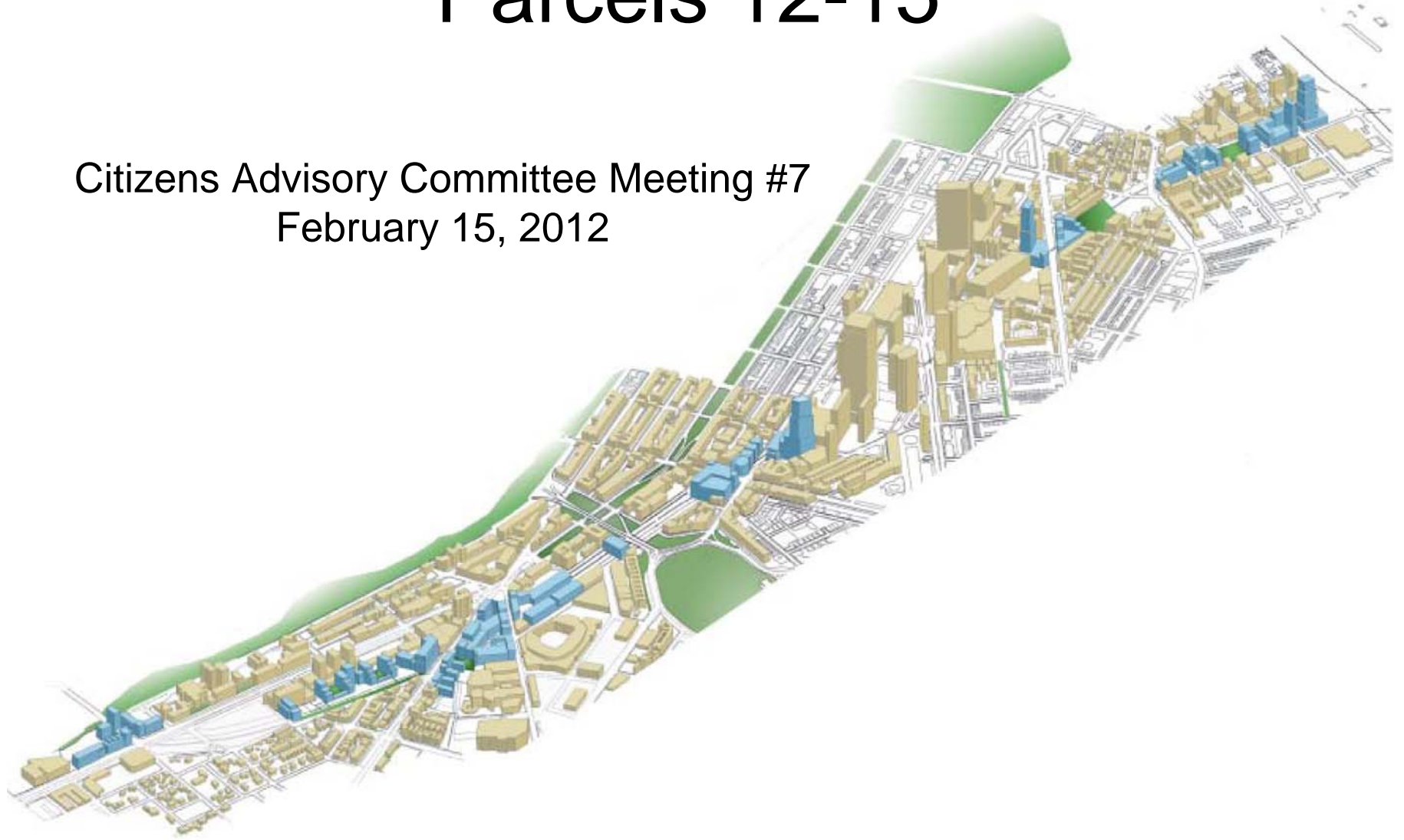


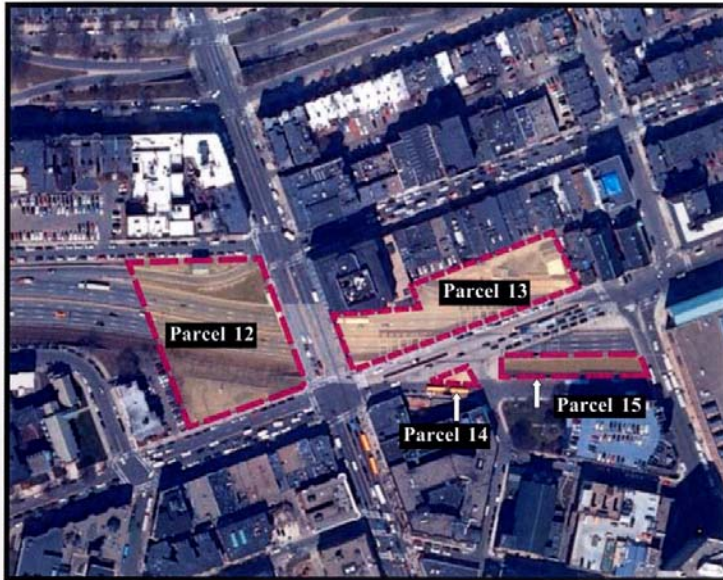
MassDOT Turnpike Air Rights Parcels 12-15

Citizens Advisory Committee Meeting #7
February 15, 2012



Overview of Proposals

Request for Proposals
September 2008



Air Rights Parcels 12, 13, 14 and 15
Mass. Avenue/Boylston Street Intersection
Boston, MA

Massachusetts Turnpike Authority



Proponent	Program
Trinity	<u>12 + 13</u> Office, Residential & Retail 760,000 sf 160' max height
Carpenter	<u>15 + Dalton Street Garage</u> Hotel & Office 745,000 sf 300' max height
Chiofaro	<u>15 + Prudential Parcel</u> Office & Retail 636,000 sf 394' max height
Weiner/Samuels	<u>12 + 15</u> Hotel, Residential & Retail 648,000 sf 398' max height

