

Fenway / Kilmarnock

BCDC Subcommittee

September 11, 2018

What We Heard...

- Point 1)** Further study the neighborhood to analyze existing **alleyway network** and existing **building heights**
- Point 2)** Clarify the ground floor relationship to the **existing restaurant row building**
- Point 3)** Further develop the **ground floor** materiality, articulation, and detailing
- Point 4)** Study **Peterborough facade** to better relate to adjacent buildings
- Point 5)** Study **private alley connector** language, break down scale and investigate more of a portal element
- Point 6)** Reduce overbearing corner element on the **west building** Queensberry / Kilmarnock corner

Context
Site Location



Context
Site Location



Context
Context Photos



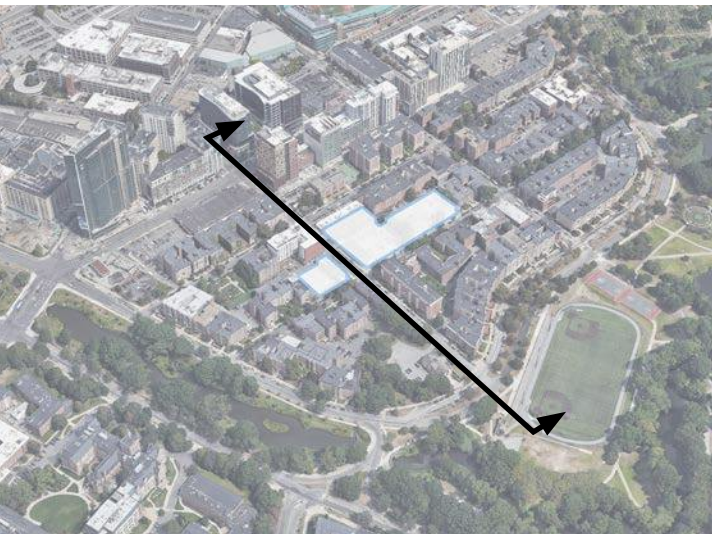
Kilbuck Street Character



Queensberry Street Character



Context
Site Section



The Van Ness

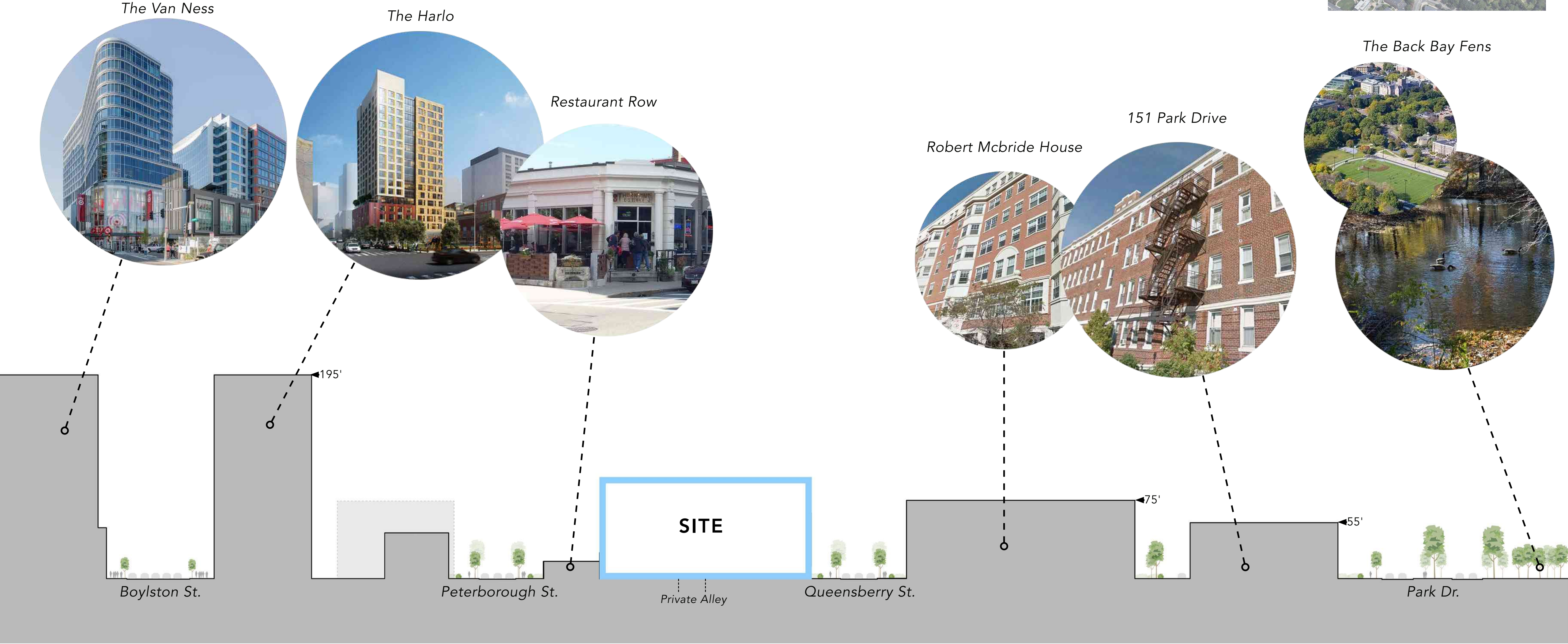
The Harlo

Restaurant Row

151 Park Drive

The Back Bay Fens

Robert McBride House



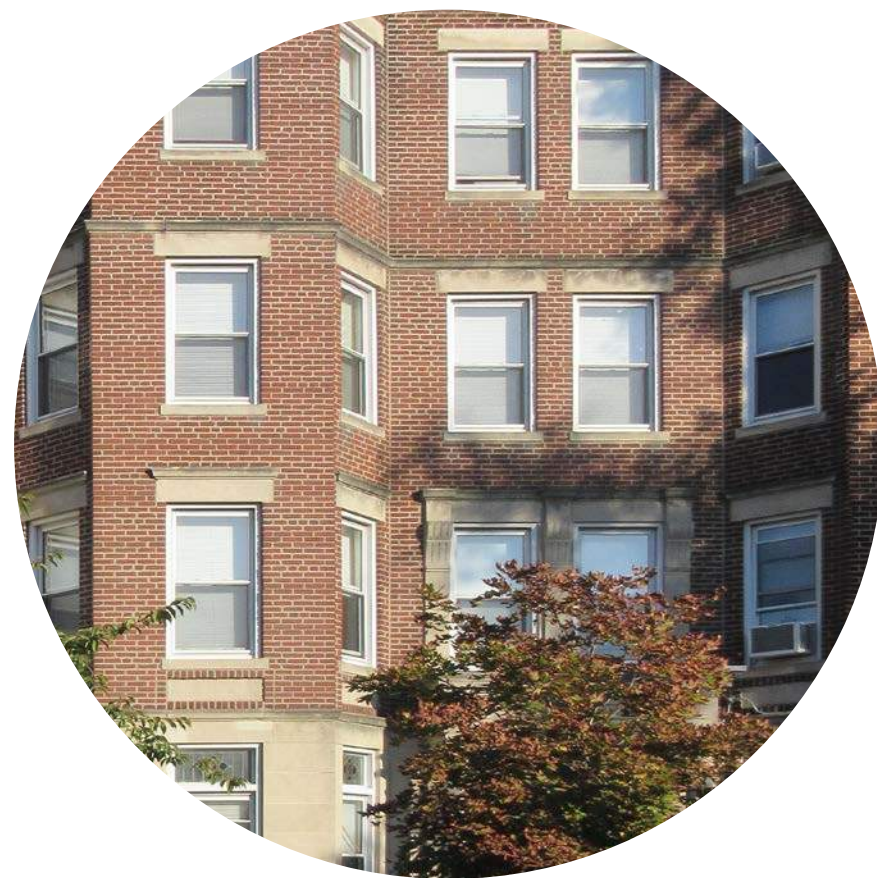
Context
Fenway Open Space Network



Context - (Point 1)
Fenway Alley Network



Design Narrative
Neighborhood Materiality and Detail



Design Narrative
Neighborhood Design Character

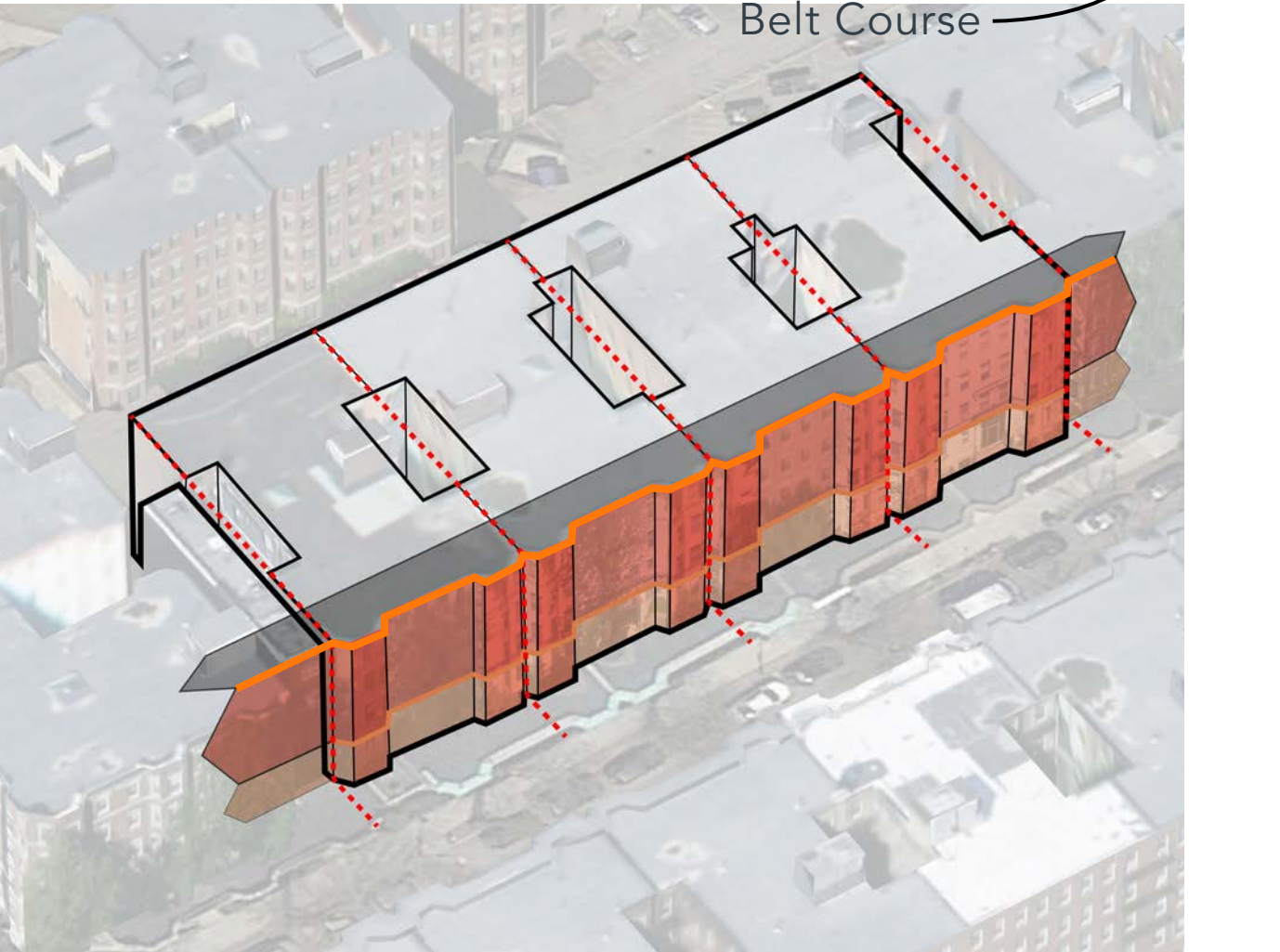
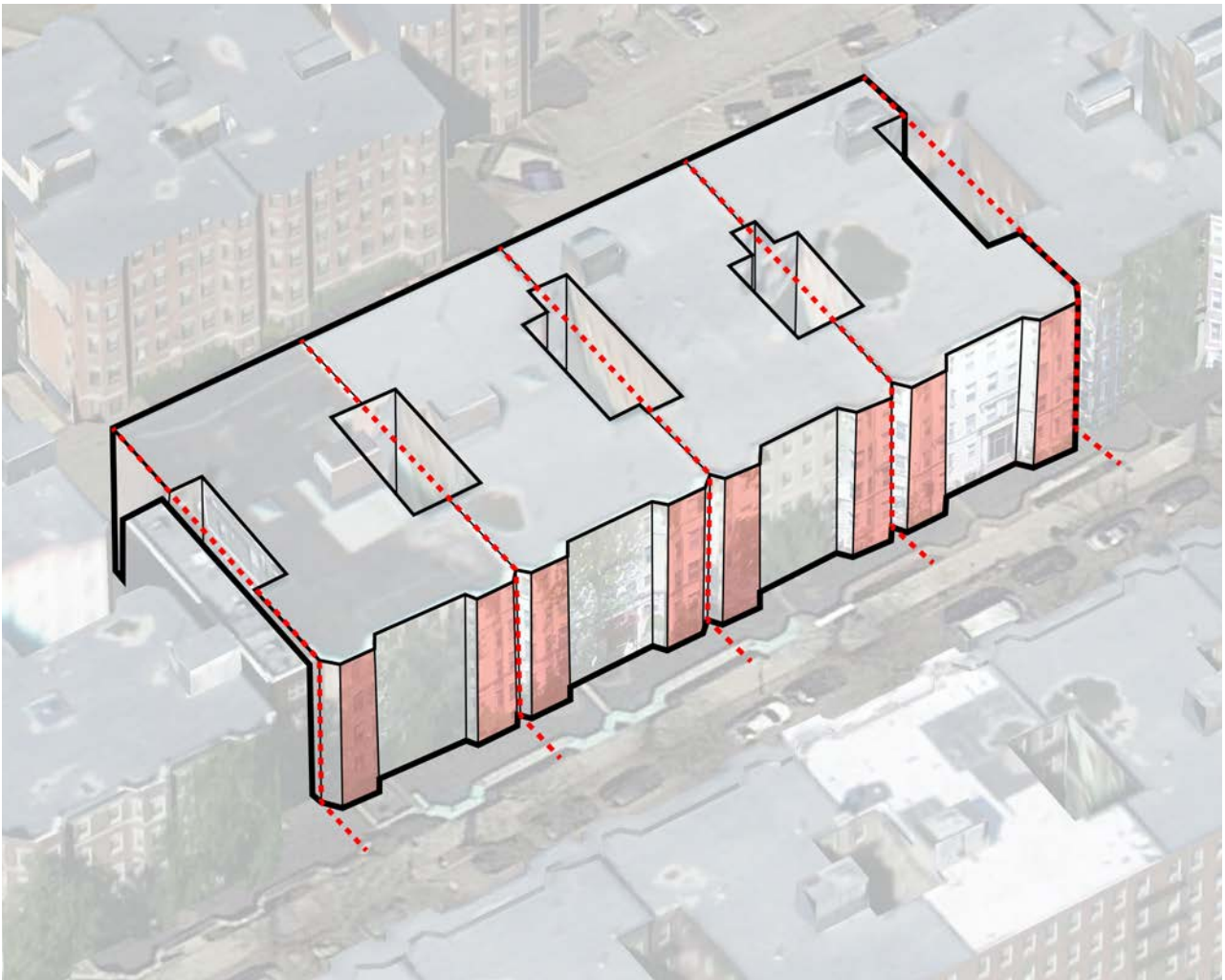
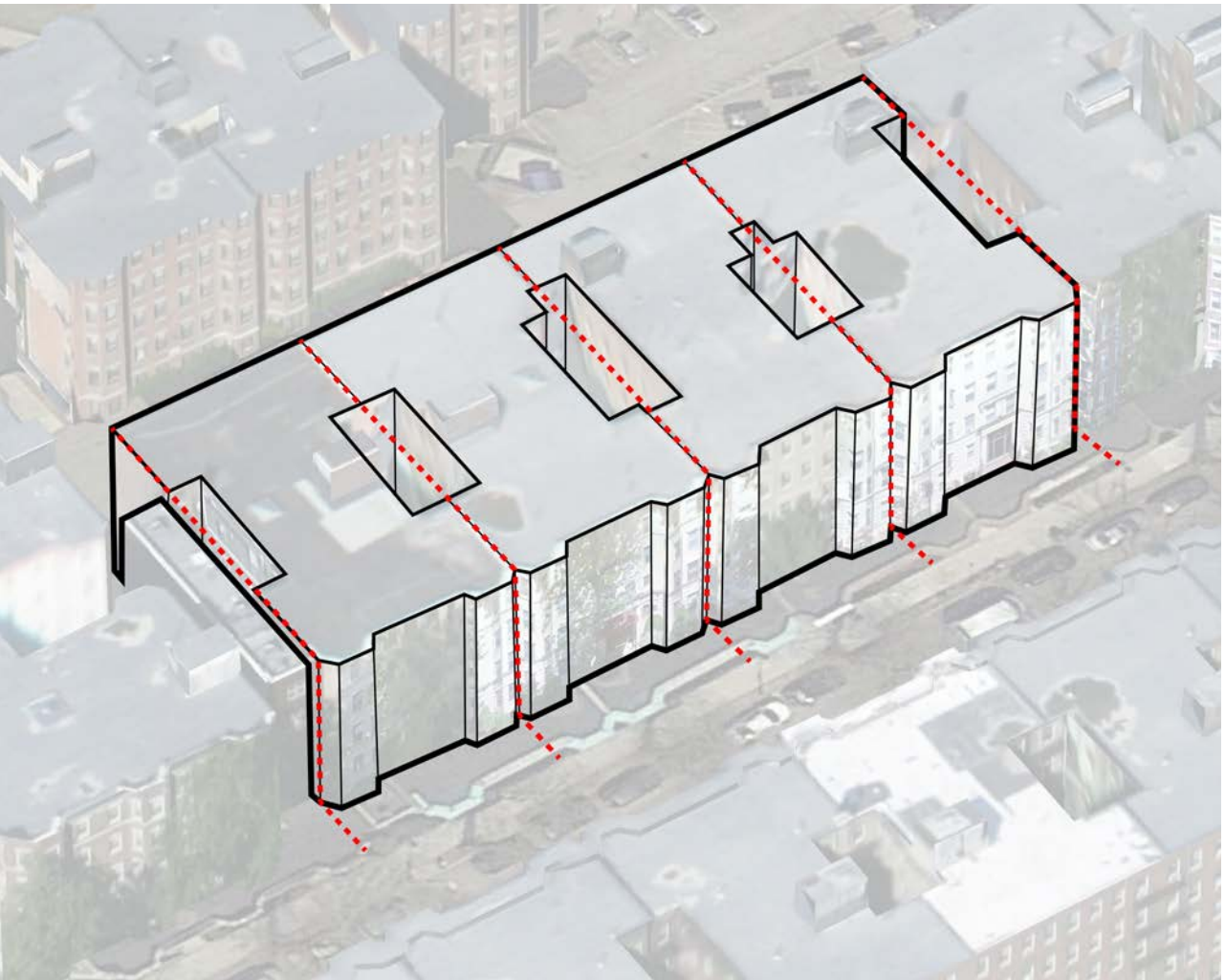
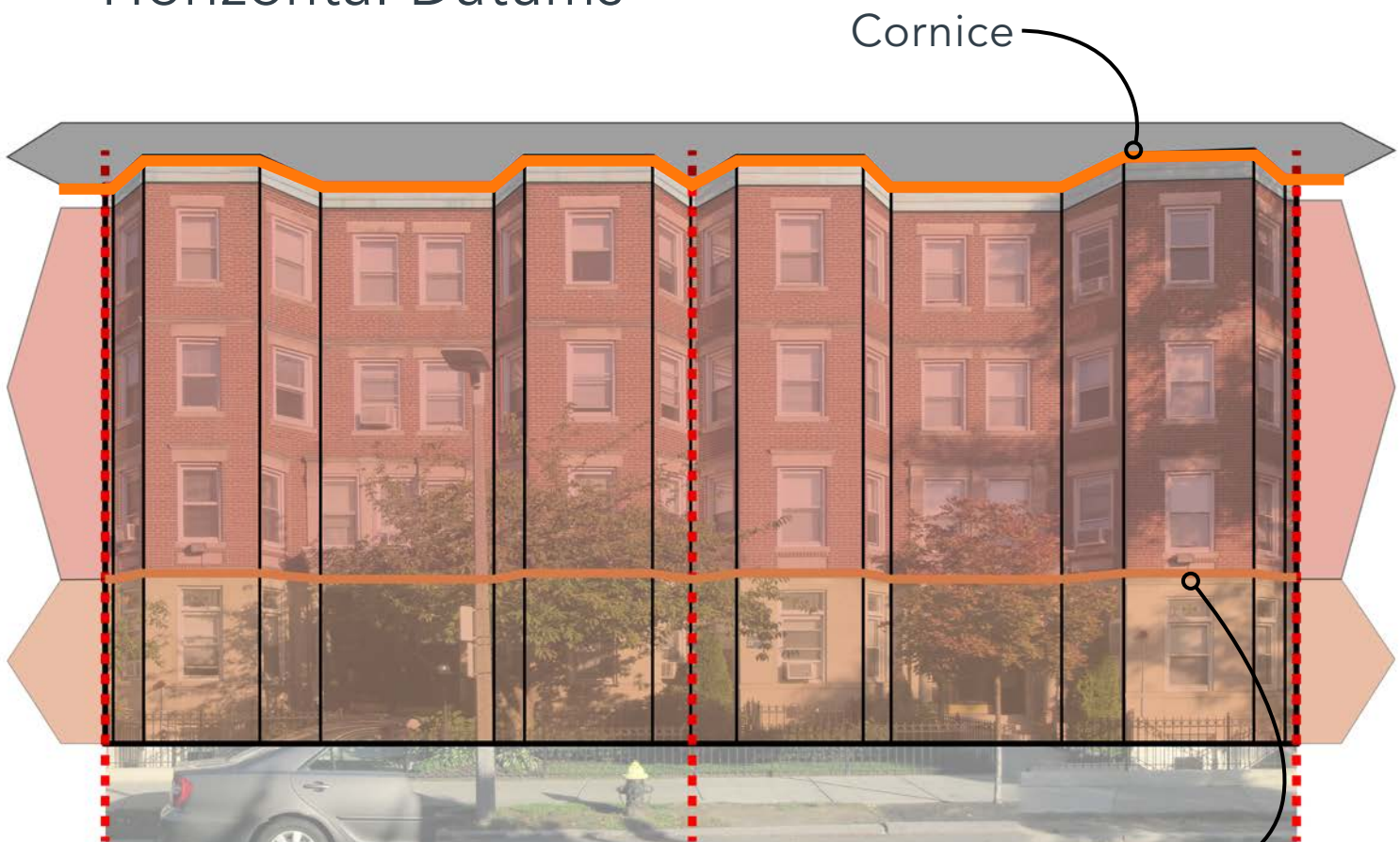
Building Module



