

 Boston Properties

Pelli Clarke Pelli Architects

ARROWSTREET

OJB THE OFFICE OF
JAMES BURNETT
LANDSCAPE ARCHITECTURE

MAGNUSSON
KLEMENCIC
ASSOCIATES

WSP | PARSONS
BRINCKERHOFF


McNAMARA · SALVIA

BRIA

AHA
CONSULTING
ENGINEERS


vhb

ARUP

**HALEY
ALDRICH**

RWDI
CONSULTING ENGINEERS
& SCIENTISTS


JENSEN HUGHES

 Nutter

THE BACK BAY / SOUTH END GATEWAY PROJECT

BOSTON, MASSACHUSETTS

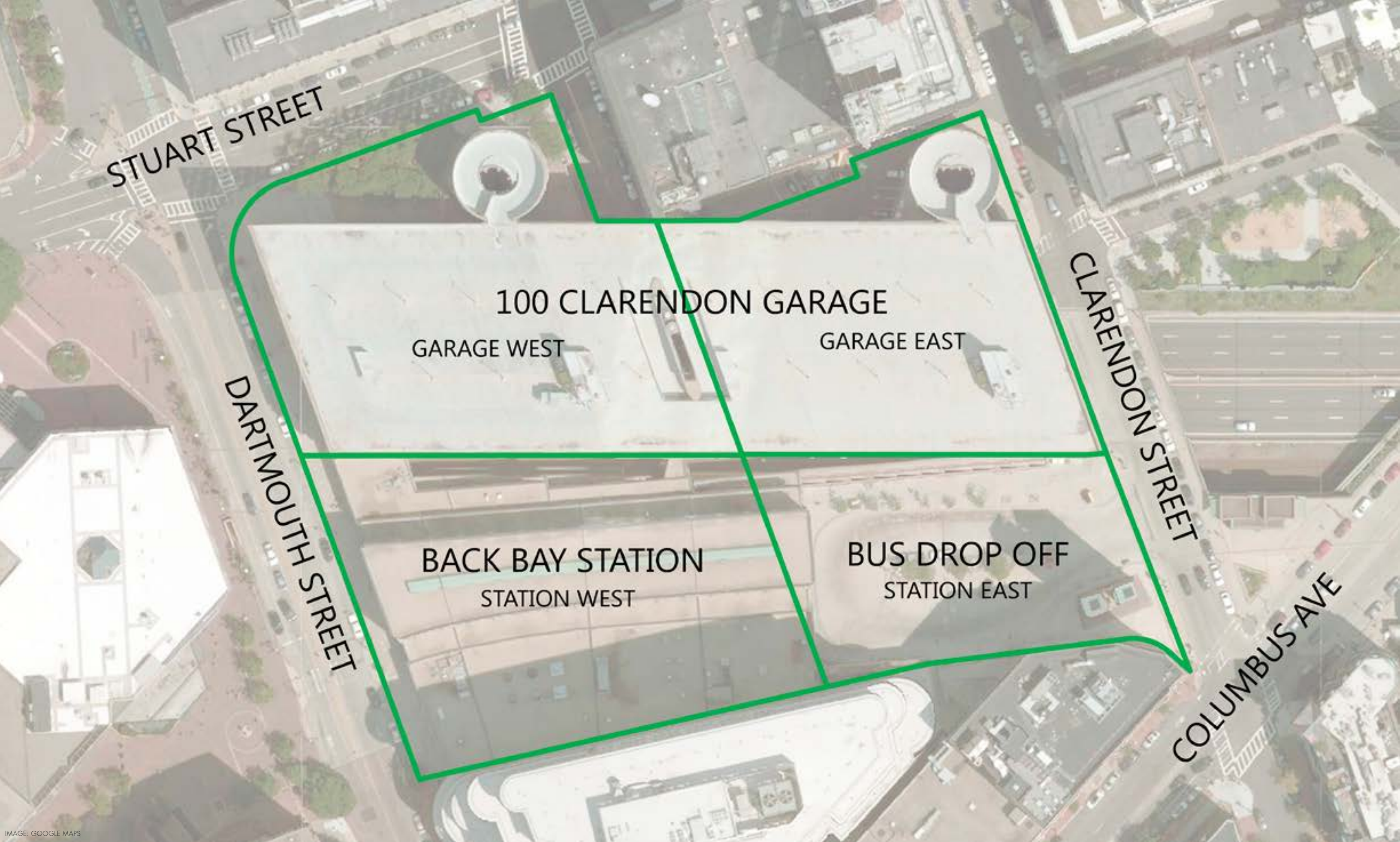
JUNE 07, 2016

BOSTON CIVIC DESIGN COMMISSION PRESENTATION





SITE



STUART STREET

DARTMOUTH STREET

CLARENDON STREET

COLUMBUS AVE

100 CLARENDON GARAGE

GARAGE WEST

GARAGE EAST

BACK BAY STATION

STATION WEST

BUS DROP OFF

STATION EAST

IMAGE: GOOGLE MAPS

CONCEPTUAL DIVISION OF THE CONSOLIDATED SITE INTO 4 AREAS

An architectural rendering of a modern urban development. The scene features several tall, glass-clad skyscrapers with varying heights and setbacks. In the foreground, a public square is filled with people, some sitting at outdoor cafe tables with yellow umbrellas. A large, arched structure, possibly a transit station, is visible in the middle ground. The sky is a clear, light blue. The overall atmosphere is bright and modern.

