

KPMB ARCHITECTS

PROJECT REVIEW

BU Team Meeting Attendees



KPMB Architects, Inc.

Bruce Kuwabara
Partner



Marianne McKenna
Partner



Luigi LaRocca
Principal-in-Charge



Paulo Rocha
Principal



Greenberg Consultants, Inc.

Ken Greenberg
Principal
Urban Designer

Owner's Project Team

Walt Meissner
Project Executive & Associate VP Operations

Paul Rinaldi
Assistant VP Planning & Design

BU Government & Community Affairs

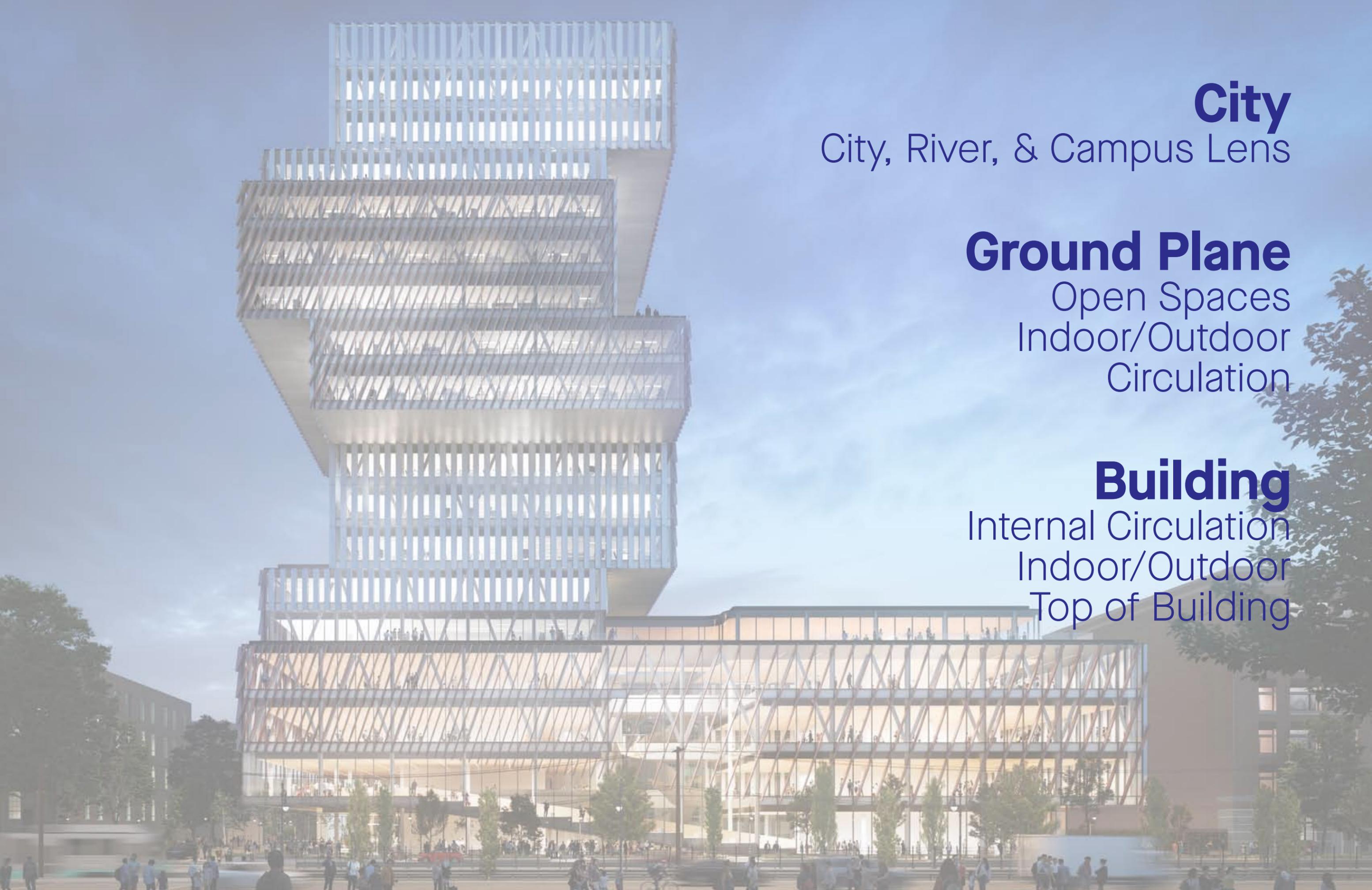
Jake Sullivan
Vice President, Government & Community Affairs

Ken Ryan
Director of City Relations

Fort Point Associates, Inc. (Permit Consultants)

