

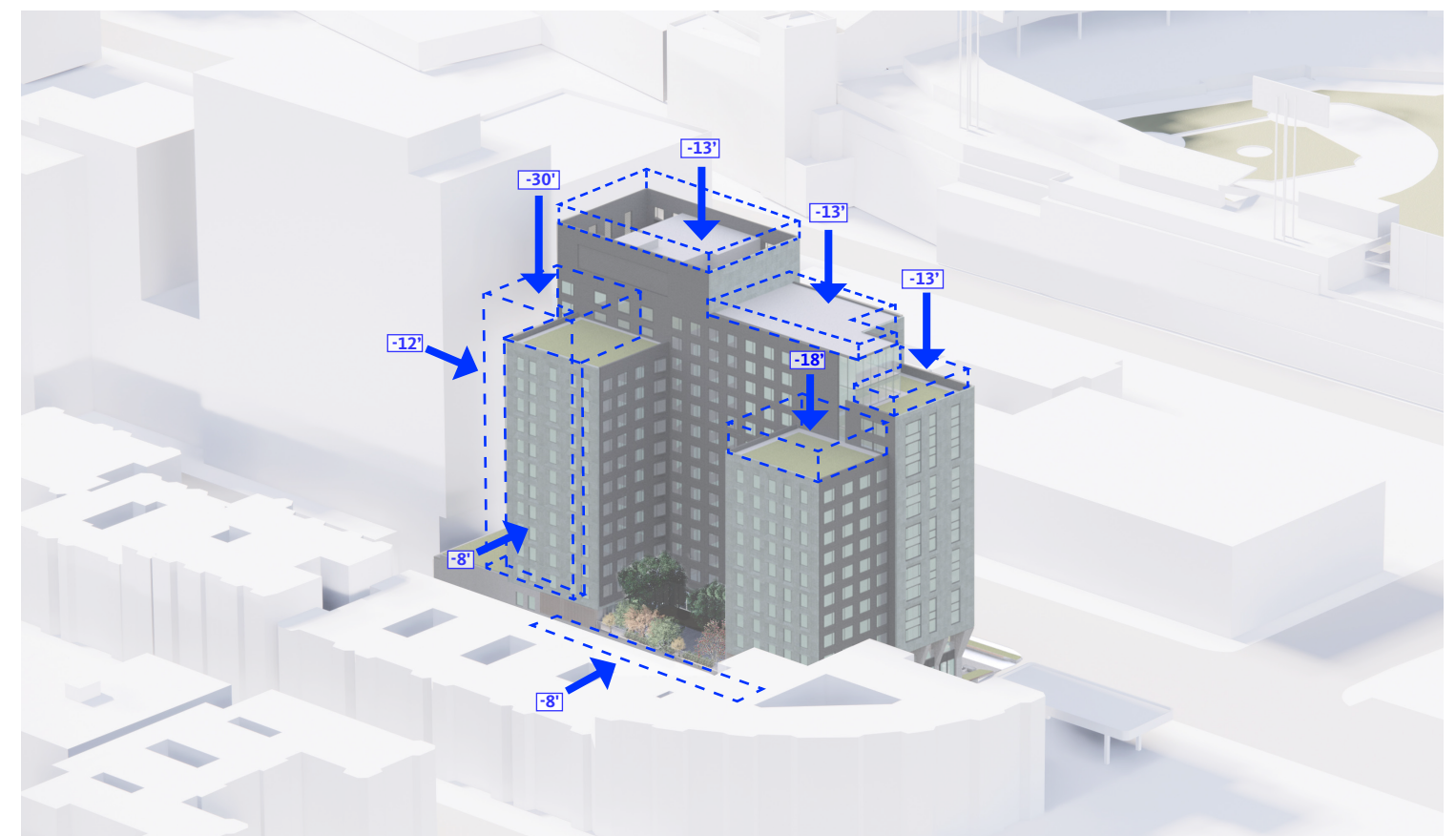
1252-1270 BOYLSTON STREET | BCDC BOARD MEETING
01.14.2020

Project Overview:

Project Consideration:	Neighborhood Direction:	Proponent Response:
I. Use and Programming:	Consider a residential use to directly address the acute (and growing) ‘supply & demand’ imbalance of housing in the Fenway.	The Proponent undertook a meticulous and thorough redesign of the Project, which now consists of 451 open-market residential housing units.
II. Urban Design:	Consider modifications to the dimensional envelope of the building.	The Proponent materially reduced the dimensional envelope of the Project and further expanded its commitment to improve the pedestrian realm.
III. Black Box Theater:	Consider alterations to increase versatility of the space, ensuring access and utilization by a broad range of LGBTQ-centric performers and patrons.	The Proponent further deepened its commitment to this important component of the Project by materially increasing the size and scope of the Black Box Theater.
IV. Affordable Housing:	Consider opportunities to maximize the production and delivery of affordable housing units in the neighborhood.	The Proponent is committed to the delivery of onsite affordable housing units and will voluntarily exceed the applicable IDP requirements (15% of the units will be income-restricted).
V. Additional Benefits:	Consider contributions to important neighborhood organizations.	The Proponent will make significant contributions to the Fenway Community Center (\$150,000), the Fund for Parks and Recreation (\$100,000) and the Friends of Boston Park Rangers Mounted Unit (\$25,000).

PROGRAM AND MASSING MODIFICATION SUMMARY

1252-1270 Bolyston Street Program Comparison:			
	EPNF <i>(April 2019)</i>	Current <i>(January 2020)</i>	Difference
Primary Use:	Dormitory	Residential	
Affordable Housing Units:	0	68 (15% onsite)	+ 68
FAR:	7.0	6.7	- 0.3
Building Height (ft.) north:	175	162	- 13
Building Height (ft.) southeast:	143	125	- 18
Building Height (ft.) southwest:	175	145	- 30
Black Box Theater (sq. ft.):	6,000	10,000	+ 4,000



AGENDA

RECAP OF MASSING CHANGES

SUBCOMMITTEE FEEDBACK

- ALLEY AND LOADING
- NORTHEAST CORNER

PUBLIC REALM

- STREETSCAPE
- BLACK BOX

"WHAT WE HEARD"

MASSING & HEIGHTS

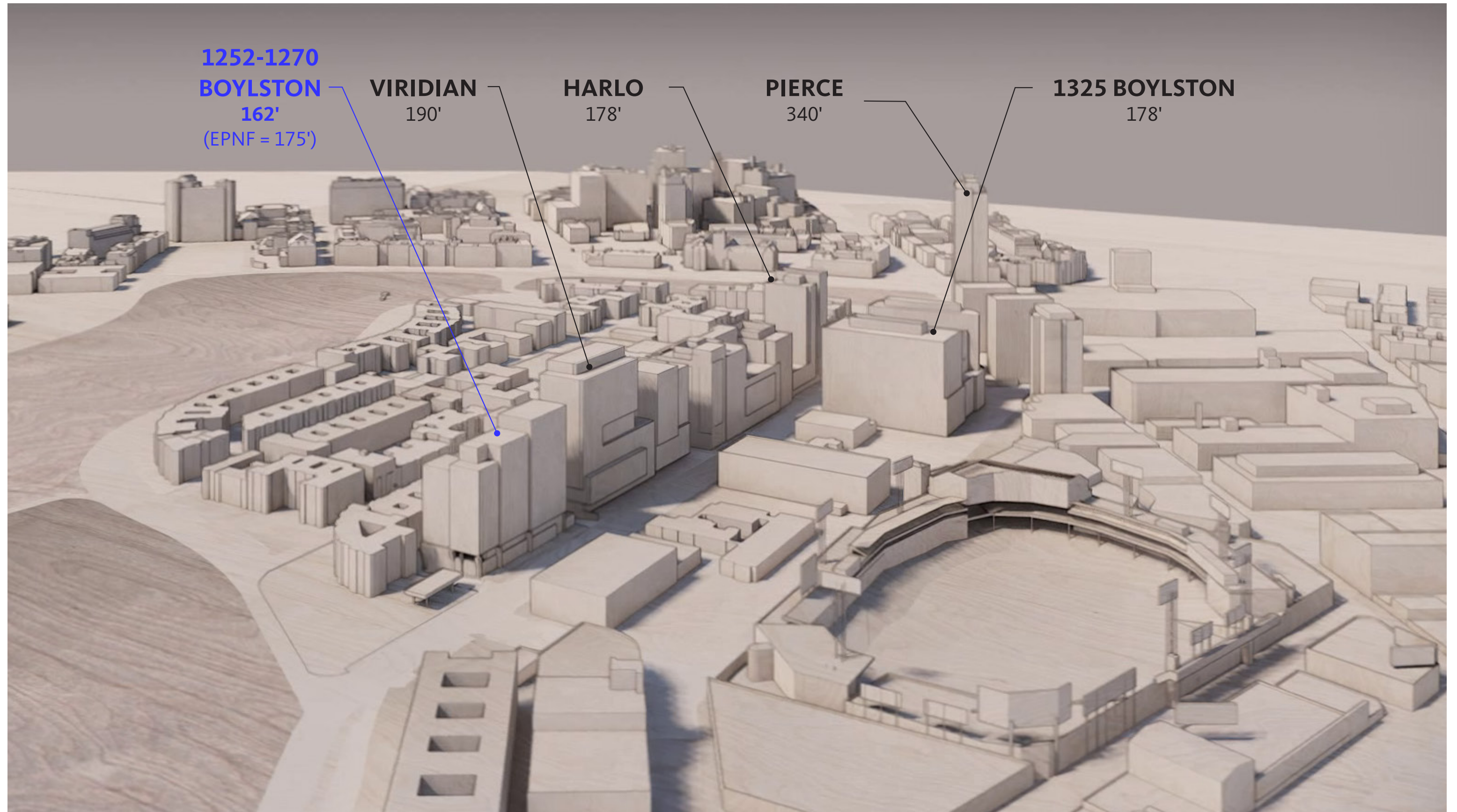
- "THE MASSING HAS ENERGY BUT IS CALMER AND CREATES A NICE TERMINUS & RELATIONSHIP TO THE NEIGHBORHOOD"
- APPRECIATE THE OVERALL **REDUCTION IN BUILDING HEIGHT**
- APPRECIATE THE **REDUCTION OF HEIGHT OF SOUTHEAST / SOUTHWEST TOWERS** THAT FACE PETERBOROUGH
- APPRECIATE THE **ELIMINATION OF THE CANTILEVER OF THE SOUTHWEST TOWER** INTO PRIVATE ALLEY 937 TO ALLOW FOR MORE SPACE BETWEEN ADJACENT NEIGHBORHOOD

PUBLIC REALM

- THE STEPPING OF THE BUILDING FACE AWAY FROM BOYLSTON STREET TO EXPAND THE STREETScape AT **POCKET PARK CREATES A NICE OUTDOOR SPACE**
- "WOULD LIKE TO UNDERSTAND MORE ABOUT THE **BLACKBOX THEATER** AND ITS PRESENCE ON BOYLSTON STREET"
 - WOULD LIKE TO SEE A **REDUCTION OR INTERNALIZATION OF LOADING DOCK** ON PRIVATE ALLEY 937
- WOULD LIKE THE DESIGN TEAM TO LOOK AT THE **EXPRESSION OF THE EAST FACADE** SPECIFICALLY IN RELATION TO THE STRUCTURE OF THE (3) ANGLED PIERS.

RECAP OF MASSING CHANGES

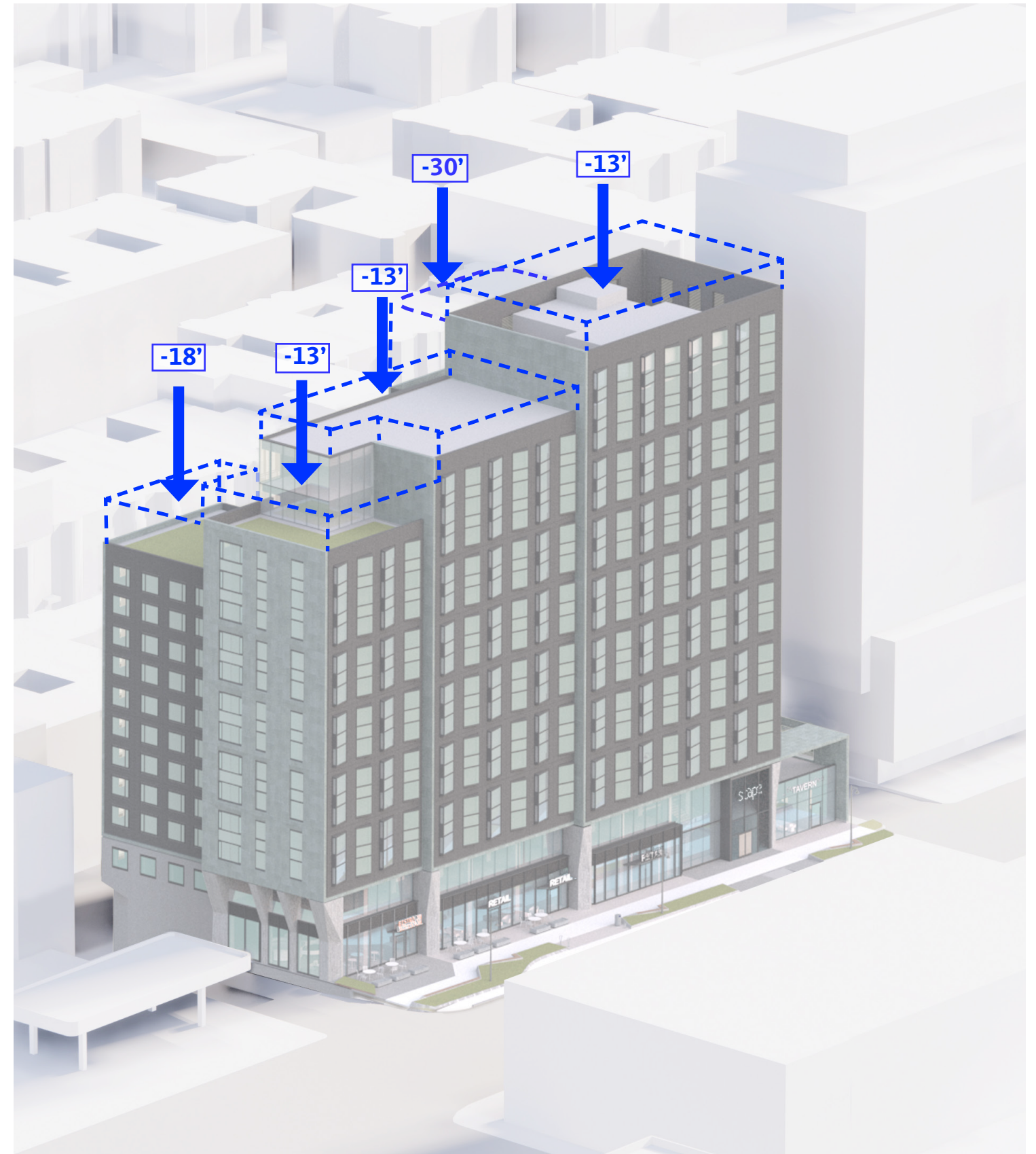
BUILDING MASSING | AERIAL VIEW LOOKING SOUTHWEST



REVISED MASSING | AXON VIEW LOOKING SOUTH



EPNF SCHEME | LOOKING SOUTHWEST.

