

One Kenmore Square

BCDC Subcommittee Meeting

October 22, 2019

Owner : Mark Development

Urban Design : Speck & Associates

Transportation Planning : Stantec

Architect : Studio Gang

Landscape Architect : Reed Hilderbrand

Artist : James Carpenter Design Associates

Wind Testing : RWDI



WHAT WE HEARD

Is there opportunity to make New Road more plaza like?

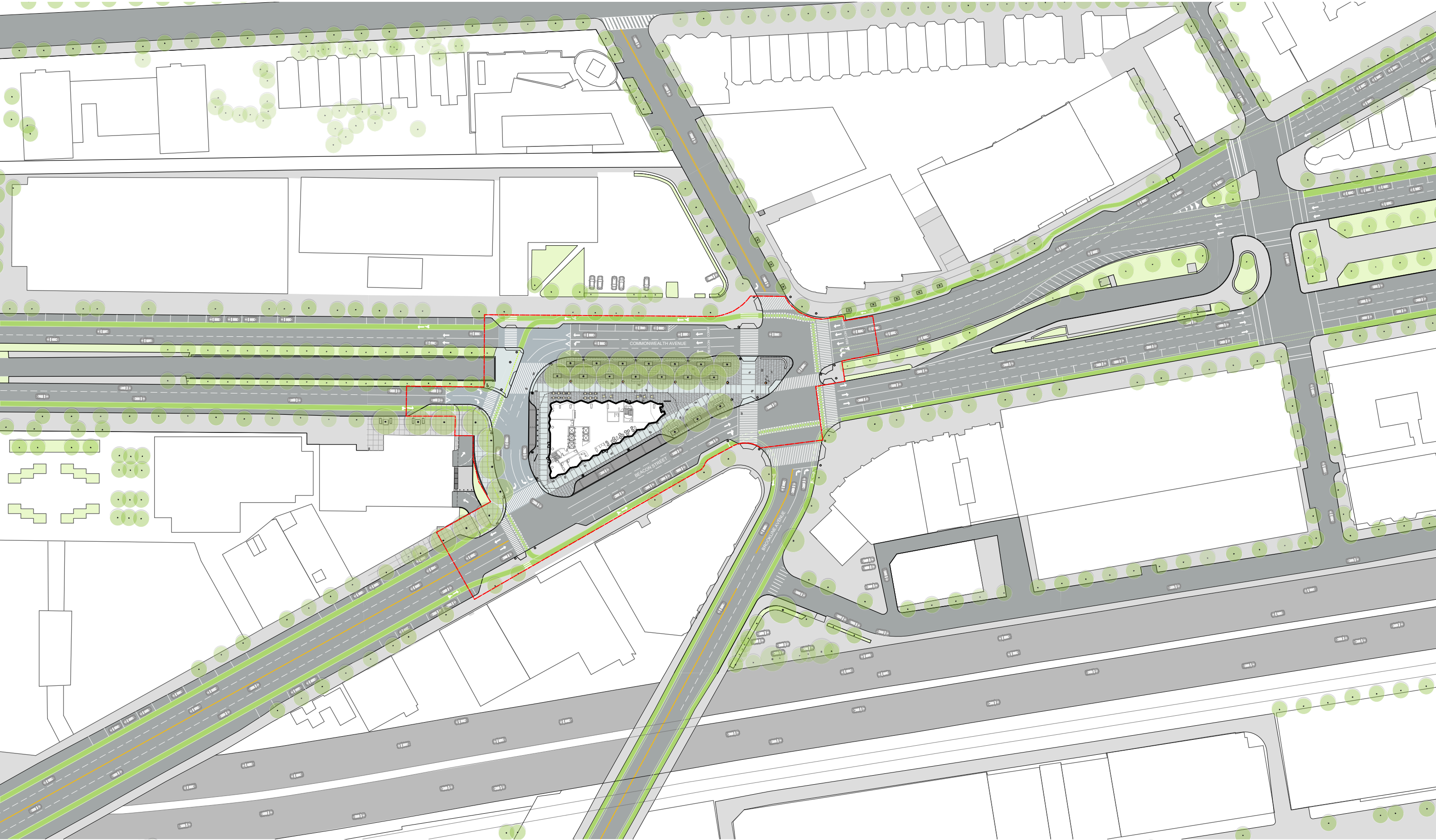
What constraints establish the building location?

How do we animate the plaza in Winter?

How do we capitalize on the wind screens as a design opportunity?

Interest in more about the expression and materiality of the building.



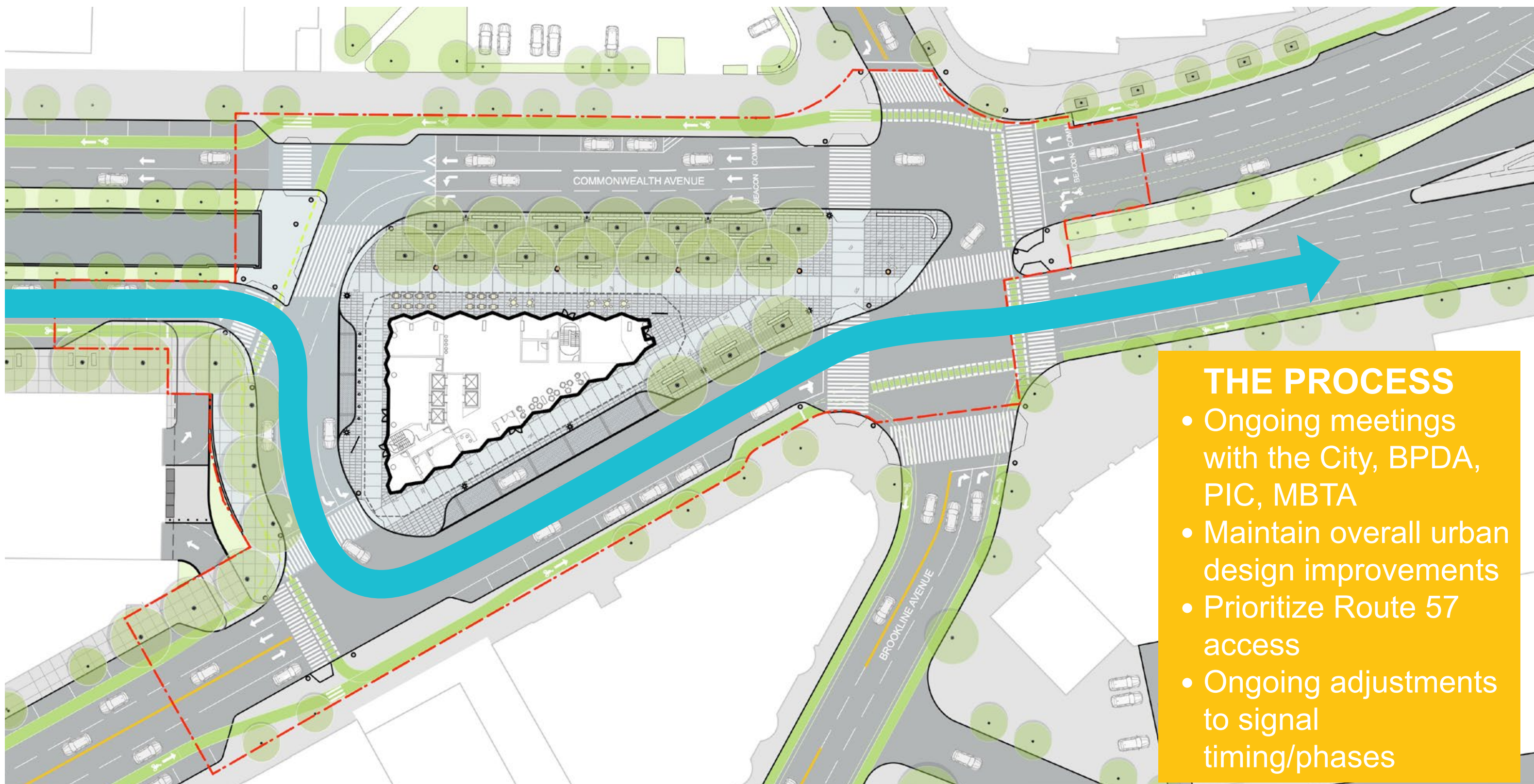


Is there opportunity to make New Road more plaza like?