Parcel 15



Size: 12,520 sf

Air rights over rail

Adjacent air rights owned by Prudential Insurance

Zoning: 120' / FAR 8.0

Major piece of the fragmented pattern south of Boylston Street

Proximity to Hynes Convention Center brings heavy vehicular traffic

Parcel 15: The Chiofaro Company

PROPOSAL RENDERING



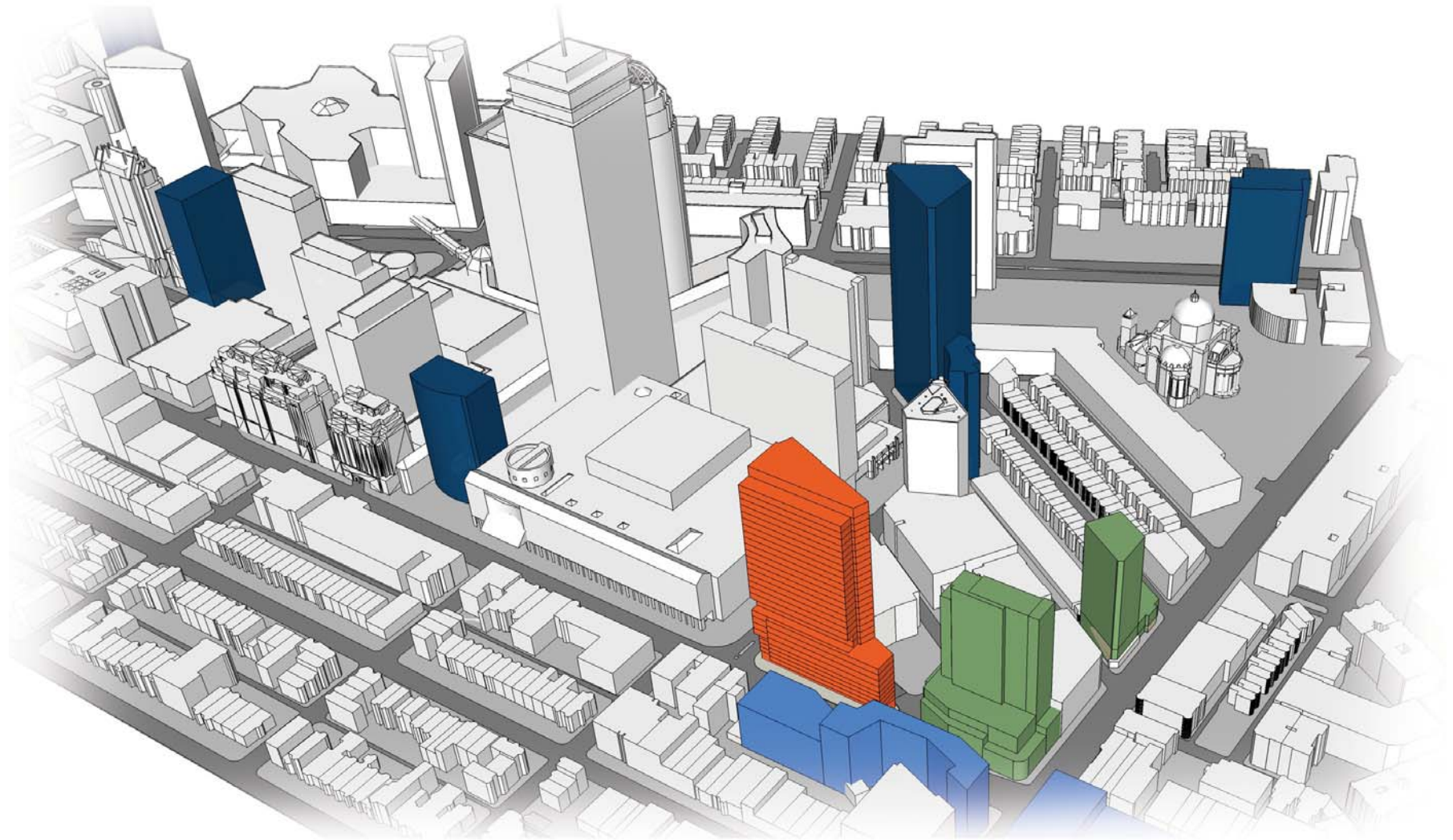
Parcel 15: The Chiofaro Company

PROPOSED SITE PLAN



Parcel 15: The Chiofaro Company

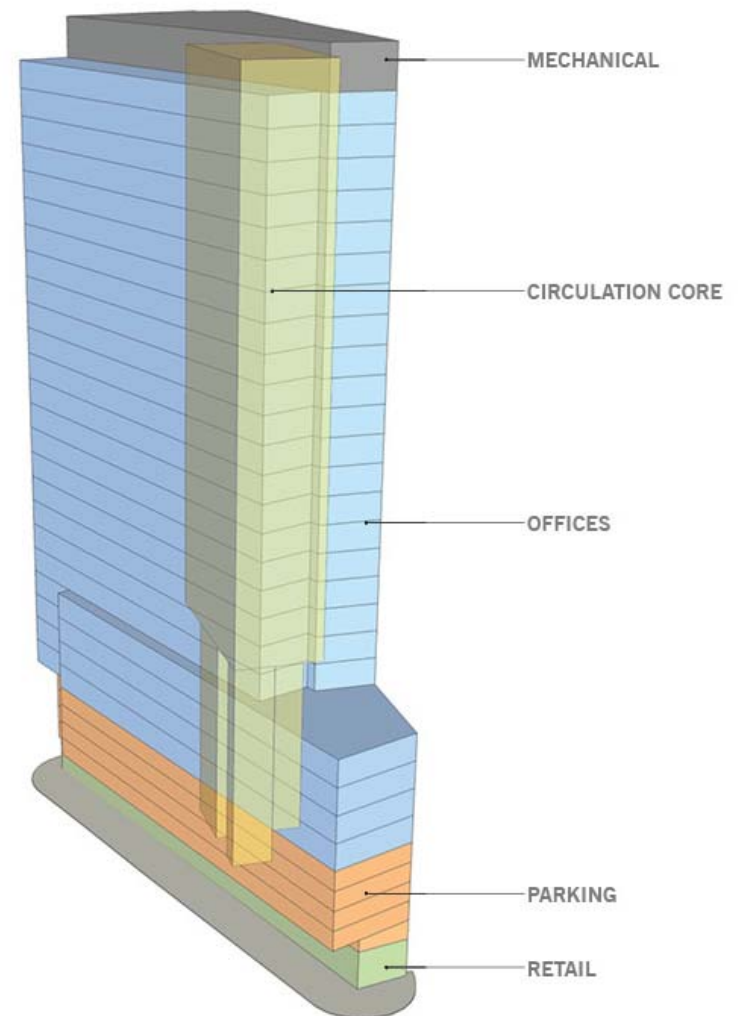
PROPOSED MASSING



Parcel 15: The Chiofaro Company

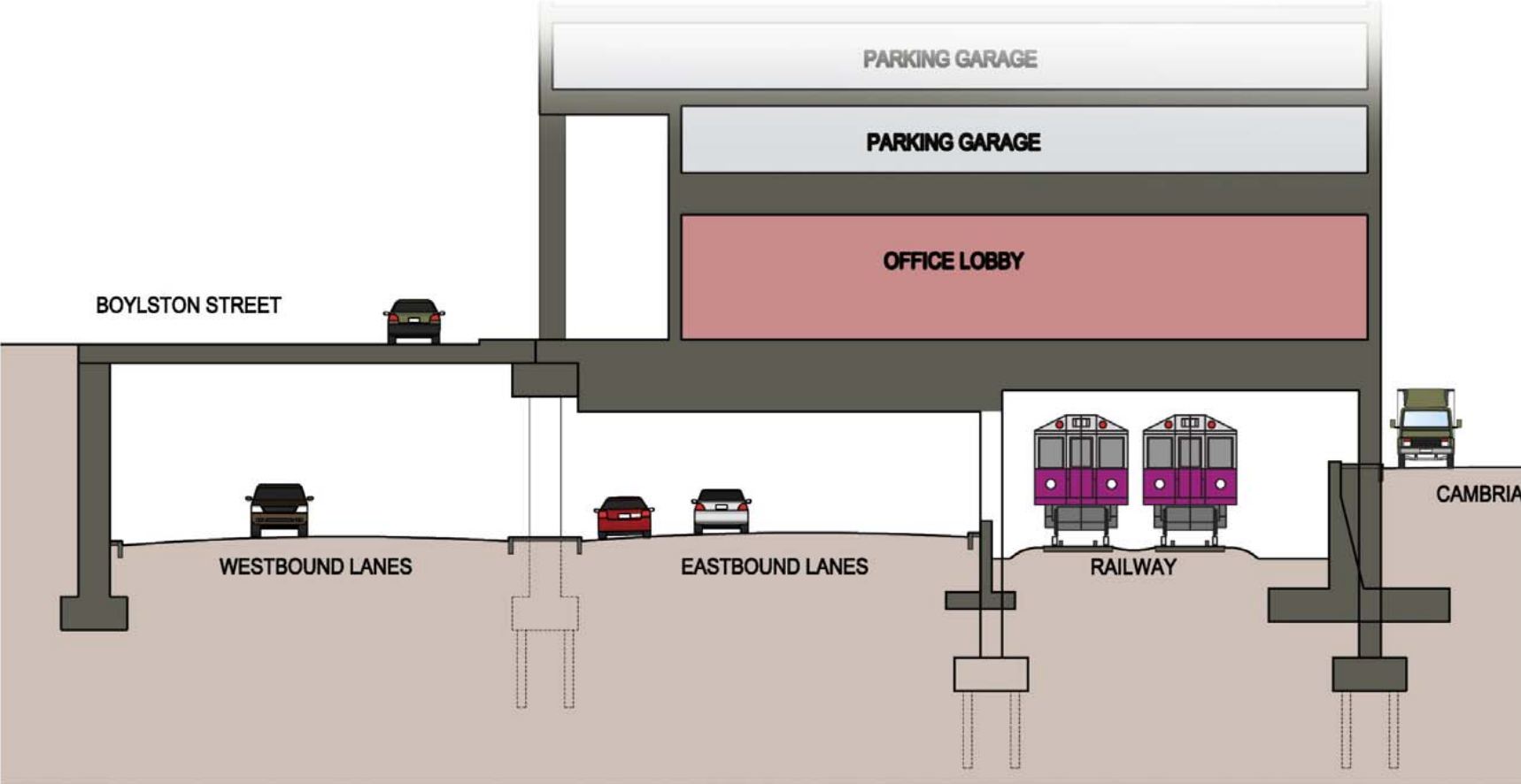
SECTION & PROGRAM

- Office and Retail Complex
- 636,000 sf / 30 stories / 394' height
 - Office: 502,000 sf
 - Retail: 11,000 sf along Boylston Street
 - Parking: 375 Parking Spaces above grade behind consistent office façade



