

# 60 Kilmarnock Street

BPDA Board Meeting

January 17, 2019



live

**\$6M**

**IDP Contribution**

- 37 on-site IDP units
- \$100,000 to Ramler Park



work

**481**

**Construction Jobs**

- Permanent retail and building management jobs



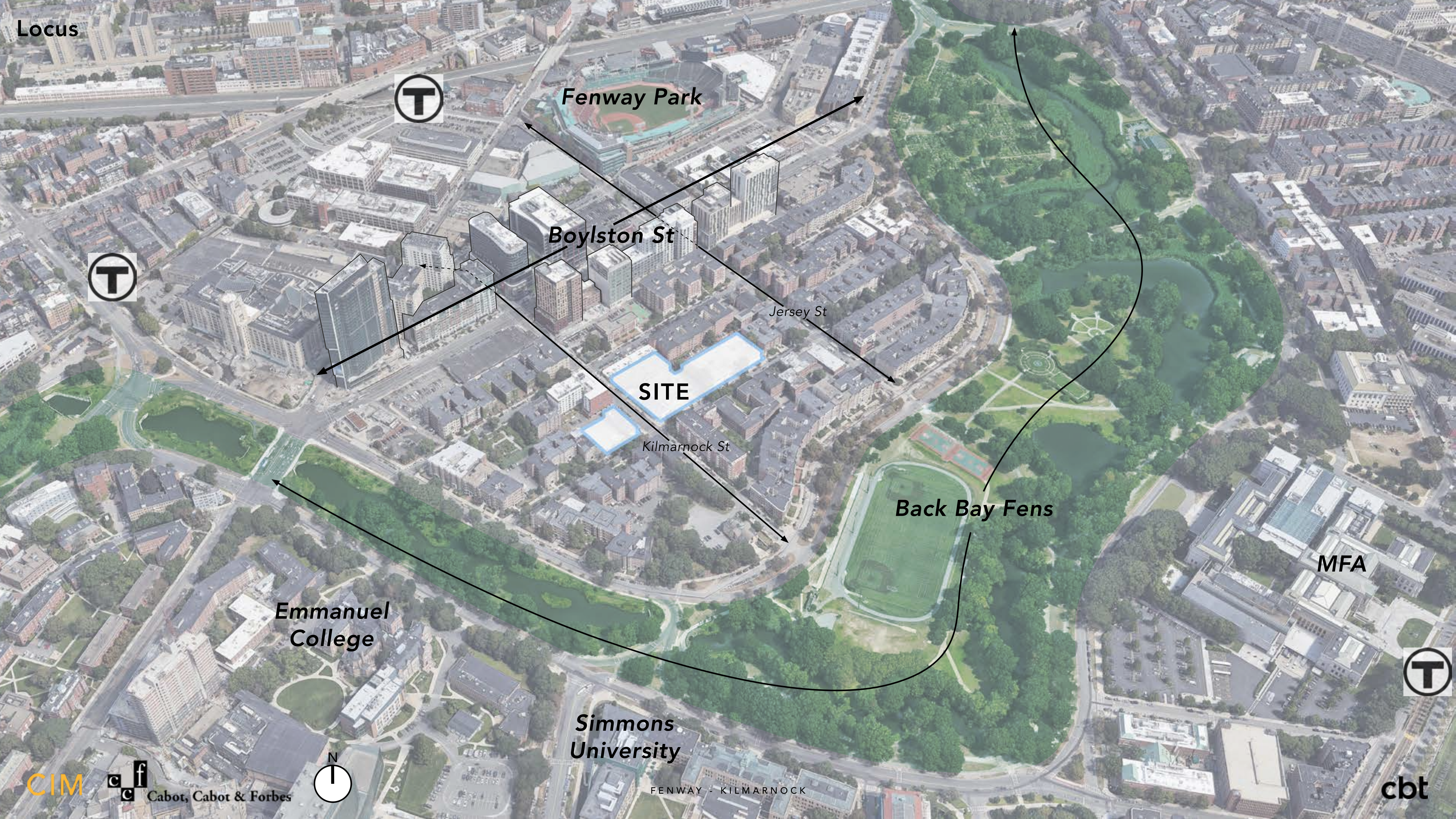
connect

**1,100 sf**

**K Street Clubhouse**

- \$20,000 to Operation PEACE
- \$10,000 to Fenway Community Center





Locus



Fenway Park

Boylston St

Jersey St

SITE

Kilmarnock St

Back Bay Fens

MFA

Emmanuel College

Simmons University

FENWAY - KILMARNOCK



CIM



Cabot, Cabot & Forbes

cbt



**Context**  
Site Location



Peterborough Street

Jersey Street

**74,263 SF**

**19,689 SF**

200'

