





























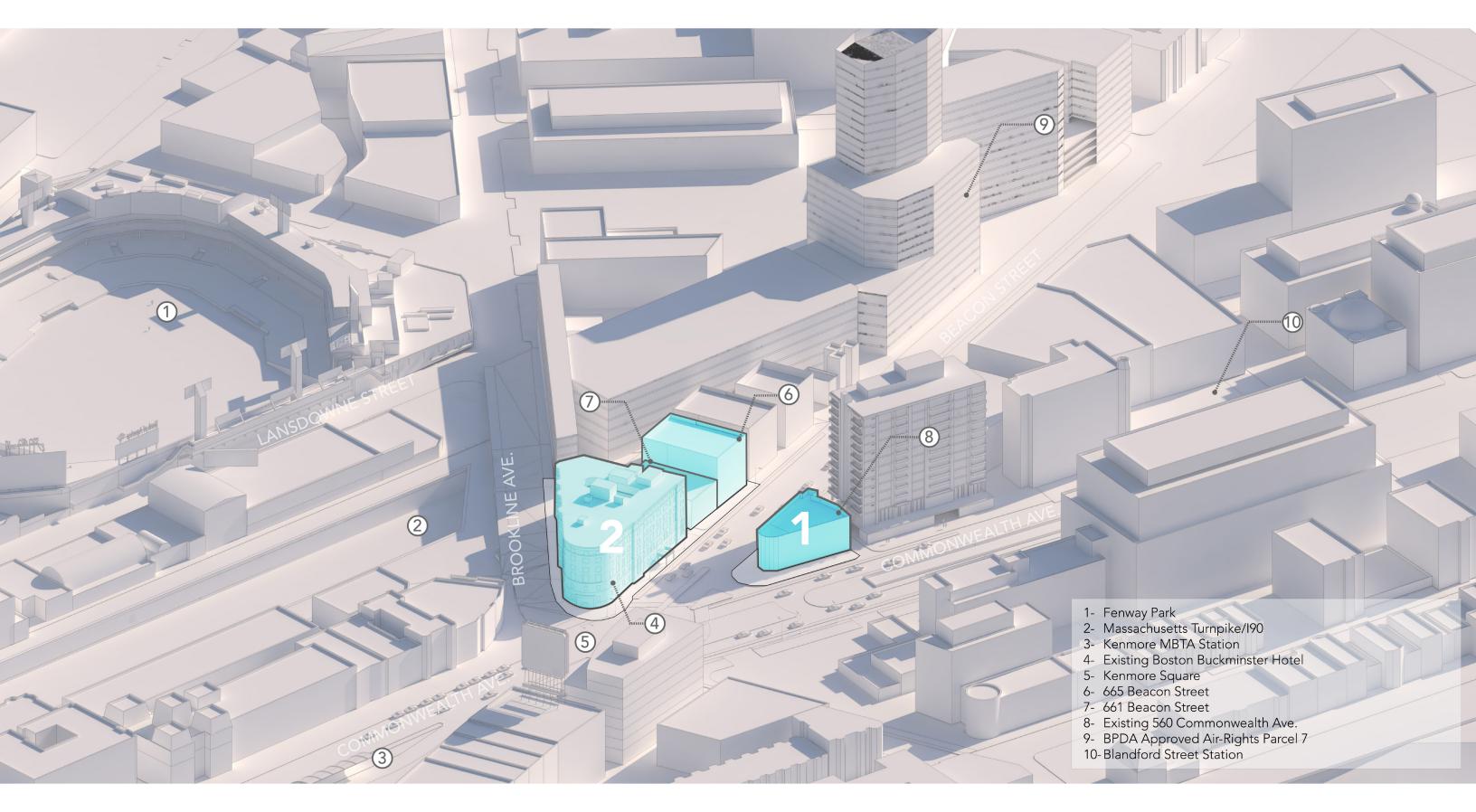








EXISTING



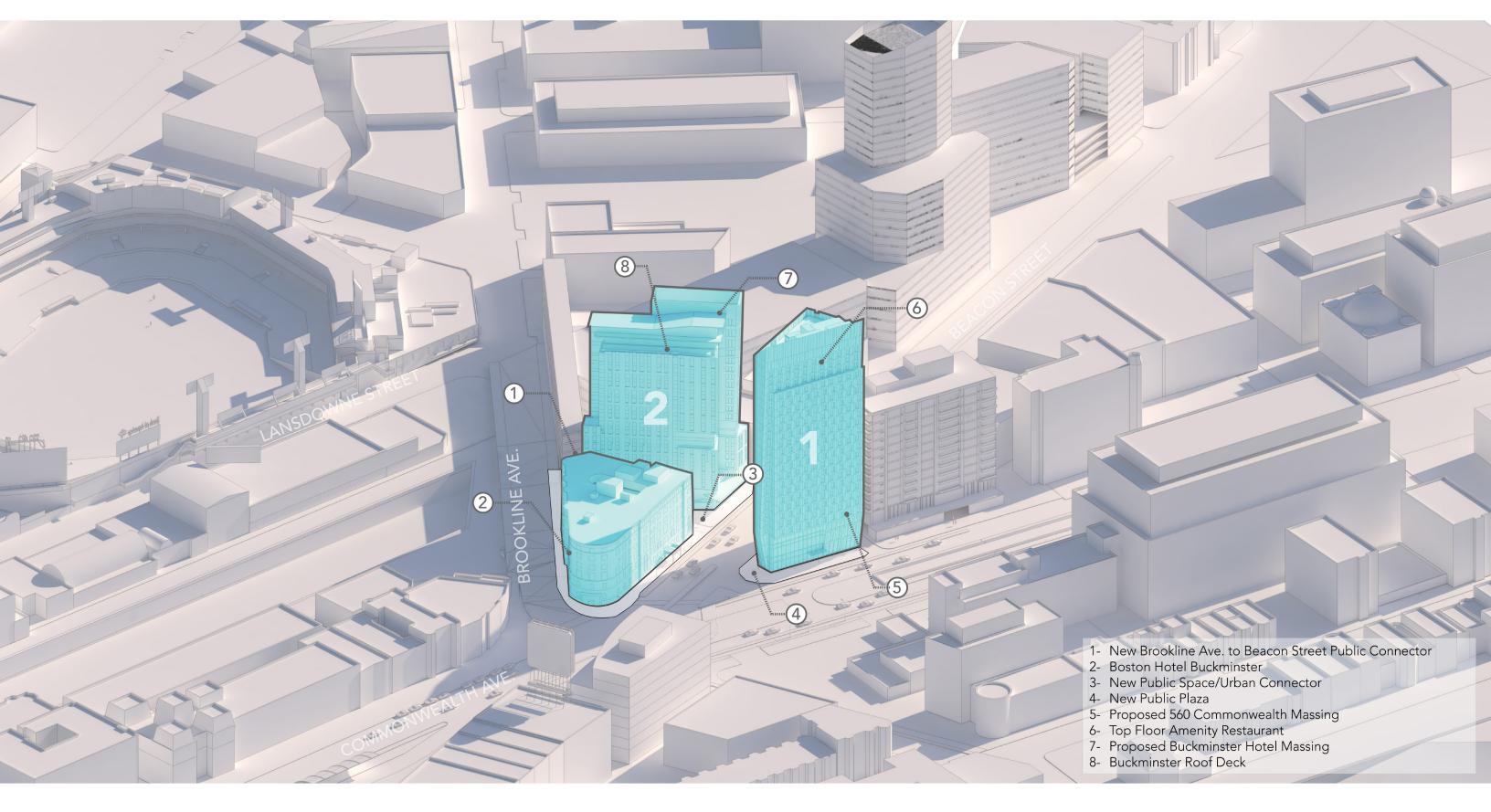








PNF



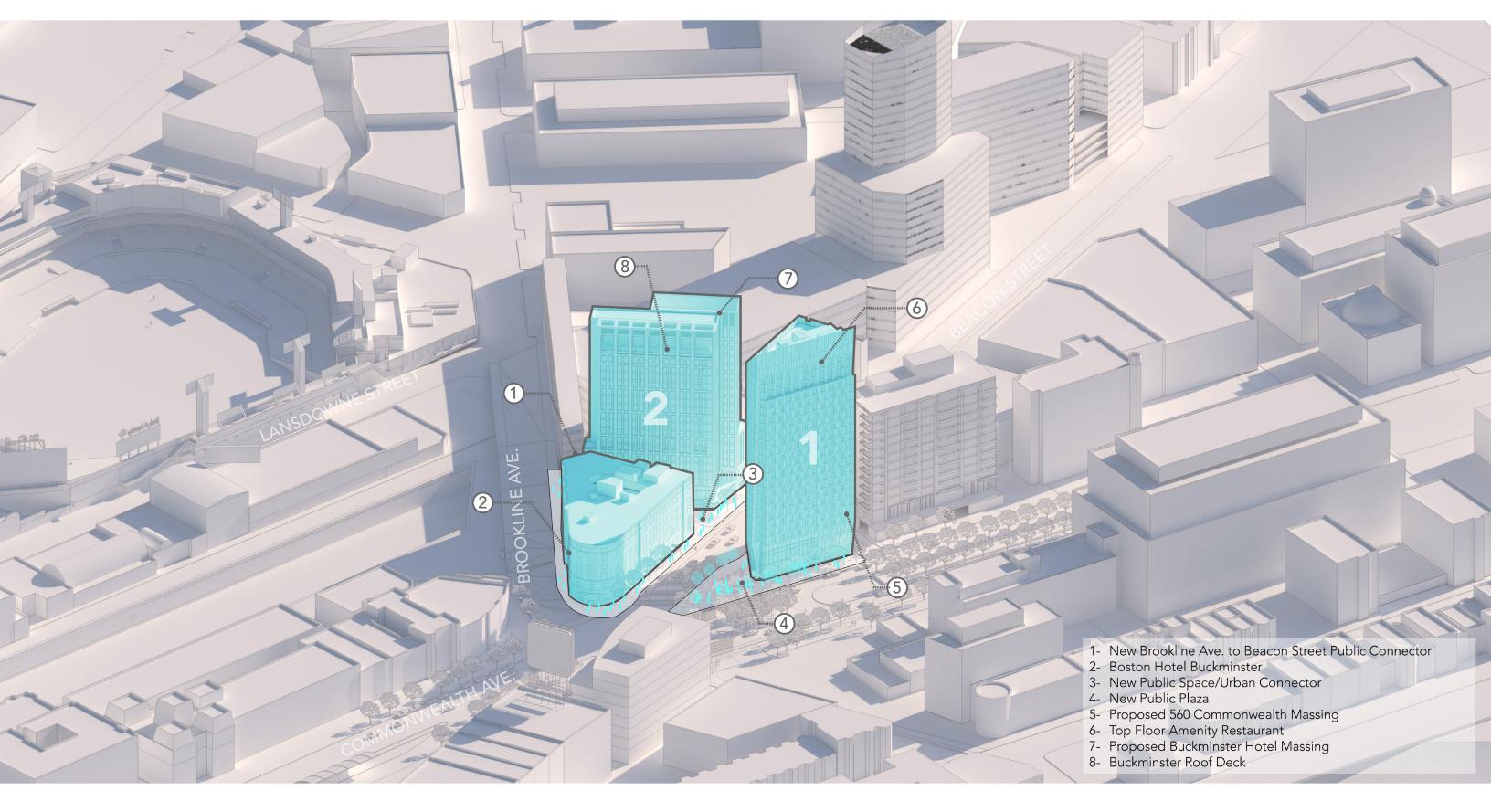








PROPOSED





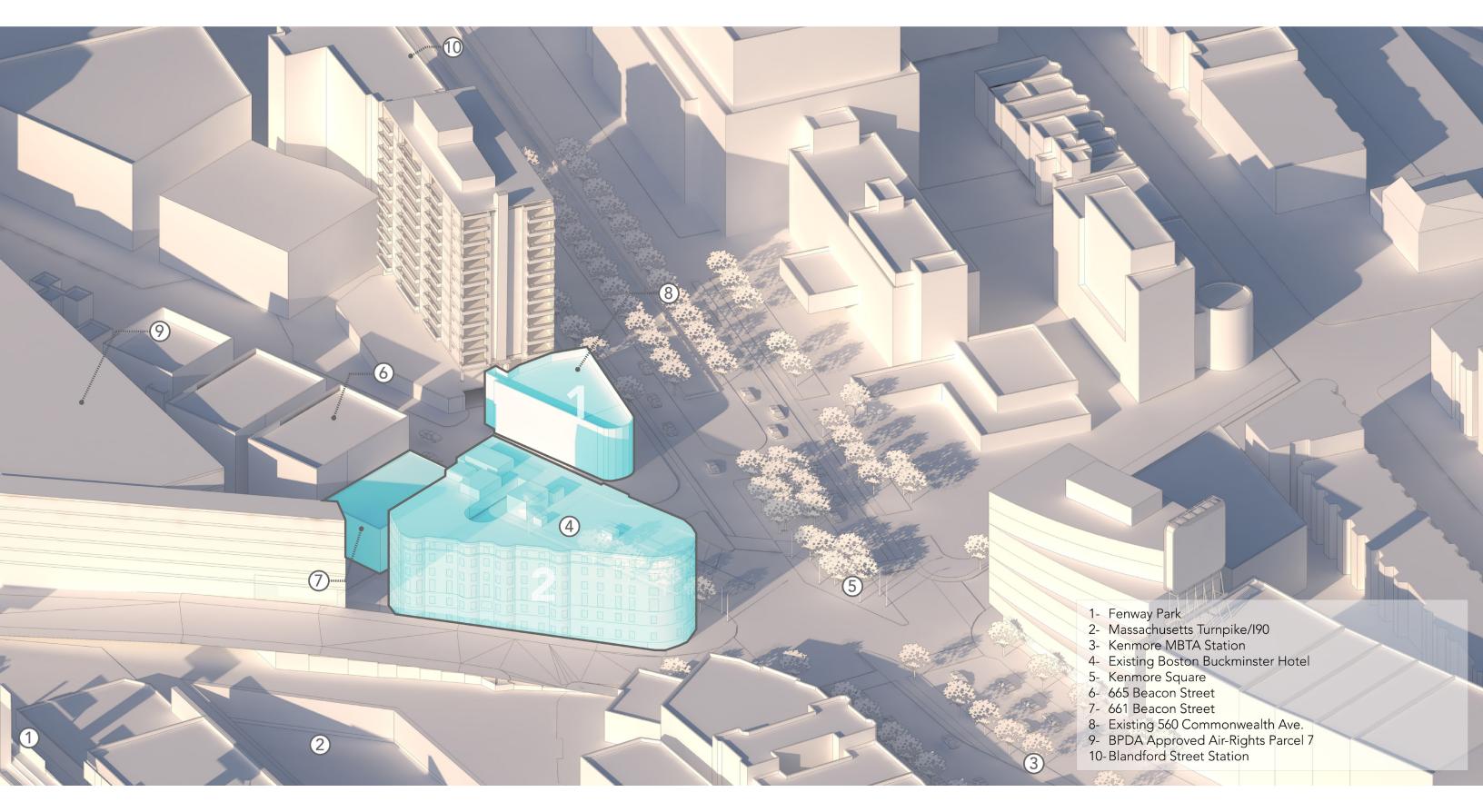








EXISTING



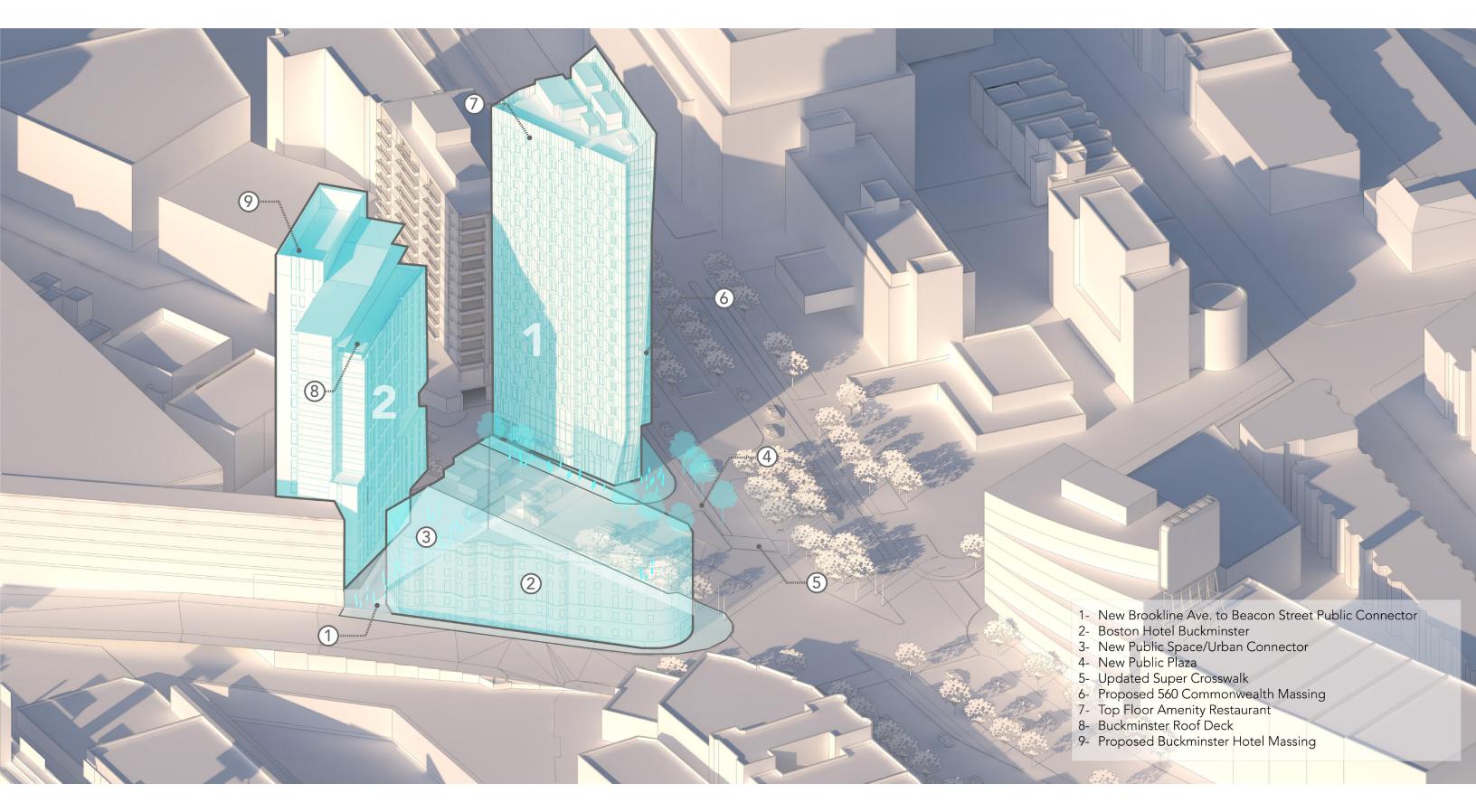








PNF





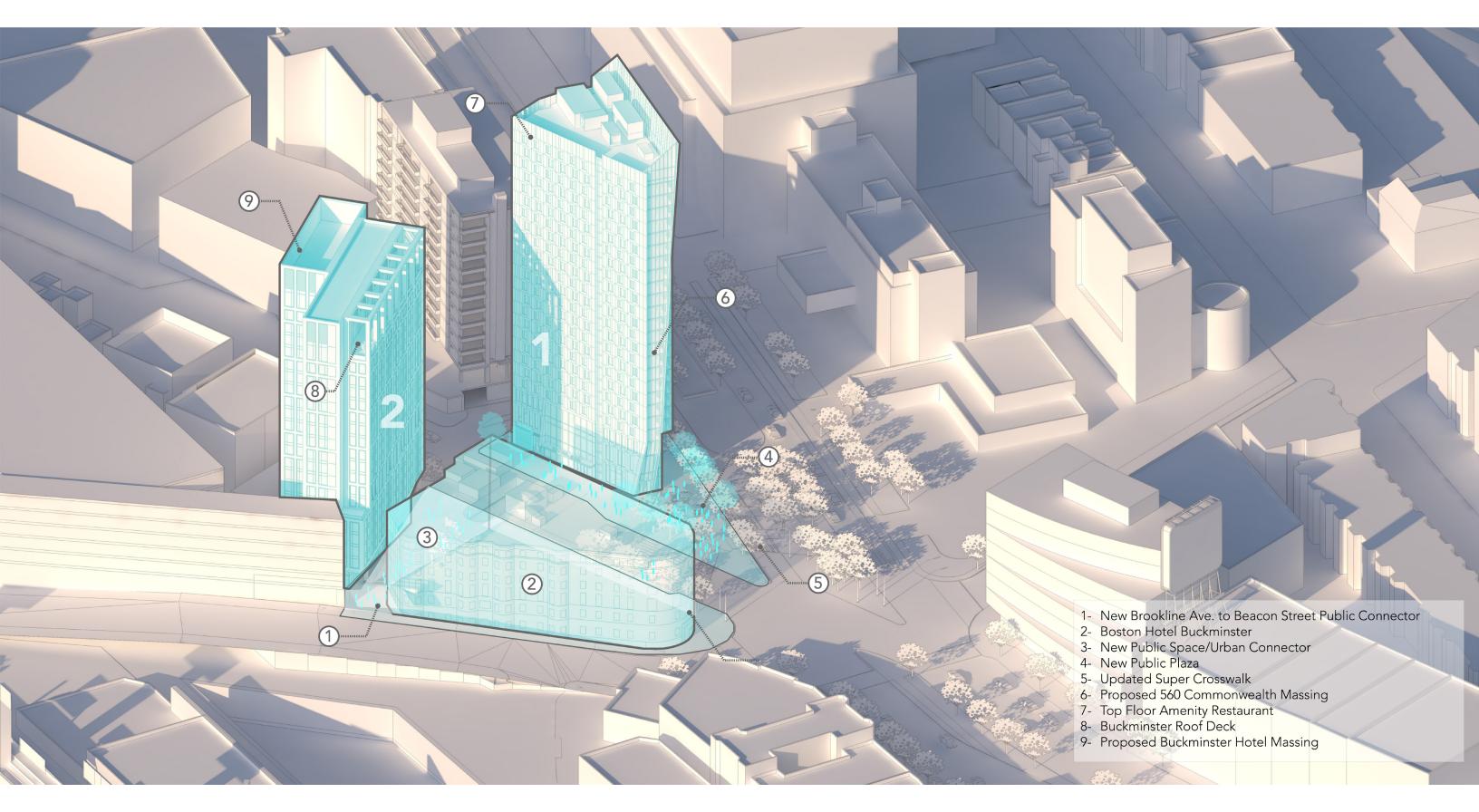








PROPOSED













PNF

Project Element	Approximate Dimension – Commonwealth Avenue Component	Approximate Dimension – Beacon Street Component	Project Total	
Hotel	382 rooms	295 rooms	677 rooms	
Retail	8,500 sf	4,500 sf	13,000 sf	
New Gross Floor Area	161,000 sf	186,000 sf	347,000 sf	
Existing Buckminster Hotel		95,000 sf/132 rooms	95,000/132 rooms	
Parking	No on -site parking is provided	145 spaces (73 net new spaces)	73 net new spaces	
Zoning Height	24 stories/260 feet	19 stories/210 feet		
Project Area	46,44			
FAR*	9.			
Public Realm Area	7,100 sf	16,800 sf	23,900 sf	

^{*} FAR was calculated using the Project Area











PROPOSED

Project Element	Approximate Dimension – Commonwealth Avenue Component	Approximate Dimension – Beacon Street Component	Project Total	Proposed Commonwealth Avenue Component	Approximate Dimension – Beacon Street Component	Proposed Project Total	
