

Kenmore Square Redevelopment

Impact Advisory Group

June 6, 2018







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









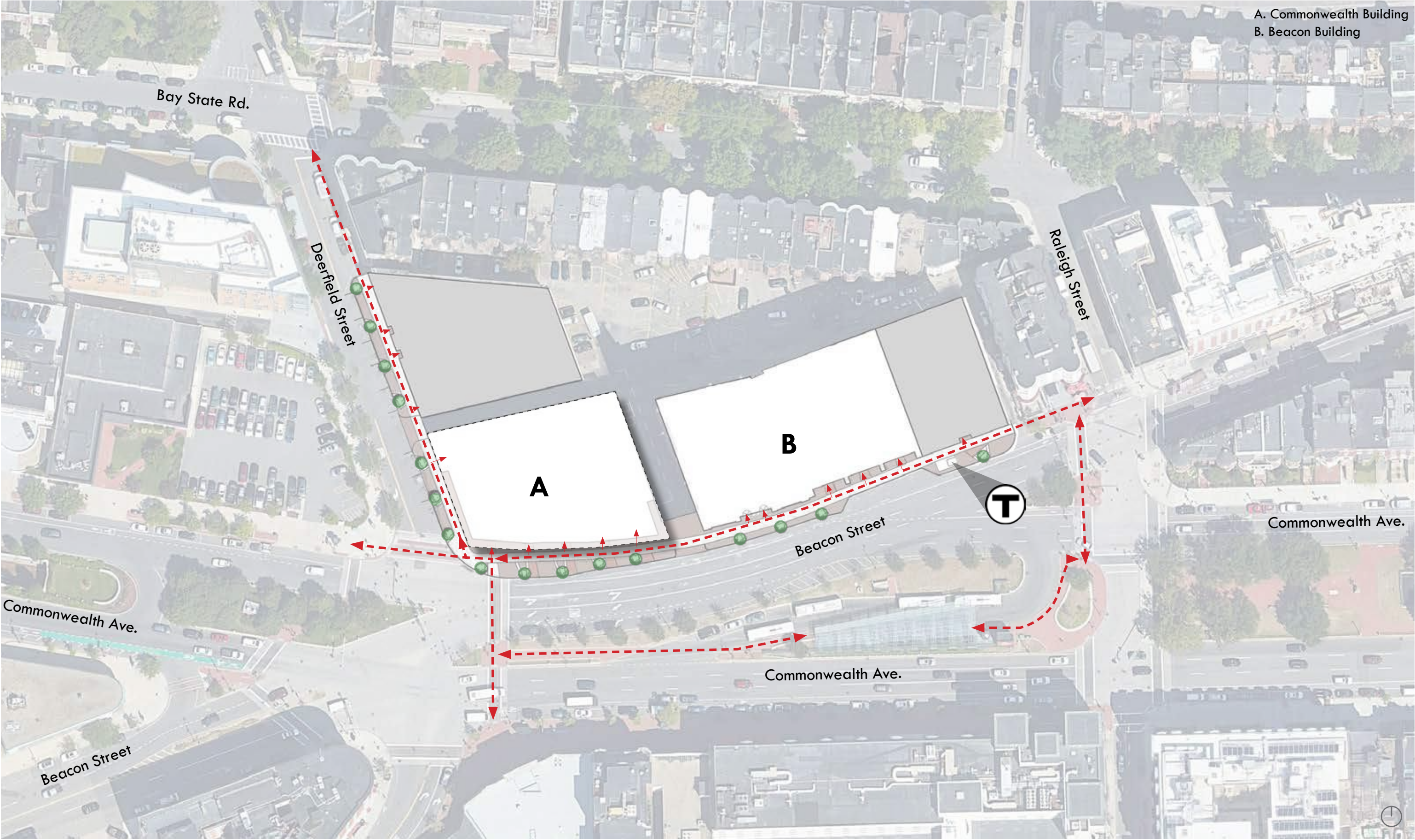






