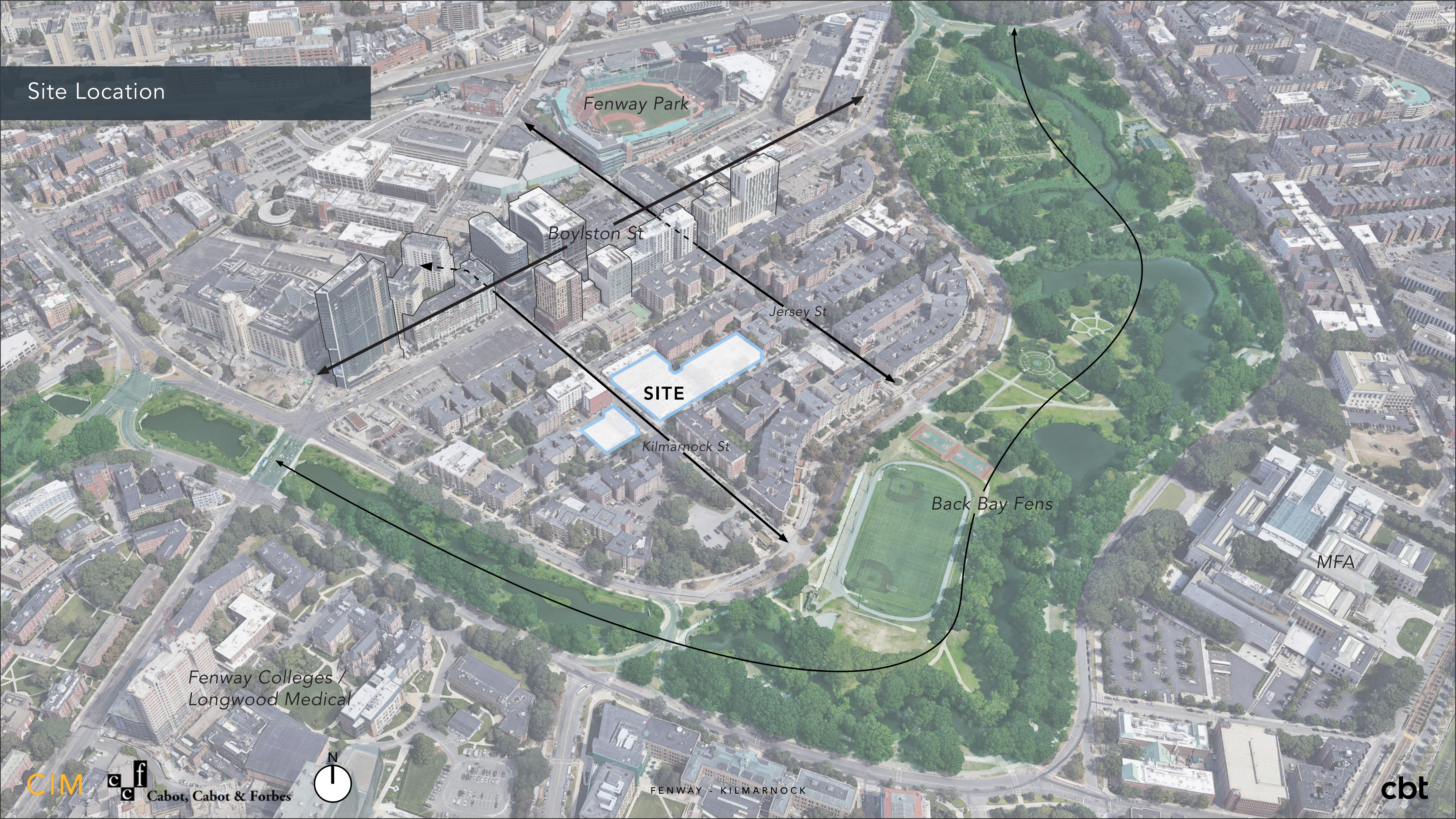


Fenway / Kilmarnock

Fenway Community Meeting

August 08, 2018

Site Location



Fenway Park

Boylston St

Jersey St

SITE

Kilmarnock St

Back Bay Fens

MFA

Fenway Colleges /
Longwood Medical

CIM



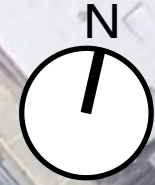
Cabot, Cabot & Forbes



FENWAY - KILMARNOCK

cbt

Site Location



Context Photos



Kilmarnock Street Character



Queensberry Street Character



Site Photos



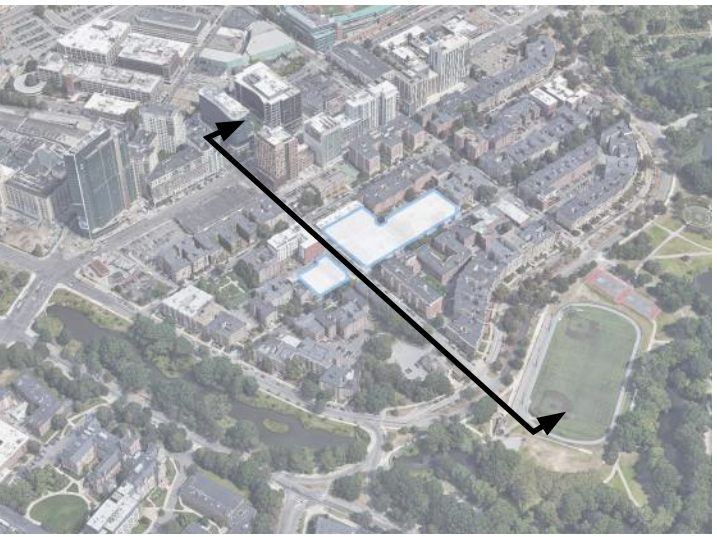
Site Photos



Site Photos



Site Section



The Van Ness

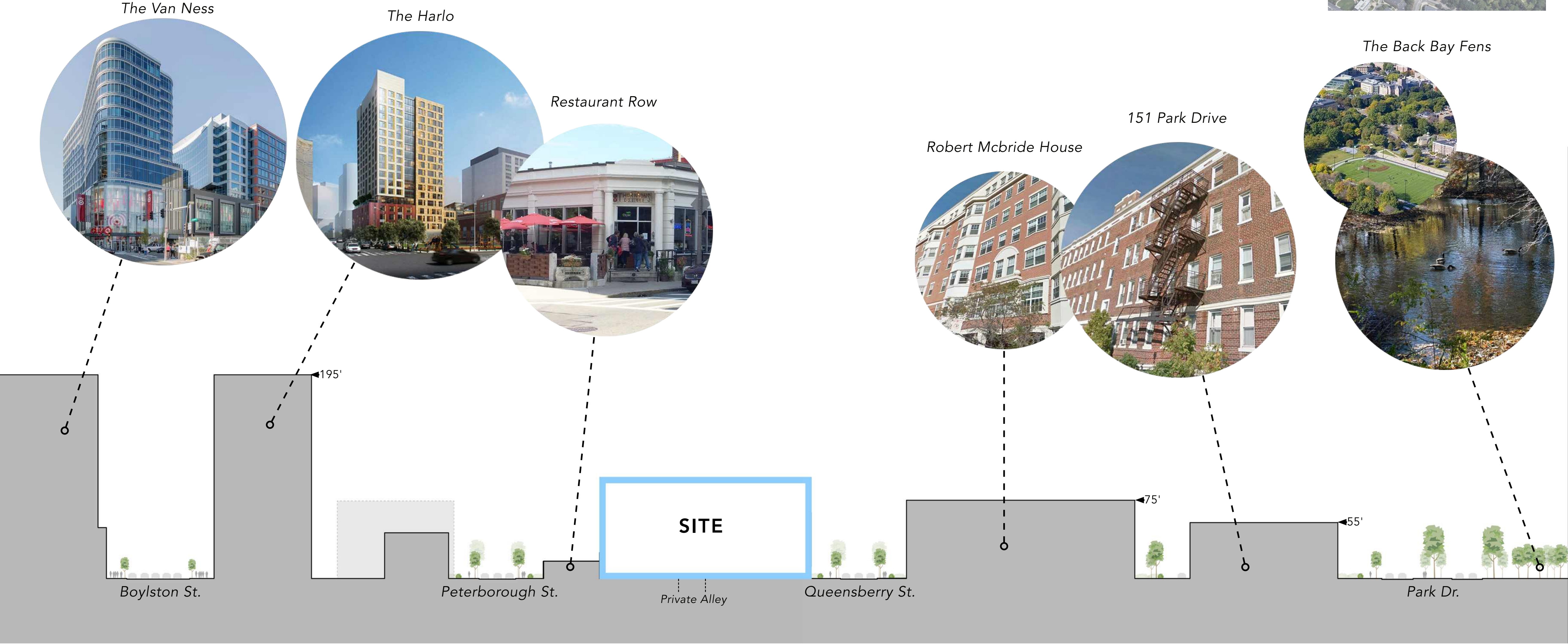
The Harlo

Restaurant Row

151 Park Drive

The Back Bay Fens

Robert McBride House



Fenway Open Space Network



BOYLSTON STREET

PARK DRIVE

PETERBOROUGH STREET

QUEENSBERRY STREET

KILMARNOCK STREET

JERSEY STREET

PARK DRIVE

CIM



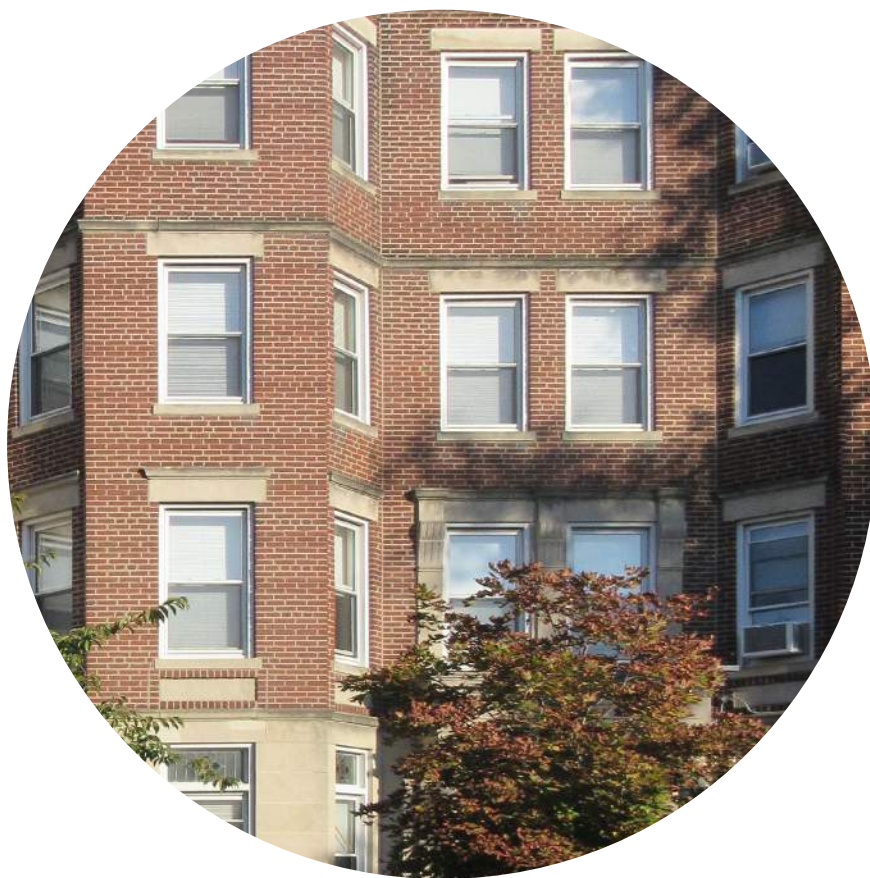
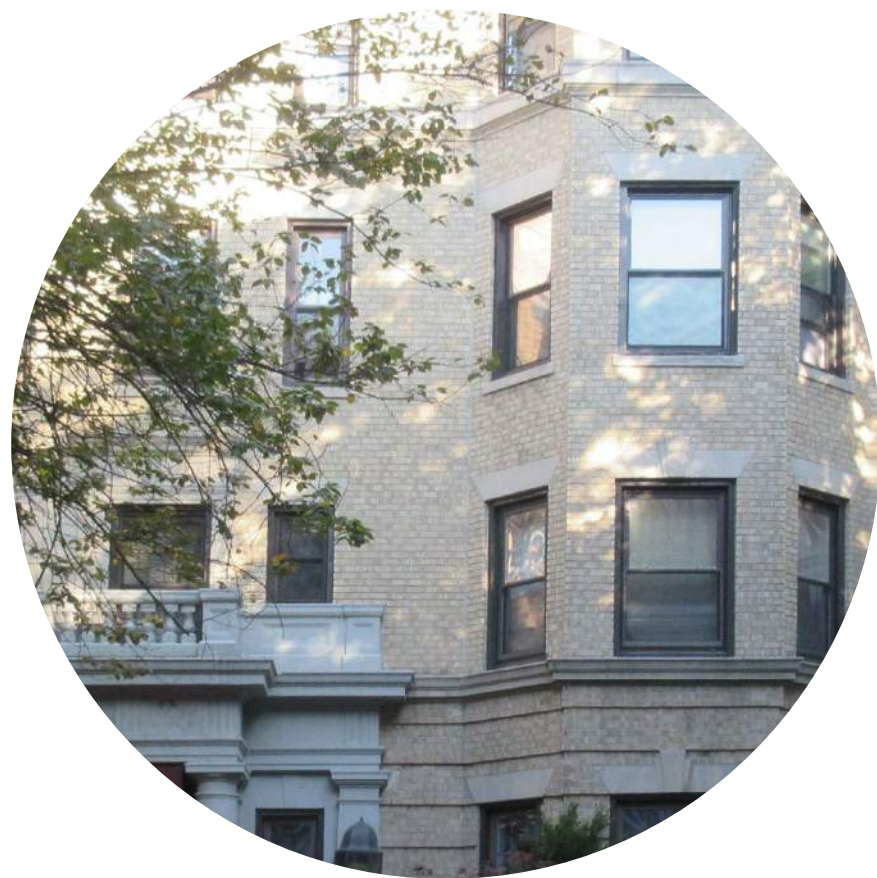
Cabot, Cabot & Forbes



