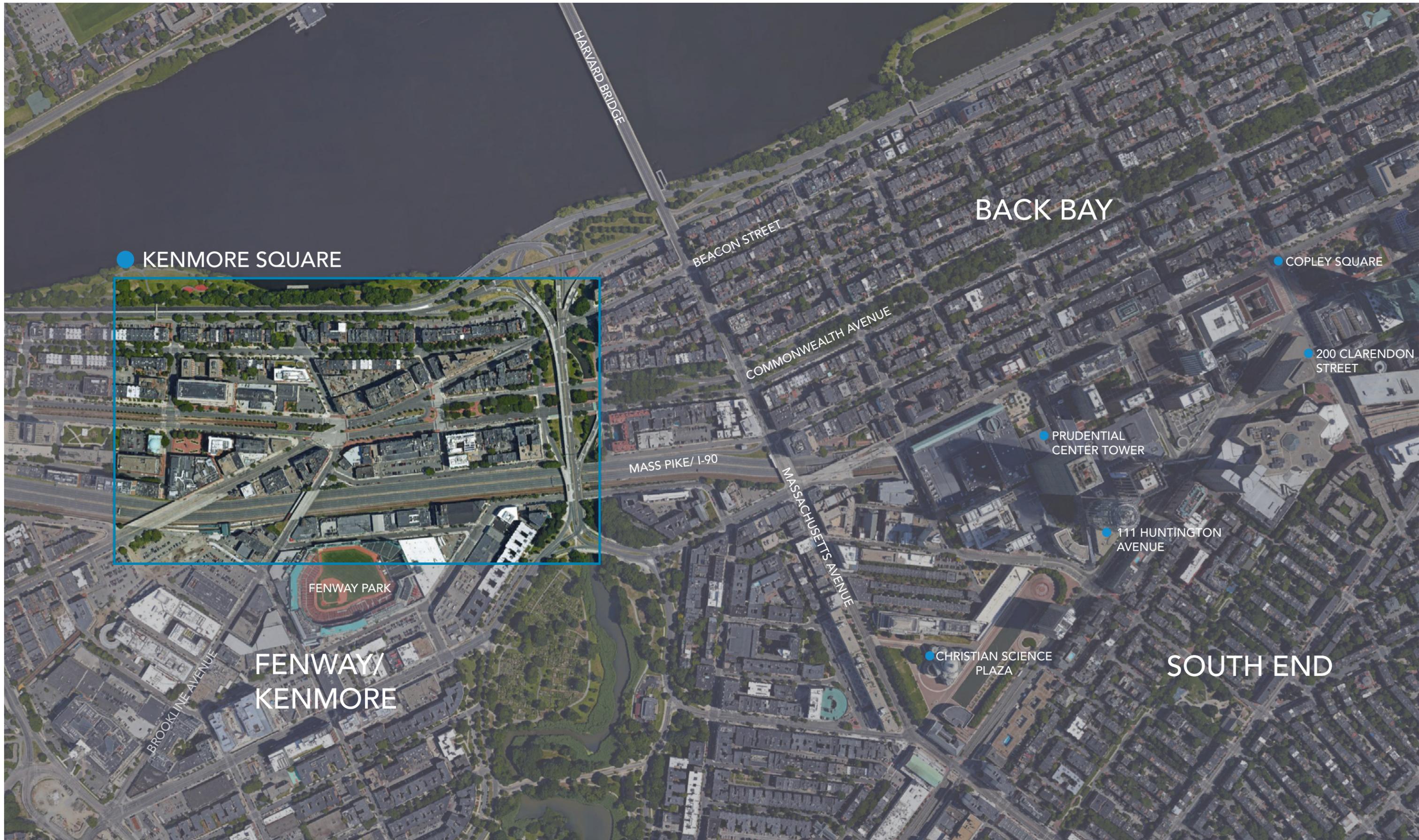
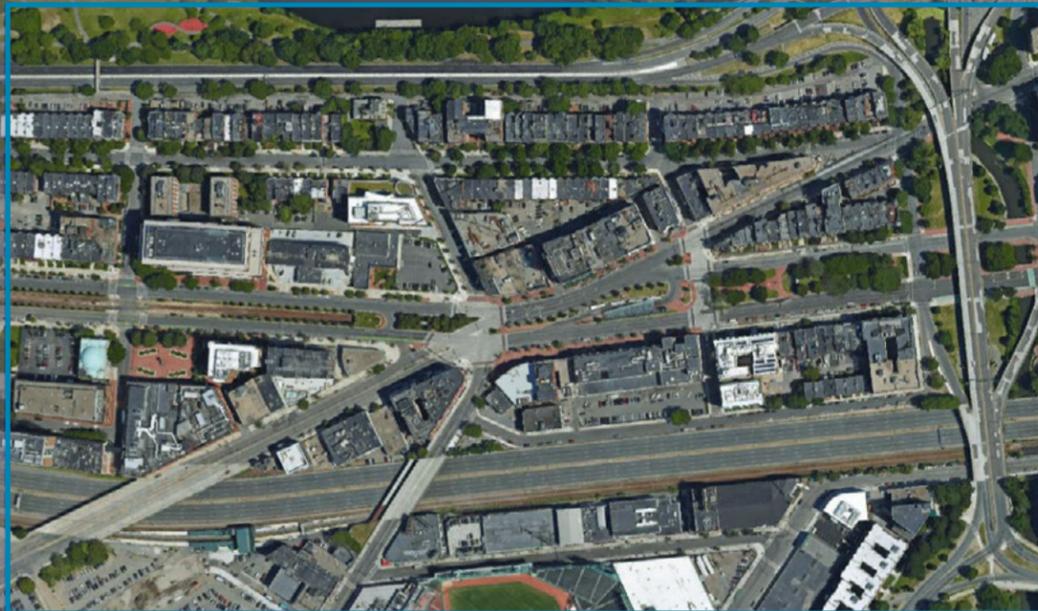


