CROSSROADS AT KENMORE

Kenmore Square Boston, MA

03.28.2018

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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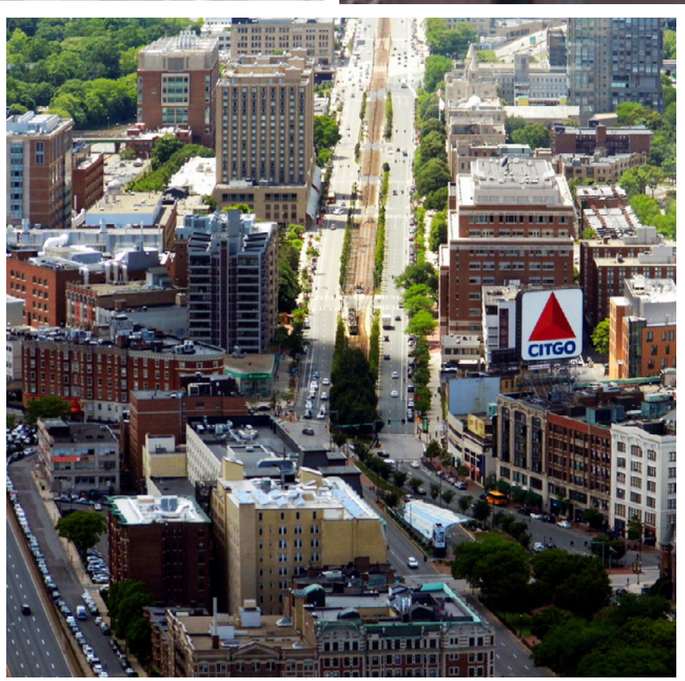
KENMORE SQUARE TODAY



BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

KENMORE ACTIVITY

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

KENMORE ACTIVITY

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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PUBLIC SQUARES

COPLEY SQUARE

TRAFALGER SQUARE

COPLEY SQUARE

BRYANT PARK

COPENHAGEN SQUARE

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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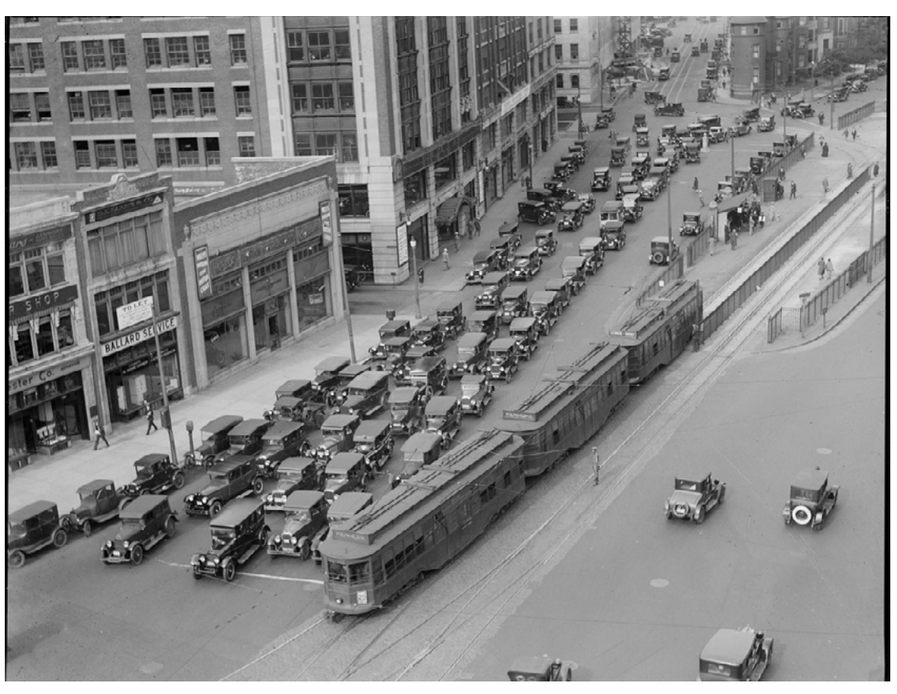
Group One PARTNERS

KENMORE HISTORY



BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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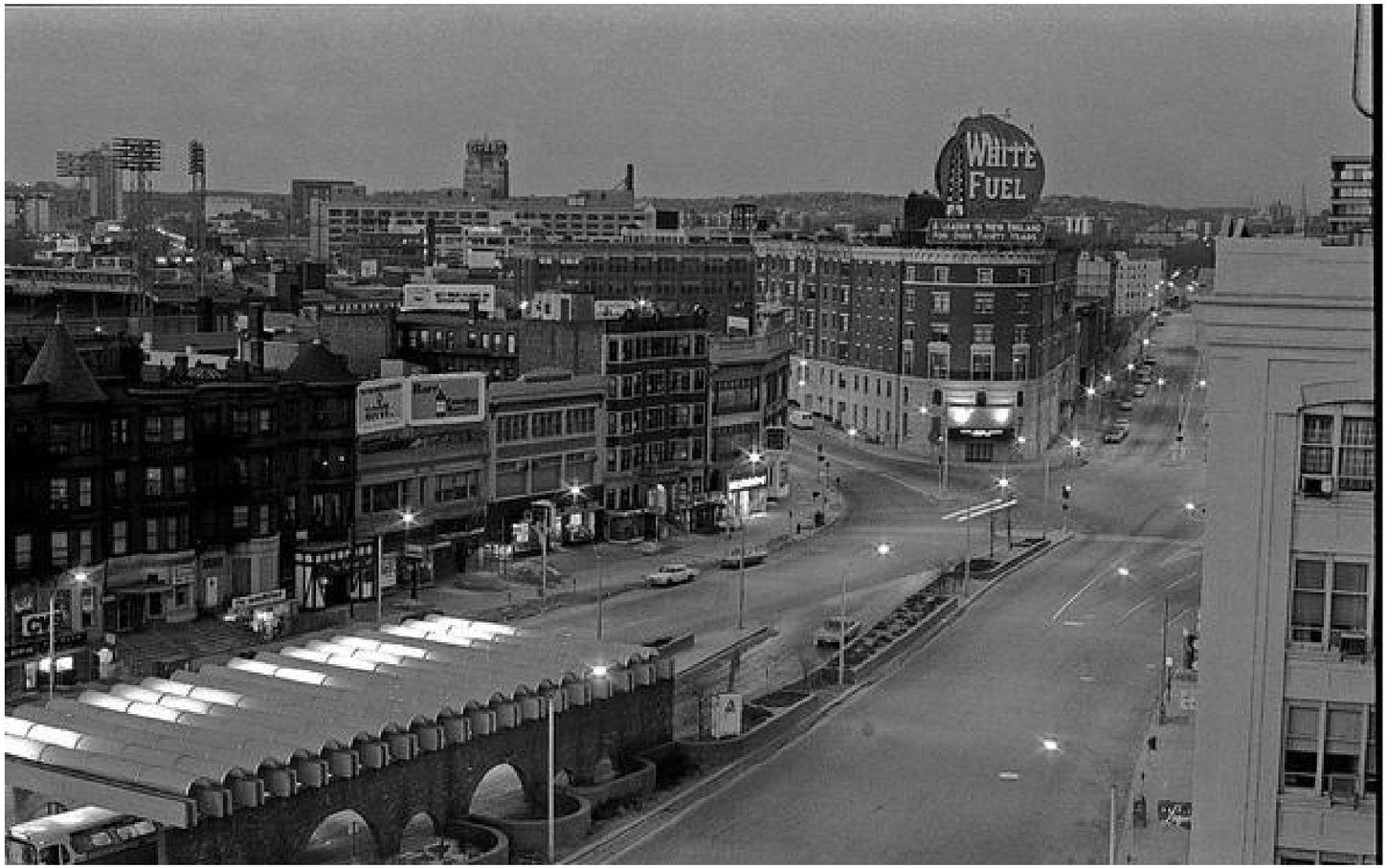
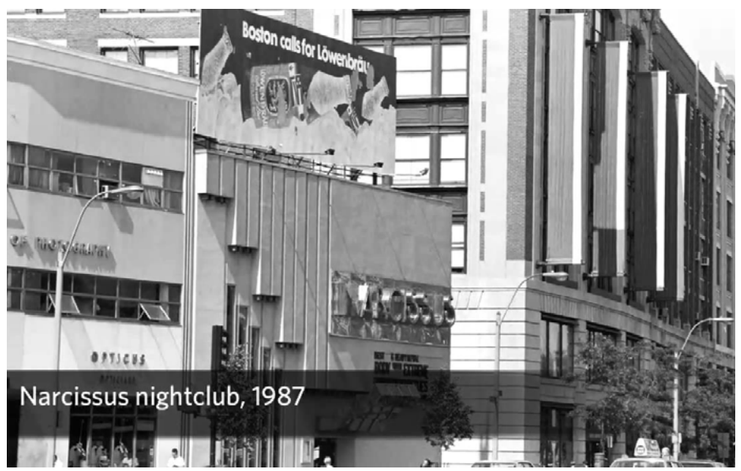
Group One PARTNERS

KENMORE HISTORY





Narcissus nightclub, 1987

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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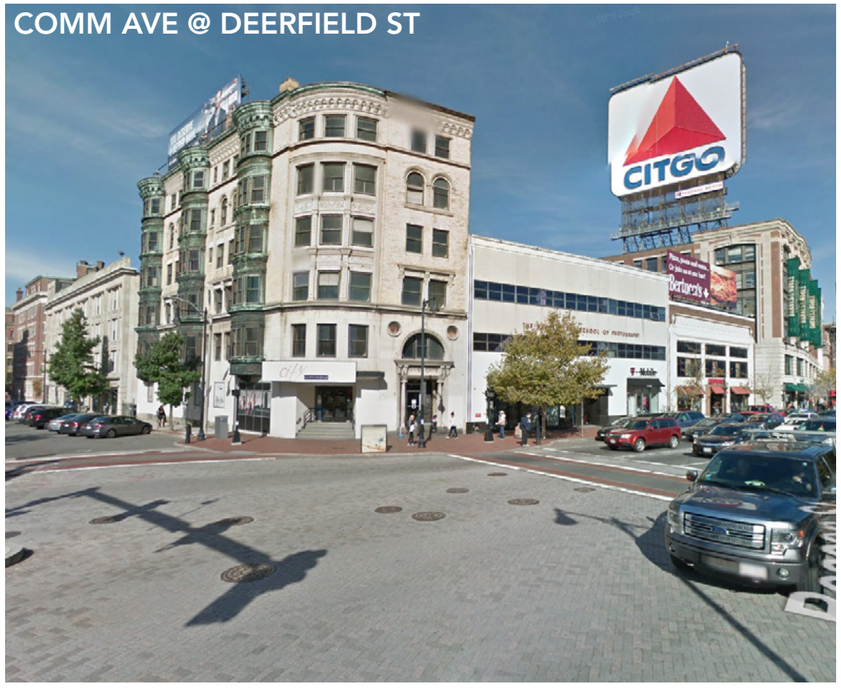
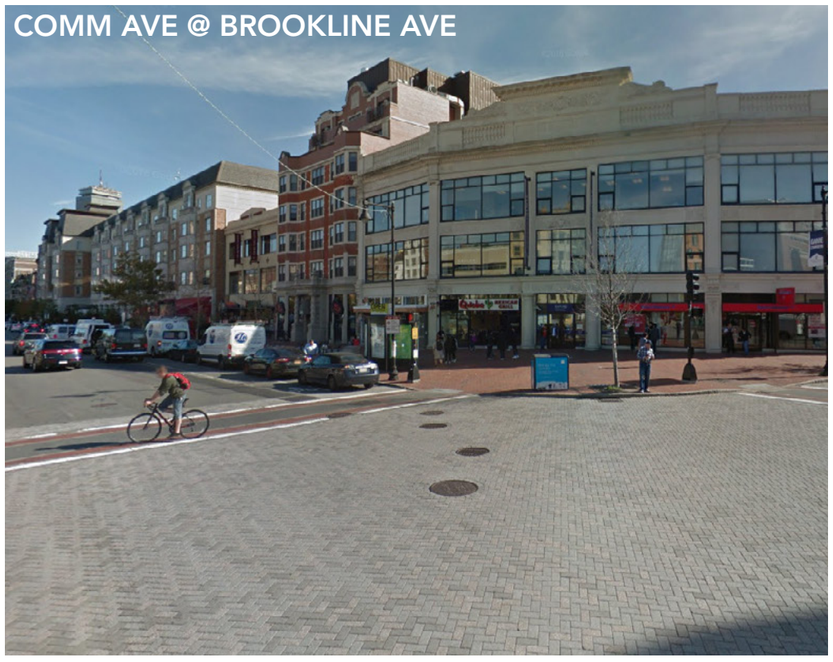
Group One PARTNERS

