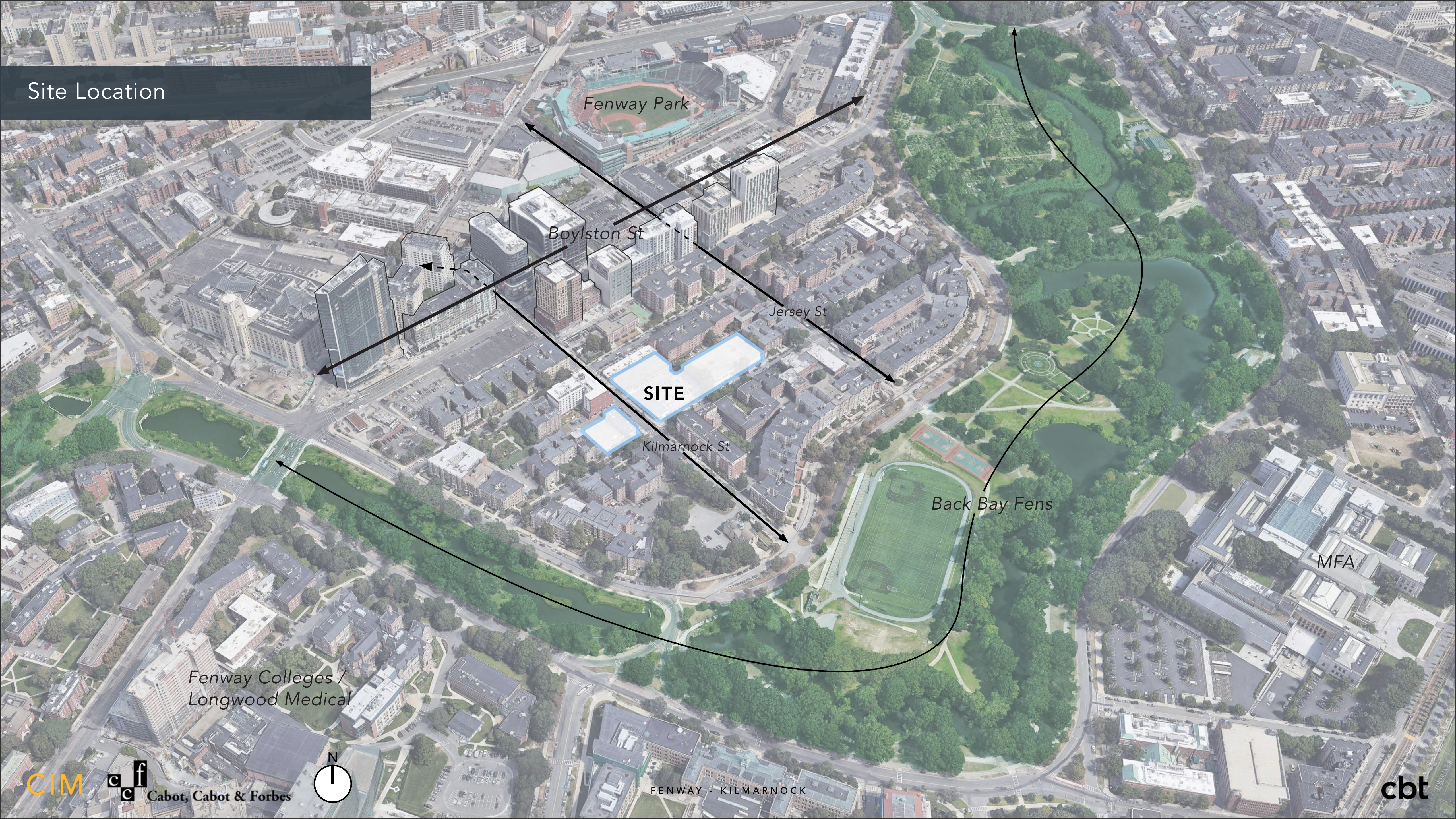


Fenway / Kilmarnock

Fenway Community Meeting

September 05, 2018

Site Location



Site Location



Design Rationale

231,540 GSF

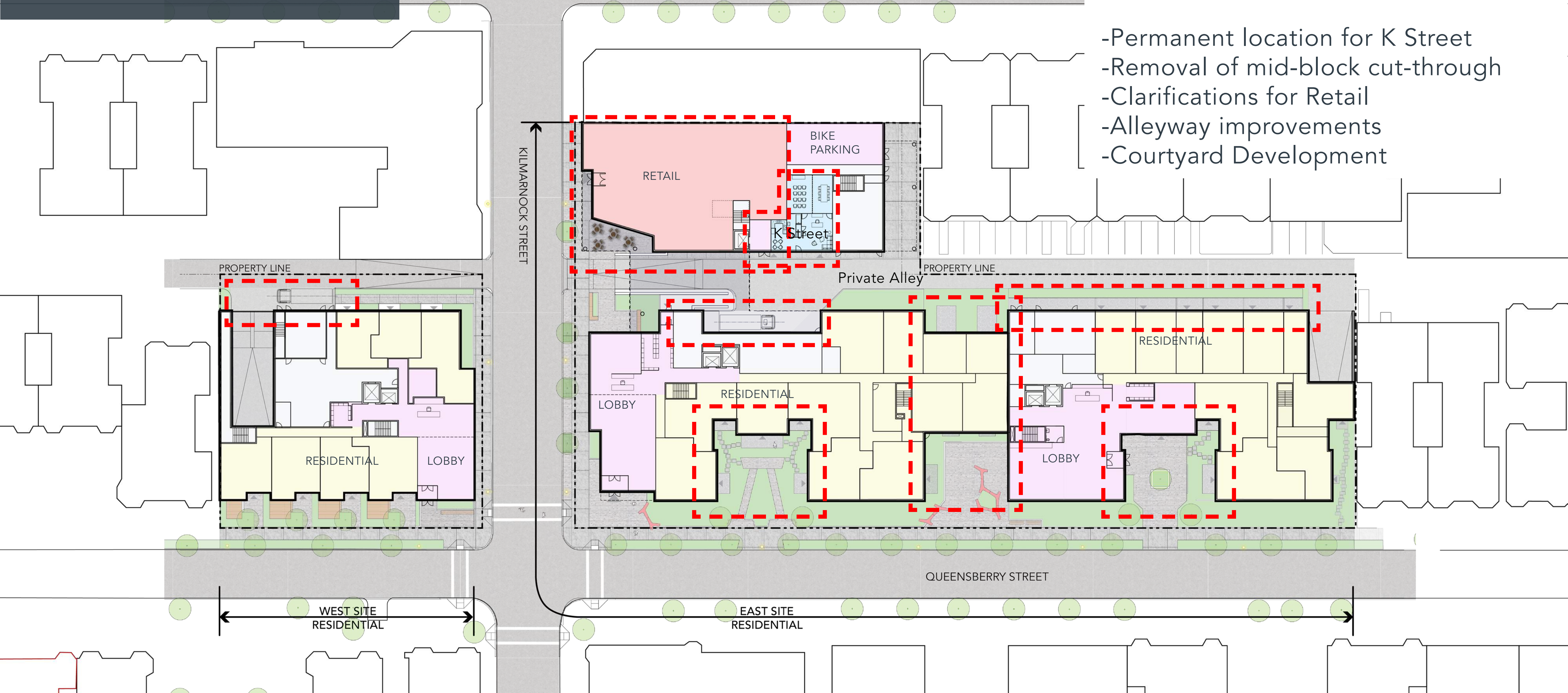
123,600 GSF

88,160 GSF

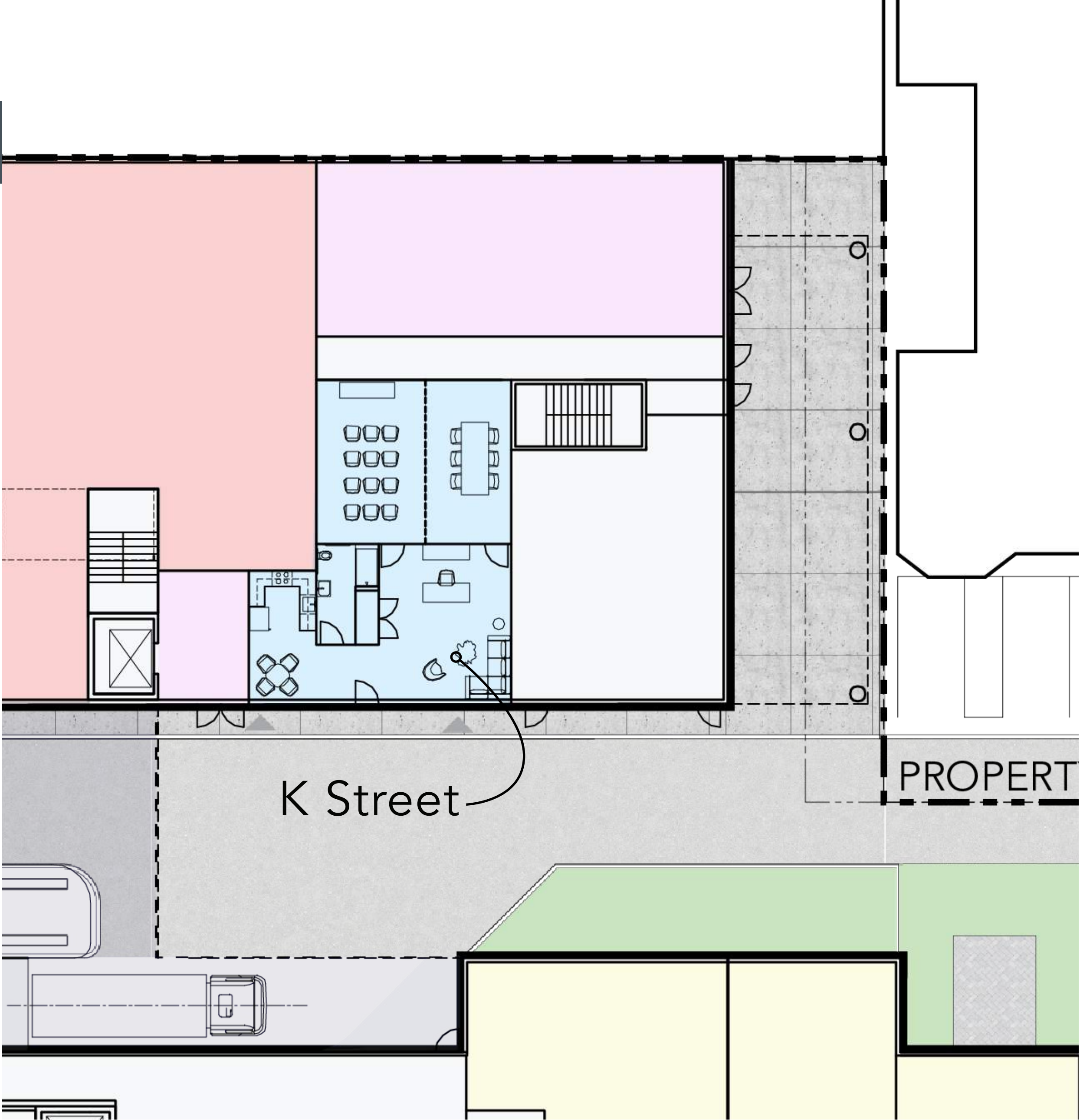
Ground Floor Plan

Major Updates:

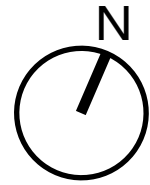
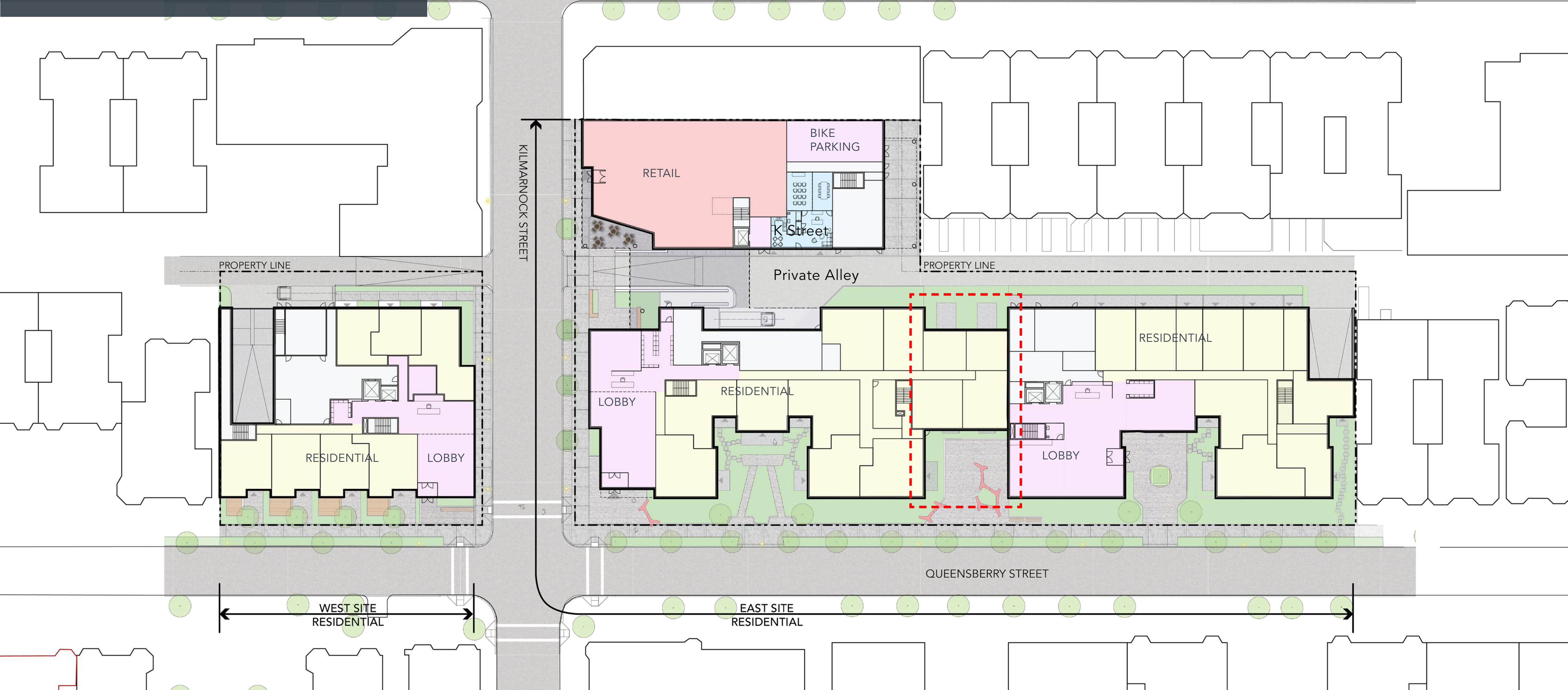
- Permanent location for K Street
- Removal of mid-block cut-through
- Clarifications for Retail
- Alleyway improvements
- Courtyard Development



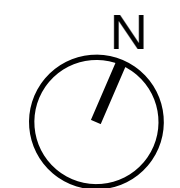
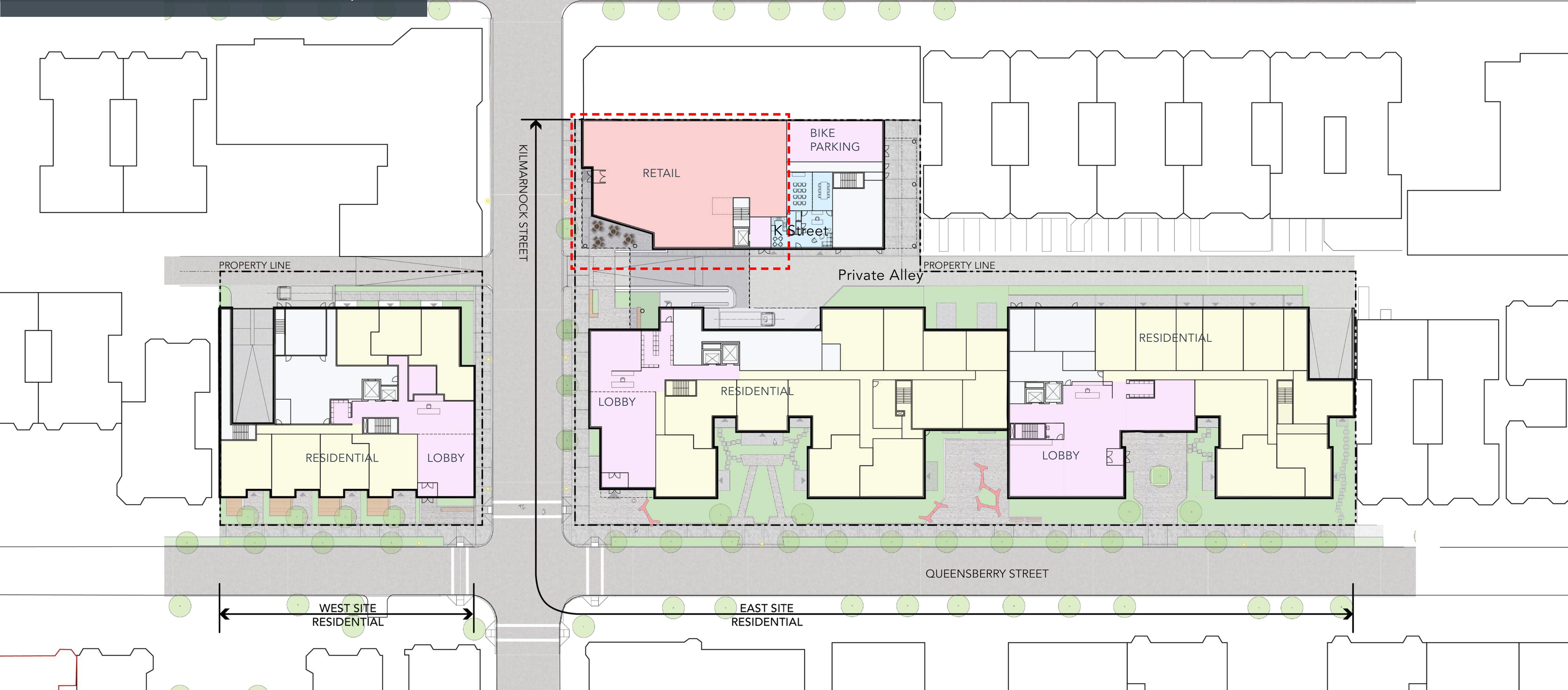
K Street



Ground Floor Plan - Cut-Through

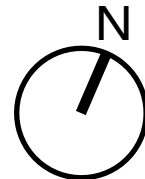
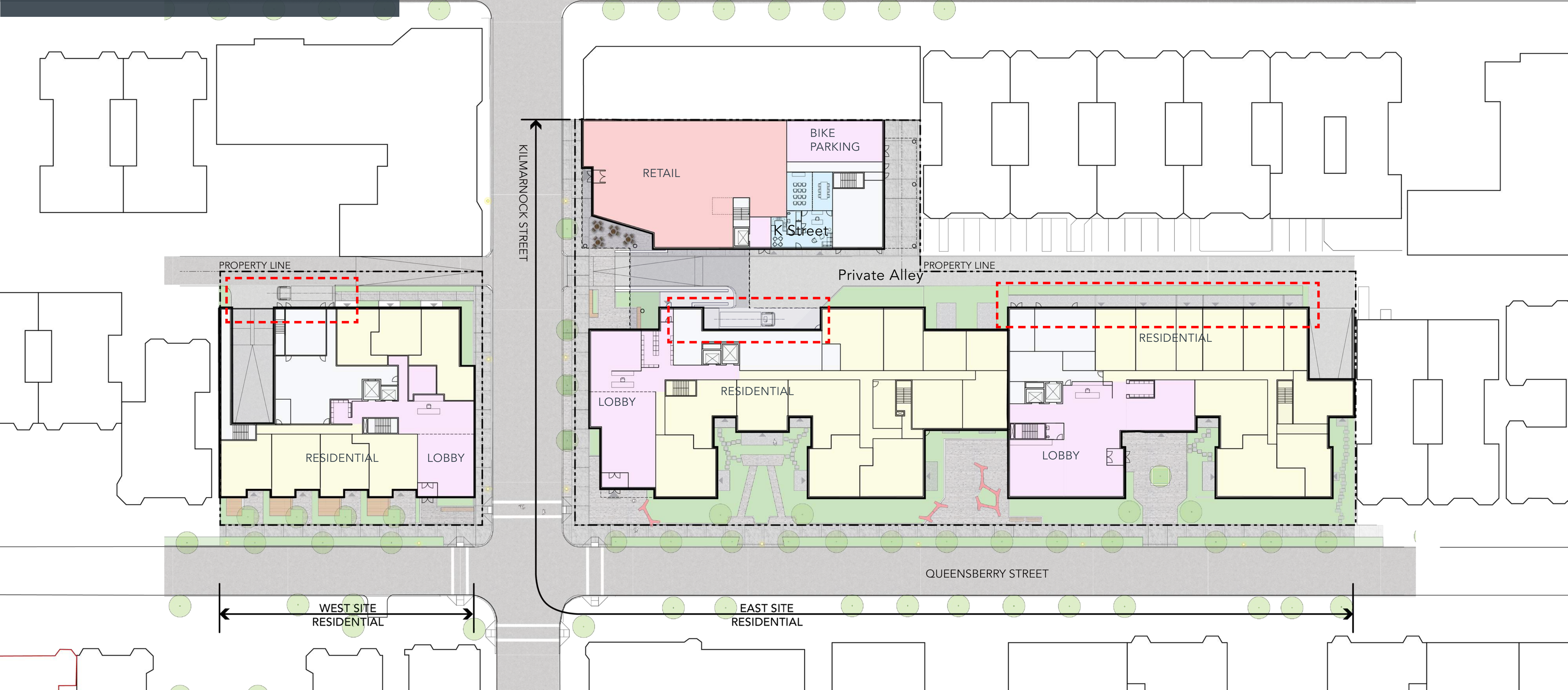