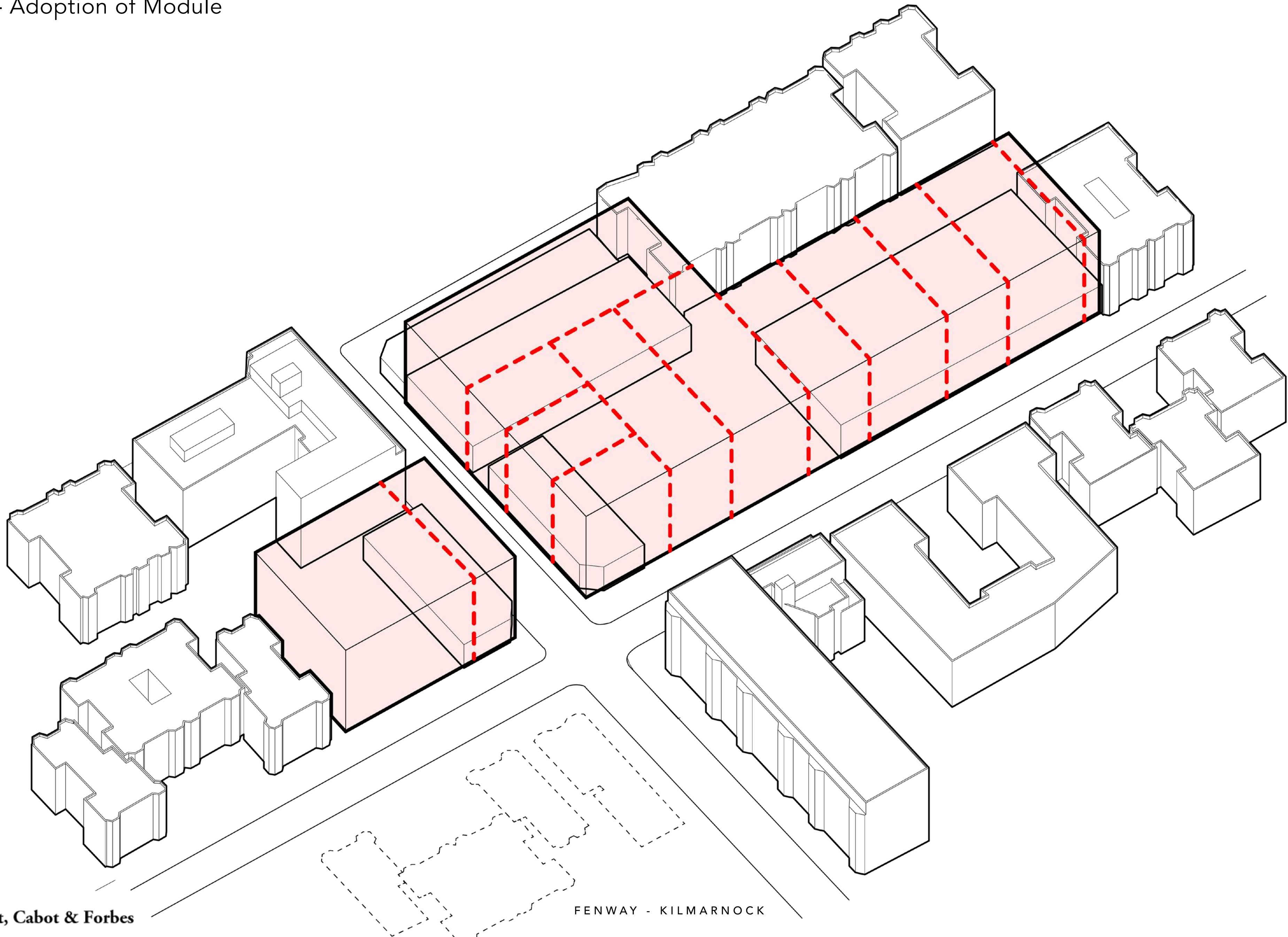
Bay Rhythm



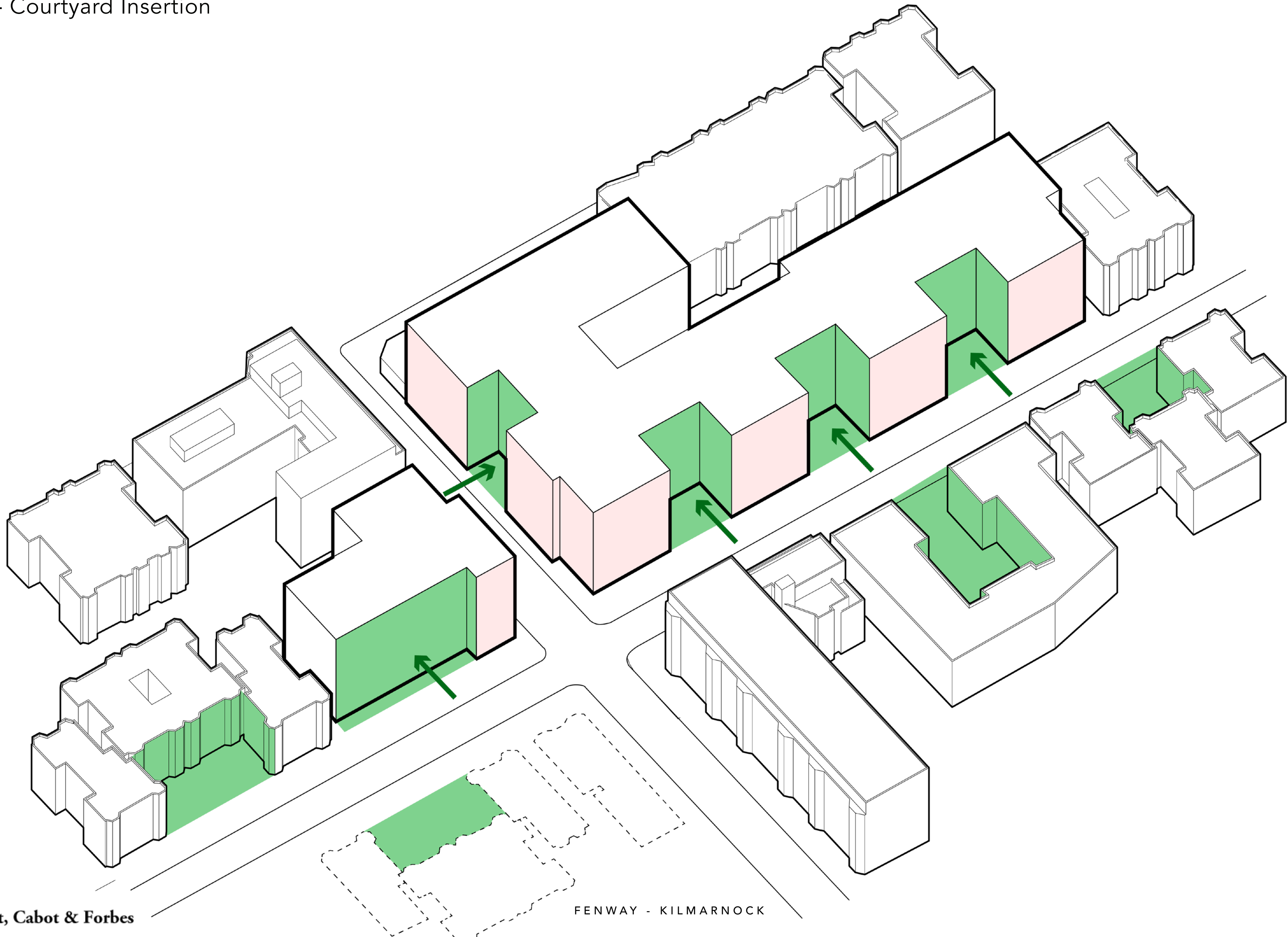
Horizontal Datums



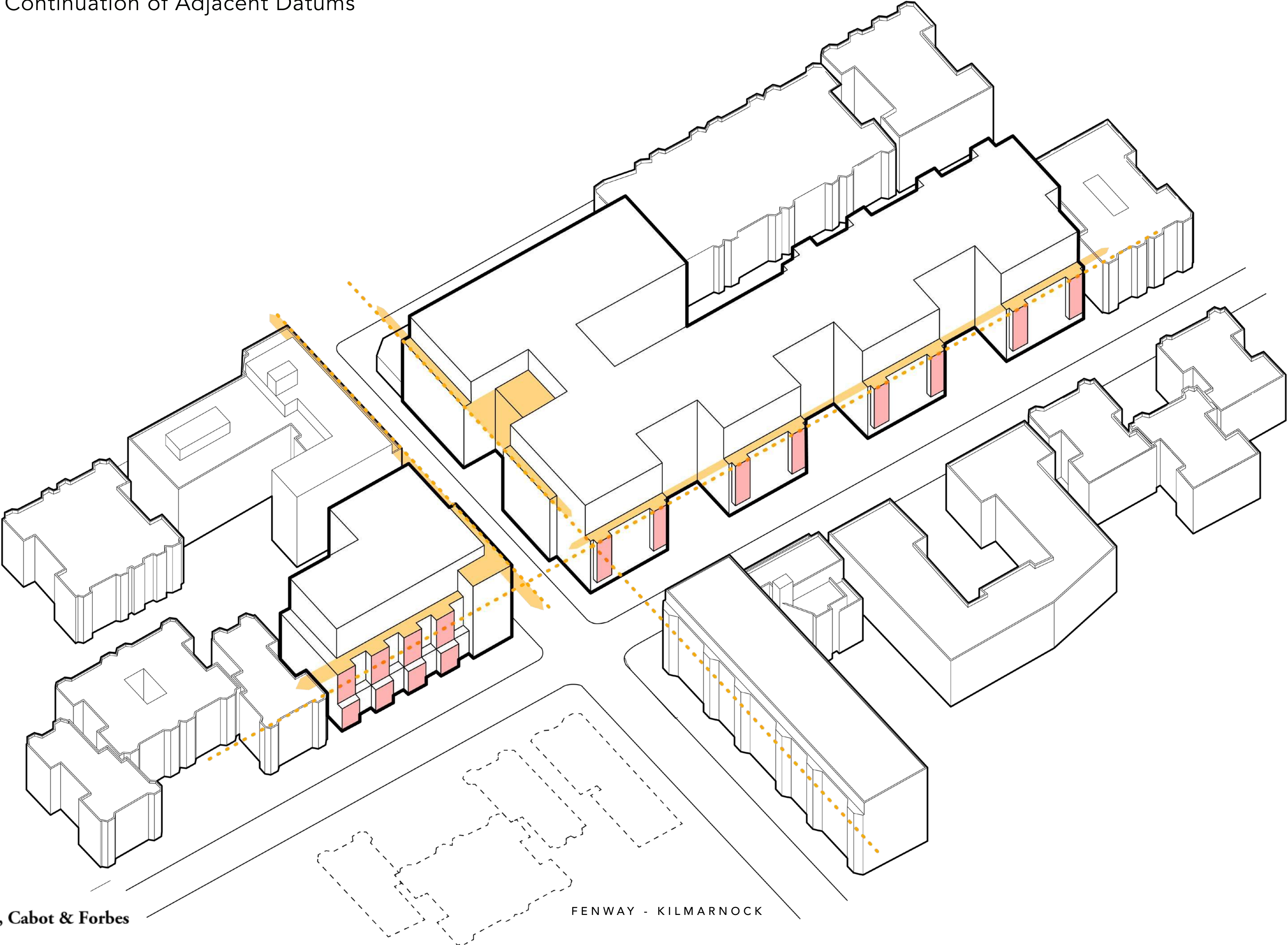
Design Narrative
Building Rationale - Adoption of Module

