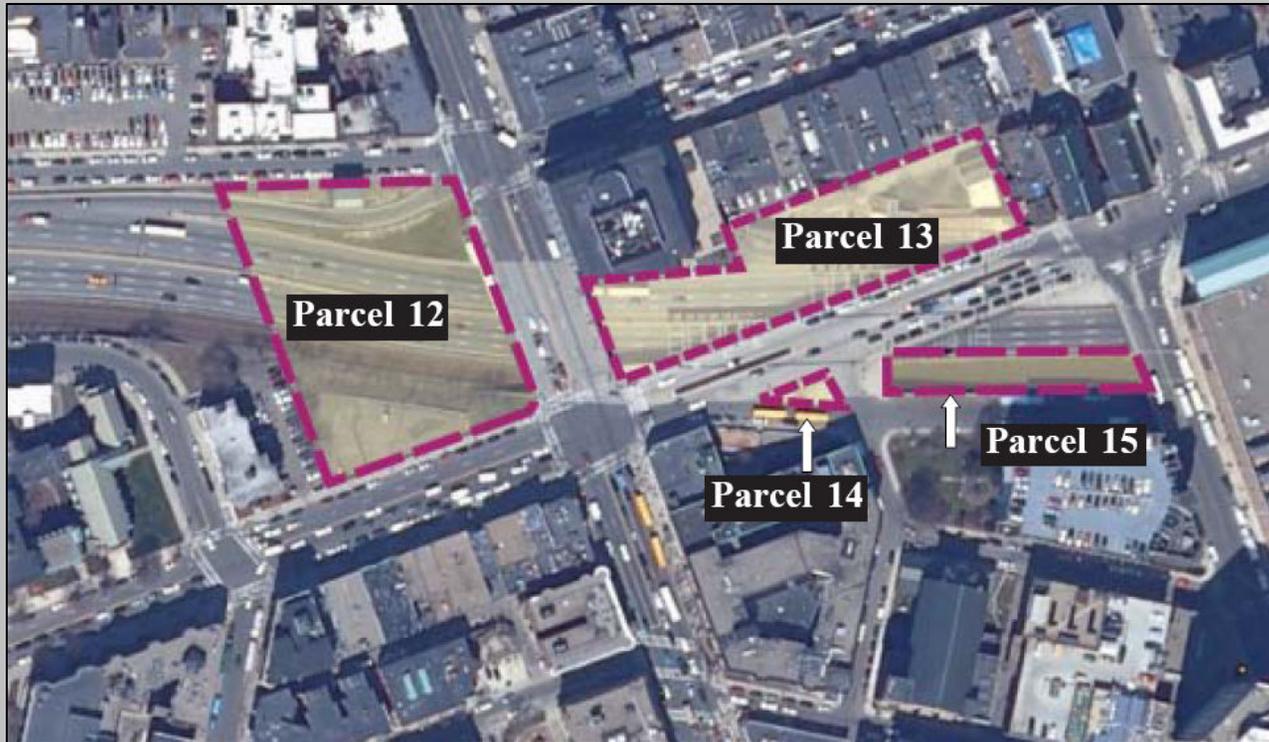


MassDOT Office of Real Estate and Asset Development  
Air Rights Parcels 12-15 Citizens Advisory Committee  
September 20, 2011



## Agenda

1. History of the Turnpike and of Turnpike air rights development
2. Overview of the proposals for Parcels 12-15





**EDITORIAL; OP-ED; Time to heal turnpike `scar'**

Cohen, Rachelle. *Boston Herald* [Boston, Mass] 18 Nov 1998: 037.



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**Eliminating Boston's other big blight**

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- Smaller projects that "reconnect" divided neighborhoods in the South End and Chinatown on the east side of the Copley/Prudential complex, and in Fenway alongside Lansdowne Street and Fenway Park on the west side.
- A park to reestablish the Emerald Necklace system at the point where the Mass. Pike crosses the Muddy River just before Kenmore Square.





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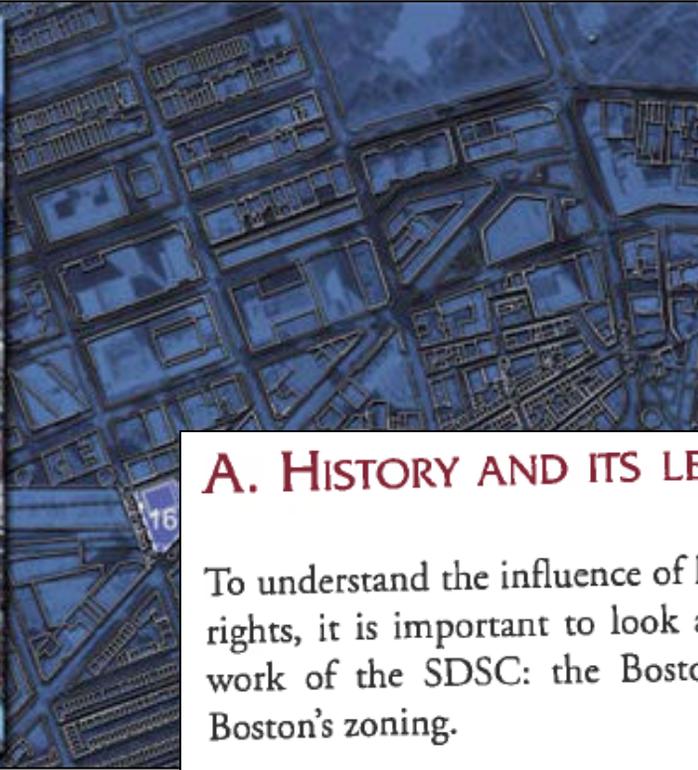
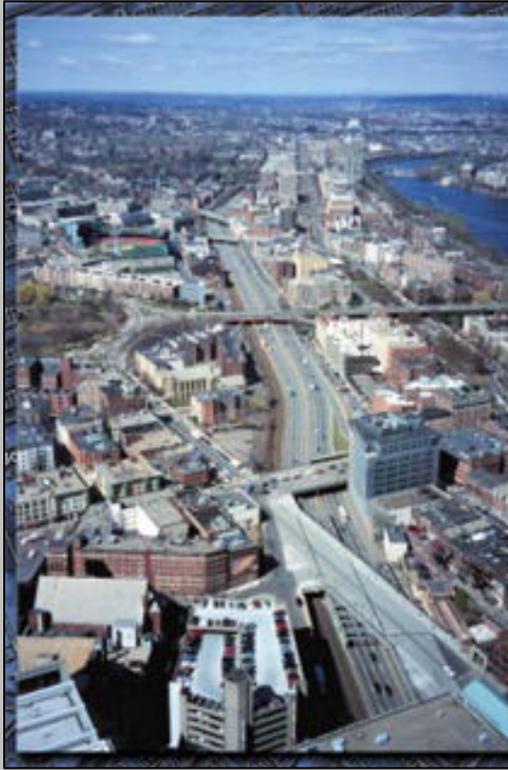
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Massachusetts Turnpike. When completed, something once expected to happen in 2010, it would reconnect the Back Bay and South End neighborhoods, which are separated by the turnpike.





## A. HISTORY AND ITS LESSONS

To understand the influence of history in planning for Turnpike air rights, it is important to look at two themes that intersect in the work of the SDSC: the Boston extension of the Turnpike and Boston's zoning.

### THE BOSTON EXTENSION OF THE TURNPIKE

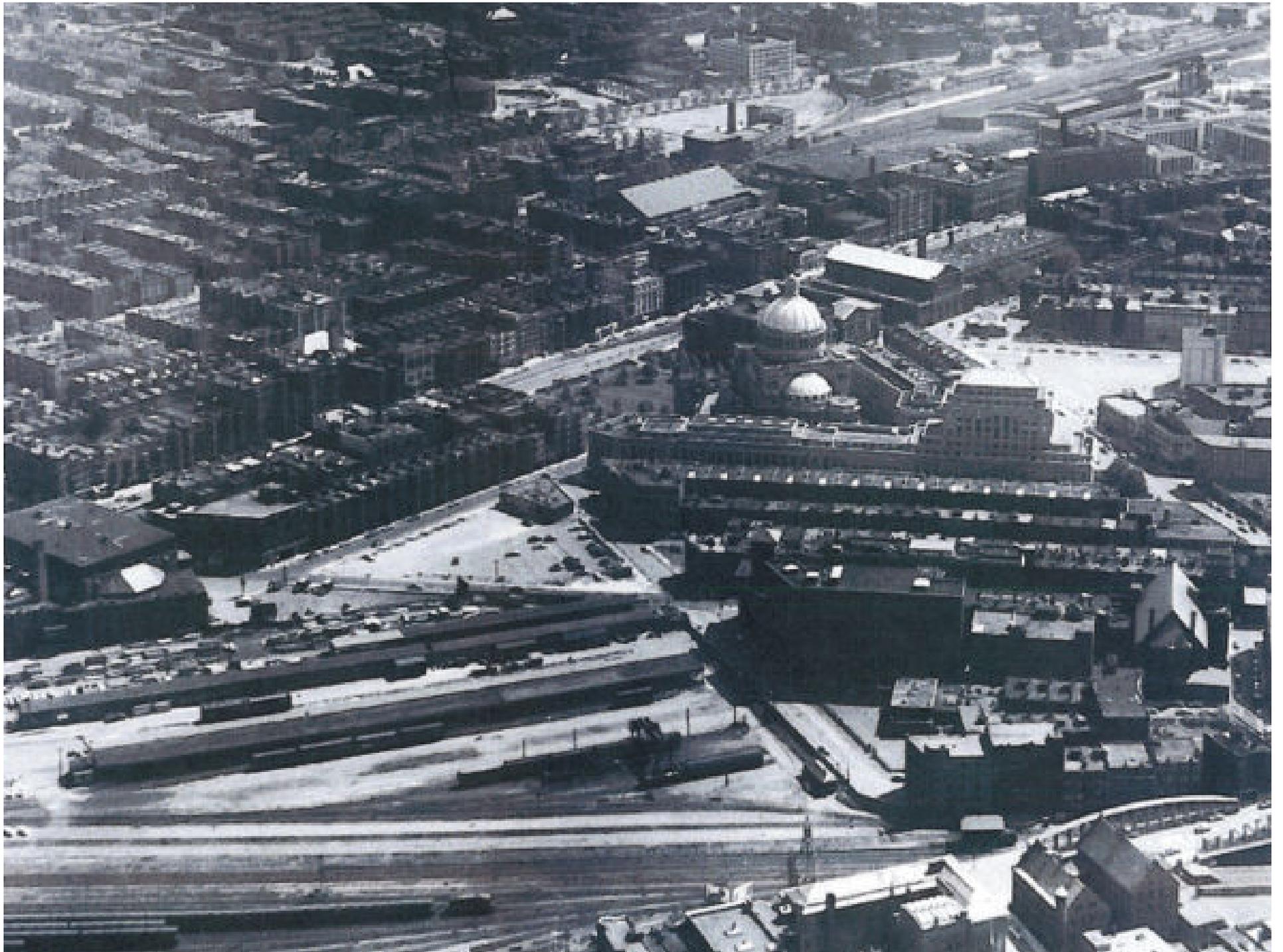
The Boston extension of the Massachusetts Turnpike was built along side the Boston and Albany mainline of the New York Central Railroad. The railroad tracks, which date to the mid-19th century, represented a significant barrier that dictated the street pattern and configuration of entire neighborhoods and formed a barrier dividing the South End from the Back Bay, Bay Village, Chinatown, and downtown. Land adjacent to the railroad became an industrial corridor that further separated neighborhoods and extended almost continuously from downtown to Allston-Brighton.