FENWAY - KILMARNOCK

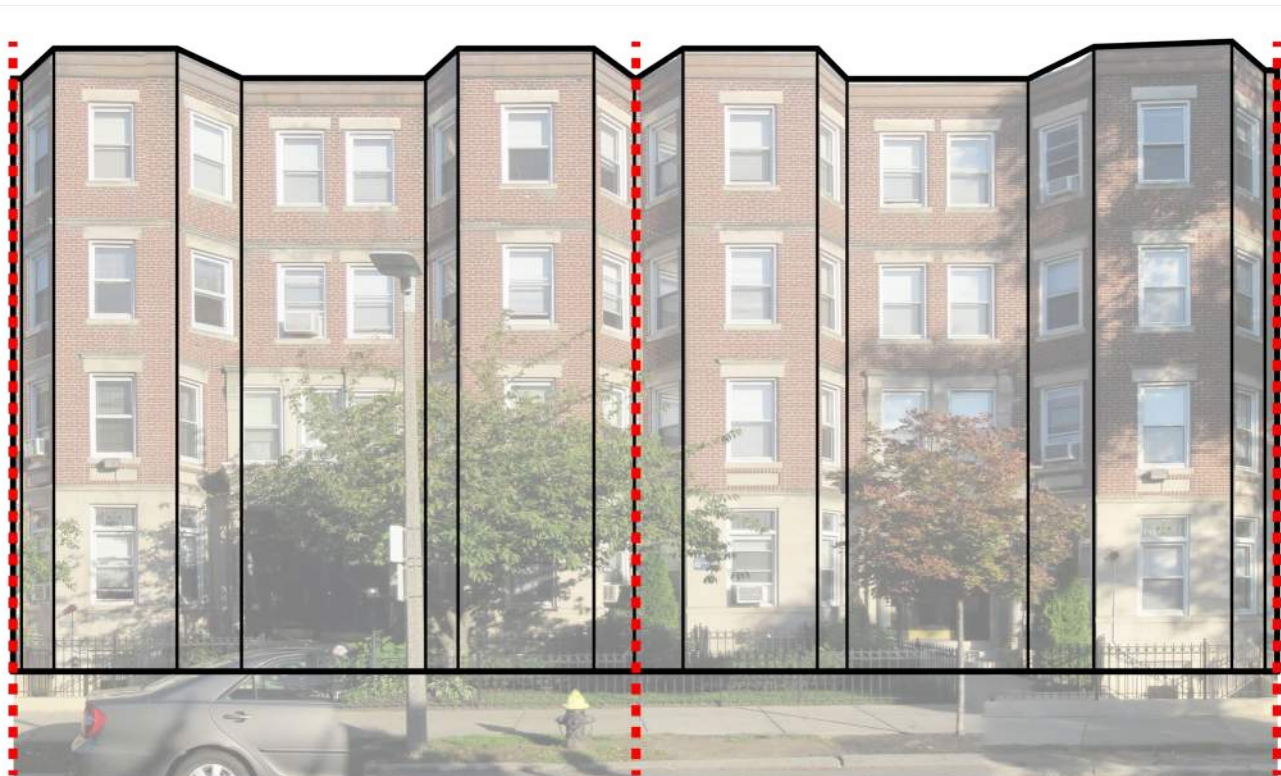
cbt

Neighborhood Materiality



Neighborhood Character

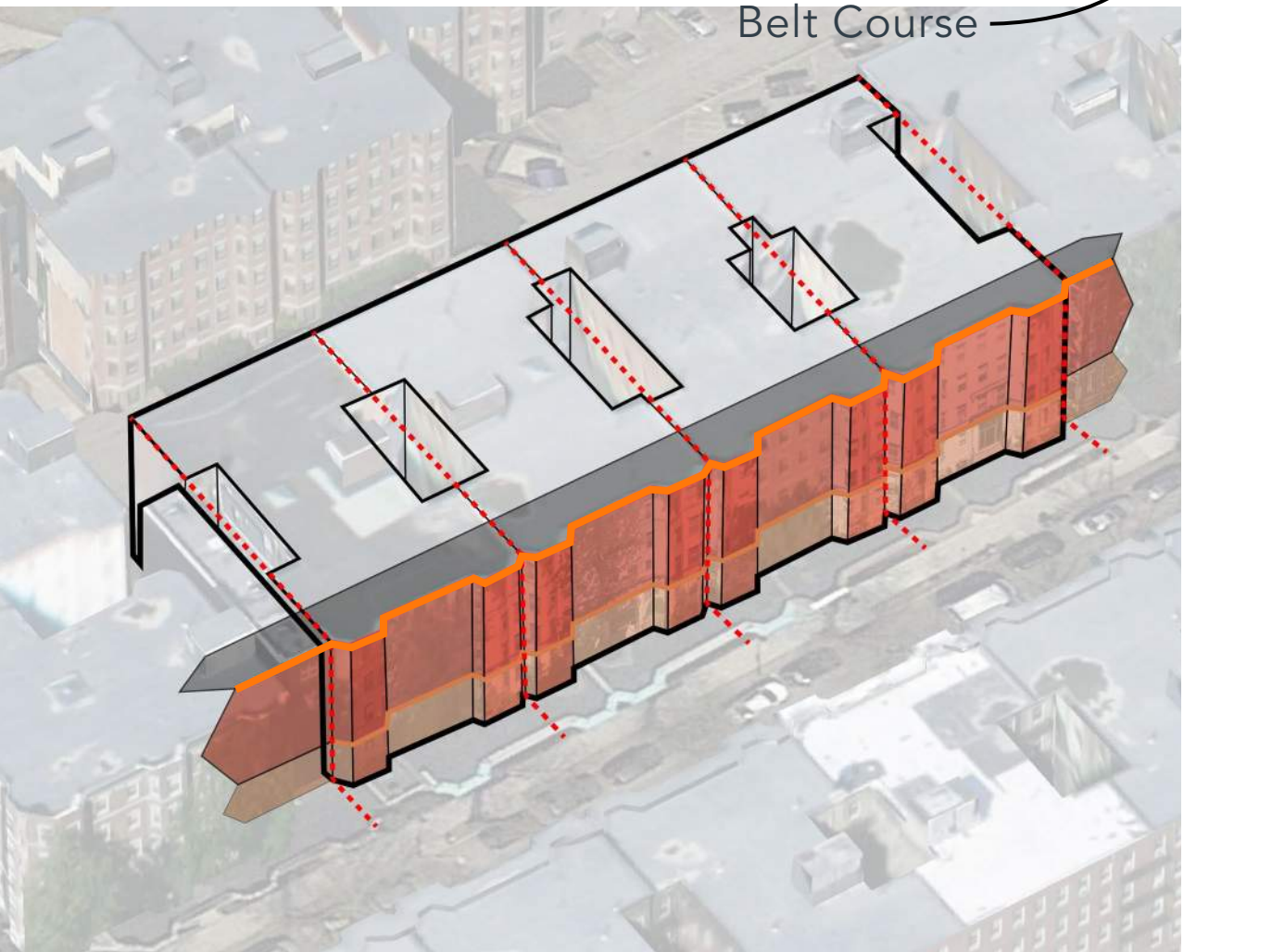