Ground Floor Plan - Retail Space

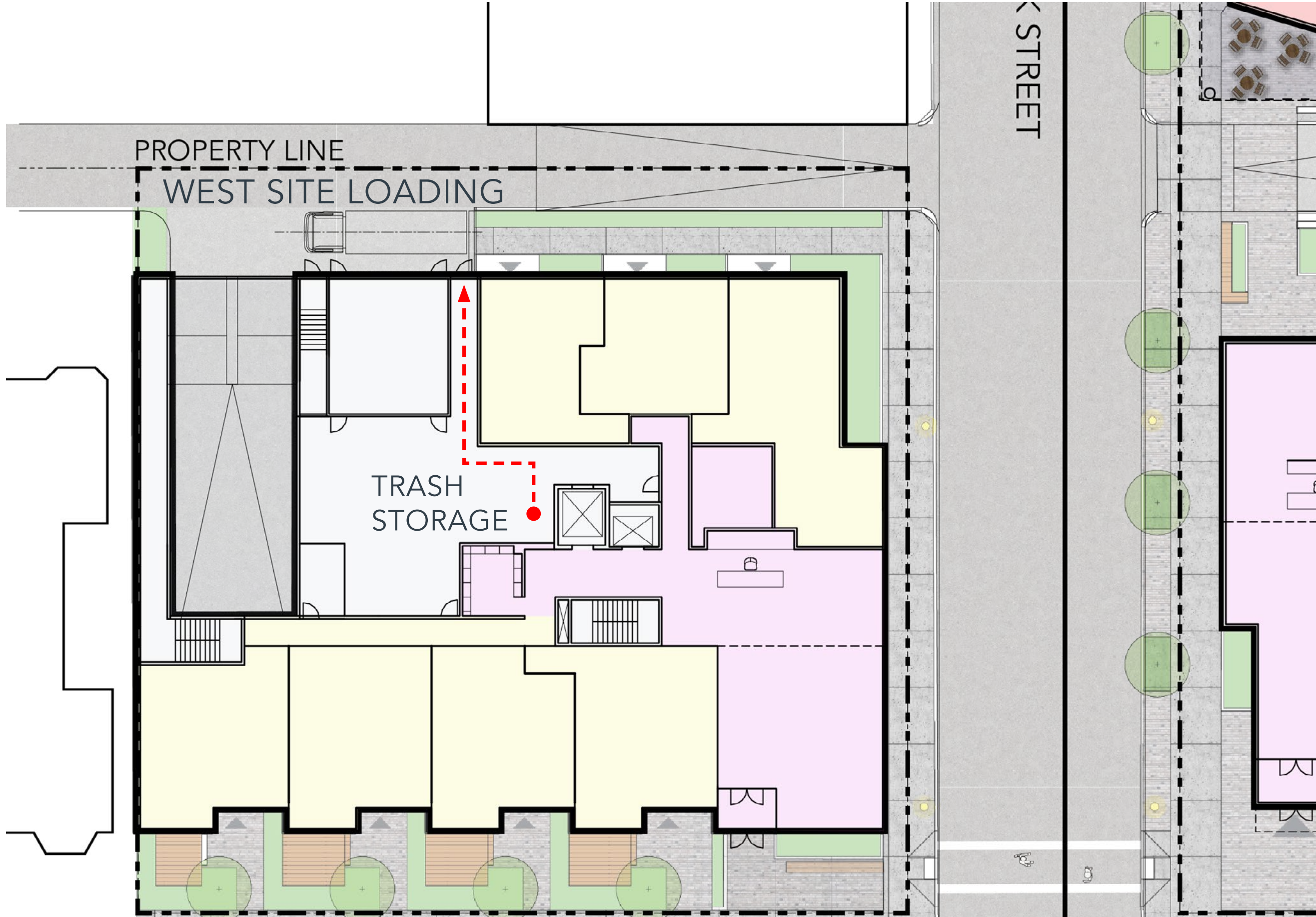




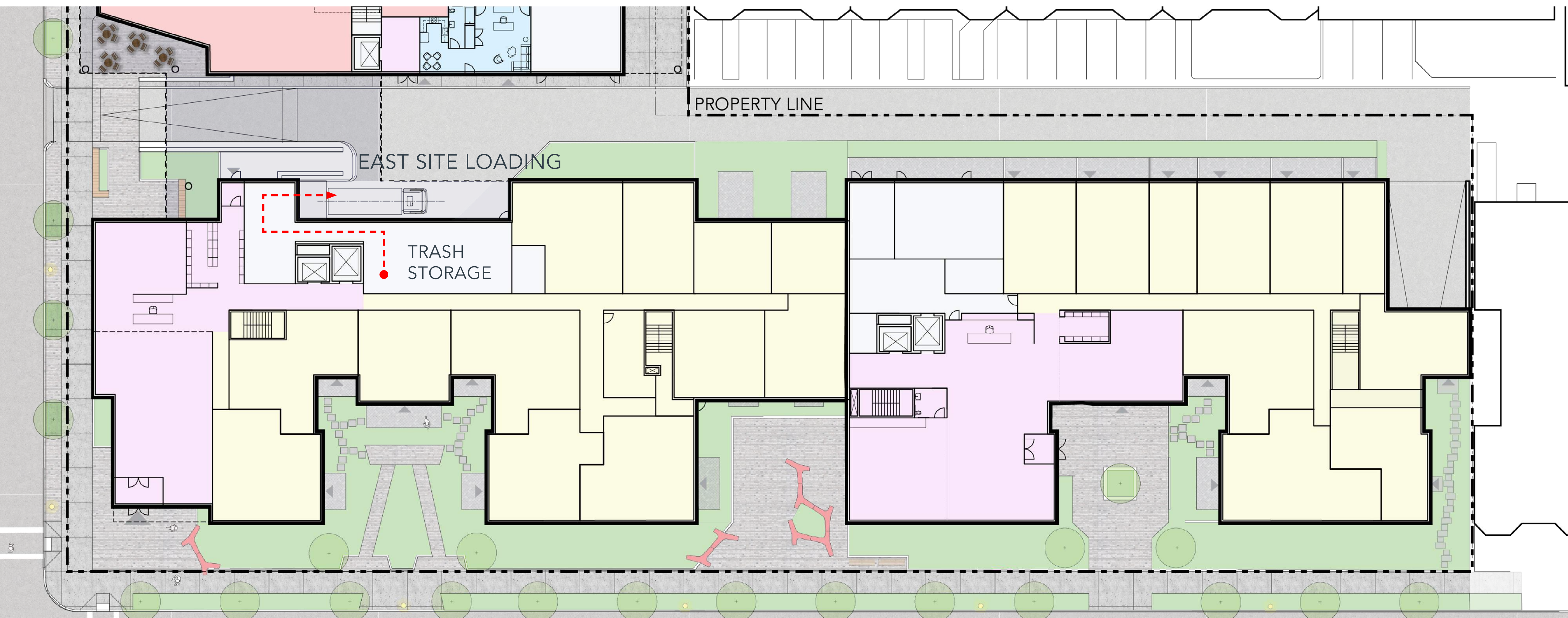
Ground Floor Plan - Alleyways

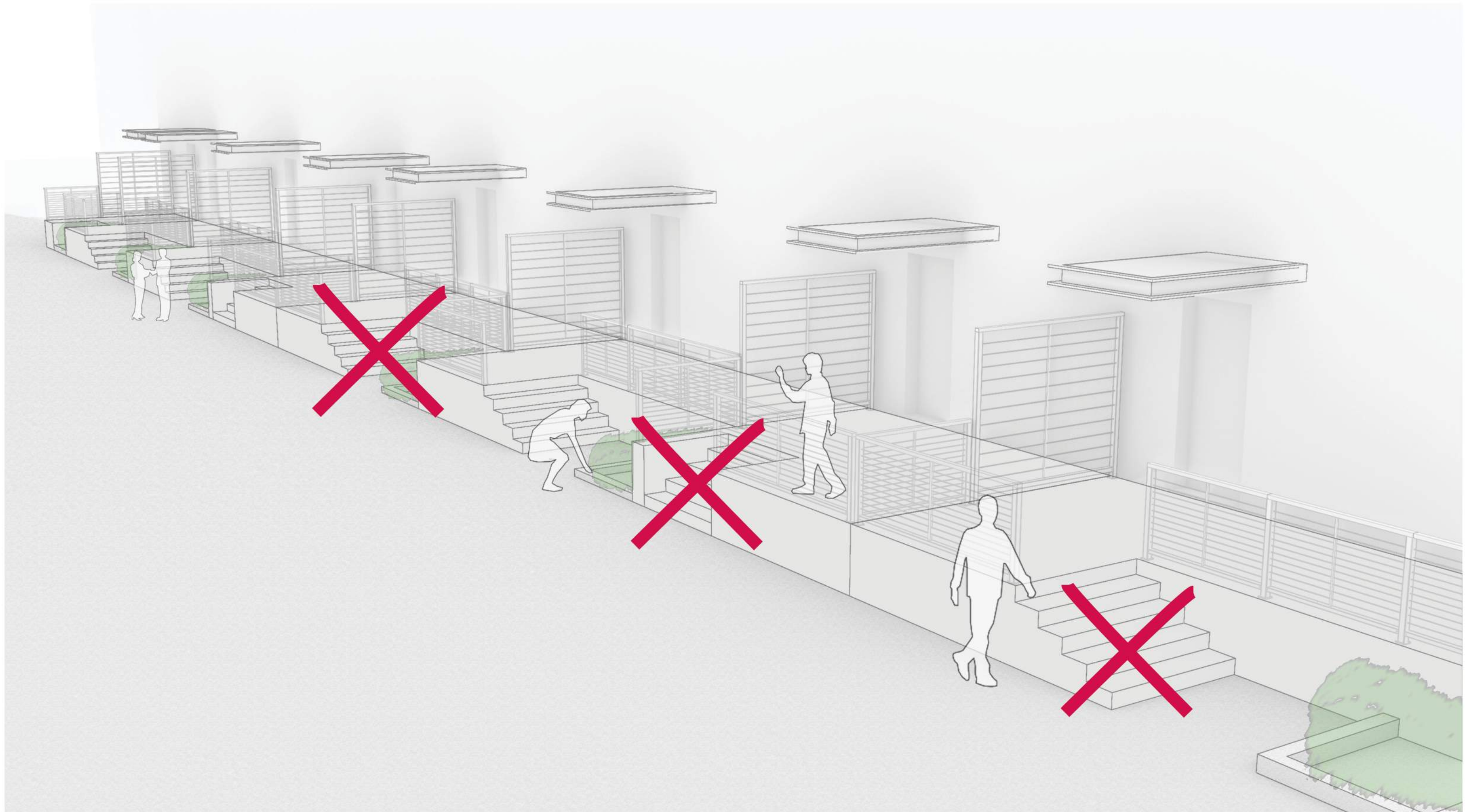


Alleyway Condition



Alleyway Condition





EASTERN BLDG ALLEY TERRACES

HALVORSON DESIGN
PARTNERSHIP

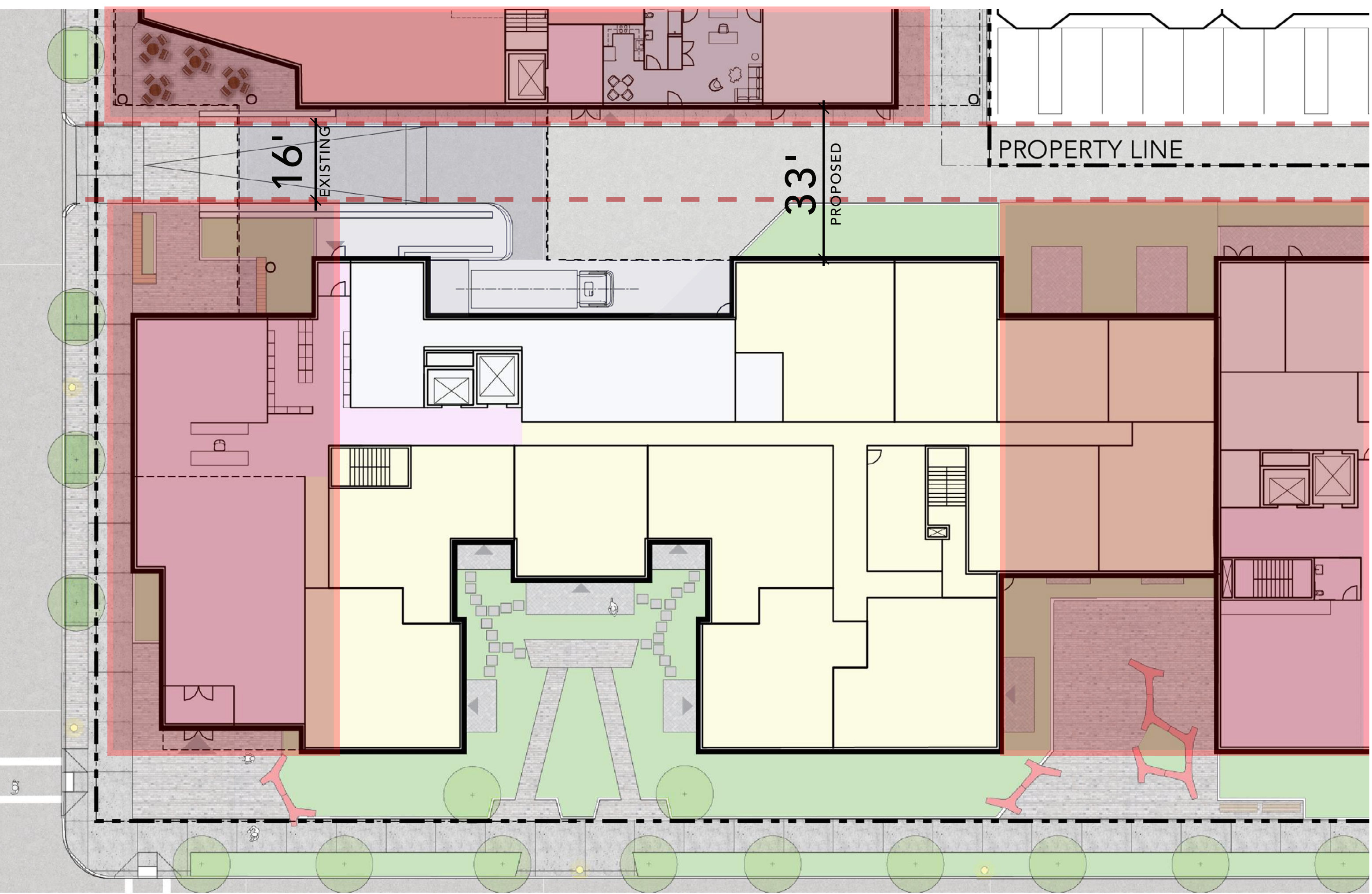


EASTERN BLDG ALLEY TERRACES

FENWAY KILMARNOCK - BOSTON, MA

HALVORSON DESIGN
PARTNERSHIP

Existing Alleyway Condition



Queensberry Before



Queensberry Current





