

Kenmore Square Redevelopment

BCDC Sub Committee Meeting

August 14, 2018

BCDC Feedback from June 5th:

- **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

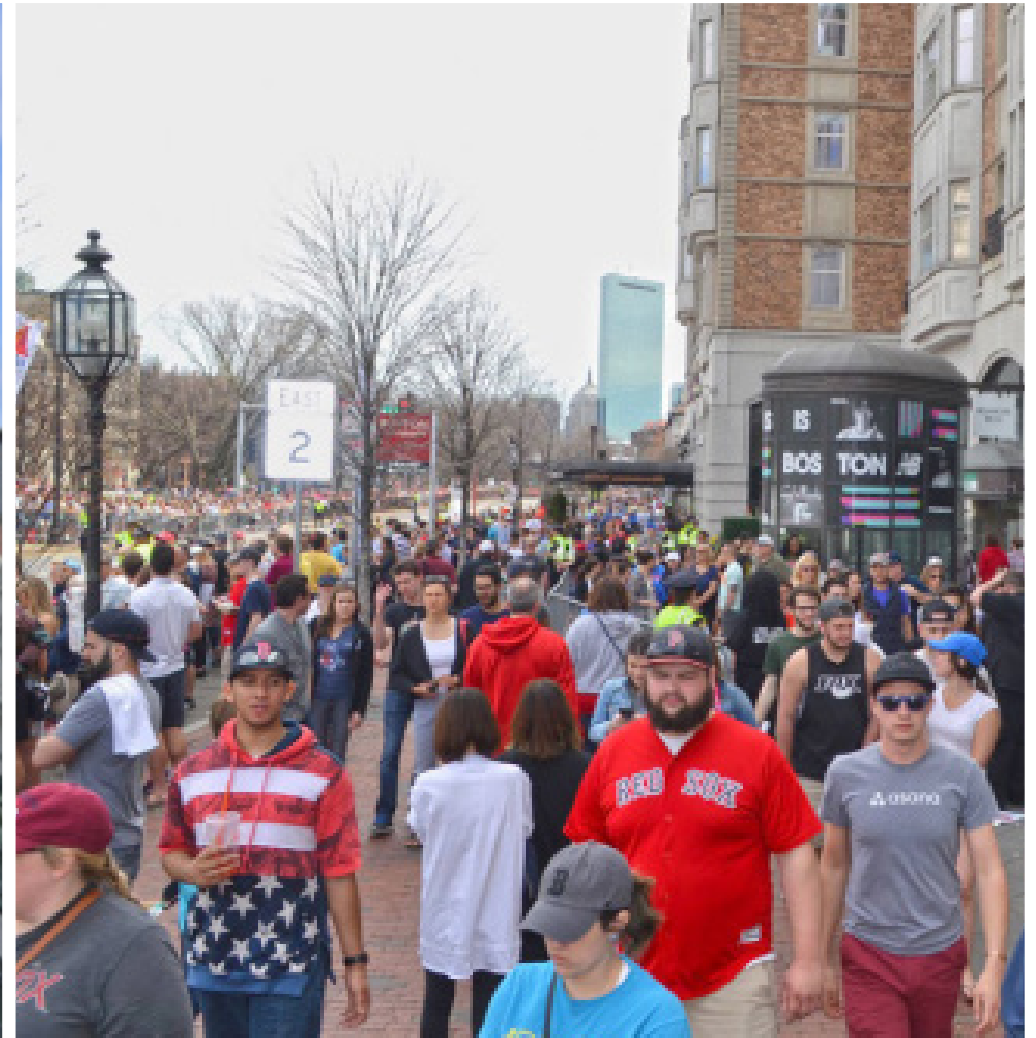
BCDC Feedback from June 26th:

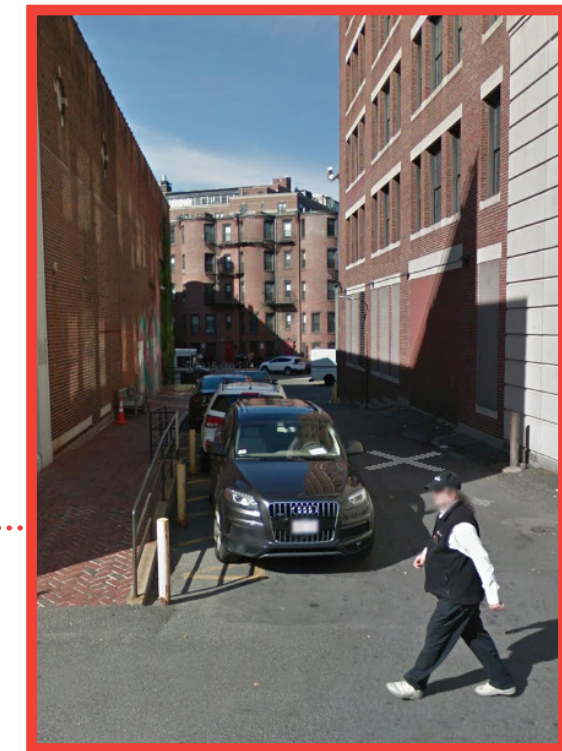
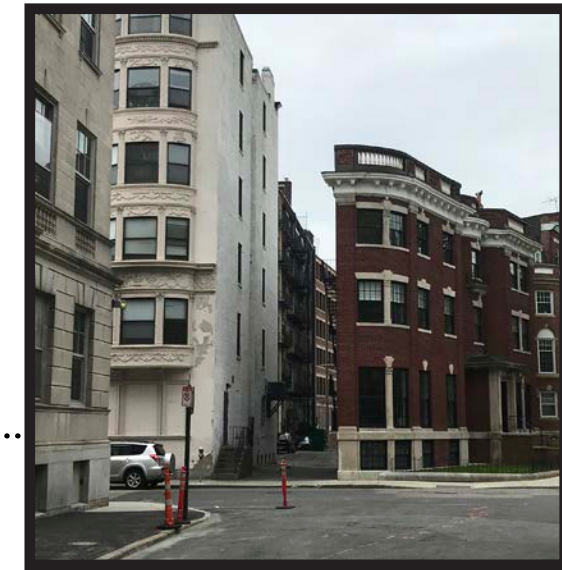
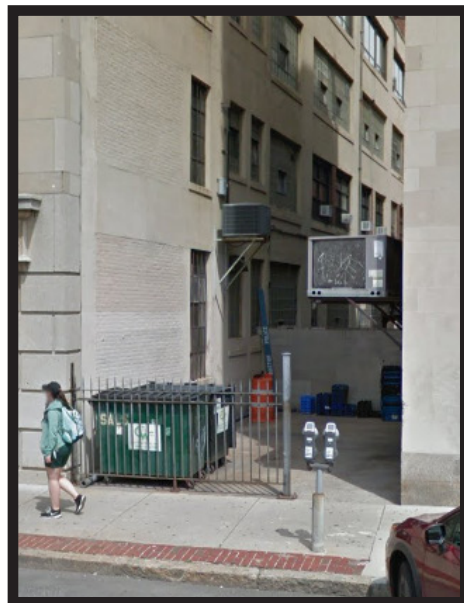
- **Schemes presented today reflect the preferences from the June 26th Meeting**
 - Kenmore Square can handle signature buildings; create buildings that stand on their own
 - Effective use of materials with a deference to glass over masonry
 - Successfully holds the corner and relates to the district typology
 - The pedestrian realm is enhanced by the articulated ground floor and activation of alleyways

