

bxp 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

NOVEMBER 16, 2017

BOSTON PLANNING & DEVELOPMENT AGENCY BOARD MEETING

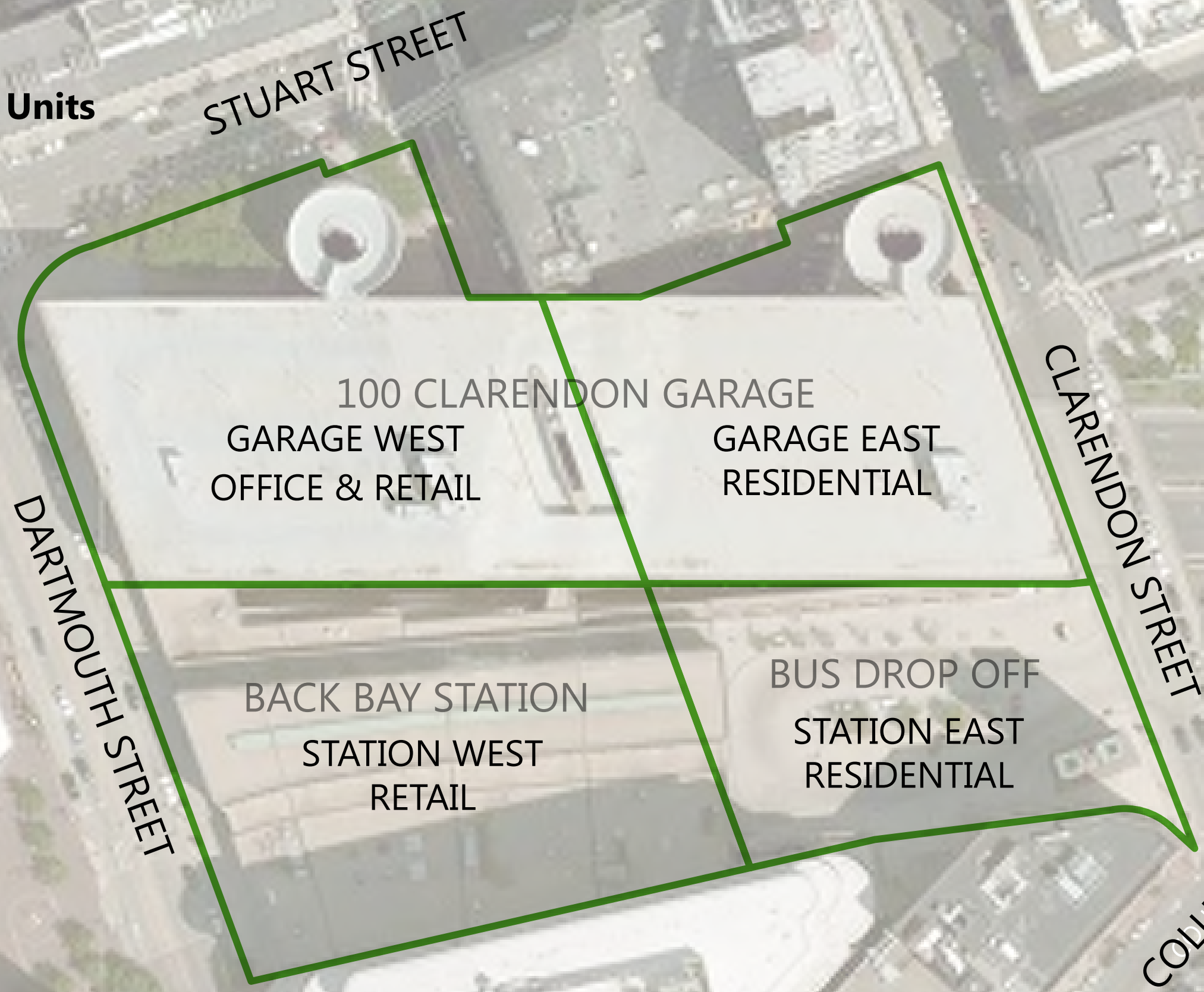


- Existing MDOT Lease
- Modified To Include Station
- BP Assumes Concourse Management
- BP Contributes \$37M For Concourse Renovation

200
CLARENDON



- 4 Air Rights Parcels
- 1.26M SF Of Mixed-Use Development
- 600,000 SF Of Office Space
- 600 Residential Units
 - Plus 90 Off-site Affordable Units
- 60,000 SF Of Retail