KENMORE SQUARE





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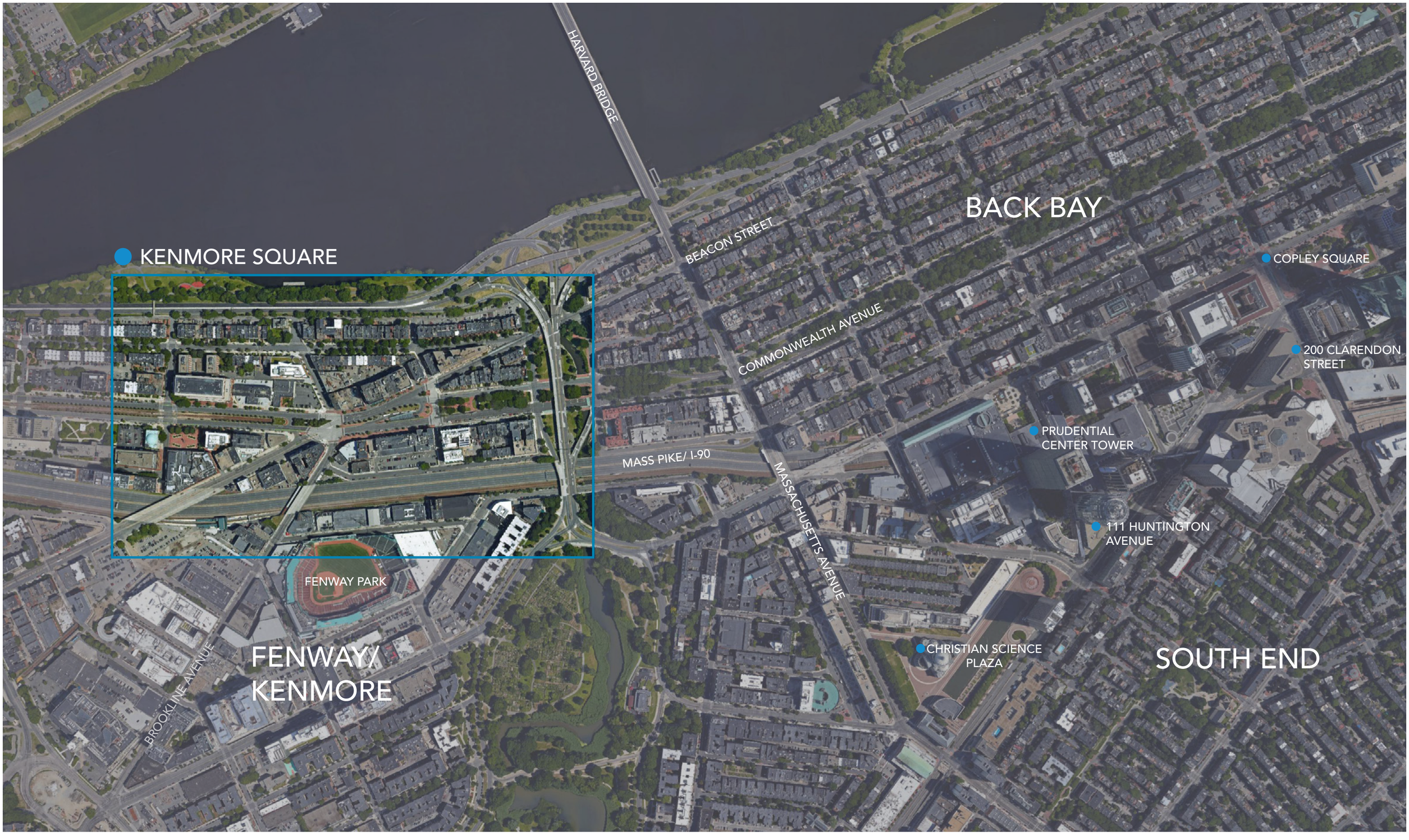

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BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

PROJECT SITE

BOSTON HOTEL BUCKMINSTER

AERIAL VIEW

560 COMM AVE

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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PROJECT SITE

PEDESTRIAN ISLAND

LACK OF VISUAL CONNECTION ACROSS SITE

LACK OF CORNER PRESENCE

MISSING PEDESTRIAN ENGAGEMENT

NON HUMAN-SCALE FACADE

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

PROJECT SITE

LACK OF KENMORE PRESENCE

EMPTY FACADE

LACK OF URBAN CONNECTION

ISOLATED PRESENCE

LACK OF URBAN CONNECTION

LACK OF URBAN CONNECTION

BOSTON HOTEL BUCKMINSTER

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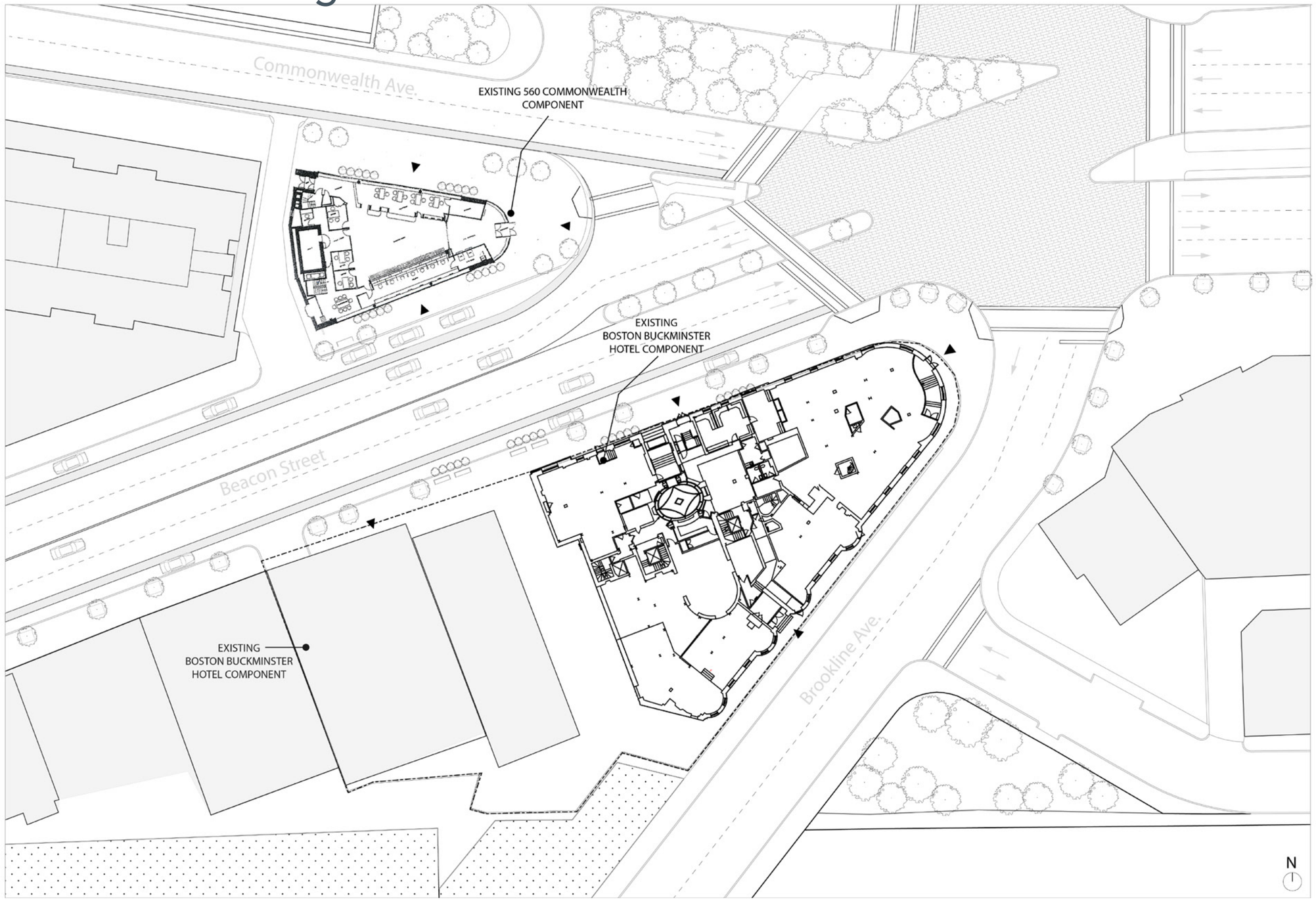
PROJECT AREA - Existing



BOSTON HOTEL BUCKMINSTER

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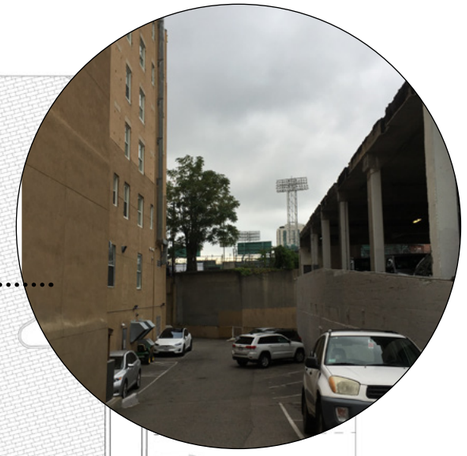
Group One PARTNERS

PROJECT AREA - Existing



BOSTON HOTEL BUCKMINSTER

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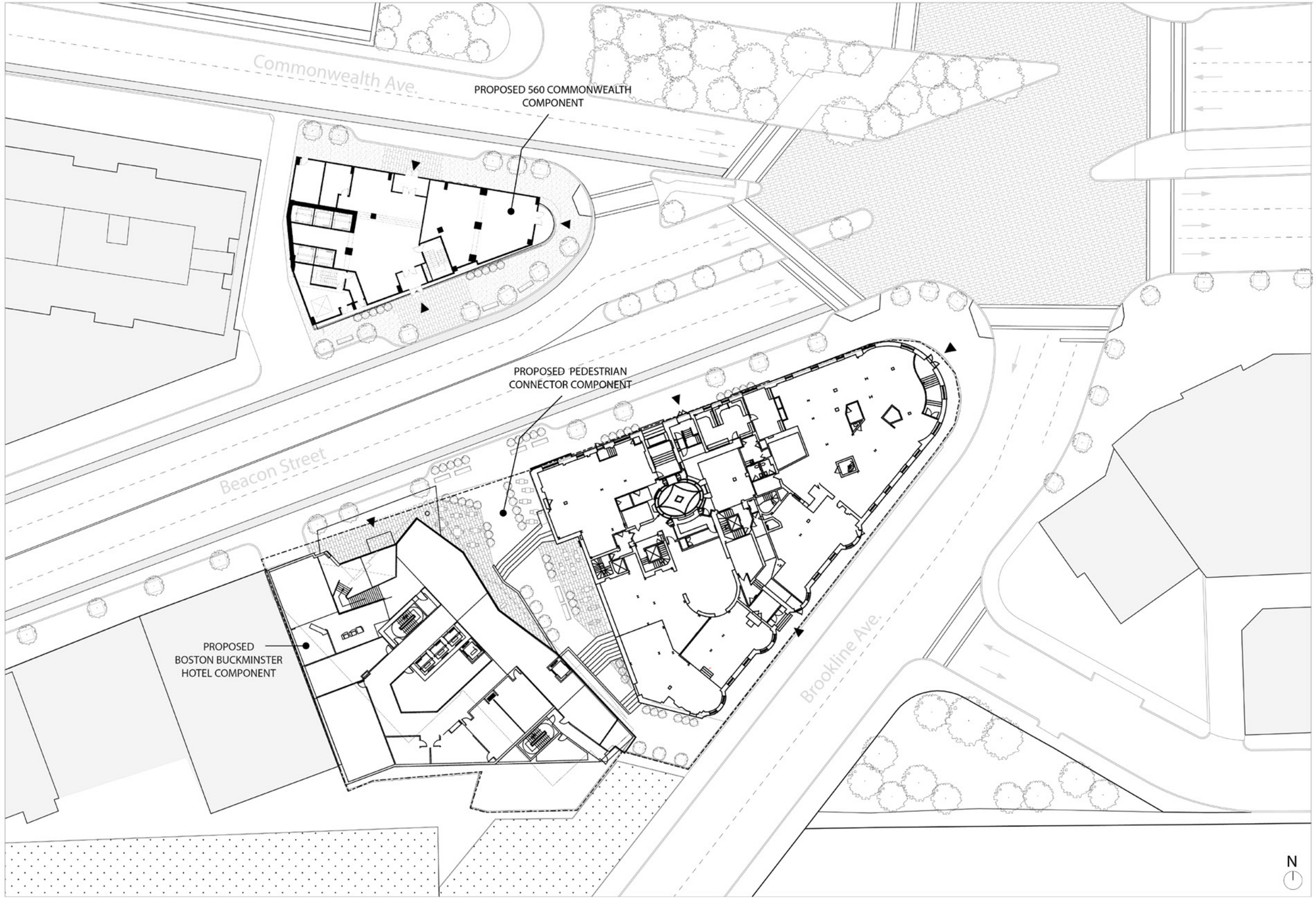
Group One PARTNERS