# CROSSROADS AT KENMORE

Kenmore Square Boston, MA



● KENMORE SQUARE



BACK BAY

● COPLEY SQUARE

● 200 CLARENDON STREET

● PRUDENTIAL CENTER TOWER

● 111 HUNTINGTON AVENUE

● CHRISTIAN SCIENCE PLAZA

FENWAY/  
KENMORE

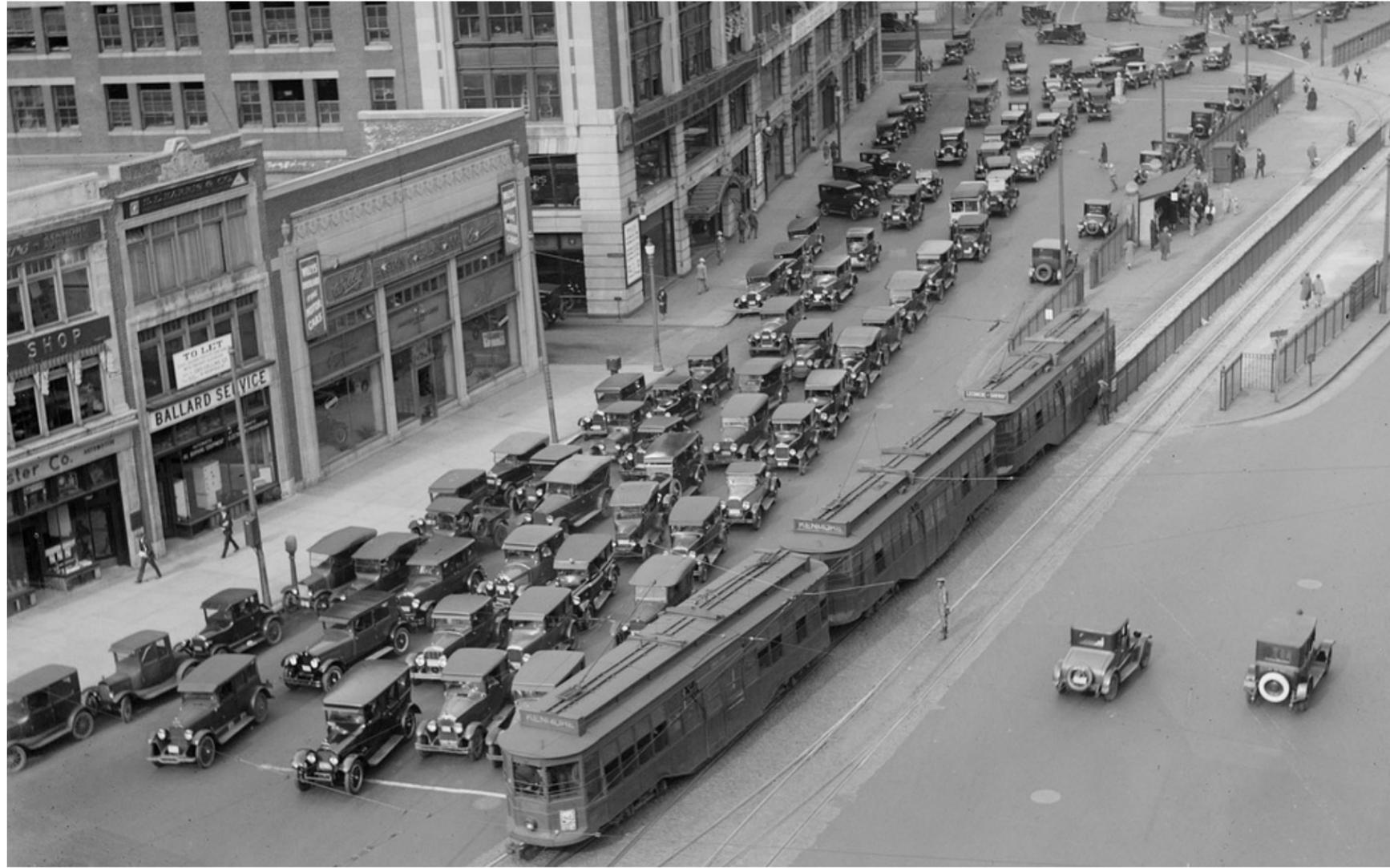
SOUTH END



# KENMORE HISTORY



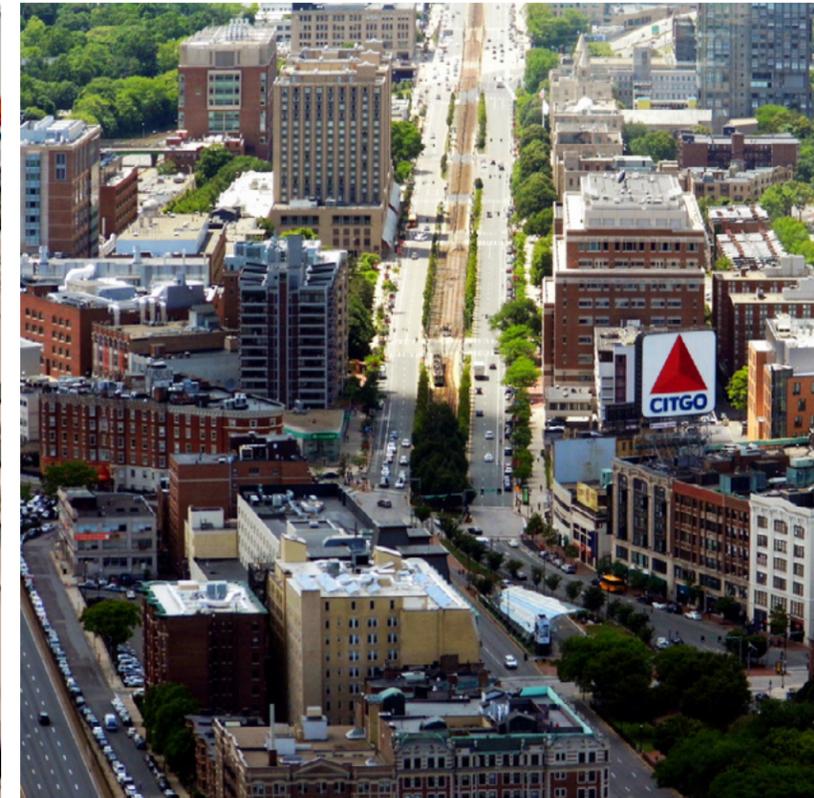
# KENMORE HISTORY



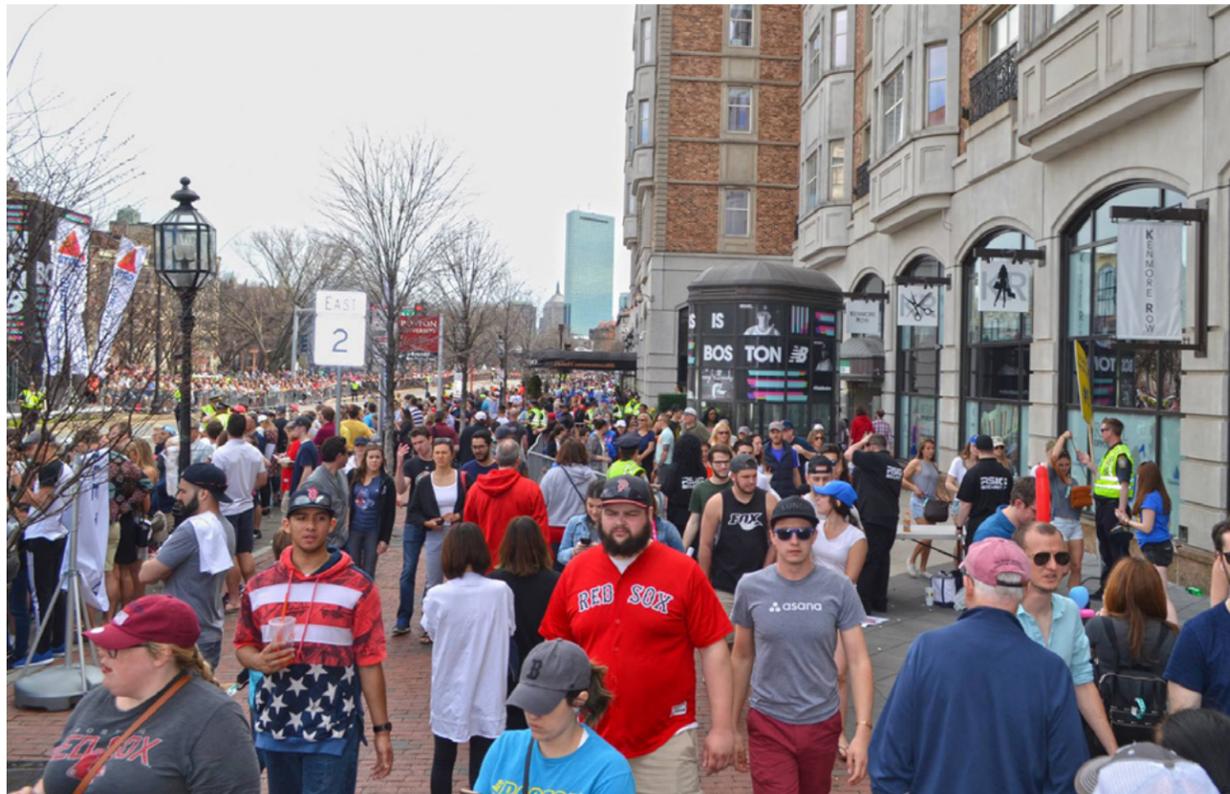
Narcissus nightclub, 1987