BACK BAY SOUTH END GATEWAY PROJECT DESIGN

SHOPS AT BACK BAY

Tealy Bingham

COPLEY TOWER

40 TRINITY

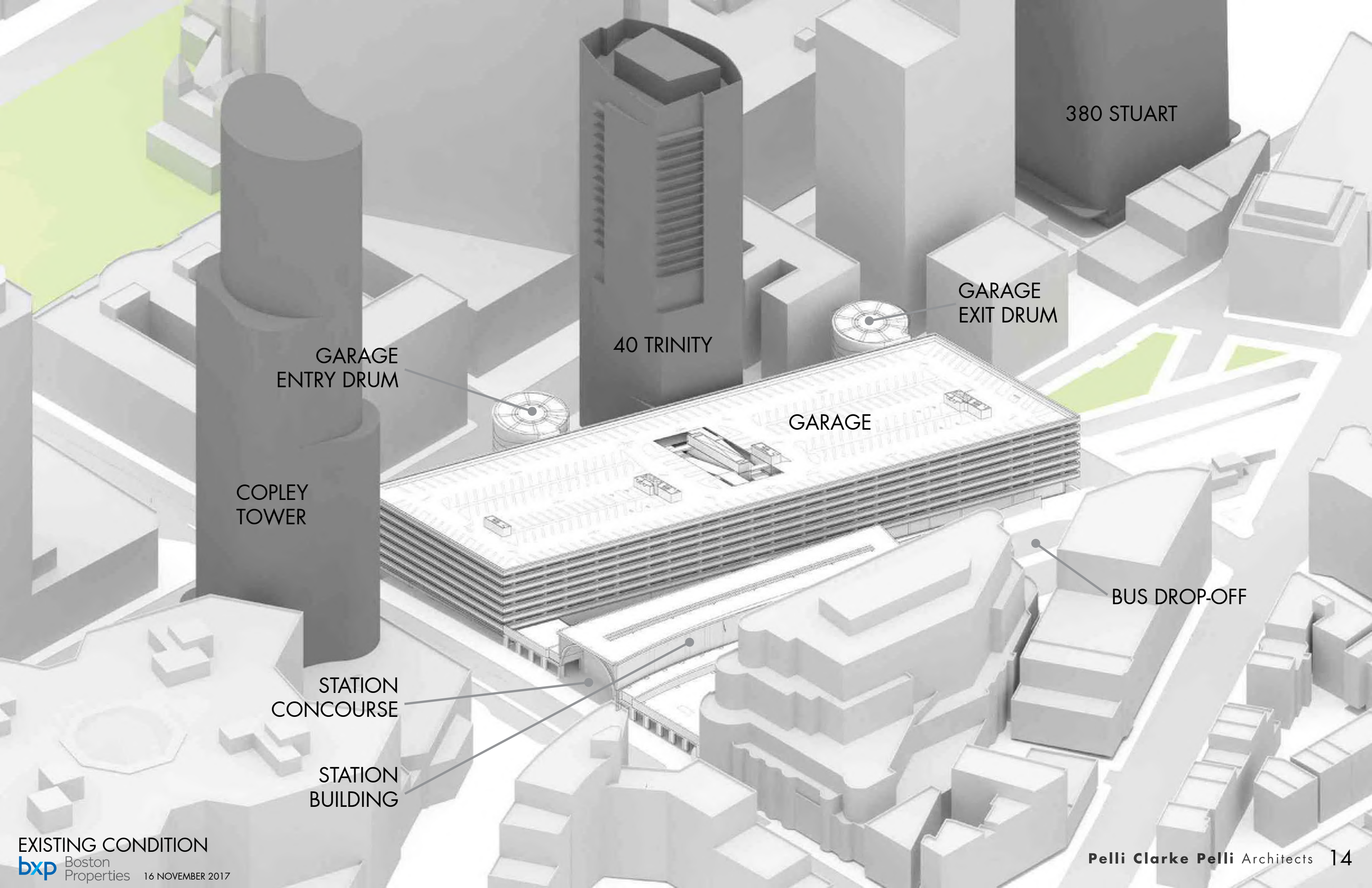
380 STUART



AERIAL LOOKING TO THE NORTHEAST - FUTURE EXISTING CONDITION



AERIAL LOOKING TO THE NORTHEAST - ALTERNATE SCHEME



380 STUART

GARAGE