PROJECT AREA



BOSTON HOTEL since 1897 BUCKMINSTER

MARK DEVELOPMENT

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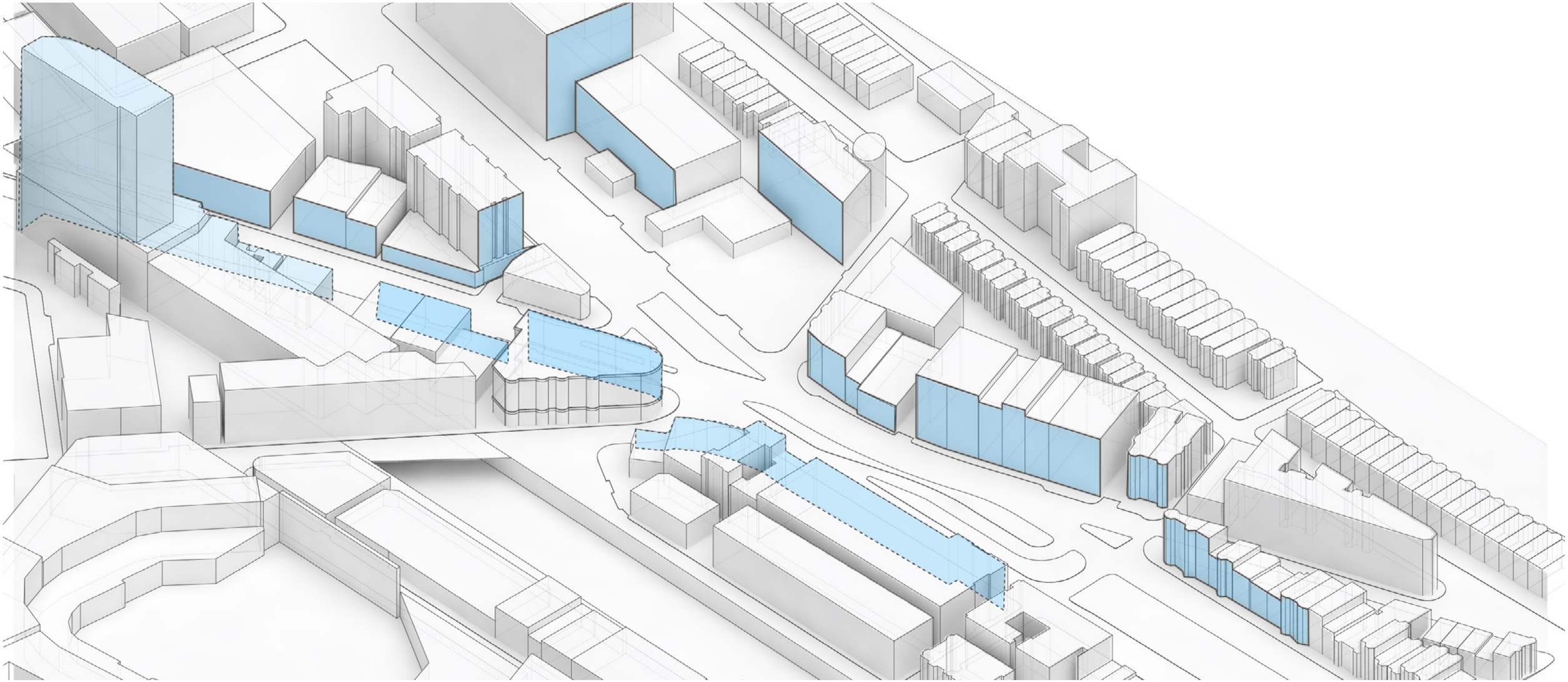
Group One PARTNERS

THE KENMORE ROOM



BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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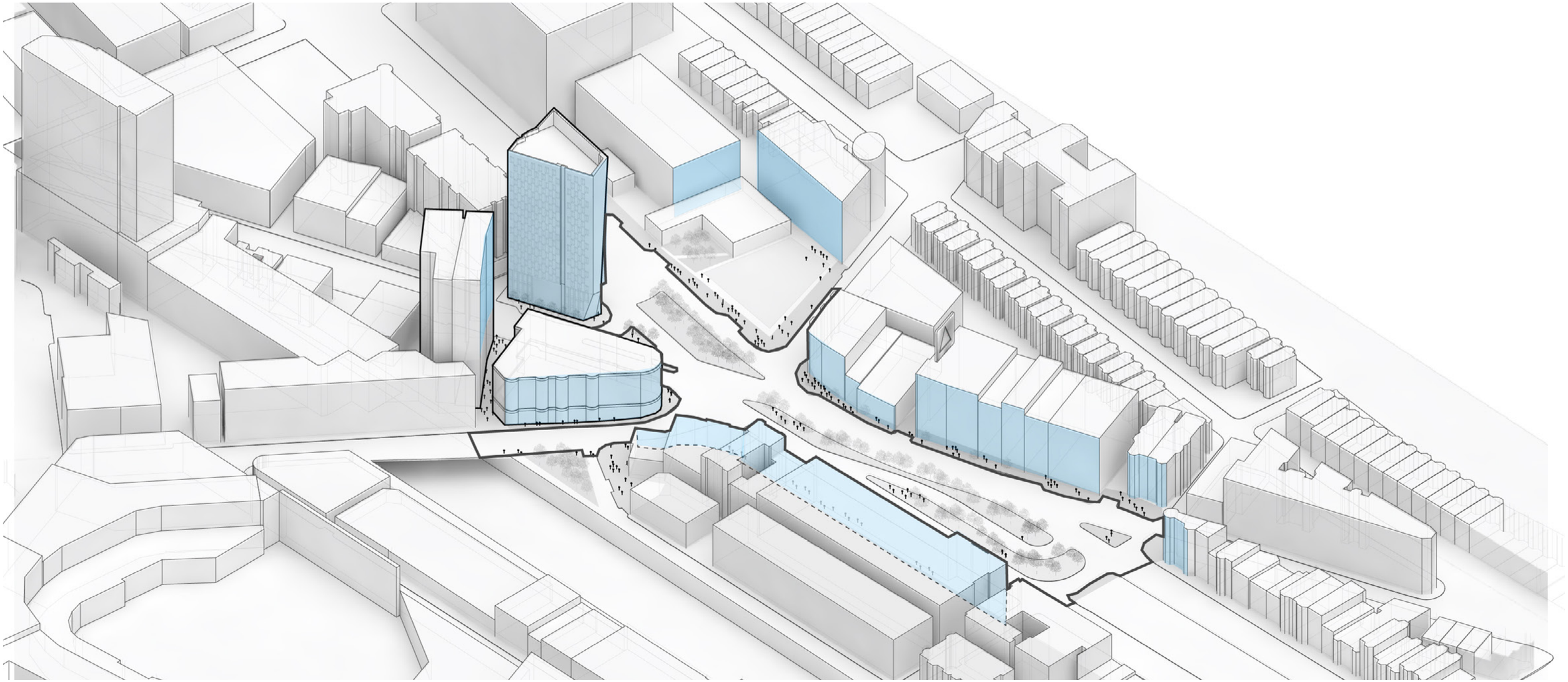
Group One PARTNERS

THE KENMORE ROOM



BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

PROJECT CONTEXT

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

cbt

Group One PARTNERS

PROJECT CONTEXT

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

PROJECT CONTEXT

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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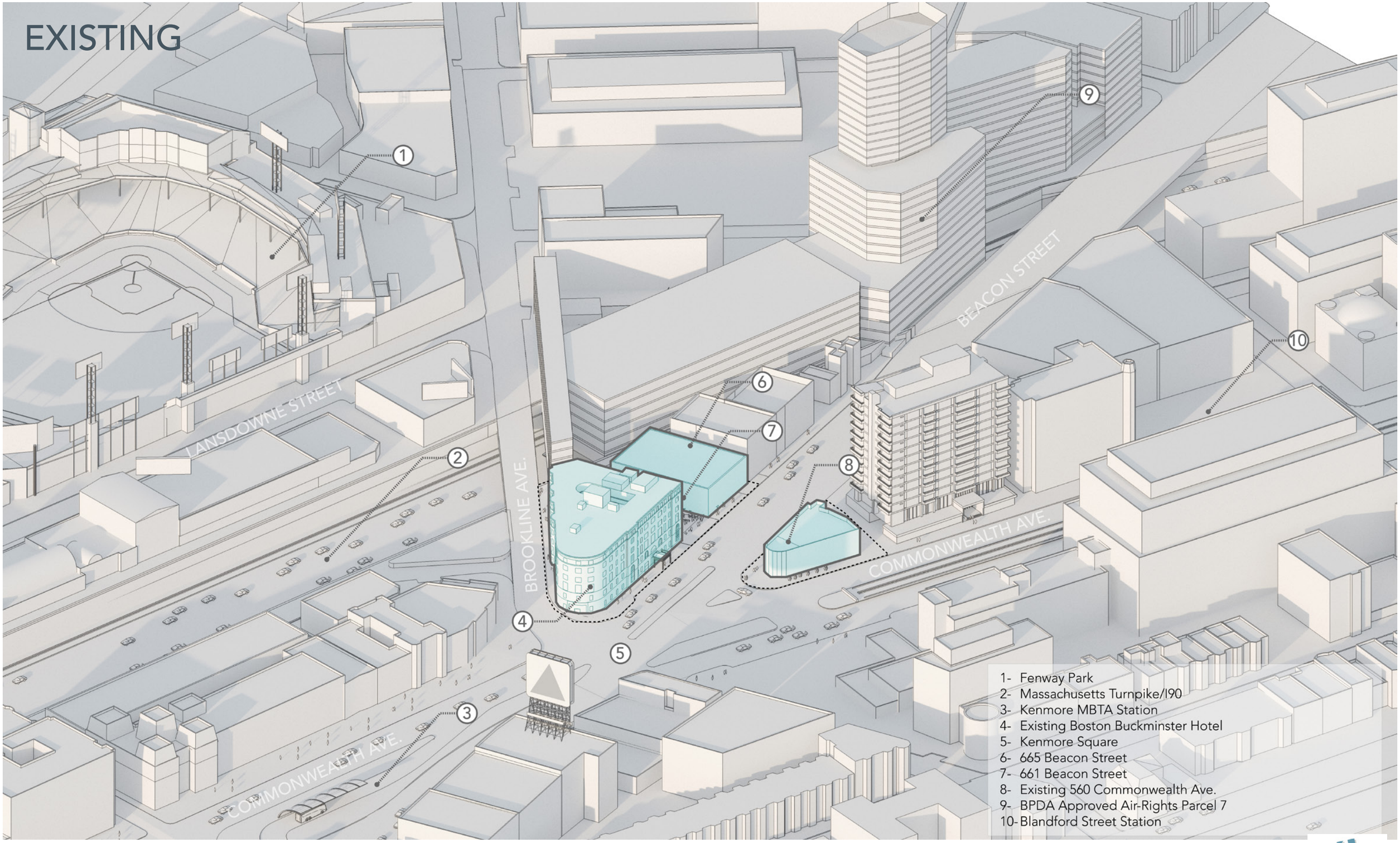
Group One PARTNERS

EXISTING



1- Fenway Park
2- Massachusetts Turnpike/I90
3- Kenmore MBTA Station
4- Existing Boston Buckminster Hotel
5- Kenmore Square
6- 665 Beacon Street
7- 661 Beacon Street
8- Existing 560 Commonwealth Ave.
9- BPDA Approved Air-Rights Parcel 7
10- Blandford Street Station

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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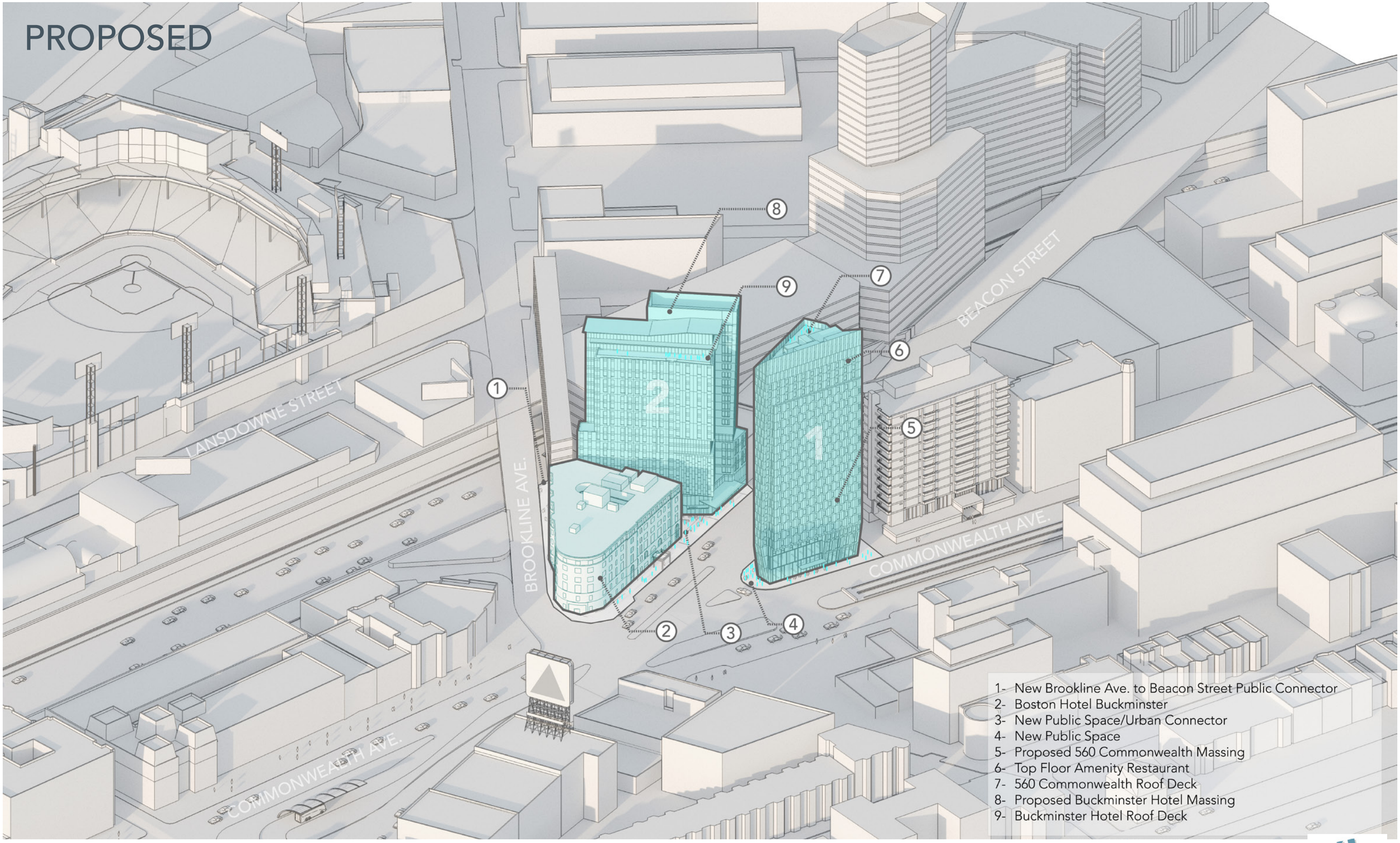
Group One PARTNERS

