

Parcel 12

CITIZENS ADVISORY COMMITTEE

MARCH 26, 2019

**Samuels &
Associates**

ELKUS | MANFREDI
ARCHITECTS



VIEW OF PLAZA LOOKING WEST

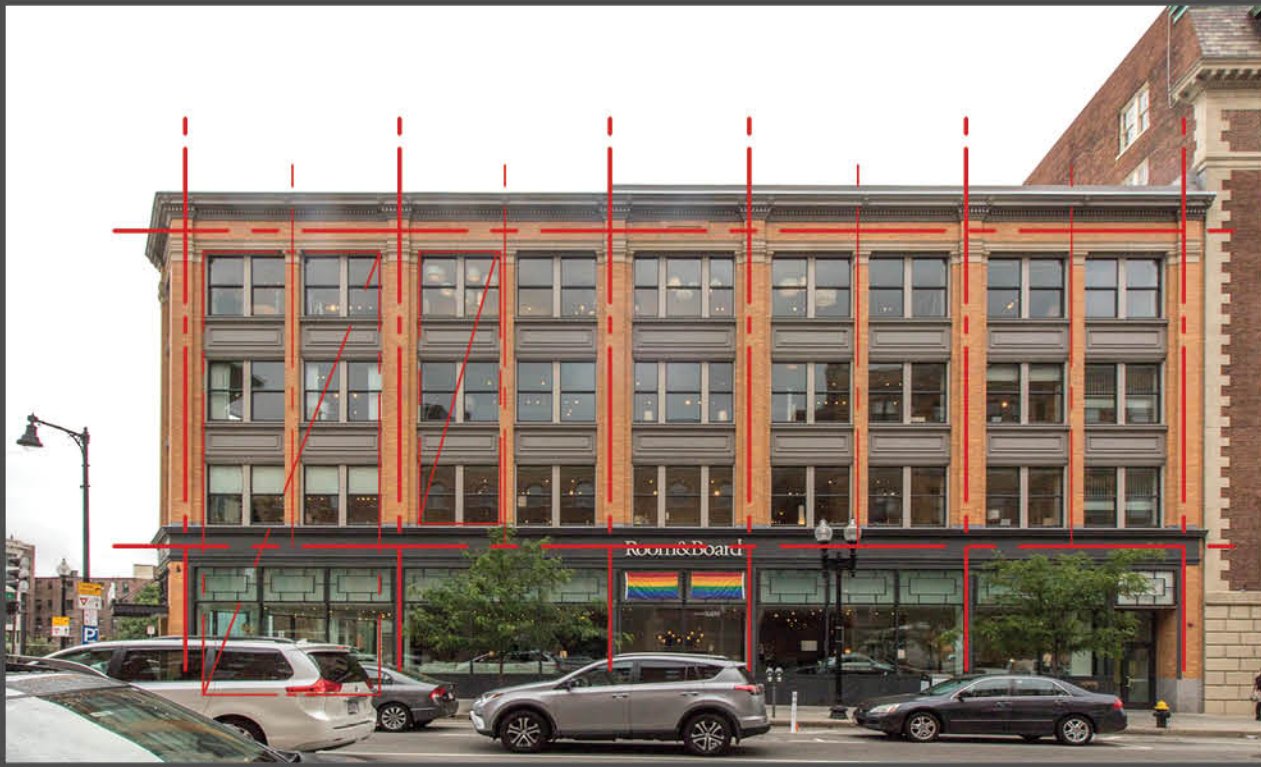
Architecture & Urban Design

WHAT WE HEARD | ARCHITECTURE AND URBAN DESIGN:

- Public open space is scarce in this location. Is there a way the terrace could be made open to the public?
- The buildings should talk to one another.
- The buildings should engage the ground and become rooted in the community.
- Comments on the glassy nature of the residential/hotel building.
- The shape of the residential/hotel building blocks the end of Newbury Street and eliminates sky views.
- The development should be choreographed and coordinated better visually as a gateway into the city.



VIEW OF PLAZA LOOKING WEST





VIEW FROM NEWBURY STREET

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VIEW FROM BOYLSTON STREET LOOKING WEST