SITE LIMITATIONS + DESIGN CONSIDERATIONS



**NORTH END
NEIGHBORHOOD**

BOSTON HARBOR

FINANCIAL DISTRICT

**DOWNTOWN
CROSSING**

**BEACON HILL
NEIGHBORHOOD**

BOSTON COMMON

BOSTON PUBLIC GARDEN

**BAY VILLAGE
NEIGHBORHOOD**

THE ESPLANADE

**BACK BAY
NEIGHBORHOOD**

**200
CLARENDON**

MASS TURNPIKE

**COPLEY
SQUARE**

SITE

**SOUTH END
NEIGHBORHOOD**

COMMONWEALTH AVE

PRUDENTIAL CENTER

IMAGE: GOOGLE MAPS



IMAGE: GOOGLE MAPS



GARAGE
ENTRY DRUM

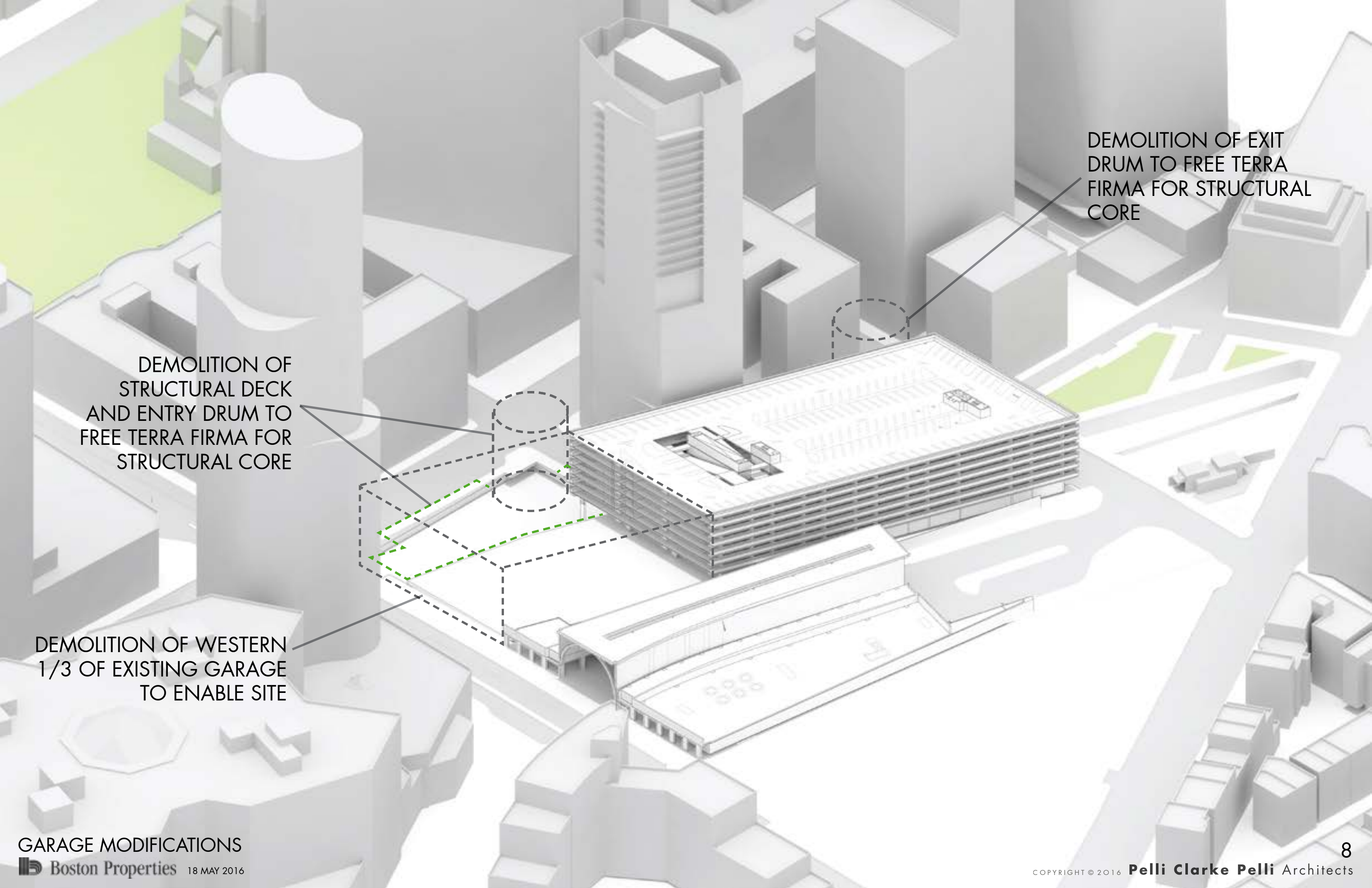
GARAGE
EXIT DRUM

GARAGE

BUS DROP-OFF

STATION
CONCOURSE

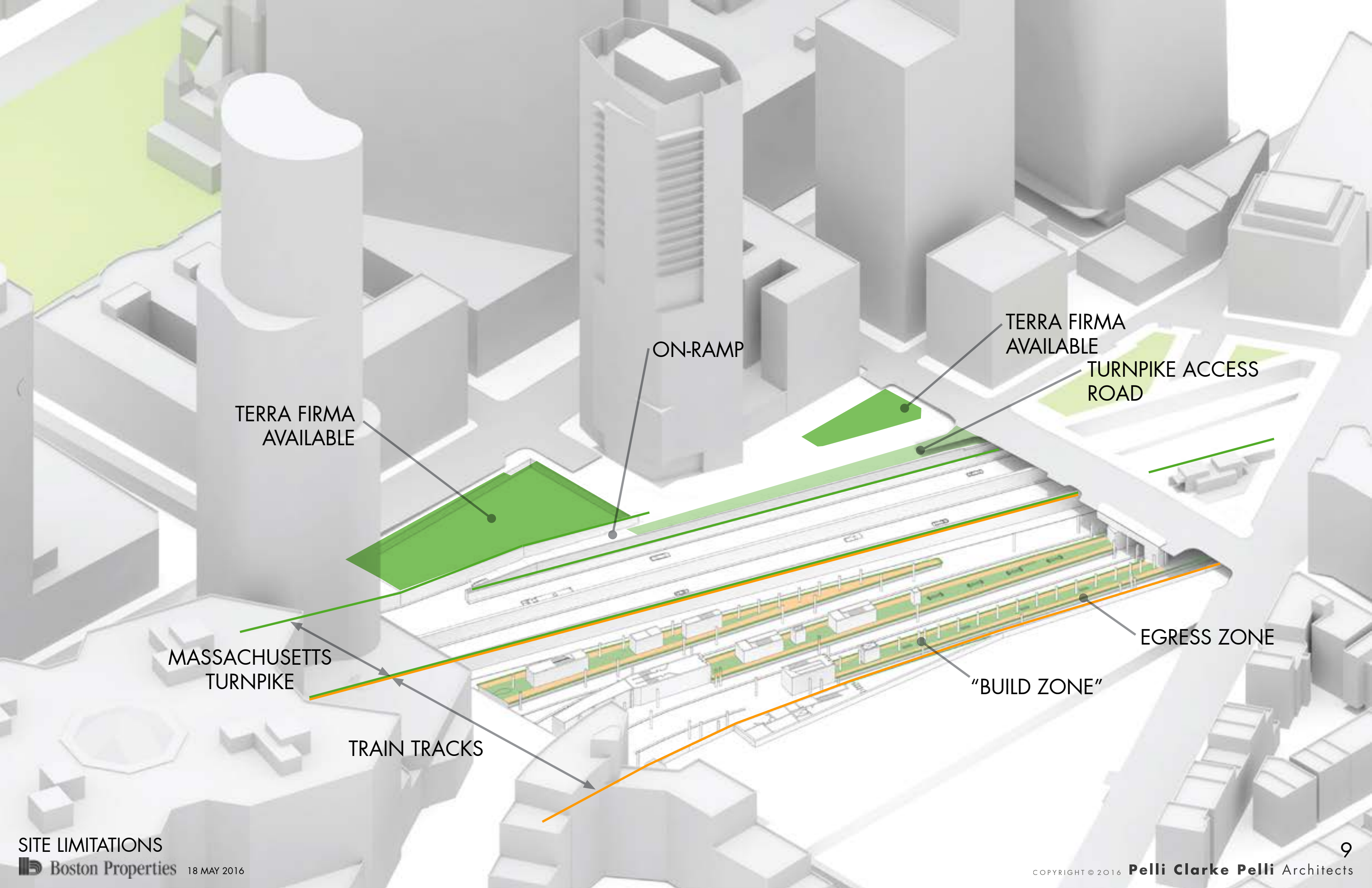
STATION
BUILDING



DEMOLITION OF EXIT
DRUM TO FREE TERRA
FIRMA FOR STRUCTURAL
CORE

DEMOLITION OF
STRUCTURAL DECK
AND ENTRY DRUM TO
FREE TERRA FIRMA FOR
STRUCTURAL CORE

DEMOLITION OF WESTERN
1/3 OF EXISTING GARAGE
TO ENABLE SITE



TERRA FIRMA AVAILABLE

ON-RAMP

TERRA FIRMA AVAILABLE

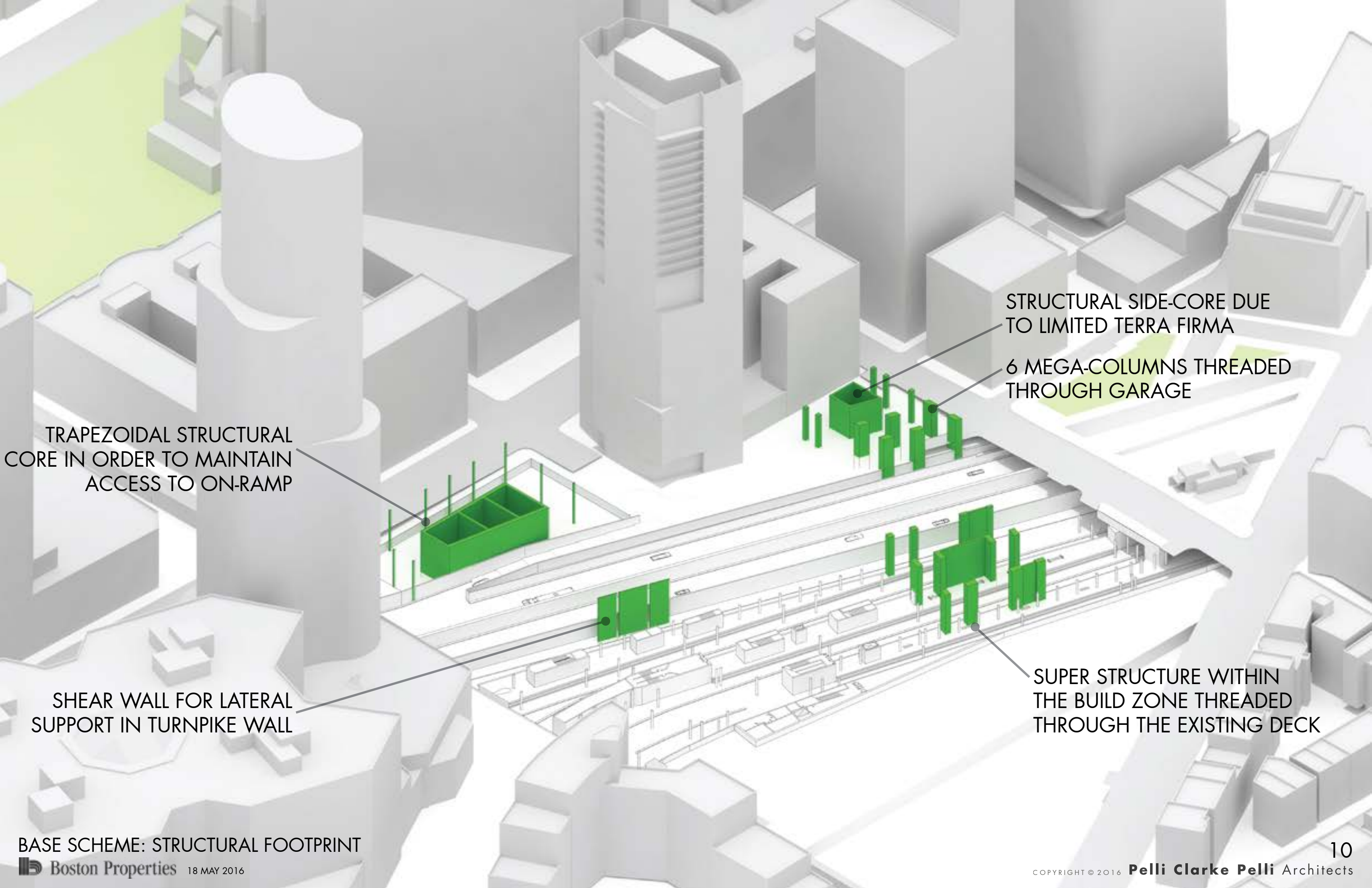
TURNPIKE ACCESS ROAD

MASSACHUSETTS TURNPIKE

TRAIN TRACKS

"BUILD ZONE"

