

# 1000 Boylston Street

*Community Meeting  
February 13, 2018*



**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS** MANFREDI  
ARCHITECTS



# AGENDA

1. Background | Parcels and Program

2. Supplemental Information Document: January 26, 2018

- *Public Realm*
- *Transportation*
- *Environmental Protection*
- *Shadows*

3. Inclusionary Development Policy

4. PDA Development Plan



*1000*

**Boylston Street**

**1. Background**  
*Parcels and Program*





**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**SITE CONTEXT AERIAL**





**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**BOYLSTON STREET LOOKING SOUTHEAST**

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
ARCHITECTS





**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**CAMBRIA STREET LOOKING EAST**

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
ARCHITECTS





**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**CORNER OF HEREFORD & BOYLSTON STREET**  
**LOOKING SOUTH**

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
ARCHITECTS





PUBLIC PARKING  
OPEN  
24/7  
(617) 247-8806  
Early Bird \$24  
Monday \$380

Sysco  
Food Service  
Solutions

**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**CORNER OF ST. CECILIA & BOYLSTON STREET**  
**LOOKING SOUTH**

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI  
ARCHITECTS





**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**CAMBRIA STREET LOOKING WEST**





**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

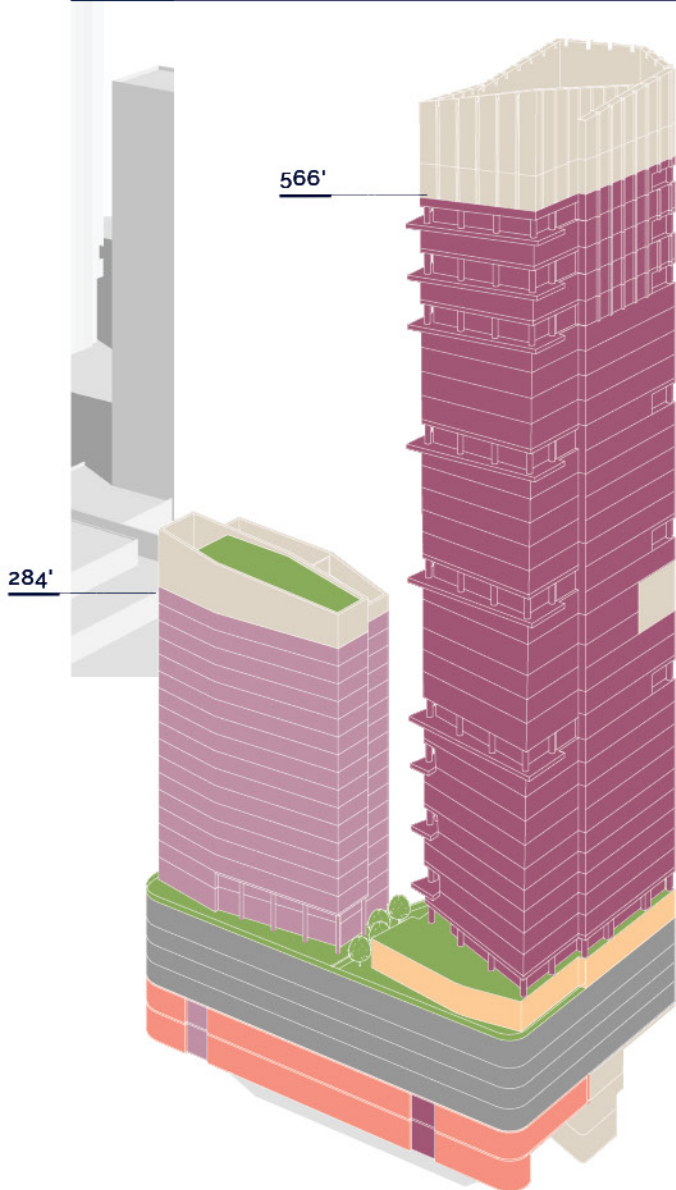
**RAILROAD LOOKING EAST**

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

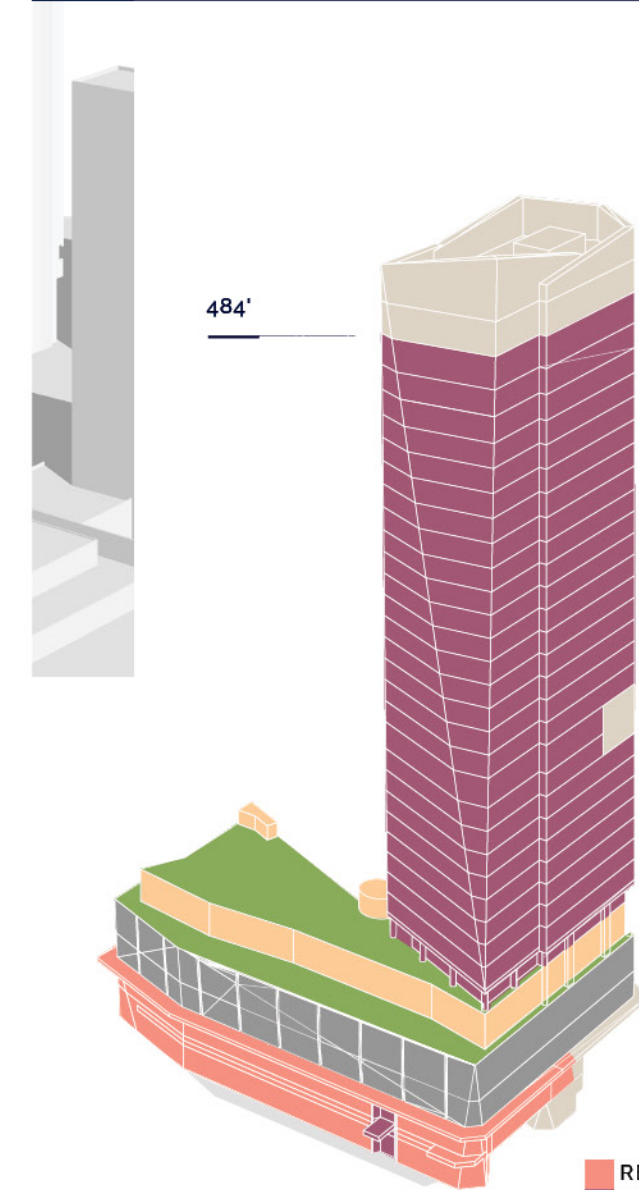
**ELKUS | MANFREDI**  
ARCHITECTS



## PNF FILING



## DPIR FILING



RETAIL  
 CONDOS  
 APARTMENTS  
 HOTEL  
 COMMON CIRC.  
 AMENITY  
 PARKING  
 BOH/MECH

**Stories**  
**Height top of Residential**  
**Condominium Units**  
**Apartment Units**  
**Parking Spaces**  
**Adjusted Vehicle Trips (mode split)**

KEY STATISTICS		
PNF FILING	DPIR FILING	DIFFERENCE
40	33	-7
566 / 284 FT	484 FT	-82
160	108	- 52
182	0	- 182
303	175	-128
1,008 adt	896 adt	-112

**Condominium units + amenity**  
**Apartment units + amenity**  
**Retail**  
**Parking**  
**Total (excluding parking)**  
**FAR (excluding parking)**

PROGRAM (SQ FT)		
PNF FILING	DPIR FILING	DIFFERENCE
442,000	394,000	-48,000
212,000	-	-212,000
31,000	45,500	+14,500
140,000	70,800	-69,200
685,000	439,500	245,500
16.7	10.7	-6



PROPOSED DEVELOPMENT PROGRAM SUMMARY			
PROJECT ELEMENT	APPROXIMATE DIMENSIONS	QUANTITY	BUILDING HEIGHT
PDA Area	50,764 sf		
Project Site Lot Area	40,955 sf		
Residential Total	394,000 sf		27 stories of residences above Podium 484 feet to top of highest occupiable floor 504 feet to top of mechanicals 544 feet to top of mechanical screen
Residential Unit SF	288,000 sf		
Residential Common/Amenity Space	106,000 sf		
Retail	45,500 sf		2 stories (Levels 1 and 2), 82 feet
<b>Total SF Gross Floor Area (GFA)</b>	<b>439,500 sf</b>	<b>up to approximately 108 units</b>	
Parking Garage (zoning GFA exclusion in PDA under Article 41)	73,500 sf	175 spaces	2 stories above Retail
Floor Area Ratio	10.7		