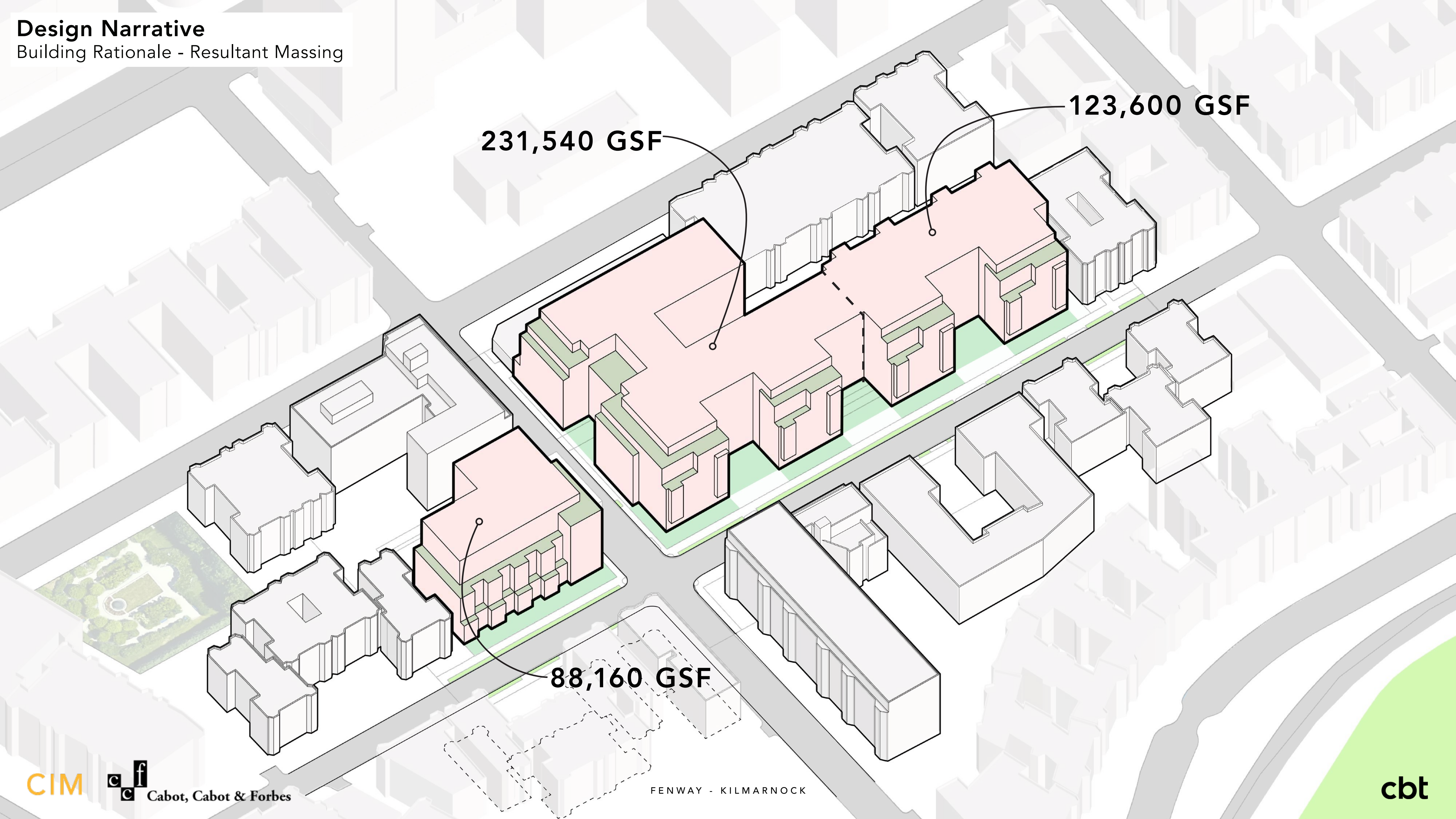


Design Narrative
Building Rationale - Courtyard Insertion

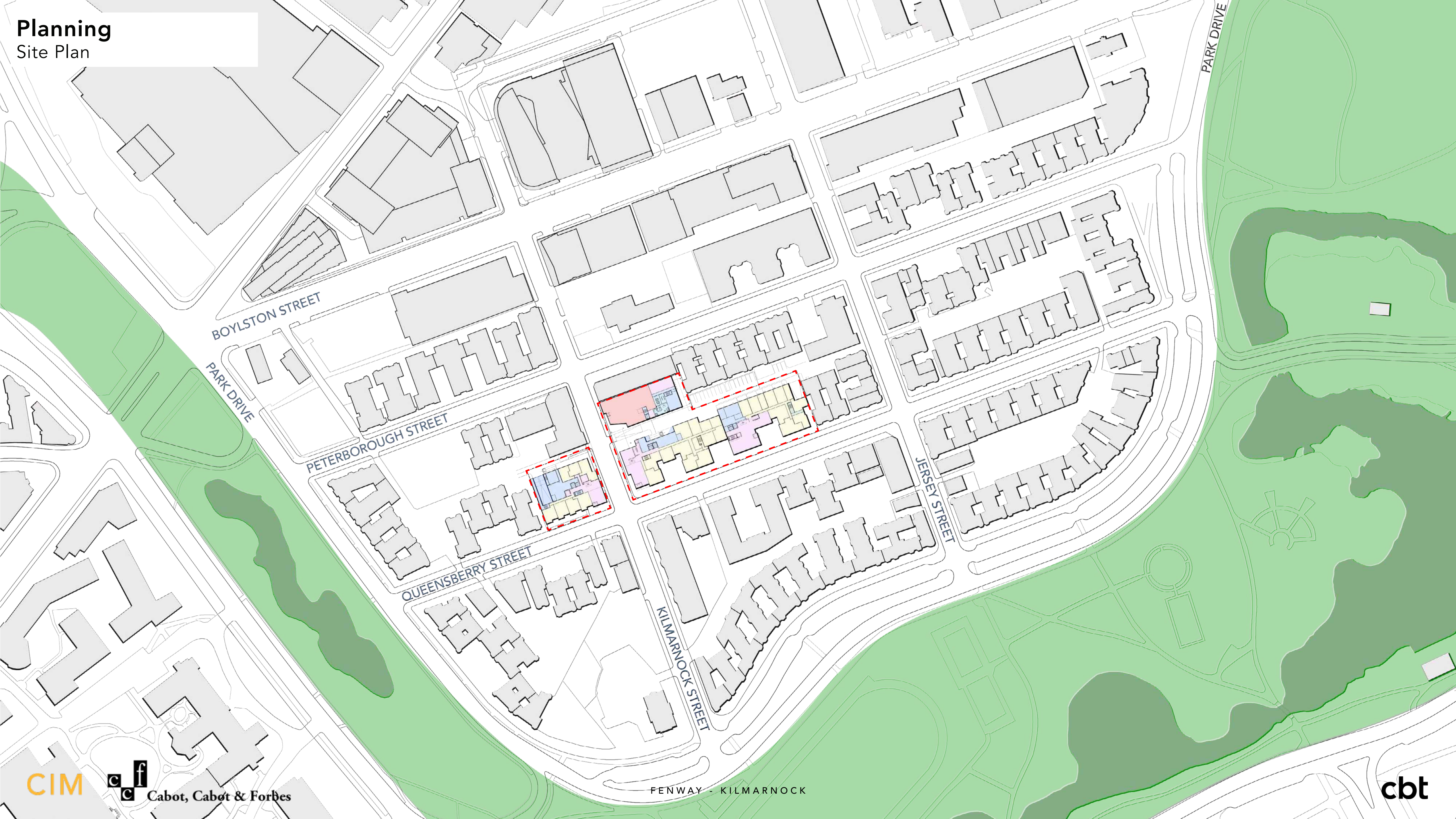


Design Narrative
Building Rationale - Continuation of Adjacent Datums

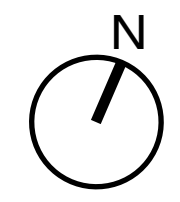
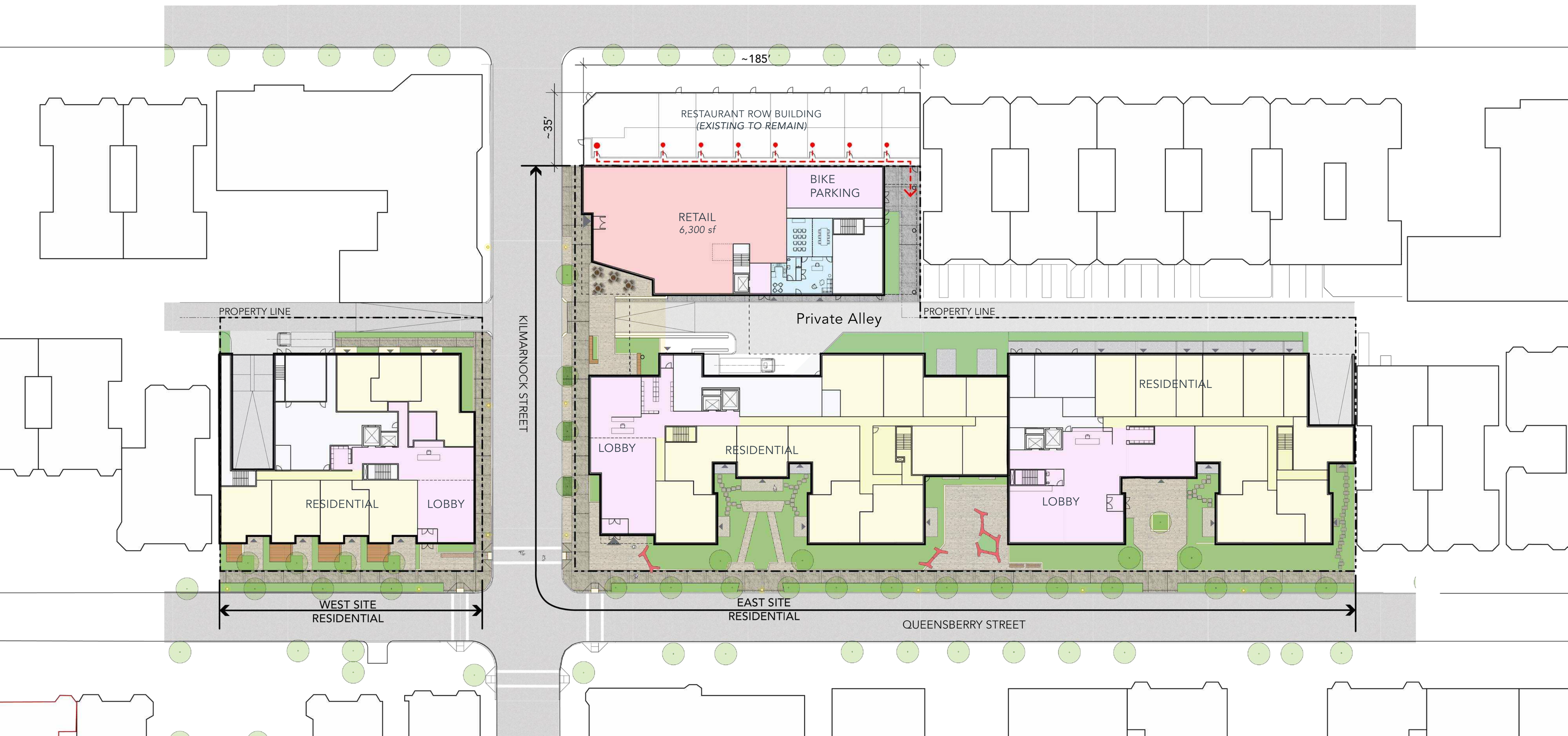