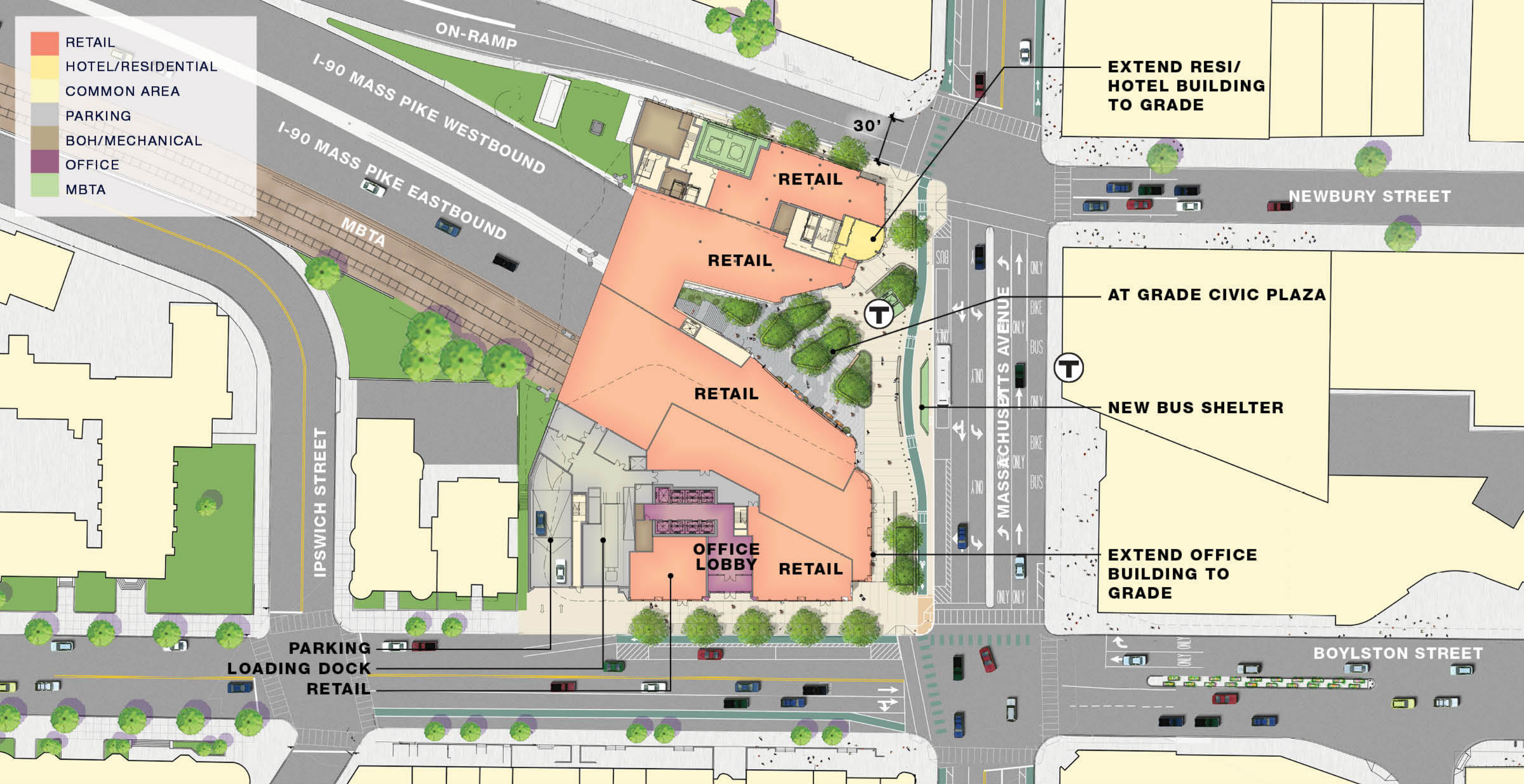


VIEW OF PODIUM FROM BOYLSTON STREET



VIEW OF PLAZA LOOKING WEST

- RETAIL
- HOTEL/RESIDENTIAL
- COMMON AREA
- PARKING
- BOH/MECHANICAL
- OFFICE
- MBTA



STREET LEVEL PLAN

