

Kenmore Square Redevelopment

BCDC Sub Committee Meeting

September 25, 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:

- **The Sub Committee preferred two of the six schemes presented**
 - 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

BCDC Feedback from August 14th:

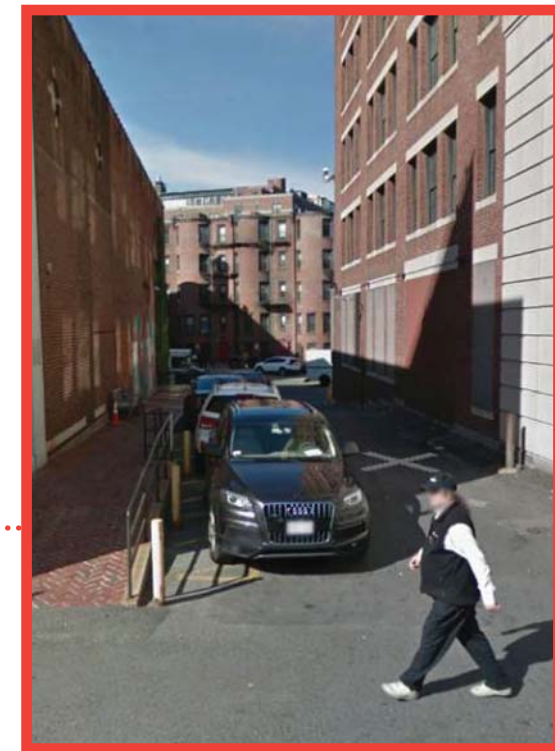
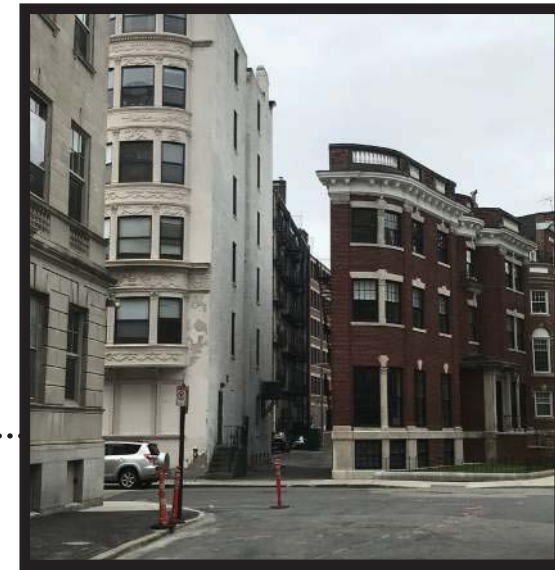
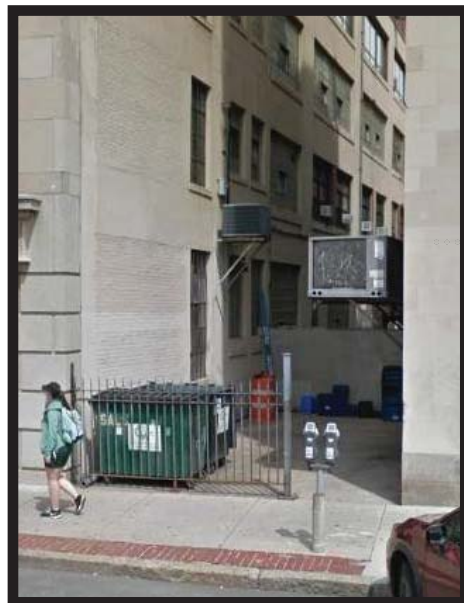
- **The Sub Committee commended the development of the two schemes with the following feedback:**
 - The success in the complexity and richness of the materials (glass veils over masonry frames) will need technical expertise and proper execution to achieve the desired, rendered effect
 - The pedestrian experience to be further enhanced by careful integration of piers, retail storefronts, office entries, and materiality that allows for flexible use
 - The upper forms of each to be better integrated with the building mass below

