

An aerial photograph showing a large property complex. The complex features several large, modern buildings with light-colored roofs, interspersed with green spaces and two prominent ponds. The ponds are dark blue and surrounded by lush green trees and grass. A road or path runs along the right side of the property, and a residential neighborhood with smaller houses is visible in the bottom left corner. A blue text box is overlaid on the left side of the image.

Boston Properties
133 Boston Post Road
March 15, 2017

Agenda

- Residential Site & Architecture
- Commercial Site & Architecture
- Site Lighting
- Visual Studies
- Site Circulation

Forthcoming Reviews:

- Storm water peer review → expected complete by Conservation Commission hearing on 3/28
- Traffic peer review → expected complete by Planning Board hearing on 3/29

Overall Landscape and Site Design



An aerial photograph of a residential development. The site is situated on a hillside with a large, dark pond in the center. Several multi-story apartment buildings are visible, some with balconies. The surrounding area is a mix of dense trees and cleared land. A road or highway runs along the right side of the image. The overall scene is a mix of natural and built environments.

Residential Site & Architecture

Residential Site Plan

Existing Weston trail easement connection



Proposed connection to bike path



Proposed restorative plantings



Proposed Bike Path

Proposed Rain Garden
New Weston trail alignment

Proposed Residential Building

Proposed Residential Building

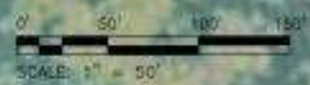
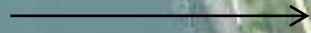
Proposed Rain Garden

Proposed connection to Weston trail easement

Existing Leaching Field
(to be expanded)

Proposed Wastewater Treatment Plant

Proposed walkway to office building



Residential Constraints Plan



25' Wetland Buffer Zone

Existing Property Line

25' Wetland Buffer Zone

200' Riverfront Area

25' Wetland Buffer Zone

Proposed Property Line

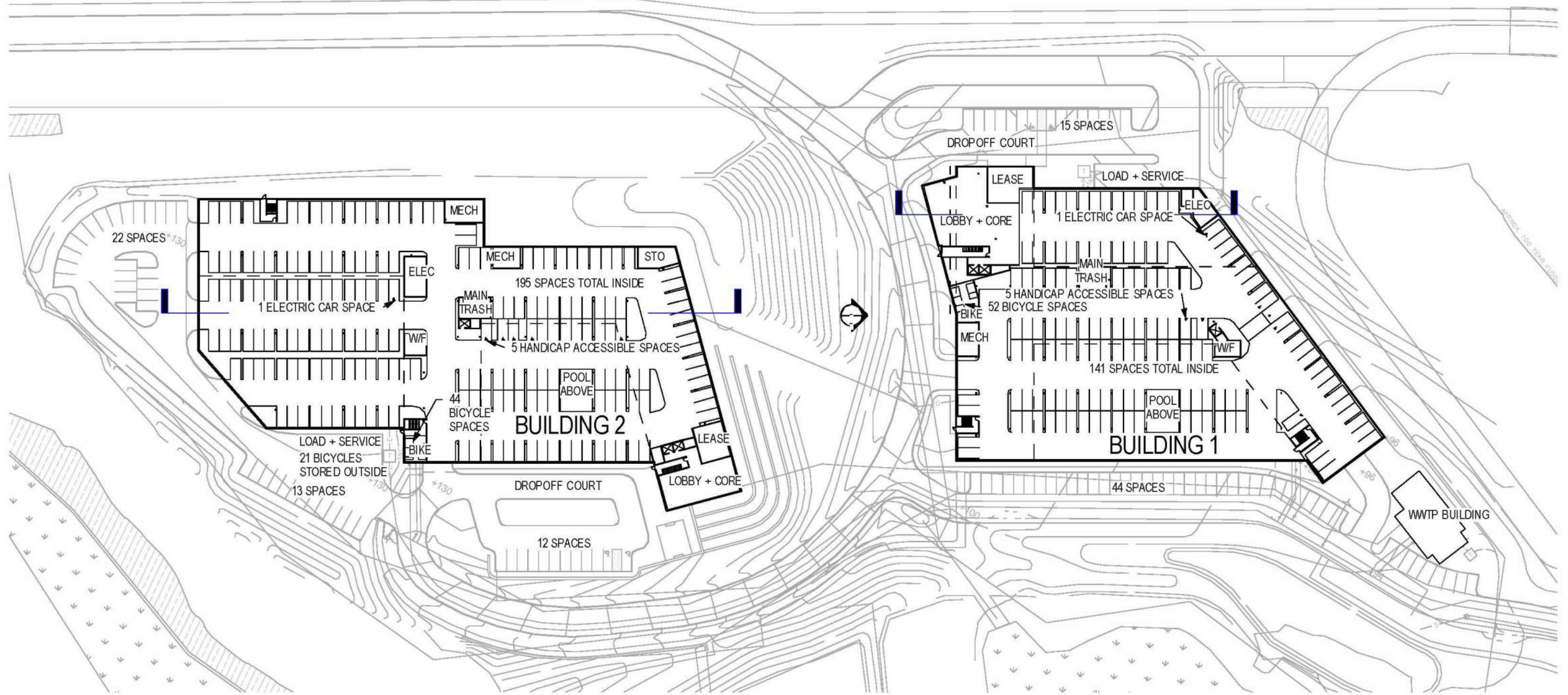
125' Conservation Restriction Setback

25' Wetland Buffer Zone

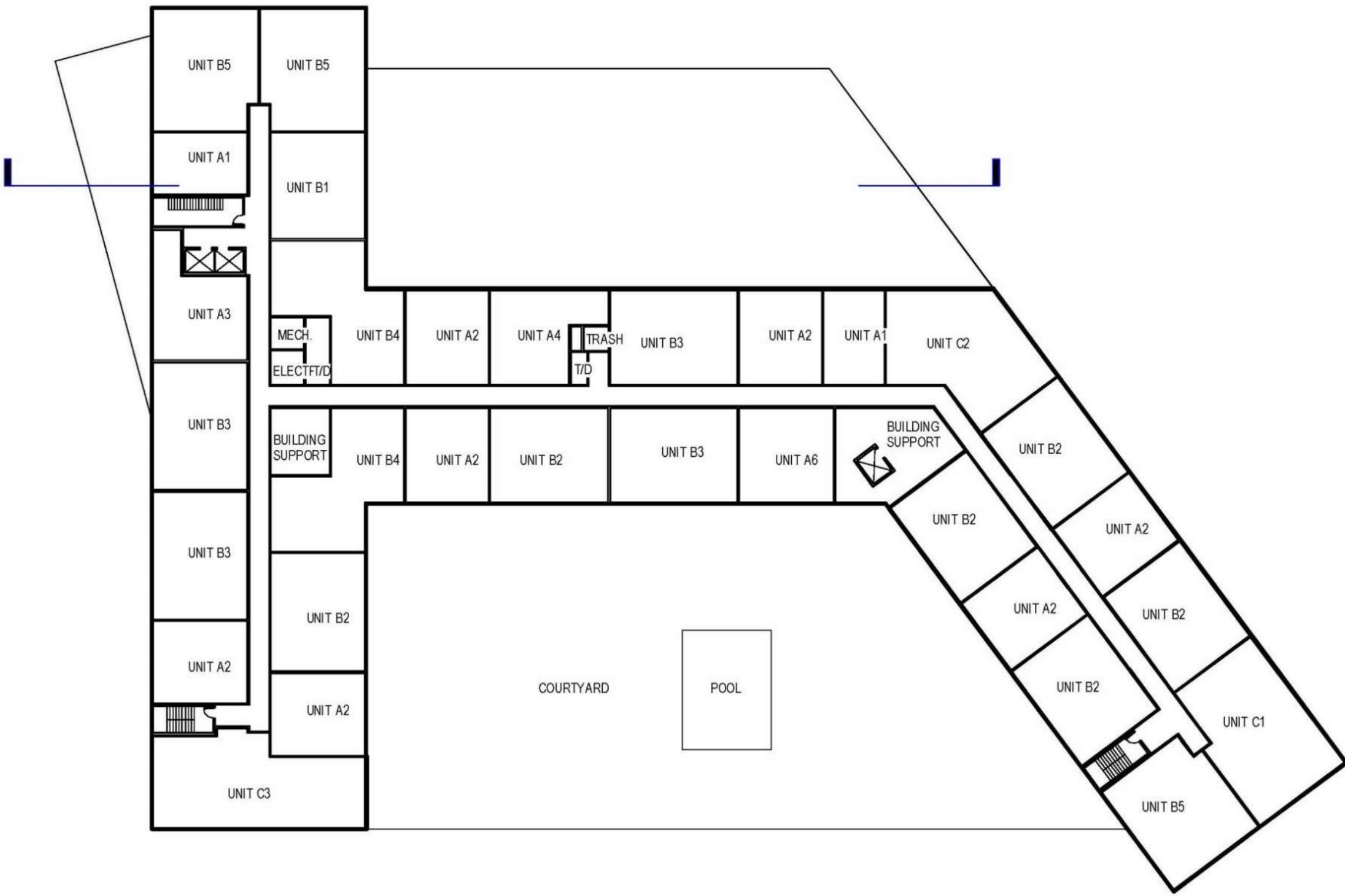


0' 50' 100' 150'
SCALE: 1" = 50'