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

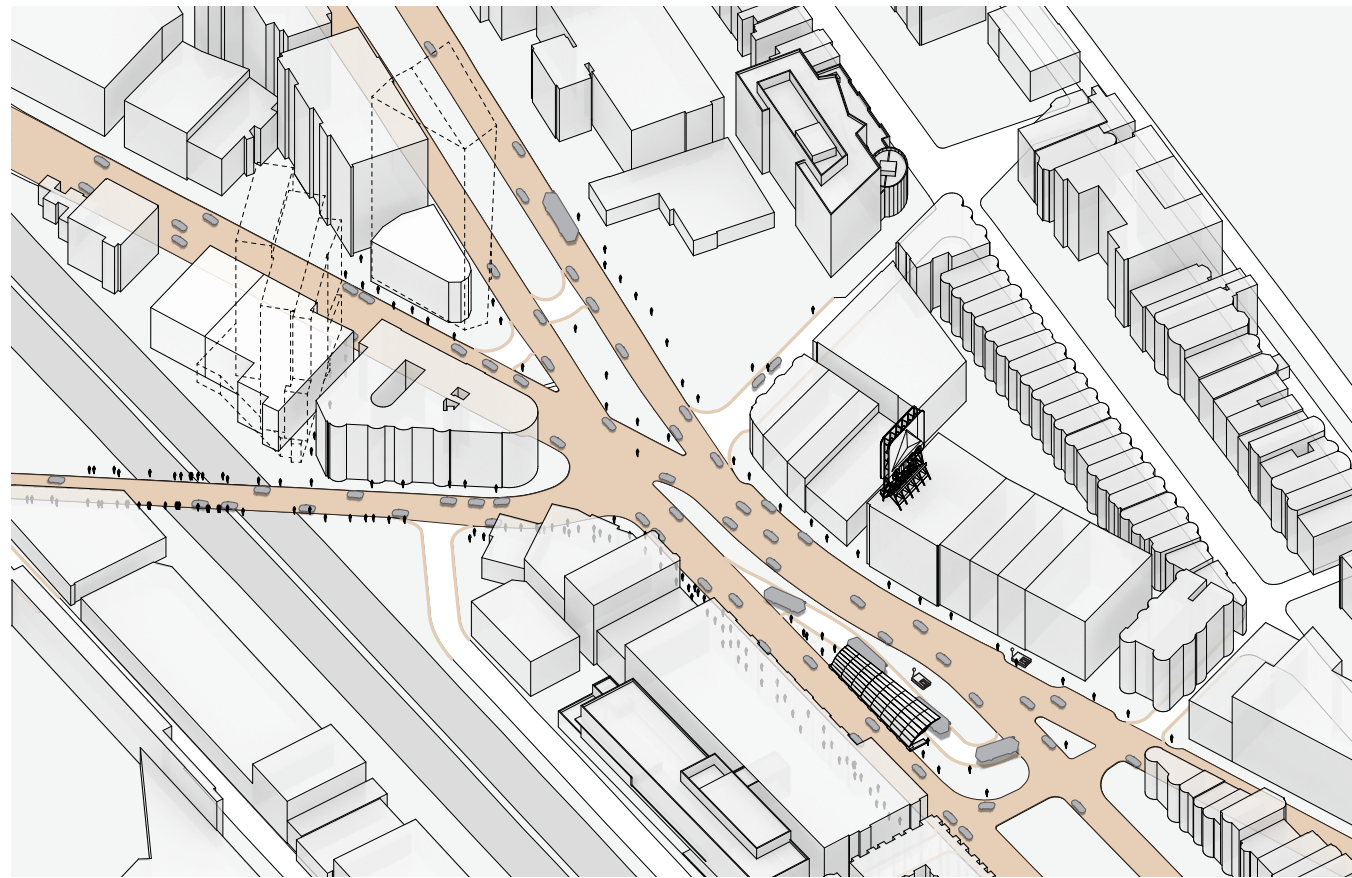




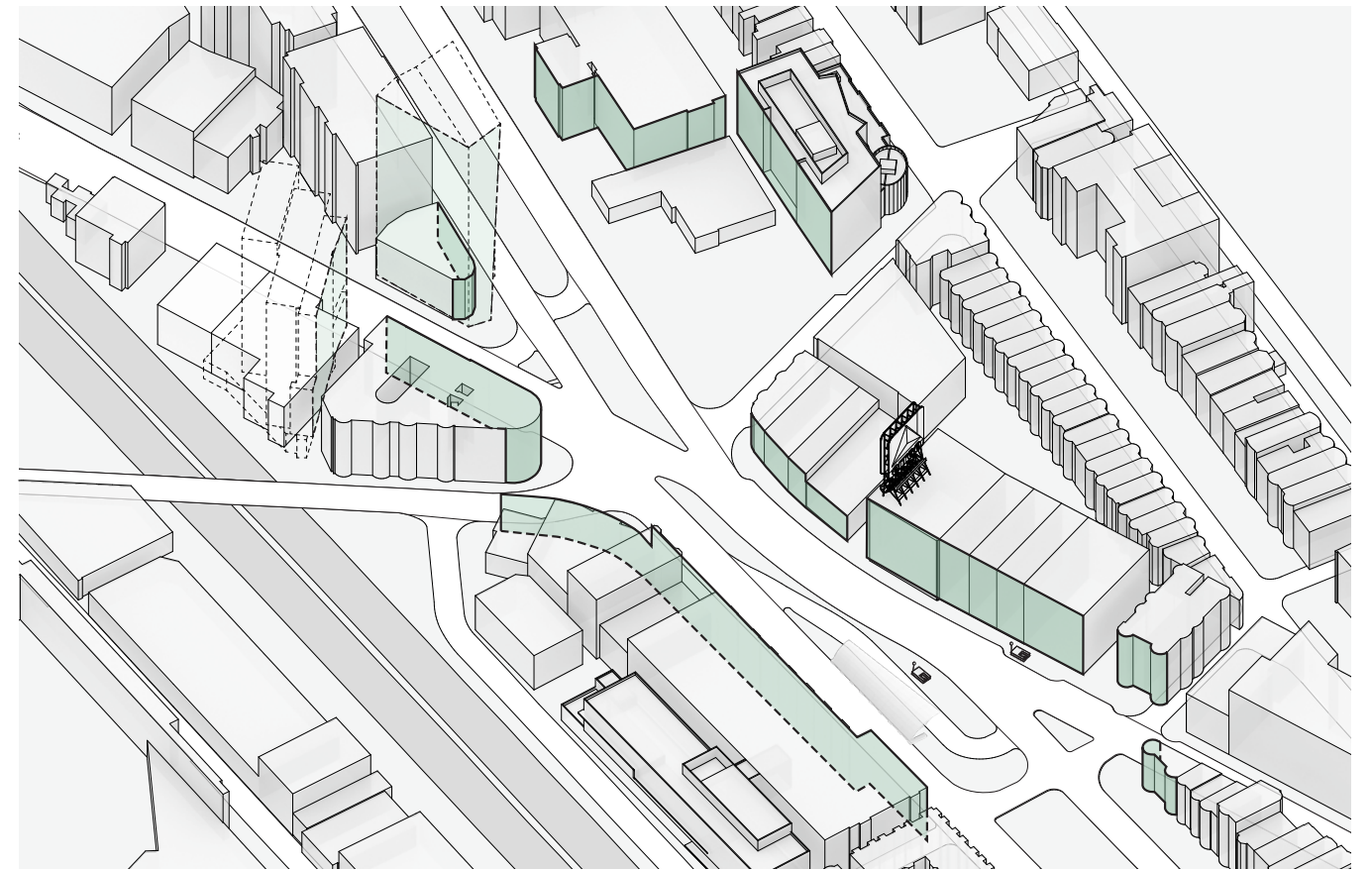




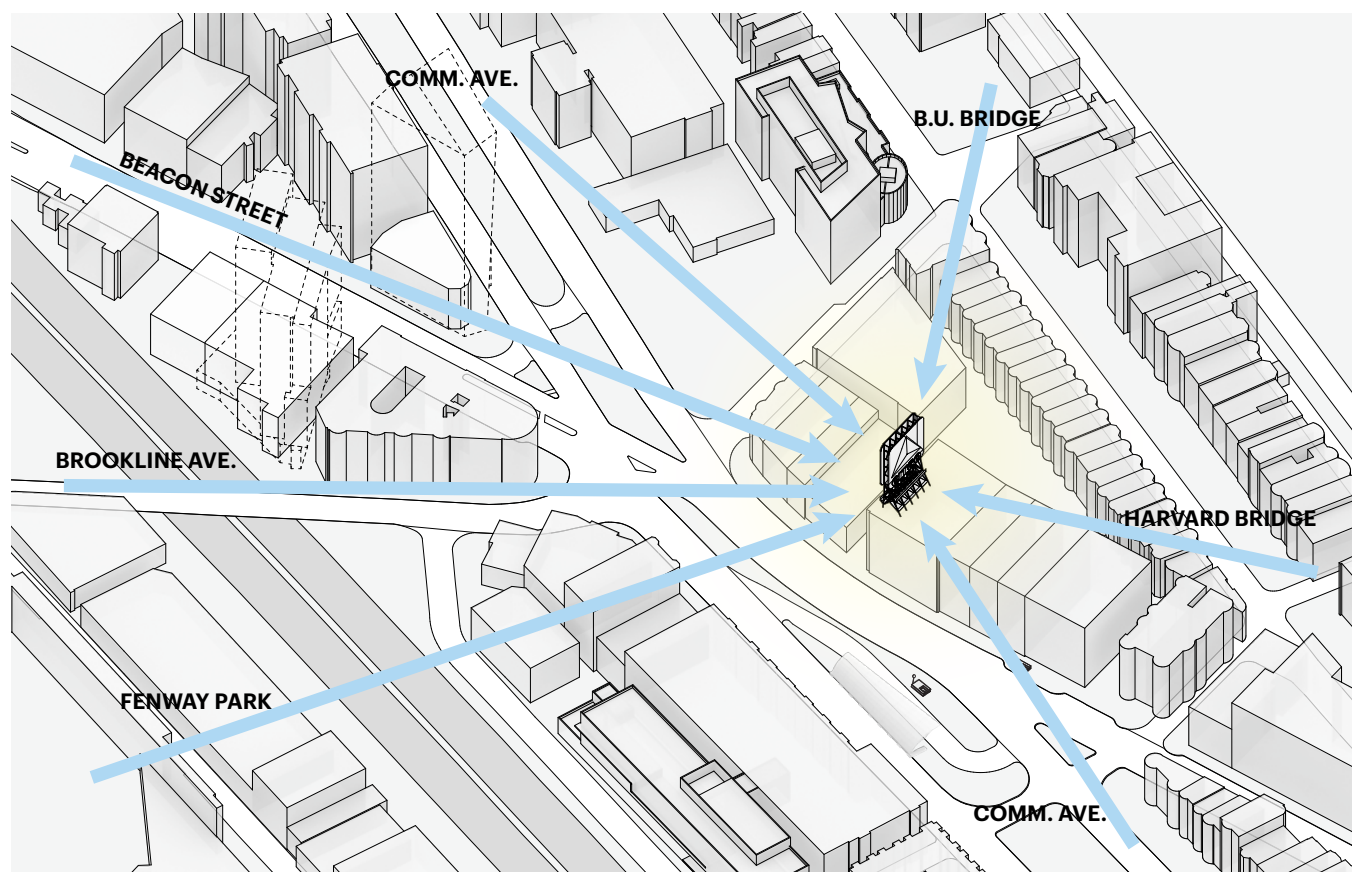
Context



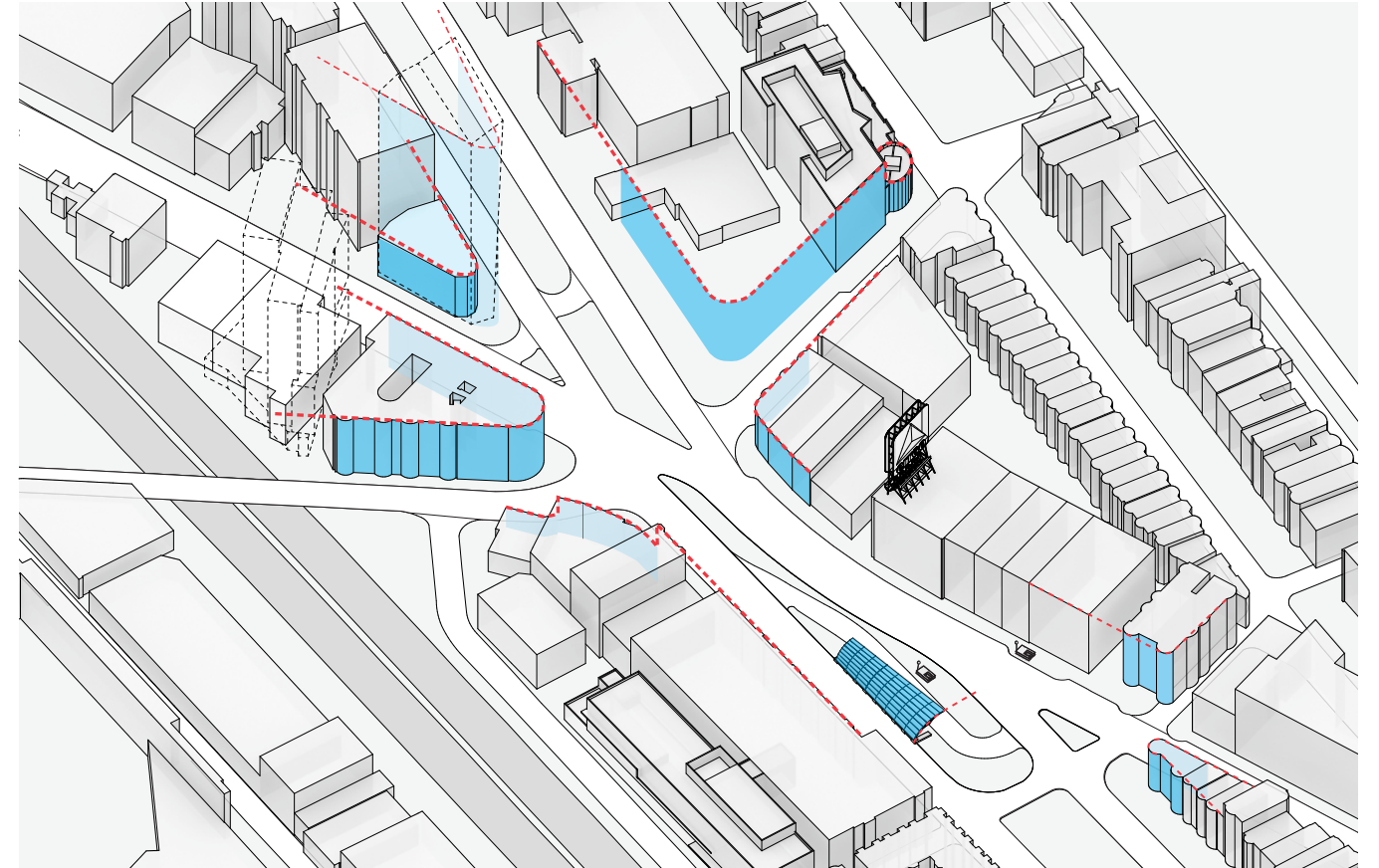
Thoroughfares + Pedestrian Activity