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

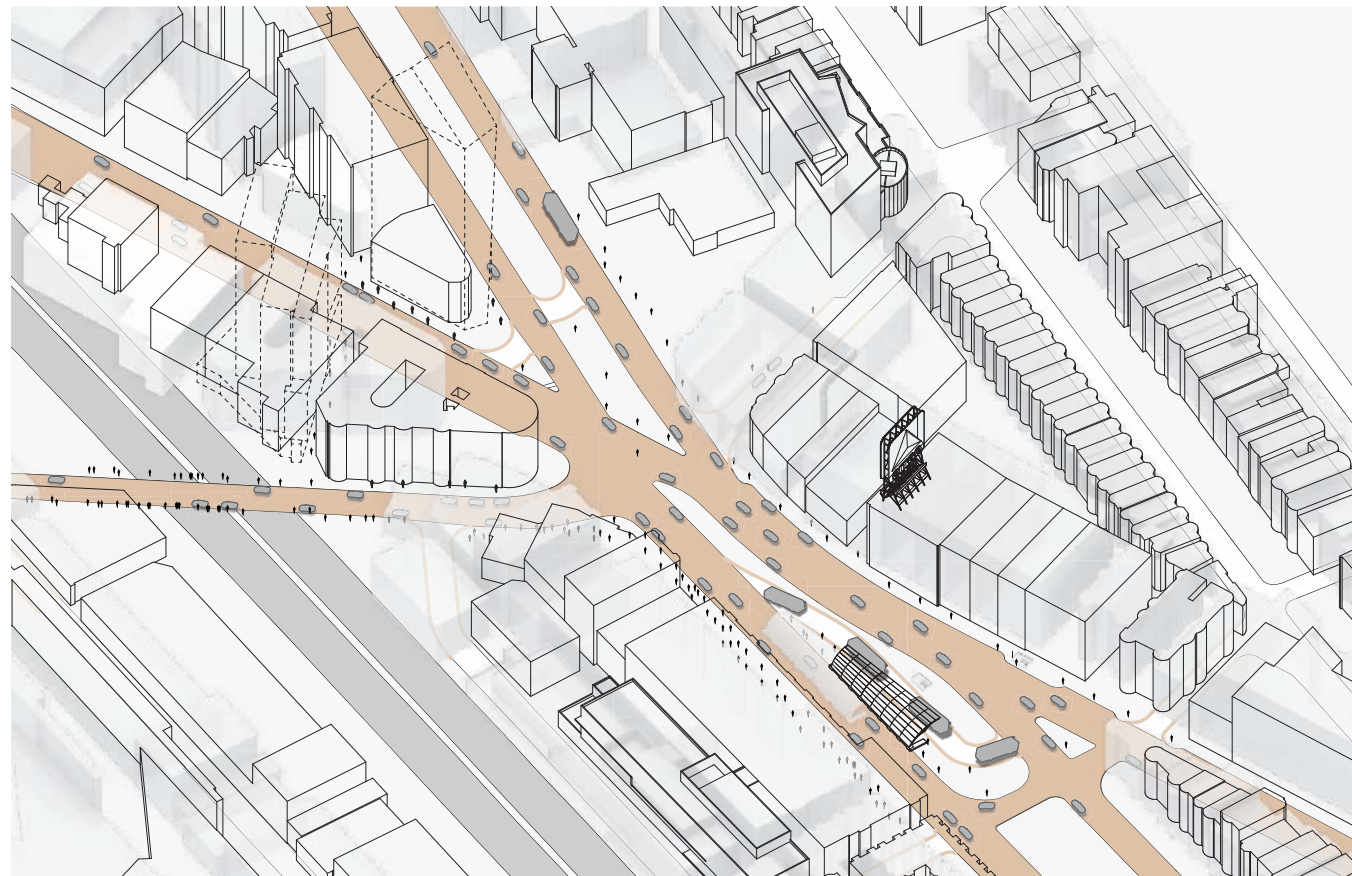








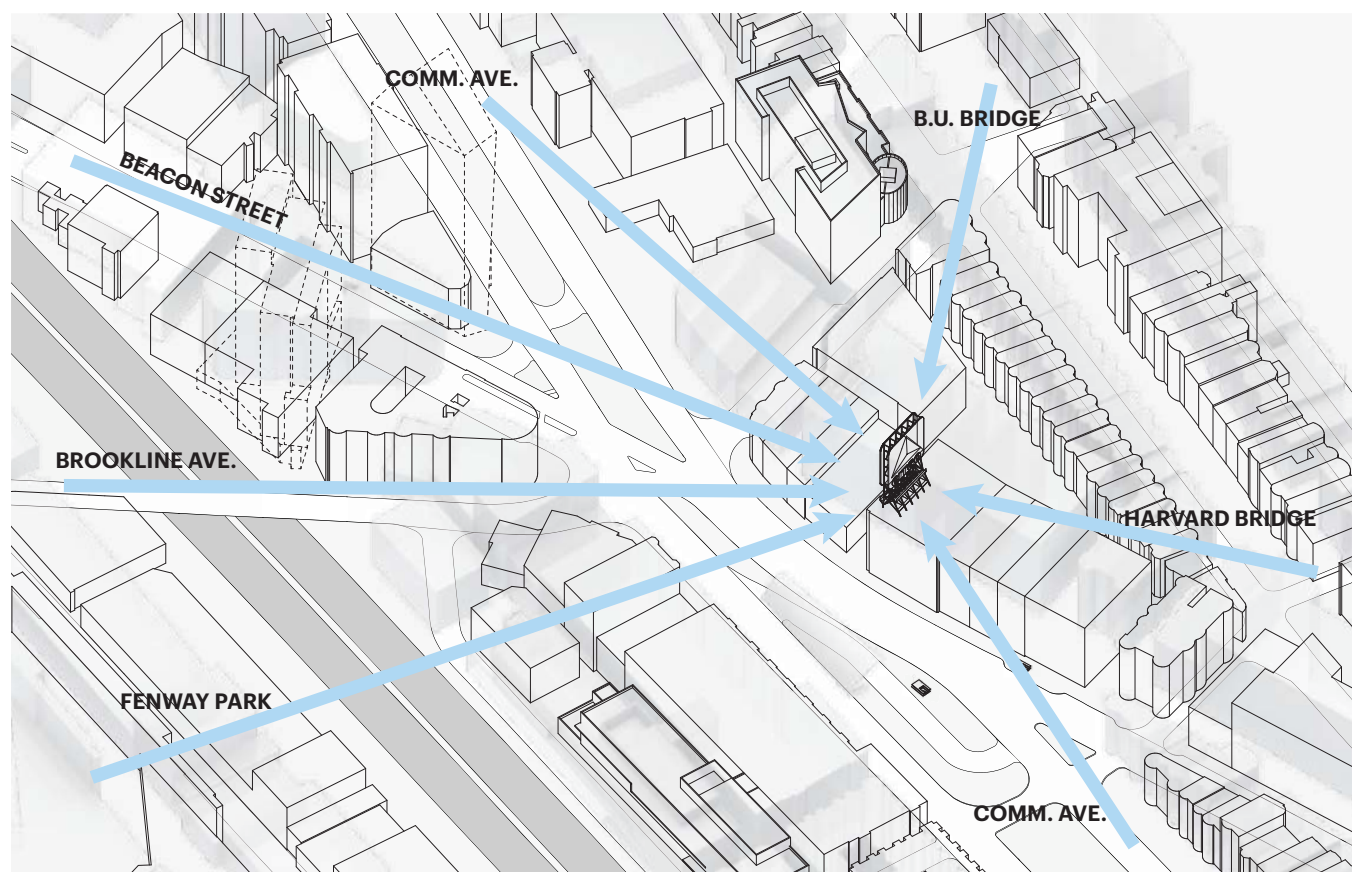
Context



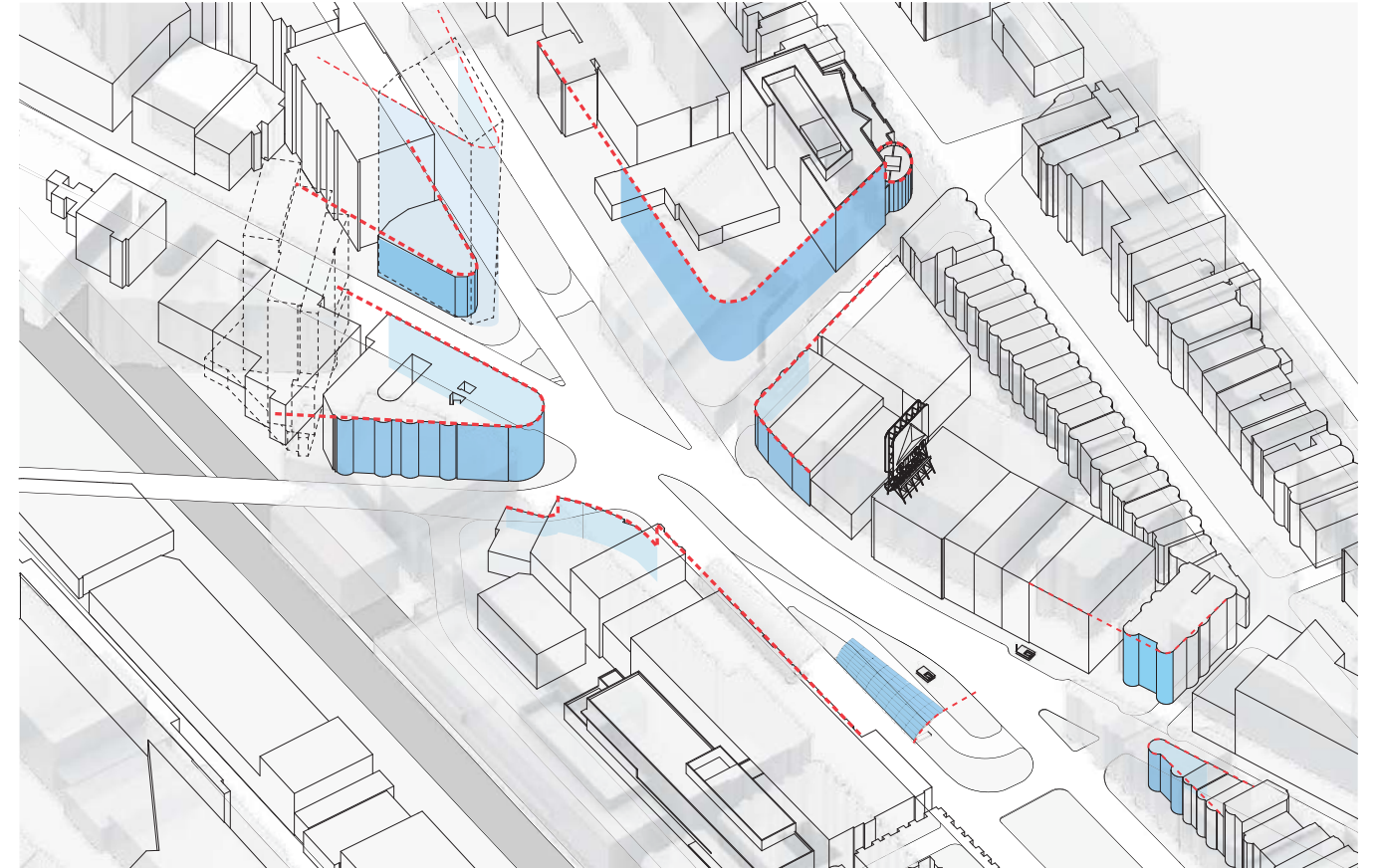
Thoroughfares + Pedestrian Activity



Streetwalls



Citgo Sign + View Corridors