EGRESS ZONE



TRAPEZOIDAL STRUCTURAL CORE IN ORDER TO MAINTAIN ACCESS TO ON-RAMP

STRUCTURAL SIDE-CORE DUE TO LIMITED TERRA FIRMA

6 MEGA-COLUMNS THREADED THROUGH GARAGE

SHEAR WALL FOR LATERAL SUPPORT IN TURNPIKE WALL

SUPER STRUCTURE WITHIN THE BUILD ZONE THREADED THROUGH THE EXISTING DECK



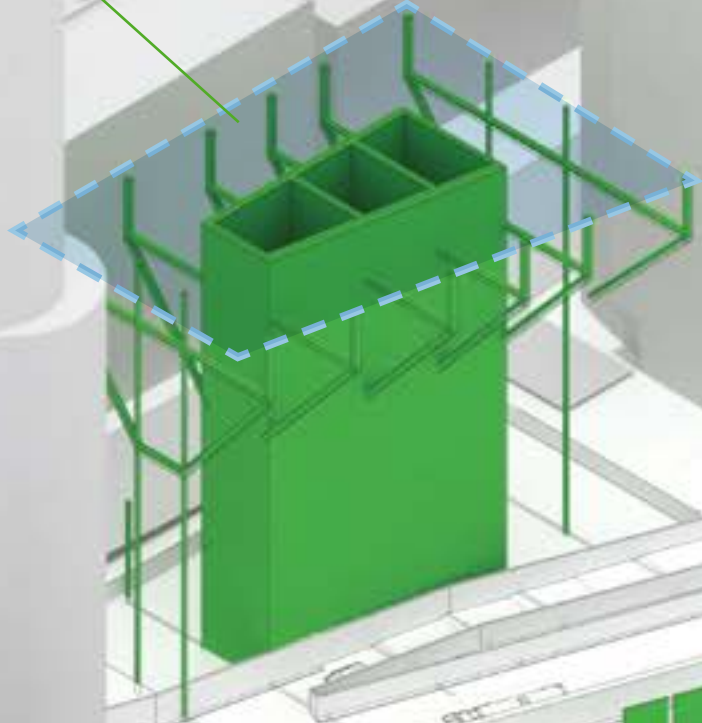
BRACING SYSTEM TO BEAR FLOORS BACK TO CORE

STRUCTURAL TRANSFER (SKY-MAT) TO ALLOW FOR RESIDENTIAL COLUMN GRID ABOVE

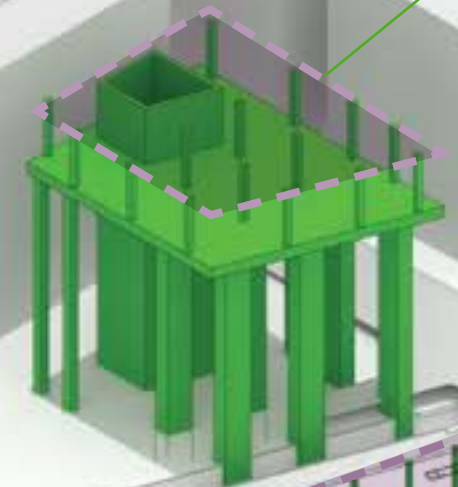
STRUCTURAL TRANSFER (TABLE TOP TRUSS SYSTEM) TO ALLOW FOR RESIDENTIAL COLUMN GRID ABOVE

BASE SCHEME: STRUCTURAL FOOTPRINT UP TO "TABLE-TOP" AND "SKY-MAT"

