

Parcel 12

Sub-Committee Meeting 03

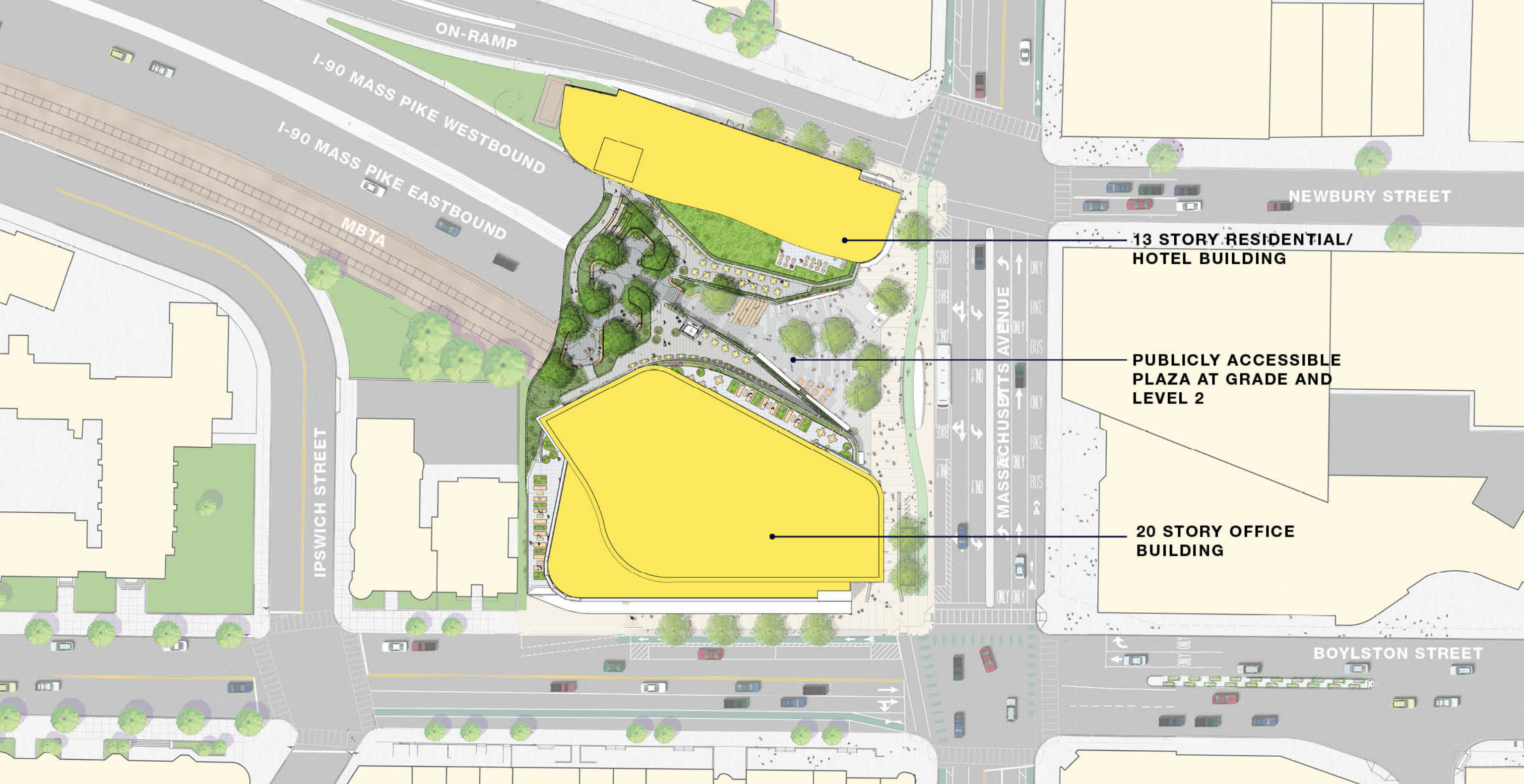
JUNE 11, 2019

**Samuels
Associates &**

ELKUS | MANFREDI
ARCHITECTS

The logo for BCDC (British Columbia Disease Control) features the letters "BCDC" in a white, serif font, centered on a solid red background. Two thin white vertical lines extend from the top and bottom of the letters, framing them.

