

Kenmore Square Redevelopment

Boston Civic Design Commission Monthly Meeting

November 6, 2018

BCDC Feedback from June 5th:

- Kenmore Square Contextual Analysis
 - Scale
 - Architecture
 - Pedestrian Experience / Site Access
- “Hold the Corner” at the Commonwealth Building
 - Address corner’s form, hold street together
 - Punctuate the Intersection
 - Reinforce Gateway Location
- Implications of the Citgo Sign
 - Address more than just the sign
 - View Corridor Impacts
 - Landmarks Process Update

BCDC Sub Committee Feedback from June 26th:

- The Sub Committee preferred two of the six schemes presented
- Kenmore Square can handle signature buildings; create buildings that stand on their own
- Effective use of materials with a deference to glass over masonry
- Successfully holds the corner and relates to the district typology
- The pedestrian realm is enhanced by the articulated ground floor and activation of alleyways

BCDC Sub Committee Feedback from August 14th:

- The success in the complexity and richness of the materials (glass veils over masonry frames) will need technical expertise and proper execution to achieve the desired, rendered effect
- The pedestrian experience to be further enhanced by careful integration of piers, retail storefronts, office entries, and materiality that allows for flexible use
- The upper forms of each to be better integrated with the building mass below

BCDC Sub Committee Feedback from Sept. 25th:

- The piers and deep overhangs create undesirable spaces at the street level
- The glass veil, or shell, on the Commonwealth Building needs to be detailed properly with the appropriate low-iron glass to successfully evidence the openings and material beyond
- The upper floors of each to be better integrated with the building

BCDC Sub Committee & Landmark Commission Feedback from Oct. 30th:

- Develop the detailing of the buildings at the streetlevel
- The materiality and details of the facades are to be refined:
 - Reconsider the Deerfield facade on the Commonwealth Building
 - Review the verticality and tripartite nature of Beacon facade on the Beacon Building