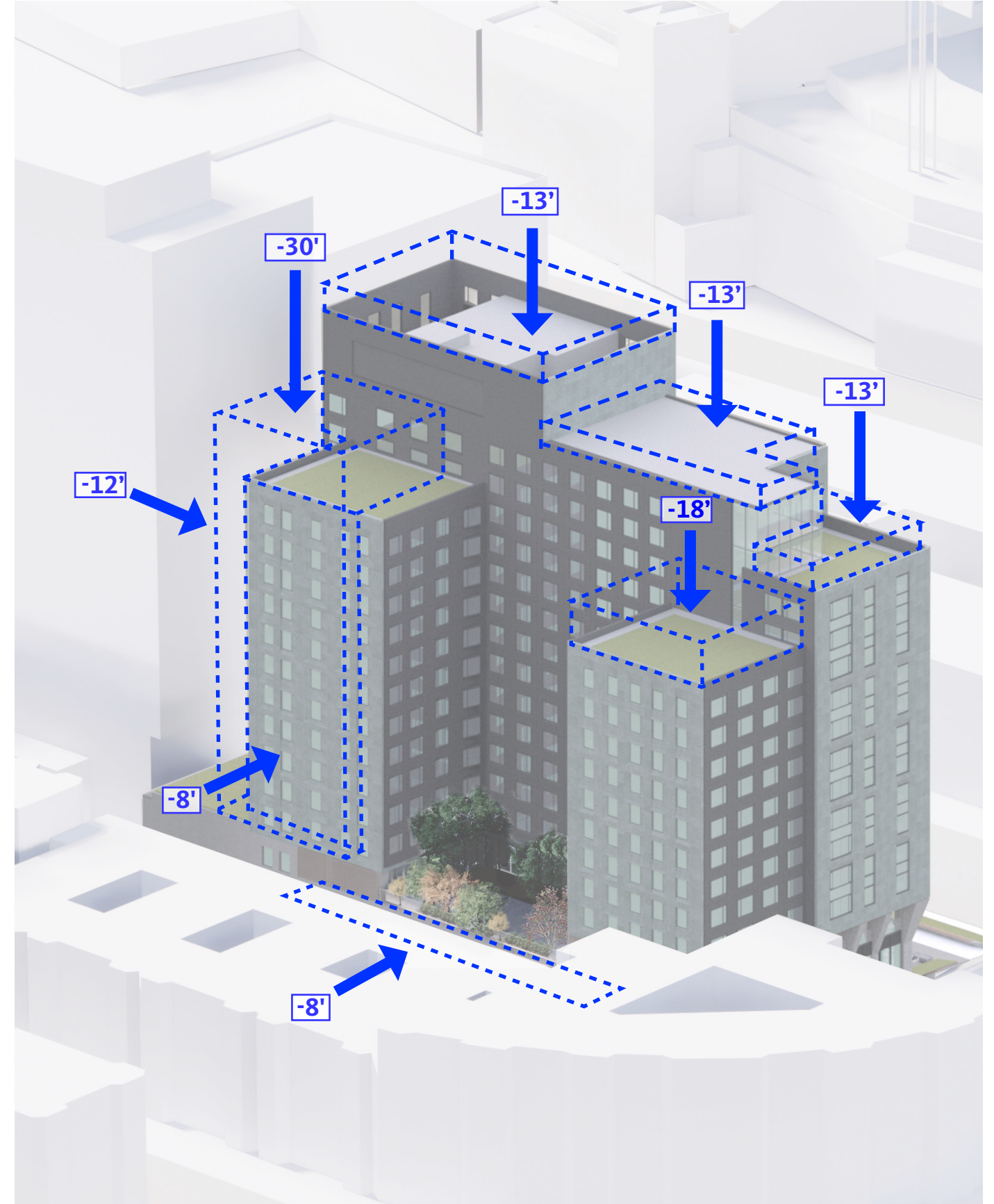


CURRENT SCHEME | LOOKING SOUTHWEST.

REVISED MASSING | AXON VIEW LOOKING NORTH

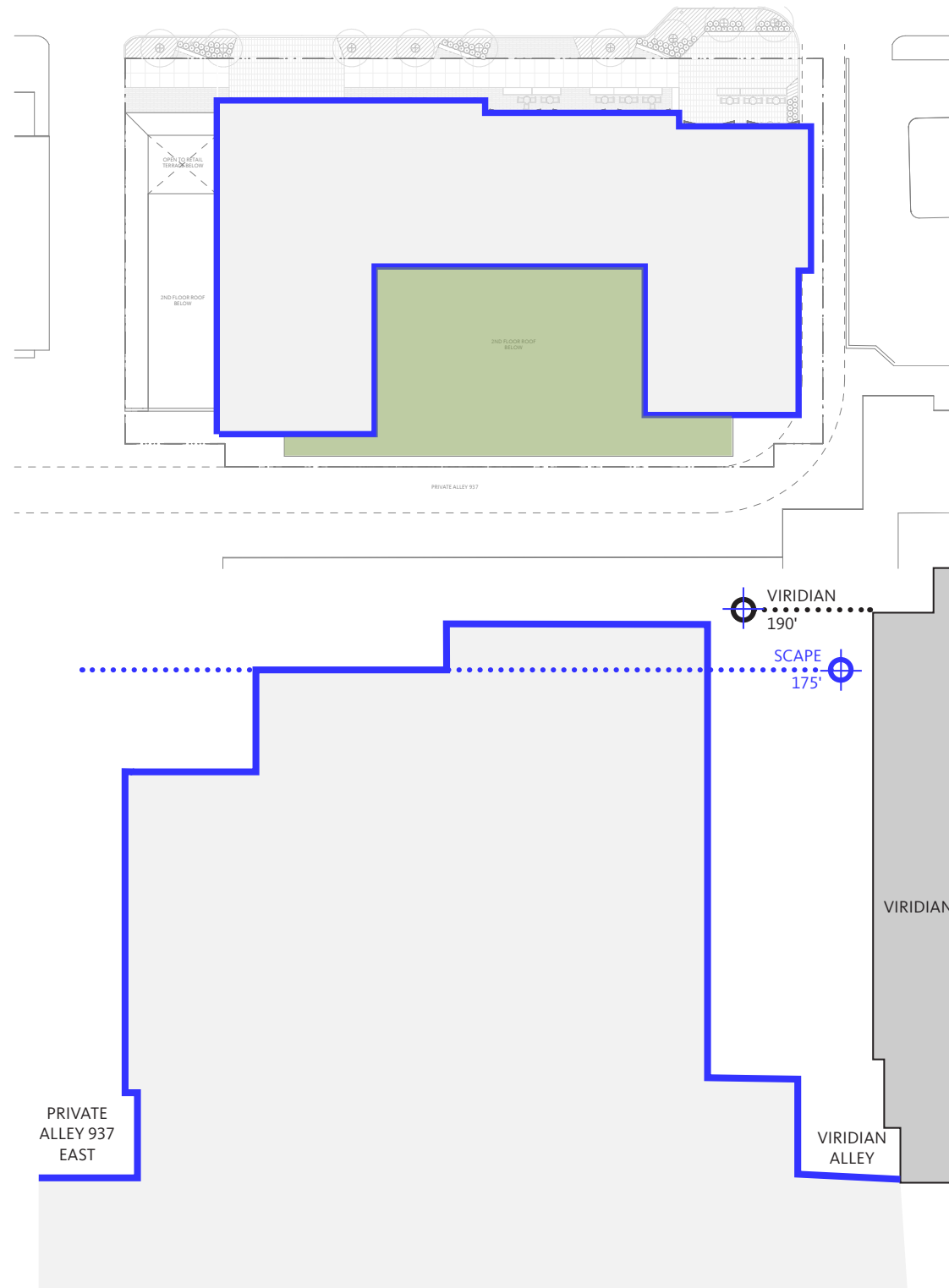


EPNF SCHEME | LOOKING NORTHWEST.

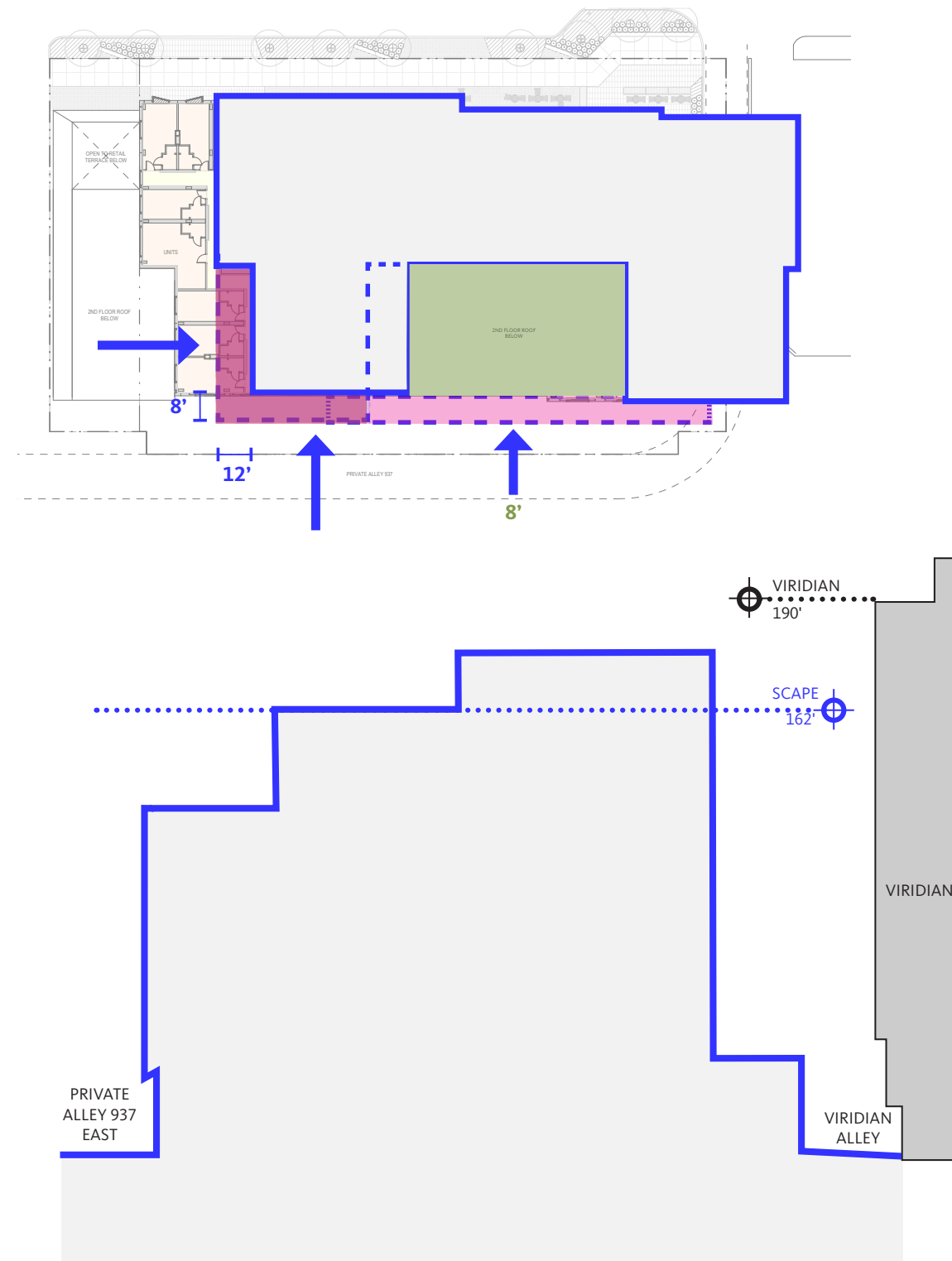


CURRENT SCHEME | LOOKING NORTHWEST.

REVISED MASSING | PLAN & ELEVATION DIAGRAM



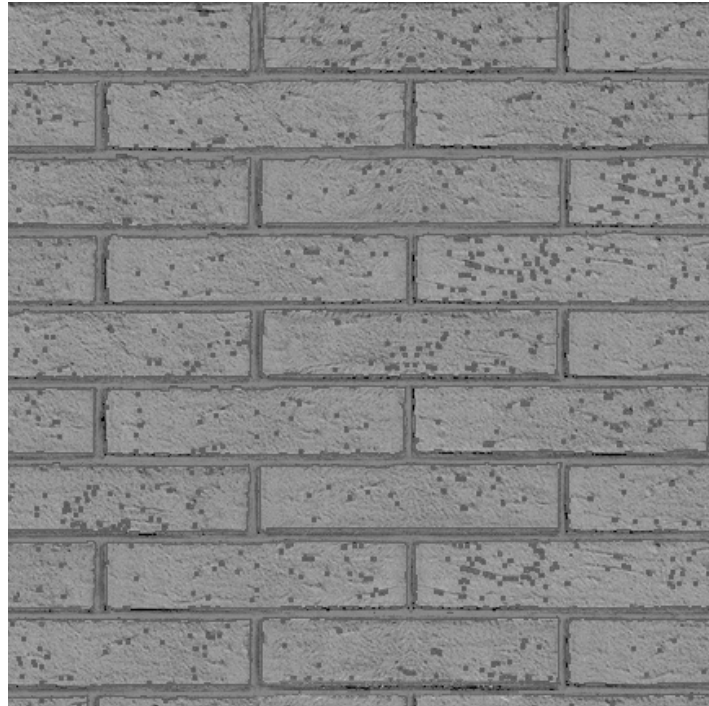
EPNF SCHEME | PLAN & SECTION.



CURRENT SCHEME | PLAN & SECTION.