Corners







COMMONWEALTH AVENUE NORTH

Deerfield Street

Site

Raleigh Street



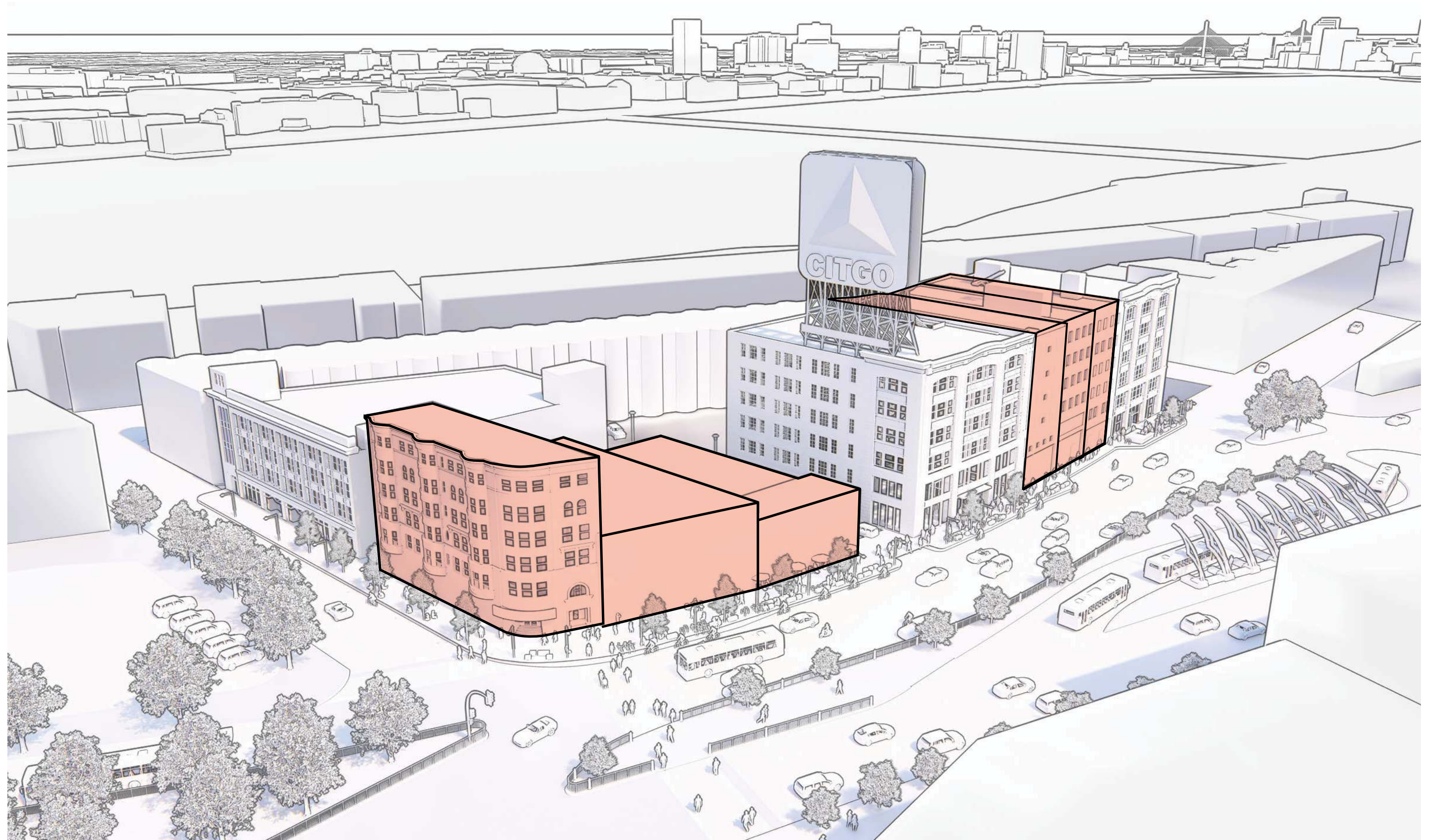
COMMONWEALTH AVENUE SOUTH

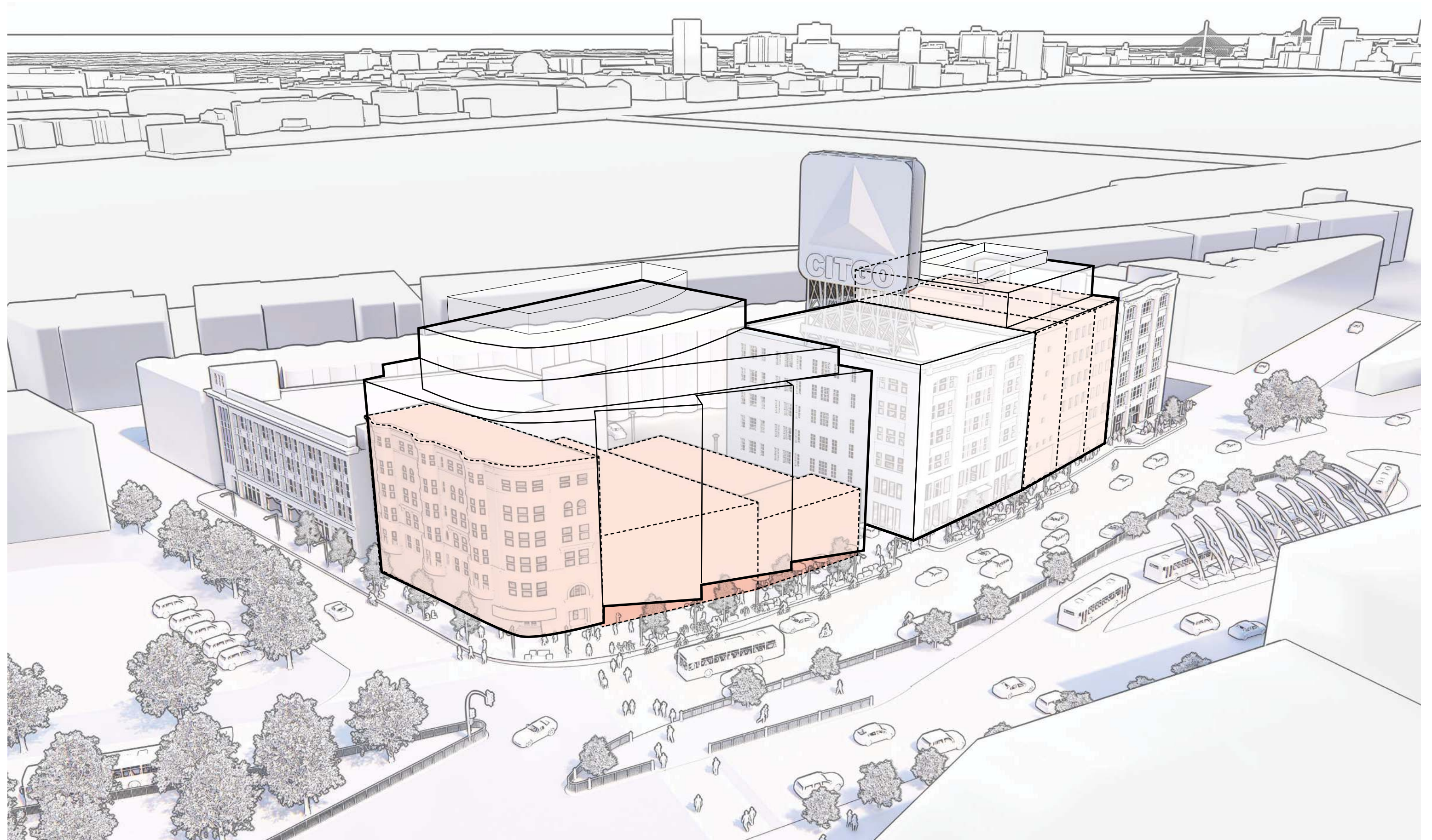
Kenmore Street

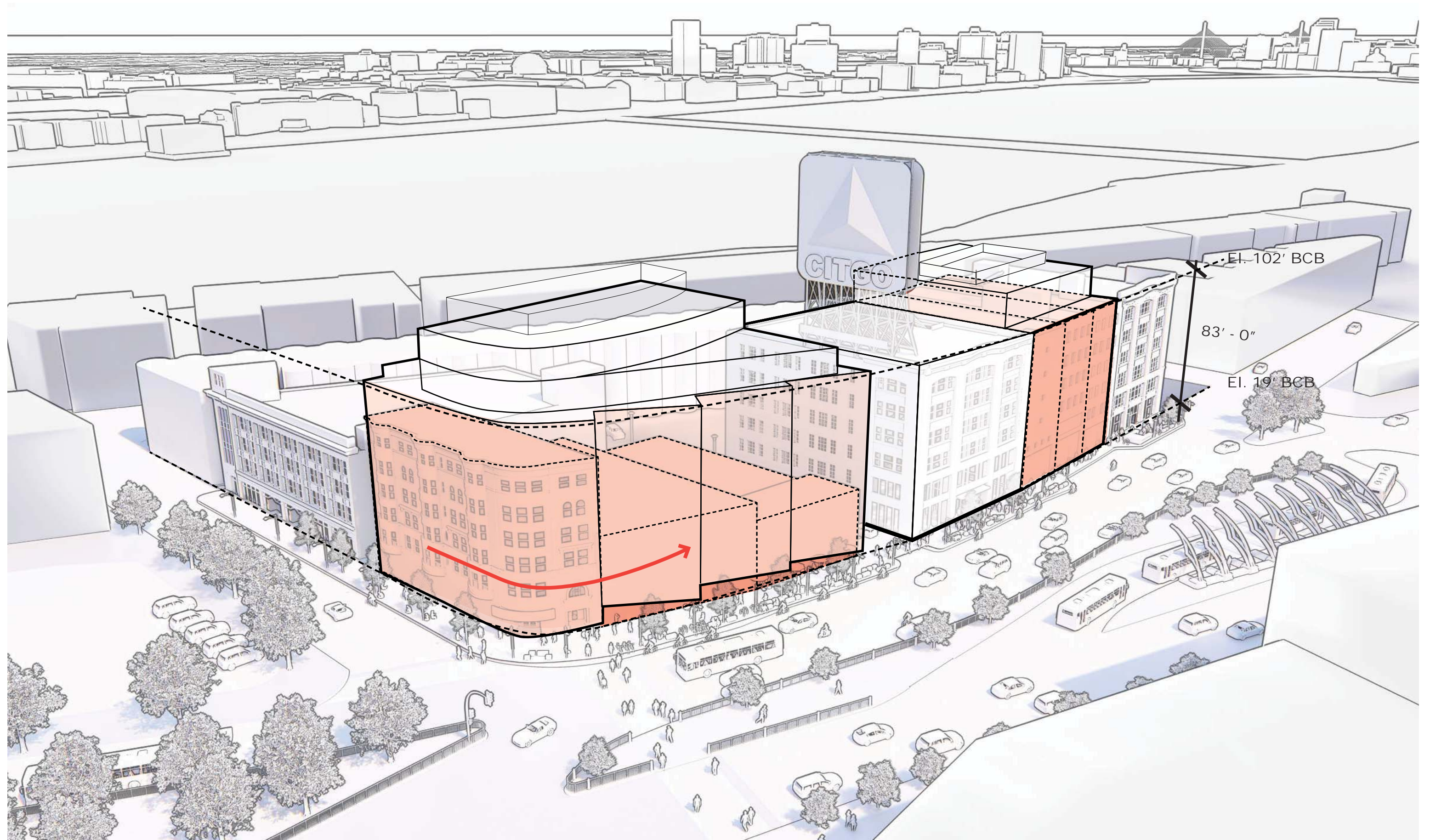
Brookline Avenue