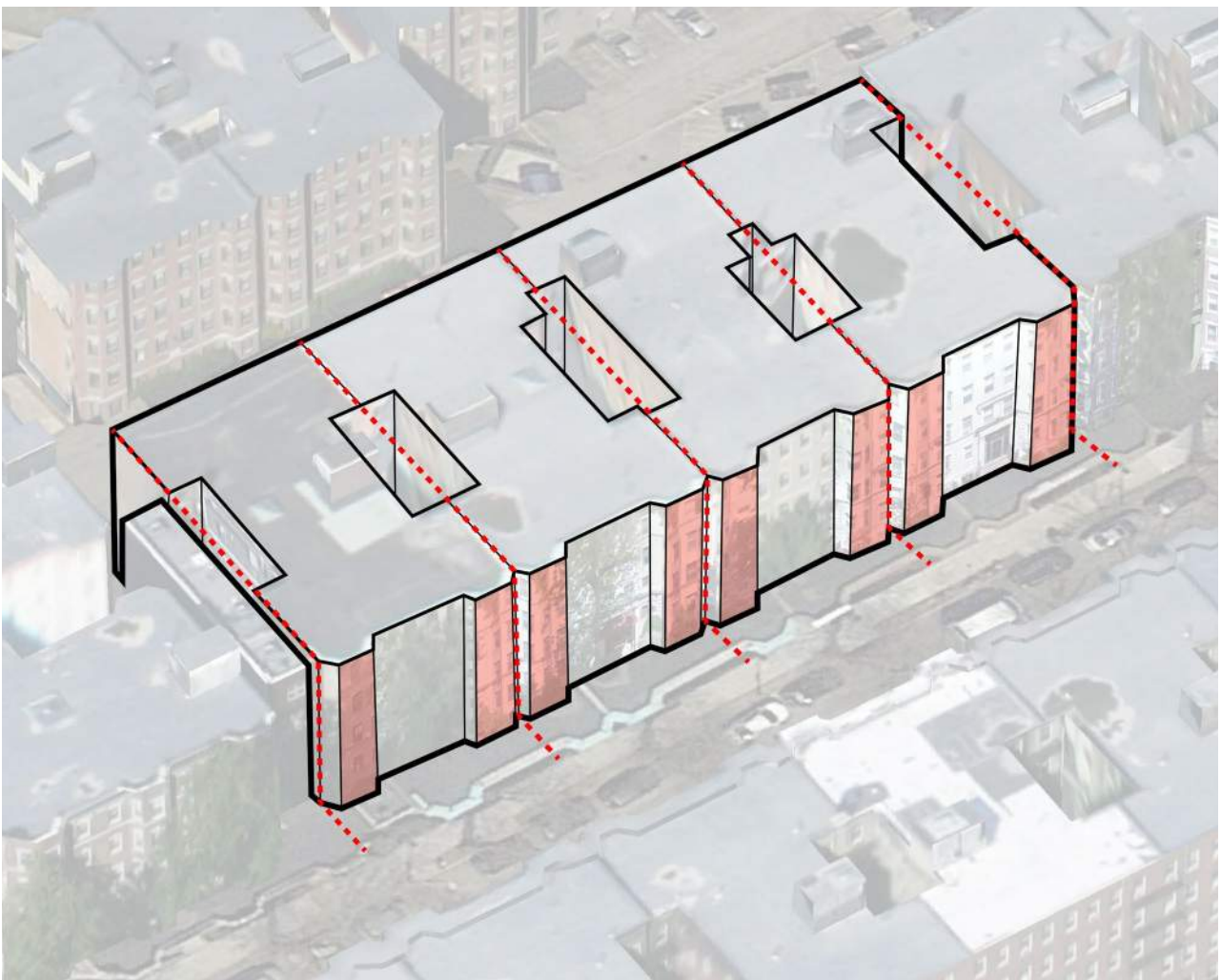
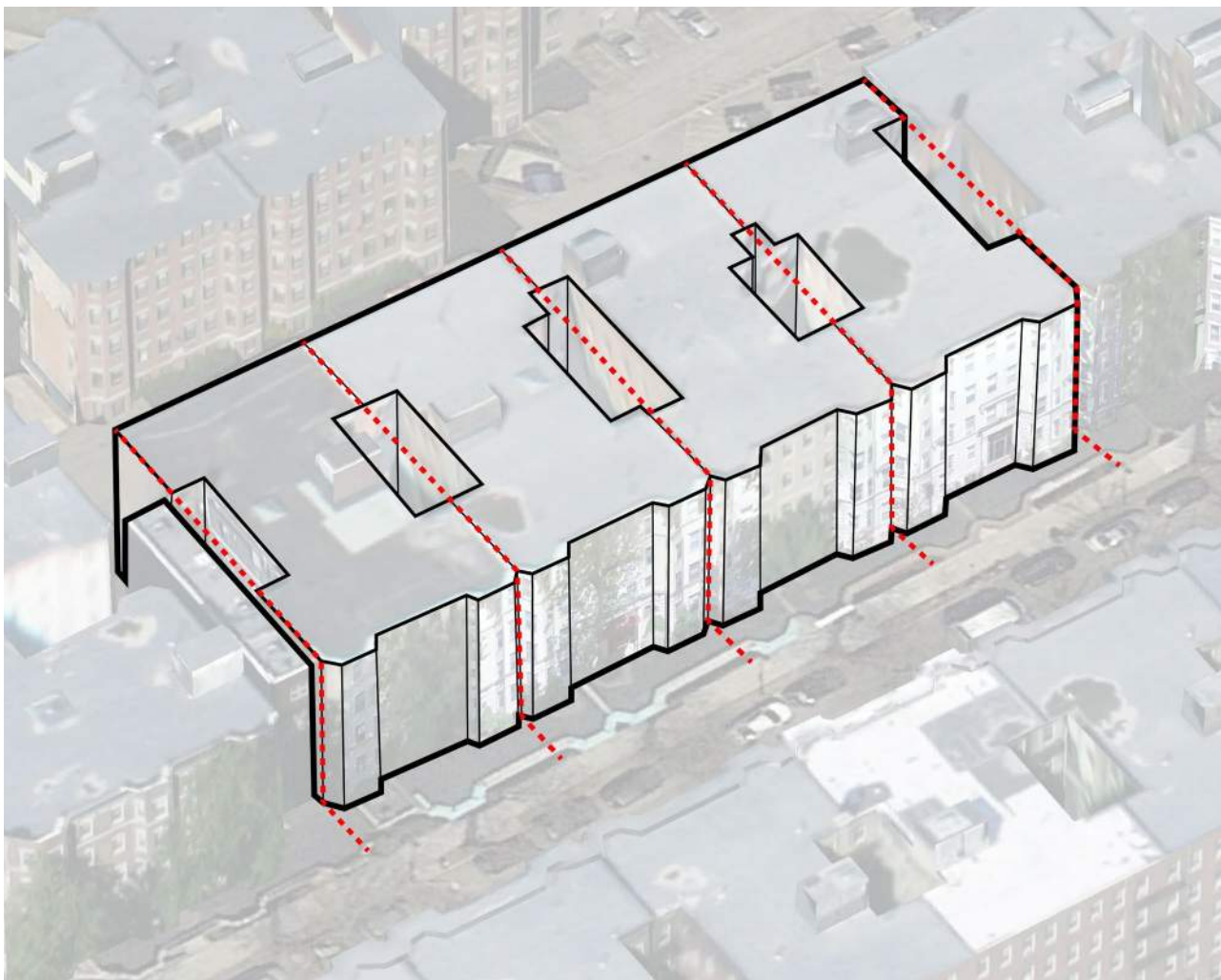
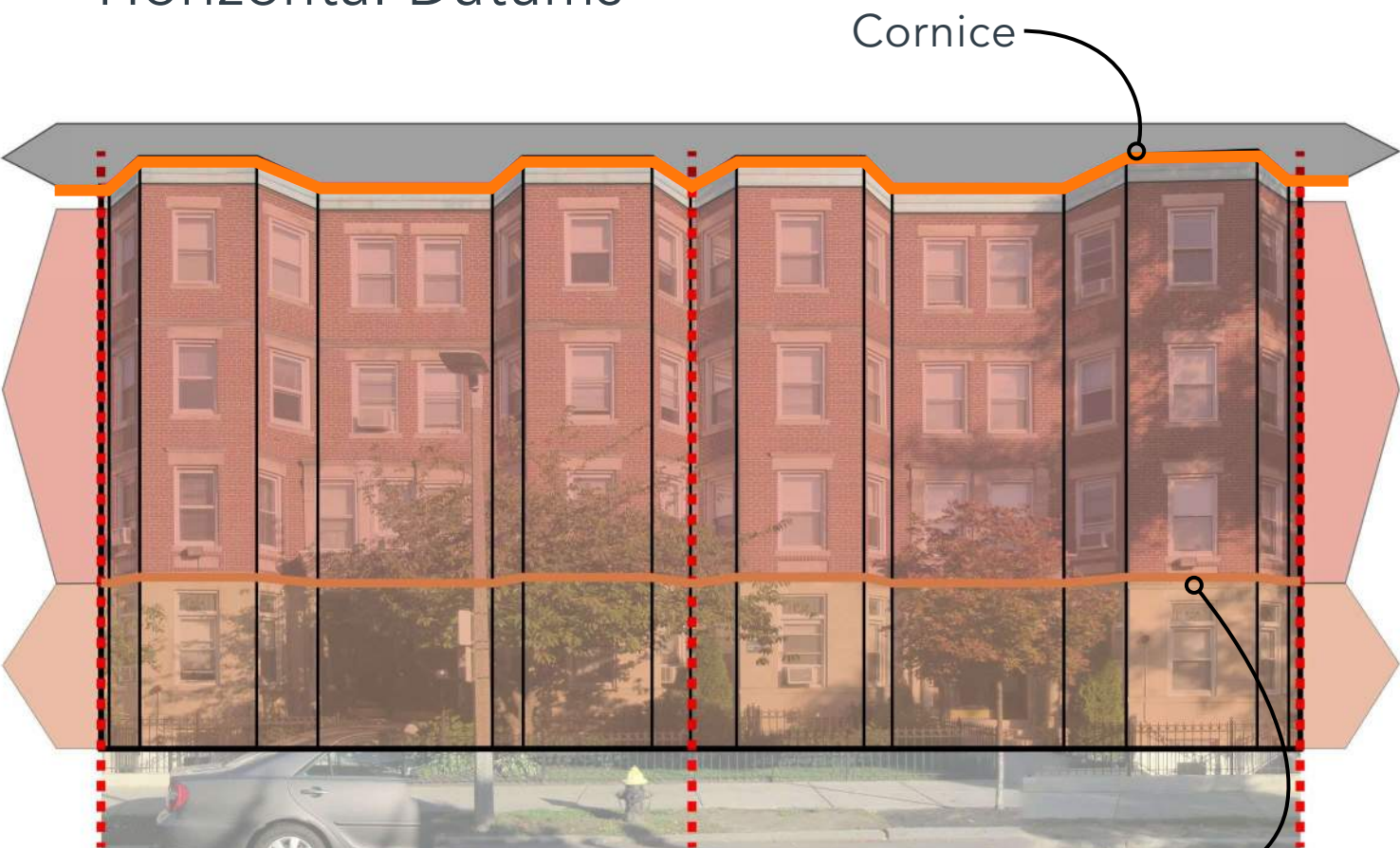
Building Module