BCDC



ON-RAMP

I-90 MASS PIKE WESTBOUND

I-90 MASS PIKE EASTBOUND

MBTA

IPSWICH STREET

NEWBURY STREET

13 STORY RESIDENTIAL/
HOTEL BUILDING

PUBLICLY ACCESSIBLE
PLAZA AT GRADE AND
LEVEL 2

20 STORY OFFICE
BUILDING

MASSACHUSETTS AVENUE

BOYLSTON STREET

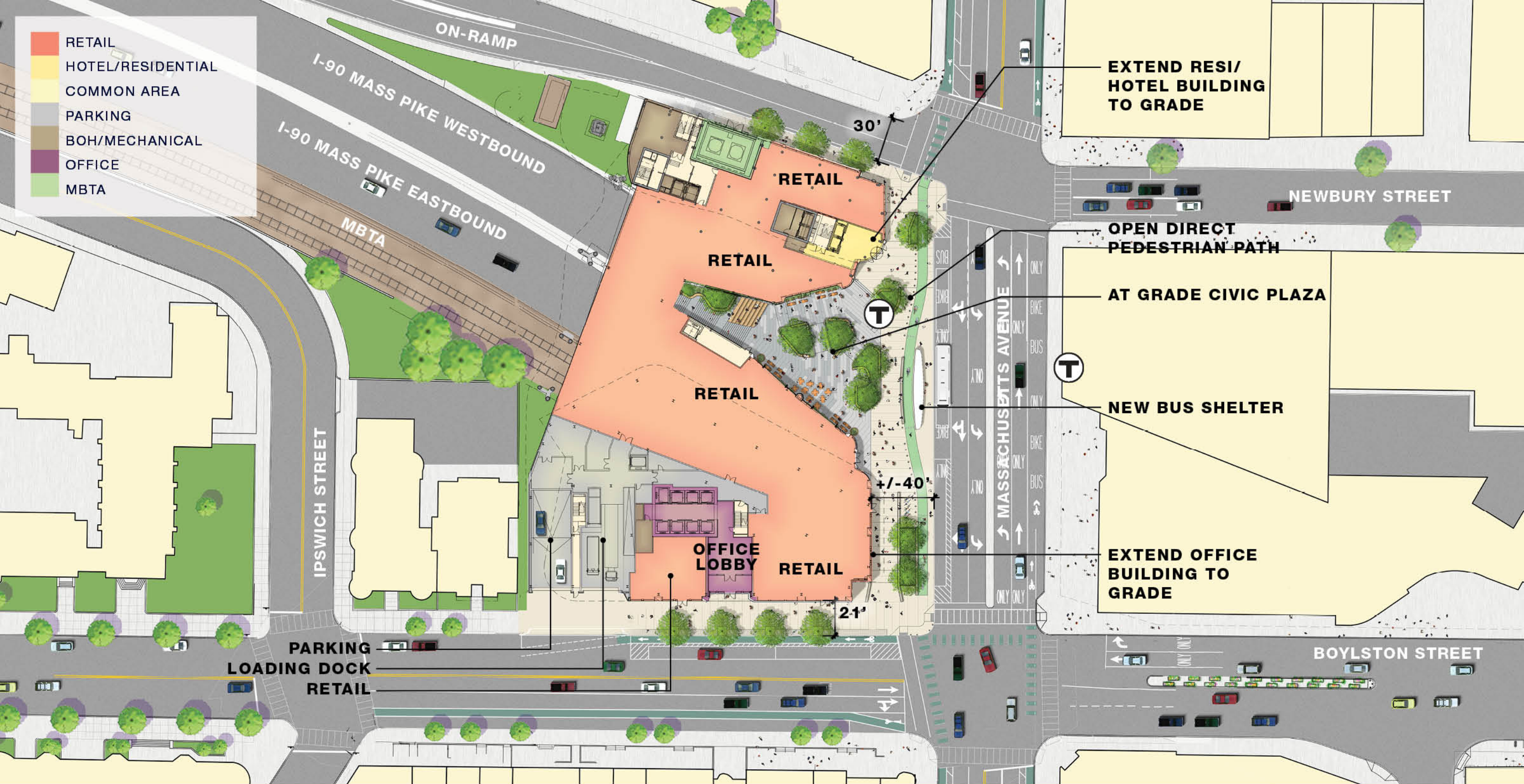
ROOF PLAN



ELKUS | MANFREDI
ARCHITECTS

Samuels &
Associates

- RETAIL
- HOTEL/RESIDENTIAL
- COMMON AREA
- PARKING
- BOH/MECHANICAL
- OFFICE
- MBTA



STREET LEVEL PLAN

0 30 60 120



ELKUS | MANFREDI
ARCHITECTS

Samuels &
Associates

- RETAIL
- HOTEL/RESIDENTIAL
- COMMON AREA
- PARKING
- BOH/MECHANICAL
- OFFICE
- MBTA



PUBLIC TERRACE LEVEL PLAN

0 30 60 120



ELKUS | MANFREDI
ARCHITECTS

Samuels &
Associates

- RETAIL