Hotel	382 rooms	295 rooms	677 rooms	340 rooms	295 rooms	635 rooms	
Retail	8,500 sf	4,500 sf	13,000 sf	8,300 sf	4,500 sf	12,800 sf	
New Gross Floor Area	161,000 sf	186,000 sf	347,000 sf	163,400 sf	186,000 sf	349,400 sf	
Existing Buckminster Hotel		95,000 sf/132 rooms	95,000/132 rooms		95,000 sf/132 rooms	95,000/132 rooms	
Parking	No on -site parking is provided	145 spaces (73 net new spaces)	73 net new spaces	No on -site parking is provided	145 spaces (73 net new spaces)	73 net new spaces	
Zoning Height	24 stories/260 feet	19 stories/210 feet		24 stories/260 feet	19 stories/210 feet		
Project Area	46,441 sf						
FAR*	9.5						
Public Realm Area	7,100 sf	16,800 sf	23,900sf	12,400 sf	23,600 sf	36,000 sf	

^{*} FAR was calculated using the Project Area













































WHAT WE HEARD

- ELABORATE PUBLIC REALM PROGRAM AND DESIGN
- CLARIFY PEDESTRIAN NETWORKS, CROSSINGS, DELIVERY ACCESS
- DISCUSS DERIVATION OF ARCHITECTURAL PROGRAM AND EXPRESSION
- EVOLVE NEW BUCKMINSTER BUILDING'S EXPRESSION