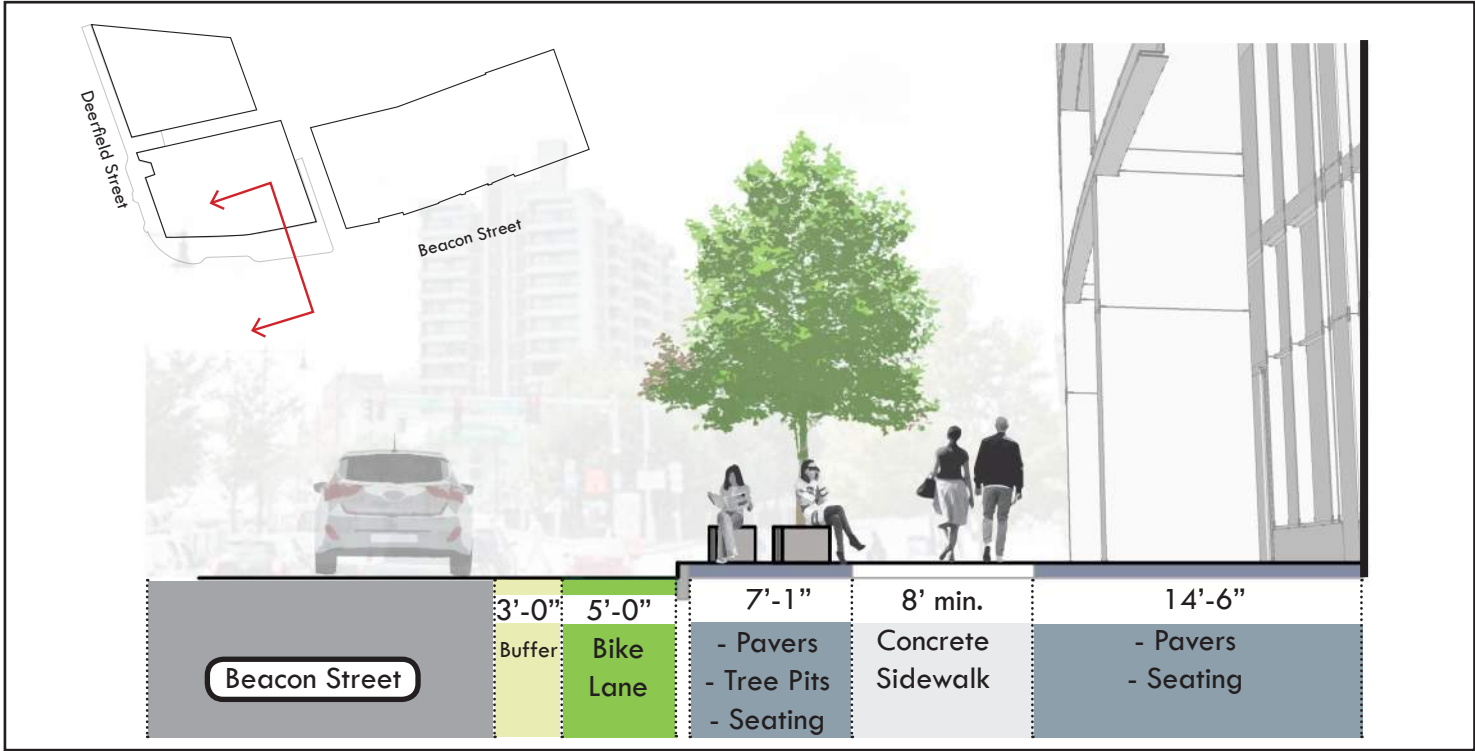








proposed w/ buffered bike lane



existing condition



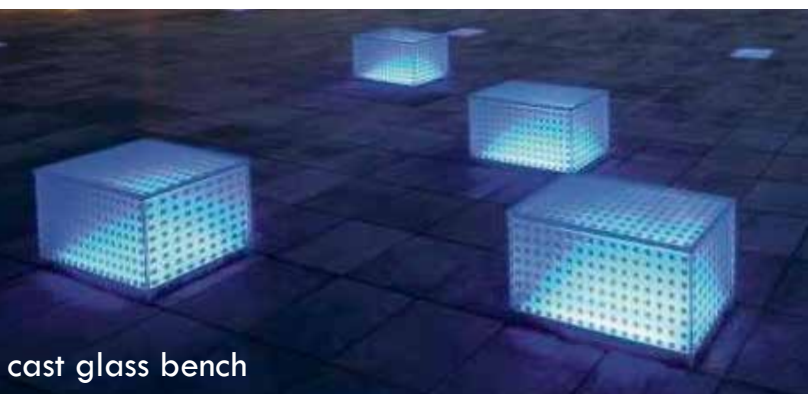




id metalco-precast



custom- granite & metal (mikyong kim design)