Parcel 15: The Chiofaro Company

SECTION



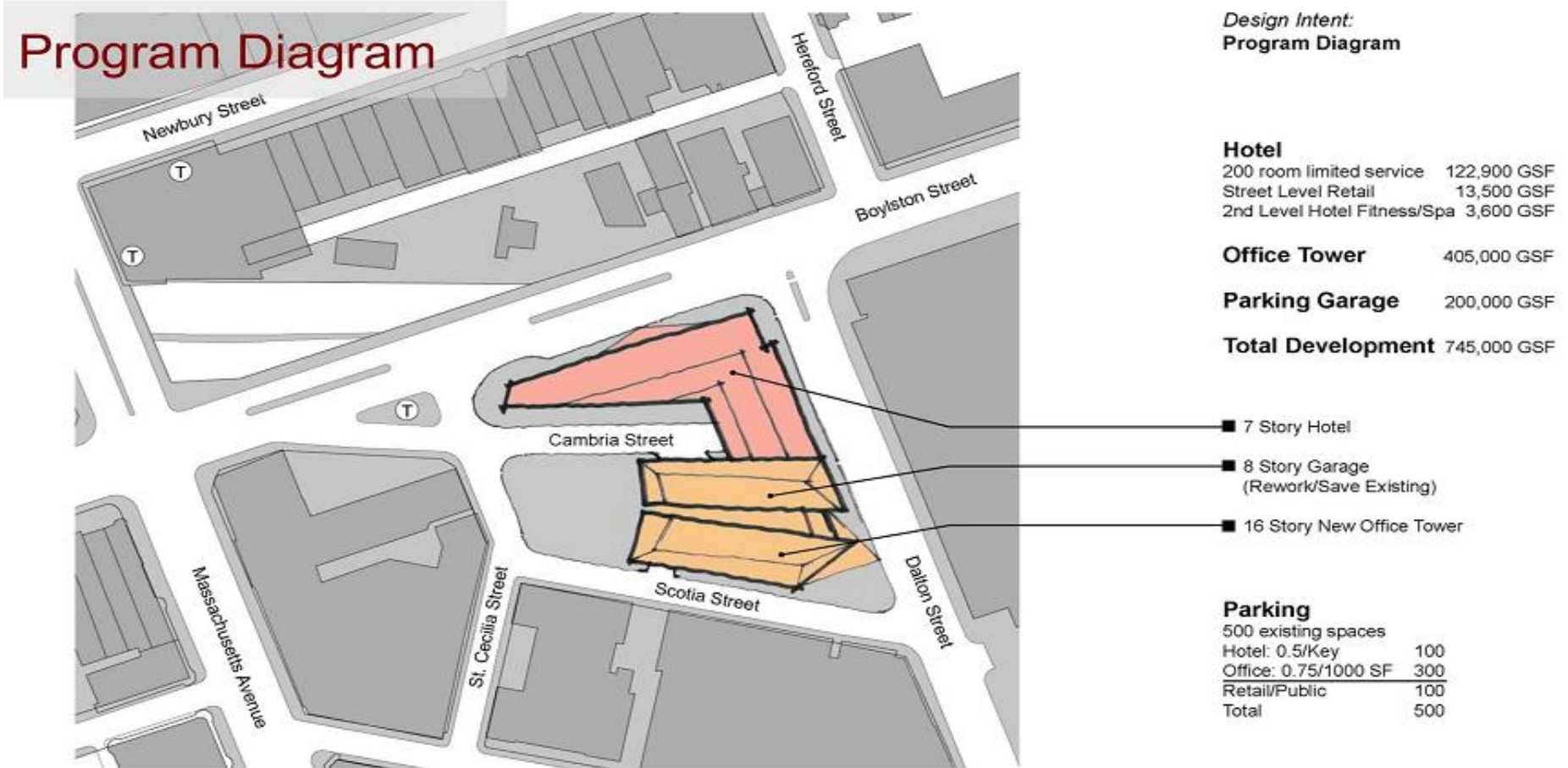
Parcel 15: Carpenter & Company

PROPOSAL RENDERING



Parcel 15: Carpenter & Company

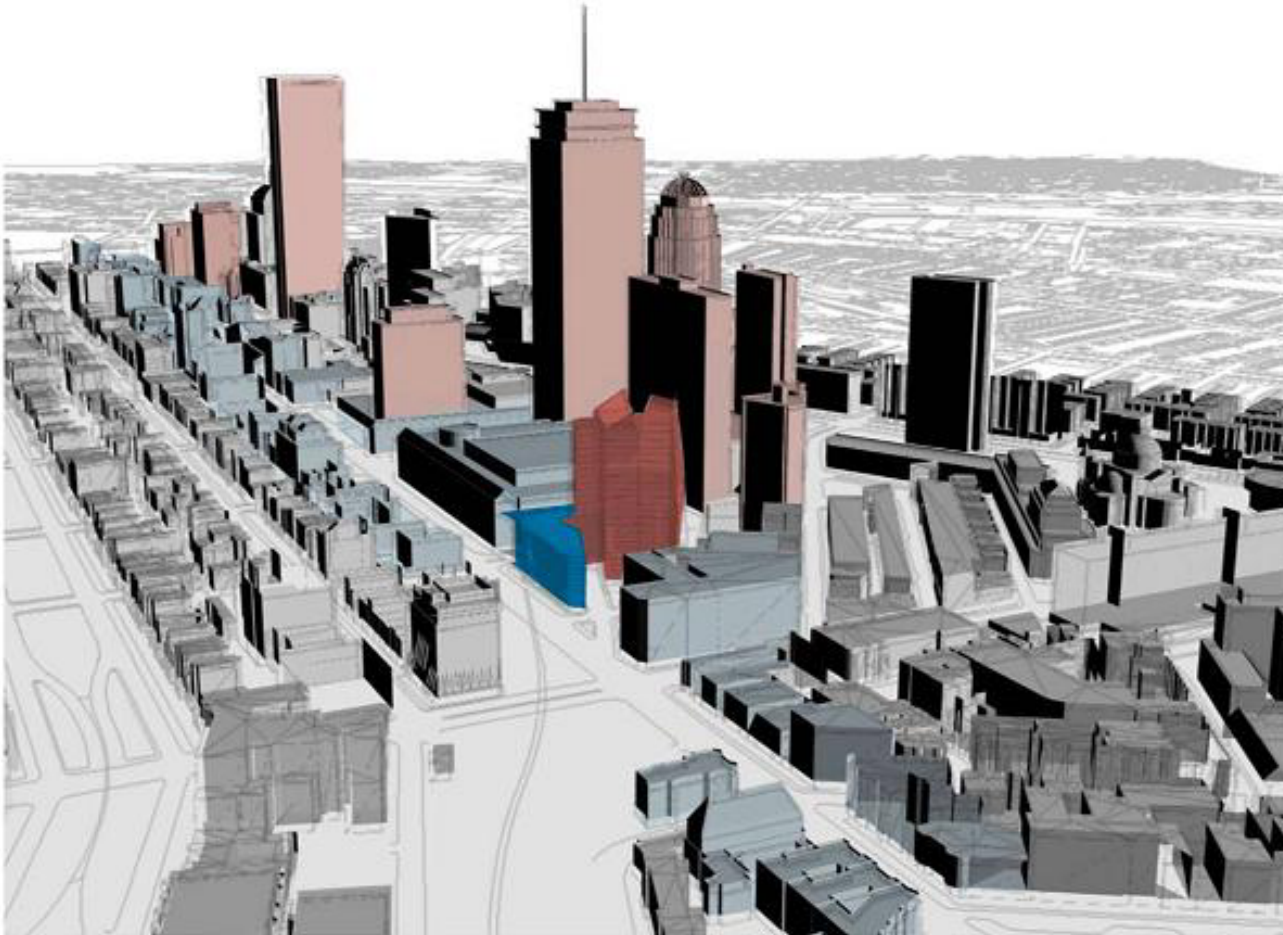
PROPOSED SITE PLAN & PROGRAM



Parcel 15: Carpenter & Company

PROPOSED MASSING

Urban Massing Concept



Design Intent:
Urban Massing Concept

Legend

- Tall massing
- Low massing