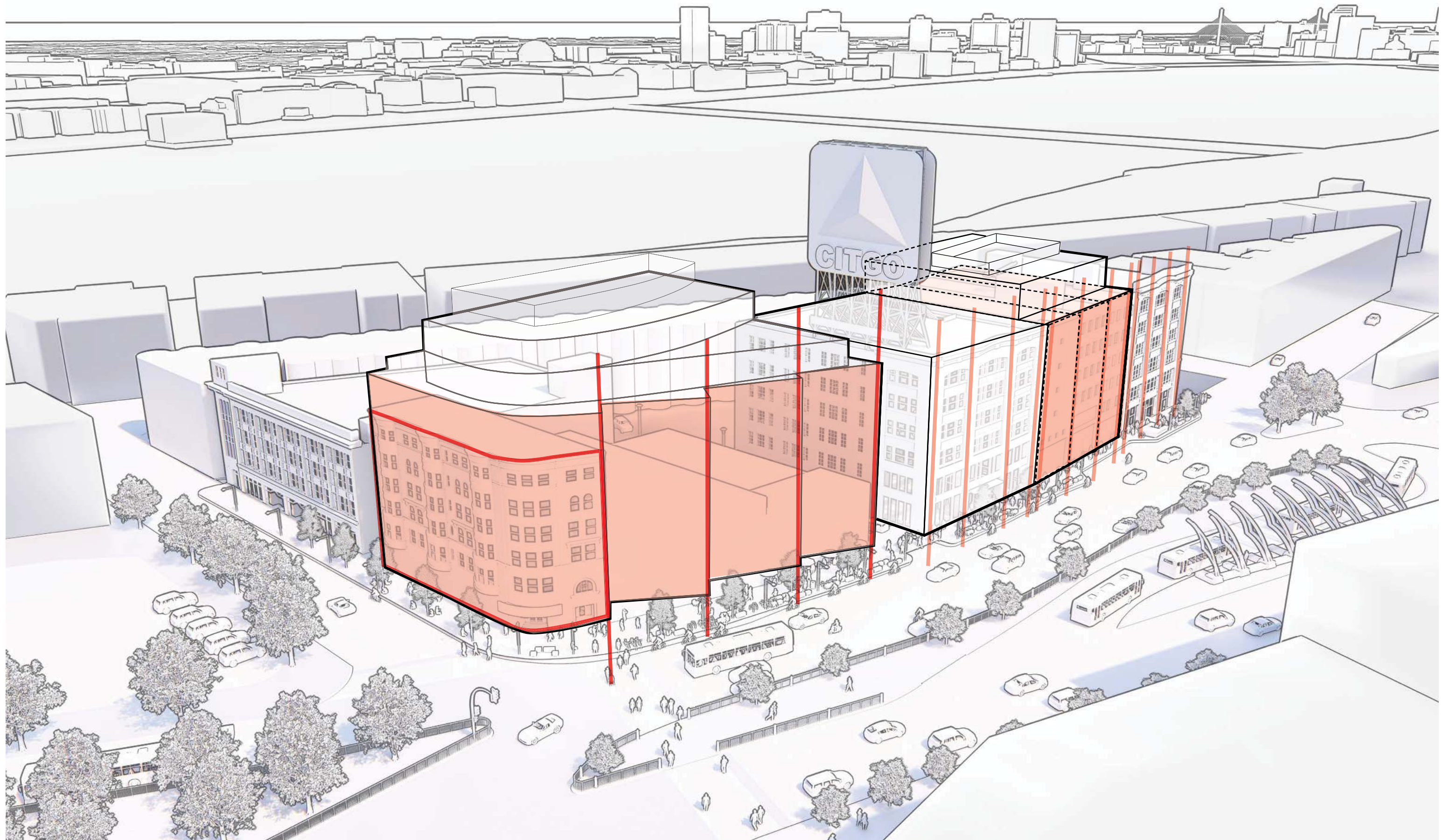


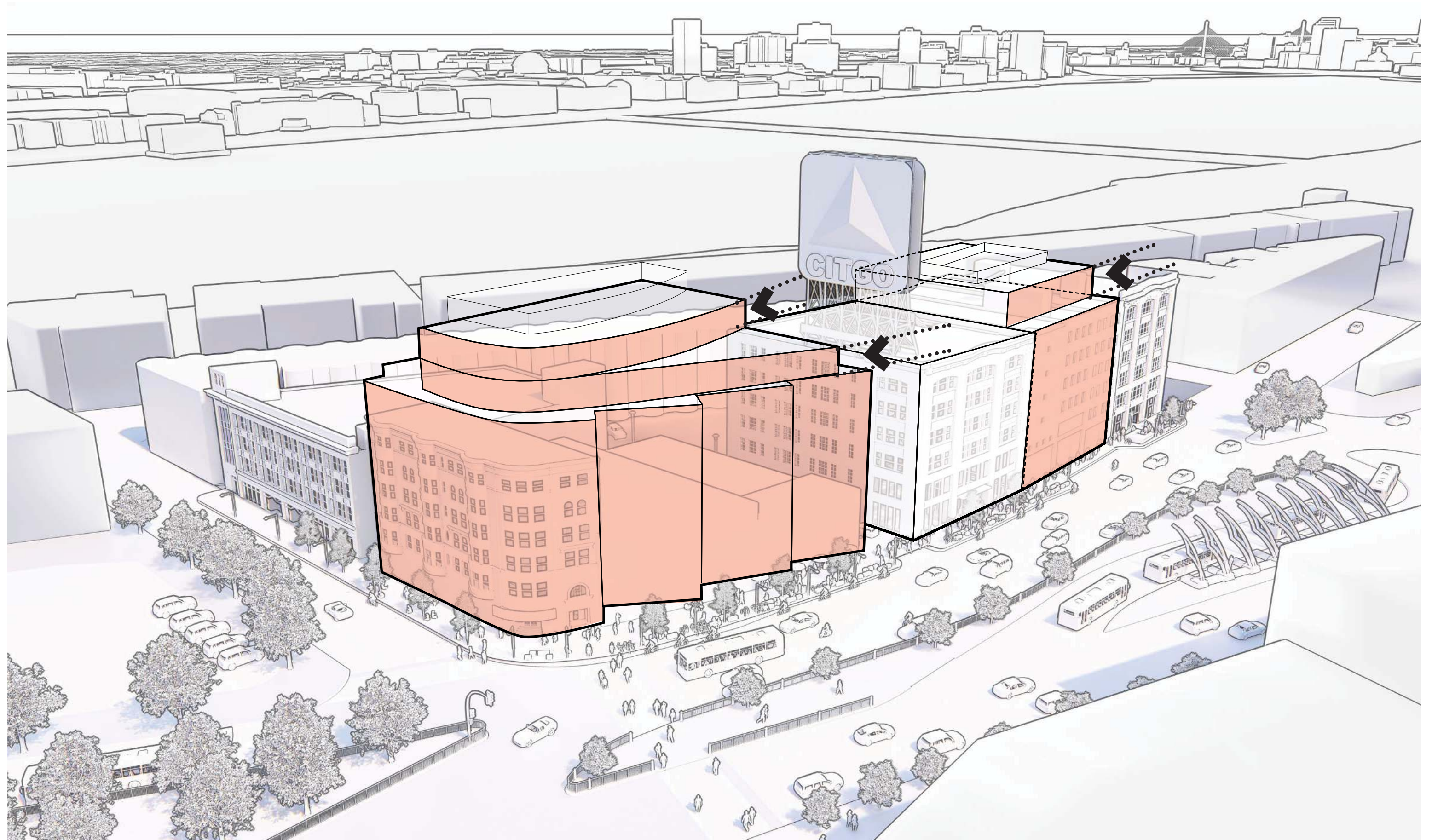
















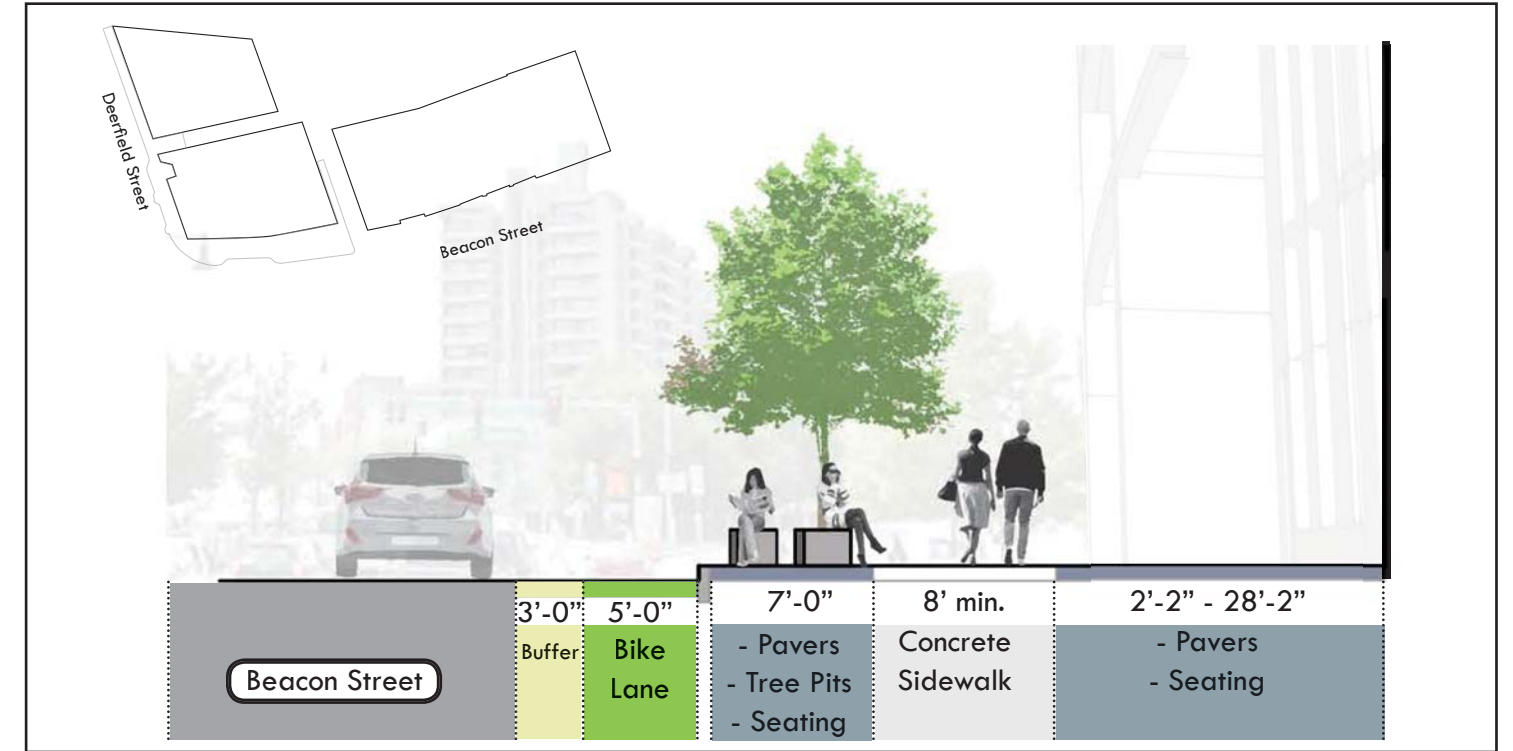


frontage zone
 pedestrian zone
 furnishing zone
 bike lane
 buffer

existing condition

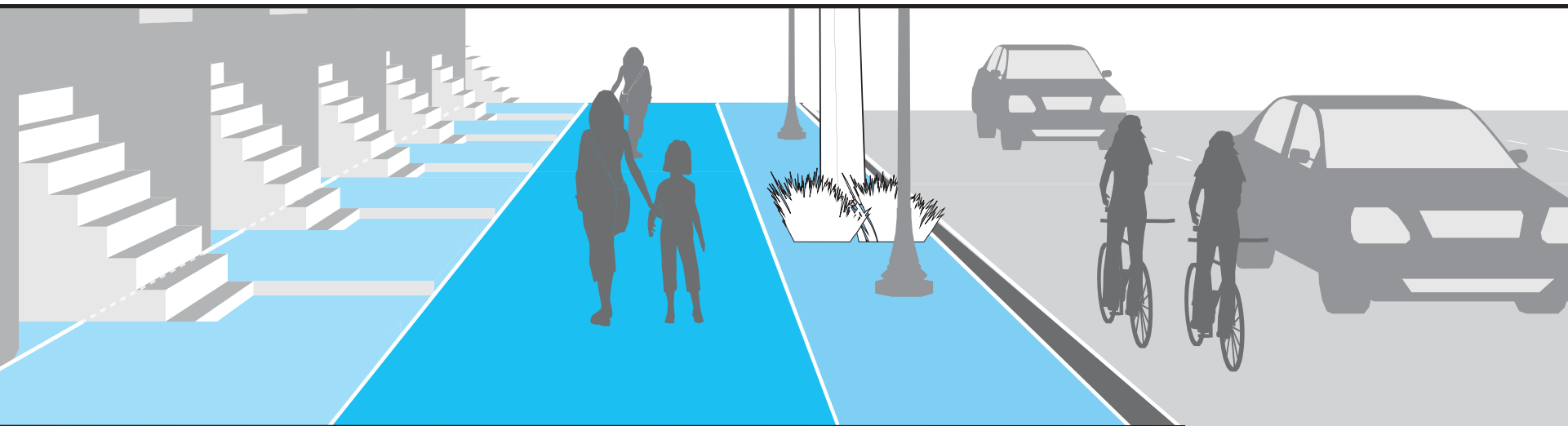


