

Kenmore Square Redevelopment

BCDC Committee Meeting

June 5, 2018



Roger Ferris + Partners













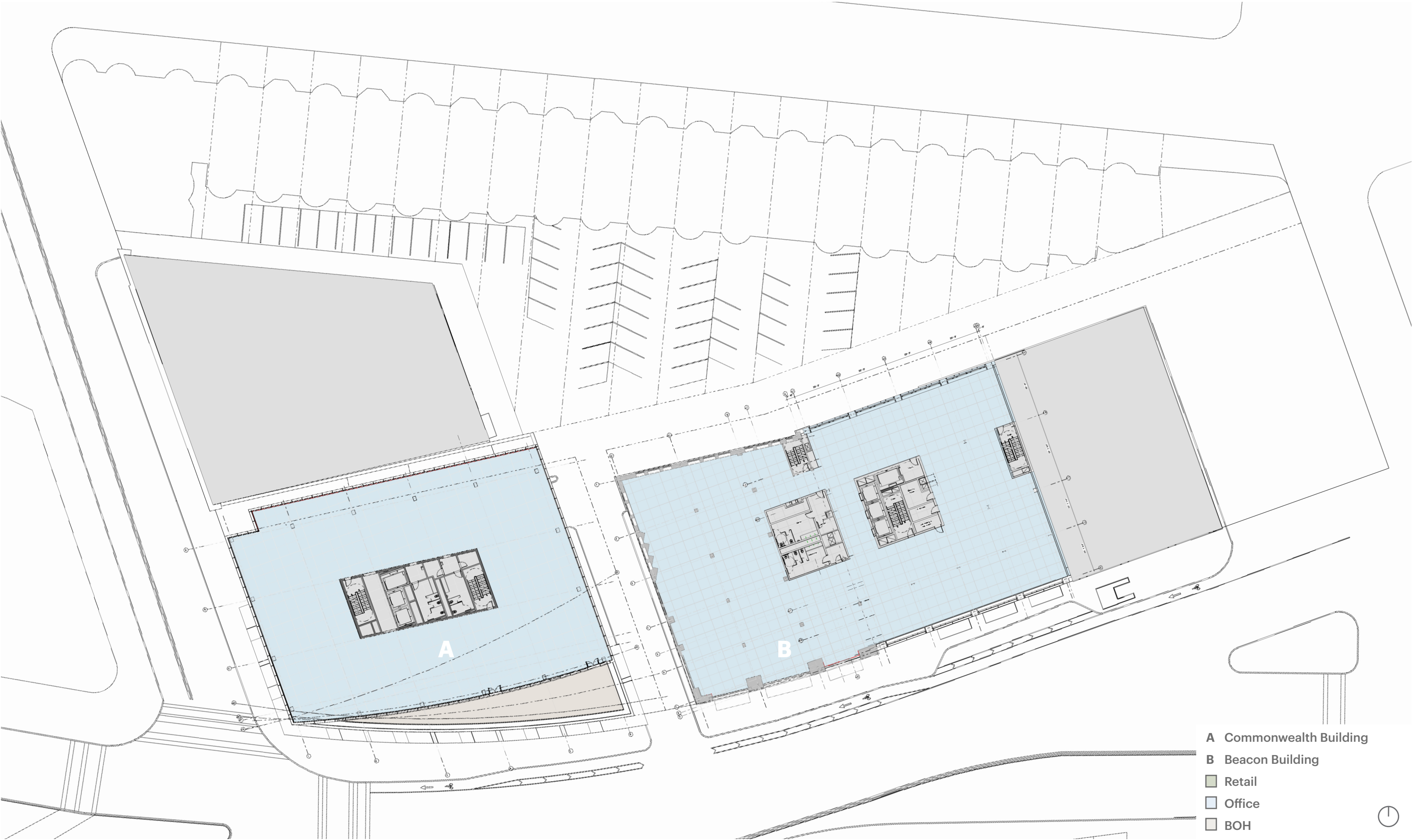
Commonwealth Building
533-541 Commonwealth