Jamie Fay
President

Judith Kohn
Vice President



City

City, River, & Campus Lens

Ground Plane

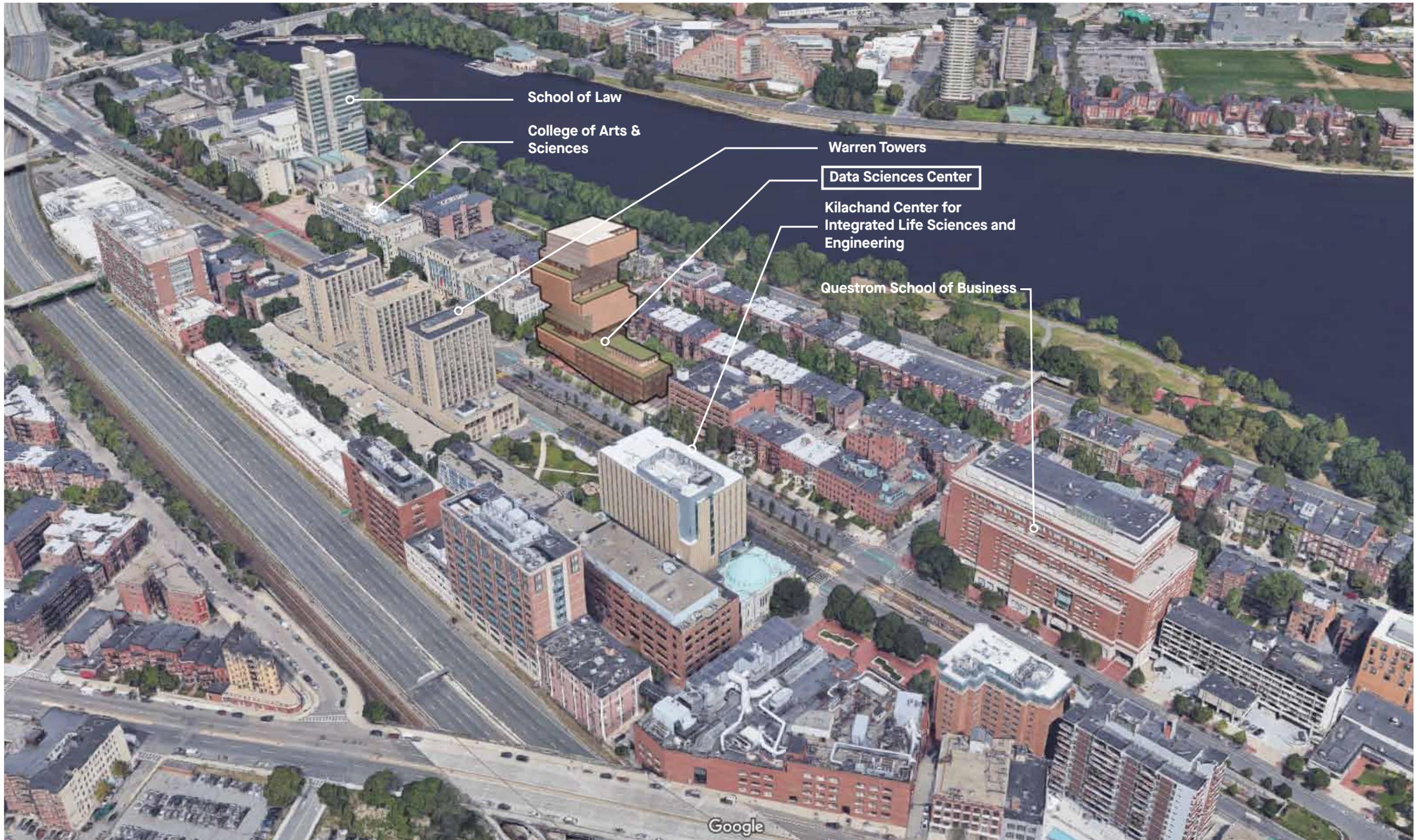
Open Spaces
Indoor/Outdoor
Circulation

Building

Internal Circulation
Indoor/Outdoor
Top of Building

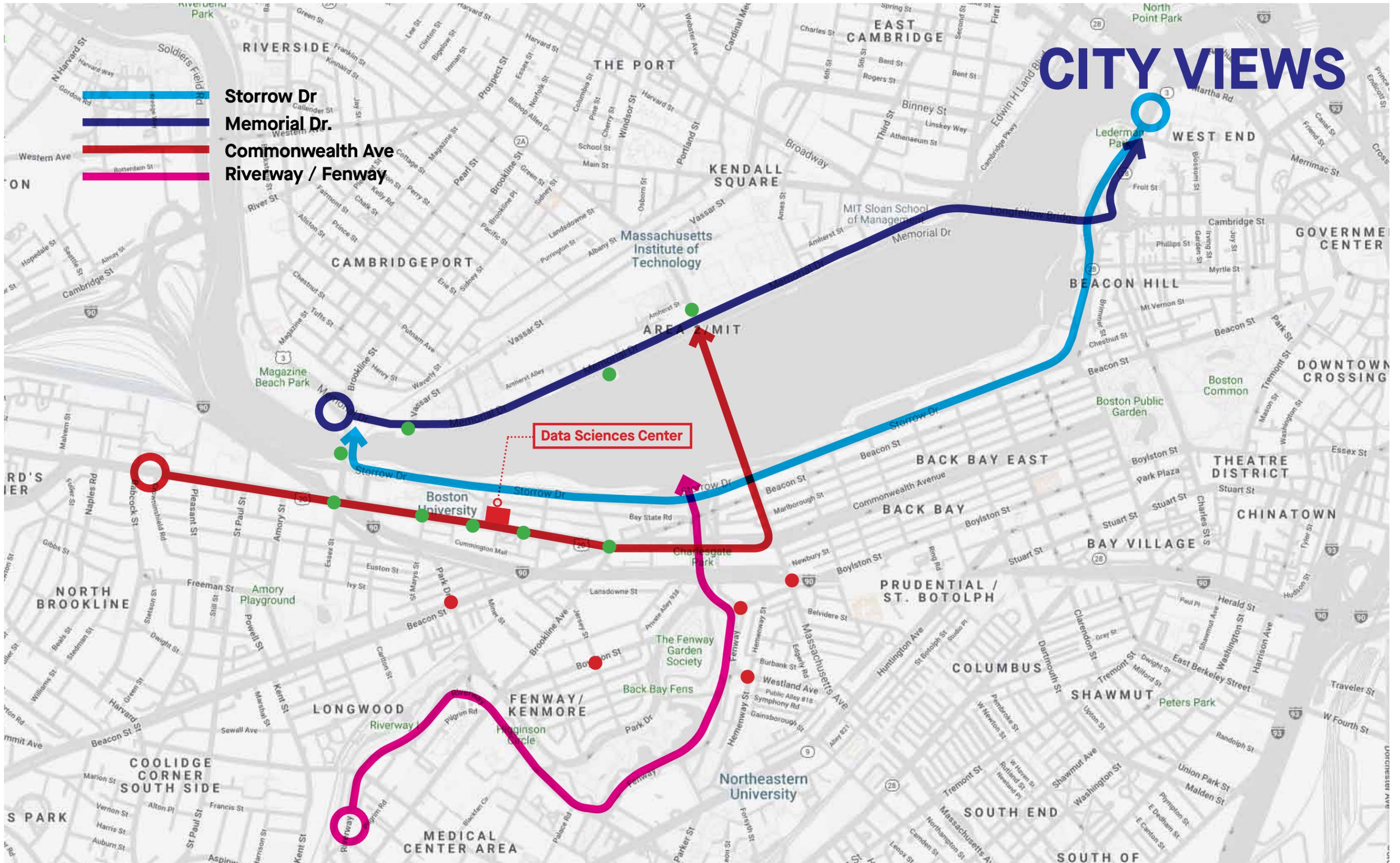
City
City, River, & Campus Lens



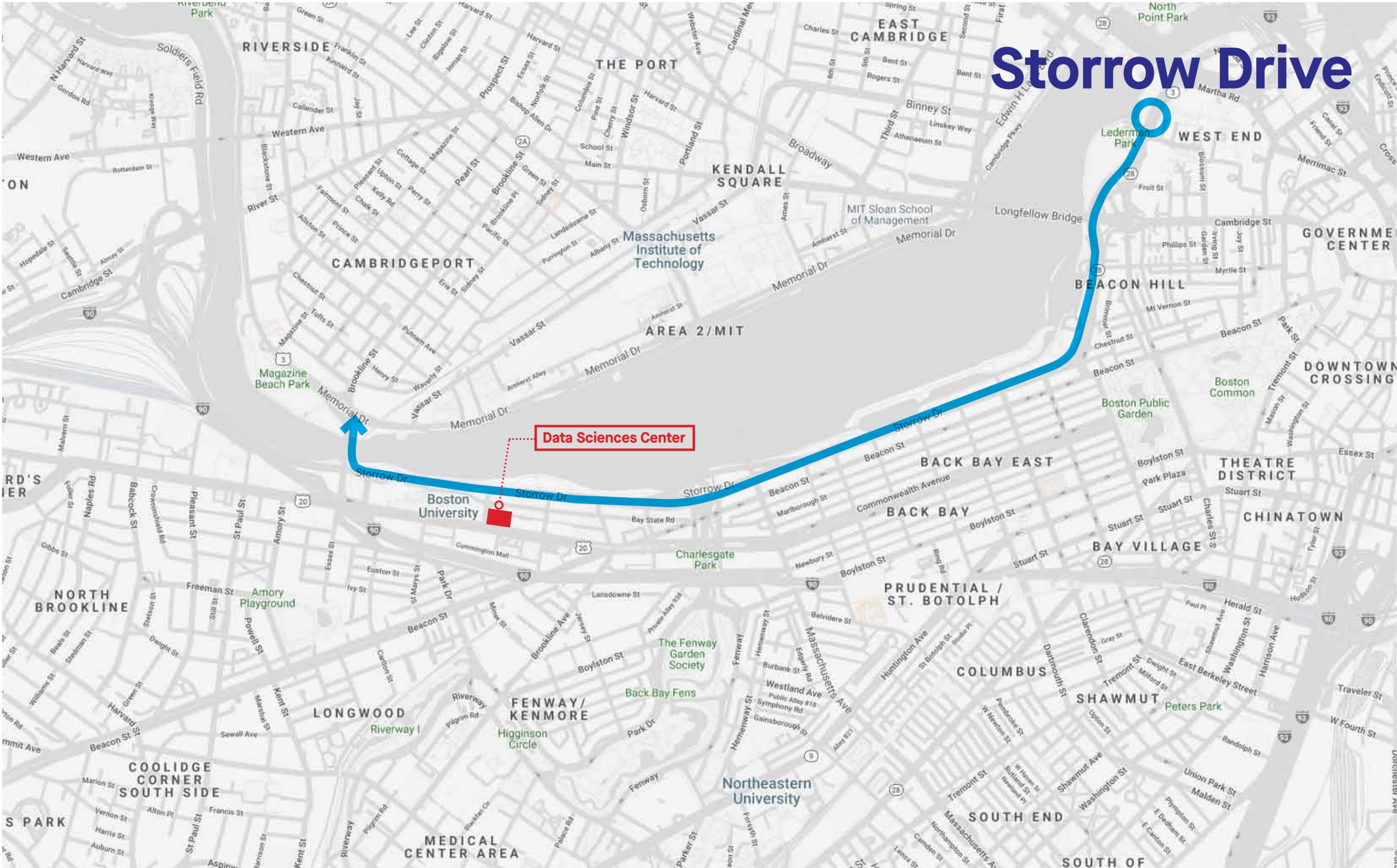


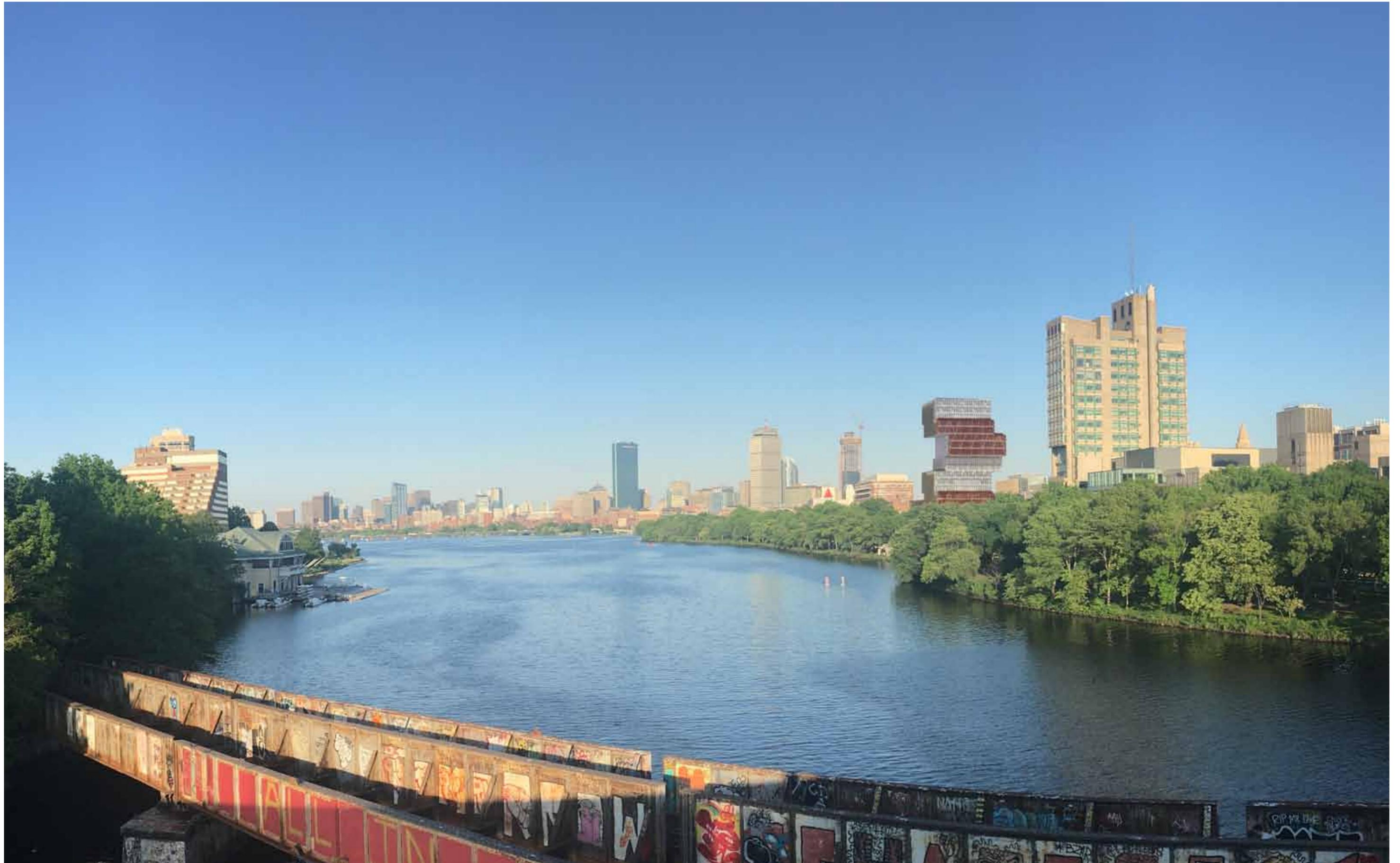
CITY VIEWS

-  Storrow Dr
-  Memorial Dr.
-  Commonwealth Ave
-  Riverway / Fenway



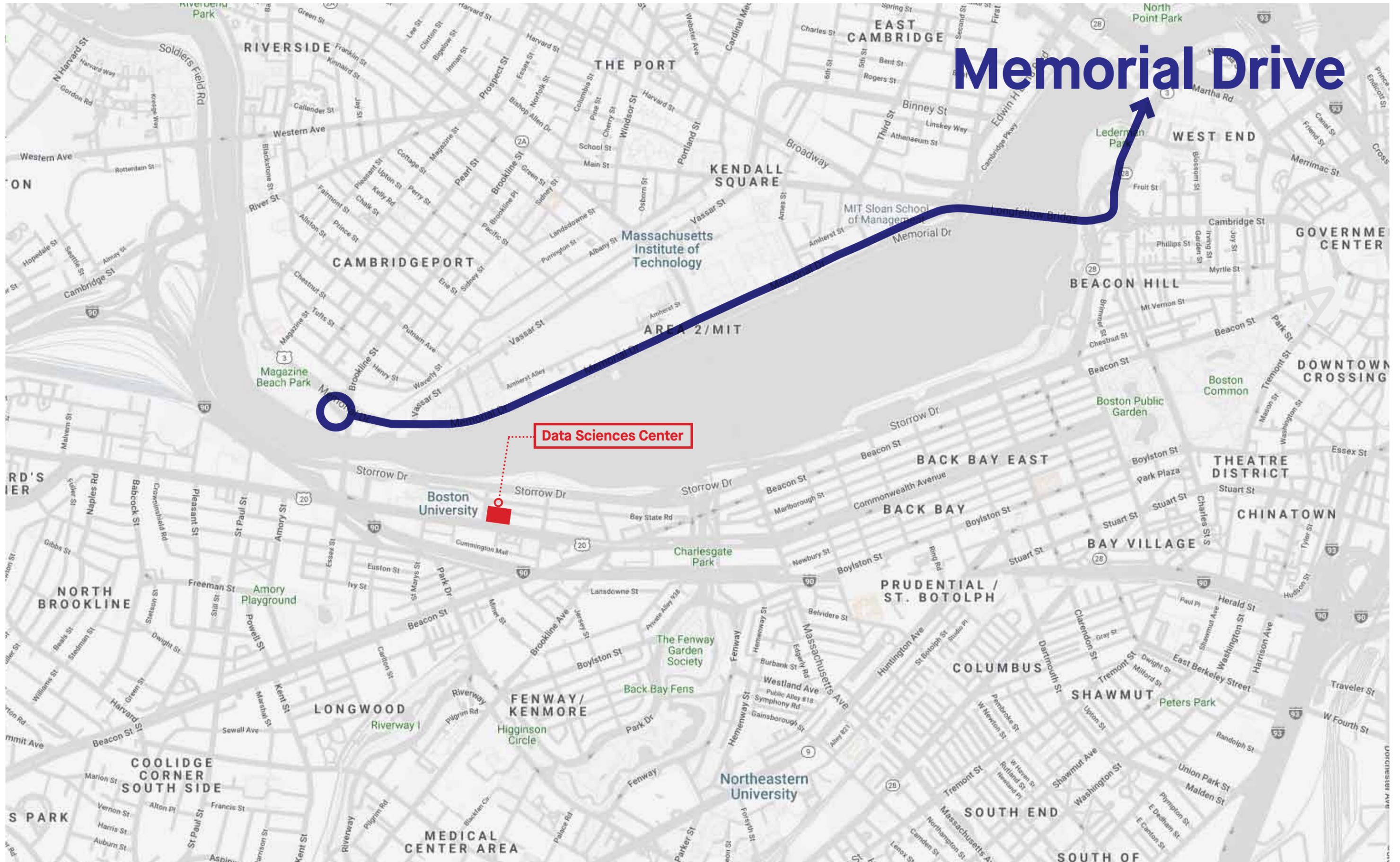
Storrow Drive

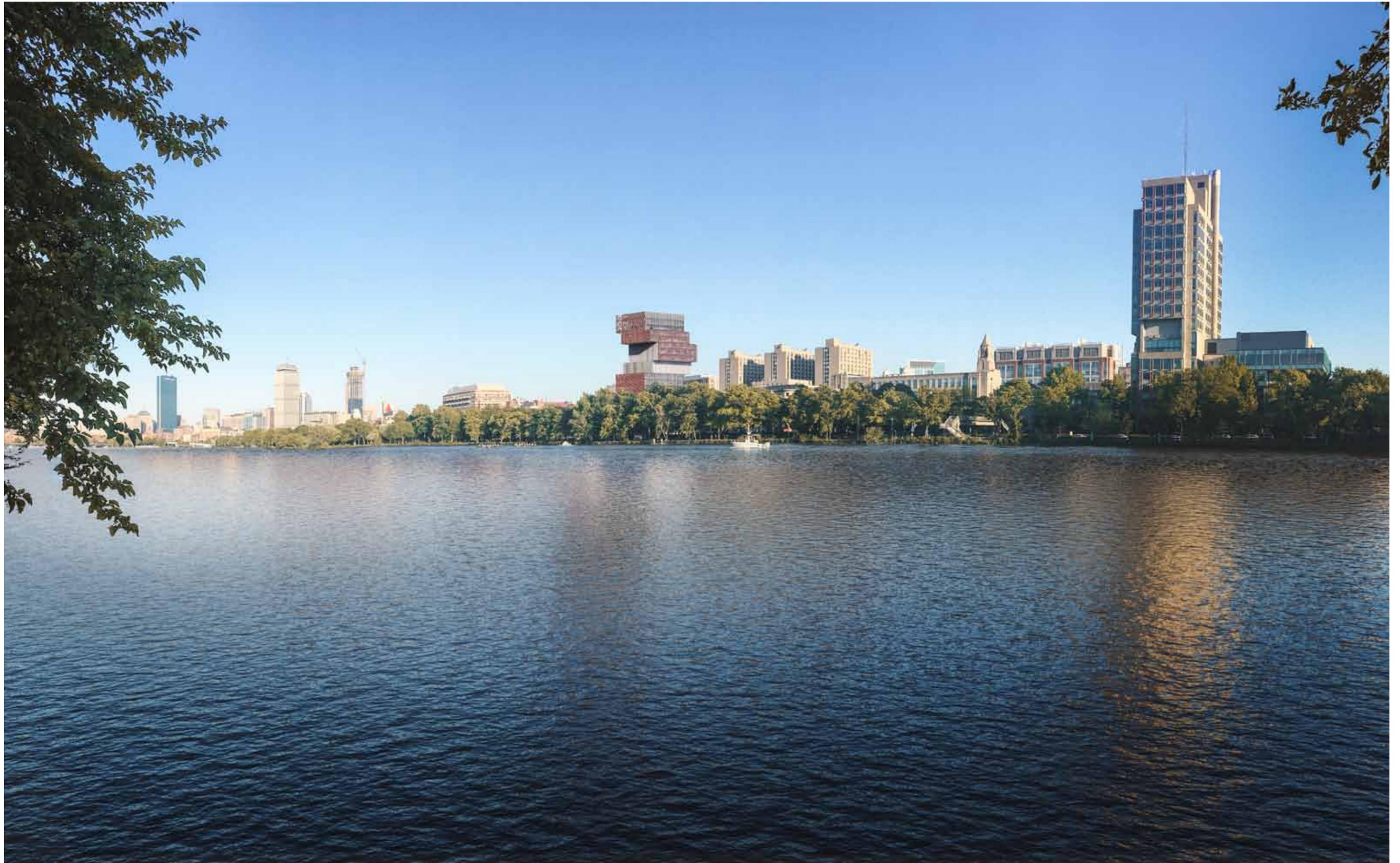


