Fenway / Kilmarnock

BCDC Subcommittee

October 16, 2018

What We Heard...

Point 1) Further develop the **ground floor** landscape and entries

Point 2) Study **private alley connector** language to reduce visual impact

Point 3) Study **Peterborough facade roof line** to make the top floor appear less institutional

Point 4) Study massing and materiality along Queensberry street to **simplify the massing and material,** similar to immediate context

Point 5) Investigate potential **new massing** at west site to a adopt a larger **courtyard** similar to east site

Point 6) **Alleyway Updates**

Planning - (Point 1)

Ground Floor Plan

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FENWAY - KILMARNOCK

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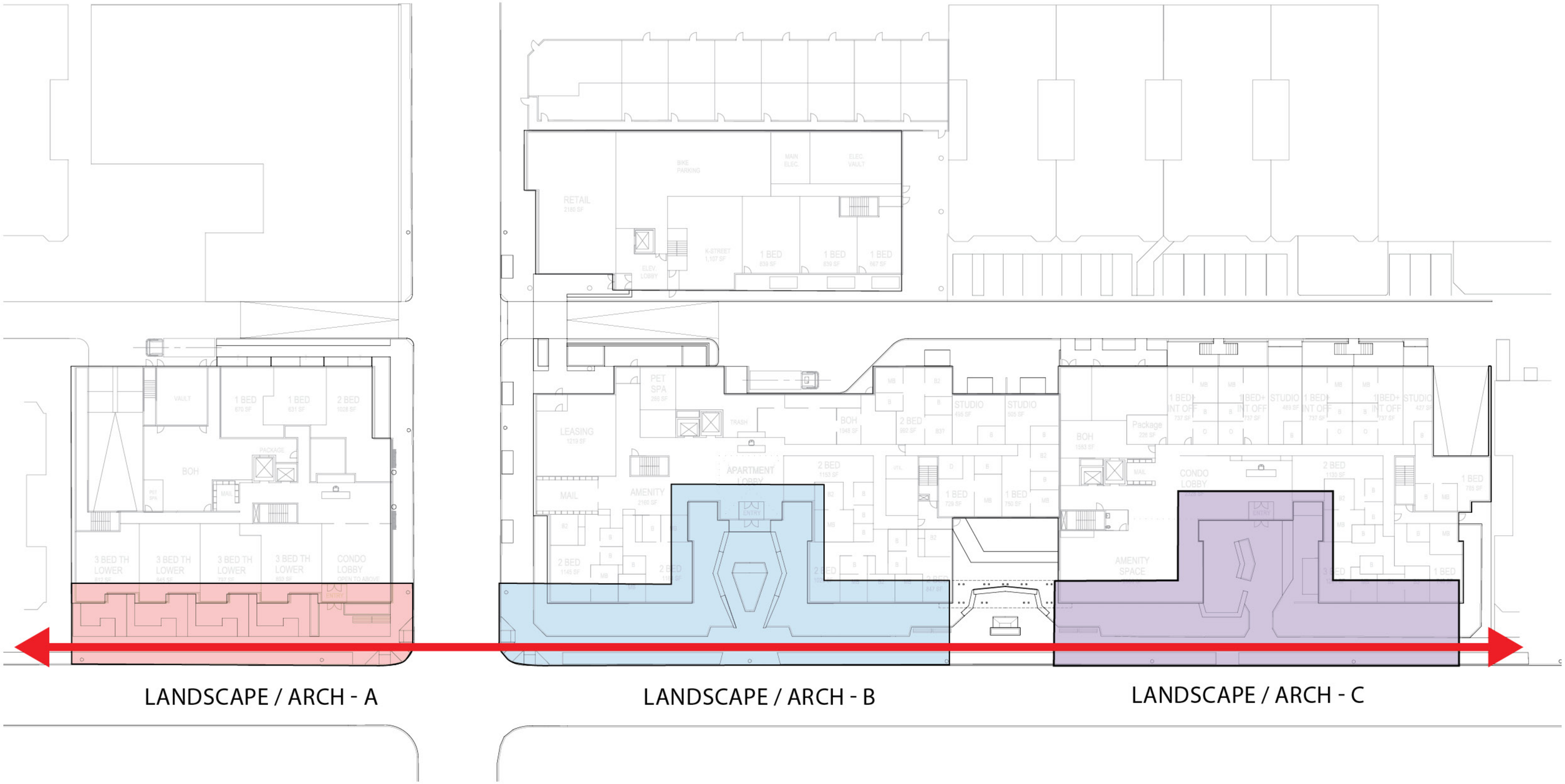
OVERALL SITEPLAN