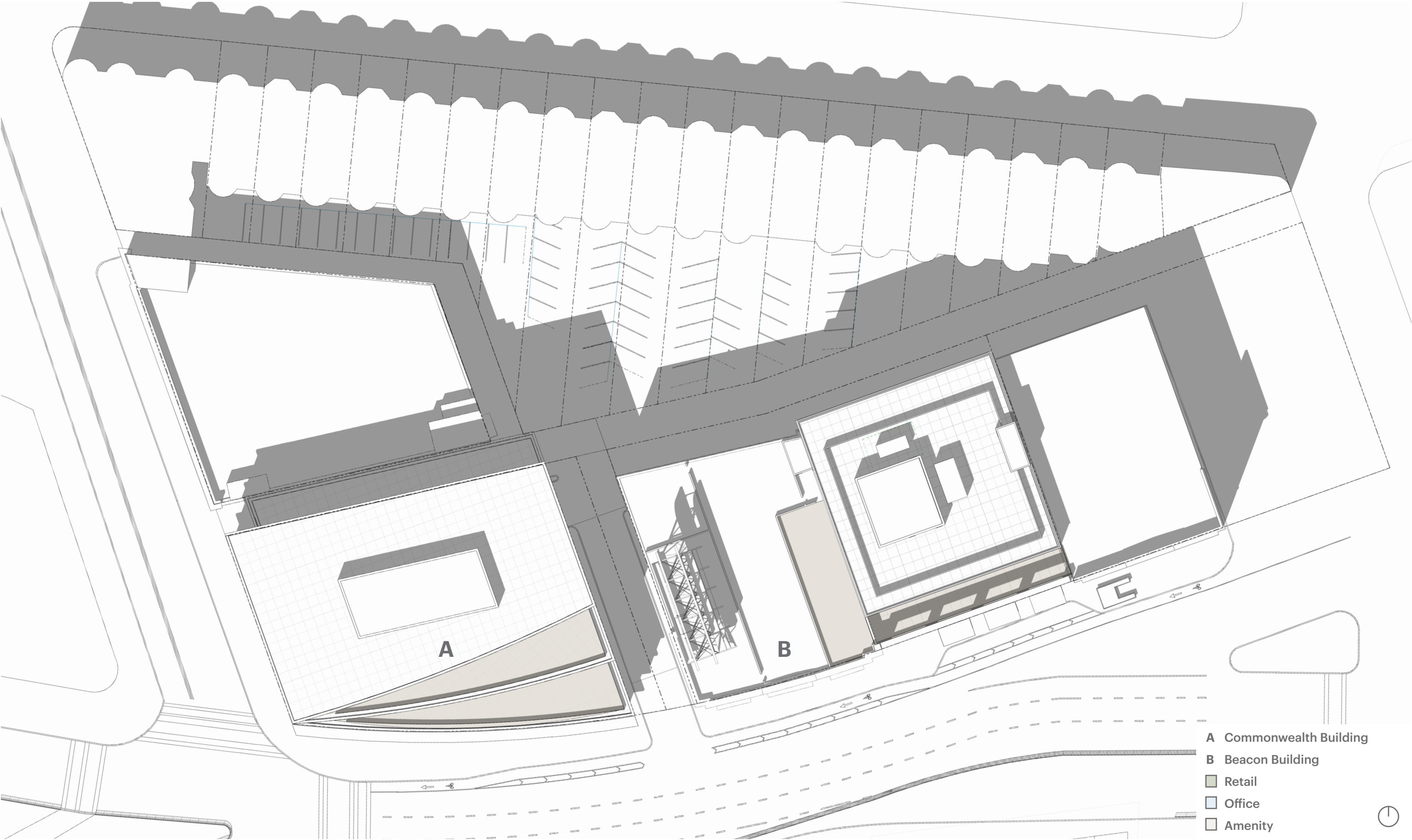
Land:	21,978 SF
Office:	129,720 SF
Retail:	10,280 SF
Total:	140,000 SF
Height:	Up to 111 feet
Vehicle Parking:	+/- 60 spaces