Residential Site Plan



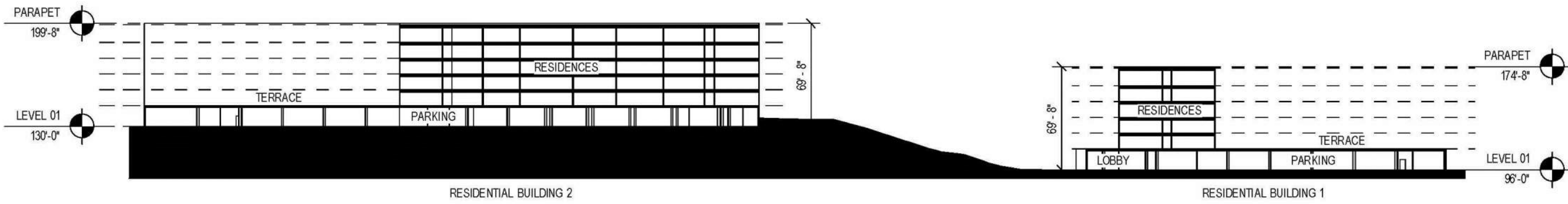
Building 1 – Typical Floor Plan



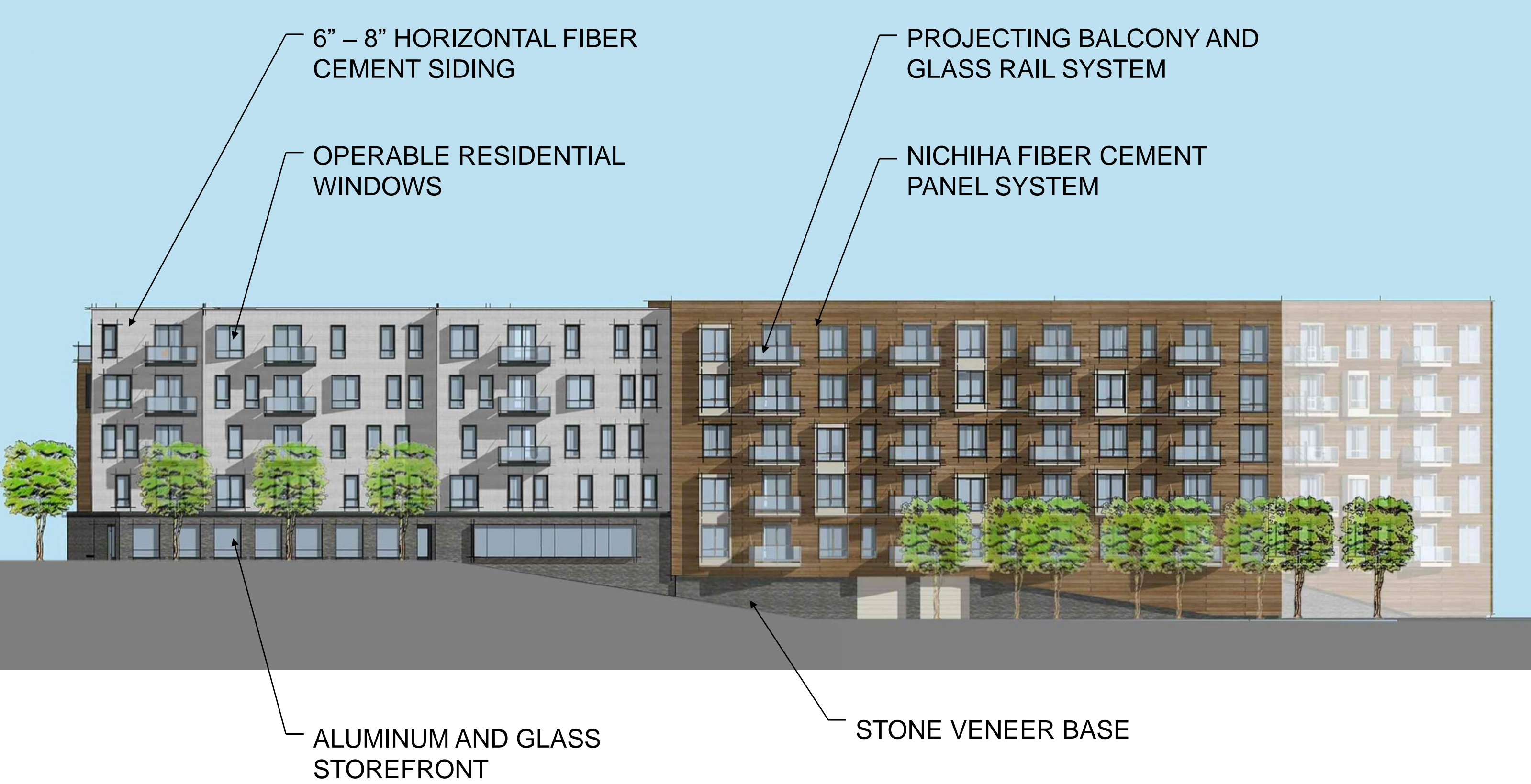
Building 2 – Typical Floor Plan



Residential Site Section



Typical Elevation



6" – 8" HORIZONTAL FIBER CEMENT SIDING

OPERABLE RESIDENTIAL WINDOWS

PROJECTING BALCONY AND GLASS RAIL SYSTEM

NICHIHA FIBER CEMENT PANEL SYSTEM

ALUMINUM AND GLASS STOREFRONT

STONE VENEER BASE

Exterior - Residential



An aerial photograph of a commercial development site. The image shows several large, modern buildings with flat roofs, arranged in a cluster. There are two prominent ponds or lakes within the site, one in the upper right and another in the lower right. The surrounding area is a mix of cleared land, roads, and some vegetation. A blue banner with white text is overlaid on the left side of the image.

Commercial Site & Architecture

Office Site Plan

Proposed connection to Weston trail easement

Proposed walkway to residential buildings

Reserved Parking Area

Emergency/school bus access

Outdoor deck seating area

Fire lane/plaza paving

Proposed Office Building

Proposed Parking Garage

Drop-off Zone

Fire lane/plaza paving

Existing Office Building

0' 50' 100' 150'

SCALE: 1" = 50'



Office Constraints Plan



25' Wetland Buffer Zone

25' Wetland Buffer Zone

Existing Property Line

Existing Property Line

Existing Office Building

0' 50' 100' 150'

SCALE: 1" = 50'