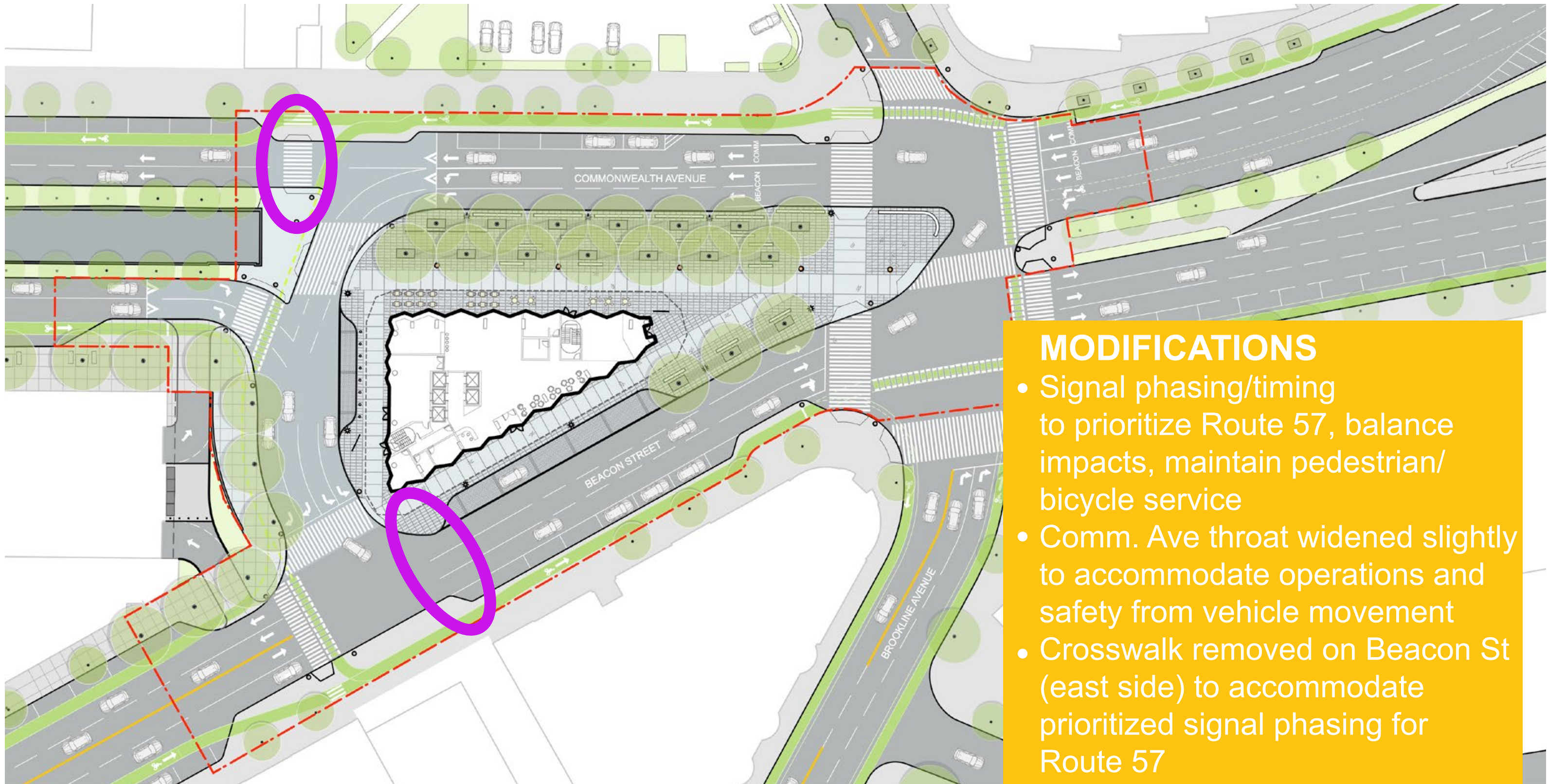


KENMORE SQUARE PUBLIC REALM / TRANSPORTATION UPDATE



THE PROCESS

- Ongoing meetings with the City, BPDA, PIC, MBTA
- Maintain overall urban design improvements
- Prioritize Route 57 access
- Ongoing adjustments to signal timing/phases

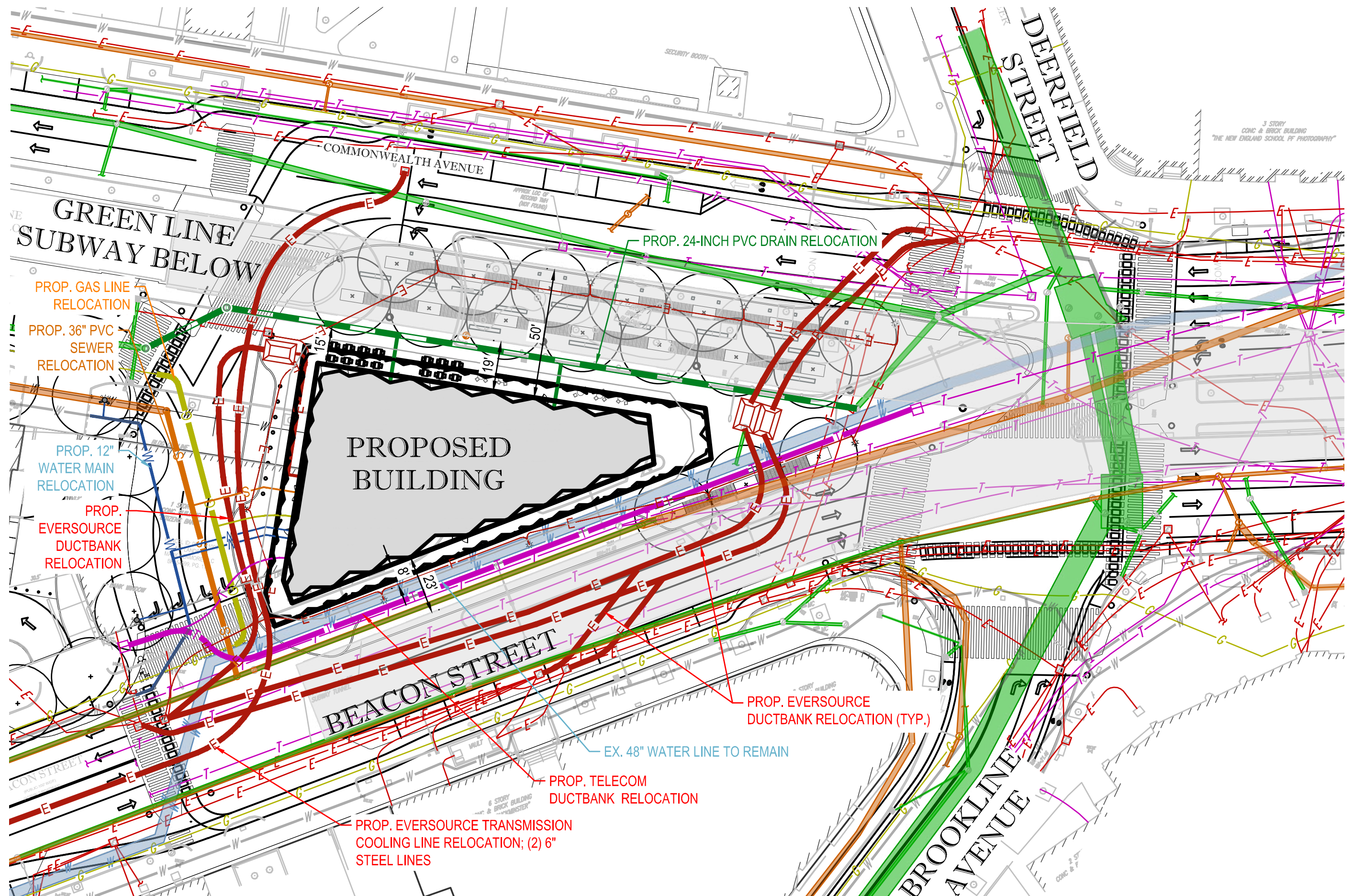


MODIFICATIONS

- Signal phasing/timing to prioritize Route 57, balance impacts, maintain pedestrian/bicycle service
- Comm. Ave throat widened slightly to accommodate operations and safety from vehicle movement
- Crosswalk removed on Beacon St (east side) to accommodate prioritized signal phasing for Route 57

What constraints establish the building location?