# KENMORE SQUARE TODAY



# KENMORE ACTIVITY



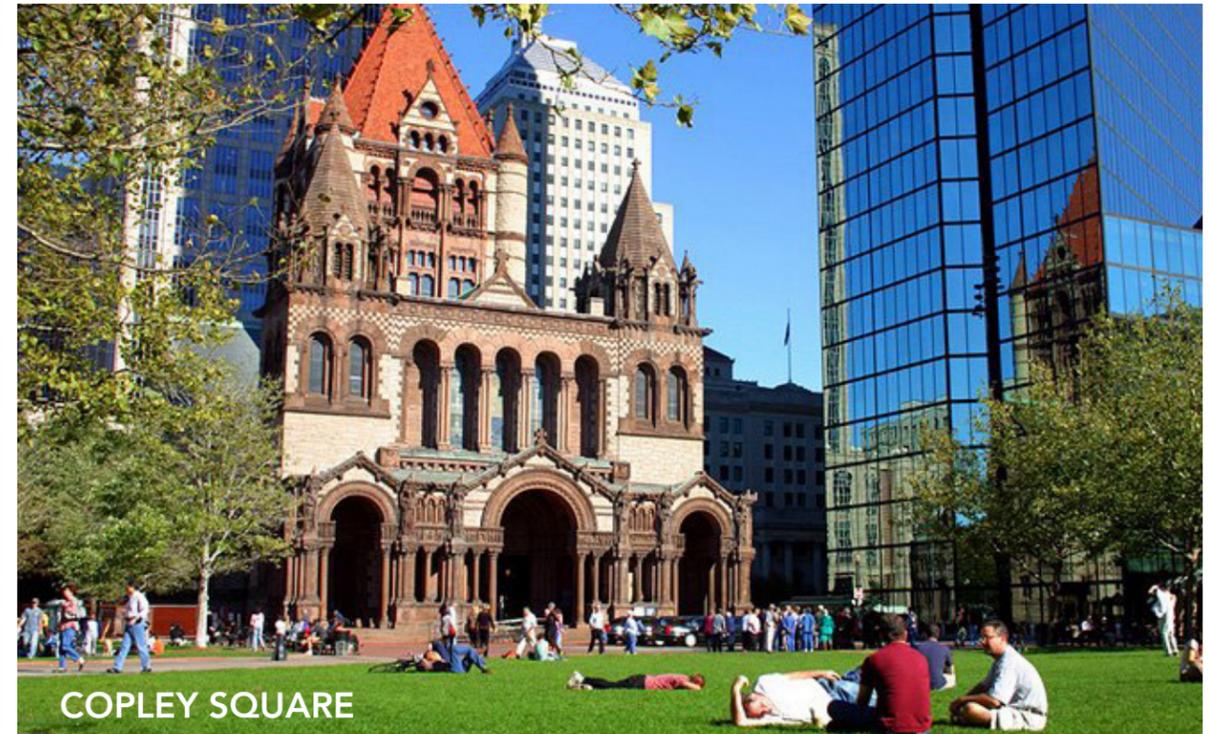
# KENMORE ACTIVITY



# PUBLIC PASSAGES



# PUBLIC SQUARES



# KENMORE SQUARE

COMM AVE OUTBOUND



BEACON ST BUILDINGS