Bay Rhythm

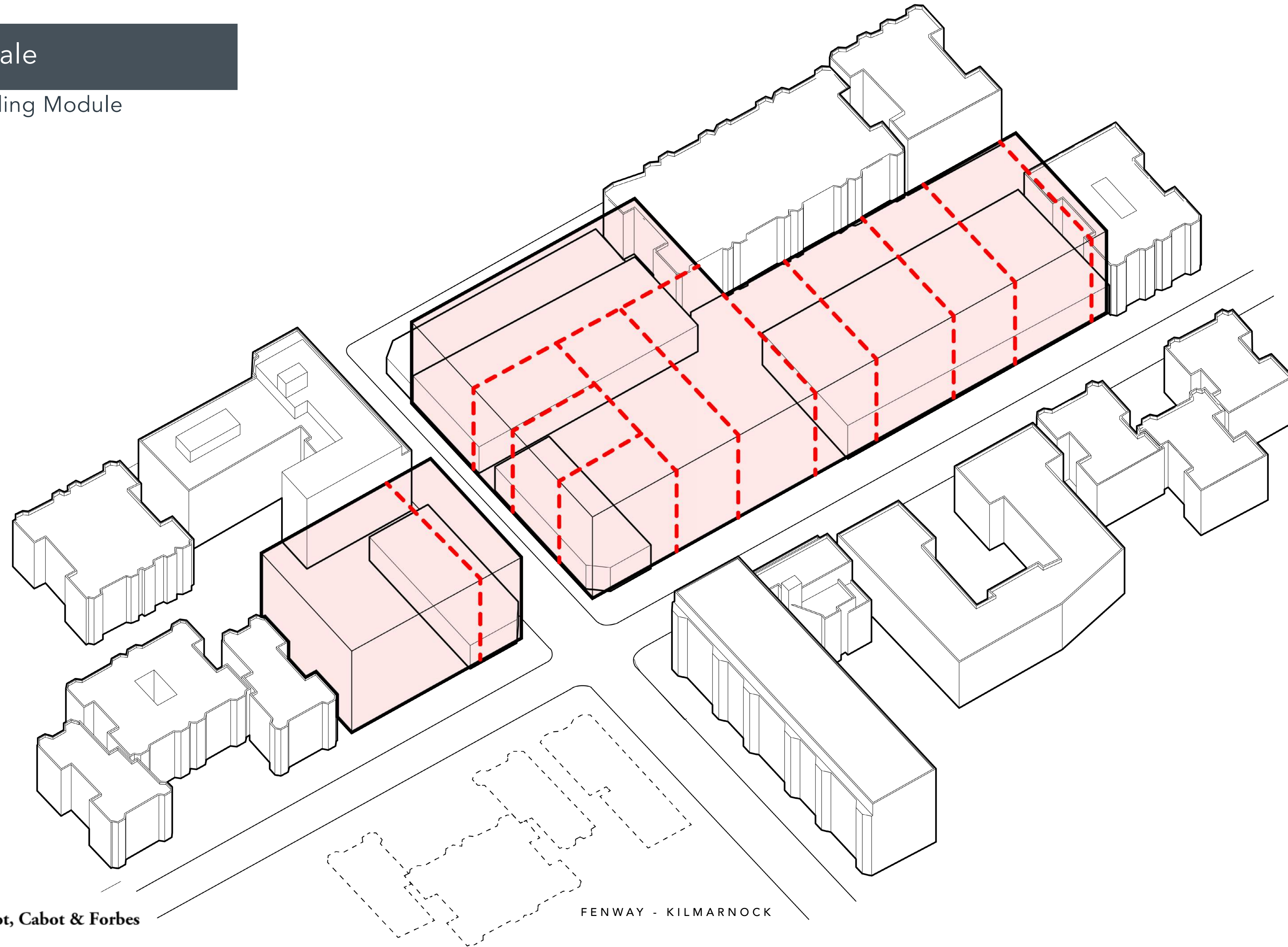


Horizontal Datums



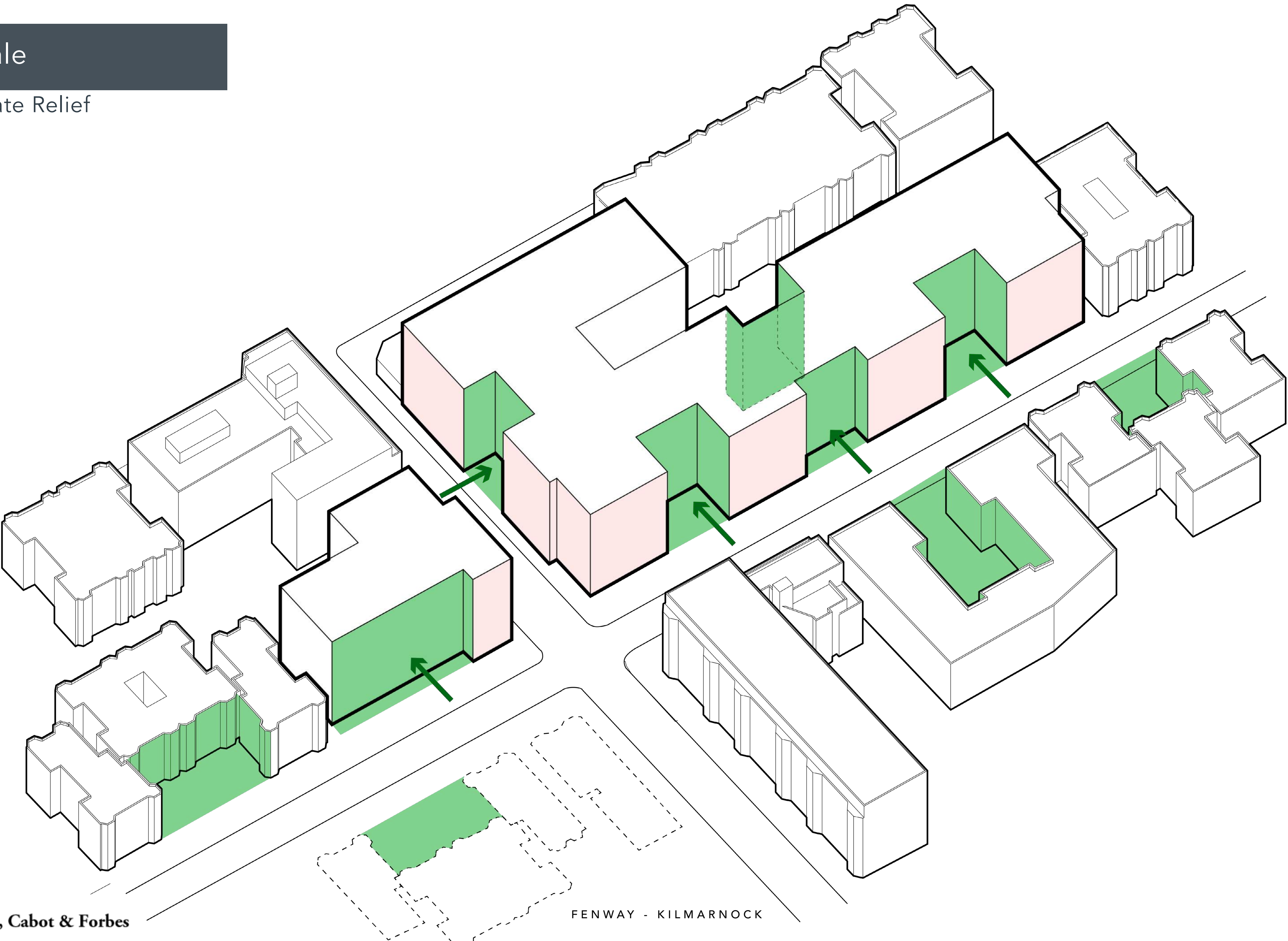
Design Rationale

Adoption of Building Module



Design Rationale

Courtyards to Create Relief



Design Rationale

Continuation of Adjacent Datums



Design Rationale

231,540 GSF

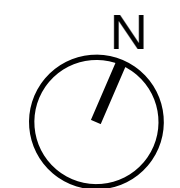
123,600 GSF

88,160 GSF

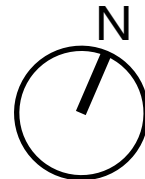
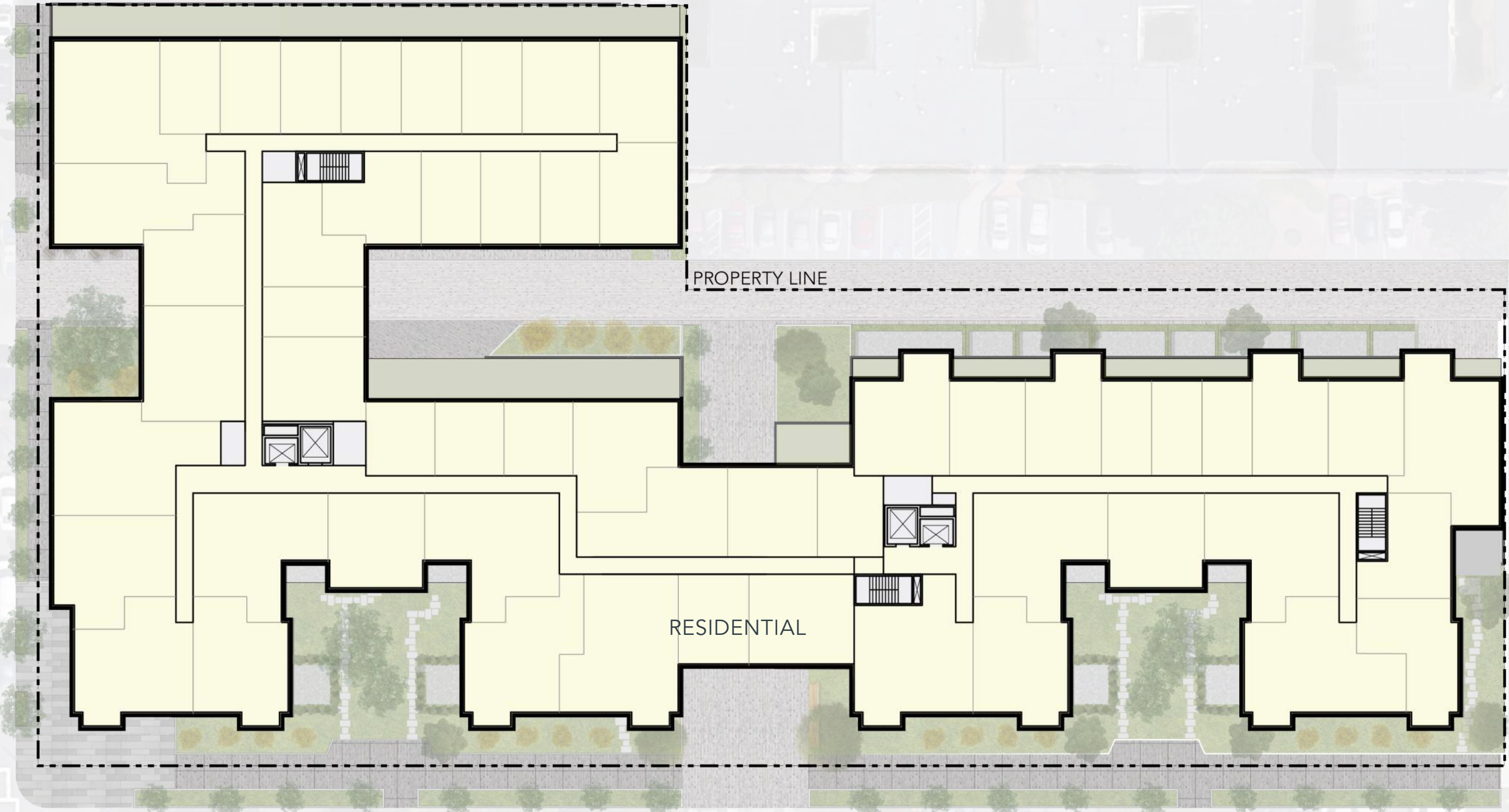
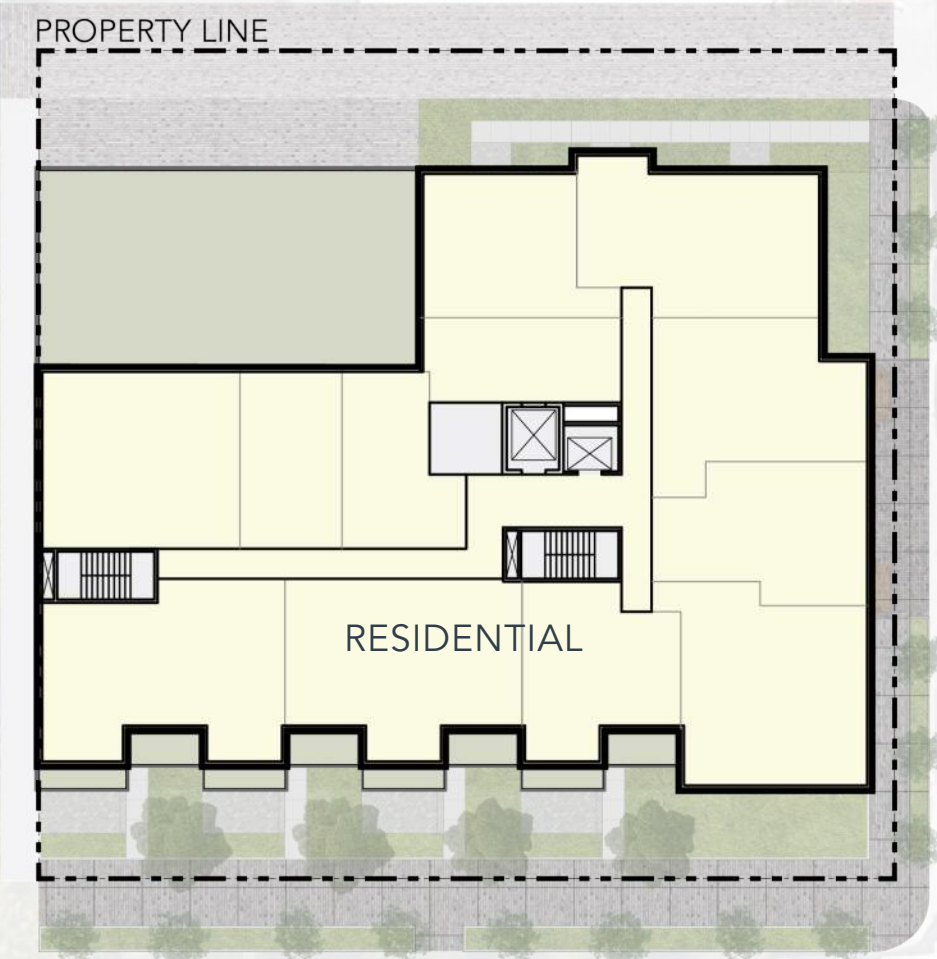
Fenway Open Space Network