PROPOSED



1- New Brookline Ave. to Beacon Street Public Connector
2- Boston Hotel Buckminster
3- New Public Space/Urban Connector
4- New Public Space
5- Proposed 560 Commonwealth Massing
6- Top Floor Amenity Restaurant
7- 560 Commonwealth Roof Deck
8- Proposed Buckminster Hotel Massing
9- Buckminster Hotel Roof Deck

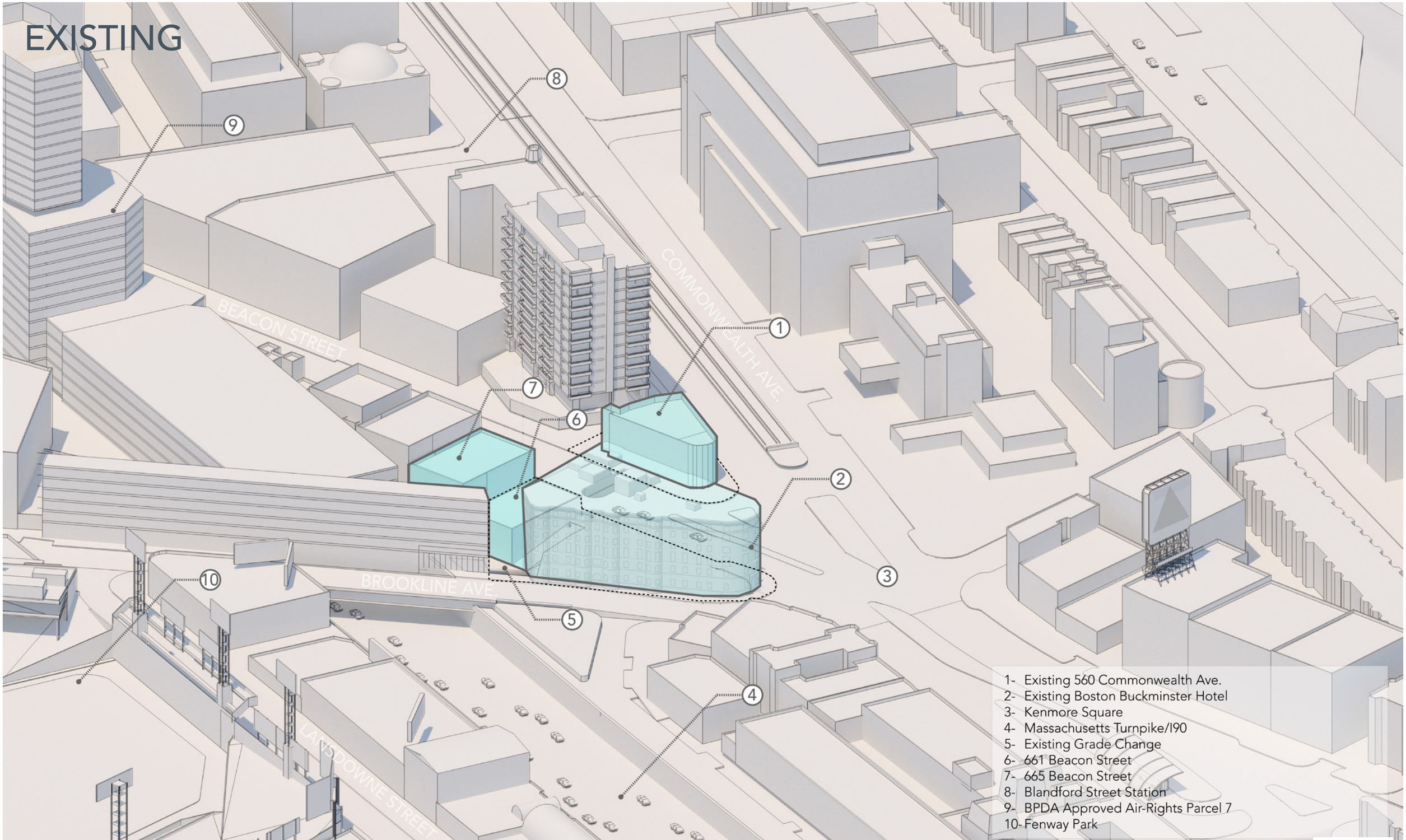
BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

cbt

Group One PARTNERS

EXISTING



1- Existing 560 Commonwealth Ave.
2- Existing Boston Buckminster Hotel
3- Kenmore Square
4- Massachusetts Turnpike/I90
5- Existing Grade Change
6- 661 Beacon Street
7- 665 Beacon Street
8- Blandford Street Station
9- BPDA Approved Air-Rights Parcel 7
10- Fenway Park

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

PROPOSED

1- Top Floor Amenity Restaurant
2- Existing 560 Commonwealth Ave.
3- New Public Space
4- Boston Buckminster Hotel
5- Proposed Double-height Retail Corridor
6- New Brookline Ave. to Beacon Street Public Connector
7- Proposed Buckminster Hotel Massing
8- Buckminster Hotel Roof Deck
9- 560 Commonwealth Ave. Roof Deck

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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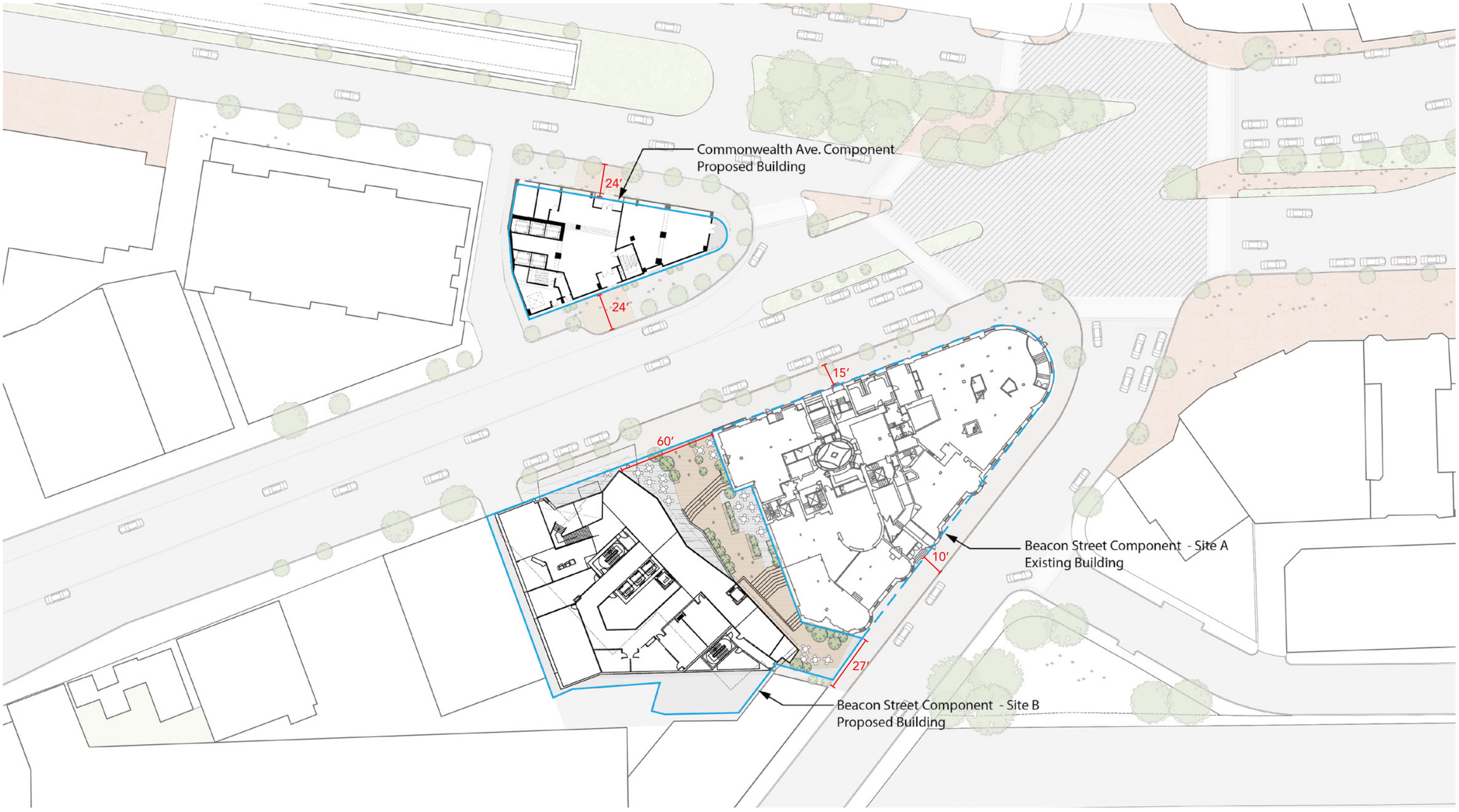
Group One PARTNERS

SITE PLAN



BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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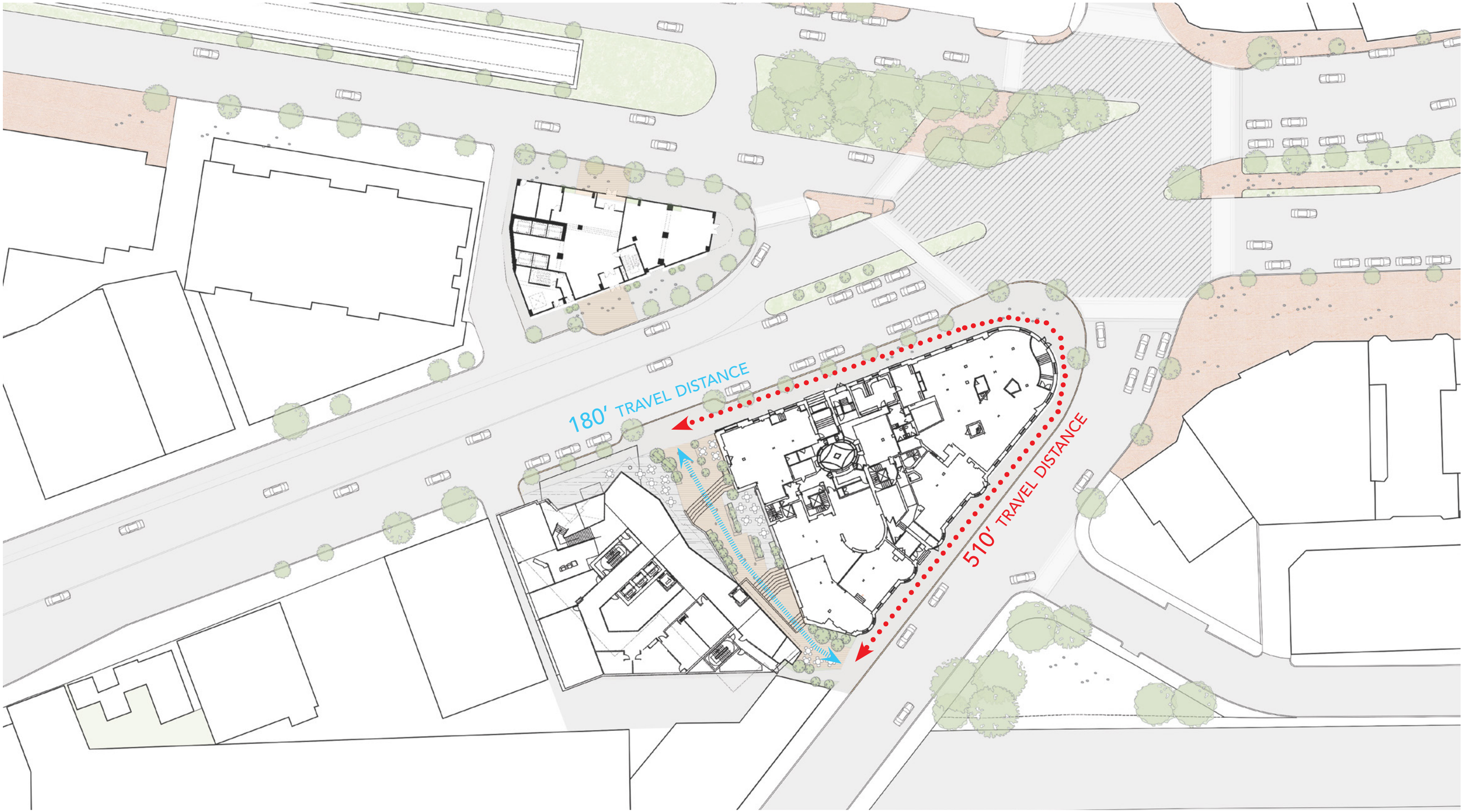
Group One PARTNERS