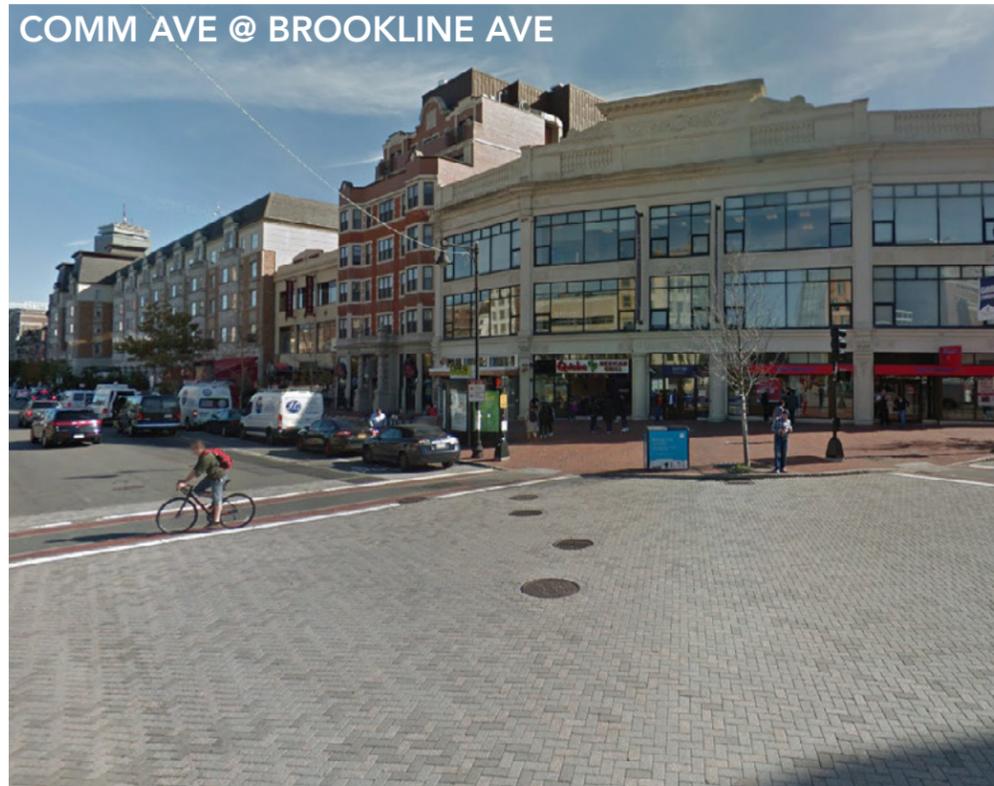
COMM AVE BUILDINGS



BEACON ST OUTBOUND



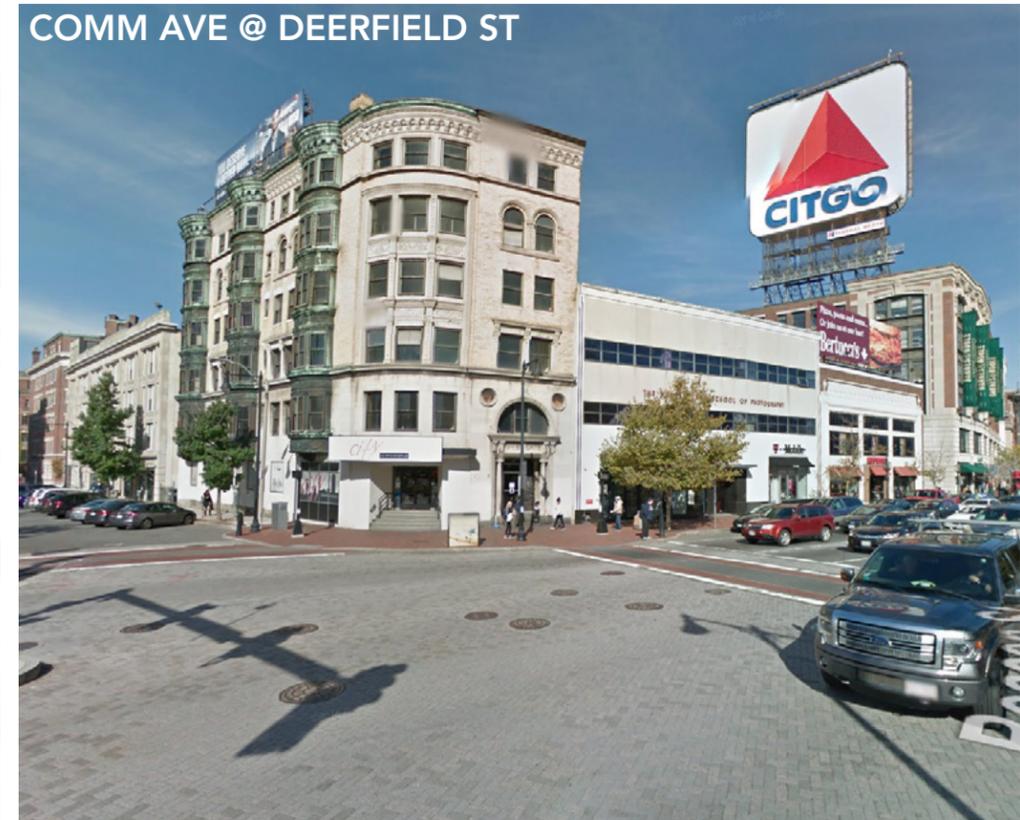
COMM AVE @ BROOKLINE AVE



KENMORE BUS STATION



COMM AVE @ DEERFIELD ST