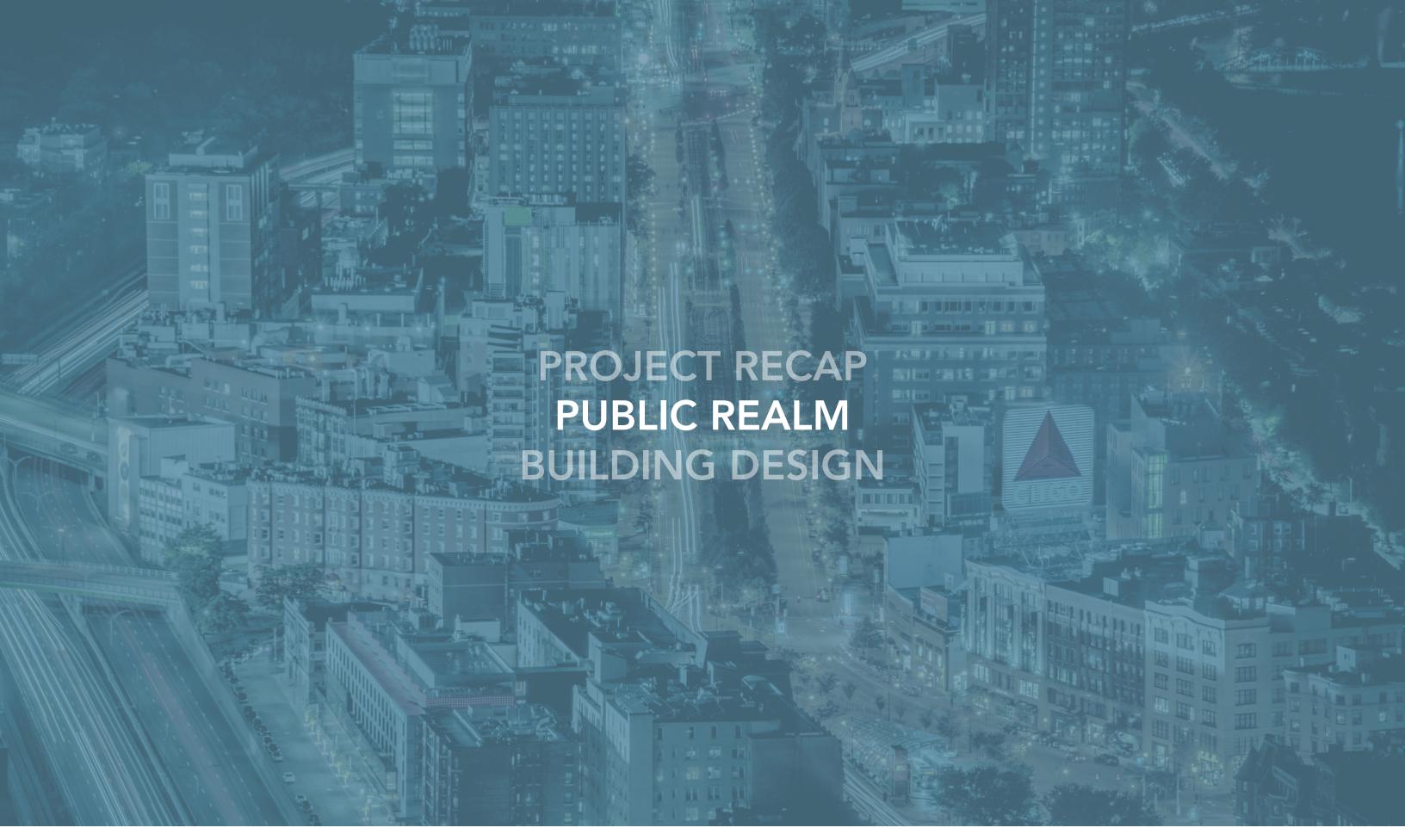




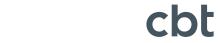
















EXISTING PLAN













PNF PLAN











NEW SITE PLAN

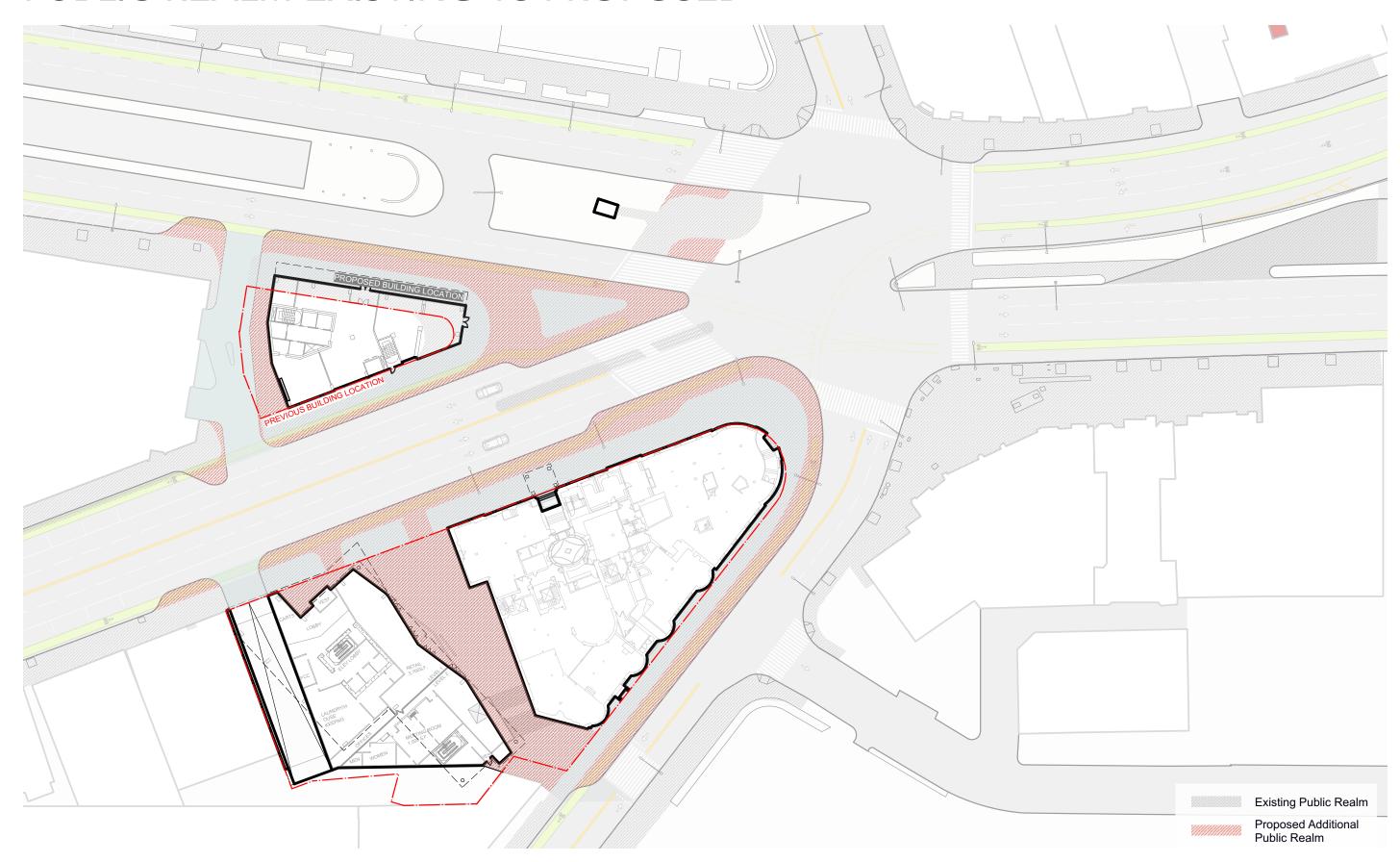








PUBLIC REALM EXISTING VS PROPOSED



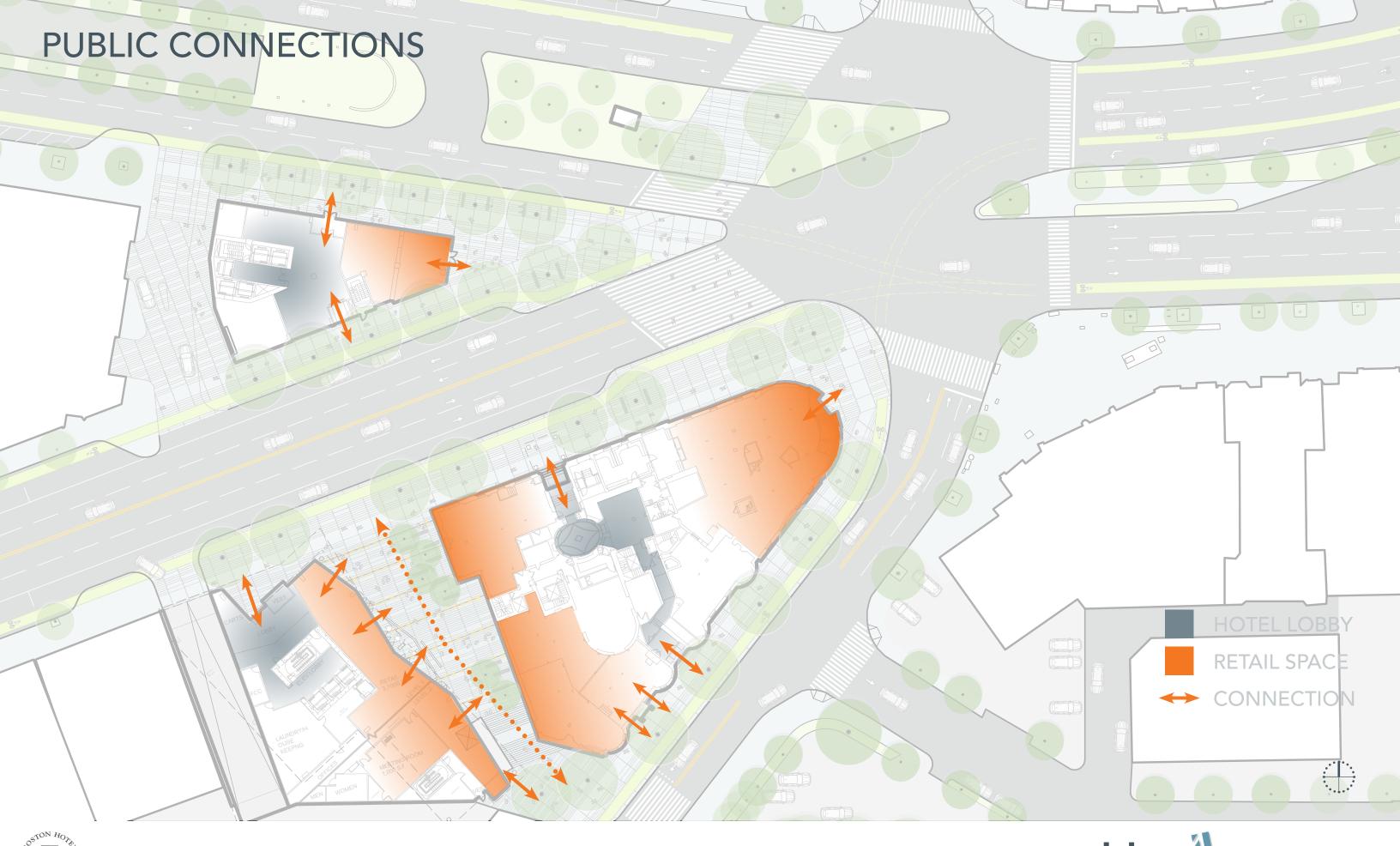










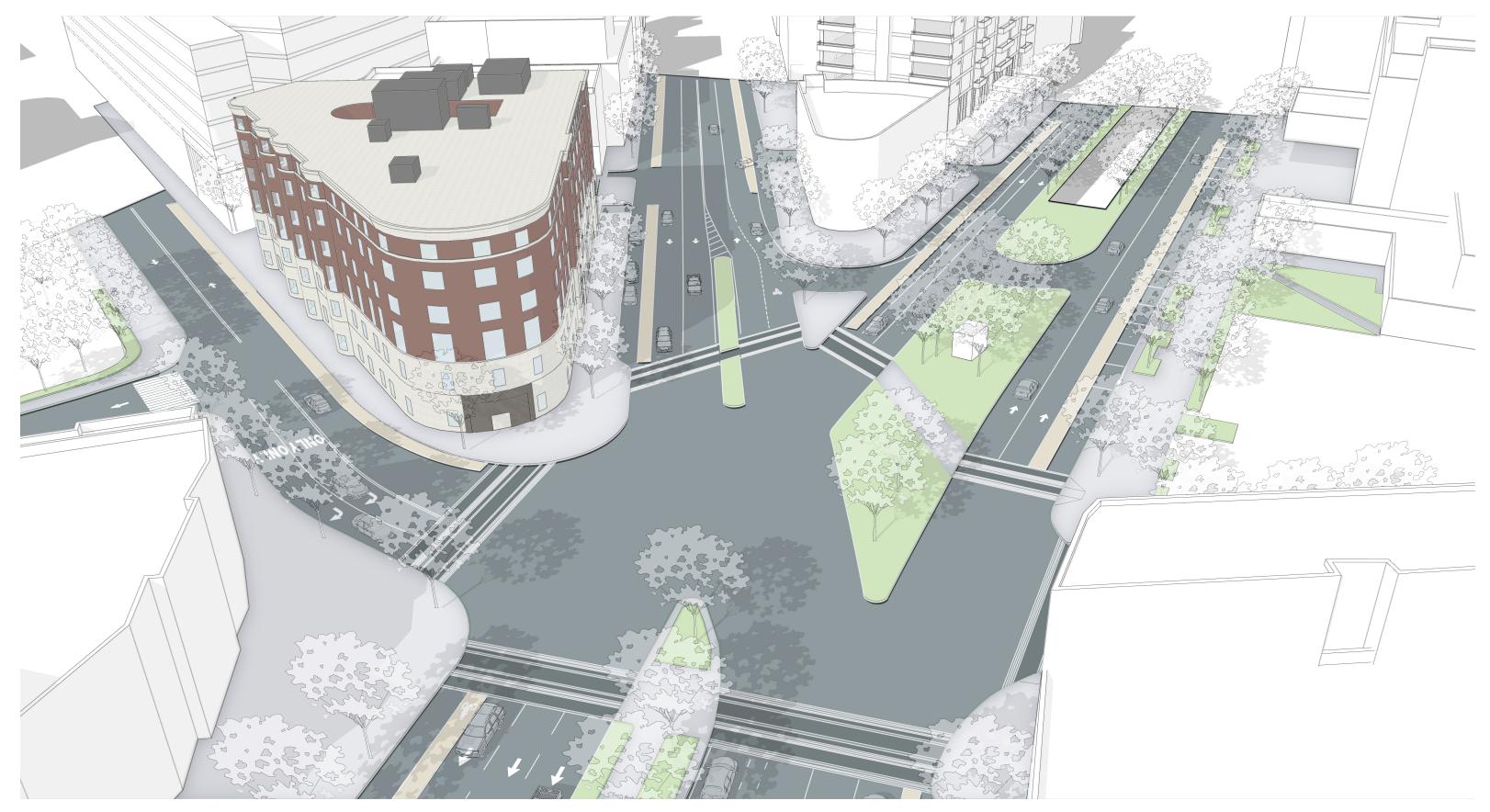








PUBLIC REALM- EXISTING











PUBLIC REALM- PROPOSED





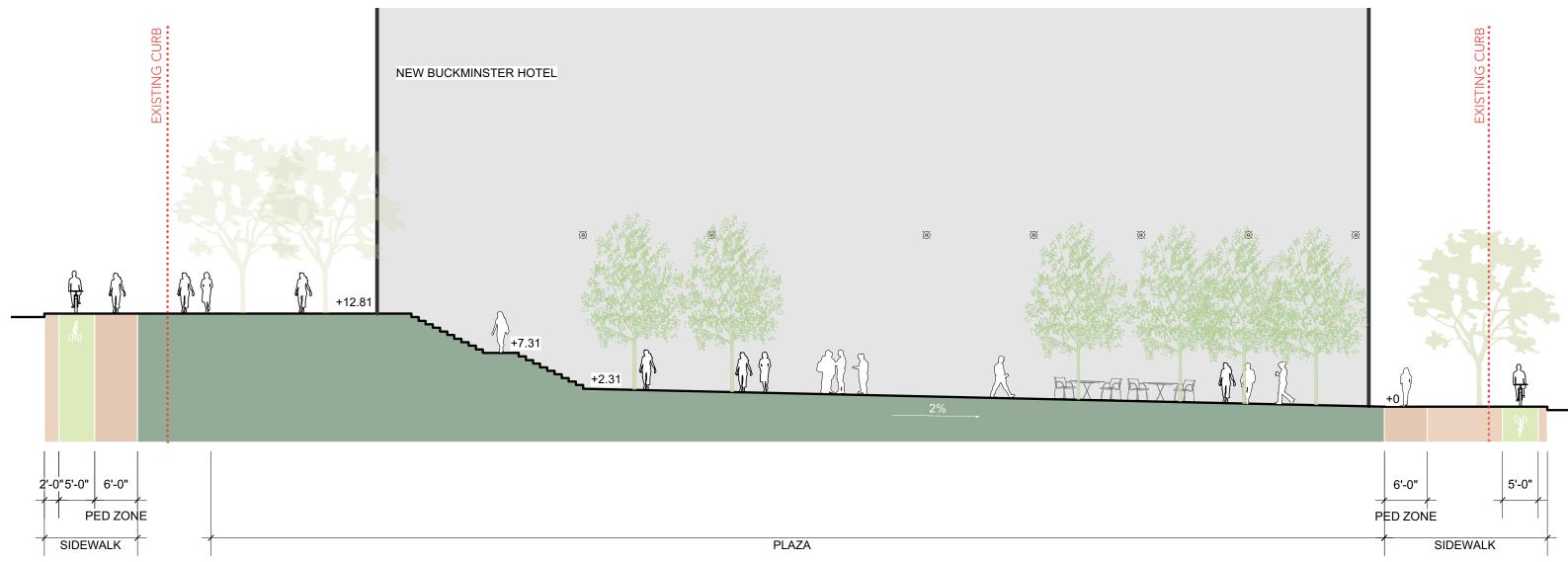