SITE CONNECTIONS



BOSTON HOTEL BUCKMINSTER

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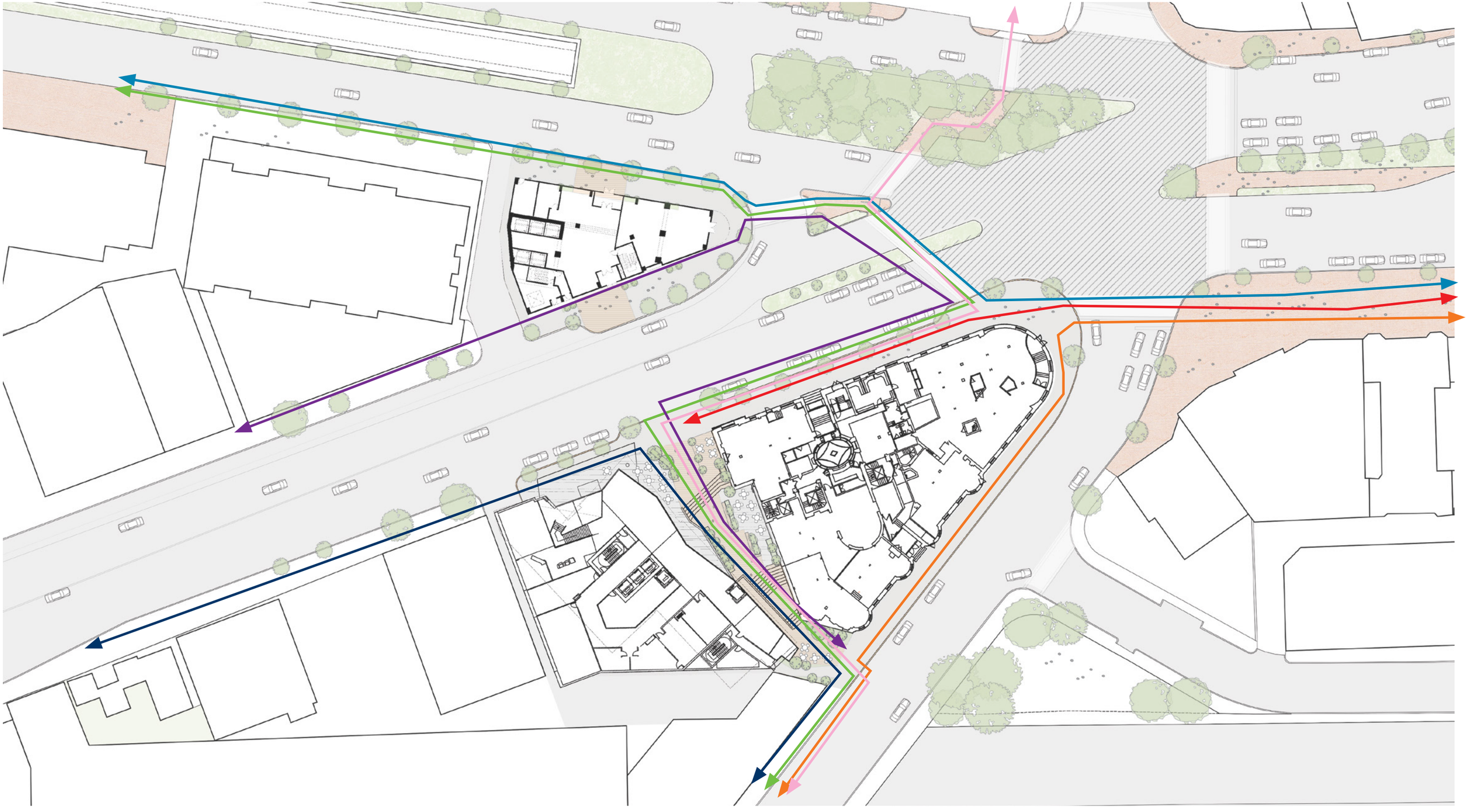
SITE CONNECTIONS CREATING SENSE OF PLACE



BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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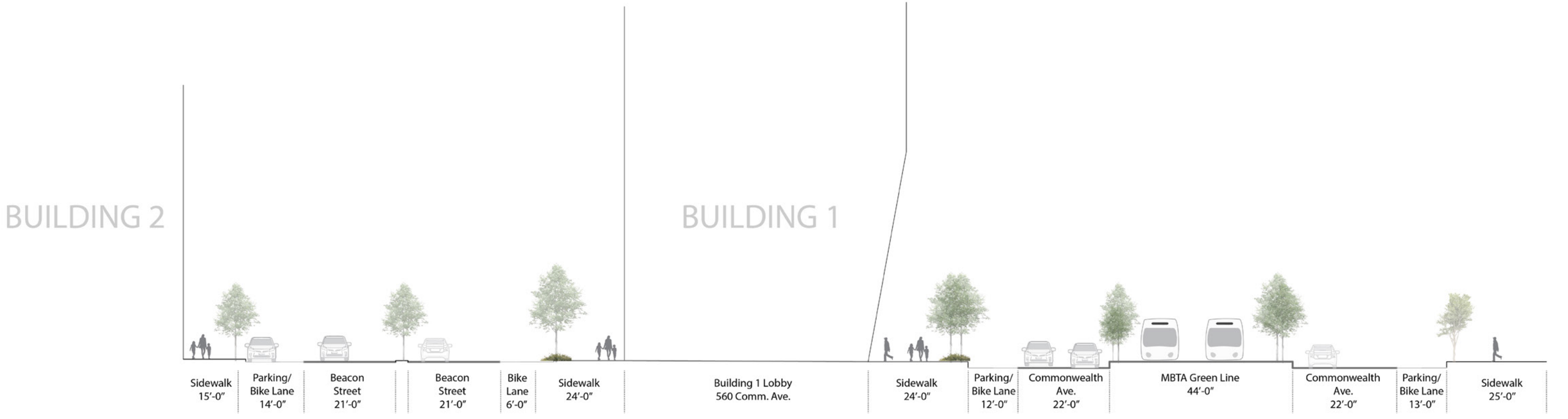
Group One PARTNERS



BOSTON HOTEL BUCKMINSTER

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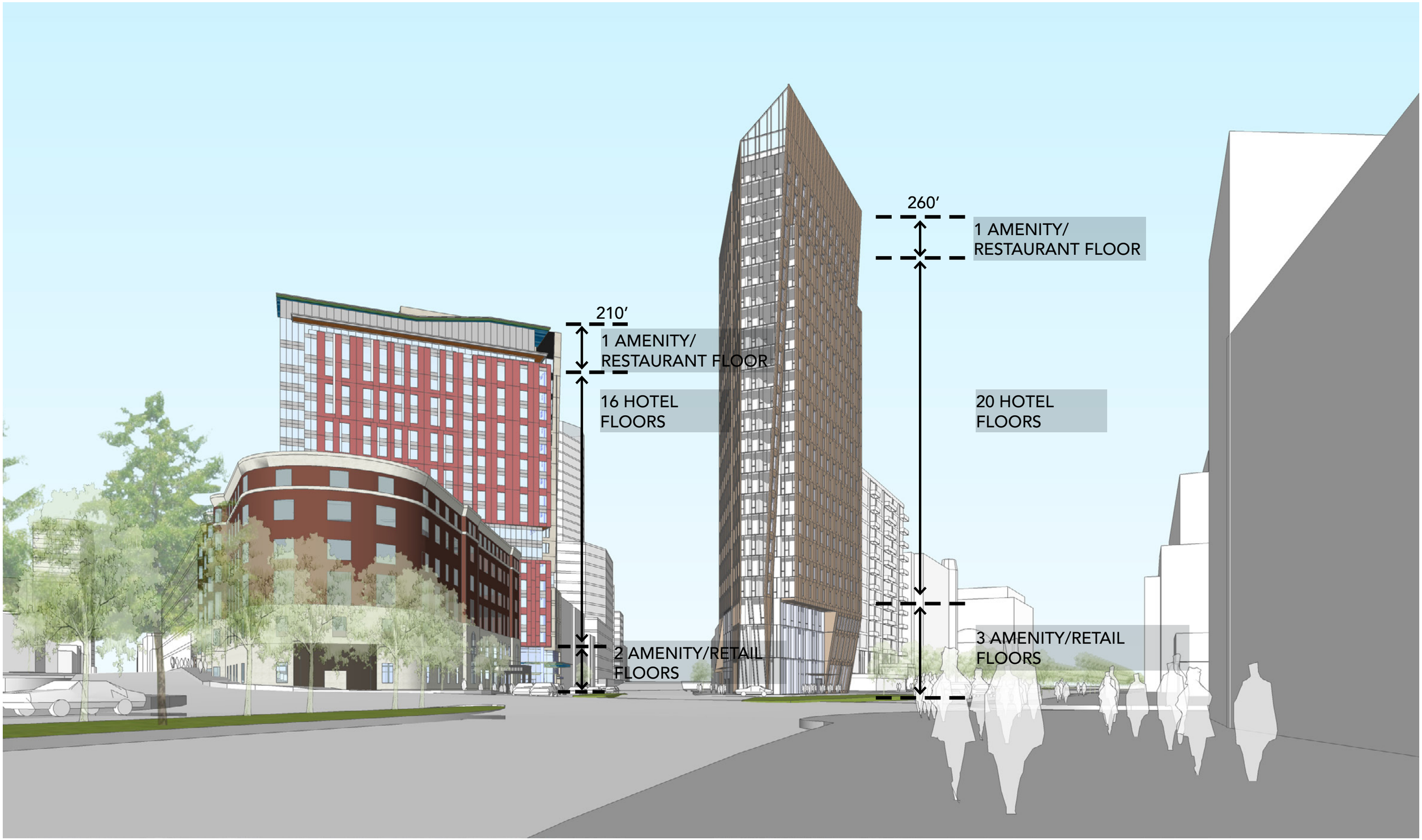
Table 1-1 Project Program

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	46,441 sf		
FAR*	**9.5**		

* FAR was calculated using the Project Area



BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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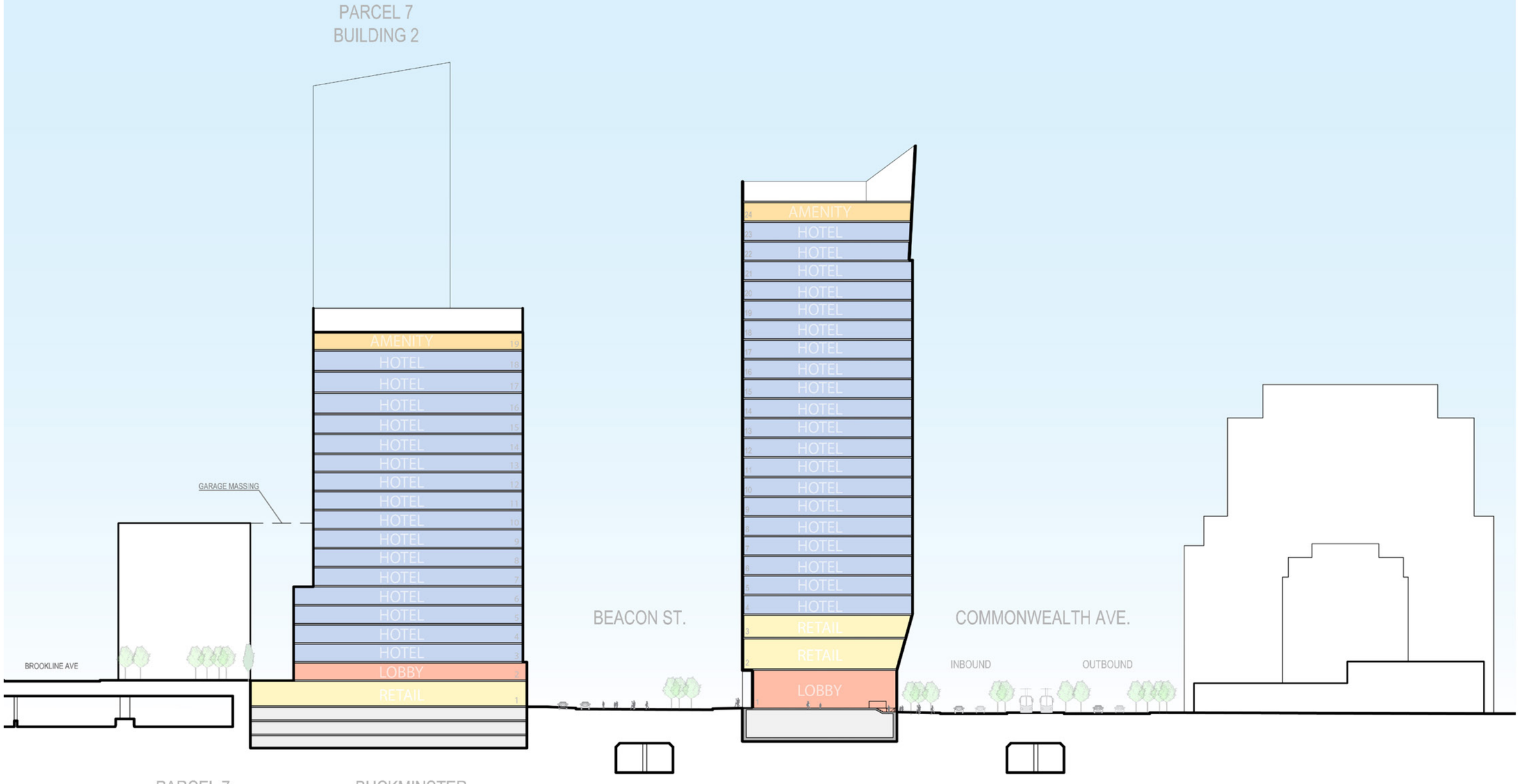
Group One PARTNERS