EXIT DRUM

40 TRINITY

GARAGE

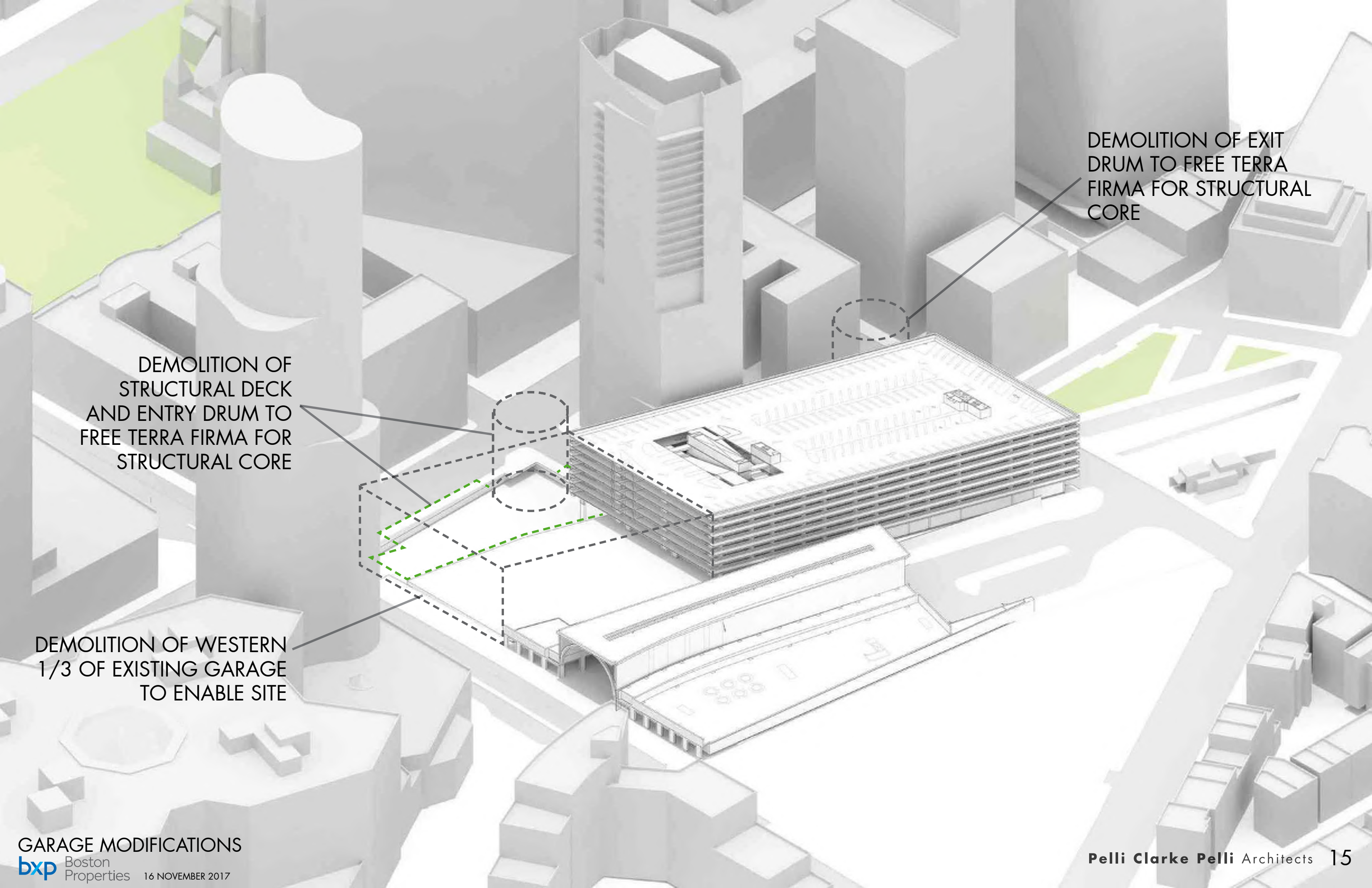
GARAGE
ENTRY DRUM

COPLEY
TOWER

BUS DROP-OFF

STATION
CONCOURSE

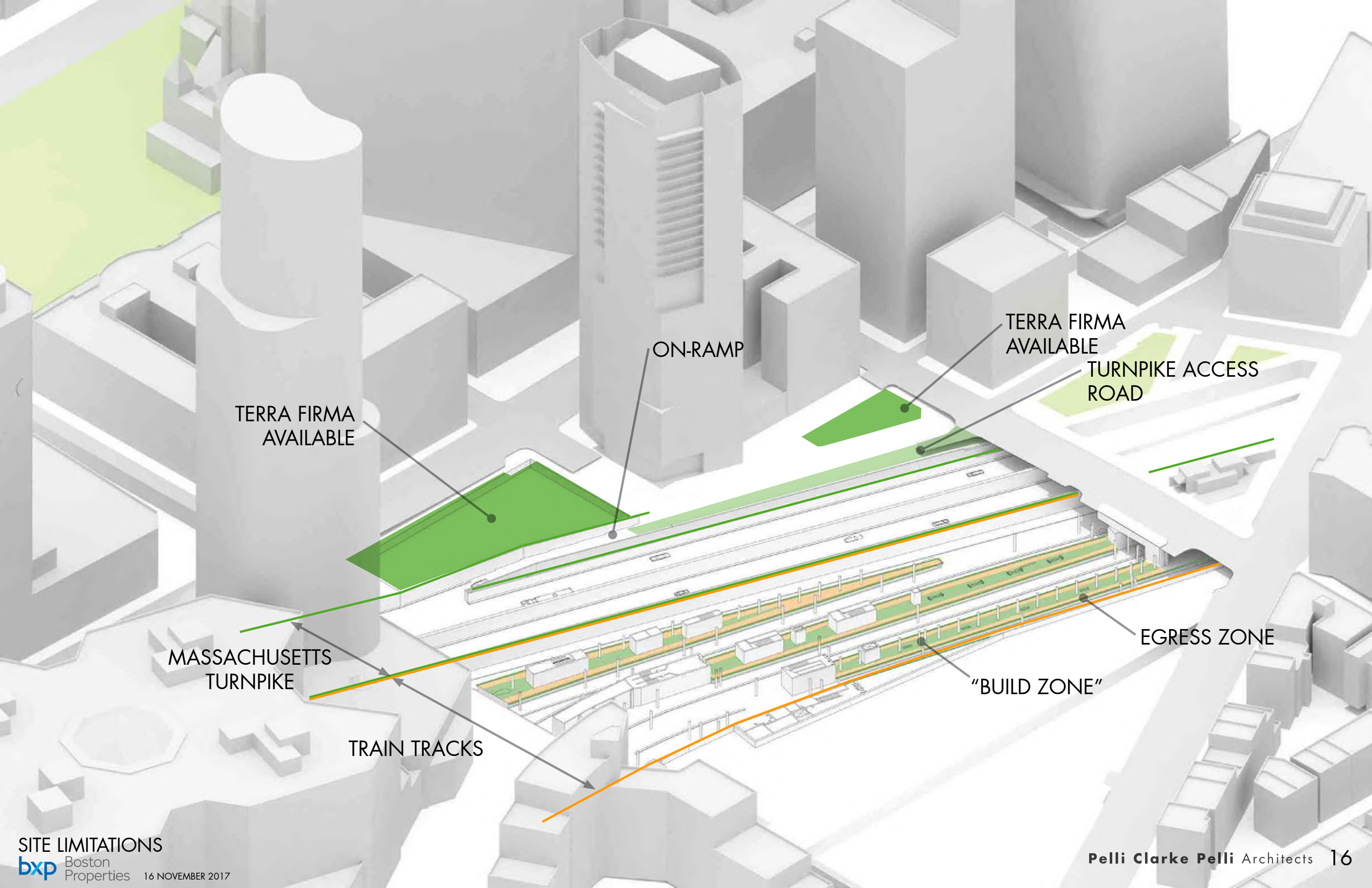
STATION
BUILDING



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

BRACING SYSTEM TO BEAR FLOORS BACK TO CORE

STRUCTURAL TRANSFER AT LEVEL 9 TO ALLOW FOR RESIDENTIAL COLUMN GRID ABOVE

STRUCTURAL TRANSFER AT LEVEL 2 TO ALLOW FOR RESIDENTIAL COLUMN GRID ABOVE

200 CLARENDON: 790'

380 STUART: 390'

400'
37 STORIES
316,900 SF

400'
35 STORIES
387,000 SF

40 TRINITY: 393'

COPLEY TOWER 625'