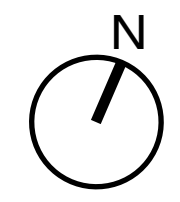
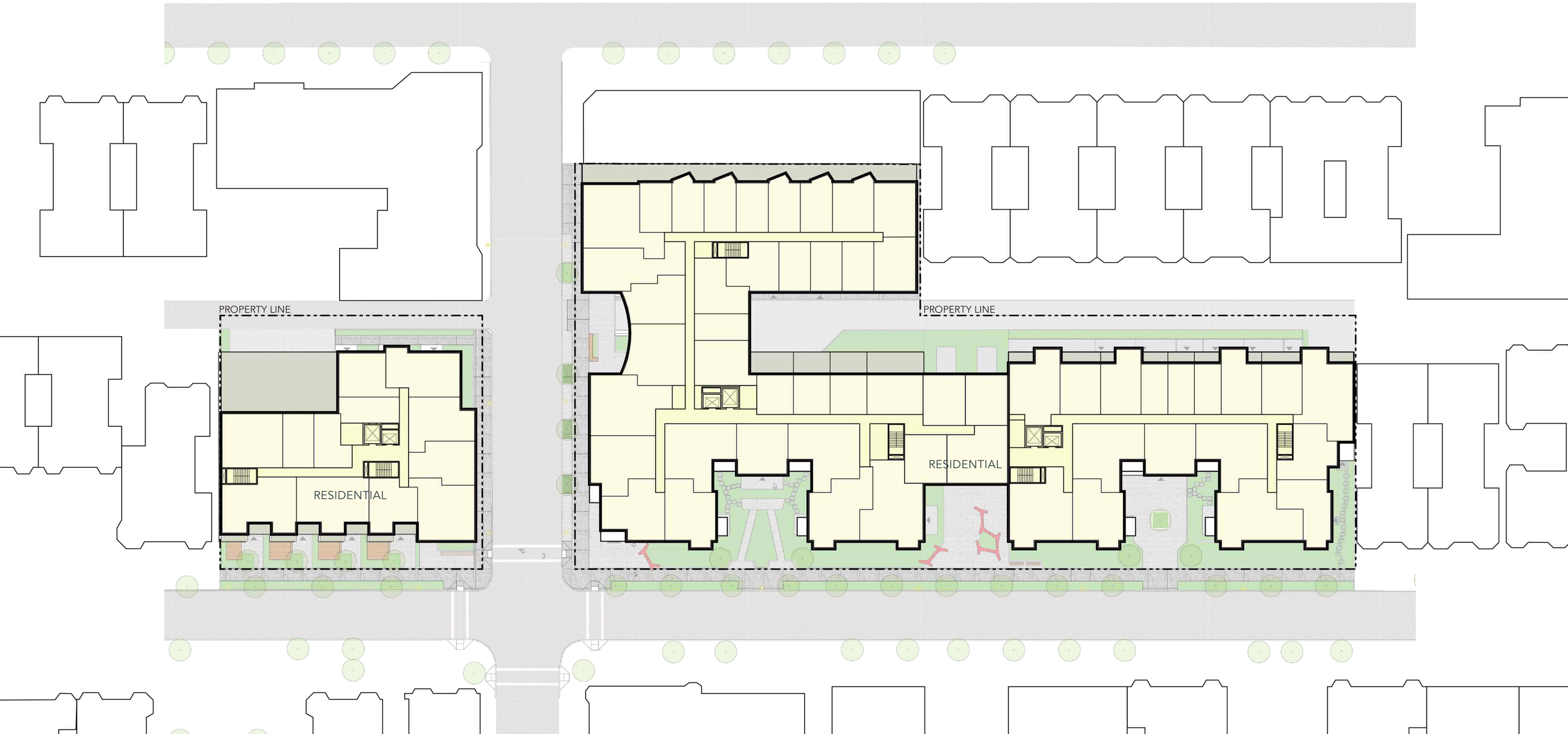
Planning
Site Plan



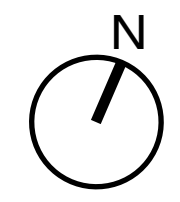
Planning - (Point 2)
Ground Floor Plan



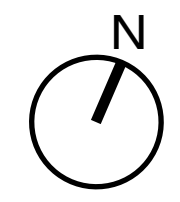
Planning
Typ Residential Floor Plan



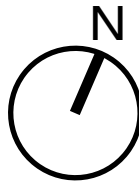
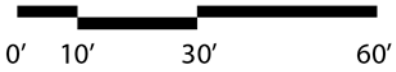
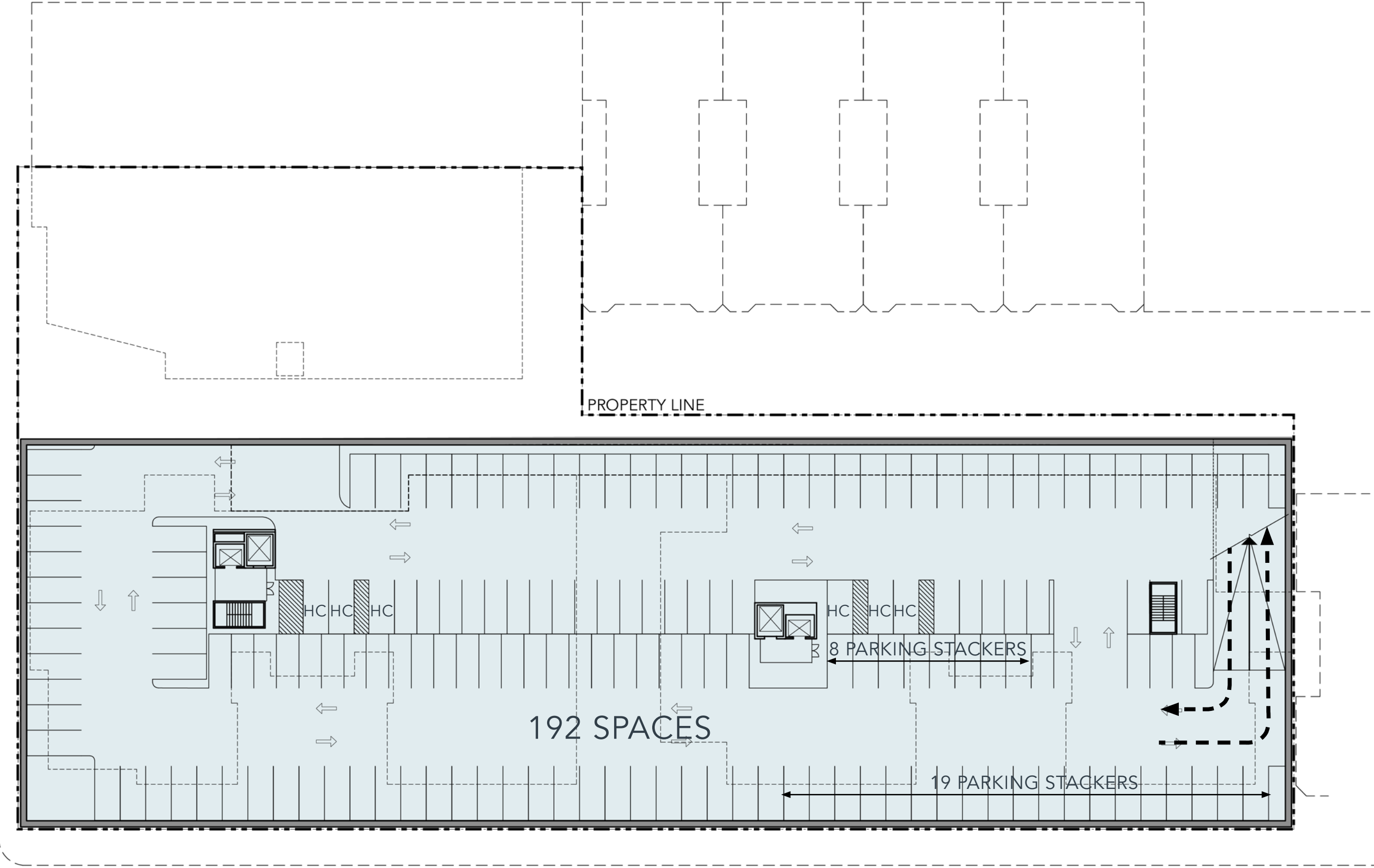
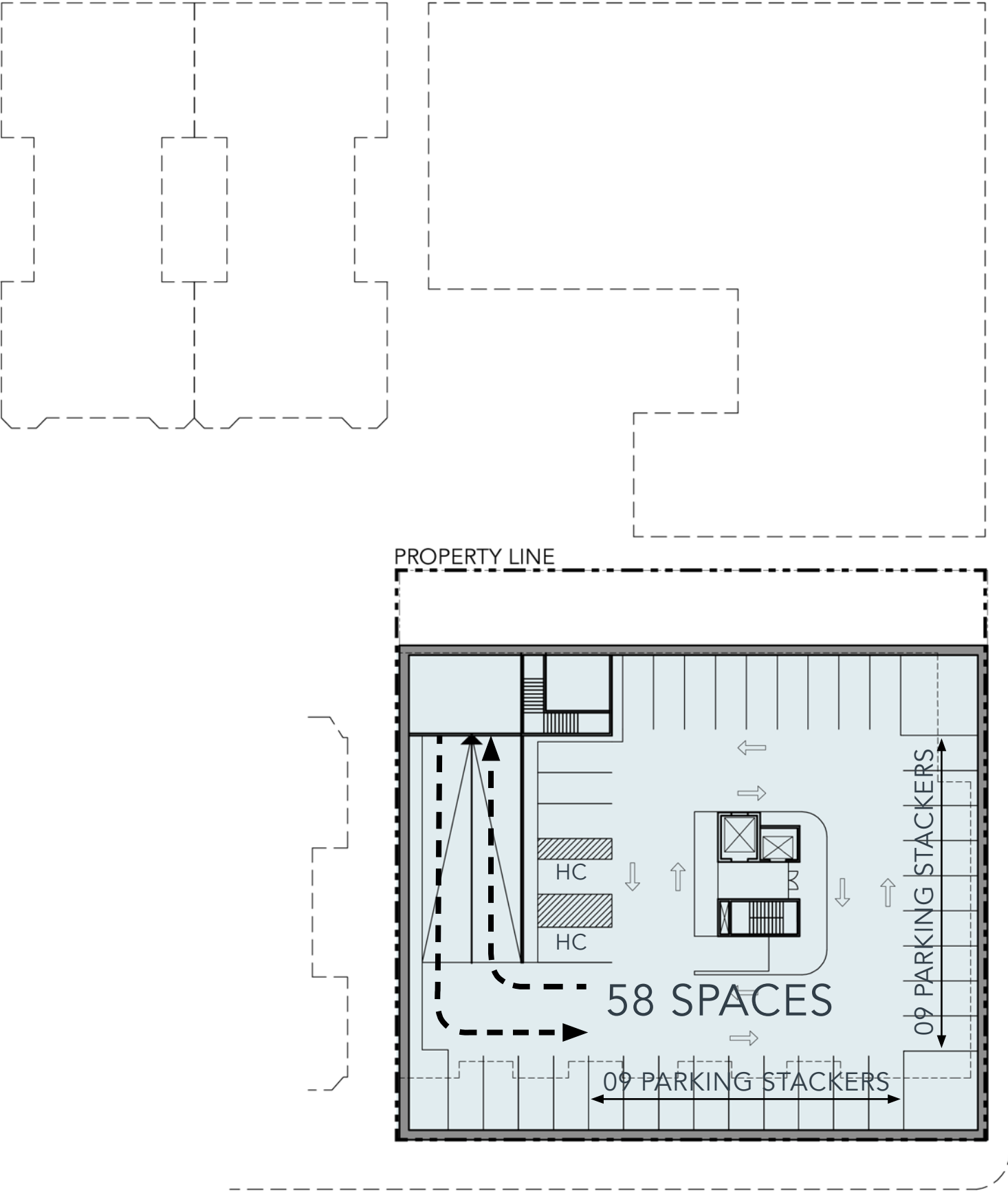
Planning
Top Residential Floor Plan