SITE SECTIONS - BUCKMINSTER HOTEL PLAZA















SITE VIEWS - BUCKMINSTER HOTEL PLAZA













SITE VIEWS - KENMORE HOTEL PLAZA





















SITE VIEWS - NEW KENMORE SQUARE





































CURRENT CONDITION



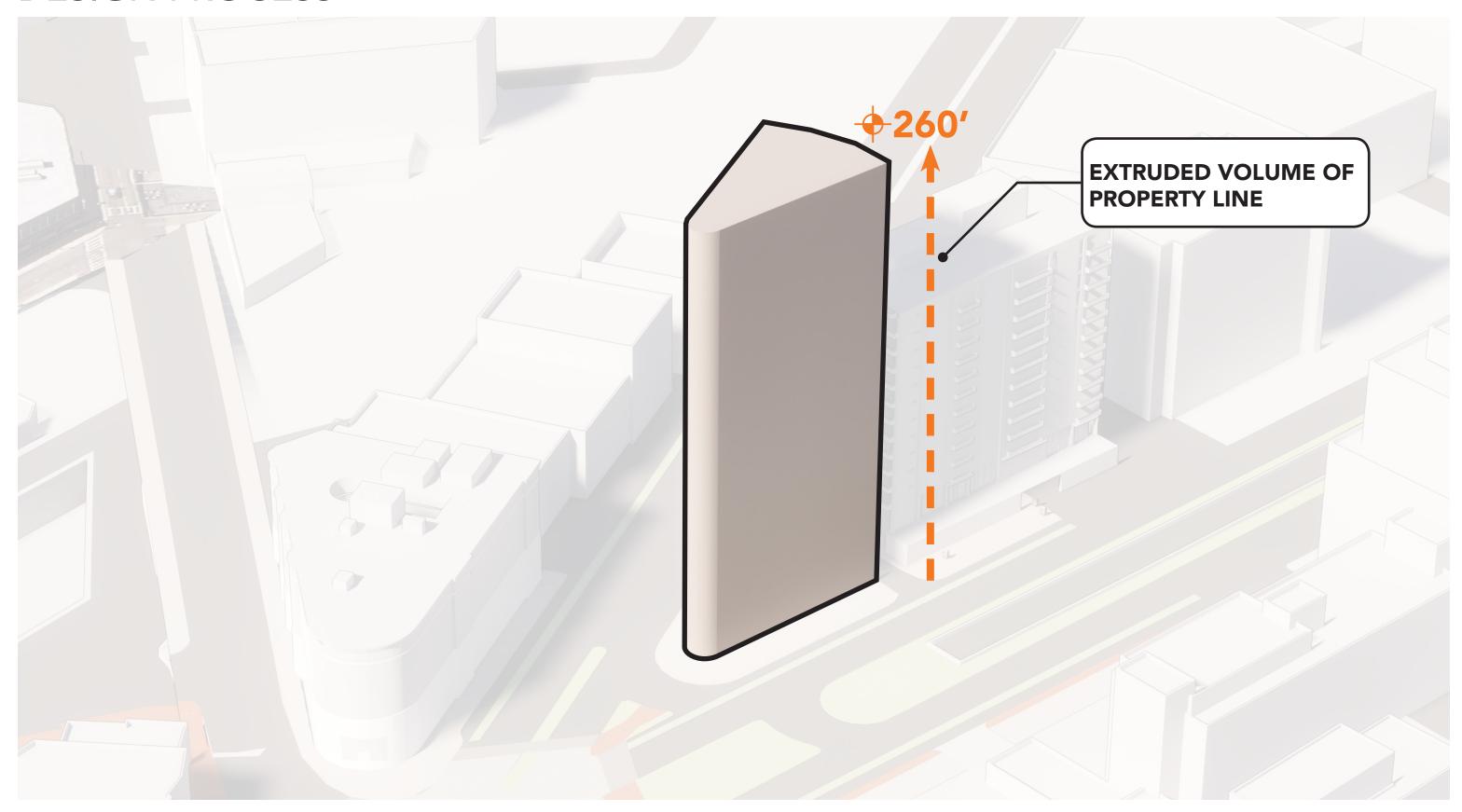








DESIGN PROCESS



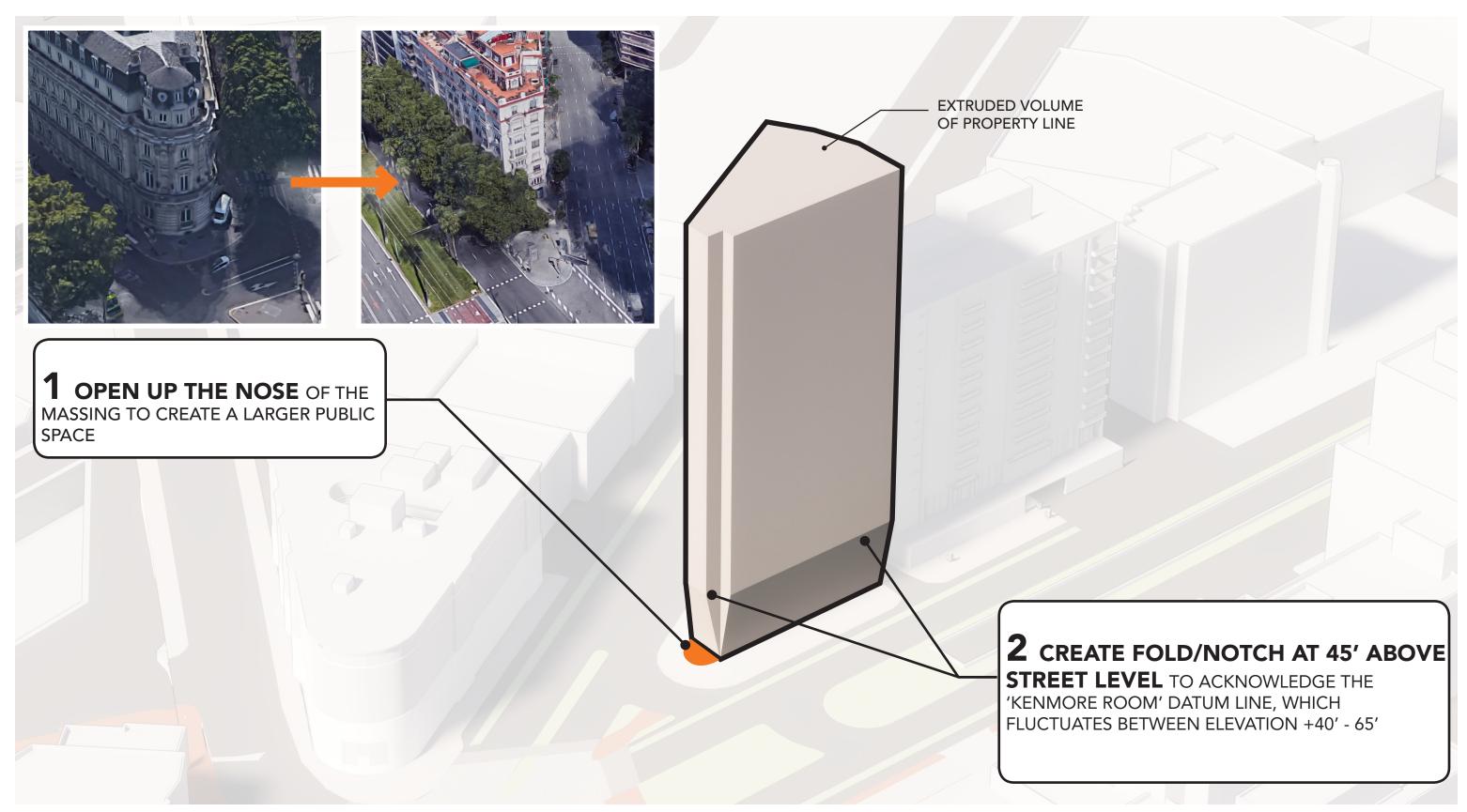








DESIGN PROCESS

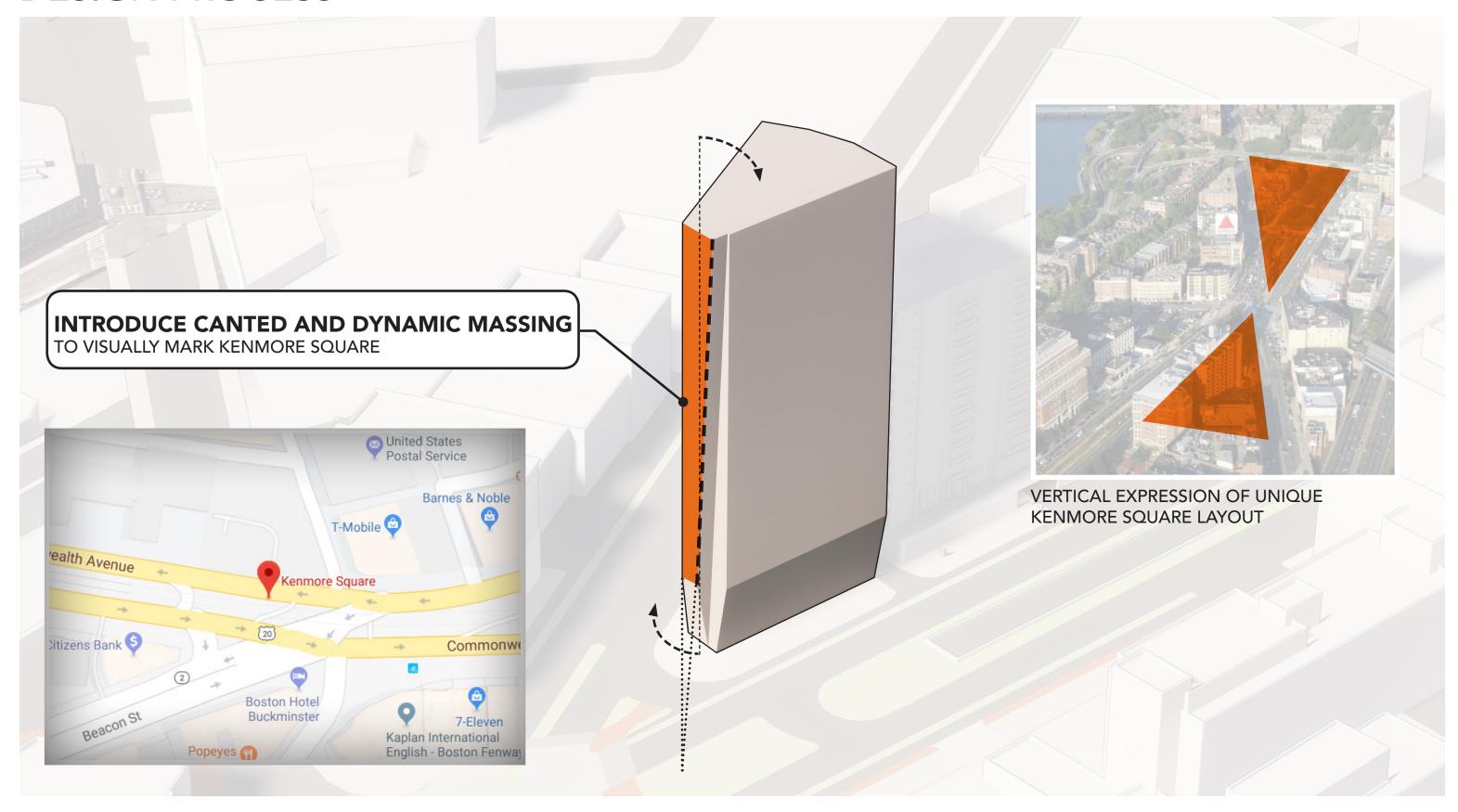












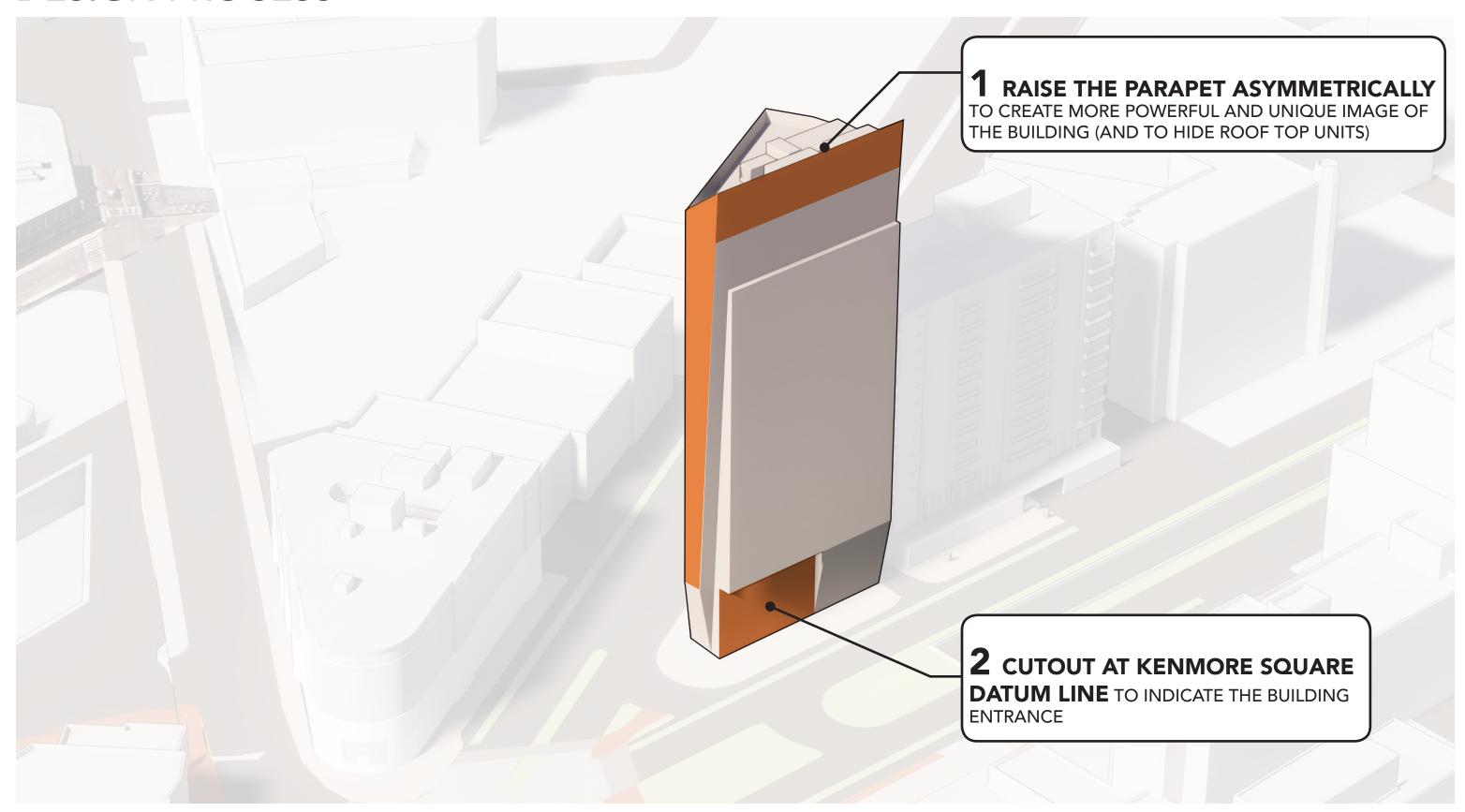