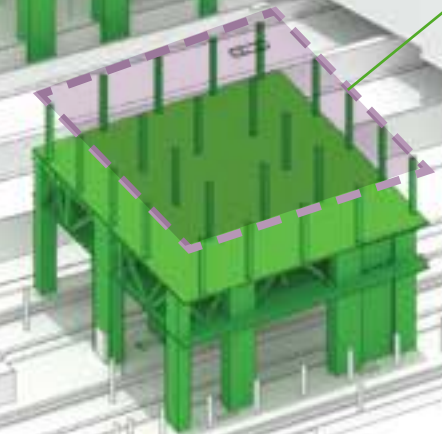
OFFICE FLOOR
PLATE SIZE:
26,050SF



RESIDENTIAL FLOOR
PLATE SIZE:
10,200SF



RESIDENTIAL FLOOR
PLATE SIZE:
11,950SF

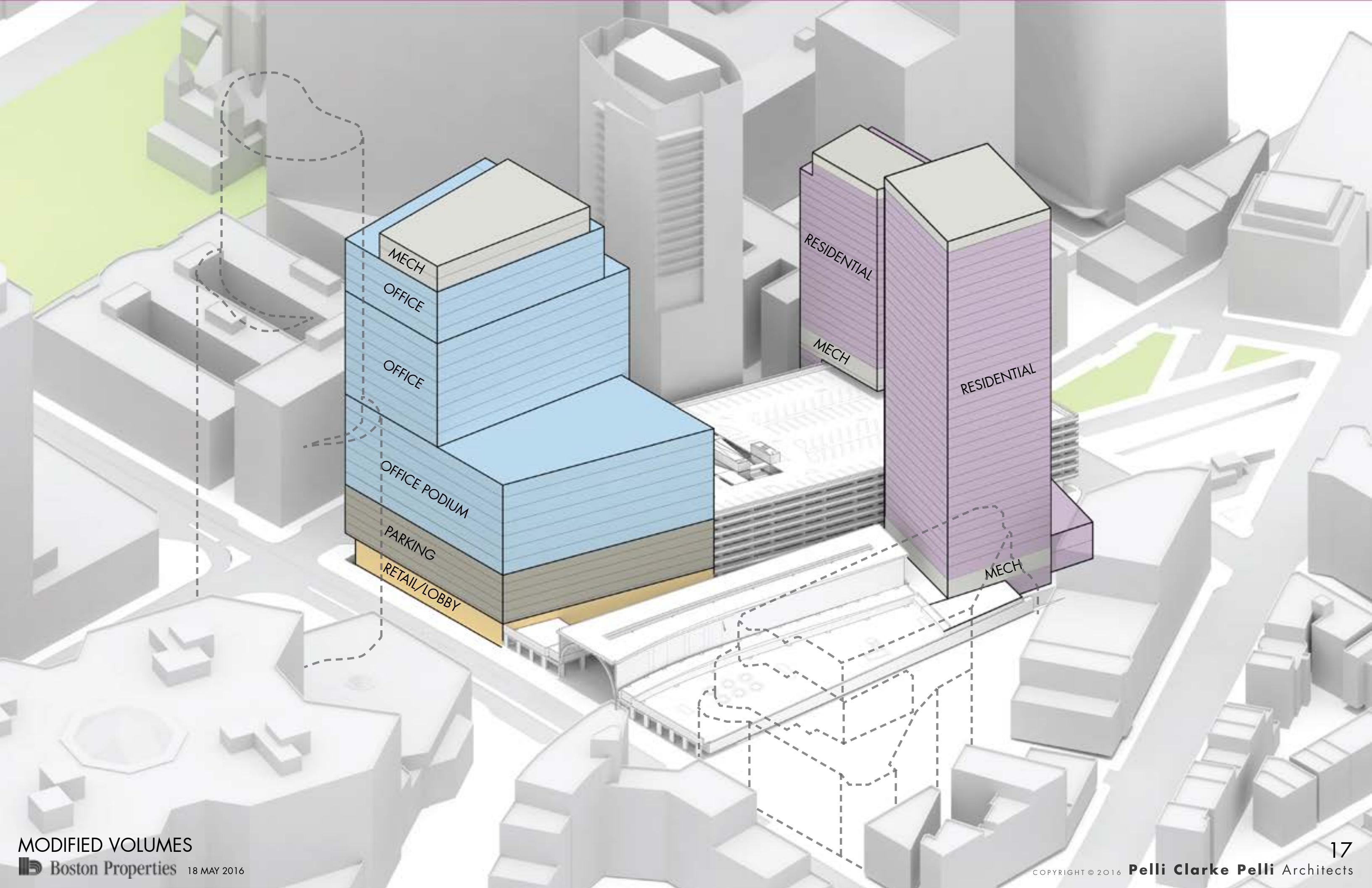












MECH

OFFICE

OFFICE

OFFICE PODIUM

PARKING

RETAIL/LOBBY

RESIDENTIAL

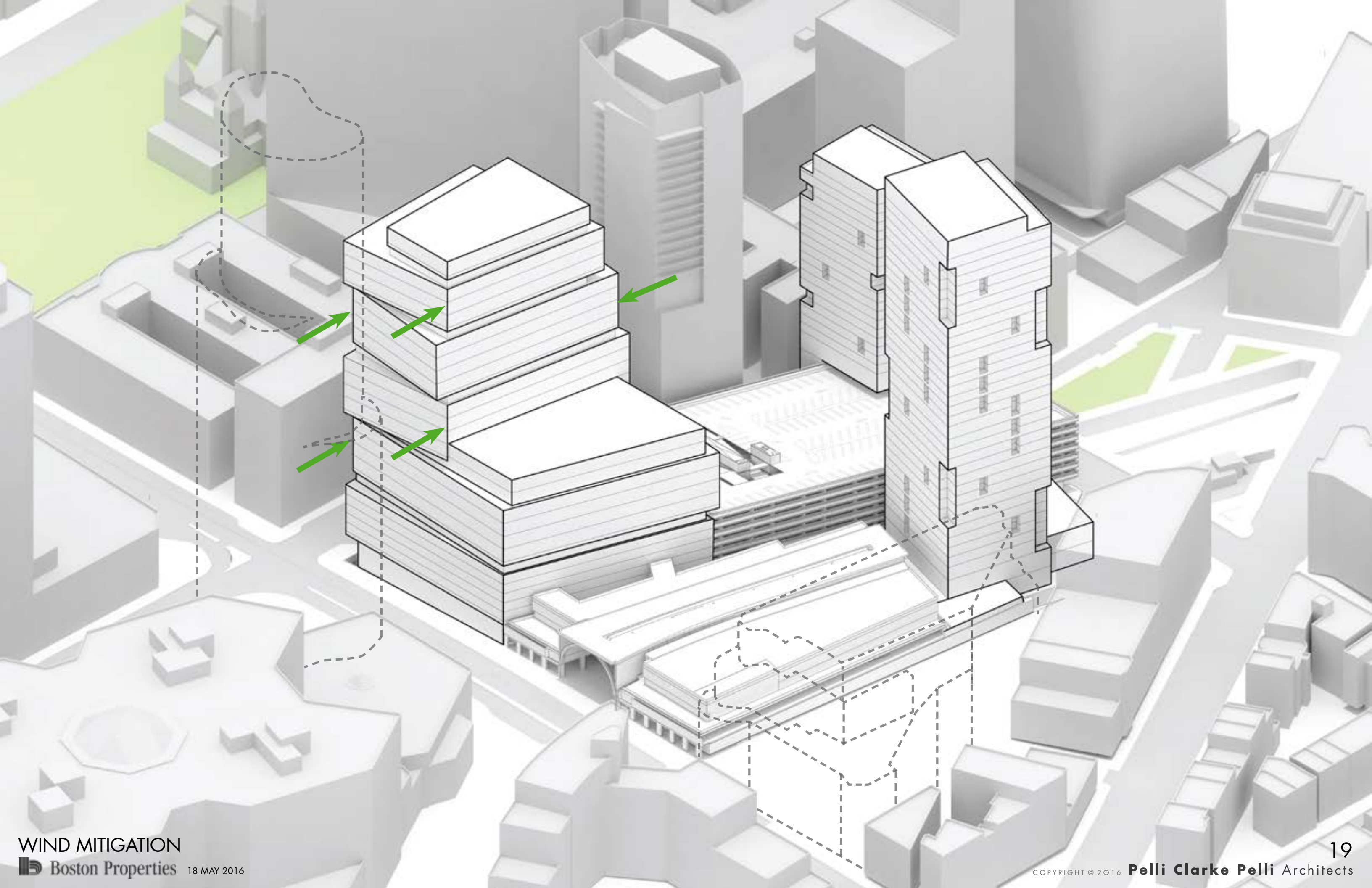
MECH

RESIDENTIAL

MECH



STACKED EXPRESSION - EXTERIOR TERRACES





UNDULATING BLOCKS + CUT-OUTS - WIND MITIGATION + EXTERIOR TERRACES



RENDERINGS








BASE SCHEME VIEW FROM SOUTHWEST CORRIDOR



IMAGE: BING MAPS

EXISTING VIEW FROM STUART AND DARTMOUTH STREETS

 Boston Properties 18 MAY 2016

ARROWSTREET

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BASE SCHEME VIEW FROM STUART AND DARTMOUTH STREETS



