One Kenmore Square

BCDC Subcommittee Meeting

October 22, 2019

Owner: Mark Development
Urban Design: Speck & Associates
Transportation Planning: Stantec
Architect: Studio Gang
Landscape Architect: Reed Hilderbrand
Artist: James Carpenter Design Associates
Wind Testing: RWDI
WHAT WE HEARD

Is there opportunity to make New Road more plaza like?

What constraints establish the building location?

How do we animate the plaza in Winter?

How do we capitalize on the wind screens as a design opportunity?

Interest in more about the expression and materiality of the building.
Is there opportunity to make New Road more plaza like?
THE PROCESS
- Ongoing meetings with the City, BPDA, PIC, MBTA
- Maintain overall urban design improvements
- Prioritize Route 57 access
- Ongoing adjustments to signal timing/phases
MODIFICATIONS

- Signal phasing/timing to prioritize Route 57, balance impacts, maintain pedestrian/bicycle service
- Comm. Ave throat widened slightly to accommodate operations and safety from vehicle movement
- Crosswalk removed on Beacon St (east side) to accommodate prioritized signal phasing for Route 57
What constraints establish the building location?
How do we animate the plaza in Winter?
How do we capitalize on the wind screens as a design opportunity?
Canopy Precedents

Street Section B
Kenmore Square
1/8"=1'

COMMONWEALTH AVE.

SECTION A - BEACON ST.

T/Level 05
+42'-6"

T/Level 04
+33'-0"

T/Level 03
+23'-0"

T/Level 02
+12'-0"

T/Level 01
+0'-0"

Entr/Dine

Pedestrian Zone

Furnishing Zone

Beacon St.
KENMORE SQUARE PUBLIC REALM / ART COMPONENT - JAMES CARPENTER DESIGN ASSOCIATES - WINDSCREEN
WE BELIEVE IN THE POWER of PUBLIC ART
AND THE POWER of AUTHENTIC EXPERIENCES
AND THE POWER OF SOCIAL MEDIA
TO ORGANICALLY CREATE AND FOSTER COMMUNITIES
Building Updates

• Ground floor, Mezzanine space and Rooftop Design
• The expression and materiality of the building
LEVEL 1 PLAN

SCALE: 1/8" = 1'-0"

STREET LEVEL

BEACON STREET

L1 Plan

Kenmore Square

10/22/2019

GENERAL NOTES

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Facade Materiality

Kenmore Square
10/22/2019

Vision Glazing
Herringbone Textured Facade

COMMONWEALTH AVENUE
T/Ground LVL 1
0' - 0" 80' - 6"
T/Level 02 12' - 0"
T/Level 03
T/Level 04
T/Level 05
T/Level 06
T/Level 07
T/Level 08
T/Level 09
T/Level 10
T/Level 11
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T/Level 23
T/Level 24
T/Level 25
T/Level 26
T/Level 27
T/Level 28
T/Level 29
T/Level Roof

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Boston, MA 02210
Mechanical / Electrical / Plumbing / Fire Protection
R. G. Vanderweil Engineers

Scale:
Date:
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Drawn:
Project No:
Sheet Title:

1 Pricing Set 07/24/19

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L29 Rooftop Bar and Terrace

Kenmore Square

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View West w/Future Developments
Kenmore Square