BOSTON HOTEL BUCKMINSTER

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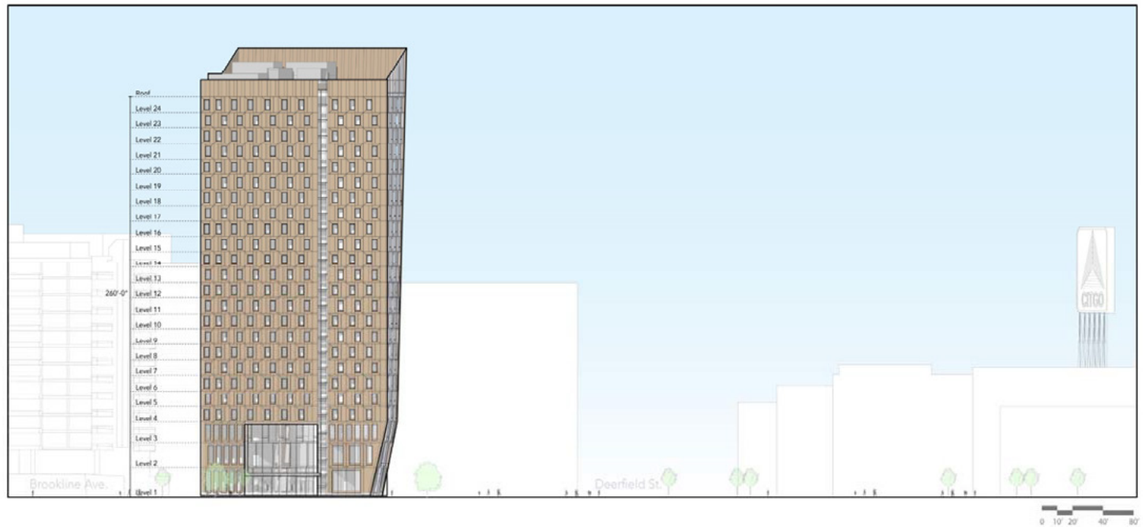
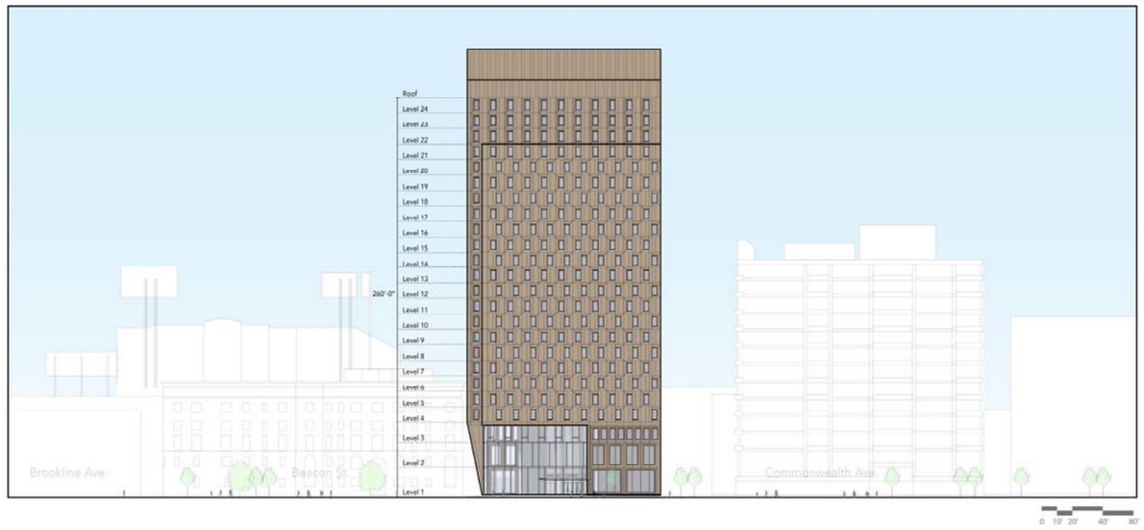
West Elevation

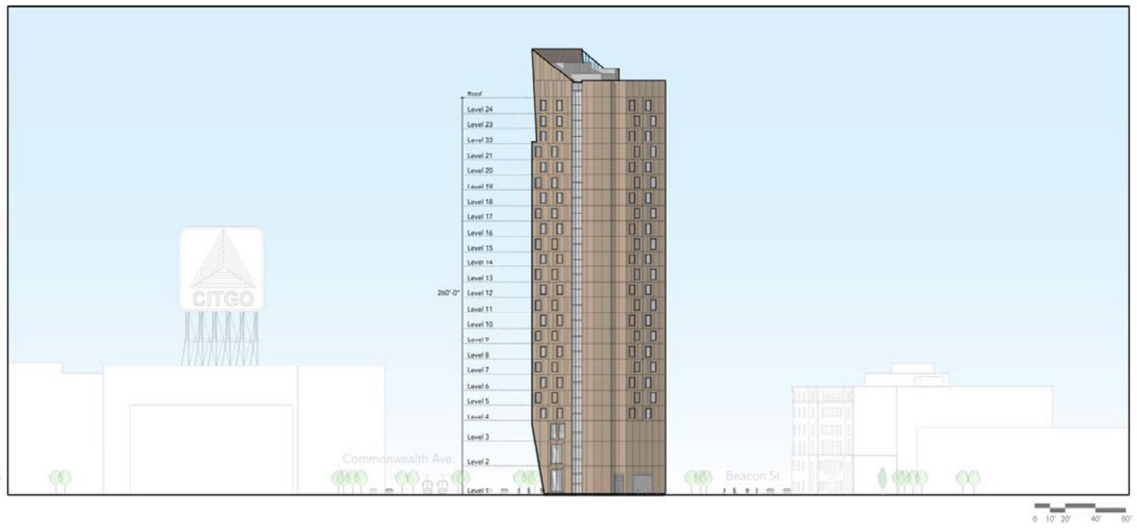
East Elevation



North Elevation



South Elevation



BOSTON HOTEL since 1897 BUCKMINSTER

MARK DEVELOPMENT

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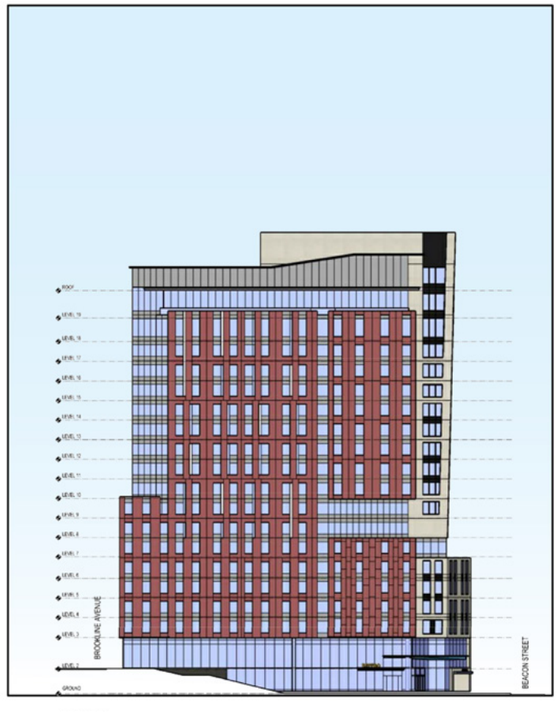
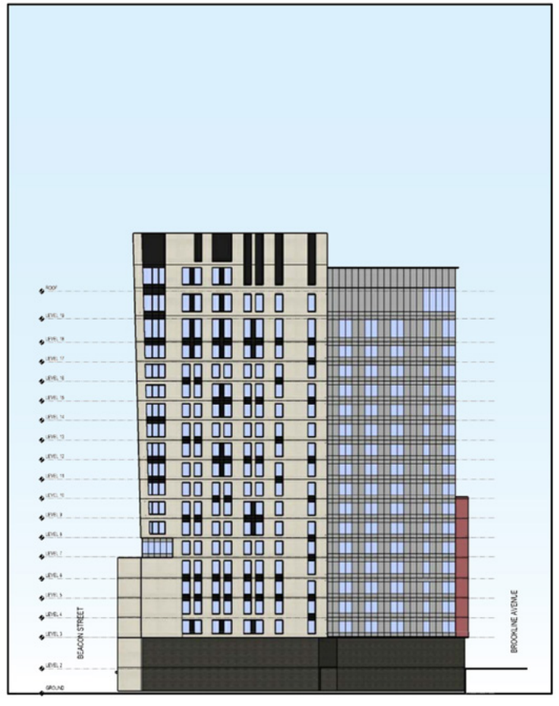
Group One PARTNERS





BOSTON HOTEL since 1897 BUCKMINSTER

MARK DEVELOPMENT

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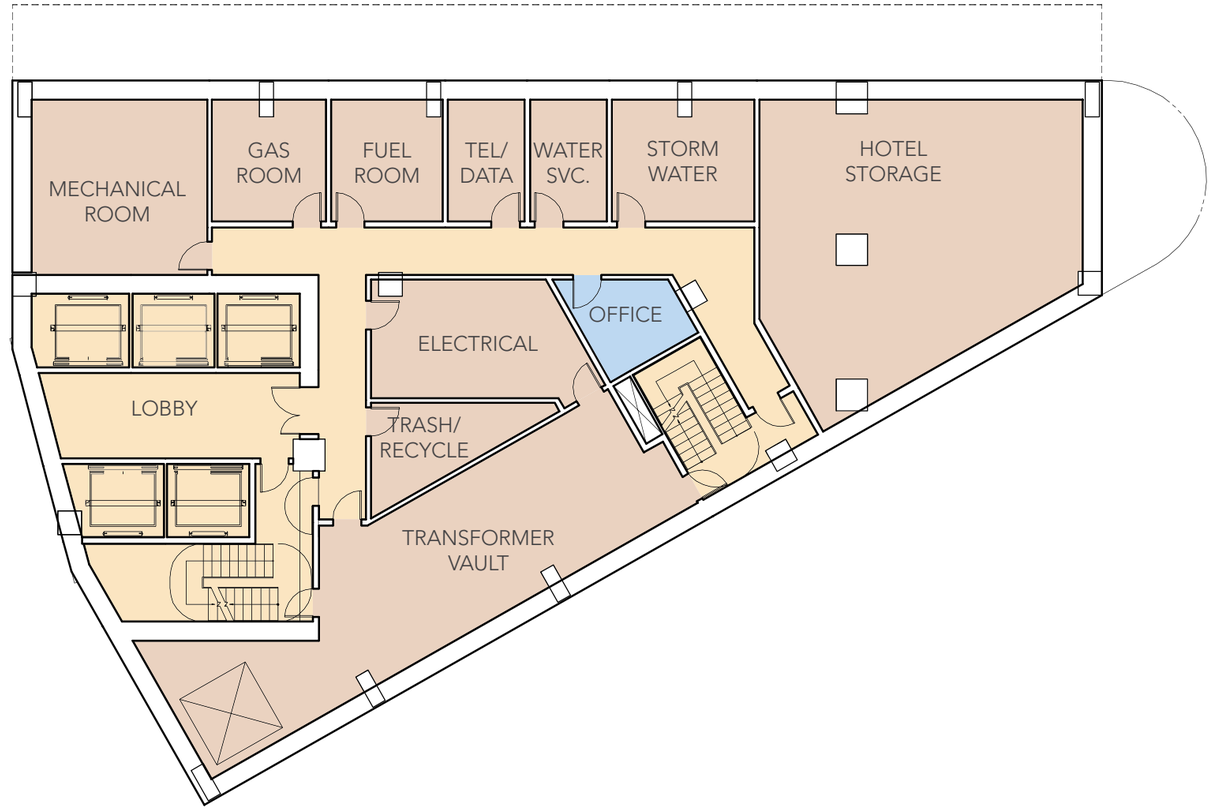
Group One PARTNERS


MECHANICAL ROOM
GAS ROOM
FUEL ROOM
TEL/ DATA
WATER SVC.
STORM WATER
HOTEL STORAGE
ELECTRICAL
OFFICE
LOBBY
TRASH/ RECYCLE
TRANSFORMER VAULT

