PARCEL 13/THE VIOLA

DUE DILIGENCE
1ST CAC OUTREACH PRESENTATION

OCTOBER 10, 2018

HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION
AGENDA
I. WHERE WE WERE
II. WHAT CHANGED
III. SITE & CONTEXT
IV. PROPOSED REVISIONS
V. NEXT STEPS
VI. Q&A
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VI. Q&A
PROGRAM DISTRIBUTION

COMPETITION SCHEME

COMMUNITY, RETAIL, HOTEL ROOMS, LVL 3-6

COMMUNITY, RETAIL, HOTEL LOBBY, T HEAD HOUSE, LVL 1

COMMUNITY, RETAIL, HOTEL REST., LVL 2

RESI LOBBIES, RETAIL, T HEAD HOUSE & PKG ELEVATOR LOADING, LVL 1

RESI AMEN & AUTOMATED PKG, LVL 2

RESI ROOMS, LVL 7-8

UPPER RESI, LVL 9-11

MECH, LVL 11

LOW RESI, LVL 3-6

MID RESI, LVL 7-8

HOTEL REST. & DECK

ALL IMAGES AND FIGURES APPROXIMATE

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WHAT DIDN’T CHANGE:
PROJECT PRINCIPLES

I. FIX THE T STATION

II. FILL THE HOLE

III. ENHANCE THE PUBLIC REALM

IV: RESPECT CHARACTER OF NEIGHBORHOOD
WHAT CHANGED: NEW CONSTRAINTS

I. TECHNICAL & LOGISTICAL REQUIREMENTS FOR STATION & HIGHWAY
   • Timing and delivery of station improvements
     - T main electrical service
     - T tunnel emergency ventilation
   • New & existing T transformers, servicing, & ventilation
     - Highway bridge structure fireproofing
     - Highway tunnel life safety

II. SUSTAINABILITY/RESILIENCY
   • Location of core systems to be raised
   • Enhanced resiliency requirements

III. EVOLVING CONTEXT
   • Significant new neighbors
   • 360 Newbury ventilation requirements

IV. VEHICULAR ACCESS
   • Stacking issues on Boylston Street

V: COSTS
EXISTING CONDITIONS/CONSTRAINTS

SITE & CONTEXT

PREVIOUSLY KNOWN CONSTRAINTS

NEW CONSTRAINTS

- REBUILD RAMP & PLATFORM
- TRANSFORMERS & ACCESS
- MBTA SUBSTATION & ACCESS
- MBTA TUNNEL VENTILATION SHAFT
- MBTA TUNNEL VENTILATION PLENUM
- EAST BRIDGE STRUCTURE
- FIREPROOFING OF BRIDGE STRUCTURES
- DECK ATOP HIGHWAY
- TUNNEL EXTENSION EMERGENCY VENTILATION

- 360 NEWBURY LVL 2 RETAIL WINDOWS, VENTILATION, & CORNICE
- 360 NEWBURY VENTILATION?
- WEST BRIDGE STRUCTURE
- TRANSFORMER VENTILATION, ACCESS & REPLACEMENT
- EAST BRIDGE STRUCTURE
- TRANSFORMER VENTILATION, ACCESS & REPLACEMENT
FILLING THE HOLE

ORIGINAL SITE CONSTRAINTS

<table>
<thead>
<tr>
<th>Category</th>
<th>Area</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>IMPEDED</td>
<td>31,503 SF</td>
<td>58.3%</td>
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<tr>
<td>STRUCT. BEARING ONLY</td>
<td>3,514 SF</td>
<td>6.5%</td>
</tr>
<tr>
<td>ACCESS/RAMP ONLY</td>
<td>2,345 SF</td>
<td>4.3%</td>
</tr>
<tr>
<td>UNIMPEDED</td>
<td>16,638 SF</td>
<td>30.9%</td>
</tr>
<tr>
<td>TOTAL SITE AREA</td>
<td>54,000 SF</td>
<td></td>
</tr>
</tbody>
</table>

**MBTA STATION/TRACKS BELOW**

**MBTA VENT**

**MBTA VENT PLENUM**

**ACCESS/RAMP**

**PUBLIC ALLEY 444**

**BOYLSTON ST.**

**PIKE WESTBOUND**

**PIKE EASTBOUND**

**BRIDGE STRUCTURES**

**VENTILATION REQUIREMENTS FROM CELLAR OF 360 NEWBURY**

**MBTA STATION/TRACKS BELOW**

**MBTA SUBSTATION**

**ACCESS/RAMP**

**PUBLIC ALLEY 444**

**BOYLSTON ST.**

**PIKE WESTBOUND**

**PIKE EASTBOUND**

**BRIDGE STRUCTURES**

**VENTILATION REQUIREMENTS FROM CELLAR OF 360 NEWBURY**
NEW SITE CONSTRAINTS

FILLING THE HOLE

IMPEDED 41,339 SF 71.7%
STRUCT. BEARING ONLY 6,130 SF 16.2%
ACCESS/RAMP ONLY 2,345 SF 4.3%
UNIMPEDED 4,186 SF 7.8%
TOTAL SITE AREA 54,000 SF

IMPEDED AREAS

- Boylston St.
- Public Alley 444
- MBTA Station/Tracks Below
- MBTA Stn.
- MBTA Transformers

STRUCTURAL BEARING ONLY

- MBTA Substation
- MBTA Vent
- MBTA Vent Plenum

ACCESS/RAMP ONLY

- Pike Westbound
- Pike Eastbound
- Bridge Structures
- MBTA Vent
- MBTA Vent Plenum