# PROJECT SITE



BOSTON HOTEL BUCKMINSTER



AERIAL VIEW



560 COMM AVE

# PROJECT SITE



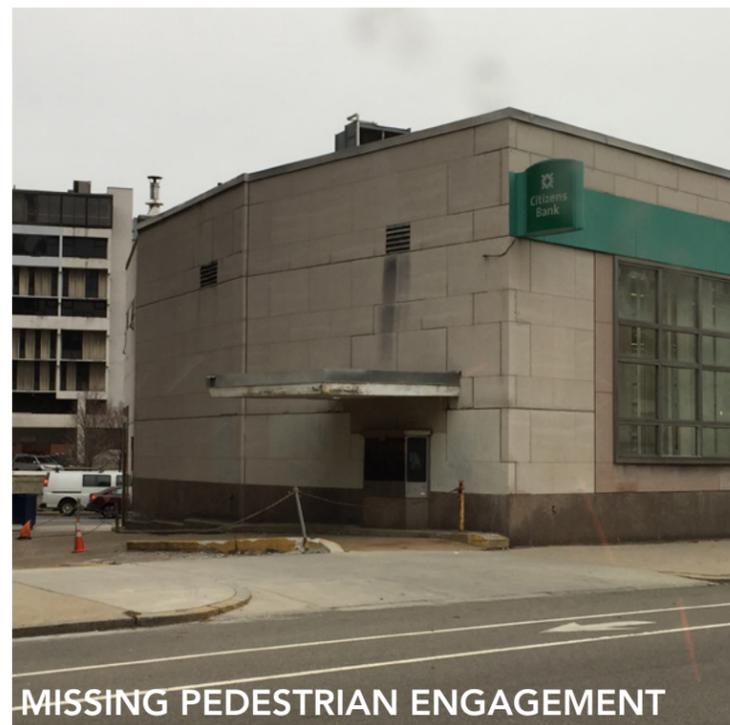
PEDESTRIAN ISLAND



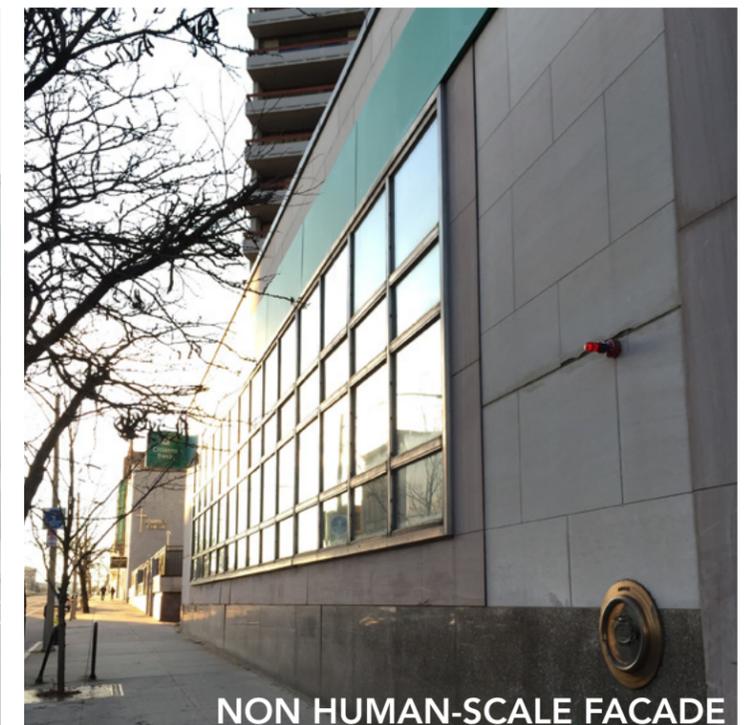