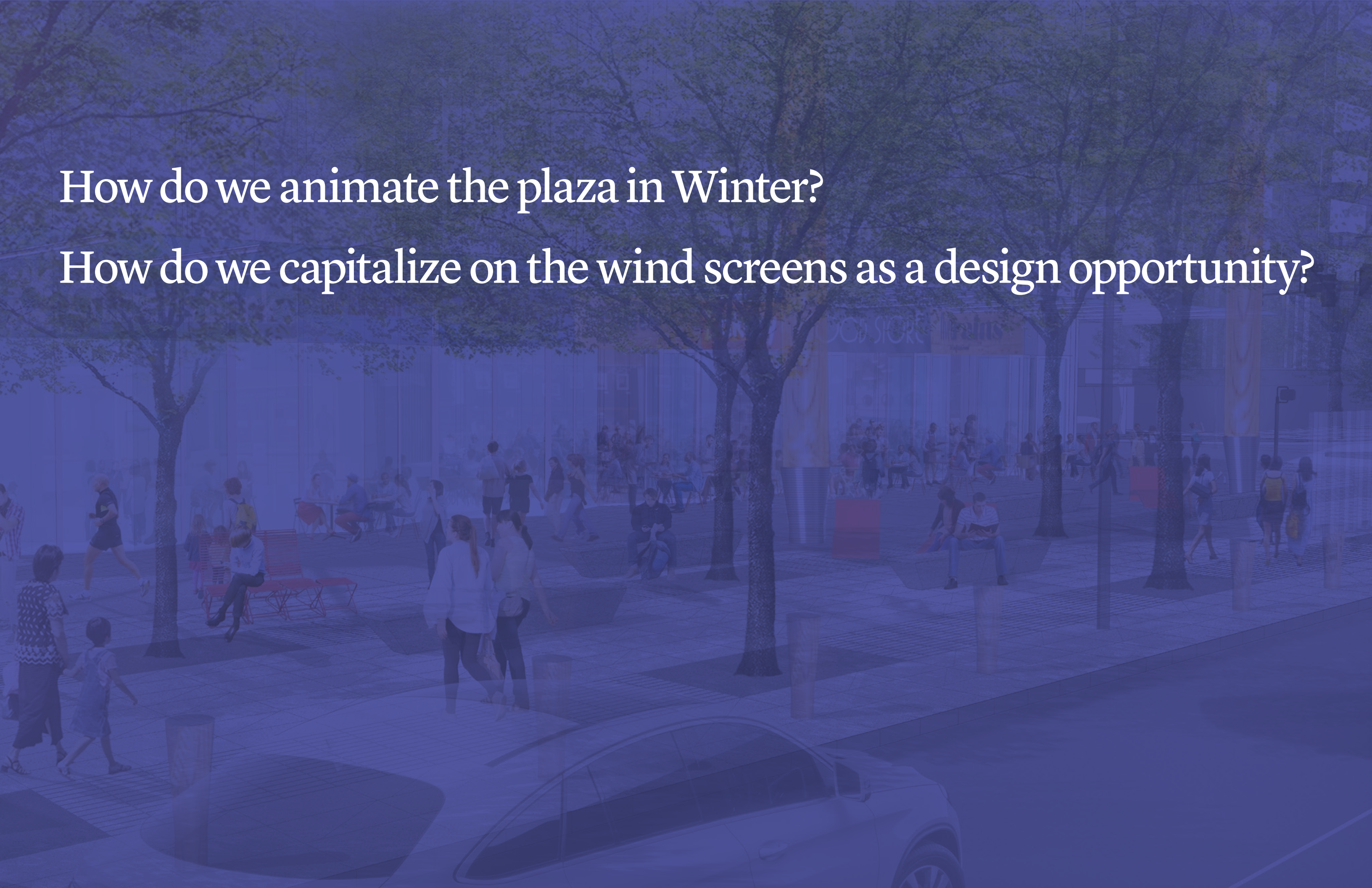


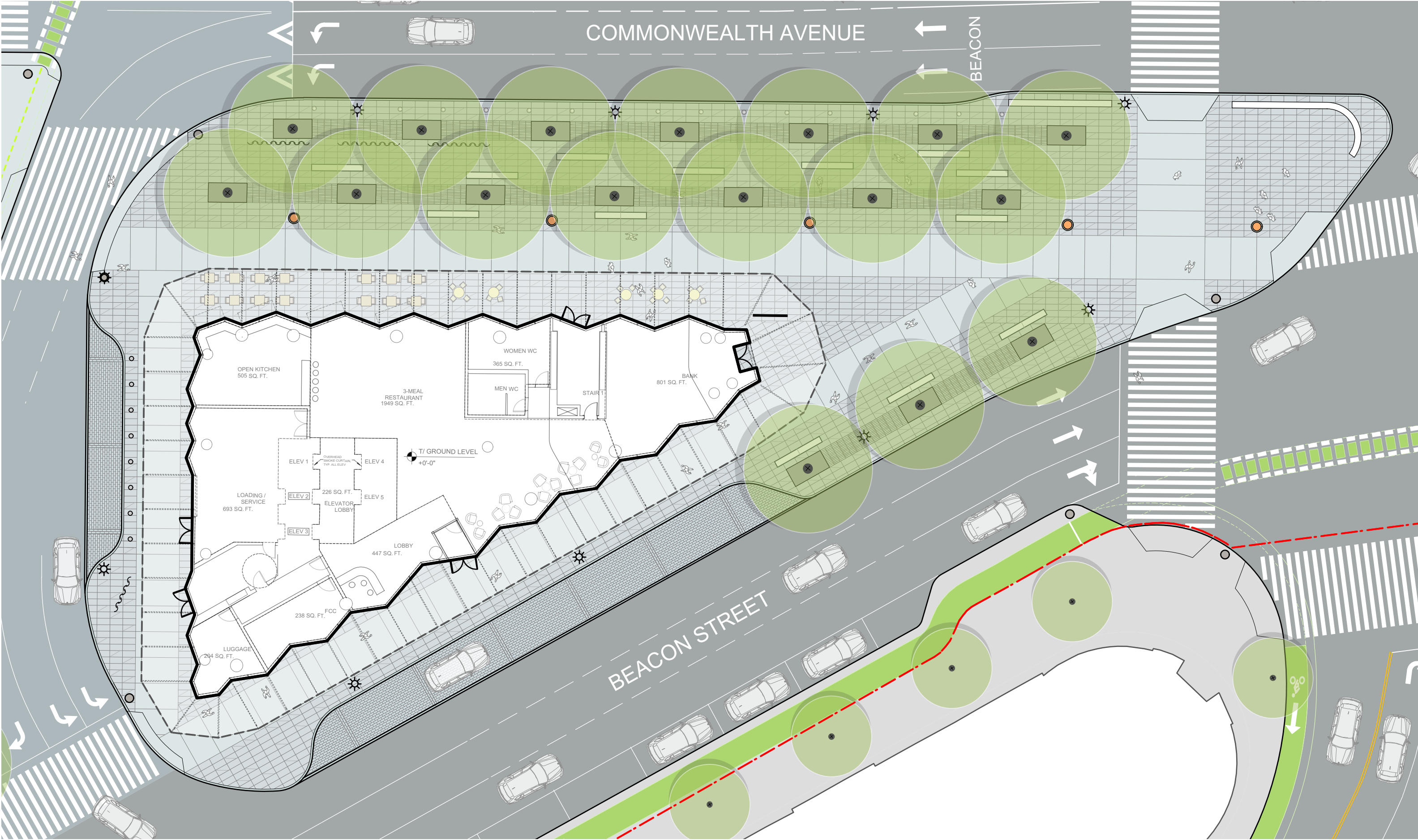


KENMORE SQUARE PUBLIC REALM / SITE CONSTRAINTS

How do we animate the plaza in Winter?

How do we capitalize on the wind screens as a design opportunity?





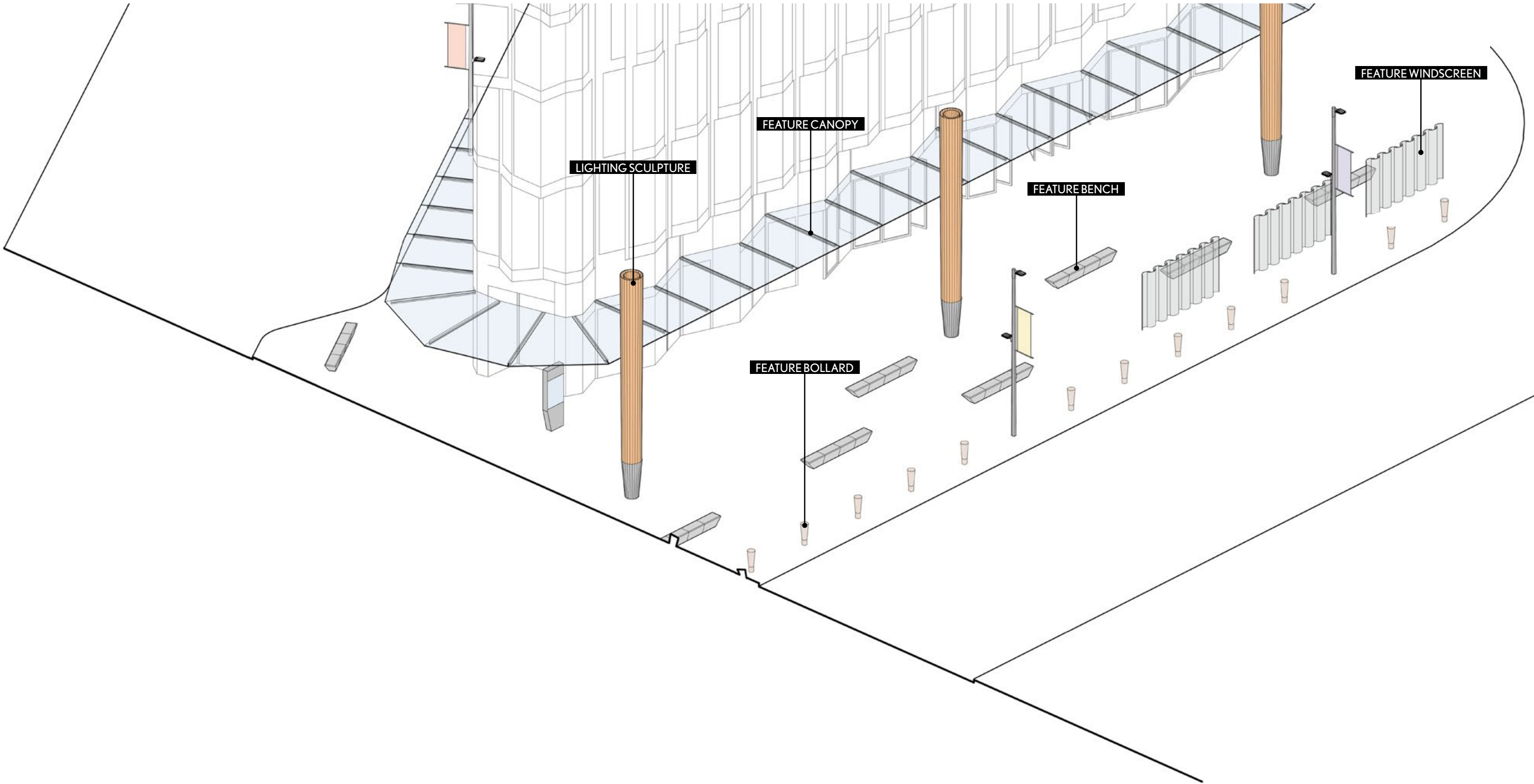
KENMORE SQUARE PUBLIC REALM / CURRENT SCHEME