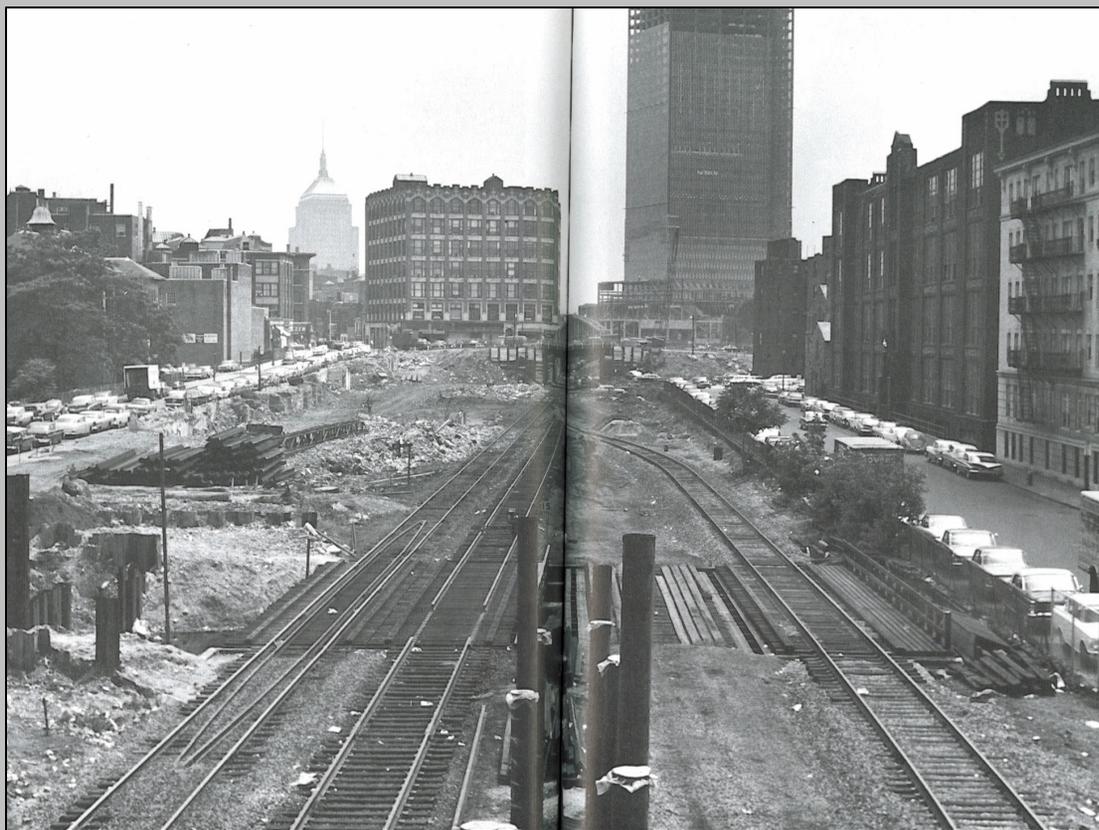




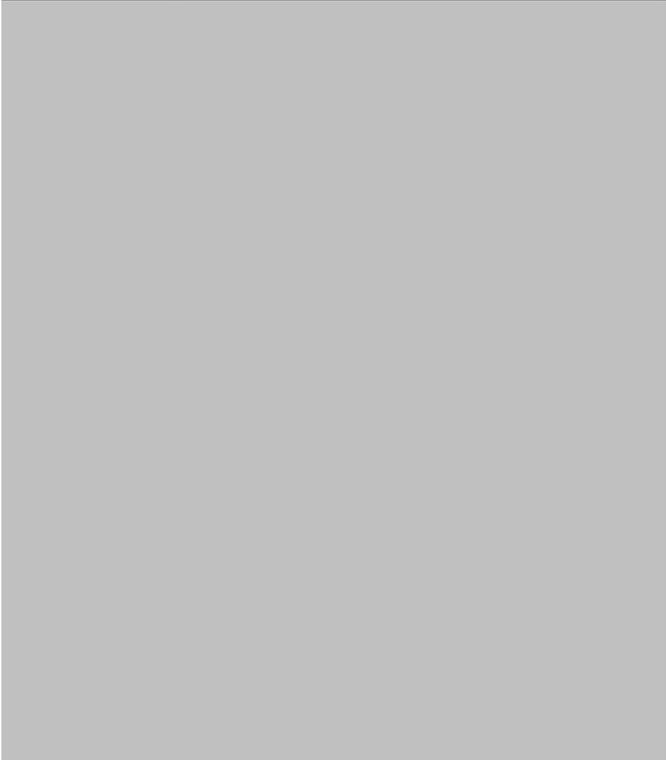
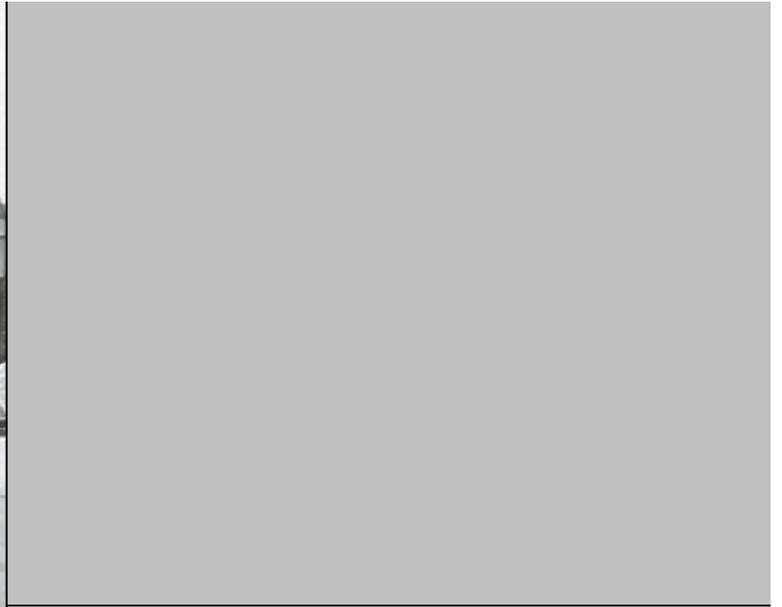


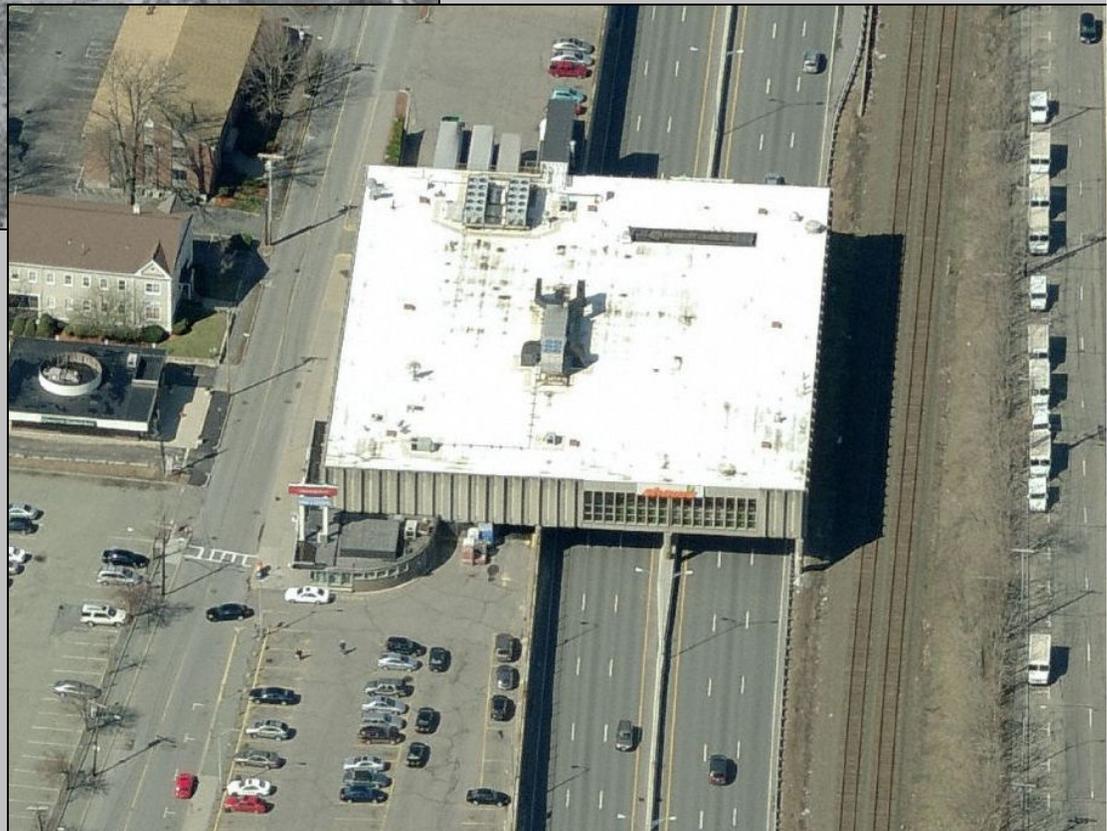
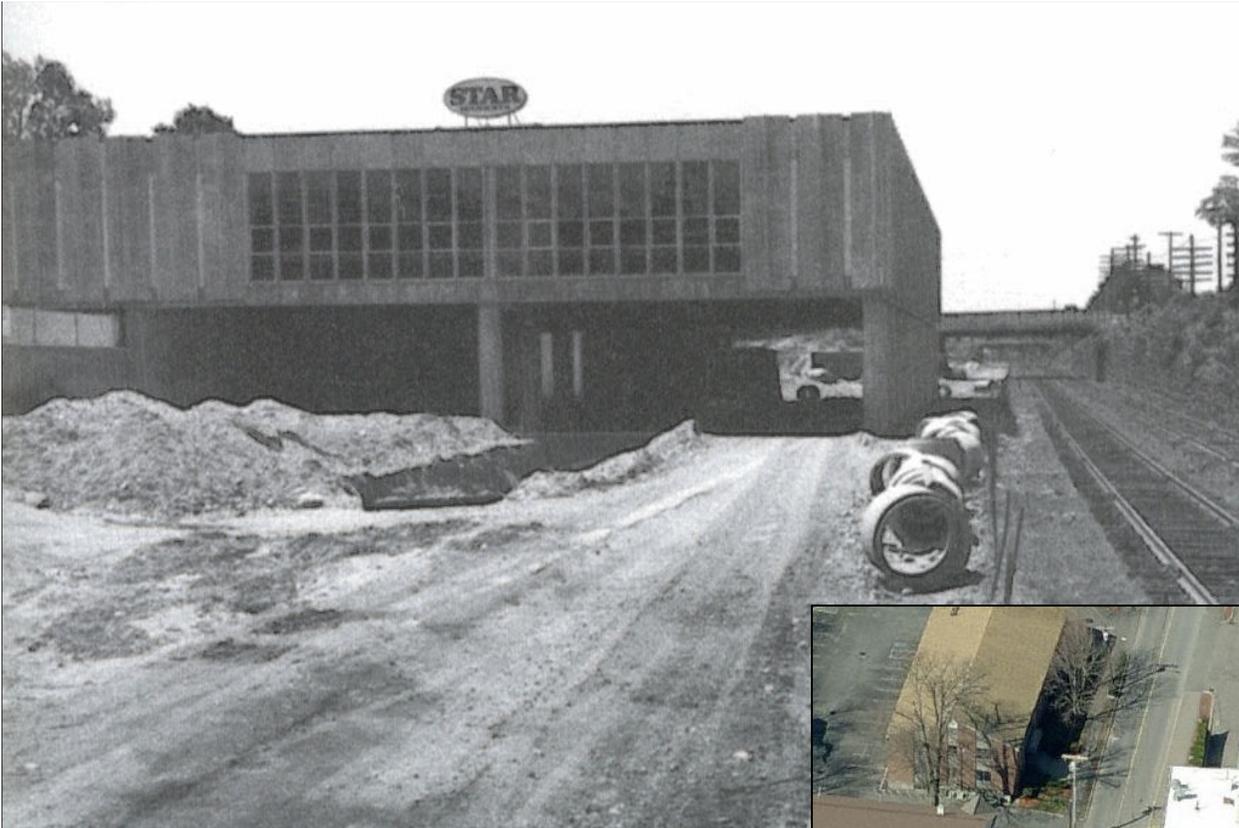














**Timeline:**

1957 – Turnpike opens

1965 – Boston extension opens

1968 – Gateway Realty Trust Hotel, parking garage, and office building (a planned phase II of development never materialized)





**Timeline:**

1957 – Turnpike opens

1965 – Boston extension opens

1976 – Hancock Garage

(built concurrently with tower)

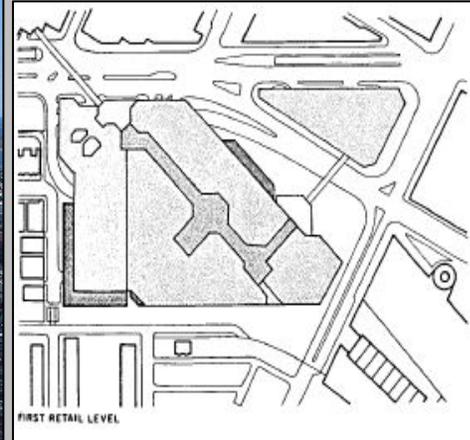


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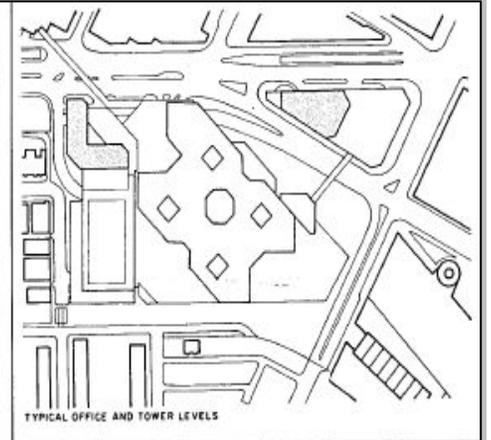
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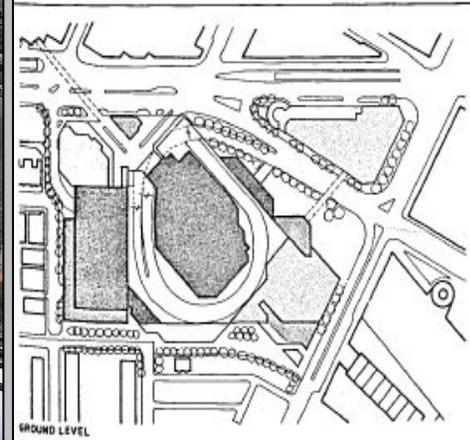
1984 – Copley Place