Lower Level Plan



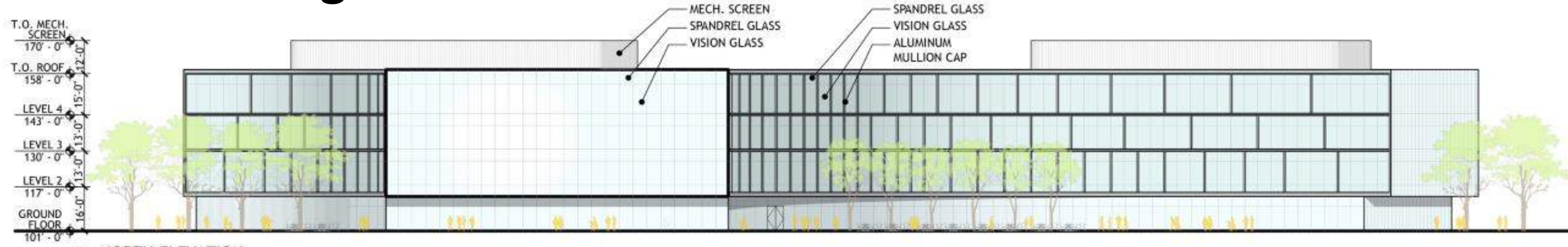
Ground Floor Plan



Typical Upper Floor Plan



Office Building Elevations



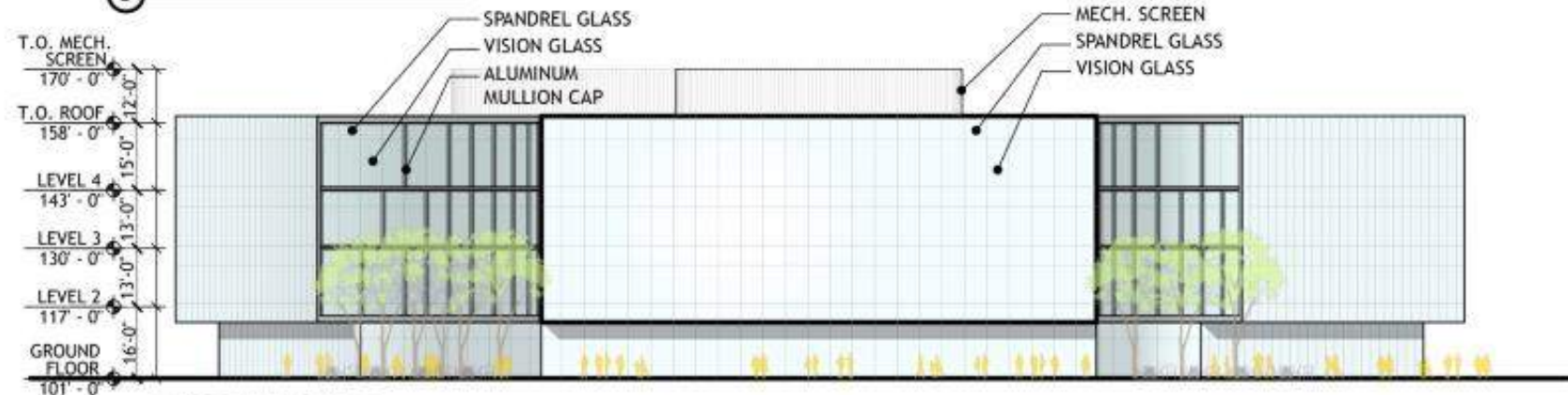
4 NORTH ELEVATION



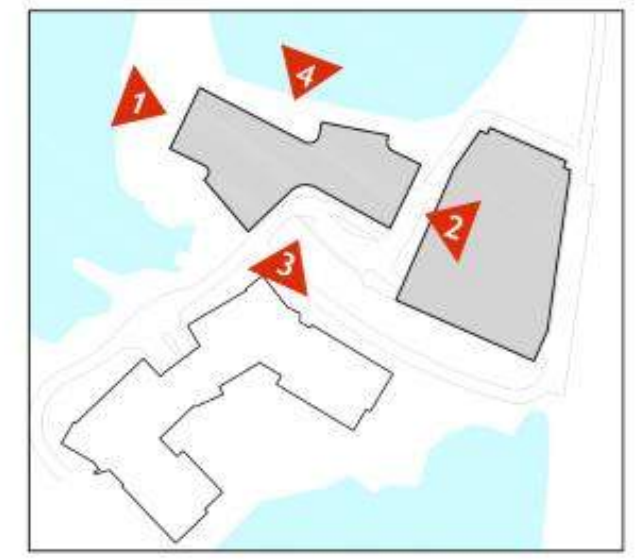
3 SOUTH ELEVATION



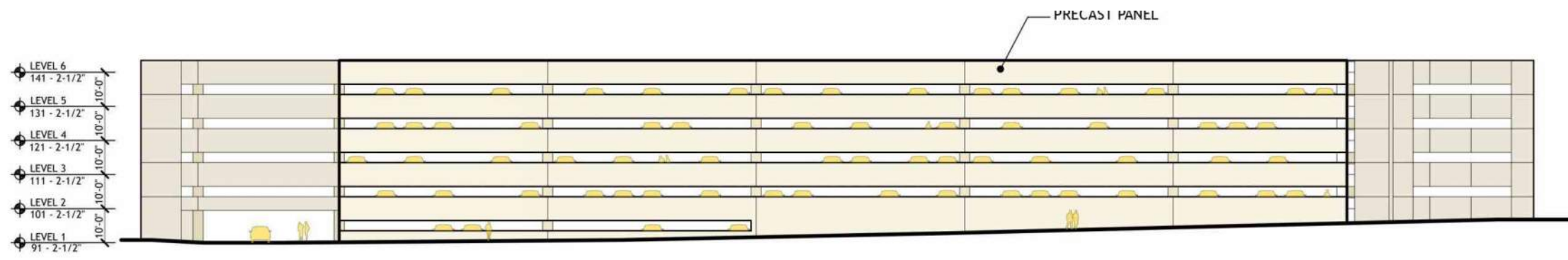
2 EAST ELEVATION



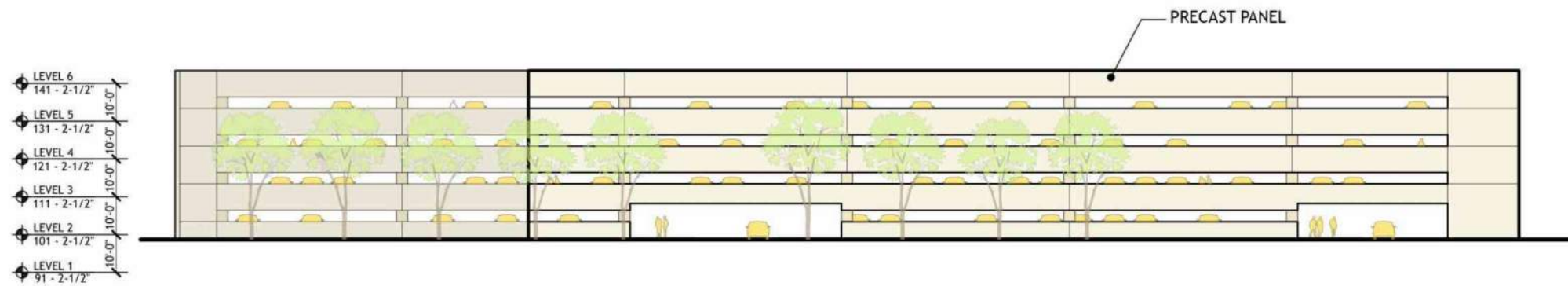
1 WEST ELEVATION