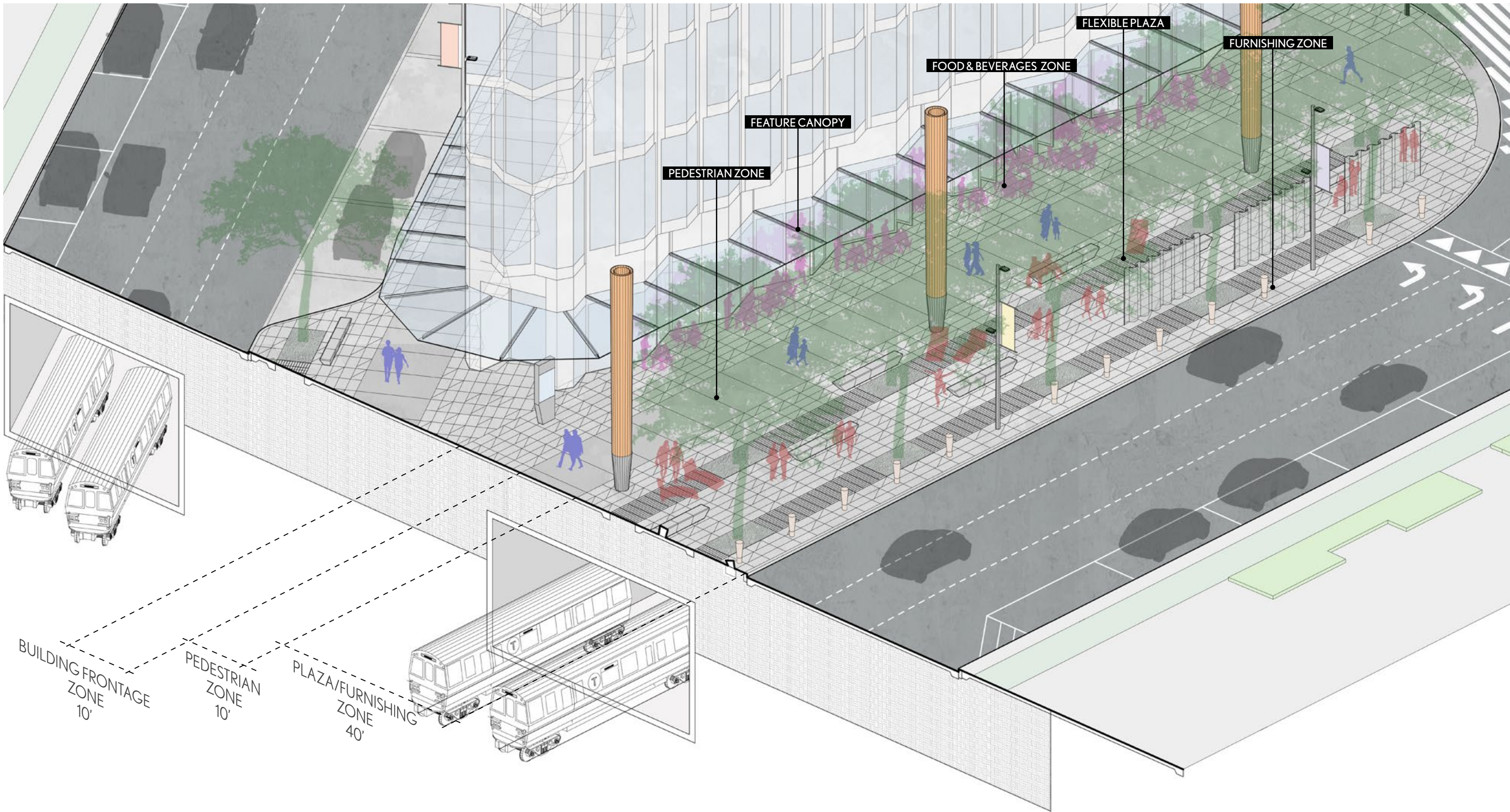


SEAPORT SQUARE, BOSTON, MA



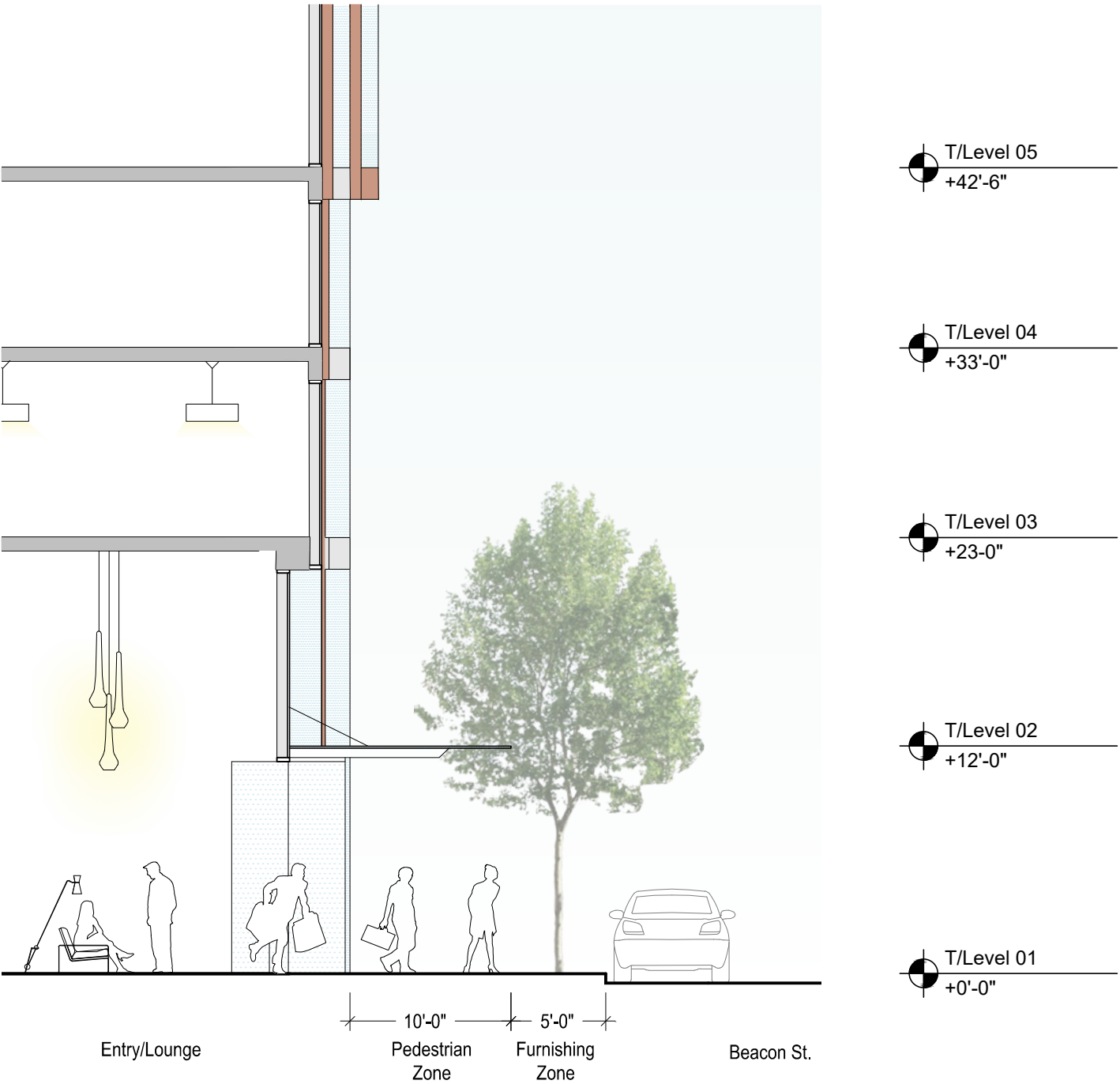
HARVARD BUSINESS SCHOOL - SCHWARTZ COMMON AND PAVILION , BOSTON, MA



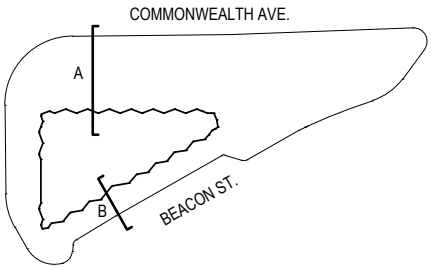




Canopy Precedents

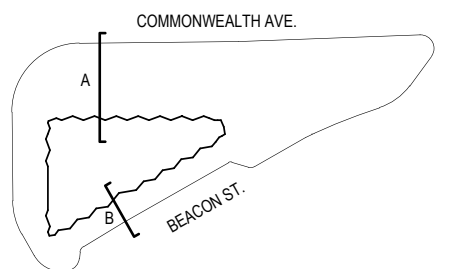