Queensberry Current - Detail



Kilmarnock Before



CIM

ccf

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

cbt

Kilmarnock Current



Peterborough Before

CIM c f Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

rbt

Peterborough Current



West Site Before



West Site Current



Queensberry Before



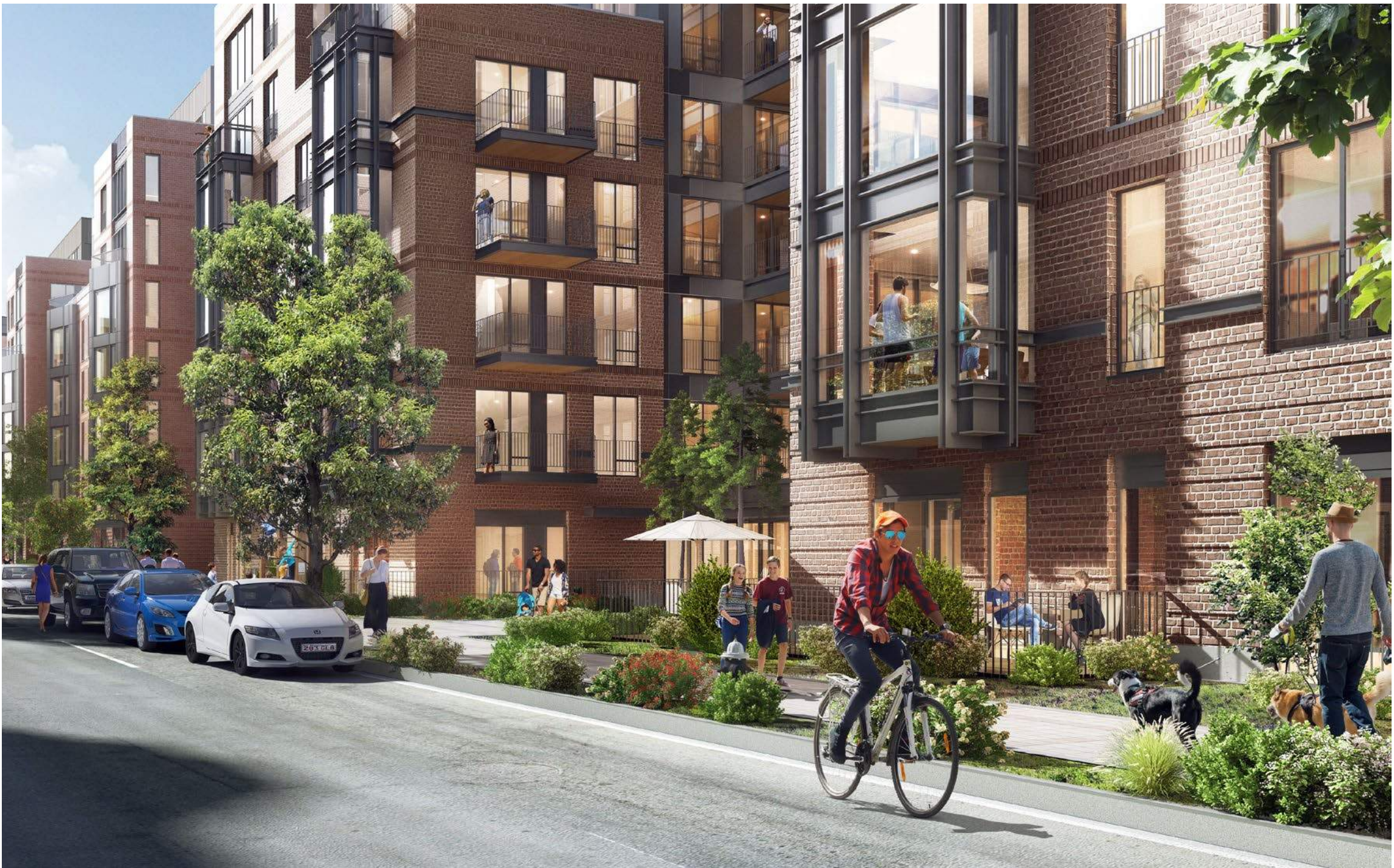
Queensberry Current



Streetscape Before and After

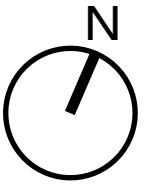
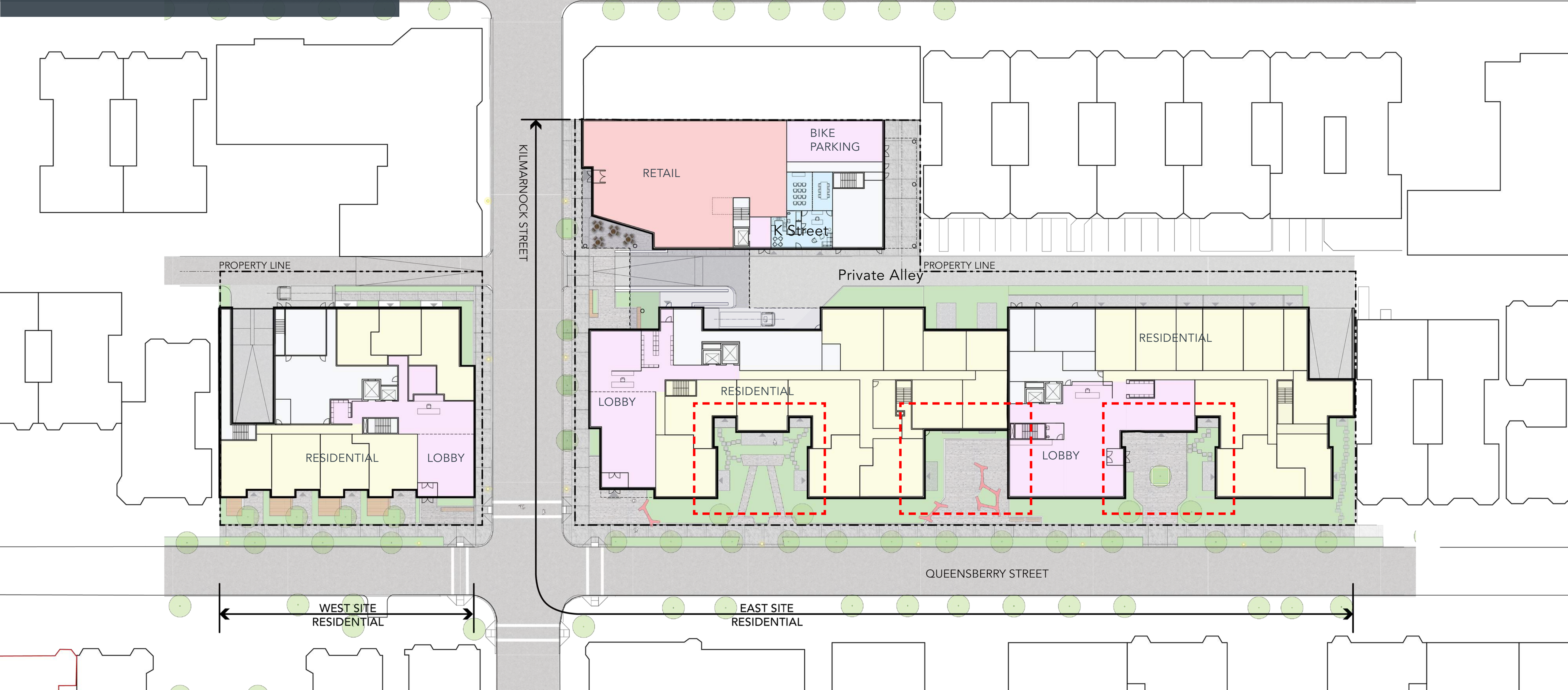


