

Kenmore Square Redevelopment

BCDC Sub Committee Meeting

June 26, 2018

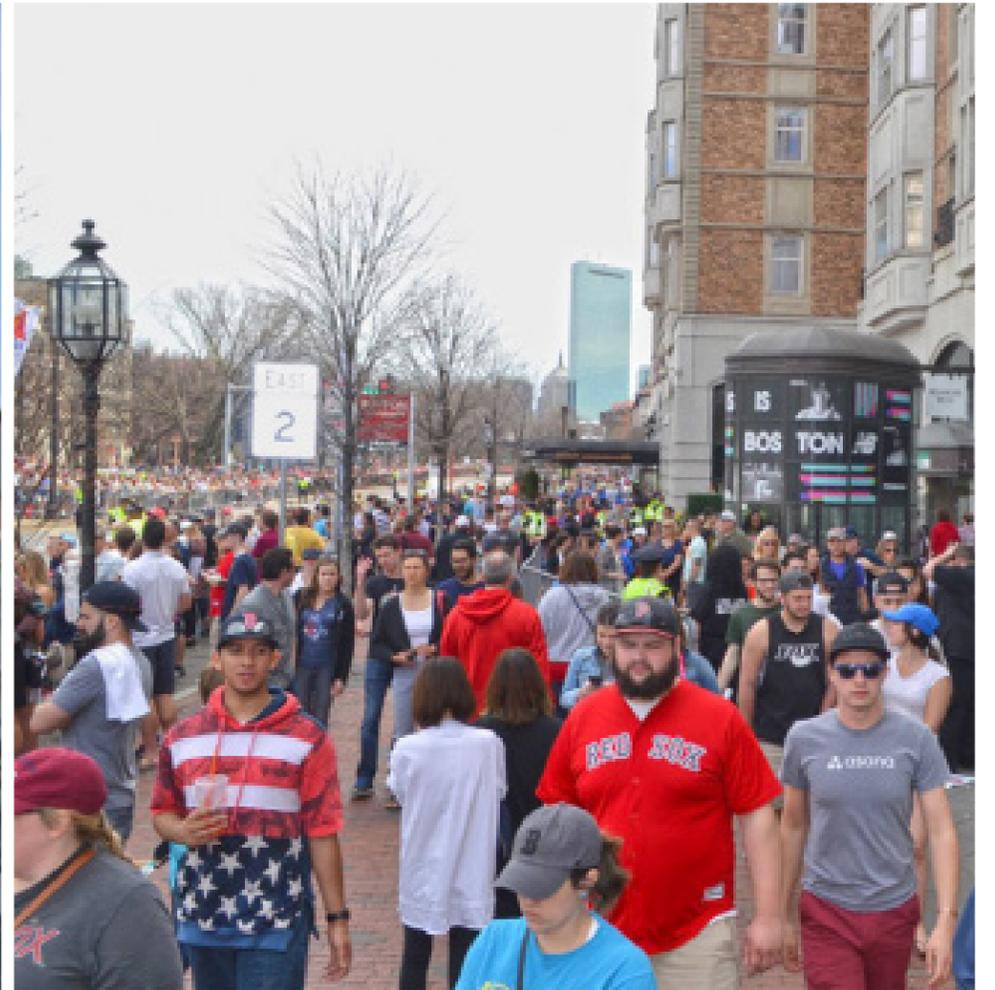
BCDC Feedback from the June 5th meeting:

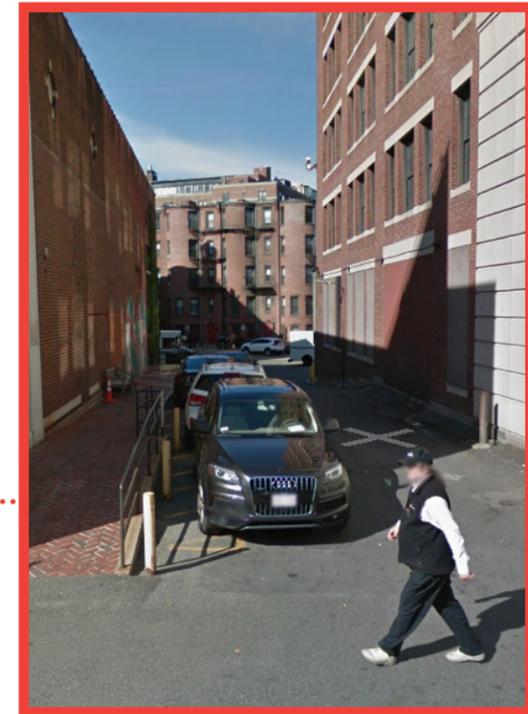
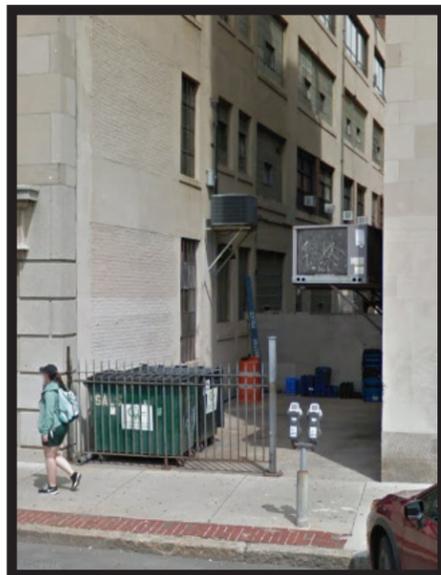
- **Kenmore Square Contextual Analysis**
 - Scale
 - Architecture
 - Pedestrian Experience / Site Access
- **“Hold the Corner” at the Commonwealth Building**
 - Address corner’s form, hold street together
 - Punctuate the Intersection
 - Reinforce Gateway Location
- **Implications of the Citgo Sign**
 - Address more than just the sign
 - View Corridor Impacts
 - Landmarks Process Update

1. 11-19 Deerfield St
2. 541 Commonwealth Ave
3. 535-539 Commonwealth Ave
4. 533 Commonwealth Ave
5. 660 Beacon St
6. 656 Beacon St
7. 652-654 Beacon St
8. 650 Beacon St
9. 648 Beacon St