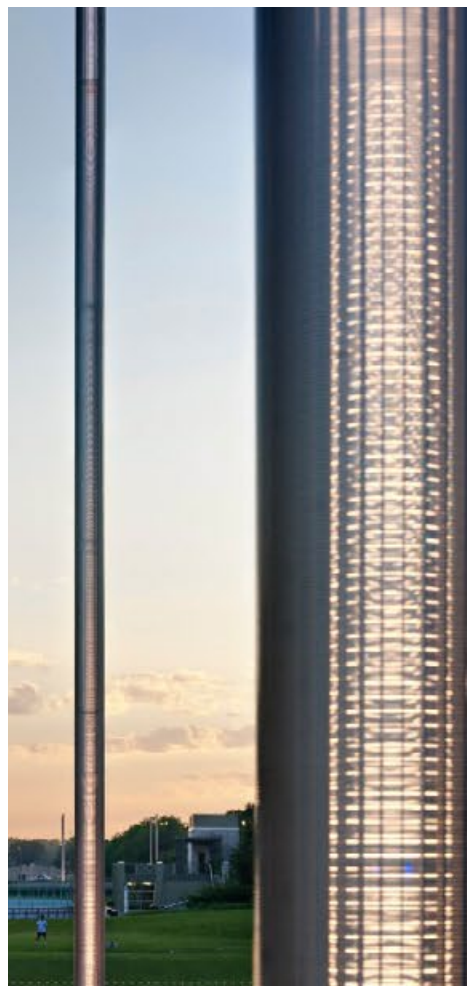
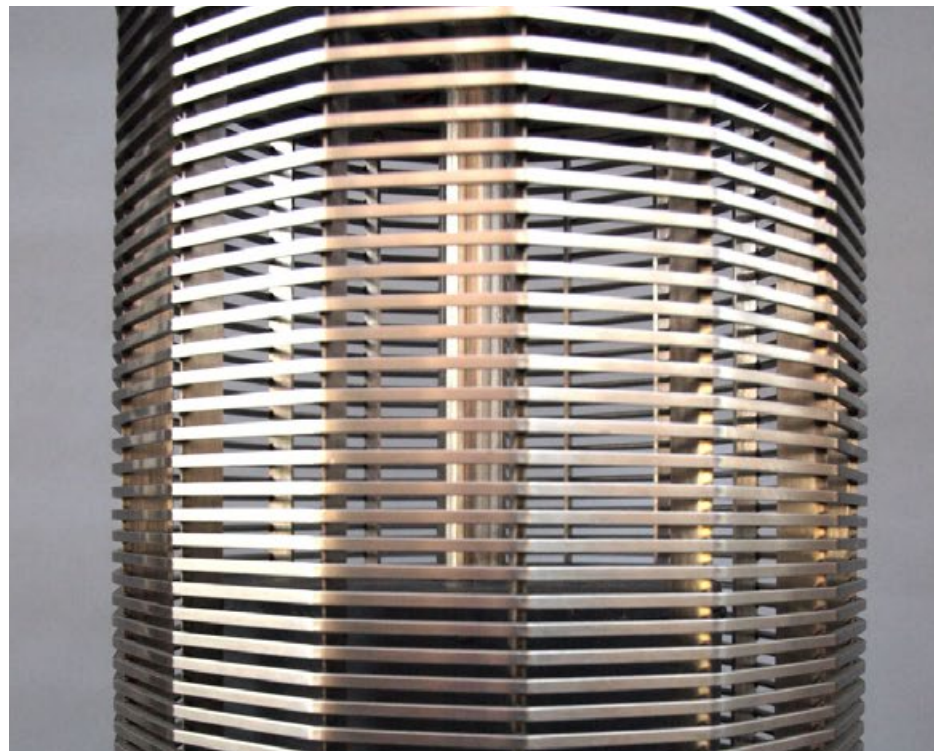
SECTION A - BEACON ST.



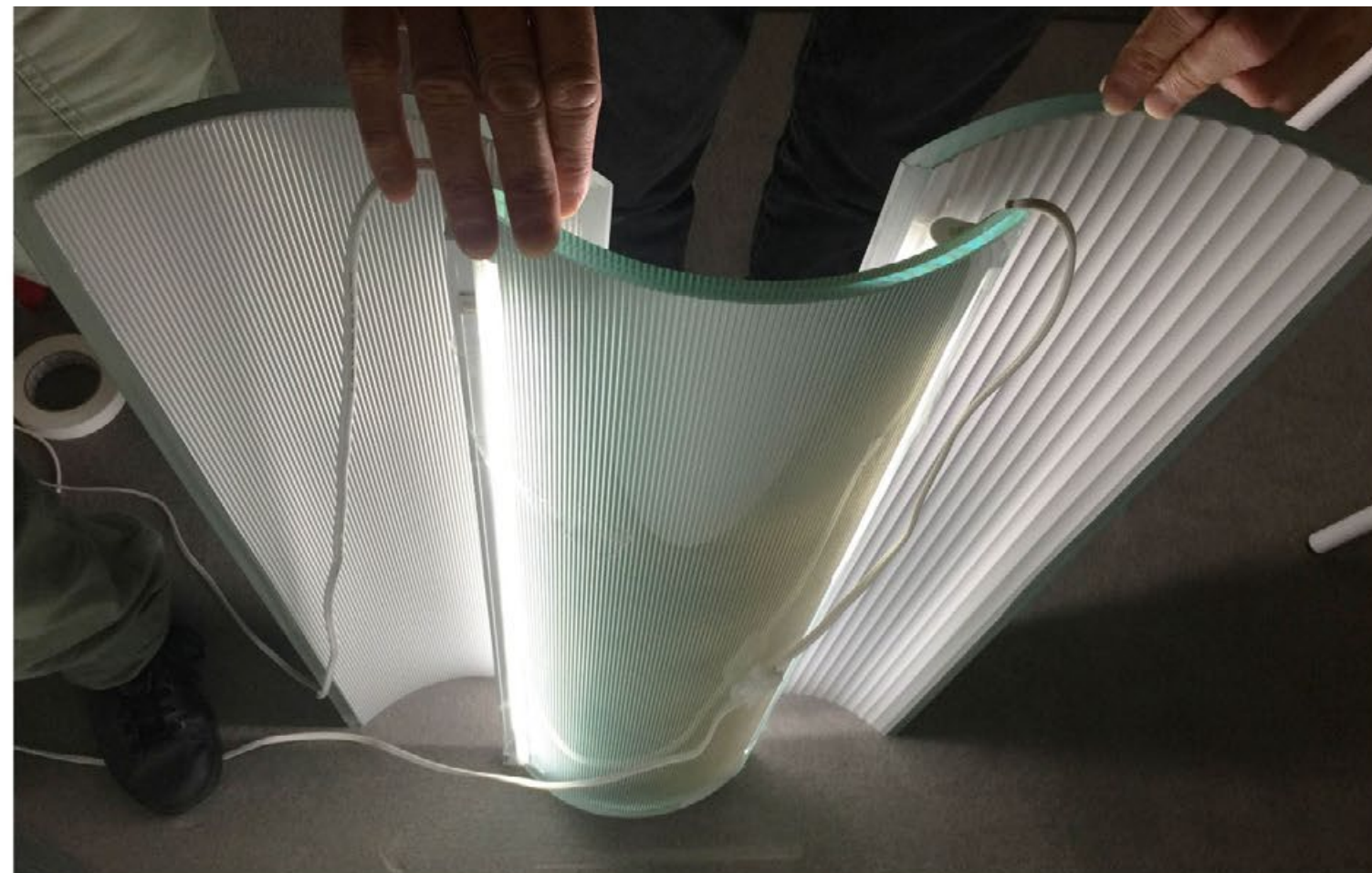
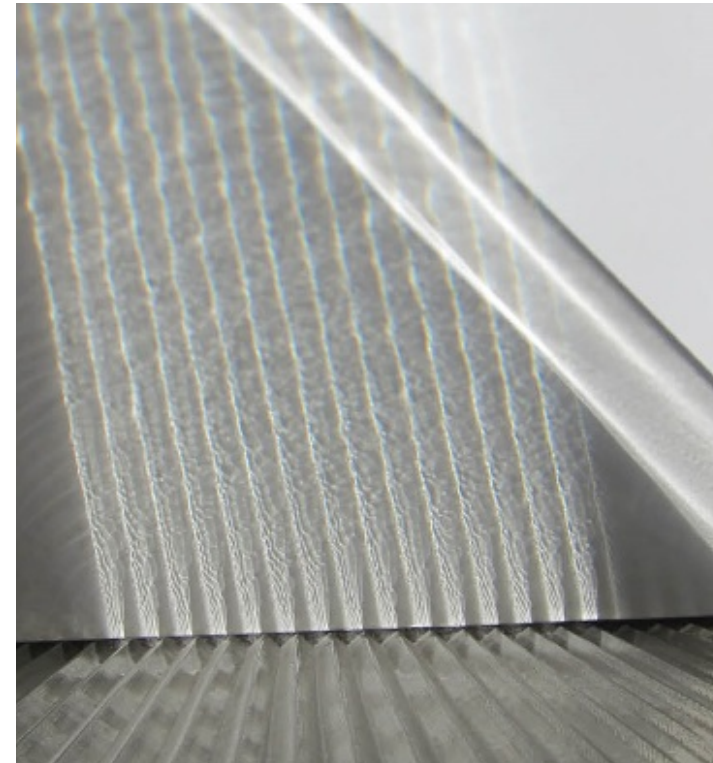


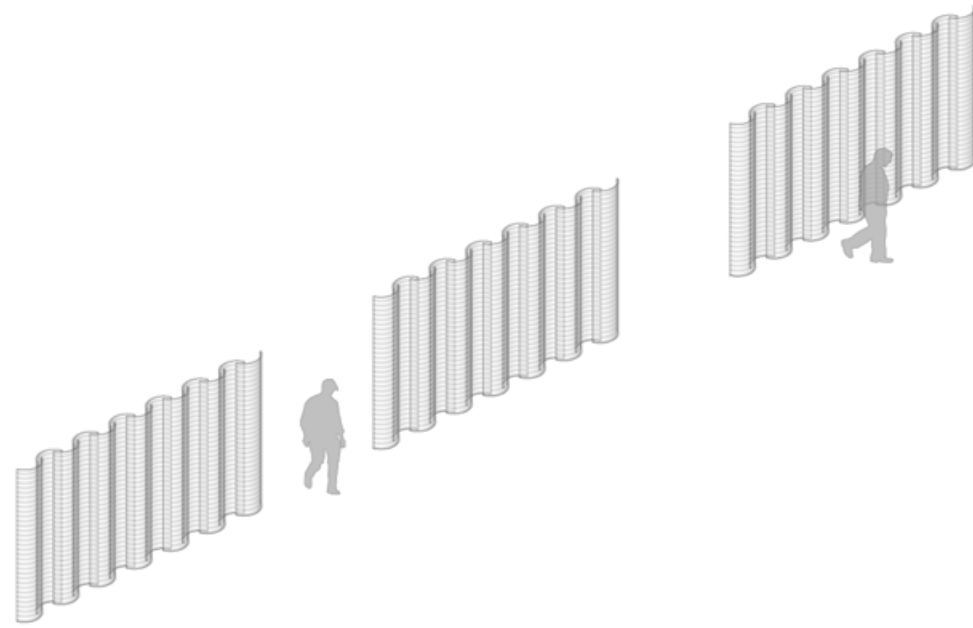
SECTION A - COMMONWEALTH AVE.