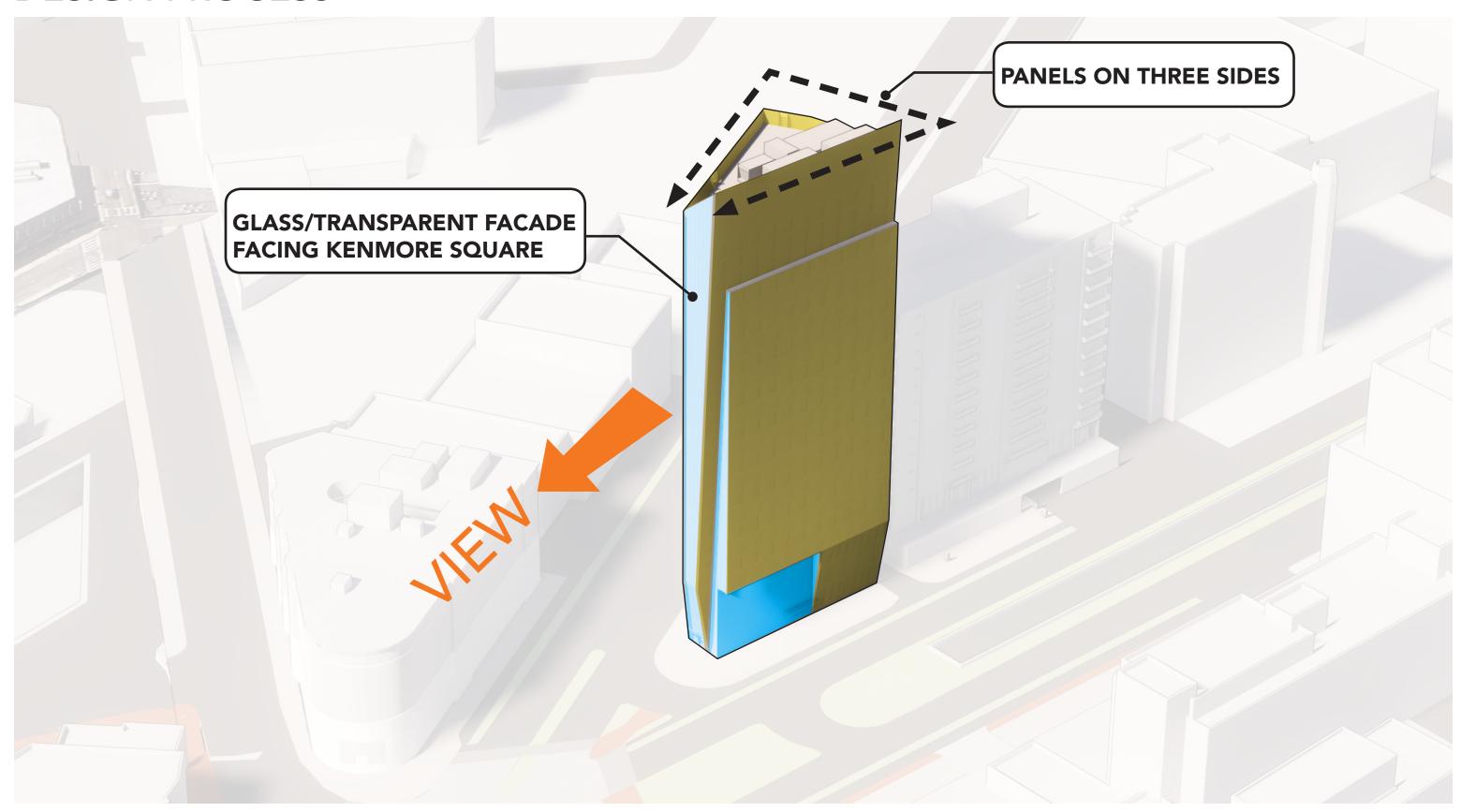










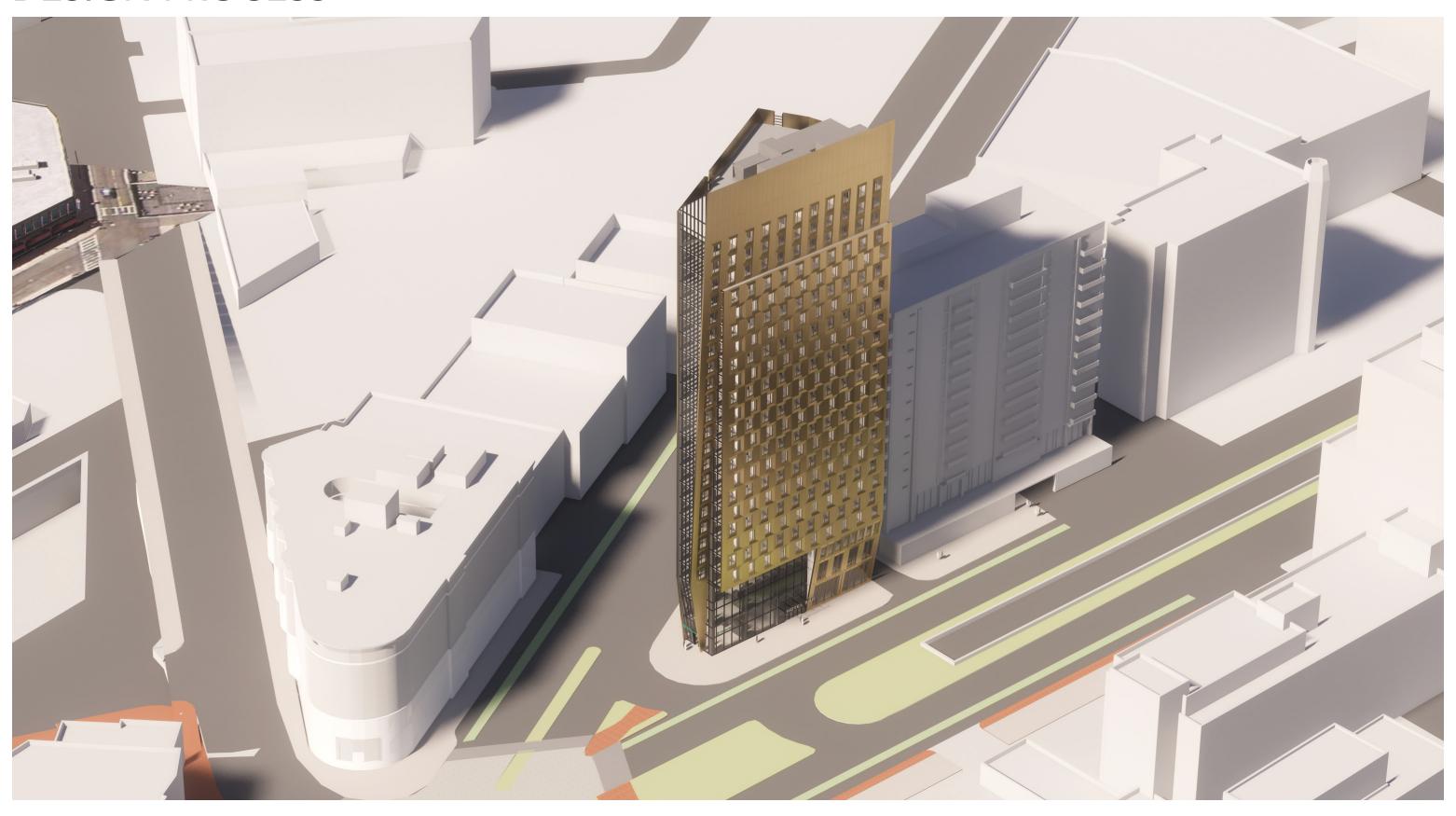










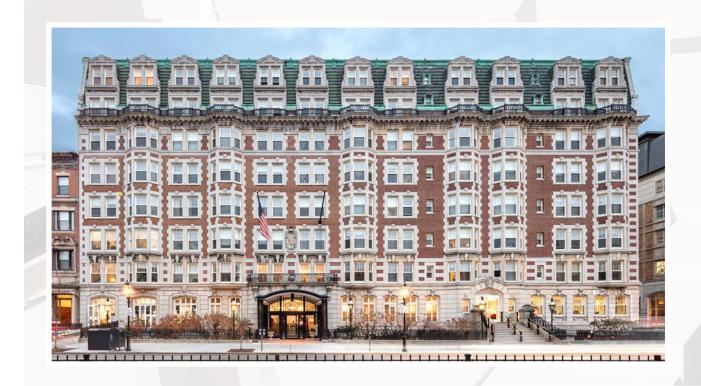




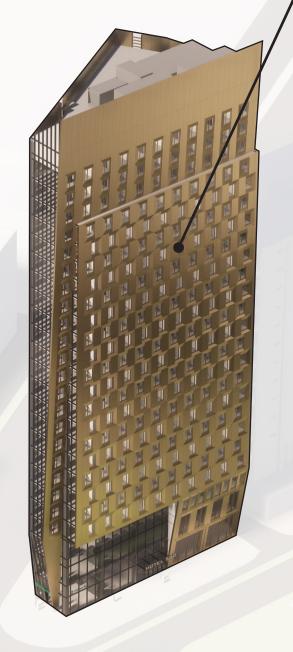






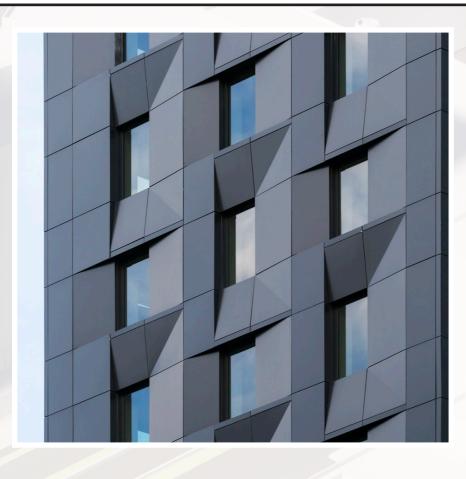






FACETED PANEL TO ADD TACTILE

3D-QUALITY TO THE FACADE TO REFLECT THE CHARACTERISTICS OF EXISTING KENMORE SQUARE ARCHITECTURAL FABRIC



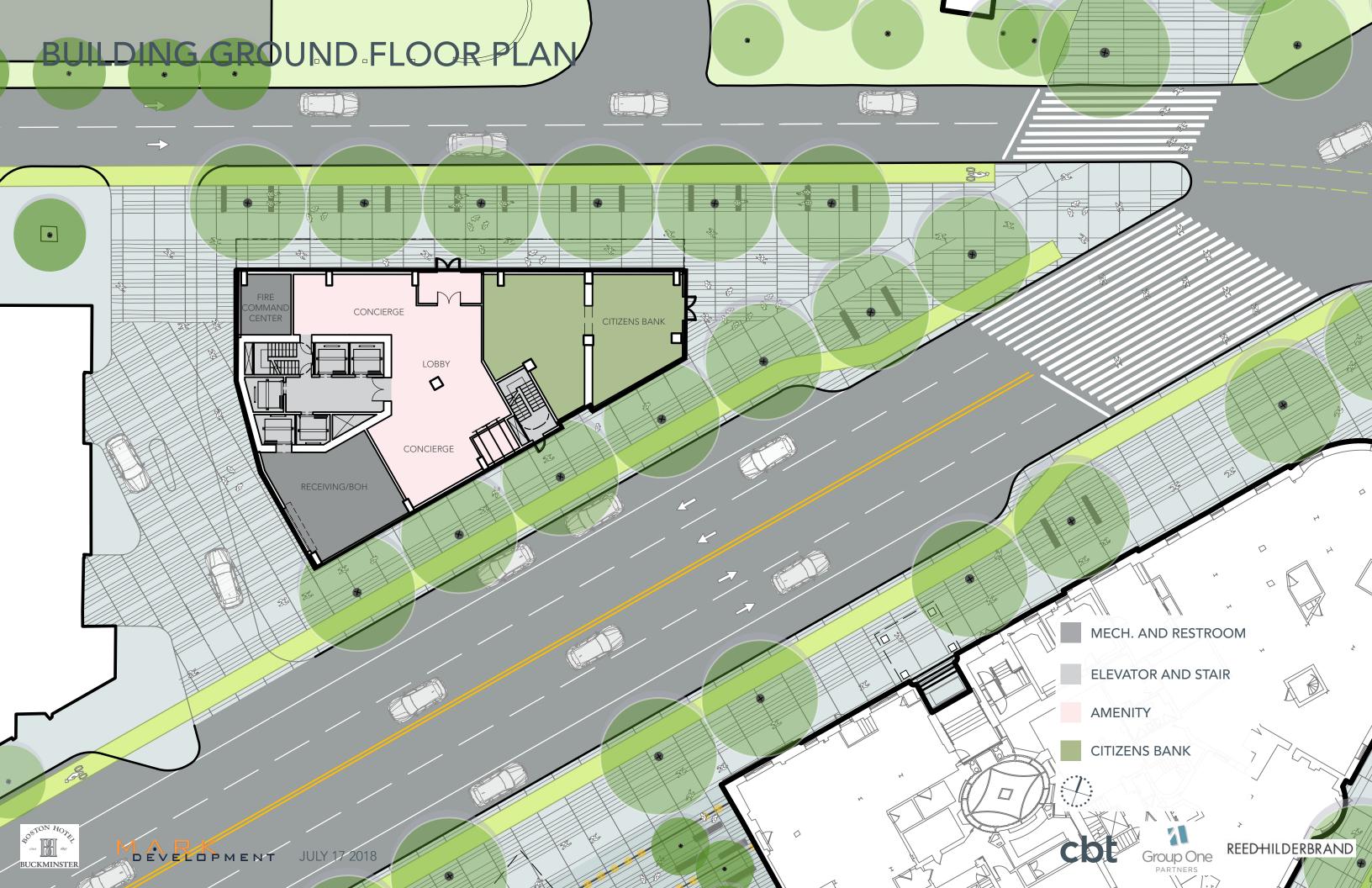








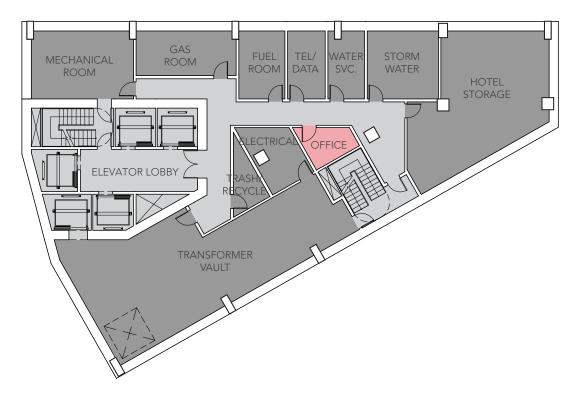




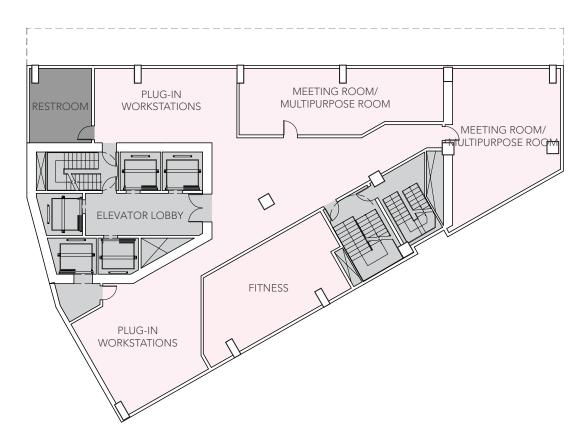