June 5



June 26



August 14

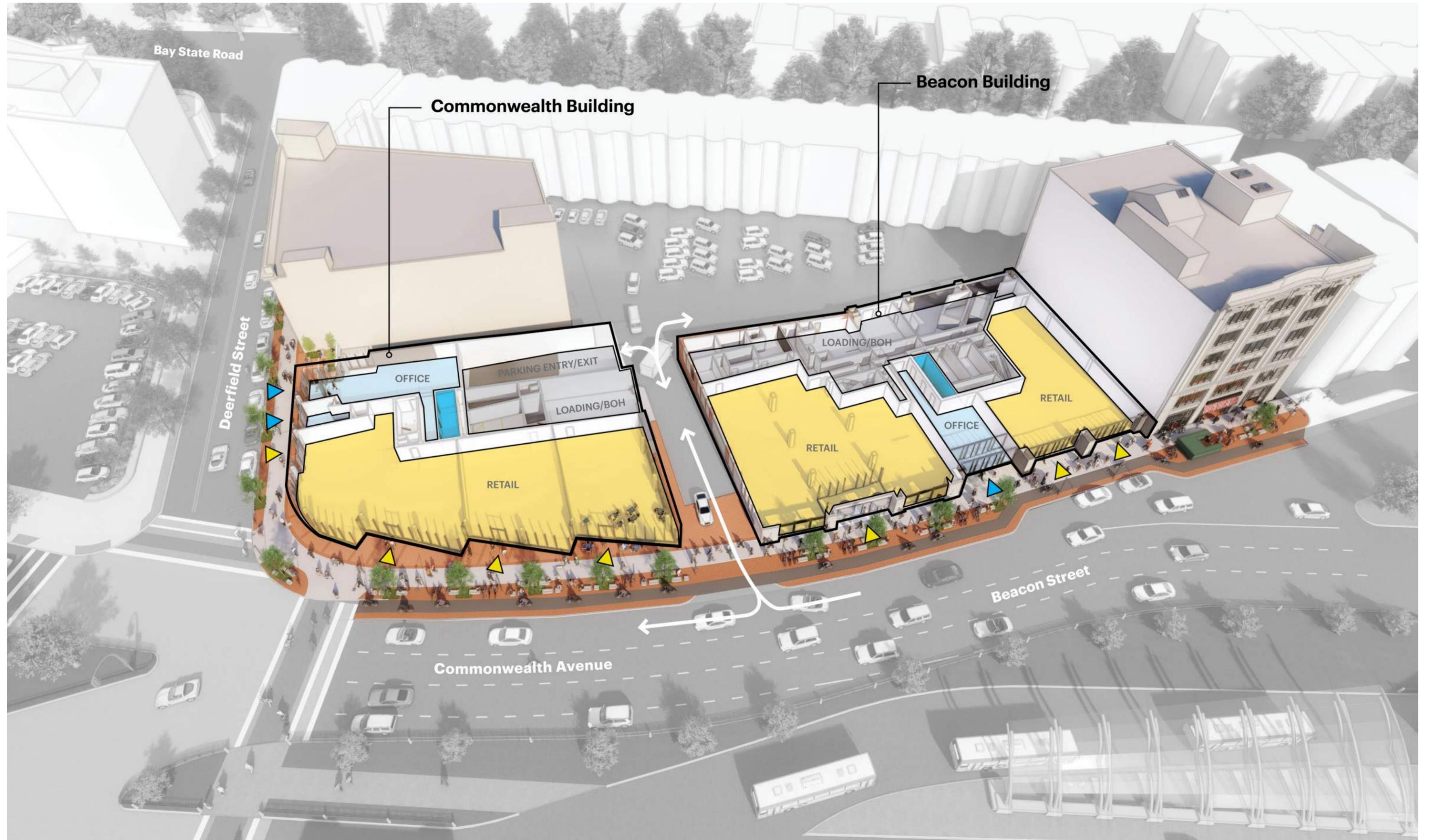


September 25



October 30





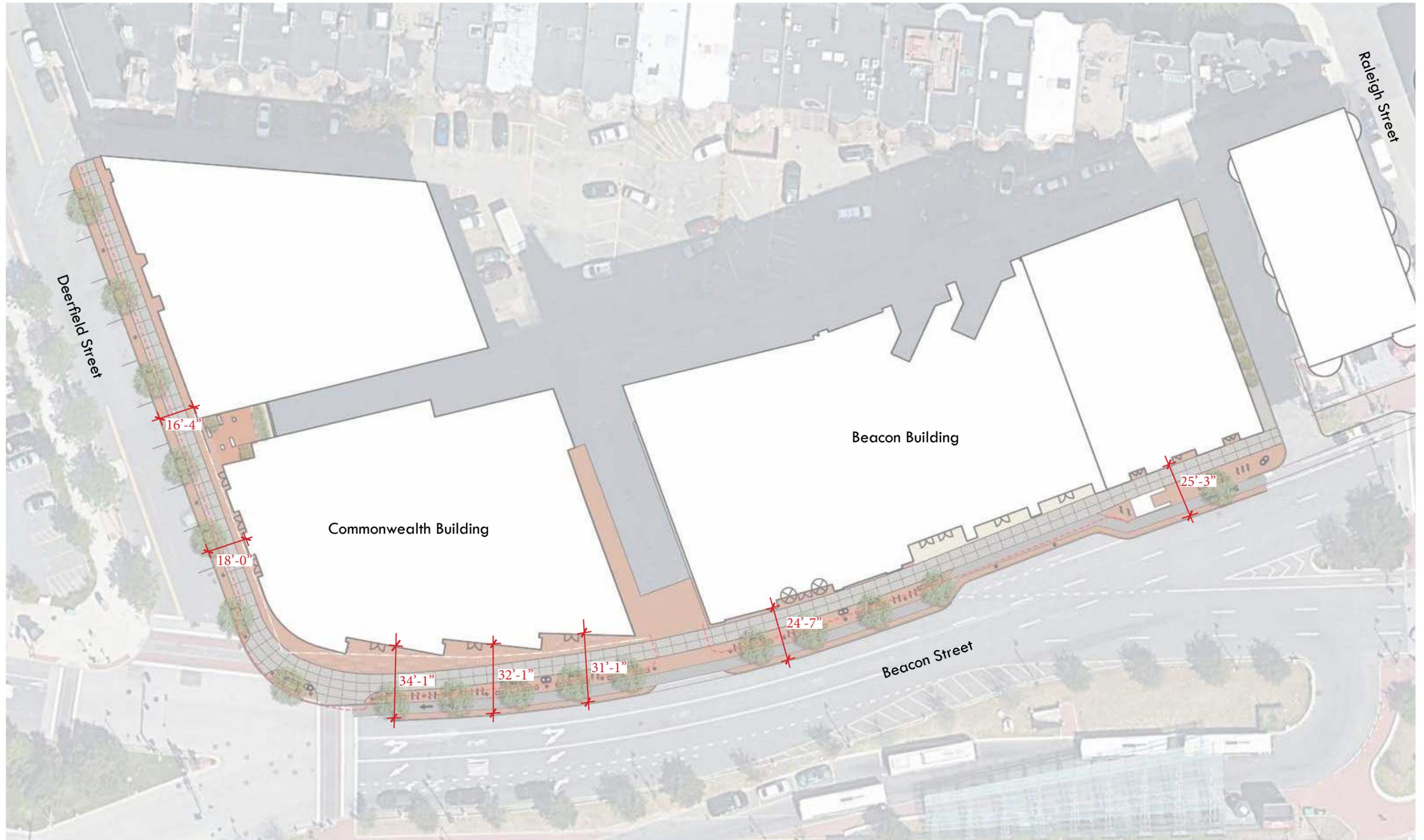