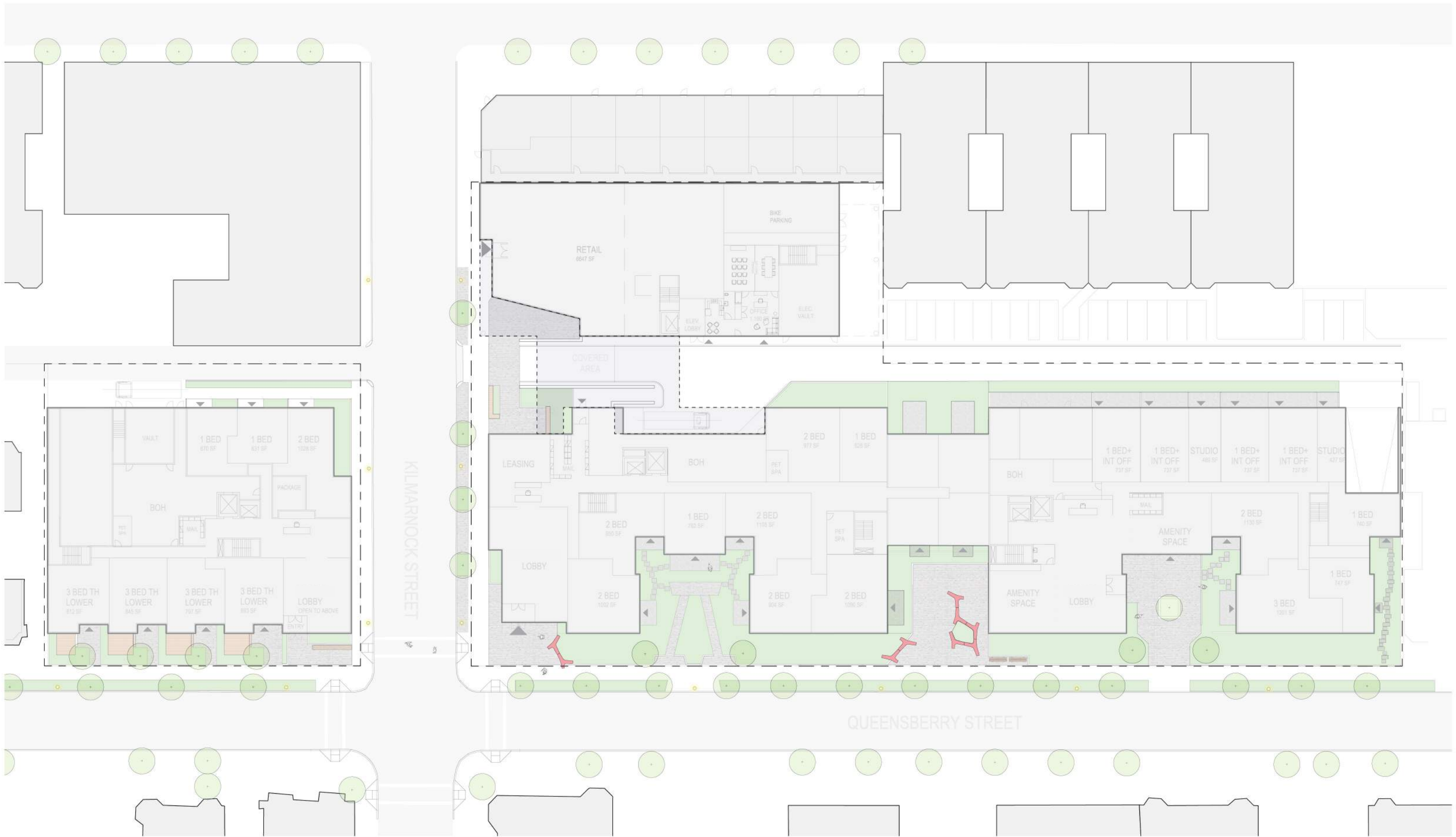
Before



After (incorporating Complete Streets Guidelines)

Ground Floor Plan - Courtyards



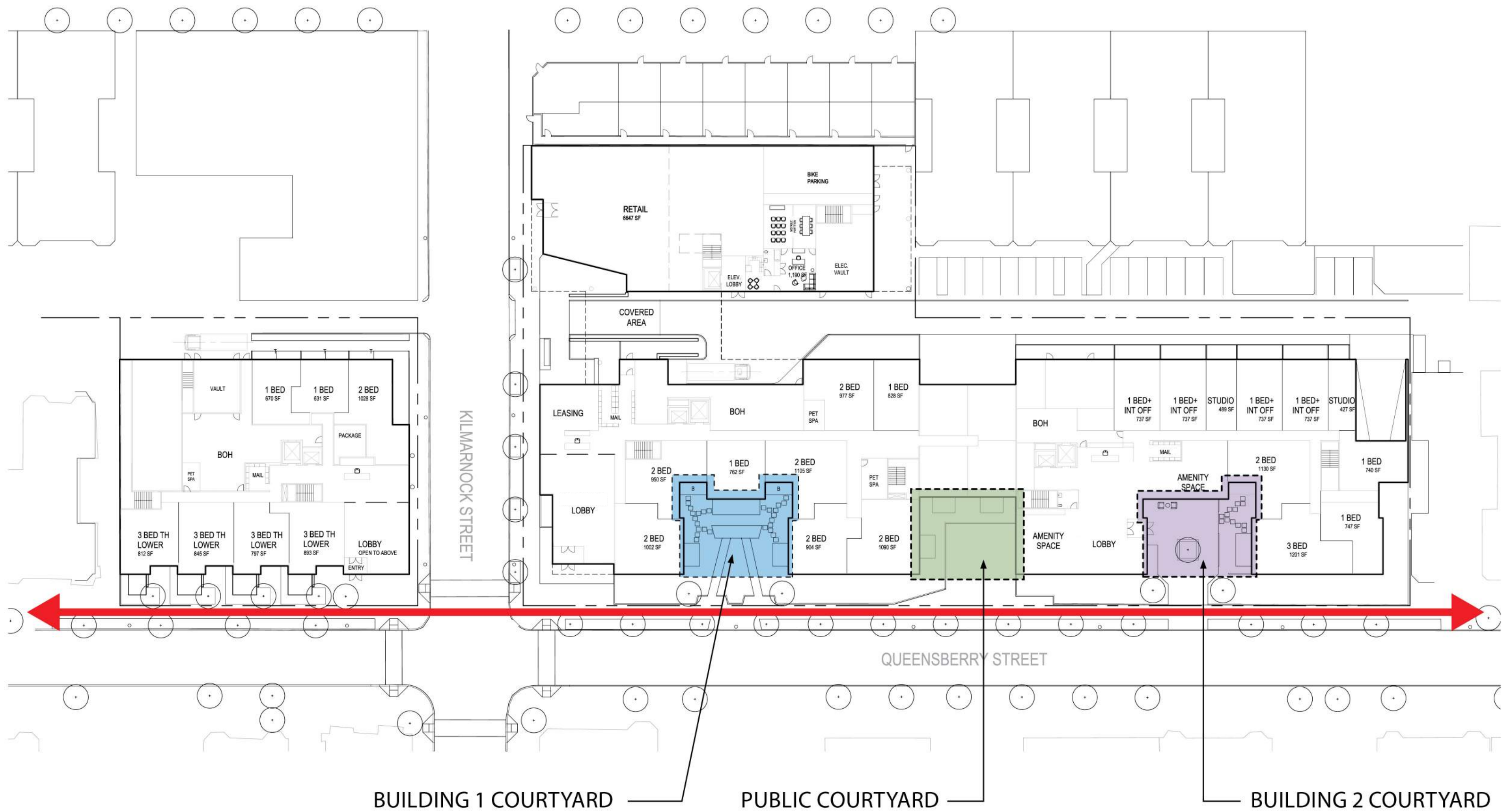


0 15 30 60
SCALE: 1" = 30'-0"