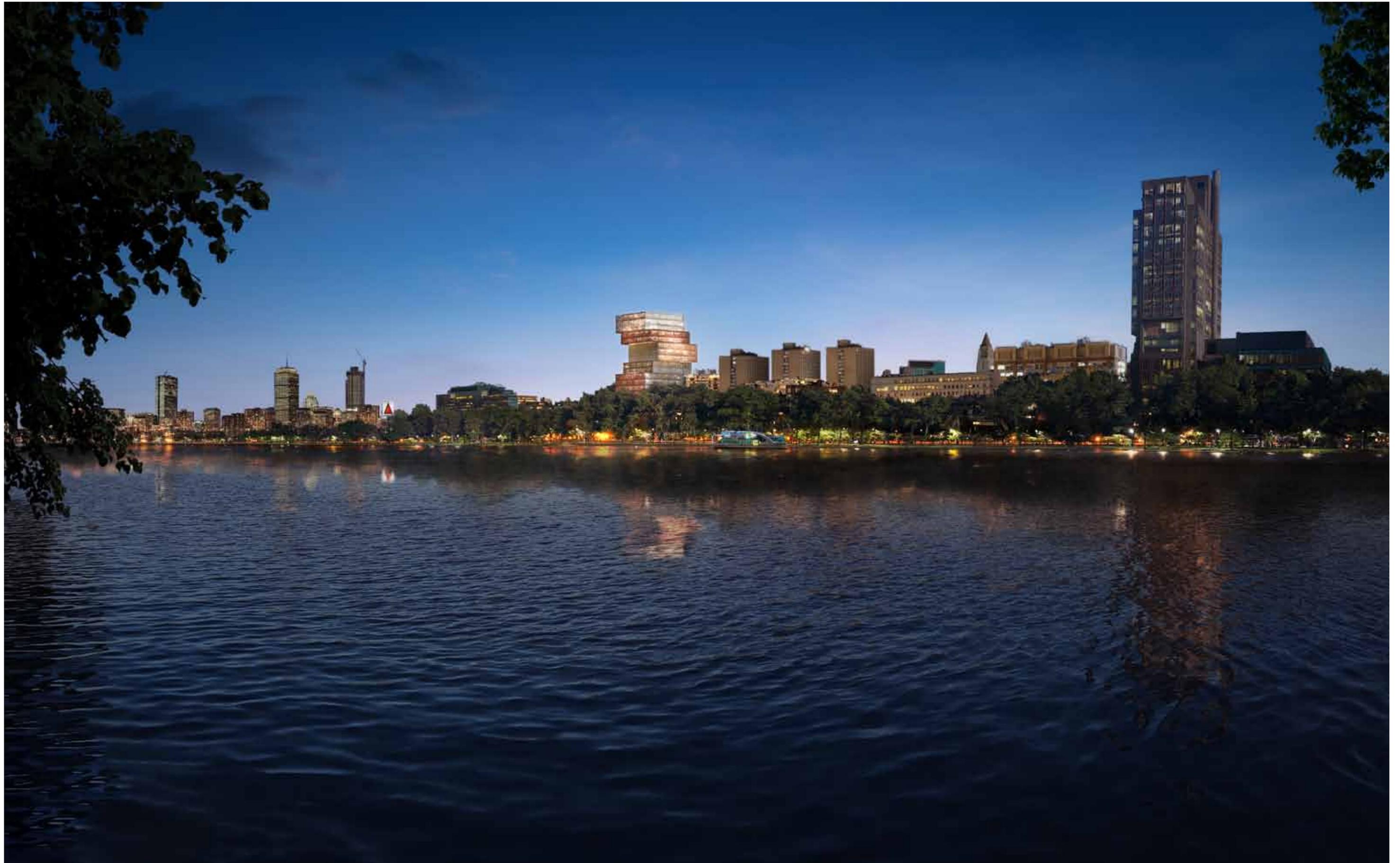




Memorial Drive



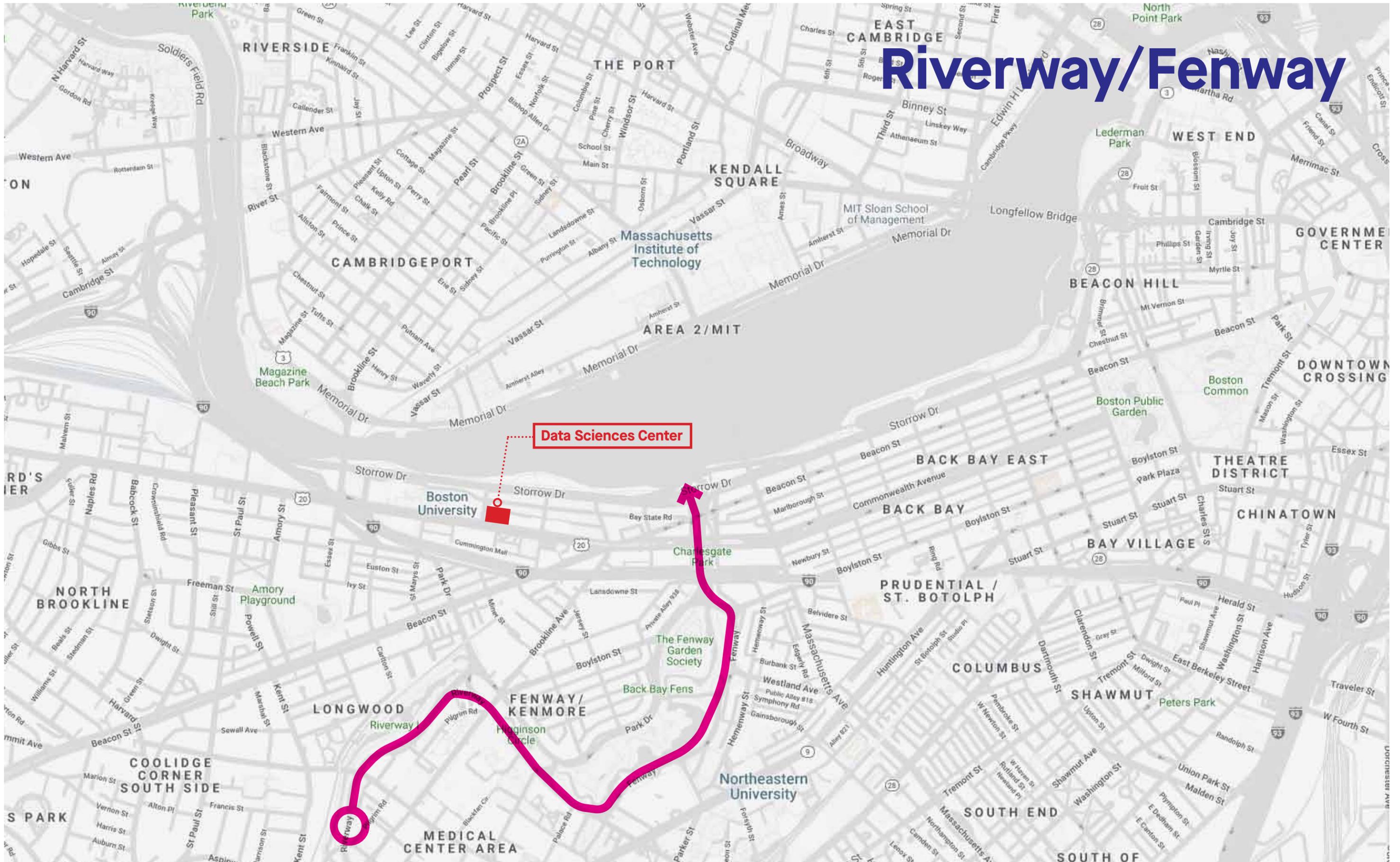




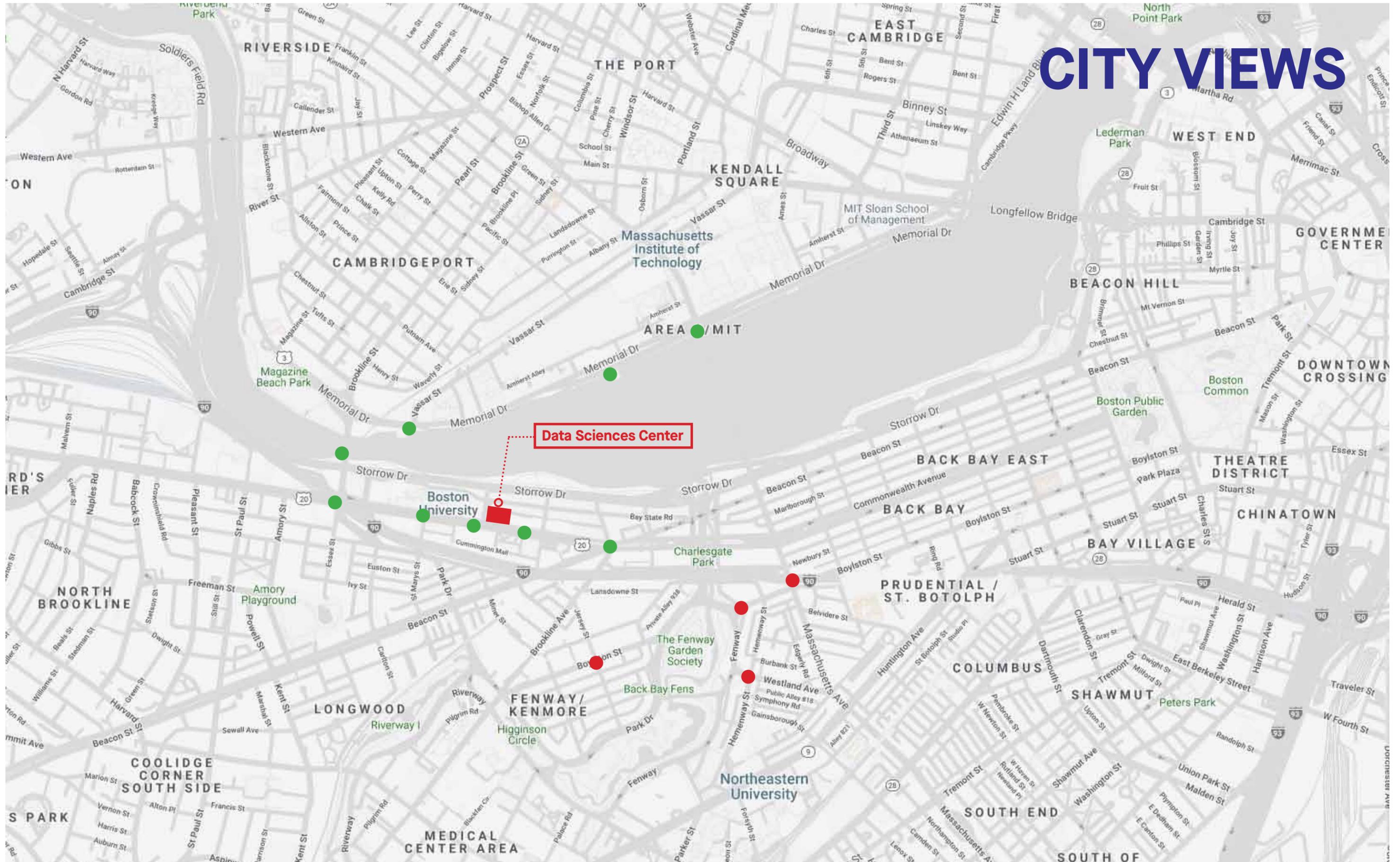
Commonwealth Avenue



Riverway/Fenway



CITY VIEWS



Data Sciences Center City Views



View from Westland Avenue and Hemenway Street



View from Massachusetts Avenue and Boylston Street



View from Park Drive and Beacon Street



View Boylston Street and Fenway

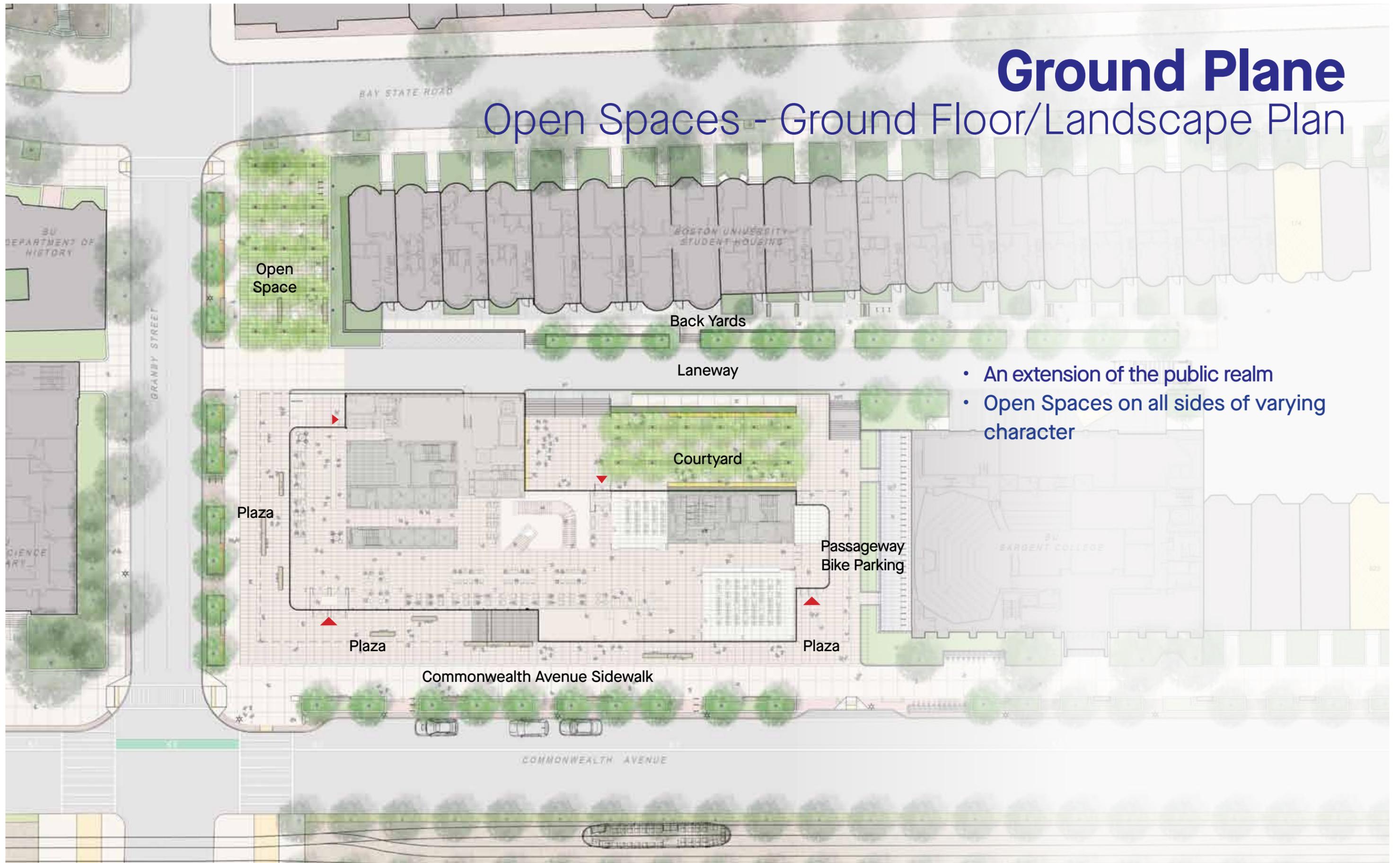
Ground Plane

Open Spaces
Indoor/Outdoor
Circulation



Ground Plane

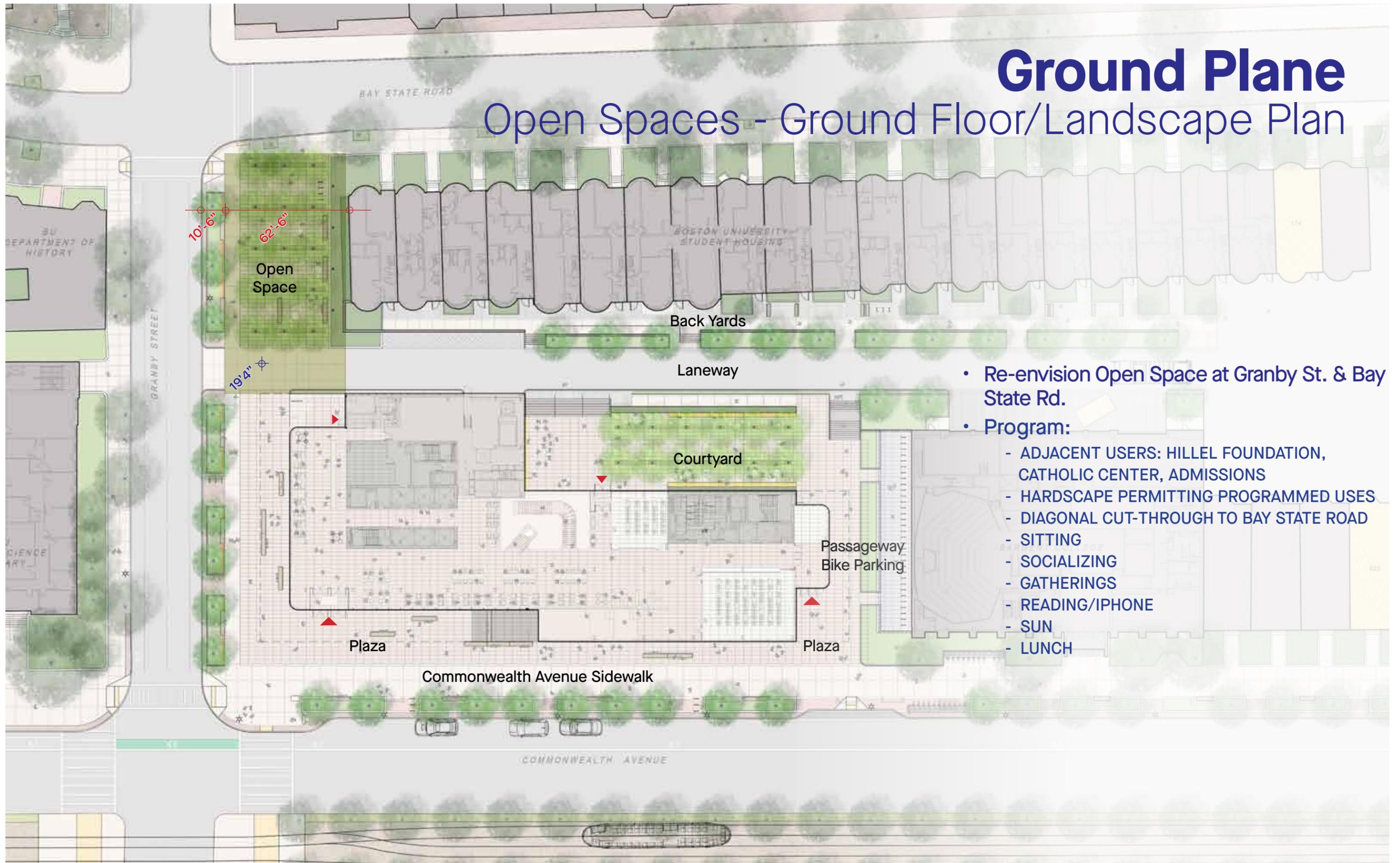
Open Spaces - Ground Floor/Landscape Plan