- HOTEL/RESIDENTIAL
- COMMON AREA
- PARKING
- BOH/MECHANICAL
- OFFICE
- MBTA



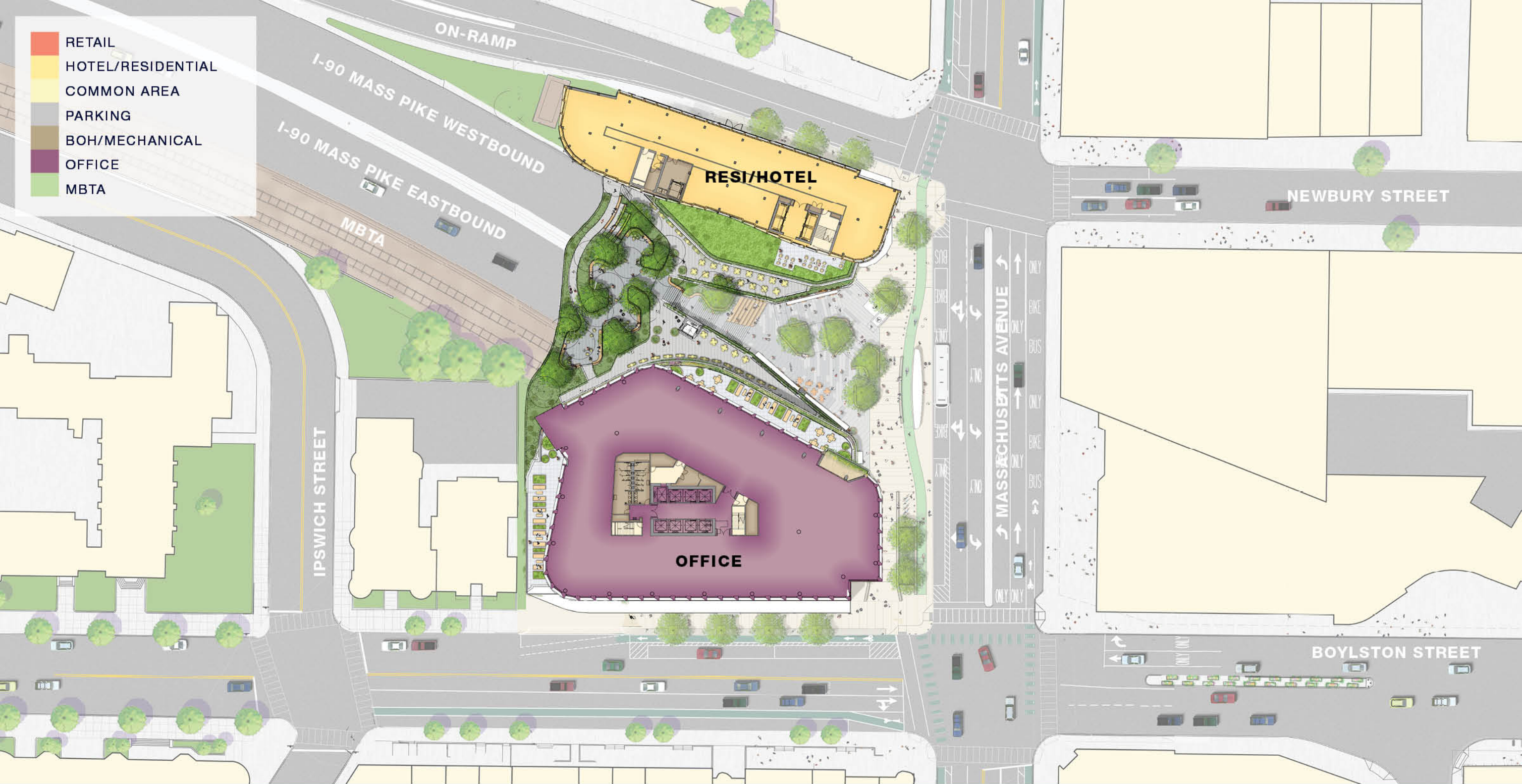
LEVEL 3 PLAN



ELKUS | MANFREDI
ARCHITECTS

Samuels &
Associates

- RETAIL
- HOTEL/RESIDENTIAL
- COMMON AREA
- PARKING
- BOH/MECHANICAL
- OFFICE
- MBTA



TYPICAL UPPER FLOOR PLAN



ELKUS | MANFREDI
ARCHITECTS

Samuels &
Associates



VIEW FROM NEWBURY STREET



VIEW FROM BOYLSTON STREET LOOKING WEST



VIEW FROM MASS PIKE LOOKING EAST

WHAT WE HEARD - SUBCOMMITTEE MEETING 02

Office Building

- Office building looks chunky, especially from the western approach
- Boylston Street facade seems very daunting and tall
- Hotel/Residential Tower
- Hotel/Residential building is very promising and elegant

