

Fenway / Kilmarnock

BCDC

August 07, 2018



Site Location

Fenway Park

Boylston St

Jersey St

SITE

Kilmarnock St

Back Bay Fens

MFA

Fenway Colleges /
Longwood Medical

FENWAY - KILMARNOCK

CIM

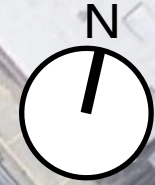


Cabot, Cabot & Forbes



cbt

Site Location



Context Photos



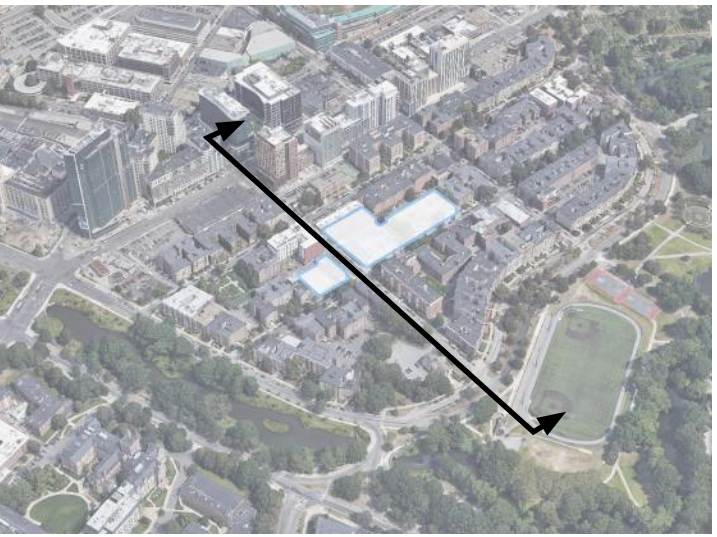
Queensberry Street Character



Site Photos



Site Section



The Van Ness

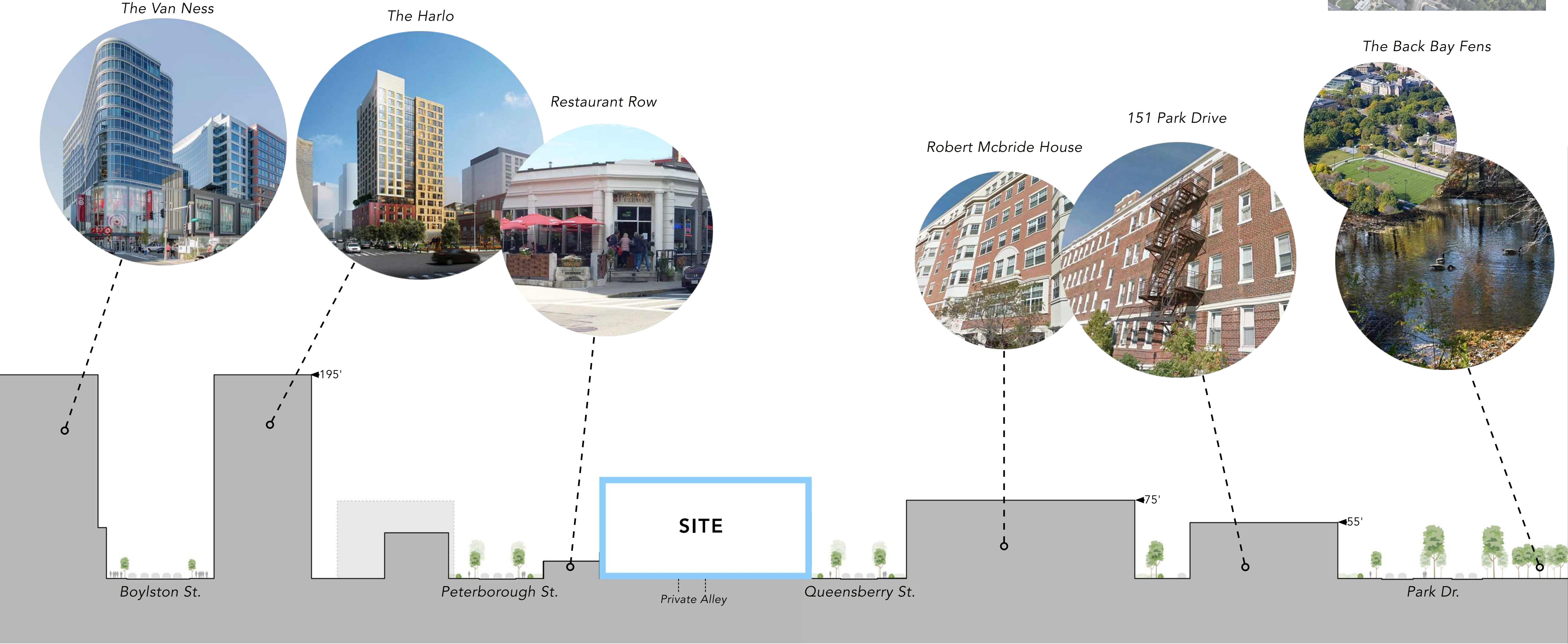
The Harlo

Restaurant Row

151 Park Drive

The Back Bay Fens

Robert McBride House



Fenway Open Space Network



BOYLSTON STREET

PARK DRIVE

PETERBOROUGH STREET

QUEENSBERRY STREET

KILMARNOCK STREET

JERSEY STREET

PARK DRIVE

CIM



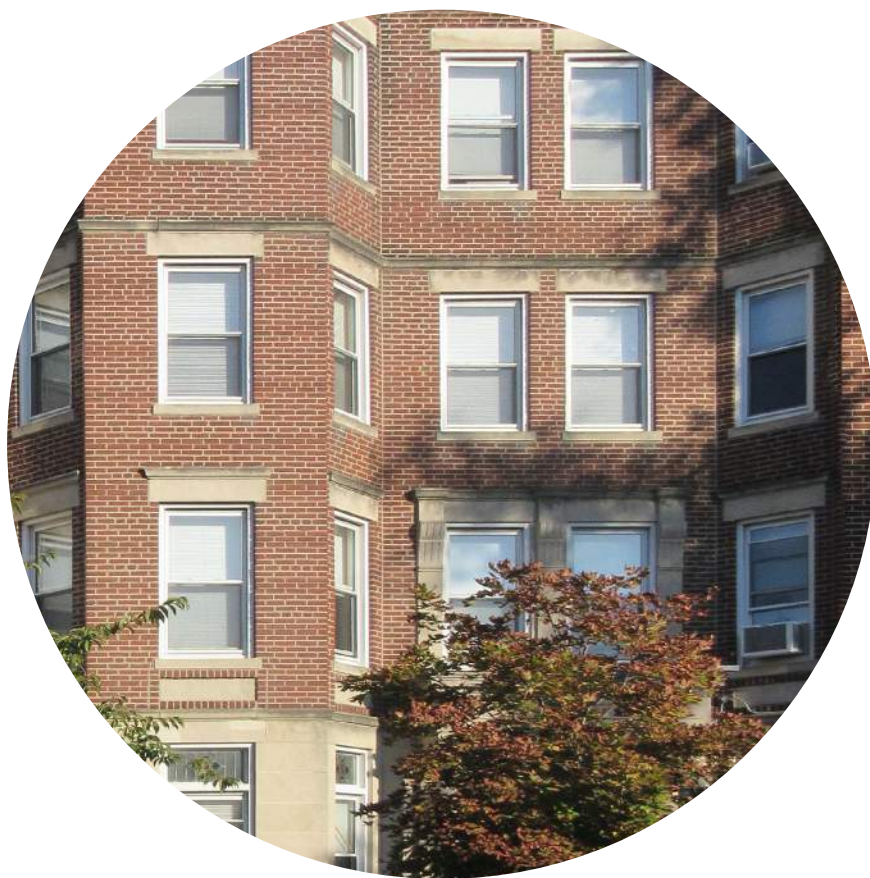
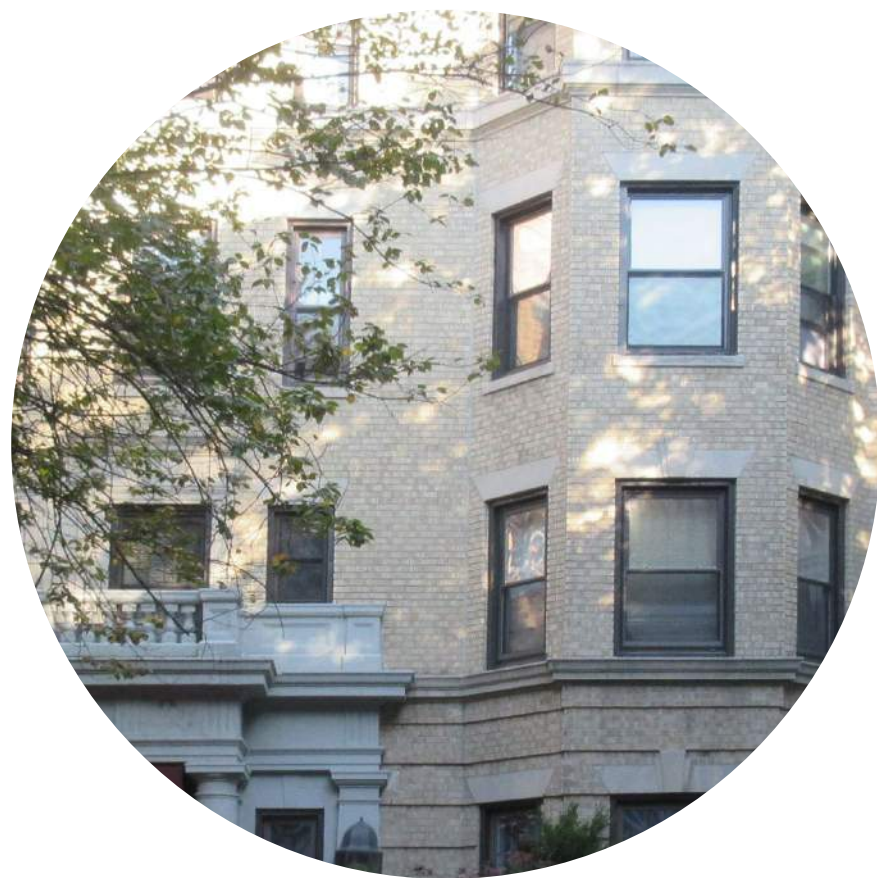
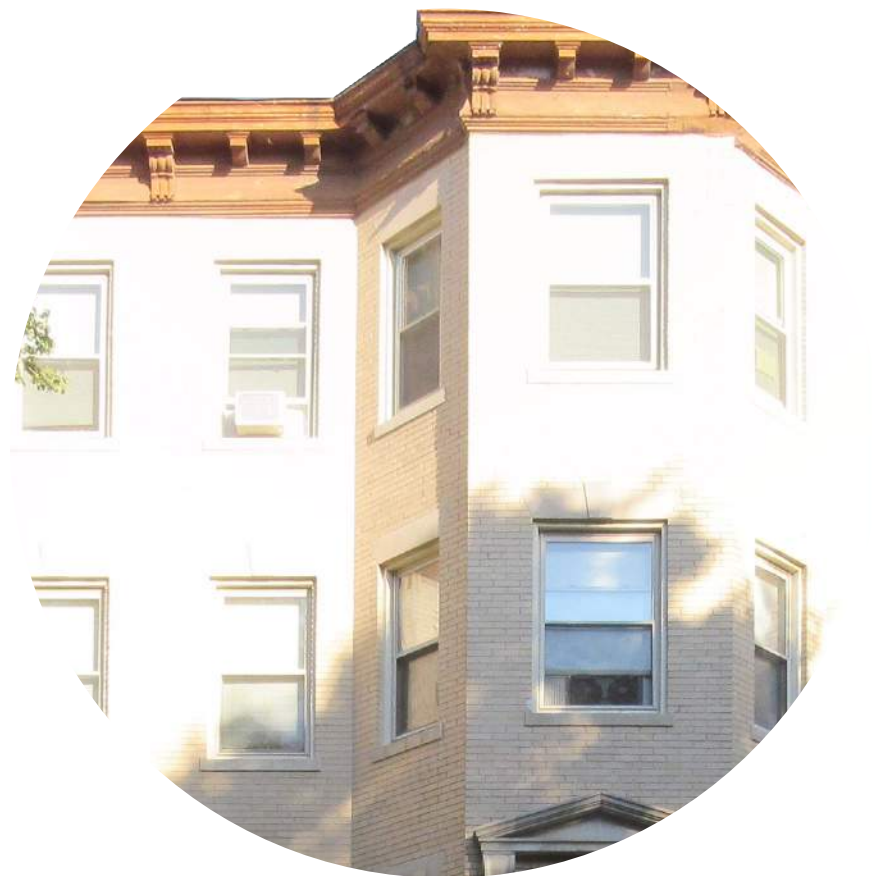
Cabot, Cabot & Forbes