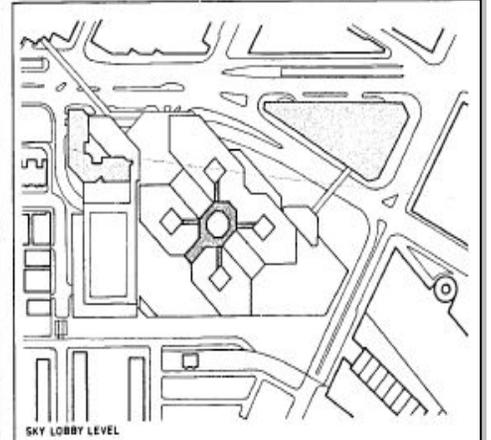
FIRST RETAIL LEVEL



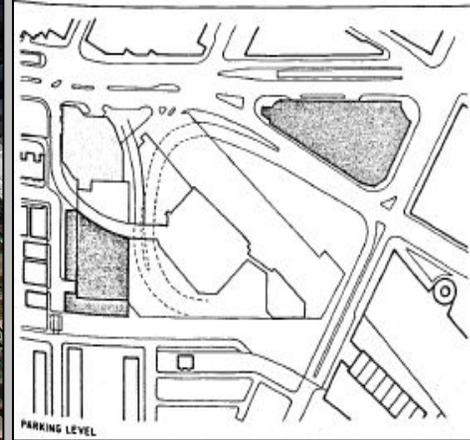
TYPICAL OFFICE AND TOWER LEVELS



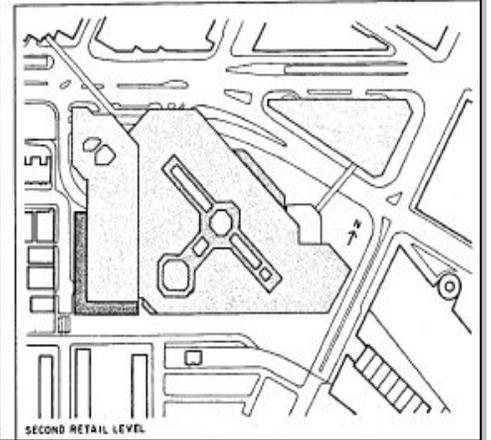
GROUND LEVEL



SKY LOBBY LEVEL



PARKING LEVEL



SECOND RETAIL LEVEL



Prudential / St Botolph



Prudential / St Botolph

## Pike Air Rights Begin to Glitter

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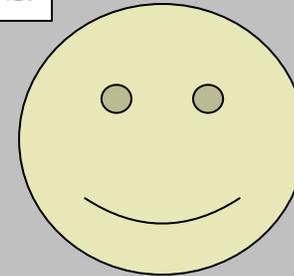
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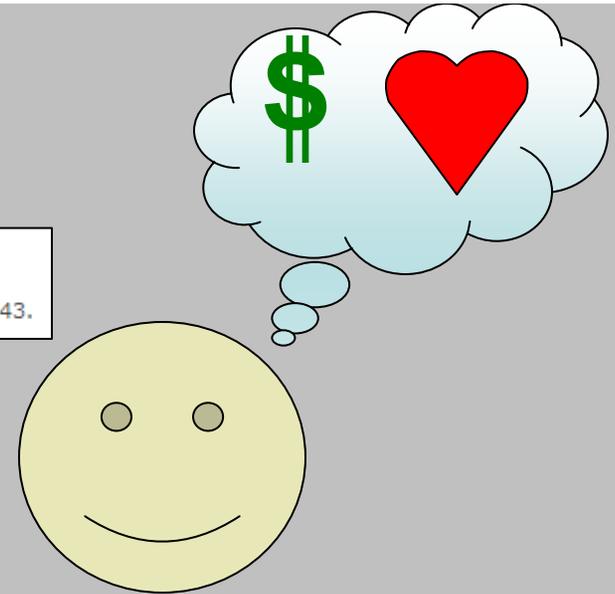
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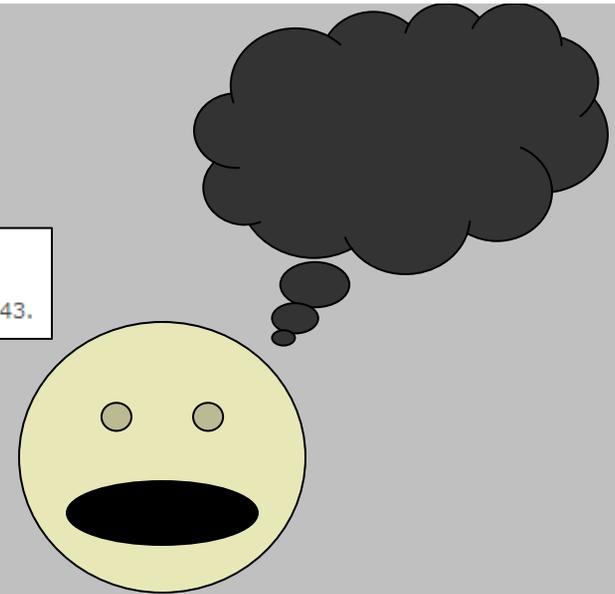
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The Millennium project is throwback to the '60s attitude -- build at any cost without concern for its impact: [City Edition]

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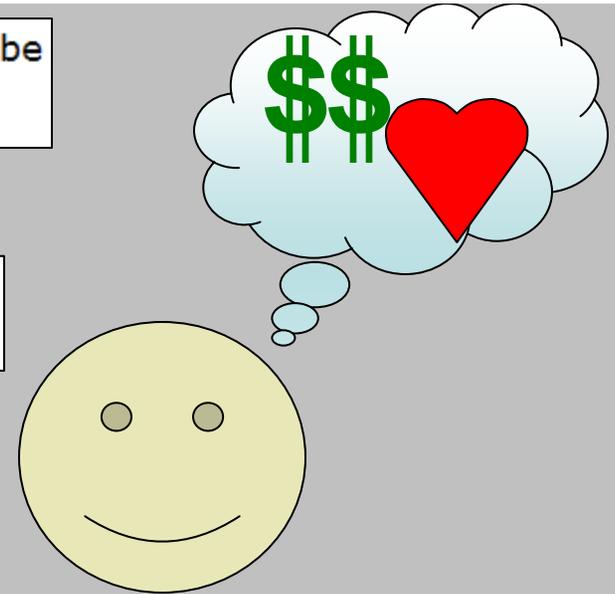
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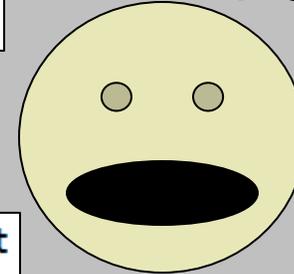
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Pike's towering disappointment - Developers must think smaller on air-rights sites: [All Editions]

*Boston Herald* [Boston, Mass] 09 May 2001: 029.

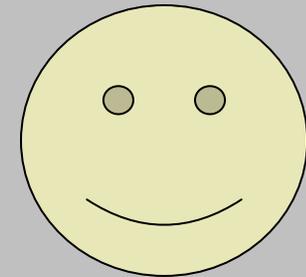


**PROGRESS ATOP THE PIKE: [THIRD EDITION]**

*Boston Globe* [Boston, Mass] 18 Feb 2003: .10.

**\$300M PROJECT IS NOW ON DECK MIXED-USE COMPLEX WOULD ELIMINATE GAP OVER TURNPIKE: [THIRD EDITION]**

Palmer, Thomas C, Jr. *Boston Globe* [Boston, Mass] 21 June 2003: C.1.



**Back Bay tower project's future looks up: [All Editions]**

*Boston Herald* [Boston, Mass] 30 June 2005: 034.

**Fenway's new frontier ; Pike to sell rights to build over road:**

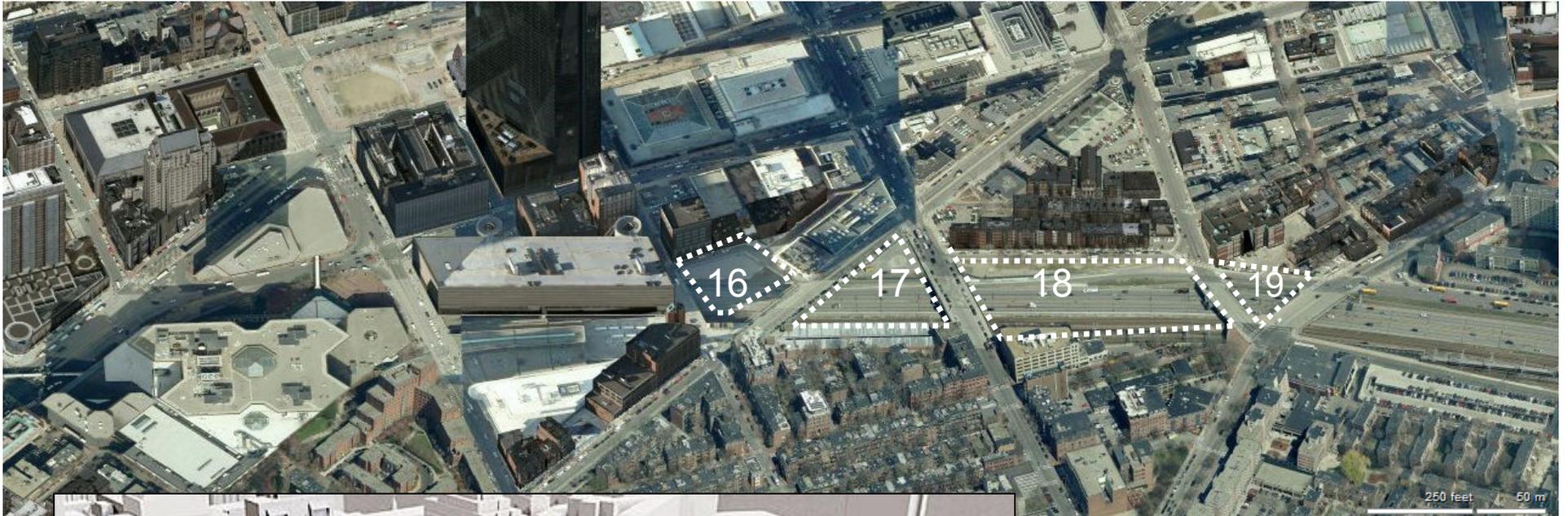
*Boston Herald* [Boston, Mass] 27 Nov 2006: 24.

**THIS GUY JUST WON'T QUIT; Tower-hungry Rosenthal files another Pike plan: [All Editions]**

*Boston Herald* [Boston, Mass] 03 Sep 2004: 035.

**Pike seeks bids on air-rights sites**

Anonymous. *Boston Herald* [Boston, Mass] 30 Sep 2008: 27.



2008 - Columbus Center

# Columbus Center's plug pulled

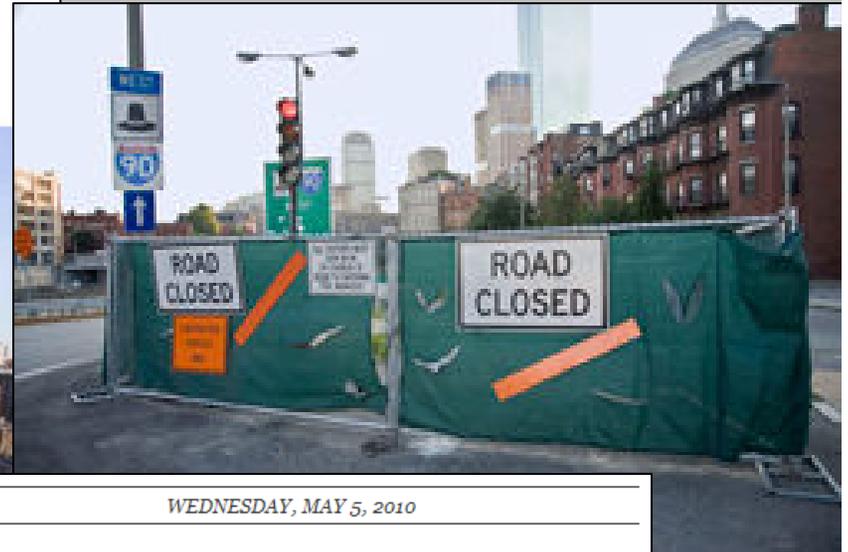
Developer backs out after 13 years



The five-building Columbus Center development was to be built over a section of the Massachusetts Turnpike and link the South End and the Back Bay. The site is shown in an overhead view from Clarendon Street. (Dina Rudick/Globe Staff)

By Casey Ross

Globe Staff / March 11, 2010



WEDNESDAY, MAY 5, 2010

## Columbus Center neighbors: Fix our community first

MassDOT told to clean up surface parcel aesthetics before working on infrastructure

By KATE VANDER WIEDE

~~2010 - Columbus Center~~

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Globe Staff / March 11, 2010



WEDNESDAY, MAY 5, 2010

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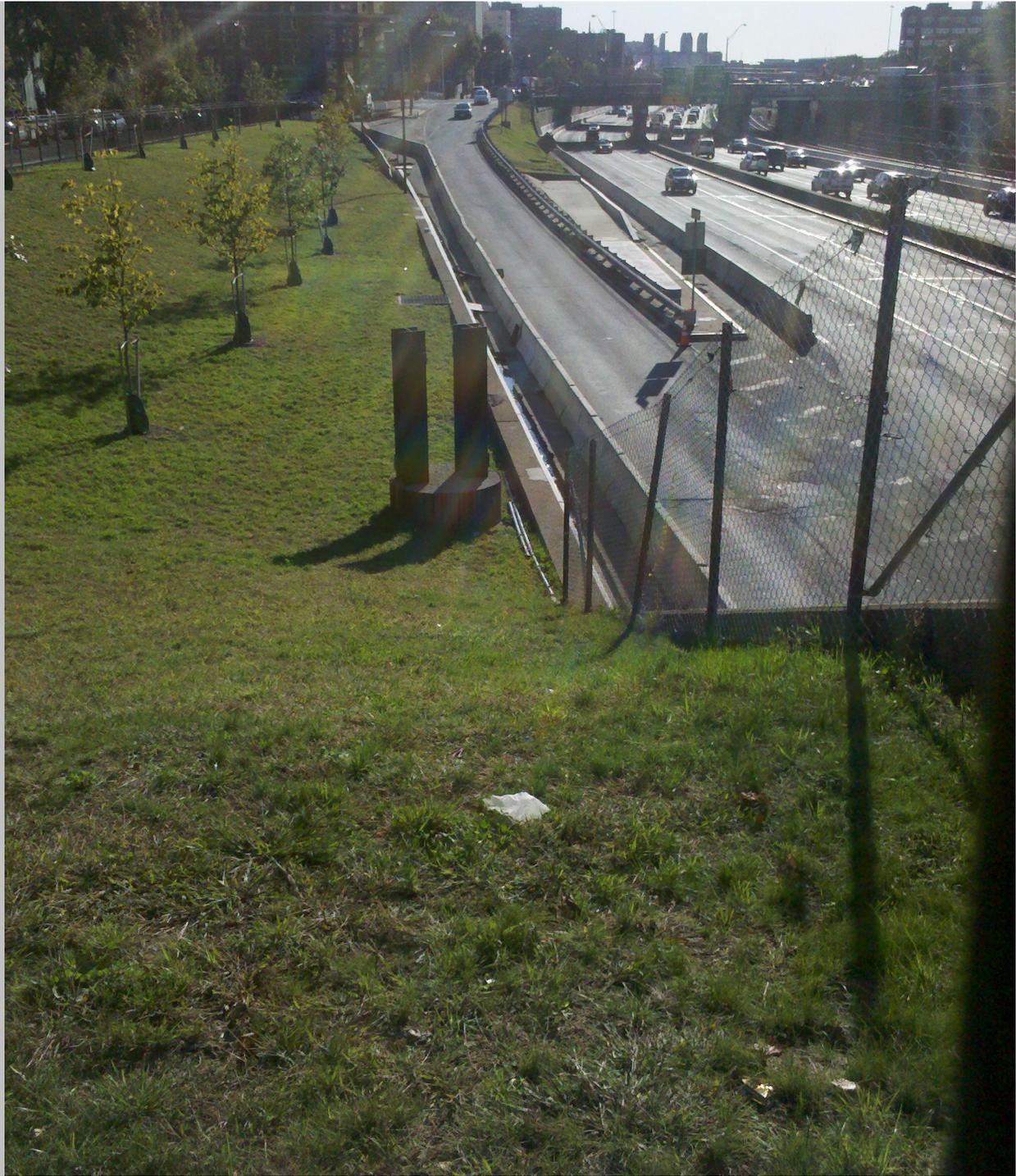