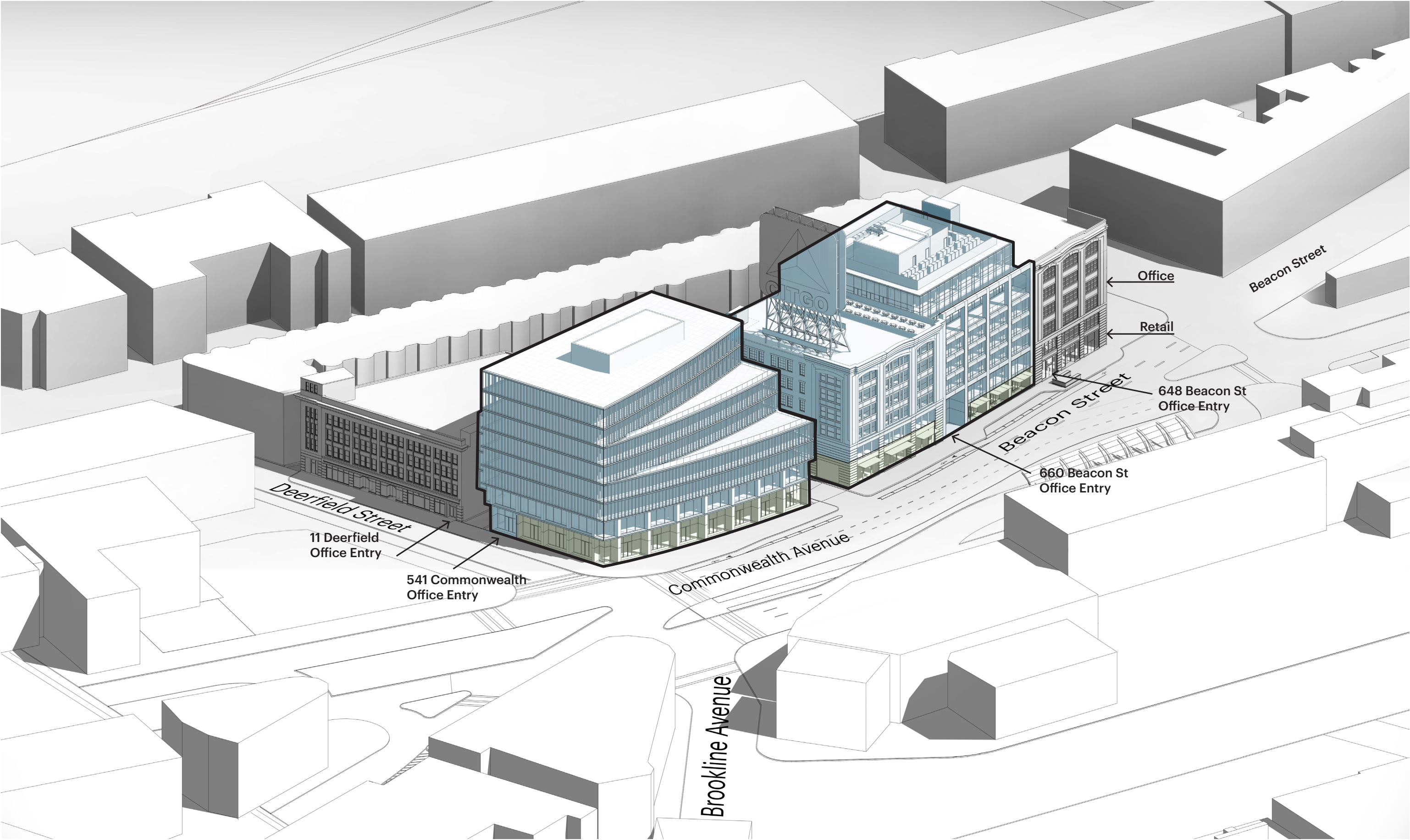
Beacon Building
650-660 Beacon

Land:	25,495 SF
Office Renovation:	52,105 SF
Office New Construction:	72,000 SF
Retail Renovation:	13,985 SF
Retail New Construction:	4,500 SF
Total:	142,500 SF
Height:	Up to 96 feet

