IMAGE: GOOGLE MAPS

EXISTING VIEW FROM COLUMBUS AVE

 Boston Properties 18 MAY 2016



BASE SCHEME VIEW FROM COLUMBUS AVE



IMAGE: GOOGLE MAPS

EXISTING BUS LOOP FROM CLARENDON STREET

 Boston Properties 18 MAY 2016



BASE SCHEME VIEW FROM CLARENDON STREET



BASE SCHEME - STUART STREET / TURNPIKE / PLATFORM LEVEL



BASE SCHEME - DARTMOUTH / CLARENDON STREETS LEVEL

STATION AIR RIGHTS





IMAGE: GOOGLE MAPS

EXISTING VIEW FROM DARTMOUTH STREET

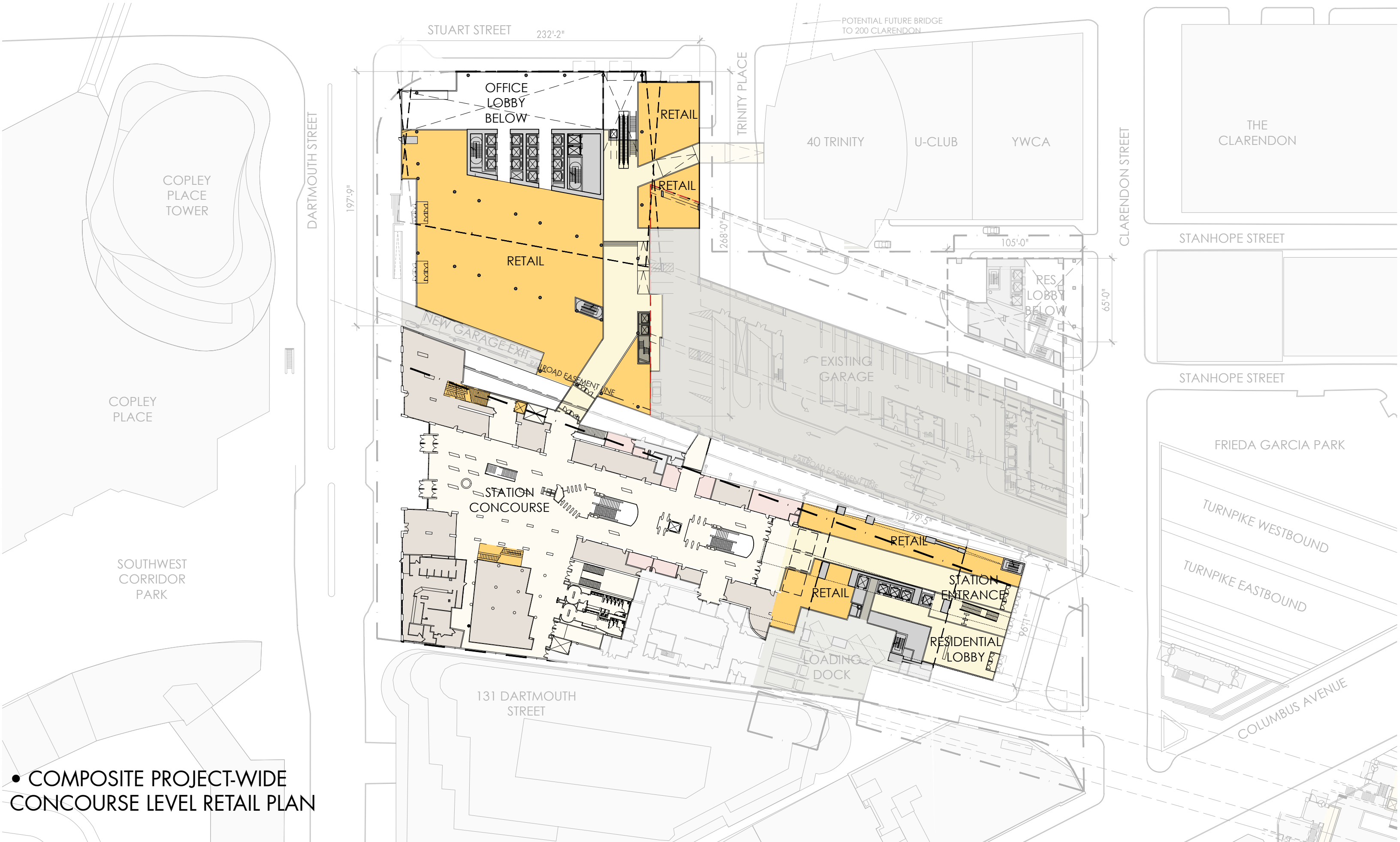
 Boston Properties 18 MAY 2016



BASE SCHEME VIEW FROM DARTMOUTH STREET

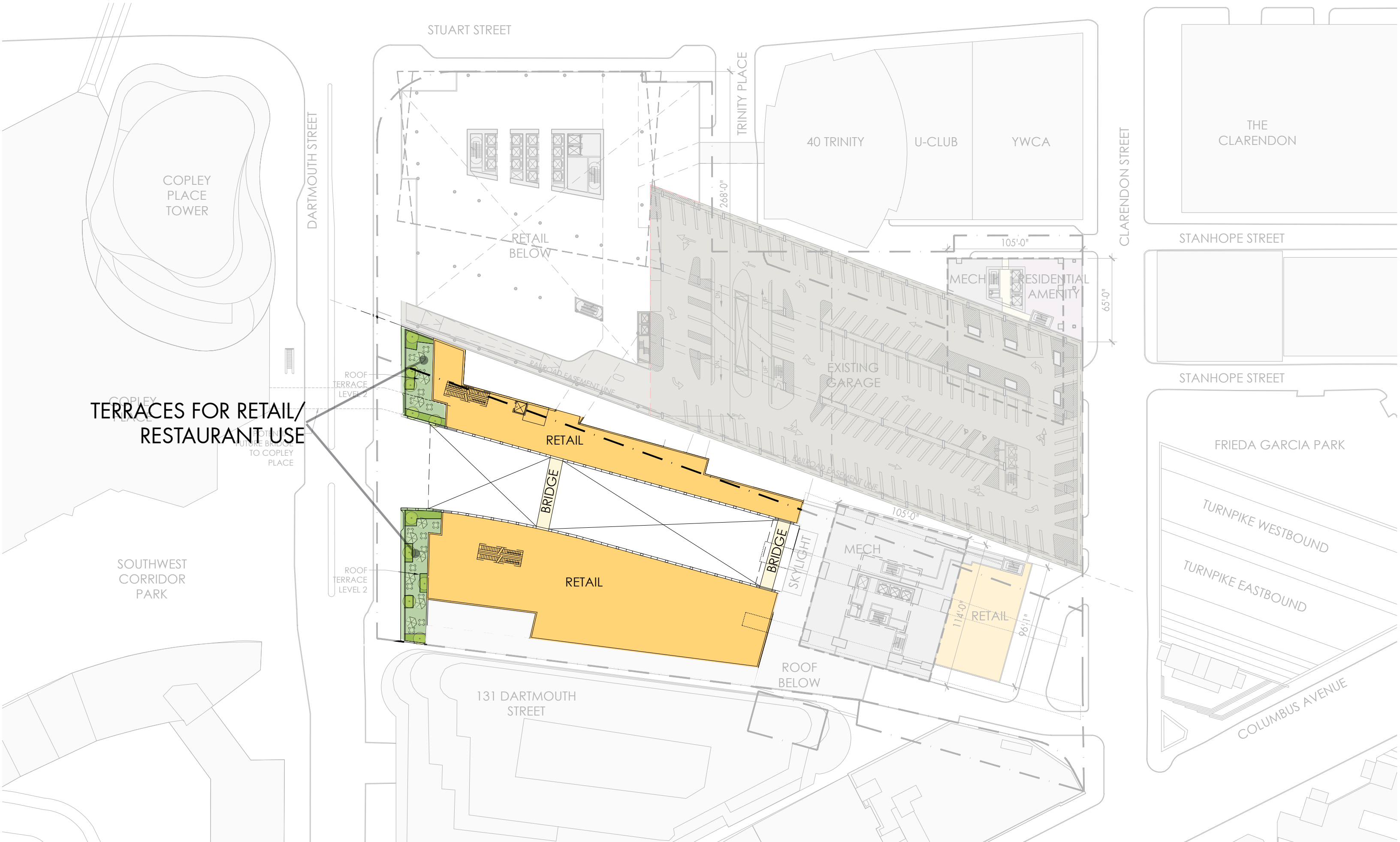


ALTERNATE SCHEME VIEW FROM DARTMOUTH STREET

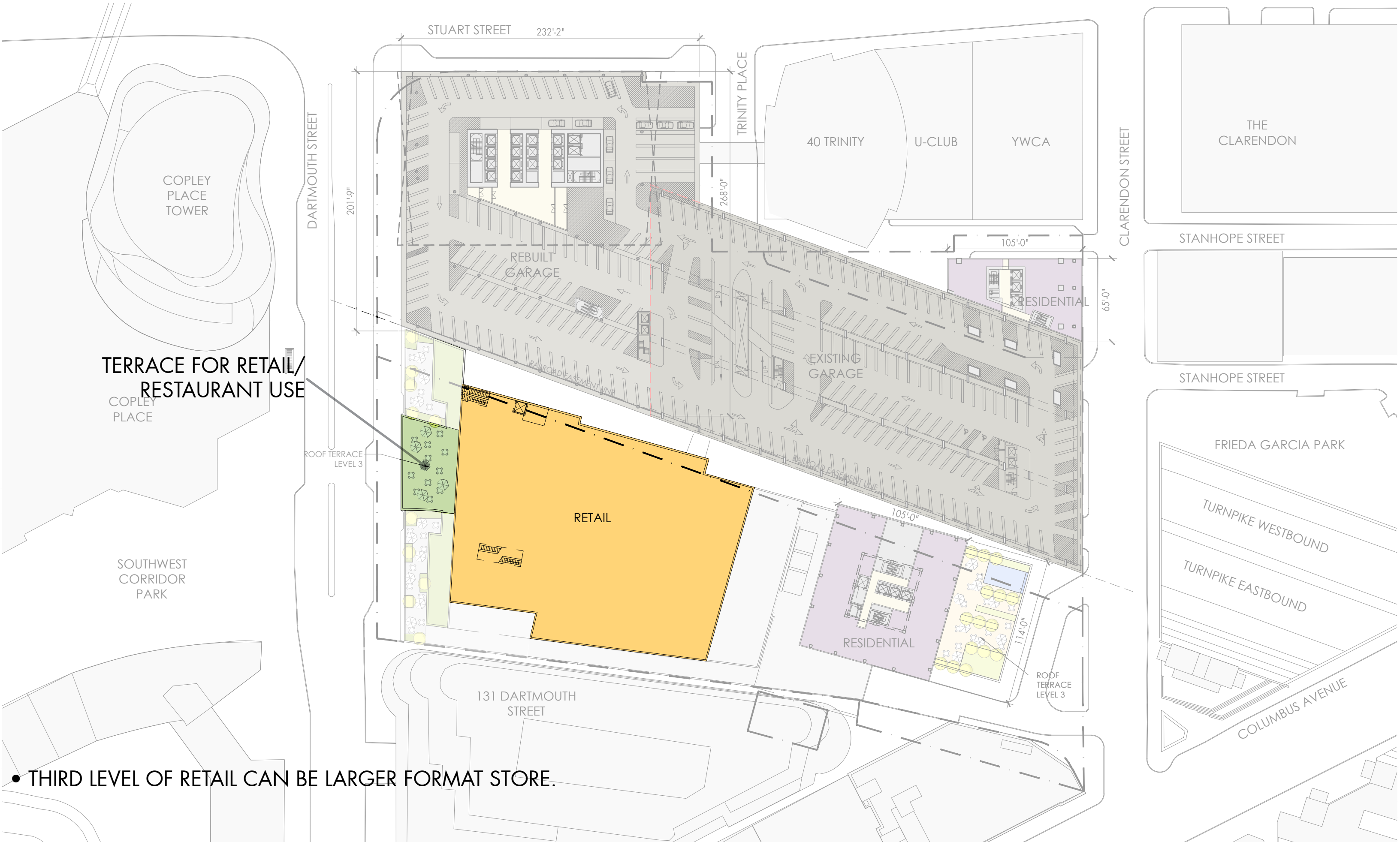


• COMPOSITE PROJECT-WIDE CONCOURSE LEVEL RETAIL PLAN