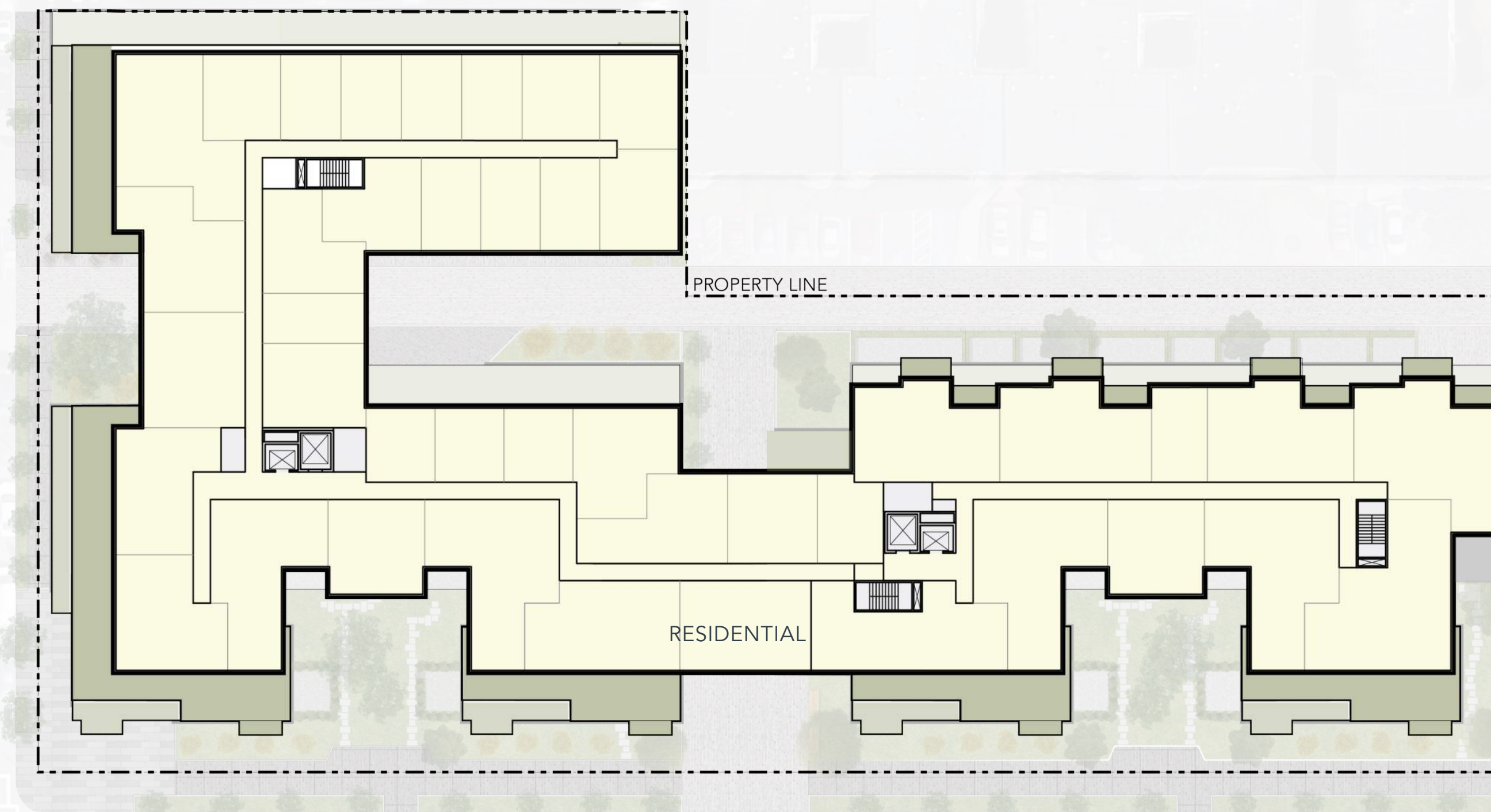
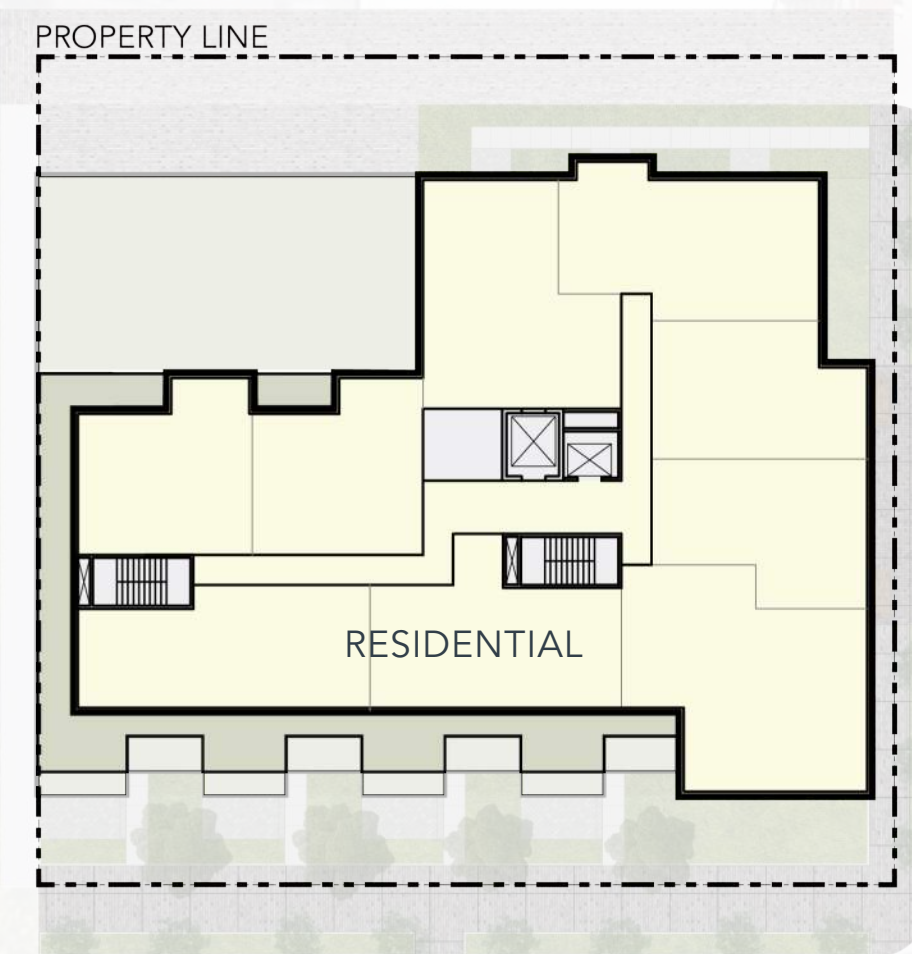
Ground Floor Plan