BUILDING MATERIALITY | PROPOSED MATERIALS

BRICK



ALUMINUM MULLIONS



COPPER PANELS



PRECAST CONCRETE



MATERIAL PALETTE

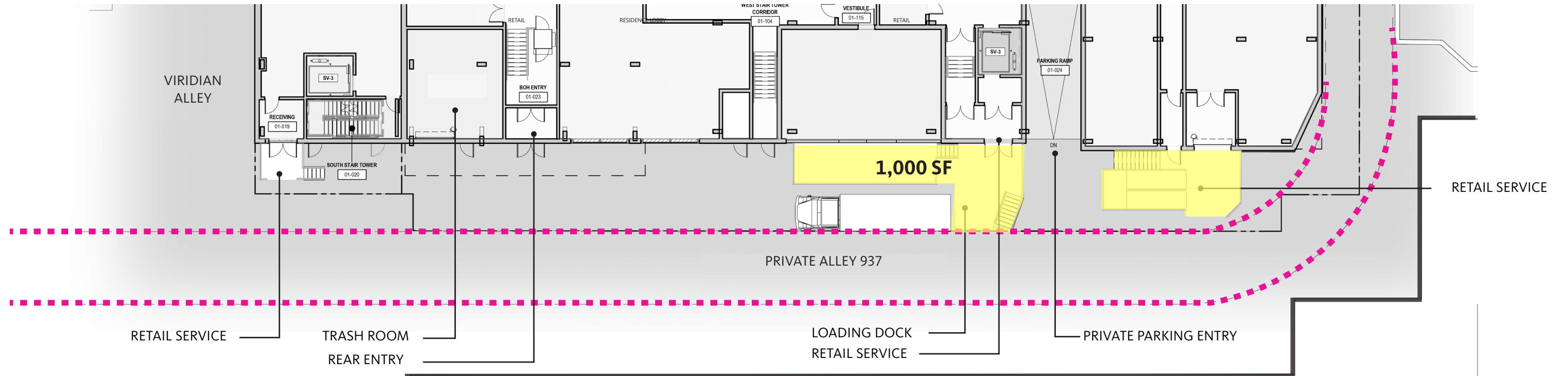
RENDERING | LOOKING WEST



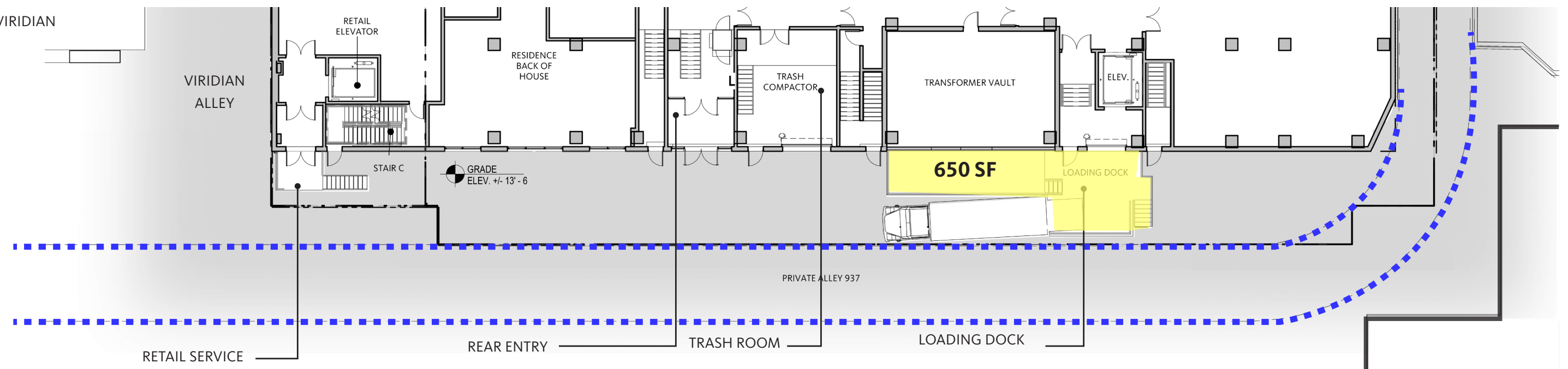
AERIAL VIEW | LOOKING WEST.

SUBCOMMITTEE FEEDBACK

ALLEY & LOADING | LOOKING FROM SOUTH



EPNF SCHEME



CURRENT SCHEME

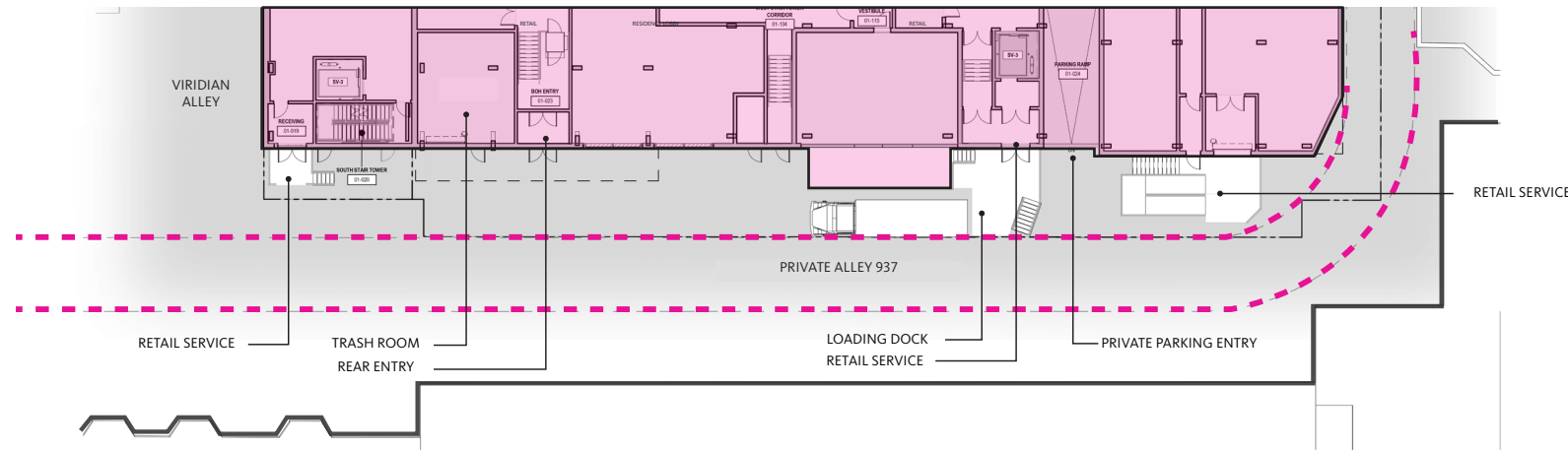
ALLEY & LOADING | PRIVATE ALLEY 937: VIEW FROM SOUTHEAST



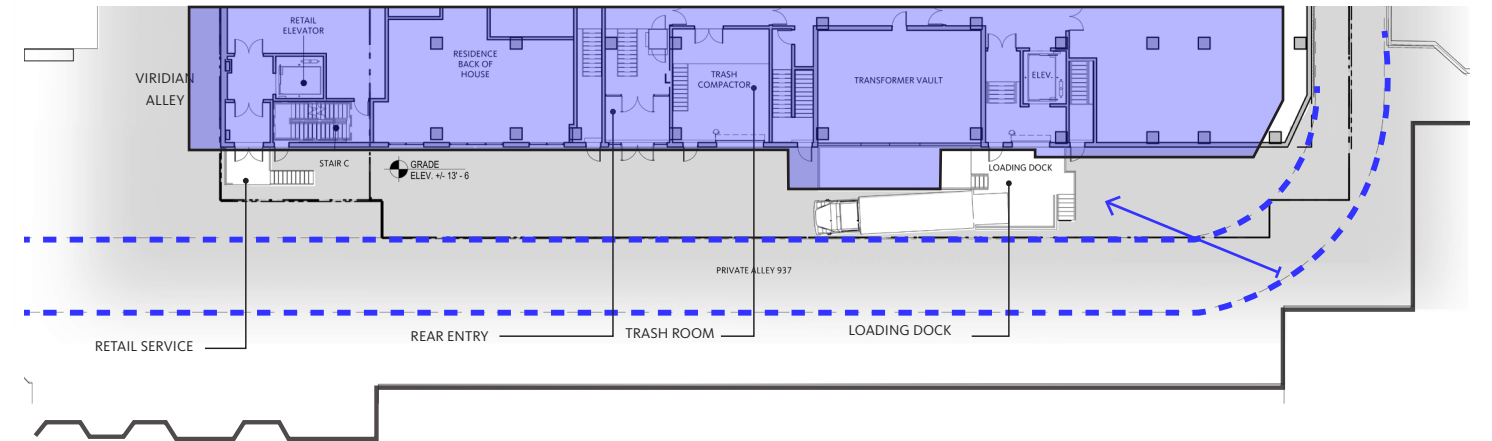
EPNF SCHEME



CURRENT SCHEME



EPNF SCHEME



CURRENT SCHEME

ALLEY & LOADING | PRIVATE ALLEY 937: VIEWS FROM SOUTHWEST



EPNF SCHEME



CURRENT SCHEME



STREETSCAPE | BOYLSTON STREET PROPOSED CONDITION - VIEW LOOKING SOUTHWEST



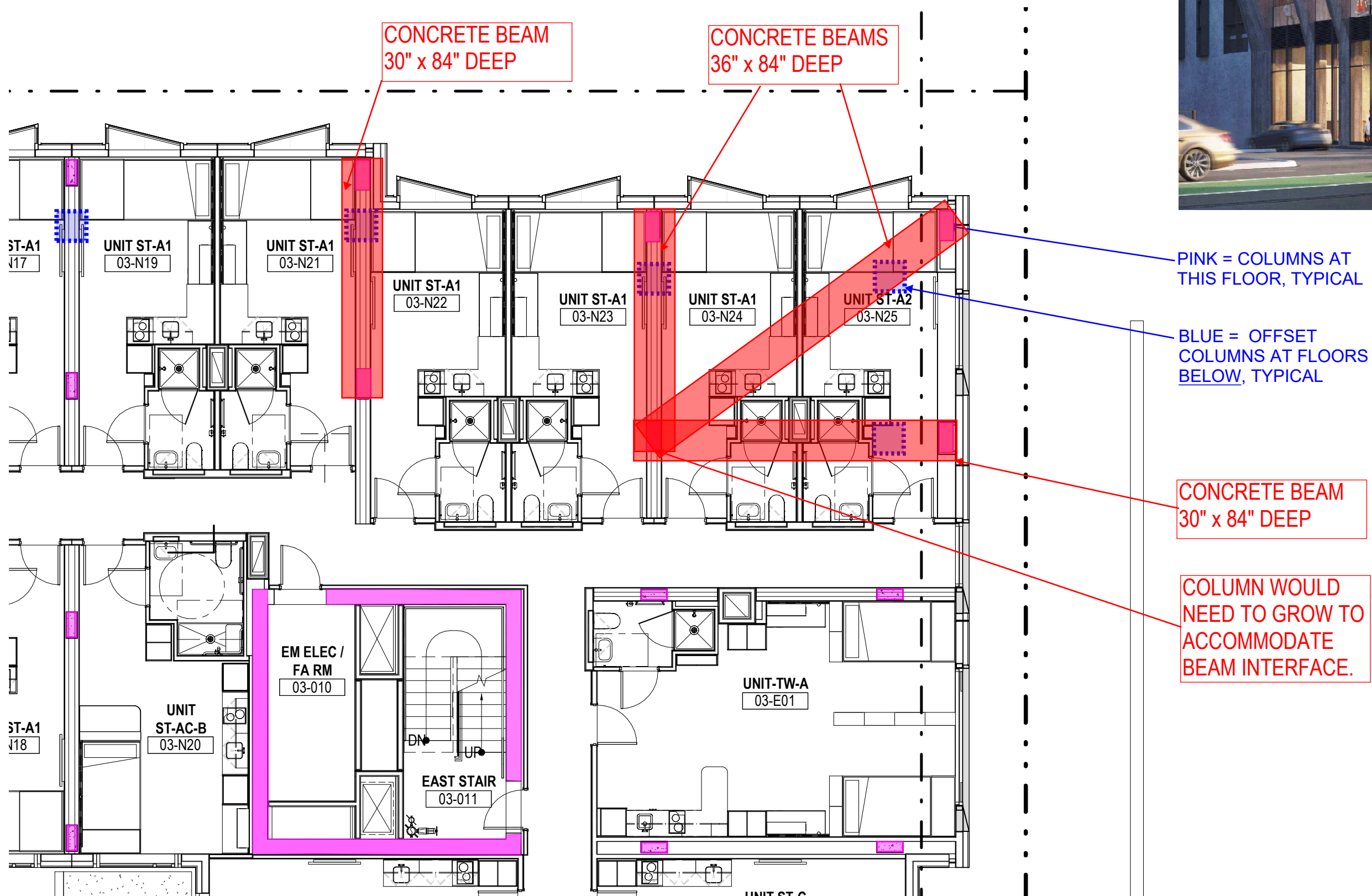
EPNF SCHEME



CURRENT SCHEME

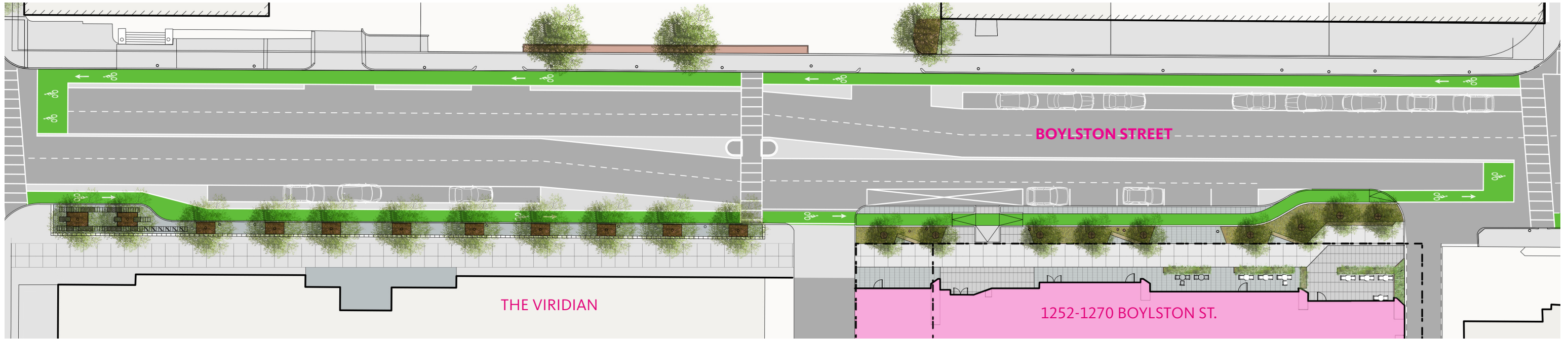
VIEW | BOYLSTON ST ELEVATION & PRIVATE ALLEY 937 ENTRY