400'
28 STORIES
696,500 SF

POTENTIAL OVERALL BUILDING VOLUMES WITH MAXIMUM ALLOWABLE ZONING HEIGHT

200 CLARENDON: 790'

380 STUART: 390'

305'
28 STORIES
222,100 SF

400'
35 STORIES
387,000 SF

40 TRINITY: 393'

COPLEY TOWER 625'

365'
26 STORIES
606,400 SF

MODIFIED HEIGHTS AND VOLUMES TO COMPLY WITH 2-HOUR SSZ SHADING LIMIT



VIEW FROM SOUTHWEST CORRIDOR - ALTERNATE SCHEME



NEW
STATION
ENTRANCE



165 165

MASS & CO.
COMPANY

VIEW FROM STUART AND DARTMOUTH STREET



BRIDGE TO
40 TRINITY

NEW STATION
ENTRANCE

VIEW FROM STUART STREET AND TRINITY PLACE



STUART STREET CONNECTOR ENTRANCE ON STUART STREET



ACCESSIBLE
STATION
CONNECTOR

BACK BAY
SOUTH END
STATION



CRUMBLE

BACK BAY SOUTH
ORANGE LINE
COMMUTER RAIL



ORANGE LINE
COMMUTER RAIL
AMTRAK

GL



VIEW OF GARAGE EAST STREET LEVEL



VIEW FROM COLUMBUS AVENUE

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NEW STATION
ENTRANCE

BACK BAY SOUTH END STATION

Y. CREW

BEST SWISS CLUB NIZZA LE SPORT

2:45PM NEEDHAM HEIGHTS : ON TIME

BACK BAY SOUTH END STATION

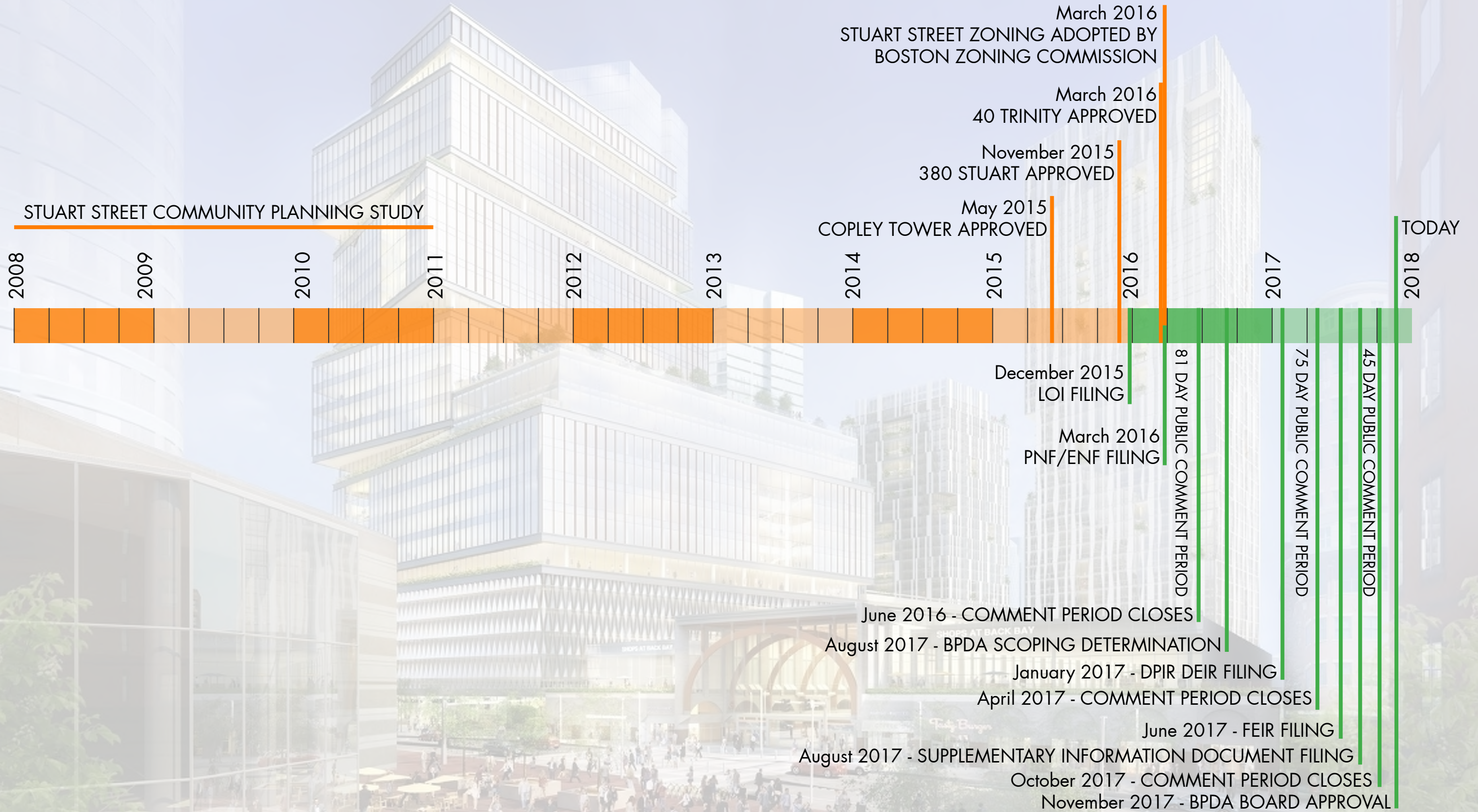
NEW 11,000sf PUBLIC PLAZA

NEW DIRECT
ORANGE LINE
ACCESS



VIEW FROM CLARENDON STREET

TIMELINE



PUBLIC PARTICIPATION PROCESS

- LOI Filing • December 29, 2015
- PNF Filing • March 29, 2016
- Regen Sustainability Charrette • April 13, 2016
- ENF Filing • April 15, 2016
- **CAC #1 • April 28, 2016**
- BPDA Scoping Session • May 11, 2016
- **Back Bay Public Meeting • May 11, 2016**
- **CAC #2 • May 12, 2016 (Site Visit)**
- MEPA Scoping Session • May 18, 2016
- **South End Public Meeting • May 18, 2016**
- **CAC #3 • May 26, 2016**
- **BCDC Full Commission • June 07, 2016**
- IGBC Presentation • June 15, 2016
- NABB Presentation • June 15, 2016
- **CAC #4 • June 15, 2016**
- PNF/ENF Comment Period Closes • June 17, 2016
- **CAC #5 • June 29, 2016**
- **CAC #6 • July 13, 2016**