COMMONWEALTH AVENUE

FIRE COMMAND CENTER

OFFICE

CONCIERGE

CITIZENS BANK

LOBBY

LOBBY

CONCIERGE

RECEIVING/BOH

BEACON STREET

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

COMMONWEALTH AVENUE

RESTROOM

GRAB-N-GO

LOUNGE

LOUNGE

BAR CHECK-IN

LOBBY

KITCHEN

BOH

BEACON STREET

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

cbt

Group One PARTNERS

COMMONWEALTH AVENUE

RESTROOM

MEETING ROOM/
MULTIPURPOSE ROOM

MEETING ROOM/
MULTIPURPOSE ROOM

LOBBY

FITNESS

PLUG-IN
WORKSTATIONS

BEACON STREET

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

COMMONWEALTH AVENUE

BEACON STREET

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

cbt

Group One PARTNERS

COMMONWEALTH AVENUE

BEACON STREET

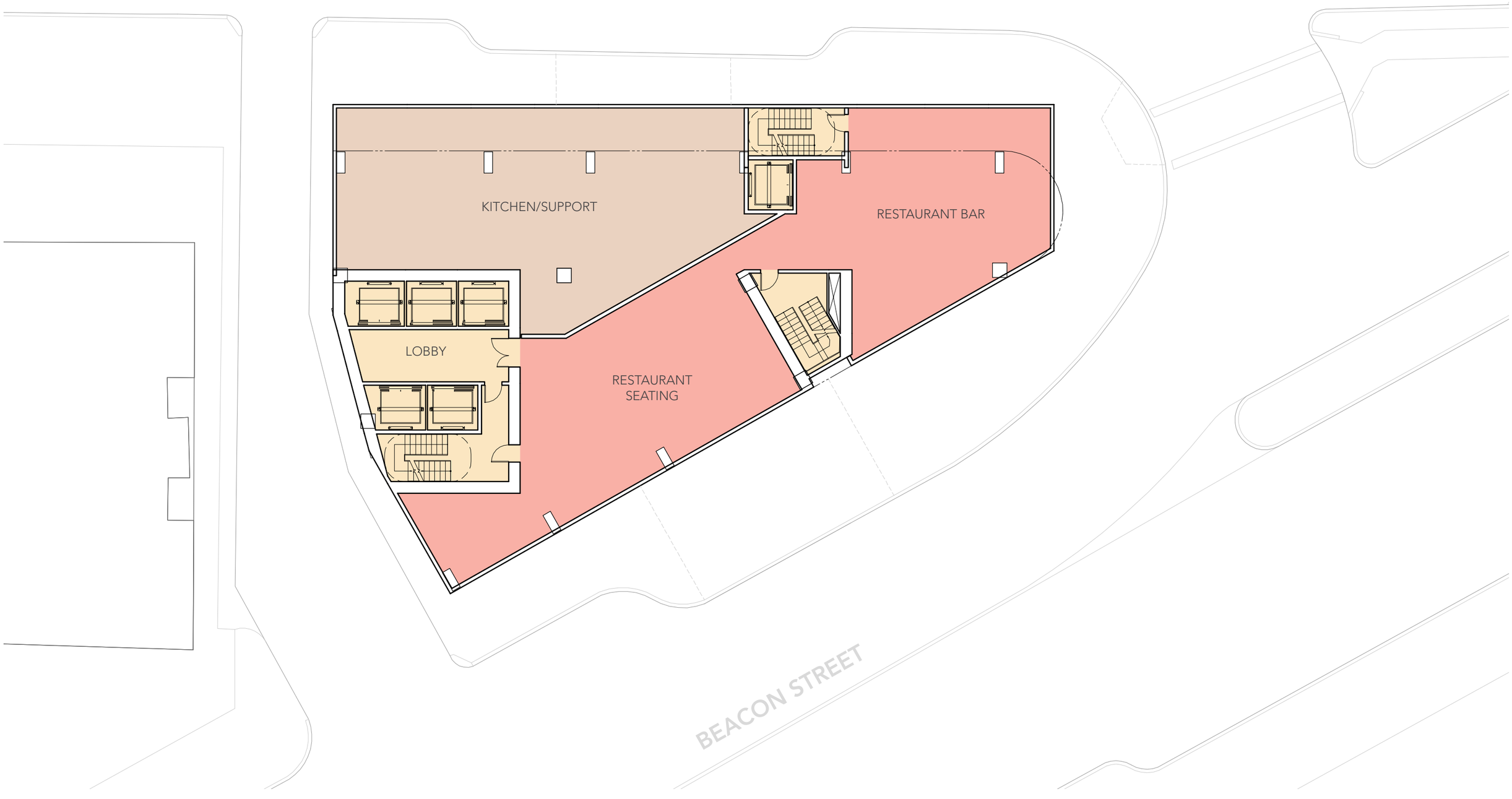
BOSTON HOTEL since 1897 BUCKMINSTER

MARK DEVELOPMENT

cbt

Group One PARTNERS

COMMONWEALTH AVENUE



BEACON STREET

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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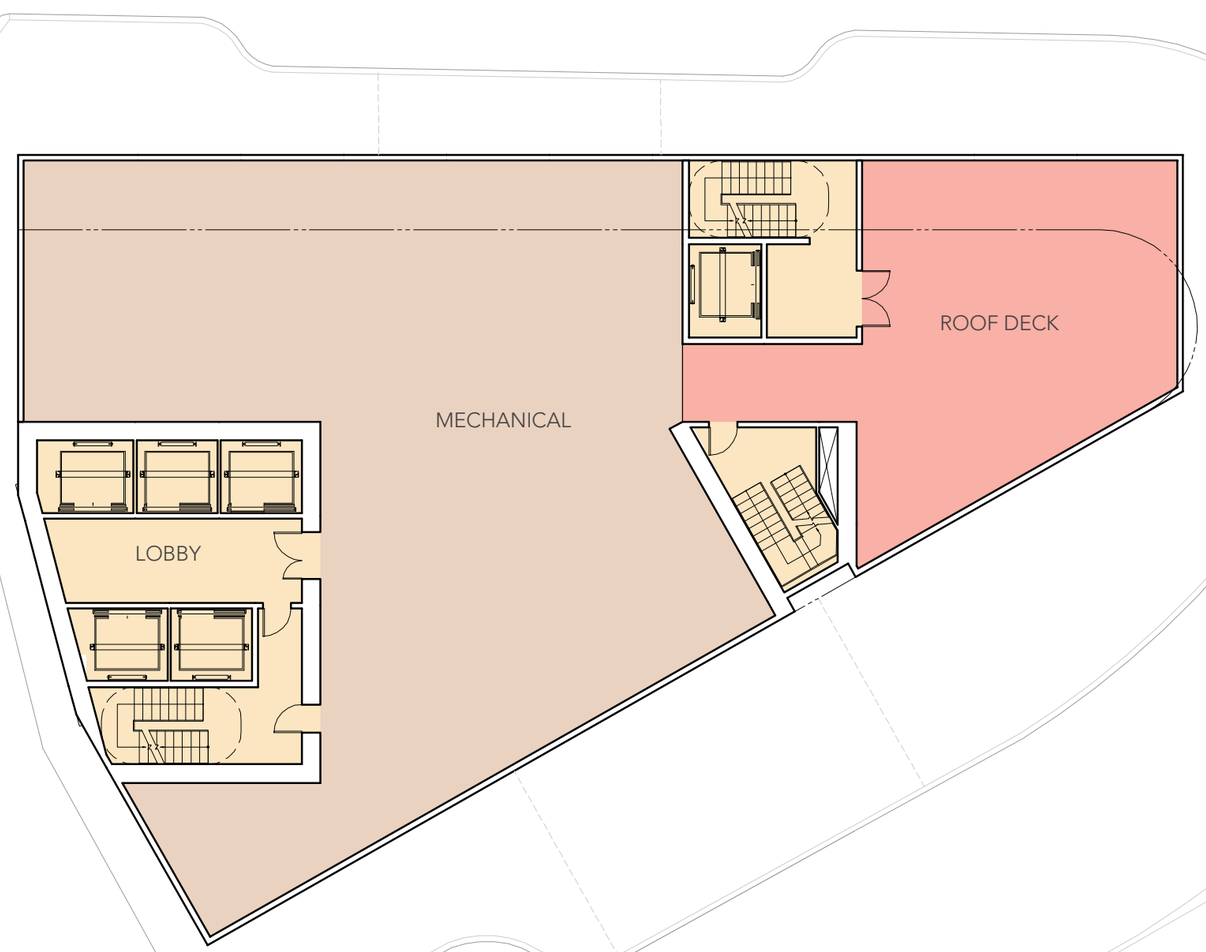
Group One PARTNERS