NORTHEAST | COLUMN STUDY

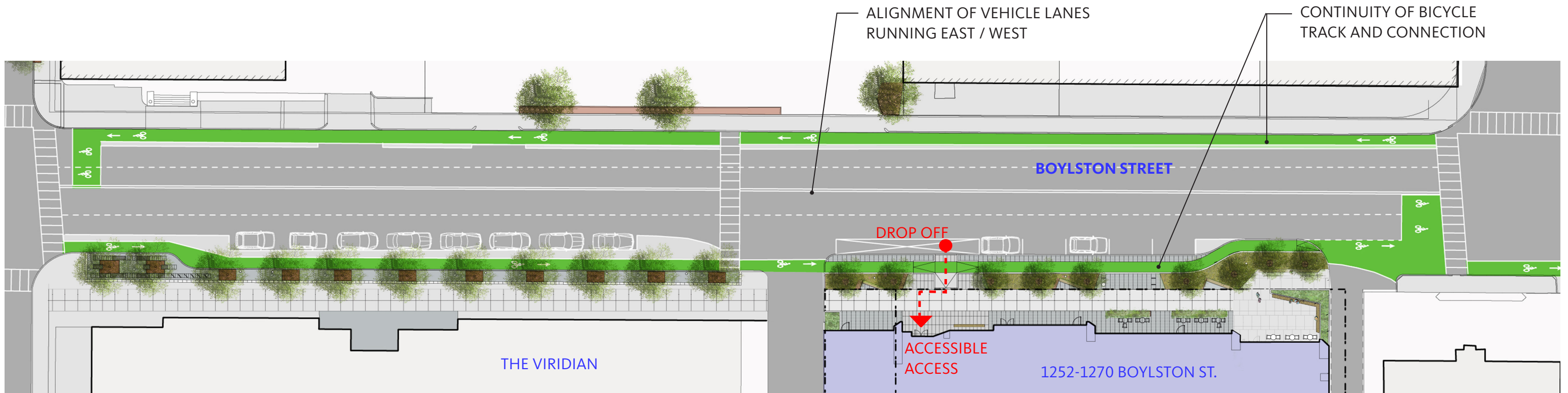


PUBLIC REALM

STREETSCAPE | PROPOSED CONDITIONS - BOYLSTON CORRIDOR CONTEXT

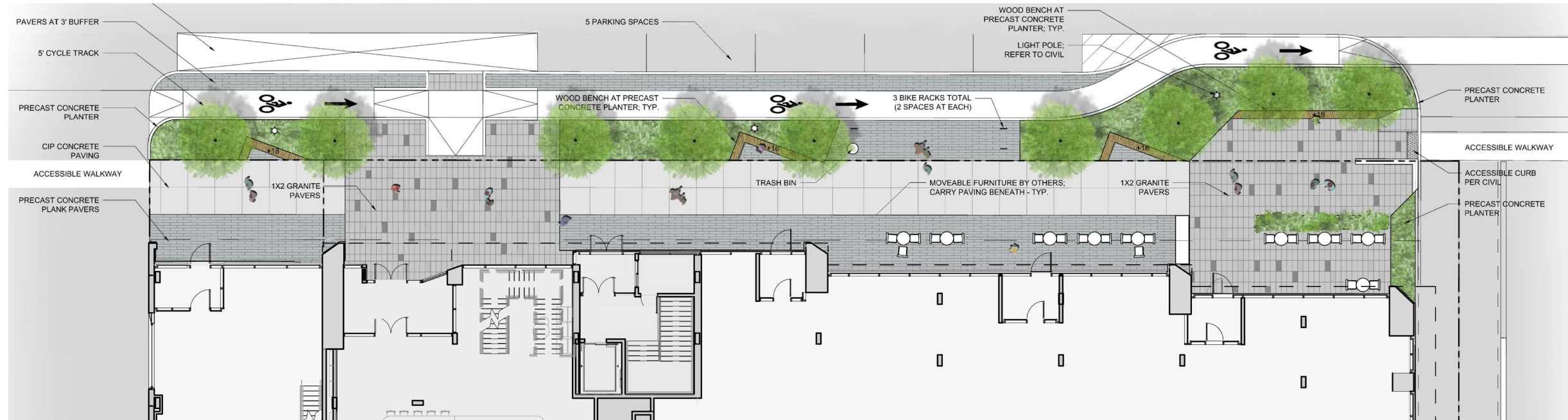


EPNF SCHEME



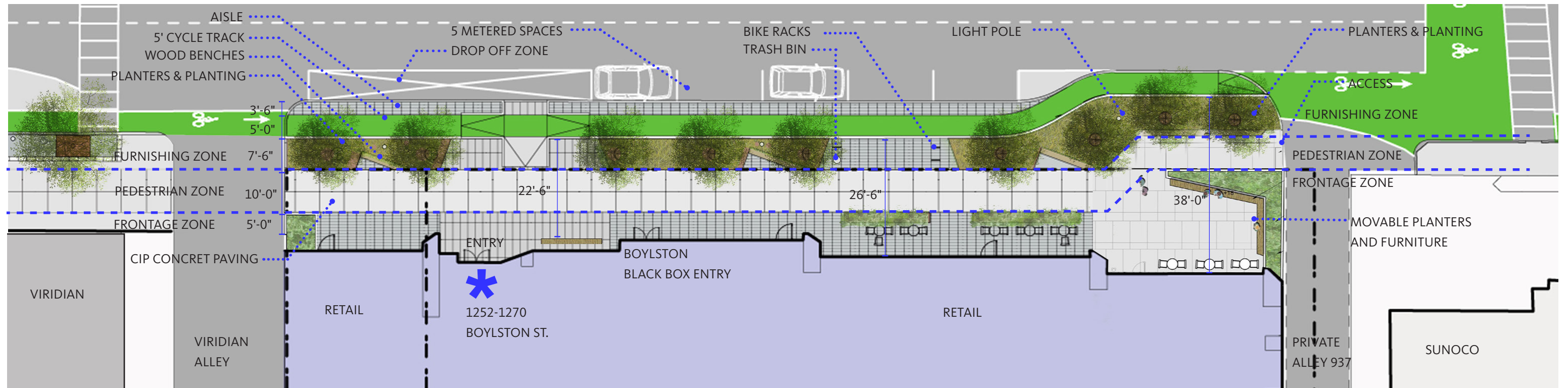
CURRENT SCHEME

STREETSCAPE | EXISTING & PROPOSED CONDITIONS - PROJECT SITE



EPNF SCHEME

BOYLSTON ST



CURRENT SCHEME

STREETSCAPE | BOYLSTON STREET PROPOSED CONDITION - VIEW LOOKING SOUTHEAST



STREETSCAPE | BOYLSTON STREET PROPOSED CONDITION - STREETSCAPE