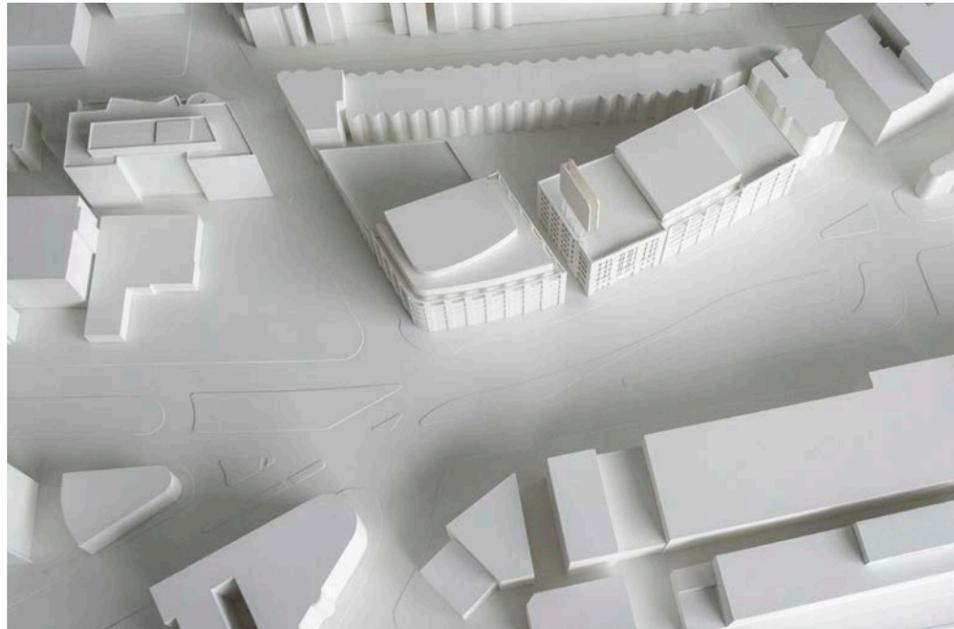




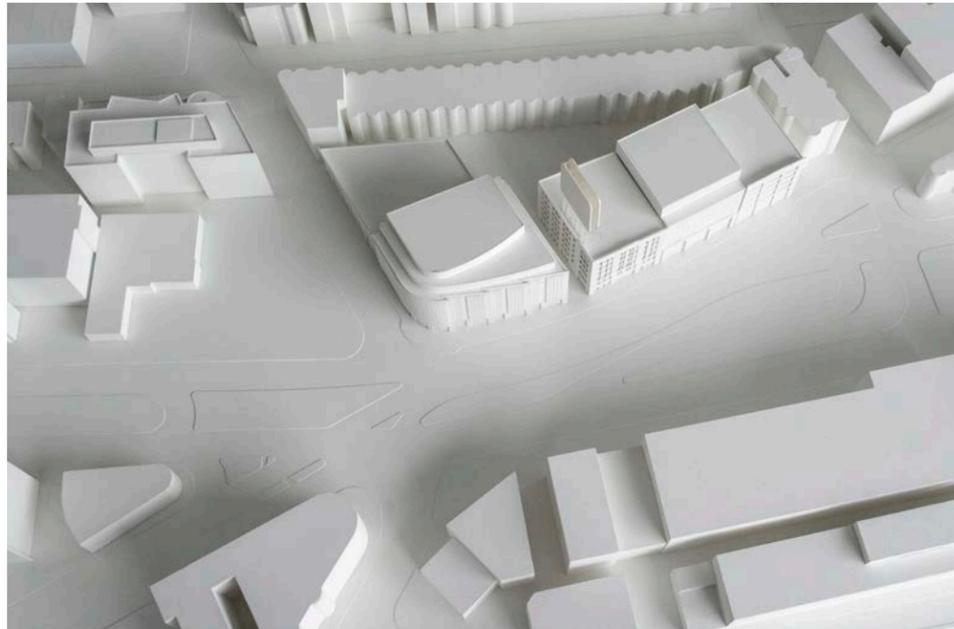


Site Model

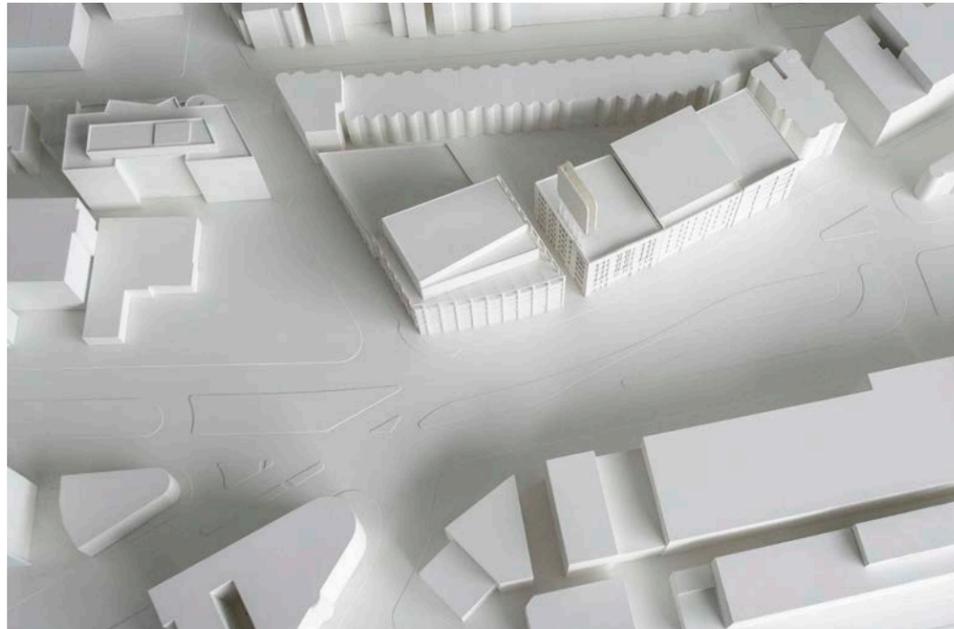




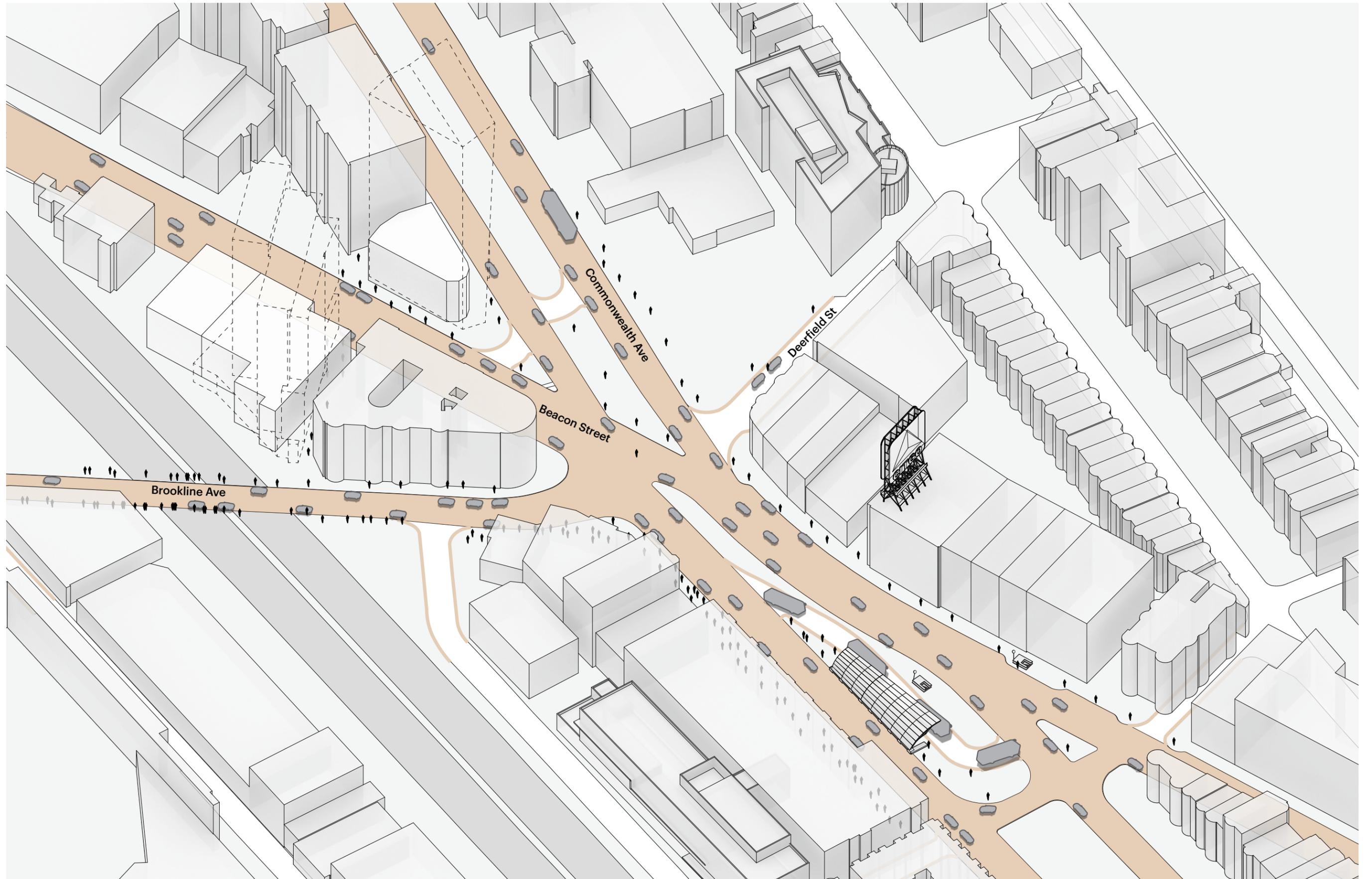


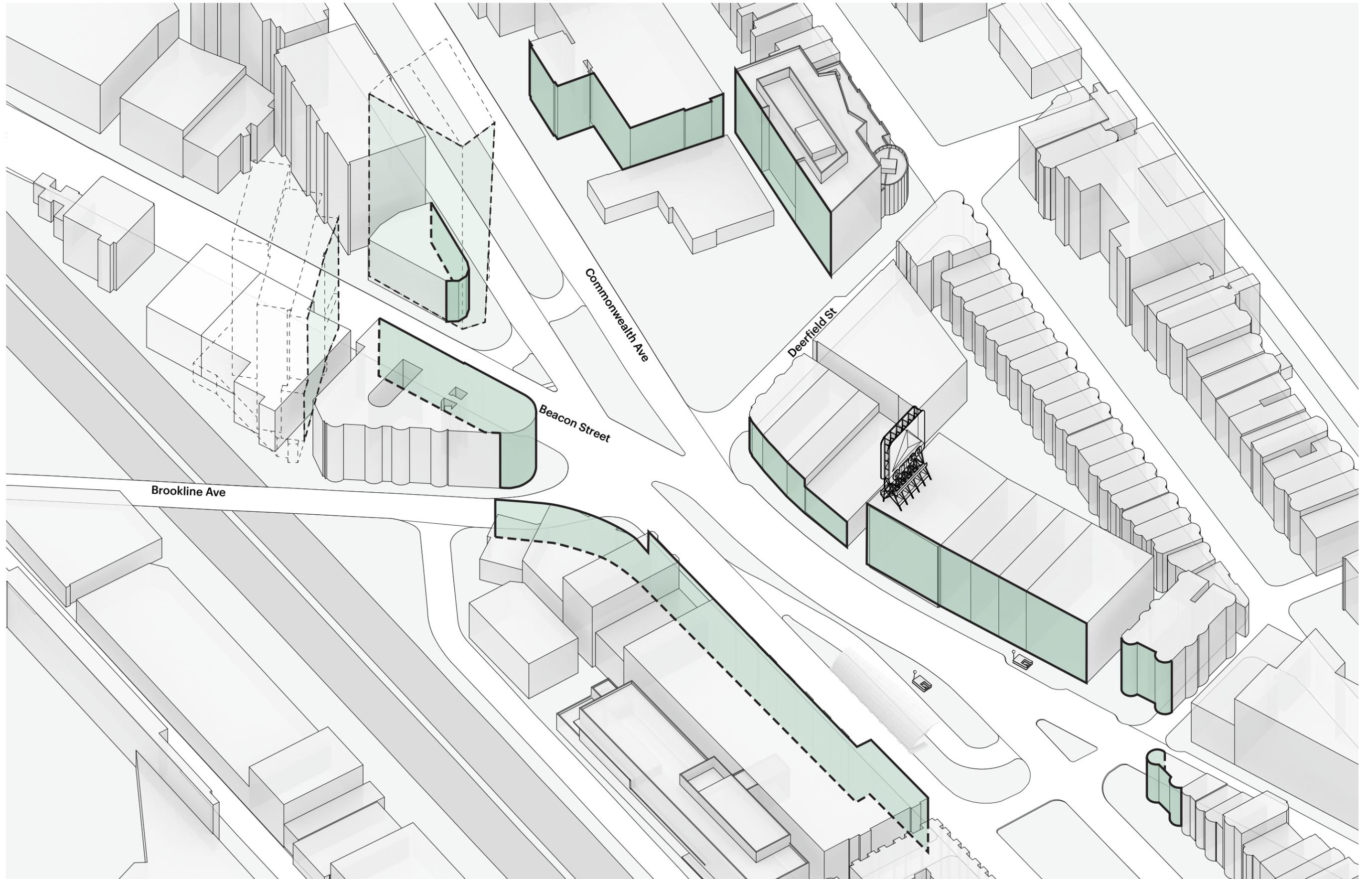


