

Parcel 12

Boston Civic Design Commission

AUGUST 6, 2019

**Samuels &
Associates**

ELKUS | MANFREDI
ARCHITECTS

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

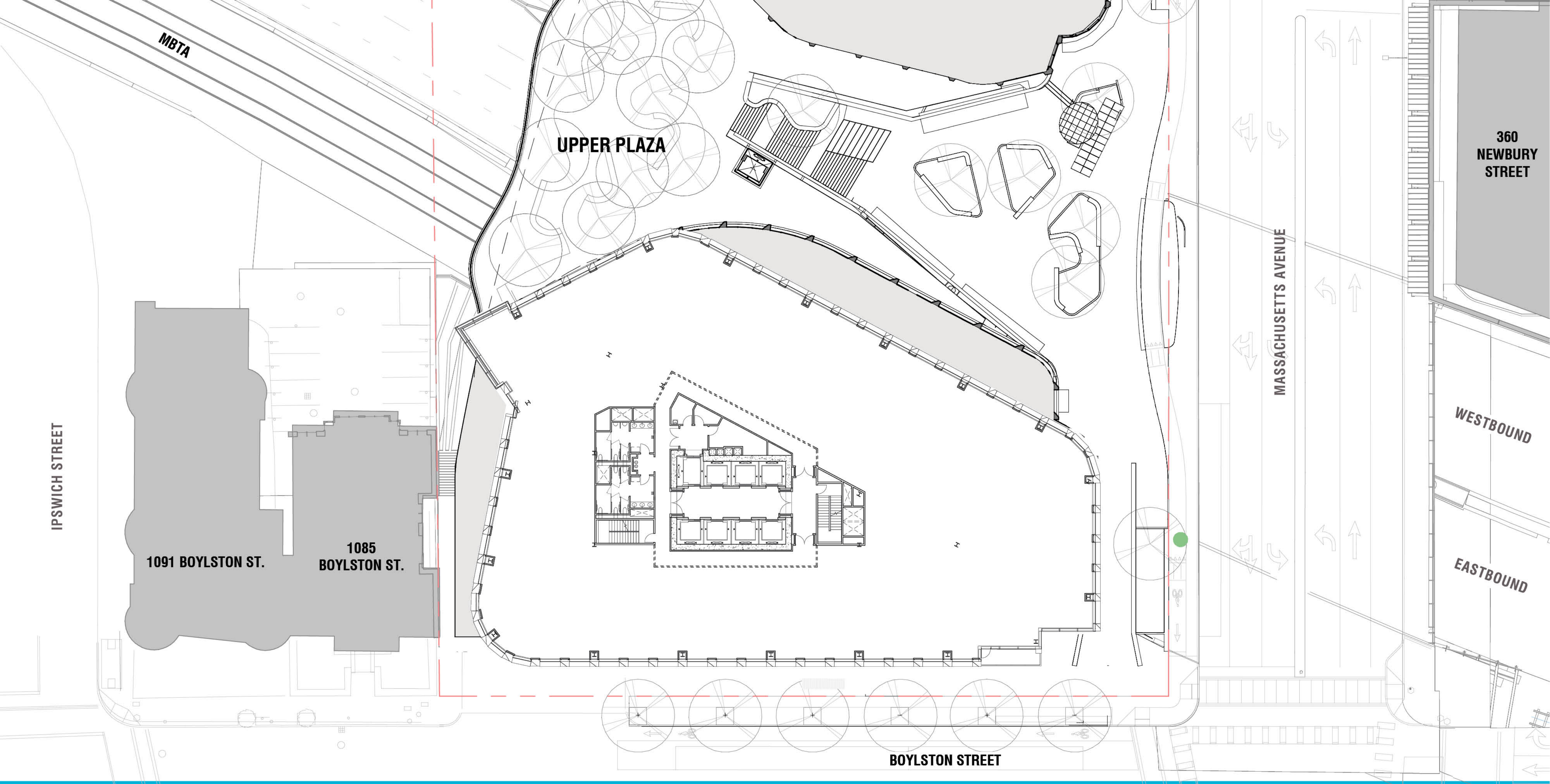
- Hotel/Residential building is very promising and elegant