VIEW | TOWARD BLACK BOX THEATER ENTRY

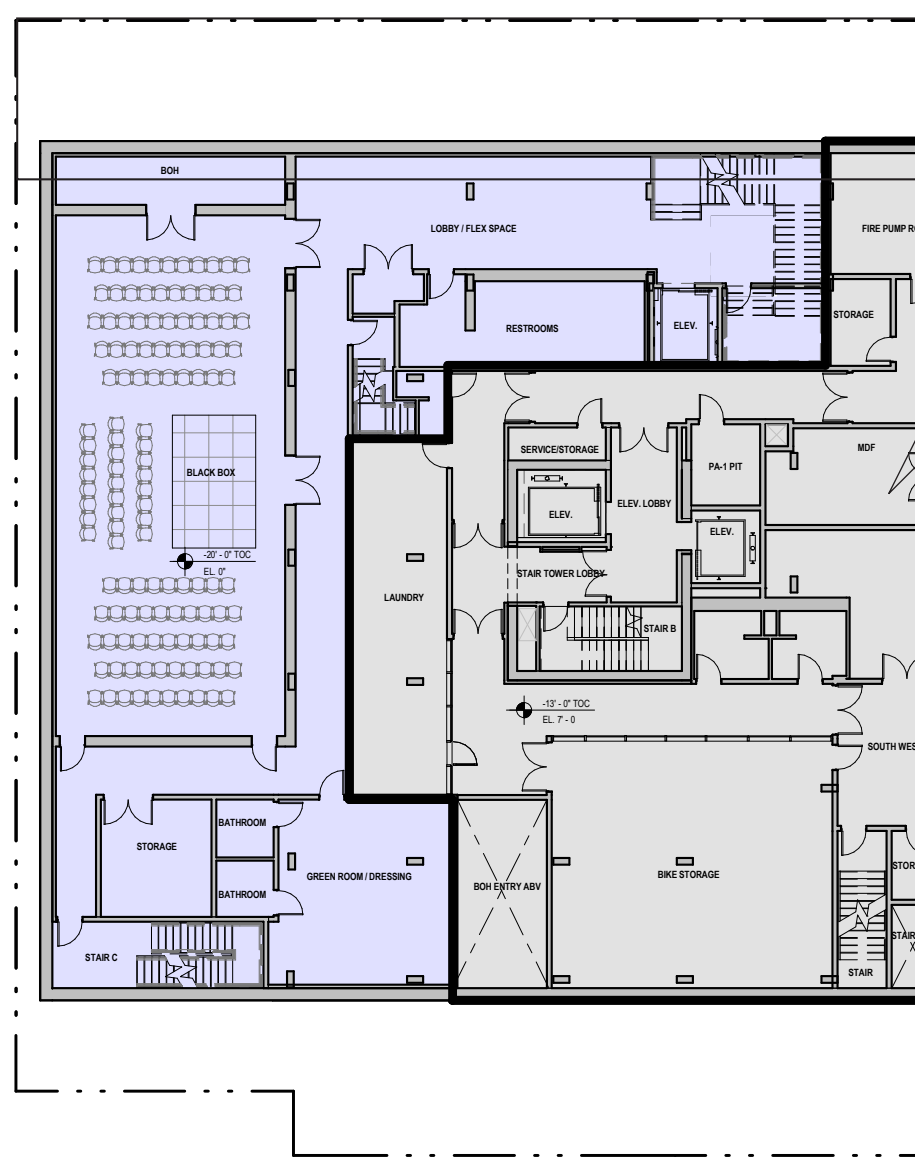


VIEW | TOWARD RESIDENT ENTRY

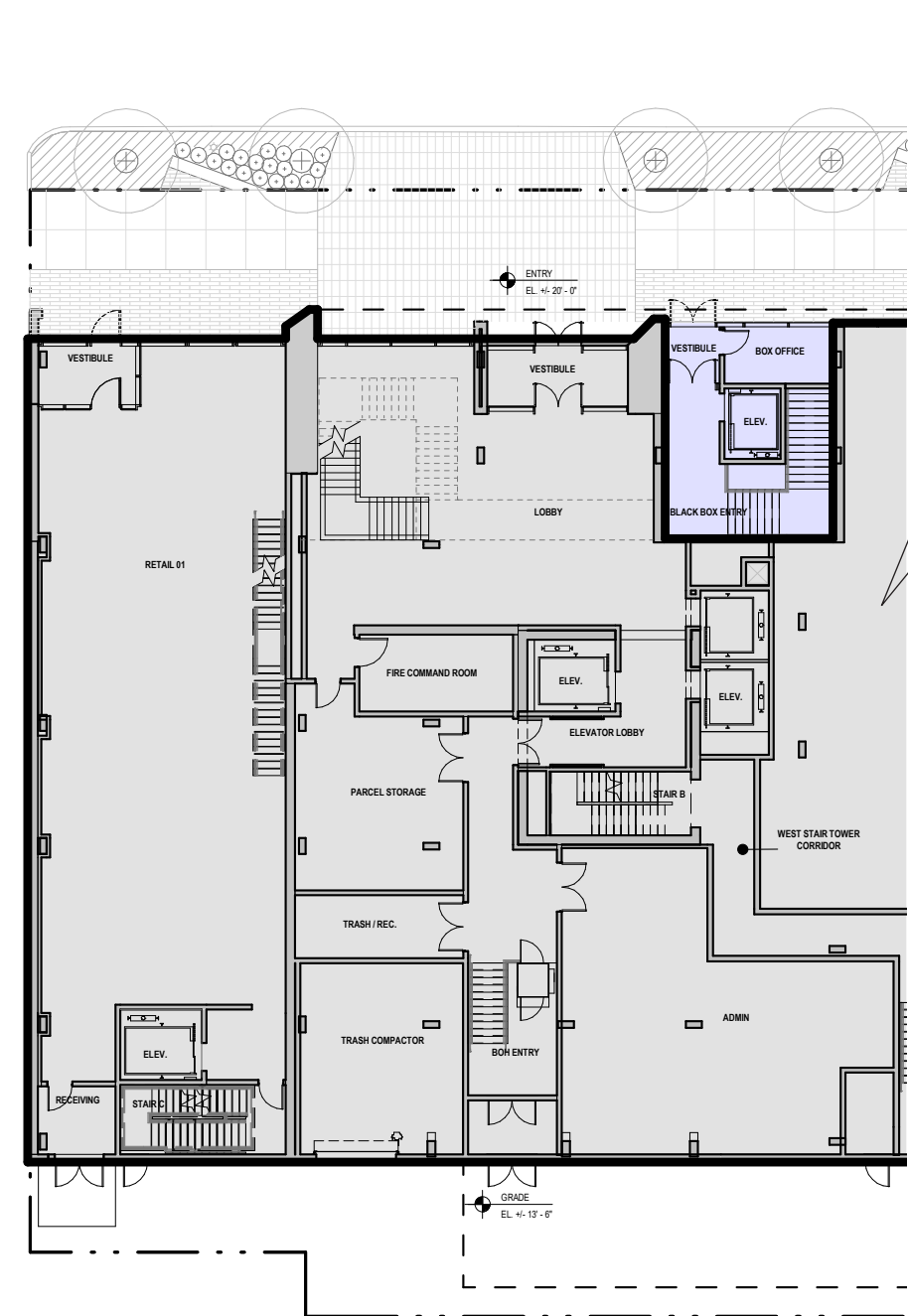


VIEW | TOWARD POCKET PARK

FLOOR PLAN | BLACK BOX THEATER | EPNF SCHEME

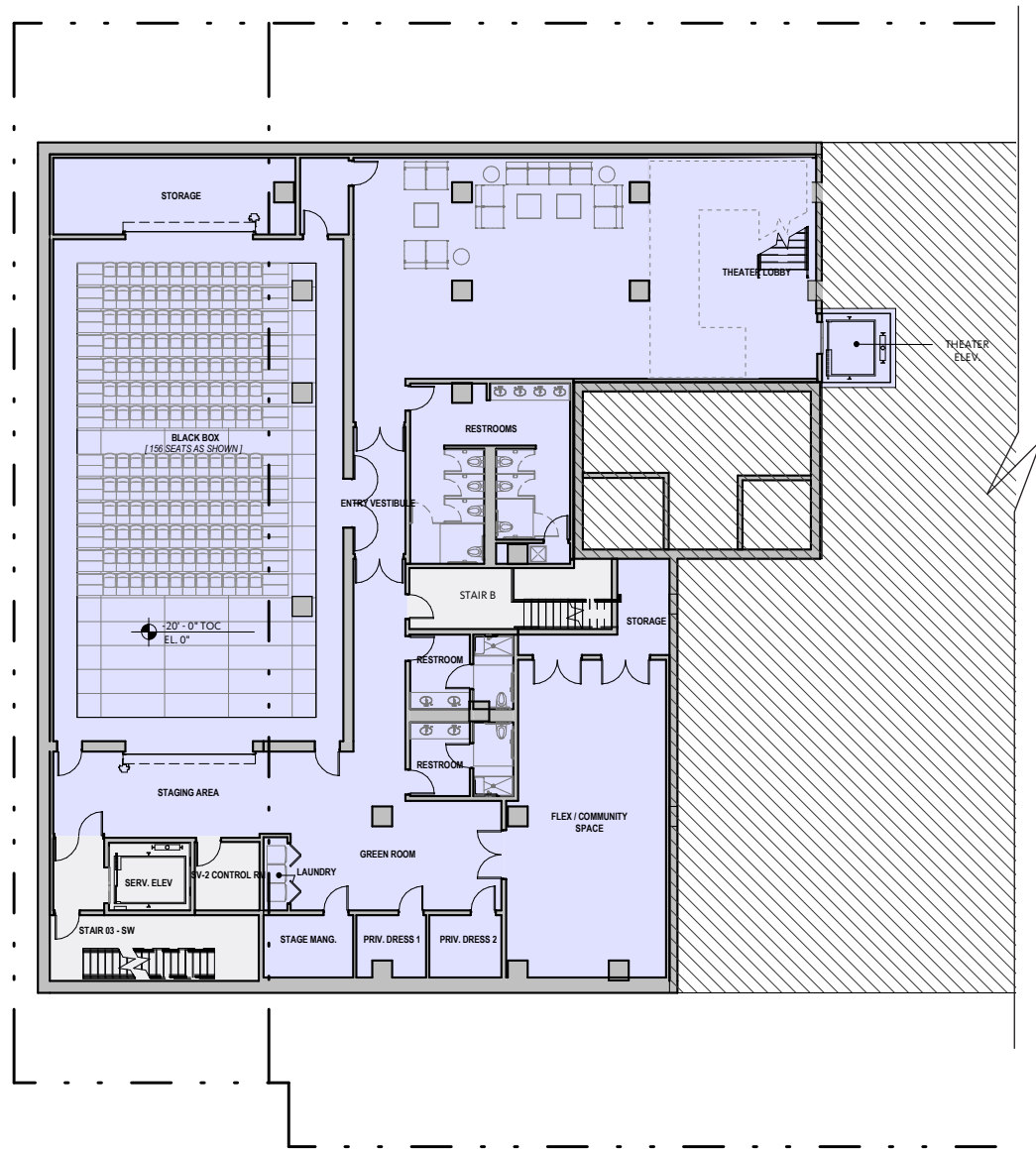


LEVEL B1 | MEZZANINE

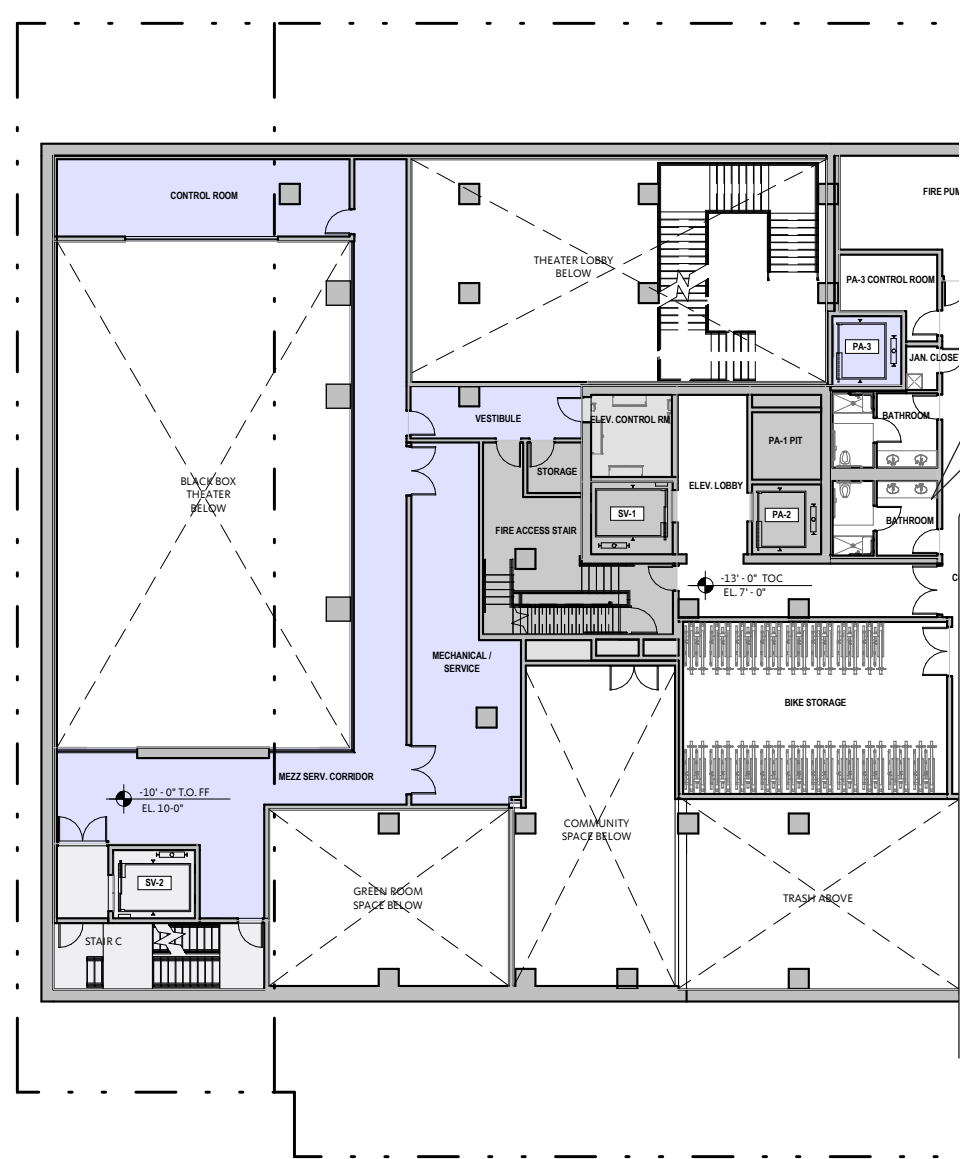


LEVEL 1 | BLACK BOX THEATER ENTRY

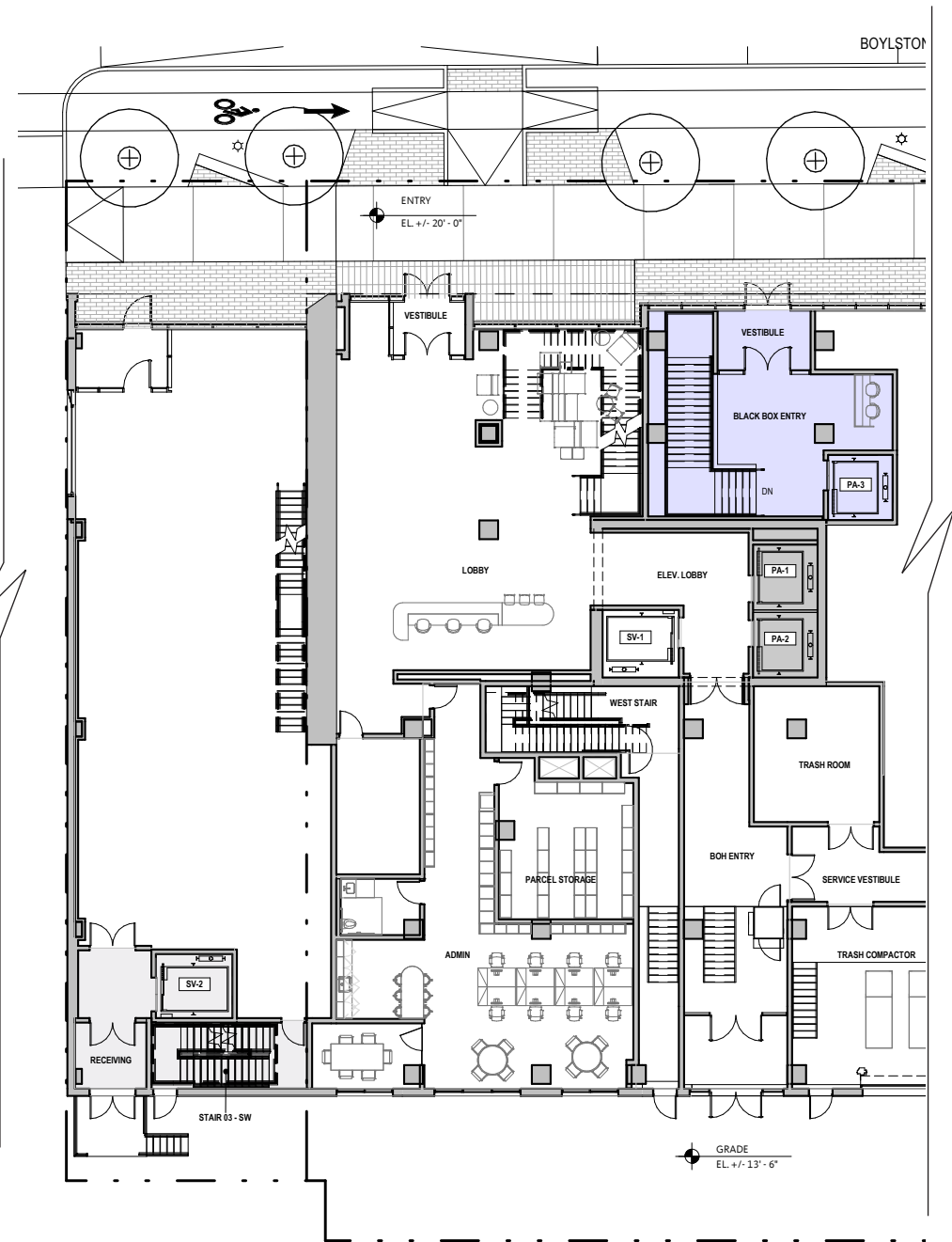
FLOOR PLAN | BLACK BOX THEATER - CURRENT SCHEME