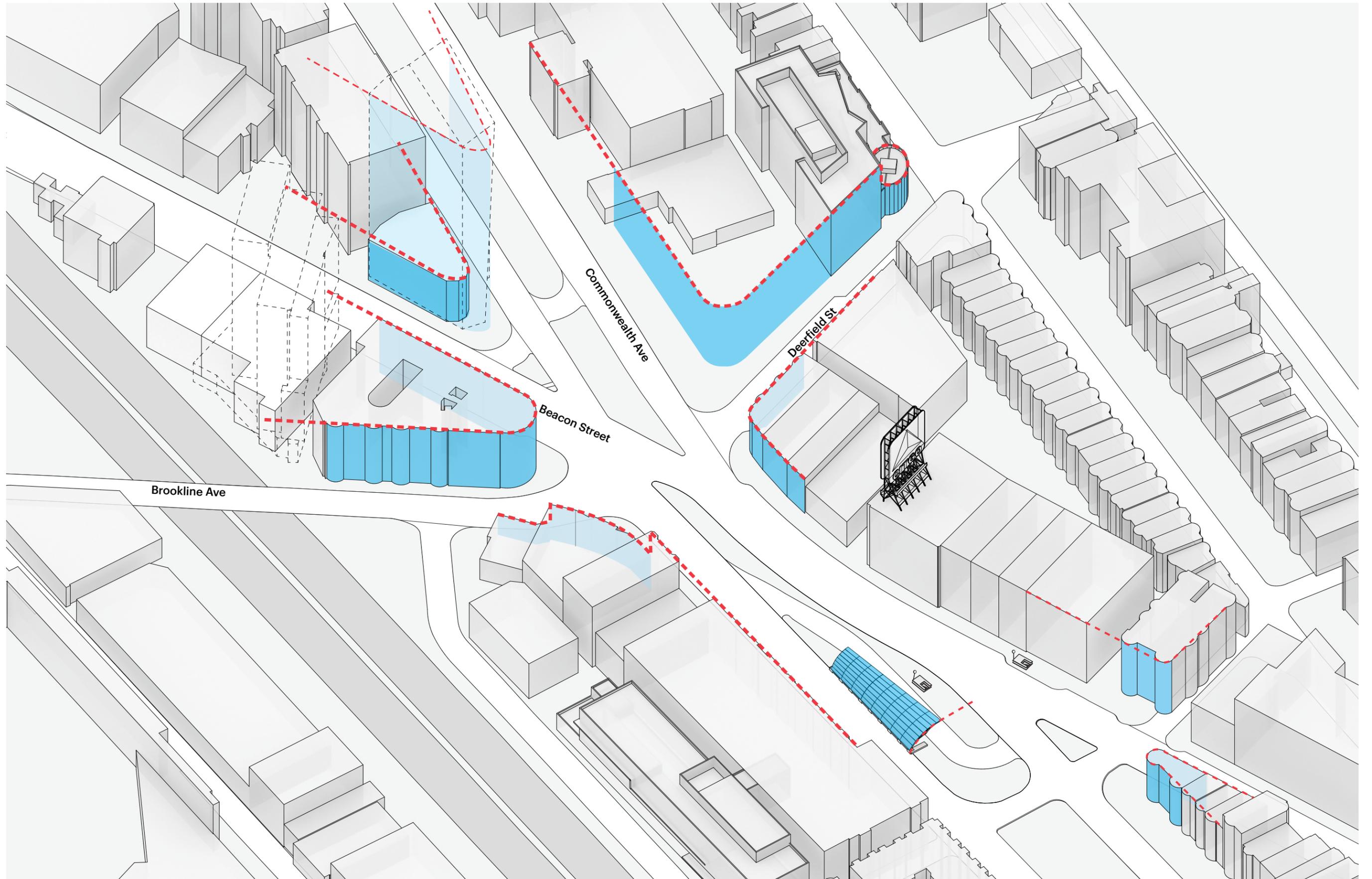


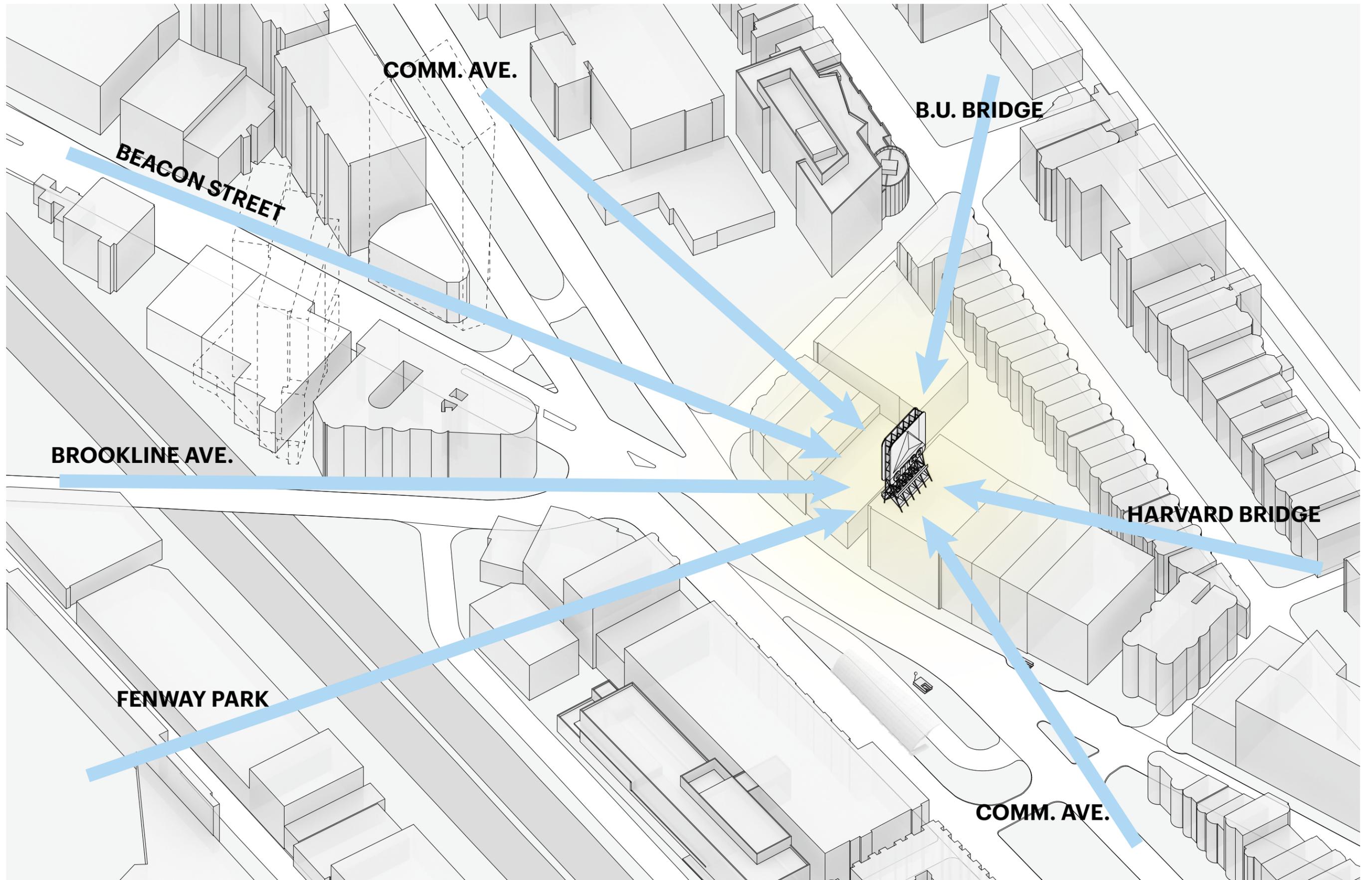


Context













COMMONWEALTH AVENUE NORTH

Deerfield Street

Site

Raleigh Street



COMMONWEALTH AVENUE SOUTH

Kenmore Street

Brookline Avenue