KENMORE SQUARE PUBLIC REALM / ART COMPONENT - JAMES CARPENTER DESIGN ASSOCIATES- LIGHT TOWER & BOLLARD JCDA















WE
BELIEVE
IN THE
POWER
of
**PUBLIC
ART**



AND THE POWER *of* **AUTHENTIC** EXPERIENCES



ISENBERG PROJECTS





AND THE POWER *of* SOCIAL MEDIA





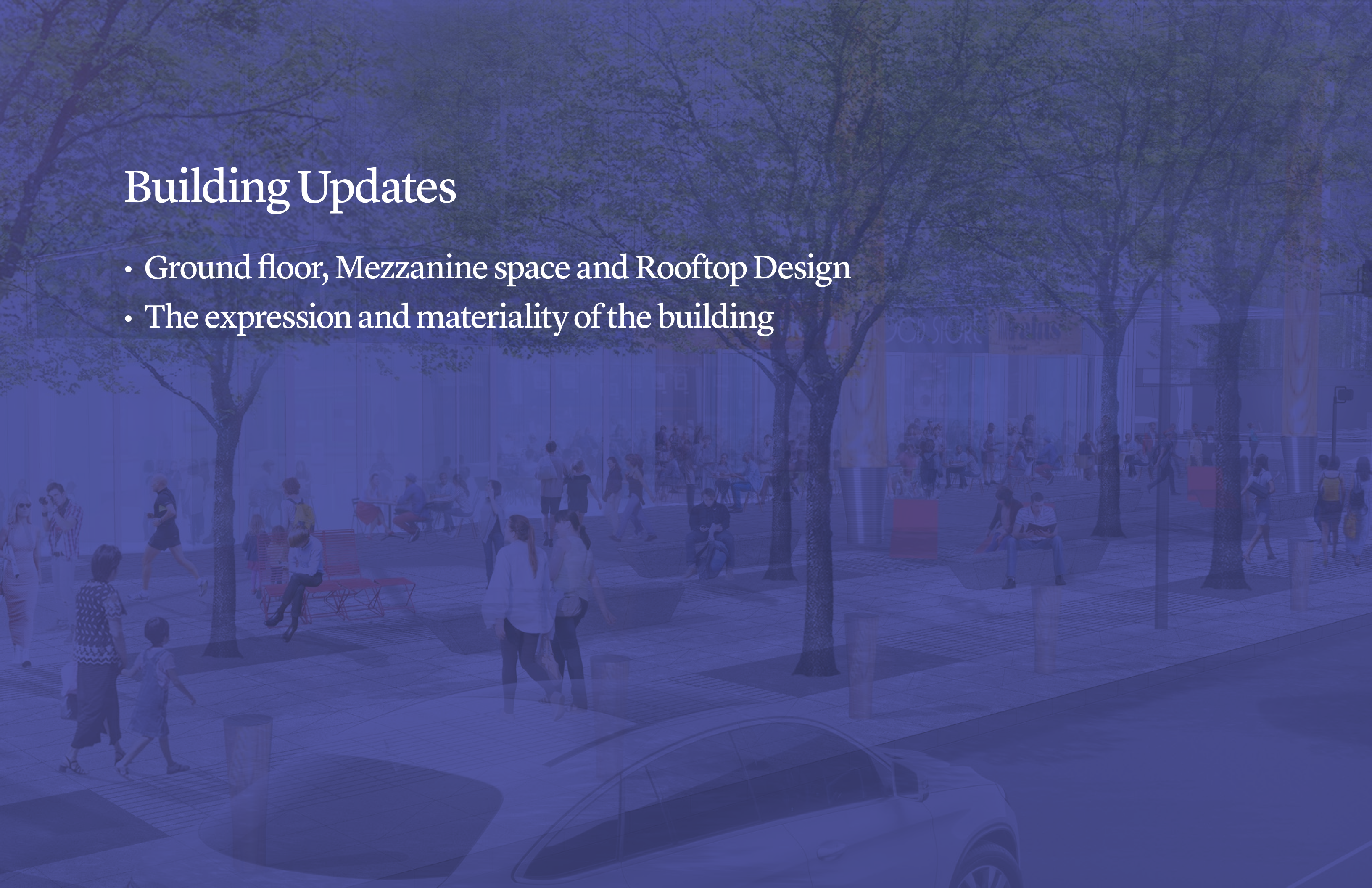
TO ORGANICALLY CREATE AND **FOSTER COMMUNITIES**