LEVEL B2 | BLACK BOX THEATER



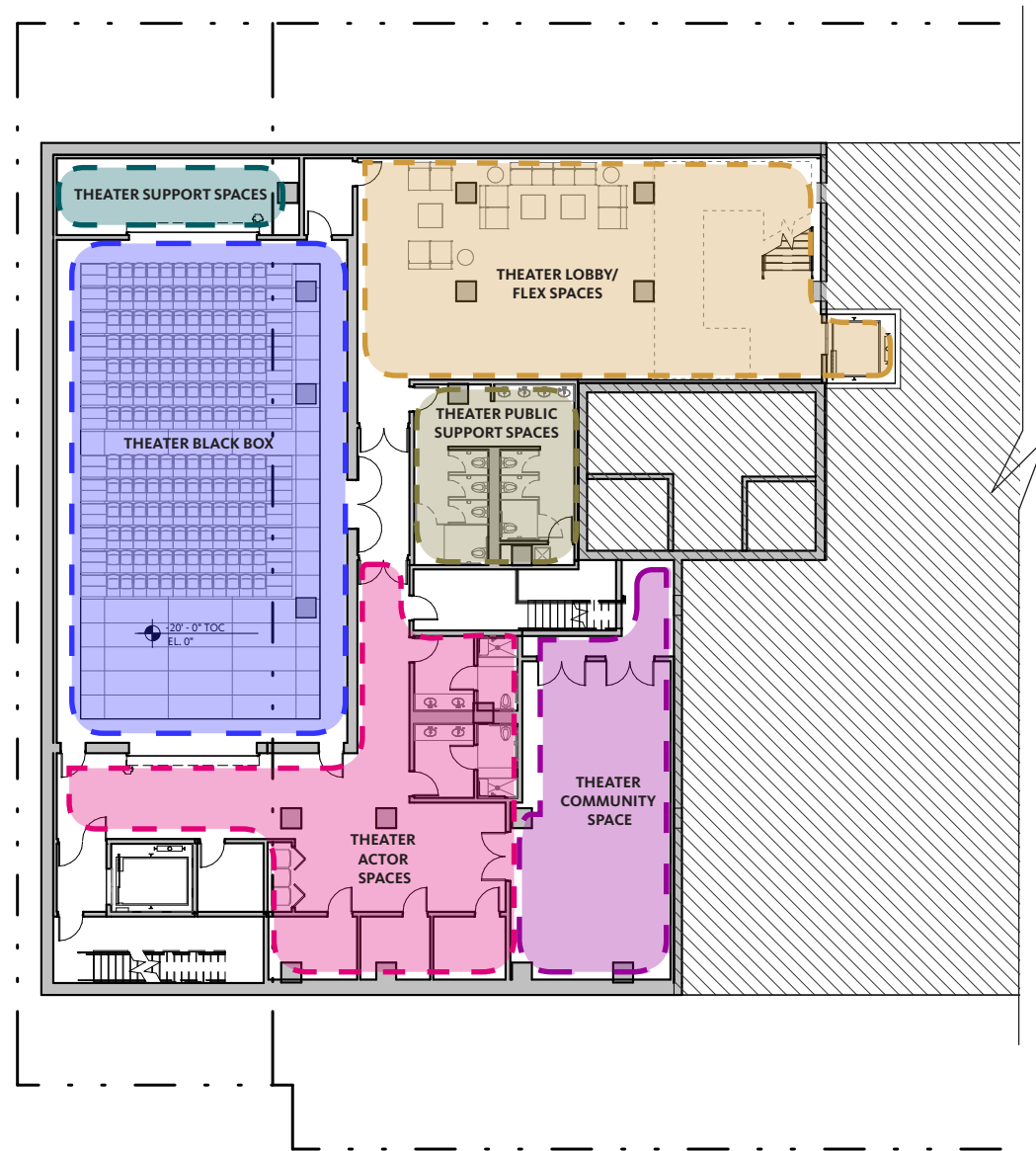
LEVEL B1 | MEZZANINE



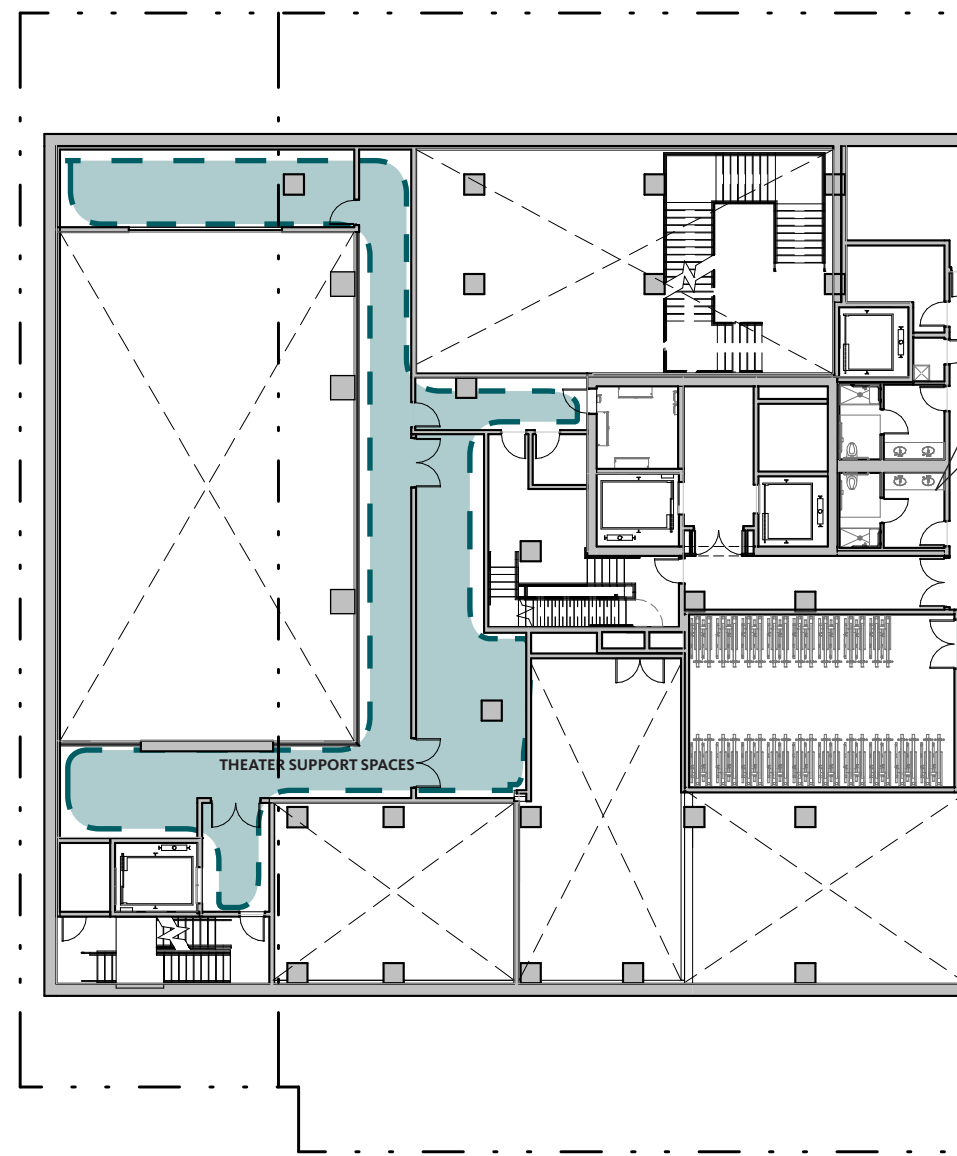
LEVEL 1 | BLACK BOX THEATER ENTRY

FLOOR PLAN | BLACK BOX THEATER DIAGRAMS

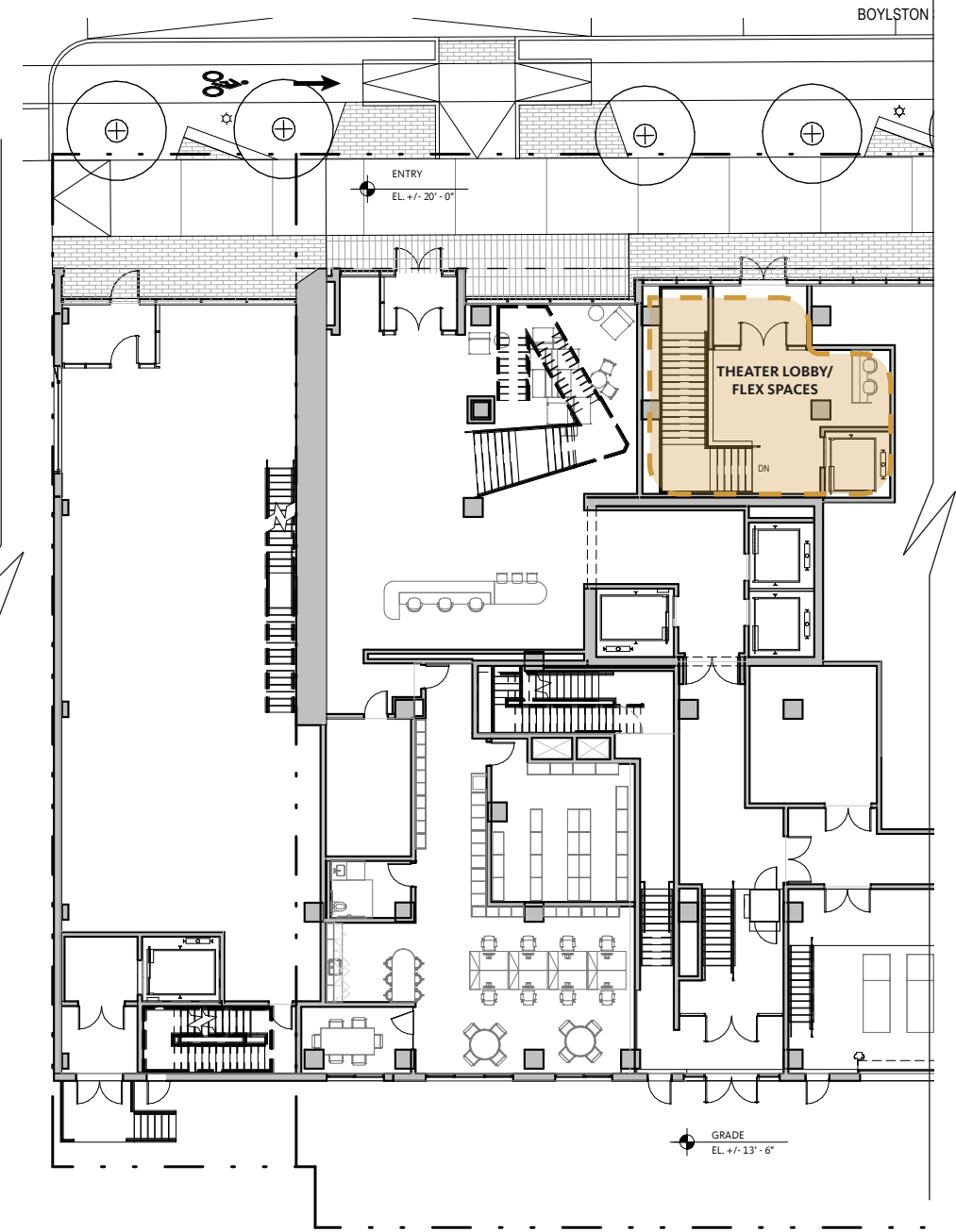
- LEGEND**
- THEATER LOBBY/FLEX SPACES
 - THEATER PUBLIC SUPPORT SPACES
 - THEATER BLACK BOX
 - THEATER SUPPORT SPACES
 - THEATER ACTOR SPACES
 - THEATER COMMUNITY SPACE



LEVEL B2 | BLACK BOX THEATER

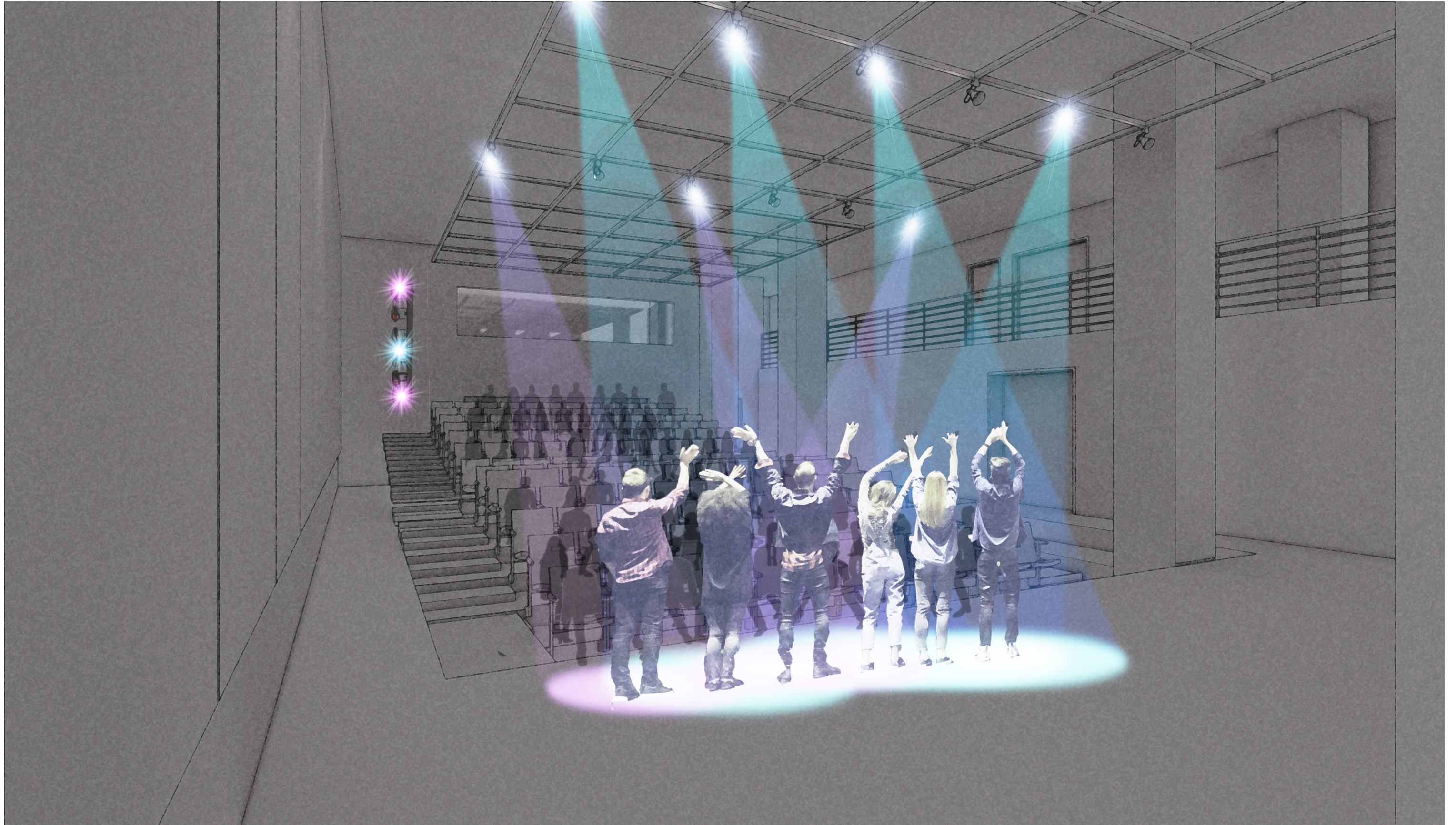


LEVEL B1 | MEZZANINE



LEVEL 1 | BLACK BOX THEATER ENTRY

RENDERED VIEW | BLACK BOX THEATER





THANK YOU!



APPENDIX

SITE | EXISTING PHOTOGRAPHS



1. BOYLSTON STREET | BOSTON, MA. LOOKING SOUTH.

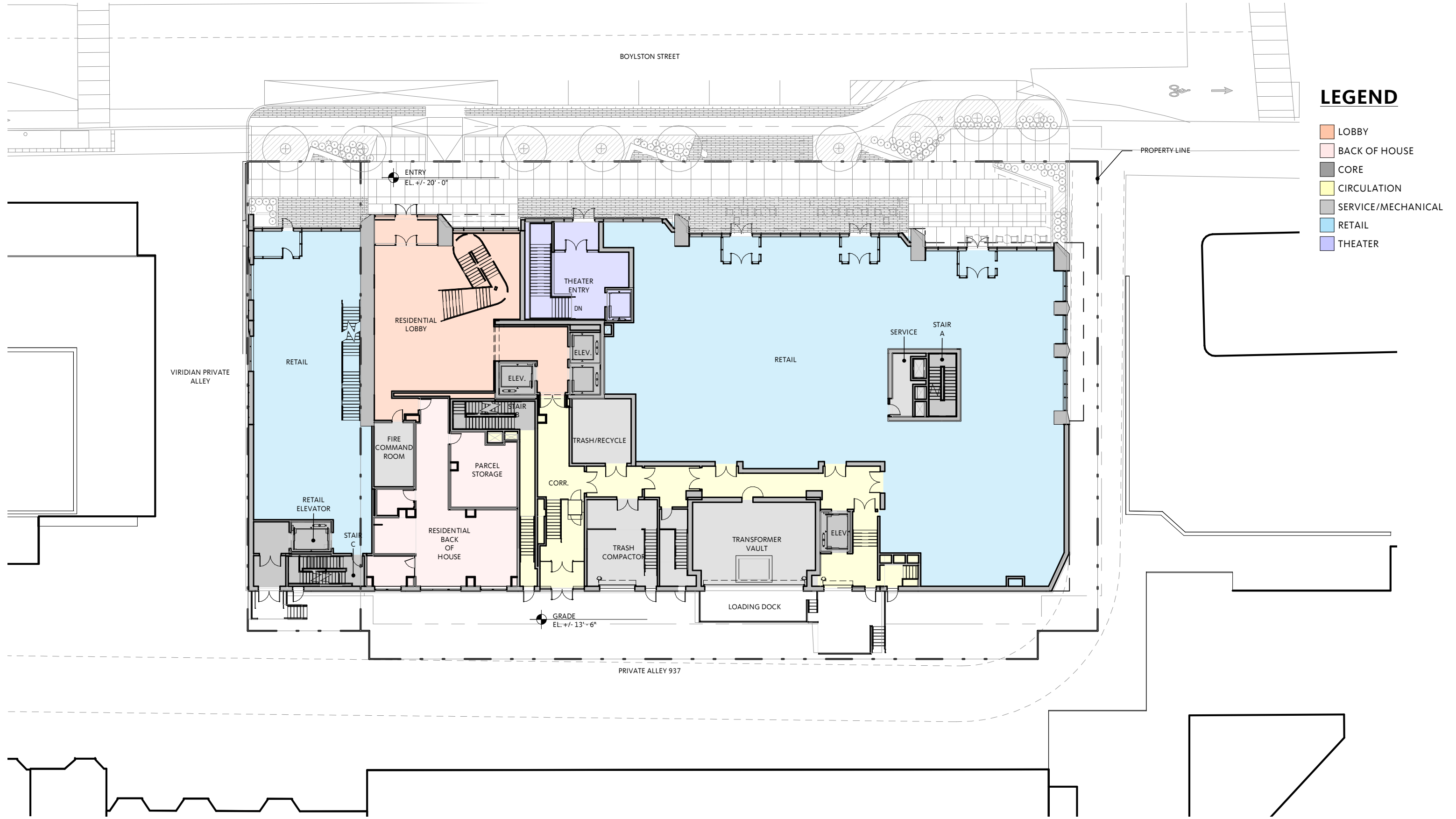


2. BOYLSTON STREET | BOSTON, MA. LOOKING SOUTHWEST.



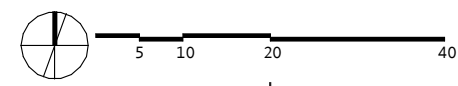
3. BOYLSTON STREET | BOSTON, MA. LOOKING SOUTH TO PRIVATE ALLEY 937.

FLOOR PLAN | GROUND FLOOR



LEGEND

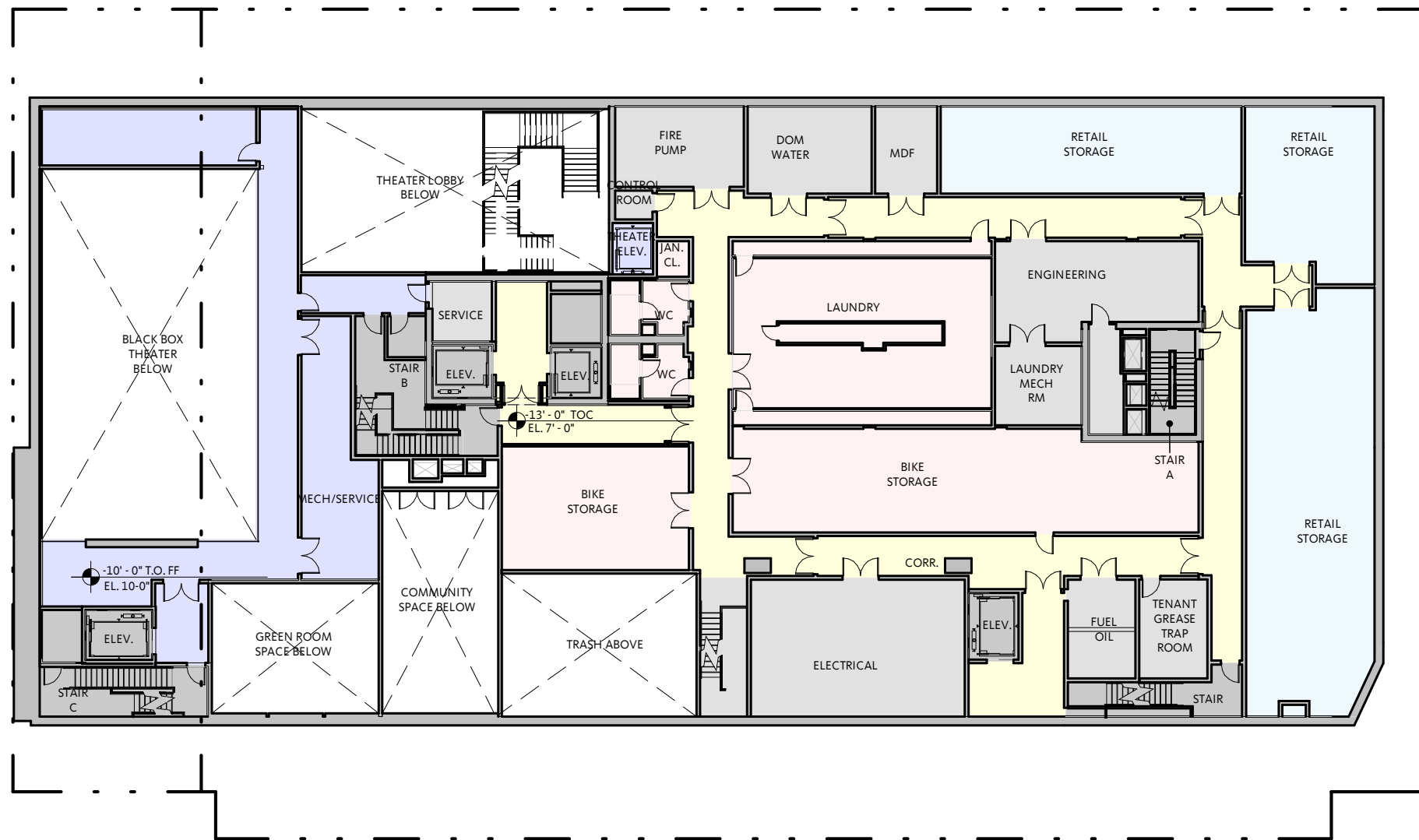
- LOBBY
- BACK OF HOUSE
- CORE
- CIRCULATION
- SERVICE/MECHANICAL
- RETAIL
- THEATER



