

**Kenmore Square Redevelopment**

BCDC Sub Committee Meeting

October 30, 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

## BCDC Feedback from Sept. 25th:

- The Sub Committee provided the following feedback:
  - The piers and deep overhangs create undesirable spaces at the street level
  - The glass veil, or shell, on the Commonwealth Building needs to be detailed properly with the appropriate low-iron glass to successfully evidence the openings and material beyond
  - The upper floors of each to be better integrated with the building

June 5



June 26



August 14



September 25



## Commonwealth Building









## Beacon Building







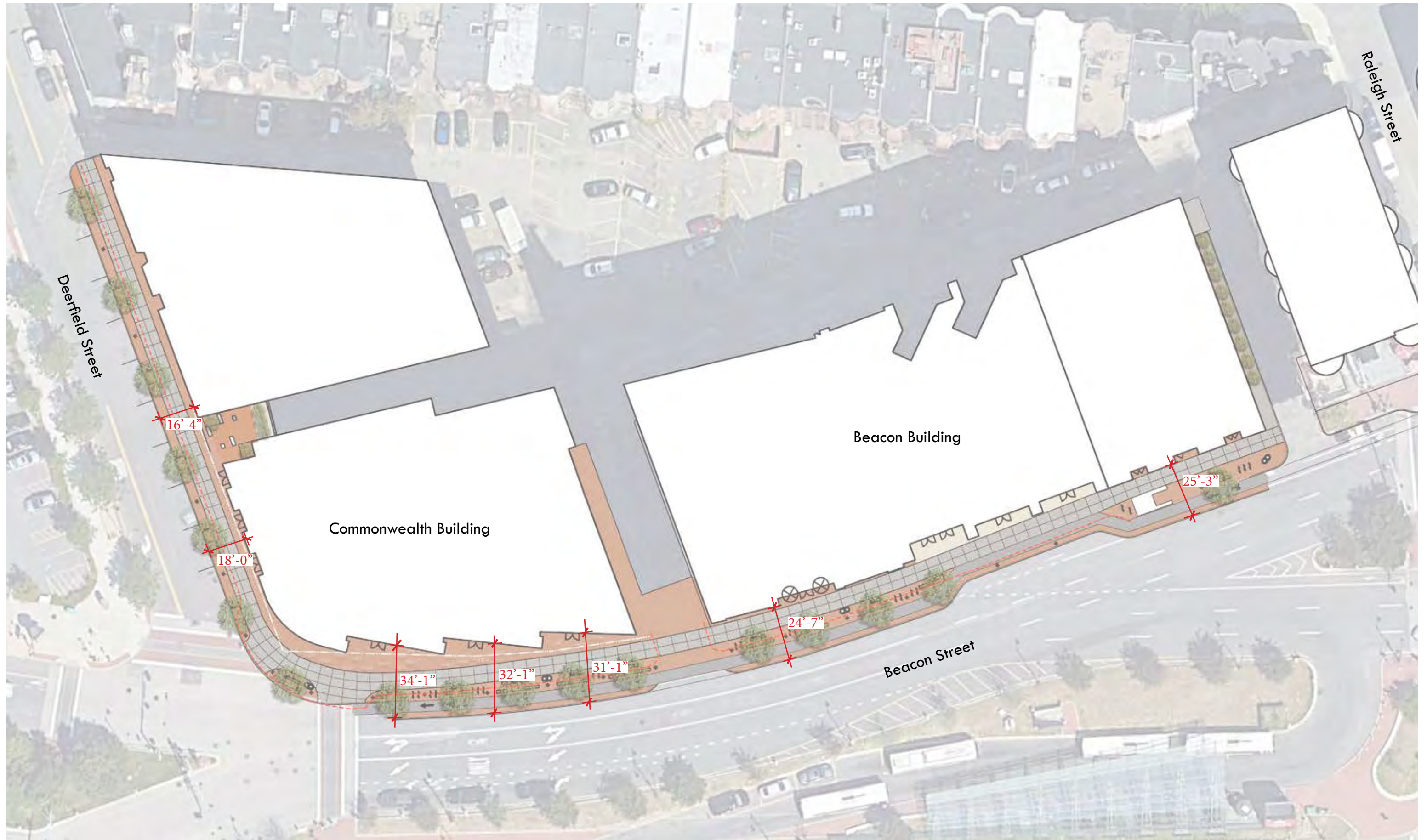


## Landscape Design

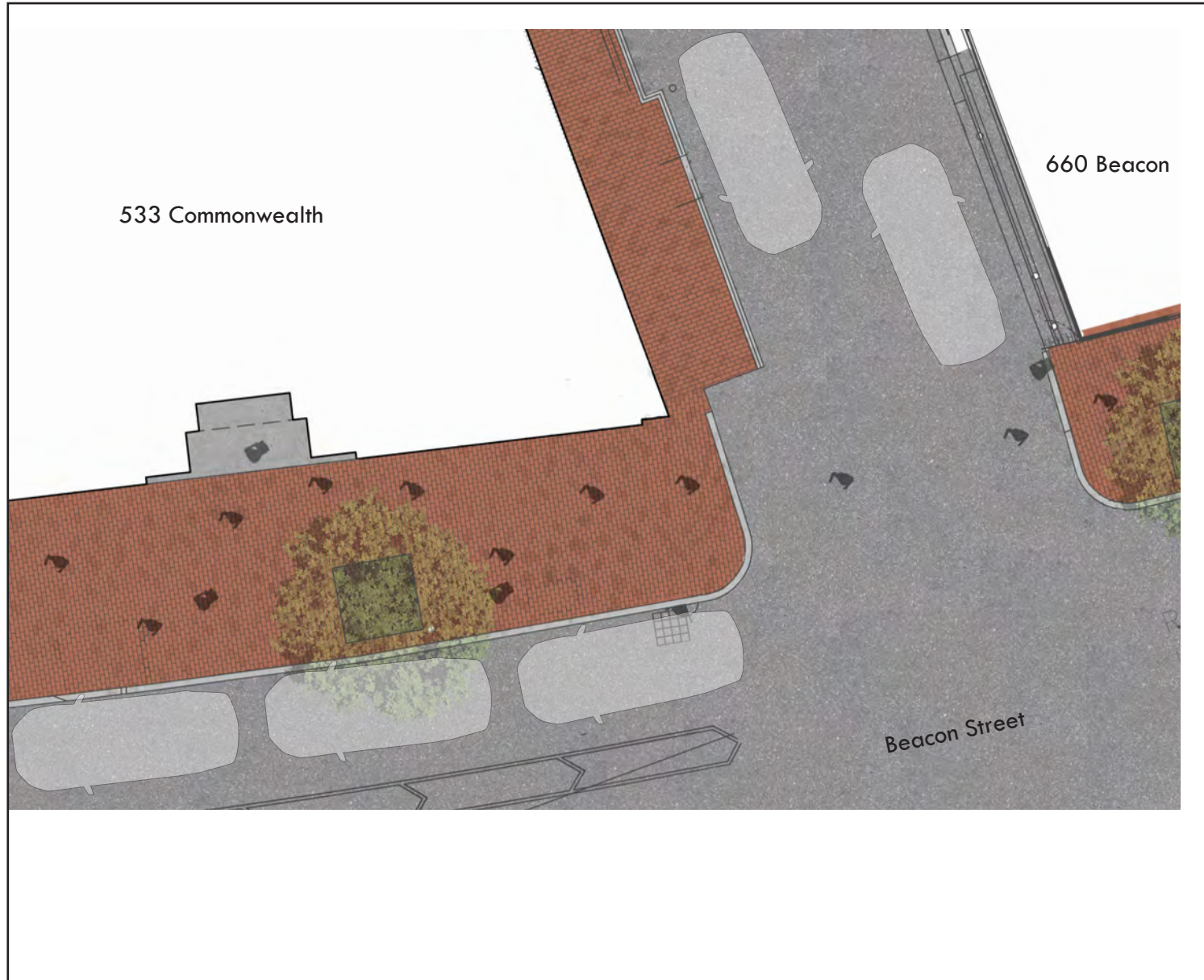




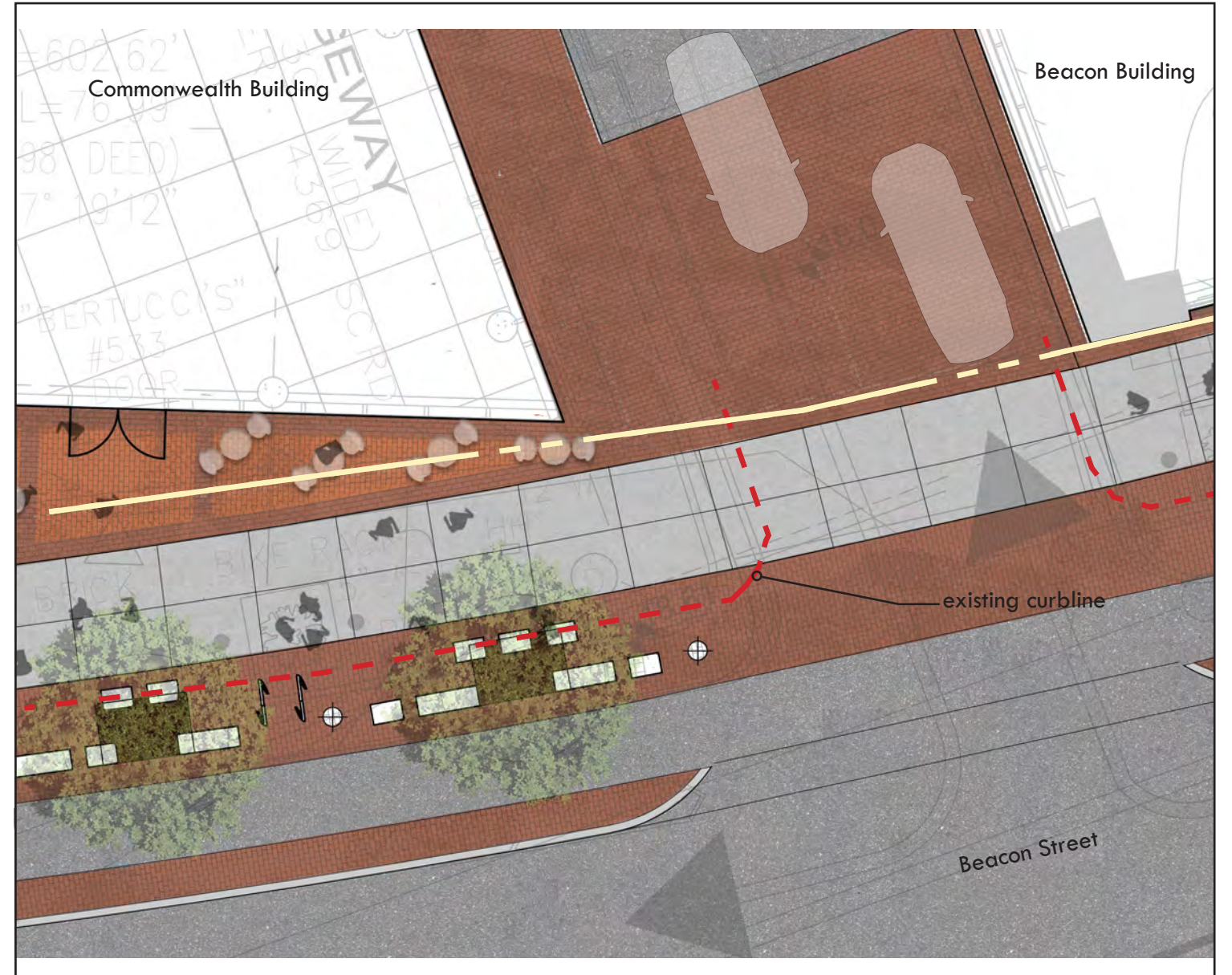
- frontage zone
- pedestrian zone
- furnishing zone
- bike lane
- buffer