UNIMPEDED

- Newbury St.
- Massachusetts Ave.
- Pike Westbound
- Pike Eastbound
- Bridge Structures
- MBTA Vent
- MBTA Vent Plenum

IMPEDED AREAS

- Boylston St.
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UNIMPEDED

- Newbury St.
- Massachusetts Ave.
- Pike Westbound
- Pike Eastbound
- Bridge Structures
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- MBTA Vent Plenum
NEW NEIGHBORS
Evolving Local Context

PARCEL 15
+ 484’ (zoning)

BERKLEE CROSSROADS
+ 290’ (zoning)

PROPOSED PARCEL 12
SOUTH TOWER
+ 237’ (zoning)

PROPOSED PARCEL 12
NORTH TOWER
+ 150’ (zoning)

360 NEWBURY
+ 120’ (zoning)

NEWBURY ST
BOYLSTON ST
MASS AVE
AGENDA

I. WHERE WE WERE
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V. NEXT STEPS
VI. Q&A
1. Historic Back Bay
2. Transitional Edges: Boylston St & Mass Ave
3. High Spine
4. City-Wide Crossroads: Boylston St & Mass Ave
5. Highway/Rail/Air Rights
6. Subway Station & Tunnel

**CONFLUENCE OF SIX ECOSYSTEMS**

**UNIQUENESS OF SITE**
CONFLUENCE OF SIX ECOSYSTEMS
UNIQUENESS OF SITE
CONFLUENCE OF SIX ECOSYSTEMS

HISTORIC BACK BAY

BACK BAY ARCHITECTURAL DISTRICT

HISTORIC BACK BAY
CONFLUENCE OF SIX ECOSYSTEMS
TRANSITIONAL EDGES: BOYLSTON ST & MASS AVE
CONFLUENCE OF SIX ECOSYSTEMS
CONFLUENCE OF SIX ECOSYSTEMS
TO CAMBRIDGE, ARLINGTON, LEXINGTON, & BEYOND

CITY-WIDE CROSSROADS: BOYLSTON ST & MASS AVE
CONFLUENCE OF SIX ECOSYSTEMS

TO FENWAY, LONGWOOD, BROOKLINE, & BEYOND

TO SOUTH END & DORCHESTER

TO CHINATOWN & DOWNTOWN

ALL IMAGES AND FIGURES APPROXIMATE
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<tr>
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<th>RFP SUBMISSION</th>
<th>REVISED PROPOSAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGHWAY/ MBTA</td>
<td>Highway Deck 2 T Head houses Relocated T Electrical</td>
<td>Highway Deck Emergency Tunnel Ventilation Fireproof bridge structure 2 T Head houses T Electrical to stay in place T transformers Space constraints Highway Tunnel Life Safety</td>
</tr>
<tr>
<td>TOTAL AREA</td>
<td>372,000sf zoning floor area 6.8 FAR</td>
<td>432,000sf zoning floor area 8 FAR</td>
</tr>
<tr>
<td>RETAIL</td>
<td>20,000 gsf</td>
<td>TBD</td>
</tr>
<tr>
<td>COMMUNITY</td>
<td>6,800 gsf</td>
<td>TBD</td>
</tr>
<tr>
<td>HOTEL</td>
<td>156 keys</td>
<td>175-200 keys</td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td>173 units Rental &amp; Condo</td>
<td>125-150 units Condo</td>
</tr>
<tr>
<td>PARKING</td>
<td>.5sp/rental &amp; 1sp/condo</td>
<td>1.75sp/condo</td>
</tr>
<tr>
<td>BUILDING STORIES</td>
<td>11 stories</td>
<td>11, 12, &amp; 17 stories</td>
</tr>
</tbody>
</table>
1. Fill hole
Re-establish street wall

2. Setback & separate
Extrude

3. Set back from Mass Ave
Inset on Boylston
Break-up massing horizontally & vertically

4. Articulate, set back, & extrude
Create public realm datum
Setback above 120' datum
Further break up massing
SUMMARY COMPARISON
MASSING STUDIES

1. LONG BAR
   14 HOTEL LVLS / 13 RESI LVLS

2. STEPPING BAR
   15 HOTEL LVLS / 14 RESI LVLS

3. 3/4 LENGTH BAR WITH STEP
   5 & 16 HOTEL LVLS / 15 RESI LVLS

4. TWO STEP BAR & TOWER
   5 & 13 HOTEL LVLS / 20 RESI LVLS

5. LONG BAR & TOWER
   12 HOTEL LVLS / 17 RESI LVLS
MATERIALITY AND TEXTURE
REVISED PROPOSAL
VIEW EAST ON BOYLSTON STREET
REVISED PROPOSAL
VIEW SOUTH ON MASS AVE FROM 360 NEWBURY
REVISED PROPOSAL
VIEW NORTH ON MASS AVE
REVISED PROPOSAL
P13 PROPOSED STREETSCEAPE IMPROVEMENTS
PUBLIC REALM

ALL IMAGES AND FIGURES APPROXIMATE
HANDEL ARCHITECTS FOR THE PEEBLES CORPORATION | 10 OCTOBER 2018
PRELIMINARY SHADOW STUDIES

JUNE 21 | 9:00 AM

JUNE 21 | 12:00 PM

JUNE 21 | 3:00 PM

JUNE 21 | 6:00 PM

ALL IMAGES AND FIGURES APPROXIMATE
PRELIMINARY SHADOW STUDIES
PRELIMINARY SHADOW STUDIES
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