~~2010 - Columbus Center~~

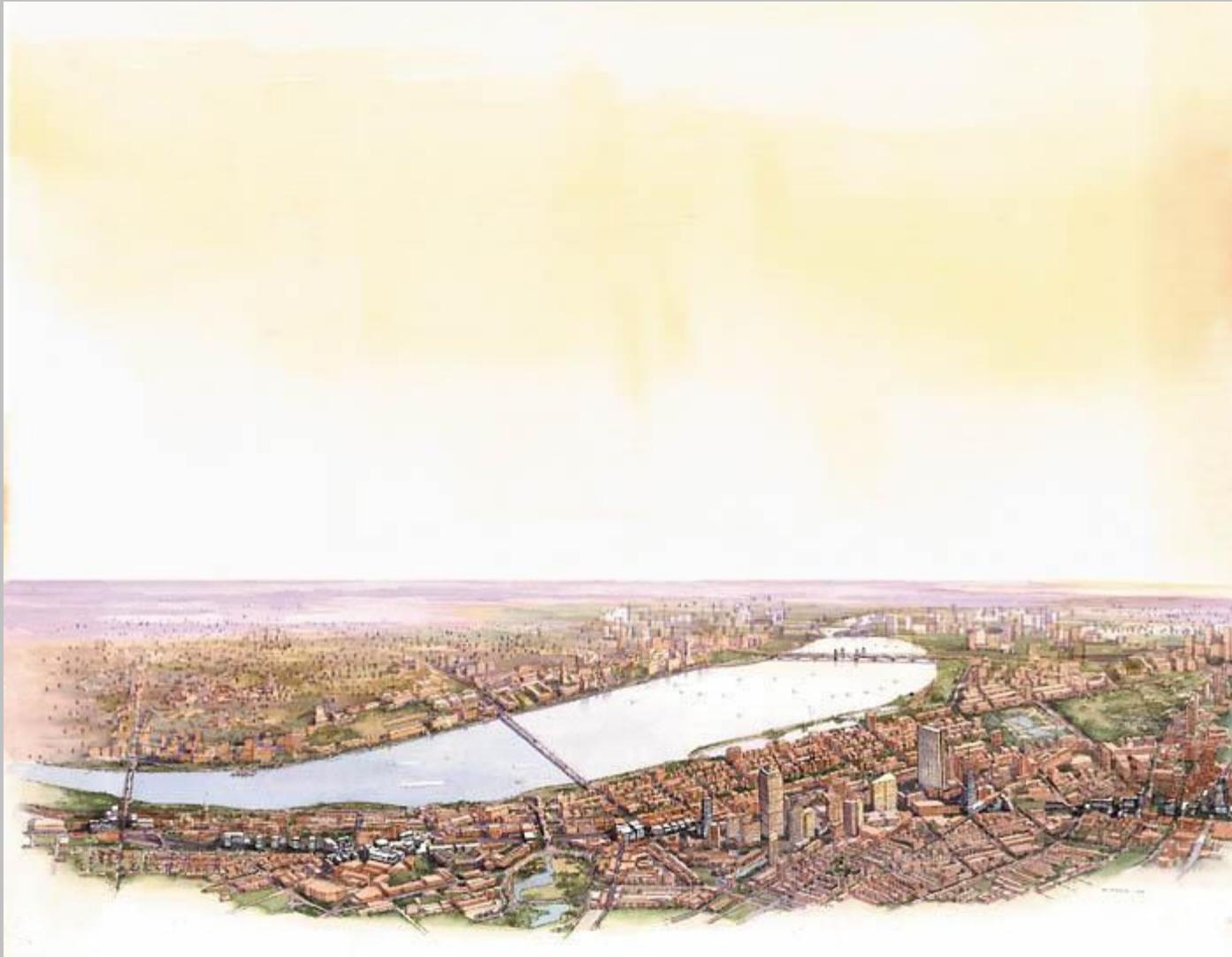
## State, Columbus Center developers in \$5.5m accord

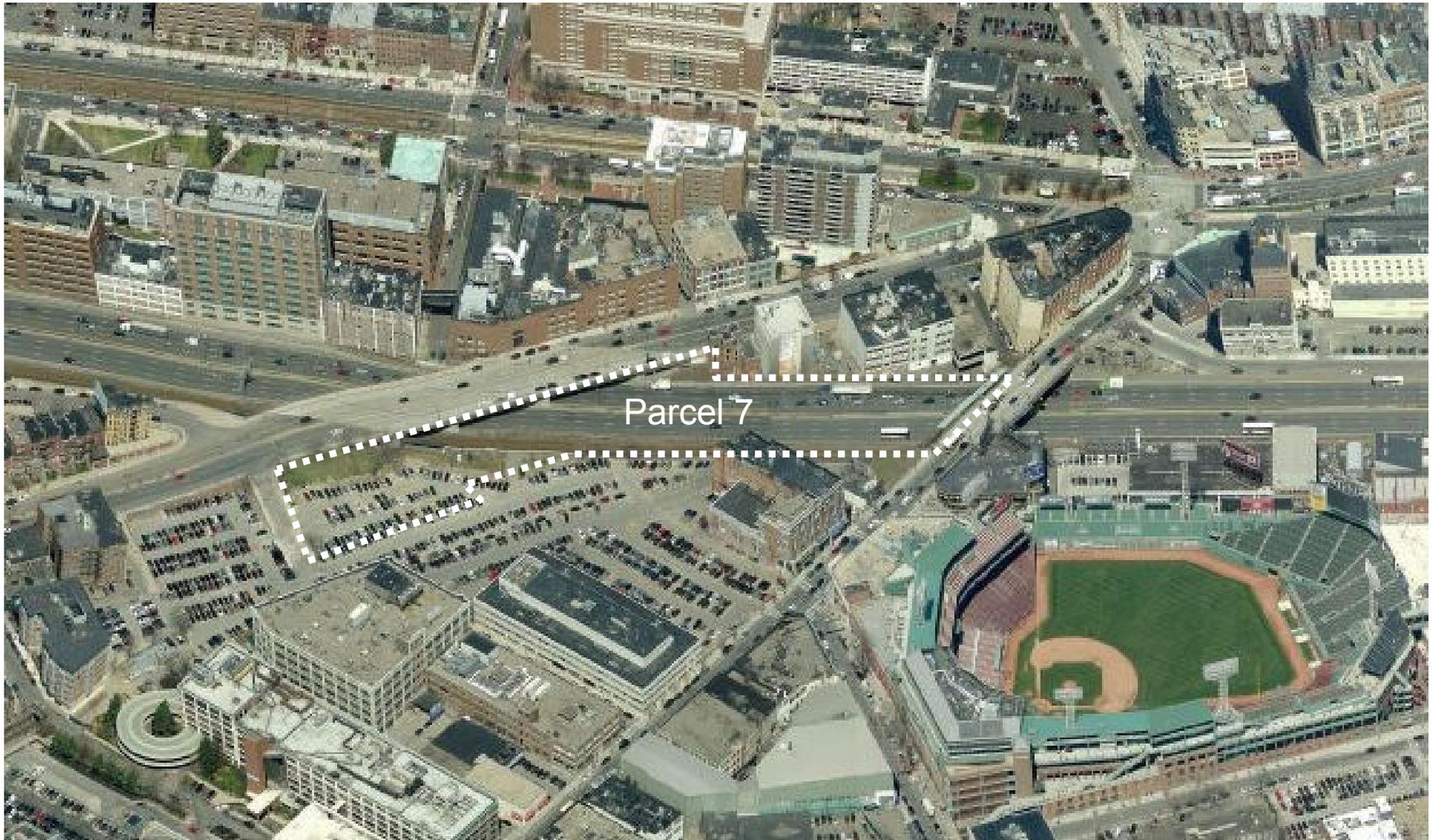
By Casey Ross

Globe Staff / November 24, 2010









2012 – Fenway Center



2012 – Fenway Center



2012 – Fenway Center

## **The travails of Fenway developer John Rosenthal**

Can this guy ever catch a break?

CommonWealth REIT, formerly known as HRPT, is suing the city of Boston and city zoning officials to stop Rosenthal's One Fenway plan and the revamp of the Yawkey commuter rail stop into a major rail and bus hub, the Boston Courant reports.



