Parcel 12
Boston Civic Design Commission

AUGUST 6, 2019
WHAT WE HEARD

Office Building
- Office building looks wide, especially from the western approach
- Boylston Street facade seems very regular and unrelieved

Hotel/Residential Building
- Hotel/Residential building is very promising and elegant

Western Facade
- Study the view from the eastbound lane, as that is the proper approach view
- The structural supports distract from the building architecture; there are too many architectural moves going on; simplify
- The wave of the upper plaza seems too exposed to the west

Plaza & Retail
- Weave together the podium architecture with the two towers
- The public plaza is an incredible offering to the public
PARCEL 12 AIR RIGHTS PROJECT
BOSTON, MASSACHUSETTS

ROOF PLAN

RECONFIGURED ON-RAMP

M A S S A C H U S E T T S T U R N P I K E
WESTBOUND

M A S S A C H U S E T T S T U R N P I K E
EASTBOUND

RESI/HOTEL BUILDING
13 STORIES

PUBLICLY ACCESSIBLE
PLAZA AT GRADE
AND LEVEL 2

OFFICE BUILDING
20 STORIES

IPSWICH STREET

BOYLSTON STREET

NEWBURY STREET

MASSACHUSETTS AVENUE

PARCEL 13
(PROPOSED)