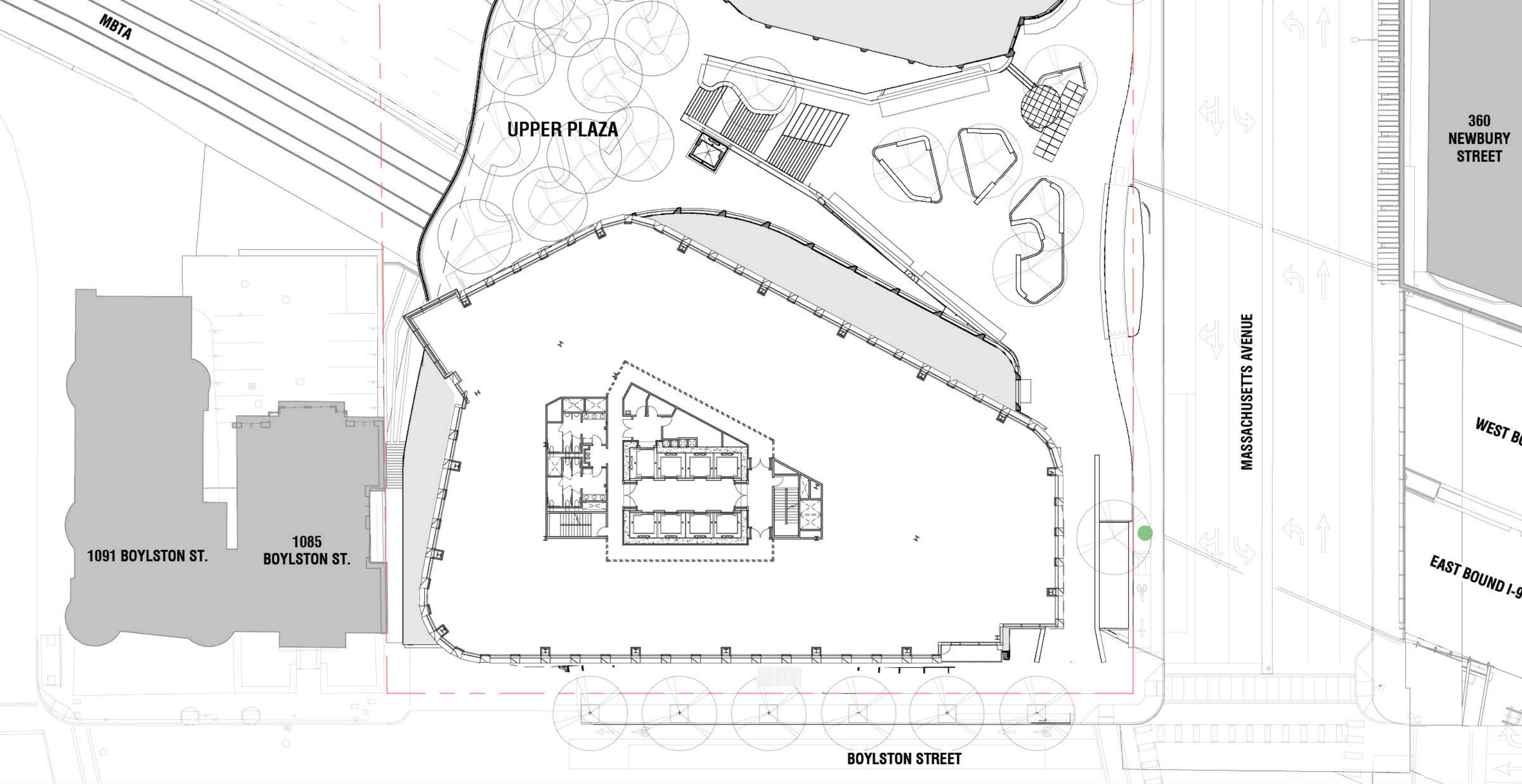
Western Facade

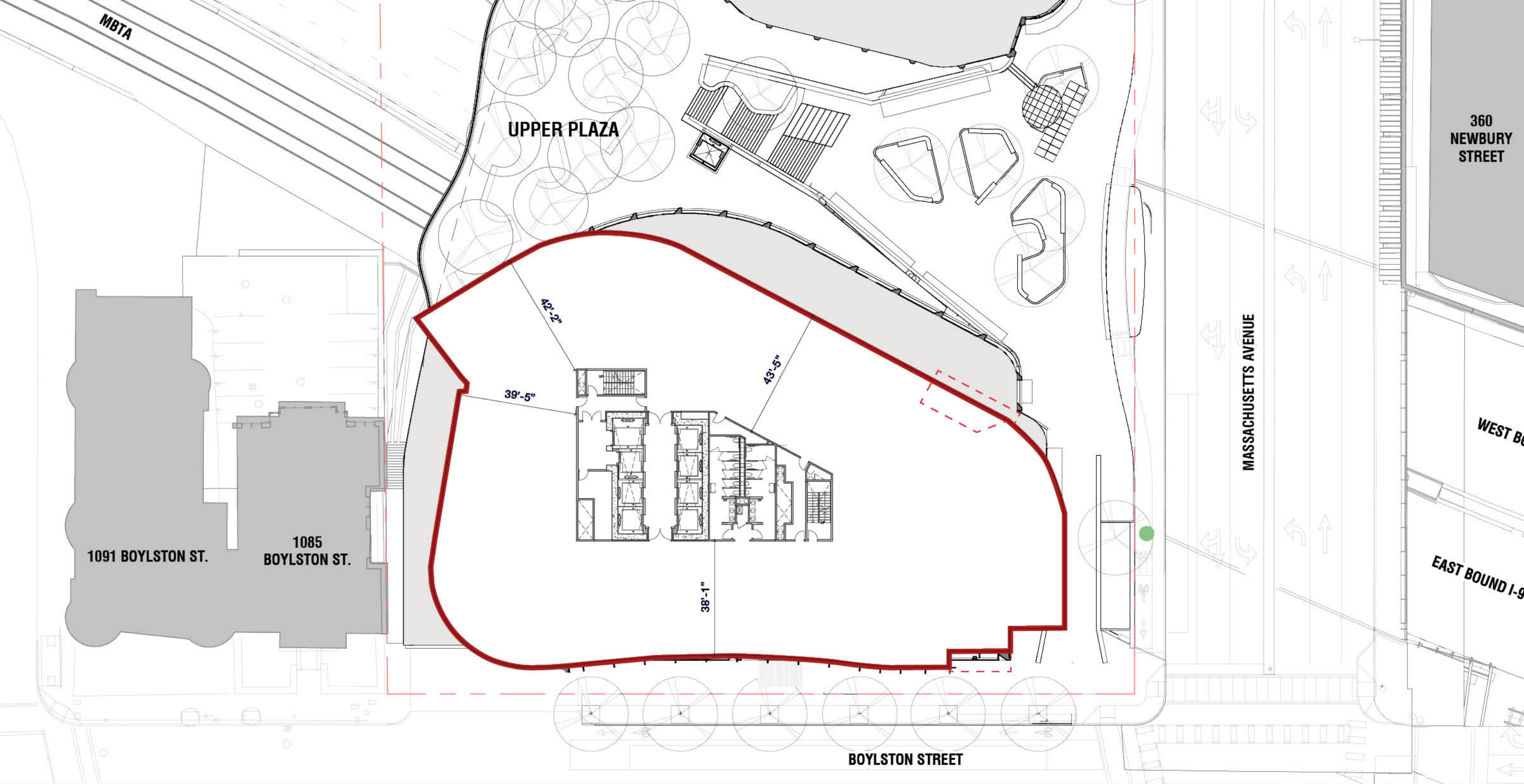
- Study the view from the eastbound lane, as that is the proper approach view
- The structural supports distract from the building architecture; there are too many architectural moves going on, simplify
- The wave of the upper plaza seems too exposed to the west