- A Better City Presentation • July 19
- BPDA Scoping Determination • August 30, 2016
- **Back Bay Station Public Mtg • September 26, 2016**
- **CAC #7 • October 6, 2016**
- DPIR/DEIR Filing • January 31, 2017
- **CAC #8 • February 23, 2017**
- Disability Commission • February 27, 2017
- **Public Meeting • March 01, 2017**
- **BPDA Urban Design • March 07, 2017**
- Back Bay Association • March 09, 2017
- **CAC #9 • March 13, 2017**
- Boston Public Library • March 22, 2017
- Bay Village Neighborhood Association • March 27, 2017
- Ellis South End • March 28, 2017
- **CAC #10 • March 29, 2017**
- **Public Meeting • April 04, 2017**
- New Old South Church • April 05, 2017
- Trinity Church • April 06, 2017
- Greater Boston Convention Center and Visitors Bureau • April 06, 2017
- NABB Presentation • April 06, 2017
- **CAC #11 • April 06, 2017**
- **BCDC Subcommittee Meeting • April 11, 2017**
- Tent City Presentation • April 12, 2017
- **CAC #12 • April 13, 2017**
- DPIR/DEIR Comment Period Closes • April 18, 2017
- **Back Bay Station Public Meeting • May 3, 2017**
- Fairmount Copley Plaza • May 04, 2017
- Boston Preservation Alliance • May 23, 2017
- WalkBoston • May 25, 2017
- NOSC/GBIO • May 26, 2017
- **BCDC Subcommittee Meeting • May 30, 2017**
- **BCDC Subcommittee Meeting • June 13, 2017**
- MEPA FEIR Filing • June 30, 2017
- BPDA Supplementary Information Document Filing • August 18, 2017
- MEPA Certificate • August 18, 2017
- **Public Meeting • September 13, 2017**
- **CAC #13 • September 18, 2017**
- NOSC/GBIO • September 20, 2017
- BPDA Comment Period Closes • October 2, 2017
- **BCDC Full Commission Vote • October 3, 2017**
- **CAC #14 • October 5, 2017**
- **CAC #15 • November 2, 2017**
- NOSC/GBIO/Trinity Church • November 6, 2017
- NOSC/GBIO/Trinity Church • November 9, 2017
- **BPDA Board Meeting • November 16, 2017**