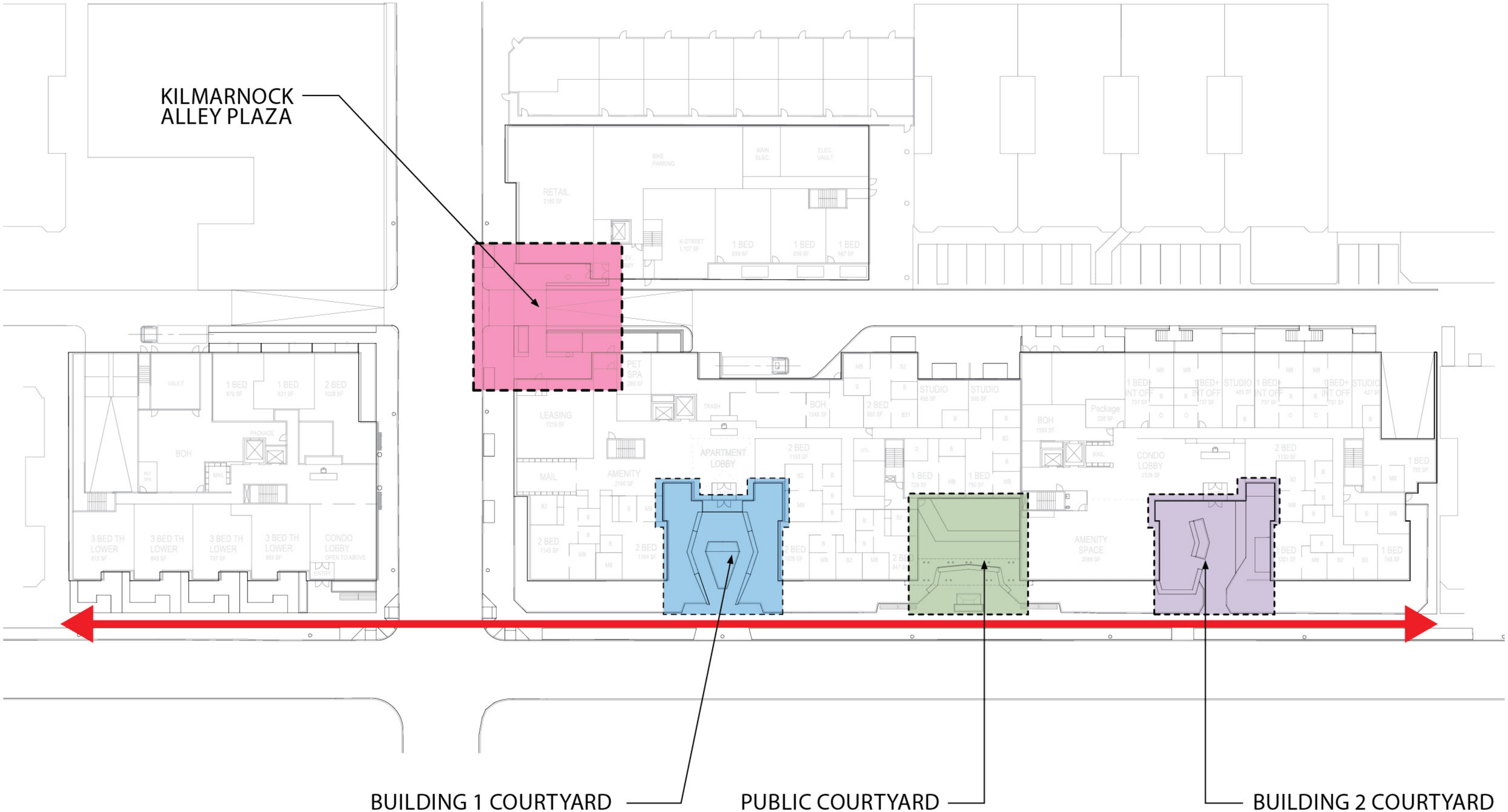
FENWAY KILMARNOCK - BOSTON, MA

HALVORSON DESIGN PARTNERSHIP

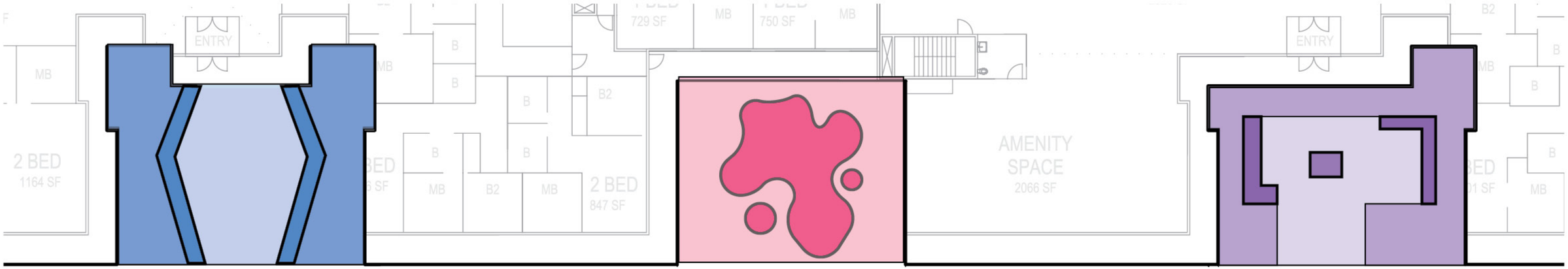
PEDESTRIAN EXPERIENCE - QUEENSBERRY



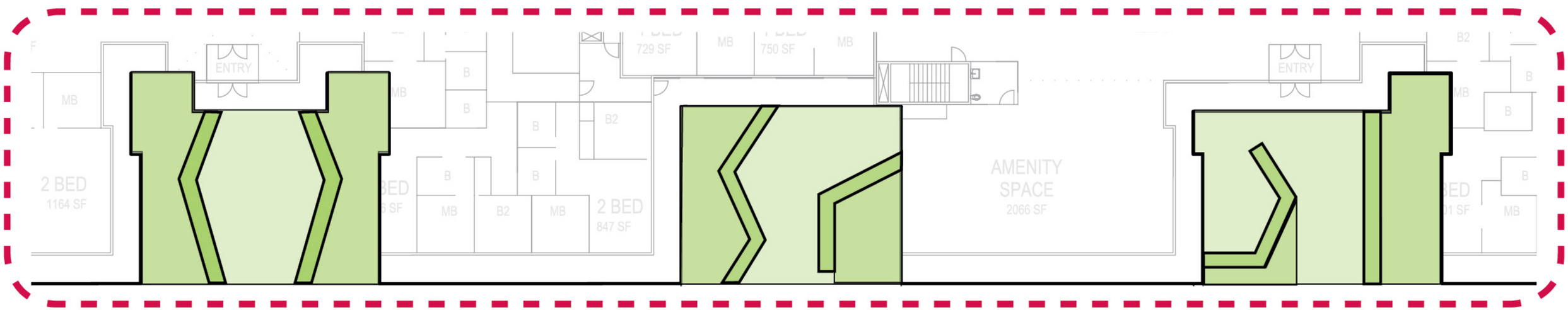
LANDSCAPE / ARCHITECTURE RELATIONSHIP - QUEENSBERRY