Bay State Road

DEERFIELD STREET EAST

Site

Commonwealth Avenue



Commonwealth Avenue

DEERFIELD STREET WEST

Bay State Road



BEACON STREET SOUTH

Commonwealth Avenue

Brookline Avenue



BEACON STREET NORTH

Commonwealth Avenue

Deerfield Avenue

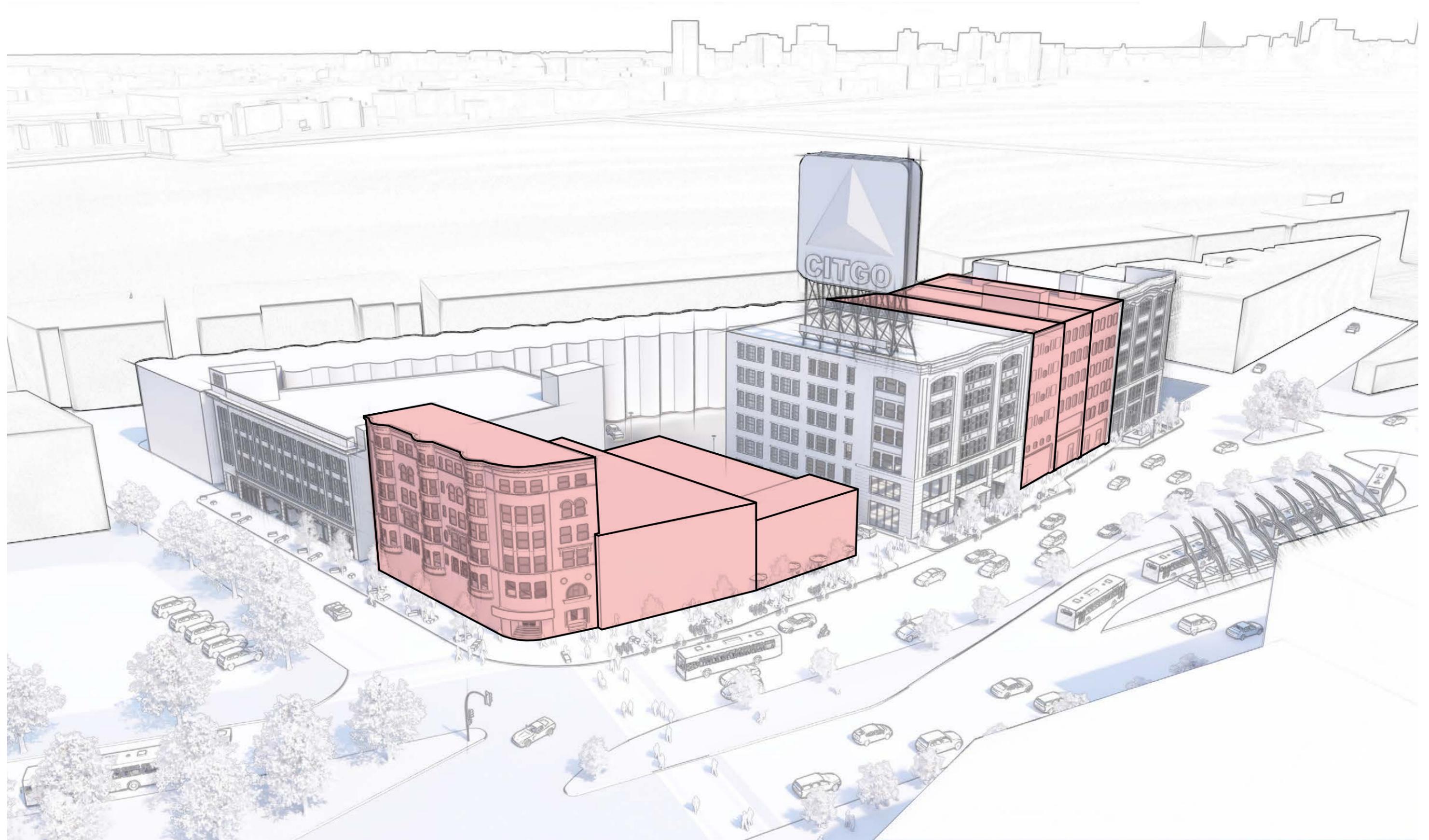
Site

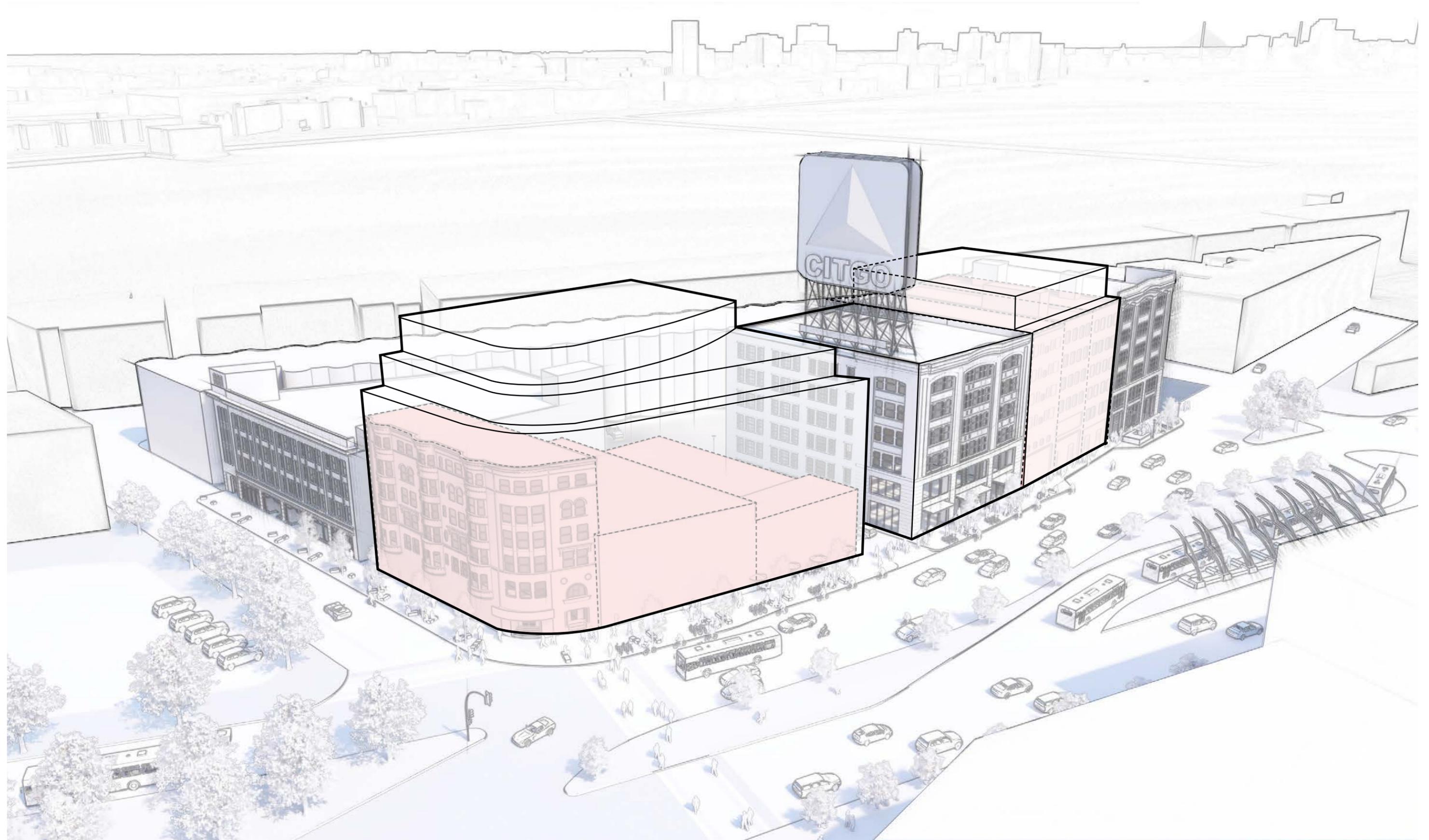
Raleigh Street

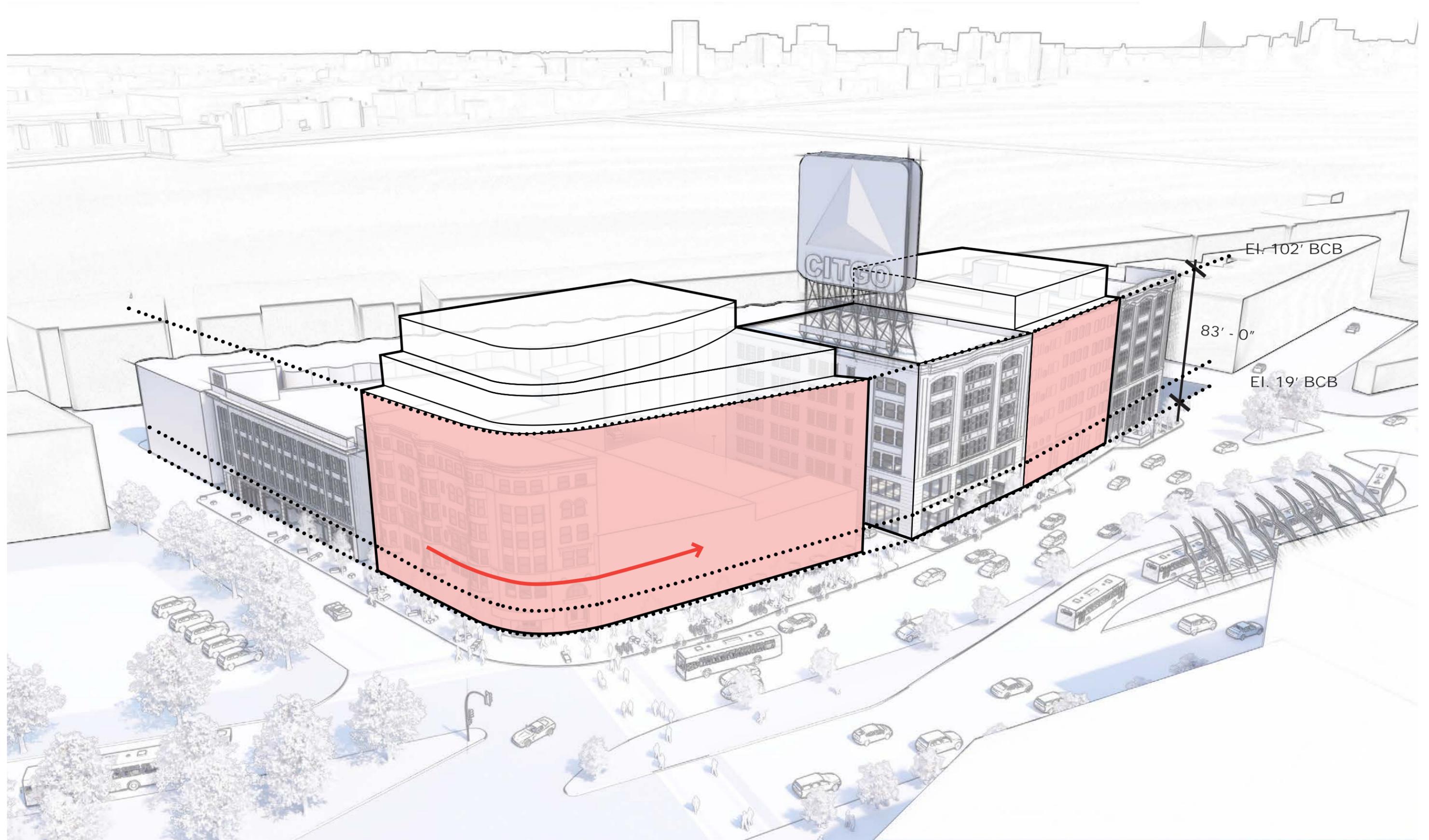


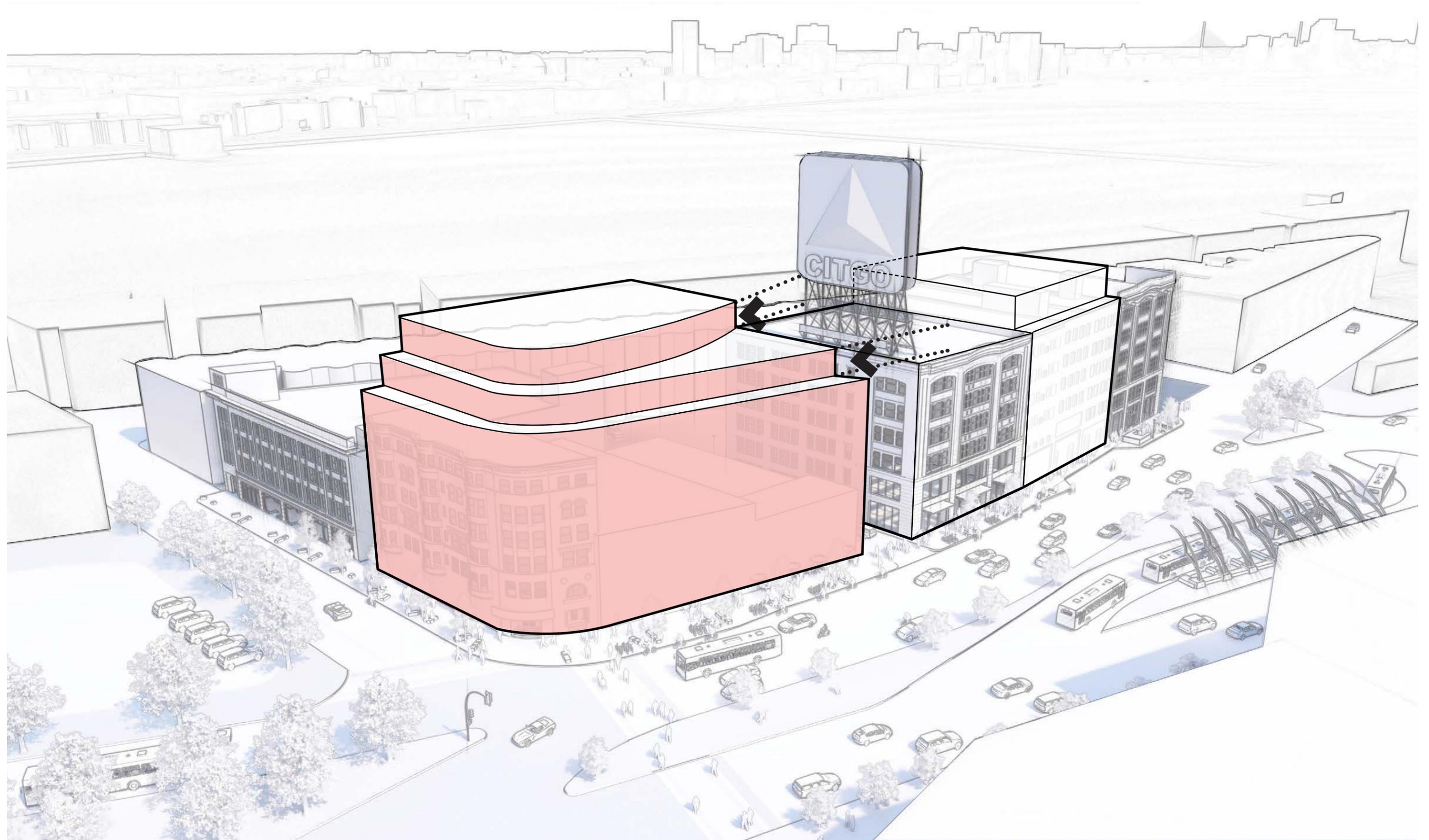
Current Design Approach











1