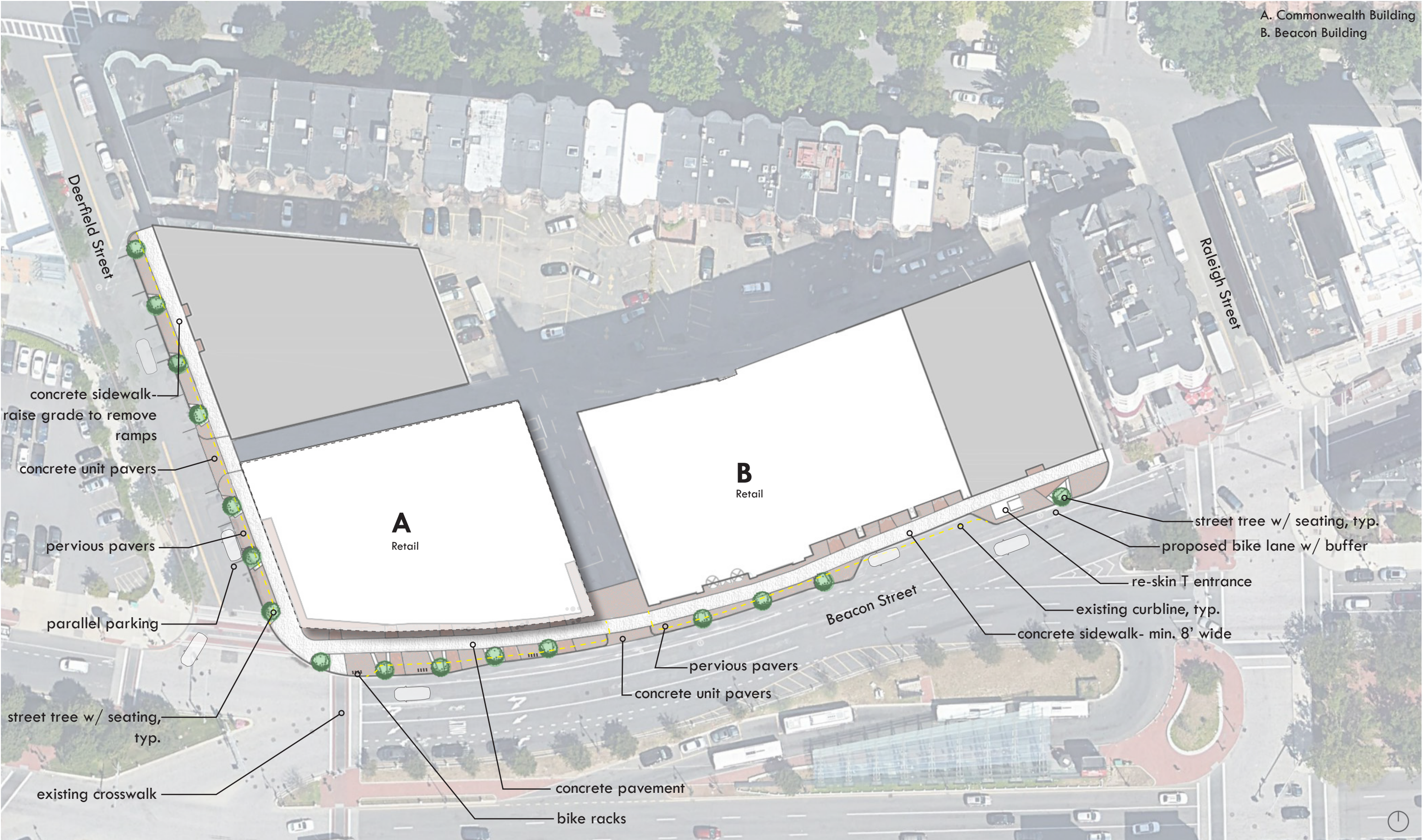


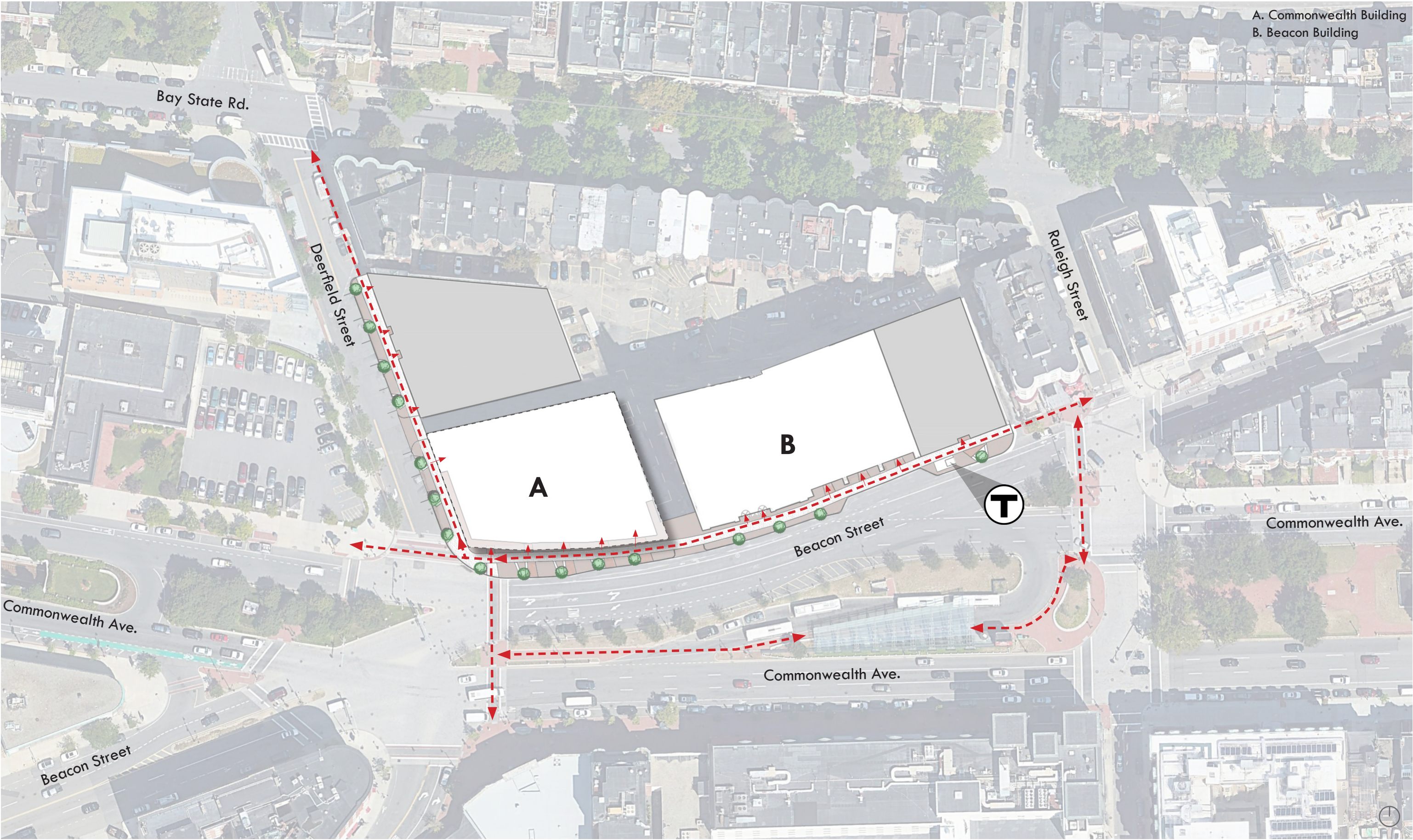