proposed w/ buffered bike lane



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







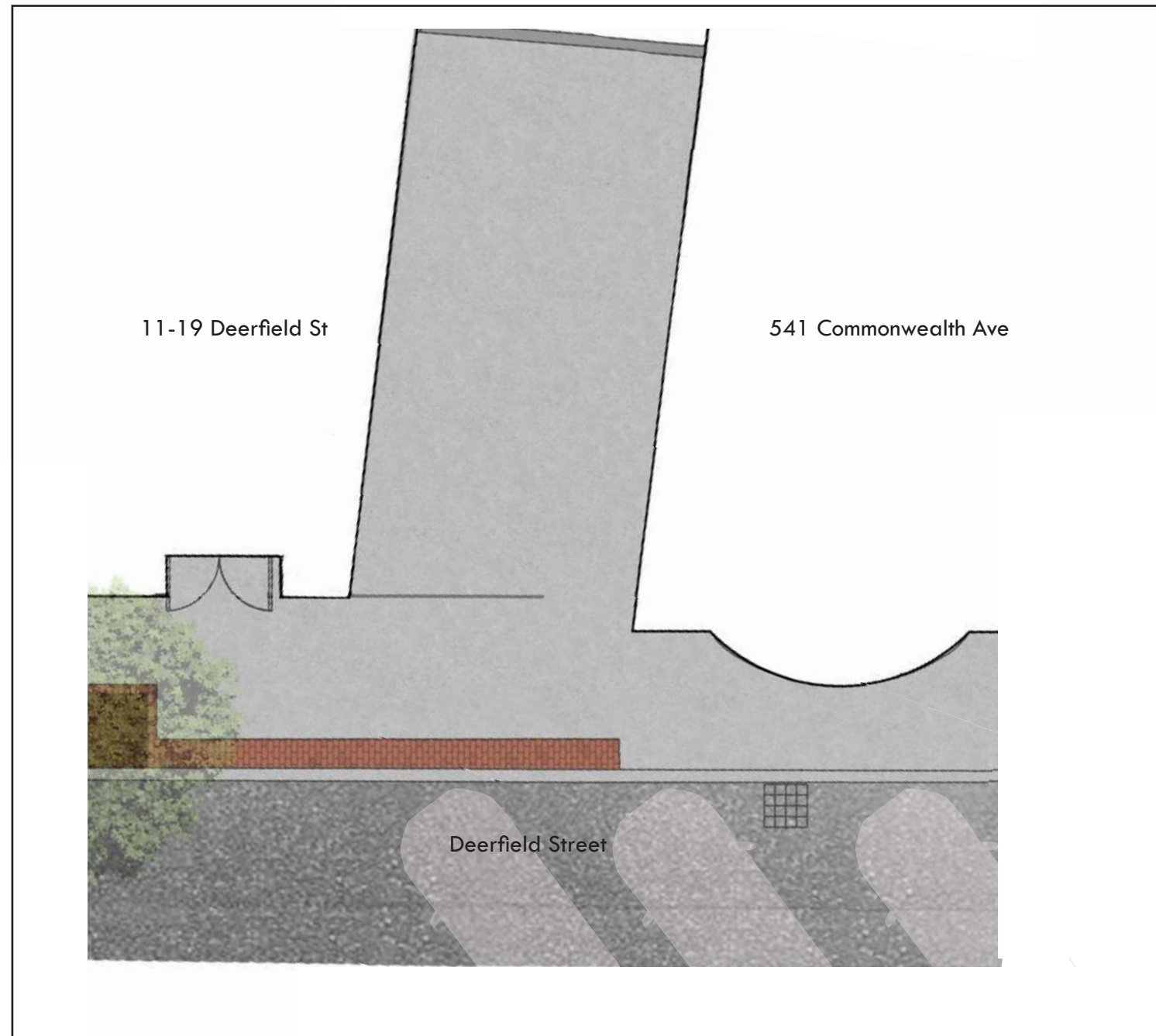




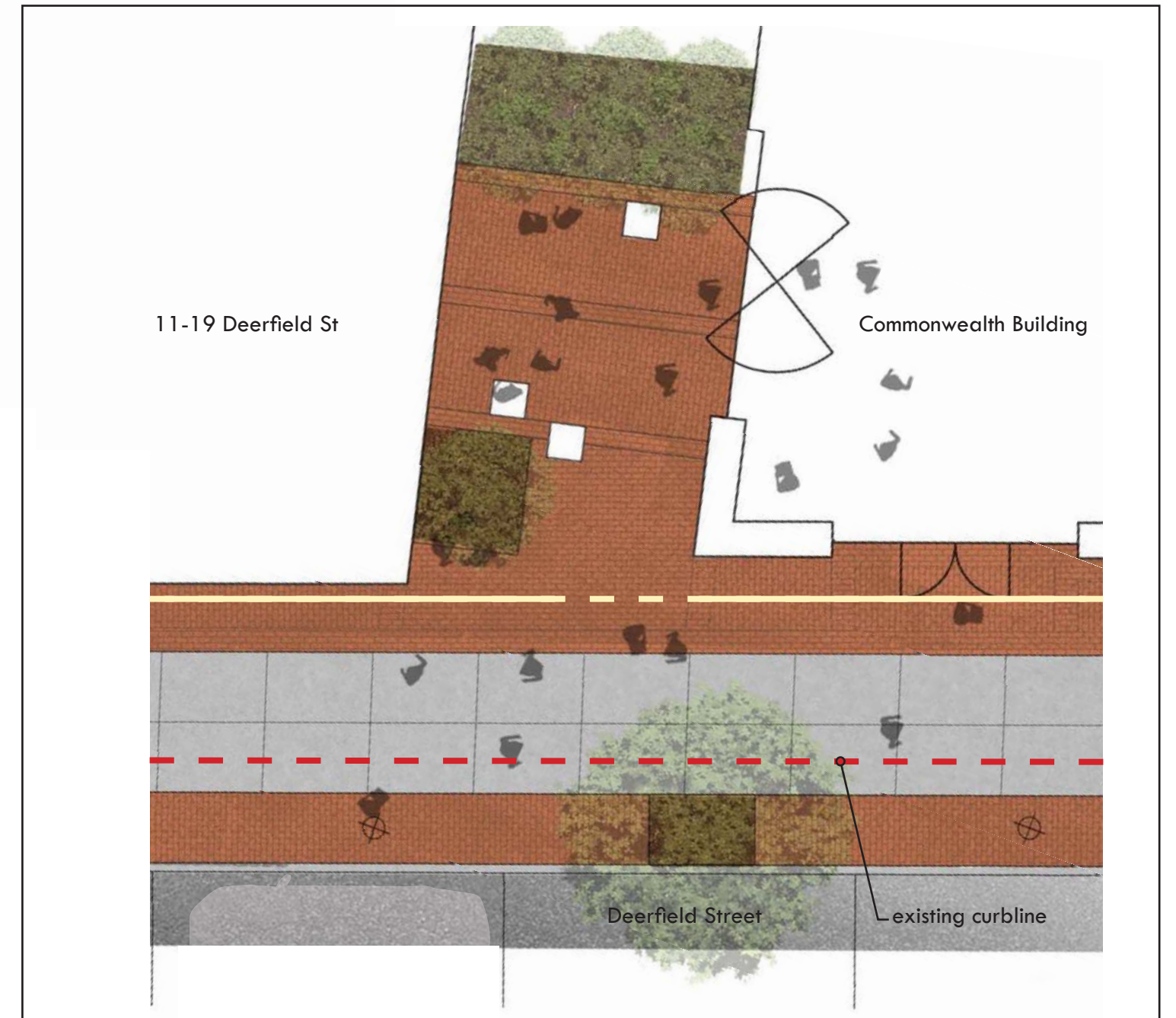


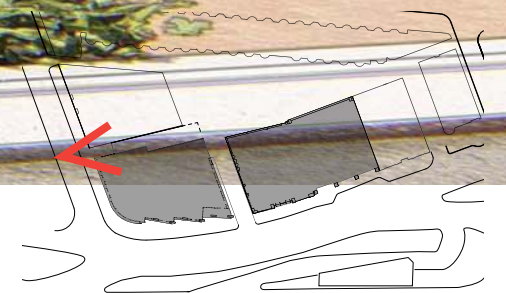


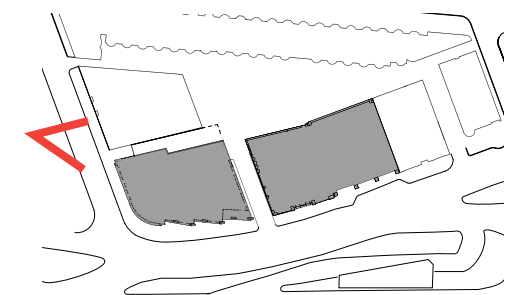