- An extension of the public realm
- Open Spaces on all sides of varying character

Ground Plane

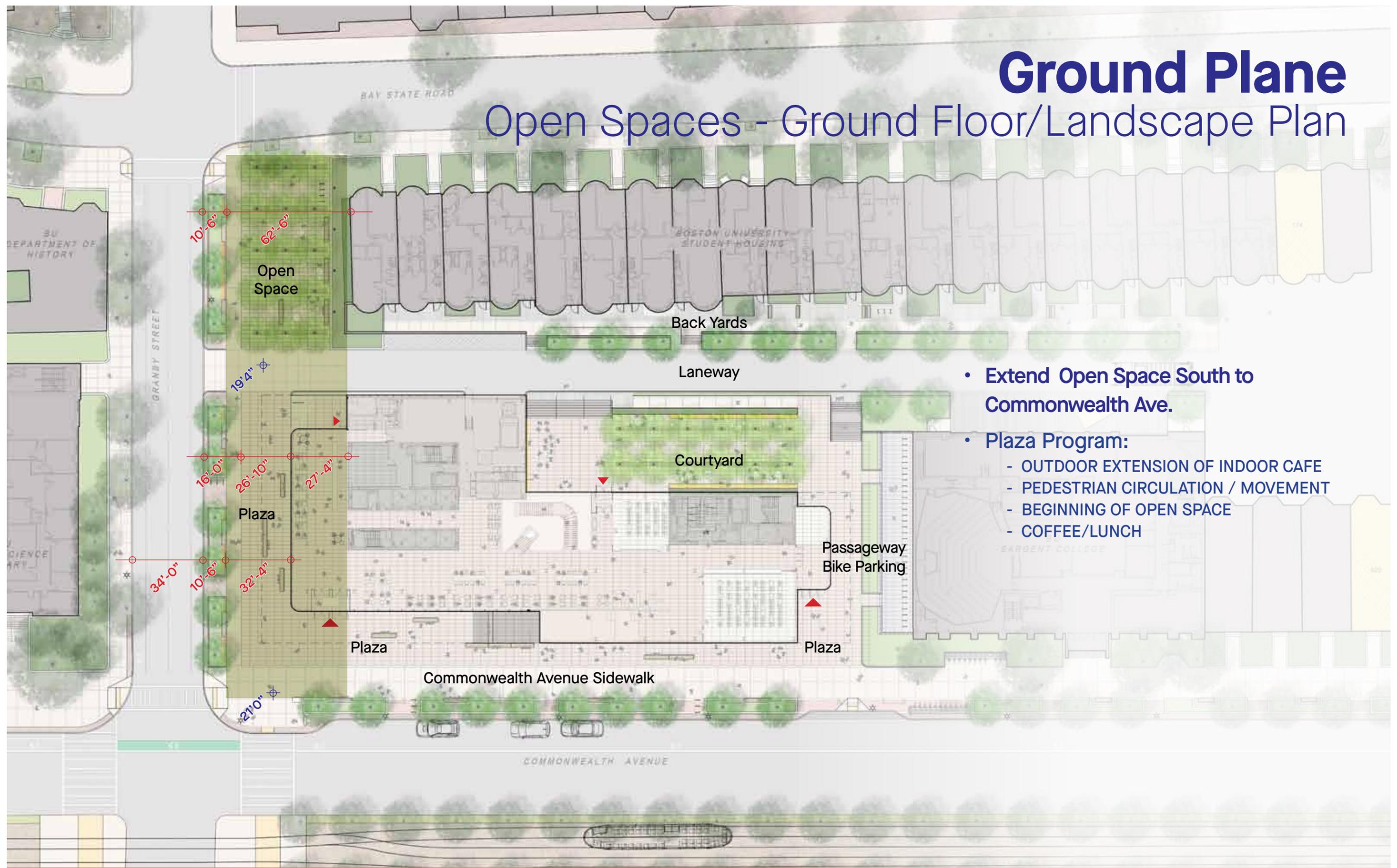
Open Spaces - Ground Floor/Landscape Plan



- Re-envision Open Space at Granby St. & Bay State Rd.
- Program:
 - ADJACENT USERS: HILLEL FOUNDATION, CATHOLIC CENTER, ADMISSIONS
 - HARDSCAPE PERMITTING PROGRAMMED USES
 - DIAGONAL CUT-THROUGH TO BAY STATE ROAD
 - SITTING
 - SOCIALIZING
 - GATHERINGS
 - READING/IPHONE
 - SUN
 - LUNCH

Ground Plane

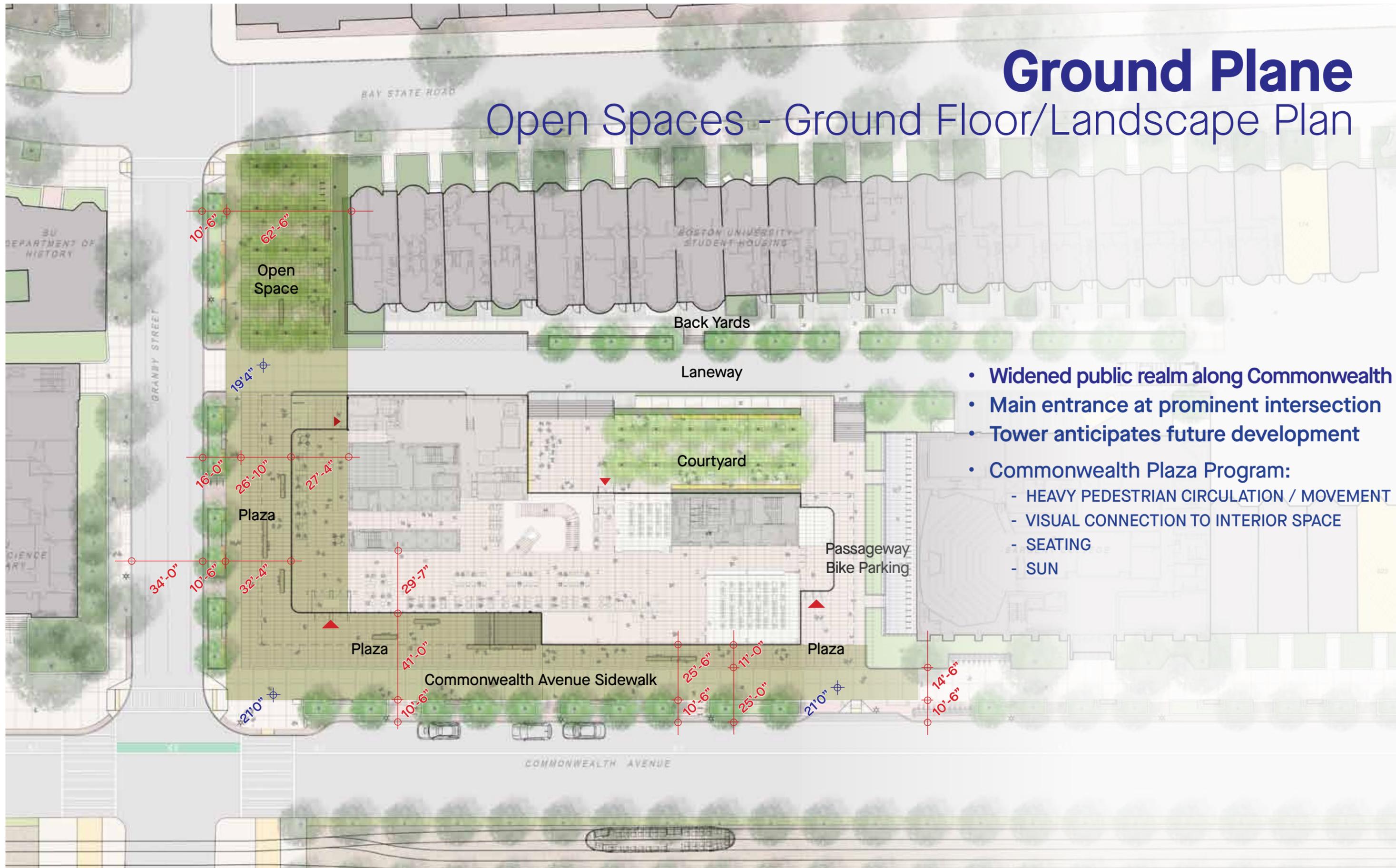
Open Spaces - Ground Floor/Landscape Plan



- **Extend Open Space South to Commonwealth Ave.**
- **Plaza Program:**
 - OUTDOOR EXTENSION OF INDOOR CAFE
 - PEDESTRIAN CIRCULATION / MOVEMENT
 - BEGINNING OF OPEN SPACE
 - COFFEE/LUNCH

Ground Plane

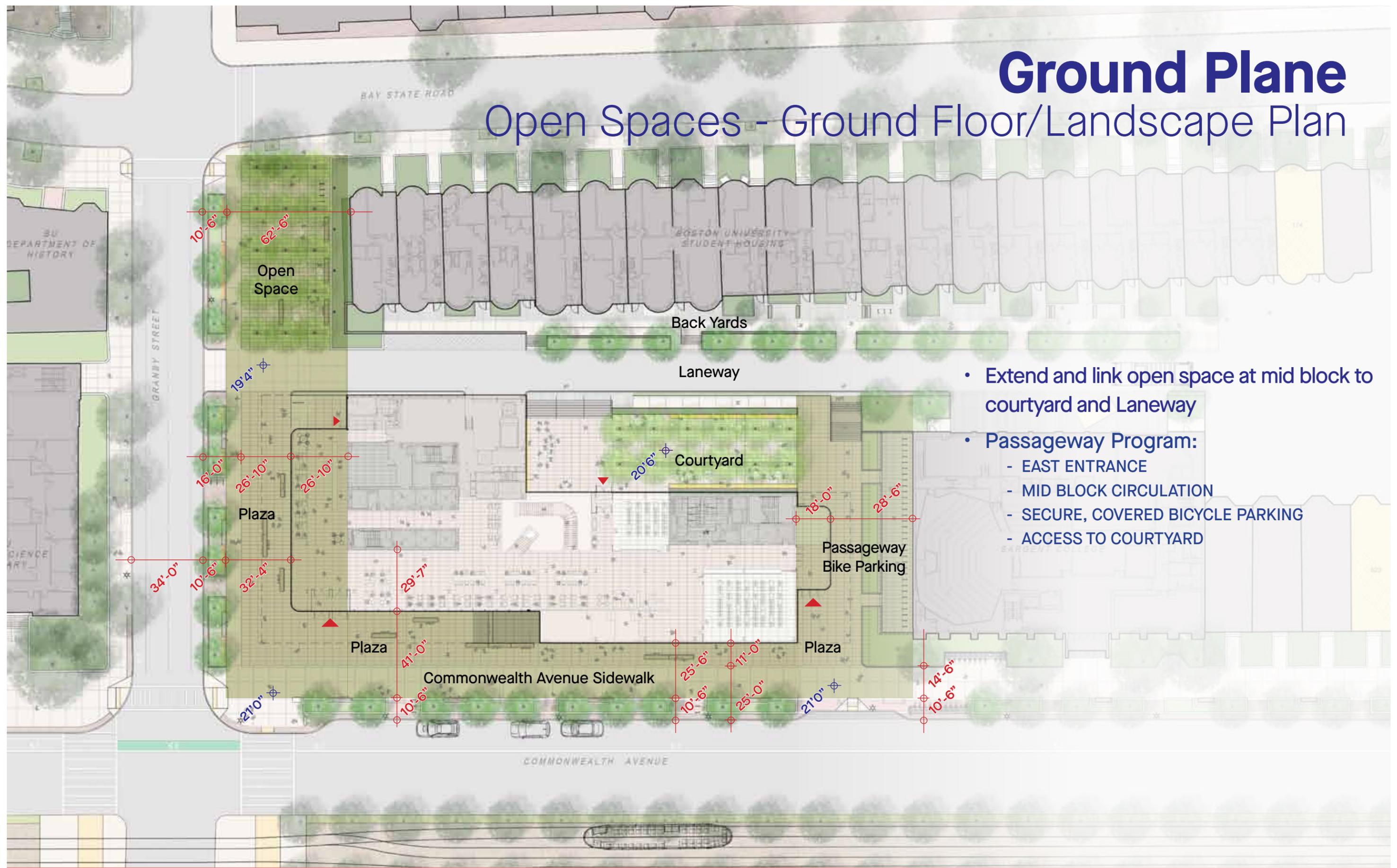
Open Spaces - Ground Floor/Landscape Plan



- Widened public realm along Commonwealth
- Main entrance at prominent intersection
- Tower anticipates future development
- Commonwealth Plaza Program:
 - HEAVY PEDESTRIAN CIRCULATION / MOVEMENT
 - VISUAL CONNECTION TO INTERIOR SPACE
 - SEATING
 - SUN

Ground Plane

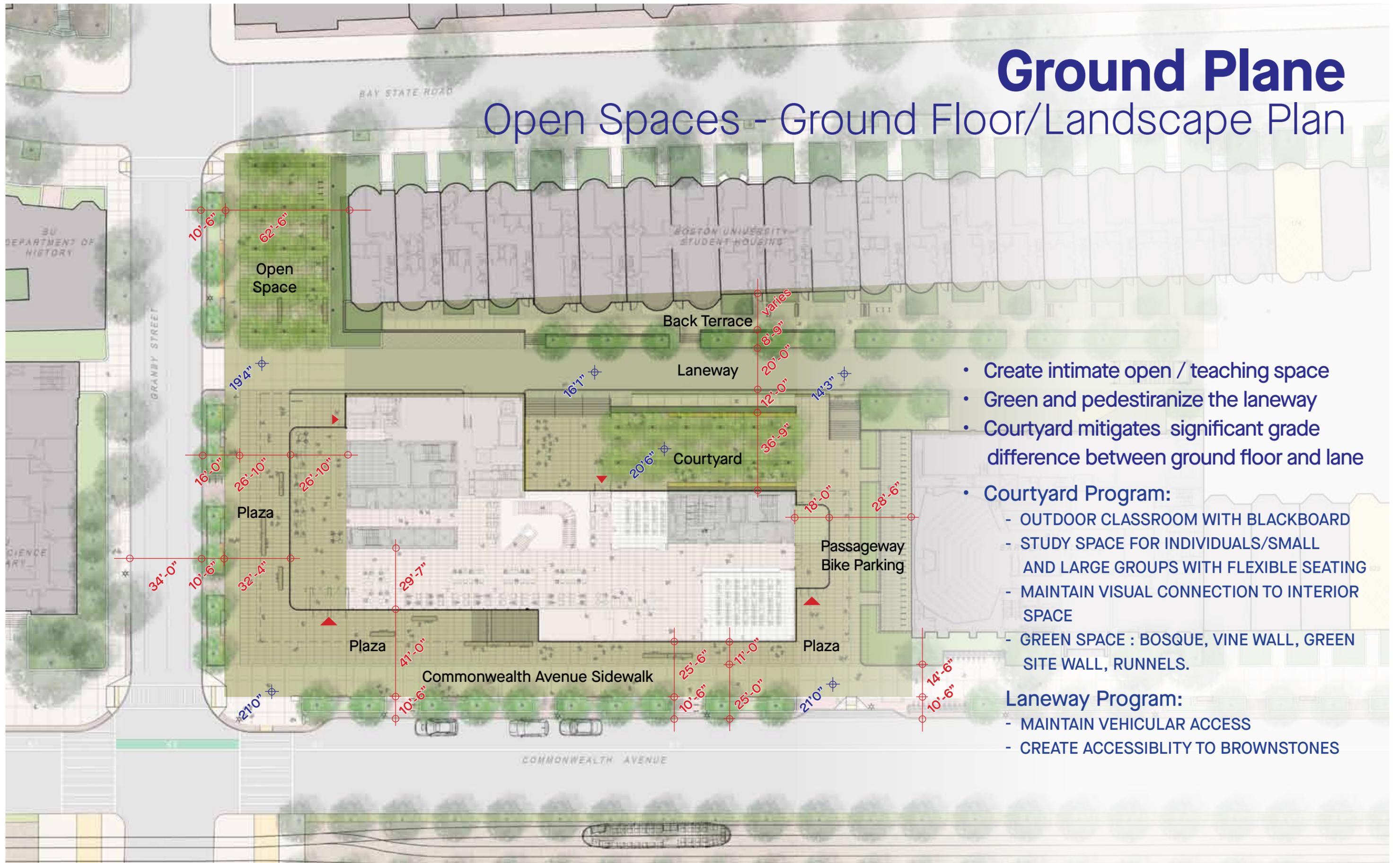
Open Spaces - Ground Floor/Landscape Plan



- Extend and link open space at mid block to courtyard and Laneway
- Passageway Program:
 - EAST ENTRANCE
 - MID BLOCK CIRCULATION
 - SECURE, COVERED BICYCLE PARKING
 - ACCESS TO COURTYARD

Ground Plane

Open Spaces - Ground Floor/Landscape Plan



- Create intimate open / teaching space
- Green and pedestrianize the laneway
- Courtyard mitigates significant grade difference between ground floor and lane

• Courtyard Program:

- OUTDOOR CLASSROOM WITH BLACKBOARD
- STUDY SPACE FOR INDIVIDUALS/SMALL AND LARGE GROUPS WITH FLEXIBLE SEATING
- MAINTAIN VISUAL CONNECTION TO INTERIOR SPACE
- GREEN SPACE : BOSQUE, VINE WALL, GREEN SITE WALL, RUNNELS.