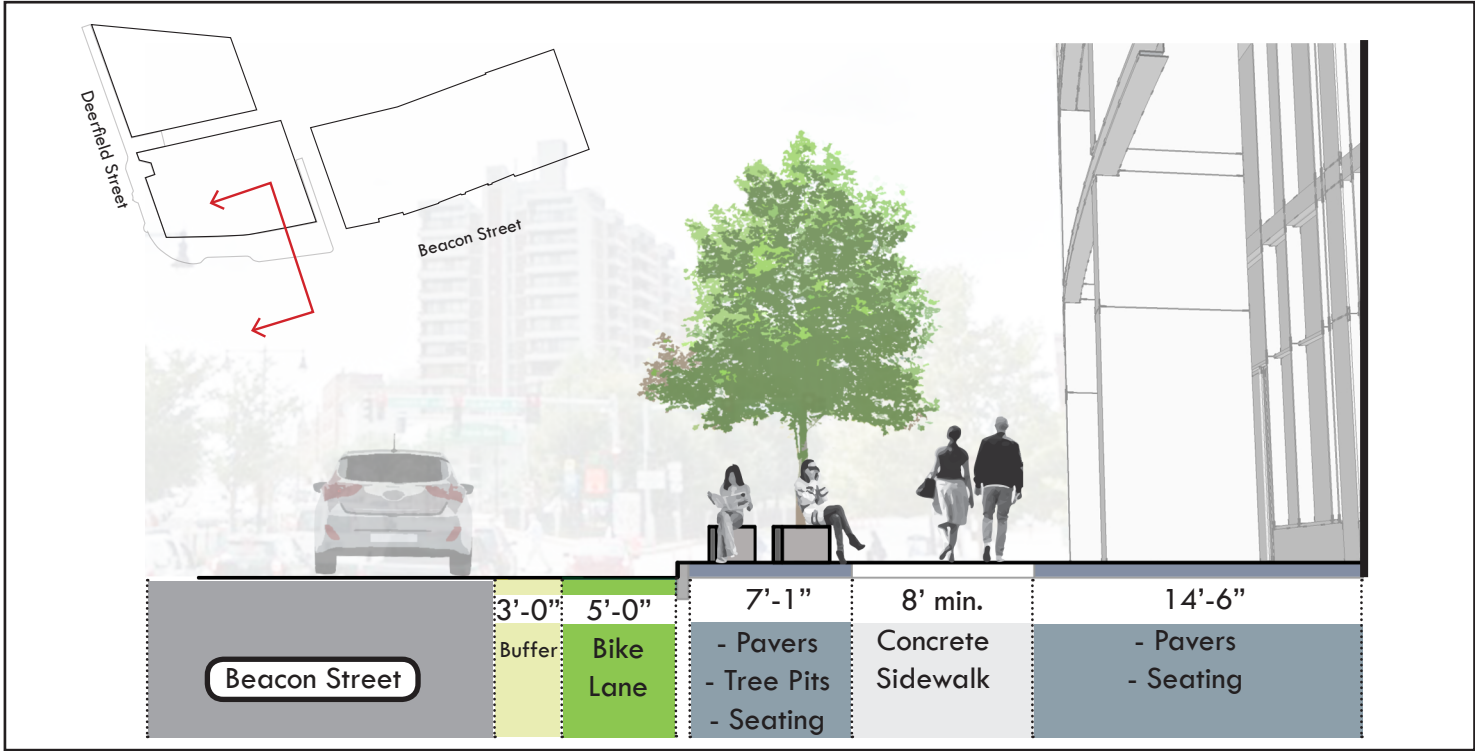