FENWAY - KILMARNOCK

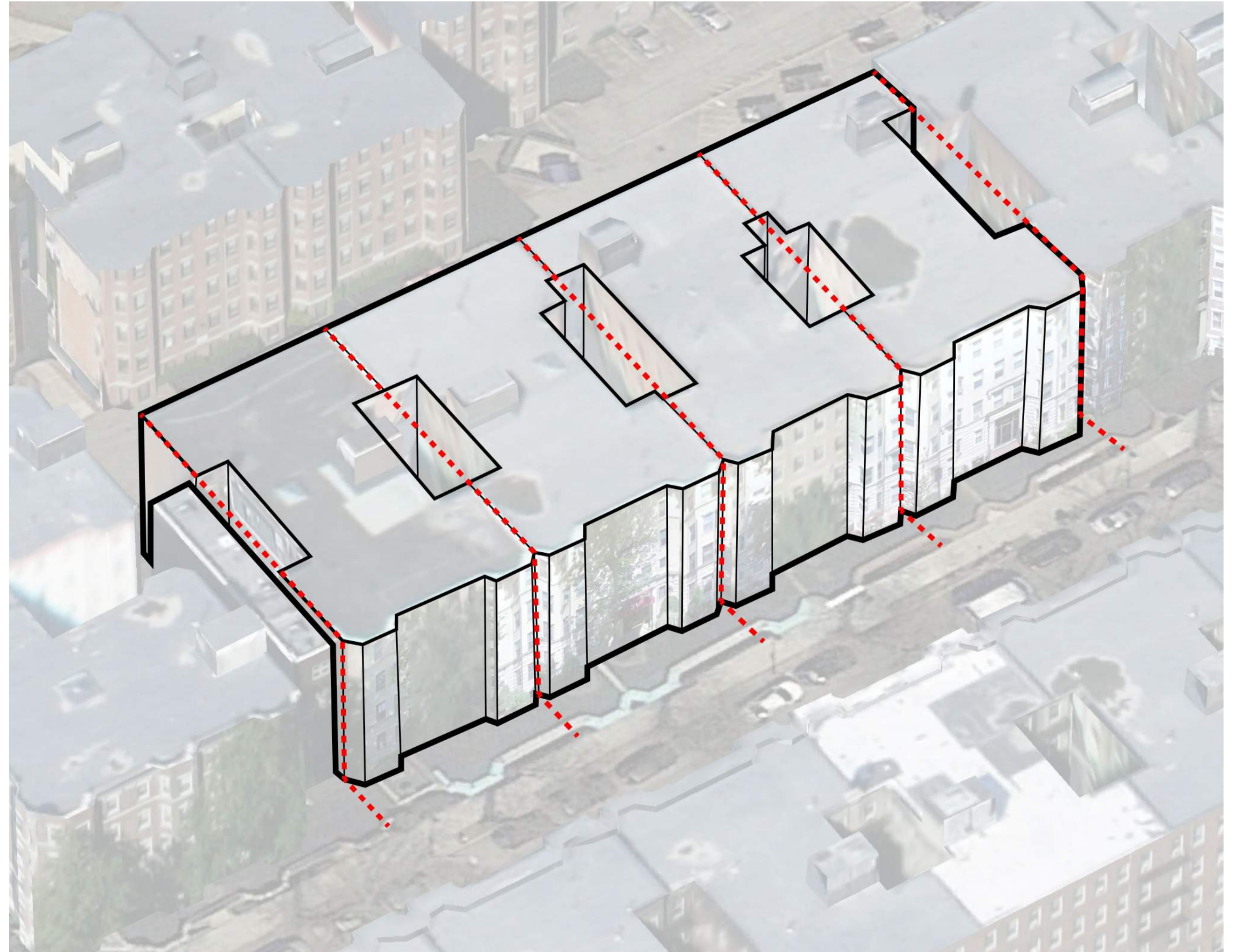
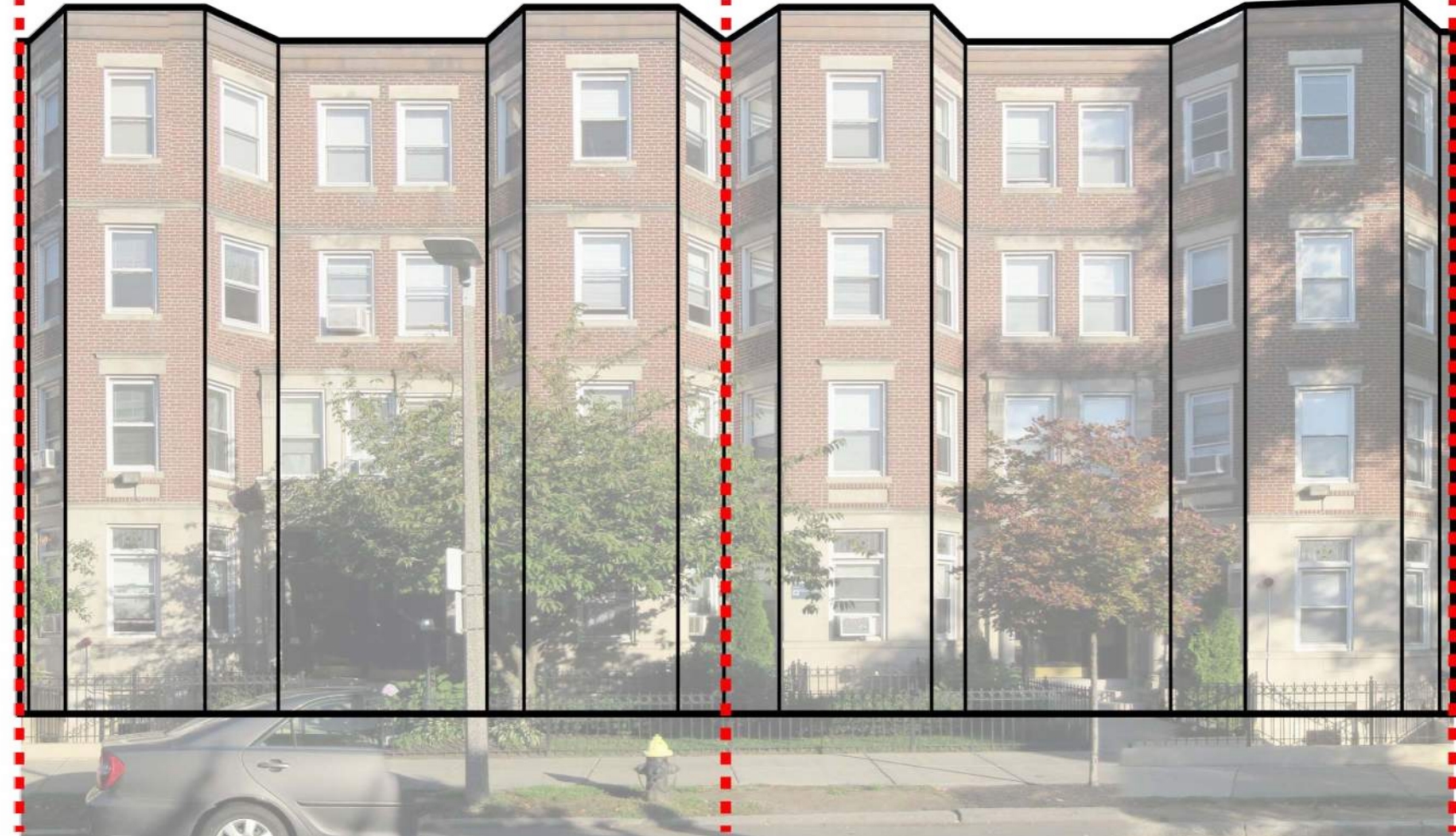
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Neighborhood Materiality