Planning
Roof Plan



Planning
Parking Plan





Design - (Point 3)
Queensberry/Kilmarnock - Current



Design - (Point 3)
Queensberry/Kilmarnock - Detailing





Design - (Point 3)
Queensberry - Current





Design - (Point 4)
Peterborough -Current



Design - (Point 4)
Peterborough - Design Studies



Design - (Point 5)
Private Alley Connector - Previous



Design - (Point 5)
Private Alley Connector - Current



Design - (Point 5)
Private Alley Connector - Design Studies



Design - (Point 6)
West Building - Previous



Design - (Point 6)
West Building - Current

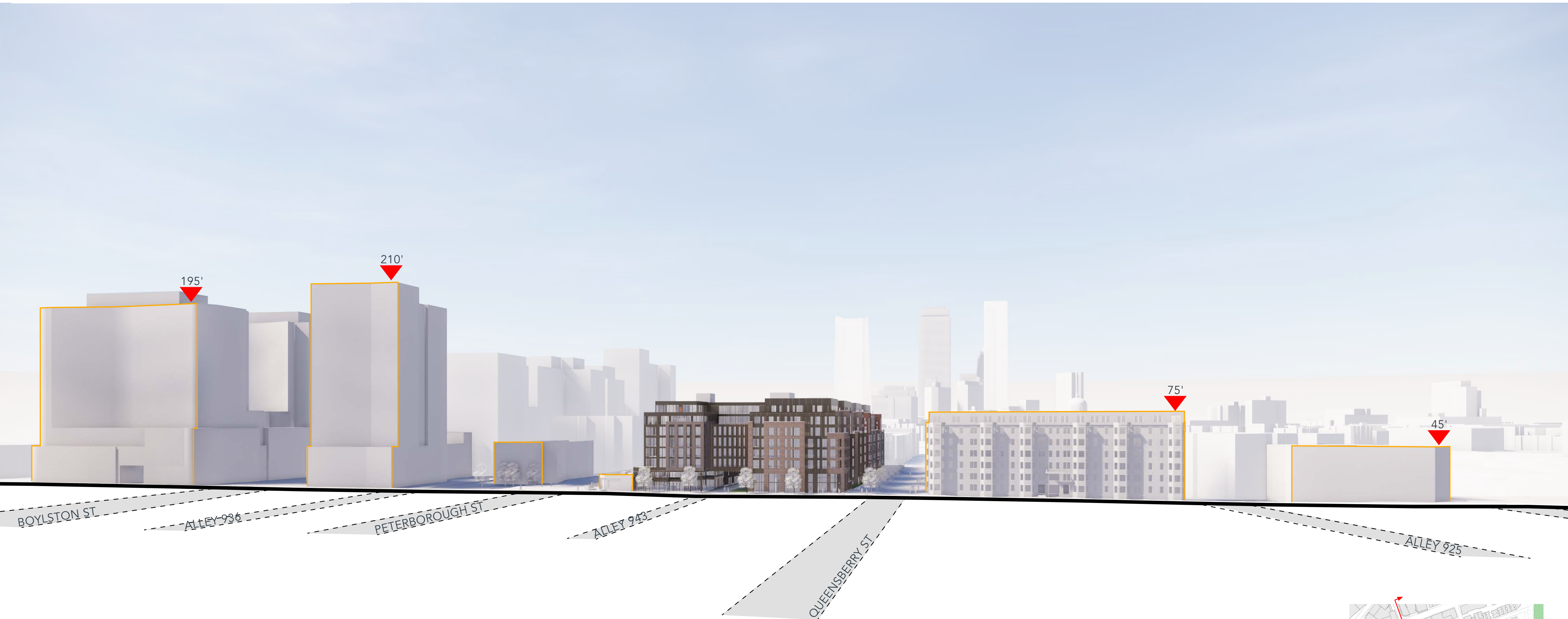


Design - (Point 6)
West Building - Design Studies





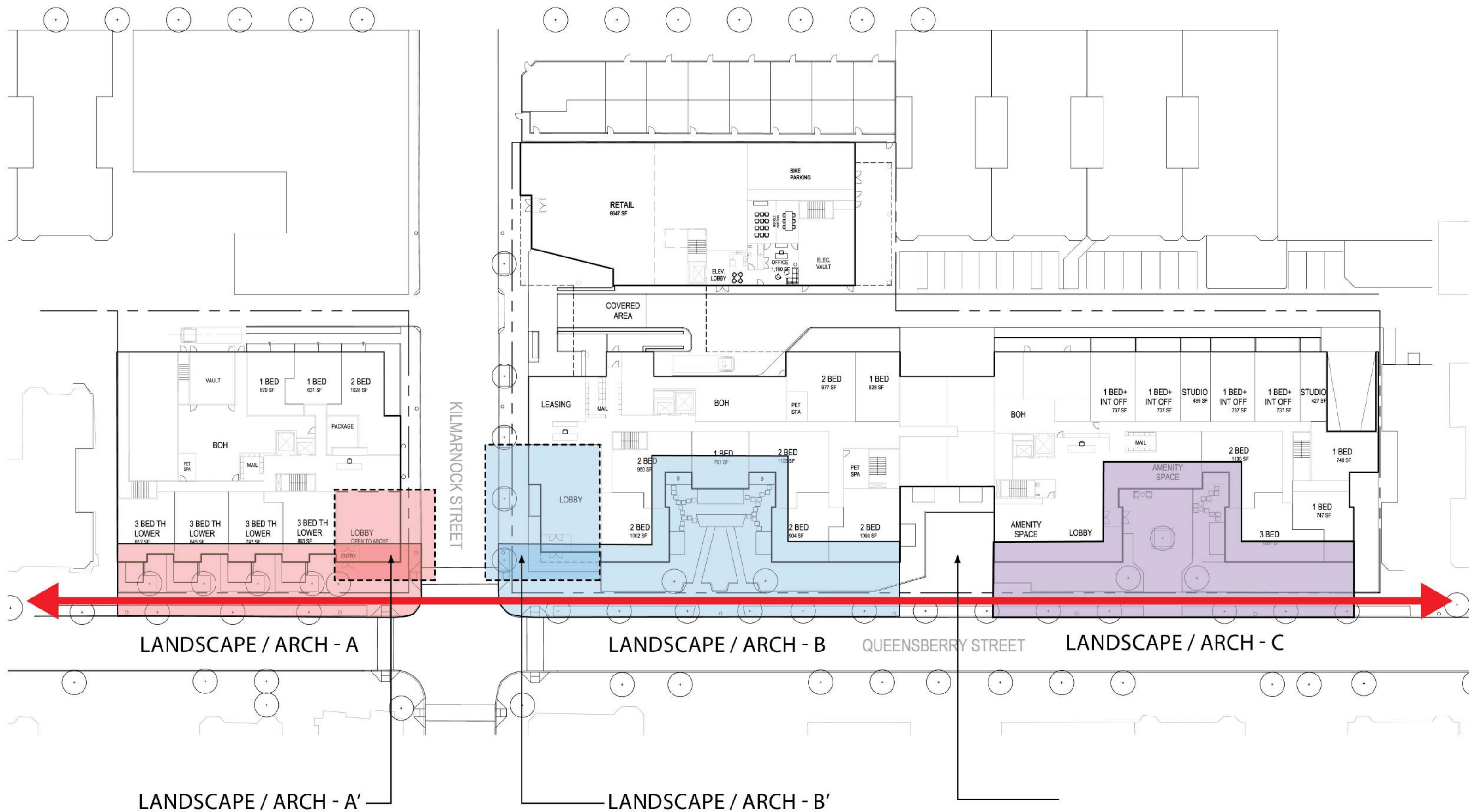