cast glass bench



custom- wood & metal



custom- wood & granite



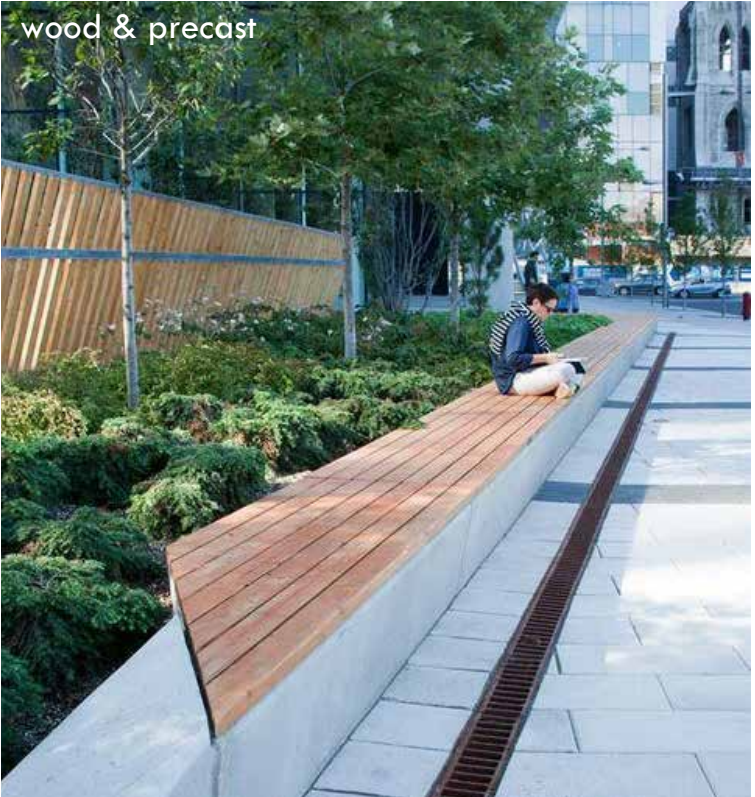
custom-granite



custom-precast



micite- wood and metal

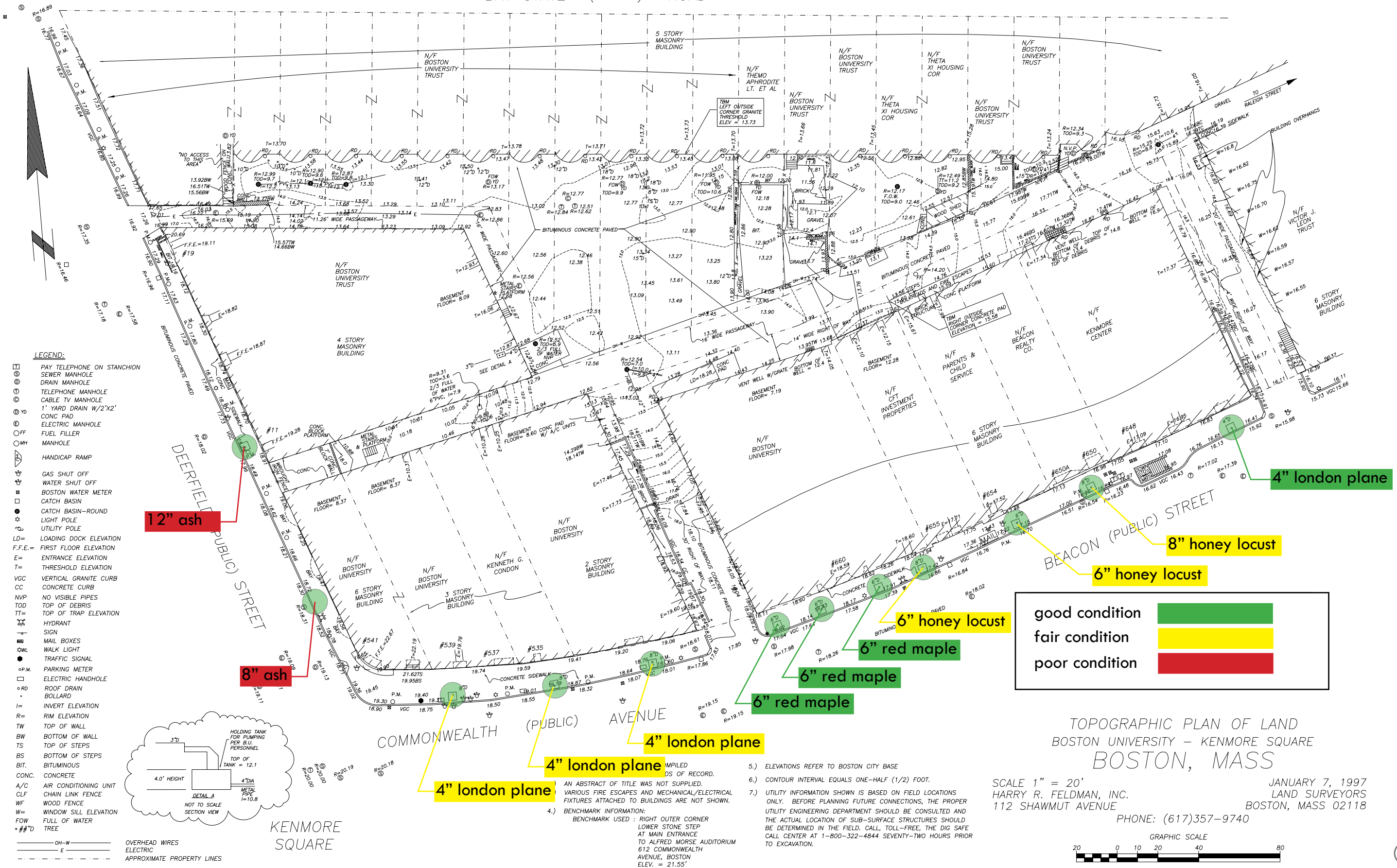


wood & precast

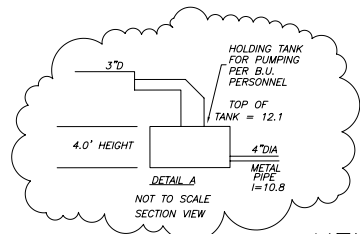


custom granite

BAY STATE (PUBLIC) ROAD



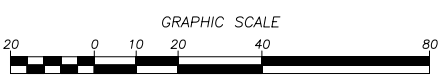
- LEGEND:**
- PAY TELEPHONE ON STANCHION
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - CABLE TV MANHOLE
 - 1" YARD DRAIN W/2'X2'
 - CONC PAD
 - ELECTRIC MANHOLE
 - FUEL FILLER
 - MANHOLE
 - HANDICAP RAMP
 - GAS SHUT OFF
 - WATER SHUT OFF
 - BOSTON WATER METER
 - CATCH BASIN
 - CATCH BASIN-ROUND
 - LIGHT POLE
 - UTILITY POLE
 - LD= LOADING DOCK ELEVATION
 - F.F.E.= FIRST FLOOR ELEVATION
 - E= ENTRANCE ELEVATION
 - T= THRESHOLD ELEVATION
 - VGC VERTICAL GRANITE CURB
 - CC CONCRETE CURB
 - NVP NO VISIBLE PIPES
 - TOD TOP OF DEBRIS
 - TT= TOP OF TRAP ELEVATION
 - HYDRANT
 - SIGN
 - MAIL BOXES
 - WALK LIGHT
 - TRAFFIC SIGNAL
 - P.M. PARKING METER
 - ELECTRIC HANDHOLE
 - ROOF DRAIN
 - BOLLARD
 - I= INVERT ELEVATION
 - R= RIM ELEVATION
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - TS TOP OF STEPS
 - BS BOTTOM OF STEPS
 - BIT. BITUMINOUS
 - CONC. CONCRETE