PUBLIC BENEFITS & MITIGATION ESTIMATE

	Total all parcels
Transportation Related Improvements	\$ 31,623,800
Public Realm Improvements	\$ 4,751,500
Historic Resource Preservation Fund	\$ 3,000,000
Other Mitigation	\$ 5,758,000
Affordable Housing	\$ 41,825,000
New annual tax revenue	\$ 15,300,000
Jobs Linkage Payments	\$ 925,000
New Temporary Construction Jobs	\$ 2,500
New permanent jobs	\$ 3,200
Total	\$ 103,283,300
Station Concourse And Ventilation Improvements	\$ 37,000,000
GRAND TOTAL	\$ 140,283,300

AFFORDABLE HOUSING

Back Bay South End Gateway Project Is Subject To The 2010 IDP Policy

	GARAGE EAST	STATION EAST	TOTAL
Off-Site Creation @ 15%	240 Market Rate 36 Affordable Units	360 Market Rate 54 Affordable Units	600 Market Rate 90 Affordable Units 690 TOTAL UNITS
Payment In Lieu @ 2.5%	\$ 1,200,000	\$ 1,800,000	\$ 3,000,000

	On-Site	Off-Site	Benefit To Off-Site Creation
TOTAL UNITS	600	690	+90
Affordable Units	78	90	+12