LACK OF VISUAL CONNECTION ACROSS SITE



LACK OF CORNER PRESENCE



MISSING PEDESTRIAN ENGAGEMENT



NON HUMAN-SCALE FACADE

# PROJECT SITE



LACK OF KENMORE PRESENCE



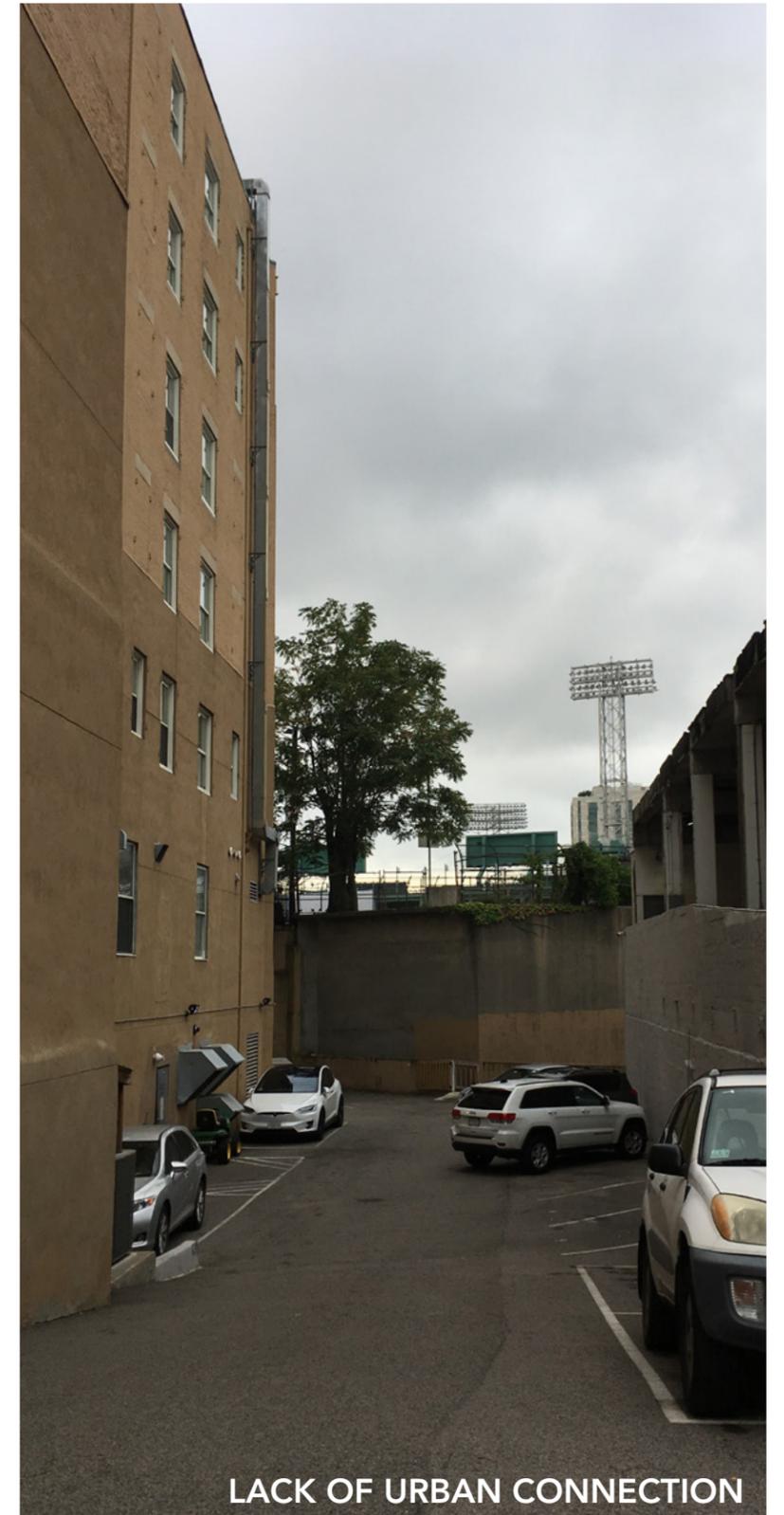
EMPTY FACADE