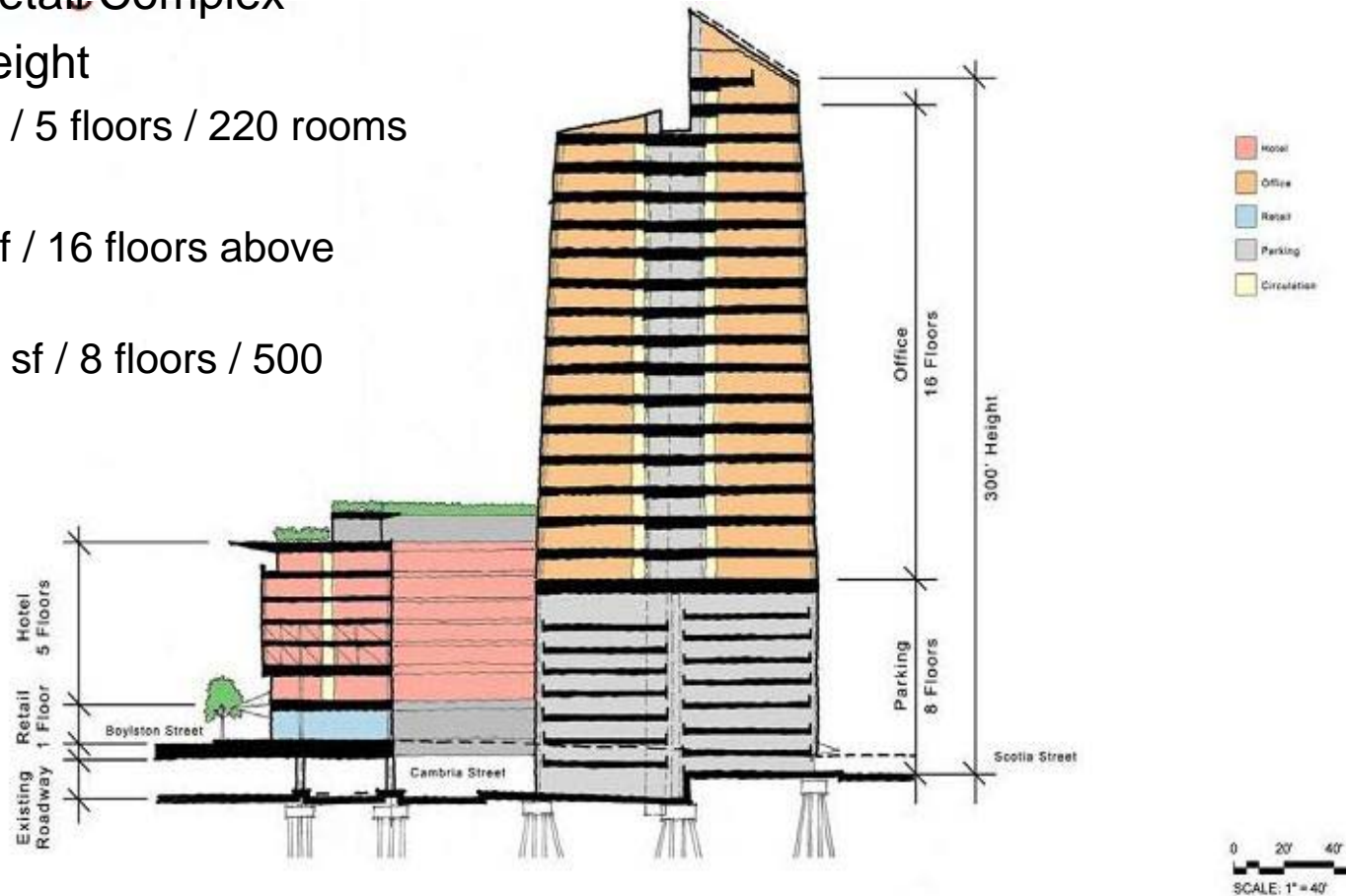
Notes

- Create tall massing to step with urban fabric
- Continue low massing along Boylston Street and Dalton Street

Parcel 15: Carpenter & Company

SECTION & PROGRAM

- Hotel, Office and Retail Complex
- 745,000 sf / 300' height
 - Hotel: 122,900 sf / 5 floors / 220 rooms
 - Retail: 13,500 sf
 - Office: 405,000 sf / 16 floors above garage
 - Parking: 200,000 sf / 8 floors / 500 Spaces