### existing conditions

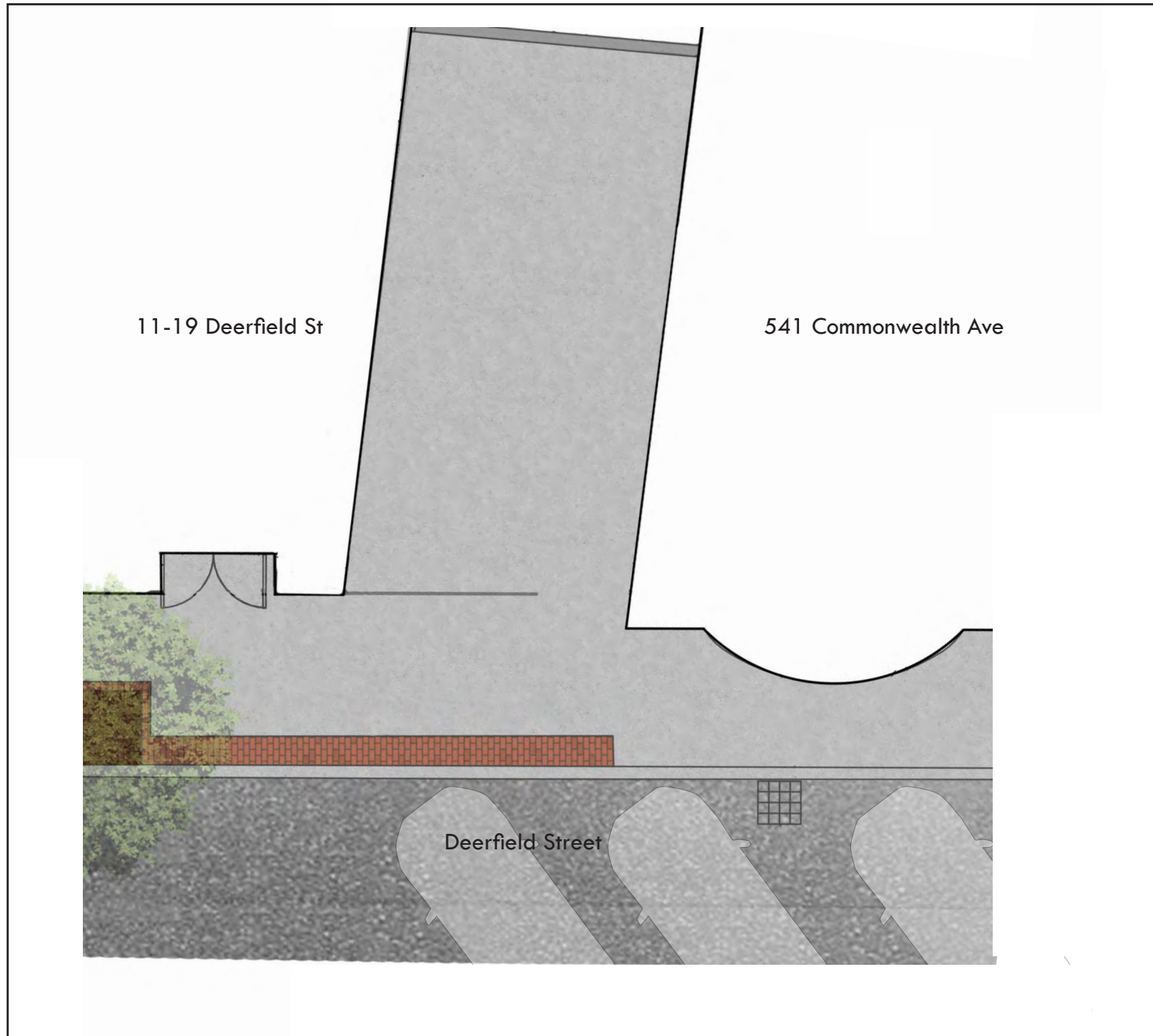


### proposed





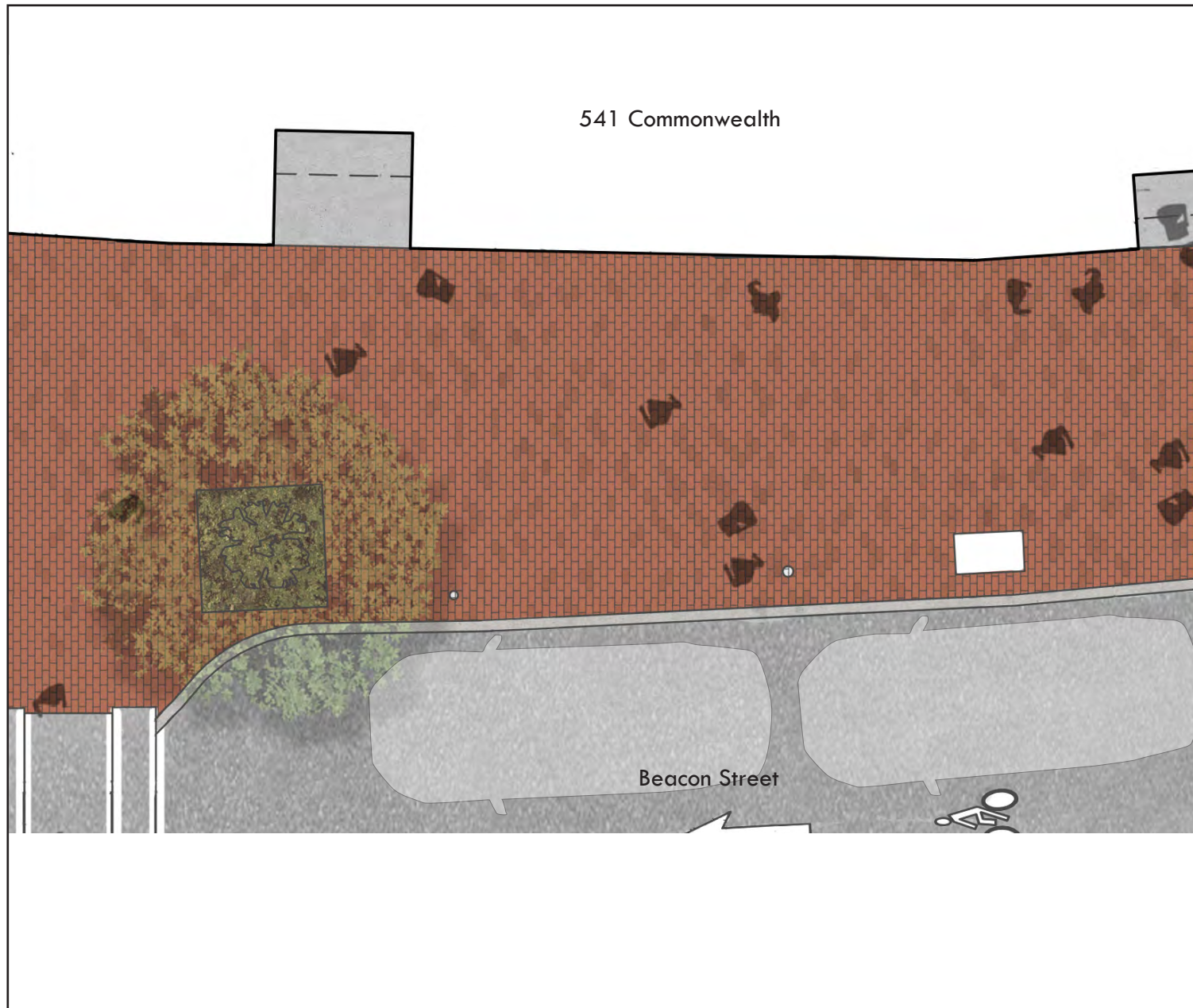