Streetwalls



Citgo Sign + View Corridors



Corners







COMMONWEALTH AVENUE NORTH

Deerfield Street

Site

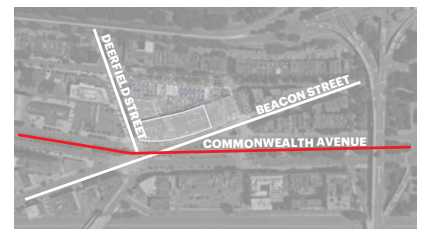
Raleigh Street

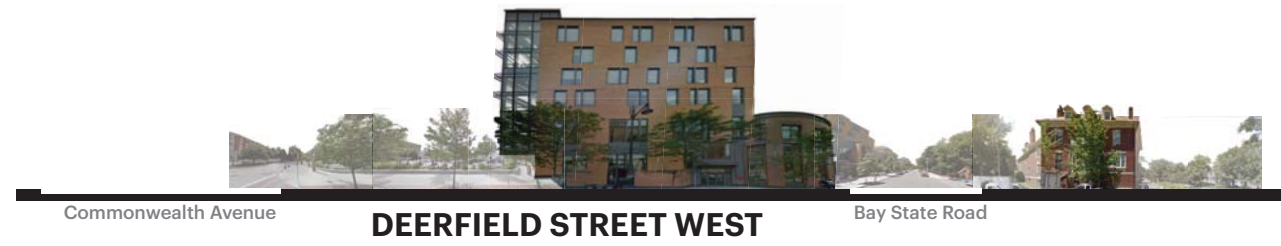


COMMONWEALTH AVENUE SOUTH

Kenmore Street