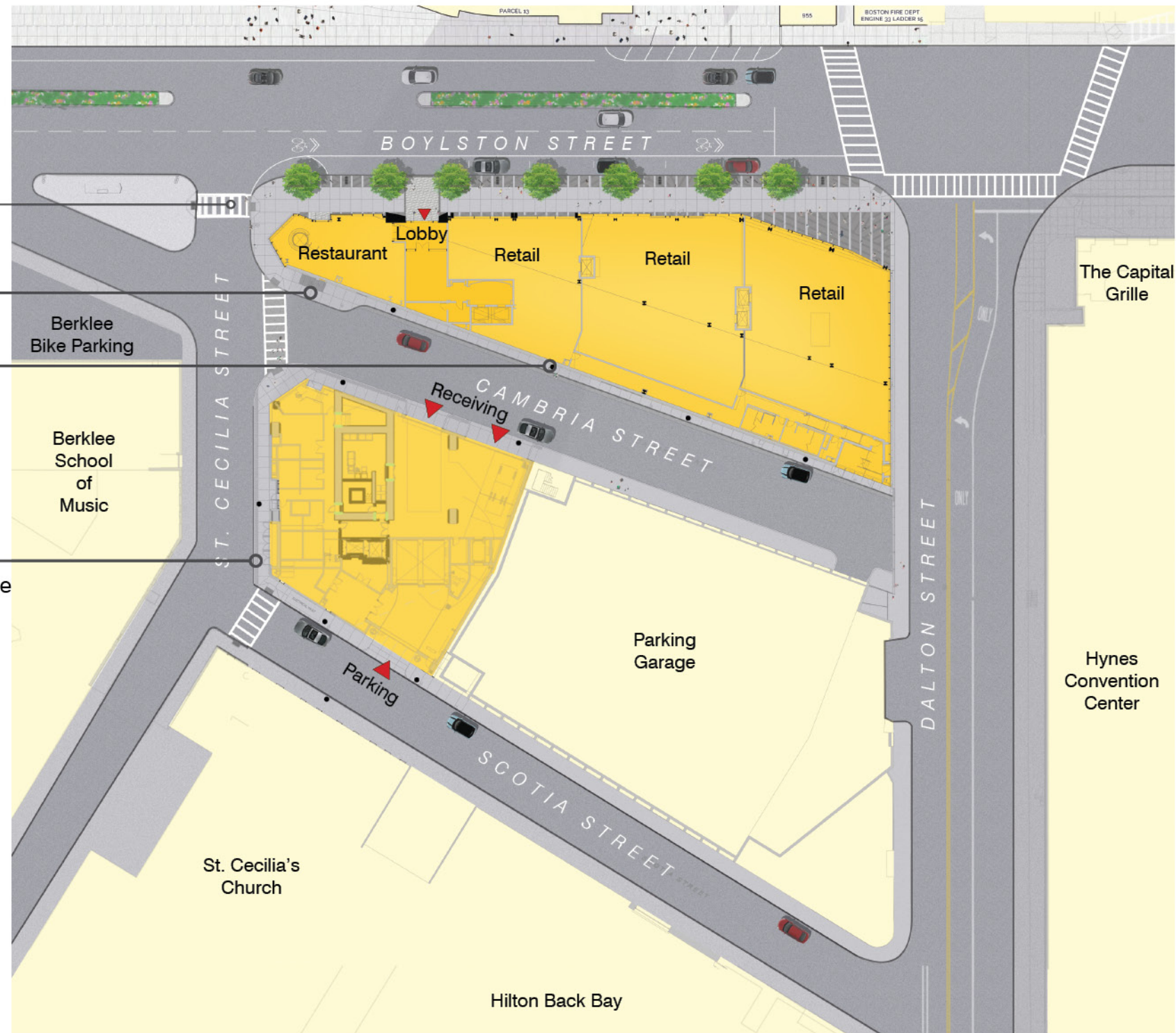
*1000*

**Boylston Street**

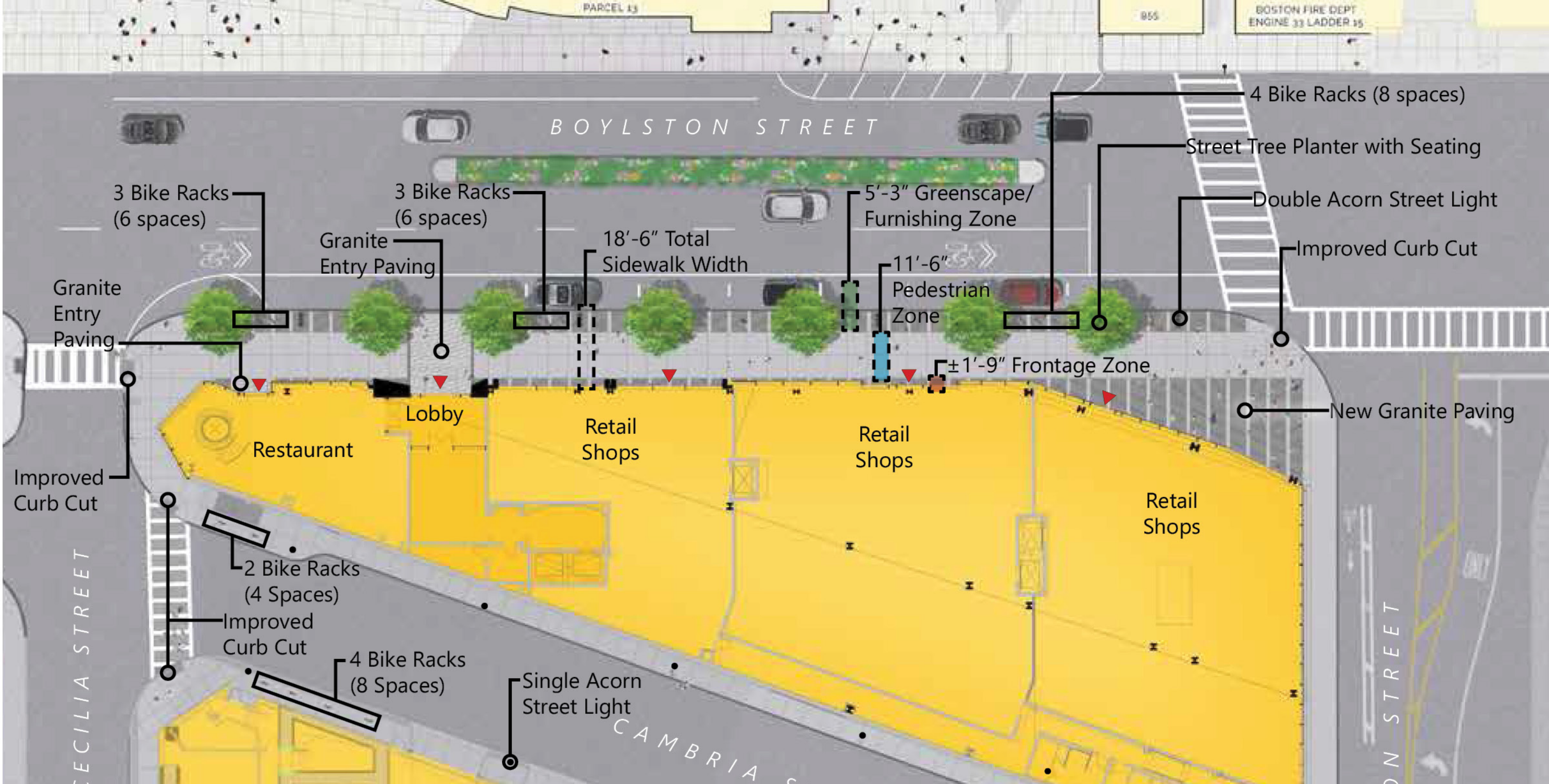
**2. Supplemental Information**  
*Public Realm | Streetscape*



- Reduced Corner Radii:
  - Improved curb cut
  - Reduced street crossing distance
- Widened Sidewalk
- Additional street lighting
- Greenscape Zone:
  - Boston Complete Streets porous edge





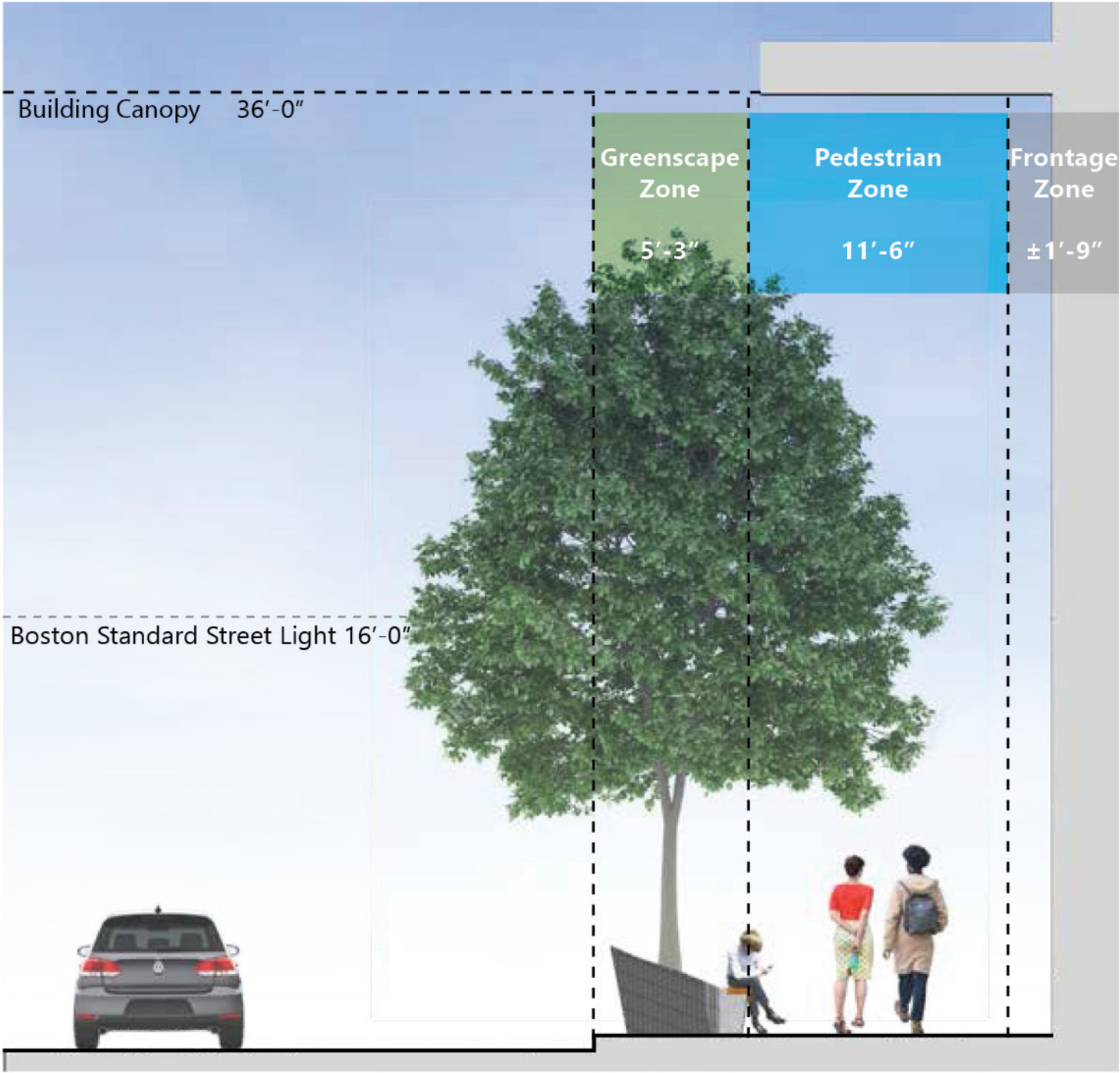




Boston Complete Streets Guidelines

Street Type: Downtown Commercial

Zone	Preferred	Minimum	Proposed
Frontage	2'-0"	0'-0"	±1'-9"
Pedestrian	12'-0"	0'-0"	11'-6"
Greenscape / Furnshing	6'-0"	1'-6"	5'-3"







© ELKUS-MANFREDI ARCHITECTS

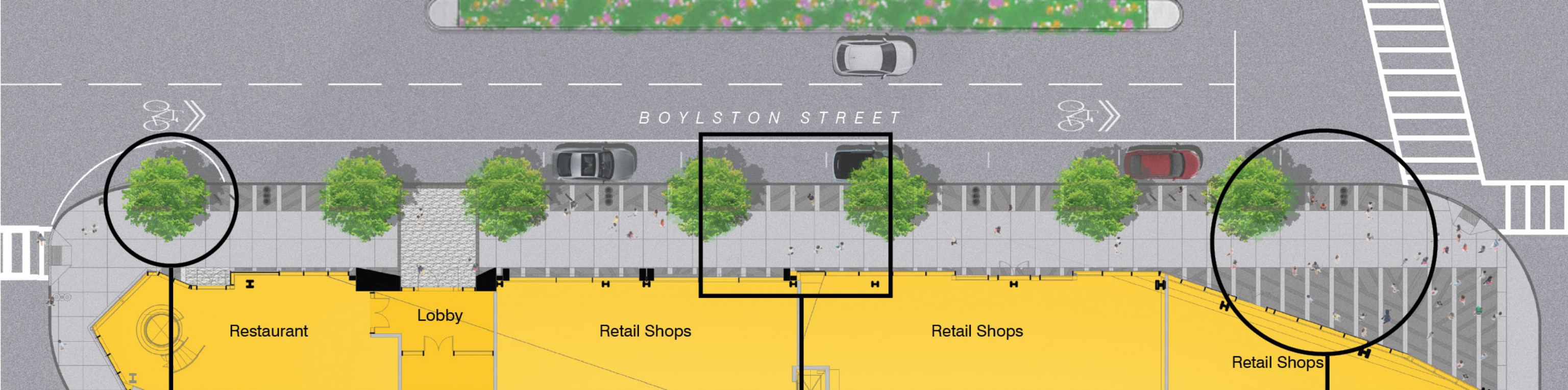
**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**VIEW OF BOYLSTON STREET LOOKING EAST**

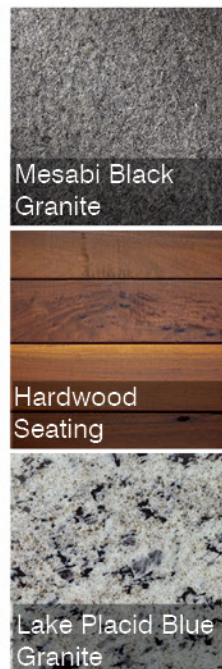
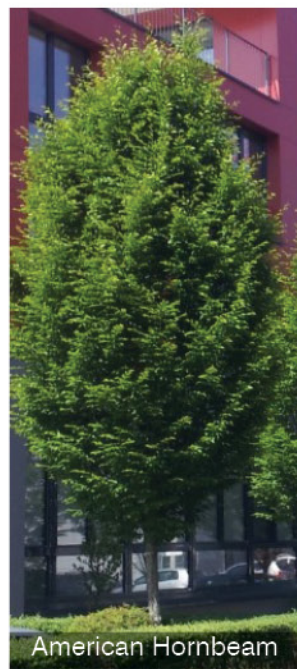
**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