STATION WEST, STATION EAST AND GARAGE WEST CONCOURSE



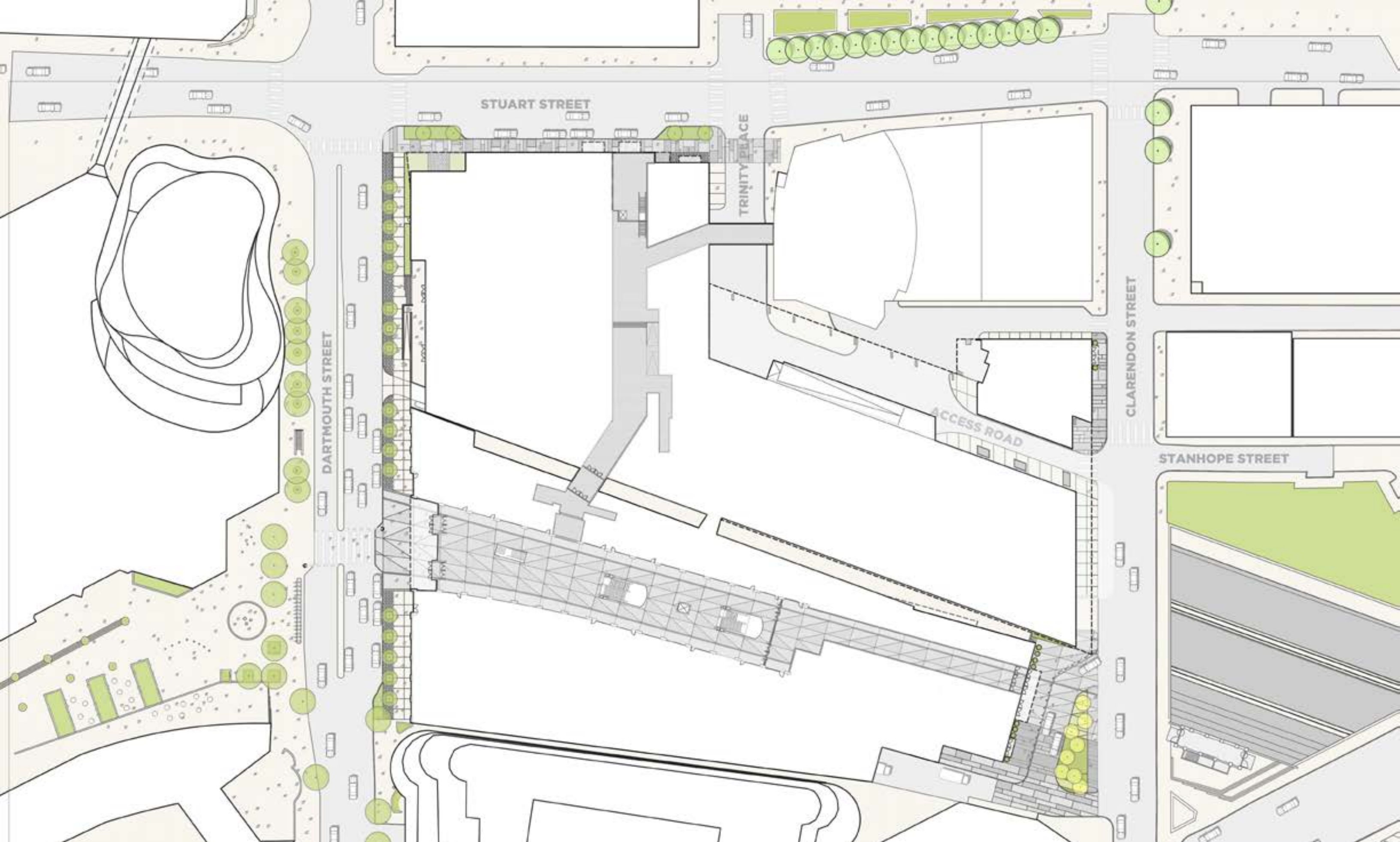
SECOND LEVEL RETAIL AT STATION WEST - BASE (AND ALTERNATE) PLAN



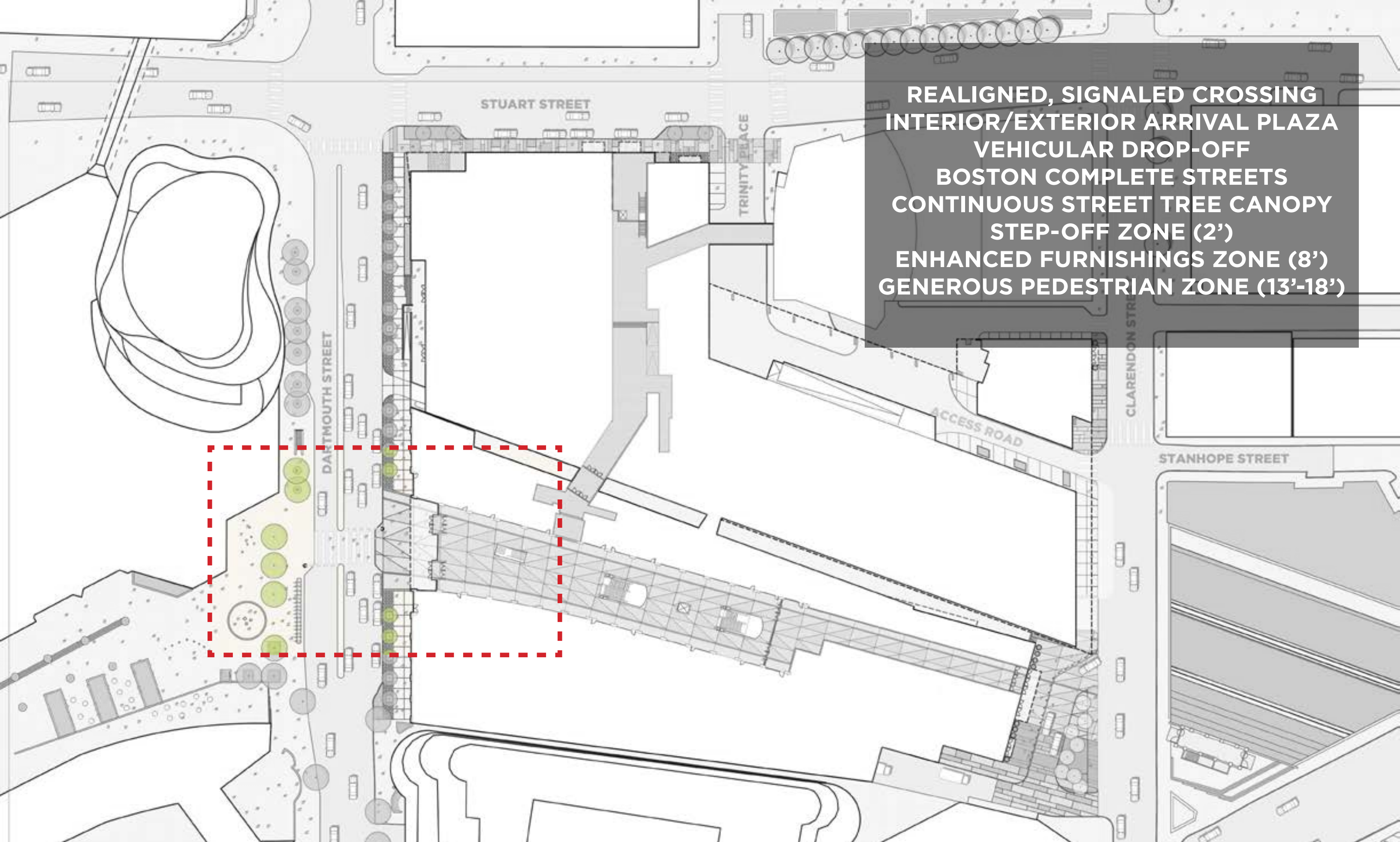
• THIRD LEVEL OF RETAIL CAN BE LARGER FORMAT STORE.

An architectural rendering of a modern city street scene. The central focus is a large, multi-story glass skyscraper with a stepped top. To its right is another tall, slender glass building. In the foreground, a transit station with a prominent arched entrance is visible, labeled "BACK BAY STATION". To the left of the station, a building is labeled "SHOPS AT BACK BAY". The street is filled with people, cars, and trees, suggesting a vibrant, pedestrian-friendly environment. The sky is a clear, light blue.