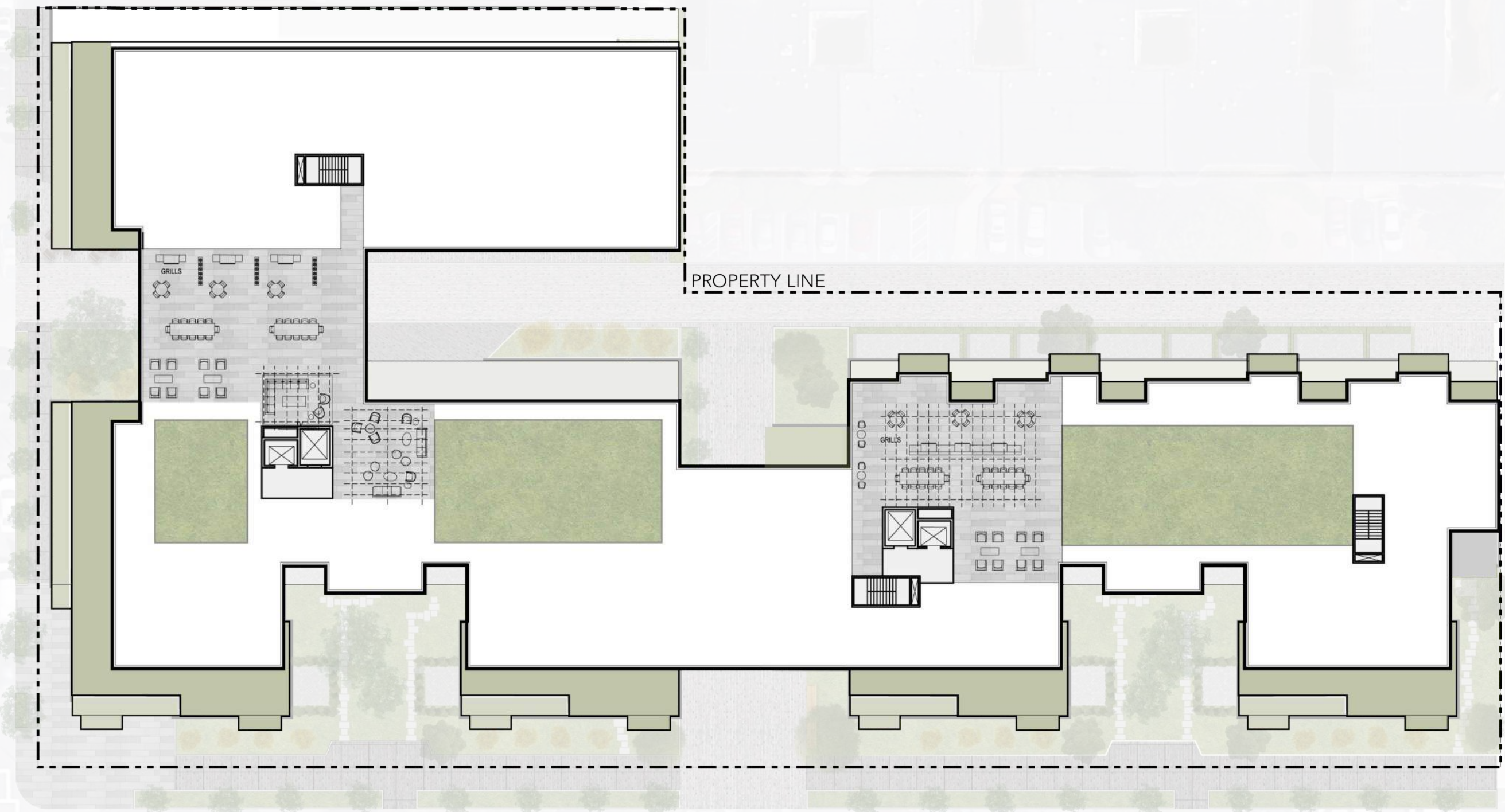
Typical Residential Plan



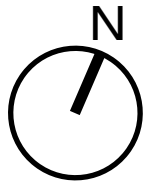
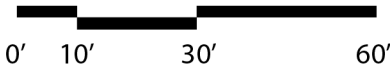
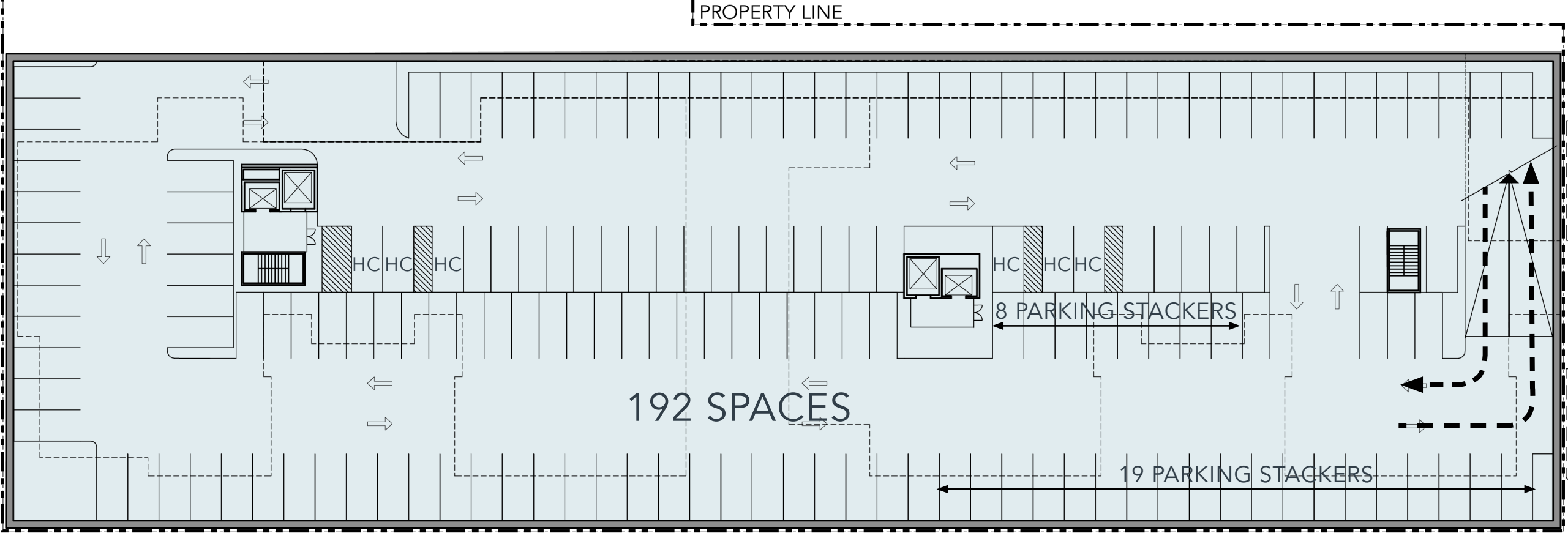