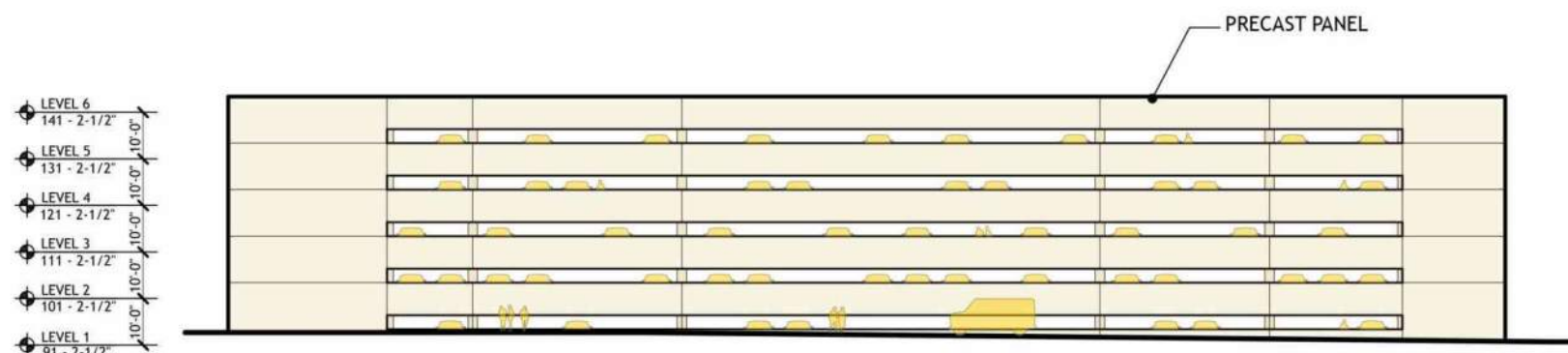
Parking Structure Elevations



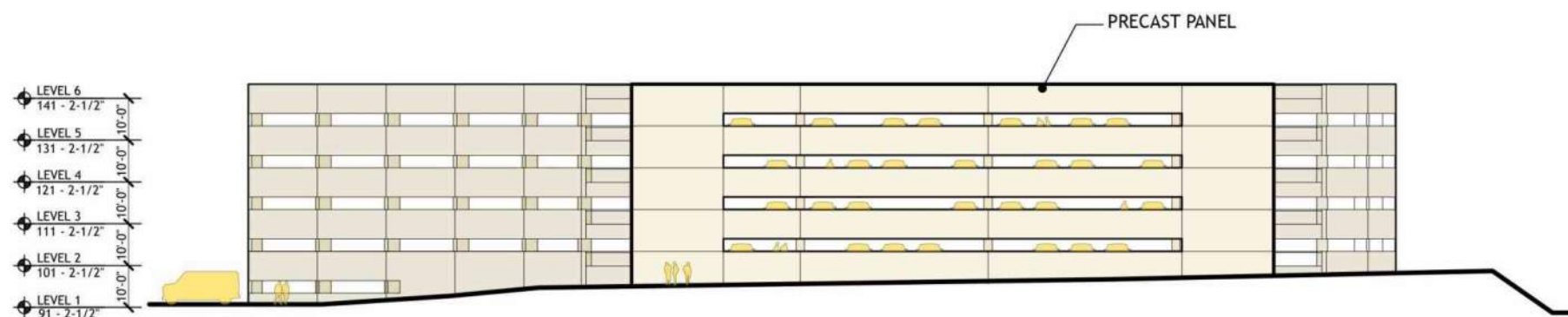
④ EAST ELEVATION



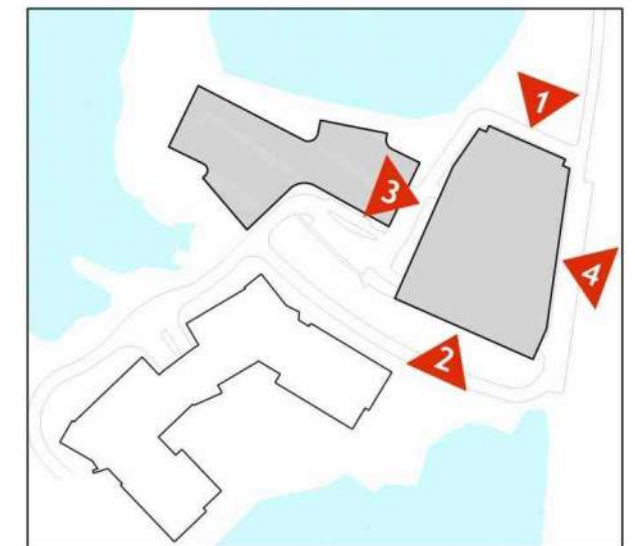
③ WEST ELEVATION



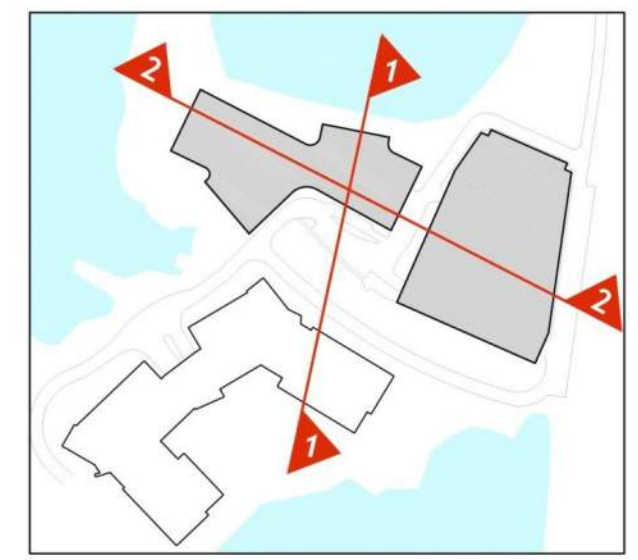
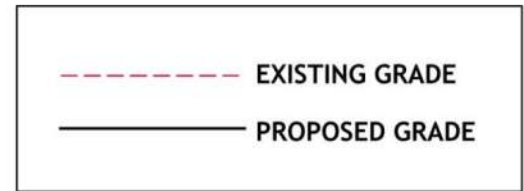
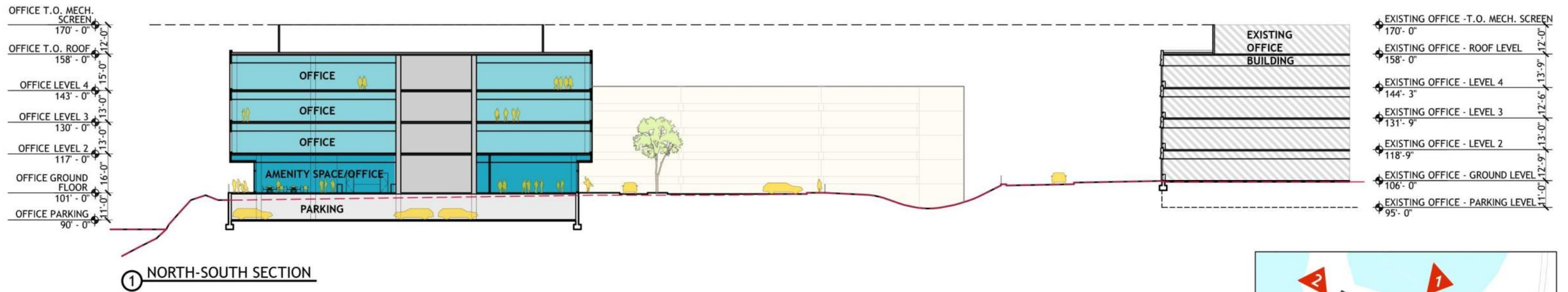
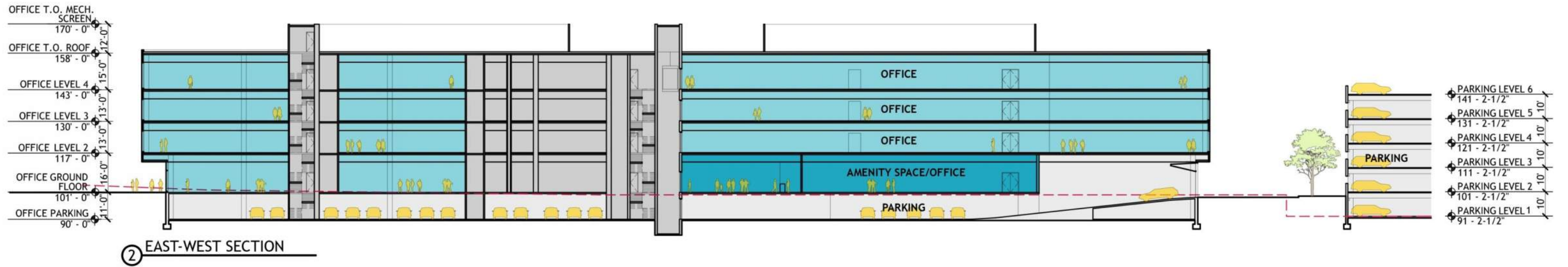
② SOUTH ELEVATION