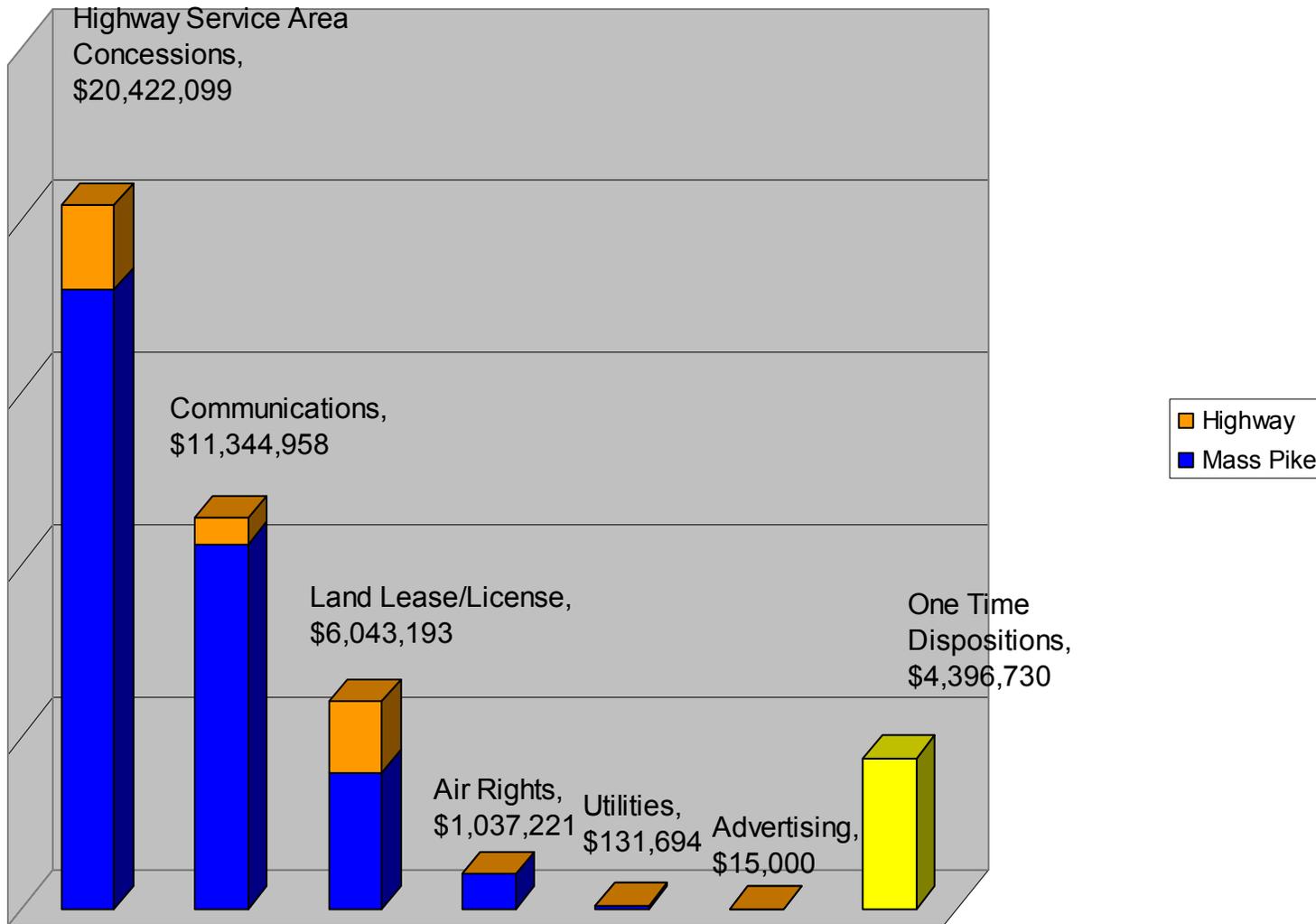


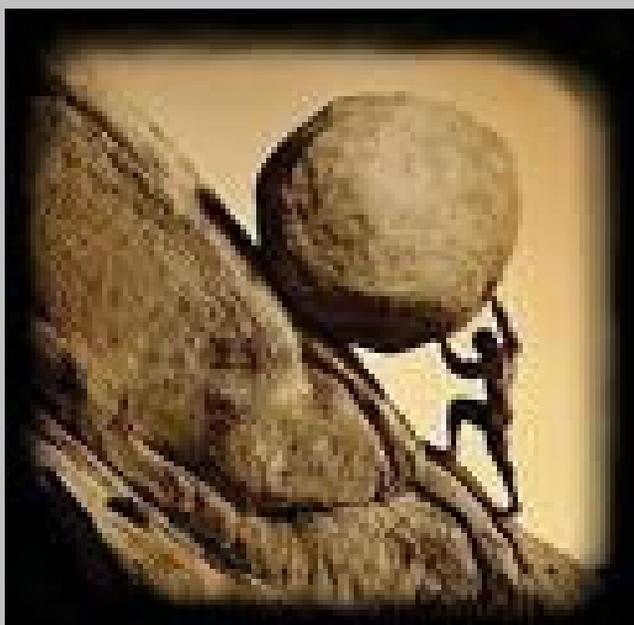
**COPLEY PLACE**  
RETAIL EXPANSION AND RESIDENTIAL ADDITION

FIGURE 1-1 AERIAL VIEW LOOKING SOUTH

**BLUEN | MANFREDI**  
ARCHITECTS

**FY '10-'11 OREAD  
Revenues by Category  
Total: \$43,390,895**









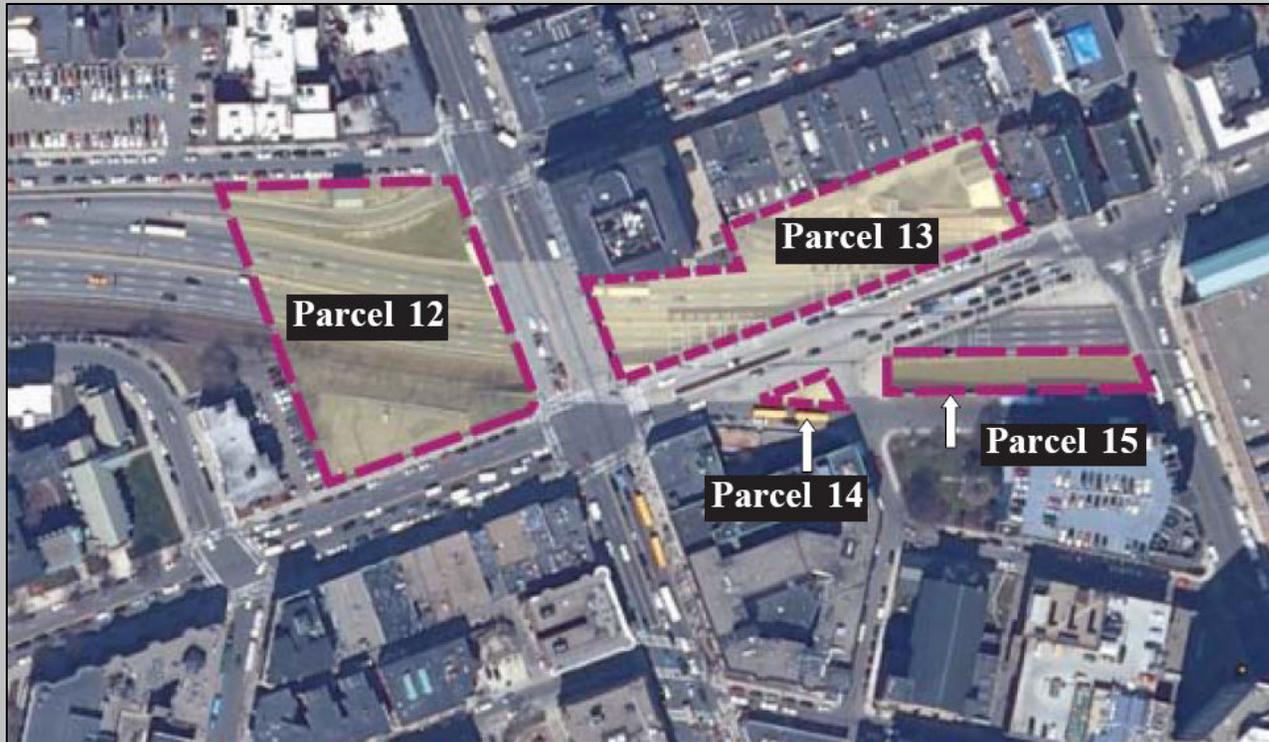












## Agenda

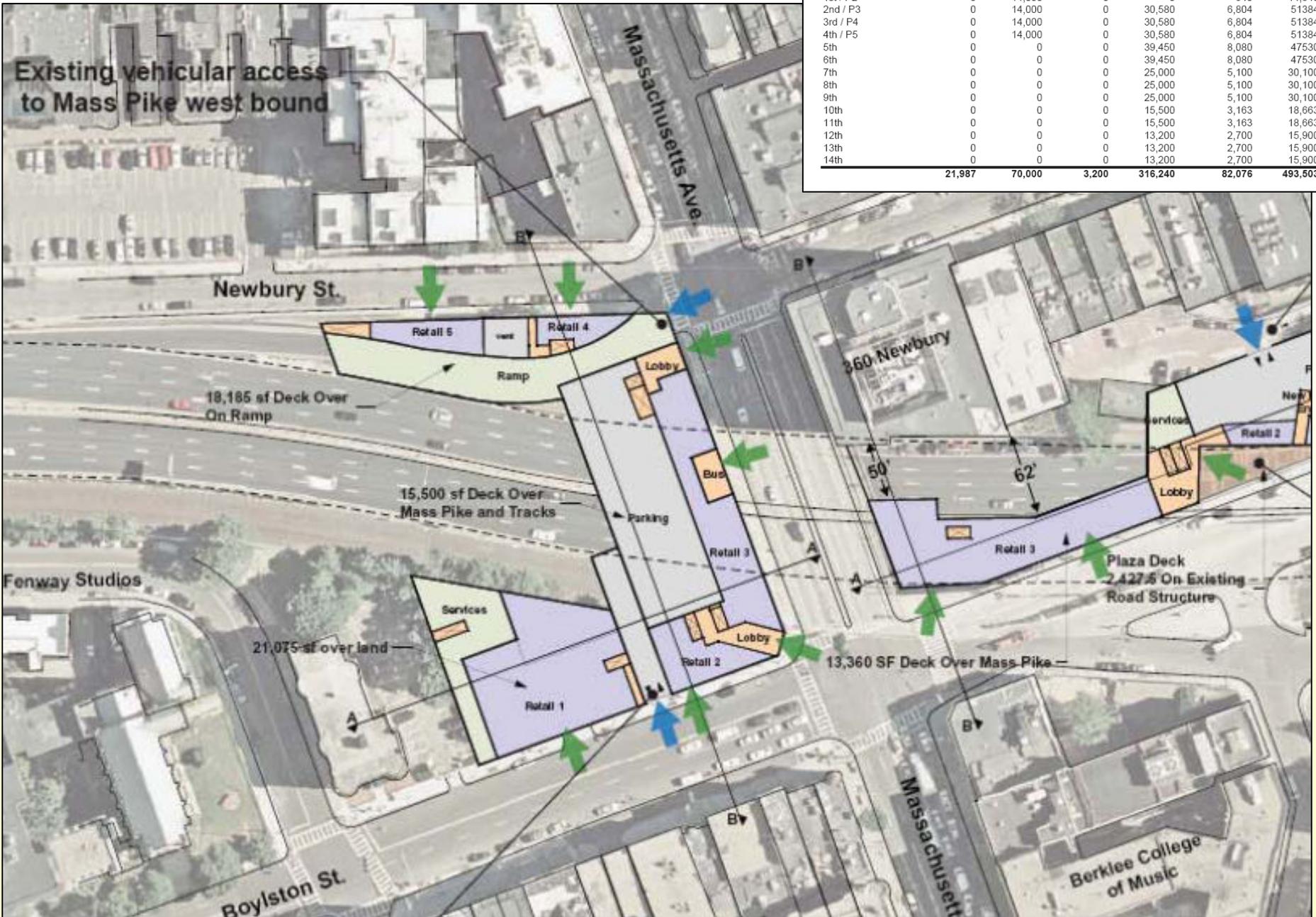
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2. Overview of the proposals for Parcels 12-15

## Parcel 12 Proposals:

1. Trinity Financial
2. Weiner Ventures



# Parcel 12 Proposals - Trinity Financial



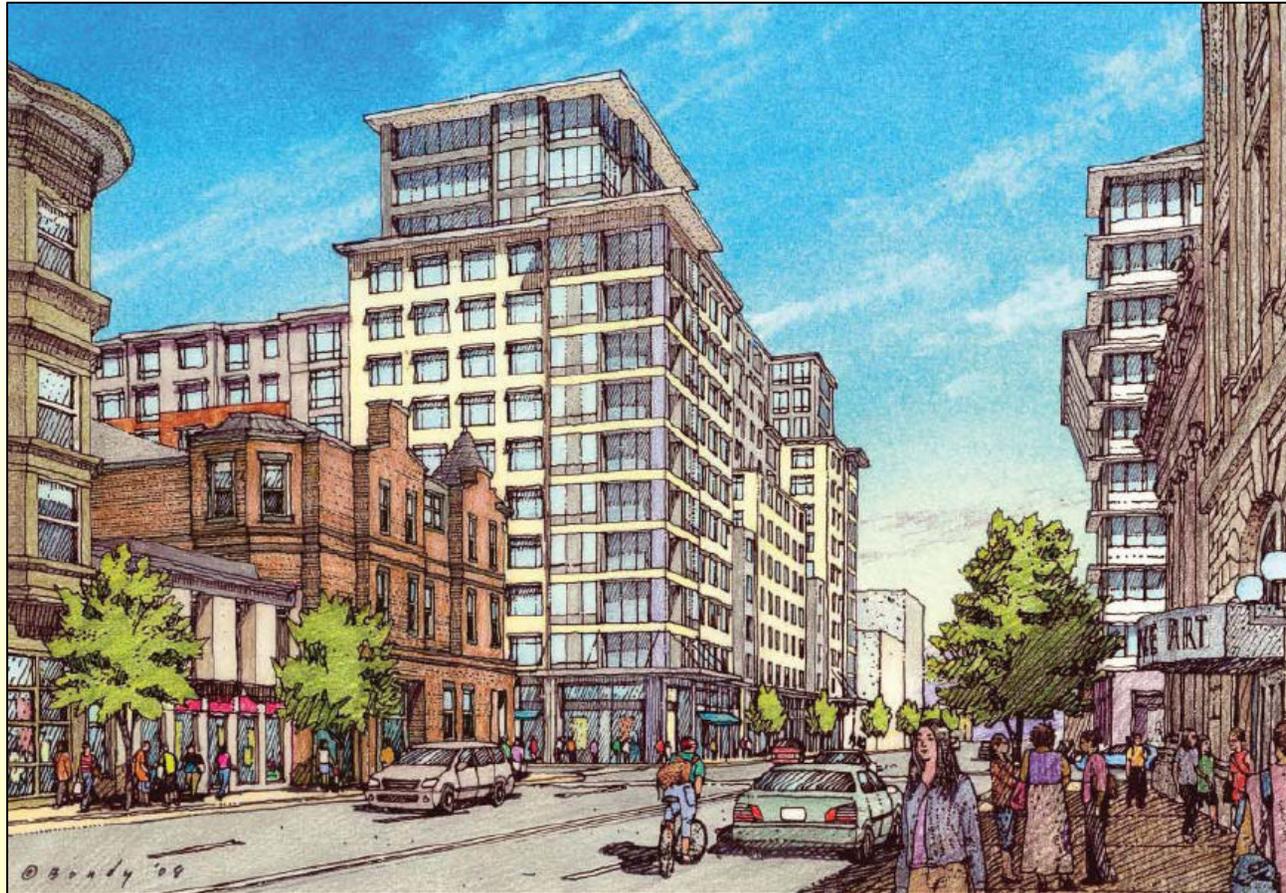
**Parcel 12**

Floor Level	Retail	Parking	Lobby	Housing	Service/Other	GSF
1st / P1	21,987	14,000	3,200	0	15,238	54,425
1st / P2	0	14,000	0	0	540	14,540
2nd / P3	0	14,000	0	30,580	6,804	51,384
3rd / P4	0	14,000	0	30,580	6,804	51,384
4th / P5	0	14,000	0	30,580	6,804	51,384
5th	0	0	0	39,450	8,080	47,530
6th	0	0	0	39,450	8,080	47,530
7th	0	0	0	25,000	5,100	30,100
8th	0	0	0	25,000	5,100	30,100
9th	0	0	0	25,000	5,100	30,100
10th	0	0	0	15,500	3,163	18,663
11th	0	0	0	15,500	3,163	18,663
12th	0	0	0	13,200	2,700	15,900
13th	0	0	0	13,200	2,700	15,900
14th	0	0	0	13,200	2,700	15,900
	<b>21,987</b>	<b>70,000</b>	<b>3,200</b>	<b>316,240</b>	<b>82,076</b>	<b>493,503</b>

# Parcel 12 Proposals - Trinity Financial

## Parcel 12

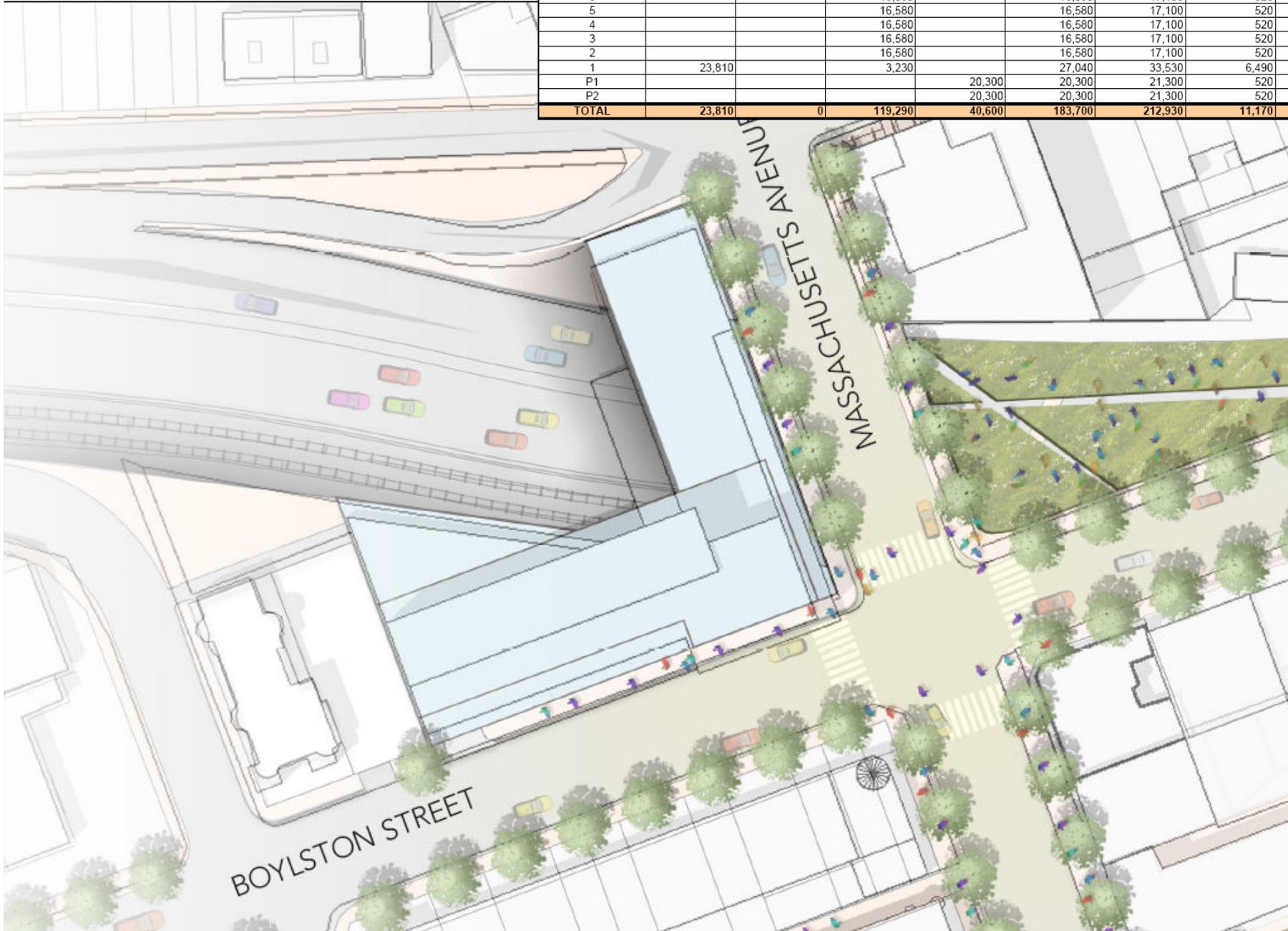
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2nd / P3	0	14,000	0	30,580	6,804	51,384
3rd / P4	0	14,000	0	30,580	6,804	51,384
4th / P5	0	14,000	0	30,580	6,804	51,384
5th	0	0	0	39,450	8,080	47,530
6th	0	0	0	39,450	8,080	47,530
7th	0	0	0	25,000	5,100	30,100
8th	0	0	0	25,000	5,100	30,100
9th	0	0	0	25,000	5,100	30,100
10th	0	0	0	15,500	3,163	18,663
11th	0	0	0	15,500	3,163	18,663
12th	0	0	0	13,200	2,700	15,900
13th	0	0	0	13,200	2,700	15,900
14th	0	0	0	13,200	2,700	15,900
	21,987	70,000	3,200	316,240	82,076	493,503