GREGORY LOMBARDI DESIGN  
*Landscape Architecture*





## PLANTER



Mesabi Black  
Granite

Hardwood  
Seating

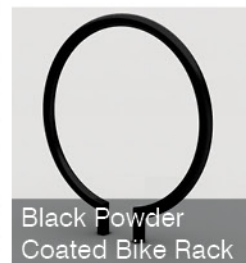
Lake Placid Blue  
Granite

American Hornbeam

## STREET FURNITURE



Boston Standard  
Street Light



Black Powder  
Coated Bike Rack

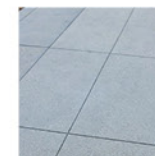


Solar Trash  
Compactor

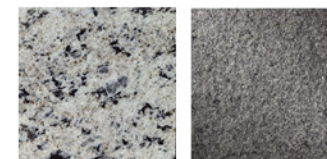
## PAVING



Greenscape, Furnishing  
and Frontage Zones



Pedestrian Zone



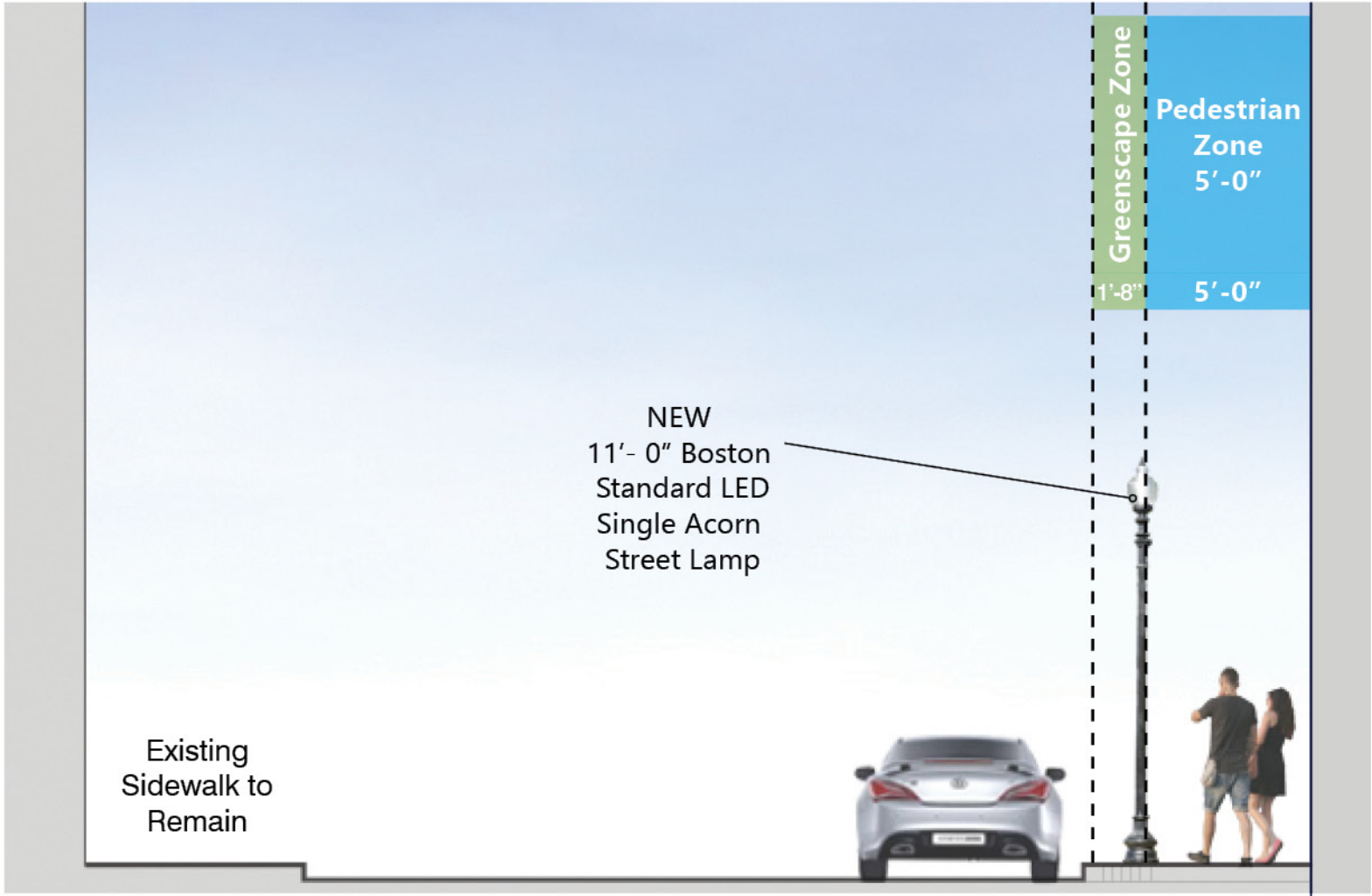
Main Entrance & Restaurant



Boston Complete Streets Guidelines

Street Type: Downtown Connector

Zone	Preferred	Minimum	Proposed
Frontage			
	2'-0"	0'-0"	0'-0"
Pedestrian			
	8'-0"	5'-0"	5'-0"
Greenscape / Furnshing			
	5'-0"	1'-6"	1'-8"







© ELKUS MANFREDI ARCHITECTS

**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**VIEW OF SCOTIA STREET LOOKING WEST**

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

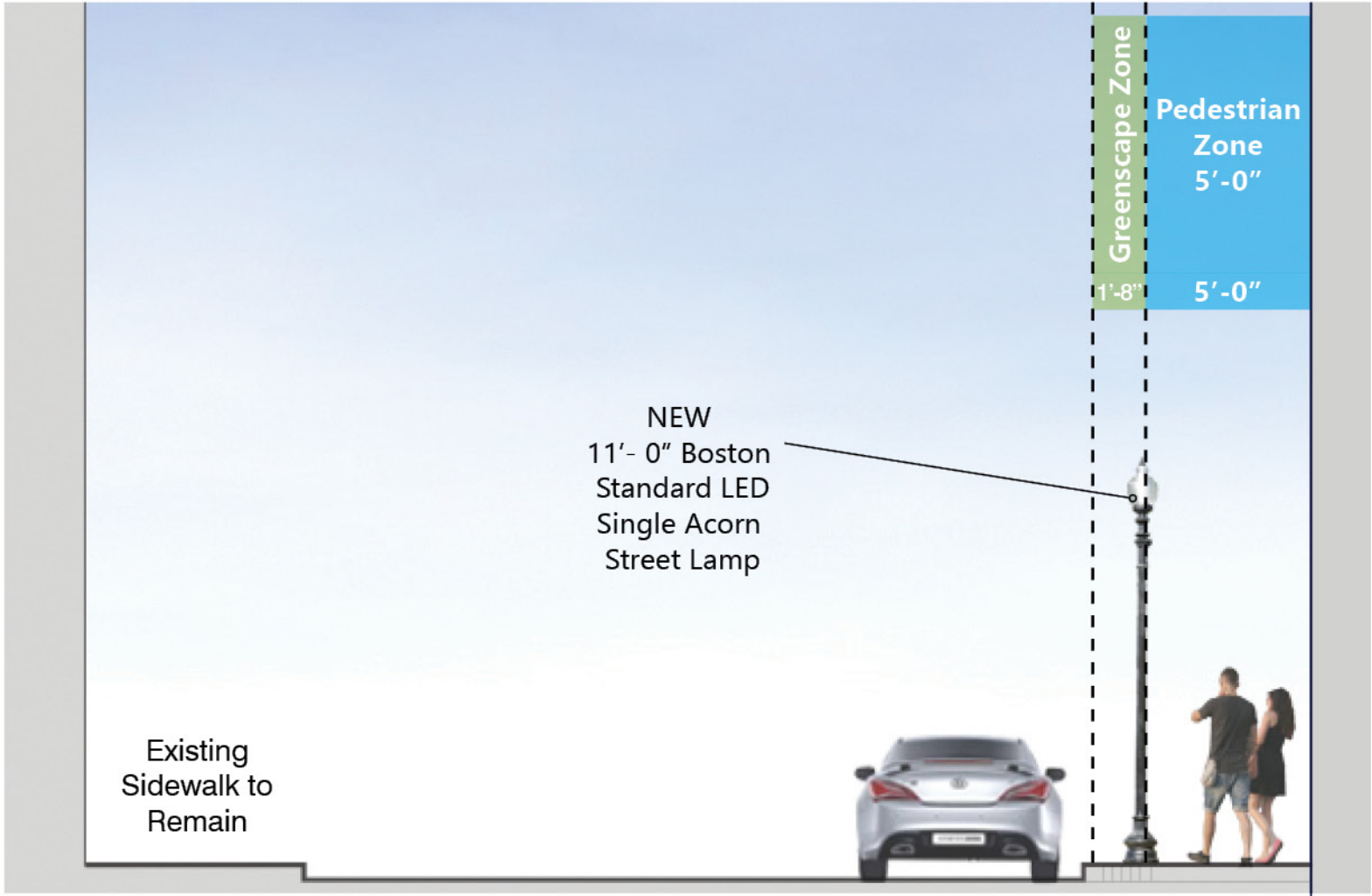
GREGORY LOMBARDI DESIGN  
*Landscape Architecture*



Boston Complete Streets Guidelines

Street Type: Downtown Connector

Zone	Preferred	Minimum	Proposed
Frontage			
	2'-0"	0'-0"	0'-0"
Pedestrian			
	8'-0"	5'-0"	5'-0"
Greenscape / Furnshing			
	5'-0"	1'-6"	1'-8"



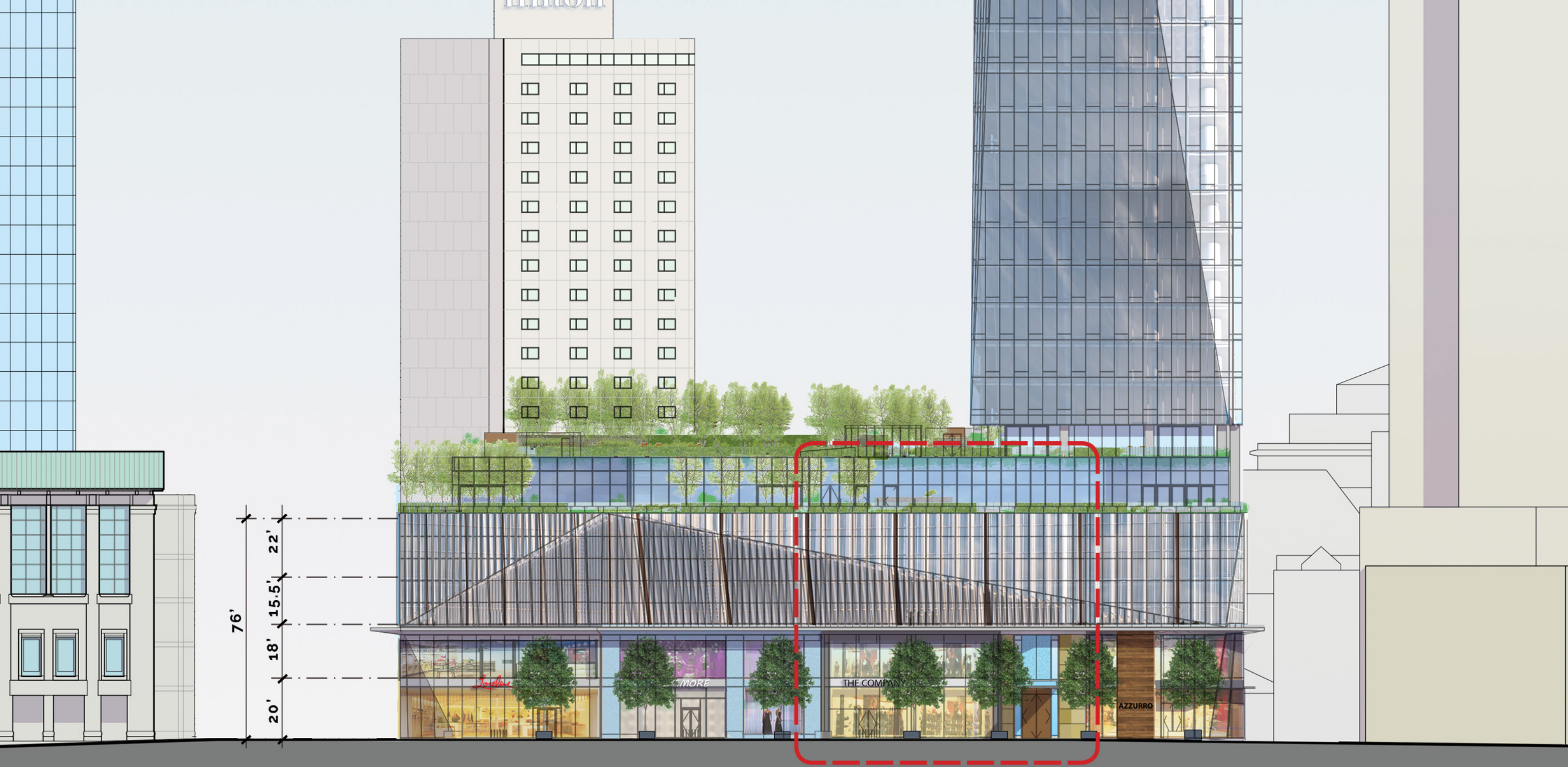


*1000*

**Boylston Street**

**2. Supplemental Information**  
*Public Realm | Podium Design*





76'  
20'  
18'  
15.5'  
22'