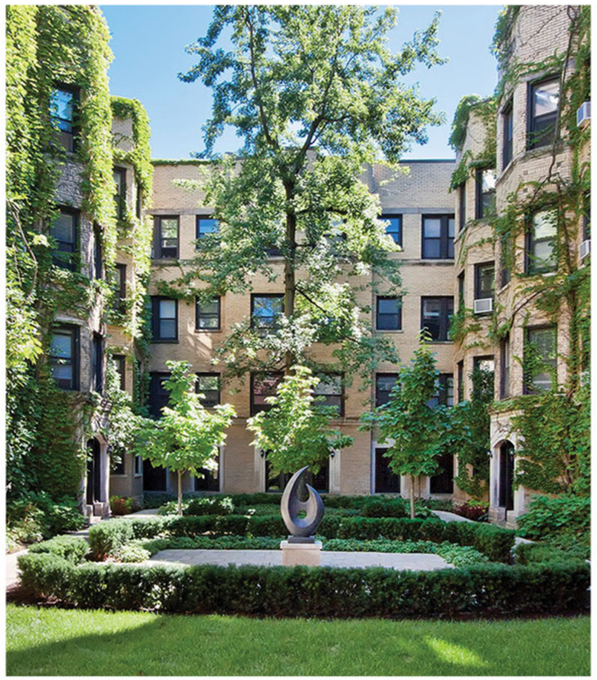
COURTYARD IDENTITY



UNIQUE FORMS
VS
VARIED FORMS



COURTYARD CONCEPTUALIZATION



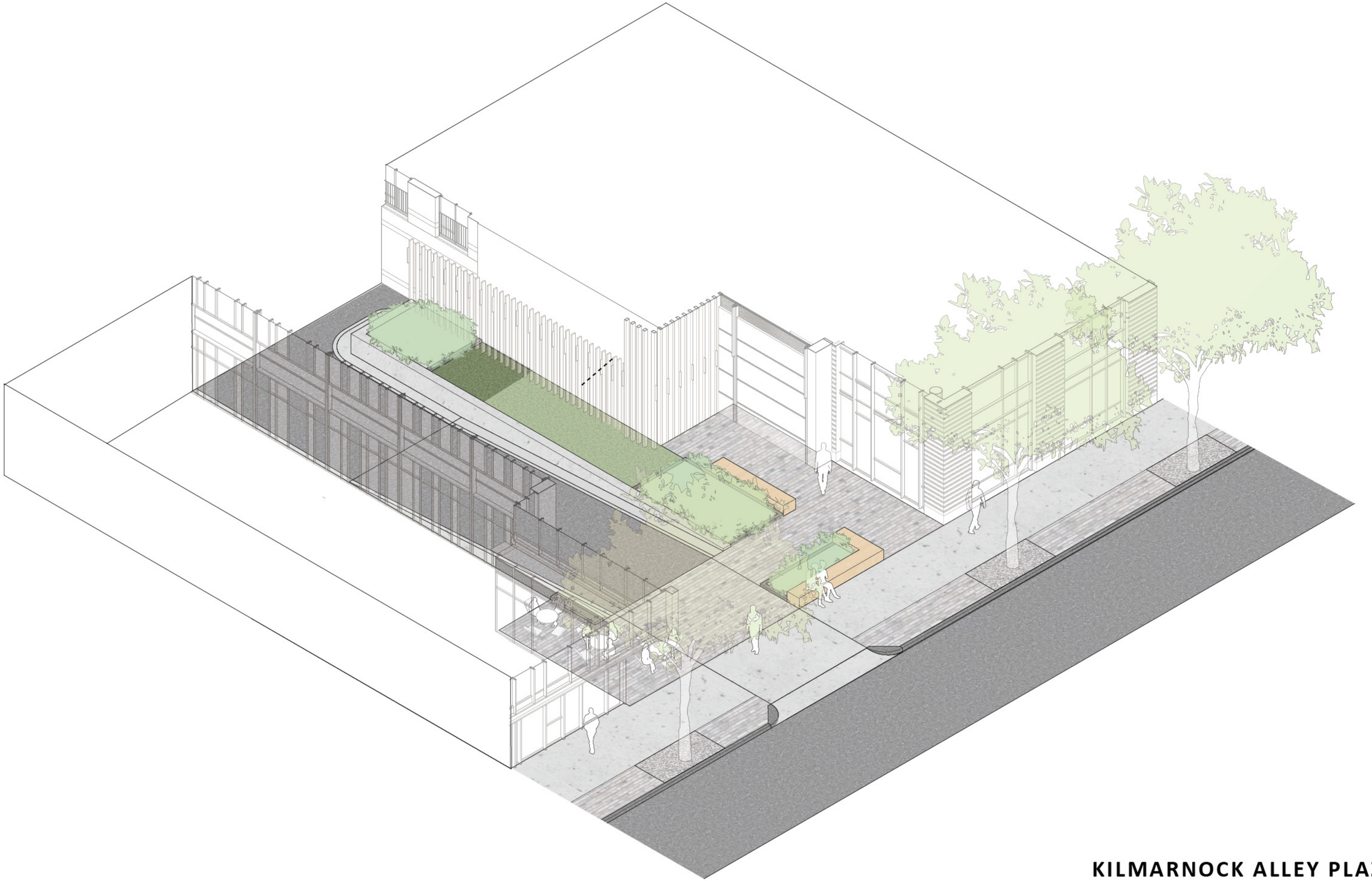
BUILDING 1 COURTYARD

PUBLIC COURTYARD

BUILDING 2 COURTYARD

KILMARNOCK ALLEY PLAZA

COURTYARD PRECEDENTS



KILMARNOCK ALLEY PLAZA

FENWAY KILMARNOCK - BOSTON, MA

HALVORSON DESIGN
PARTNERSHIP

BUILDING 1 - COURTYARD

FENWAY KILMARNOCK - BOSTON, MA

HALVORSON DESIGN
PARTNERSHIP

BUILDING 1 - COURTYARD PRECEDENTS

BUILDING 2 - COURTYARD

FENWAY KILMARNOCK - BOSTON, MA

HALVORSON DESIGN
PARTNERSHIP

BUILDING 2 - COURTYARD PRECEDENTS

Design - (Point 2)

Private Alley Connector - Previous

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Design - (Point 2)

Private Alley Connector - Design Studies

Design - (Point 2)

Private Alley Connector - Current

Design - (Point 3)

Peterborough - Previous

Design - (Point 3)
Peterborough - Current

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

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Design - (Point 4)

Queensberry Massing - Previous

Design - (Point 4)

Queensberry Massing - Study 1

Design - (Point 4)

Queensberry Massing - Study 2

Design - (Point 4)

Queensberry Massing - Study 3

Design - (Point 4)

Queensberry Massing - Current

Design - (Point 4)

Queensberry Massing - Previous

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

cbt

Design - (Point 4)
Queensberry Massing - Study 1

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

cbt

Design - (Point 4)
Queensberry Massing - Study 2

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

cbt

Design - (Point 4)

Queensberry Massing - Study 3

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

cbt

Design - (Point 4)

Queensberry Massing - Current

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

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Design - (Point 4)
Courtyards - Previous

Design - (Point 4)

Courtyards - Current

Design - (Point 4)

West Courtyard - Previous

Design - (Point 4)

West Courtyard - Current

Design - (Point 4)

Center Courtyard - Previous

Design - (Point 4)

Center Courtyard - Current

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

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Design - (Point 4)

East Courtyard - Previous

Design - (Point 4)

East Courtyard - Current

Design - (Point 4)

Queensberry Courtyard - Previous

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

cbt

Design - (Point 4)

Queensberry Courtyard - Study

Design - (Point 4)

Queensberry Courtyard - Current

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

cbt

Design - (Point 4)

Queensberry - Previous

Design - (Point 4)

Queensberry - Current

Design - (Point 4)

Queensberry - Detailing

Design - (Point 4)

Queensberry/Kilmarnock - Previous

Design - (Point 4)

Queensberry/Kilmarnock - Current

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

cbt

Design - (Point 5)
West Building - Previous

Design - (Point 5)