COMMONWEALTH AVENUE



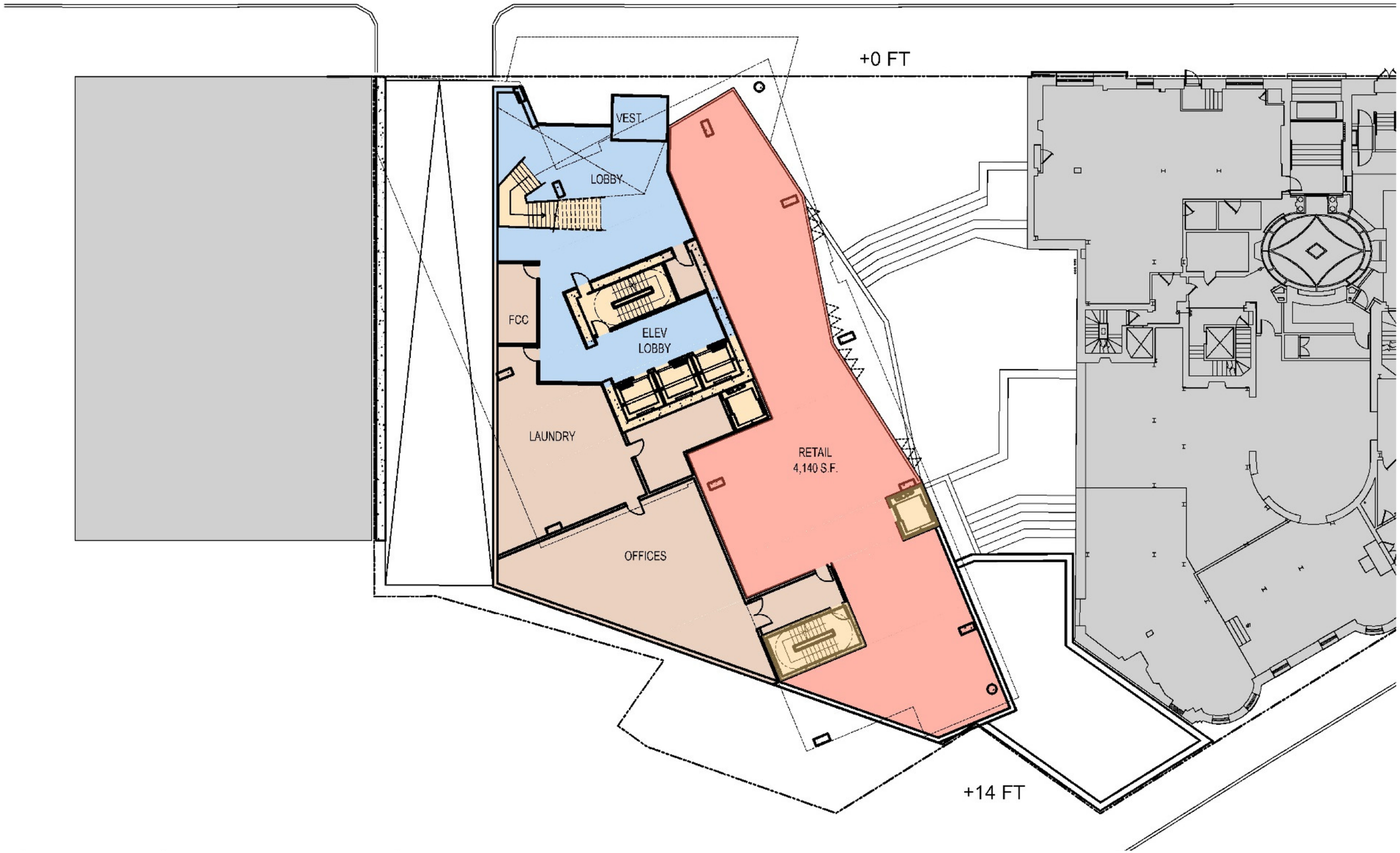
BEACON STREET

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

cbt

Group One PARTNERS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LOBBY
FCC
ELEV
LOBBY
LAUNDRY
OFFICES
RETAIL
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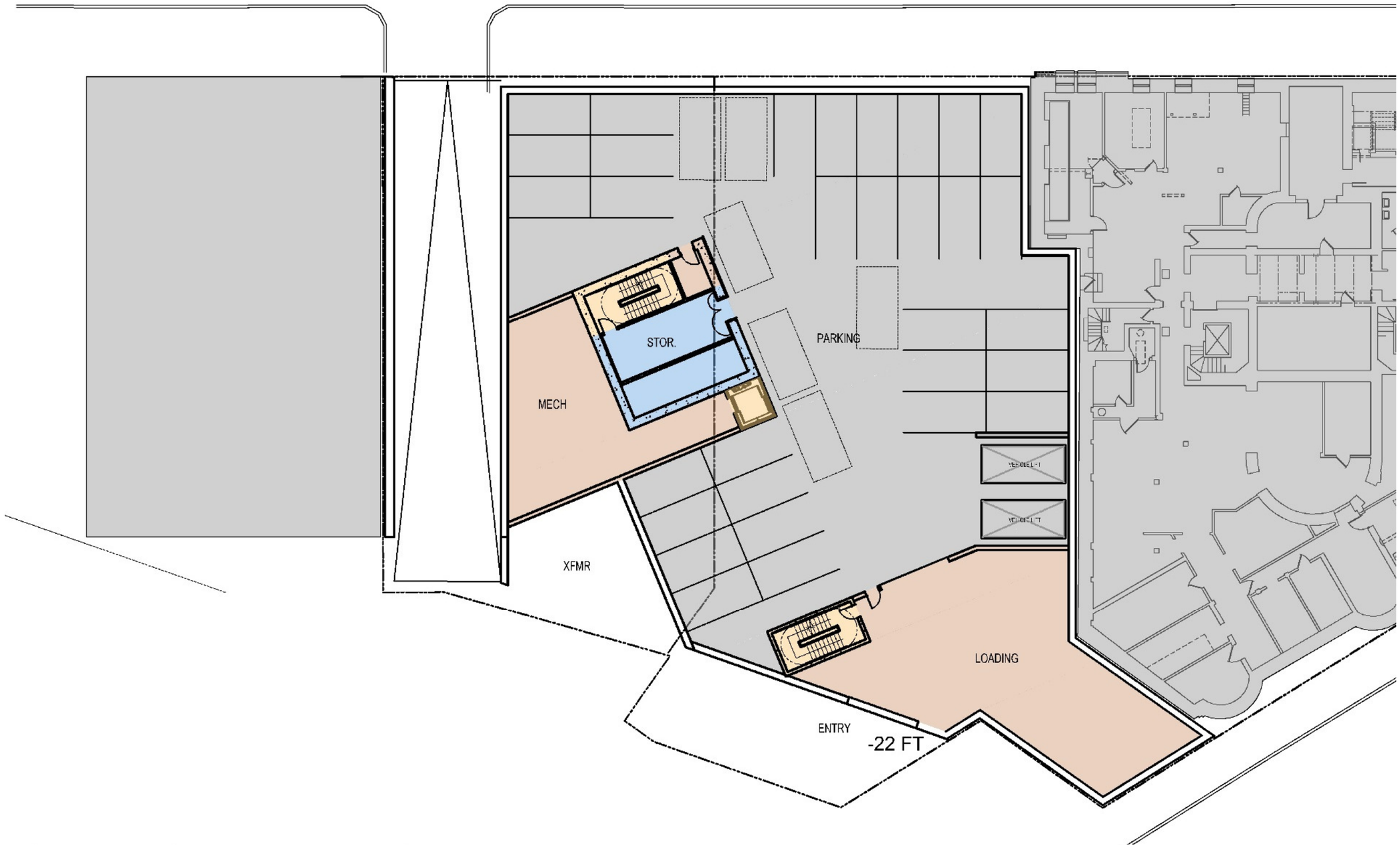
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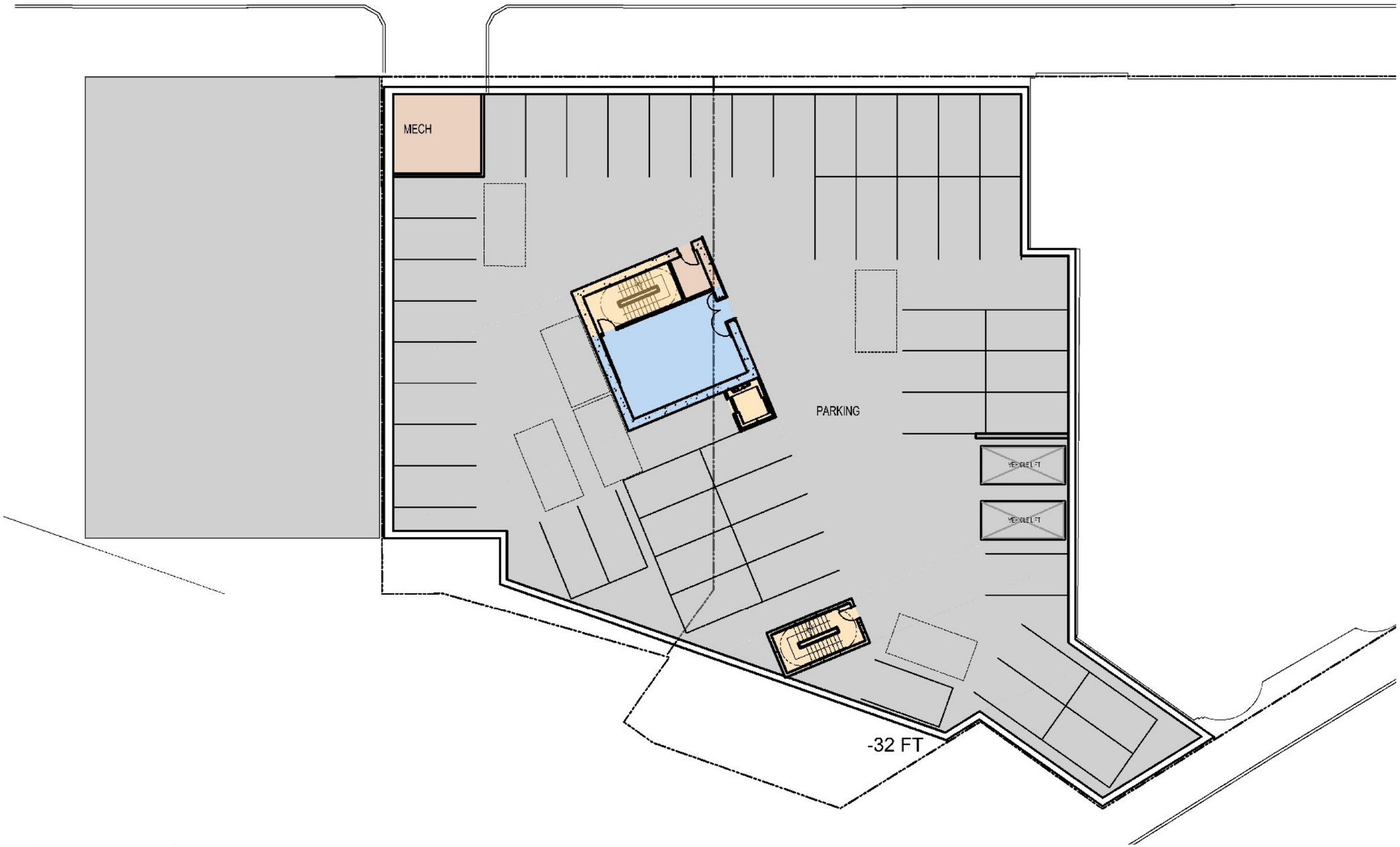
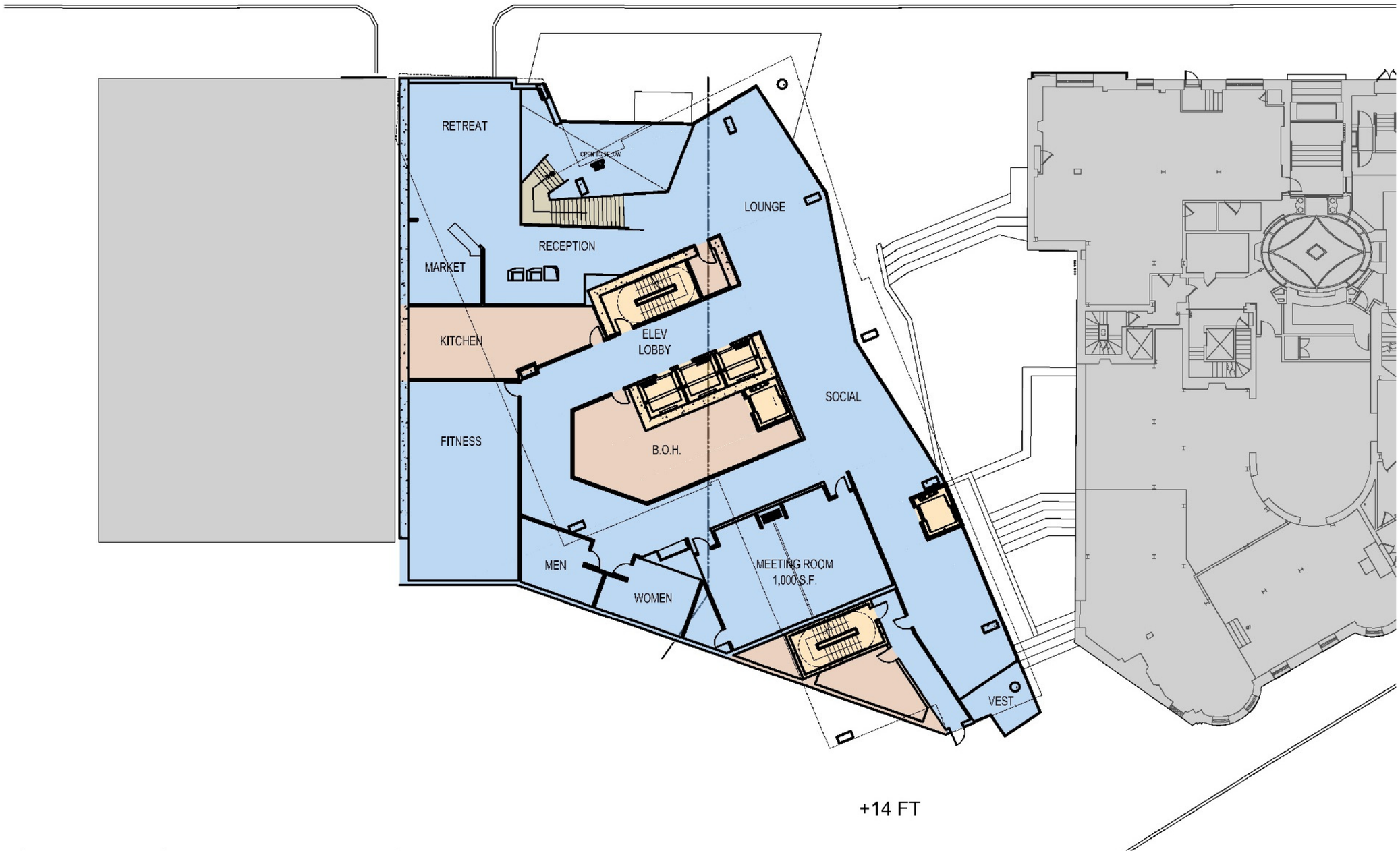


BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

cbt

Group One PARTNERS



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BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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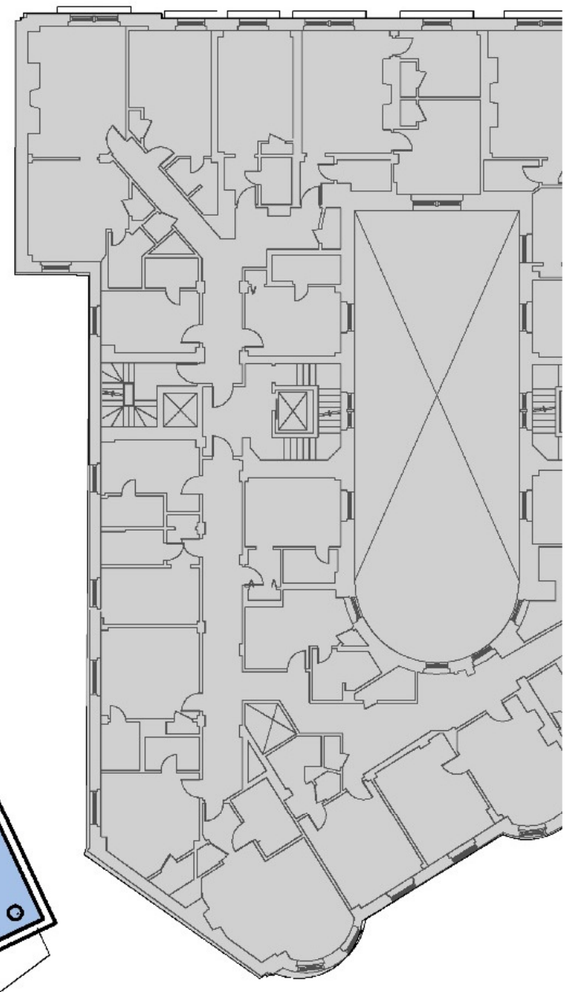
Group One PARTNERS



BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

BOSTON HOTEL since 1897 BUCKMINSTER

MARK DEVELOPMENT

cbt

Group One PARTNERS

BOSTON HOTEL since 1897 BUCKMINSTER

MARK DEVELOPMENT

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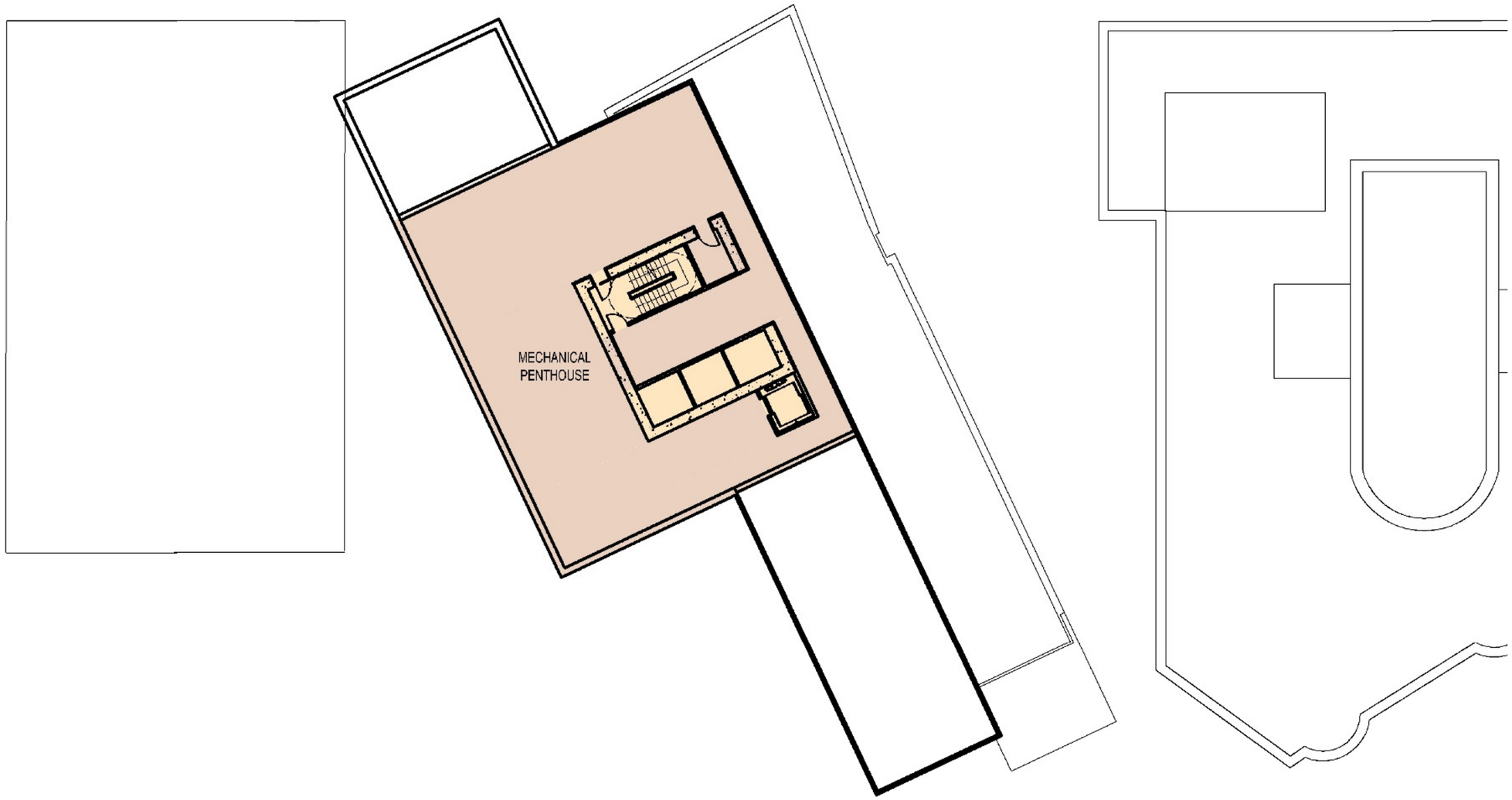
Group One PARTNERS



BOSTON HOTEL since 1857 BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

cbt

Group One PARTNERS

BOSTON HOTEL since 1897 BUCKMINSTER

MARK DEVELOPMENT

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Group One PARTNERS

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

cbt

Group One PARTNERS

BEACON STREET

BOSTON HOTEL BUCKMINSTER

MARK DEVELOPMENT

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BEACON STREET

BOSTON HOTEL BUCKMINSTER

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