# Parcel 12 Proposals - Weiner Ventures

## BOYLSTON WEST DEVELOPMENT (PARCEL 12)

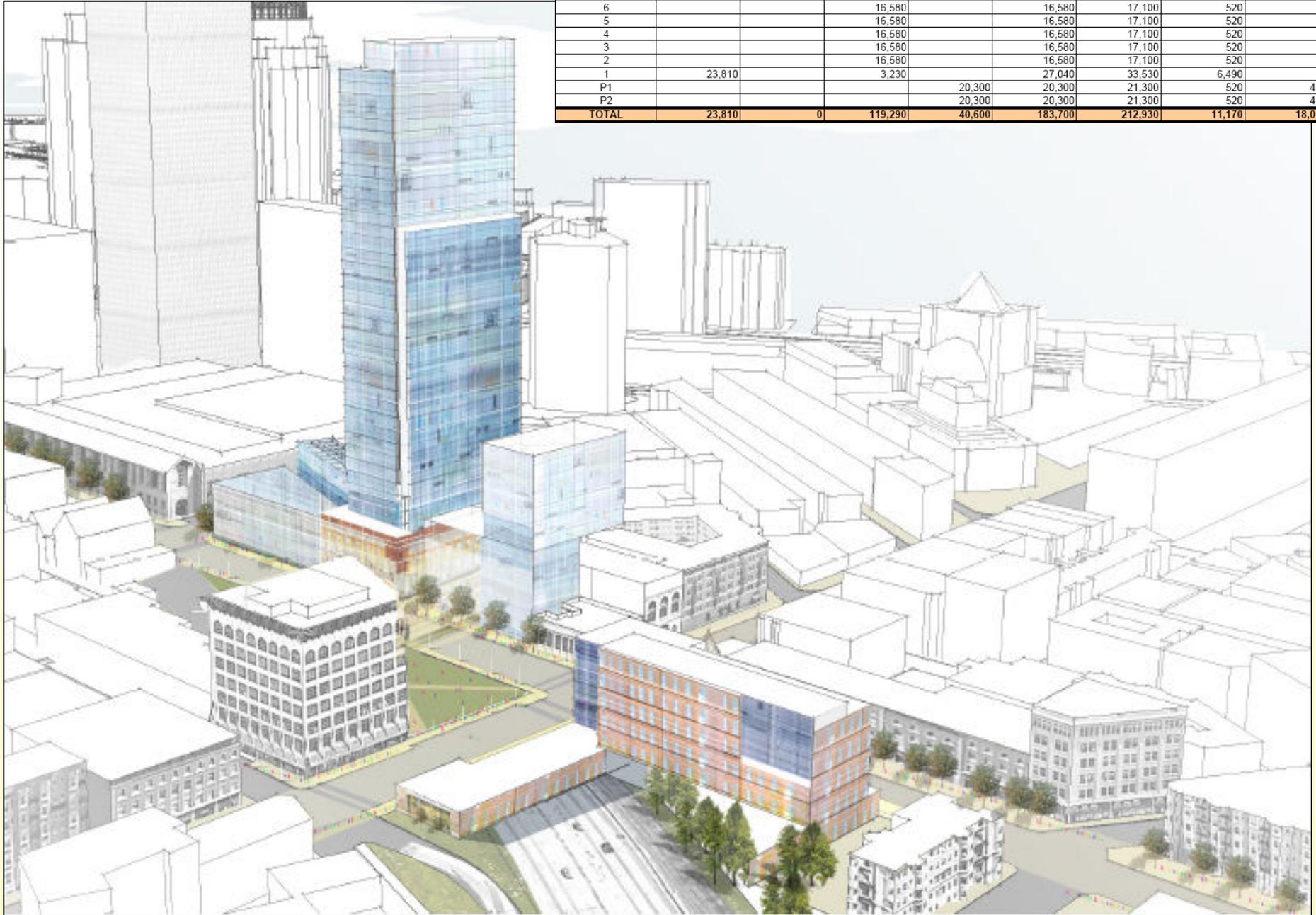
FLOOR LEVEL	RETAIL	OFFICE	RESIDENTIAL	PARKING	TOTAL NET AREA	GROSS AREA	CIRCULATION	MECHANICAL
PENTHOUSE					0	17,100		17,100
8			16,580		16,580	17,100	520	0
7			16,580		16,580	17,100	520	0
6			16,580		16,580	17,100	520	0
5			16,580		16,580	17,100	520	0
4			16,580		16,580	17,100	520	0
3			16,580		16,580	17,100	520	0
2			16,580		16,580	17,100	520	0
1	23,810		3,230		27,040	33,530	6,490	0
P1				20,300	20,300	21,300	520	480
P2				20,300	20,300	21,300	520	480
<b>TOTAL</b>	<b>23,810</b>	<b>0</b>	<b>119,290</b>	<b>40,600</b>	<b>183,700</b>	<b>212,930</b>	<b>11,170</b>	<b>18,060</b>



# Parcel 12 Proposals - Weiner Ventures

BOYLSTON WEST DEVELOPMENT (PARCEL 12)

FLOOR LEVEL	RETAIL	OFFICE	RESIDENTIAL	PARKING	TOTAL NET AREA	GROSS AREA	CIRCULATION	MECHANICAL
PENTHOUSE					0	17,100		17,100
8			16,580		16,580	17,100	520	0
7			16,580		16,580	17,100	520	0
6			16,580		16,580	17,100	520	0
5			16,580		16,580	17,100	520	0
4			16,580		16,580	17,100	520	0
3			16,580		16,580	17,100	520	0
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# Parcel 12 Proposals - Weiner Ventures

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3			16,580		16,580	17,100	520	0
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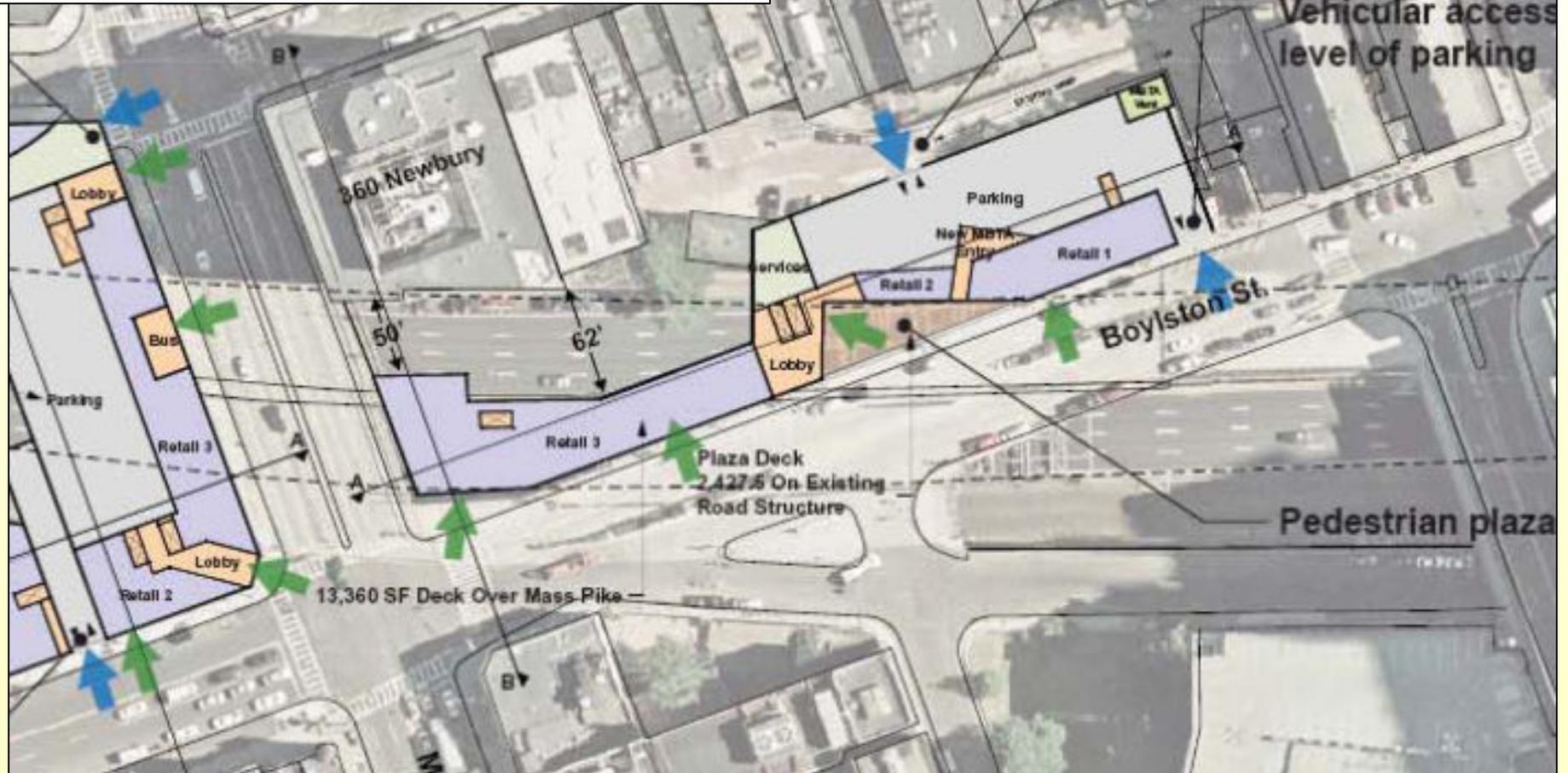
Parcel 13 Proposal - Trinity Financial



# Parcel 13 Proposal - Trinity Financial

## Parcel 13

Floor Level	Retail	Parking	Lobby	Housing	Service/Other	GSF
Basement / P1		11,331	0	0	555	11,886
1st / P2	12,808	11,331	2,159	0	3,939	30,237
1st / P3	0	11,331	0	0	555	11,886
2nd	0	0	0	23,100	5,066	28,166
3rd	0	0	0	23,100	5,066	28,166
4th	0	0	0	23,100	5,066	28,166
5th	0	0	0	23,100	5,066	28,166
6th	0	0	0	23,100	5,066	28,166
7th	0	0	0	10,150	2,221	12,371
8th	0	0	0	10,150	2,221	12,371
9th	0	0	0	10,150	2,221	12,371
10th	0	0	0	10,150	2,221	12,371
11th	0	0	0	10,150	2,221	12,371
	12,808	33,993	2,159	166,250	41,482	256,692

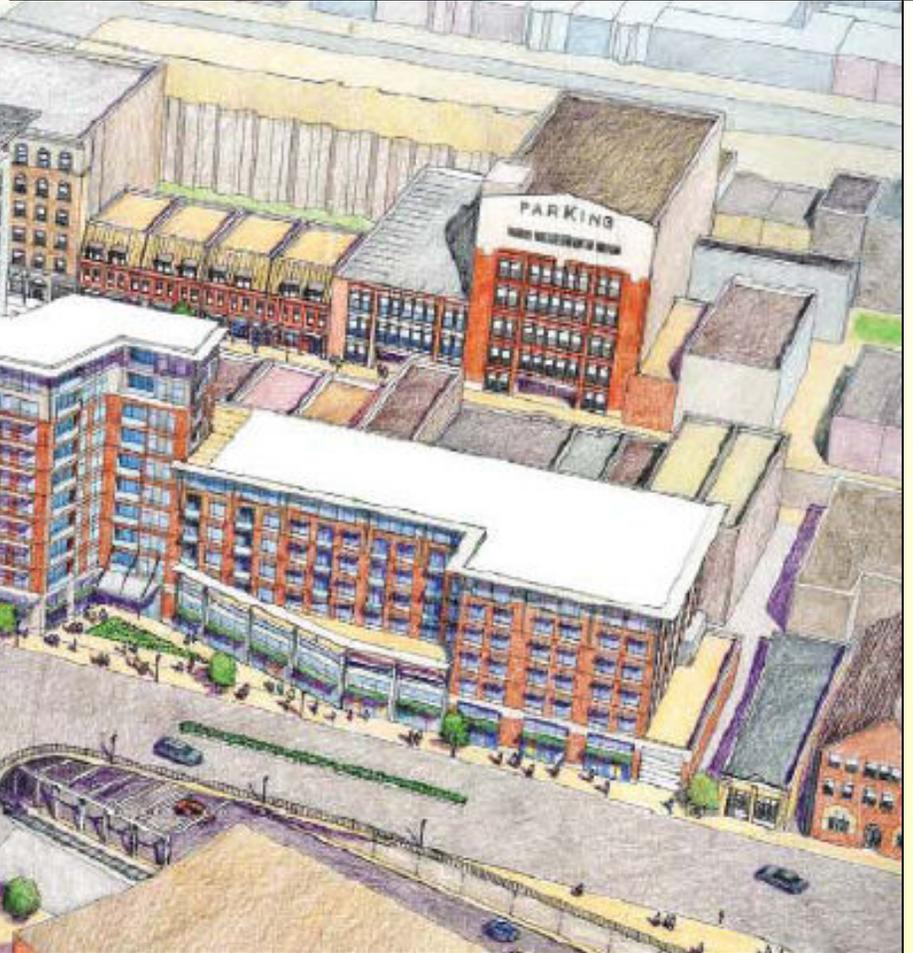


# Parcel 13 Proposal - Trinity Financial



## Parcel 13

Floor Level	Retail	Parking	Lobby	Housing	Service/Other	GSF
Basement / P1		11,331	0	0	555	11,886
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8th	0	0	0	10,150	2,221	12,371
9th	0	0	0	10,150	2,221	12,371
10th	0	0	0	10,150	2,221	12,371
11th	0	0	0	10,150	2,221	12,371
	<b>12,808</b>	<b>33,993</b>	<b>2,159</b>	<b>166,250</b>	<b>41,482</b>	<b>256,692</b>