West Building - Study

Design - (Point 5)
West Building - Current

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

cbt

WESTERN BLDG FRONT TERRACES

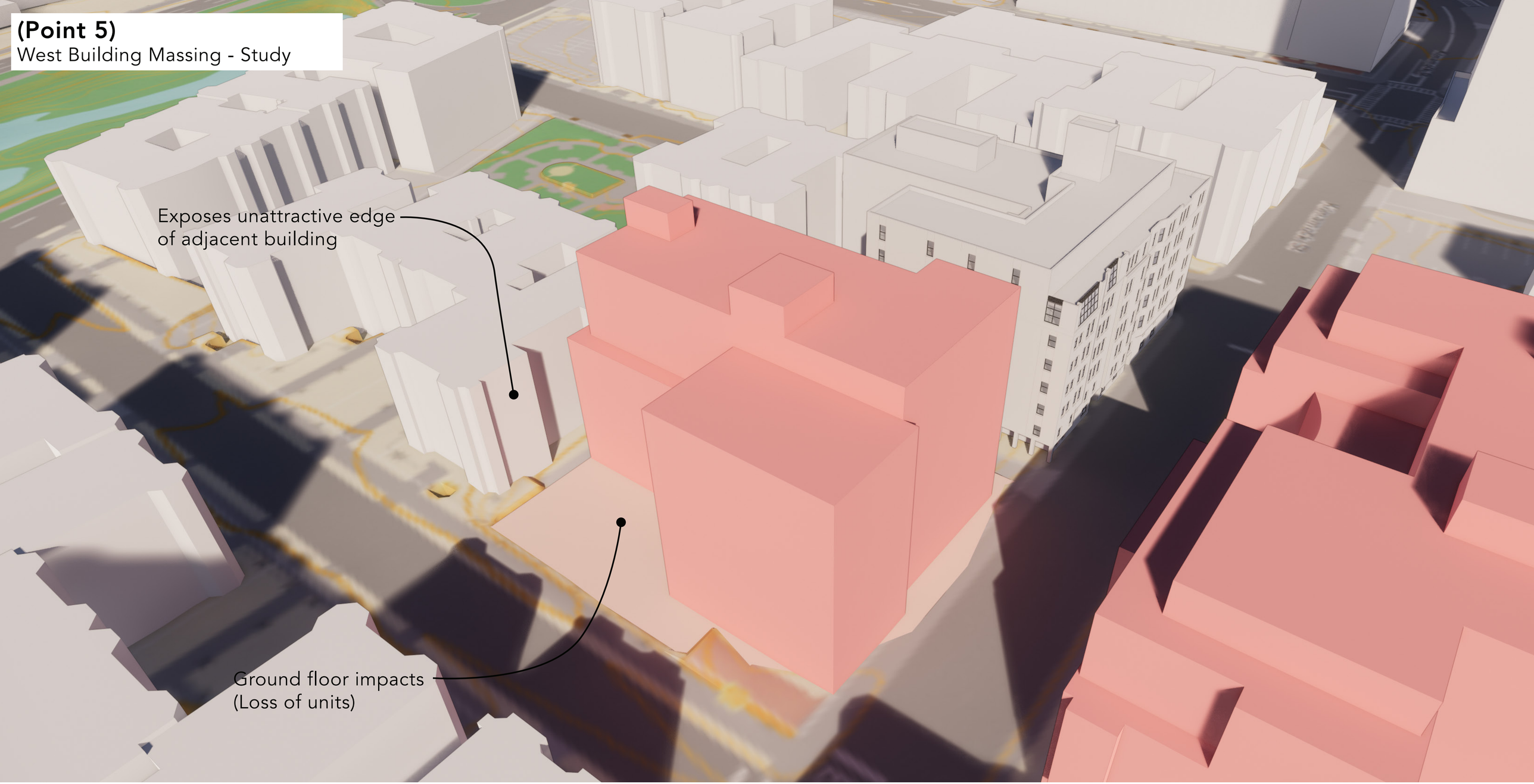
FENWAY KILMARNOCK - BOSTON, MA

HALVORSON DESIGN
PARTNERSHIP

(Point 5)
West Building Massing - Previous

(Point 5)
West Building Massing - Current

(Point 5)
West Building Massing - Study



(Point 5)
West Building Massing - Current

(Point 5)
West Building Massing - Study

(Point 5)
West Building Massing - Current

(Point 6)
Alleyway - Previous

(Point 6)
Alleyway - Current

CIM

Cabot, Cabot & Forbes

FENWAY - KILMARNOCK

cbt

EASTERN BLDG ALLEY TERRACES - AERIAL VIEW

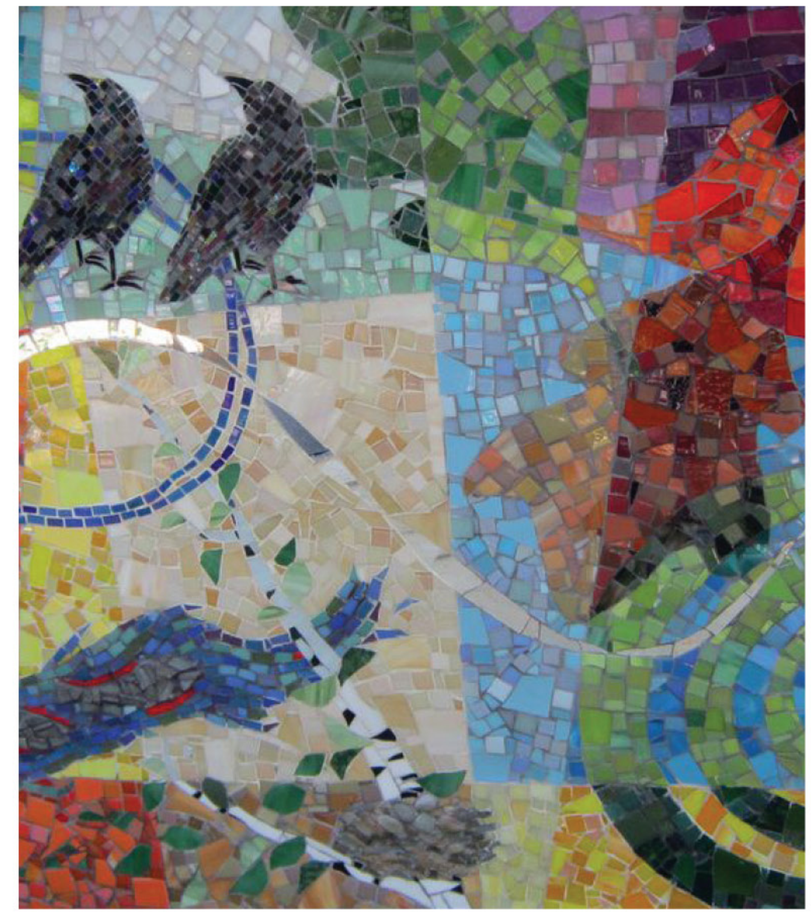
EASTERN BLDG ALLEY TERRACES - ALLEY VIEW