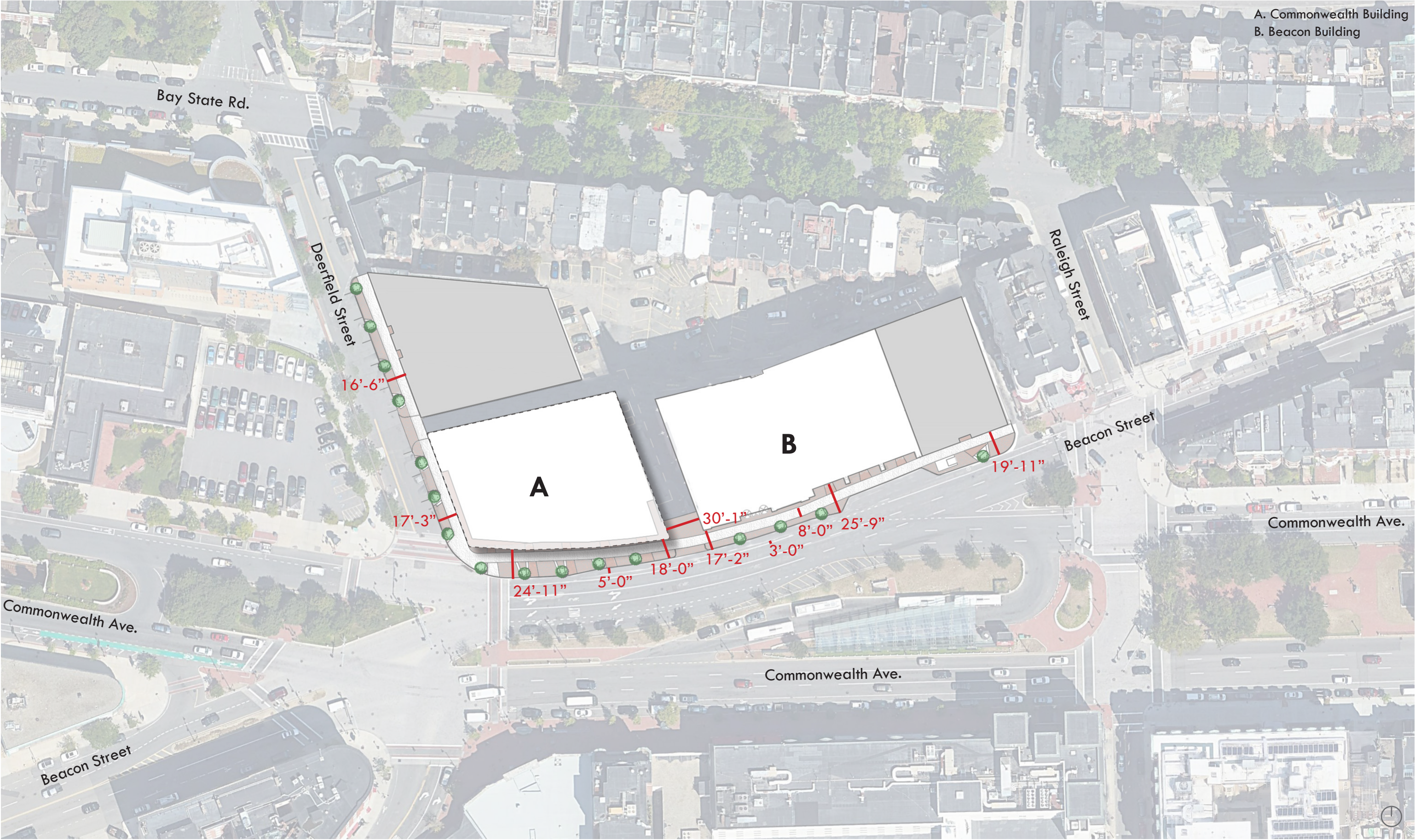
A. Commonwealth Building
B. Beacon Building