Punctuated Openings



2 Storey Retail Zone









2



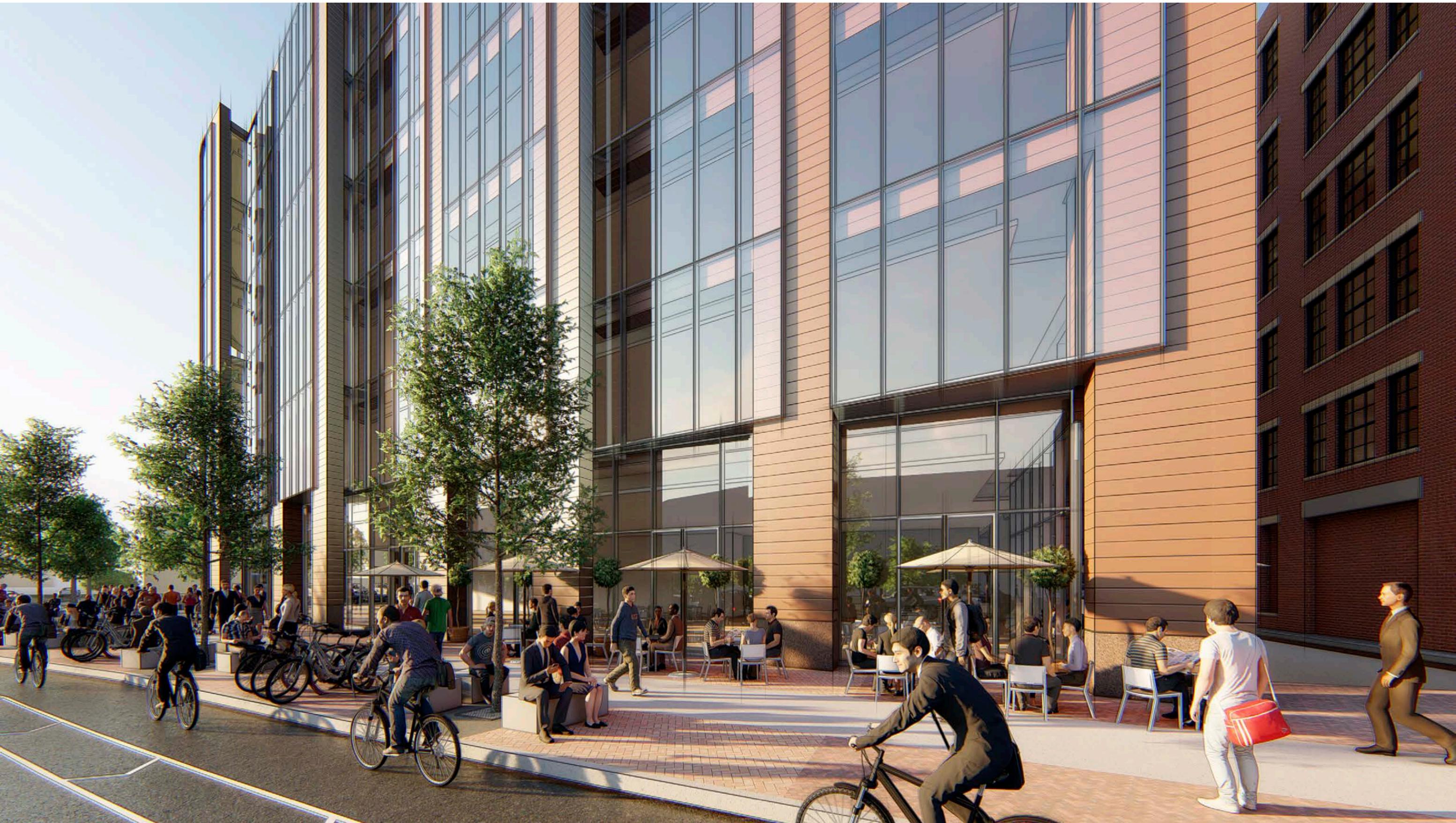
Vertical Bays



1 Storey Retail Zone









3



Grid



2 Storey Retail Zone





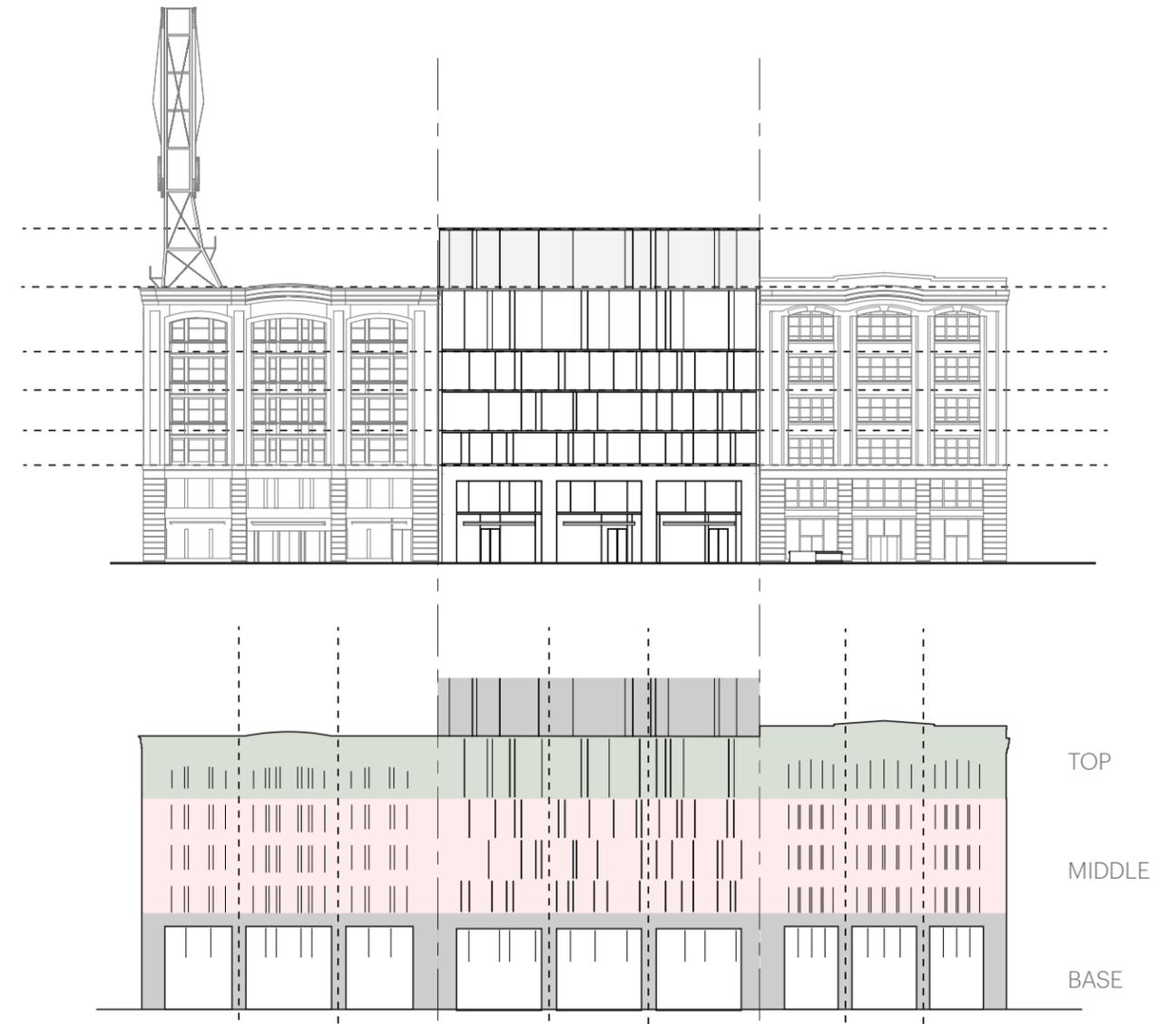




Beacon Building