FLOOR PLANS

- MECH. AND RESTROOM
- **ELEVATOR AND STAIR**
- **FACILITY**
- **GUEST ROOM**
- **AMENITY**





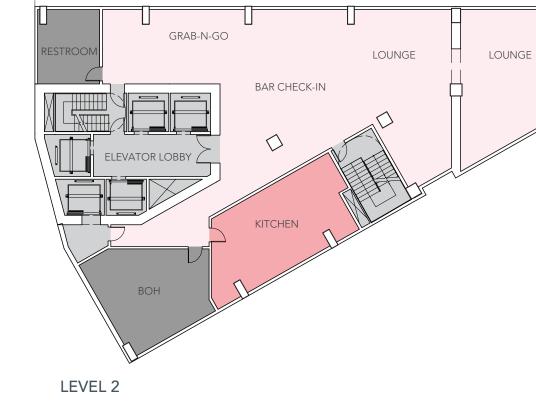
BASEMENT

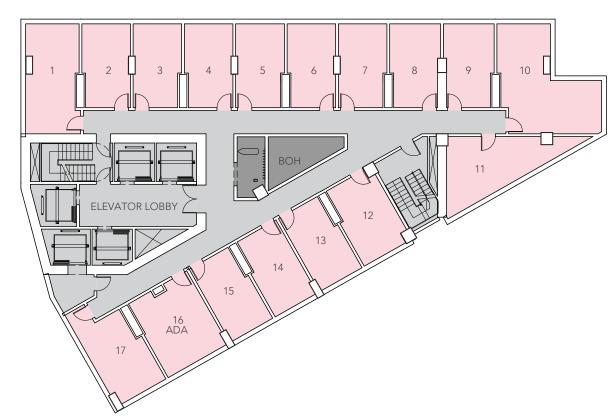












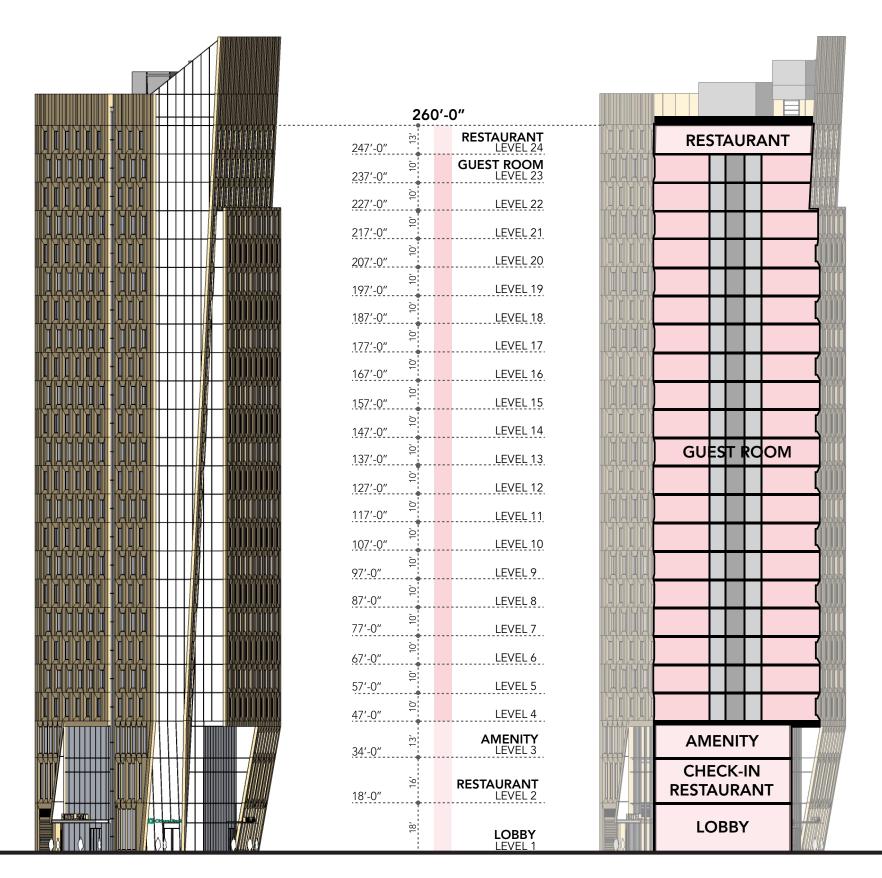
TYPICAL FLOOR







WEST ELEVATION AND SECTION











SOUTH ELEVATION AND SECTION















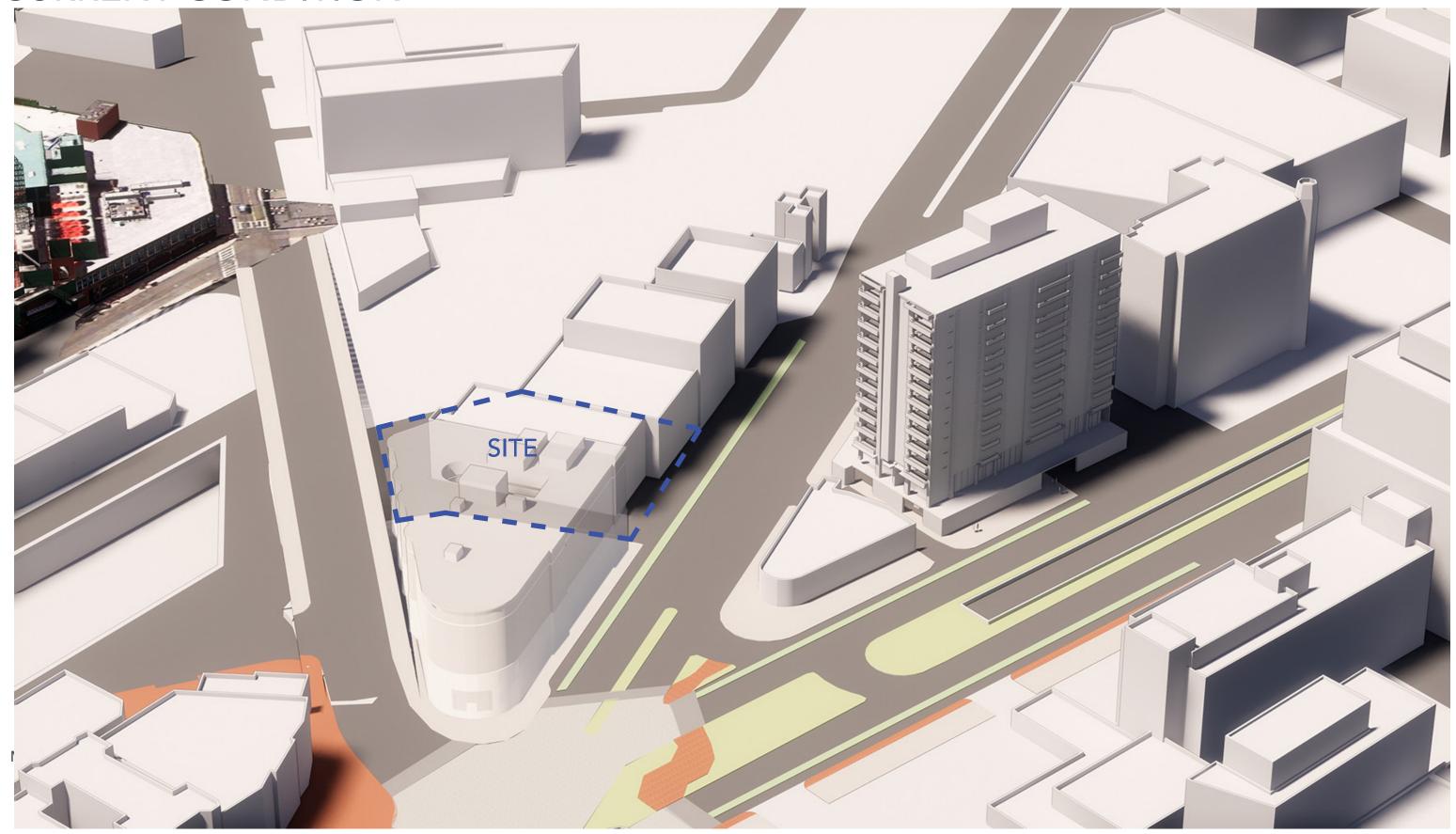








CURRENT CONDITION

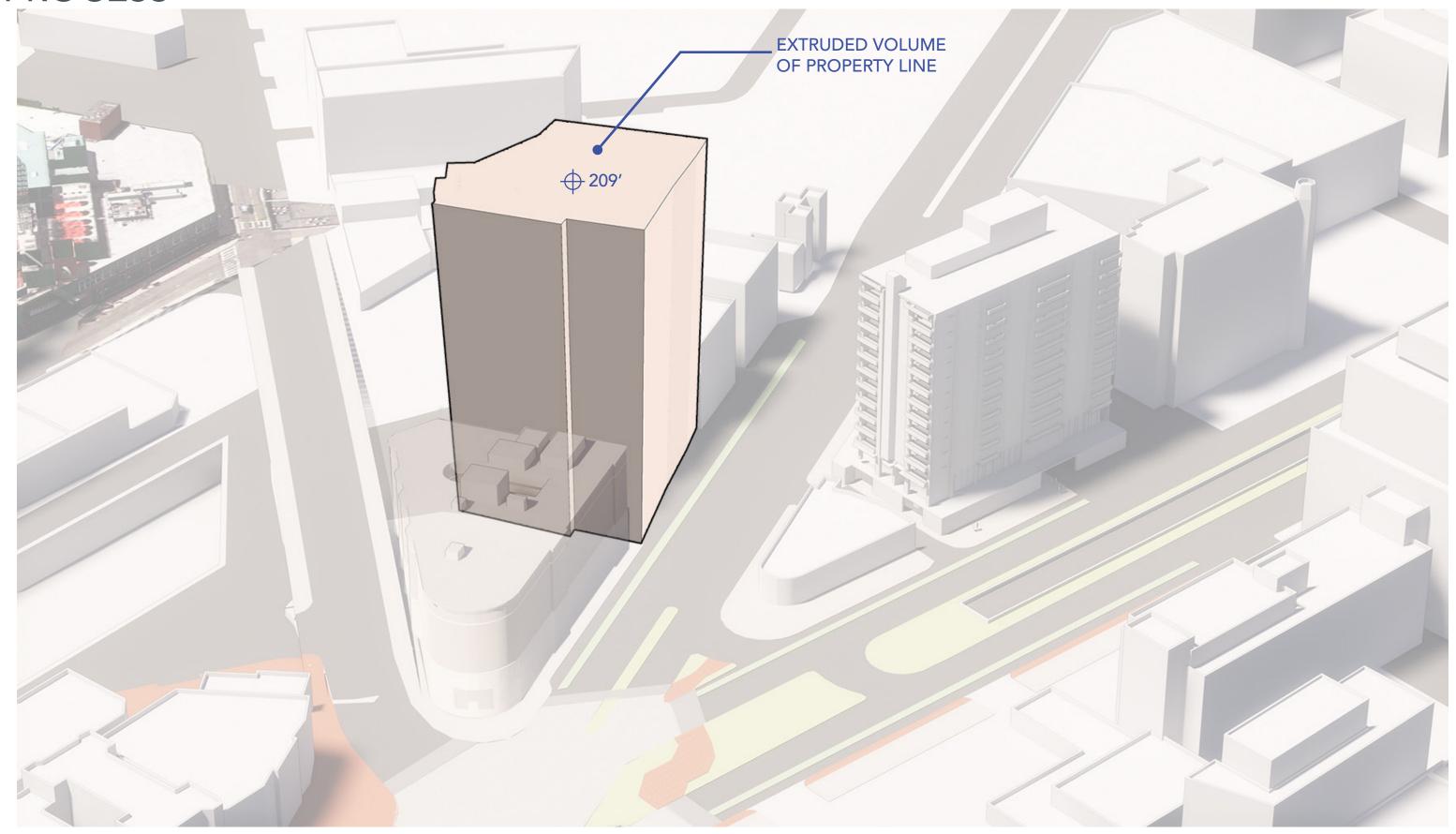