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



MBTA

UPPER PLAZA

360
NEWBURY
STREET

MASSACHUSETTS AVENUE

WESTBOUND

EASTBOUND

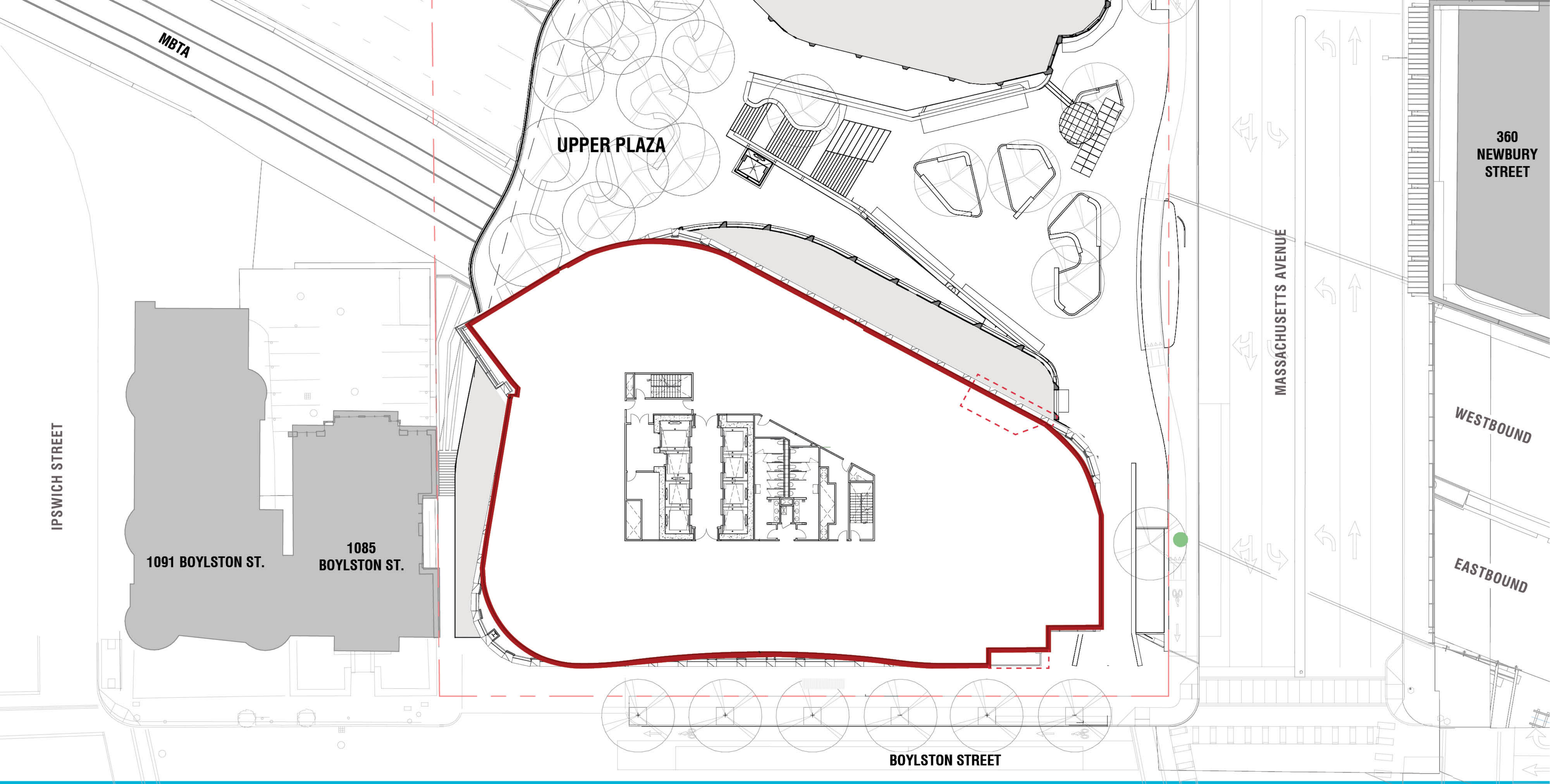
IPSWICH STREET

1091 BOYLSTON ST.

1085
BOYLSTON ST.

BOYLSTON STREET









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BOSTON, MASSACHUSETTS

VIEW FROM BOYLSTON STREET

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RECONFIGURED ON-RAMP
MASSACHUSETTS TURNPIKE
WESTBOUND
MASSACHUSETTS TURNPIKE
EASTBOUND

HOTEL/
RESI

LEVEL 3 TERRACE

LEVEL 3 TERRACE

PARCEL 13
(PROPOSED)

OFFICE

IPSWICH STREET

MASSACHUSETTS AVENUE

NEWBURY STREET

BOYLSTON STREET







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