Design
Site Elevation - Kilmarnock



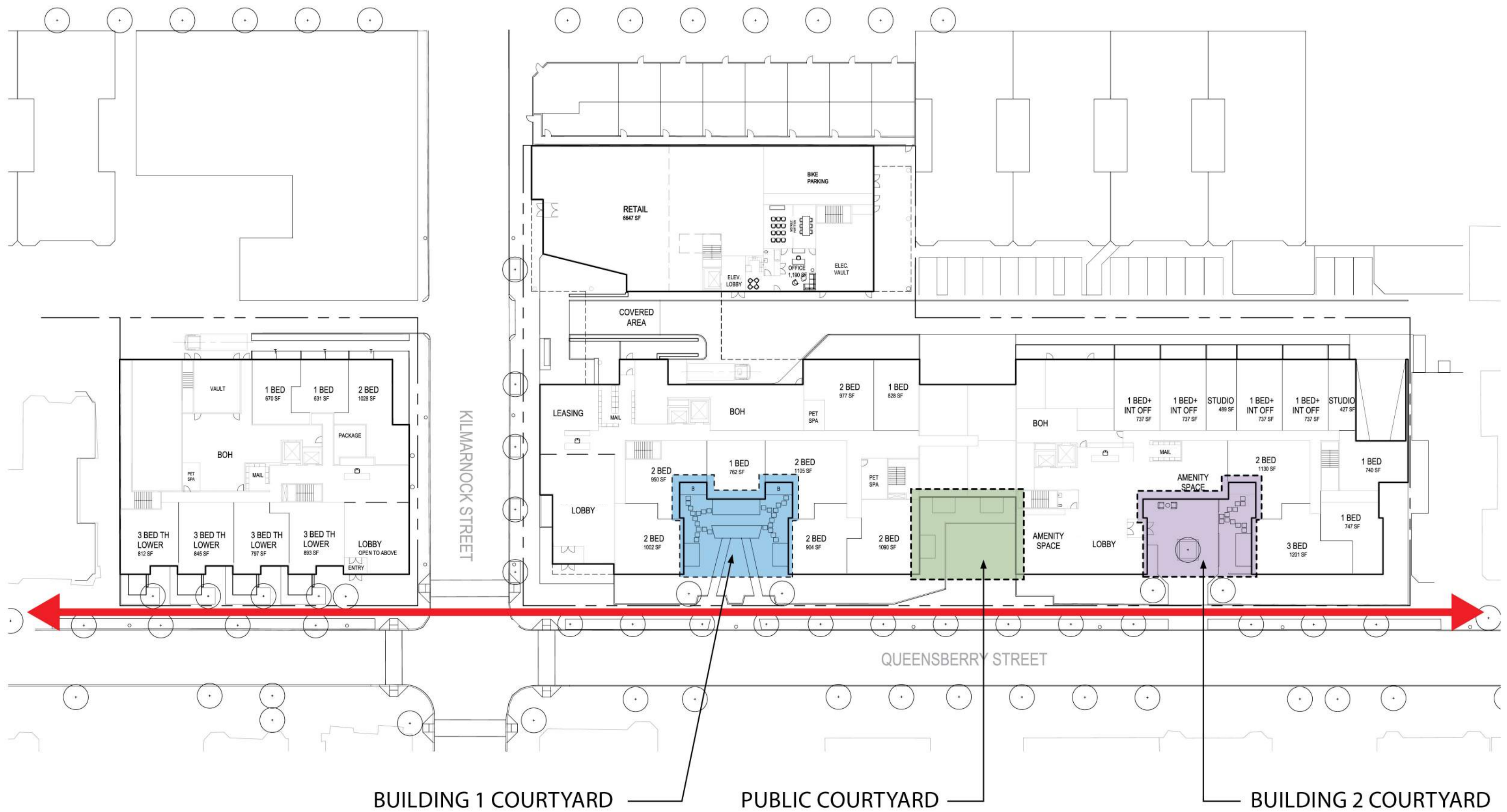
Design
Site Elevation - Queensberry







LANDSCAPE / ARCHITECTURE RELATIONSHIP - QUEENSBERRY



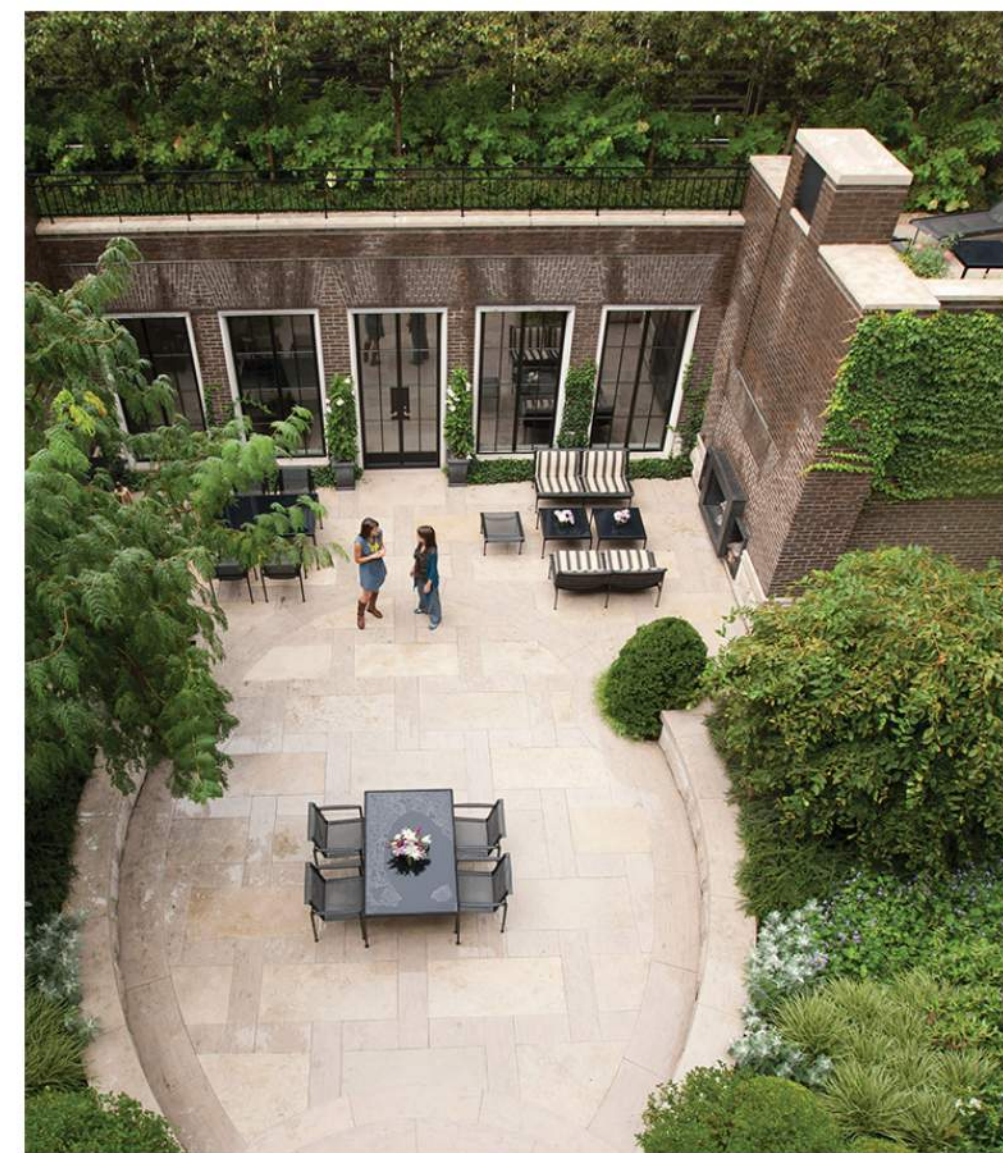
COURTYARD IDENTITY - QUEENSBERRY



BUILDING 1 COURTYARD



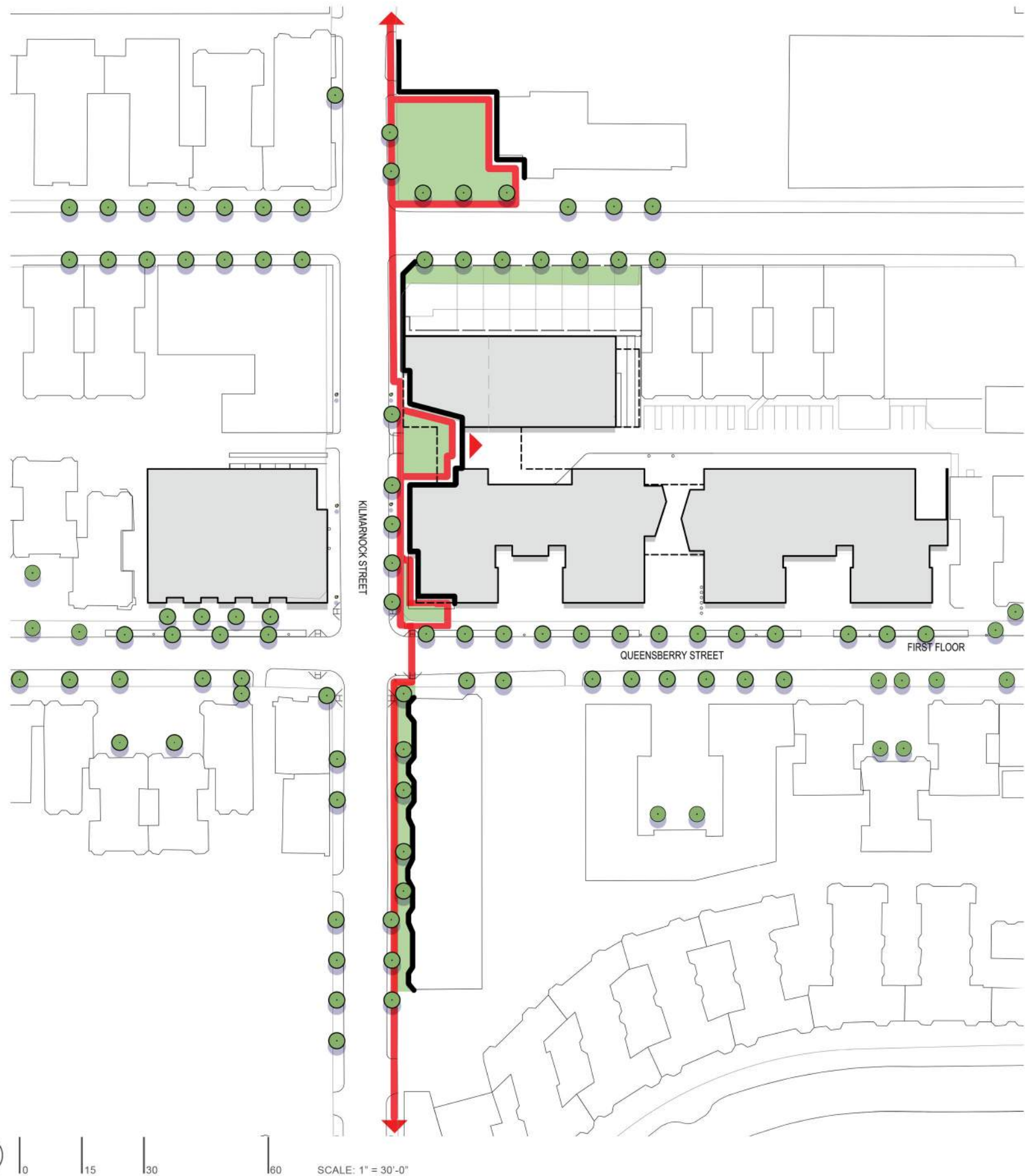
PUBLIC COURTYARD



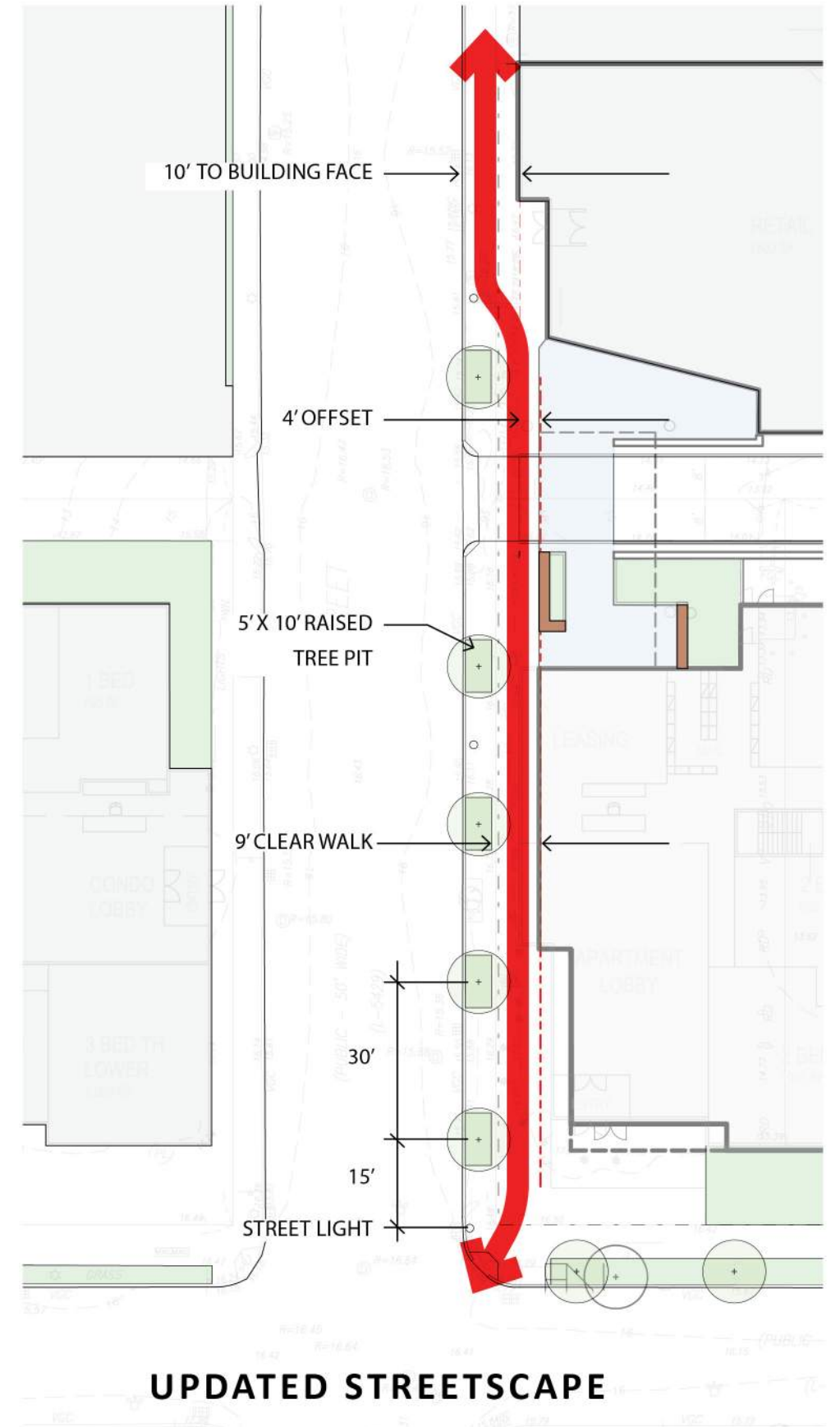
BUILDING 2 COURTYARD

COURTYARD PRECEDENTS

HALVORSON DESIGN
PARTNERSHIP



KILMARNOCK STREET TREES
ON EASTERN SIDE

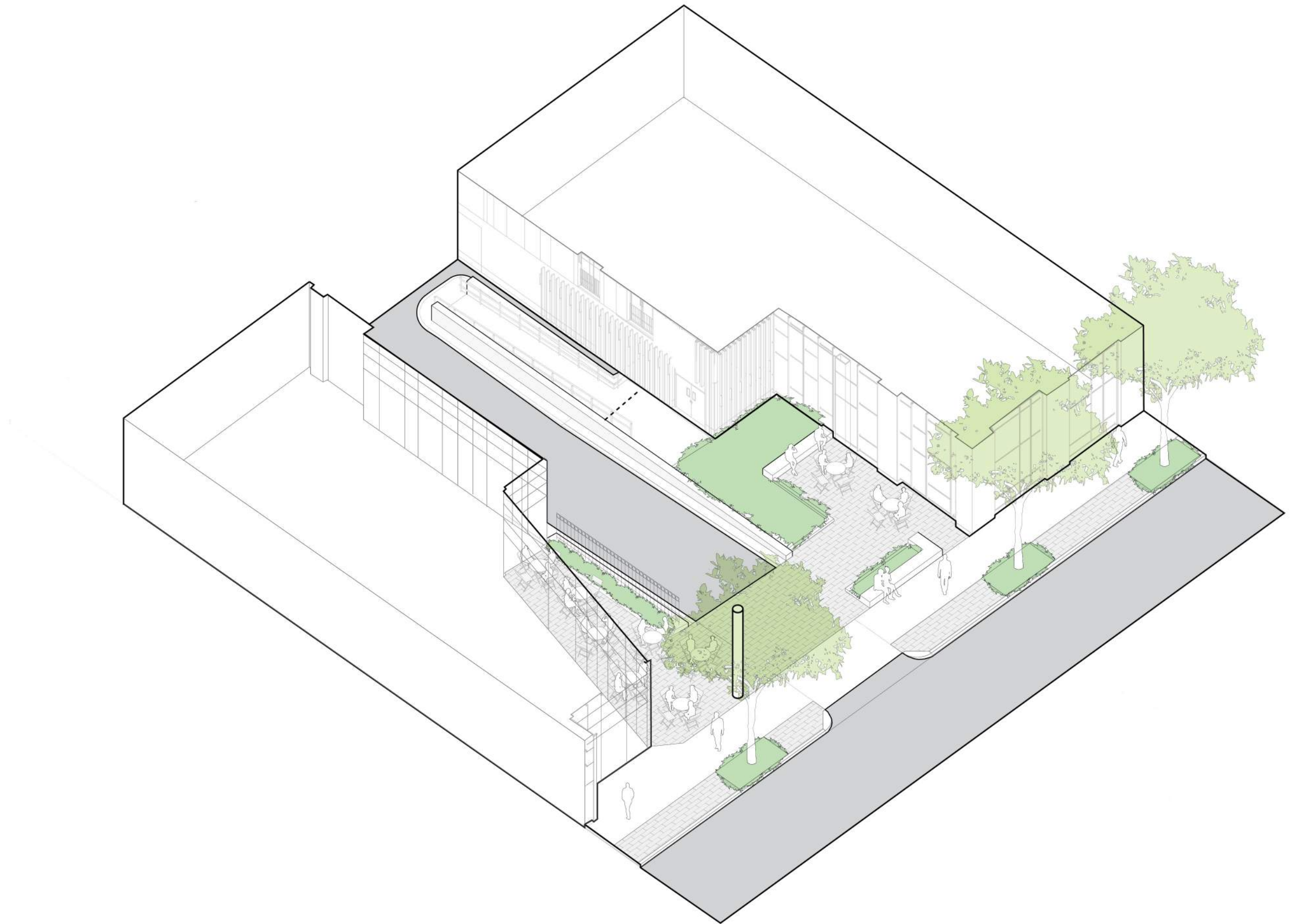


UPDATED STREETSCAPE

KILMARNOCK STREET IMPROVEMENTS

HALVORSON DESIGN
PARTNERSHIP









PEDESTRIAN EXPERIENCE - QUEENSBERRY