Laneway Program:

- MAINTAIN VEHICULAR ACCESS
- CREATE ACCESSIBILITY TO BROWNSTONES



Commonwealth Avenue _ West Entrance



View looking north to main entrance at corner of Granby Street and Commonwealth

Commonwealth Avenue



Commonwealth Avenue view looking East

Commonwealth Avenue



Commonwealth Avenue view looking West

Commonwealth Avenue _ East Entrance



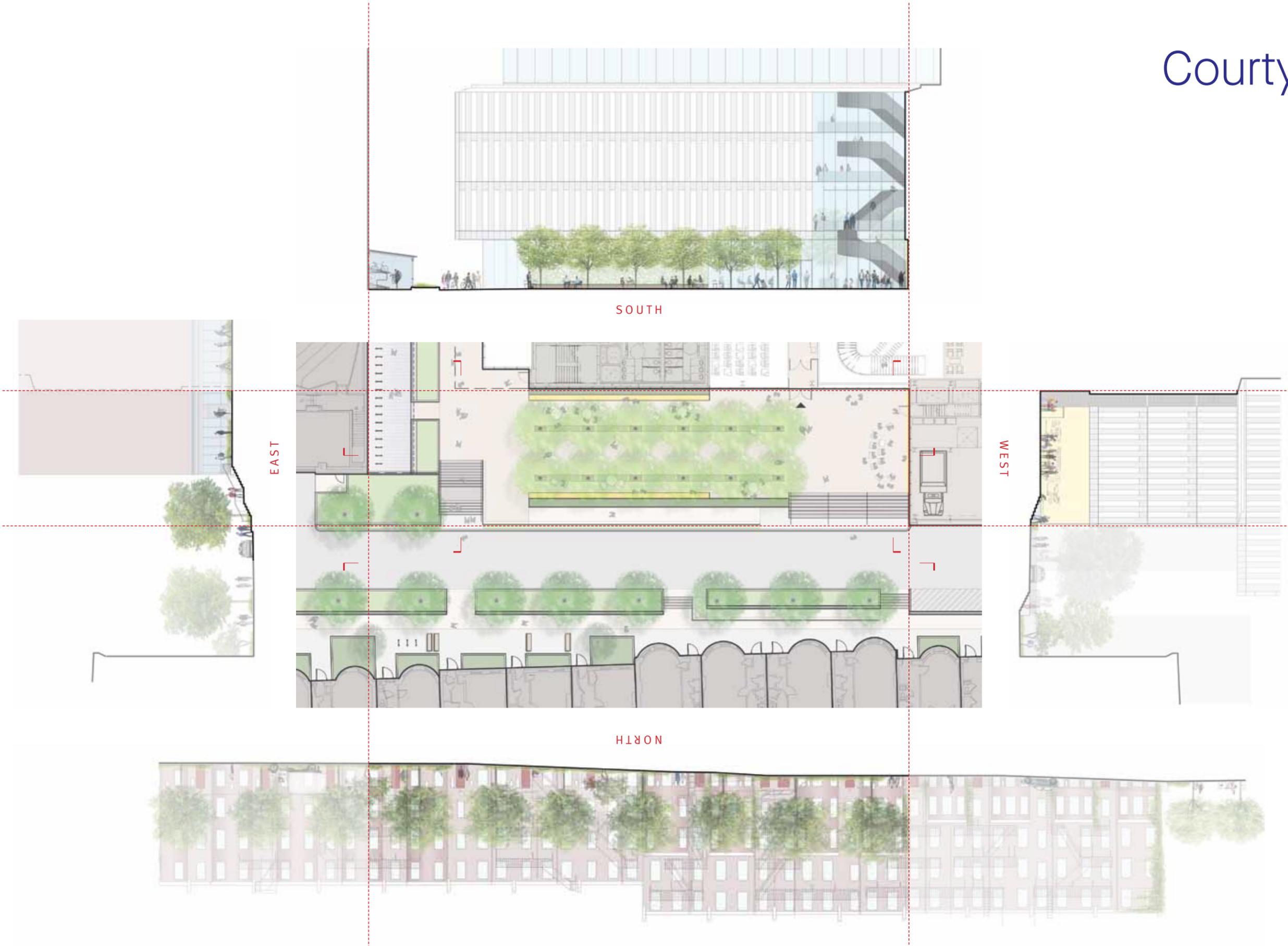
View of East Entrance along Commonwealth Avenue looking west

Passageway



Passageway view looking north to courtyard and laneway

Courtyard



Courtyard



Courtyard view looking west

Laneway



Laneway view looking west

Courtyard/Laneway



Laneway view looking southeast to courtyard and interior atrium

Courtyard



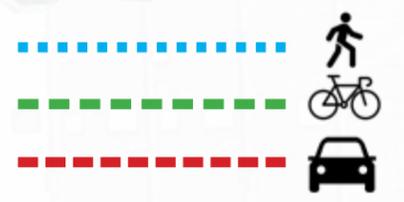
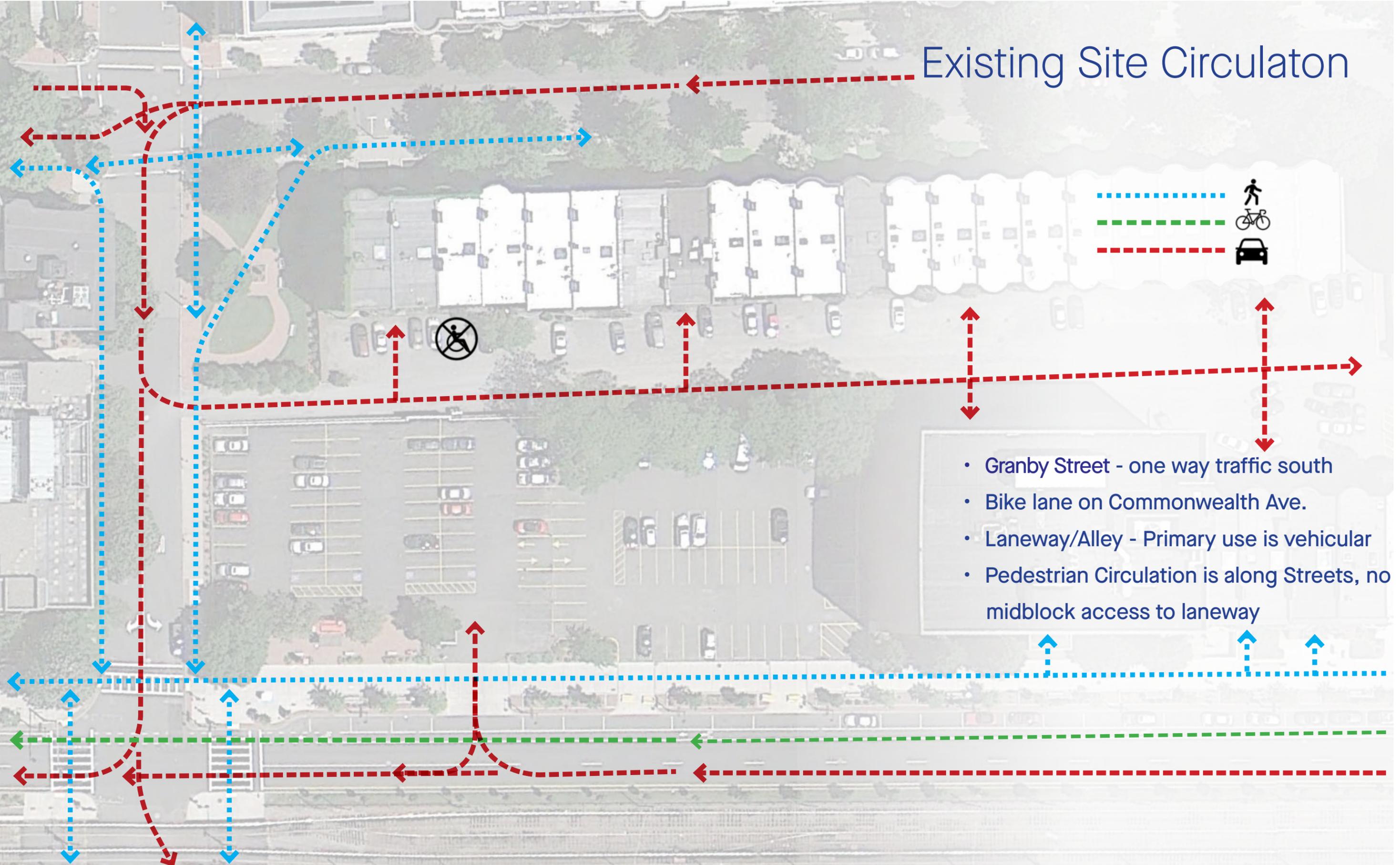
View from laneway looking south to courtyard and interior atrium

Open Space



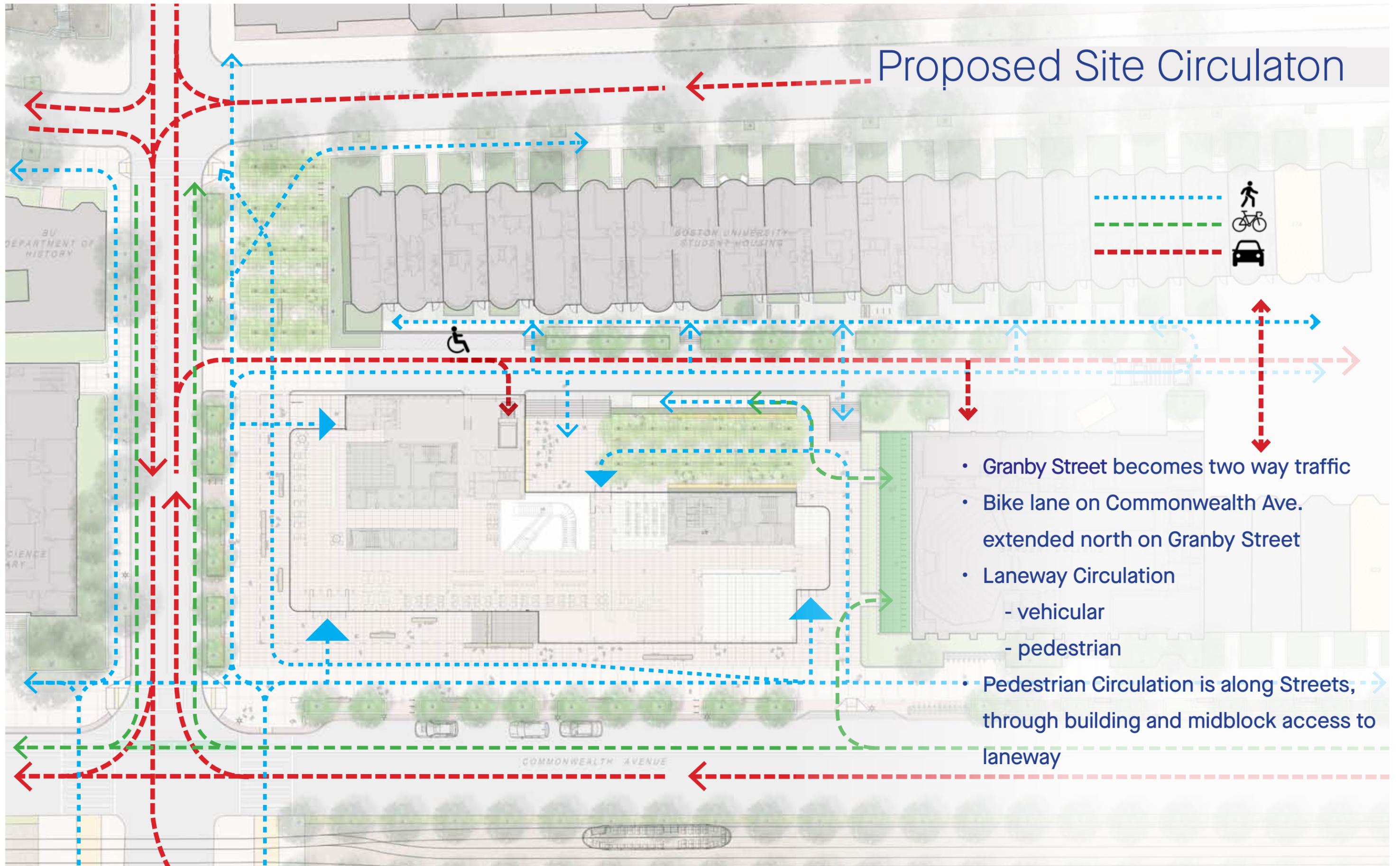
Open space at Granby Street and Baystate Road, looking south to Commonwealth Avenue

Existing Site Circulation



- Granby Street - one way traffic south
- Bike lane on Commonwealth Ave.
- Laneway/Alley - Primary use is vehicular
- Pedestrian Circulation is along Streets, no midblock access to laneway