ADDENDUM

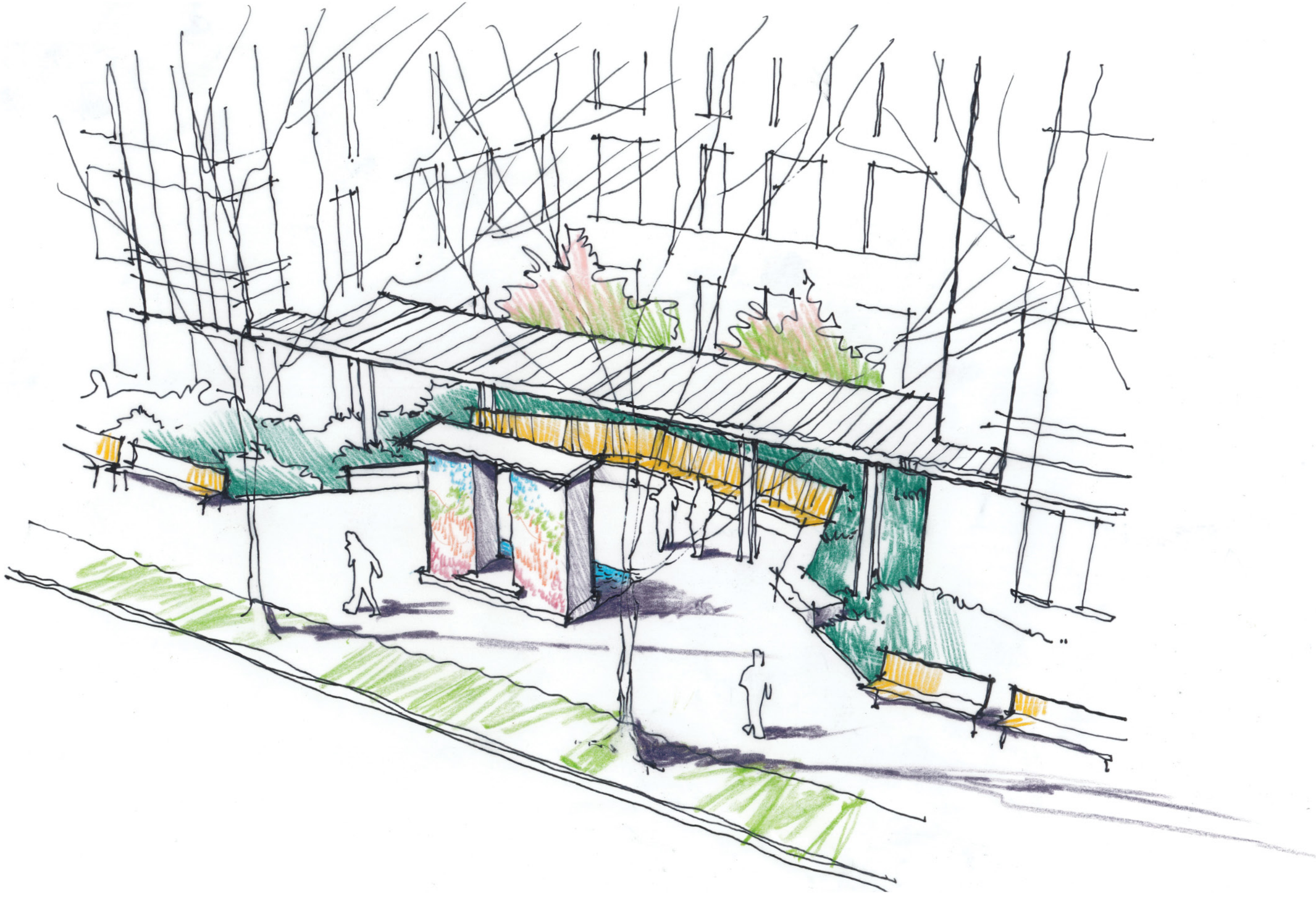
PUBLIC COURTYARD - PRIOR CONCEPT

FENWAY KILMARNOCK - BOSTON, MA

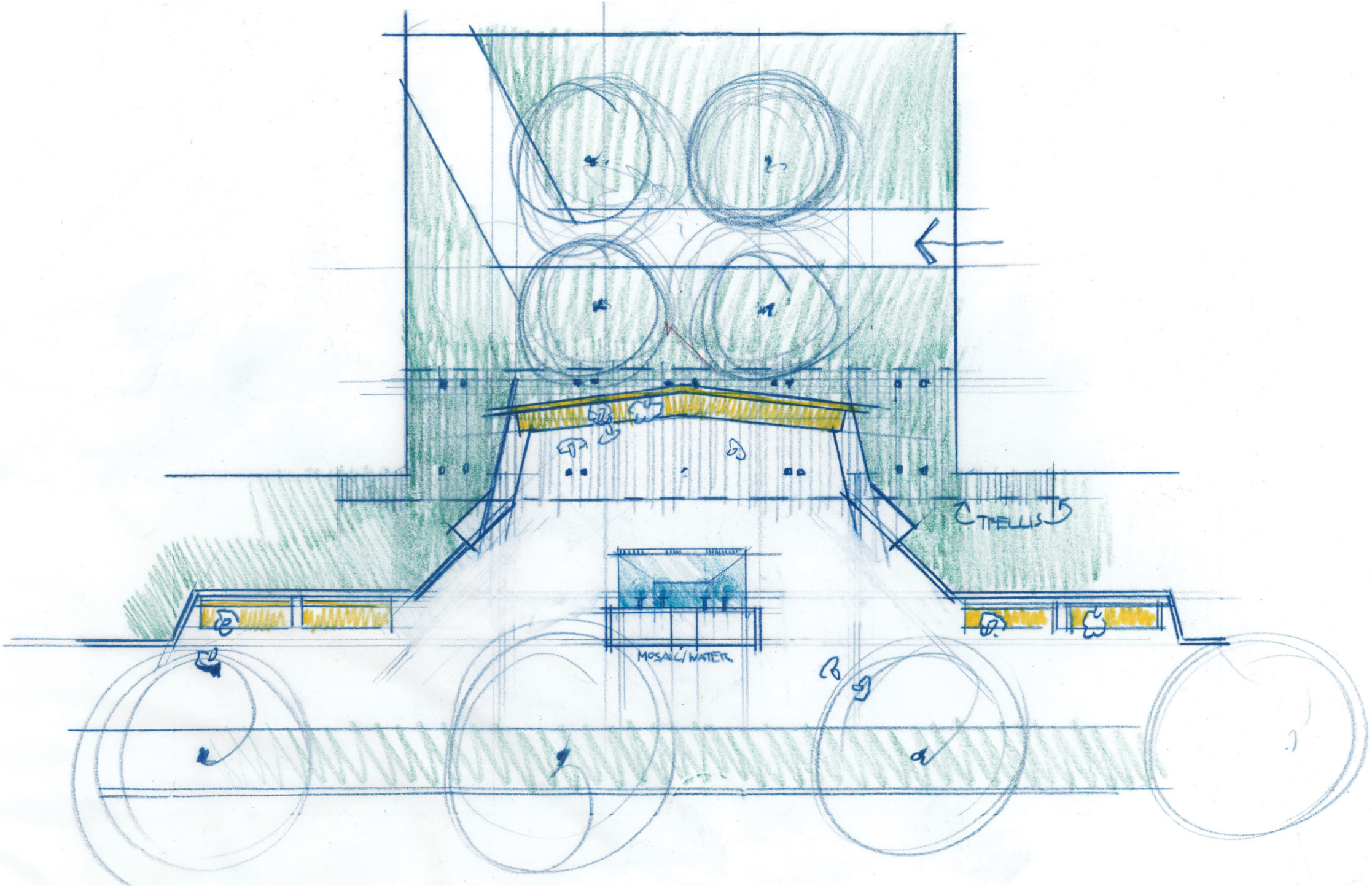