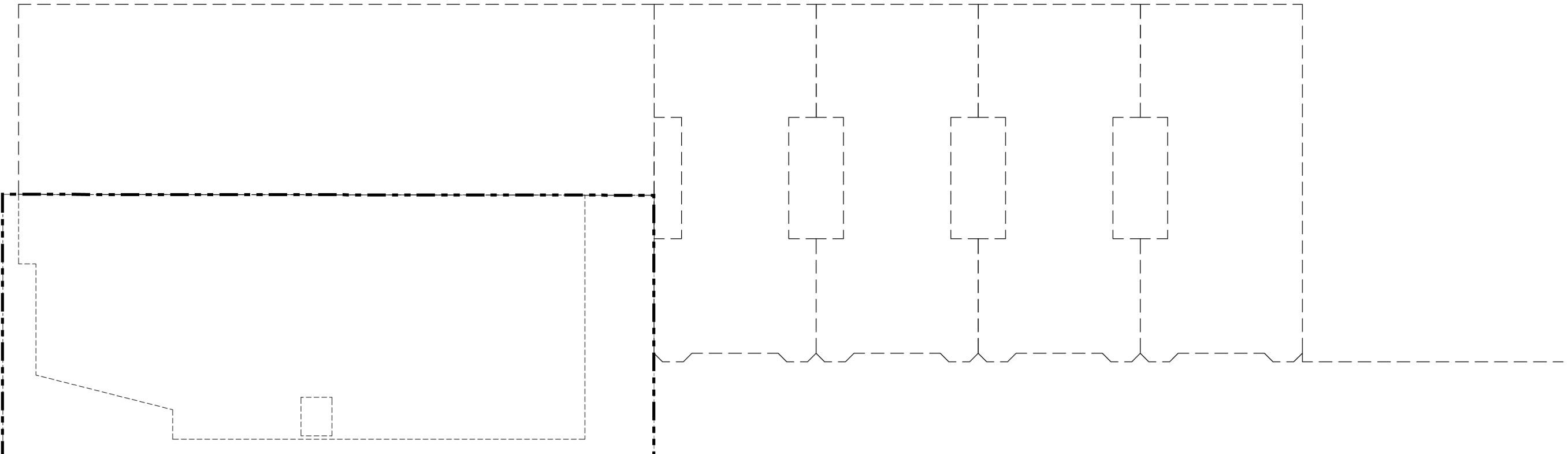
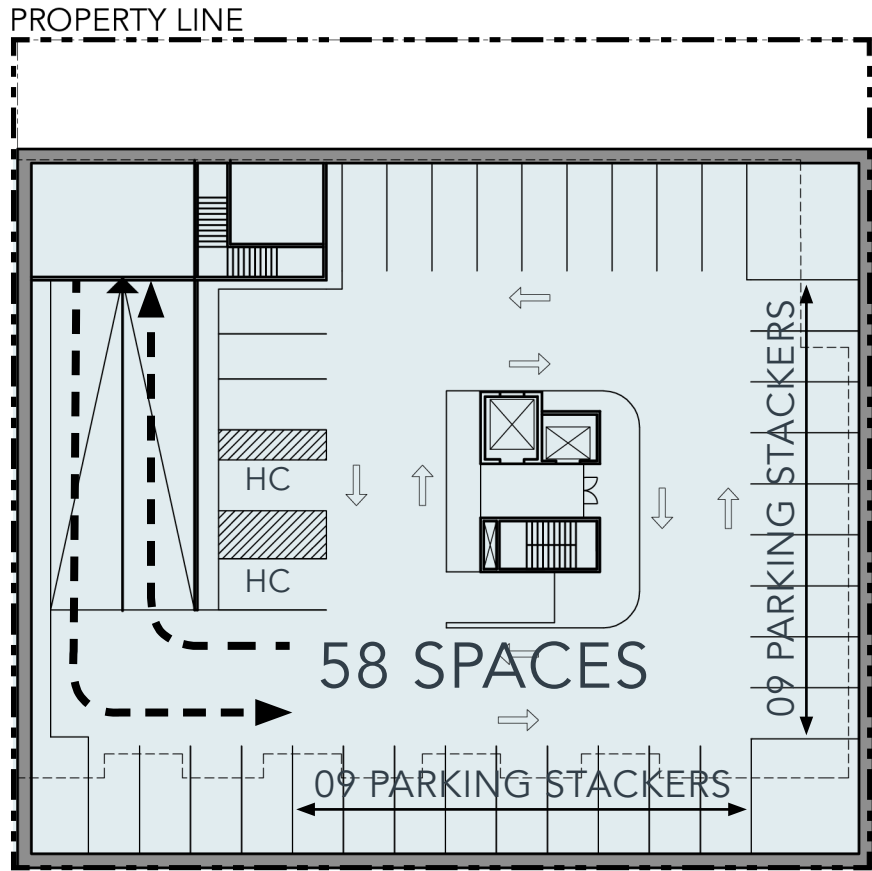
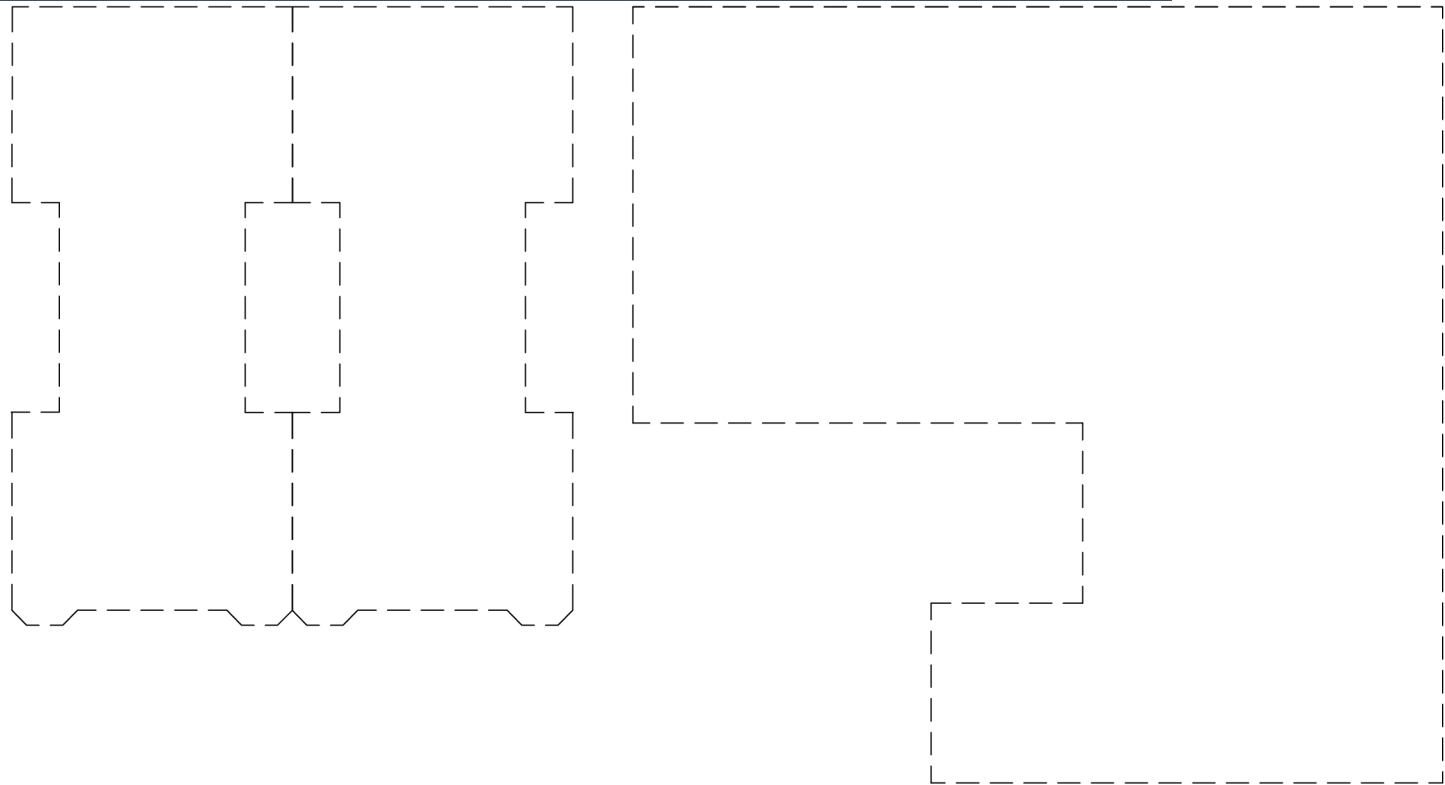
Top Floor Residential Plan