proposed w/ buffered bike lane



existing condition







street tree planting



seating & street tree planting



custom-precaster pavers



catenary lighting



landscape forms-catena cafe chair



pervious pavers



red brick blend

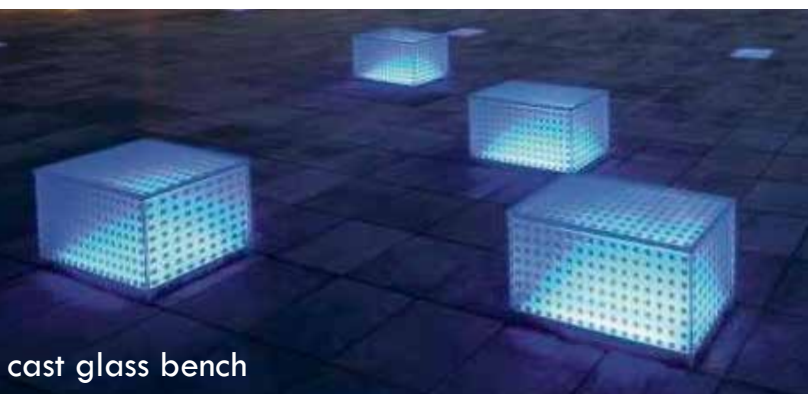


ingrade lighting

id metalco-precast



custom- granite & metal (mikyoung kim design)