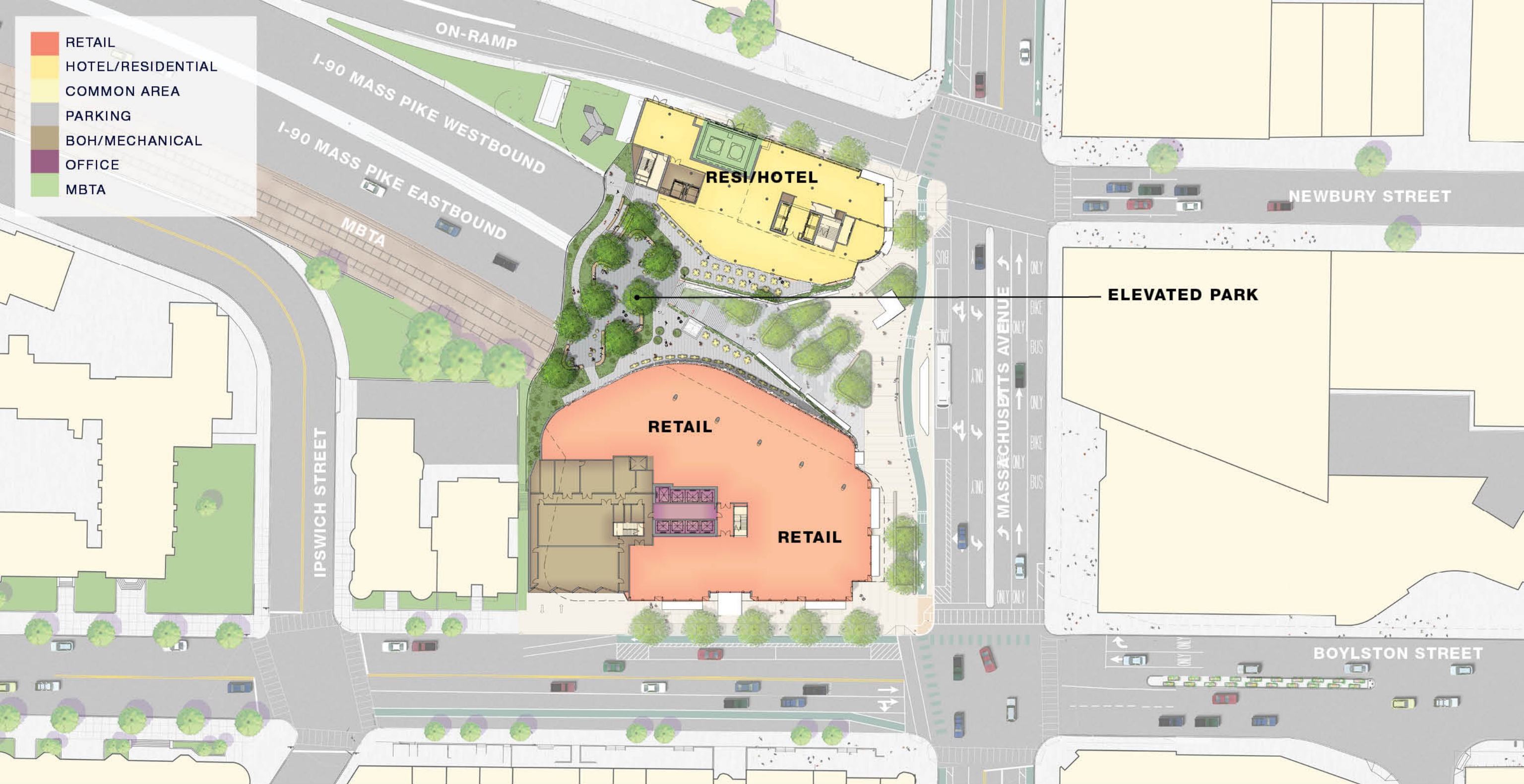
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- RETAIL
- HOTEL/RESIDENTIAL
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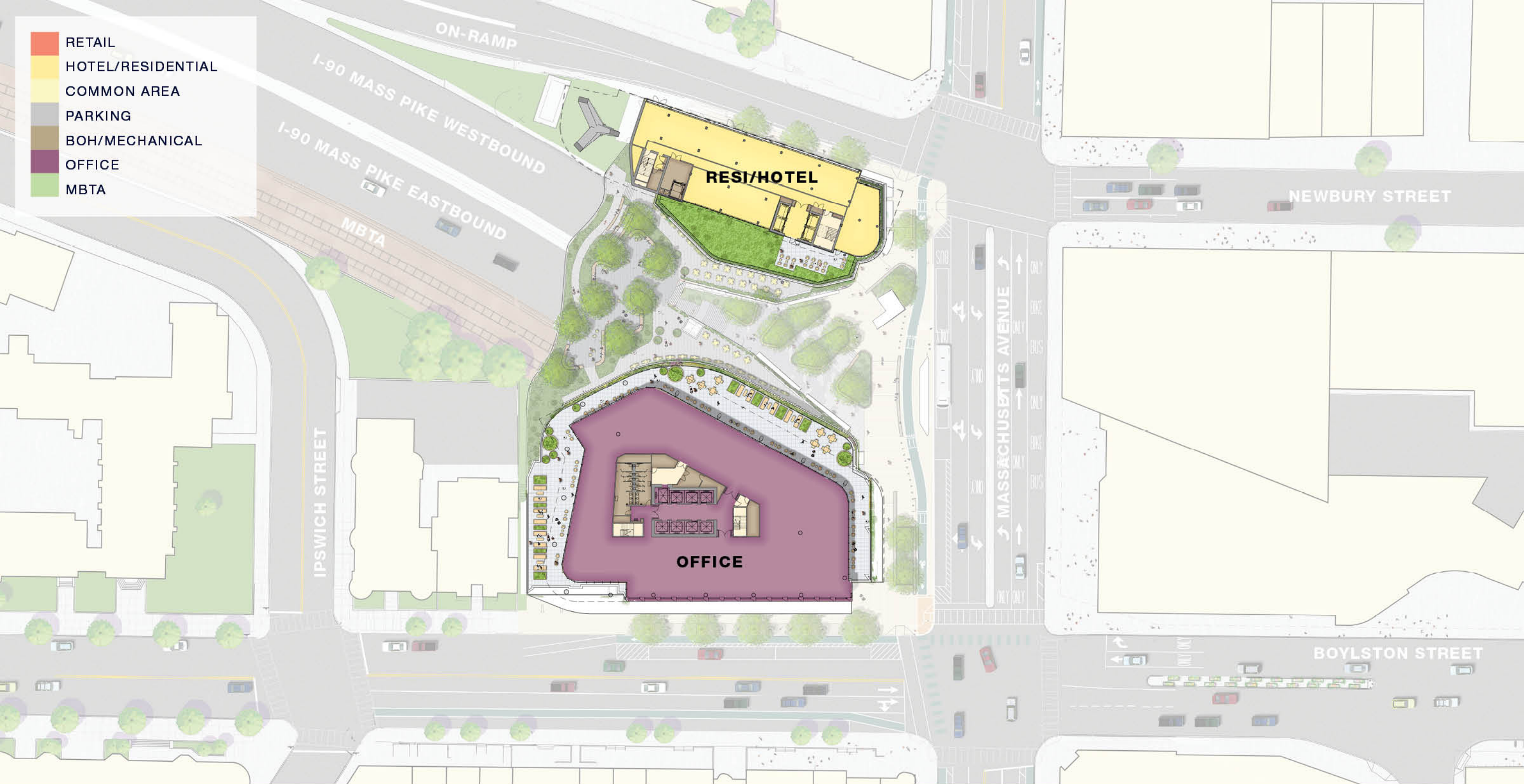
PUBLIC TERRACE LEVEL PLAN