Proposed Site Circulation

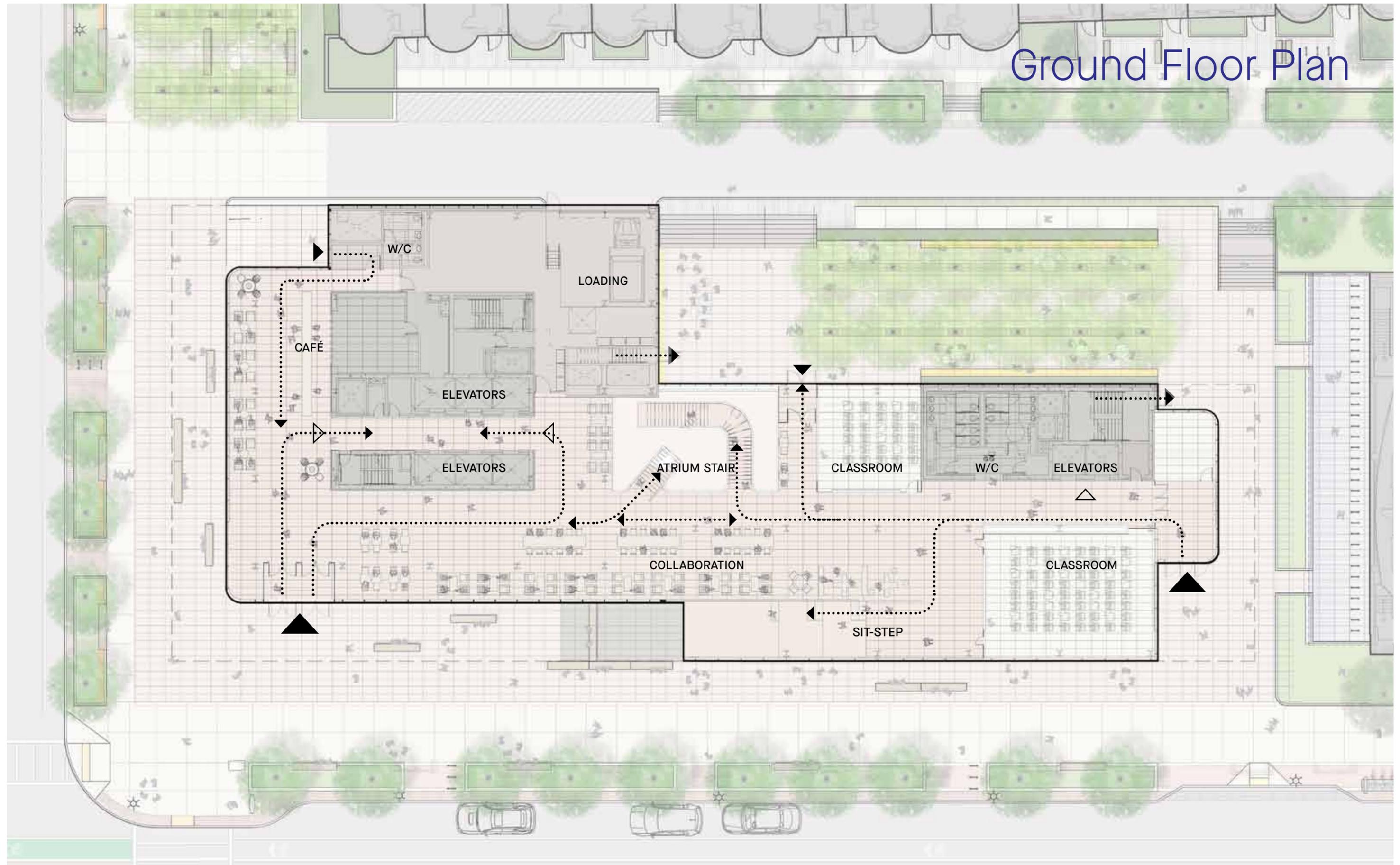


Building

Internal Circulation
Indoor/Outdoor
Top of Building

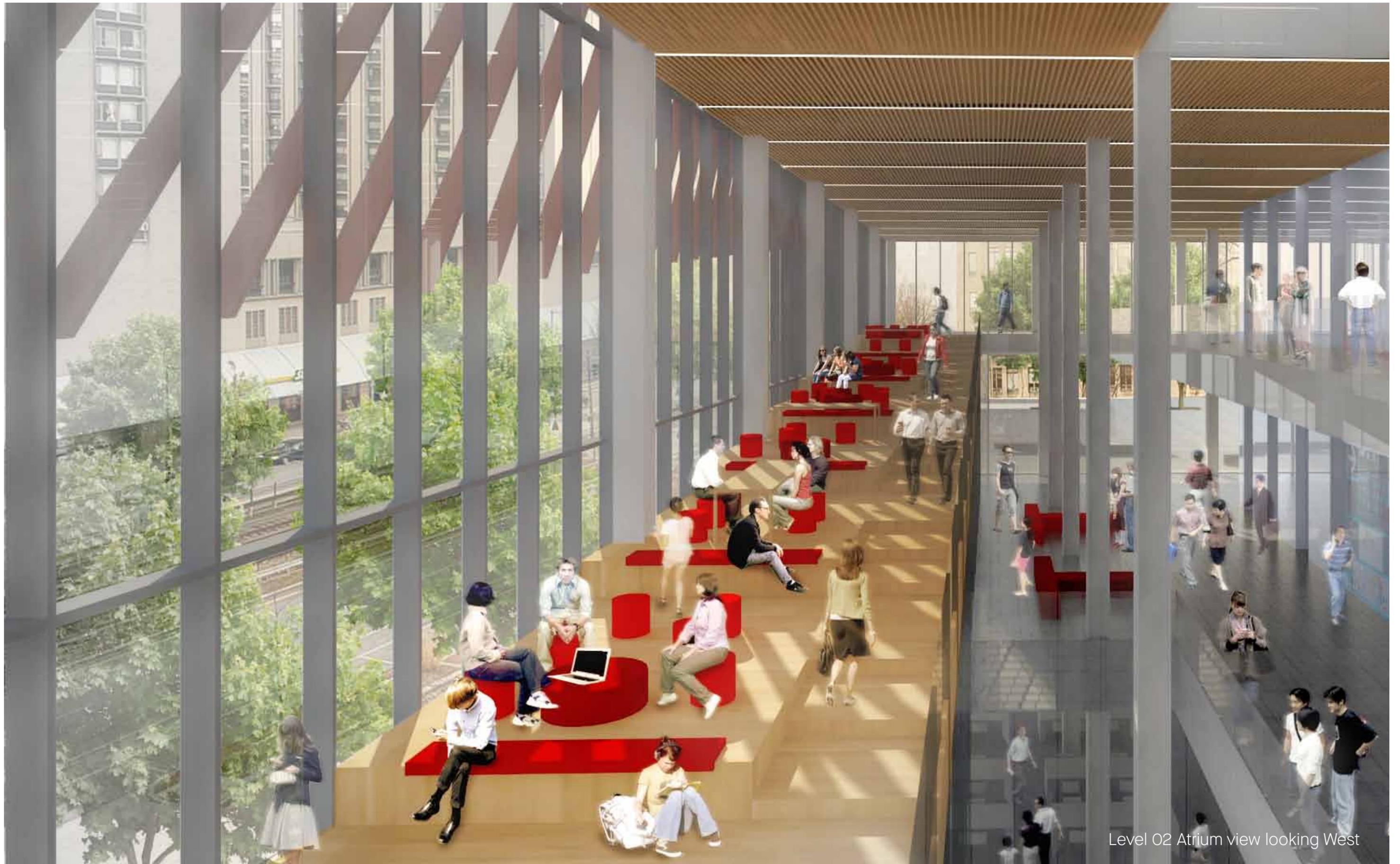


Ground Floor Plan



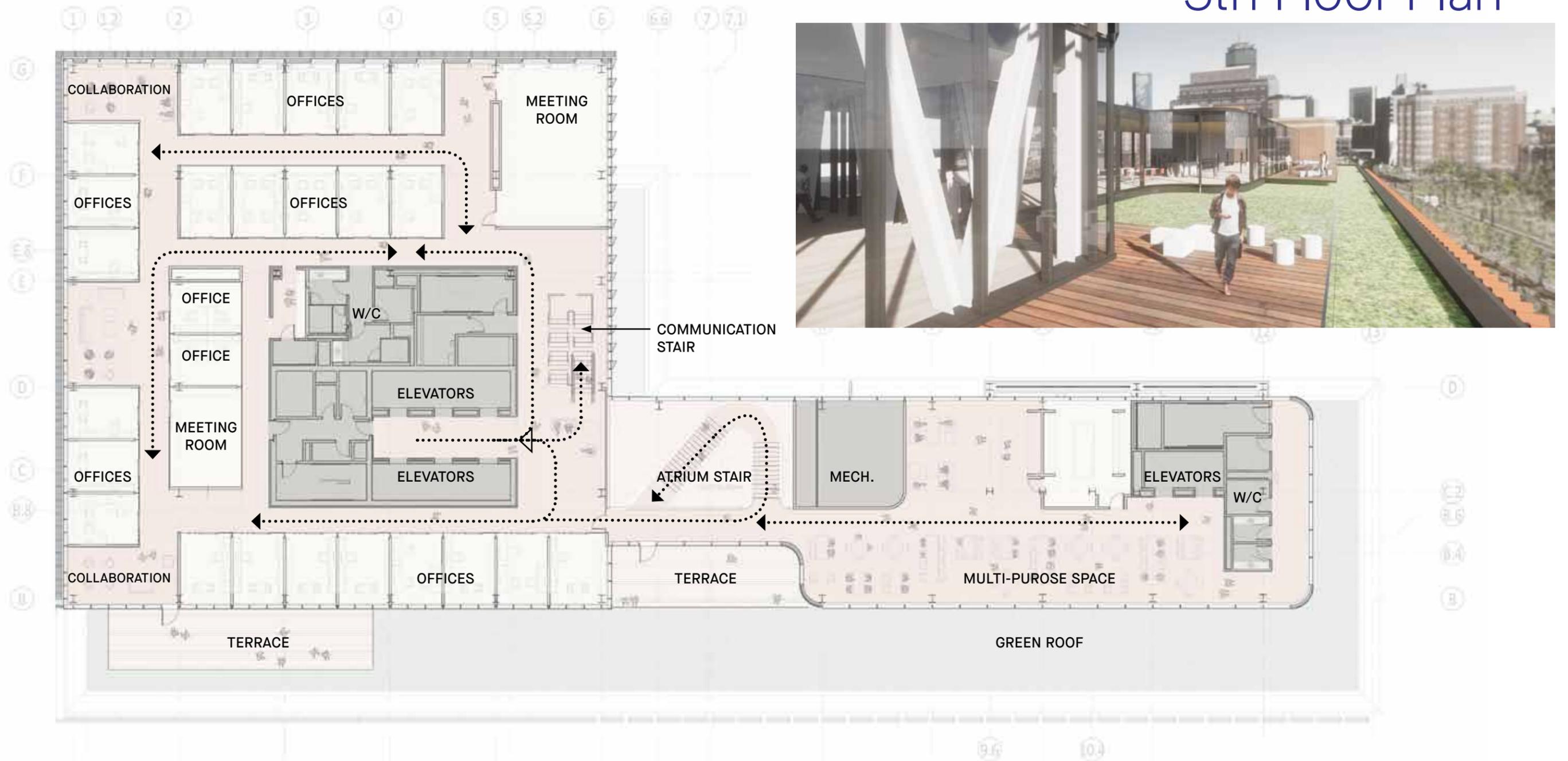


Ground Floor Lobby - View East

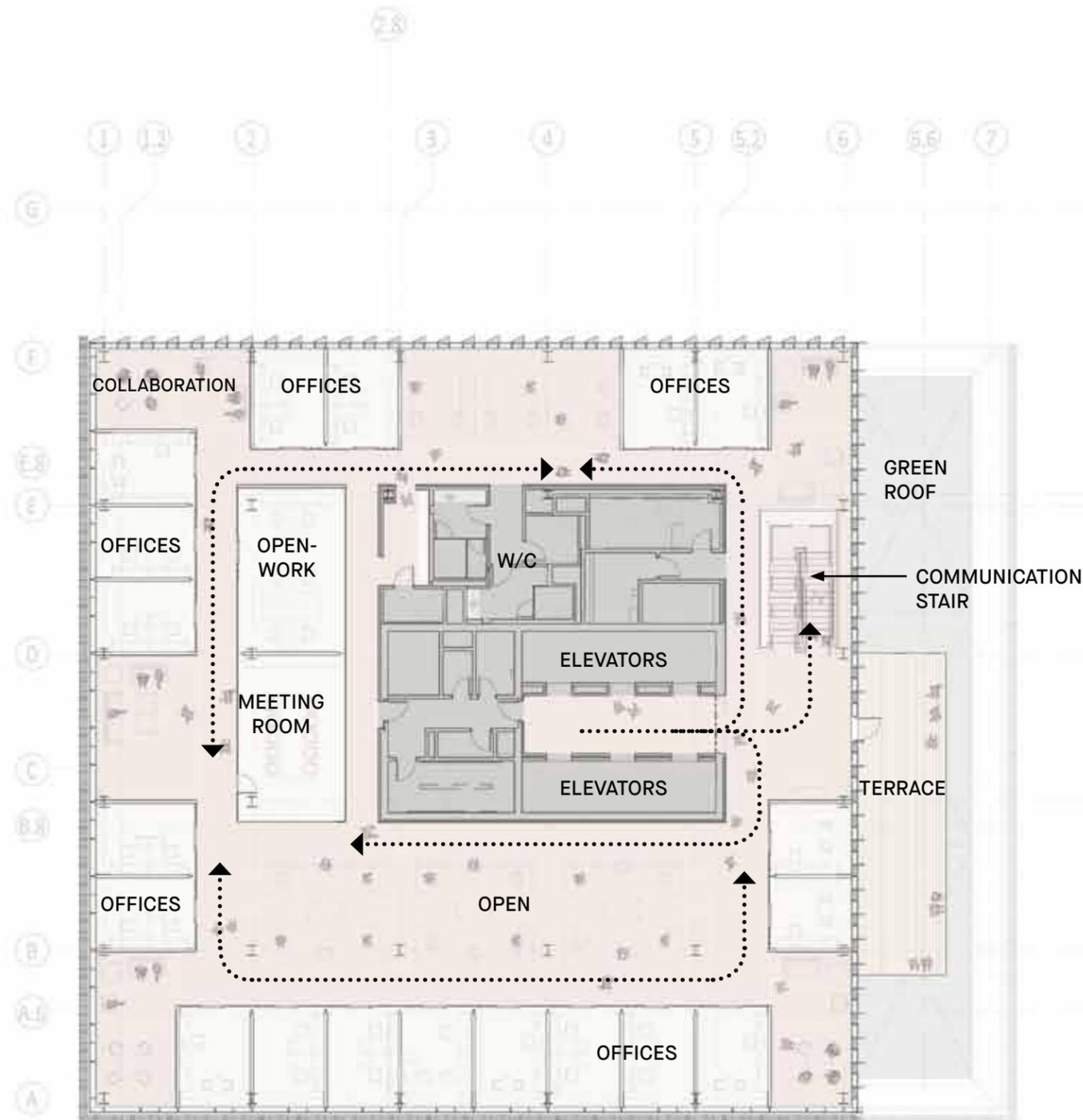


Level 02 Atrium view looking West

5th Floor Plan



12th Floor Plan



- Access to Light and Views
- Collaboration Spaces
- Vertical Campus
- Connectivity
- Modular Rooms
- Walkable Floorplate