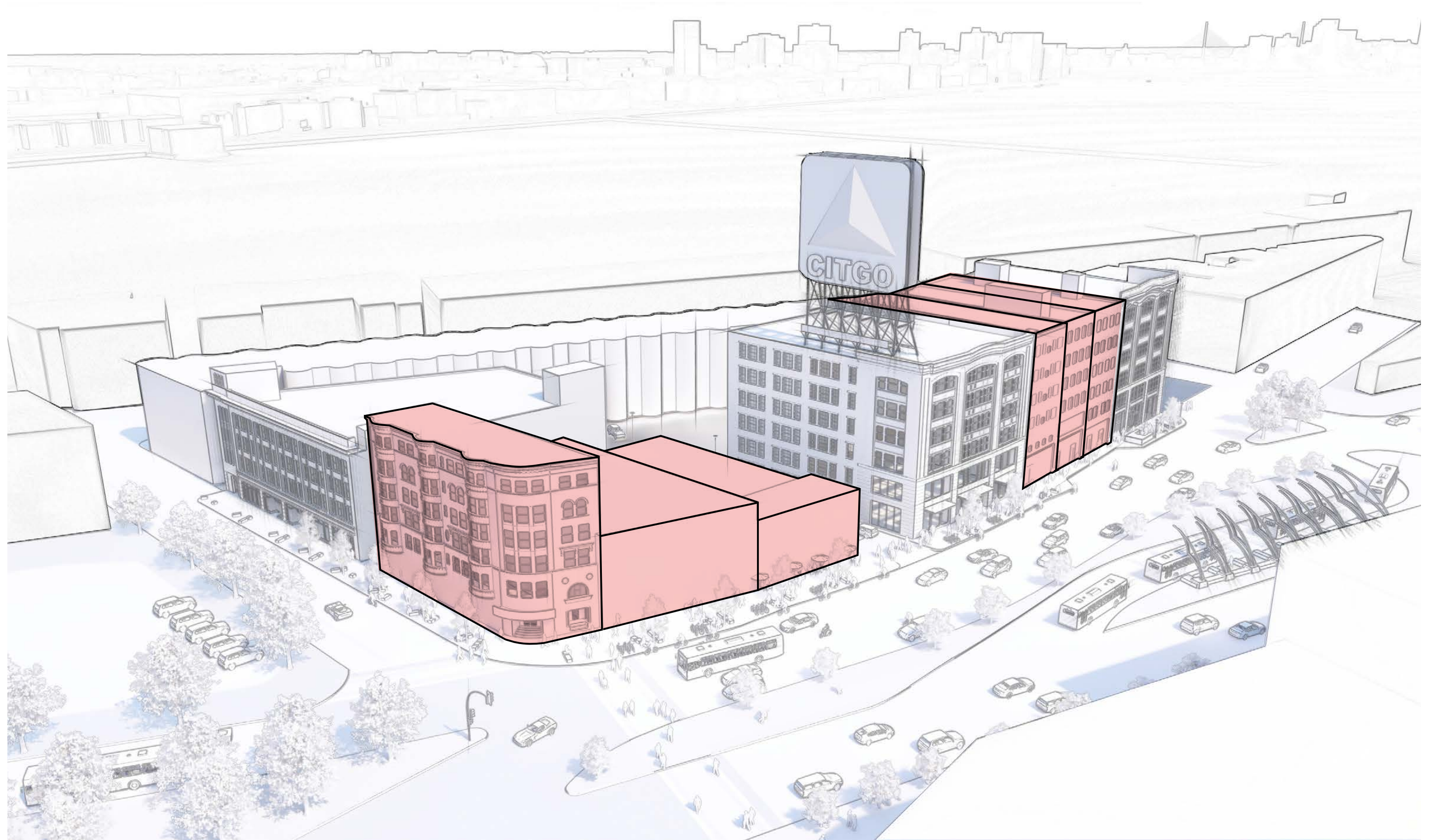
Brookline Avenue

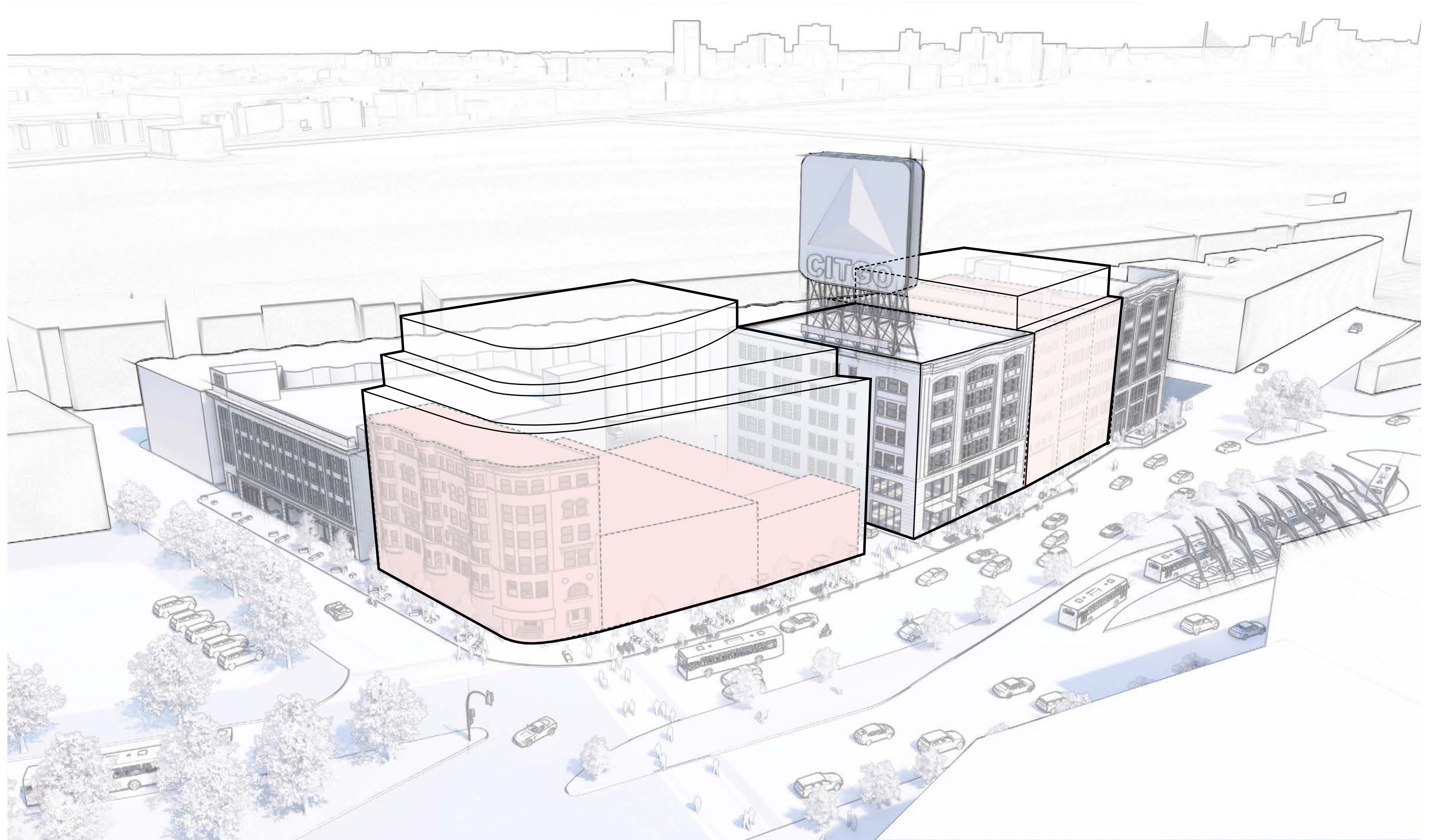


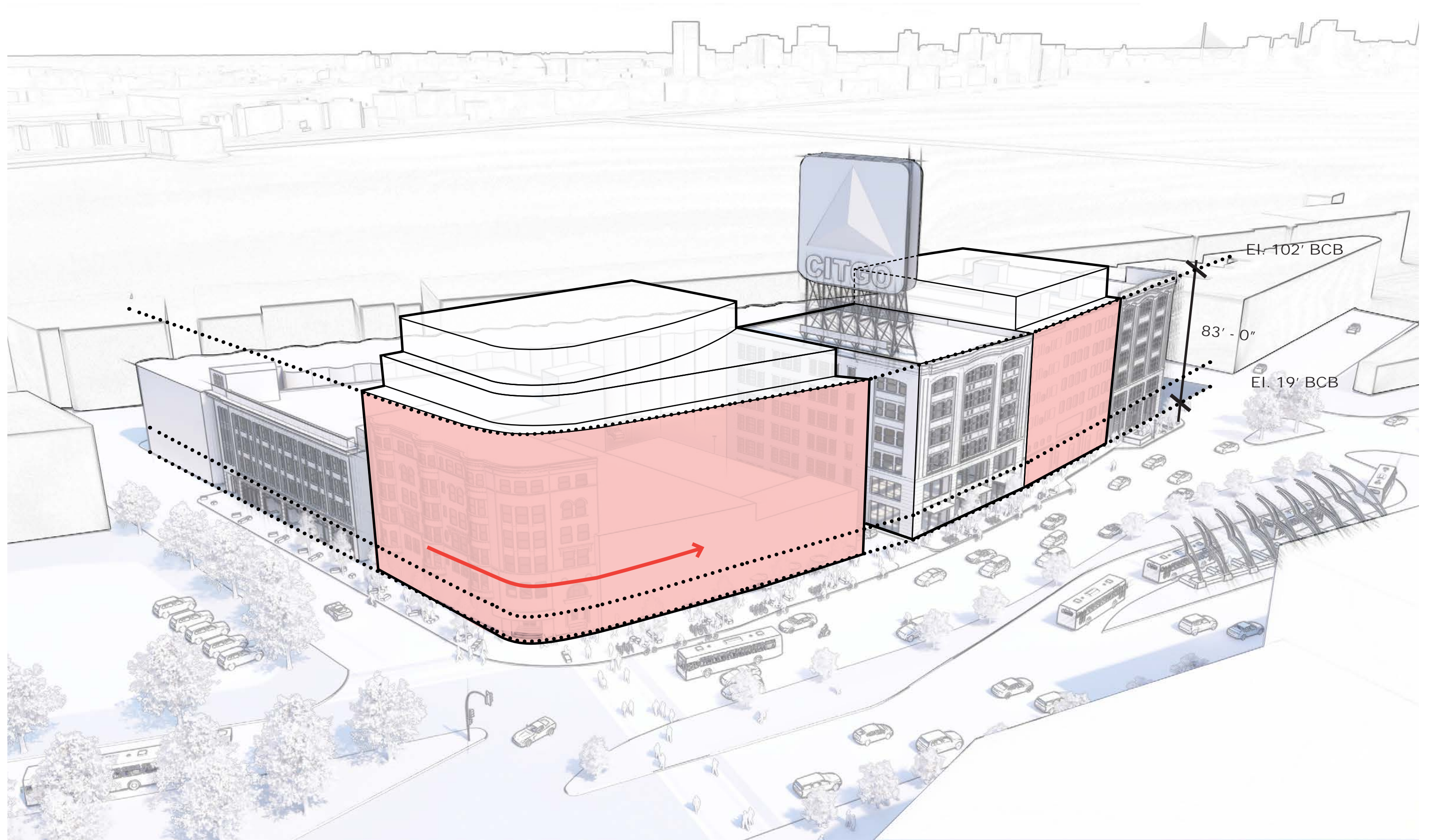


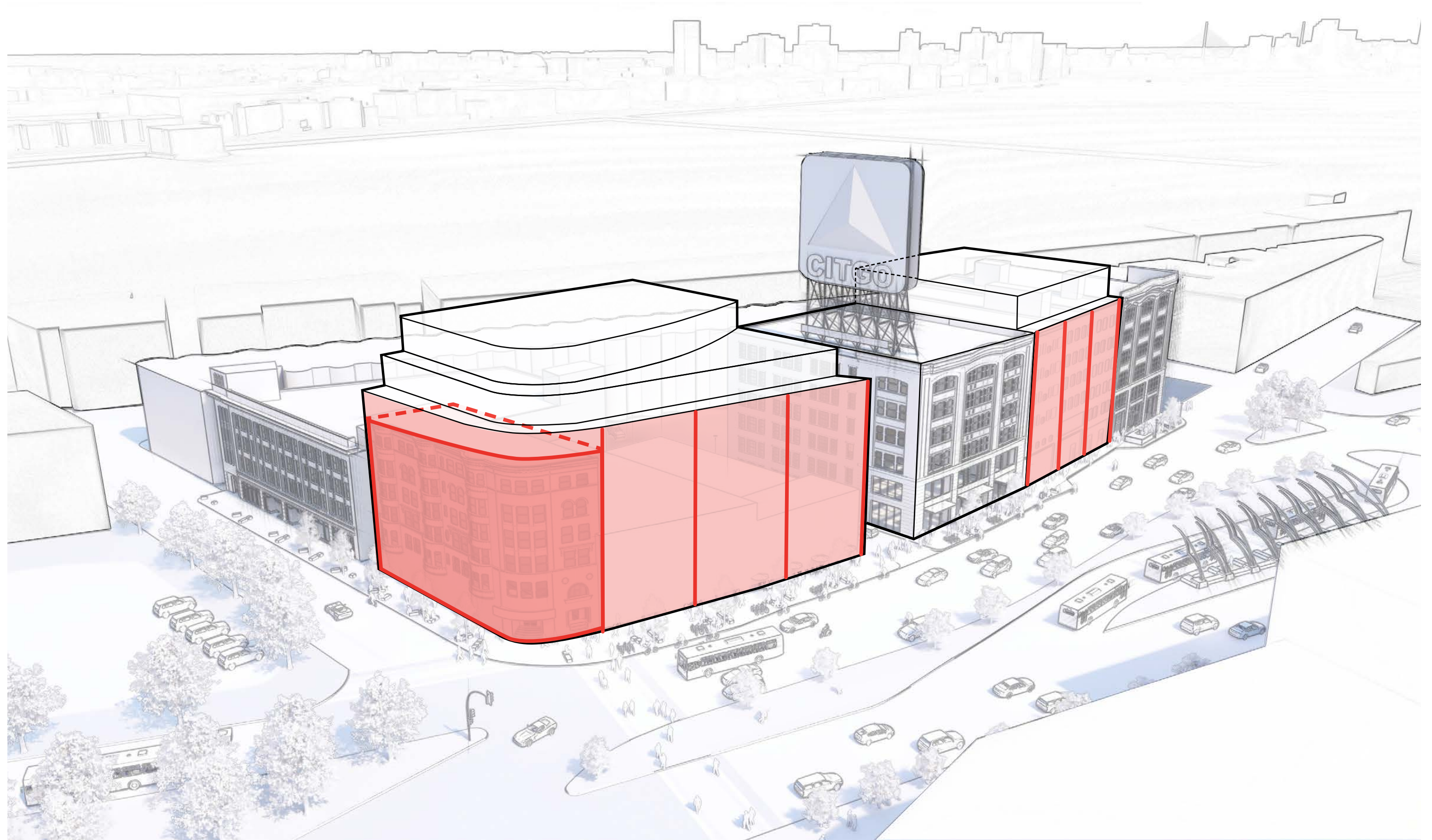
Current Design Approach

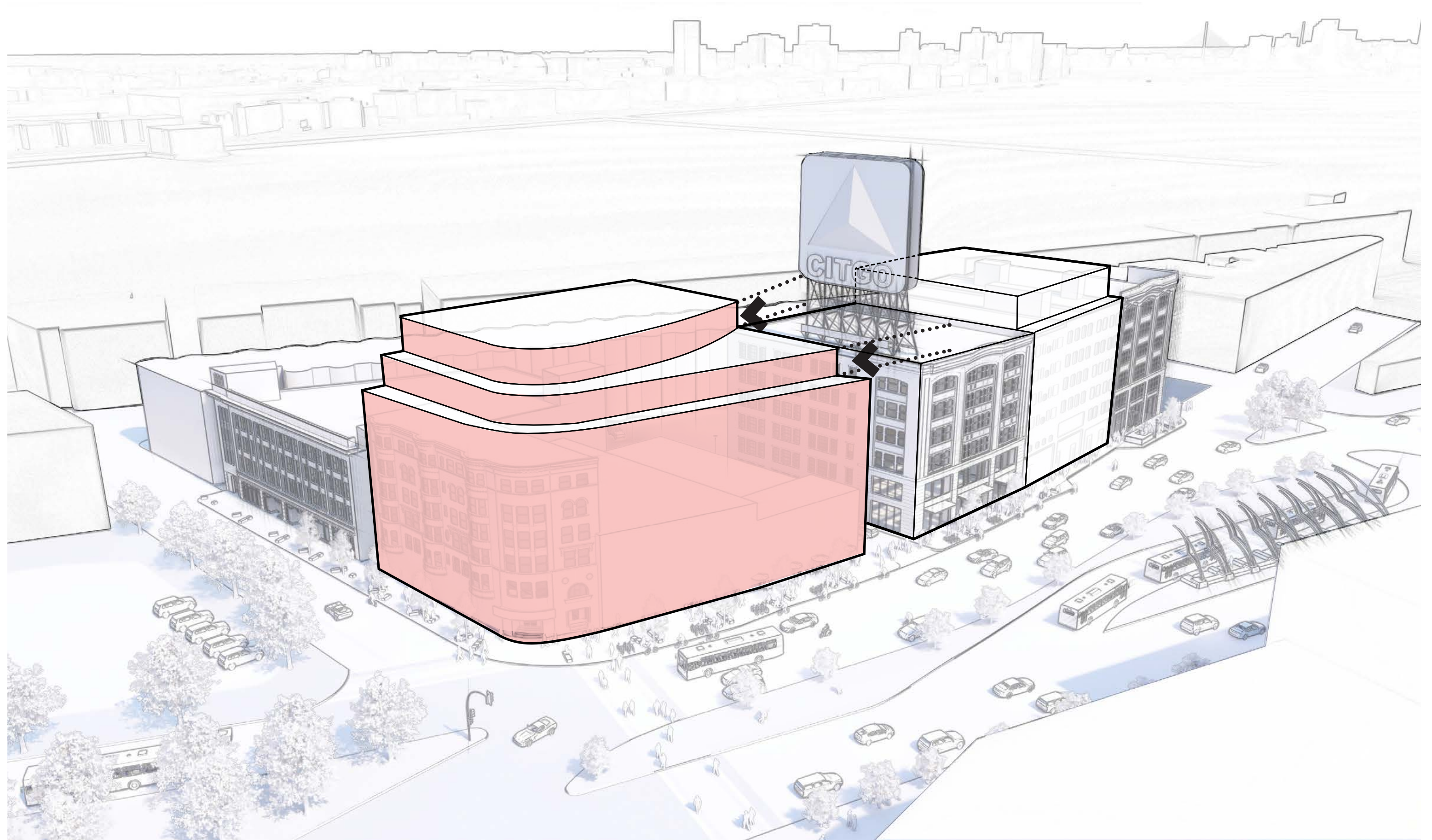