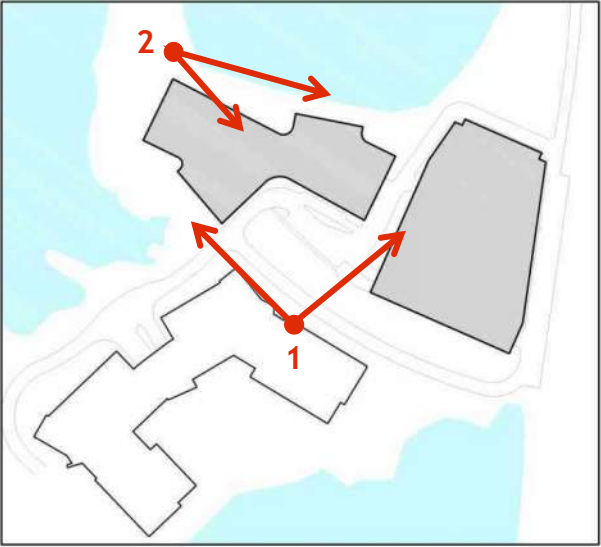
① NORTH ELEVATION



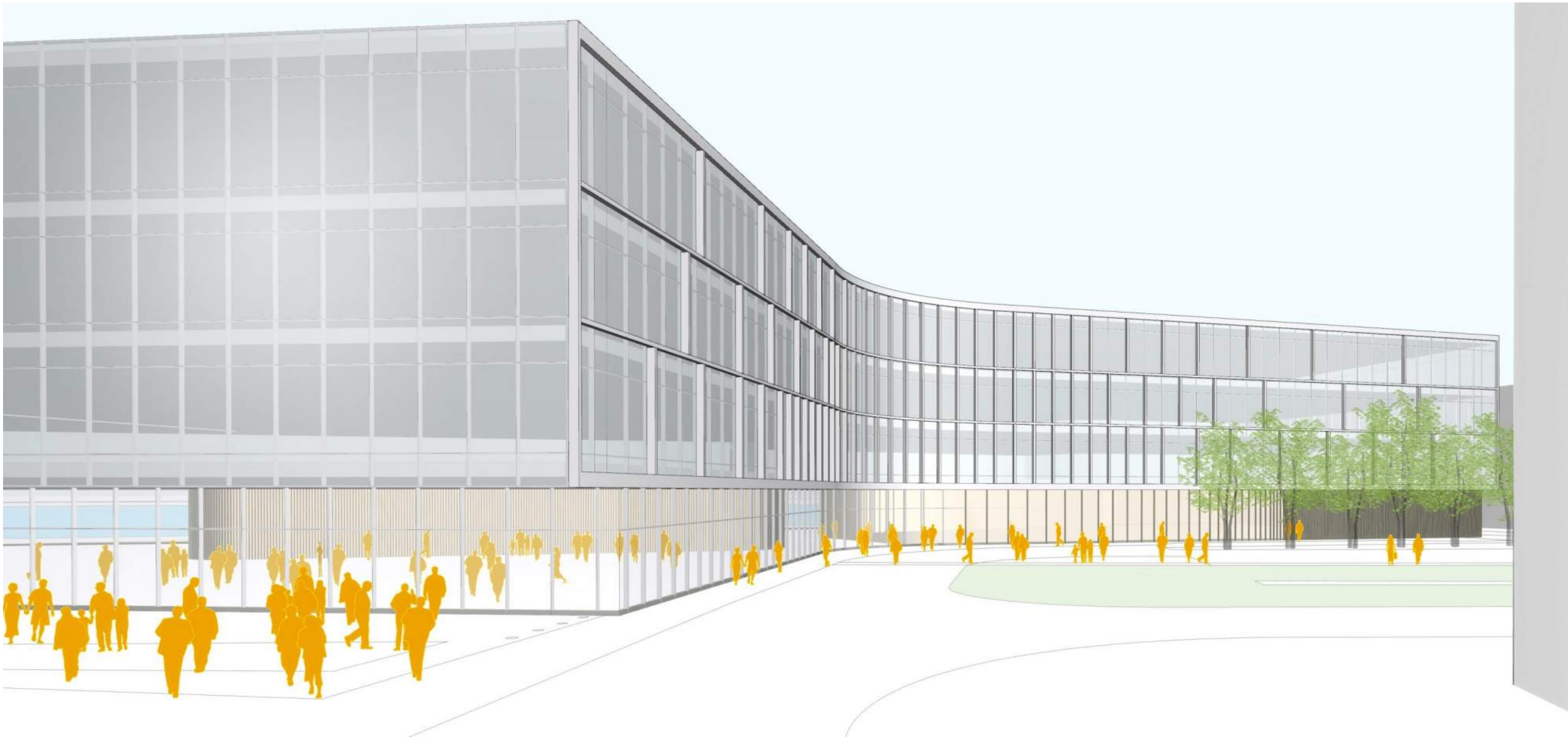
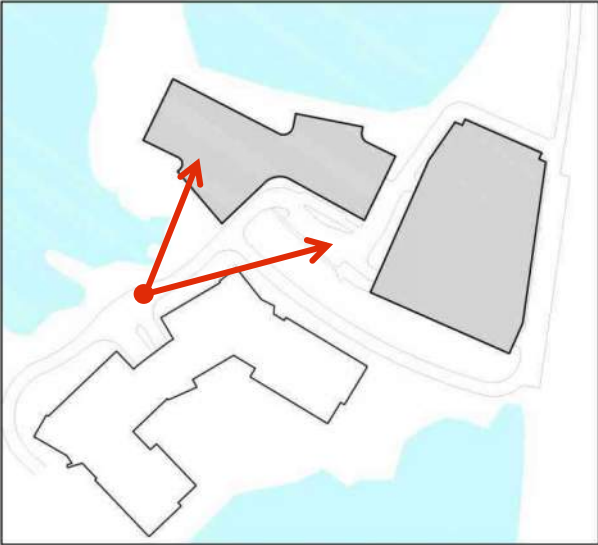
Building Sections



Perspective Views



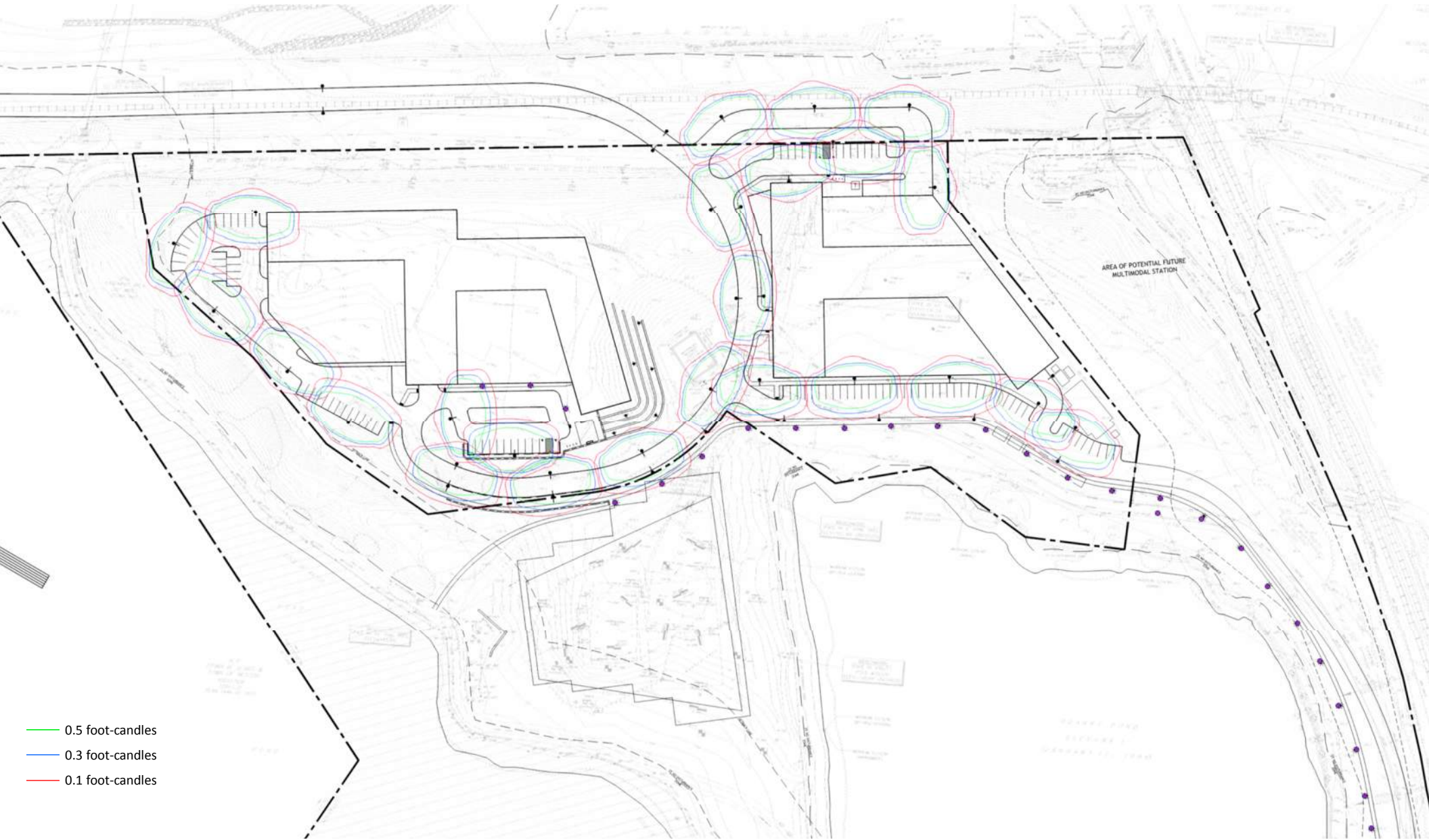
Perspective Views



An aerial photograph of a site, possibly a school or institutional campus, featuring several large, light-colored buildings with flat roofs. The buildings are arranged in a cluster, with some smaller structures nearby. There are two prominent, dark, irregularly shaped ponds or lakes. The surrounding area is a mix of green vegetation and cleared land. A road or path is visible on the right side of the image. The overall scene is captured from a high angle, providing a comprehensive view of the site's layout.