### existing conditions



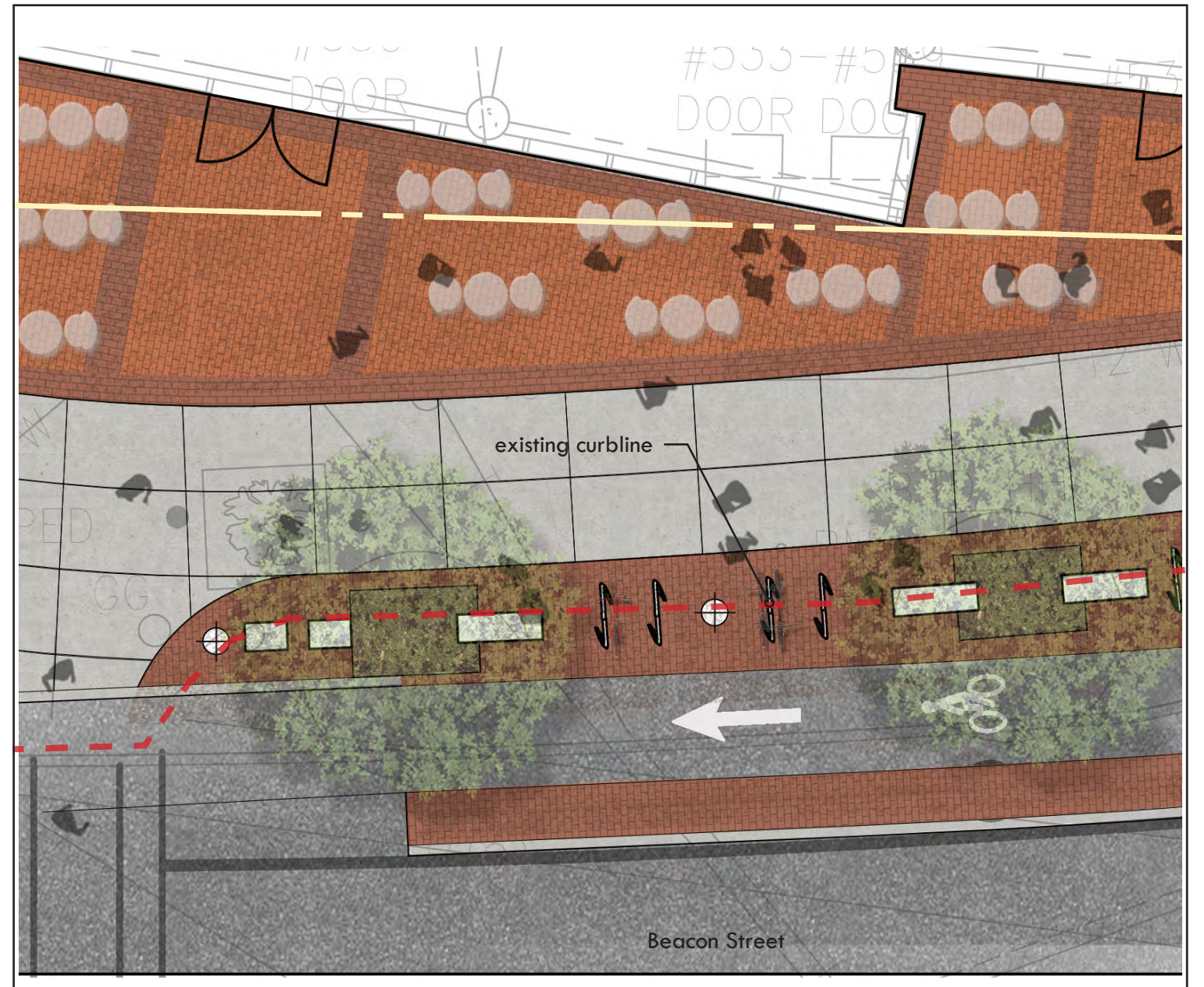
### proposed