Plaza & Retail

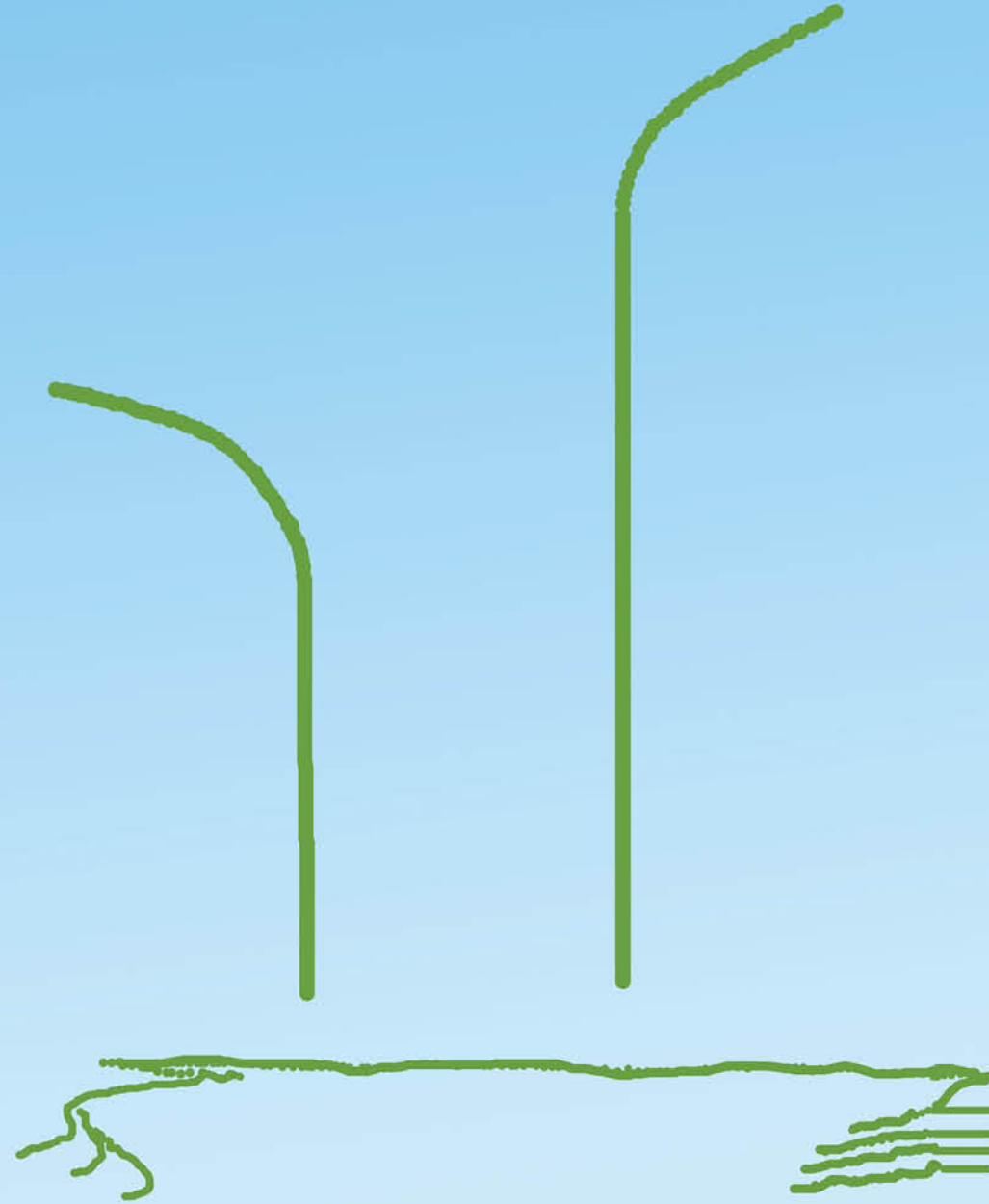
- Weave together the podium architecture with the two towers
- The public plaza is an incredible offering to the public
- Concern about the noise from the Turnpike
- The plaza as the anchor is great, but do more to celebrate it