## Parcel 13 Proposal - Trinity Financial

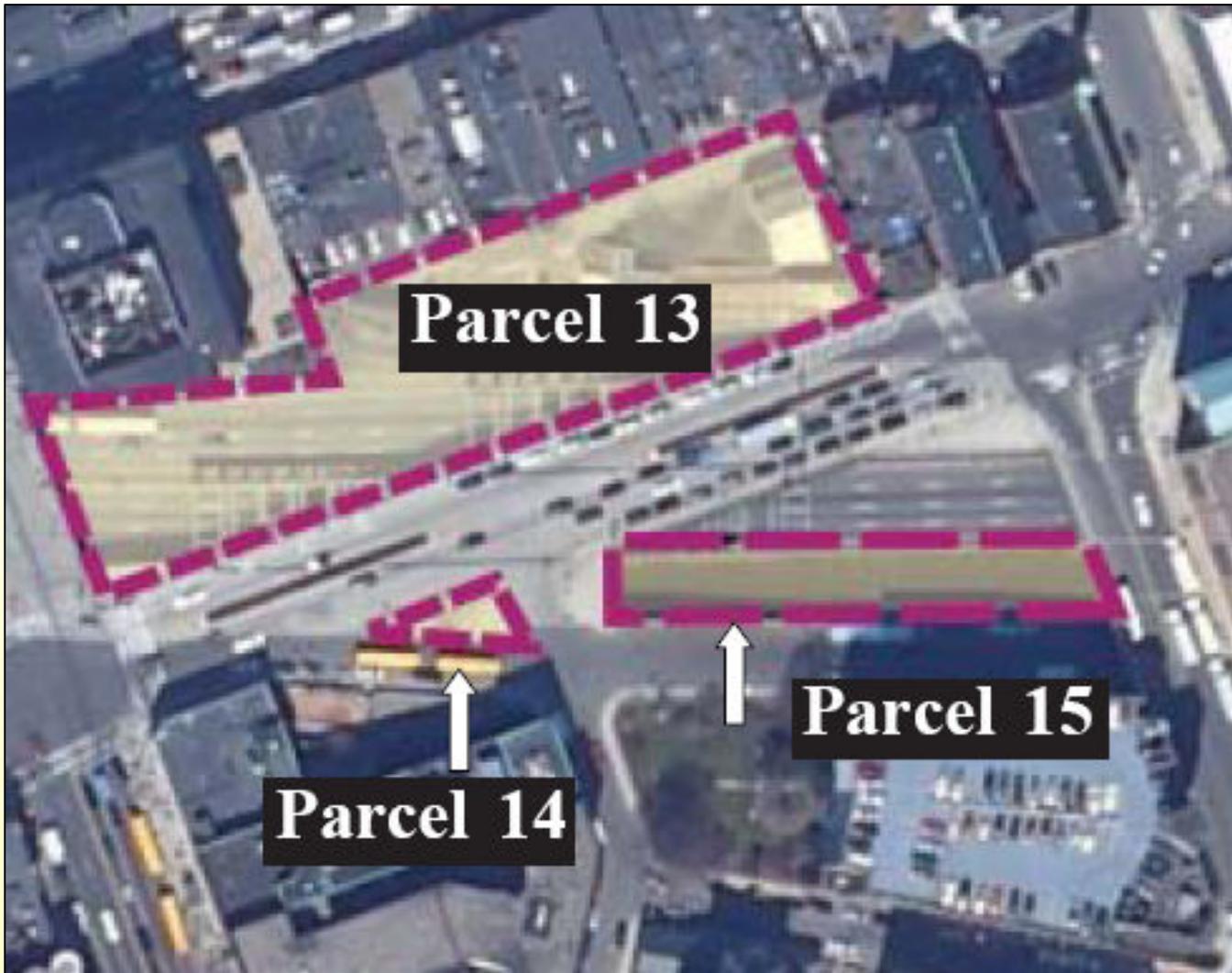


Parcel 13						
Floor Level	Retail	Parking	Lobby	Housing	Service/Other	GSF
Basement / P1		11,331	0	0	555	11,886
1st / P2	12,808	11,331	2,159	0	3,939	30,237
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10th	0	0	0	10,150	2,221	12,371
11th	0	0	0	10,150	2,221	12,371
	12,808	33,993	2,159	166,250	41,482	256,692



## Parcel 15 Proposals:

1. Weiner Ventures
2. Carpenter & Company
3. The Chiofaro Company



## Parcel 15 Proposals - Weiner Ventures

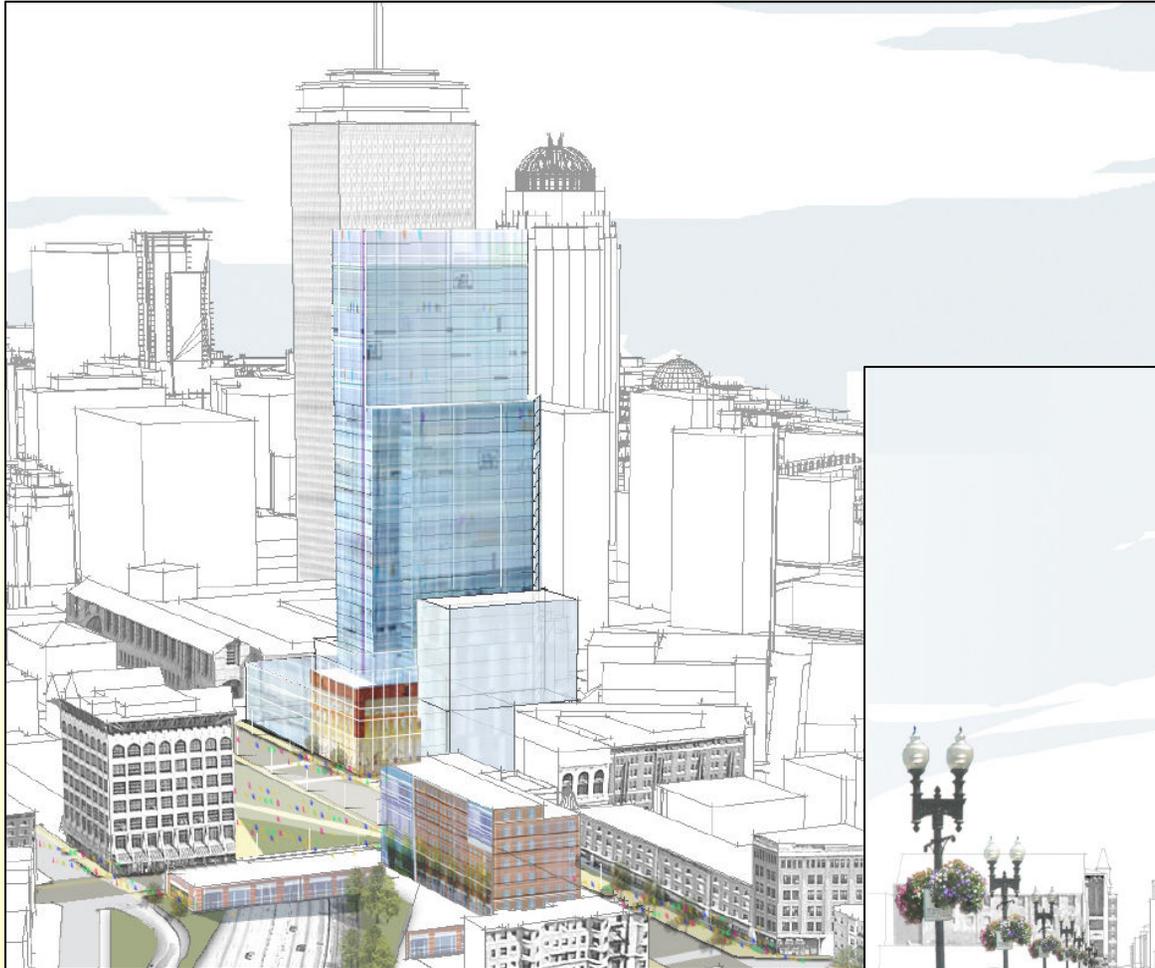
FLOOR LEVEL	RETAIL	OFFICE	RESIDENTIAL	PARKING	TOTAL NET AREA	GROSS AREA	CIRCULATION	MECHANICAL
BOYLSTON EAST	10,290	374,320	168,870	38,330	591,810	764,290	142,370	30,110



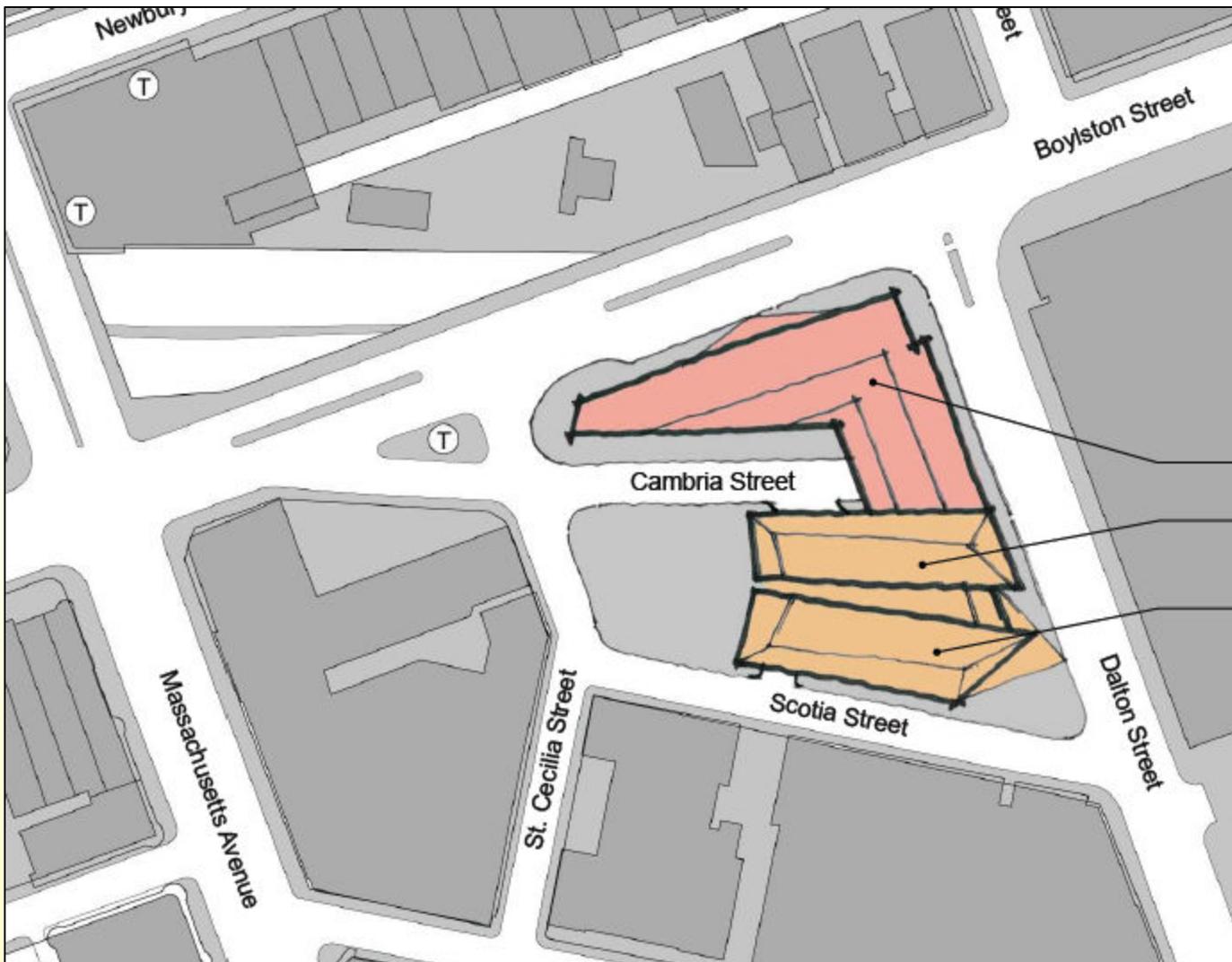
Incorporates parcel 14, Cambria Street, and the development parcel owned by the developer at 0 Scotia Street (at the intersection of Scotia, Cambria, and Saint Cecilia streets).