Terraces



Terraces



L07 Terrace looking North to the Charles River and Cambridge



George Brown College _ Toronto

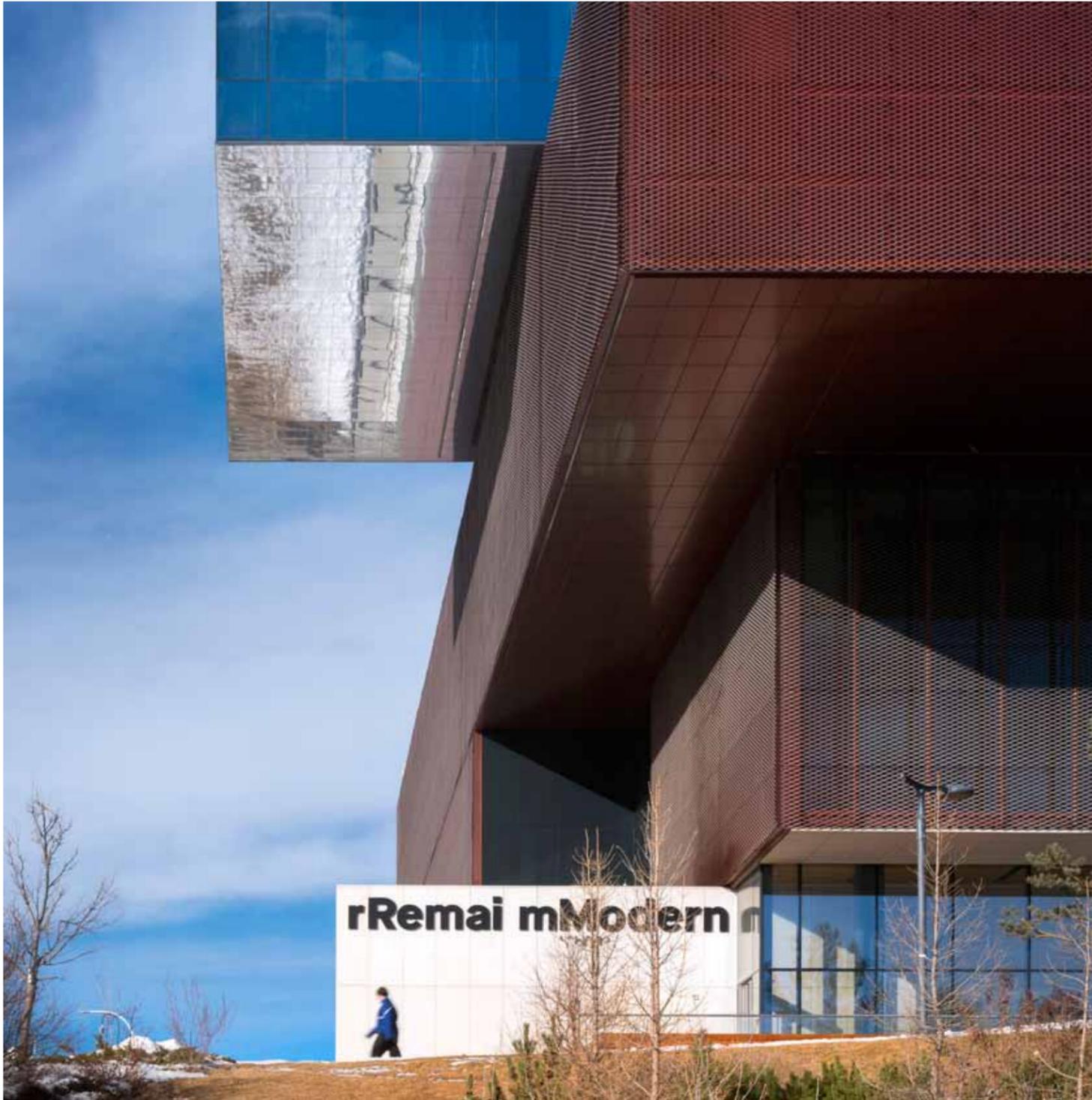


L10 Terrace looking Northeast to the Charles River and the City



Northwestern University _ Kellogg School of Management

Soffit



Remai Modern Museum _ Saskatoon

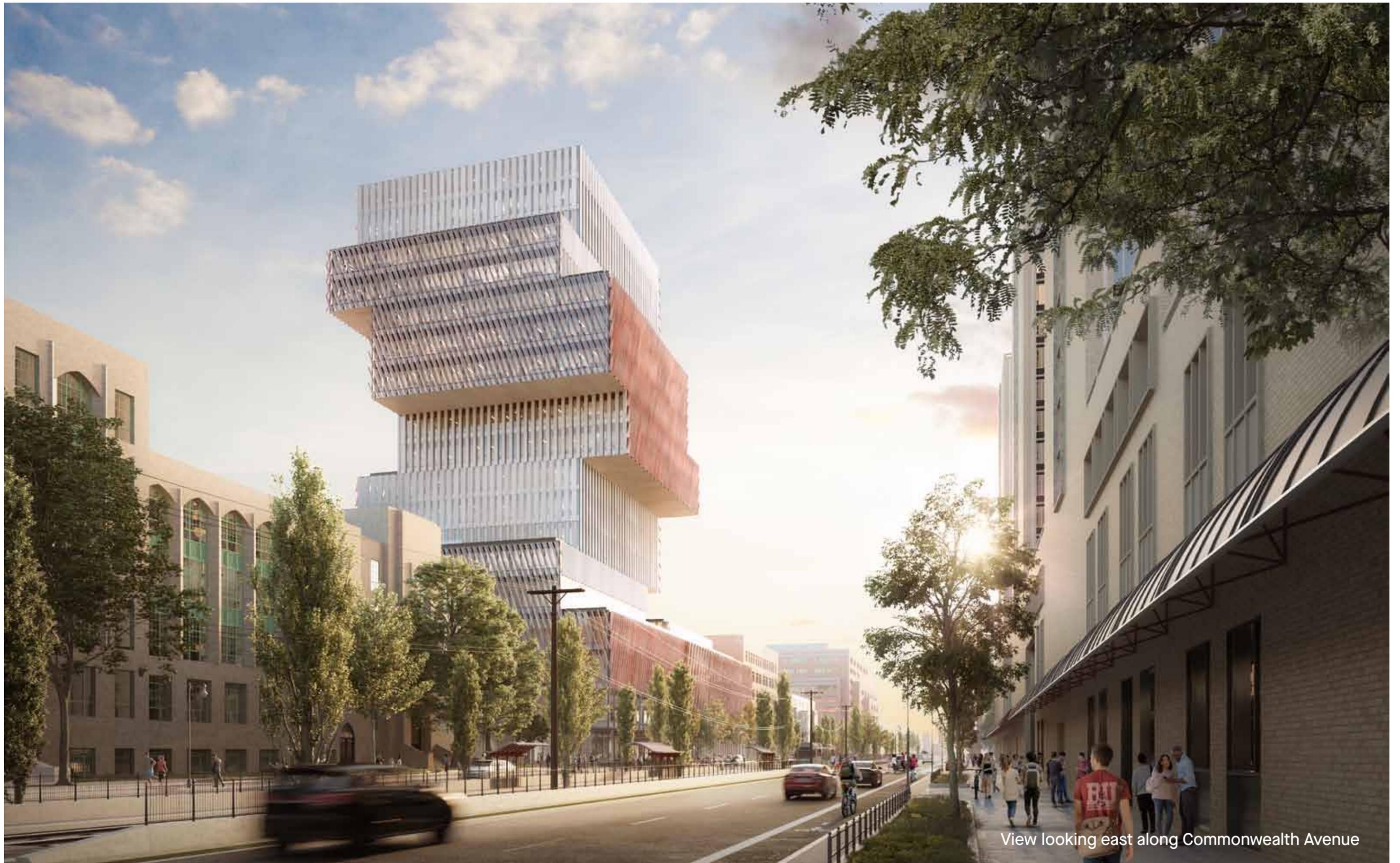


University of Toronto _ Rotman School of Management

Top of Building



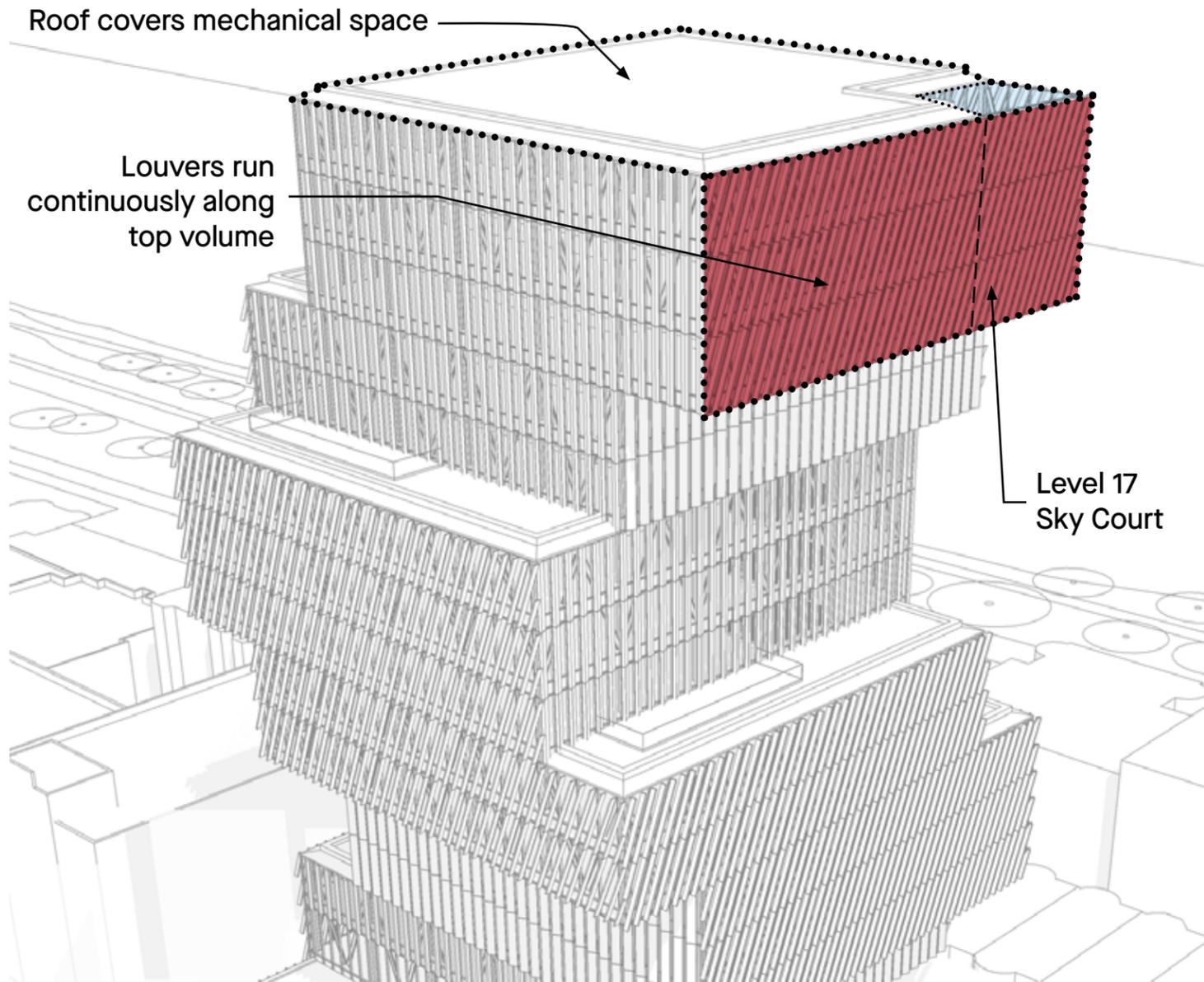
Previous top of building_ view looking west along Commonwealth Avenue



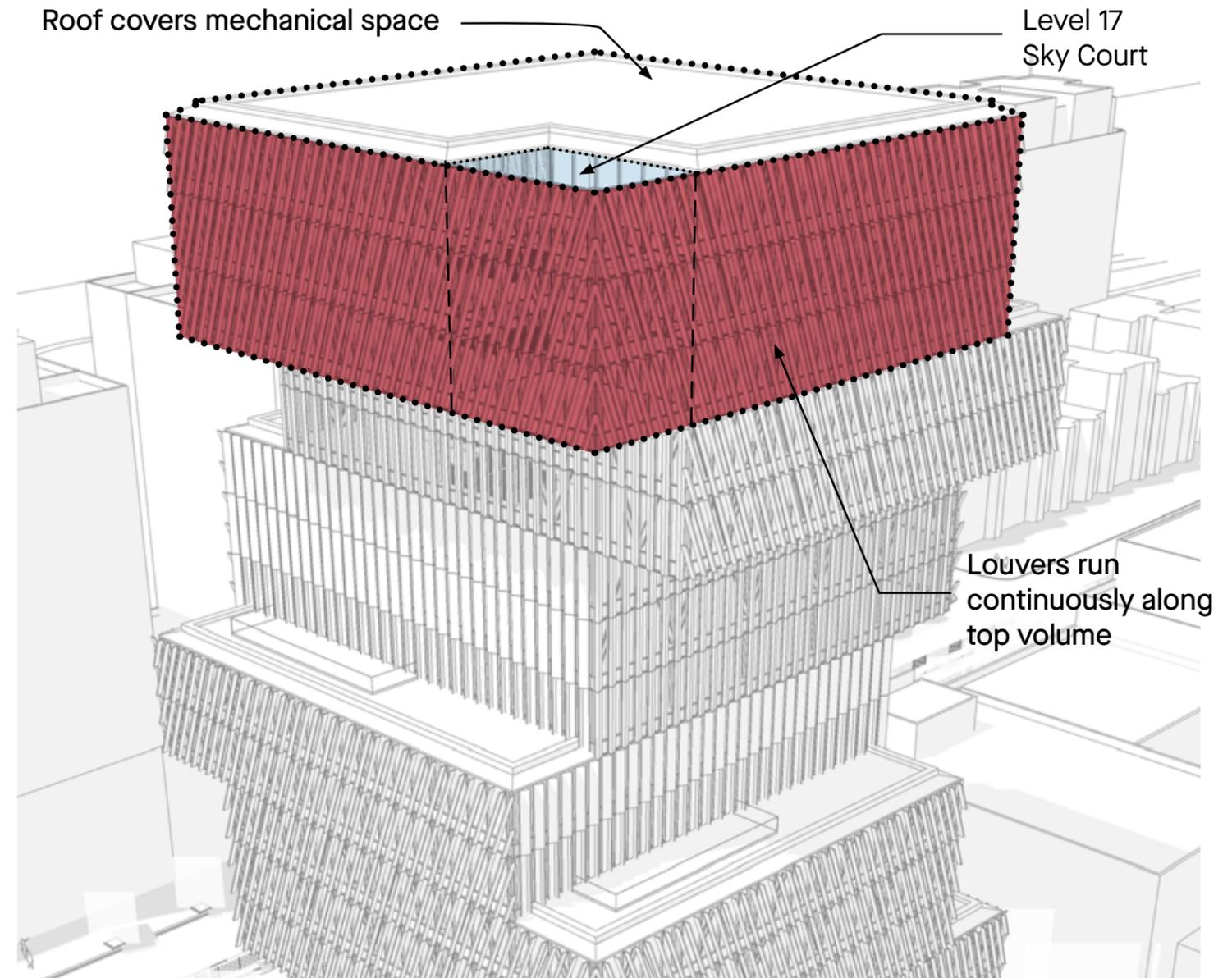
View looking east along Commonwealth Avenue