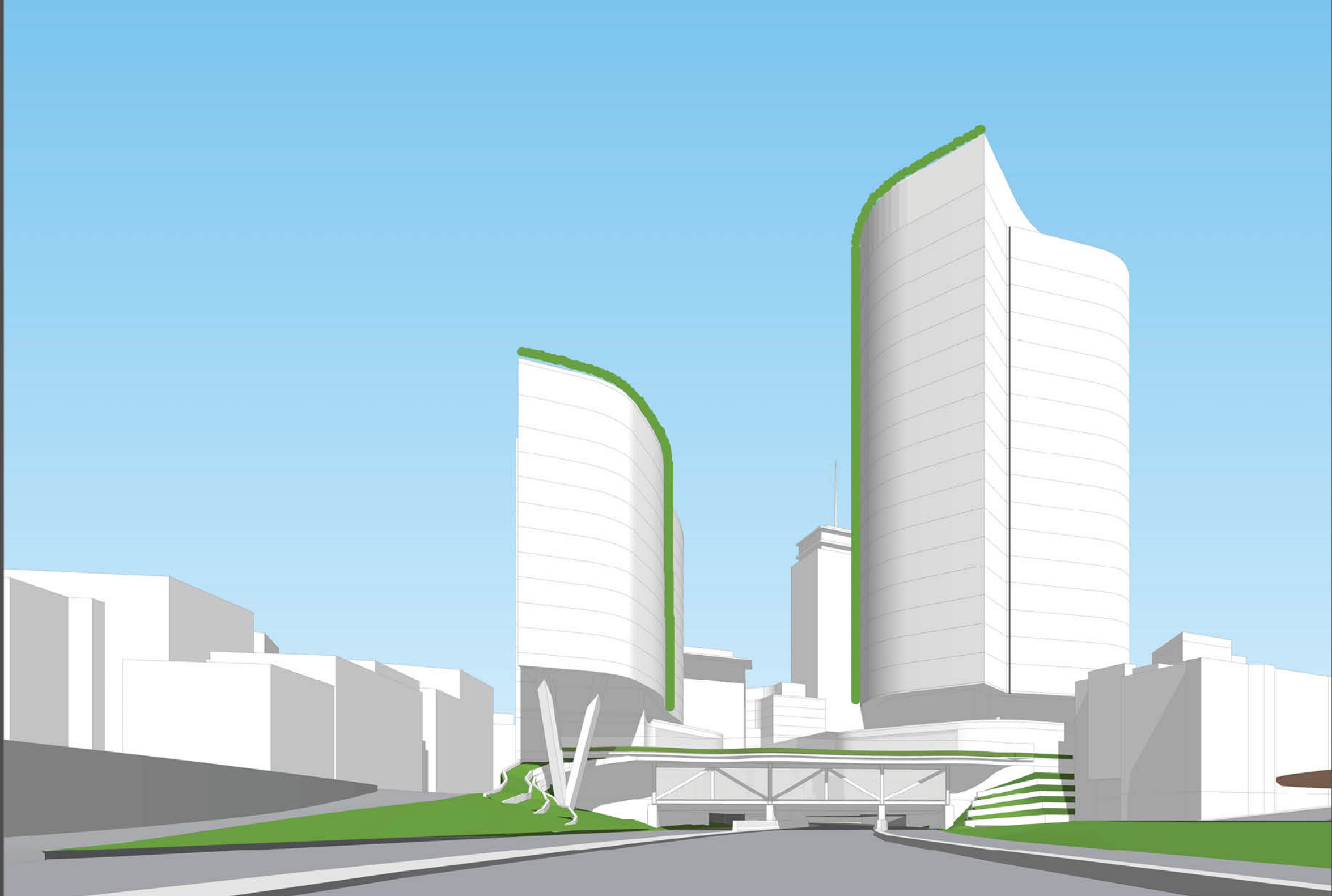
Massing & Architecture













VIEW FROM THE WEST



VIEW FROM BOYLSTON STREET

ELKUS | MANFREDI
ARCHITECTS

Samuels
Associates &



VIEW FROM BOYLSTON STREET

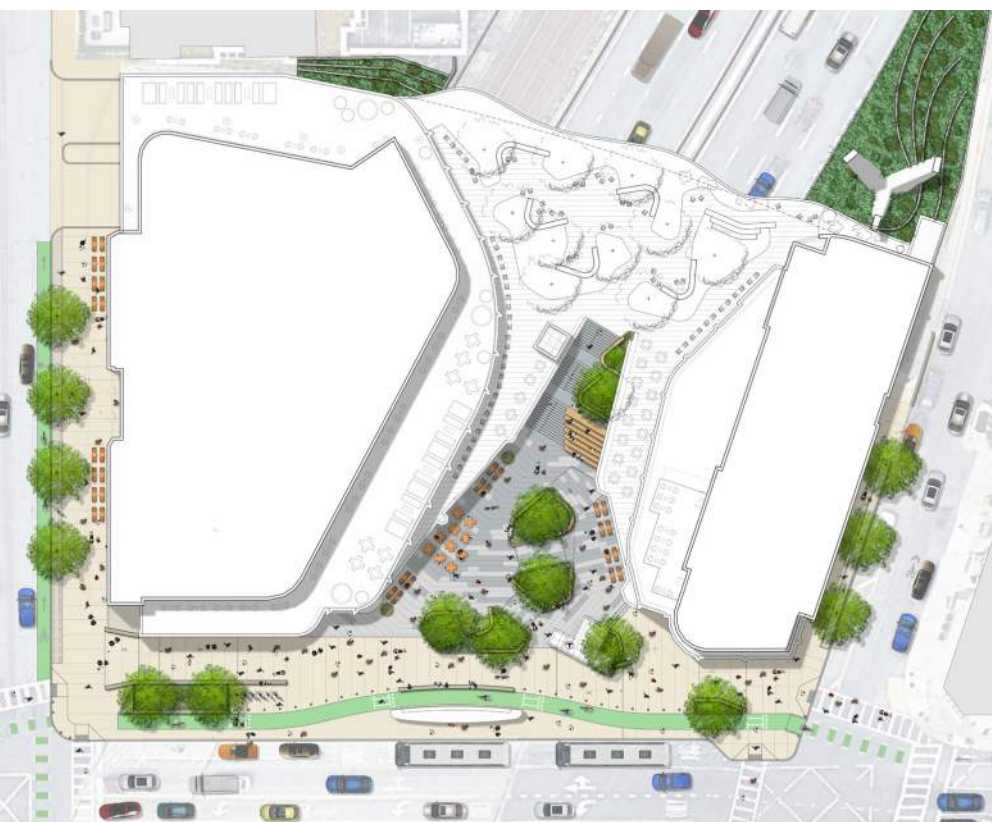


VIEW FROM NEWBURY STREET



Landscape Design





INDIVIDUAL LEVELS



Samuels &
Associates



ACCESSIBLE
ENTRANCE

ENLARGEMENT: STREET LEVEL AND PLAZA



Samuels
& Associates



ENLARGEMENT: LEVEL 2 PLAZA



Samuels &
Associates



PERSPECTIVE VIEW



Samuels
& Associates

Parcel 12

Sub-Committee Meeting 03

JUNE 11, 2019

**Samuels
Associates &**

ELKUS | MANFREDI
ARCHITECTS