Site Lighting

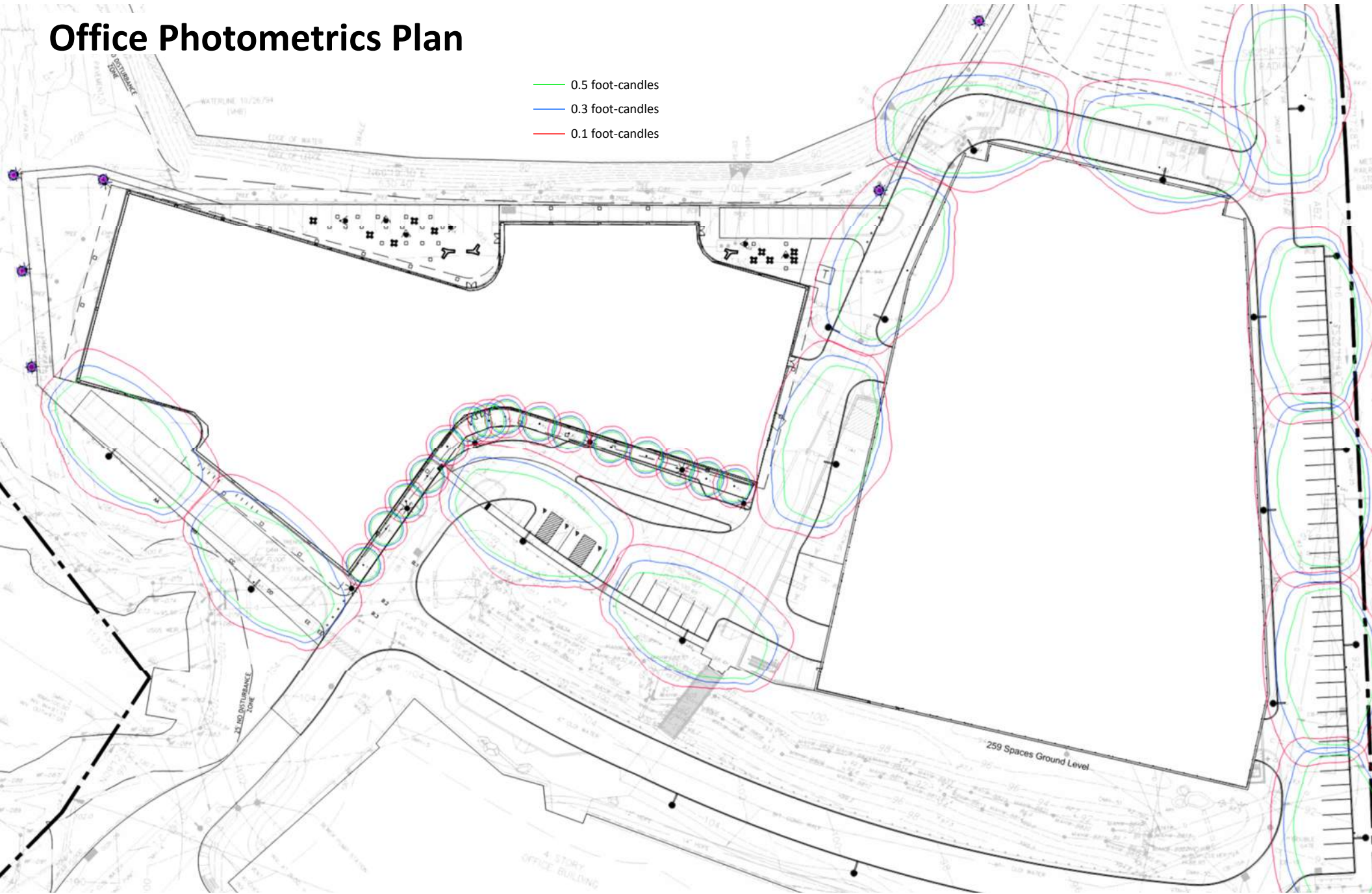
Residential Photometrics Plan



- 0.5 foot-candles
- 0.3 foot-candles
- 0.1 foot-candles

Office Photometrics Plan

- 0.5 foot-candles
- 0.3 foot-candles
- 0.1 foot-candles



An aerial photograph of a campus or industrial site. The image shows several large, light-colored buildings with flat roofs, some of which are arranged in a U-shape. There are two prominent dark ponds or lakes. The surrounding area is a mix of green trees and brownish, cleared land. A road or path winds through the site. The overall scene is captured from a high angle, providing a comprehensive view of the layout.

Visual Studies

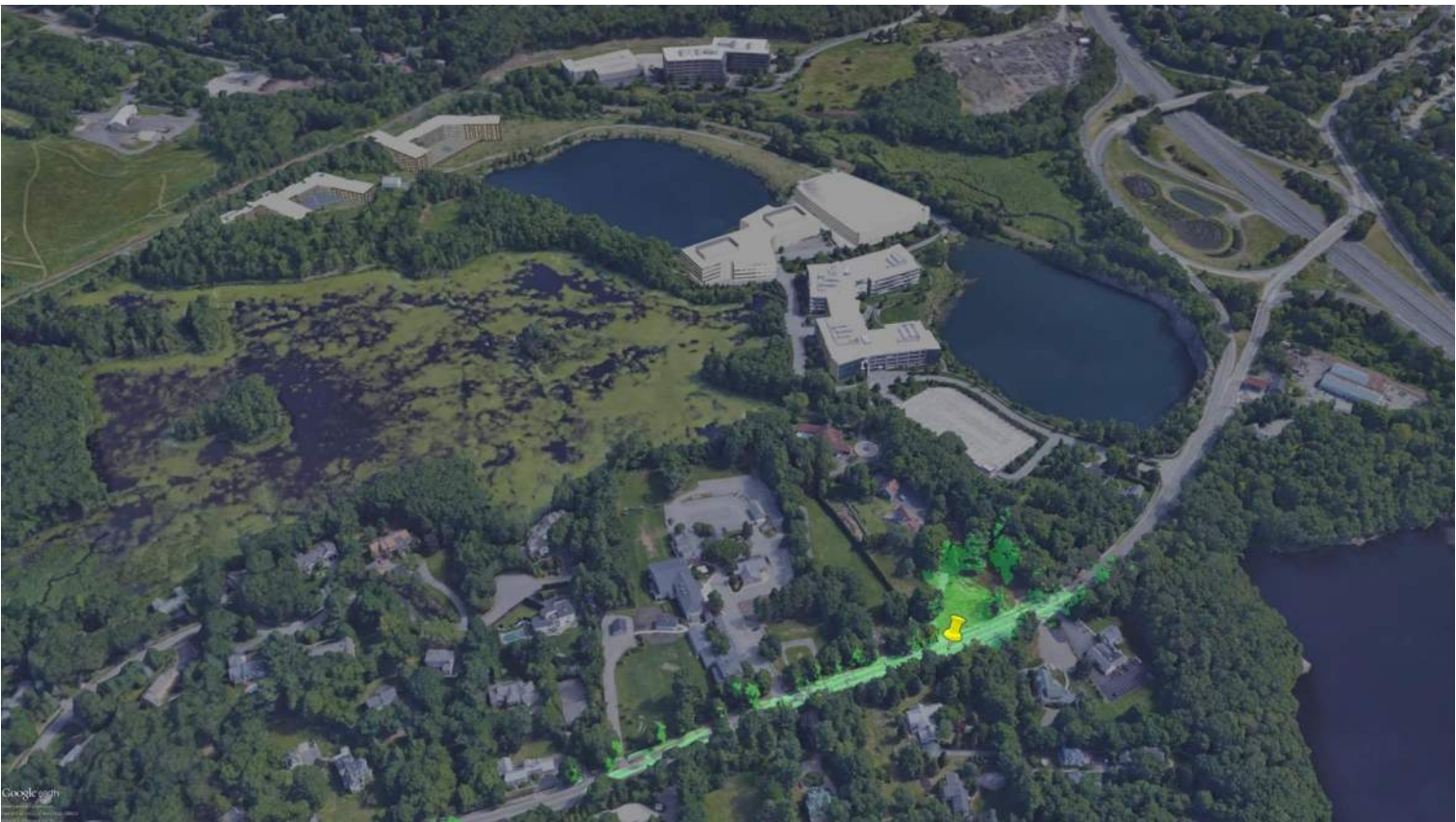
View 1



- - - Proposed Buildings Beyond Trees - - - Existing Weston Corporate Center Building [Green Box] Areas Visible from Point Indicated