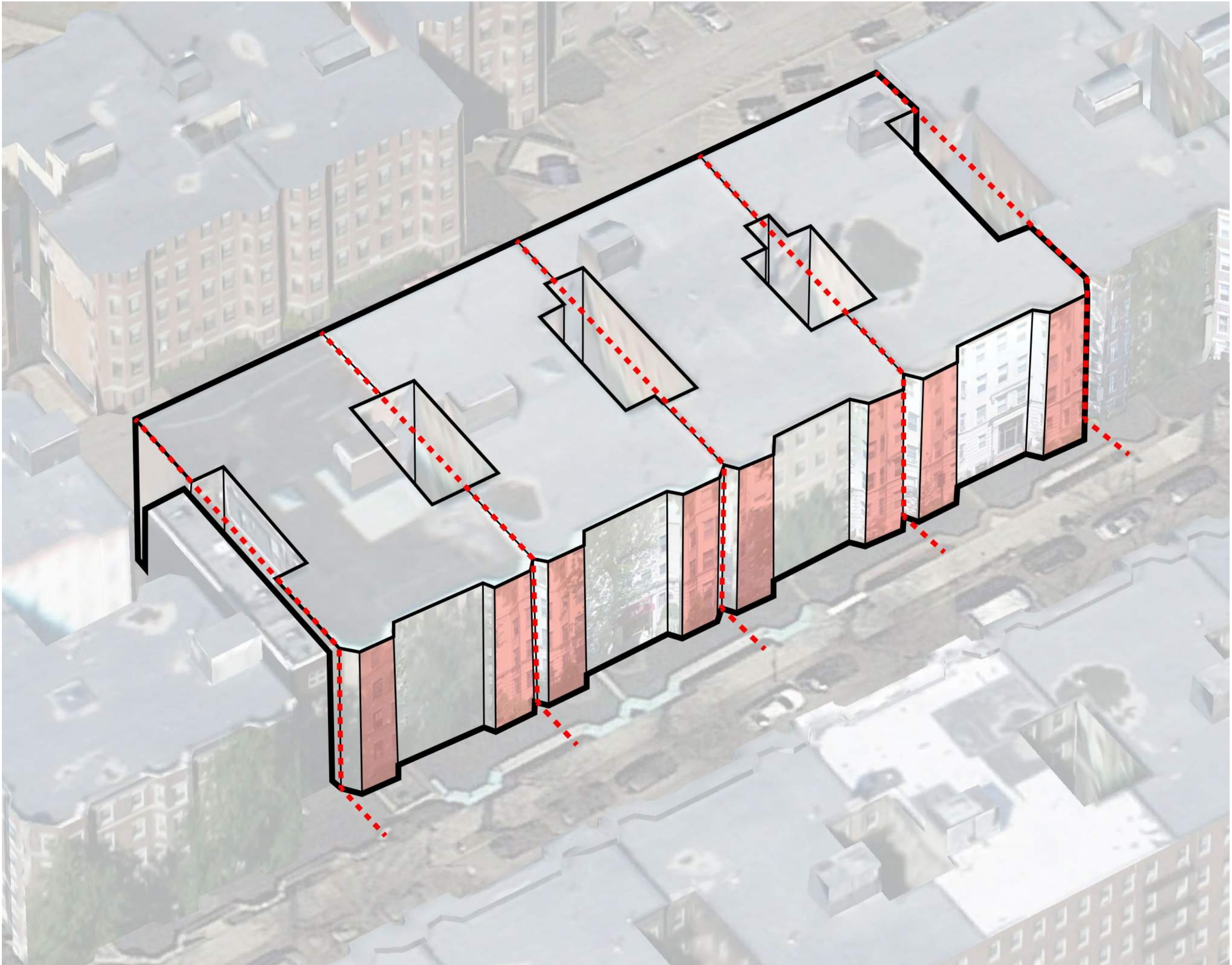
Neighborhood Character

Building Module



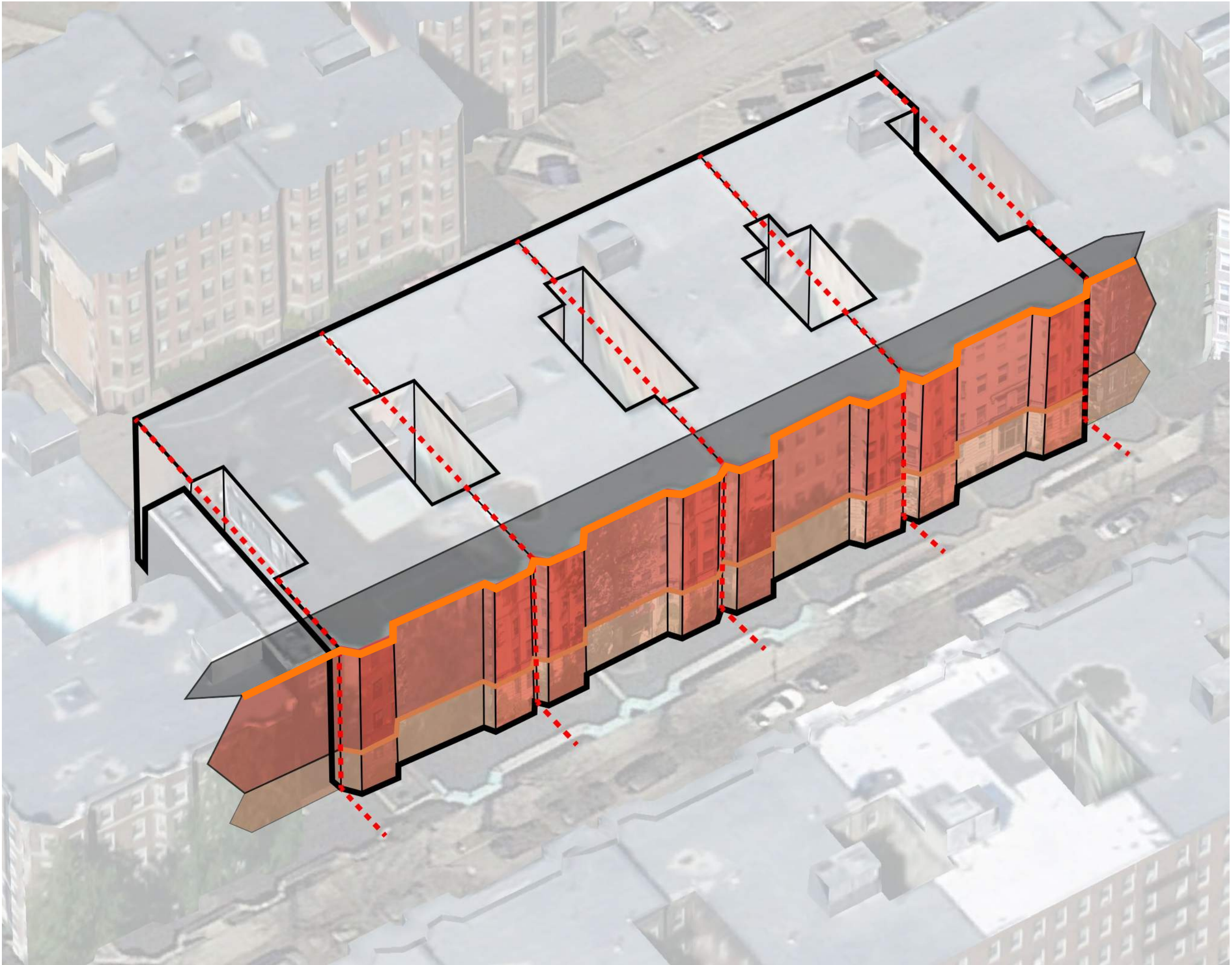
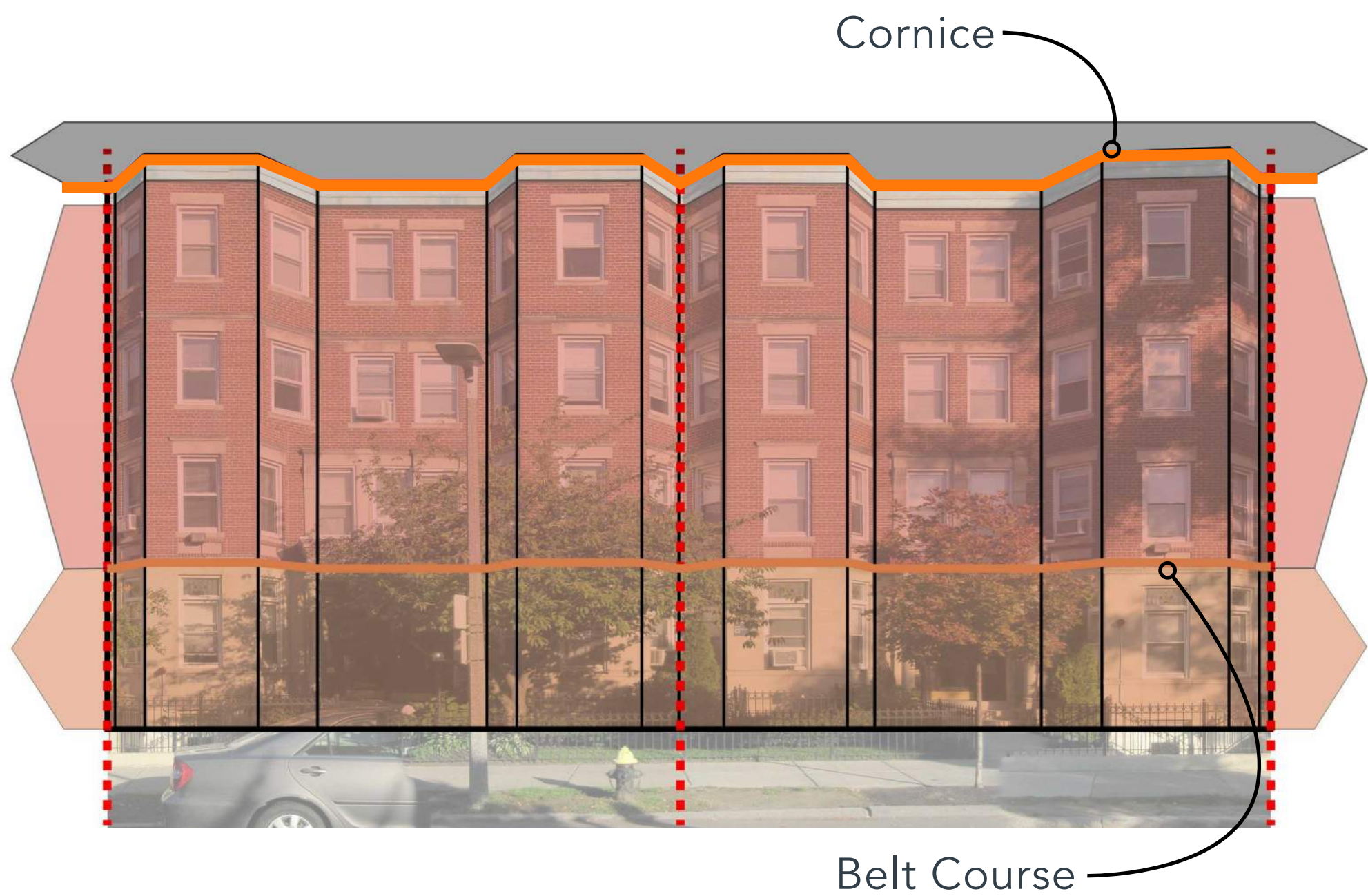
Neighborhood Character