existing conditions



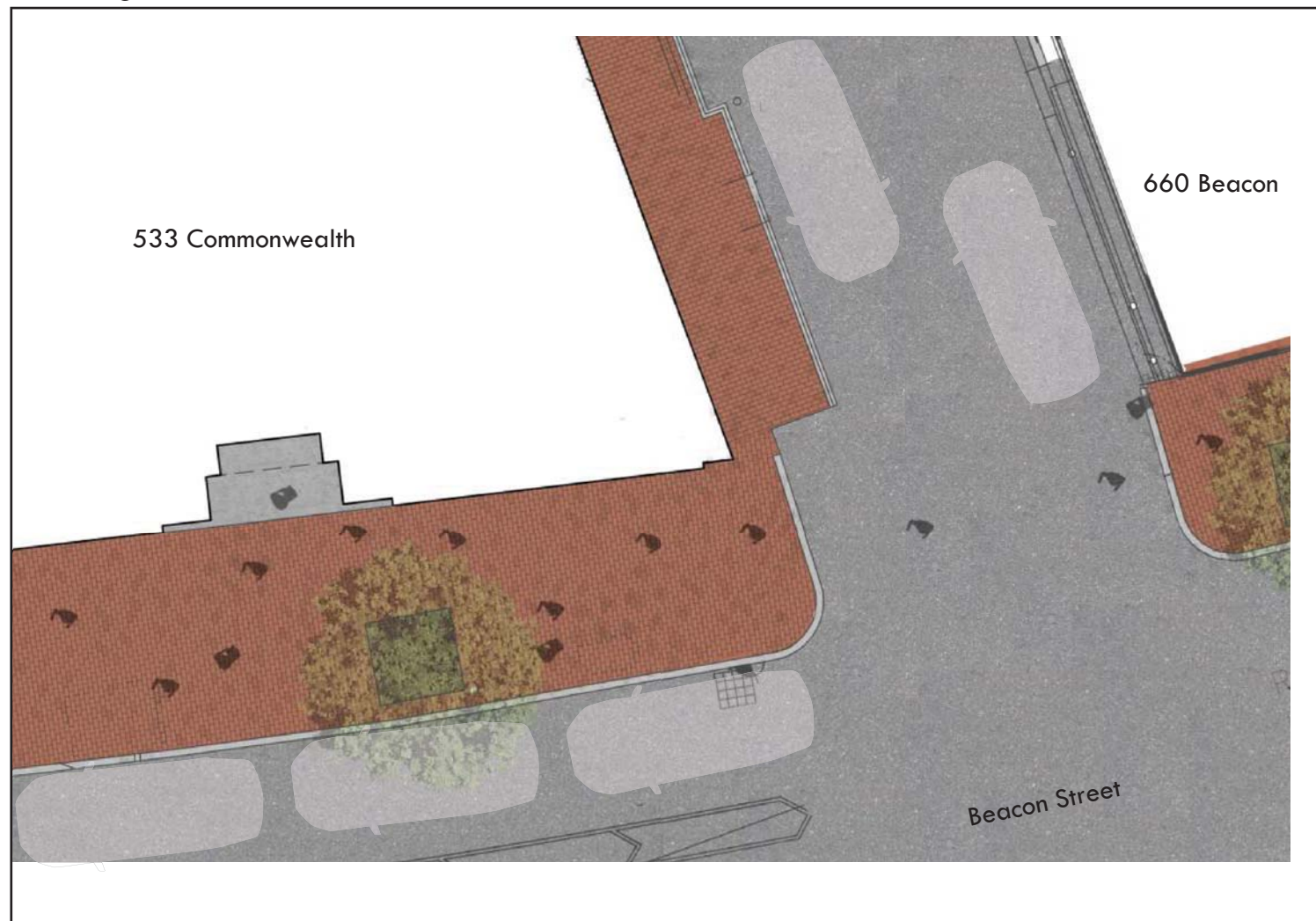
proposed



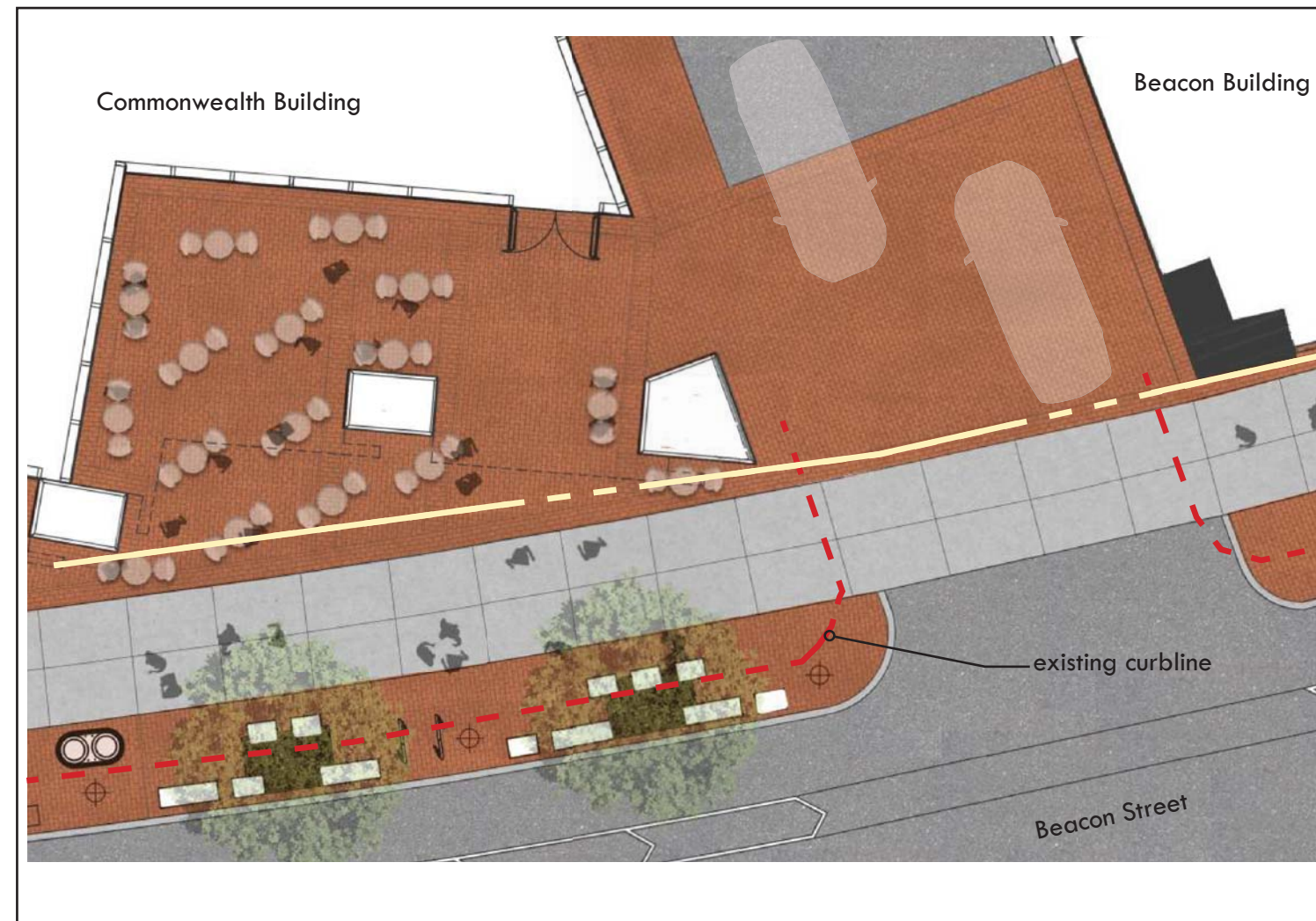


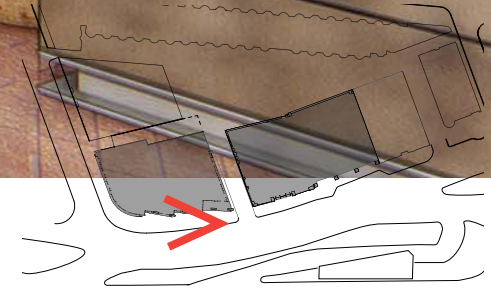


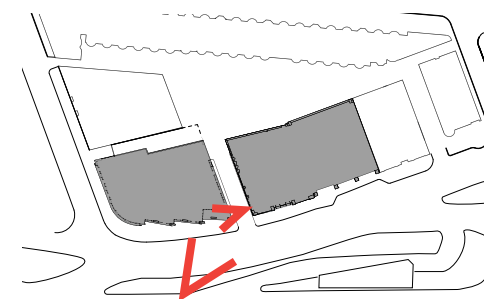
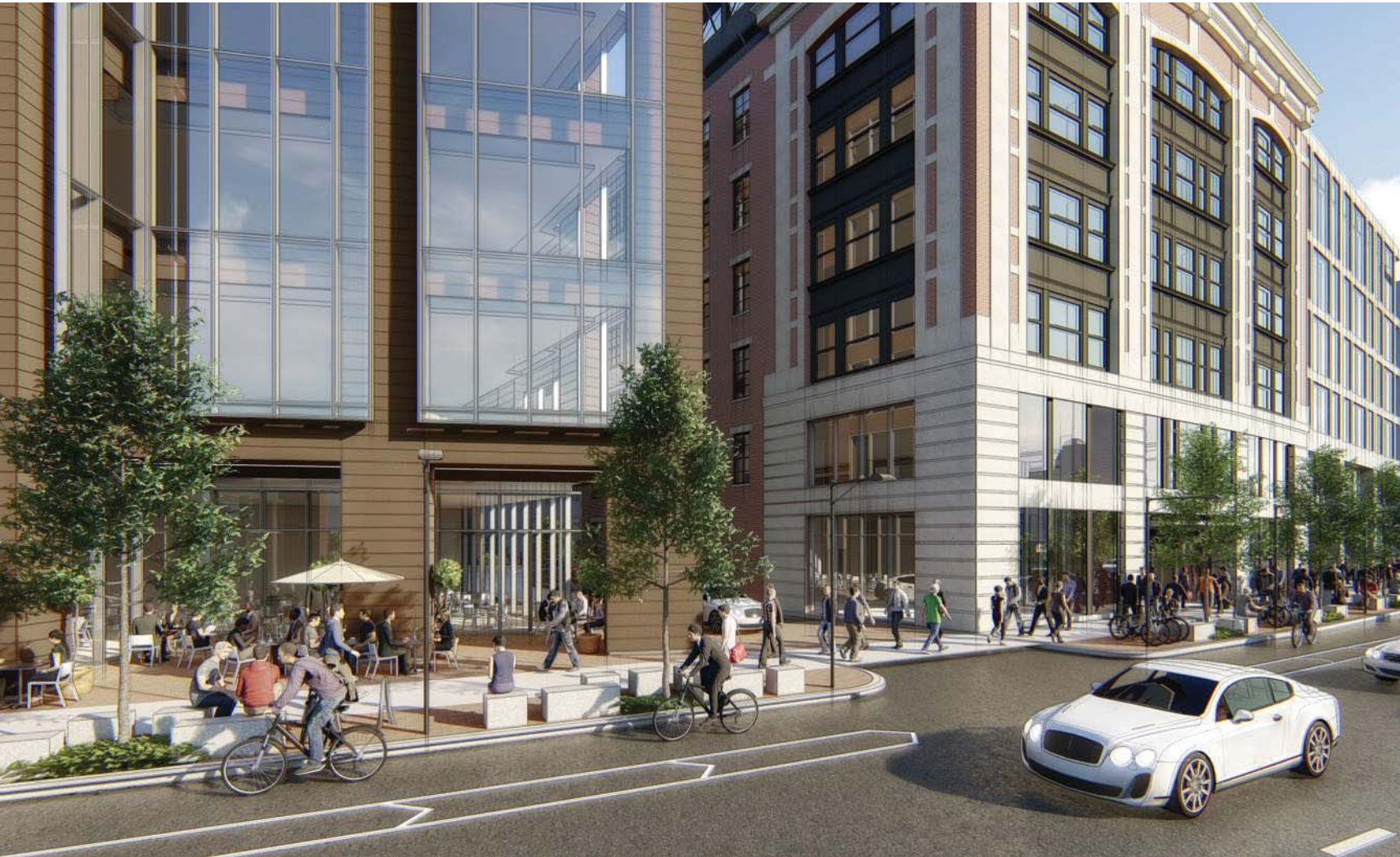
existing conditions