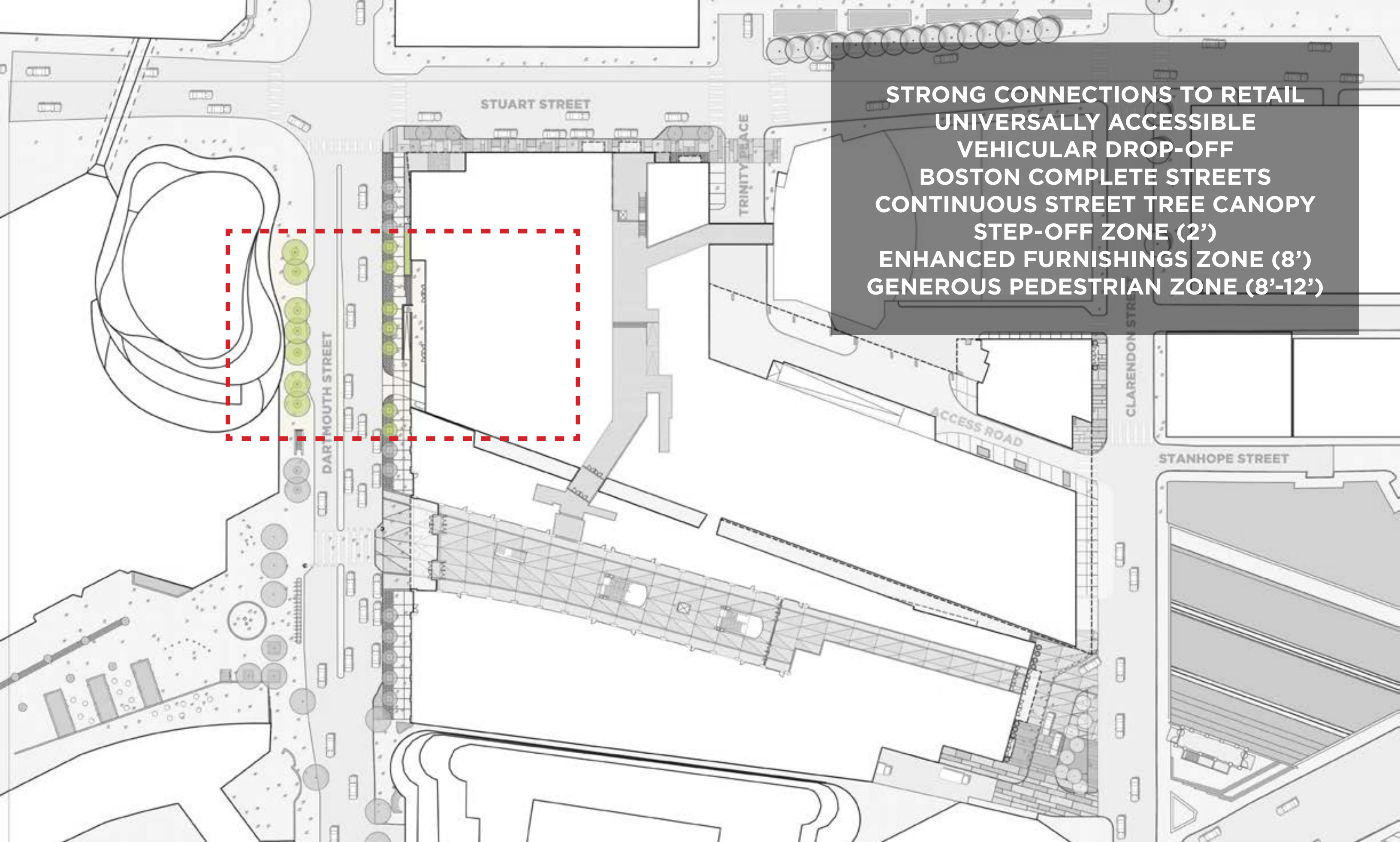
LANDSCAPE / STREETSCAPE IMPROVEMENTS



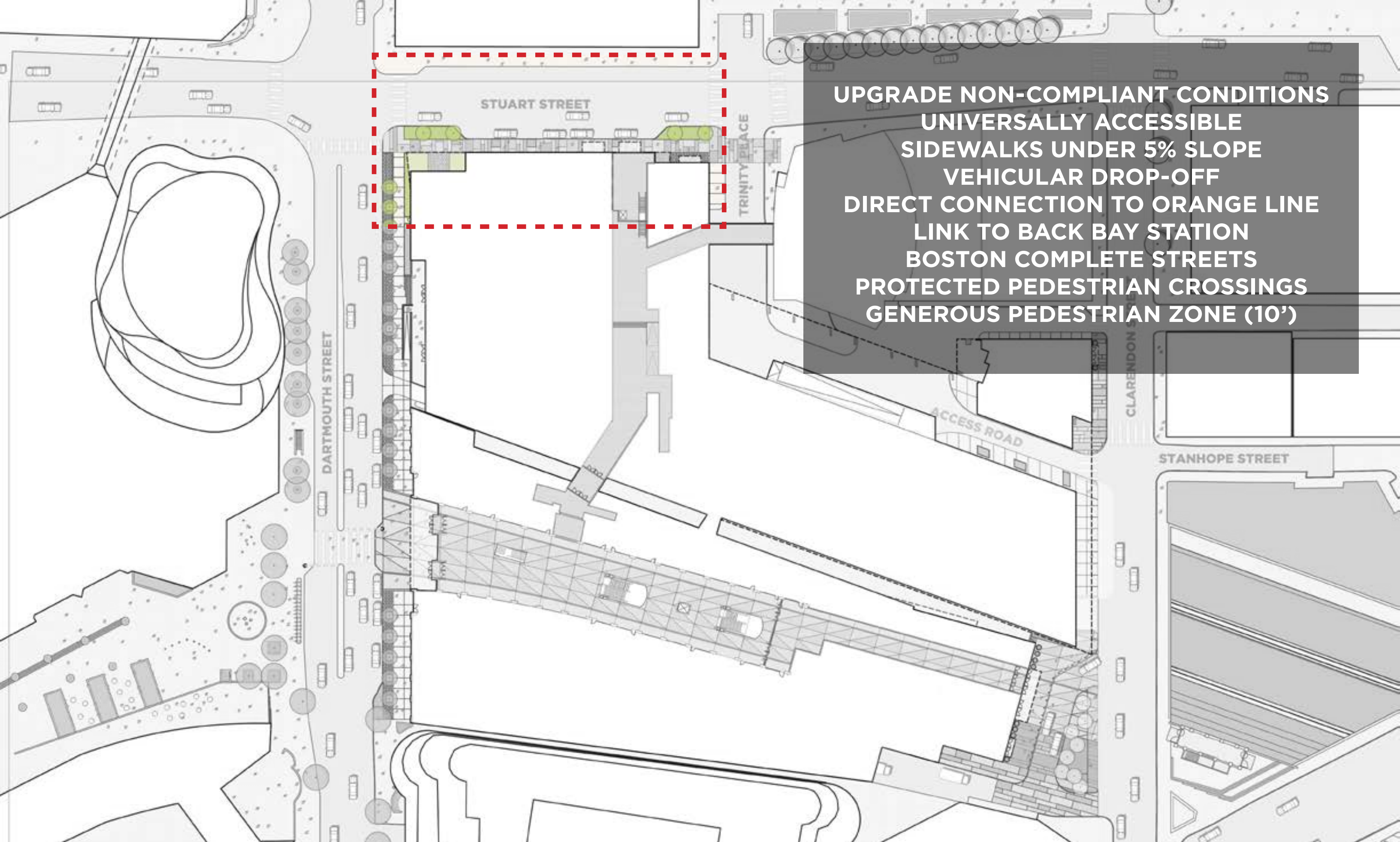
STREET LEVEL PLAN



REALIGNED, SIGNALLED CROSSING
INTERIOR/EXTERIOR ARRIVAL PLAZA
VEHICULAR DROP-OFF
BOSTON COMPLETE STREETS
CONTINUOUS STREET TREE CANOPY
STEP-OFF ZONE (2')
ENHANCED FURNISHINGS ZONE (8')
GENEROUS PEDESTRIAN ZONE (13'-18')

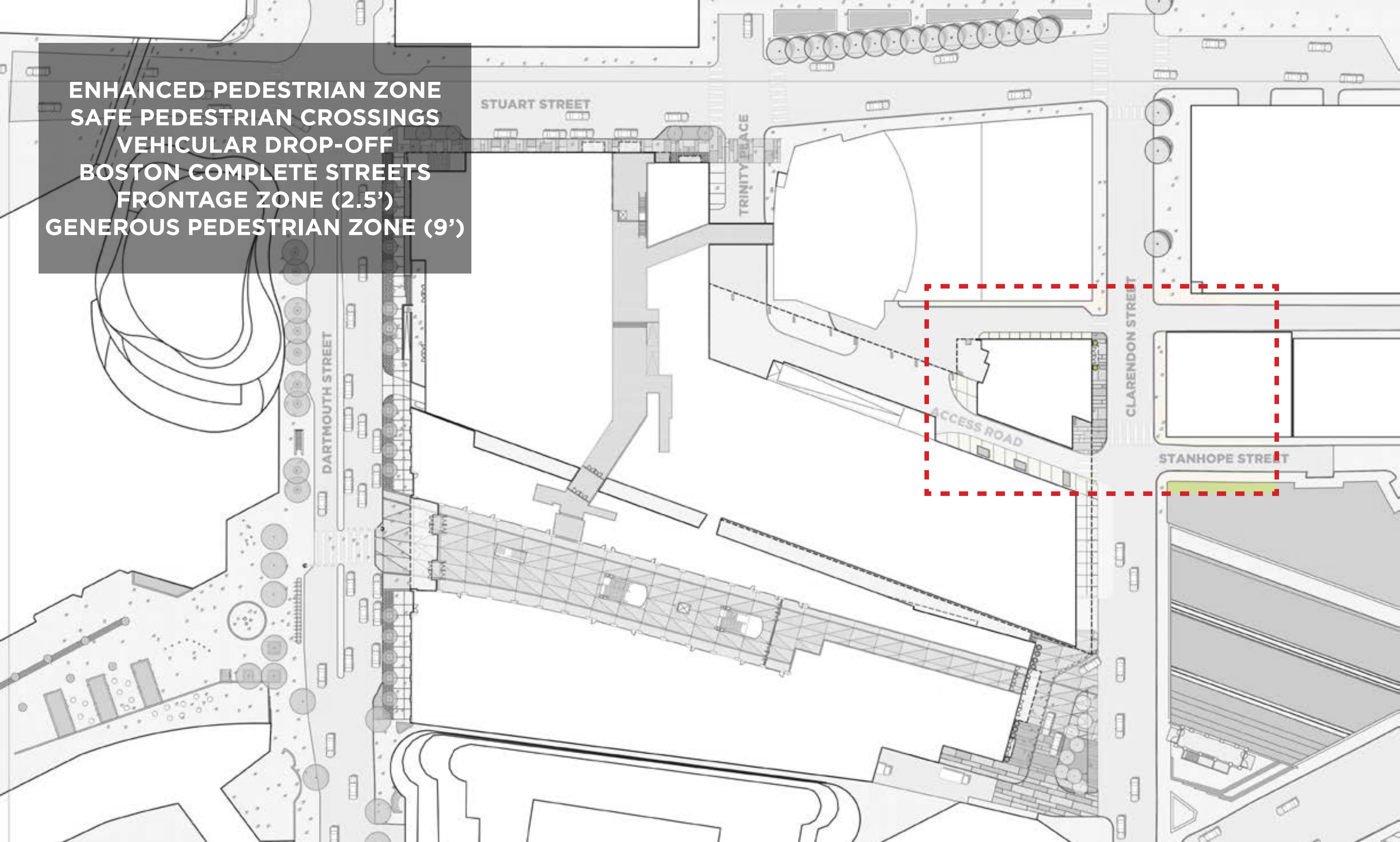


STRONG CONNECTIONS TO RETAIL
UNIVERSALLY ACCESSIBLE
VEHICULAR DROP-OFF
BOSTON COMPLETE STREETS
CONTINUOUS STREET TREE CANOPY
STEP-OFF ZONE (2')
ENHANCED FURNISHINGS ZONE (8')
GENEROUS PEDESTRIAN ZONE (8'-12')