FENWAY KILMARNOCK - BOSTON, MA

OVERALL SITEPLAN

HALVORSON DESIGN
PARTNERSHIP



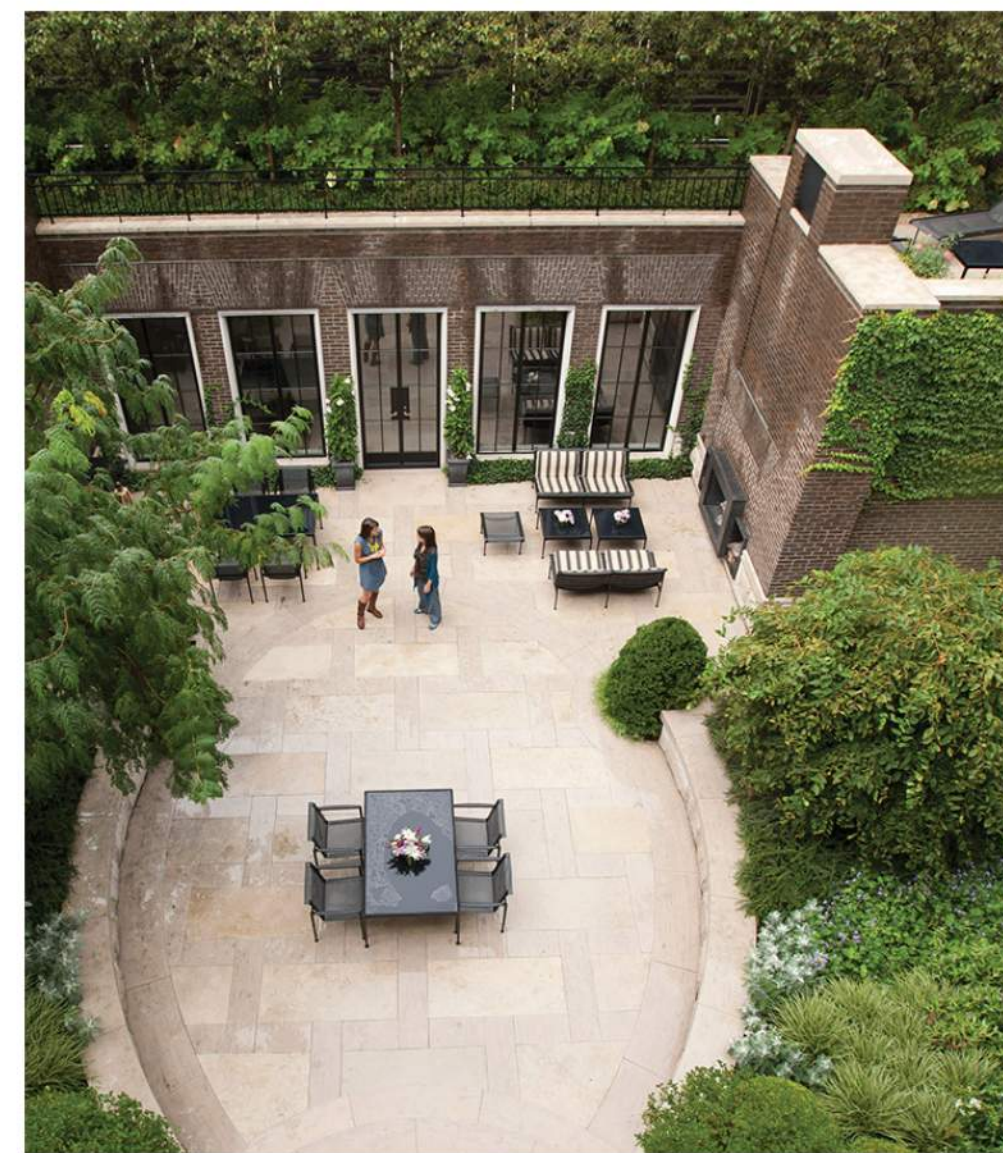
COURTYARD IDENTITY - QUEENSBERRY



BUILDING 1 COURTYARD



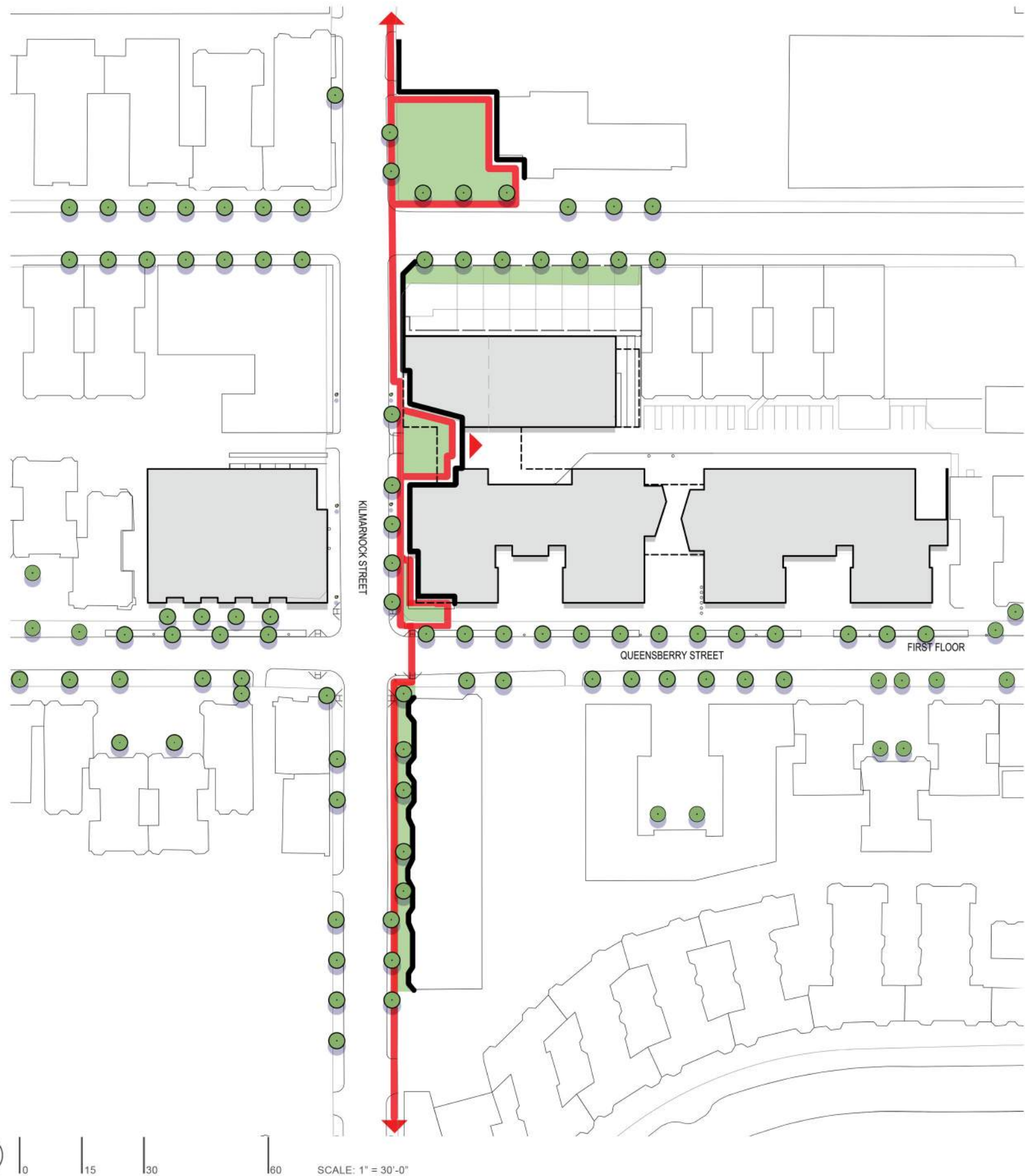
PUBLIC COURTYARD



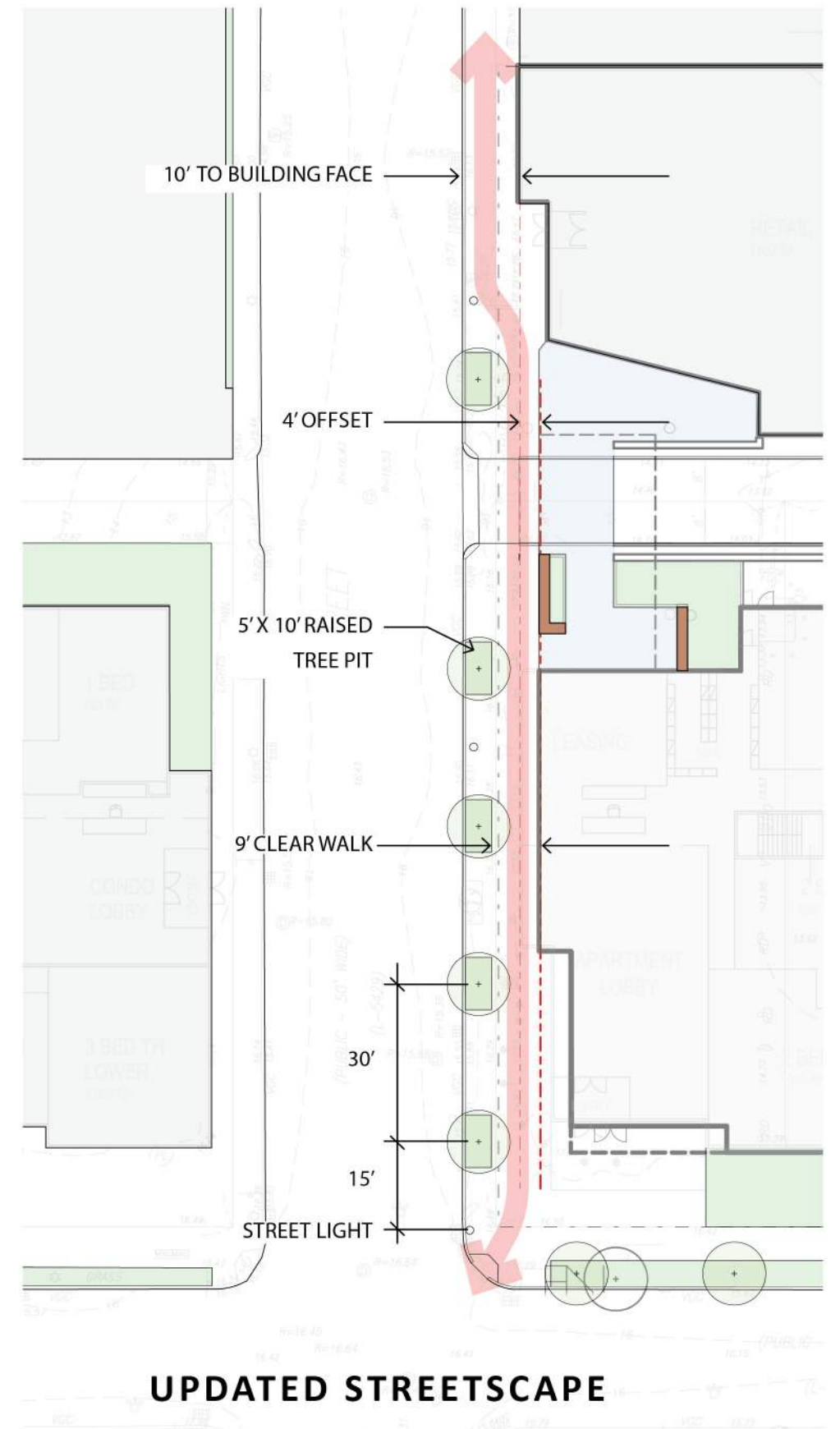
BUILDING 2 COURTYARD

COURTYARD PRECEDENTS

HALVORSON DESIGN
PARTNERSHIP