- frontage zone
- pedestrian zone
- furnishing zone
- bike lane
- buffer



Commonwealth Building











Beacon Building



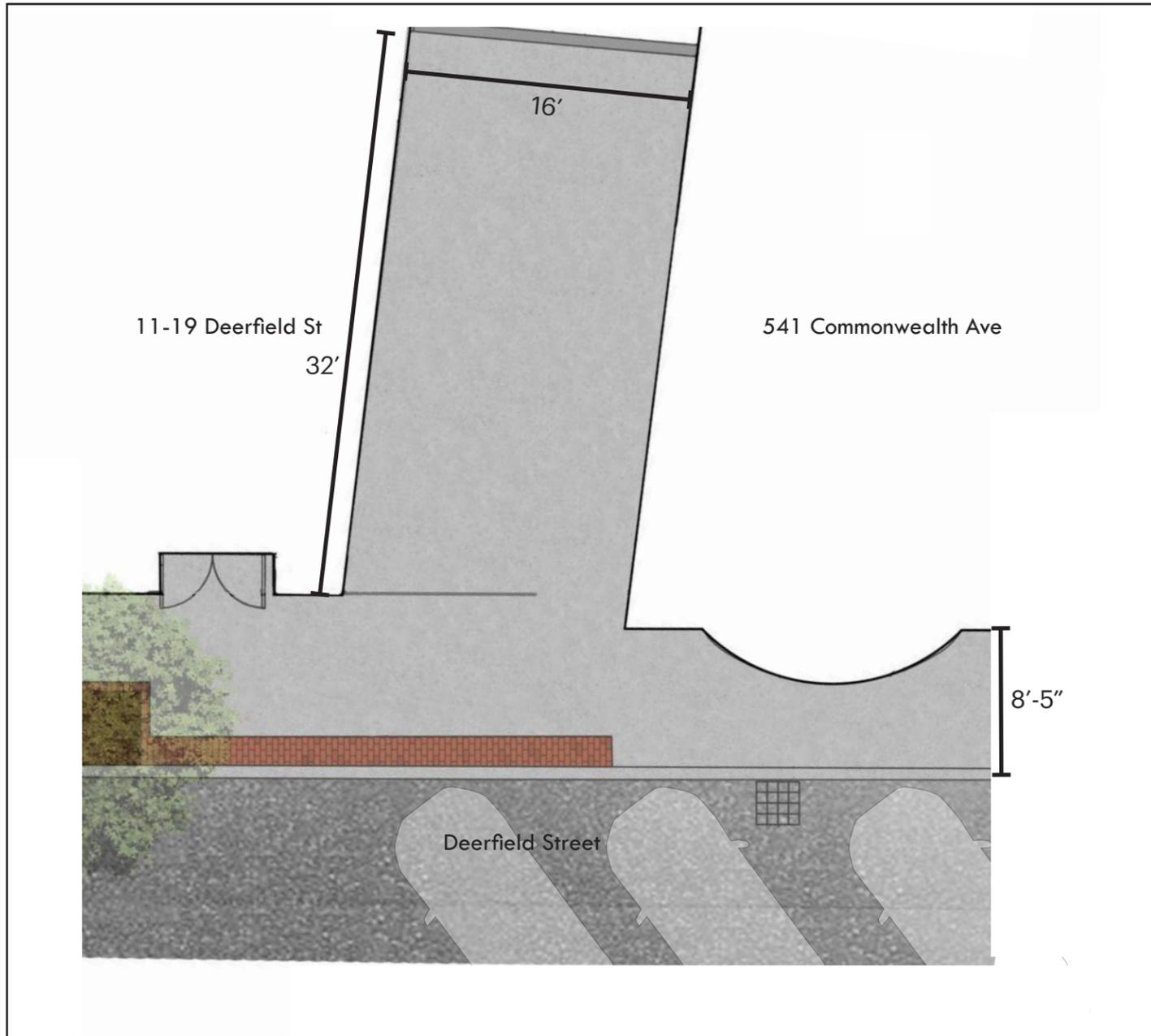






Landscape Design

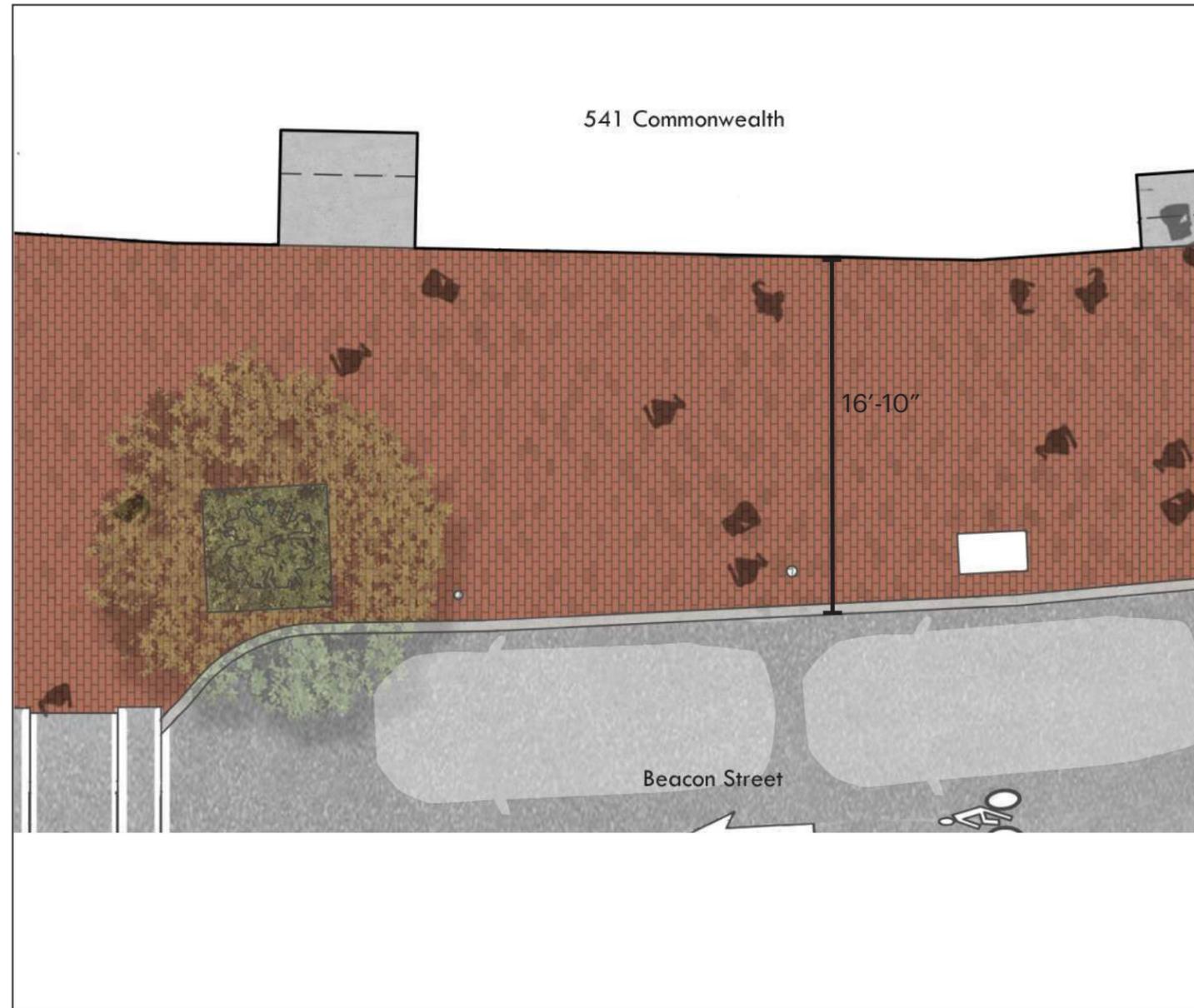
existing conditions