HALVORSON DESIGN
PARTNERSHIP



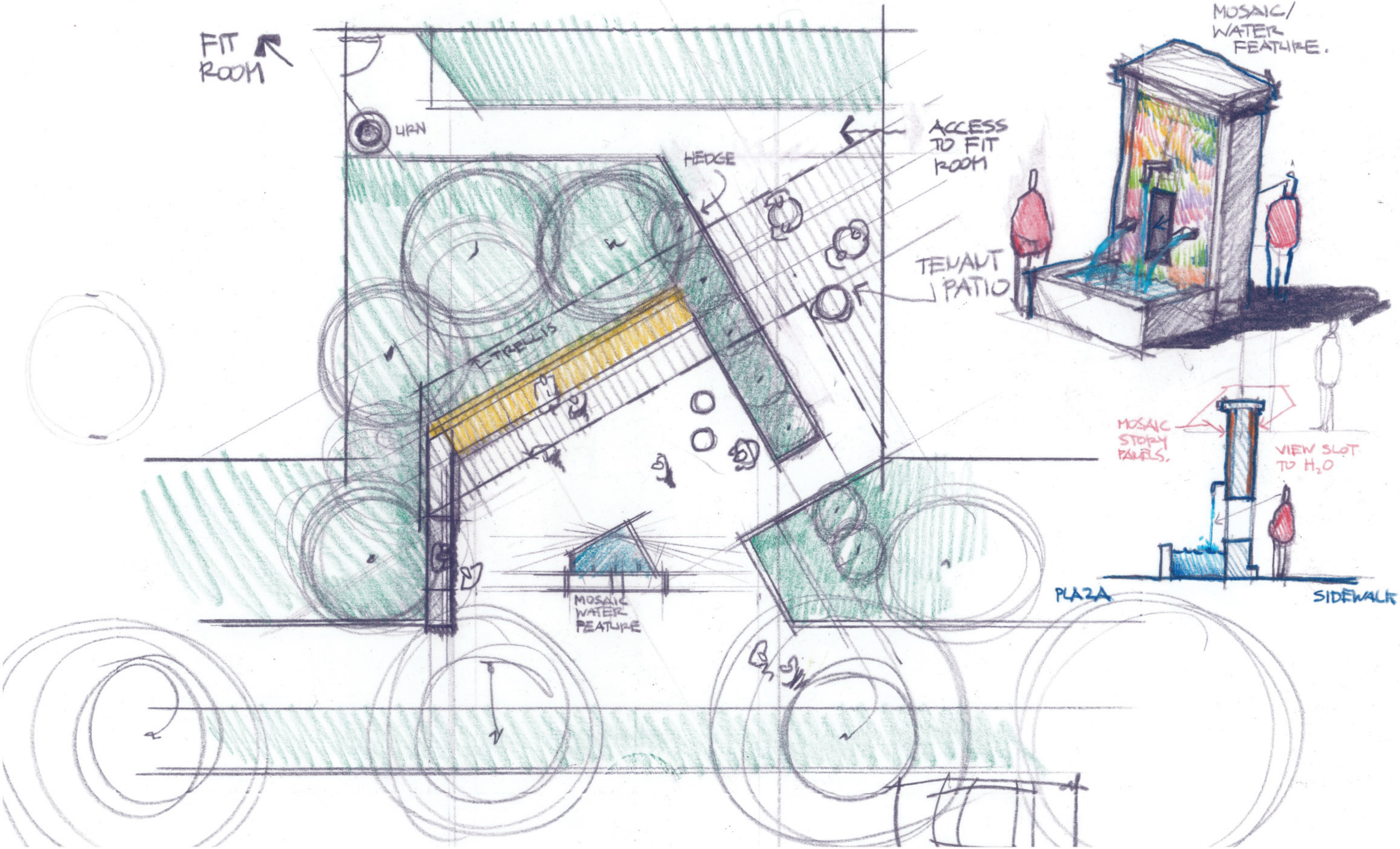
PUBLIC COURTYARD PRECEDENTS



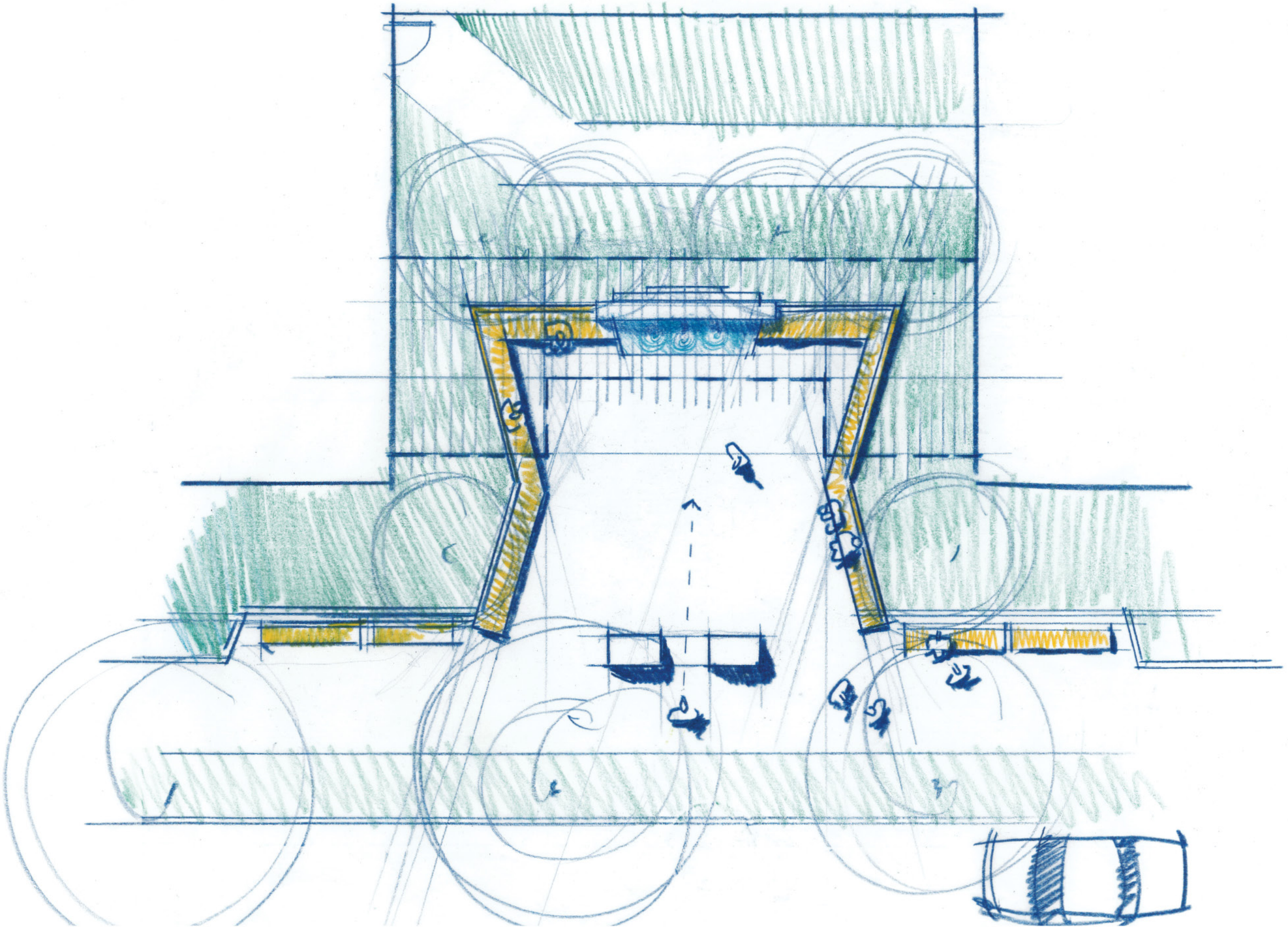
PUBLIC COURTYARD - UPDATED CONCEPT



PUBLIC COURTYARD - UPDATED CONCEPT



PUBLIC COURTYARD - ALTERNATIVE CONCEPT



PUBLIC COURTYARD - ALTERNATIVE CONCEPT