KILMARNOCK STREET TREES
ON EASTERN SIDE



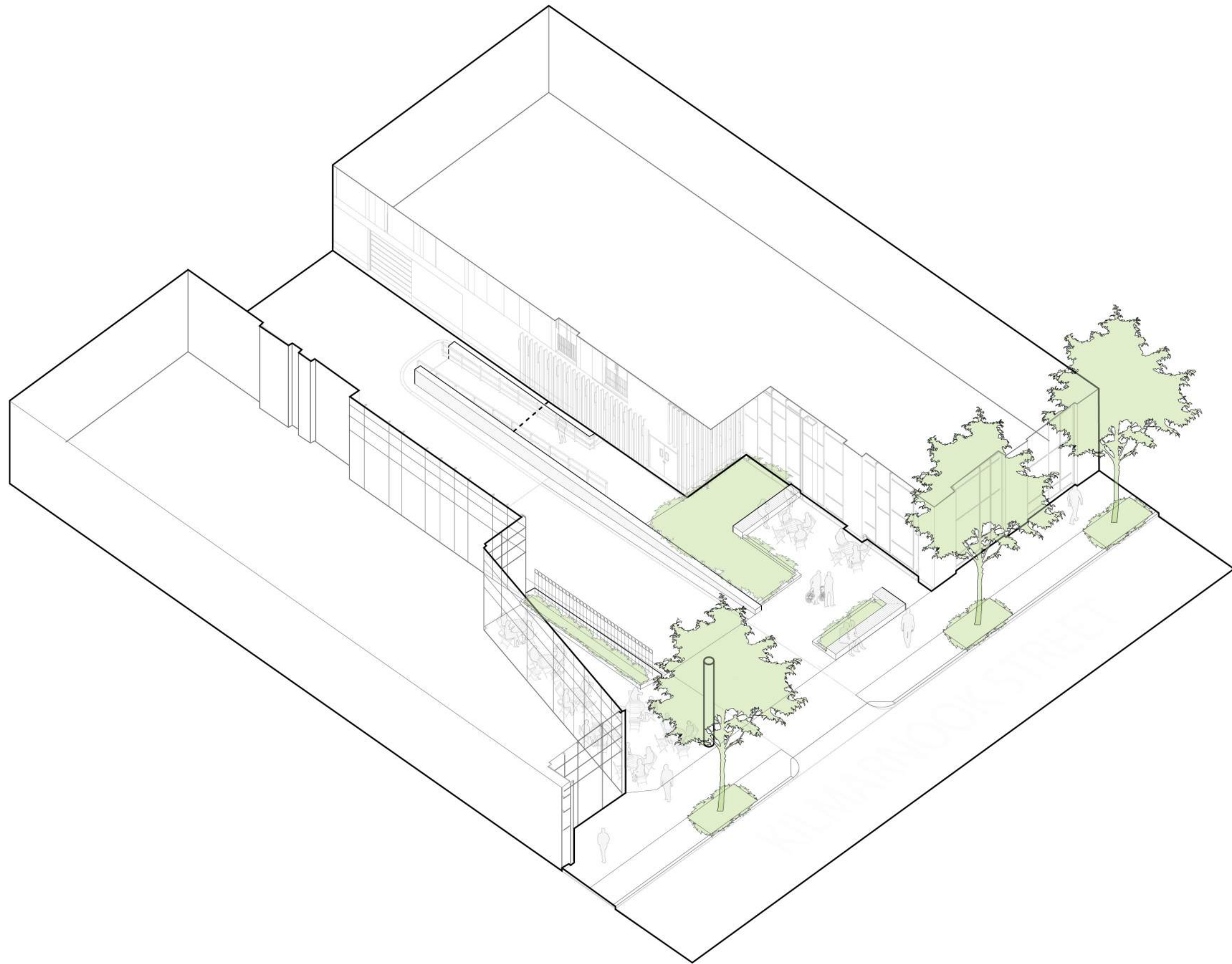
KILMARNOCK STREET IMPROVEMENTS

HALVORSON DESIGN
PARTNERSHIP



KILMARNOCK STREETSCAPE

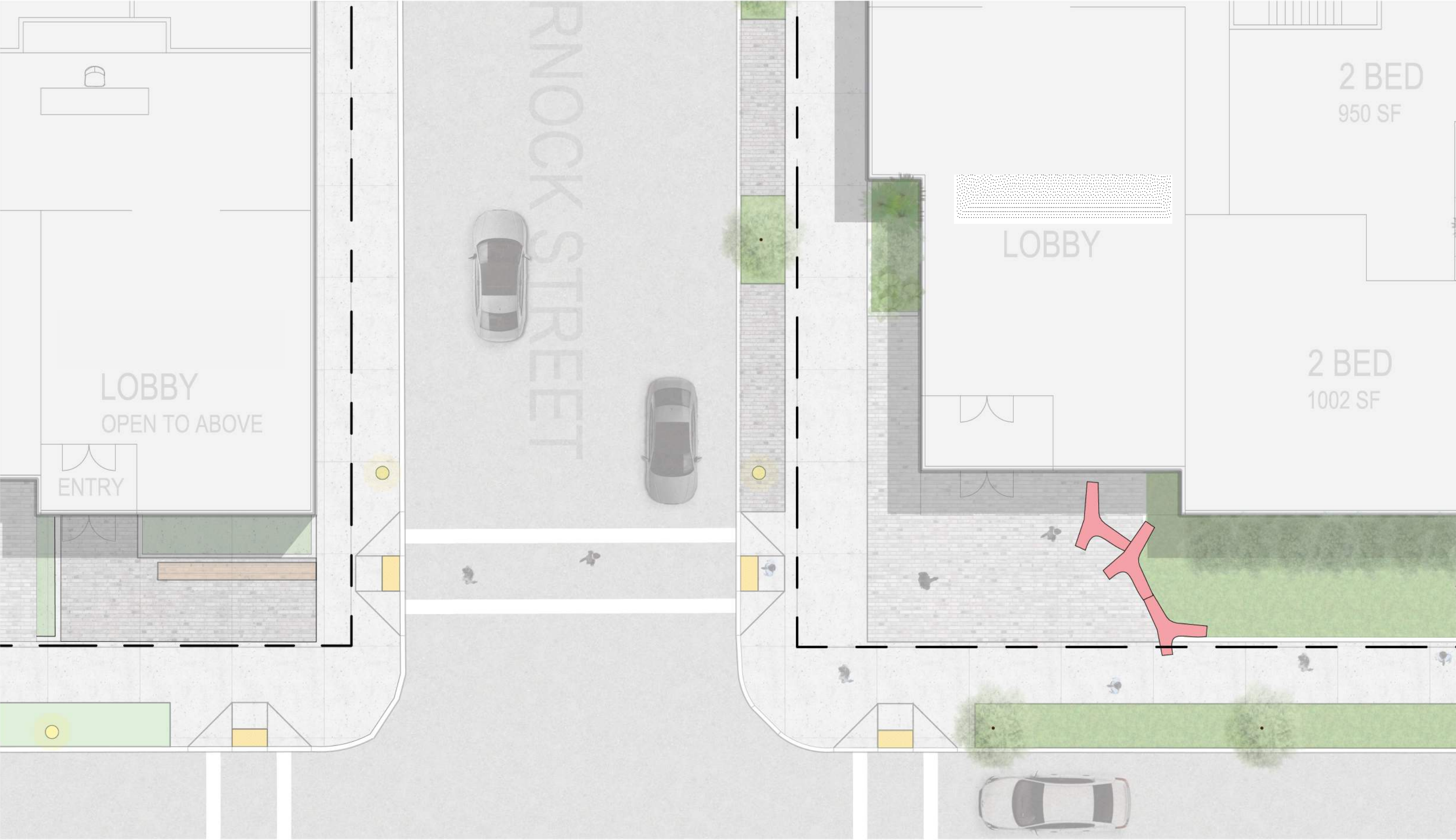
HALVORSON DESIGN
PARTNERSHIP







PEDESTRIAN EXPERIENCE - QUEENSBERRY

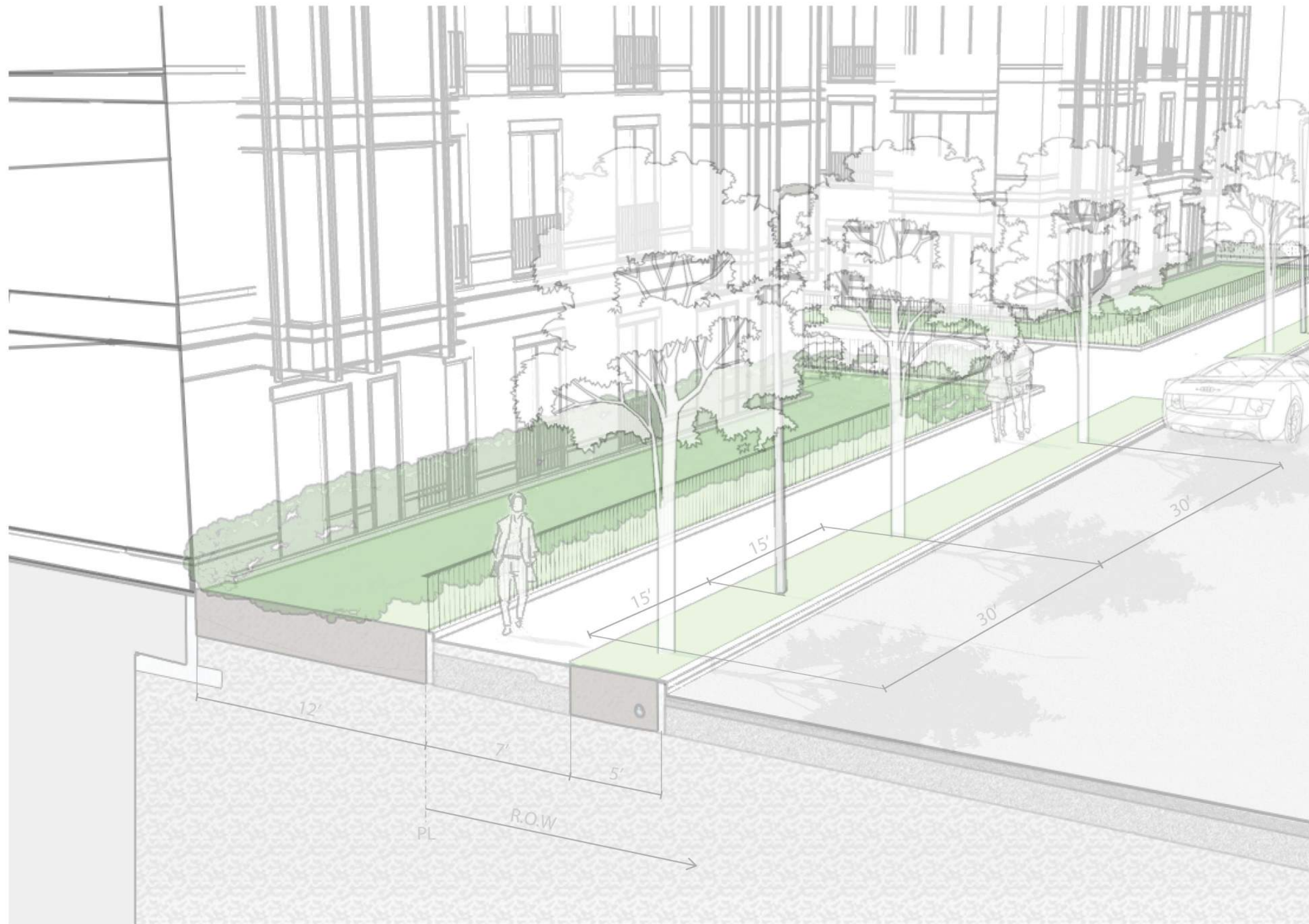


0 5 10 20 SCALE: 1" = 10'-0"