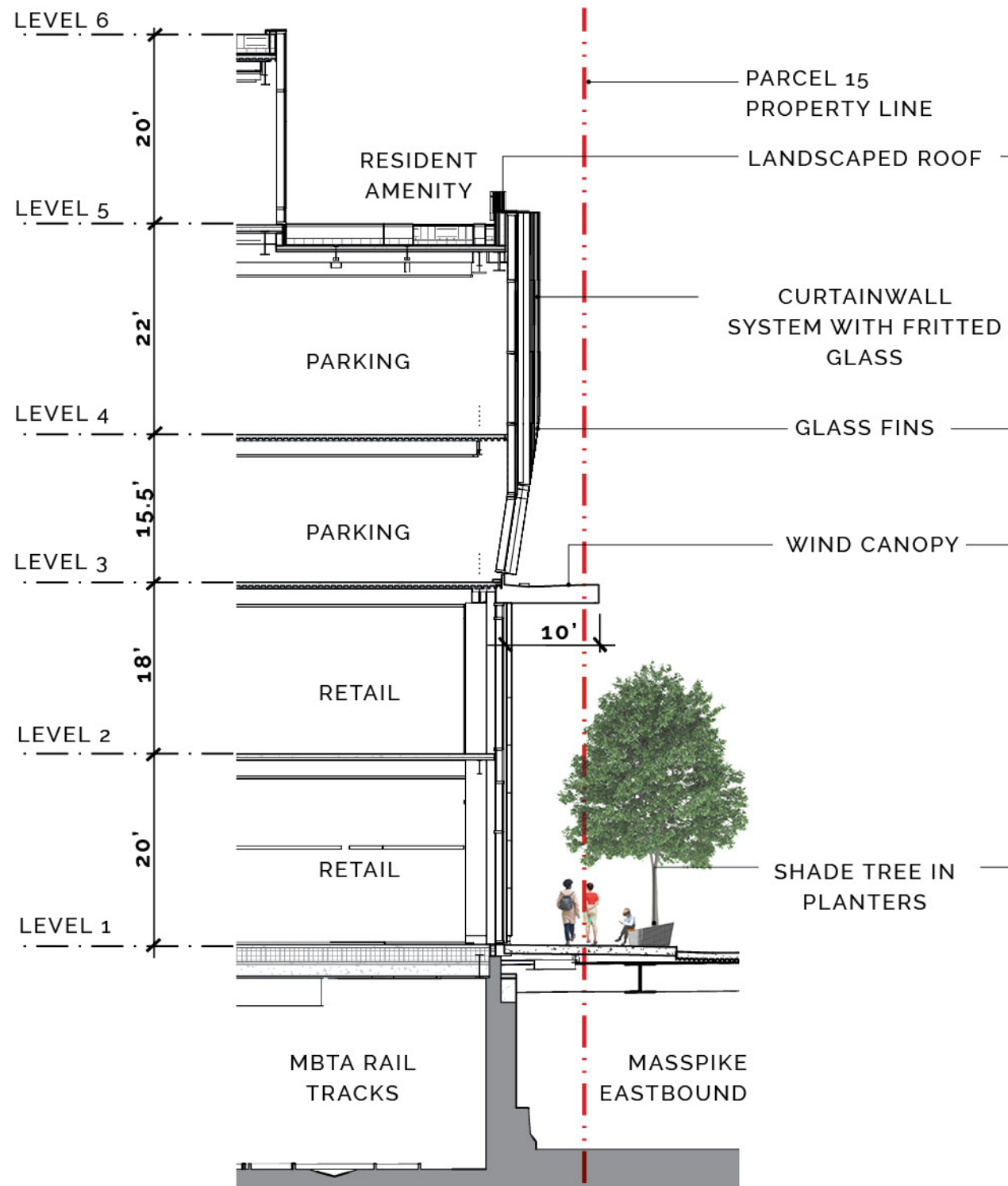
1000 BOYLSTON STREET  
BOSTON, MASSACHUSETTS

PODIUM | NORTH ELEVATION

W WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

ELKUS | MANFREDI  
ARCHITECTS

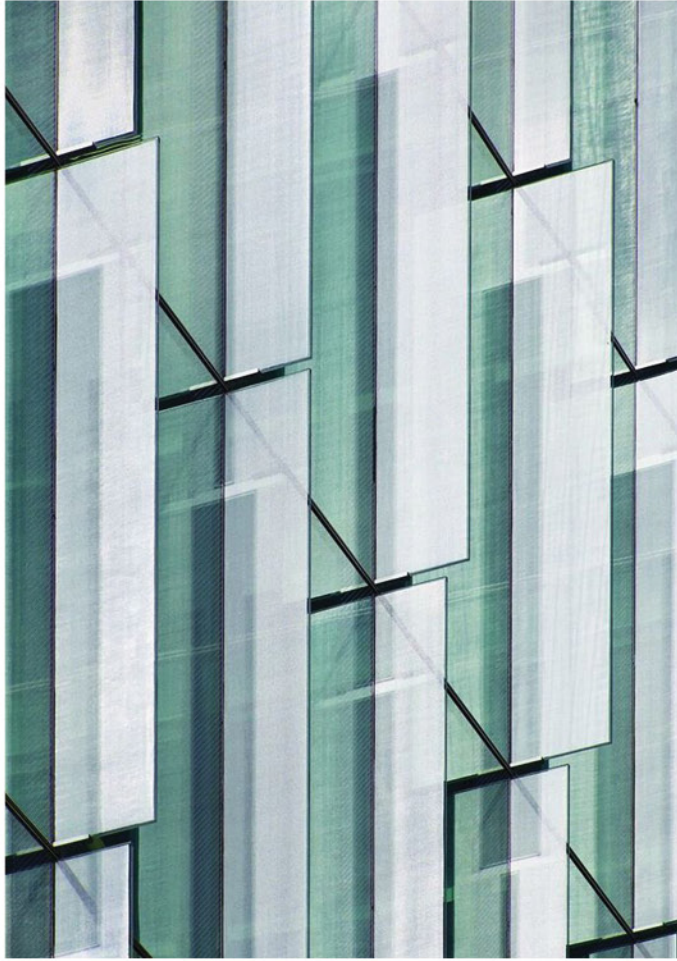








FRITTED GLASS PATTERN



GLASS FIN

LANDSCAPED ROOF

CURTAINWALL  
SYSTEM WITH FRITTED  
GLASS

GLASS FIN

WIND CANOPY

SHADE TREE IN  
PLANTERS







© ELKUS MANFREDI ARCHITECTS

**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**VIEW FROM BOYLSTON STREET**  
**LOOKING SOUTHEAST**

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
ARCHITECTS





© ELKUS MANFREDI ARCHITECTS

**1000 BOYLSTON STREET**  
BOSTON, MASSACHUSETTS

**VIEW FROM BOYLSTON STREET**  
**LOOKING SOUTHWEST**

**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS | MANFREDI**  
ARCHITECTS



*1000*

**Boylston Street**

## **2. Supplemental Information** *Transportation*





## **The Supplemental Information Document addresses:**

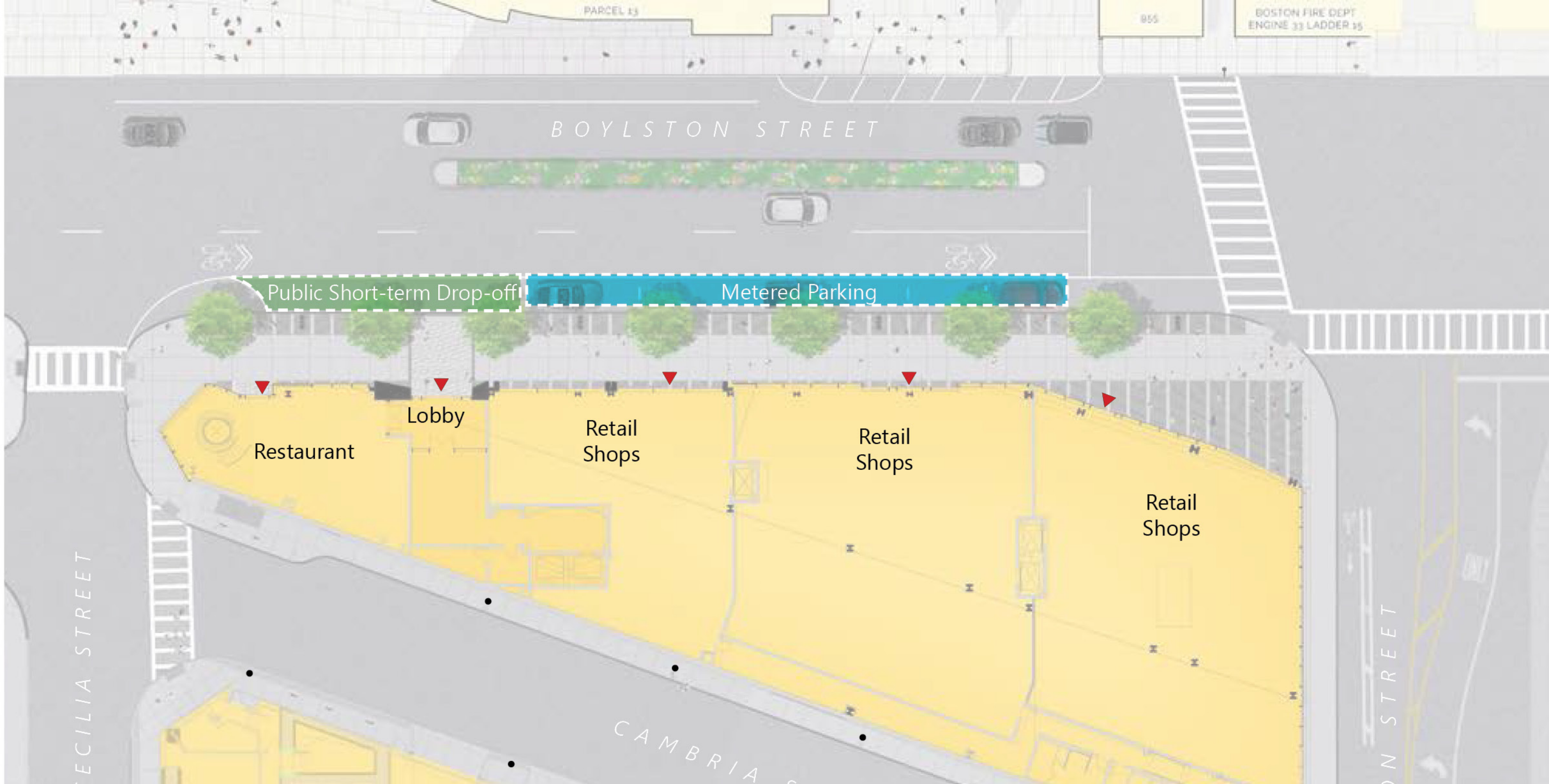
- **Curb use management on Boylston Street**
- **Further study of the effect of making a short piece of Scotia Street two-way**
- **Bicycle accommodations**
- **Parking**
- **Loading Management**



## **Curb use management on Boylston Street**

- **Proponent is seeking City designation of a 75-foot long short-term pick-up / drop-off zone**
- **8 parking meters would remain on Boylston Street**



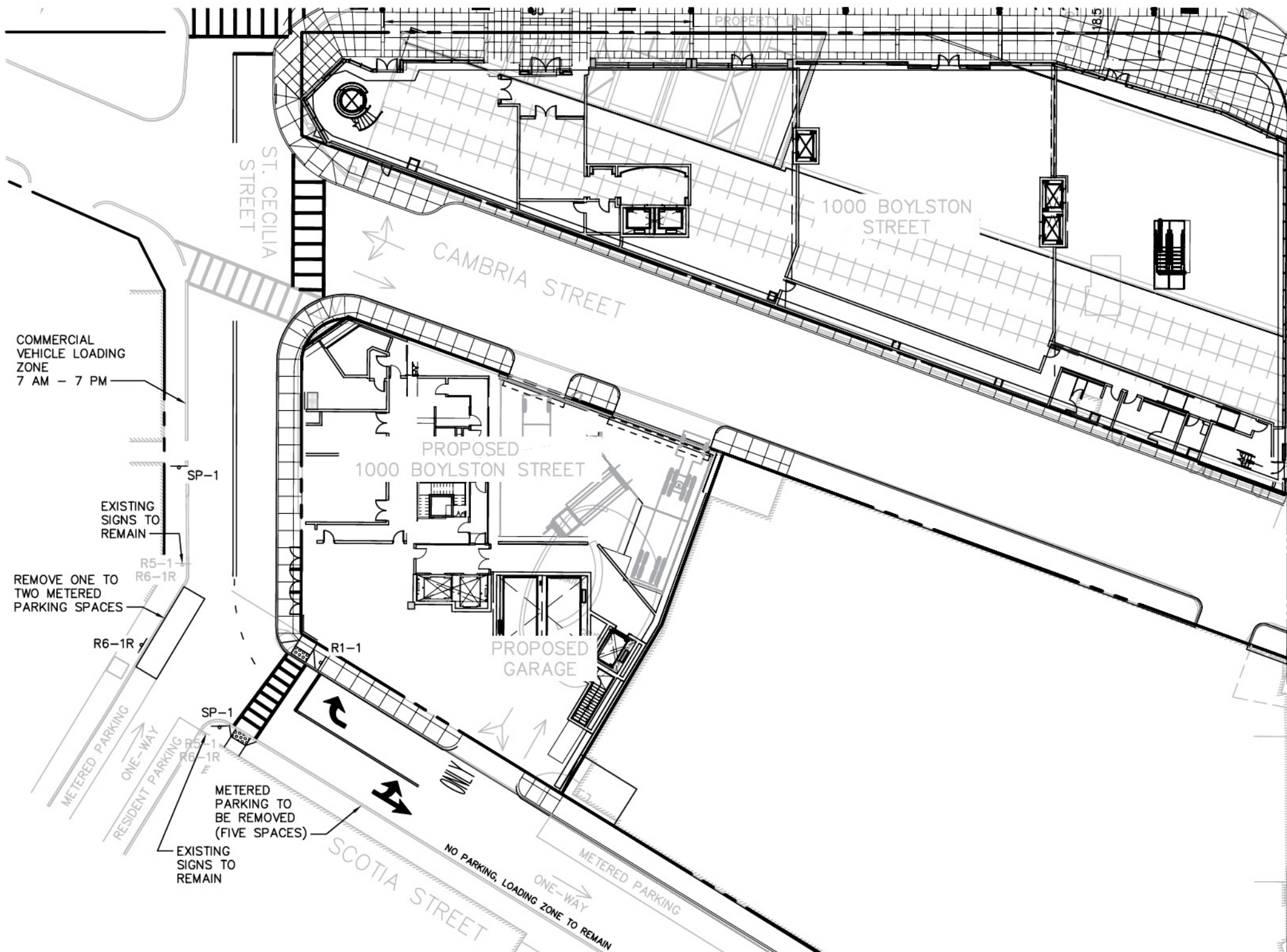




## **Further study of the effect of making a short piece of Scotia Street two-way**

- **New traffic counts taken and queuing observed**
- **Quantified the existing cut-through traffic**
- **Conducted Level of Service Analysis for Boylston Street at St Cecilia Street intersection**
- **Peak hour delays for drivers exiting St Cecilia Street turning left = 17 to 28 seconds; LOS C or D**
- **Future consideration of a peak period left turn restriction out of St Cecilia Street onto Boylston Street**