420'

140'

Kilmarnock Street

Queensberry Street





# Context Photos



Kilmarnock Street Character



Queensberry Street Character





# Site Photos









# Context

Fenway Open Space Network





**EAST BLDG. 1**

8 STORIES  
1 BASEMENT PARKING LEVEL (58 SPACES)  
244 RESIDENTIAL UNITS  
233,000 GSF

**EAST BLDG. 2**

8 STORIES  
1 BASEMENT PARKING LEVEL (58 SPACES)  
114 RESIDENTIAL UNITS  
126,080 GSF

**WEST BLDG.**

8 STORIES  
1 BASEMENT PARKING LEVEL (58 SPACES)  
77 RESIDENTIAL UNITS  
90,800 GSF

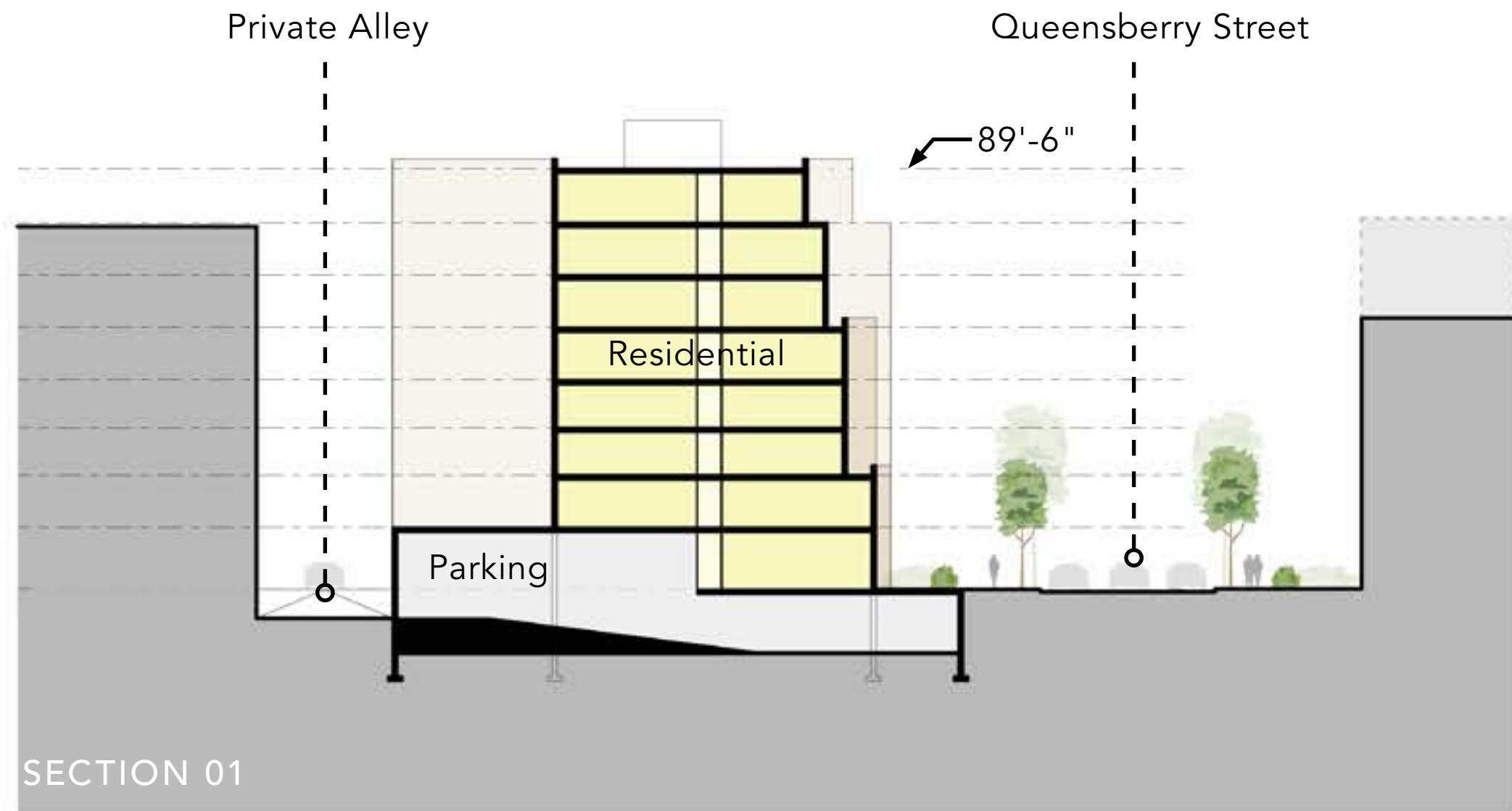


# Ground Floor Plan

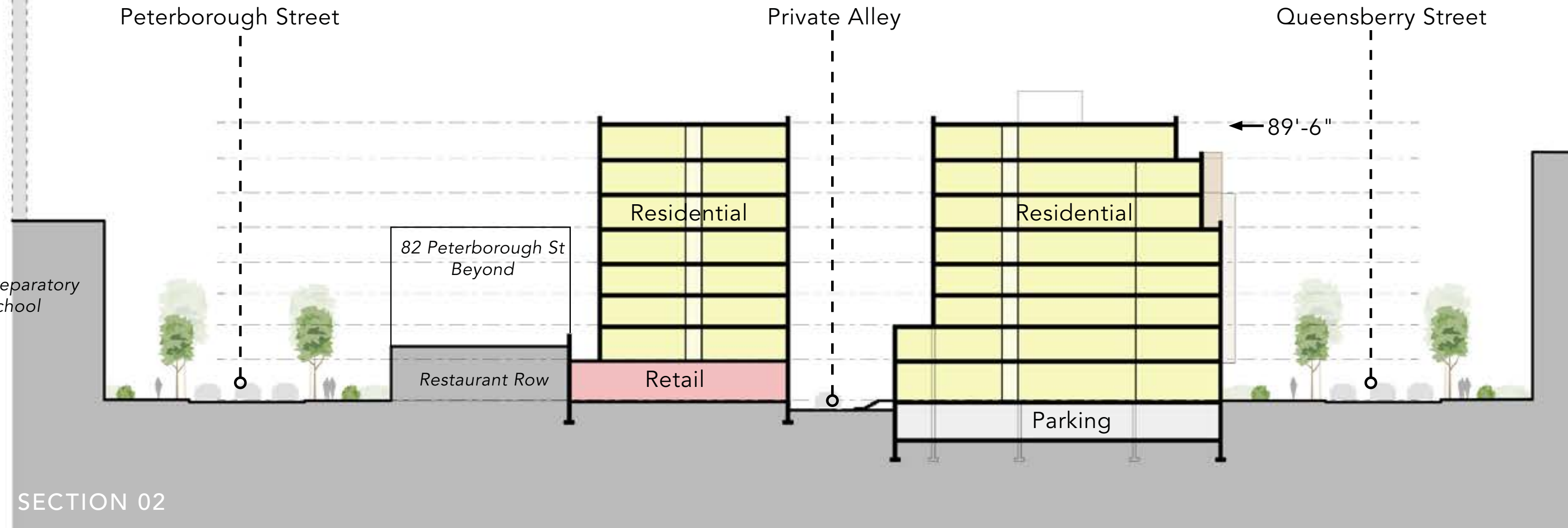




# Typical Section

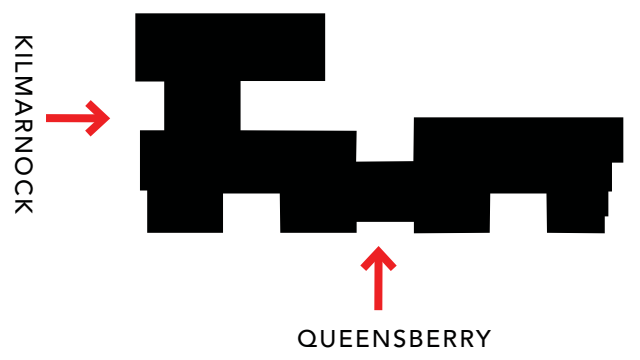


←195'  
Boylston  
Height

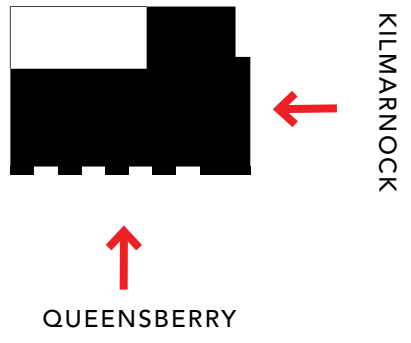




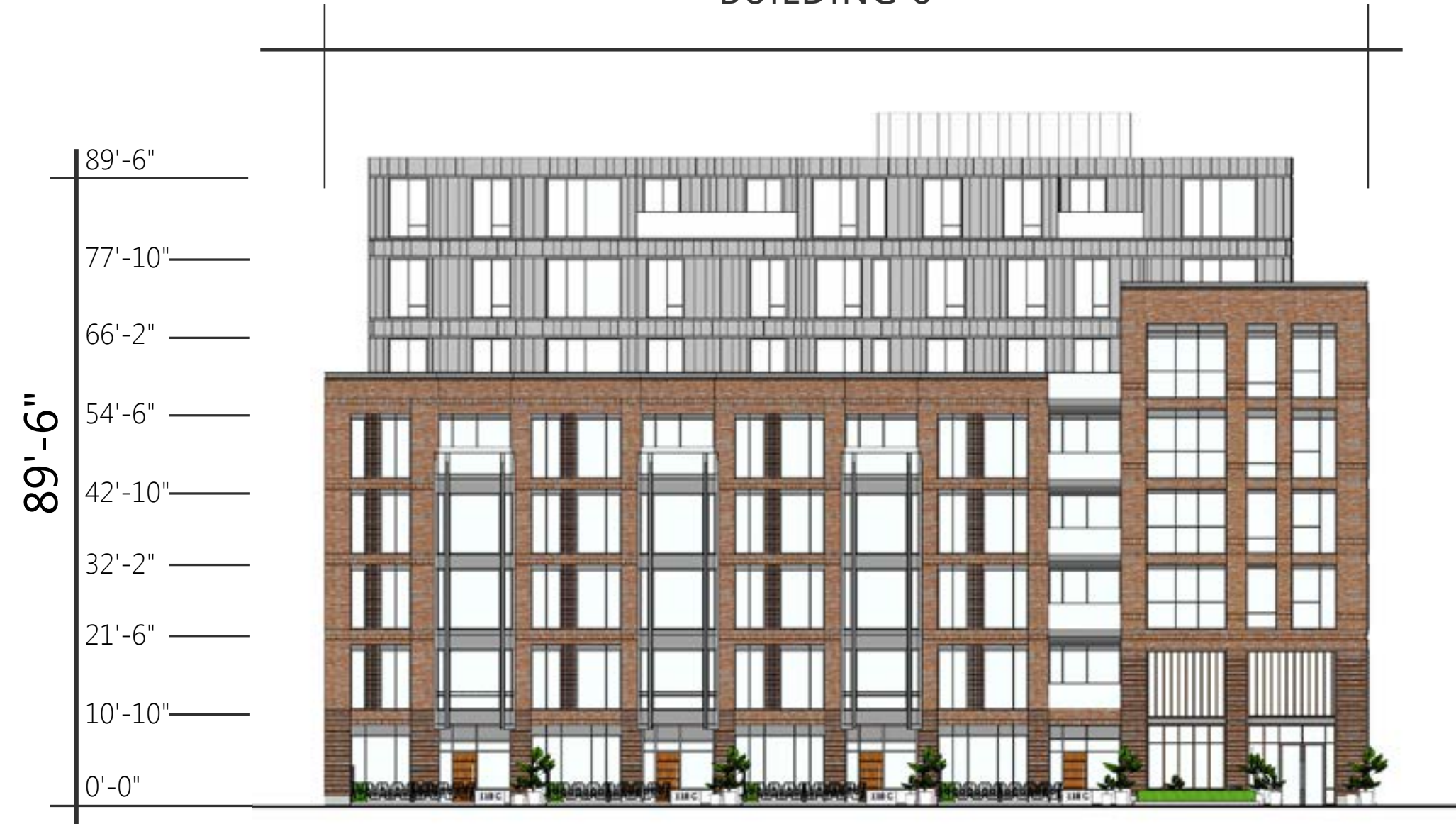
# Queensbury/Kilmarnock Elevation





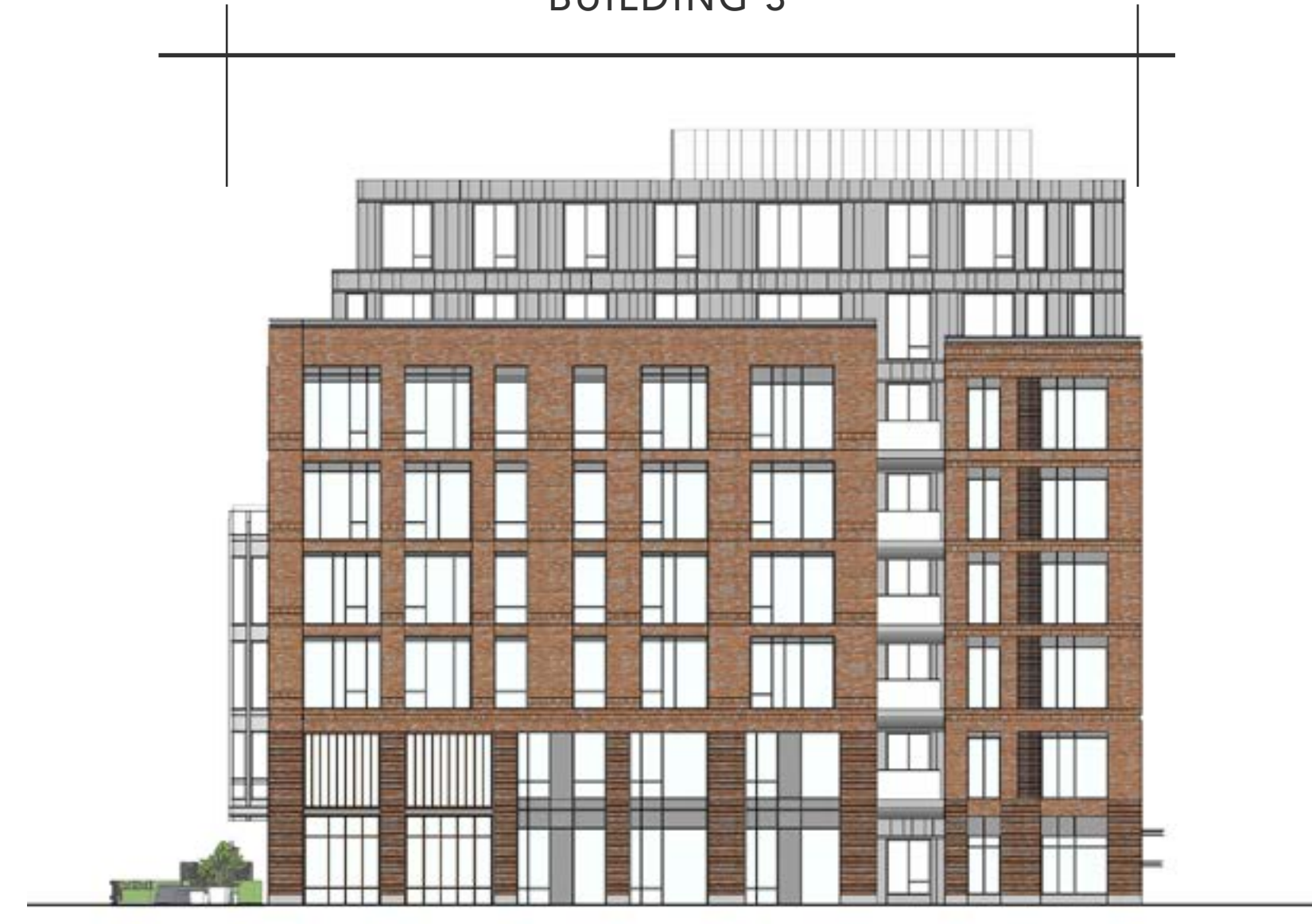


BUILDING 3



QUEENSBERRY

BUILDING 3



KILMARNOCK STREET



East Building 1 and 2  
View East along Queensberry





**East Building 2**  
Residential Entry and Courtyard





East Building 1 and 2  
View West along Queensberry





**East Building**  
Residential Entry and Courtyard



**BUILDING 1 - COURTYARD**

HALVORSON DESIGN  
PARTNERSHIP



**East Building 1**  
Private Alley Environment Entrance





East Building 1 and 2  
Private Alley Environment





East Building 1  
Peterborough Facade







**West Building**  
View along Queensberry and Kilmarnock



West Building  
View East along Queensberry

# THANK YOU





## Community Benefits

- **\$6,000,000** towards Newcastle/Saranac
- 37 onsite **IDP units**
- **K Street** interim location during construction and long-term lease within completed project
- Improvements to Kilmarnock and Queensberry **streetscapes**
- Improvements to **alleyways**
- Financial contribution towards **Ramler Park**
- Financial contribution towards **Operation P.E.A.C.E.**
- Financial contribution towards **Fenway Community Center**
- 500 new construction **jobs** and multiple permanent property management and retail **jobs** onsite





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