Bay Rhythm



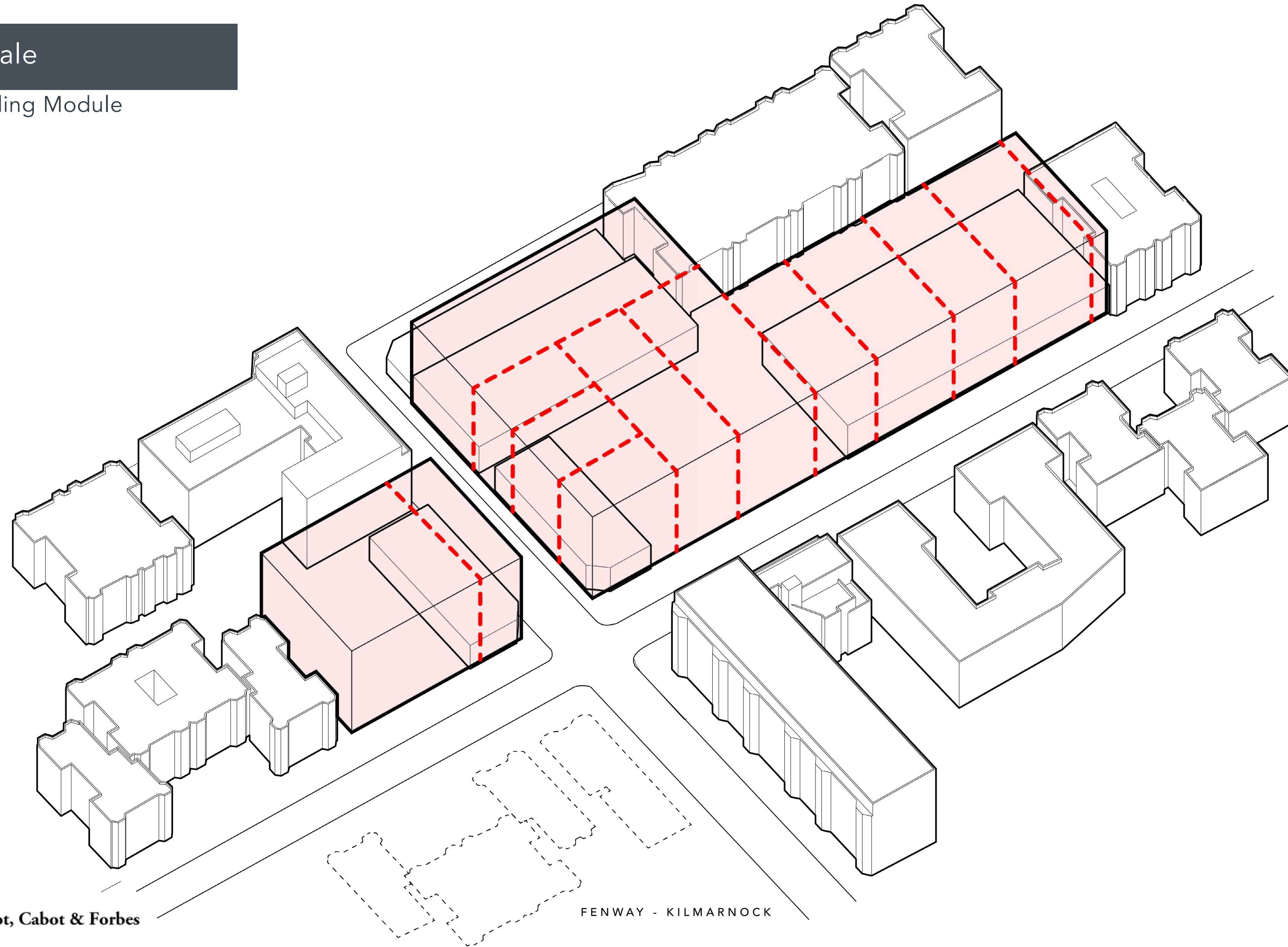
Neighborhood Character

Horizontal Datums



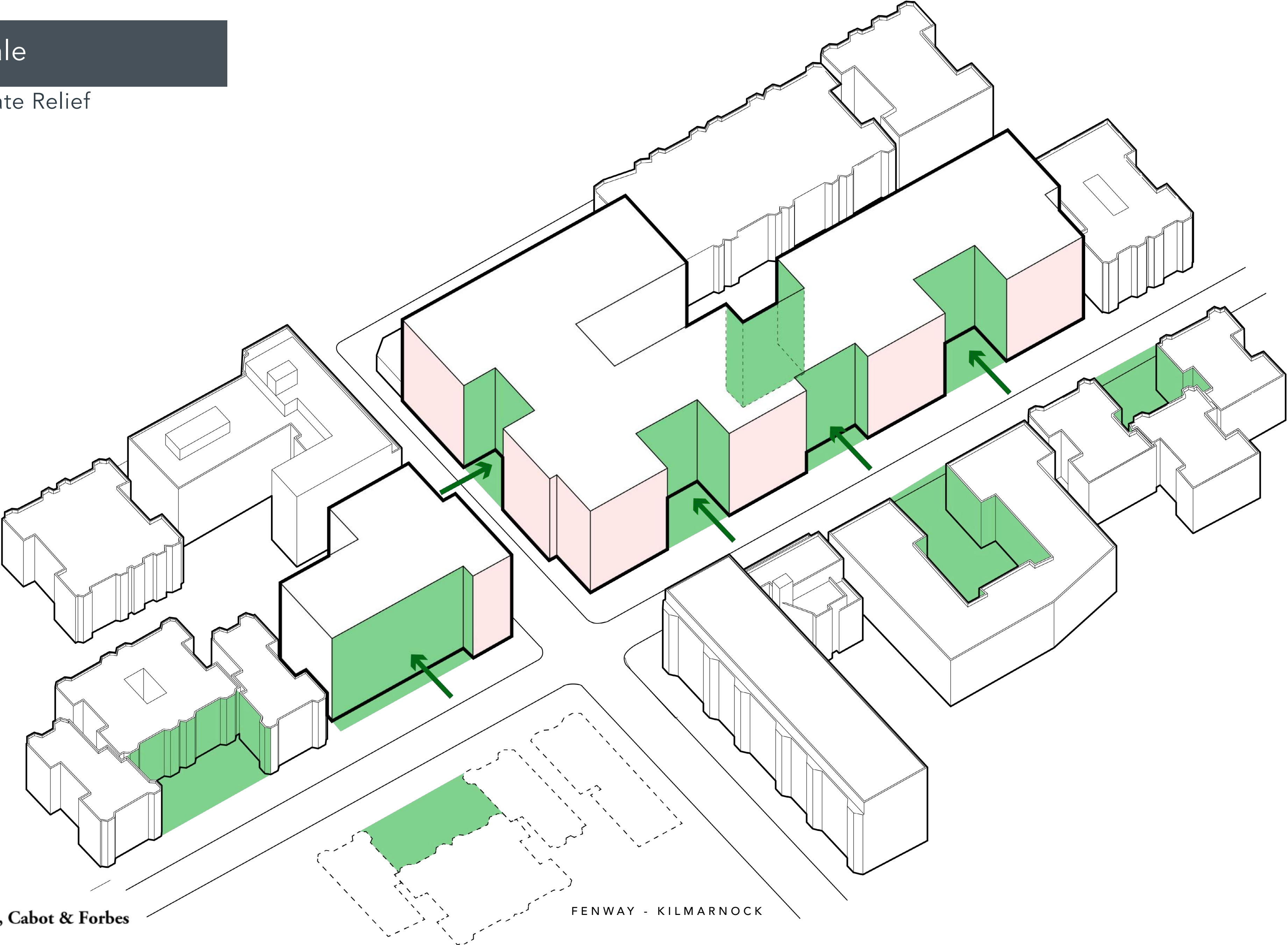
Design Rationale

Adoption of Building Module