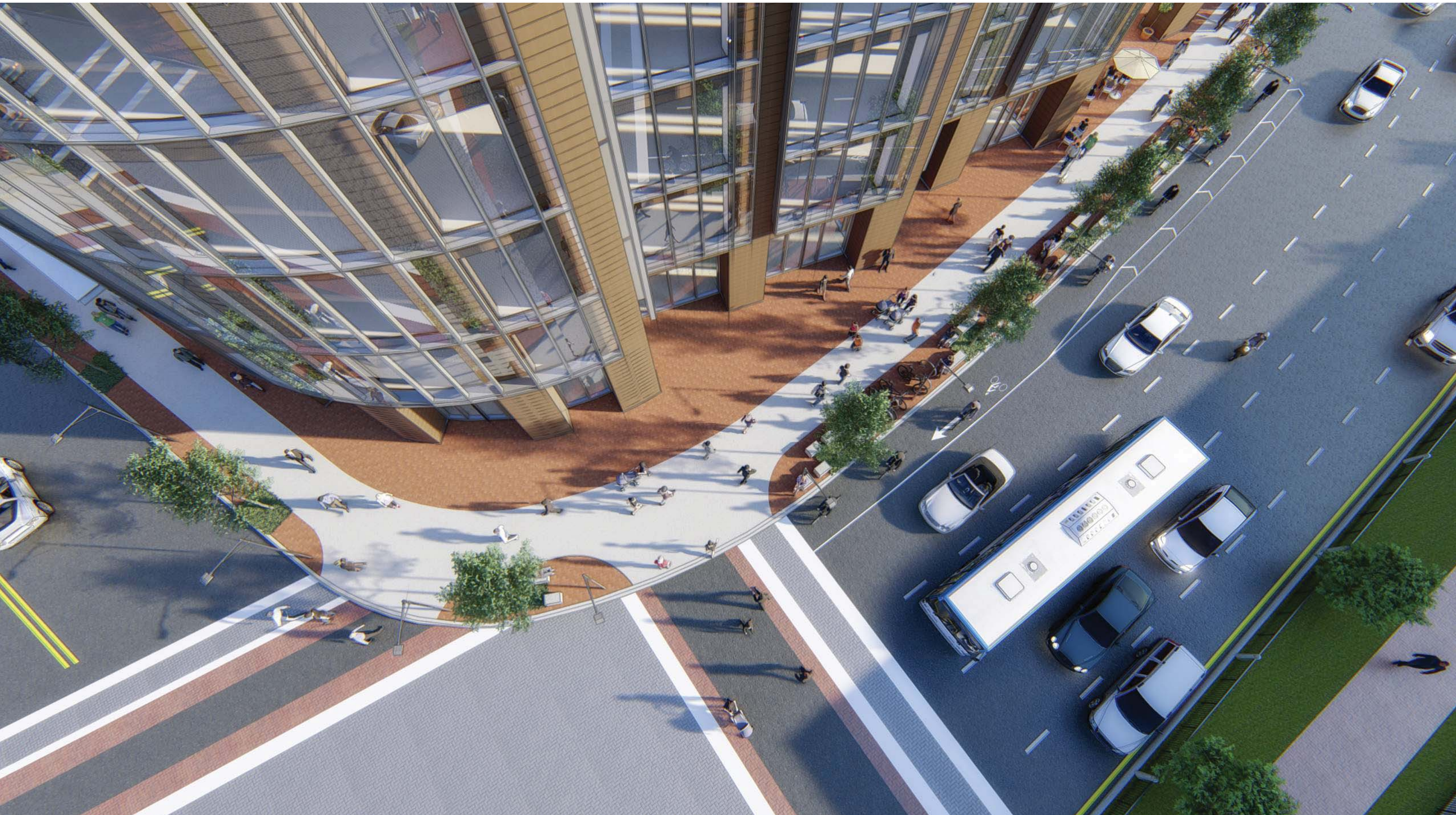


proposed









Beacon Building





Vertical & Horizontal Tripartites

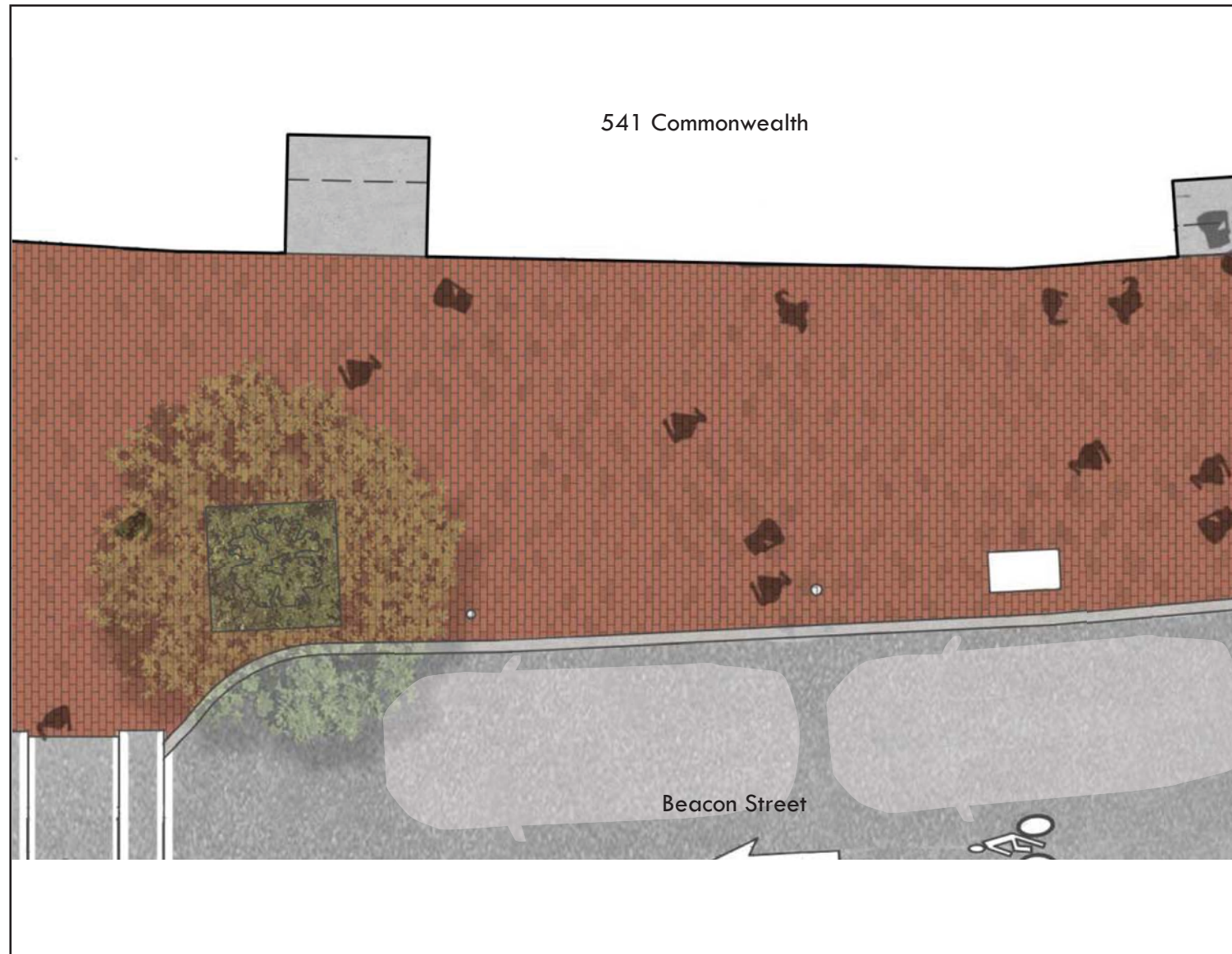




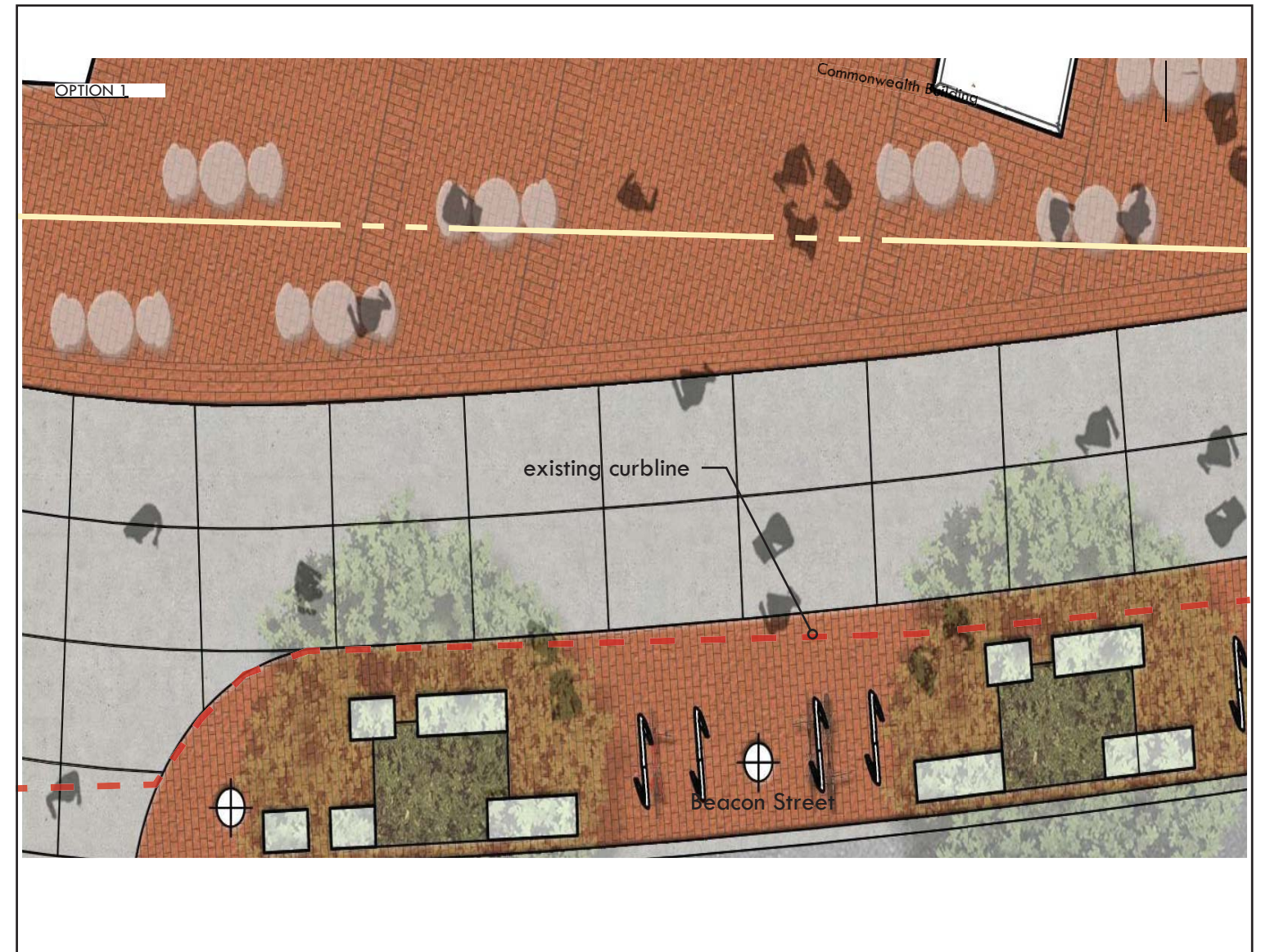


Landscape Design

existing conditions



proposed

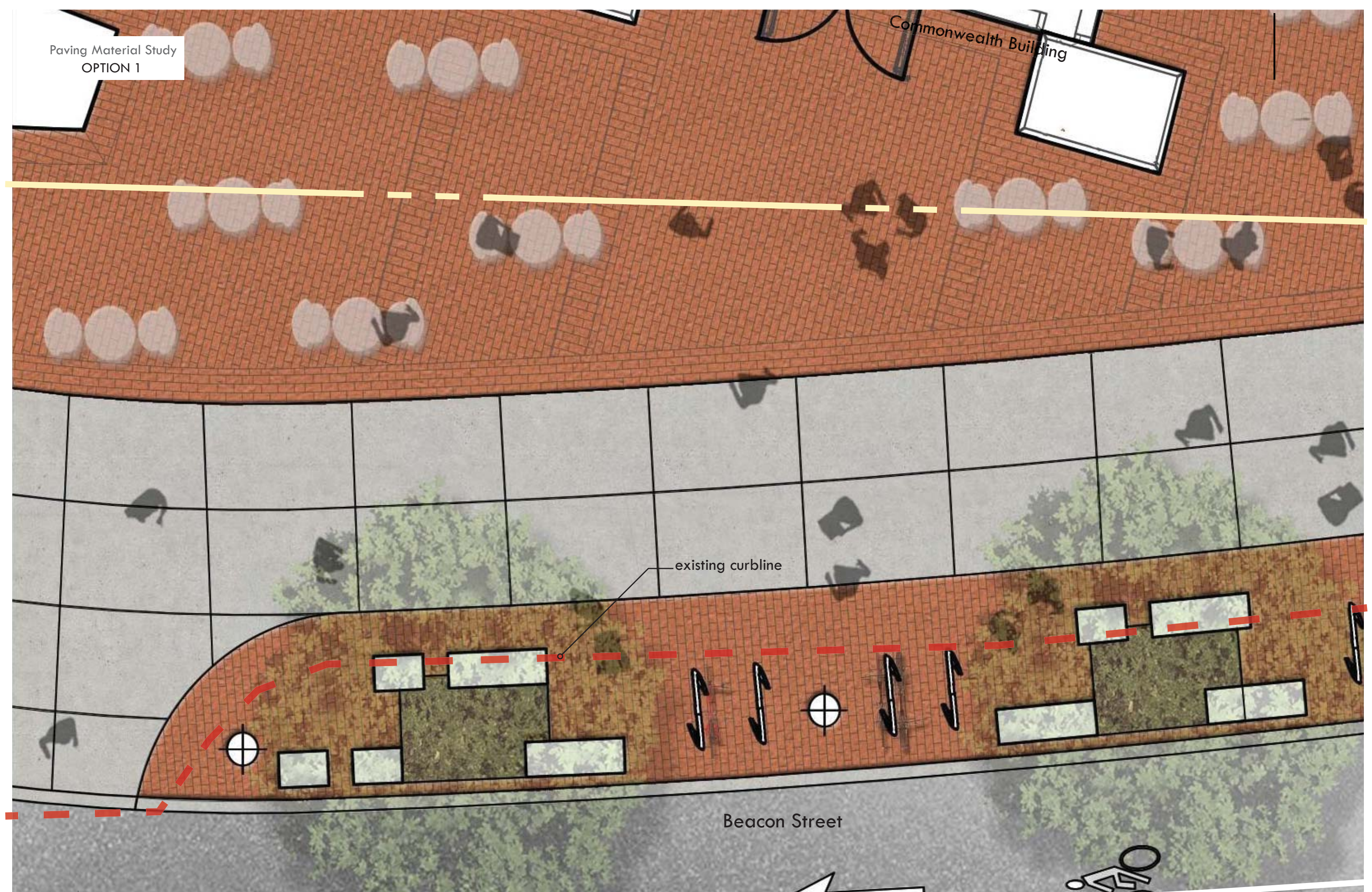


Paving Material Study
OPTION 1

Commonwealth Building

existing curbline

Beacon Street



Paving Material Study
OPTION 2

Commonwealth Building

existing curbline

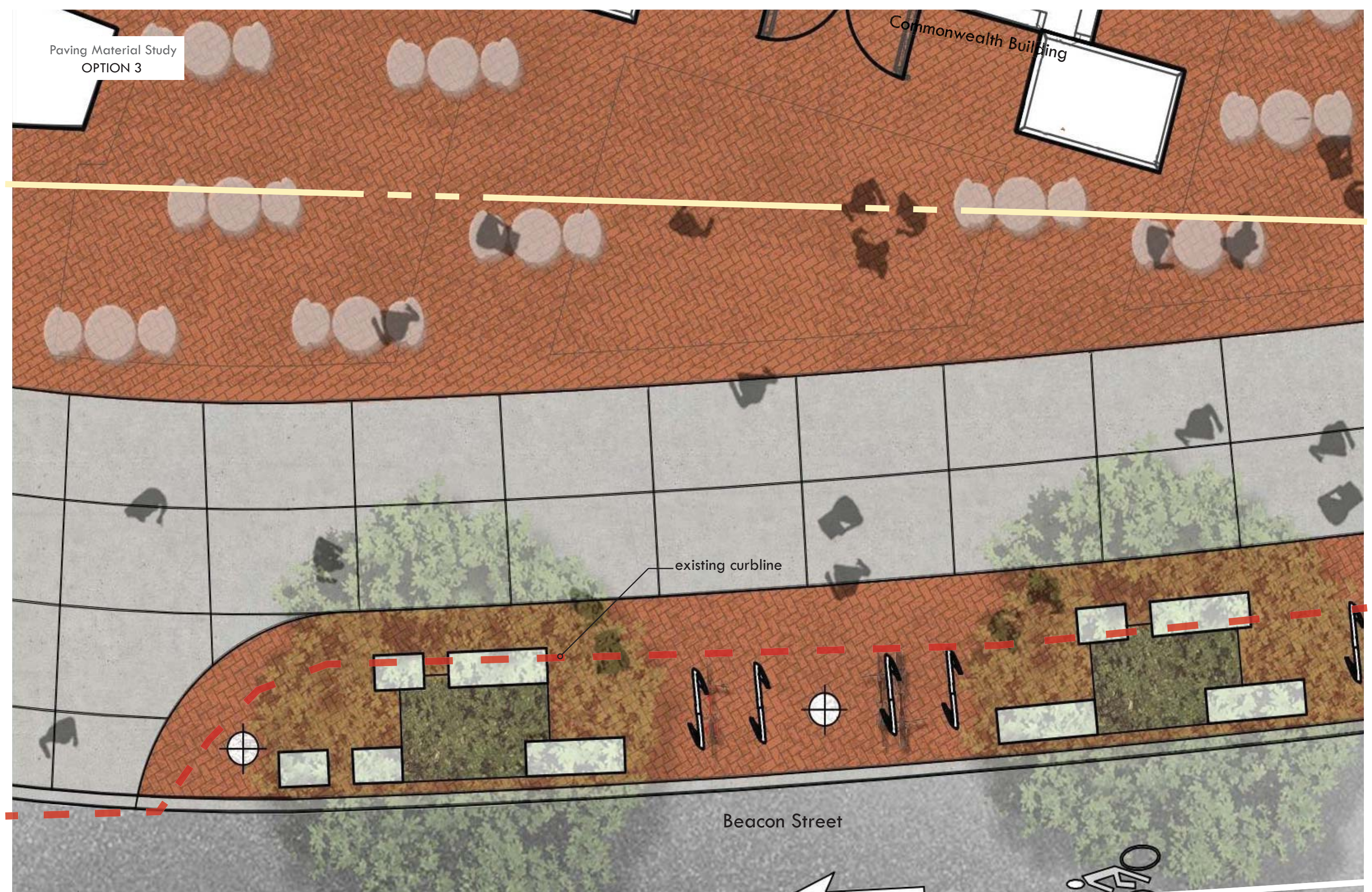
Beacon Street



Commonwealth Building

existing curbline

Beacon Street

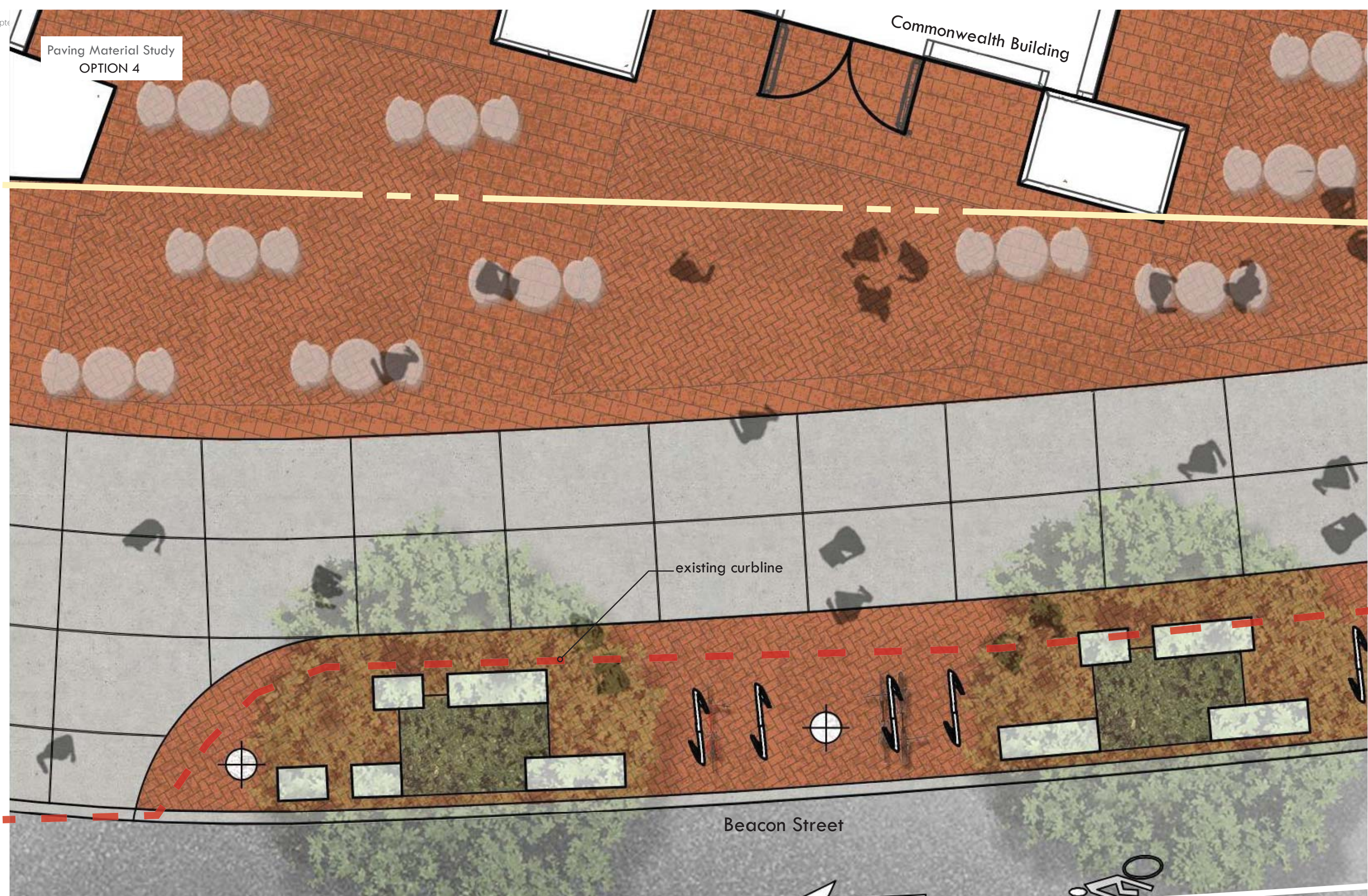


Paving Material Study
OPTION 4

Commonwealth Building

existing curbline