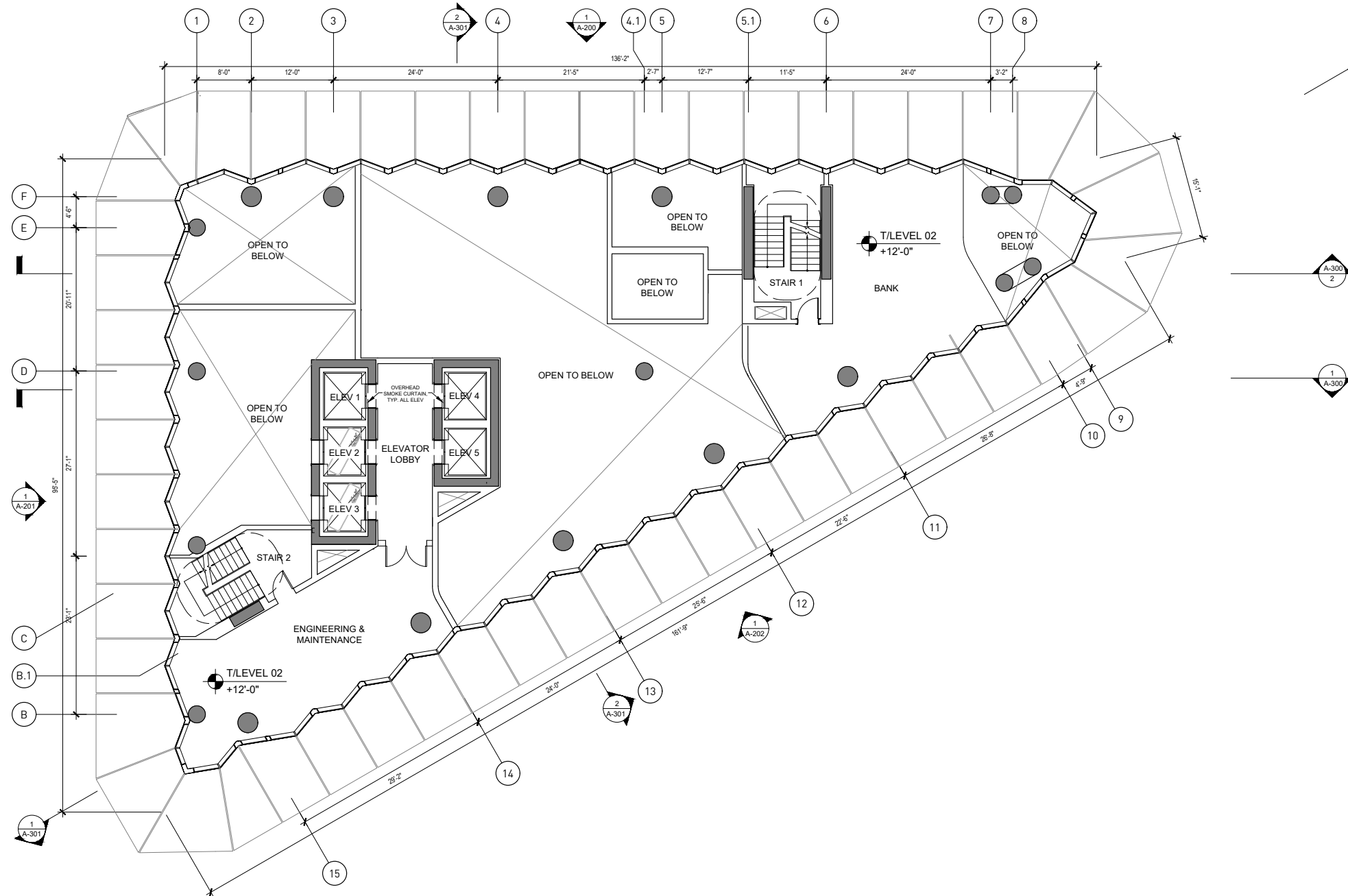
LEENBERG PROJECTS



Building Updates

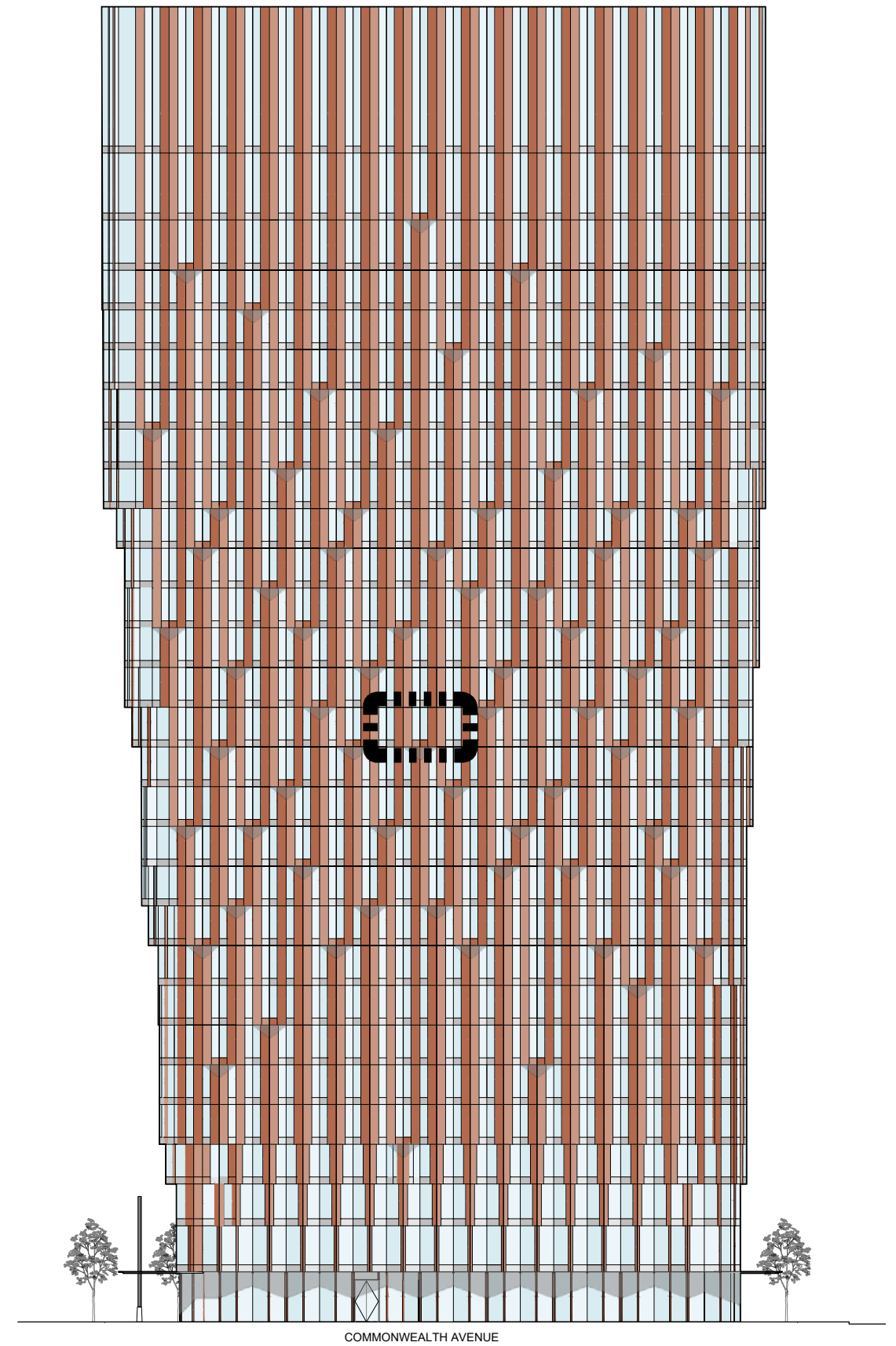
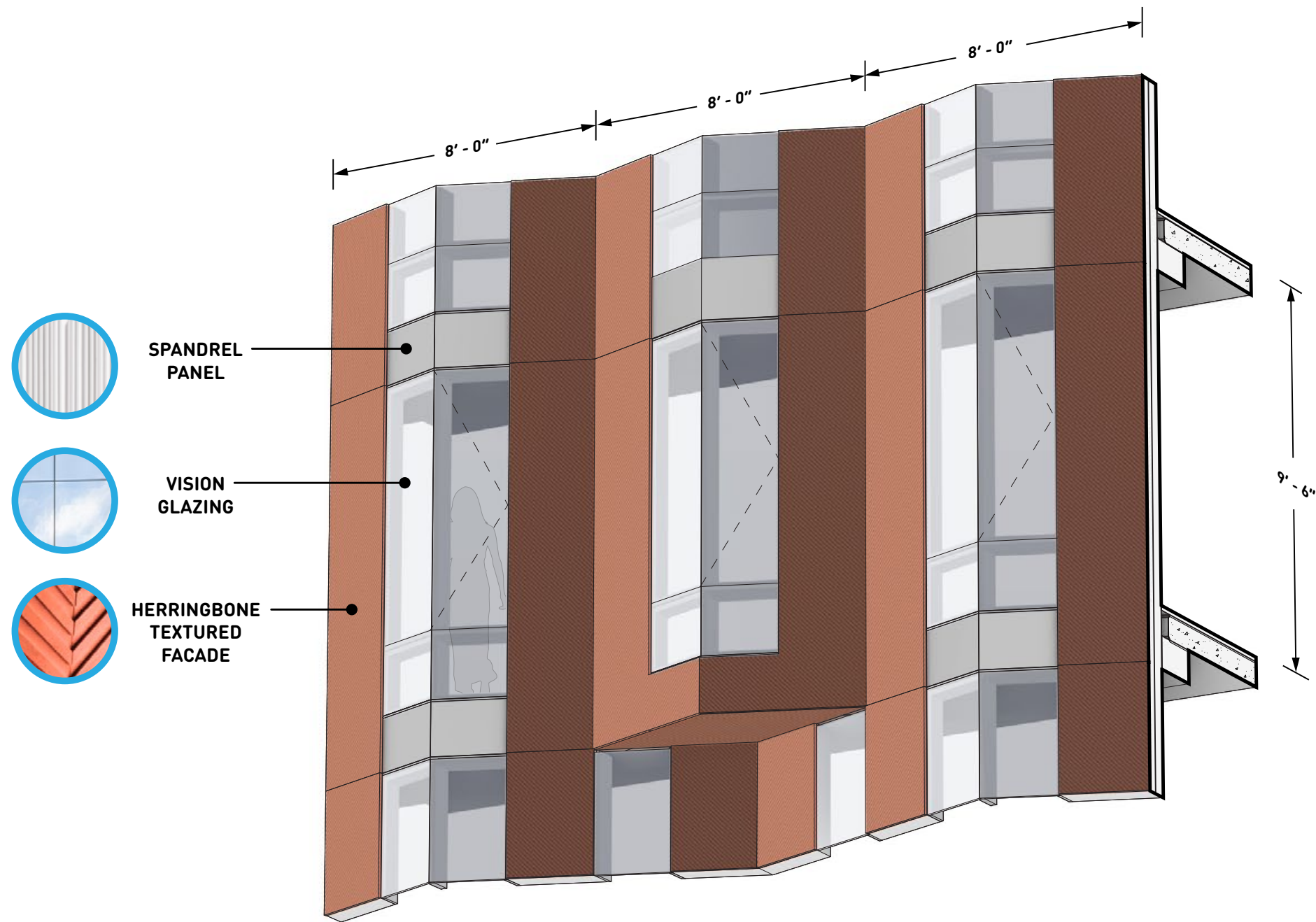
- Ground floor, Mezzanine space and Rooftop Design
- The expression and materiality of the building