Parcel 15: Weiner/Samuels

PROPOSAL RENDERING



Parcel 15: Weiner/Samuels

PROPOSED SITE PLAN



Parcel 15: Weiner/Samuels

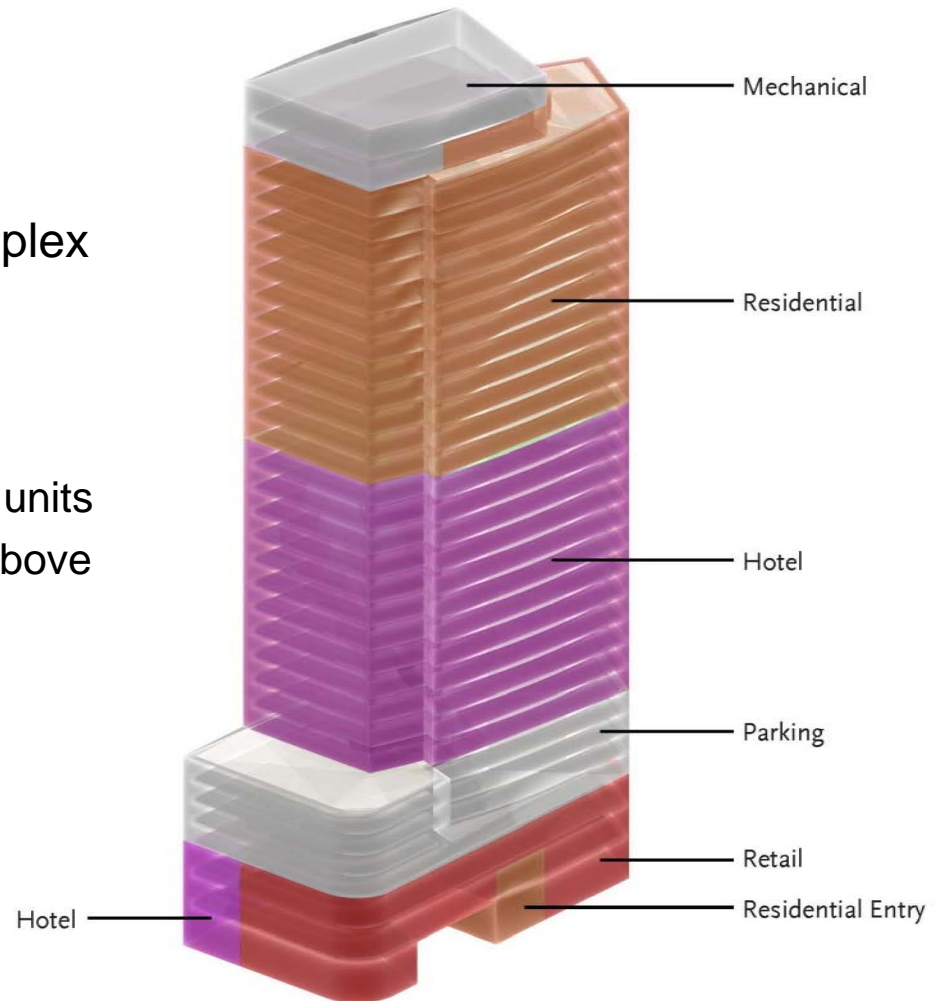
PROPOSED MASSING



Parcel 15: Weiner/Samuels

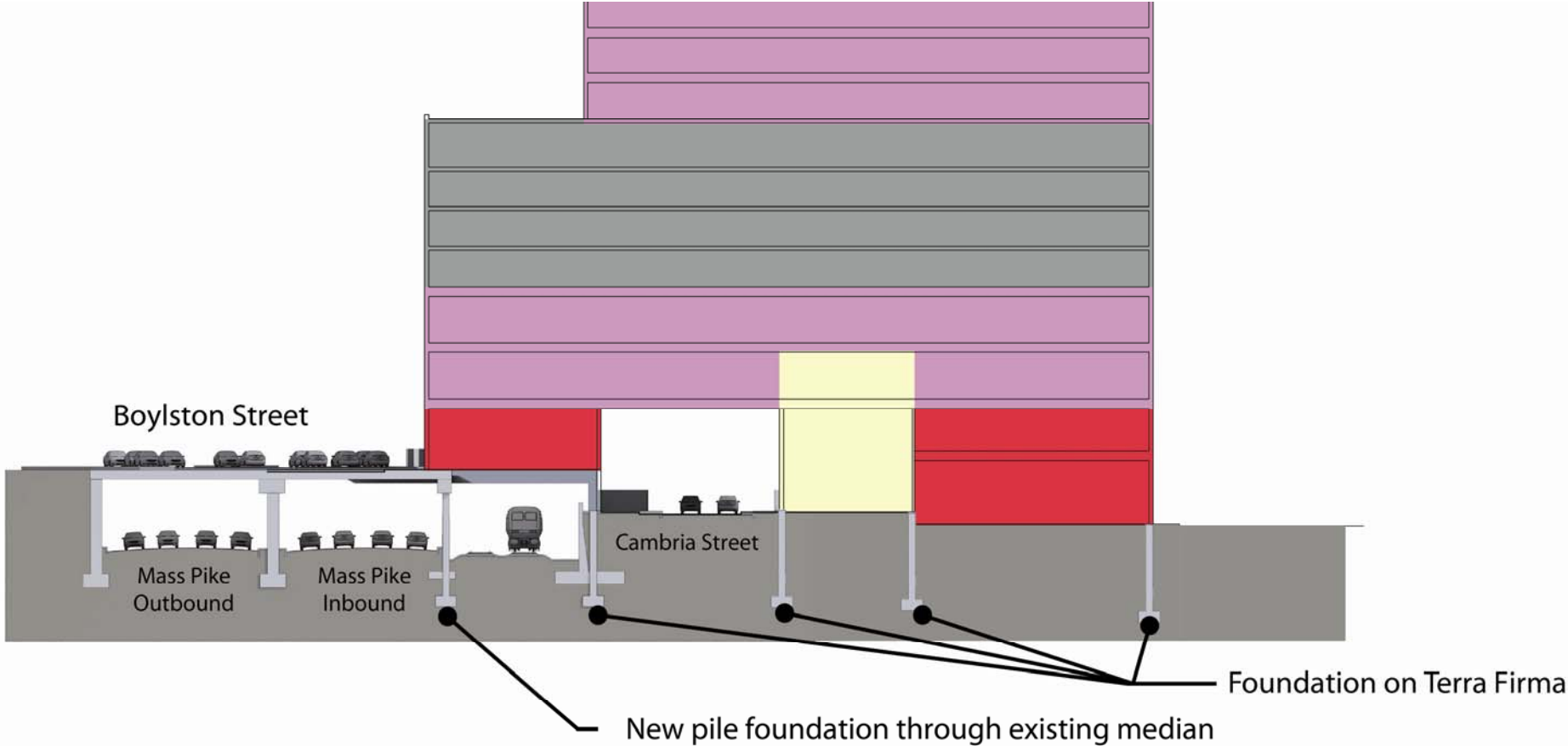
SECTION & PROGRAM

- Hotel, Residential and Retail Complex
- 470,000 sf / 398' height
 - Retail: 5,000 sf
 - Hotel: 200,000 sf / 220-250 units
 - Residential: 155,000 sf / 125-150 units
 - Parking: 85,000 sf / 240 spaces above grade



Parcel 15: Weiner/Samuels

SECTION



Parcel 12



Size: 78,000 sf

Air rights over Turnpike and rail and terra firma on Southeastern and Northern sides

**Zoning: 120' / FAR 8.0;
no height restriction/FAR 2.0**

Height allowance and 300' frontage on Mass Ave. allows for high development potential

Green Line transit station and bus stop across the street

Opportunity to connect Boylston and Newbury Streets to the Fens and Charlesgate Park