# Sign Summary

Sign Number*	Specification		Desc.
	Width	Height	
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R6-1R	36"	12"	ONE WAY
SP-1	30"	36"	TWO-WAY TRAFFIC ON SCOTIA STREET

\*Includes both MUTCD and City of Boston Designations





## **Bicycle accommodations**

- **Boylston Street - expressed willingness to continue to work with City, abutters and neighbors around bike lane concepts**
- **Clarified bike parking: 153 total spaces; 31 of which are outside the building and available to the public**
- **Expressed desire to collaborate with the other nearby developments on selecting the best Hubway station location.**



## Parking

- Stated rationale for seeking city approval of 175 automobile parking spaces
- Off-site parking controlled by others is not a realistic option
- Factors include:
  - Larger unit size
  - High cost of building over the Mass Turnpike
  - High risk associated with project construction
  - Market demand
- Nine (9) EV parking spaces available upon project opening; expandable to 27 (by building EV-ready spaces)



## **Loading Management**

- **Proponent is committed to establishing a close working relationship with abutters**
- **Building will have a loading and servicing manager**
- **Formal protocols for scheduling and coordinating will be established**



*1000*

**Boylston Street**

**2. Supplemental Information**  
*Environmental Protection*





## **The Supplemental Information Document addresses:**

- **Stormwater infiltration system sized to meet GCOD requirements. Benefits include:**
  - **Replenishes the groundwater table**
  - **Provides phosphorous treatment to improve water quality of the Charles River**
- **Conformance demonstrated during BWSC Site Plan Review Process**



*1000*

**Boylston Street**

## **2. Supplemental Information** *Shadows*



## Shadow Compliance Criteria

### HAPC District | Article 41-16

- No more than (2) two hours of new shadow allowed on public parkland from 8:00 AM through 2:30 PM, on any day from March 21 through September 21

### Boston Common | Public Garden Shadow Acts

- No new shadow can be cast on the Boston Common or the Public Gardens excepting (1) shadows cast before the later of the first hour after sunrise or 7 AM, (2) shadows cast during the last hour before sunset.



## **Shadow Analysis Demonstrating Compliance**

### **Solstice and Equinox Analysis**

- Submitted shadow analysis for March 21st, June 21st, September 21st, and December 21st. Analysis included 9:00 AM, 12:00 noon, 3:00 PM and 6:00 PM as applicable

### **Shadow Overlap Analysis**

- Submitted (12) twelve overlap studies, (1) one per month for the year, to demonstrate compliance with HAPC District | Article 41-16

### **Shadow Animations**

- Submitted (12) twelve animations to demonstrate compliance with Boston Common and Public Garden Shadow Acts and Article 41-16