 - A/C AIR CONDITIONING UNIT
 - CLF CHAIN LINK FENCE
 - WF WOOD FENCE
 - W= WINDOW SILL ELEVATION
 - FW FULL OF WATER
 - ###D TREE
 - OH-W OVERHEAD WIRES
 - E ELECTRIC
 - APPROXIMATE PROPERTY LINES



good condition	<div></div>
fair condition	<div></div>
poor condition	<div></div>

TOPOGRAPHIC PLAN OF LAND
BOSTON UNIVERSITY - KENMORE SQUARE
BOSTON, MASS

SCALE 1" = 20'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
JANUARY 7, 1997
LAND SURVEYORS
BOSTON, MASS 02118
PHONE: (617)357-9740





london plane tree



london plane tree



sweet gum



sweet gum



honey locust



Transportation

- About 60% of all project trips will occur via alternative transportation modes (transit – walk – bike)
- Project includes only 60 off-street parking spaces
- Resultant vehicles trip generation is low
 - AM peak = 43 entering / 7 exiting
 - PM peak = 11 entering / 46 exiting
- Minimal impacts to the surrounding traffic network
No LOS change from No-Build to Build Condition
- Strong/Proactive TDM measures to encourage alternative transportation use
- Maintaining and improving the existing driveways along Beacon Street/Commonwealth Avenue
no new curb cuts
- Pedestrian conditions substantially improved adjacent to Project site