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- RETAIL
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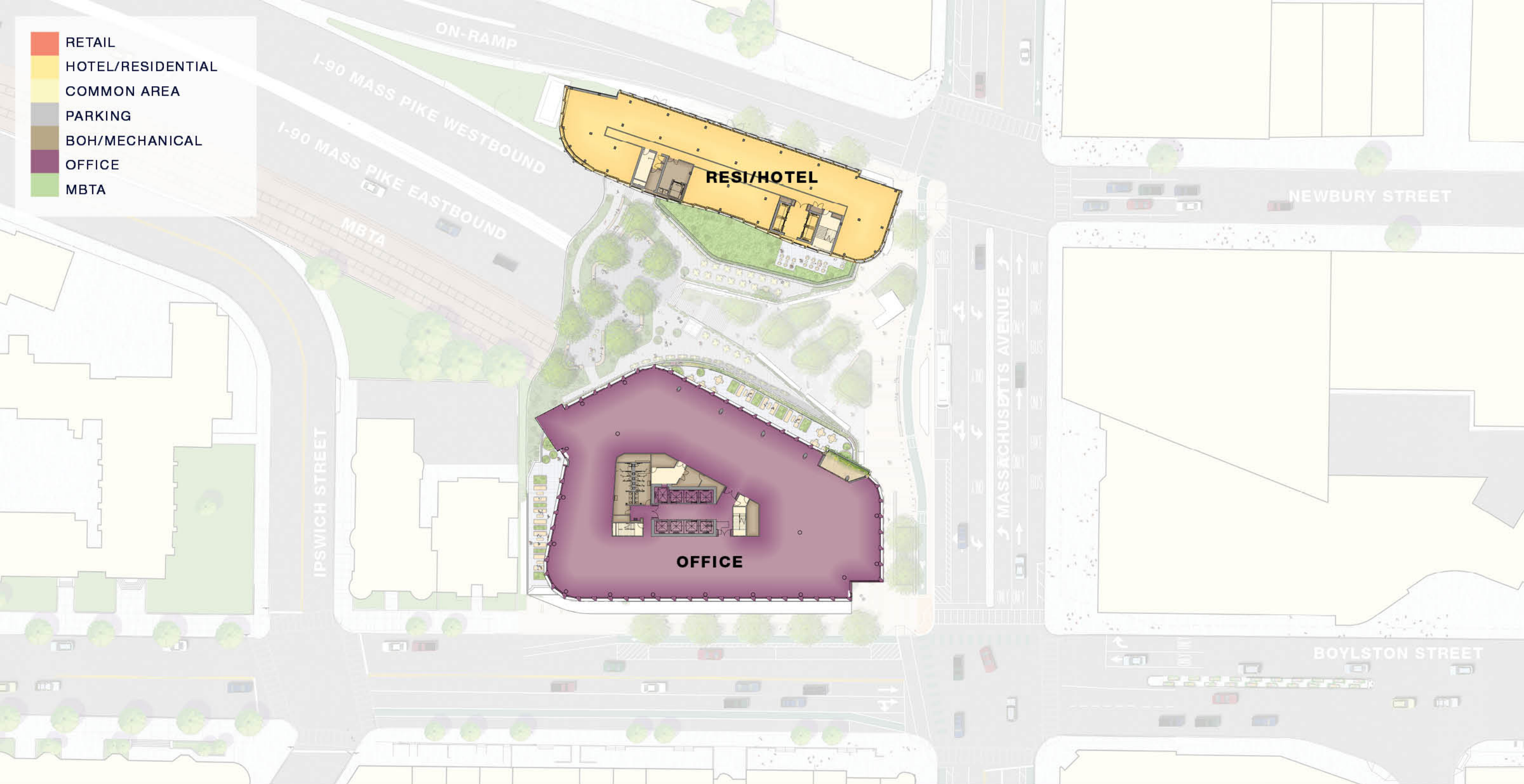
LEVEL 3 PLAN