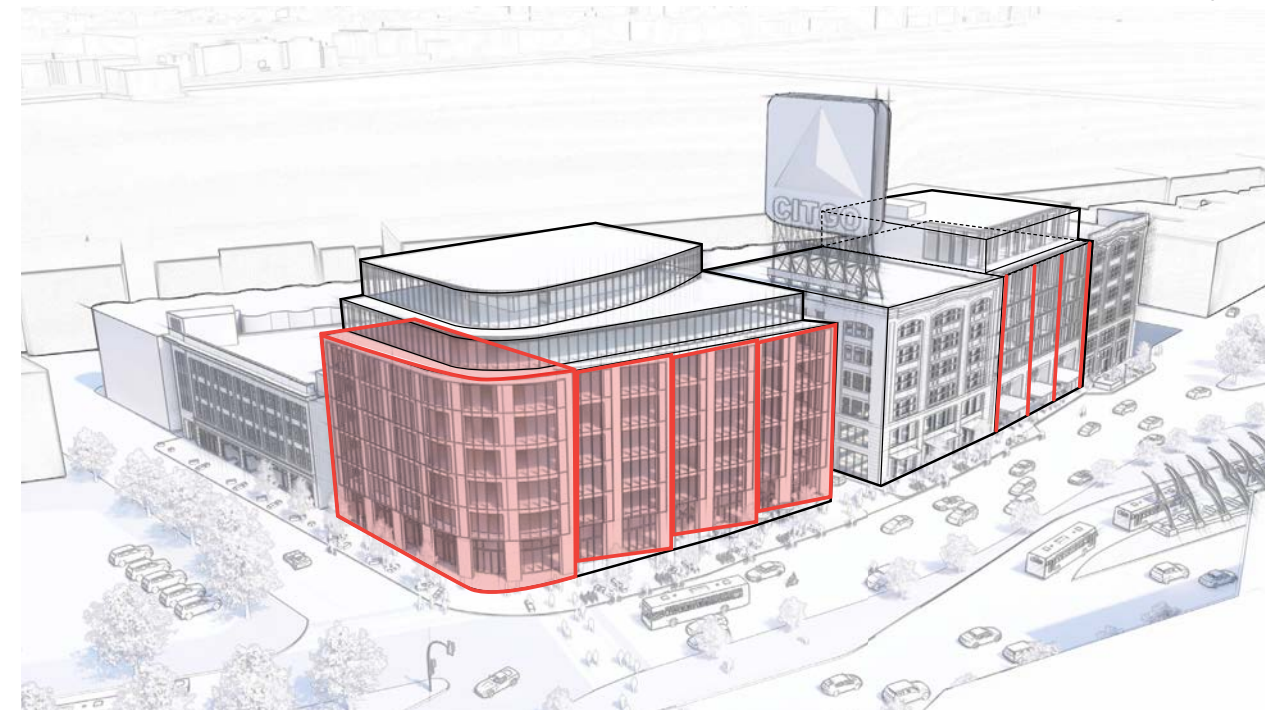




Commonwealth Building



Vertical Bays



Referential to the Existing



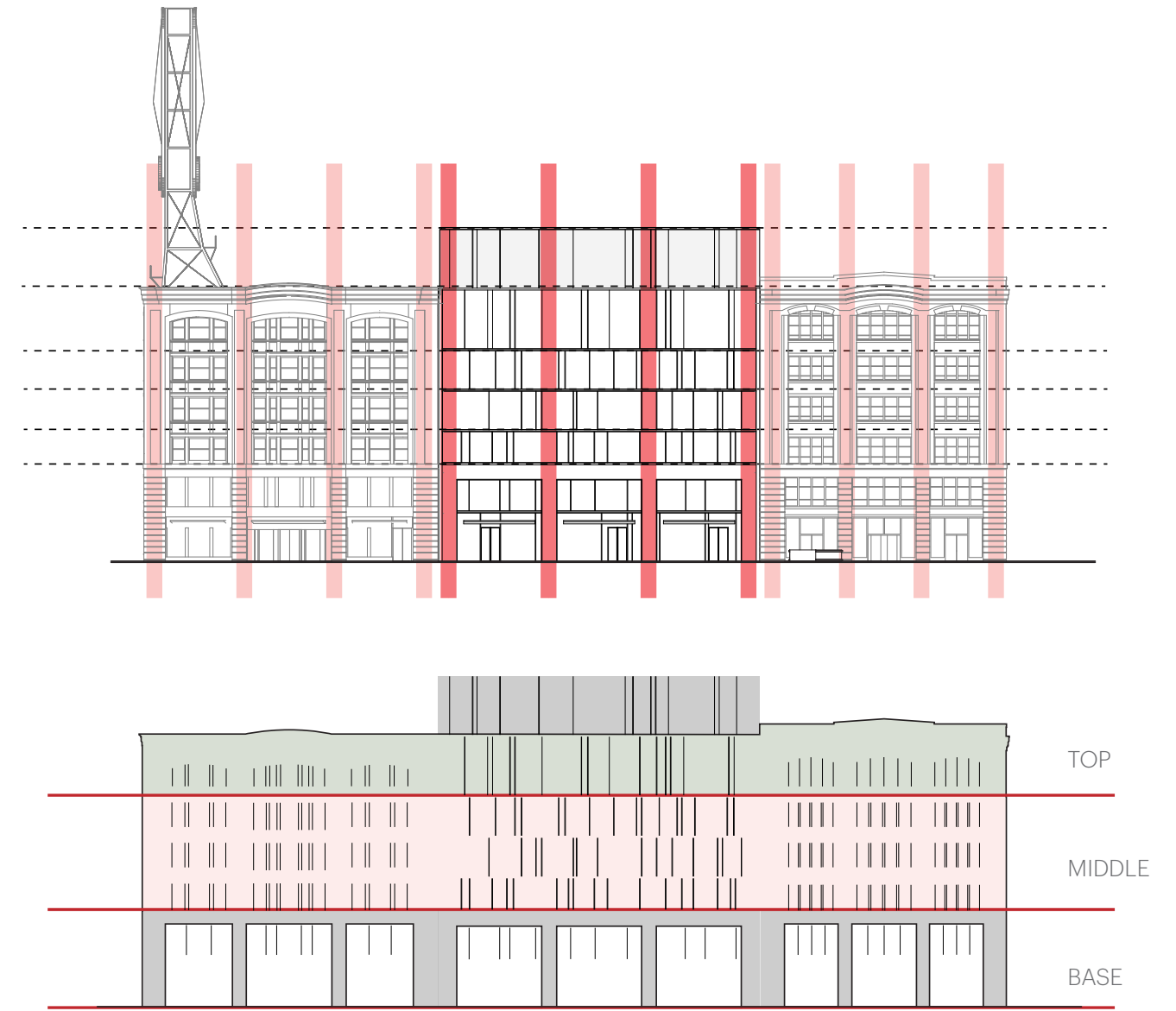






Beacon Building





Vertical & Horizontal Tripartites

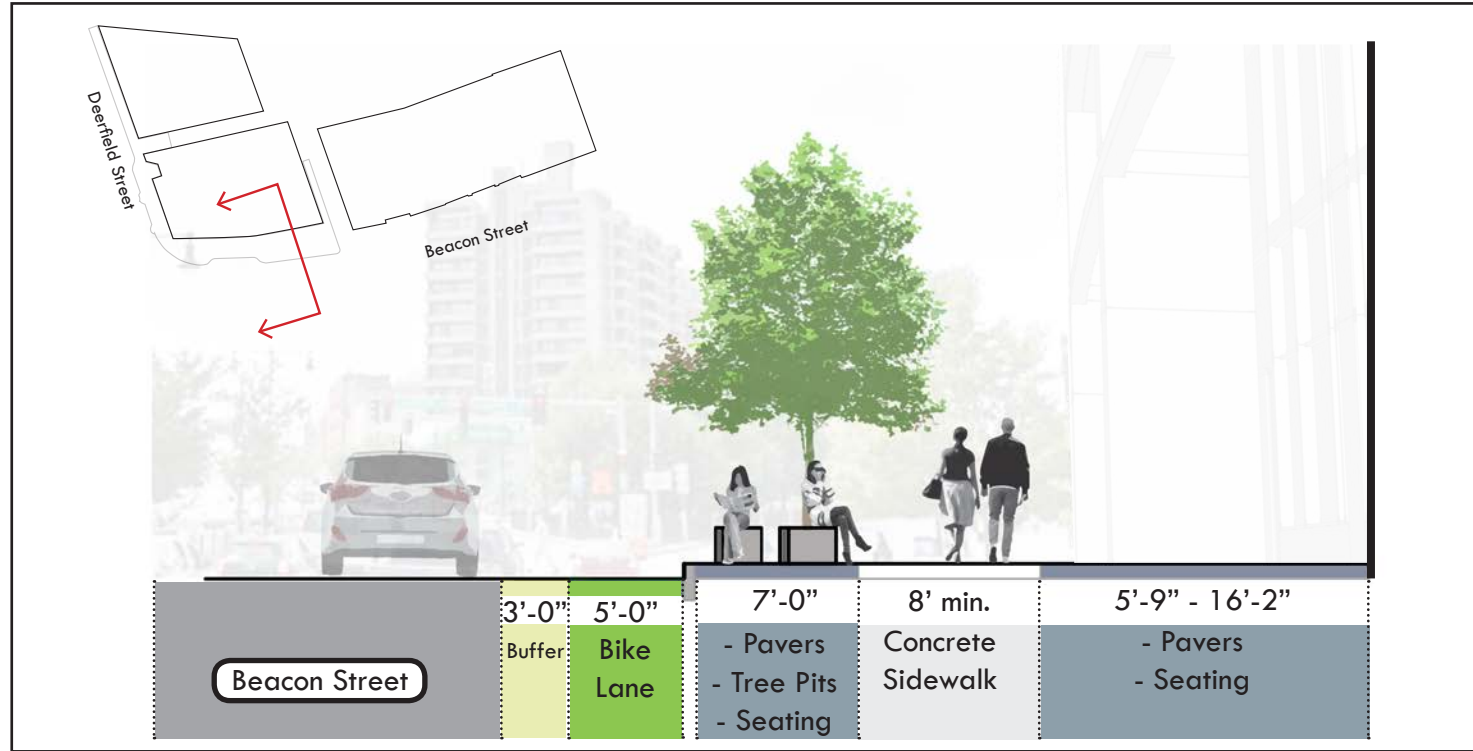