Design Rationale

Courtyards to Create Relief



Design Rationale

Continuation of Adjacent Datums

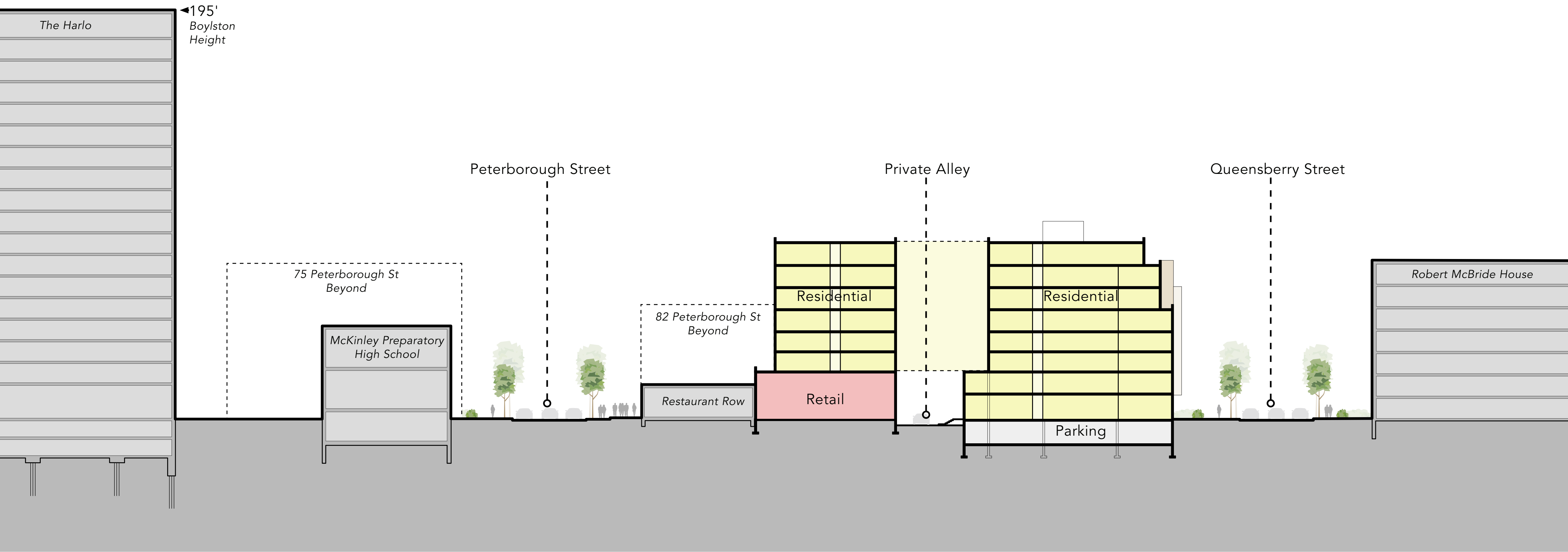
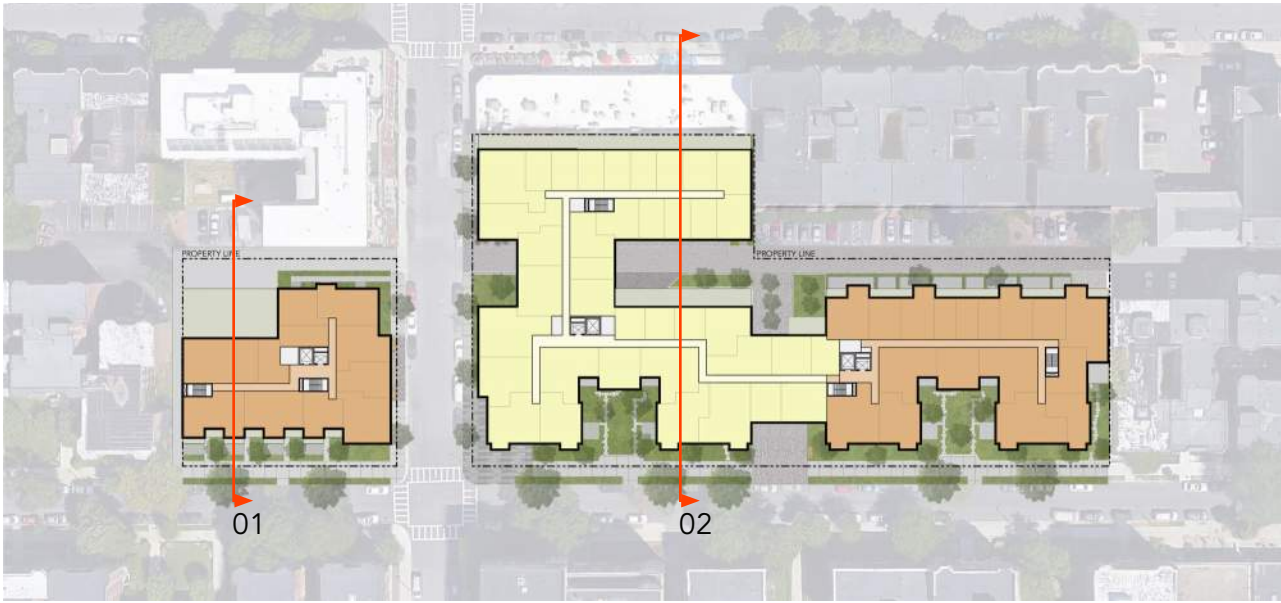