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- RETAIL
- HOTEL/RESIDENTIAL
- COMMON AREA
- PARKING
- BOH/MECHANICAL
- OFFICE
- MBTA



TYPICAL UPPER FLOOR PLAN



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VIEW FROM MASS PIKE LOOKING EAST



VIEW OF PLAZA LOOKING WEST



Sustainability

WHAT WE HEARD | SUSTAINABILITY:

- What are the differences in GHG emissions between gas heat and electric heat?
- Discuss the feasibility of converting to all-electric heating in the future? Is there a substantial amount of retrofit required?
- Consider reducing the amount of glazing in the building facades.
- Explore the use of solar technologies.
- Given the design includes a large landscaped roof, consider bird-safe building design.

HIGH PERFORMANCE GLAZING
Low-E coating and low solar shading coefficient reduce cooling loads during the summer and heat loss during the winter



STRATEGIC SHADING
Inset balconies provide shading for glazed areas to reduce thermal load and increase visual comfort



VEGETATED ROOFS
Help reduce storm discharge rates and urban heat island effect



BIRD SAFE FACADE
The design team will study the feasibility of installing a bird safe facade that deters collisions



PUBLIC GREEN SPACE
The vegetated terrace amenities will be open to the public



HIGHLY URBAN LOCATIONS
Provides access to public transportation and reduces car dependence



PHOTOVOLTAIC ARRAY
The design team will study the feasibility of installing a solar array, which can provide utility grid relief



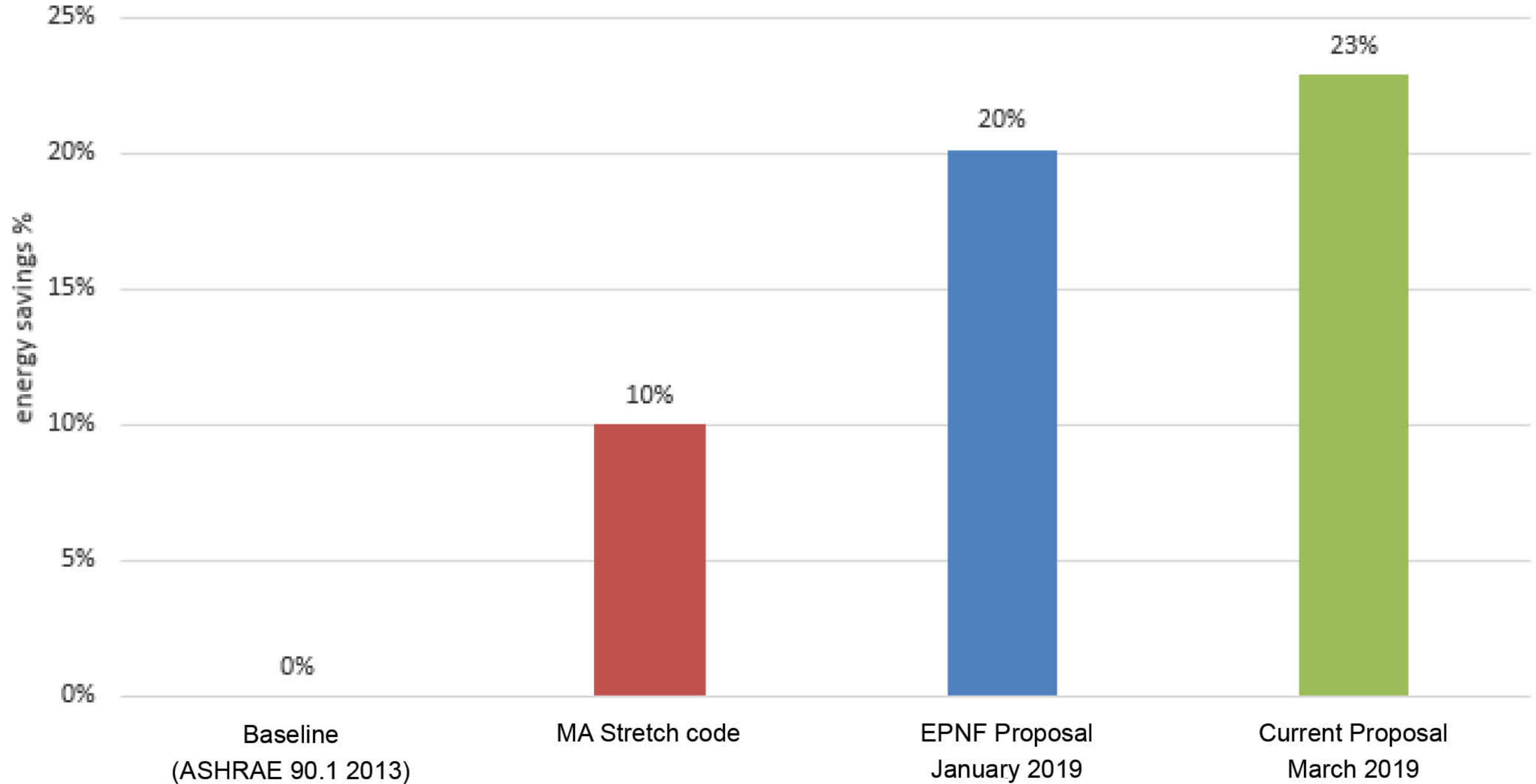
WINDOW TO WALL RATIO
Reduced vision glazing area increases thermal performance of the envelope