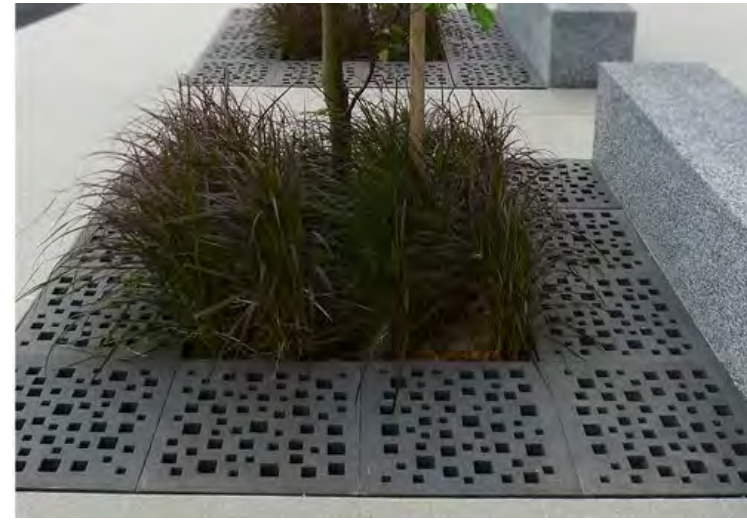


existing conditions



proposed





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