Design Rationale

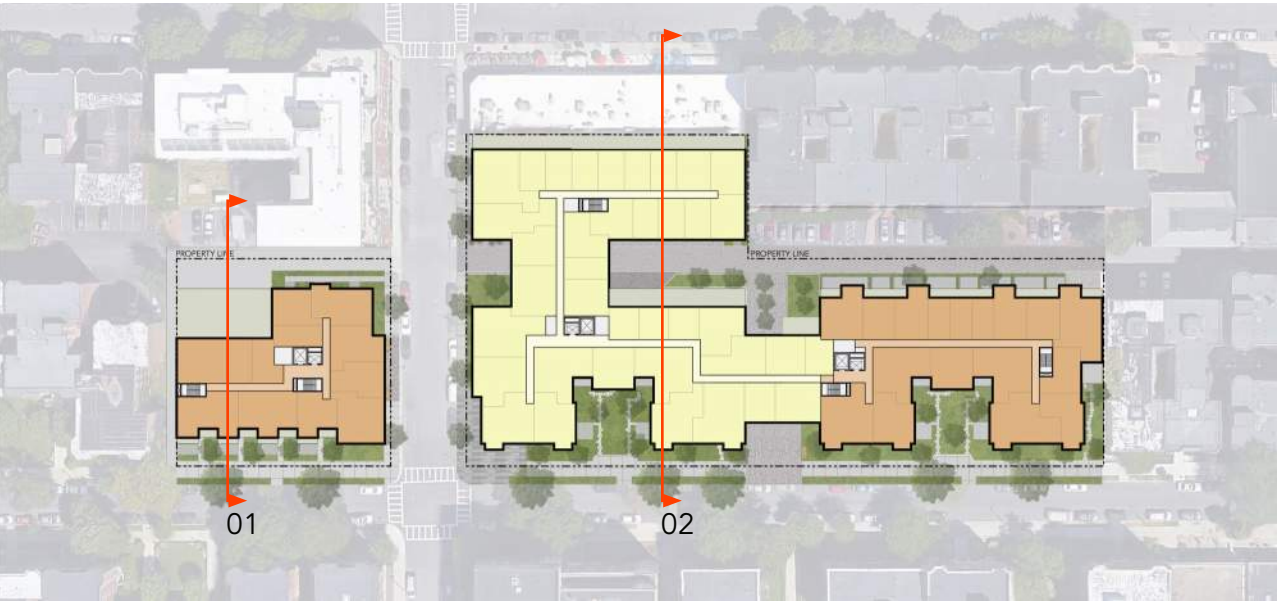
355,160 GSF
4.63 FAR

88,160 GSF
4.24 FAR

Site Sections



Site Sections



Fenway Open Space Network







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Streetscape Before and After

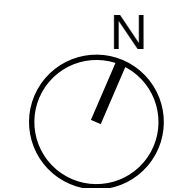


Before

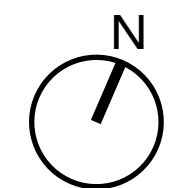
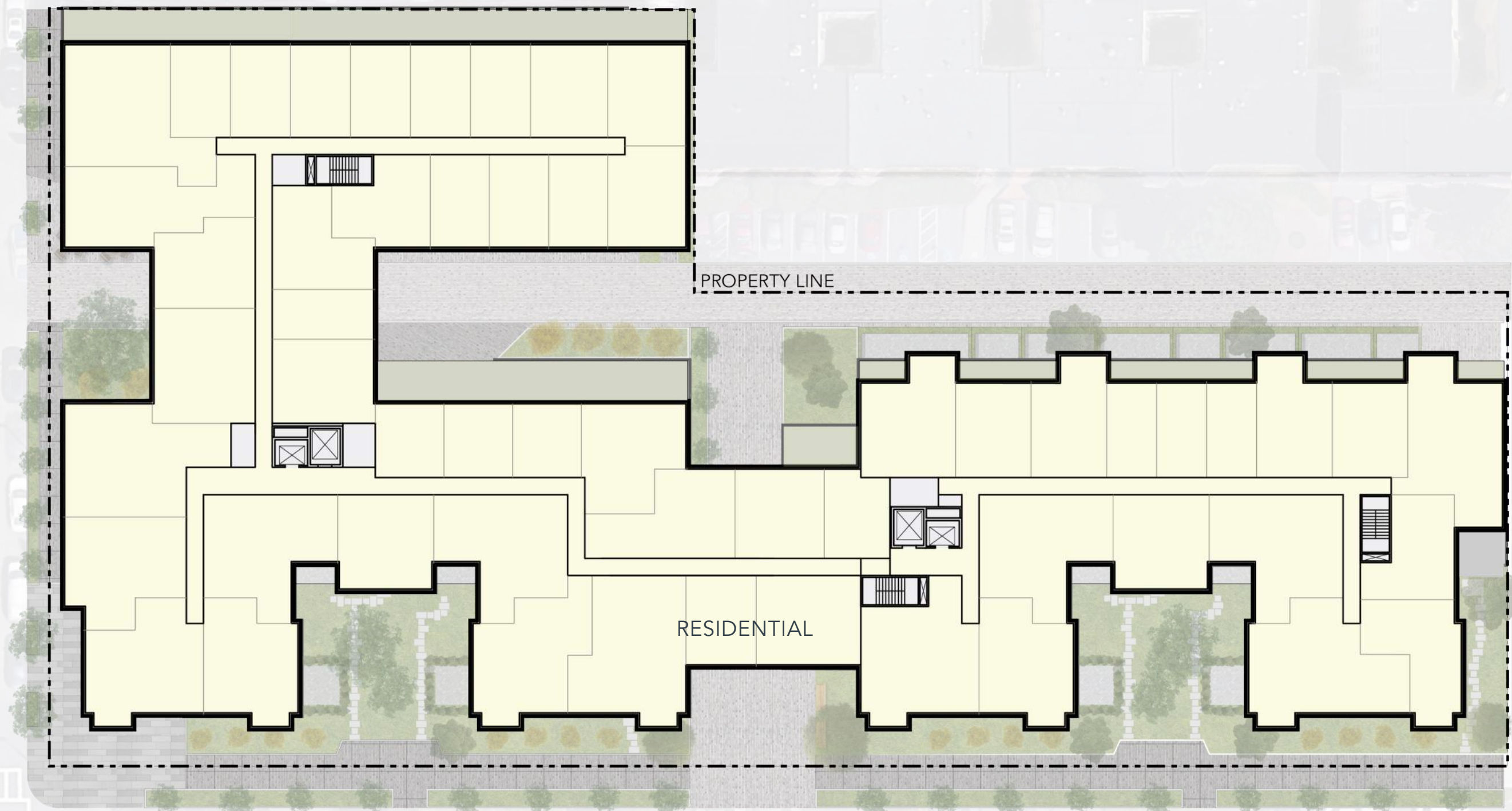
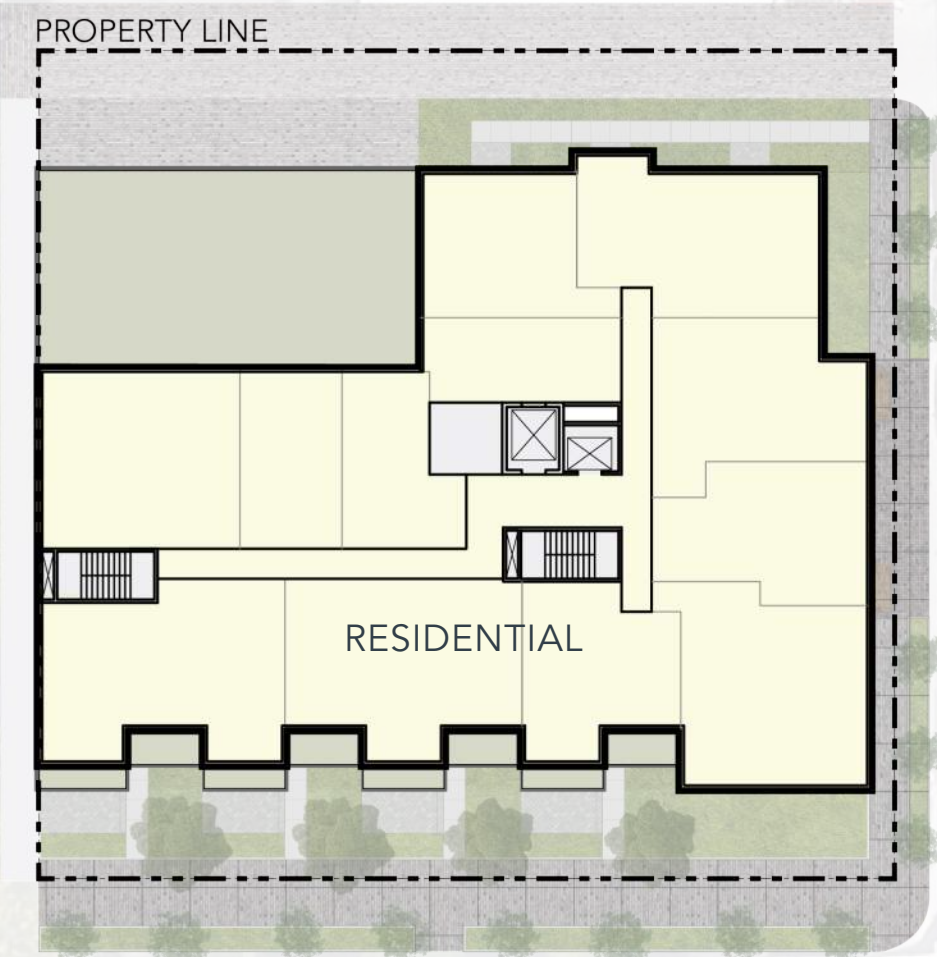


After (incorporating Complete Streets Guidelines)