OPAQUE WALL CONSTRUCTION
Elements of opaque wall construction reduce spandrel area, increasing performance



Parcel 12 Development



Hotel/Residential Building

- All-electric scenario:
575 metric tons CO2e
- Proposed design:
448 metric tons CO2e
22% of energy consumption

Office Building

- All-electric scenario:
1,520 metric tons CO2e
- Proposed design:
1,363 metric tons CO2e
13% of energy consumption

15%

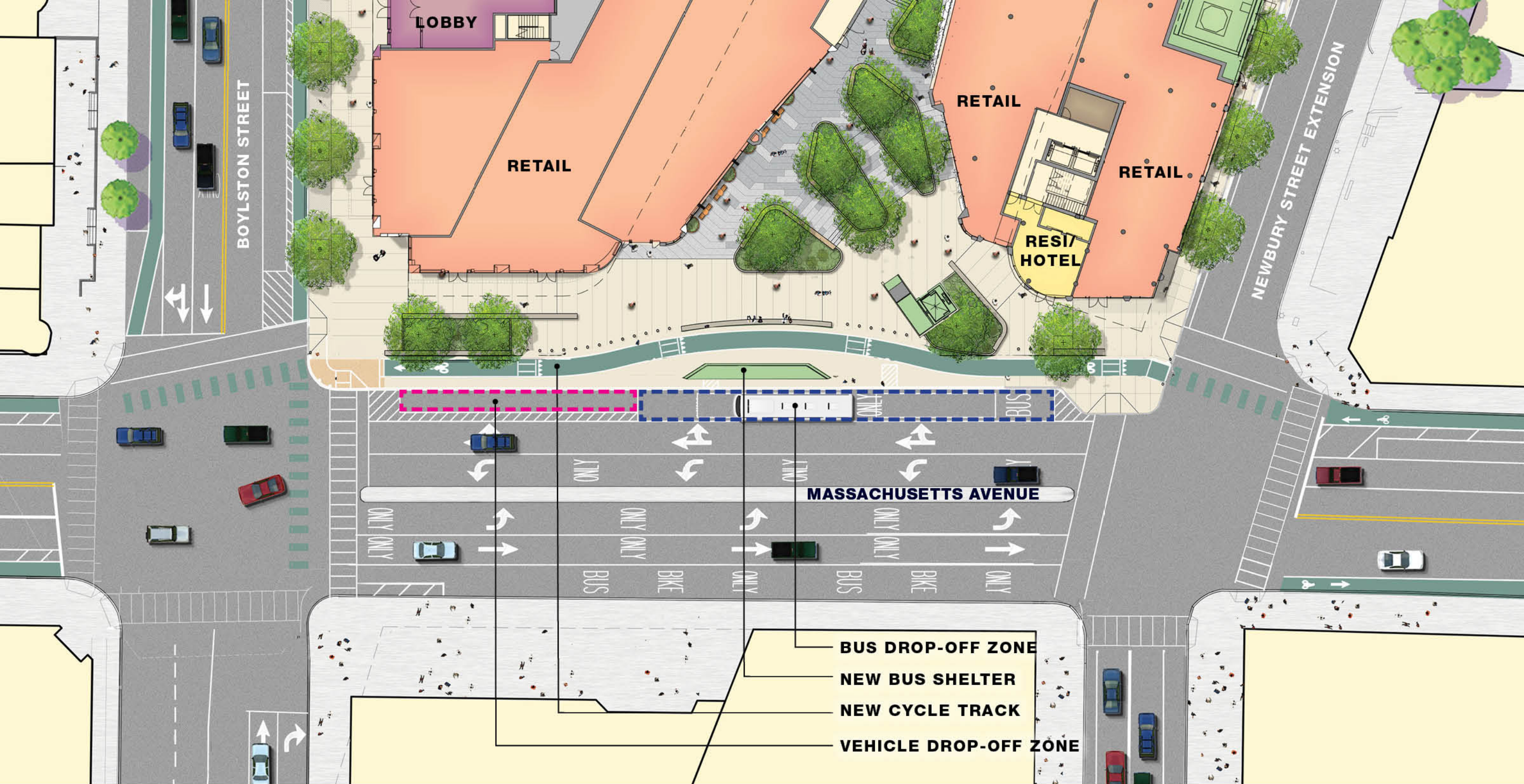
increase

GHG emissions under
current grid conditions

Transportation

WHAT WE HEARD | TRANSPORTATION:

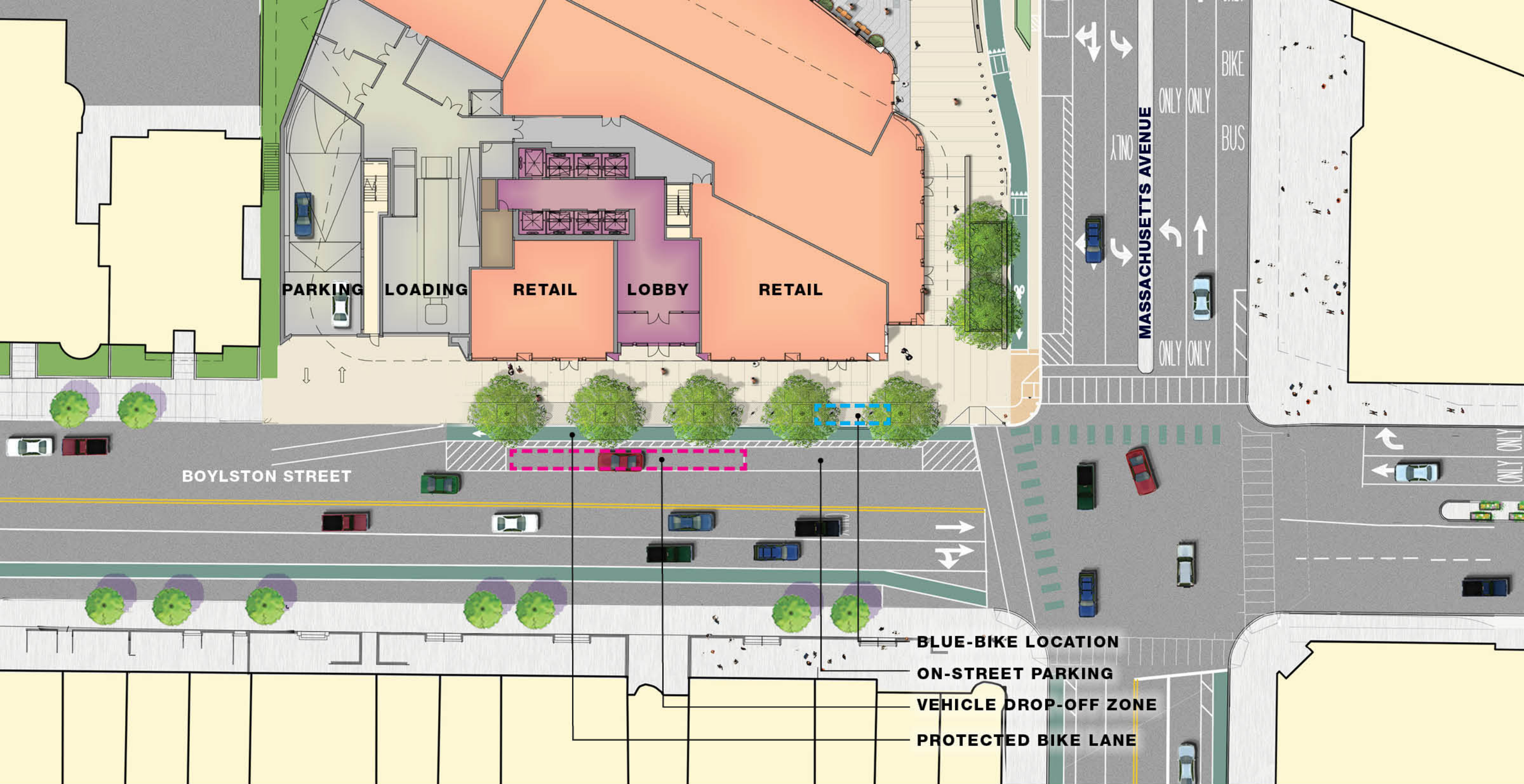
- Support for moving the on-ramp and improving Mass. Ave/Newbury Street intersection.
- Support for wider sidewalks and shorter pedestrian crossings and reopening the pedestrian tunnel under Mass. Ave.
- Further study of plans for pick-up/drop-off and streetscape features for Mass. Ave.
- Separated cycle track is an improvement, however, it introduces new conflicts between cyclists, transit riders, and pedestrians.
- Consider increasing the capacity of the bus shelter on Mass Ave.
- Would like to see holistic design along Boylston Street frontage including cycle track/bike lane.