L2 Plan

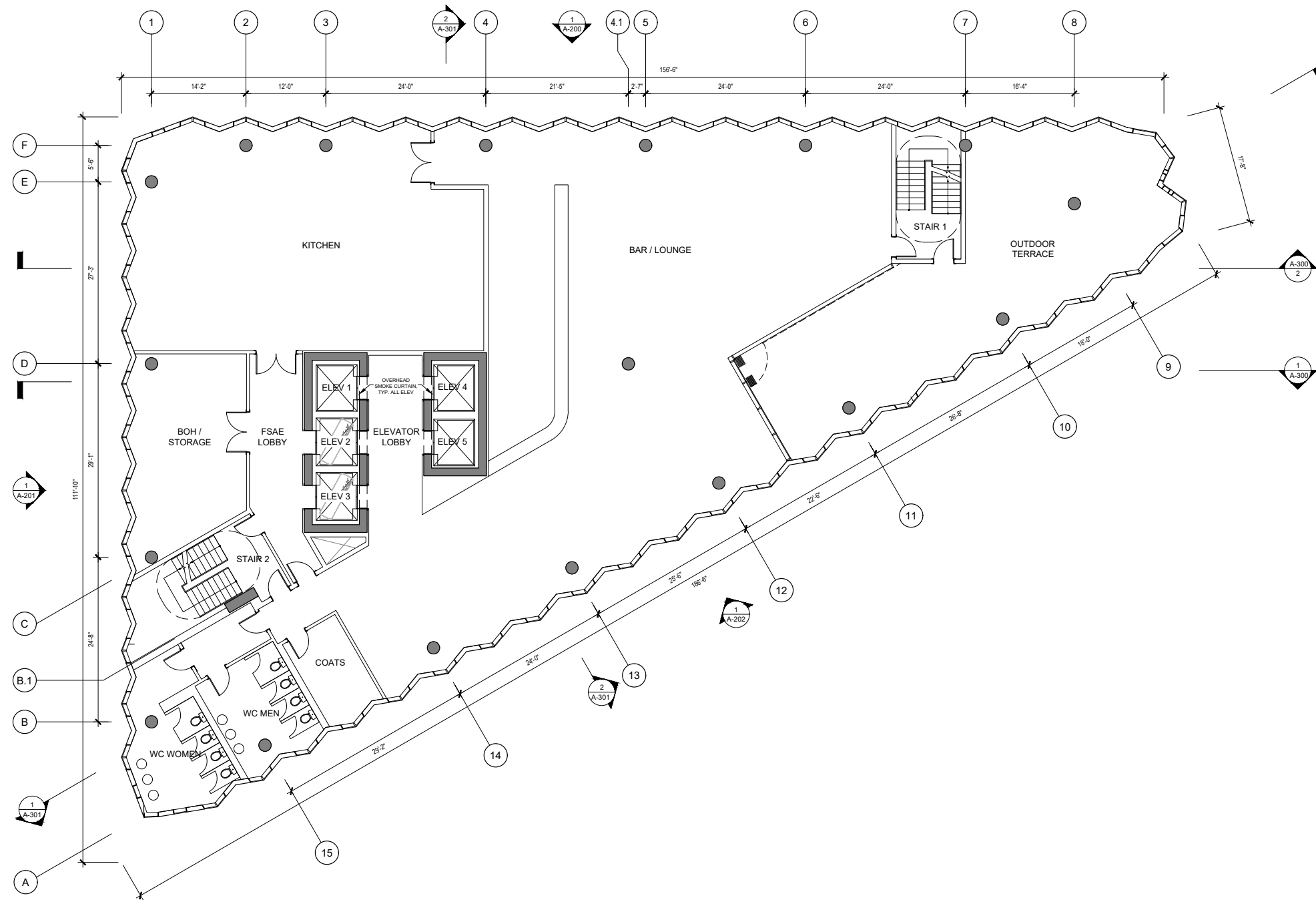
Kenmore Square
10/22/2019

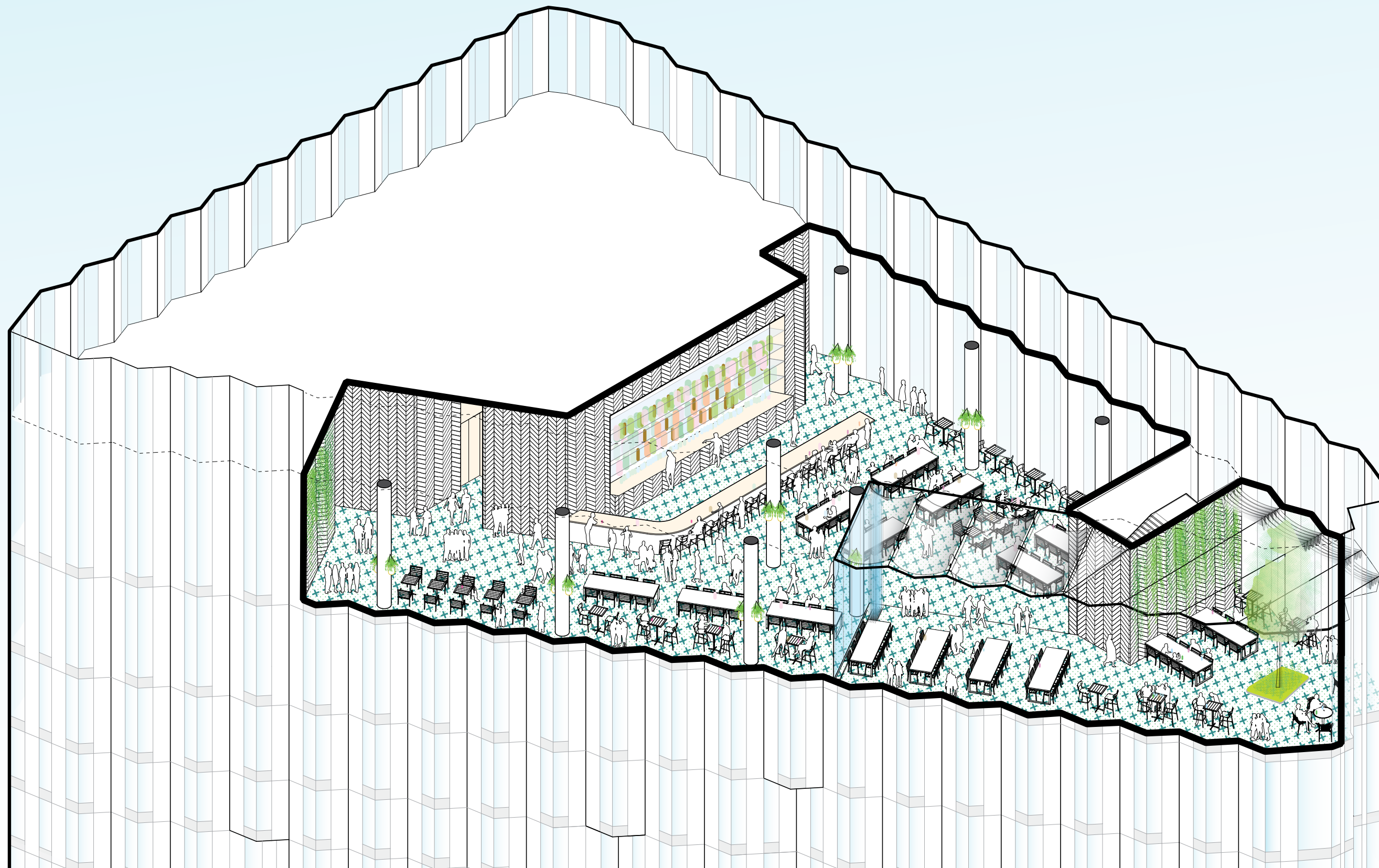


Facade Materiality

Kenmore Square
10/22/2019

STUDIO/
GANG
/ARCHITECTS





L29 Rooftop Bar and Terrace

Kenmore Square
10/22/2019

STUDIO/
GANG
/ARCHITECTS

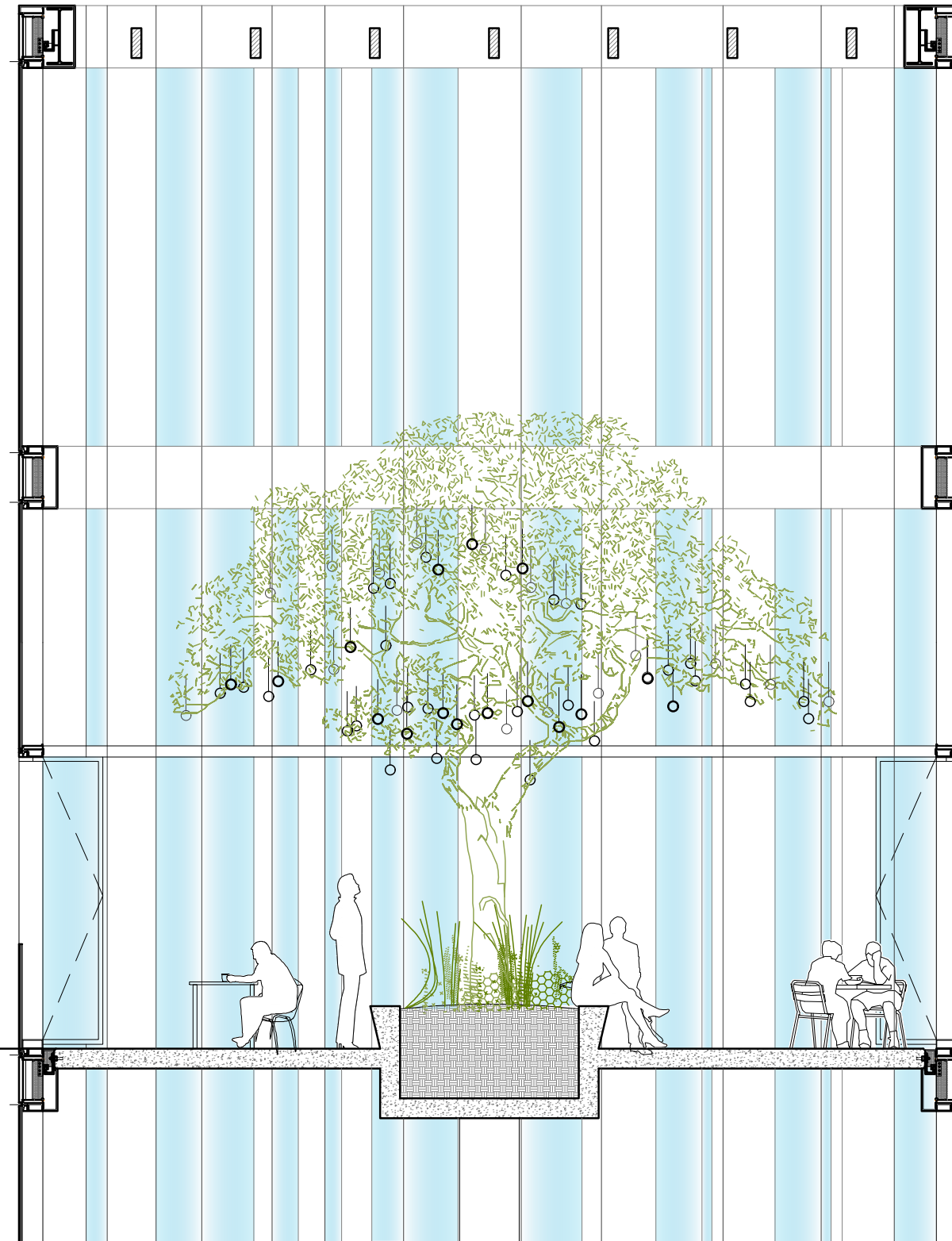
T/Level Roof
314' - 6"

15'-0"

20'-0"

10'-0"

T/Level 29
279' - 6"



L29 Rooftop Terrace Section

Kenmore Square
10/22/2019



Rooftop Bar Precedents

Kenmore Square
10/22/2019

STUDIO/
GANG
/ARCHITECTS



View West w/Future Developments
Kenmore Square