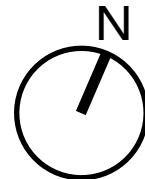
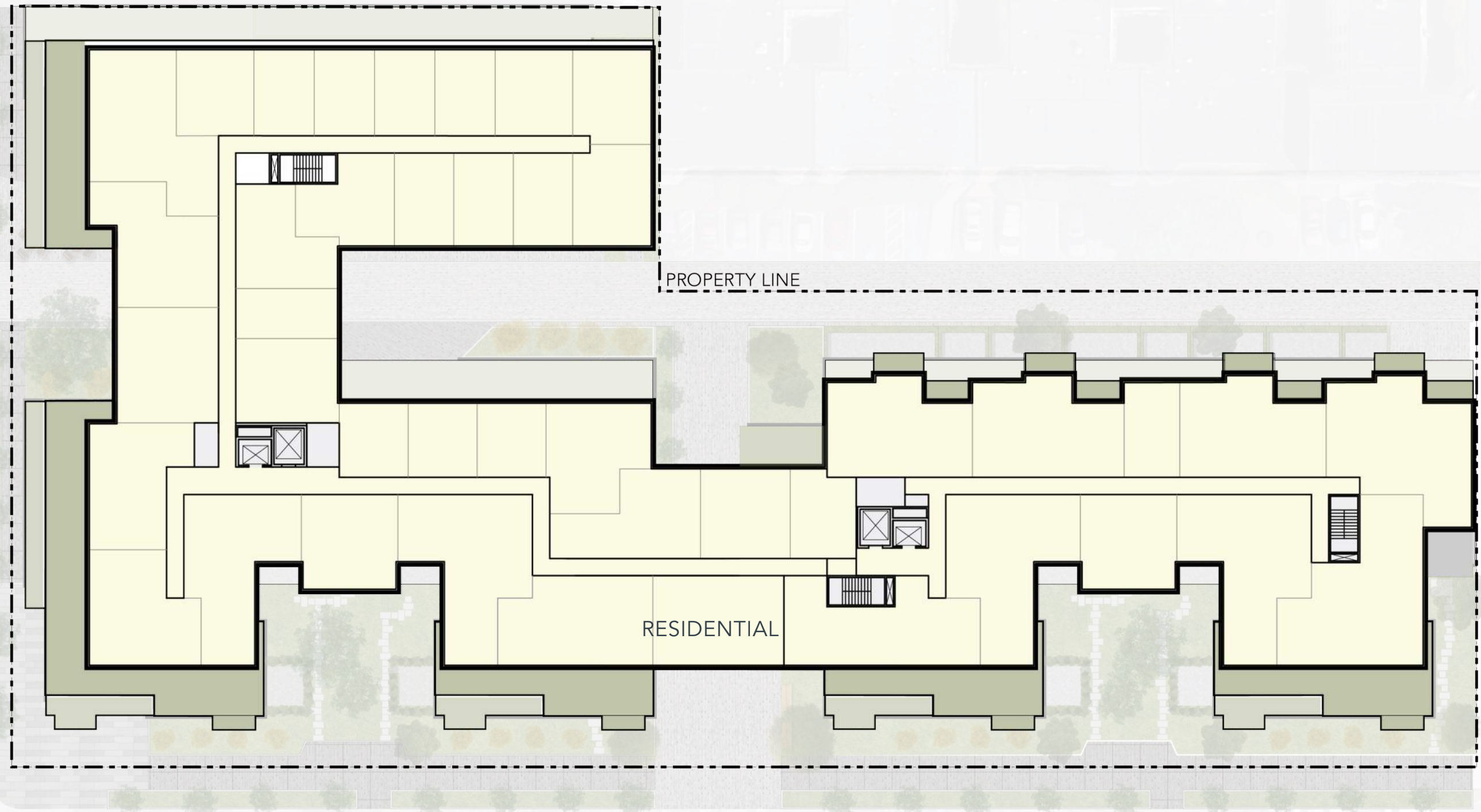
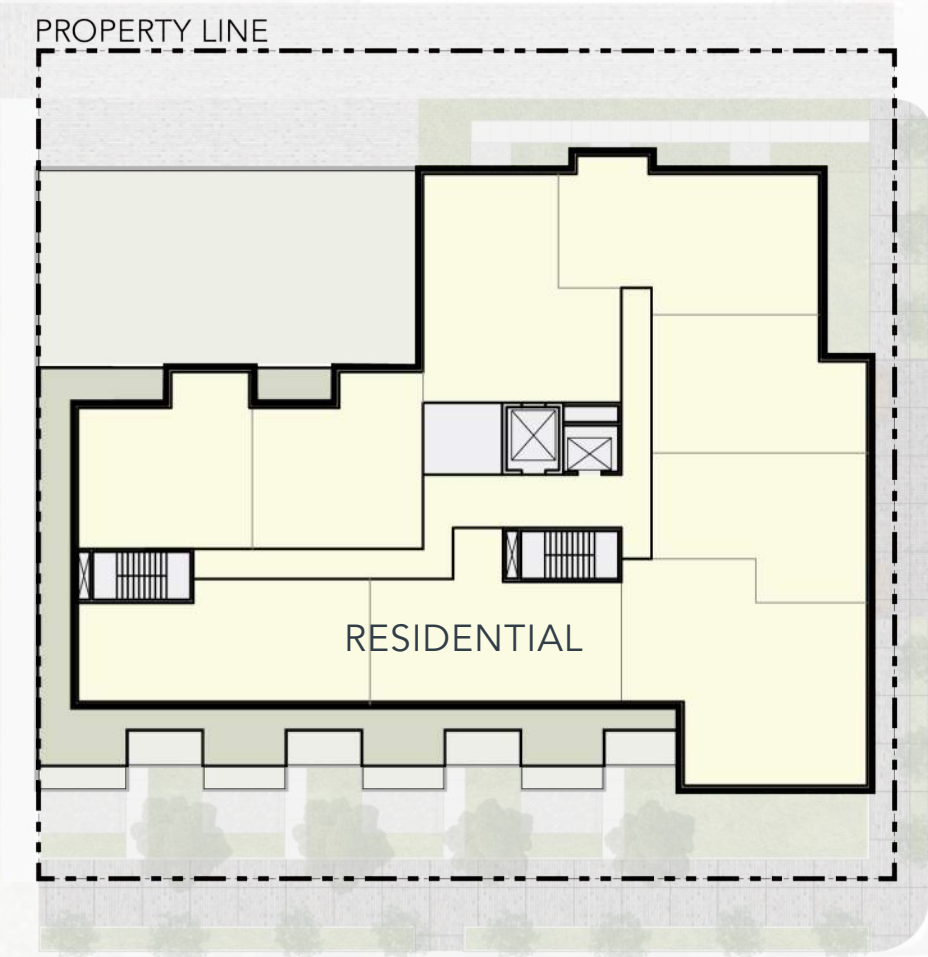
Ground Floor Plan



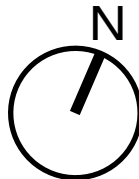
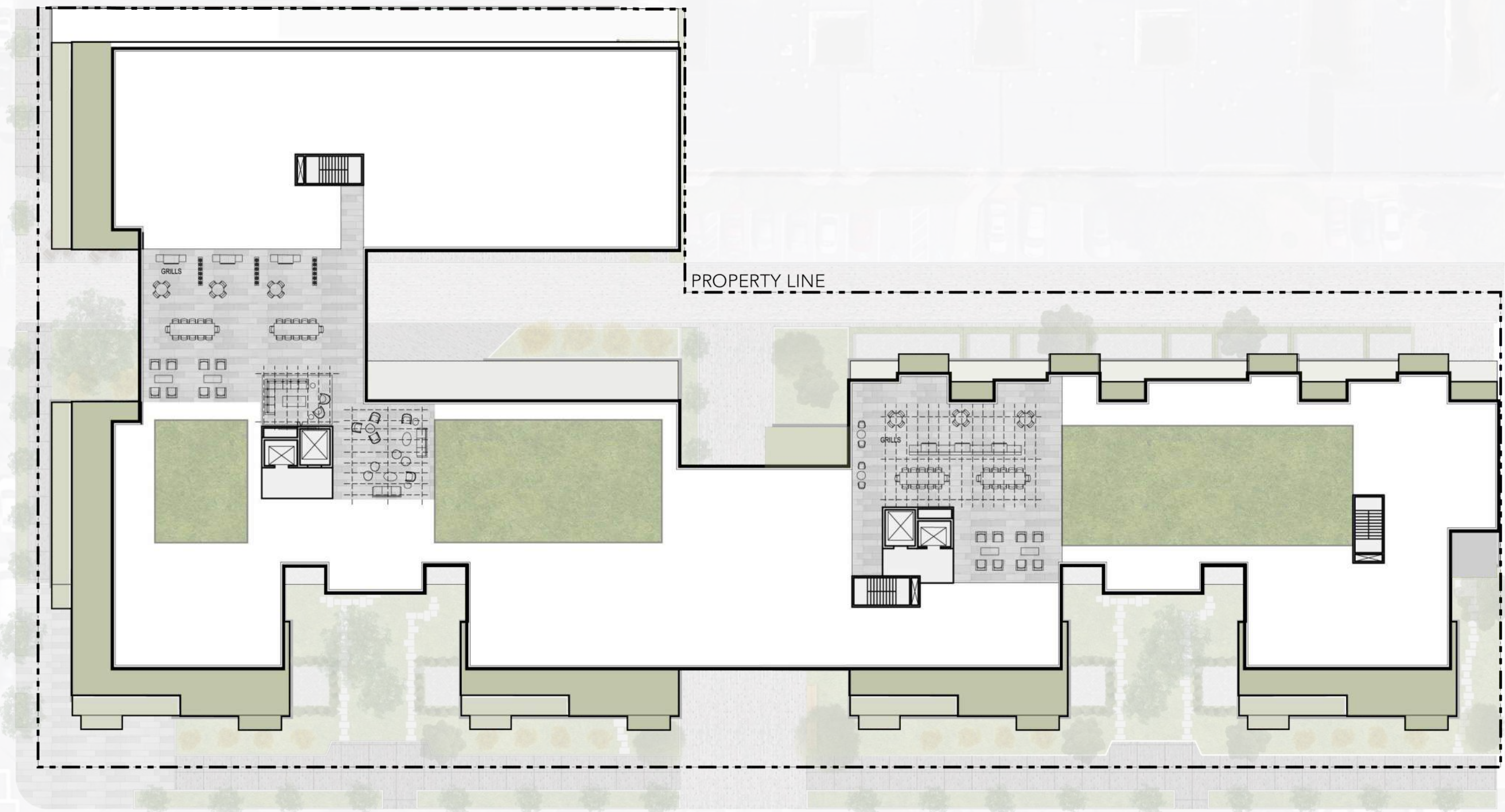
Typical Residential Plan