MASSACHUSETTS AVENUE PLAN



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BOYLSTON STREET

MASSACHUSETTS AVENUE

PARKING

LOADING

RETAIL

LOBBY

RETAIL

- BLUE-BIKE LOCATION
- ON-STREET PARKING
- VEHICLE DROP-OFF ZONE
- PROTECTED BIKE LANE

BOYLSTON STREET PLAN



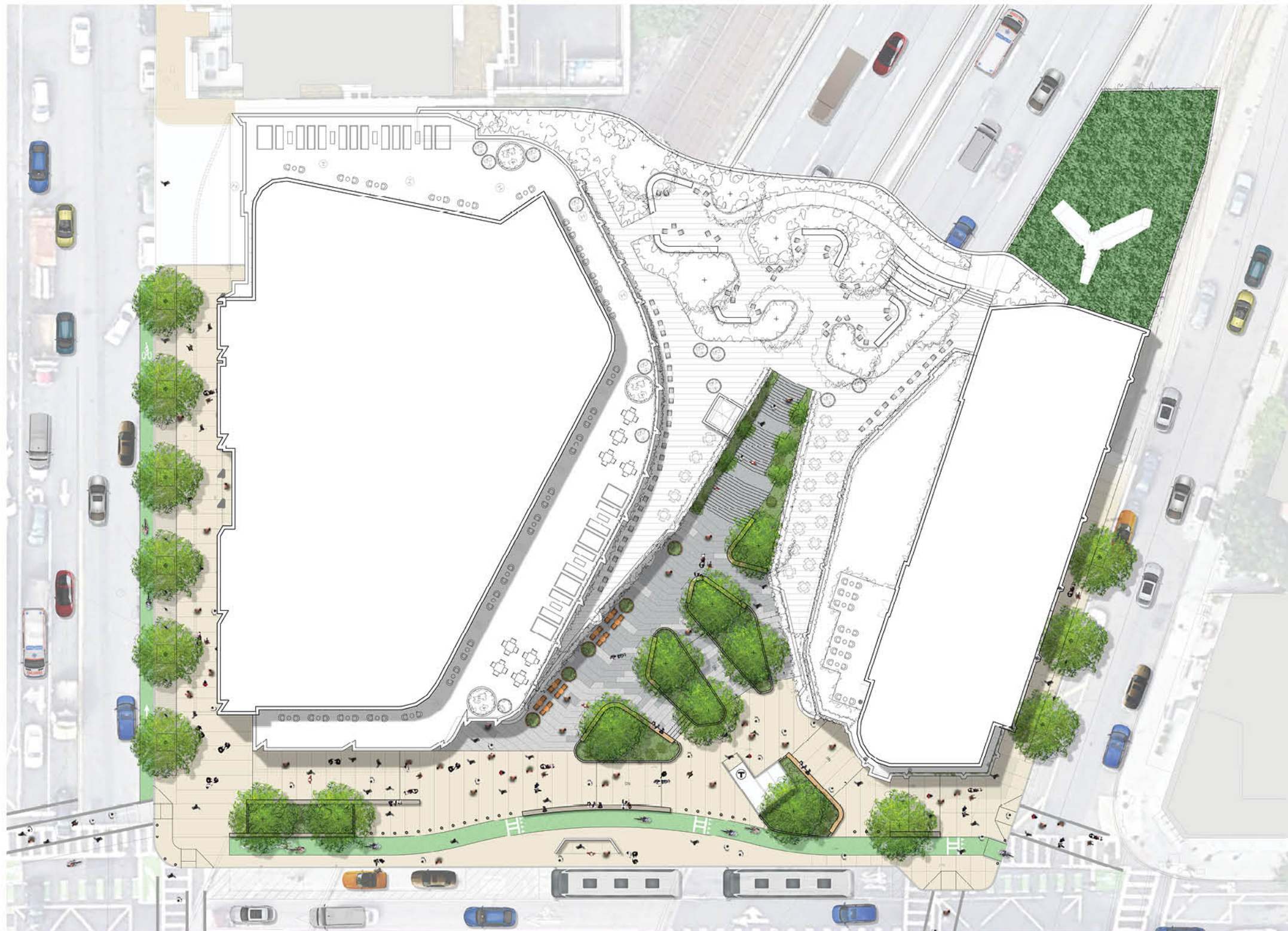
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Landscape & Civic Space

WHAT WE HEARD | LANDSCAPE AND CIVIC SPACE:

- This area needs more publicly accessible open space.
- Massachusetts Avenue corridor needs more open space.
- Make public plaza with view towards western sky.





STREET LEVEL PLAN



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LEVEL 2 PLAN



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LEVEL 3 PLAN



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ACCESSIBLE
ENTRANCE

PLAZA ENLARGEMENT



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LEVEL 2 ENLARGEMENT



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