Top of Building

Previous Conditions



Aerial view from Southeast

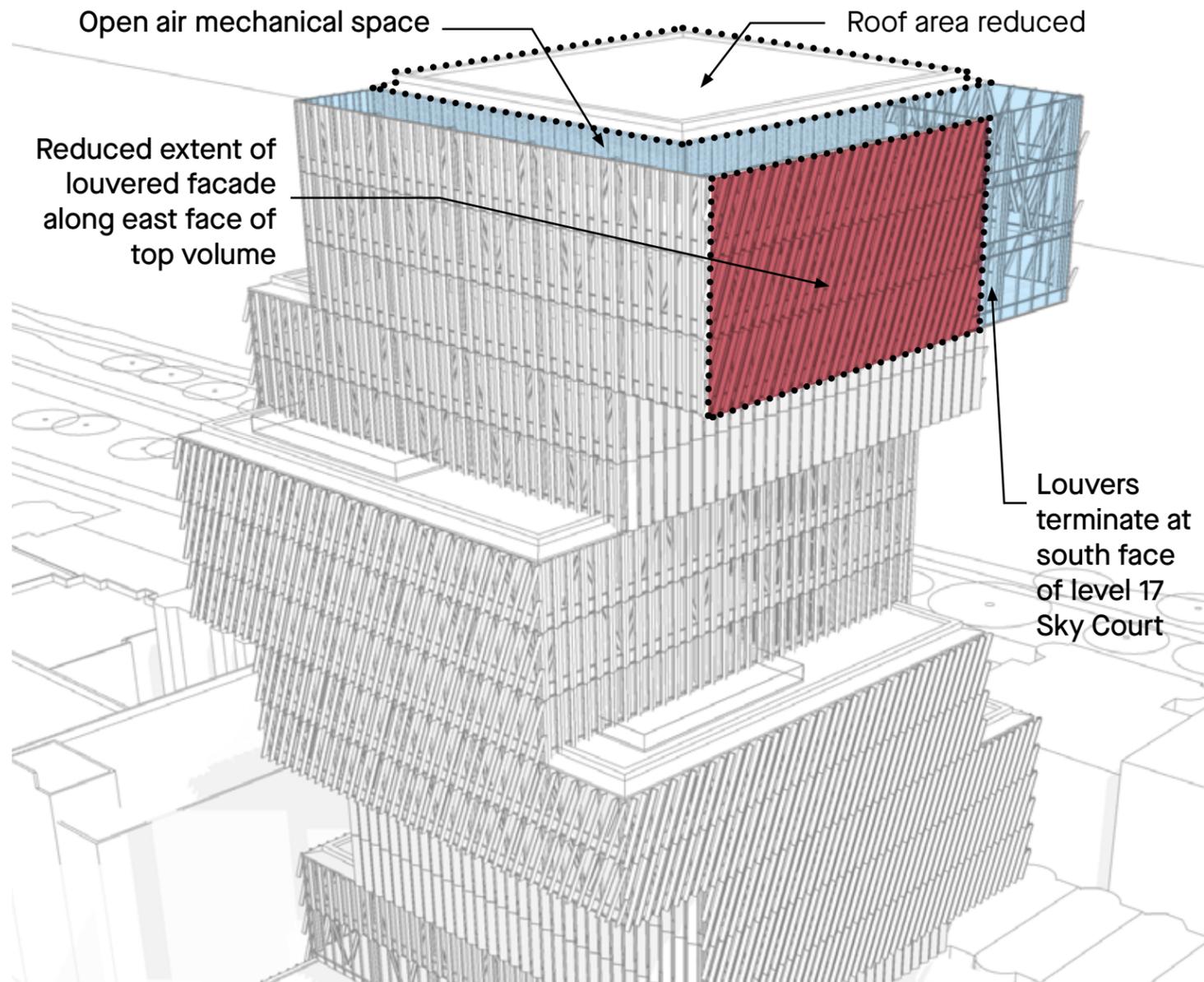


Aerial View from Northeast

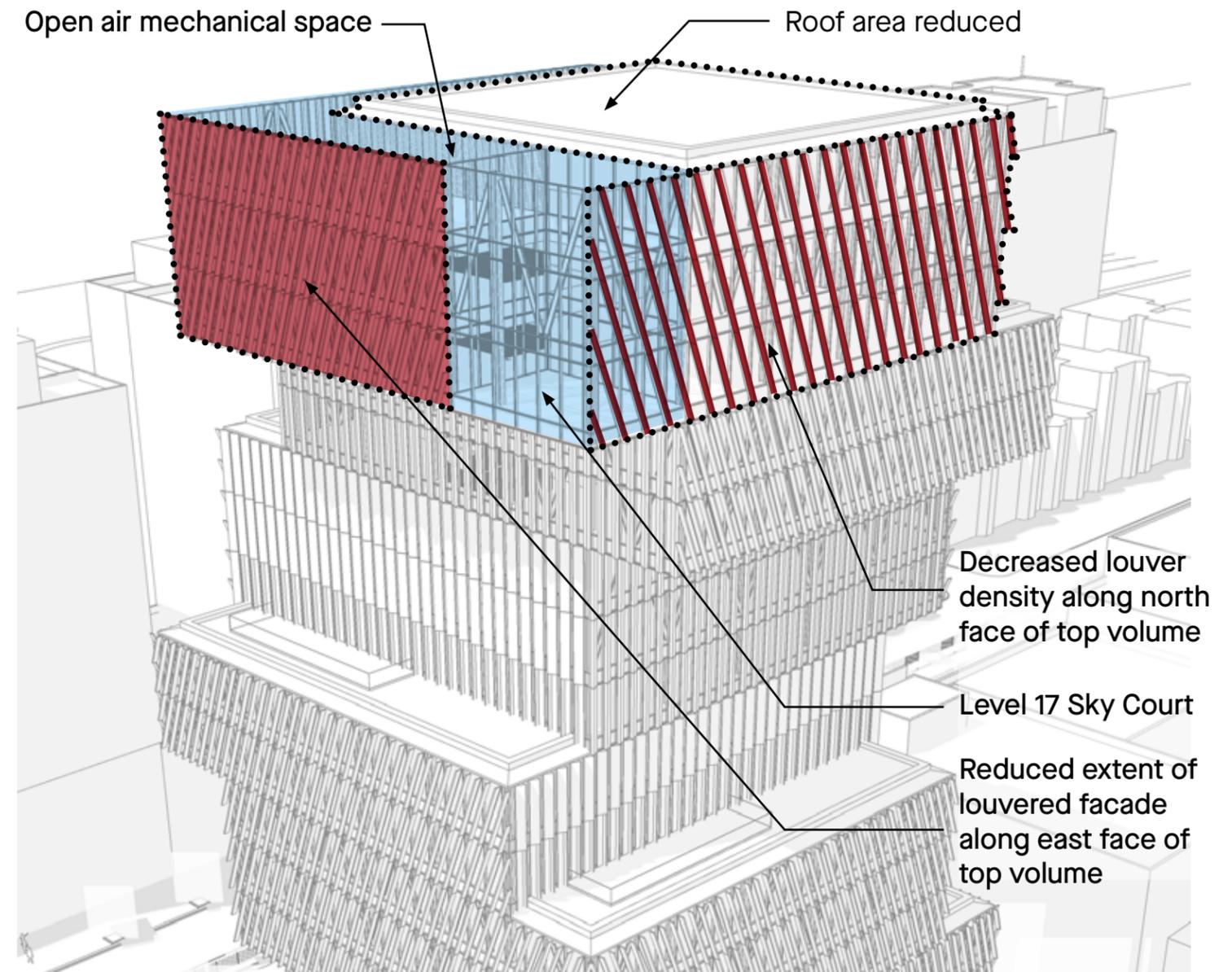
- Roof covers L19 entirely except at northeast terrace
- Louvers uniformly wrap upper most volume

Top of Building

Option 01 _ Opening the Skycourt to the Downtown



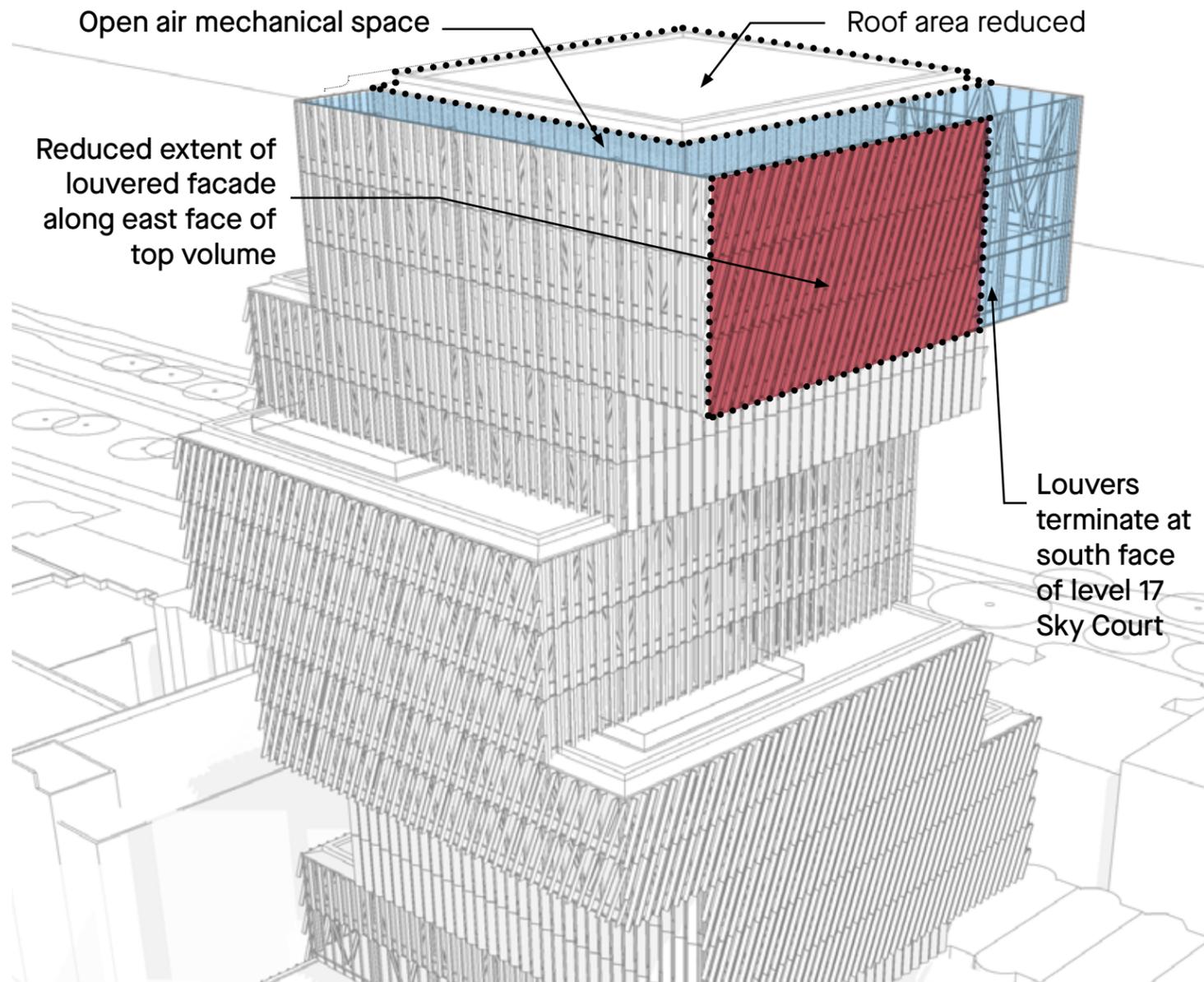
Aerial view from Southeast



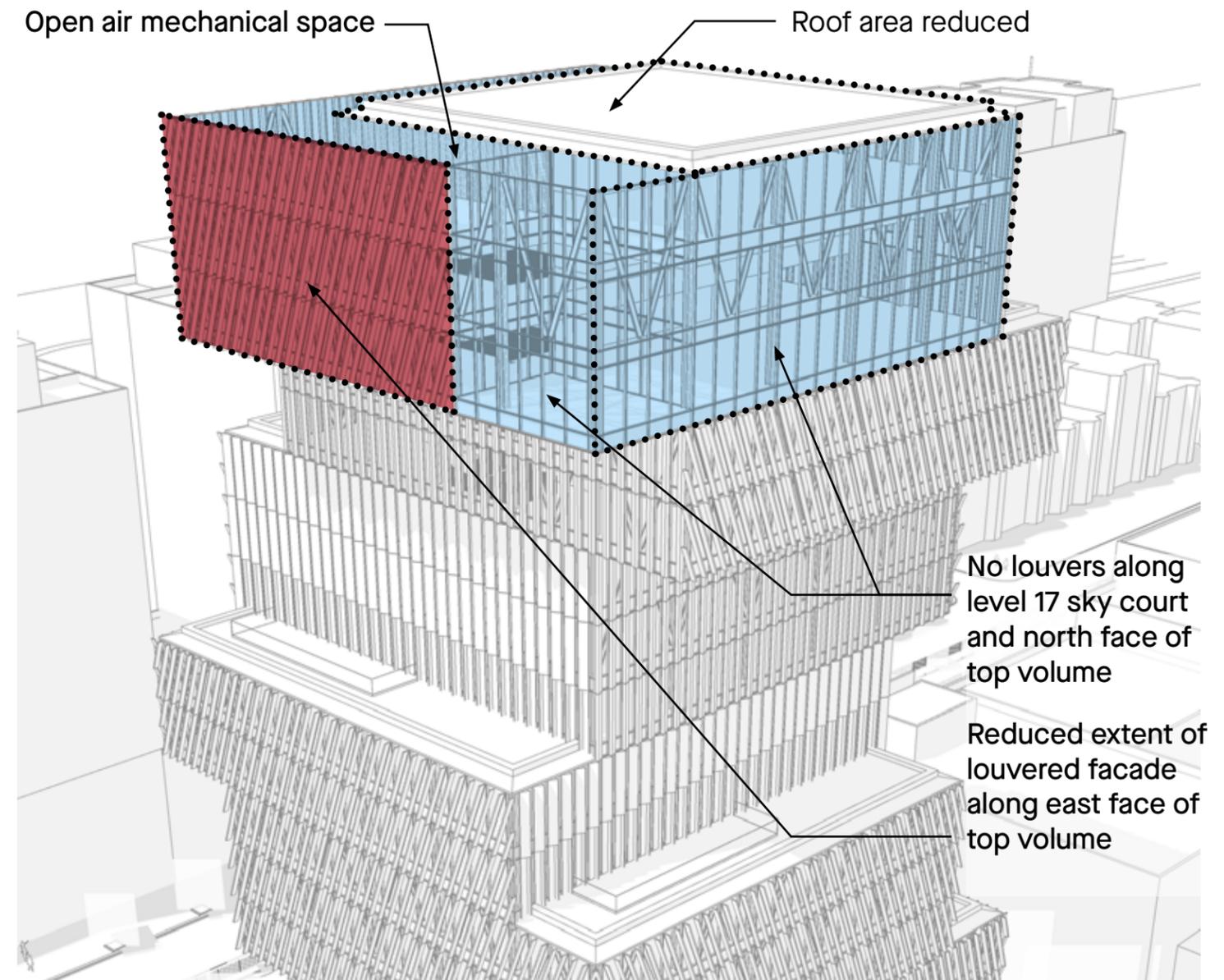
Aerial View from Northeast

Top of Building

Option 02 _ Opening the Skycourt and the Hariri Institute to the Downtown and the River



Aerial view from Southeast



Aerial View from Northeast



Revised top of building - view looking west along Commonwealth Avenue with open sky court



Revised top of building - view looking west along Commonwealth Avenue with open sky-



Previous top of building _ Commonwealth Avenue Elevation



Revised top of building _ Commonwealth Avenue Elevation



View looking south-east from Cambridge with decreased louver density at top volume



View looking south-east from Cambridge with no louvers at top volume



View looking south-east from Cambridge with decreased louver density at top volume



View looking south-east from Cambridge with no louvers at top volume