# Parcel 15 Proposals - Weiner Ventures

FLOOR LEVEL	RETAIL	OFFICE	RESIDENTIAL	PARKING	TOTAL NET AREA	GROSS AREA	CIRCULATION	MECHANICAL
BOYLSTON EAST	10,290	374,320	168,870	38,330	591,810	764,290	142,370	30,110



## Parcel 15 Proposals – Carpenter & Company



### Hotel

200 room limited service	122,900 GSF
Street Level Retail	13,500 GSF
2nd Level Hotel Fitness/Spa	3,600 GSF

### Office Tower

405,000 GSF

### Parking Garage

200,000 GSF

### Total Development 745,000 GSF

■ 7 Story Hotel

■ 8 Story Garage  
(Rework/Save Existing)

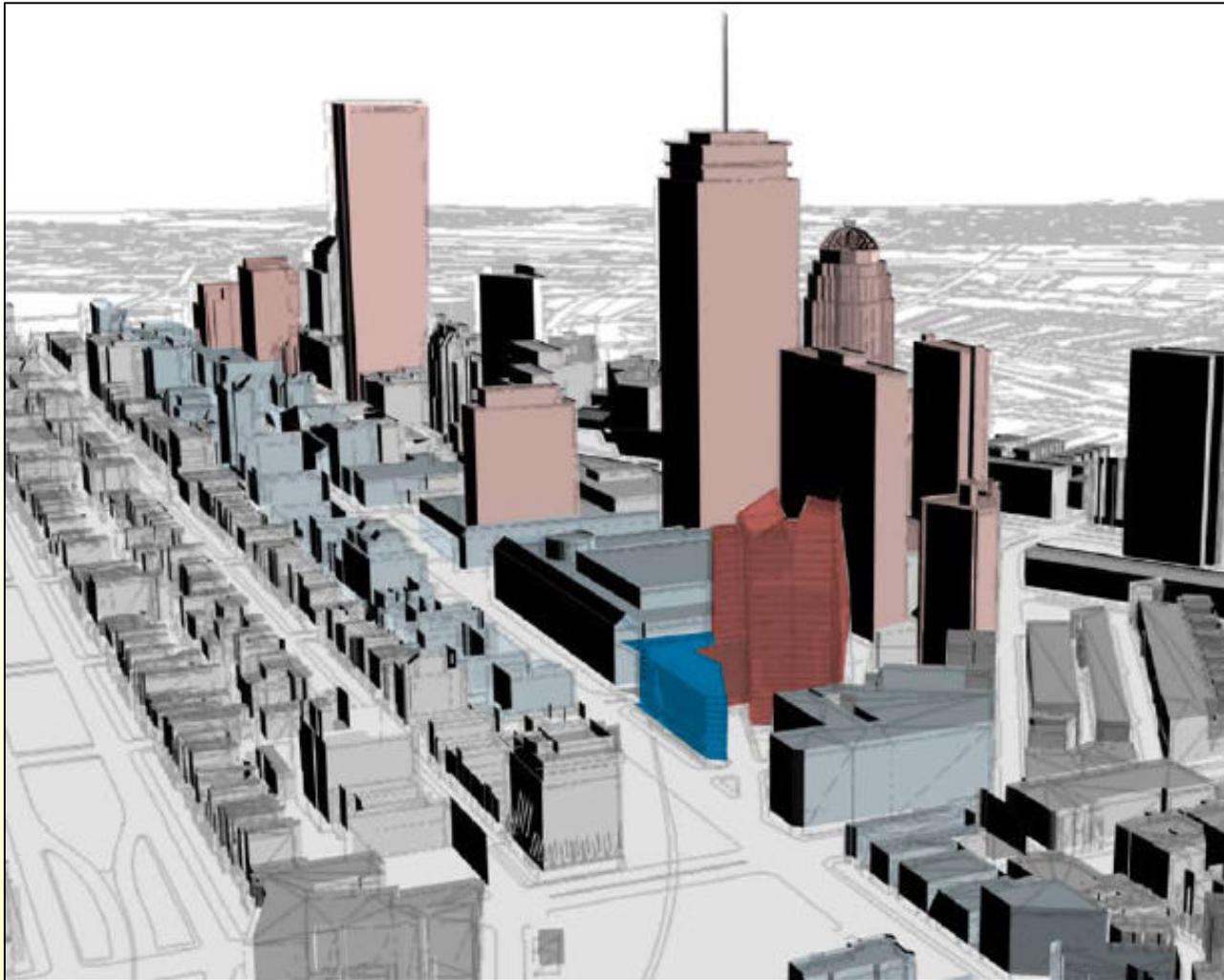
■ 16 Story New Office Tower

### Parking

500 existing spaces	
Hotel: 0.5/Key	100
Office: 0.75/1000 SF	300
Retail/Public	100
<b>Total</b>	<b>500</b>

Incorporates the existing garage owned by the developer on Cambria Street

## Parcel 15 Proposals – Carpenter & Company



### Hotel

200 room limited service	122,900 GSF
Street Level Retail	13,500 GSF
2nd Level Hotel Fitness/Spa	3,600 GSF

**Office Tower** 405,000 GSF

**Parking Garage** 200,000 GSF

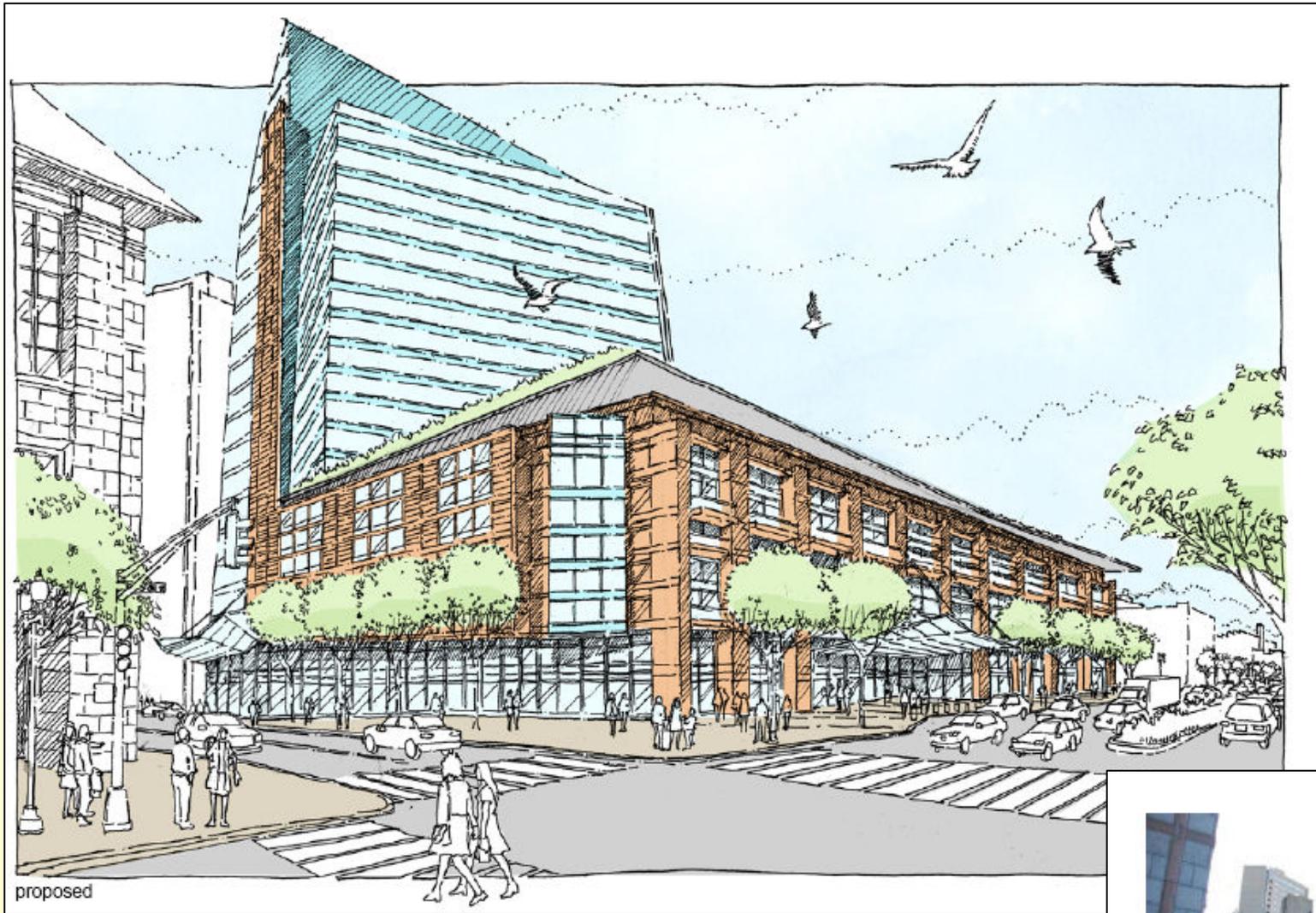
**Total Development** 745,000 GSF

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- 8 Story Garage  
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## Parcel 15 Proposals – Carpenter & Company



Incorporates the existing garage owned by the developer on Cambria Street



existing

# Parcel 15 Proposals – The Chiofaro Company



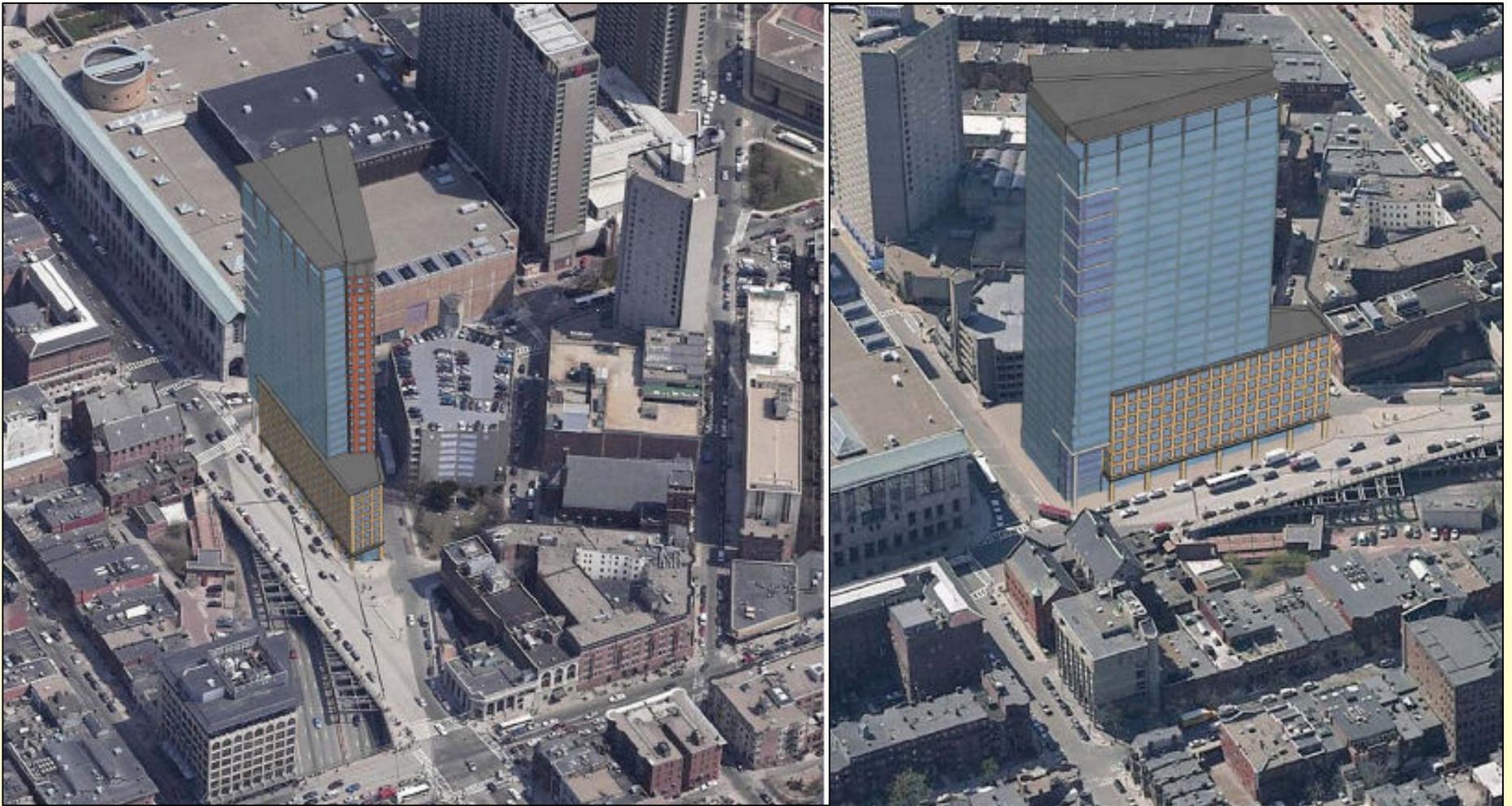
Gross Square Footage Calculations						
Floor	G	2	3-6	7-10	11-30	
Parking	5,000	20,000	24,500			123,000
Retail	11,000					11,000
Office	4,000			24,500	20,000	502,000
<b>Totals</b>	<b>20,000</b>	<b>20,000</b>	<b>98,000</b>	<b>98,000</b>	<b>400,000</b>	<b>636,000</b>

Incorporates the “prudential air-rights”



## Parcel 15 Proposals – The Chiofaro Company

Gross Square Footage Calculations						
	Floor	G	2	3-6	7-10	11-30
Parking		5,000	20,000	24,500		123,000
Retail		11,000				11,000
Office		4,000			24,500	20,000
Totals		20,000	20,000	98,000	98,000	400,000
						<b>636,000</b>



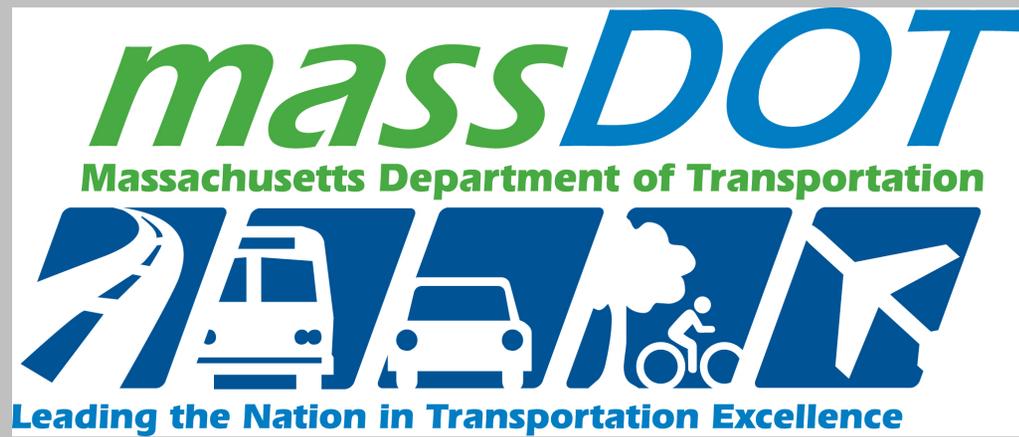
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Gross Square Footage Calculations						
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Totals	20,000	20,000	98,000	98,000	400,000	636,000



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MassDOT Office of Real Estate and Asset Development