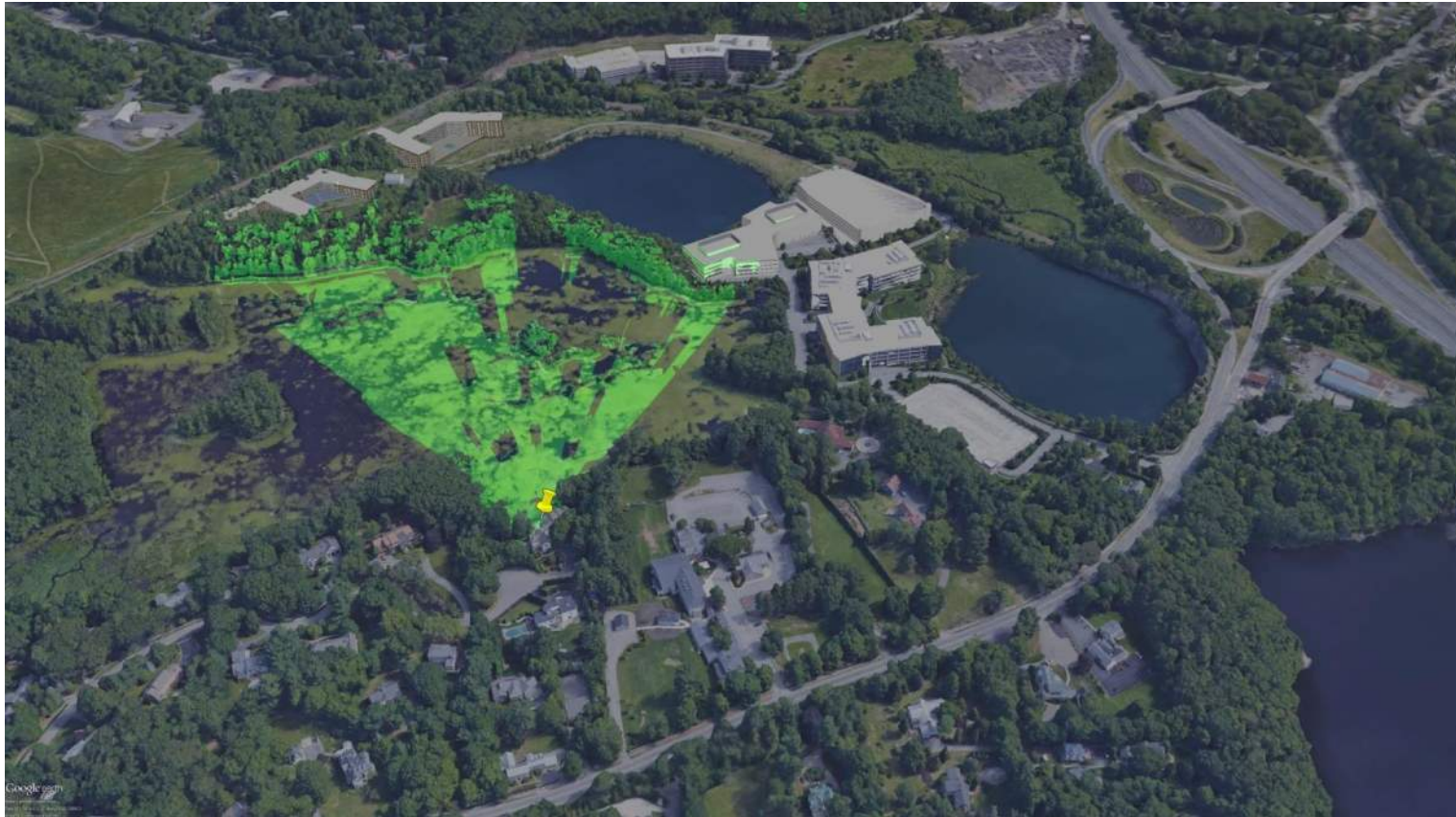
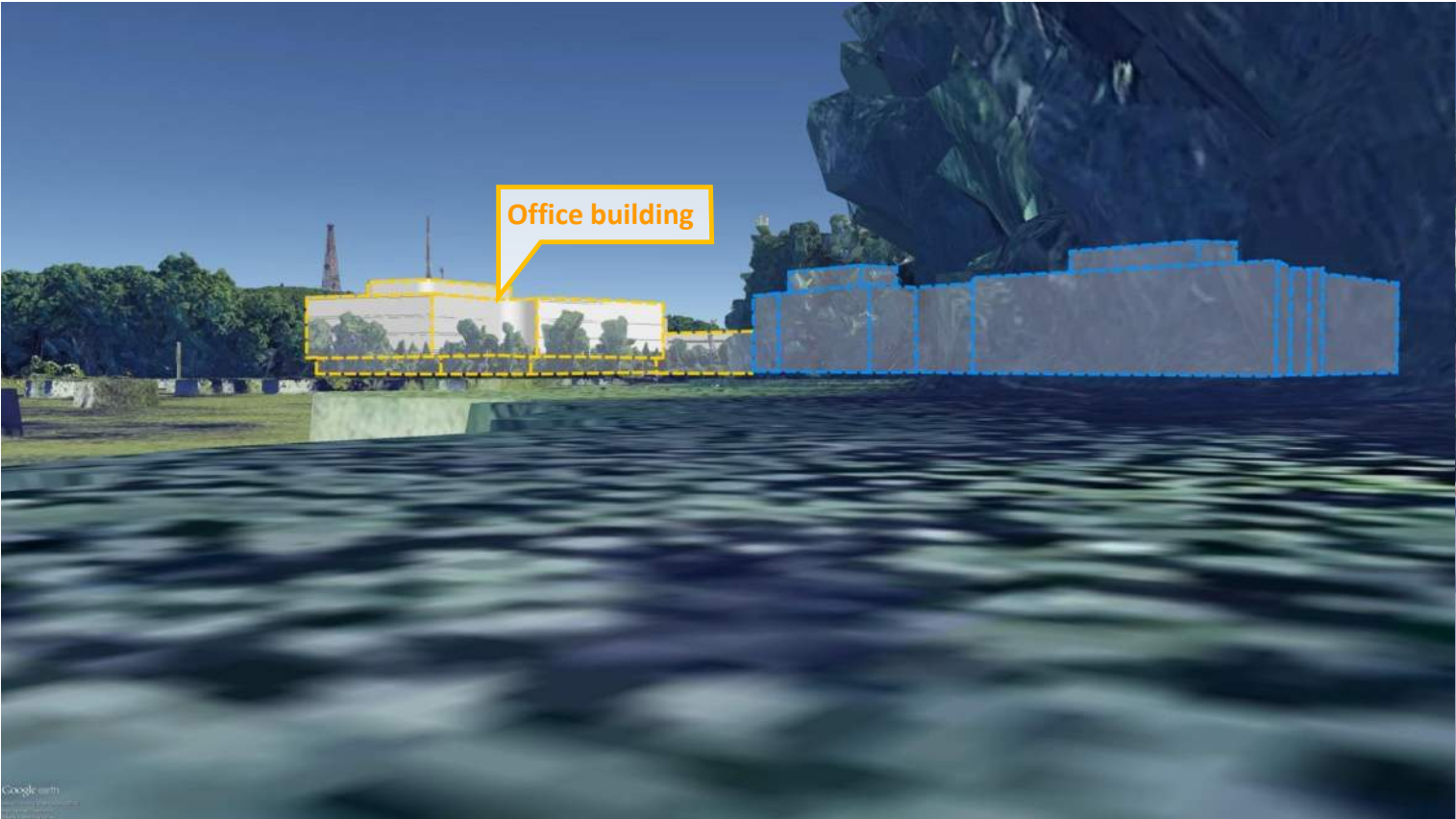
View 2



- - - Proposed Buildings Beyond Trees - - - Existing Weston Corporate Center Building [Green Area] Areas Visible from Point Indicated