FENWAY KILMARNOCK - BOSTON, MA

QUEENSBERRY ENLARGEMENT

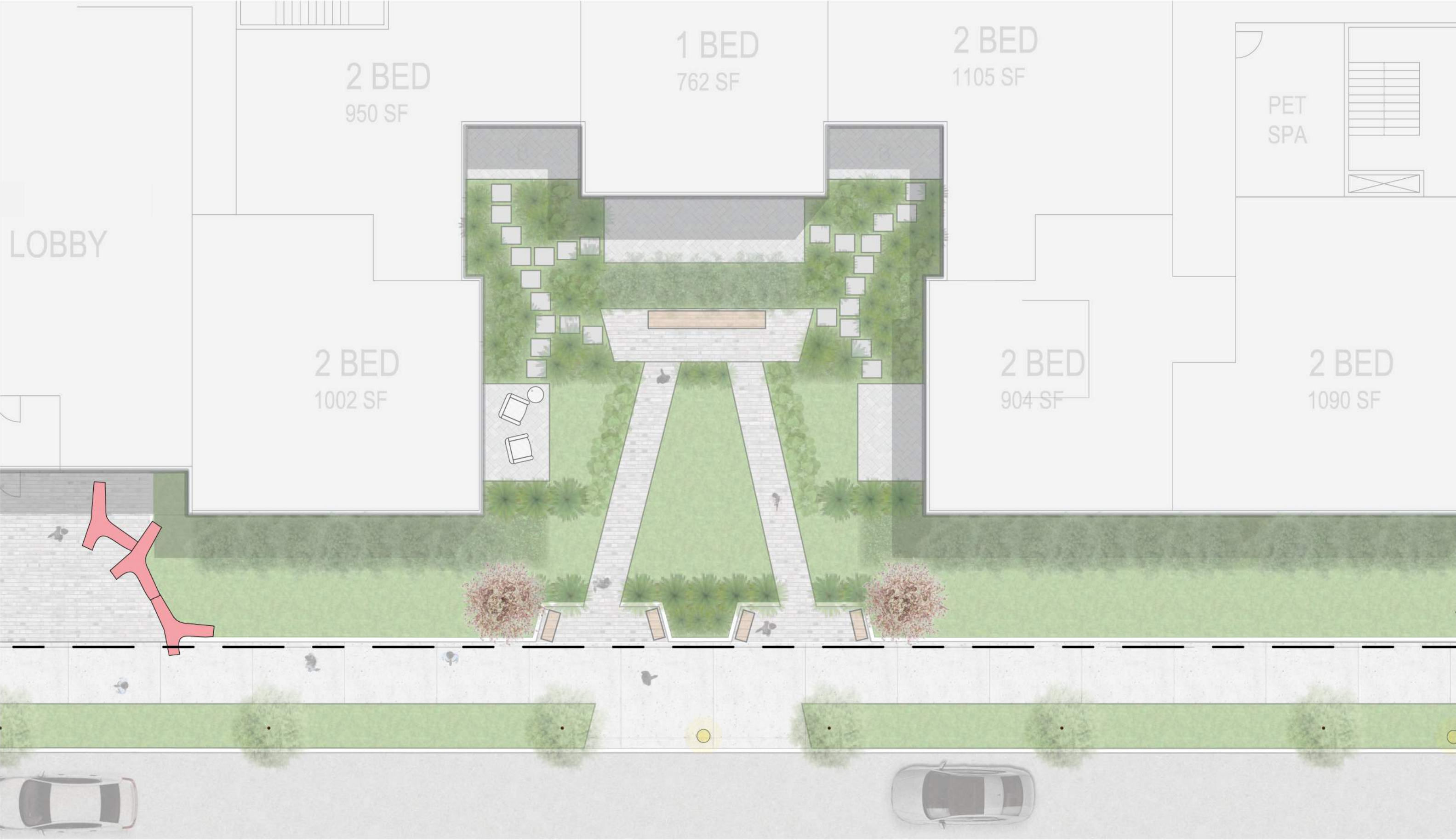
HALVORSON DESIGN
PARTNERSHIP



QUEENSBERRY STREETScape

HALVORSON DESIGN
PARTNERSHIP





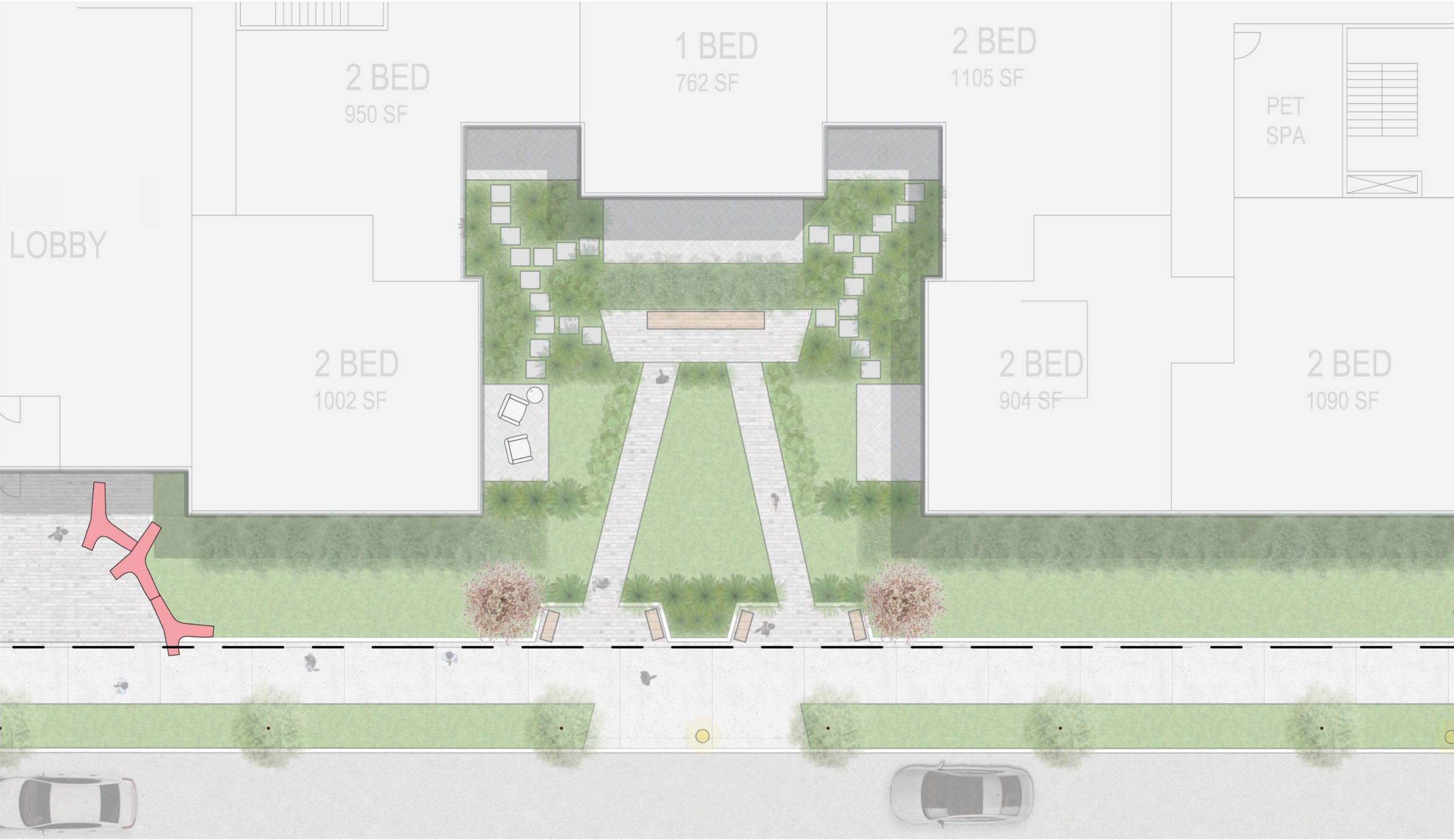


BUILDING 1 - COURTYARD AXON



BUILDING 1 - COURTYARD PRECEDENTS

HALVORSON DESIGN
PARTNERSHIP

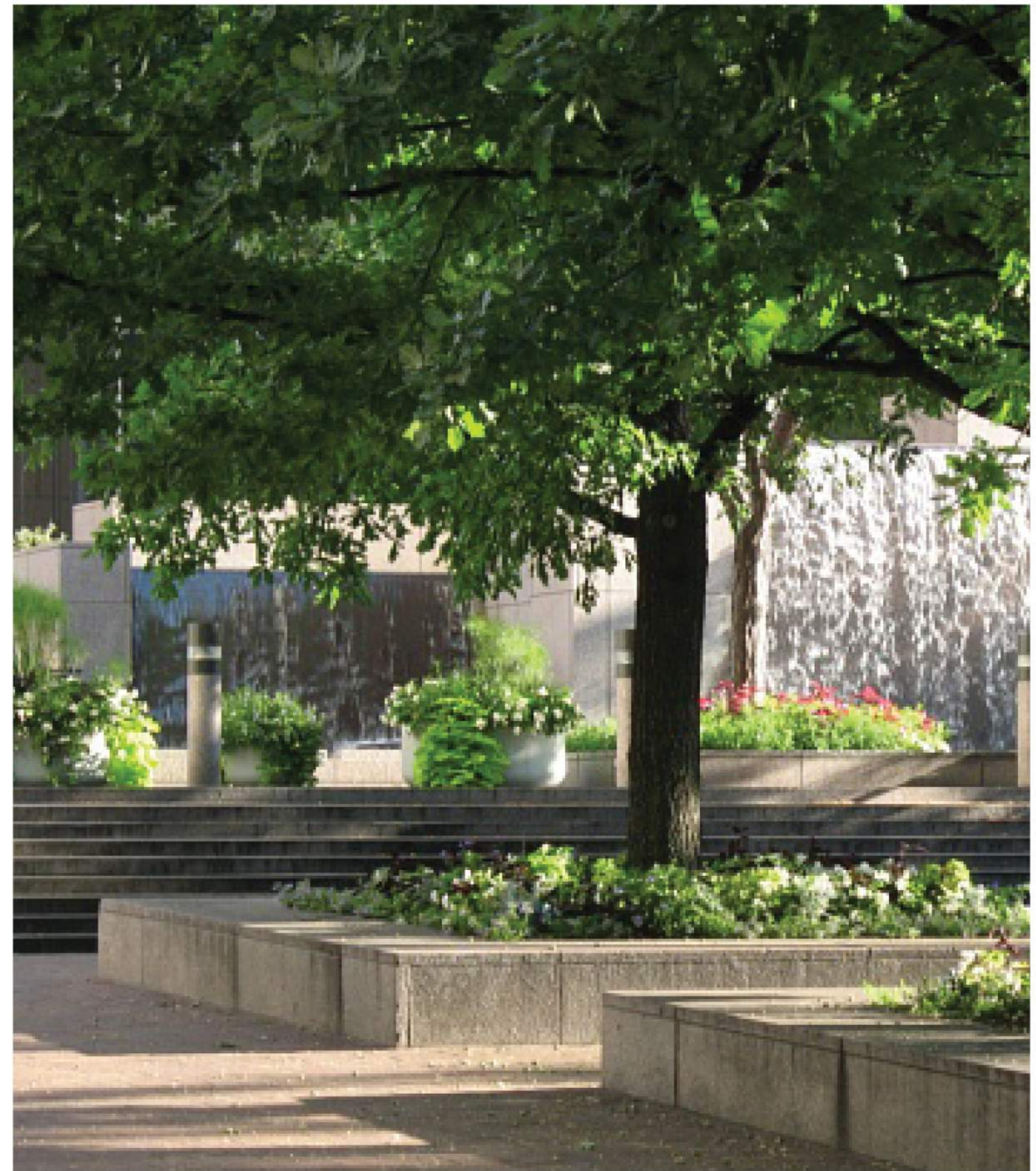




BUILDING 2 - COURTYARD AXON

FENWAY KILMARNOCK - BOSTON, MA

HALVORSON DESIGN
PARTNERSHIP



BUILDING 2 - COURTYARD PRECEDENTS

HALVORSON DESIGN
PARTNERSHIP



WESTERN BLDG FRONT TERRACES

FENWAY KILMARNOCK - BOSTON, MA

HALVORSON DESIGN
PARTNERSHIP