A

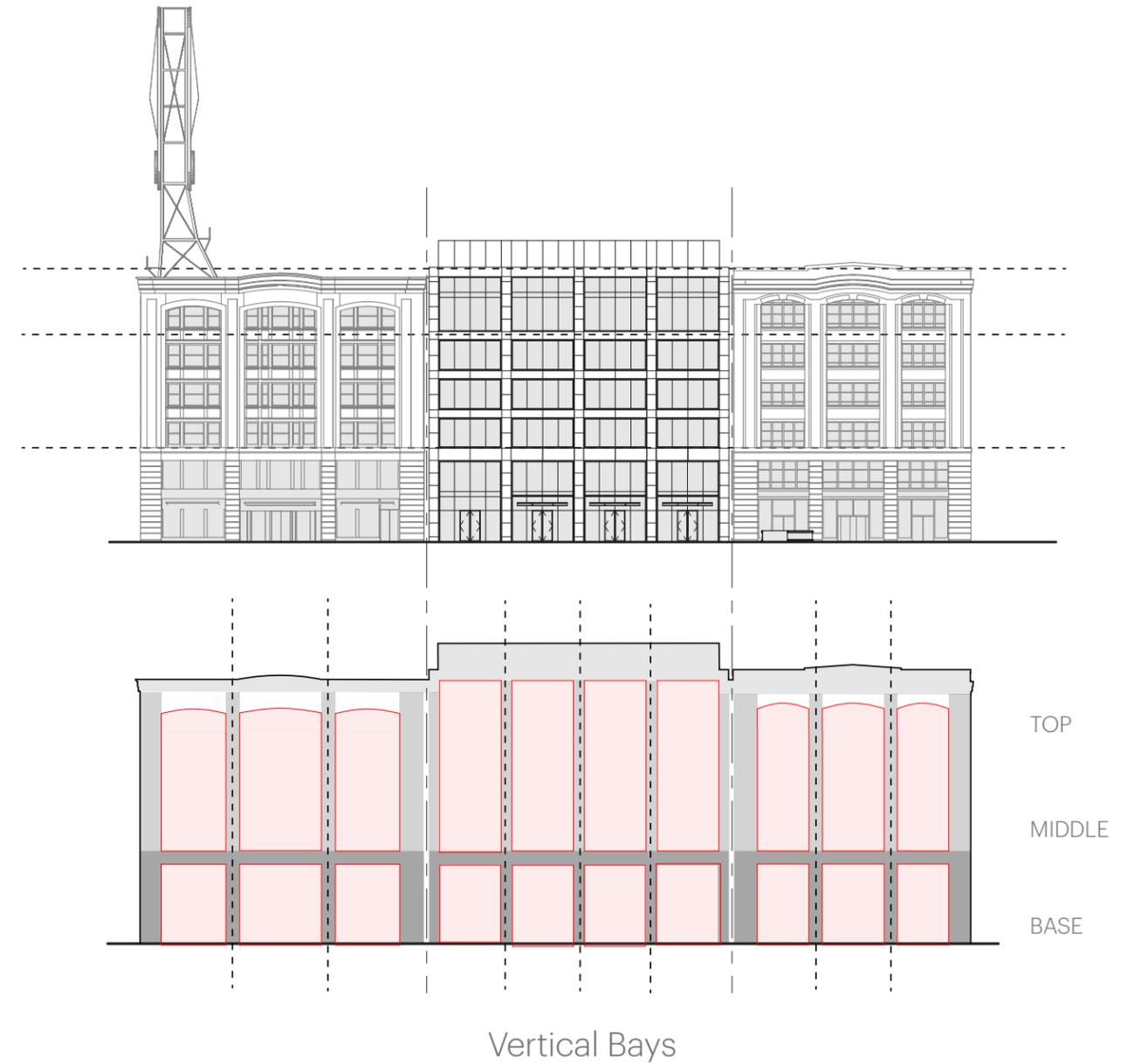




Vertical & Horizontal Rhythm

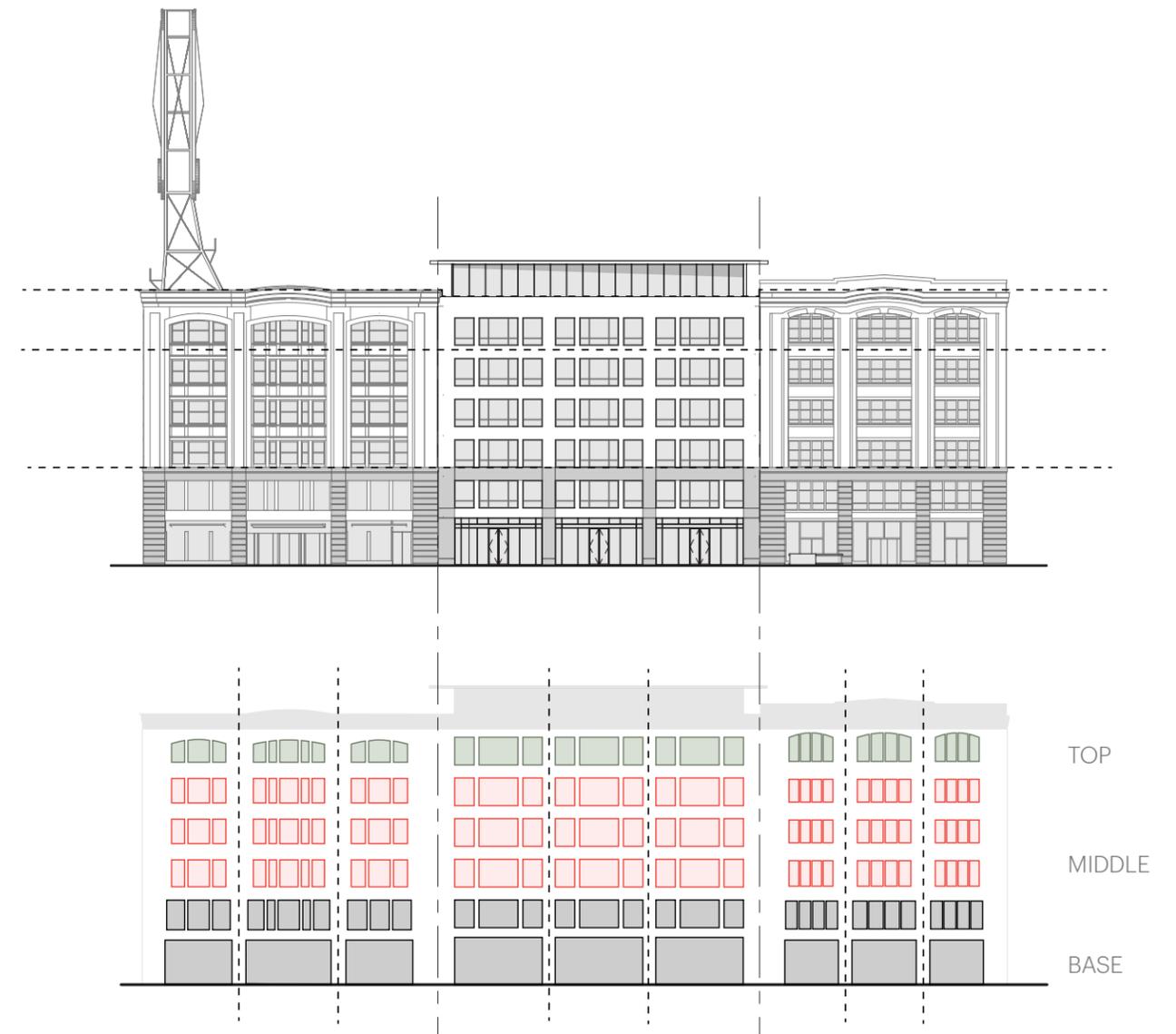
B





C





Punctuated Openings



COMMONWEALTH AVENUE NORTH

Deerfield Street

Site

Raleigh Street



COMMONWEALTH AVENUE NORTH