View corridor along Newbury Street should be considered

Parcel 12: Weiner/Samuels

PROPOSAL RENDERING



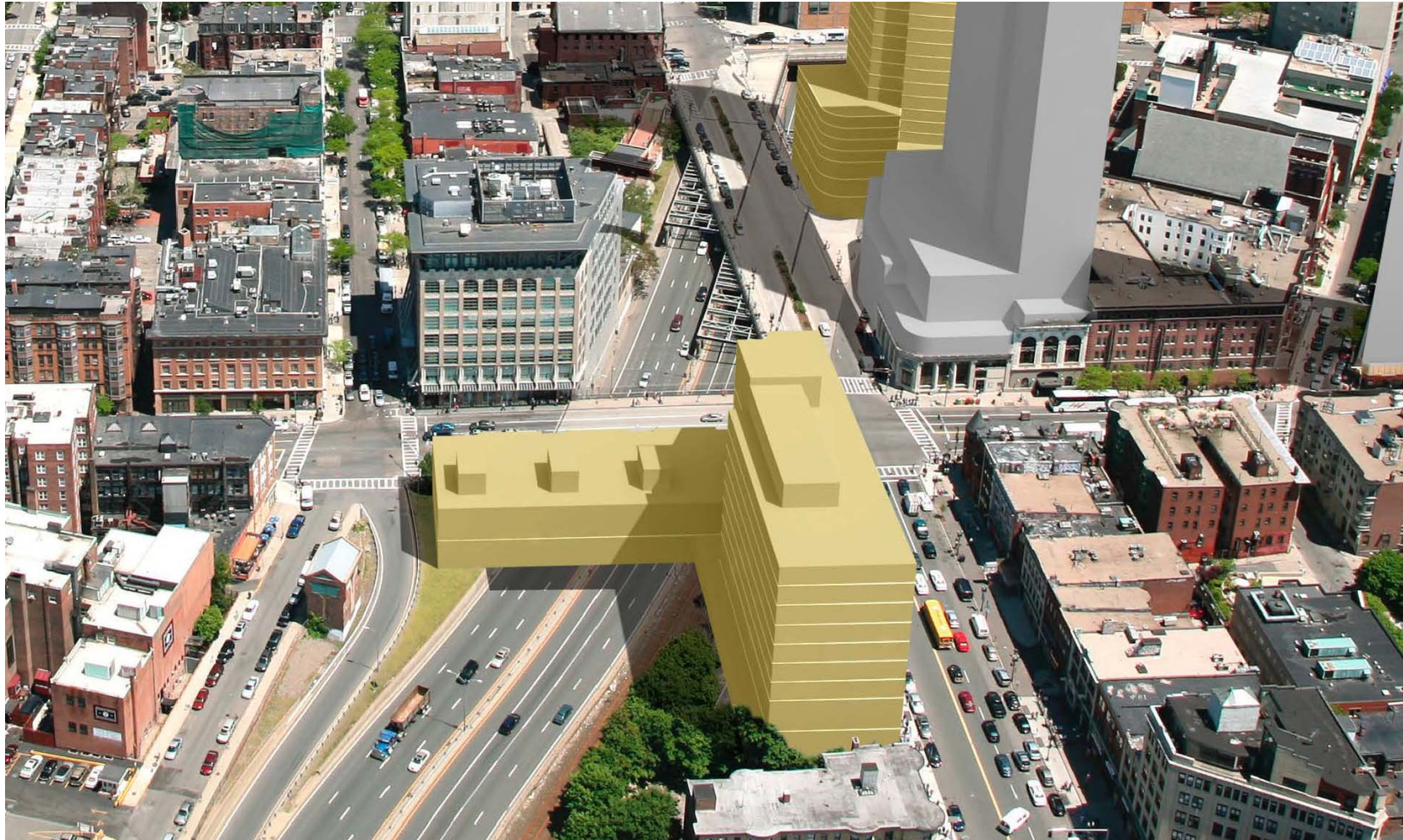
Parcel 12: Weiner/Samuels

PROPOSED SITE PLAN



Parcel 12: Weiner/Samuels

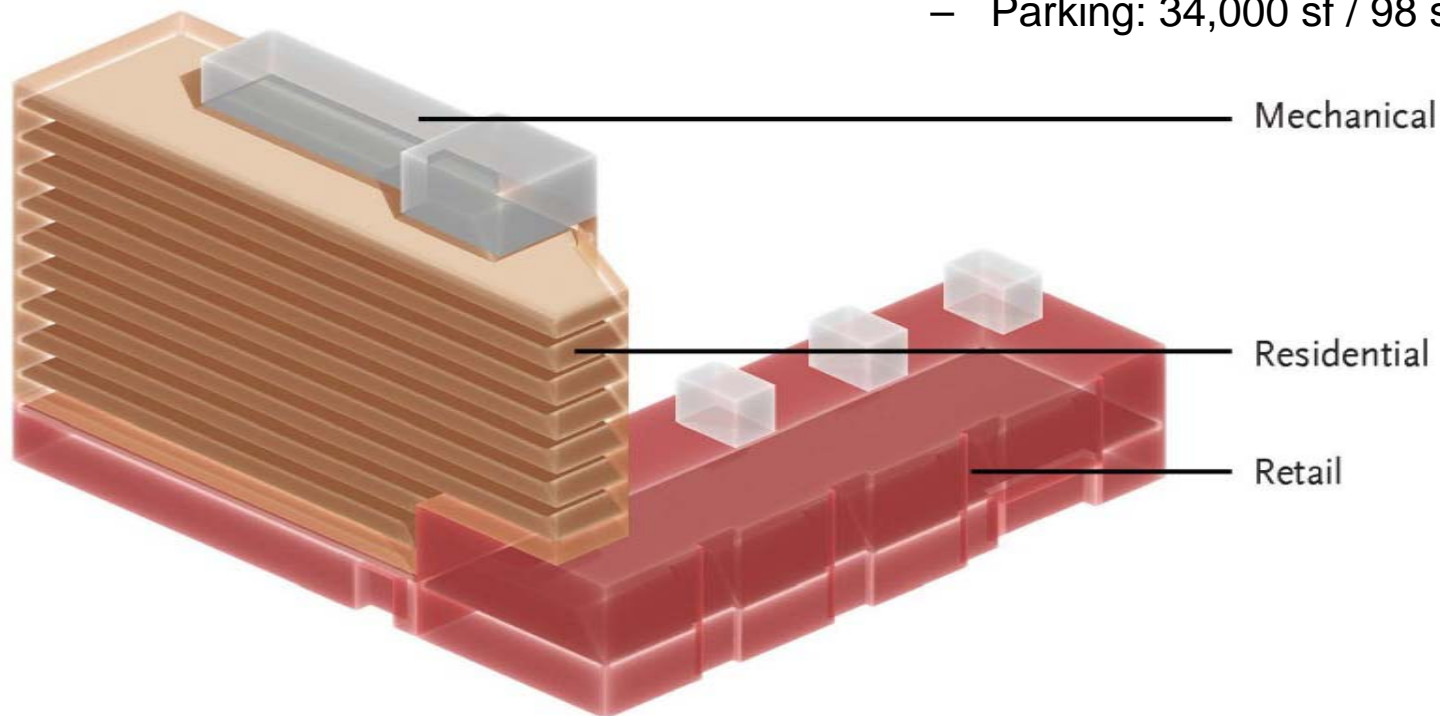
PROPOSED MASSING



Parcel 12: Weiner/Samuels

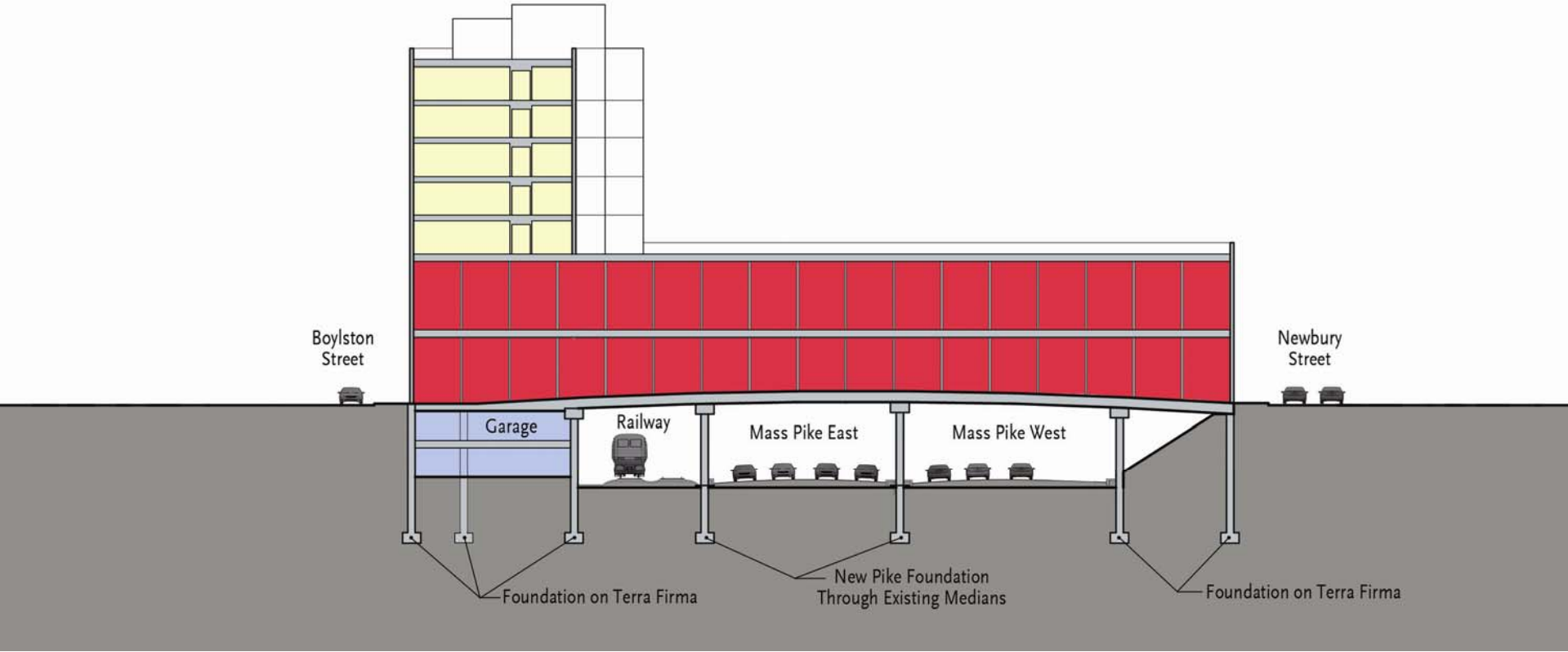
SECTION & PROGRAM

- Residential and Retail Complex
- 178,000 sf / 120' max height
 - Retail: 40,000 sf
 - Residential: 90,000 sf / 75 units
 - Parking: 34,000 sf / 98 spaces



Parcel 12: Weiner/Samuels

SECTION



Parcel 12: Trinity

PROPOSAL RENDERING



Parcel 12: Trinity

PROGRAM & RENDERING

- Retail and Residential Complex
- 493,503 sf / 160' max height
 - Retail: 21,987 sf
 - Residential: 316,240 sf / 366 units
 - Parking: 70,000 sf / 230 spaces



Note: No changes were made to this proposal from the 2008 submittal.