FLOOR PLAN | BASEMENT LEVEL B1

LEGEND

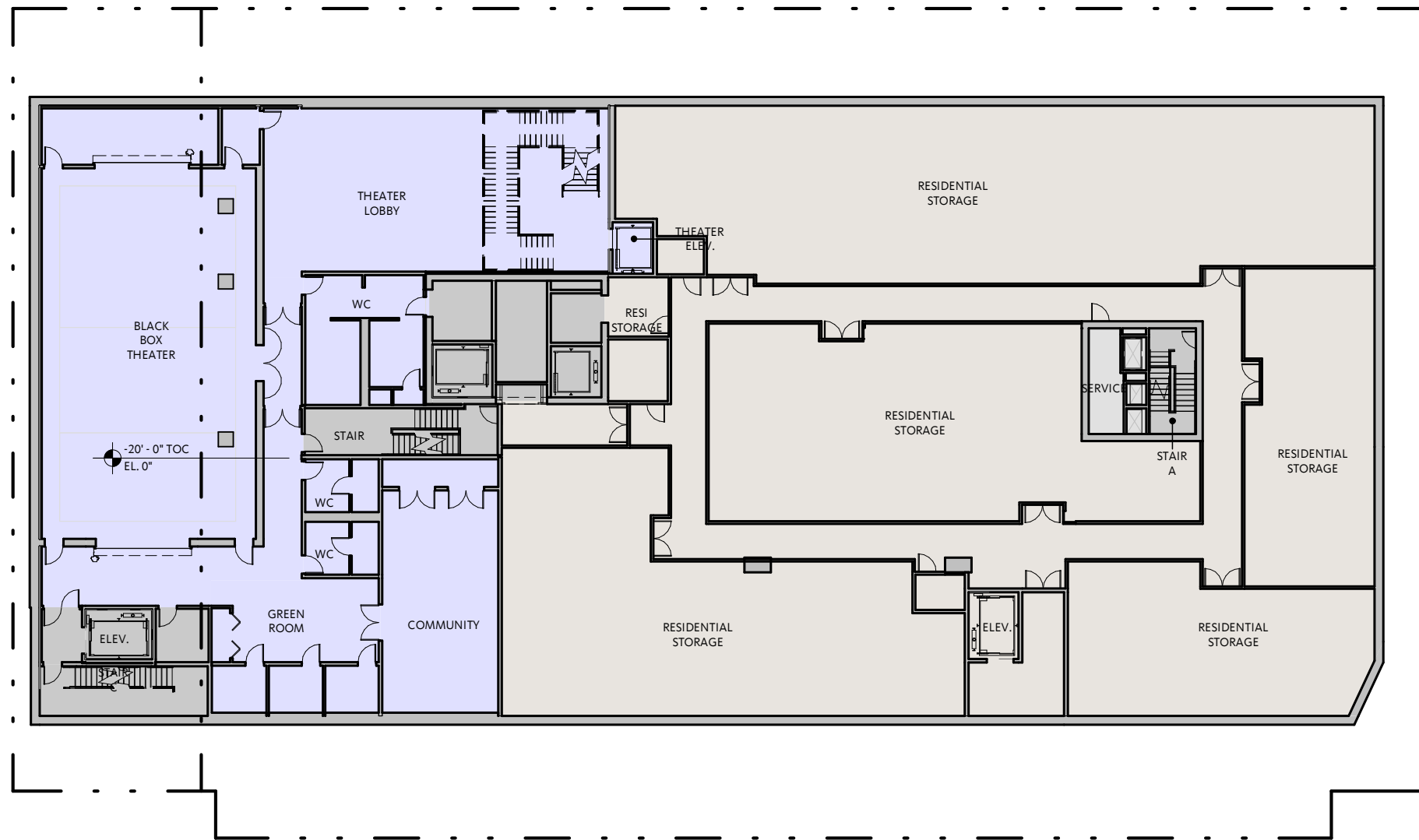
- BACK OF HOUSE
- CORE
- CIRCULATION
- SERVICE/MECHANICAL
- RETAIL STORAGE
- THEATER



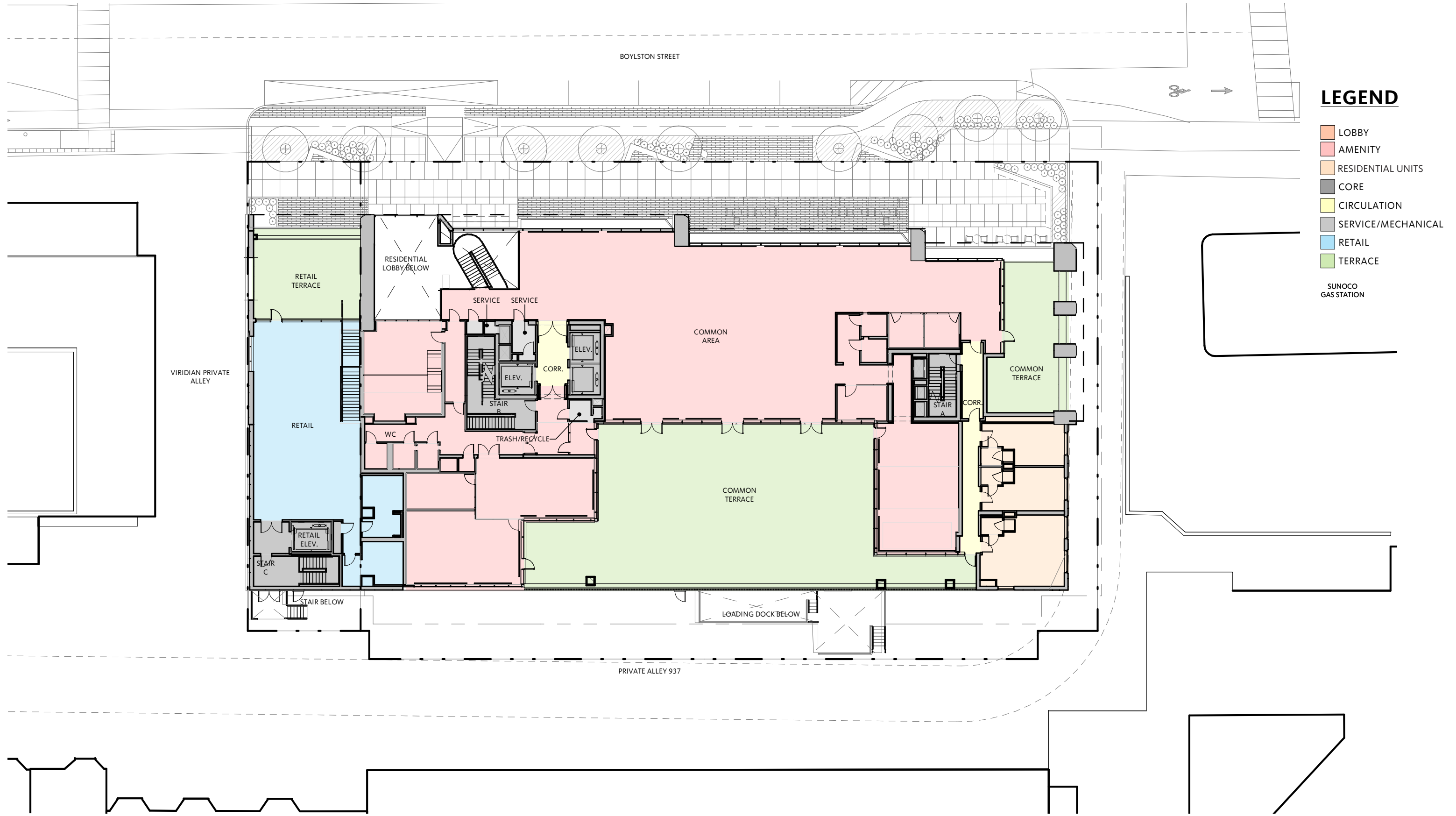
FLOOR PLAN | BASEMENT LEVEL B2

LEGEND

- CORE
- THEATER
- RESIDENTIAL STORAGE

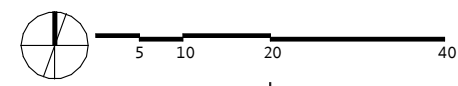


FLOOR PLAN | LEVEL 2

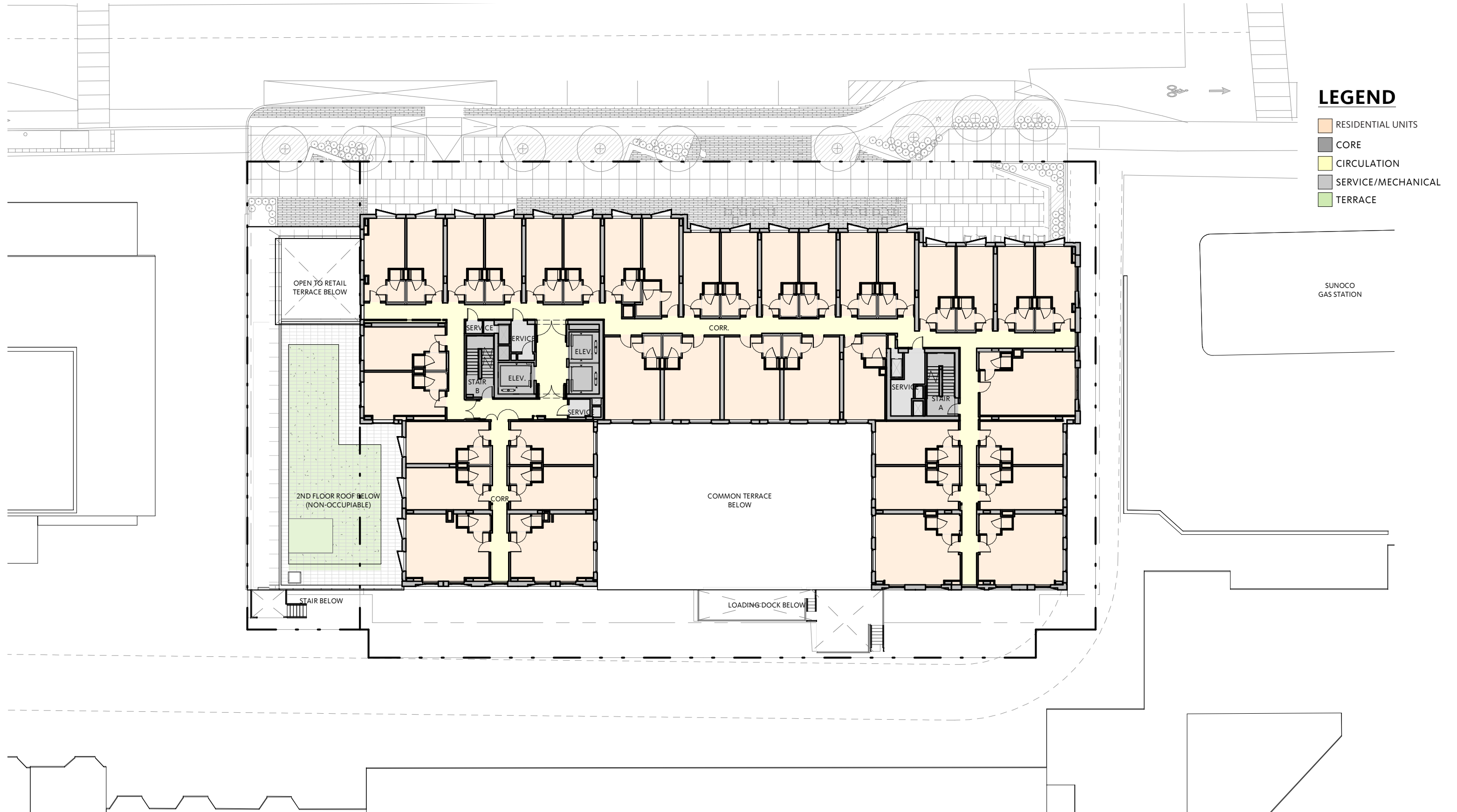


LEGEND

- LOBBY
 - AMENITY
 - RESIDENTIAL UNITS
 - CORE
 - CIRCULATION
 - SERVICE/MECHANICAL
 - RETAIL
 - TERRACE
- SUNOCO GAS STATION