Deerfield Street

Site

Raleigh Street



COMMONWEALTH AVENUE NORTH

Deerfield Street

Site

Raleigh Street

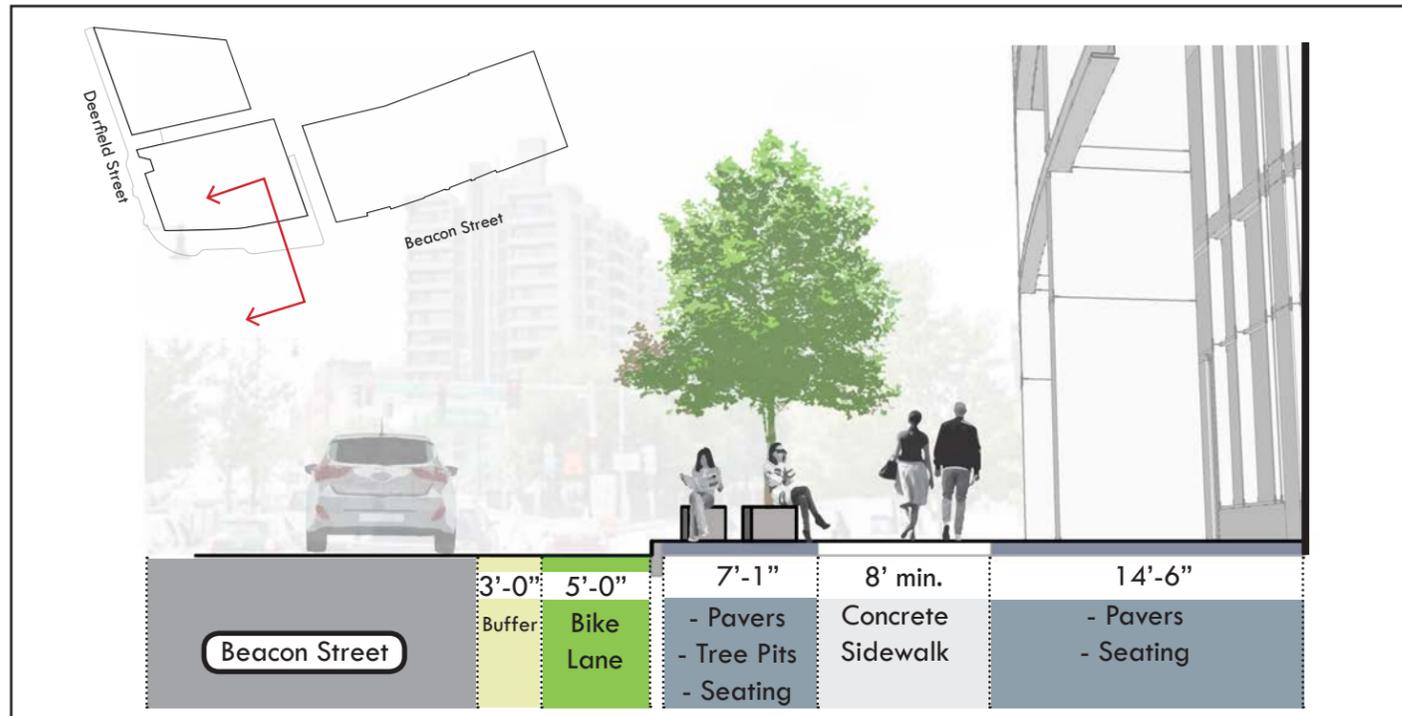




Landscape Design



proposed w/ buffered bike lane



existing condition