Landscape Design





proposed w/ buffered bike lane

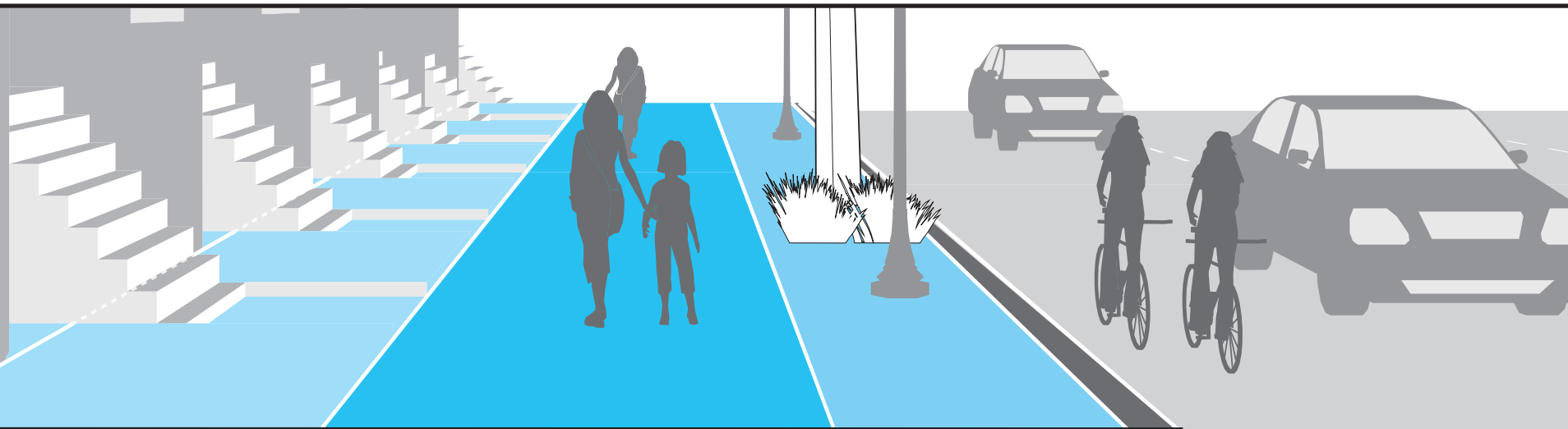


existing condition



Preferred and Minimum Widths for Sidewalk Zones

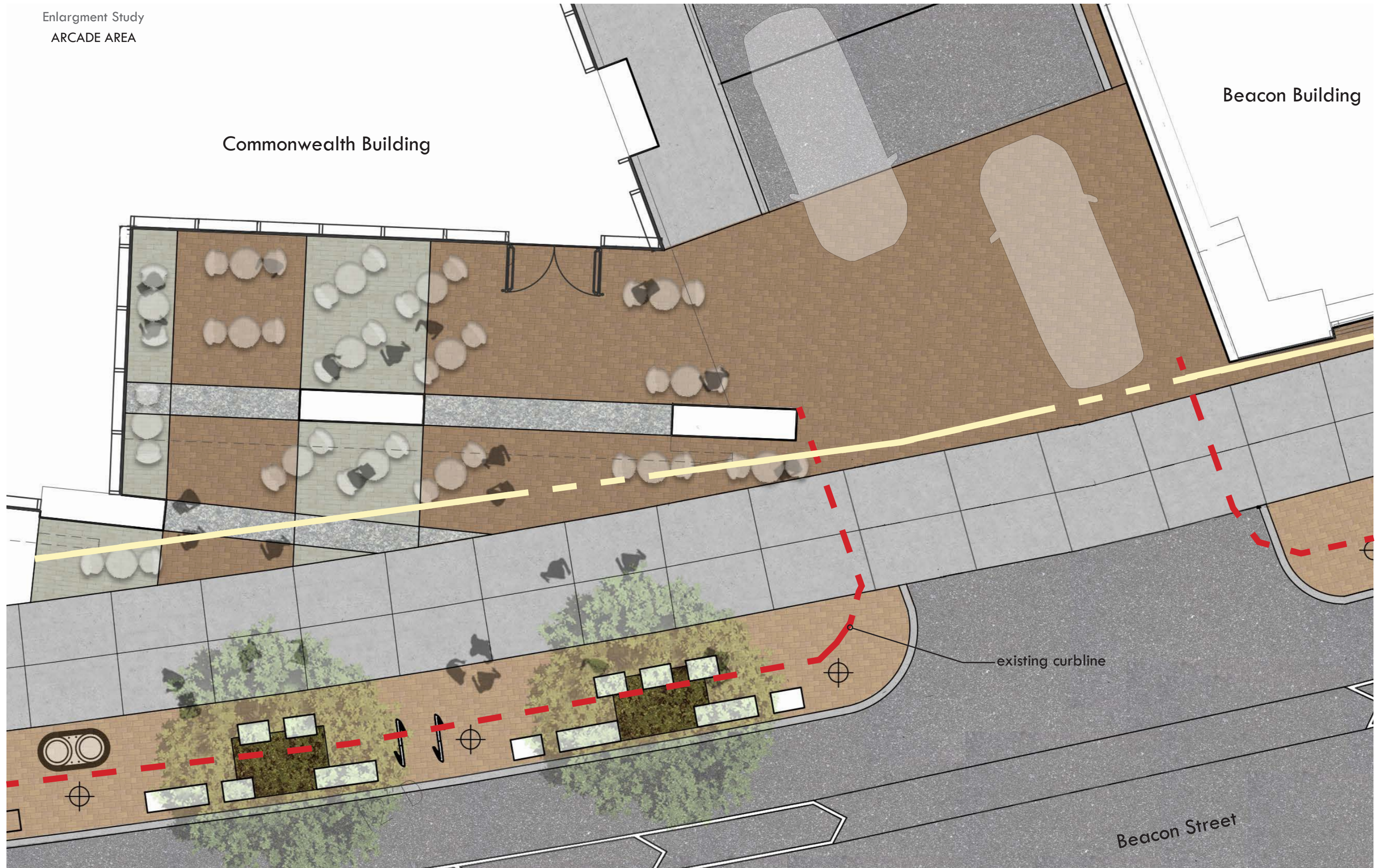
The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.



Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'

Commonwealth Building

Beacon Building



existing curbline

Beacon Street

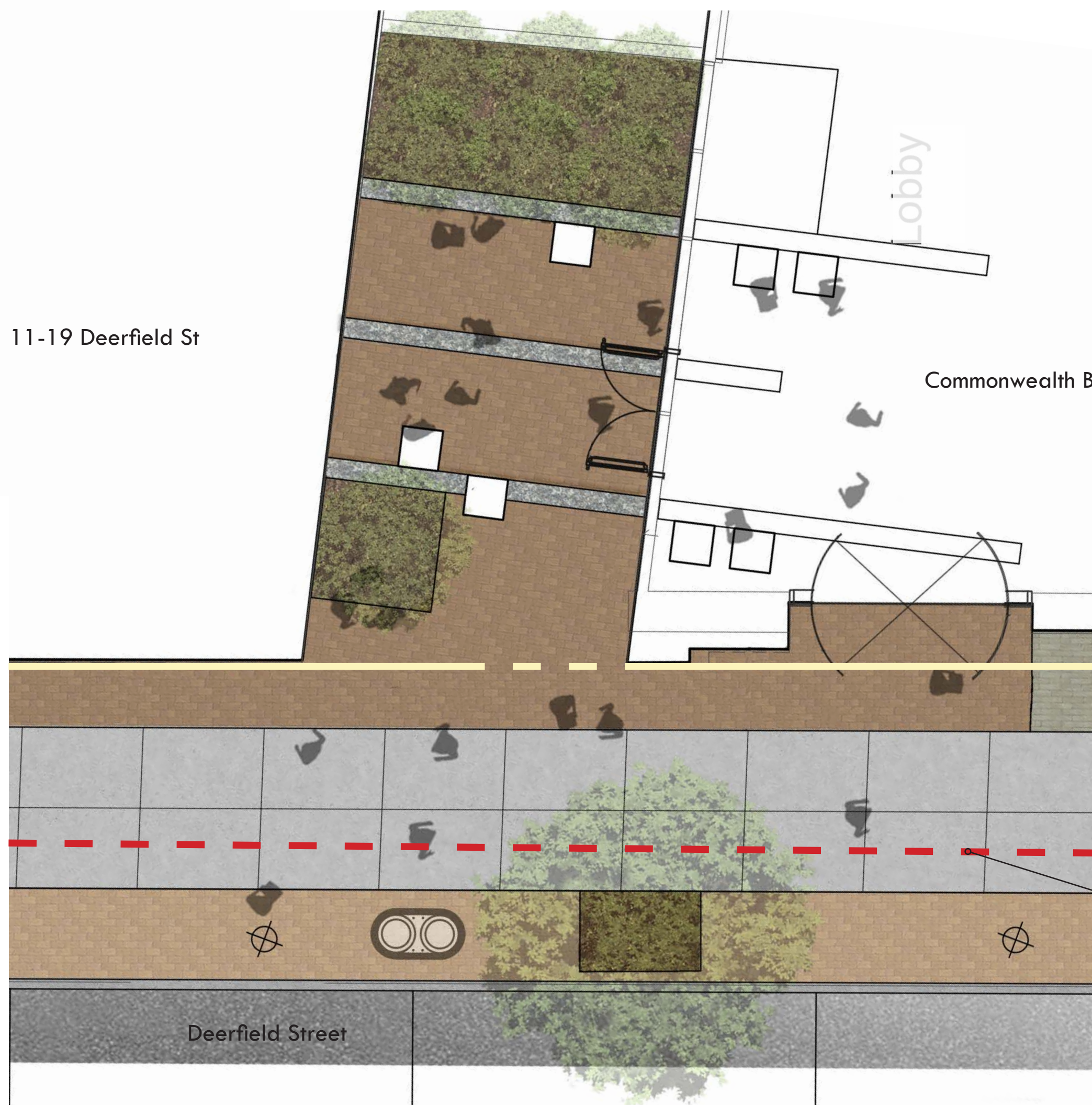
11-19 Deerfield St

Lobby

Commonwealth Building

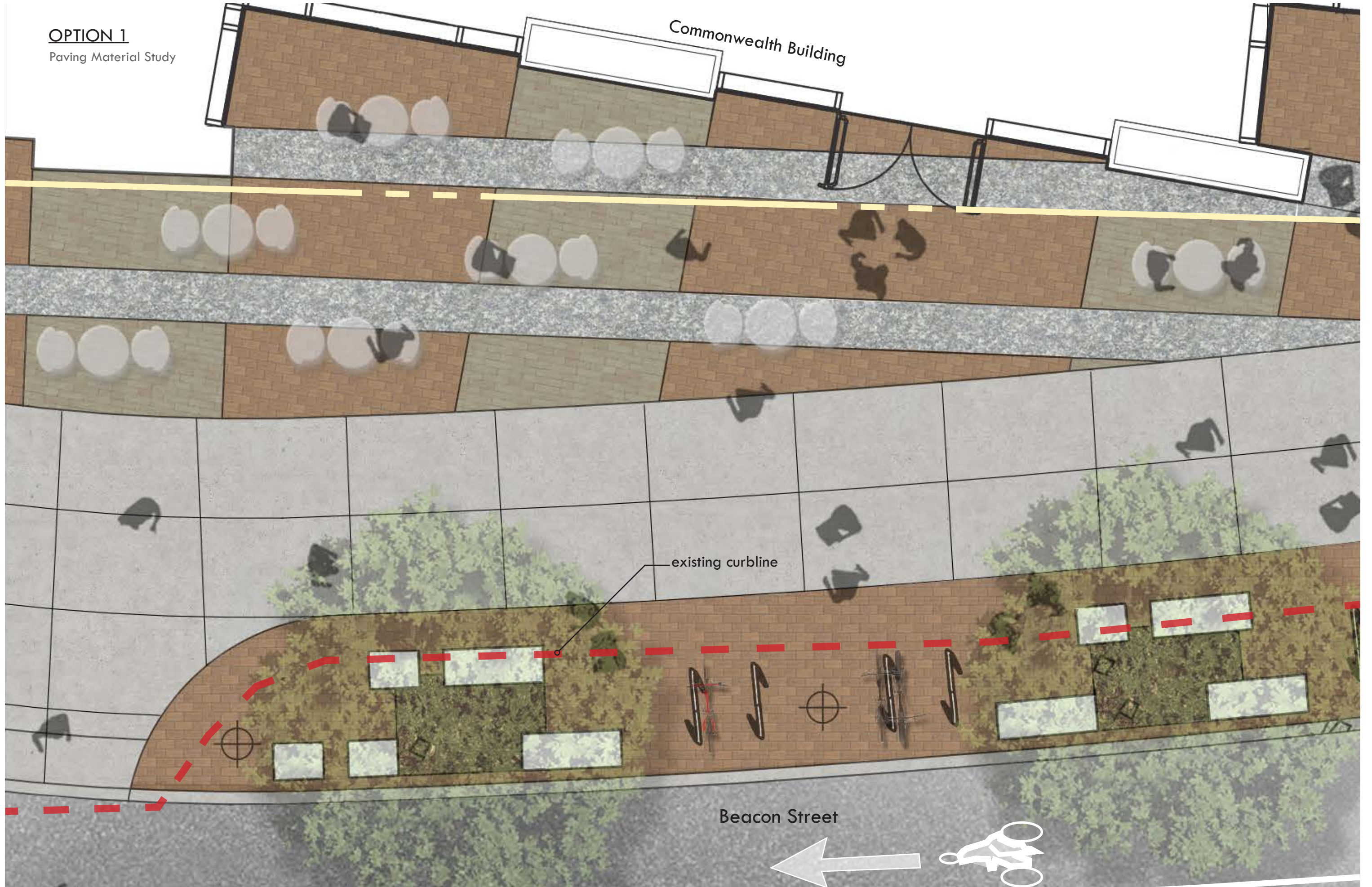
existing curbline

Deerfield Street



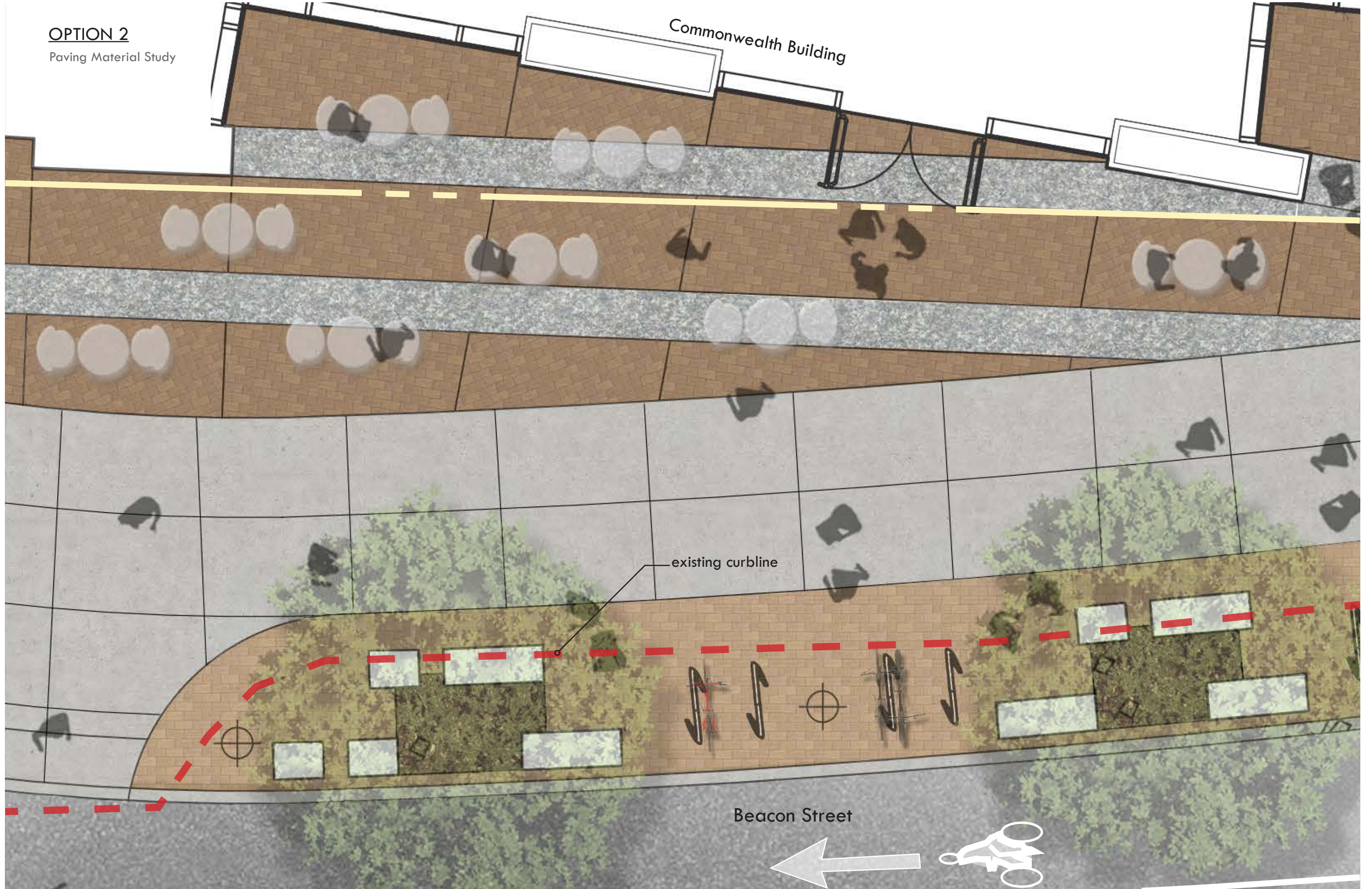
OPTION 1

Paving Material Study