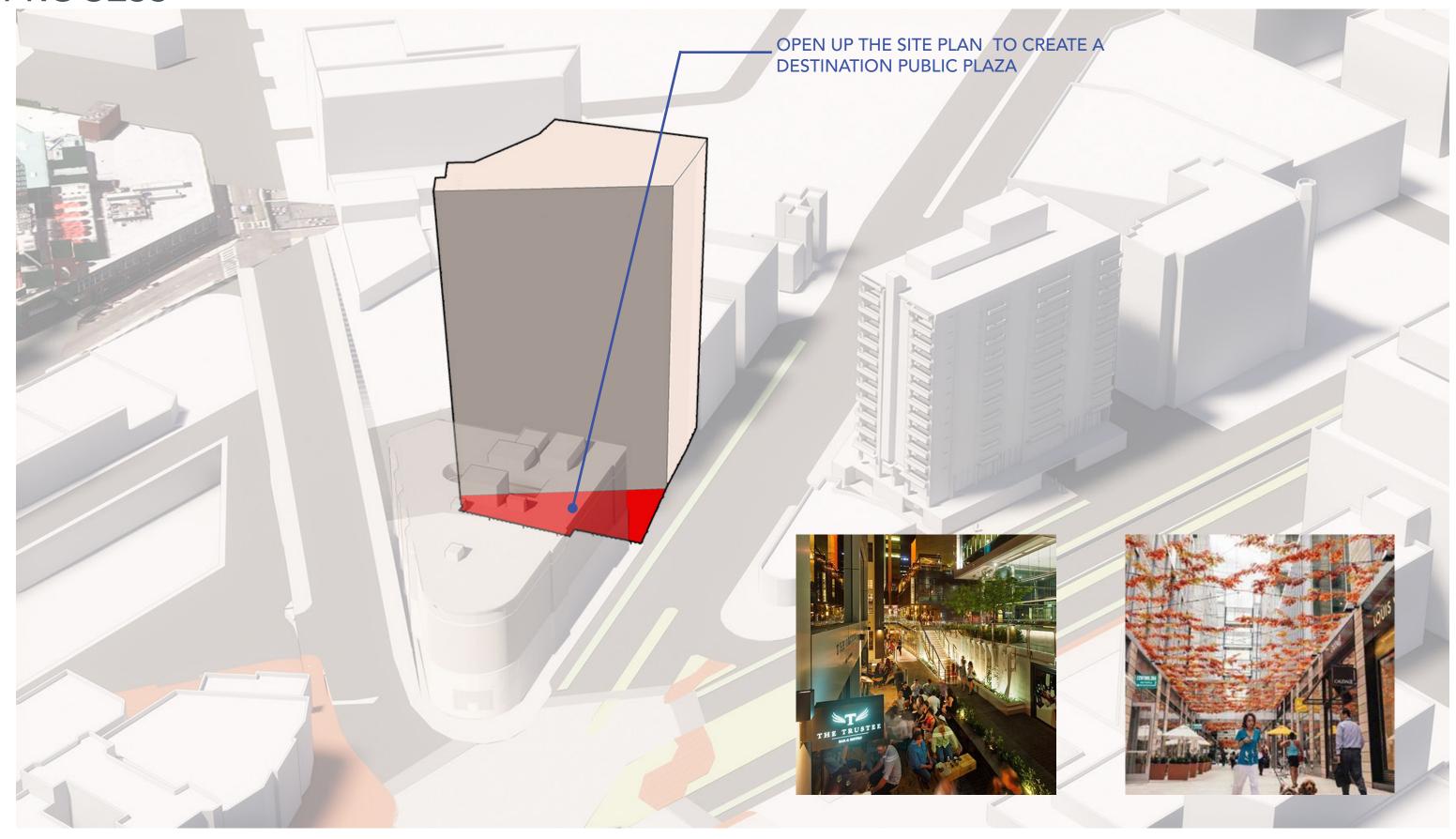










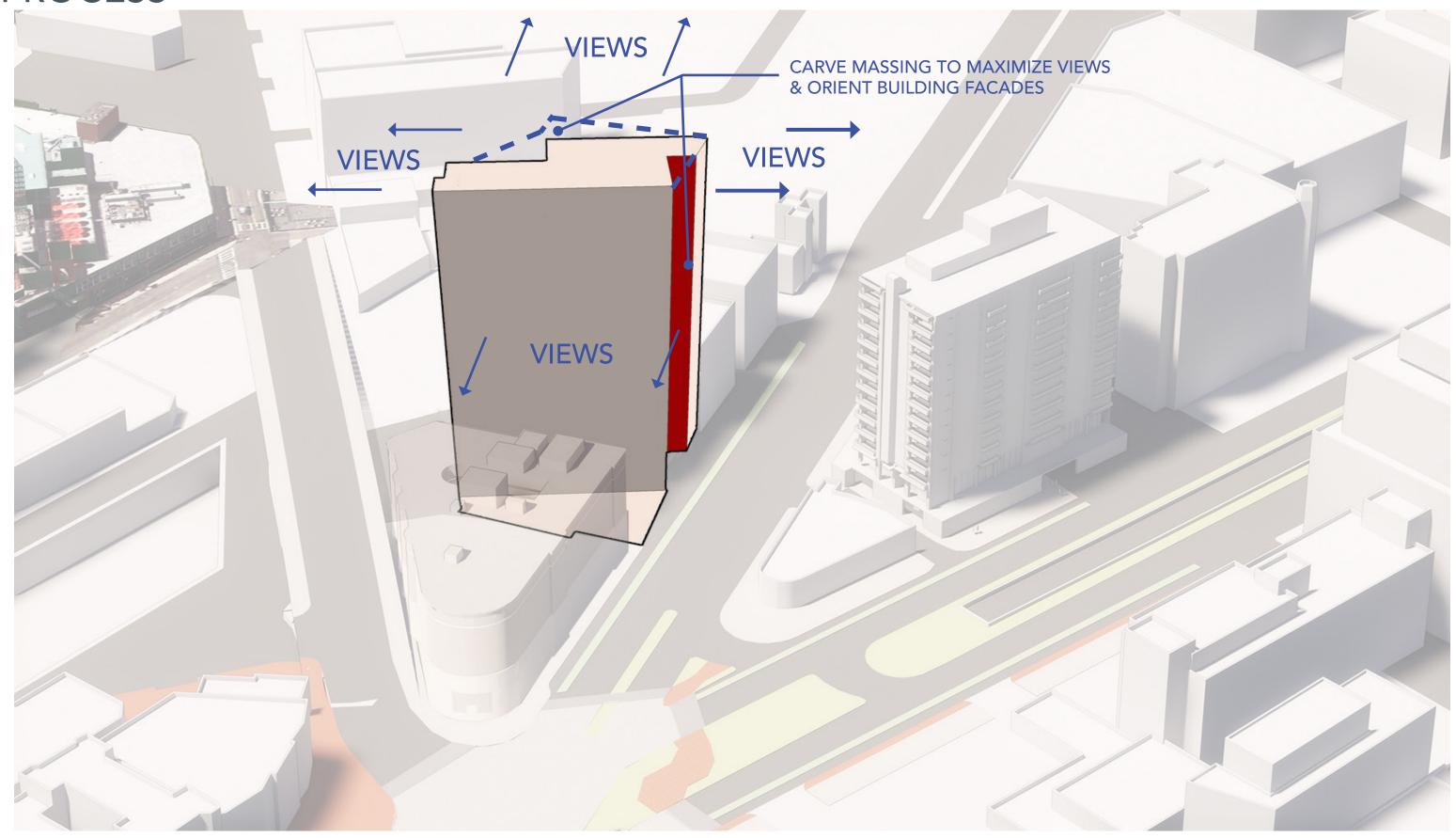










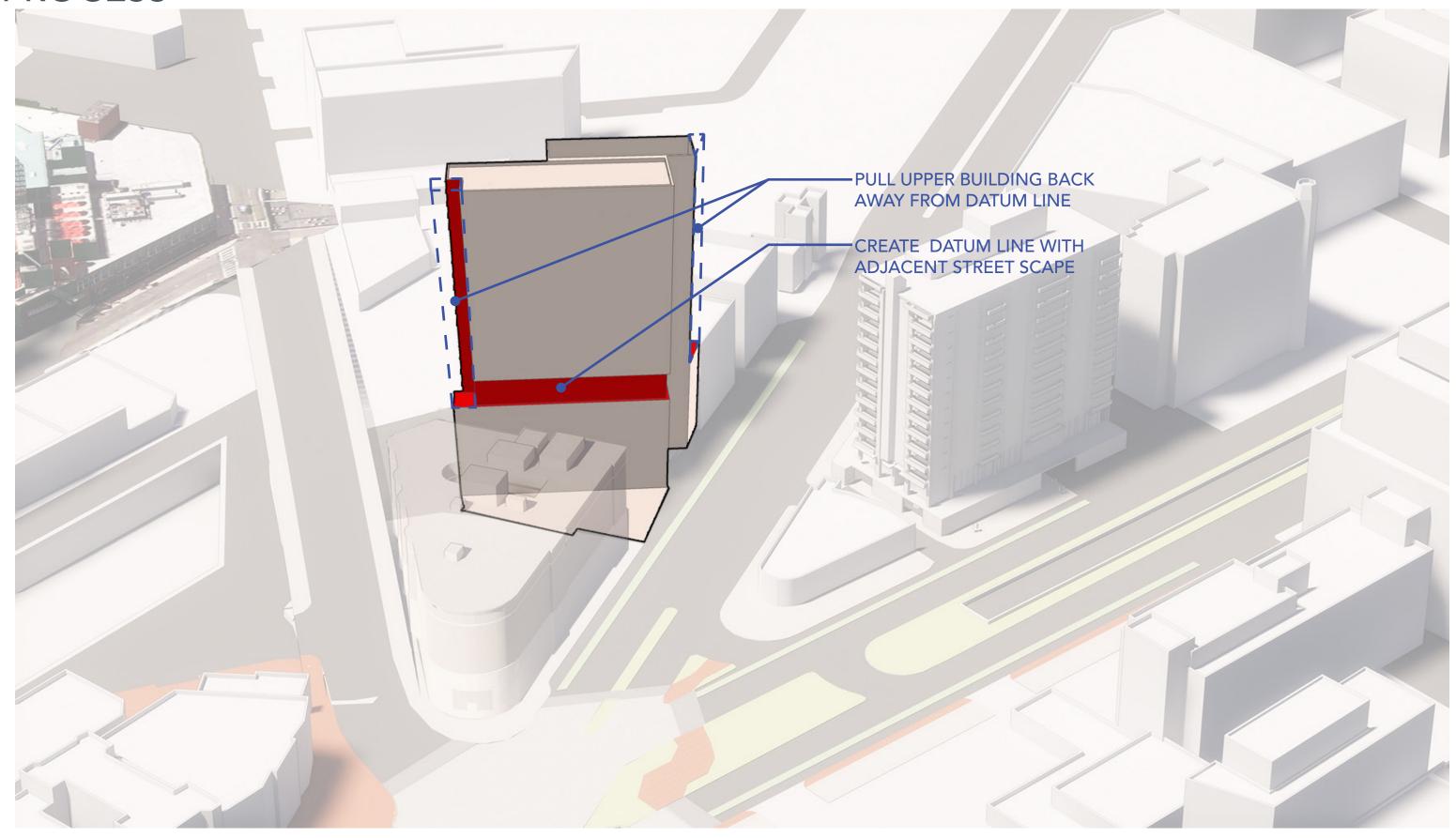










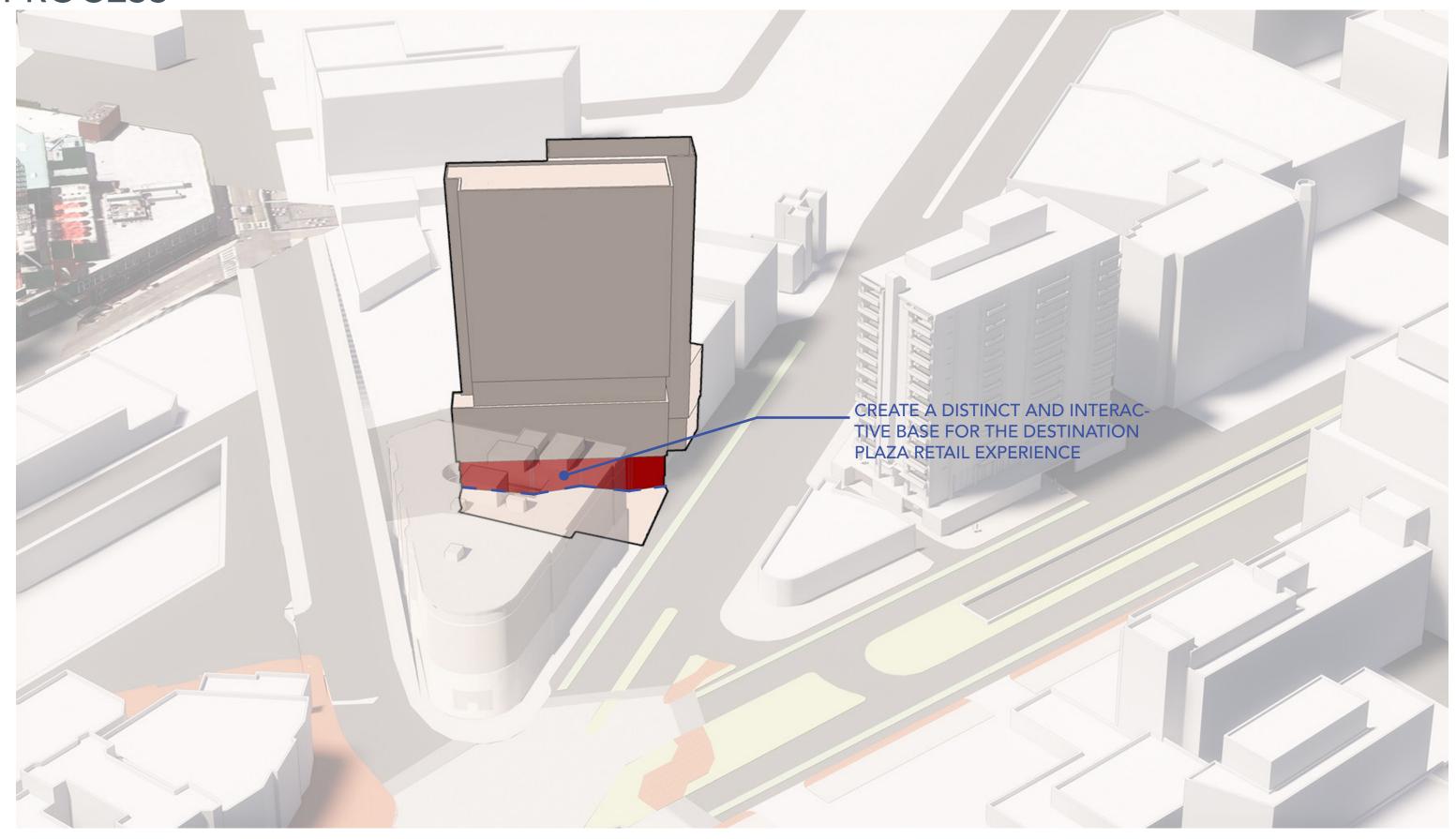










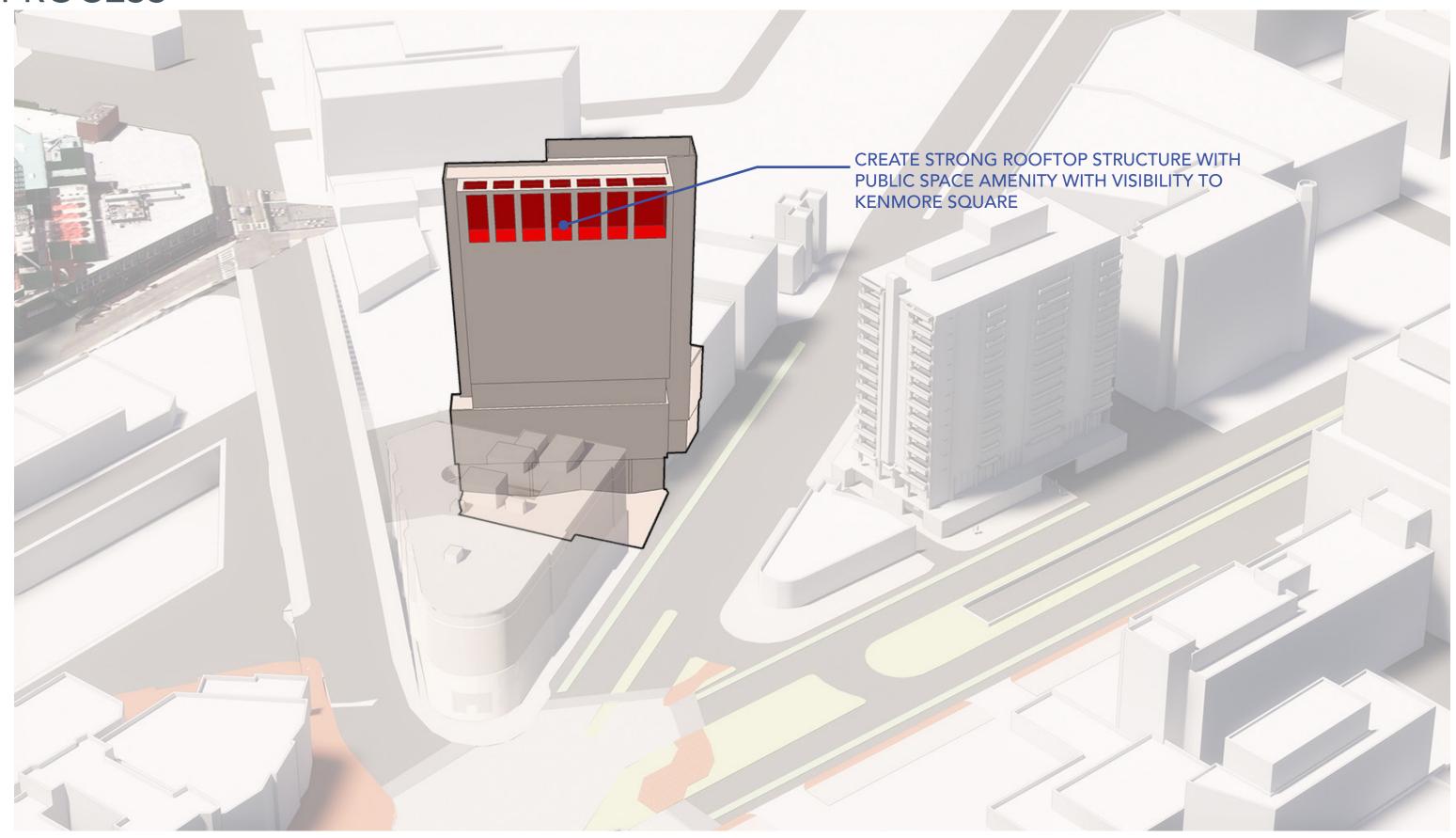






























BUILDING GROUND FLOOR PLAN





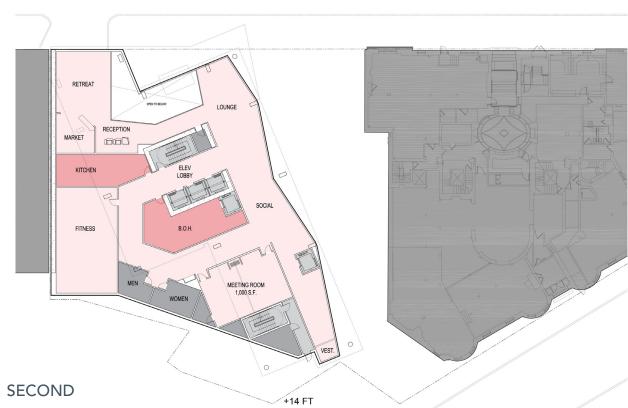


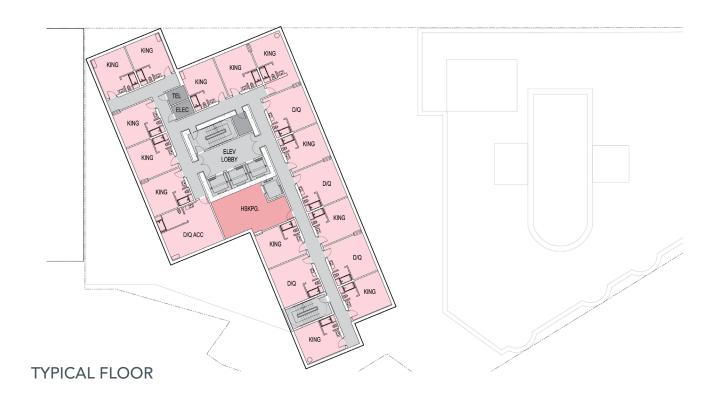


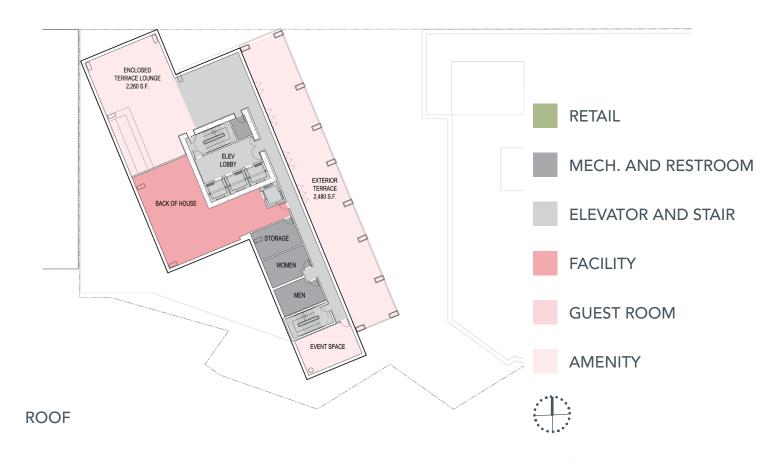


FLOOR PLANS