Parcel 13



Size: 54,500 sf

Air rights over Turnpike, rail, and MBTA Green Line

Zoning: 120' / FAR 8.0

Oblique angles of Boylston Street bridge with Turnpike axis make construction difficult

Opportunity to improve access to Hynes Convention Center Station

Part of the Back Bay Architectural District

Development would complete a missing street edge

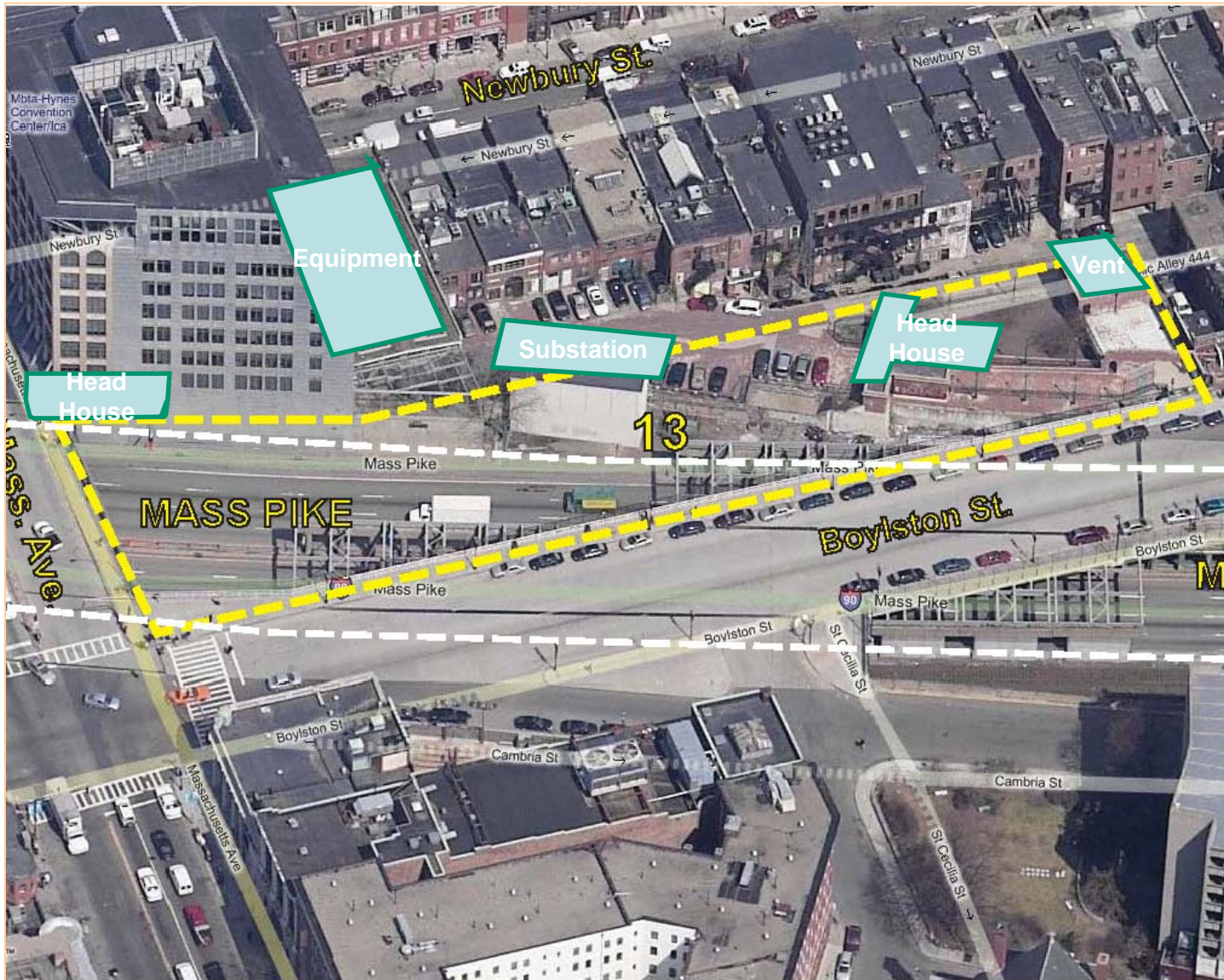
Parcel 13: Trinity

PROPOSAL RENDERING



Parcel 13: Trinity

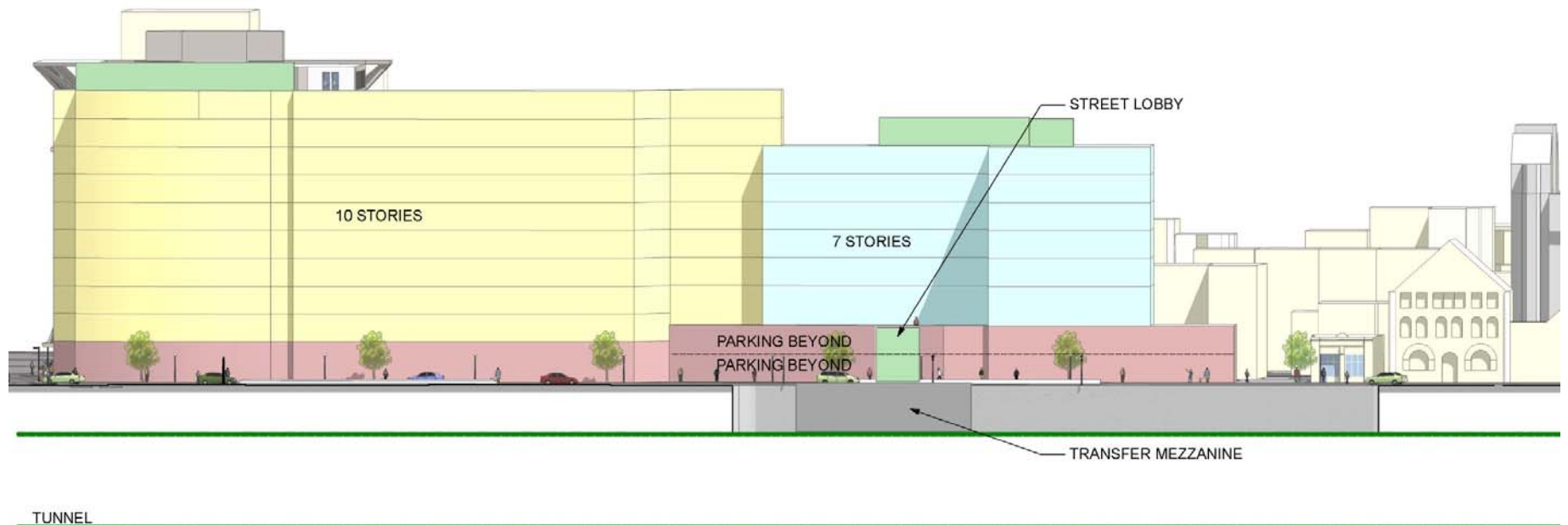
PROPOSED SITE PLAN



Parcel 13: Trinity

SECTION & PROGRAM

- Residential, BAC Dormitory and Retail Complex
- 266,650 sf / 10 stories / 120' height
- Retail: 11,000 sf
- Residential: 126 units
- BAC Dormitory: 97 dorm units
- Parking: 75 spaces



Parcel 13: Trinity

SECTION