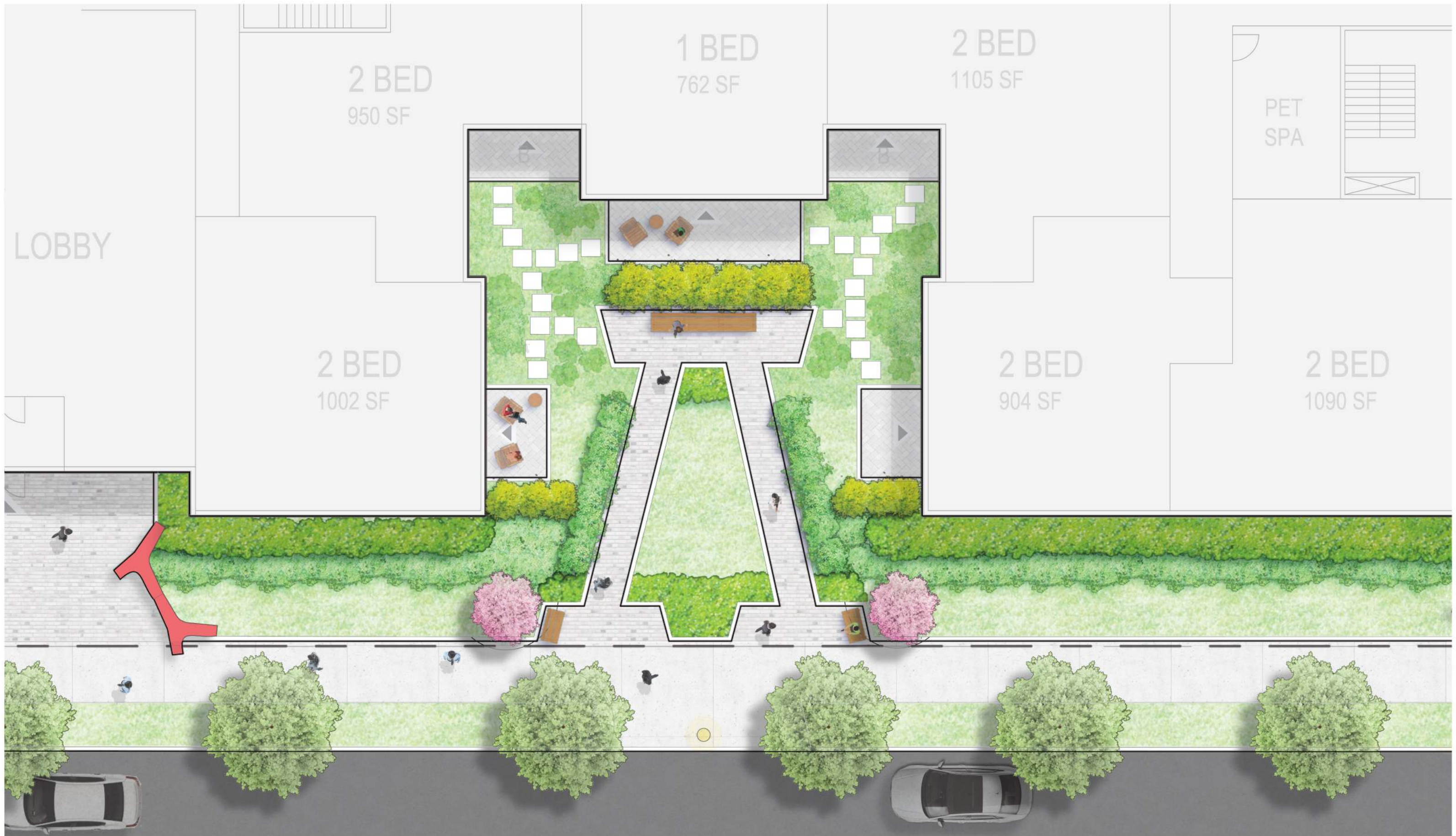
QUEENSBERRY ENLARGEMENT



QUEENSBERRY STREETScape

HALVORSON DESIGN
PARTNERSHIP





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

BUILDING 1 - COURTYARD PLAN



BUILDING 1 - COURTYARD AXON

FENWAY KILMARNOCK - BOSTON, MA

HALVORSON DESIGN
PARTNERSHIP



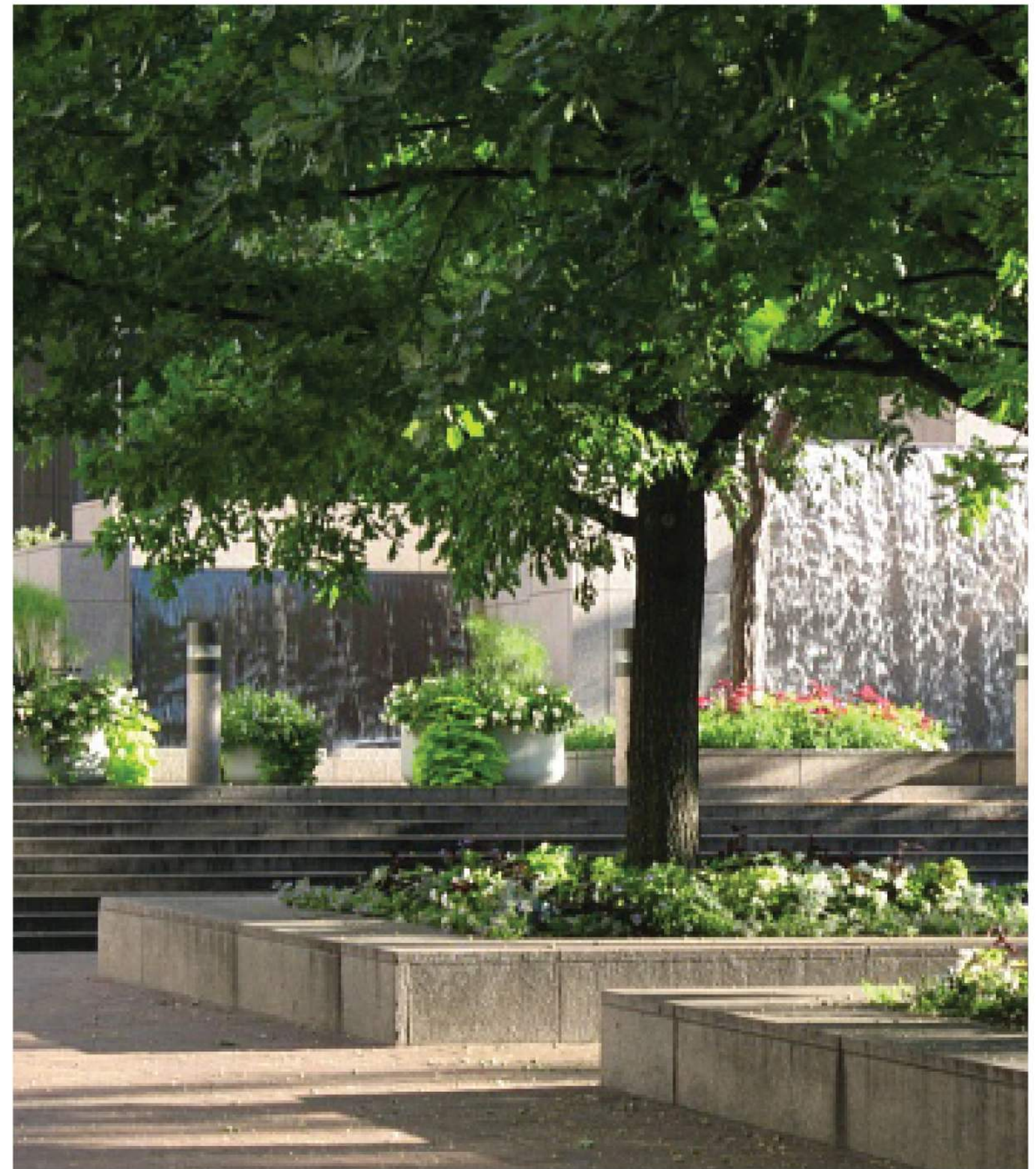
BUILDING 1 - COURTYARD PRECEDENTS

HALVORSON DESIGN
PARTNERSHIP





BUILDING 2 - COURTYARD AXON



BUILDING 2 - COURTYARD PRECEDENTS

HALVORSON DESIGN
PARTNERSHIP



WESTERN BLDG FRONT TERRACES

FENWAY KILMARNOCK - BOSTON, MA

HALVORSON DESIGN
PARTNERSHIP



EASTERN BLDG ALLEY TERRACES

FENWAY KILMARNOCK - BOSTON, MA

HALVORSON DESIGN
PARTNERSHIP