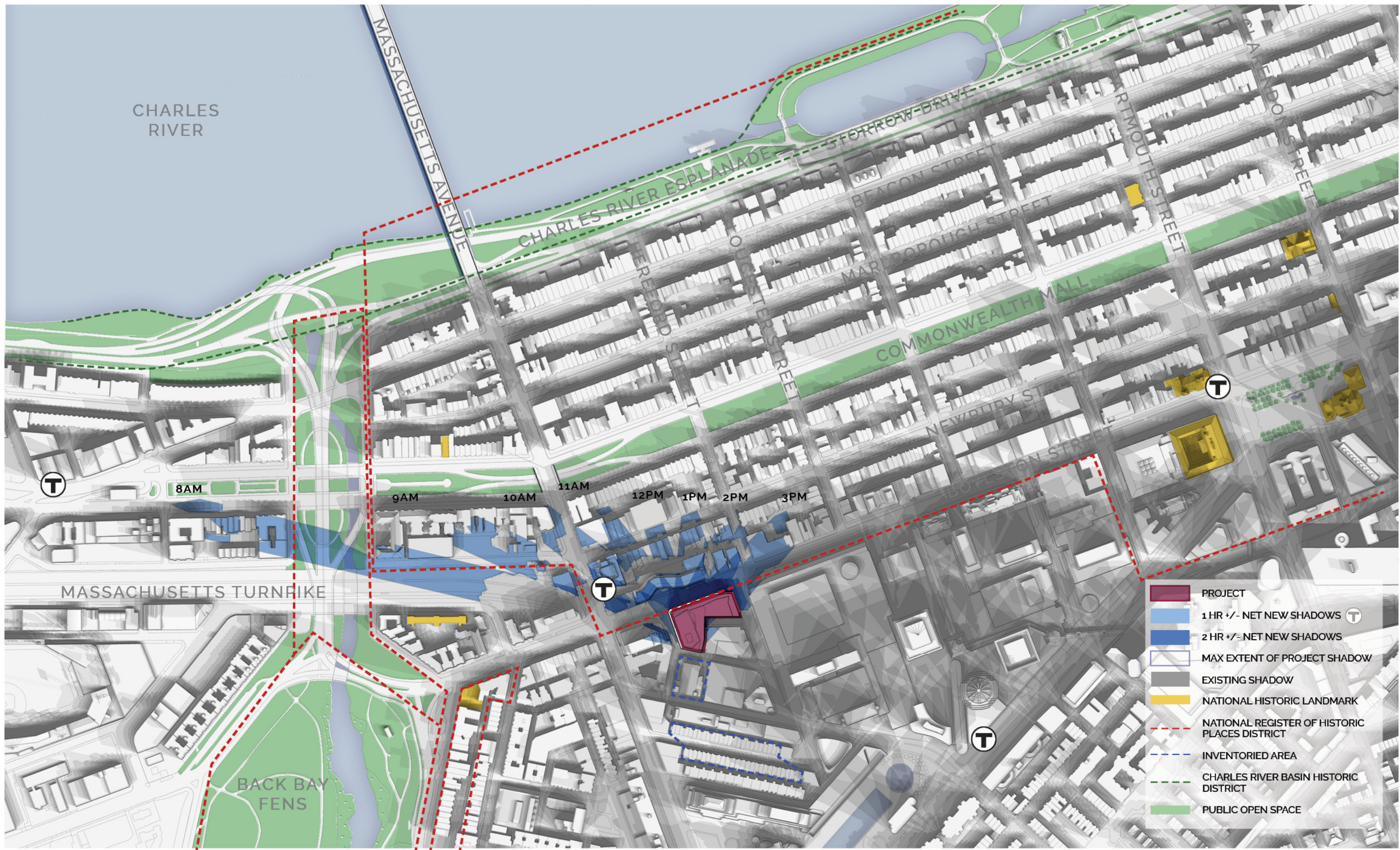




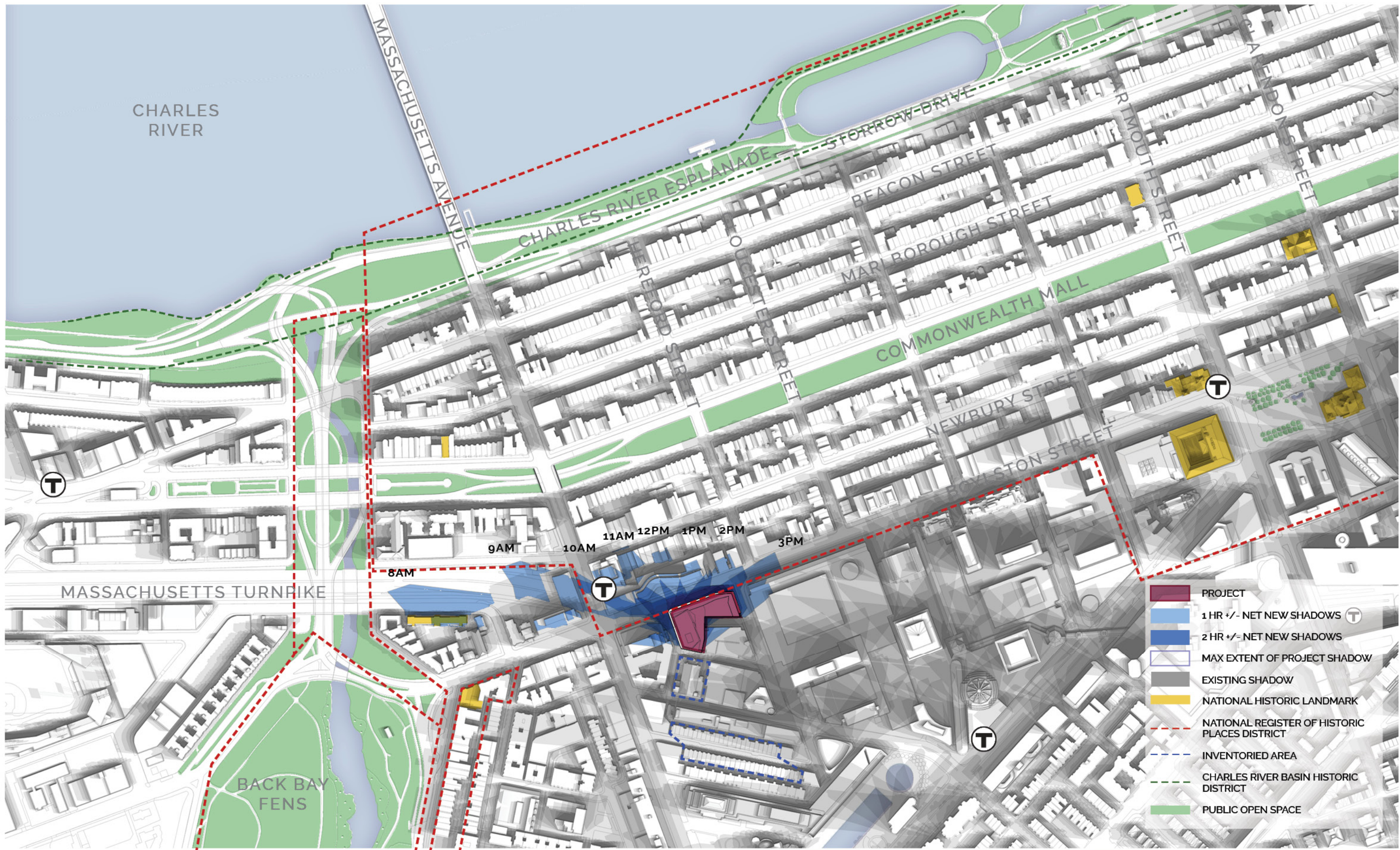












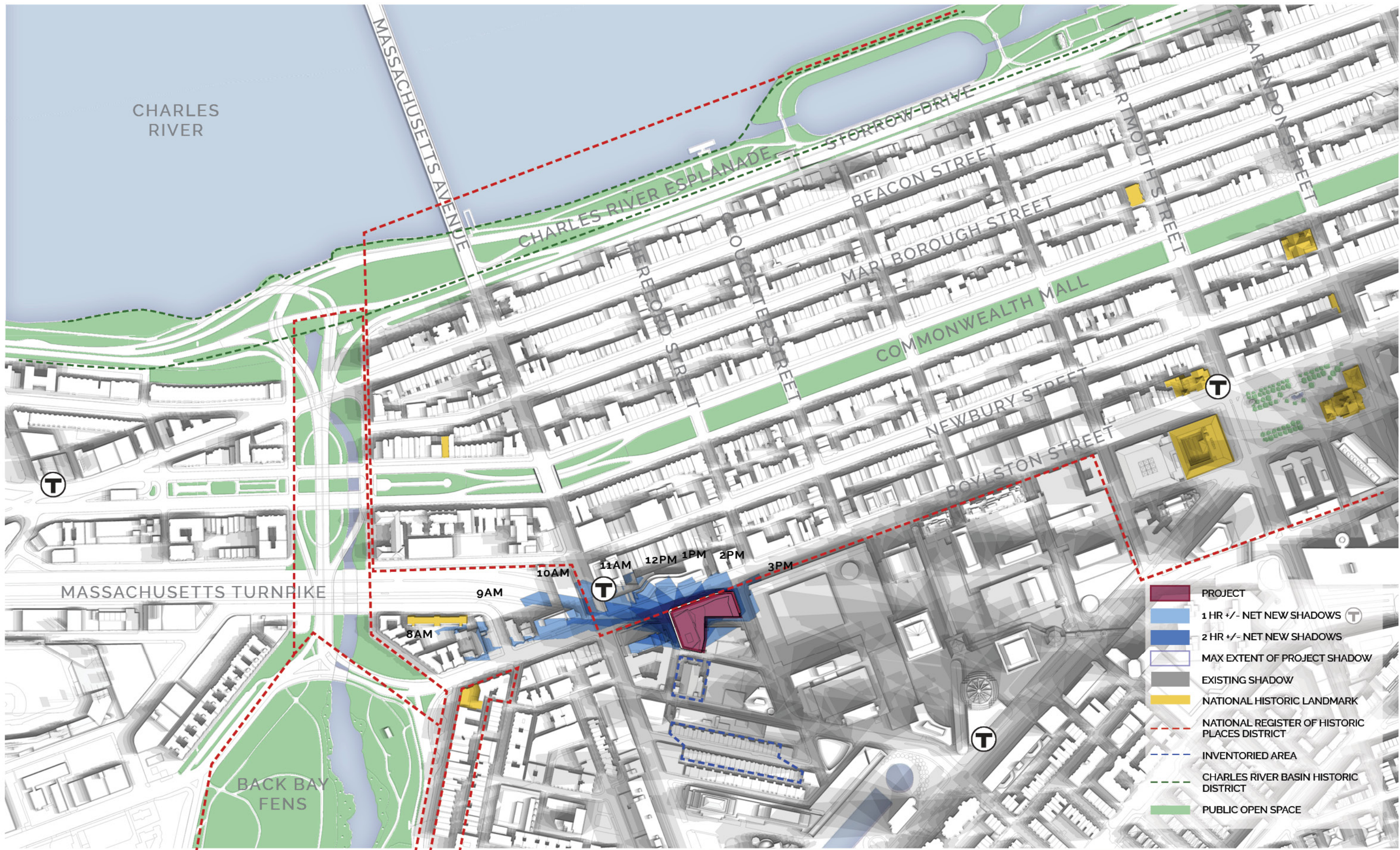




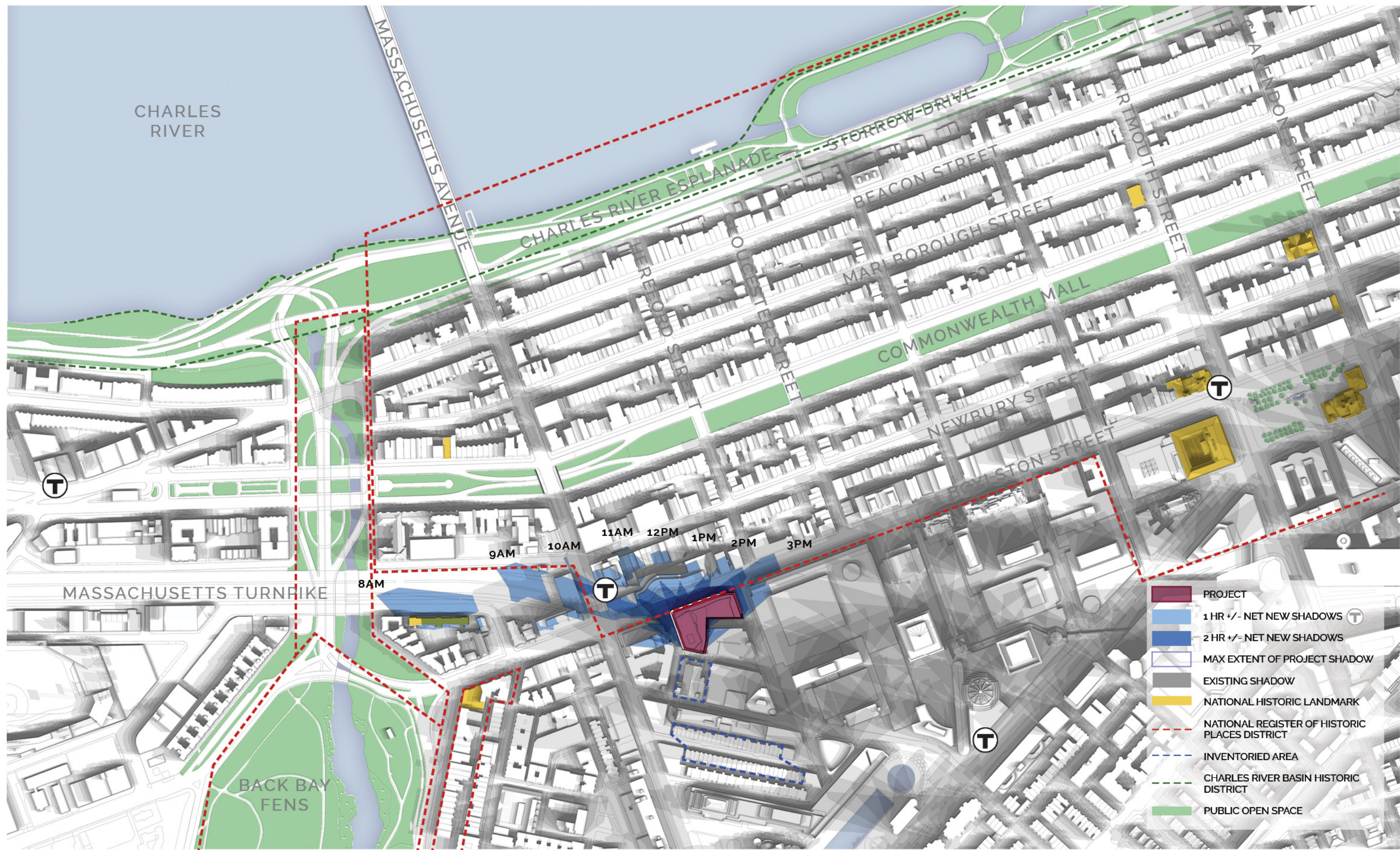




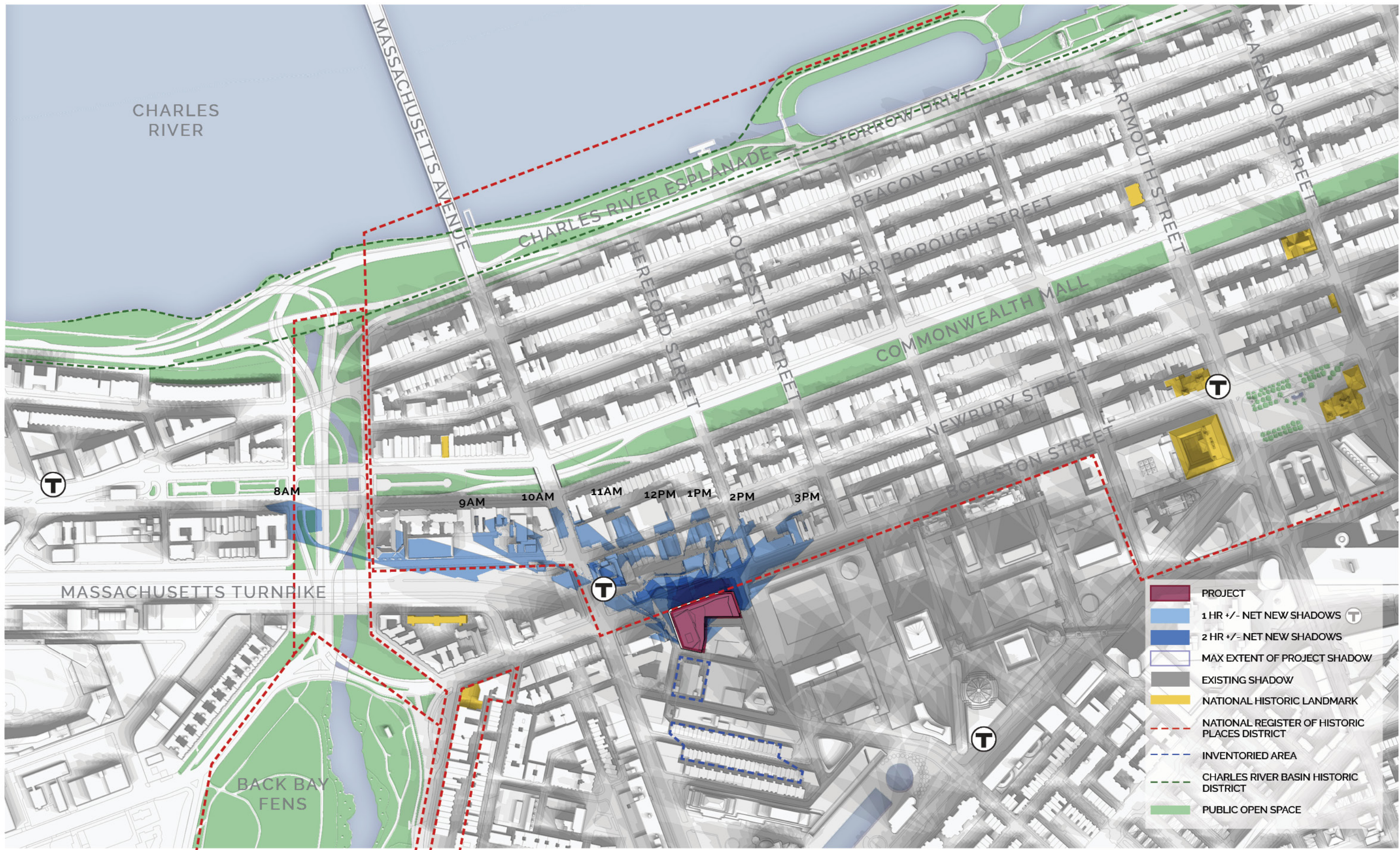












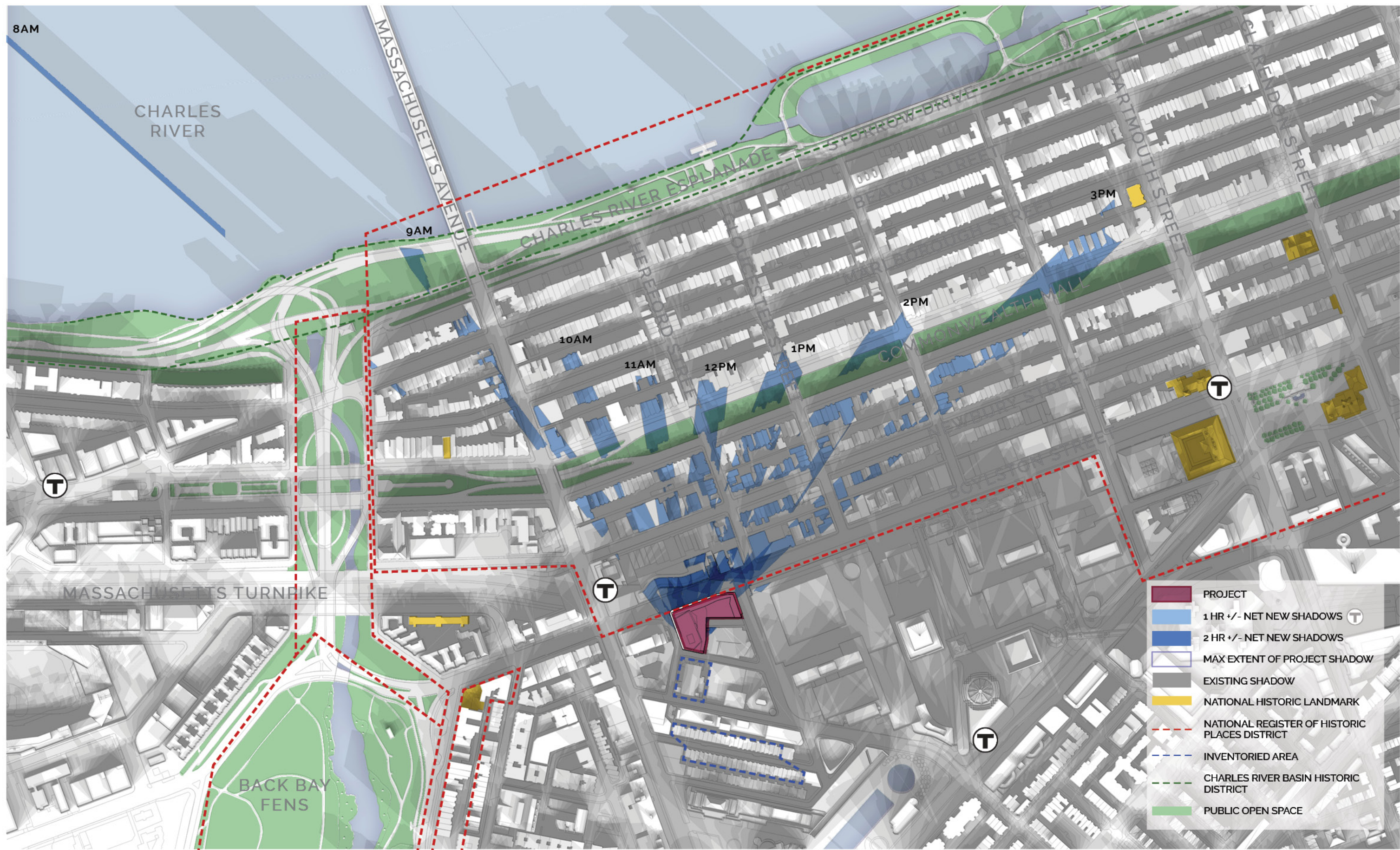
















**boston planning &  
development agency**

### **3. Inclusionary Development Policy**



**The Inclusionary Development Policy (“IDP”) was first created in 2000.**

**Mayor Martin J. Walsh revised the policy in December 2015.**



# IDP Creates Income Restricted Housing with Private Funding

Developers can meet IDP commitment through three methods:

## “On-Site”

13% of units,  
scattered  
throughout  
the project



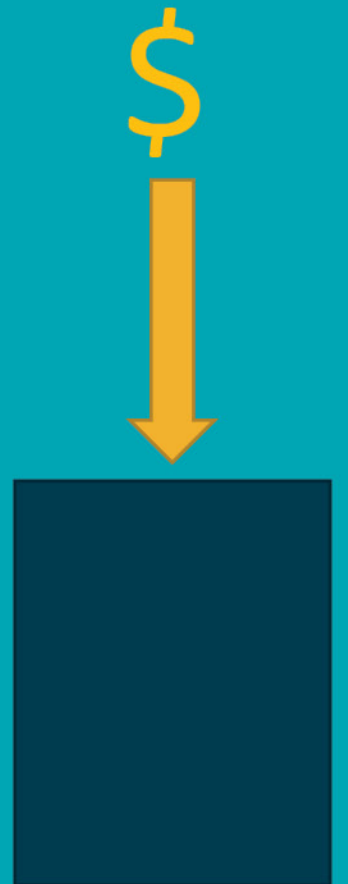
## “Off-Site”

15% to 18%  
of units,  
in nearby  
location



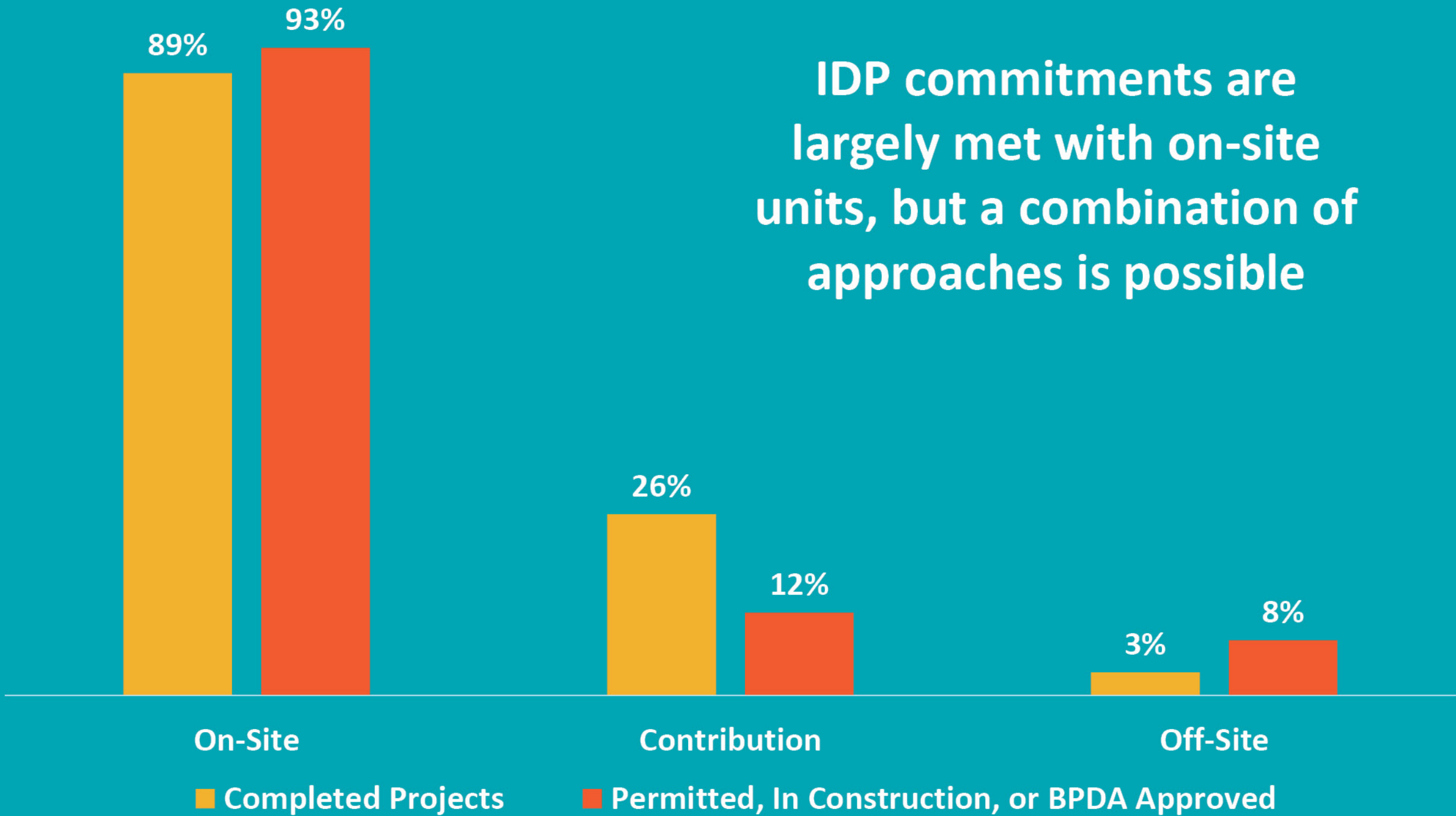
## “IDP Fund”

Contribution  
based on 15%  
to 18% of  
units





IDP commitments are largely met with on-site units, but a combination of approaches is possible

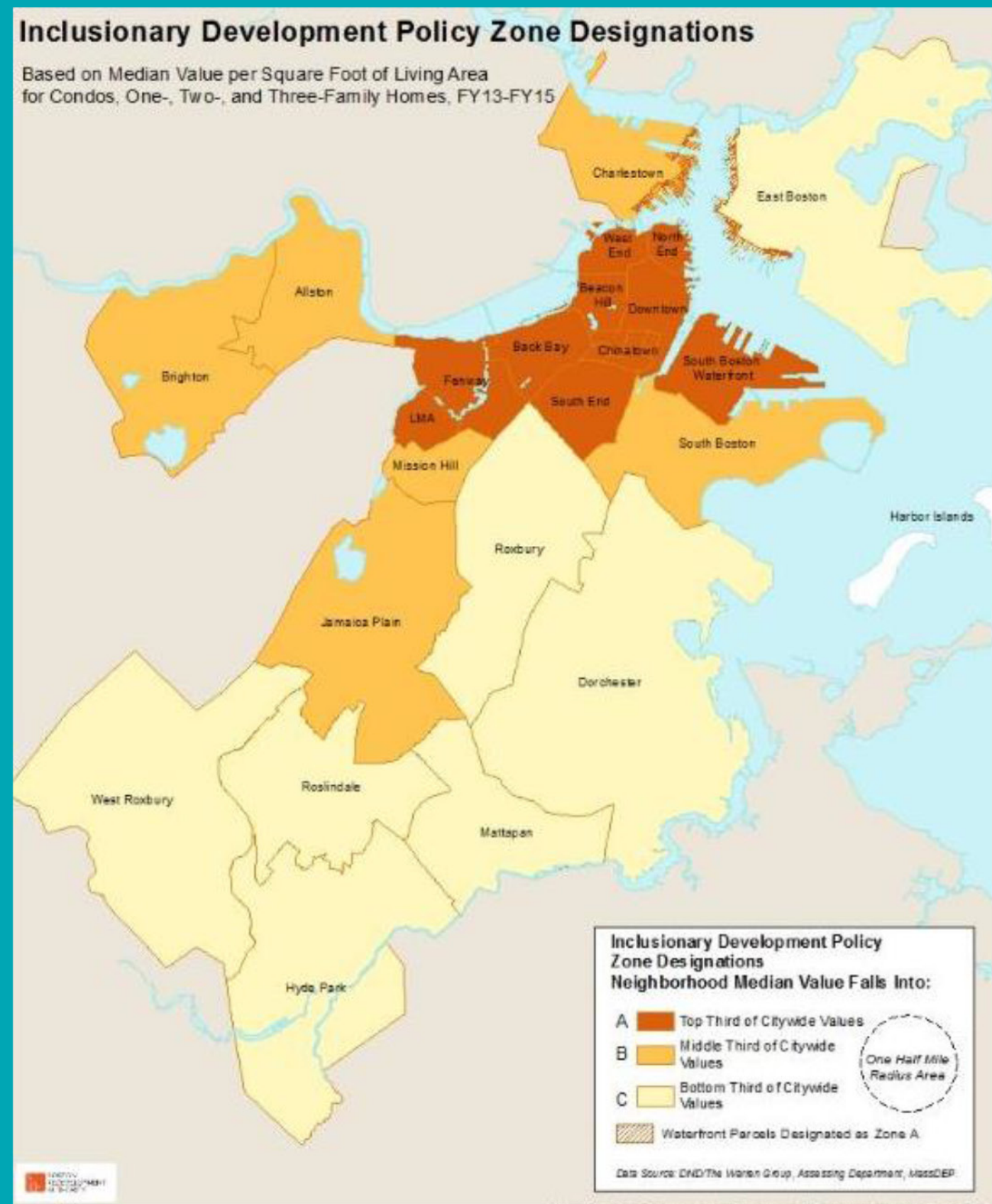




# Three Zones Created to Account for Differences between Downtown and Neighborhood Development

## Inclusionary Development Policy Zone Designations

Based on Median Value per Square Foot of Living Area for Condos, One-, Two-, and Three-Family Homes, FY13-FY15





# 2015 INCLUSIONARY DEVELOPMENT POLICY

## Summary Table

IDP Option	Zone A	Zone B	Zone C
On-Site	13% of total units	13% of total units	13% of total units
Off Site	18% of total in vicinity	18% of total in vicinity	15% of total in vicinity
Cash Out Condo	18% of total at 50% of price differential (\$380,000 minimum)	18% of total at 50% of price differential (\$300,000 minimum)	15% of total at 50% of price differential (\$200,000 minimum)
Cash Out Rental	18% of total at \$380,000	18% of total at \$300,000	15% of total at \$200,000