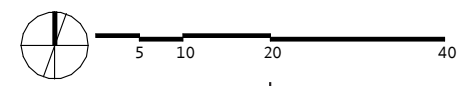


FLOOR PLAN | TYPICAL LEVEL 3-11

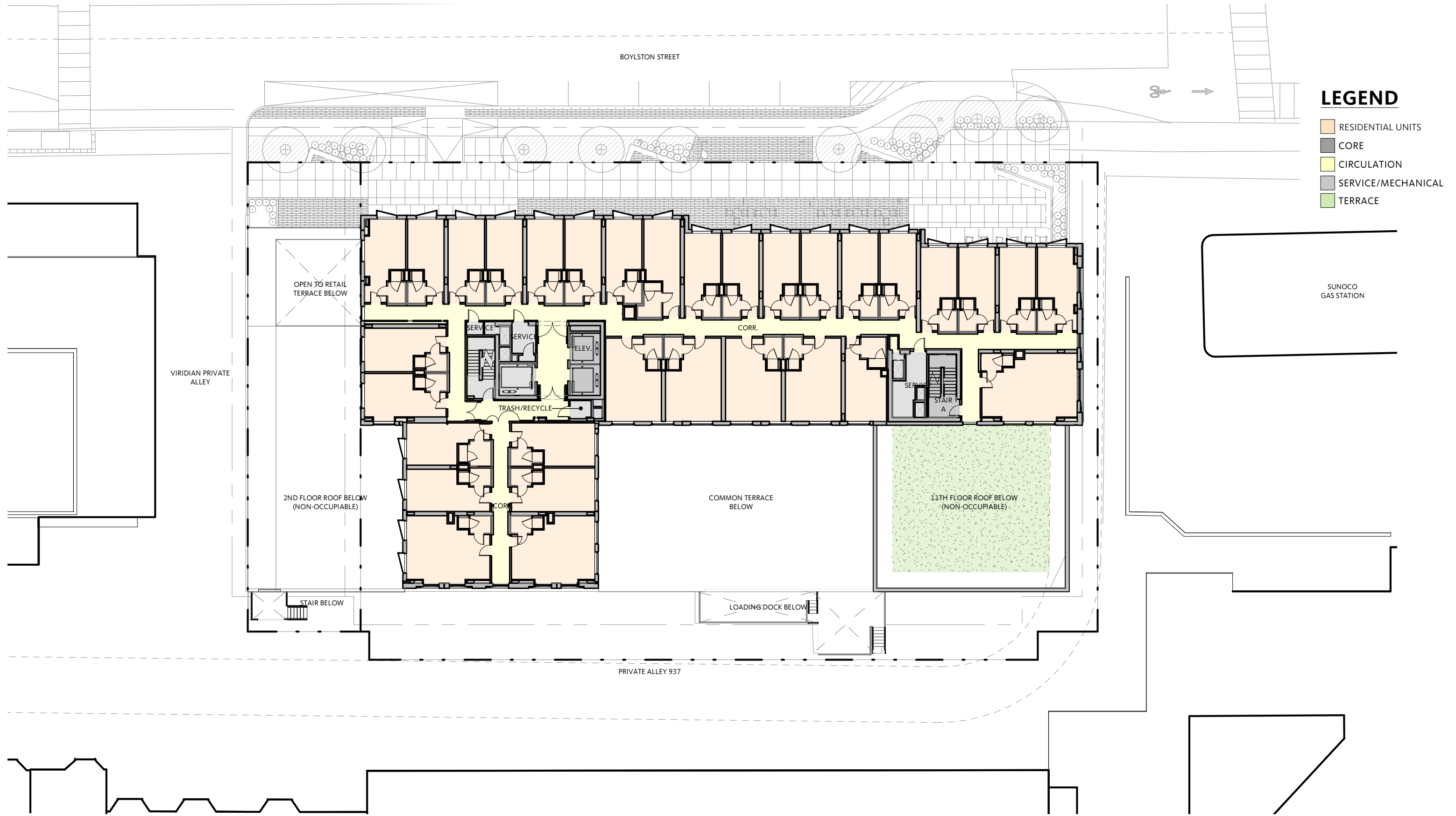


LEGEND

- RESIDENTIAL UNITS
- CORE
- CIRCULATION
- SERVICE/MECHANICAL
- TERRACE

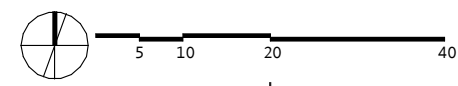


FLOOR PLAN | LEVEL 12-13

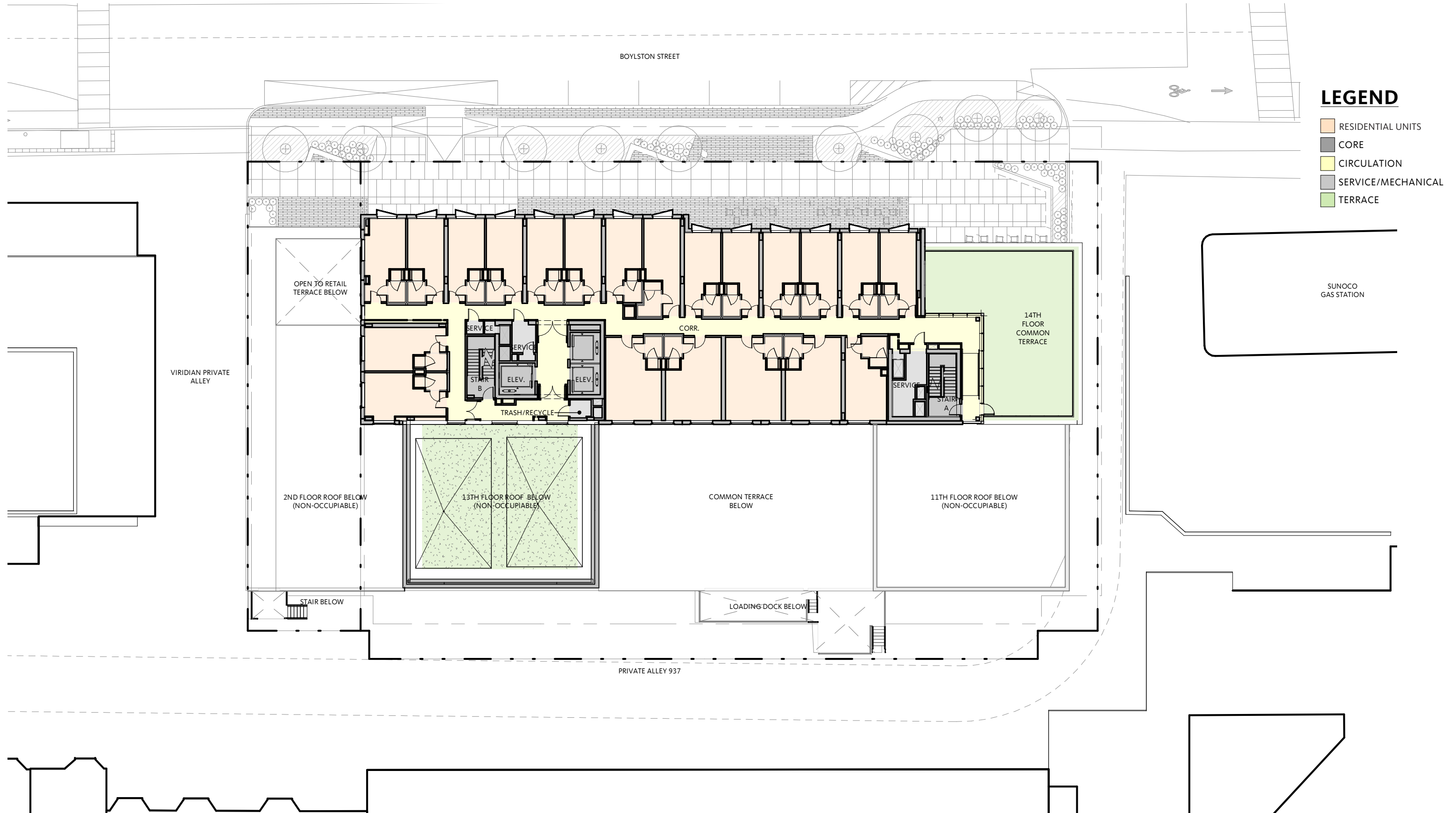


LEGEND

- RESIDENTIAL UNITS
- CORE
- CIRCULATION
- SERVICE/MECHANICAL
- TERRACE

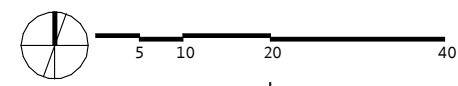


FLOOR PLAN | LEVEL 14

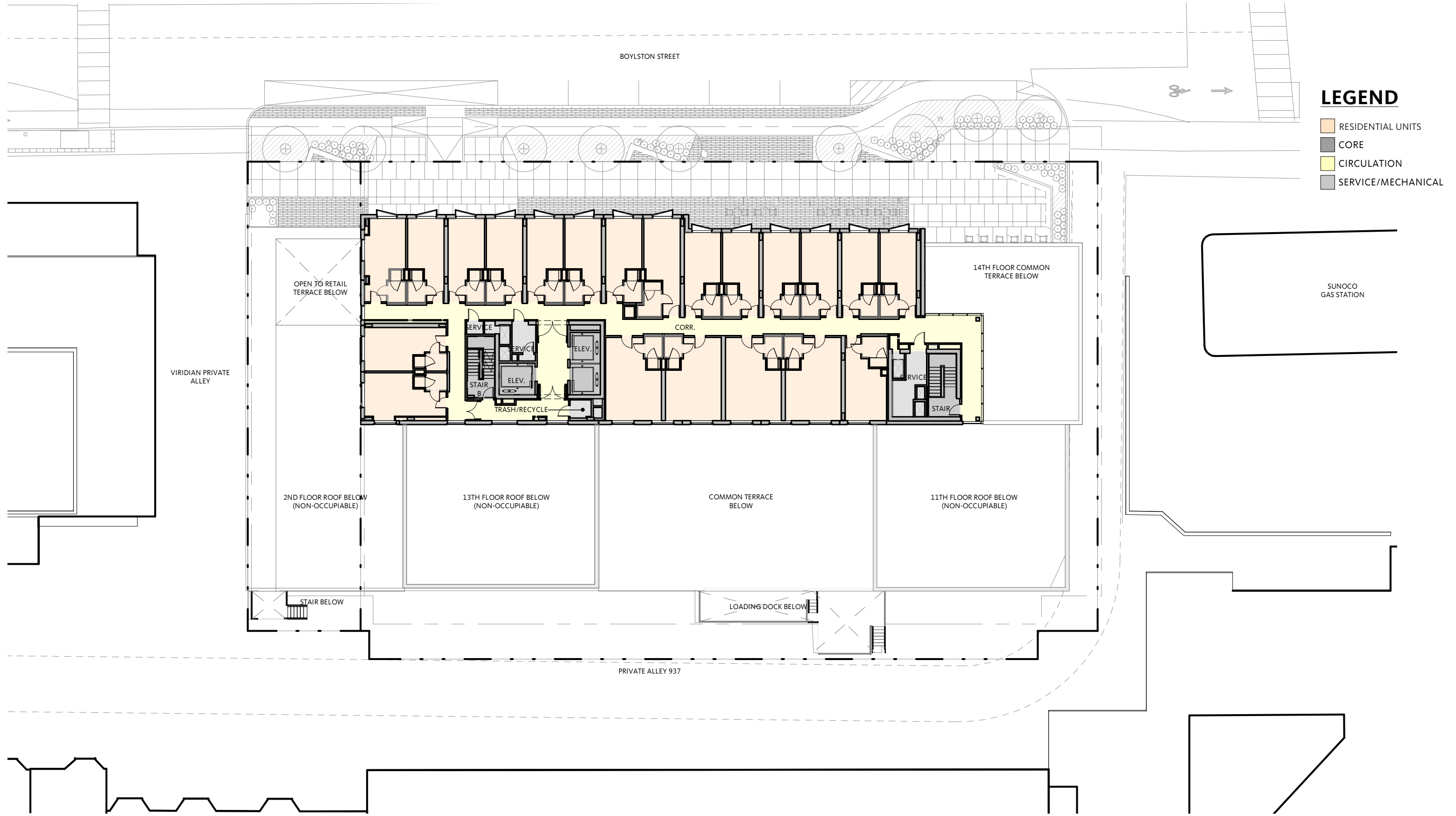


LEGEND

- RESIDENTIAL UNITS
- CORE
- CIRCULATION
- SERVICE/MECHANICAL
- TERRACE

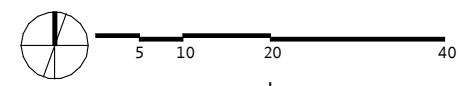


FLOOR PLAN | LEVEL 15

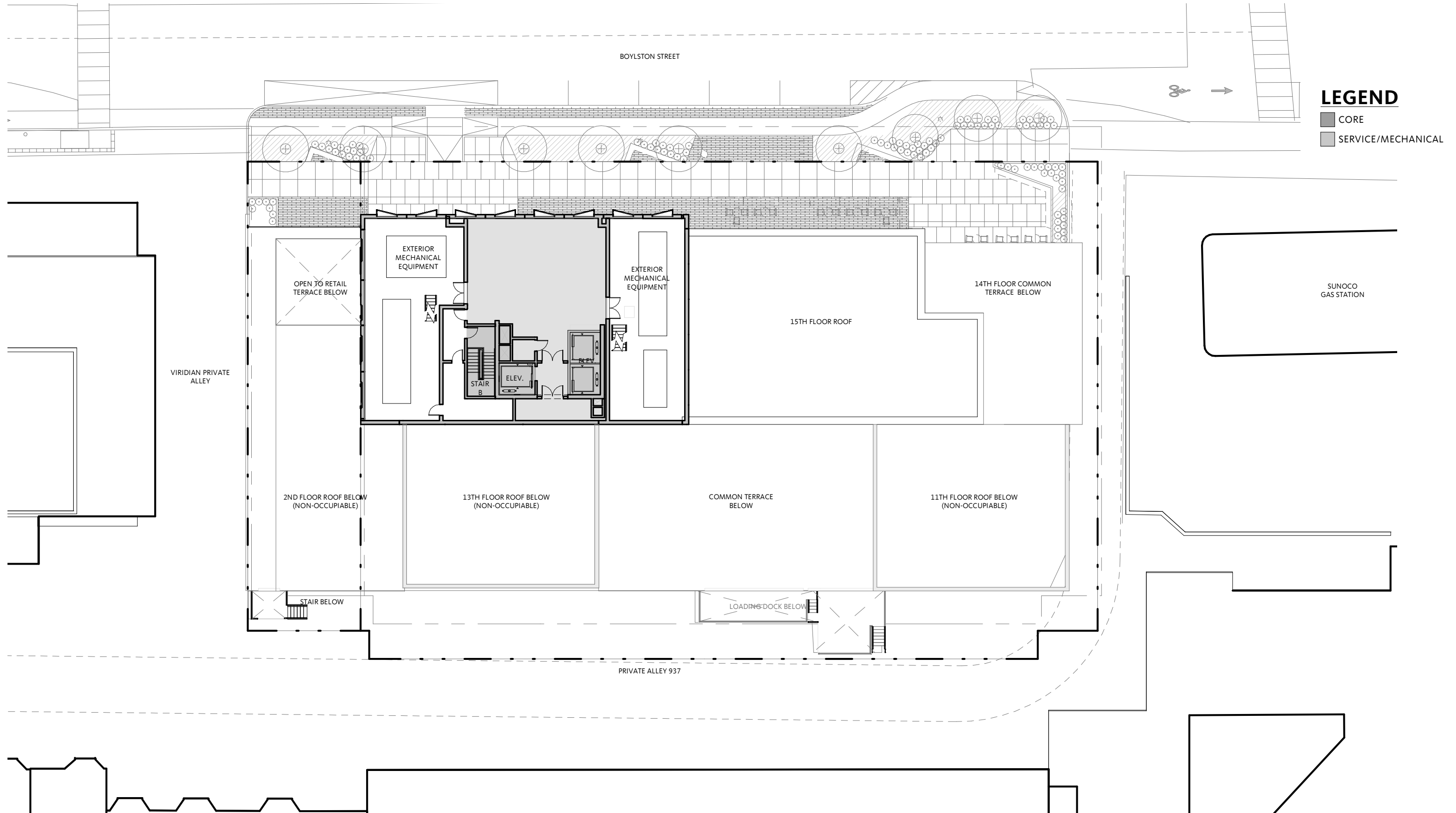


LEGEND

- RESIDENTIAL UNITS
- CORE
- CIRCULATION
- SERVICE/MECHANICAL

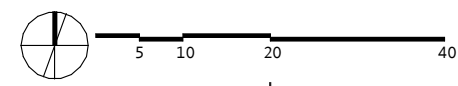


FLOOR PLAN | ROOF - MECHANICAL PENTHOUSE



LEGEND

- CORE
- SERVICE/MECHANICAL



BUILDING ELEVATIONS | NORTH & EAST



ELEVATIONS | LOOKING NORTH.



ELEVATIONS | LOOKING EAST.

BUILDING ELEVATIONS | SOUTH & WEST



ELEVATIONS | LOOKING SOUTH.



ELEVATIONS | LOOKING WEST.