BEACON HILL

DOWNTOWN

BACK BAY

LEATHER DISTRICT

BAY VILLAGE

CHINATOWN

STATION

3/4 MILE RADIUS

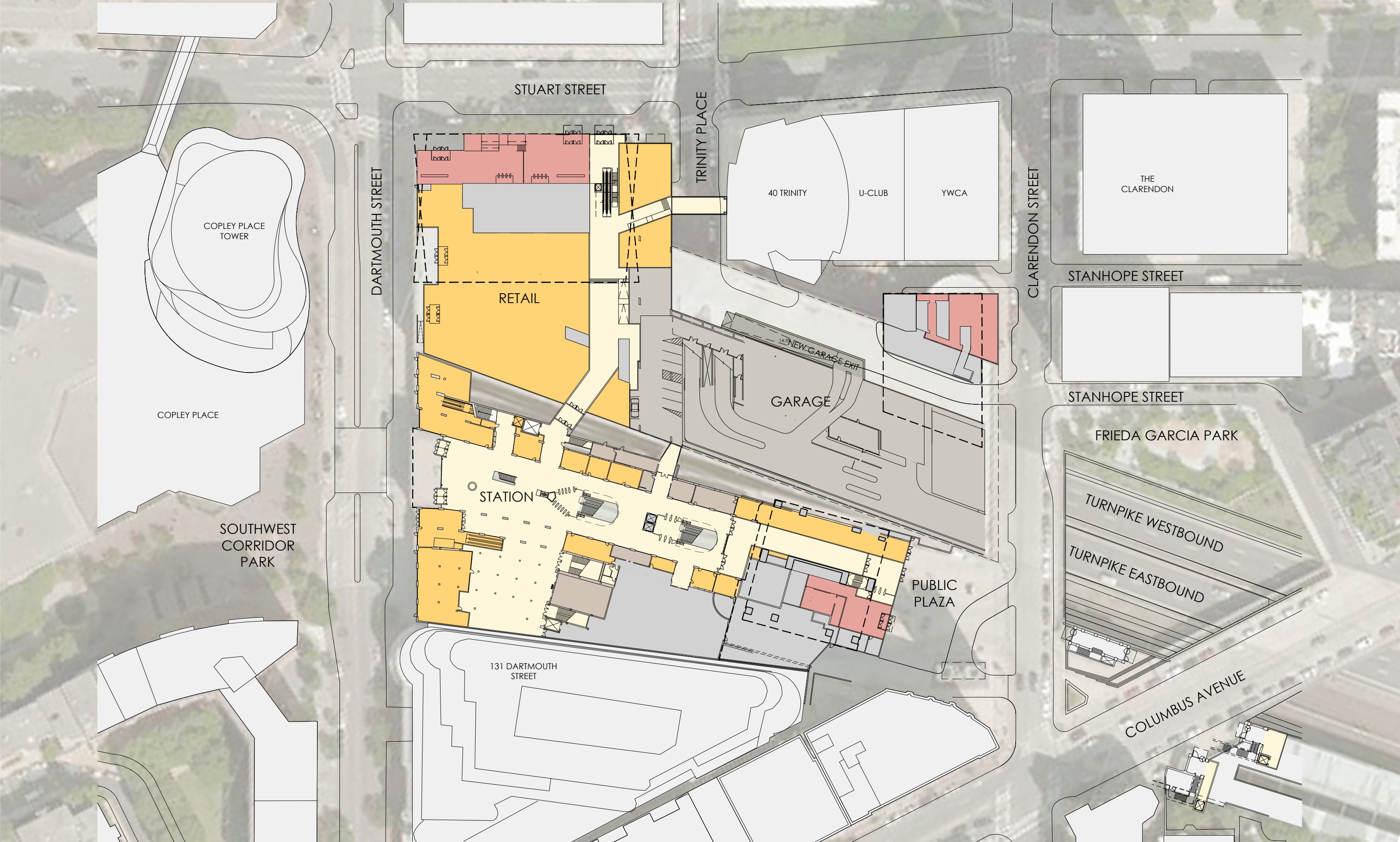
SOUTH END

EAST FENS

ROXBURY

APPENDICES





ALTERNATE SCHEME GROUND FLOOR PLAN



BACK BAY SOUTH END GATEWAY PROJECT STATION RENOVATION & EXPANSION



NEW STATION WINTER GARDEN

VIEW OF NEW WINTER GARDEN AND CLARENDON STREET STATION ENTRY



- Additional Orange Line Fare Gates
- Improved MBTA Functions
- Improved ventilation (MBTA project)

VIEW TOWARD NEW CLARENDON STREET ENTRY





STANDARD TO WHICH STATION
WILL BE RENOVATED

RENOVATED & EXPANDED RESTROOMS

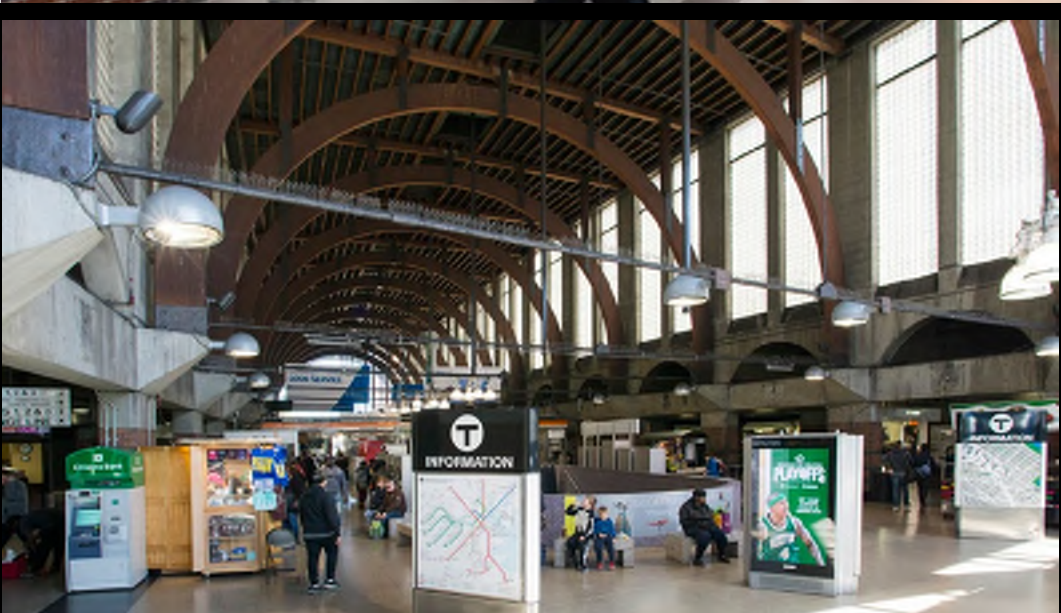


- New Signage and Wayfinding
- Improved Lighting and Security
- Centrally located AMTRAK and KEOLIS Ticketing

VIEW OF POTENTIAL PEDESTRIAN BRIDGE



- Improved Waiting Areas and Seating
- New Entries into Central Hall
- New Retail



VIEW OF CENTRAL HALL FROM DARTMOUTH STREET ENTRY



UPGRADED
STATION ENTRY
PLAZA



NEW 60' WIDE
CROSSWALK



VIEW FROM DARTMOUTH STREET

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