\*As of right



*1000*

**Boylston Street**

## **4. PDA Development Plan**

*goulston&storrs*

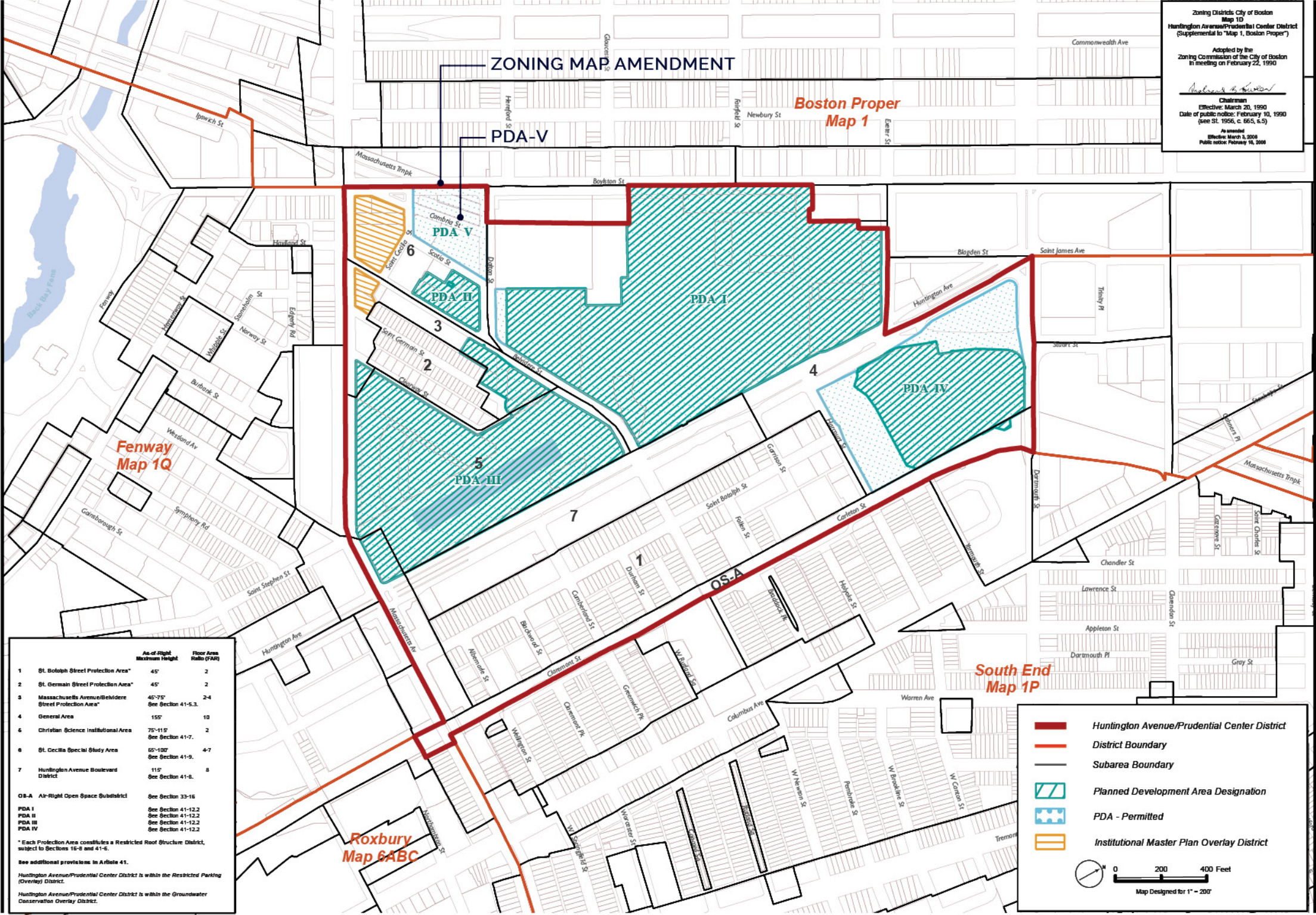


## **Zoning Amendment Process: Approval of PDA Development Plan and Creation of 'D' Overlay District**

### **Two-Step Process:**

- First Step:**      • PDA V within which PDA may be permitted approved by BPDA, Boston Zoning Commission, and Mayor; effective November 2017
- Second Step:**   • Create PDA and approve Development Plan simultaneous with completion of Article 80 Large Project Review





		As-of-Right Maximum Height	Floor Area Ratio (FAR)
1	St. Botolph Street Protection Area*	45'	2
2	St. Germain Street Protection Area*	45'	2
3	Massachusetts Avenue/Behndere Street Protection Area*	45'-75'	2-4
4	General Area	155'	10
6	Christian Science Institutional Area	75'-115'	2
8	St. Cecilia Special Study Area	65'-100'	4-7
7	Huntington Avenue Boulevard District	115'	8
OS-A	Air-Right Open Space Subdistrict	See Section 33-16	
PDA I	See Section 41-12.2		
PDA II	See Section 41-12.2		
PDA III	See Section 41-12.2		
PDA IV	See Section 41-12.2		

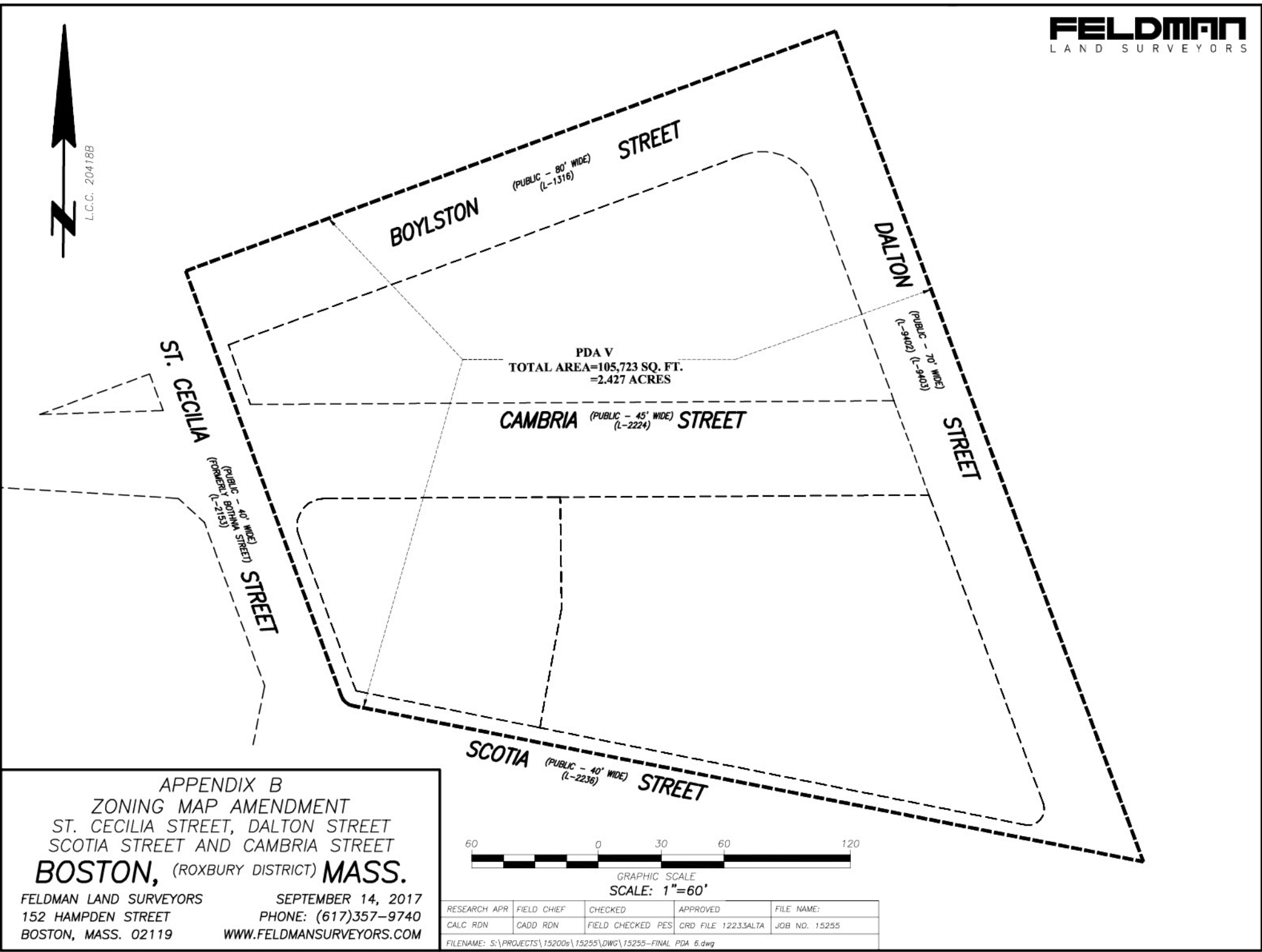
\* Each Protection Area constitutes a Restricted Roof Structure District, subject to Sections 15-6 and 41-6.

See additional provisions in Article 41.

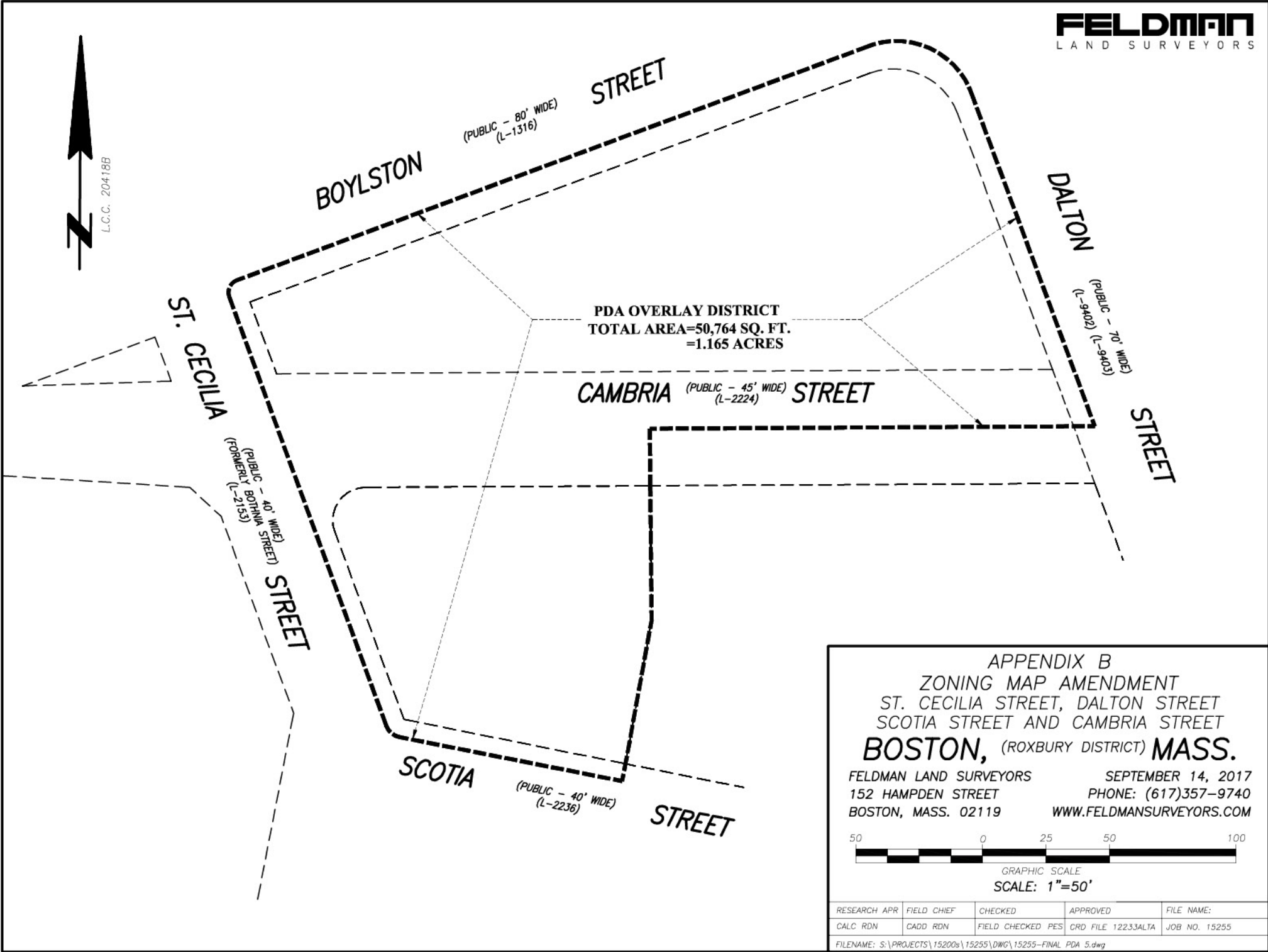
Huntington Avenue/Prudential Center District is within the Restricted Parking (Overlay) District.

Huntington Avenue/Prudential Center District is within the Groundwater Conservation Overlay District.











## **PDA Development Plan:**

**PDA Development Plan as form of zoning relief for specific Project under Sections 41-11 through 41-16 of Boston Zoning Code**

**Includes description of specific Project:**

- **Project Site Description**
- **General Description of Project, including Proposed Location and Appearance of Structures, open Space and landscaping, Proposed Uses, Dimensions, Densities, and Urban Design Objectives**
- **Traffic Circulation, parking and Loading, Access to Public Transportation**



## **PDA Development Plan | Process for Adoption:**

**PDA Development Plan No 116 filed on January 26, 2018**

### **Process for Adoption:**

- Hearing before BPDA on March 15, 2018
- Hearing before BZC on April 11, 2018
- Signature by Mayor



# 1000 Boylston Street

*Community Meeting  
February 13, 2018*



**W** WEINER VENTURES  
REAL ESTATE DEVELOPMENT & INVESTMENT

**ELKUS** MANFREDI  
ARCHITECTS