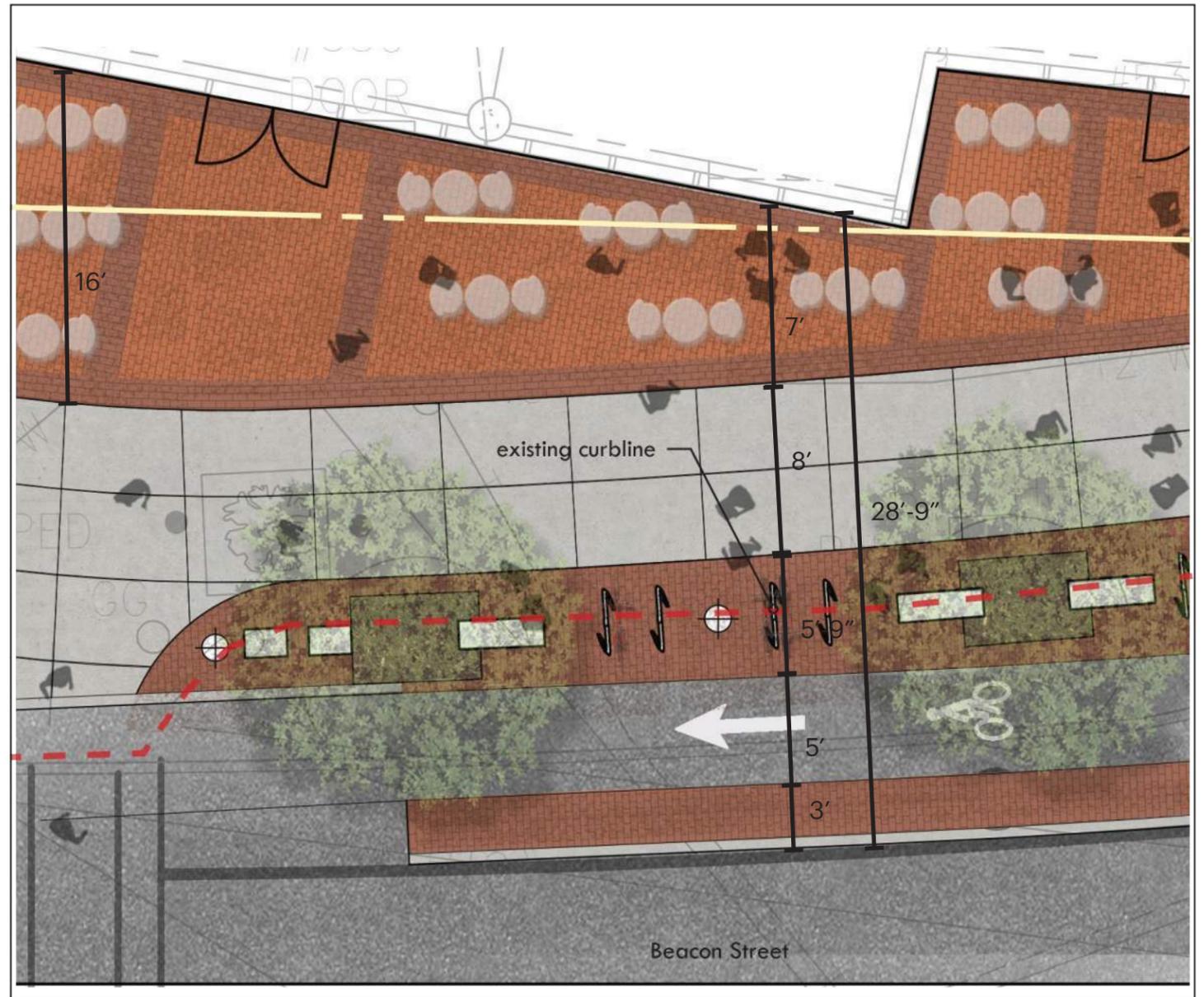
proposed



existing conditions



proposed





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