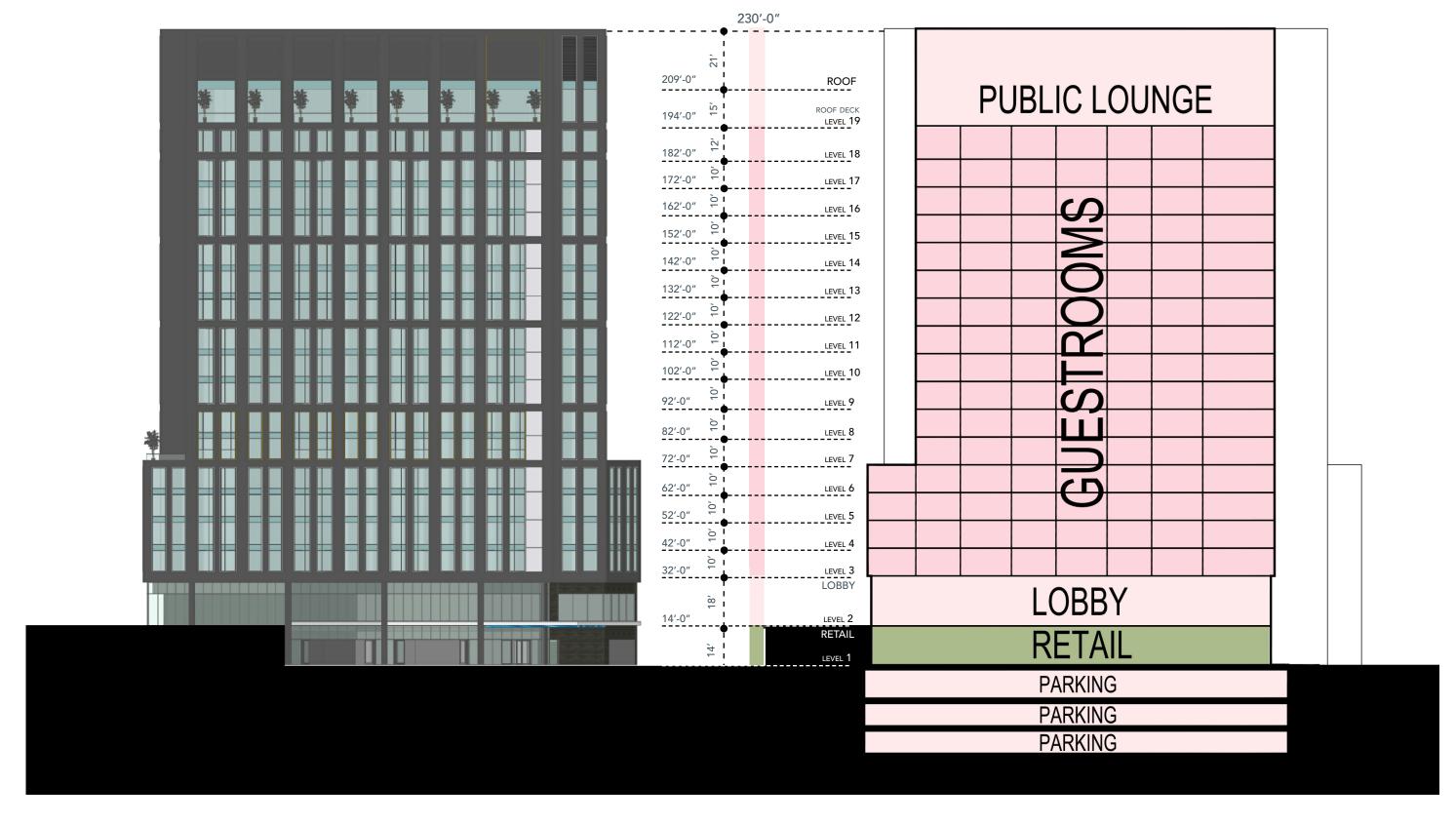








EAST ELEVATION AND SECTION



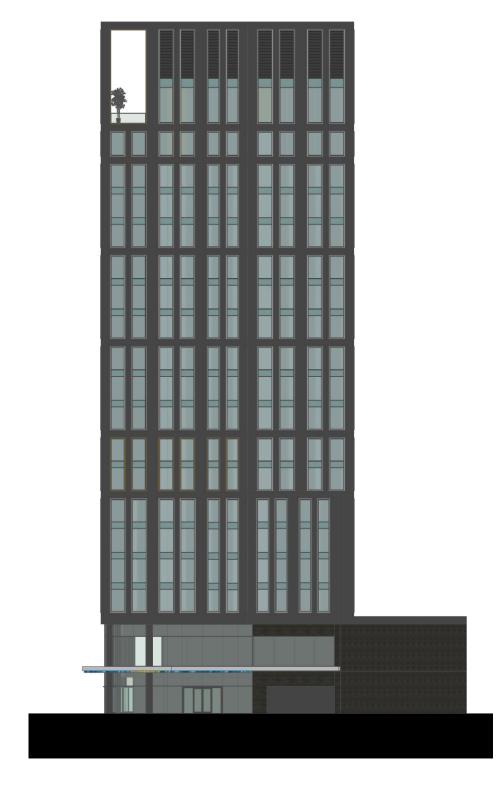


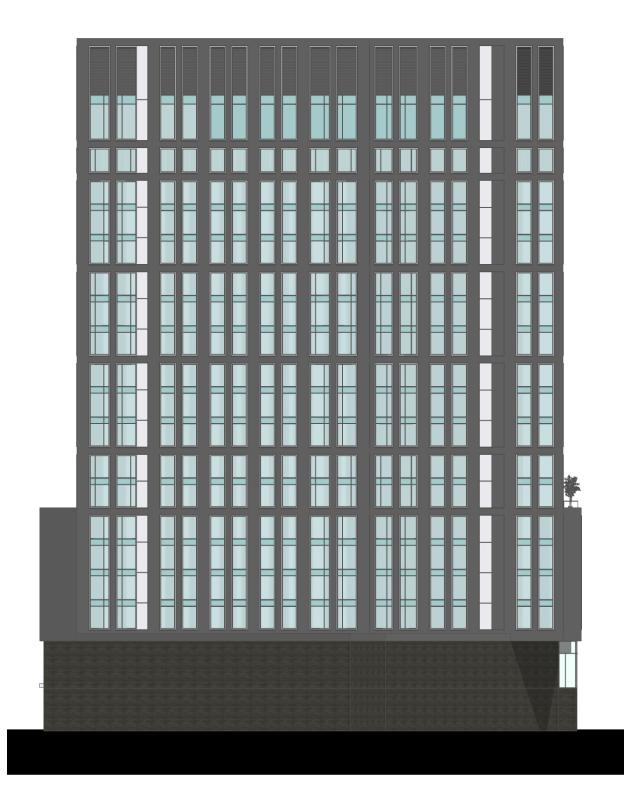


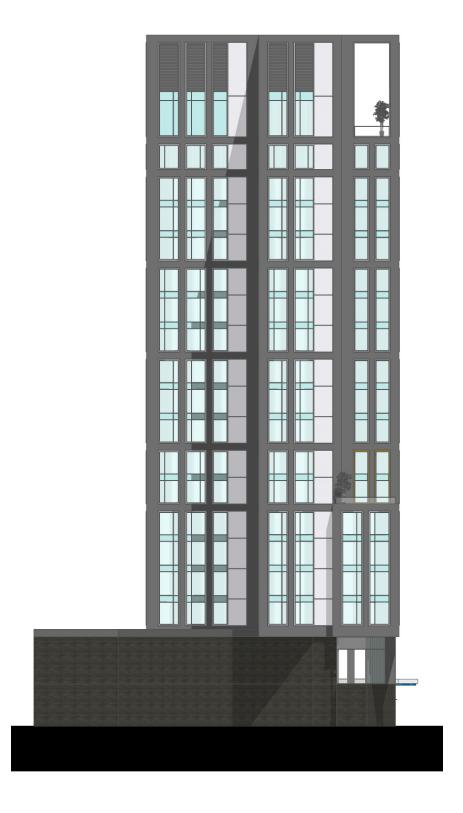




BUILDING ELEVATIONS







NORTH ELEVATION **WEST ELEVATION SOUTH ELEVATION**







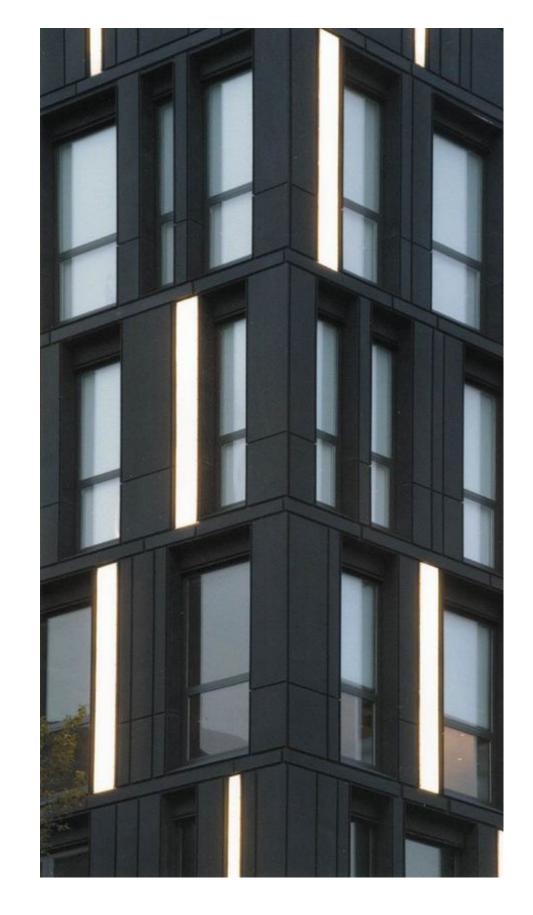




PRECEDENTS









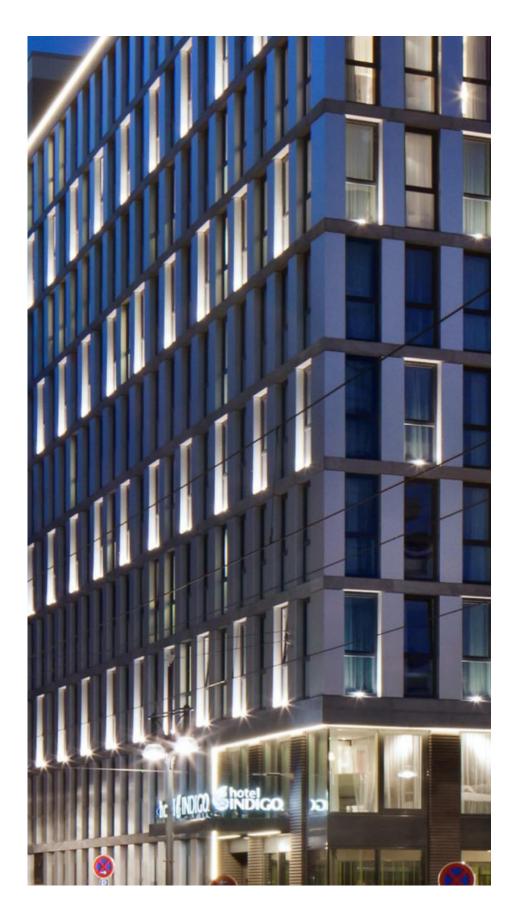






PRECEDENTS















PERSPECTIVE VIEWS









PERSPECTIVE VIEWS





