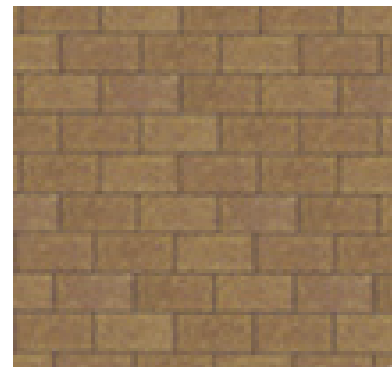
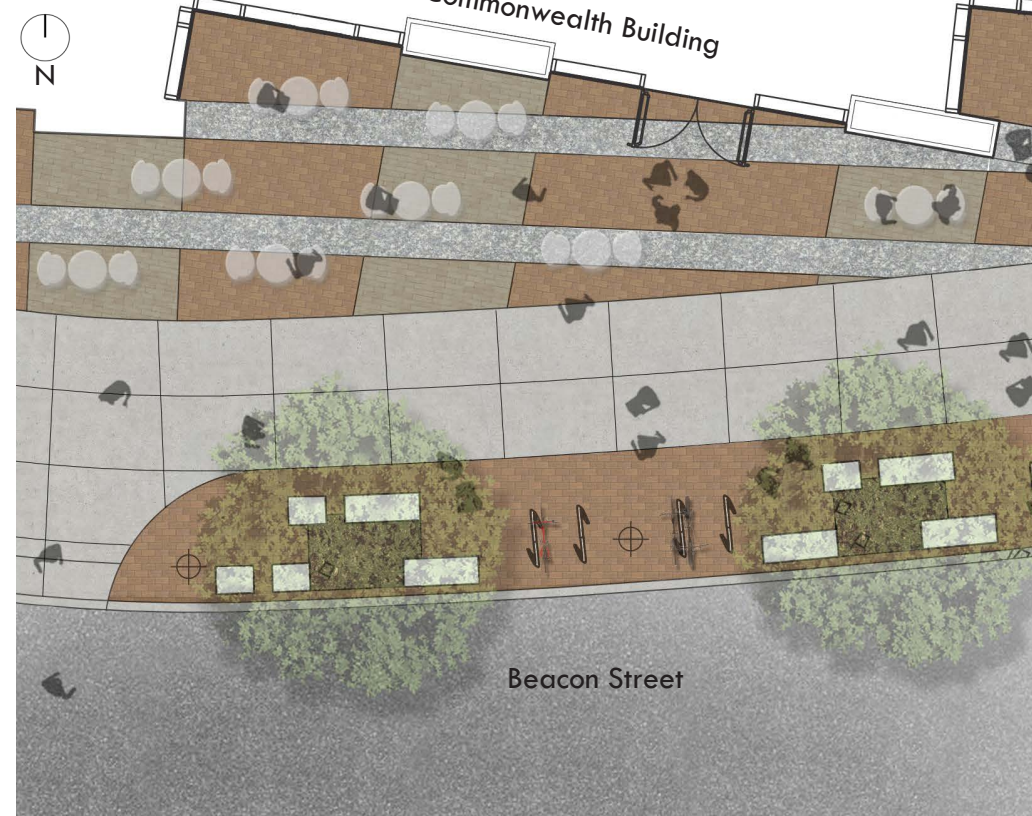


OPTION 2

Paving Material Study



OPTION 1



Runningbond brick paver

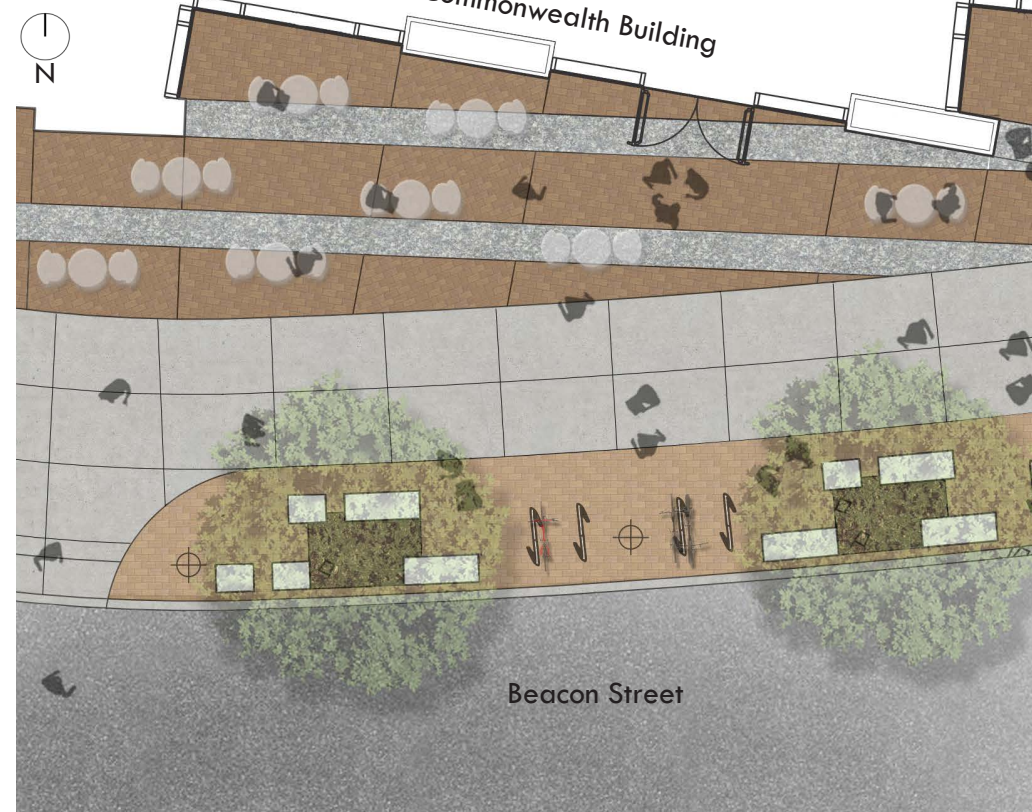


Beige brick paver



Granite blocks

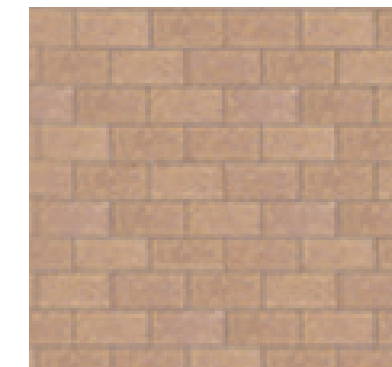
OPTION 2



Runningbond brick paver



Beige brick paver



Runningbond brick paver