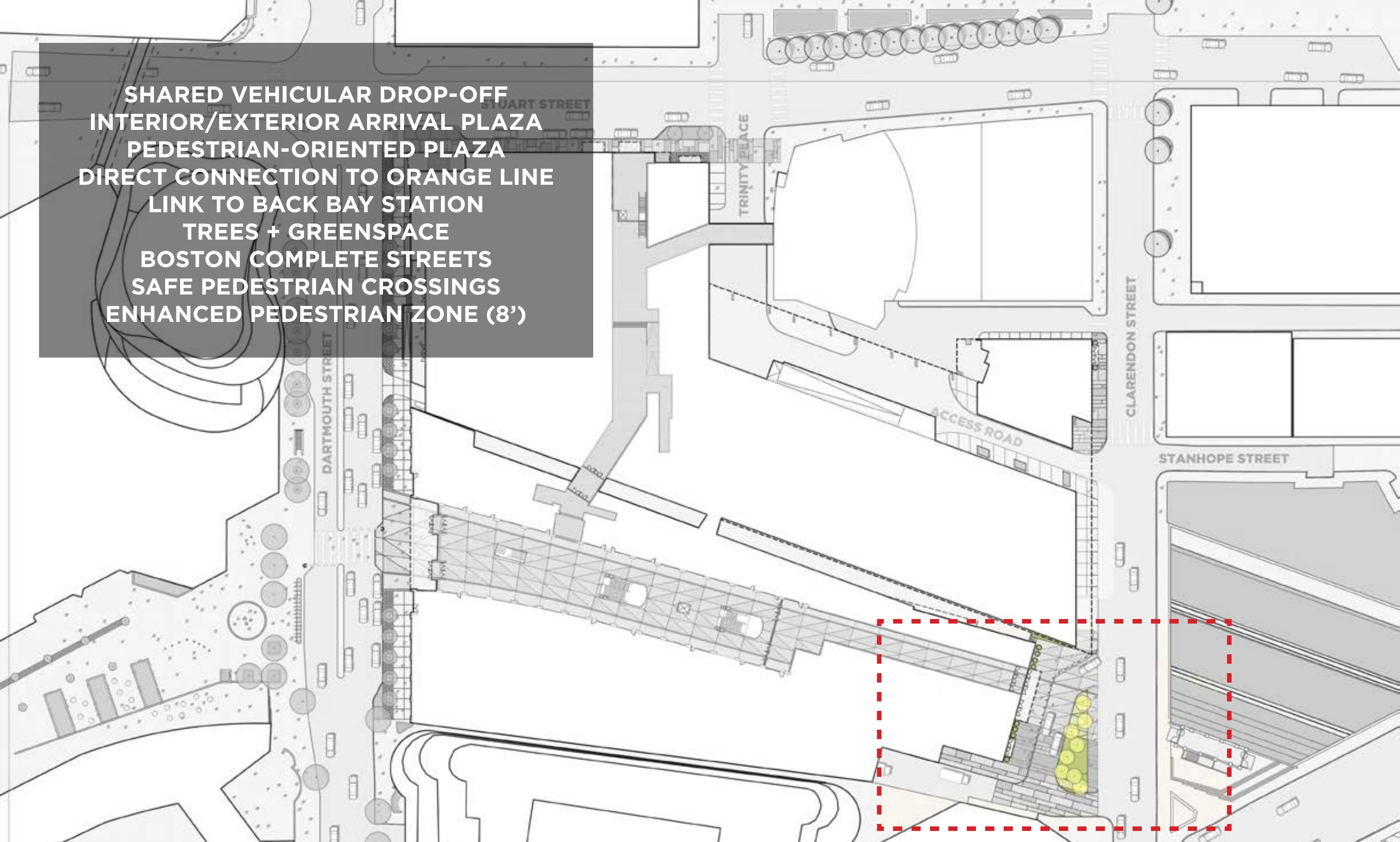


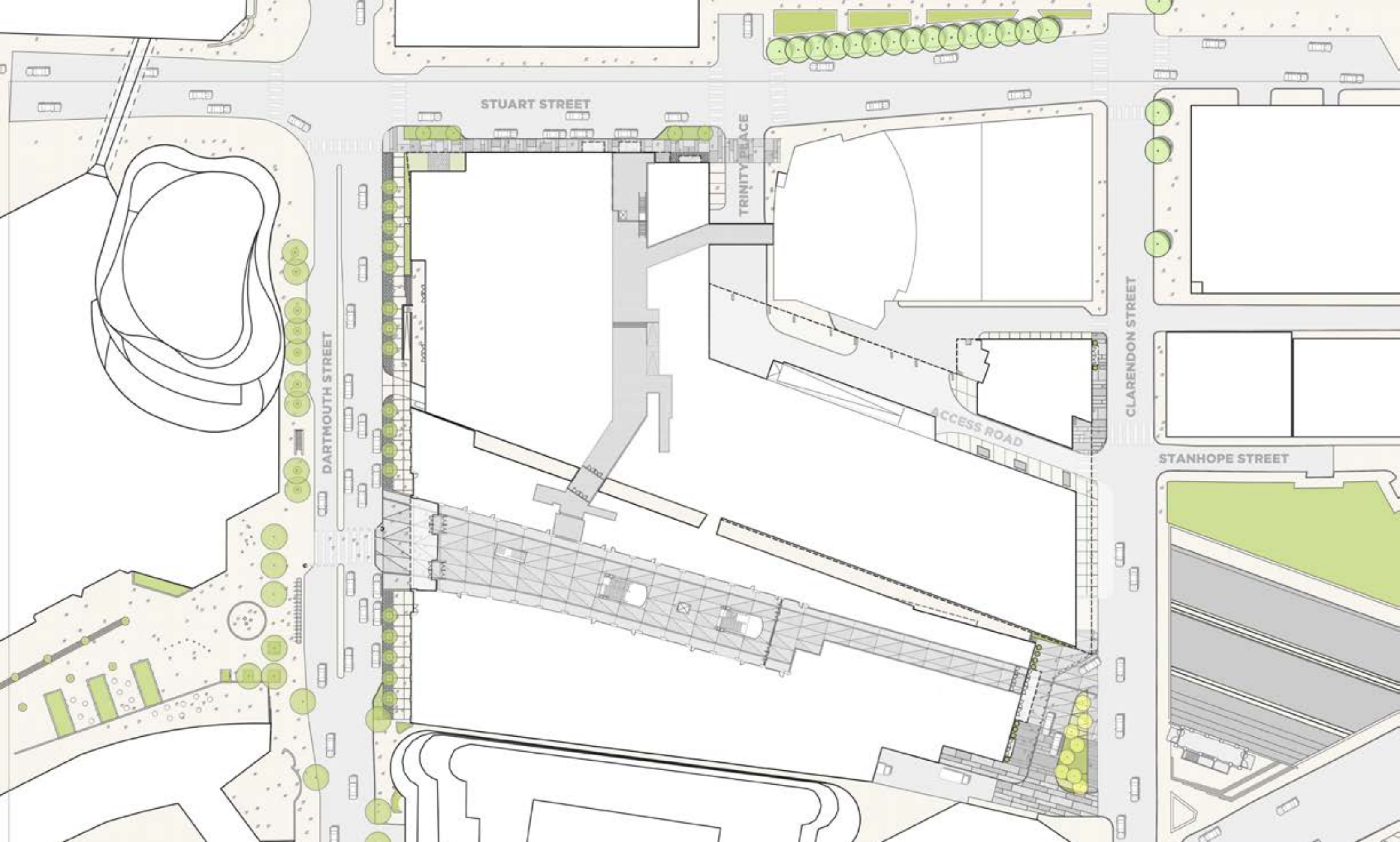
UPGRADE NON-COMPLIANT CONDITIONS
UNIVERSALLY ACCESSIBLE
SIDEWALKS UNDER 5% SLOPE
VEHICULAR DROP-OFF
DIRECT CONNECTION TO ORANGE LINE
LINK TO BACK BAY STATION
BOSTON COMPLETE STREETS
PROTECTED PEDESTRIAN CROSSINGS
GENEROUS PEDESTRIAN ZONE (10')

ENHANCED PEDESTRIAN ZONE
SAFE PEDESTRIAN CROSSINGS
VEHICULAR DROP-OFF
BOSTON COMPLETE STREETS
FRONTAGE ZONE (2.5')
GENEROUS PEDESTRIAN ZONE (9')



**SHARED VEHICULAR DROP-OFF
INTERIOR/EXTERIOR ARRIVAL PLAZA
PEDESTRIAN-ORIENTED PLAZA
DIRECT CONNECTION TO ORANGE LINE
LINK TO BACK BAY STATION
TREES + GREENSPACE
BOSTON COMPLETE STREETS
SAFE PEDESTRIAN CROSSINGS
ENHANCED PEDESTRIAN ZONE (8')**





STREET LEVEL PLAN

THANK YOU!