View 3

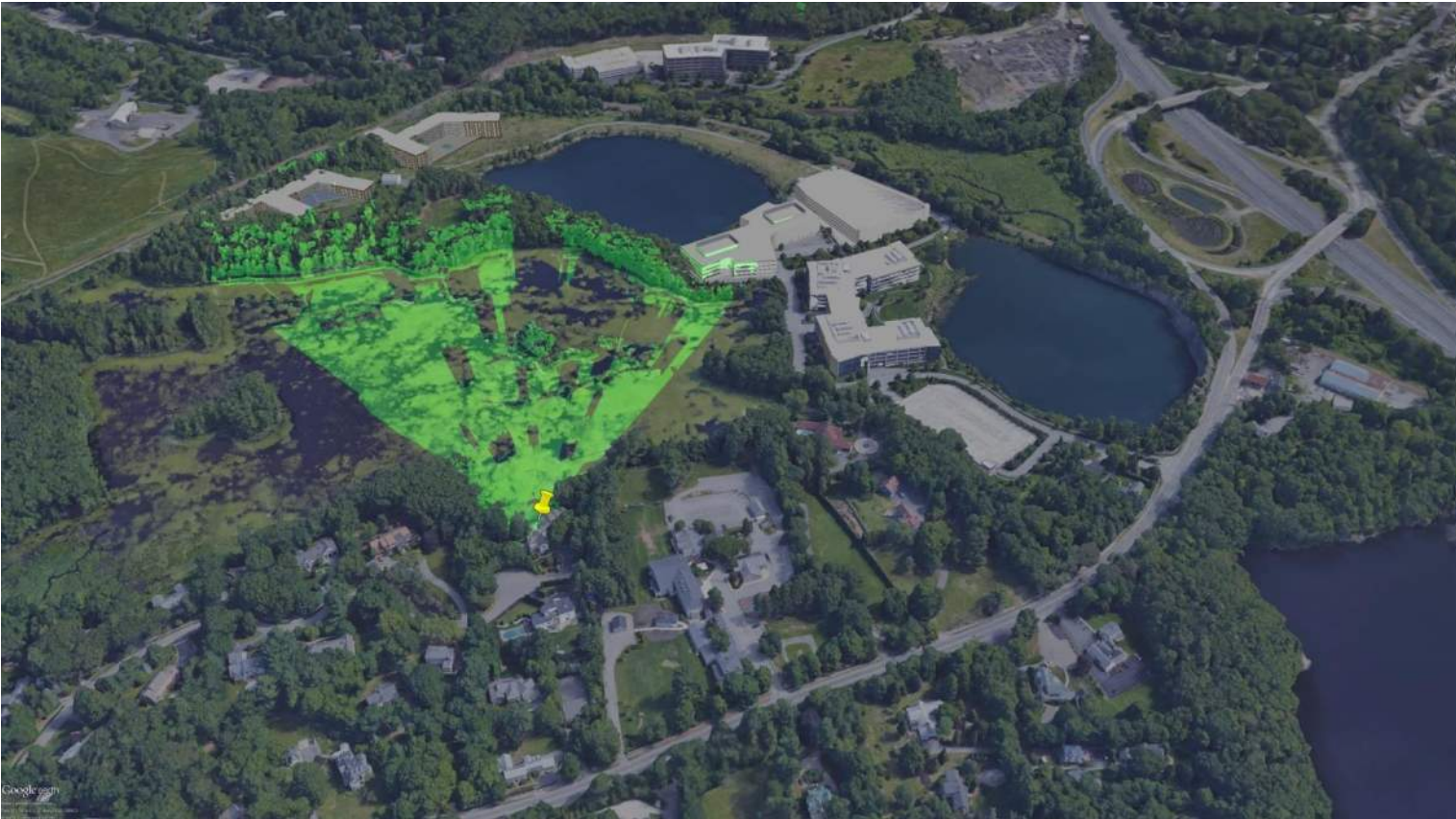


- - - Proposed Buildings Beyond Trees - - - Existing Weston Corporate Center Building

■ Areas Visible from Point Indicated



View 4



--- Proposed Buildings Beyond Trees --- Existing Weston Corporate Center Building ■ Areas Visible from Point Indicated



View 5



Parking structure

--- Proposed Buildings Beyond Trees --- Existing Weston Corporate Center Building



■ Areas Visible from Point Indicated



An aerial photograph of a site plan, overlaid with a semi-transparent grey filter. The plan shows a central pond, several buildings, and a network of roads. A blue callout box with a white border is positioned on the left side of the image, containing the text 'Site Circulation'.

Site Circulation

Site Circulation Diagram



Proposed residential driveway from Church Street

Proposed emergency access/school bus route

Proposed truck and bus route

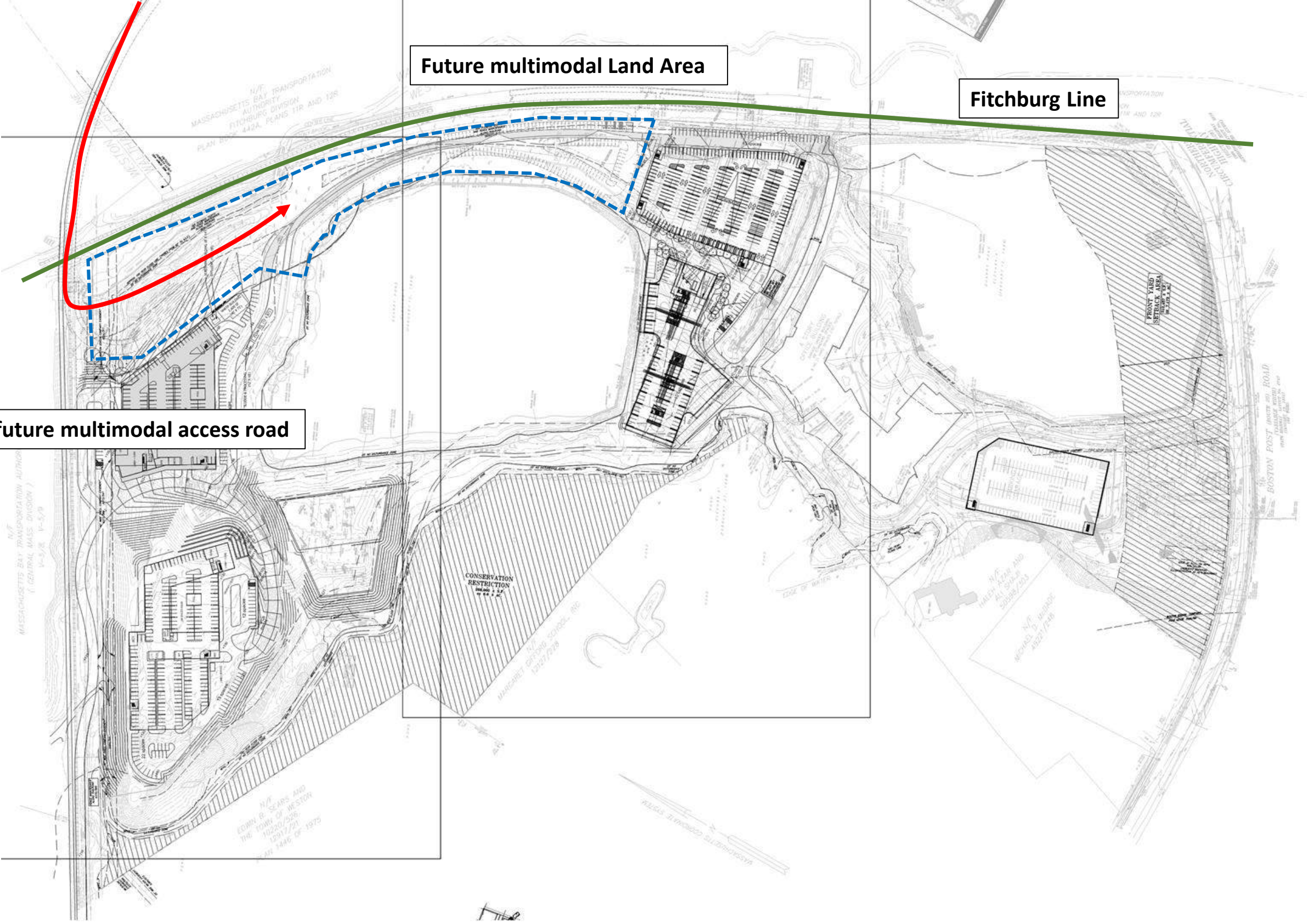
Existing office access from Route 20

Future Multimodal Land Area

MBTA ROW and future multimodal access road

Future multimodal Land Area

Fitchburg Line



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