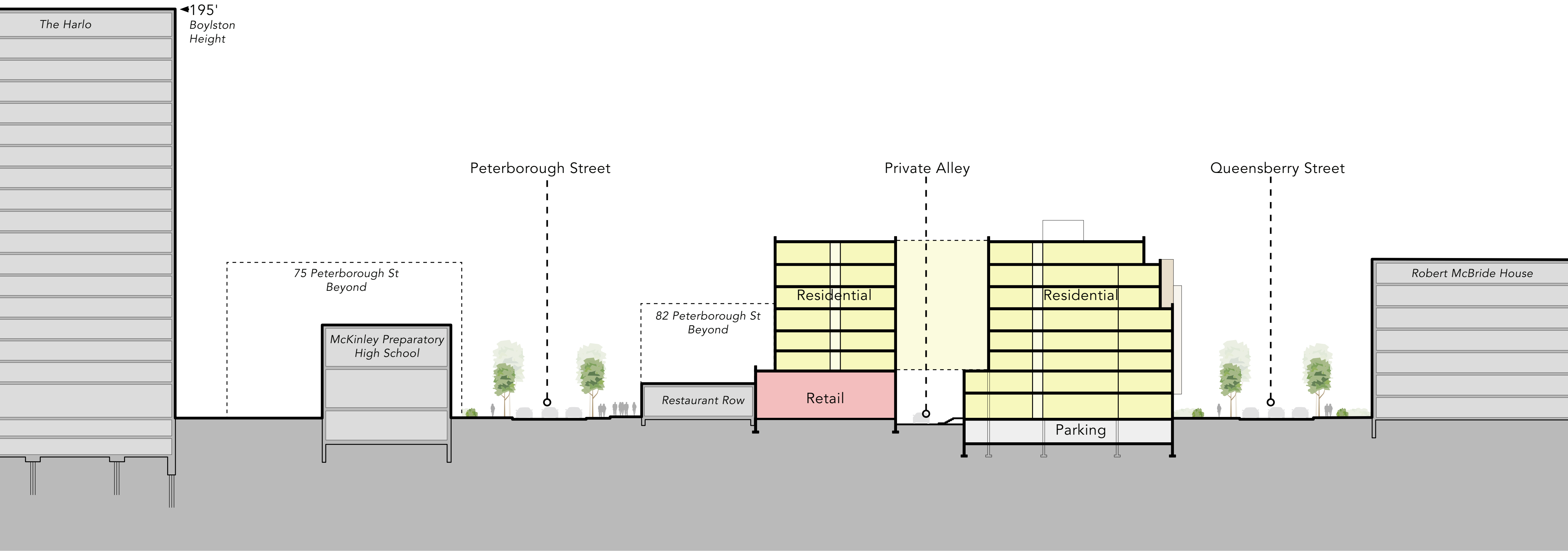
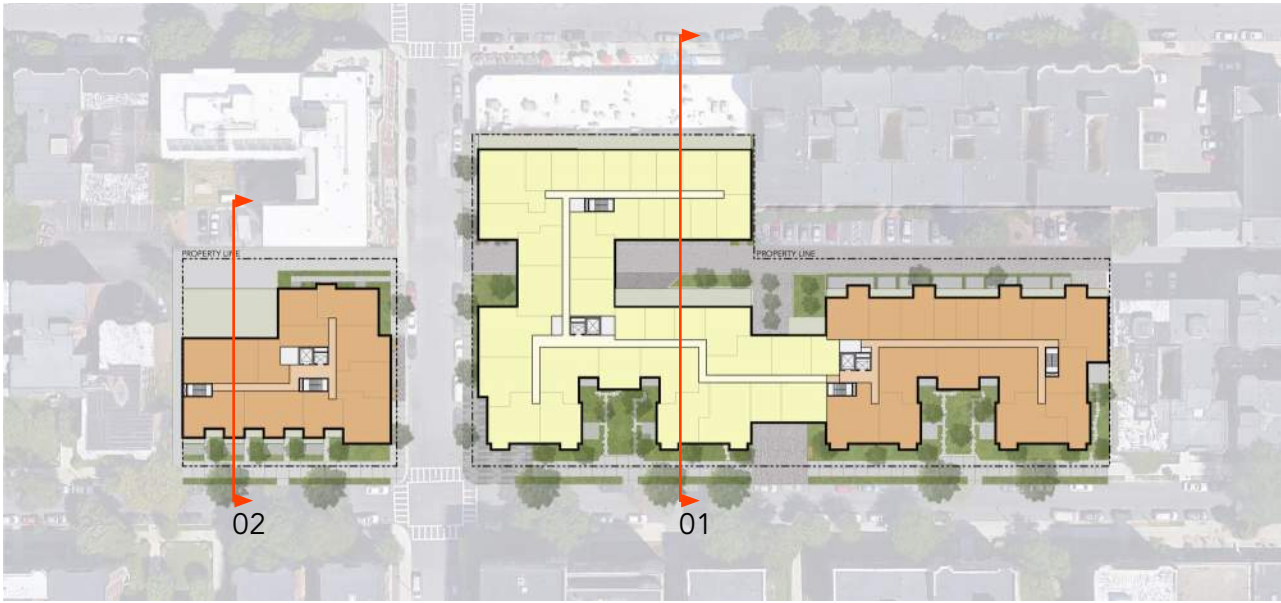
Rooftop Plan



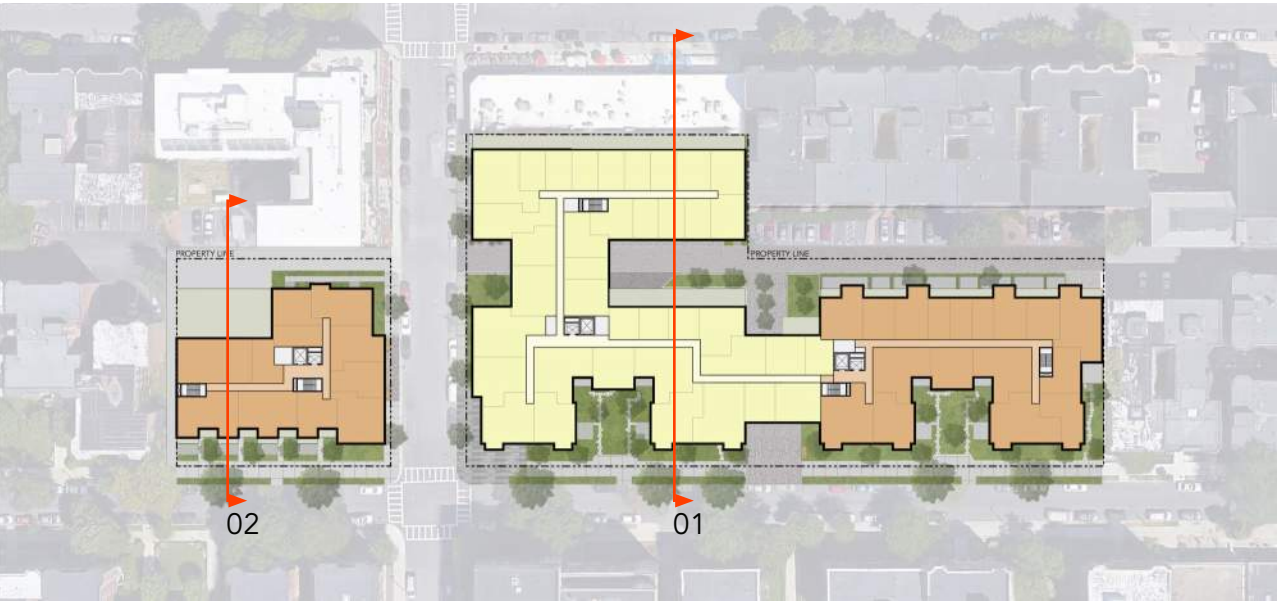
Parking Plan



Site Sections



Site Sections









Streetscape Before and After



Before



After (incorporating Complete Streets Guidelines)

Thank You

CIM

c f

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

cbl