cast glass bench



custom- wood & metal



custom- wood & granite



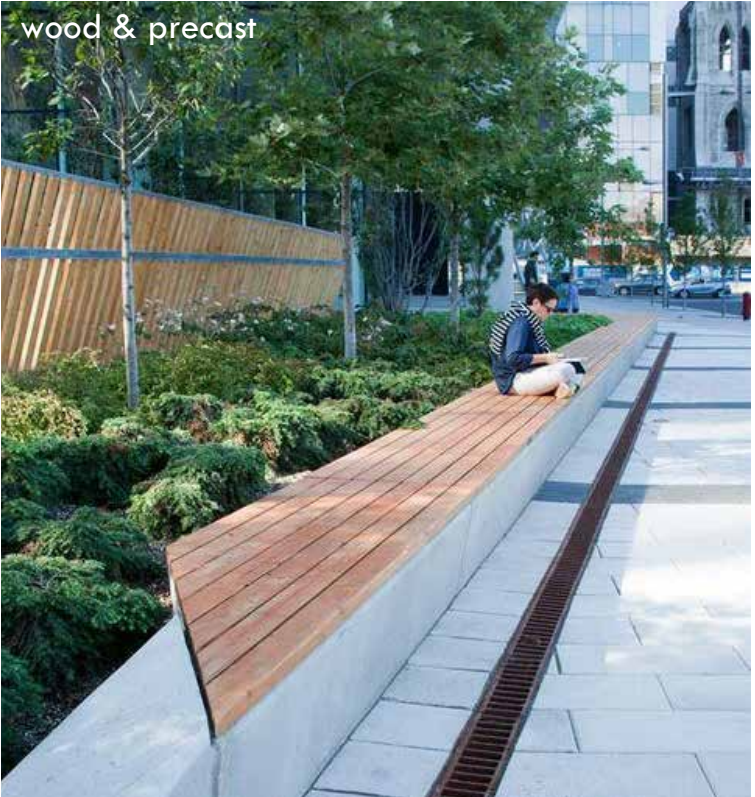
custom-granite



custom-precast



micite- wood and metal



wood & precast



custom granite





london plane tree



london plane tree



sweet gum



sweet gum



honey locust

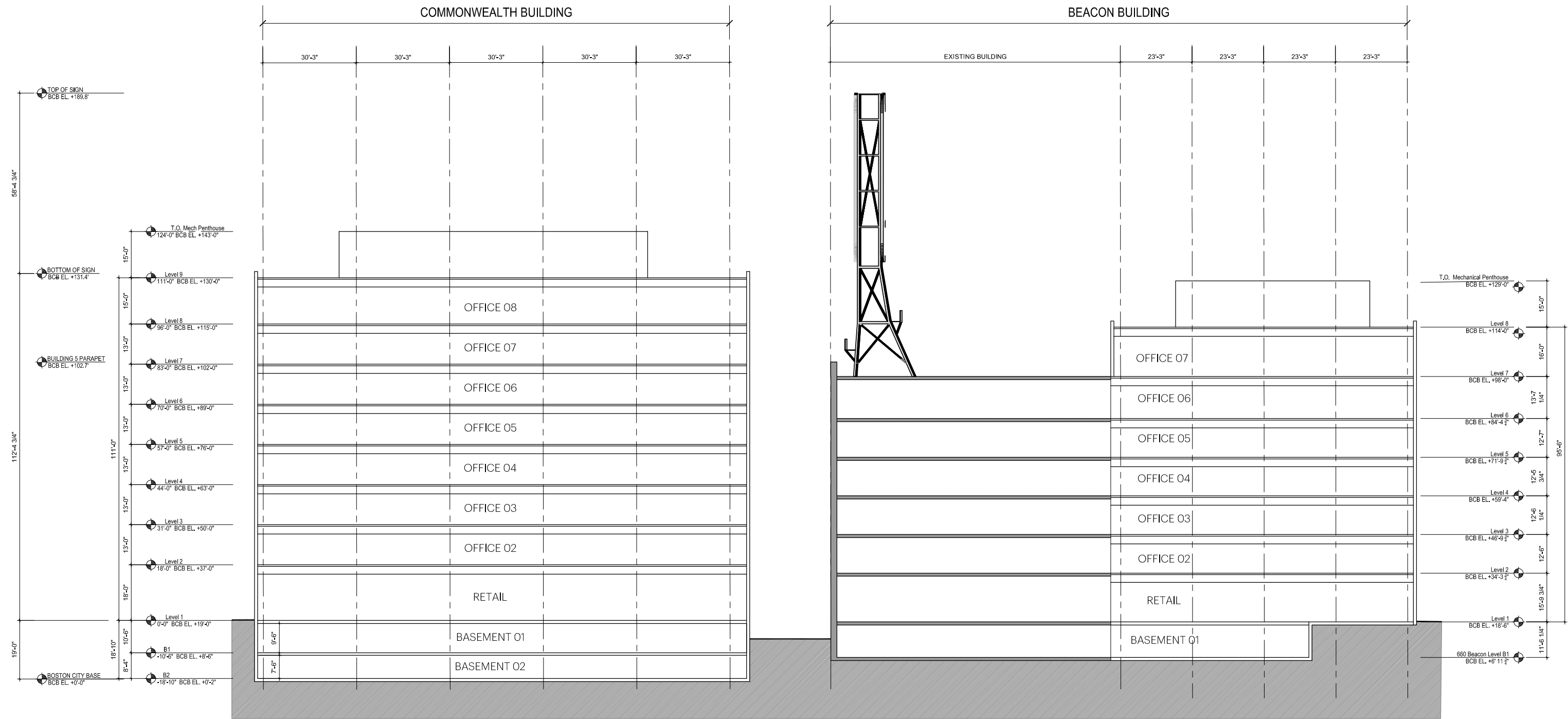




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Appendix

















*The stepped curvilinear façade of the corner **Commonwealth Building** captures the energy of the bustling Kenmore Square intersection while also making a formal deferential gesture to the Citgo Sign.*

*The new midblock **Beacon Building** responds to both the scale and massing of the buildings on either side of it. The street façade can be seen as a contemporary abstraction of its neighbors while serving to stitch the buildings together through the horizontal alignment of the cornices and belt courses.*