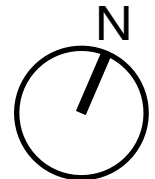
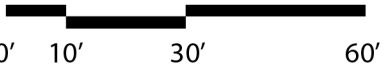
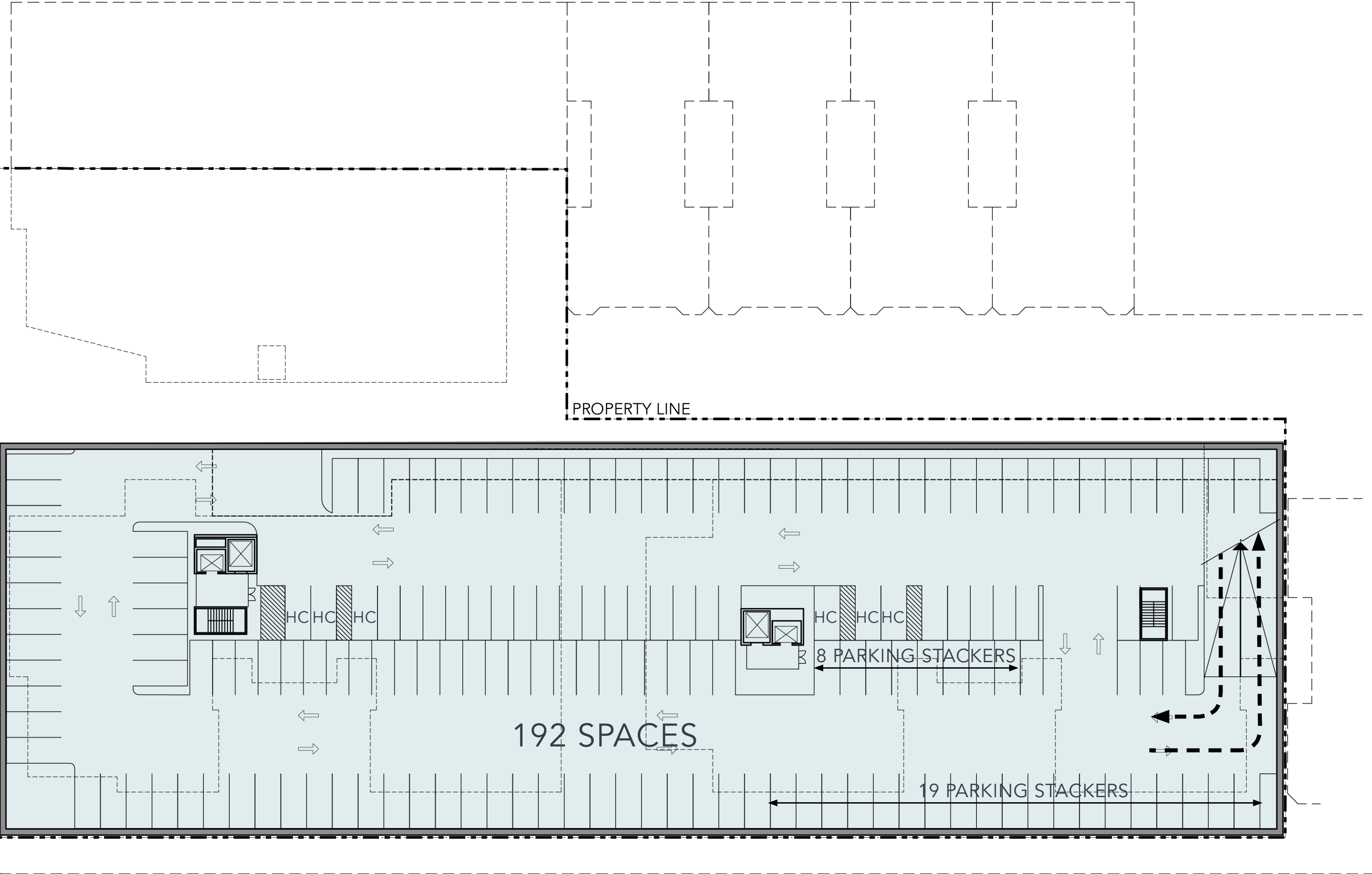
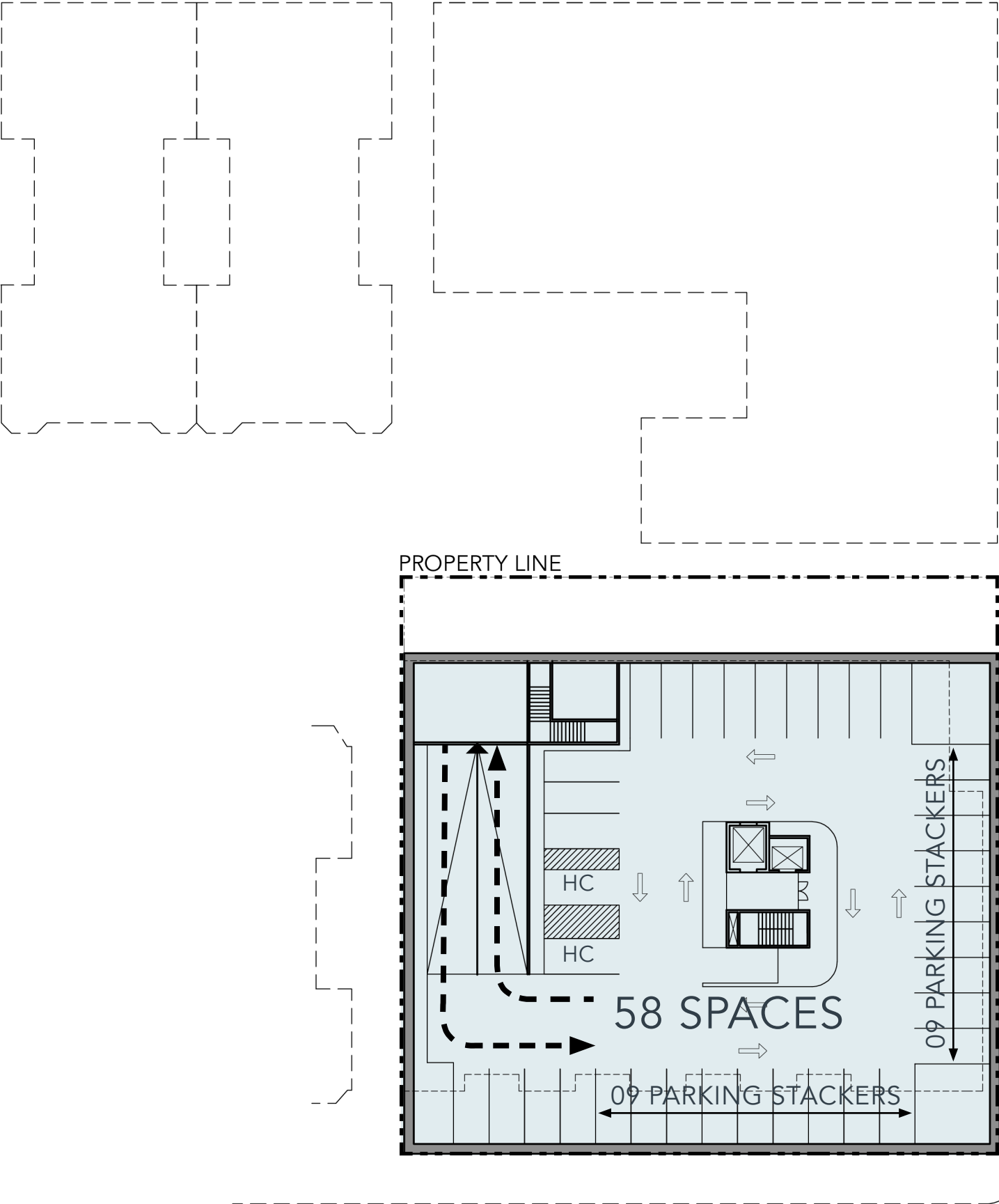
Top Floor Residential Plan



Rooftop Plan



Parking Plan





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