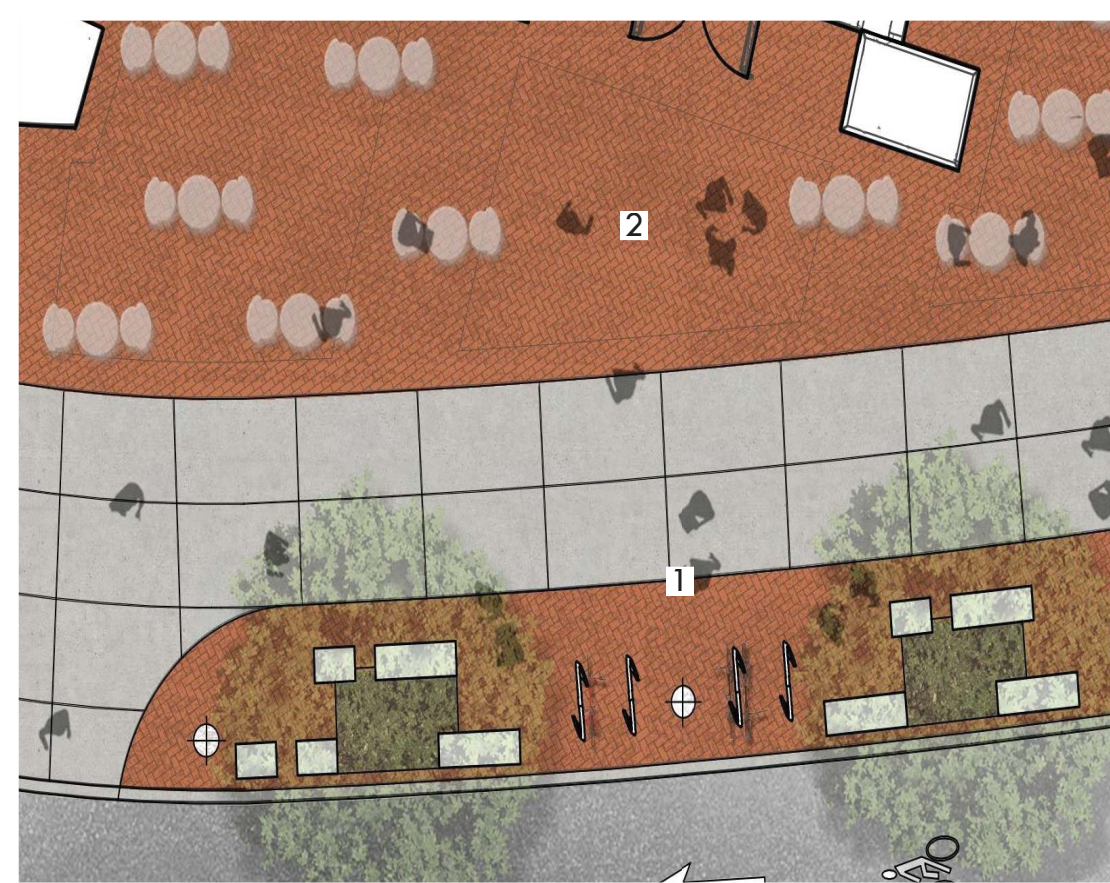
Beacon Street



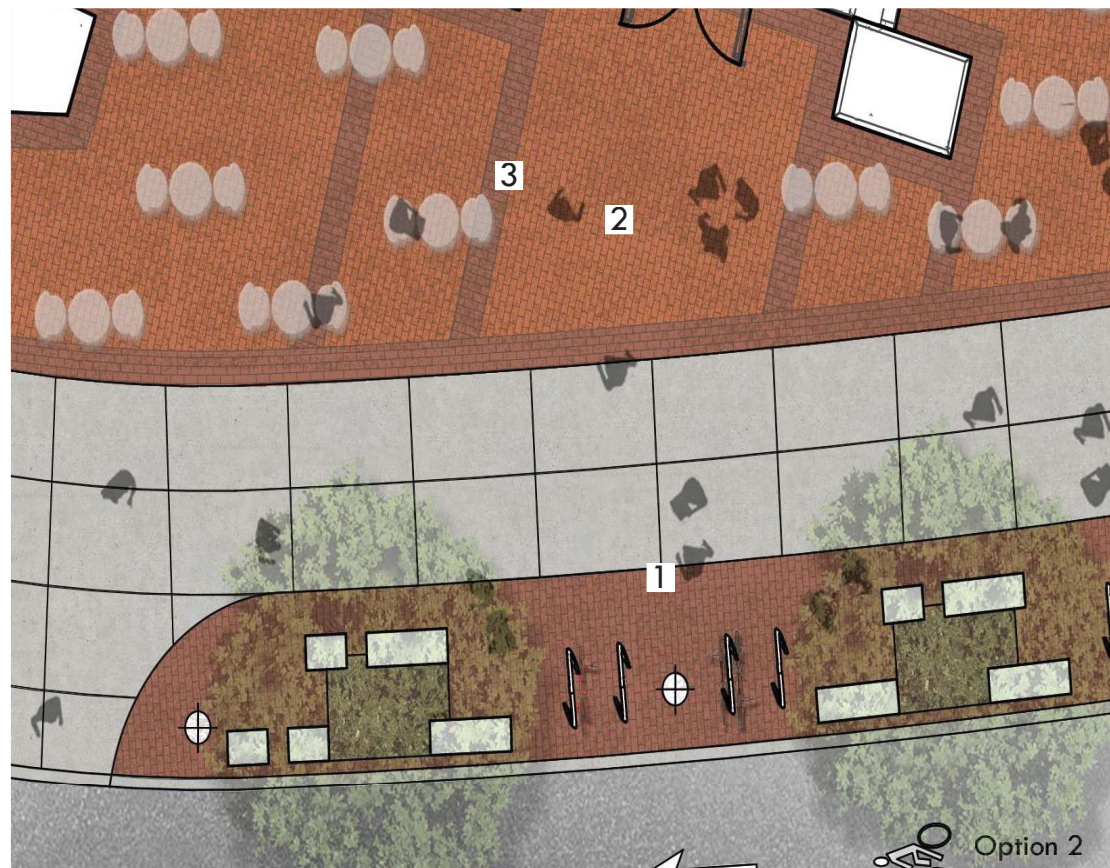
Paving Material Study
OVERVIEW



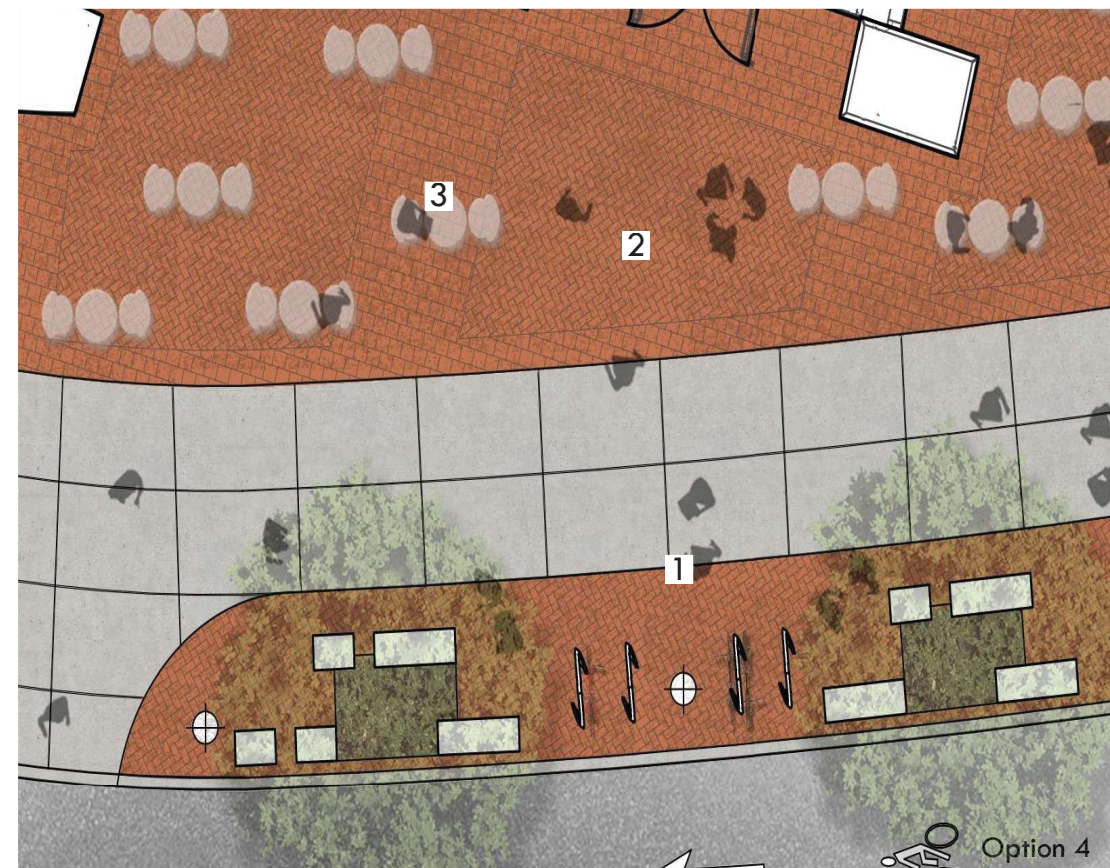
1 Endicott- Medium Ironspot
4"x8" Permeable Paver 2 Endicott- Medium Ironspot
4"x8" Paver Option 1



1 Endicott- Medium Ironspot
4"x8" Permeable Paver 2 Endicott- Medium Ironspot
4"x8" Paver (Herringbone/
Solider Course) Option 3



1 Endicott- Medium Ironspot,77
4"x8" Permeable Paver 2 Endicott- Medium
Ironspot,77
4"x8" Paver 3 Endicott- Medium
Ironspot,46
4"x8" Paver Option 2



1 Endicott- Medium Ironspot
4"x8" Permeable Paver 2 Endicott- Medium Ironspot
4"x8" Paver (Herringbone)
3 Endicott- Medium
Ironspot
8"x8" Paver Option 4