ISOLATED PRESENCE

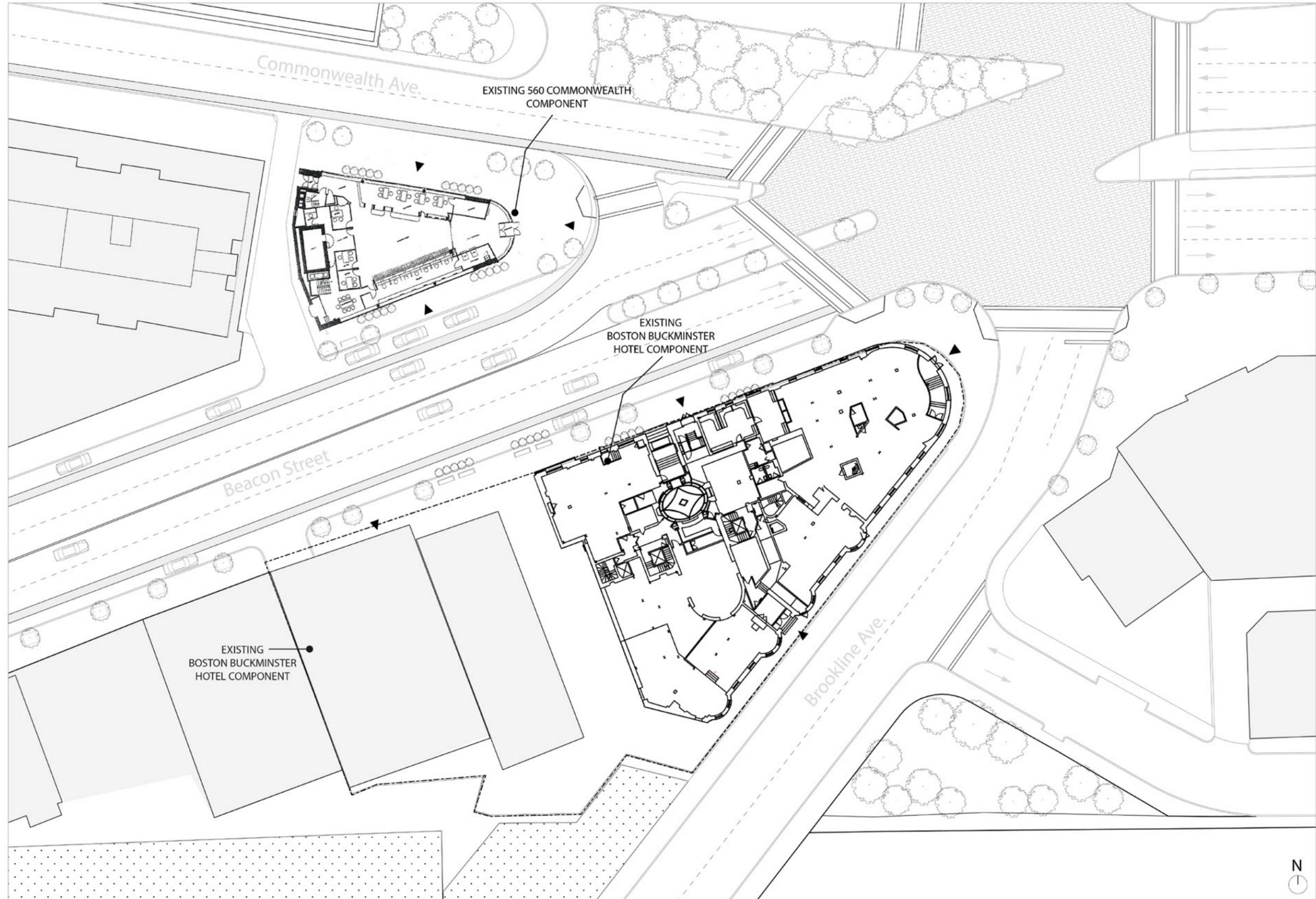


LACK OF URBAN CONNECTION

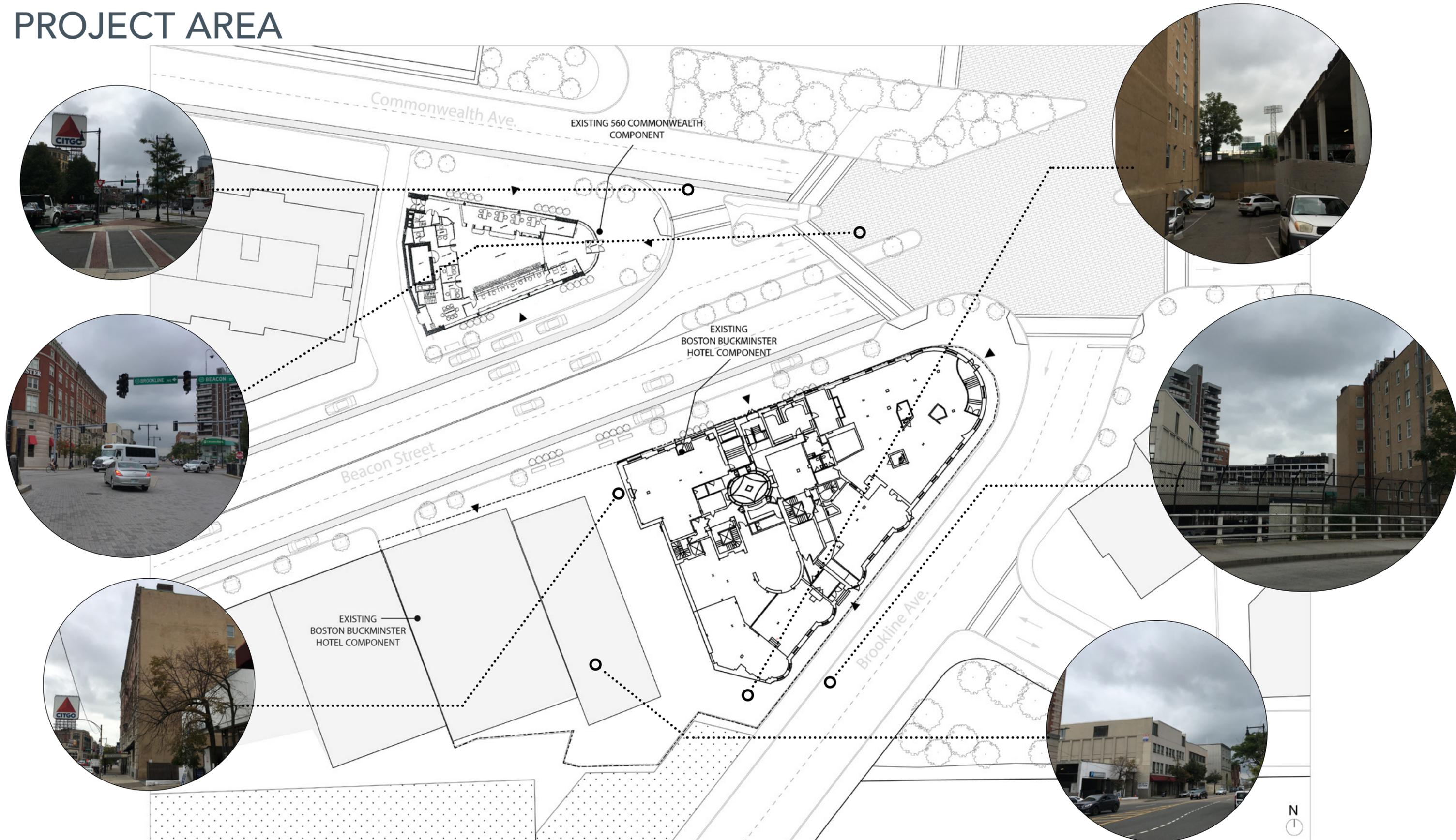


LACK OF URBAN CONNECTION

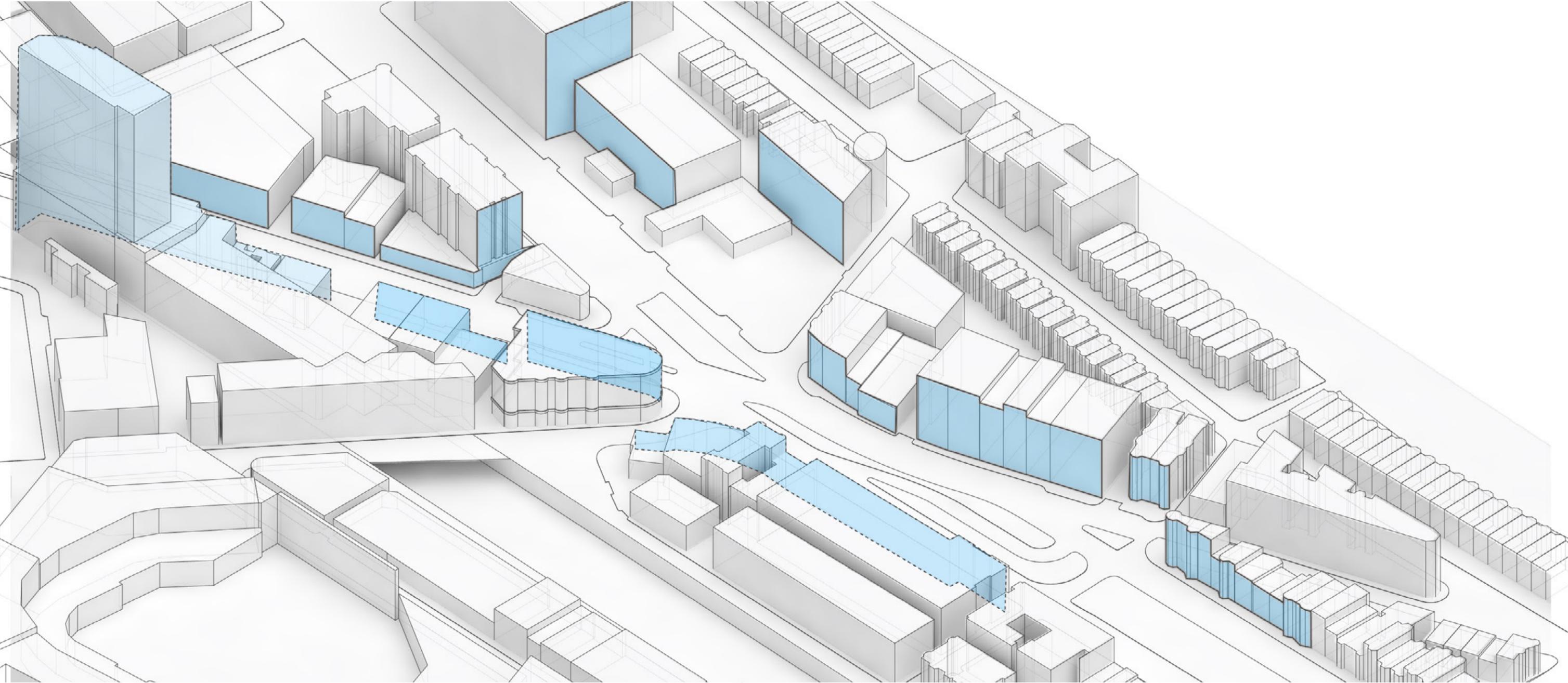
# PROJECT AREA



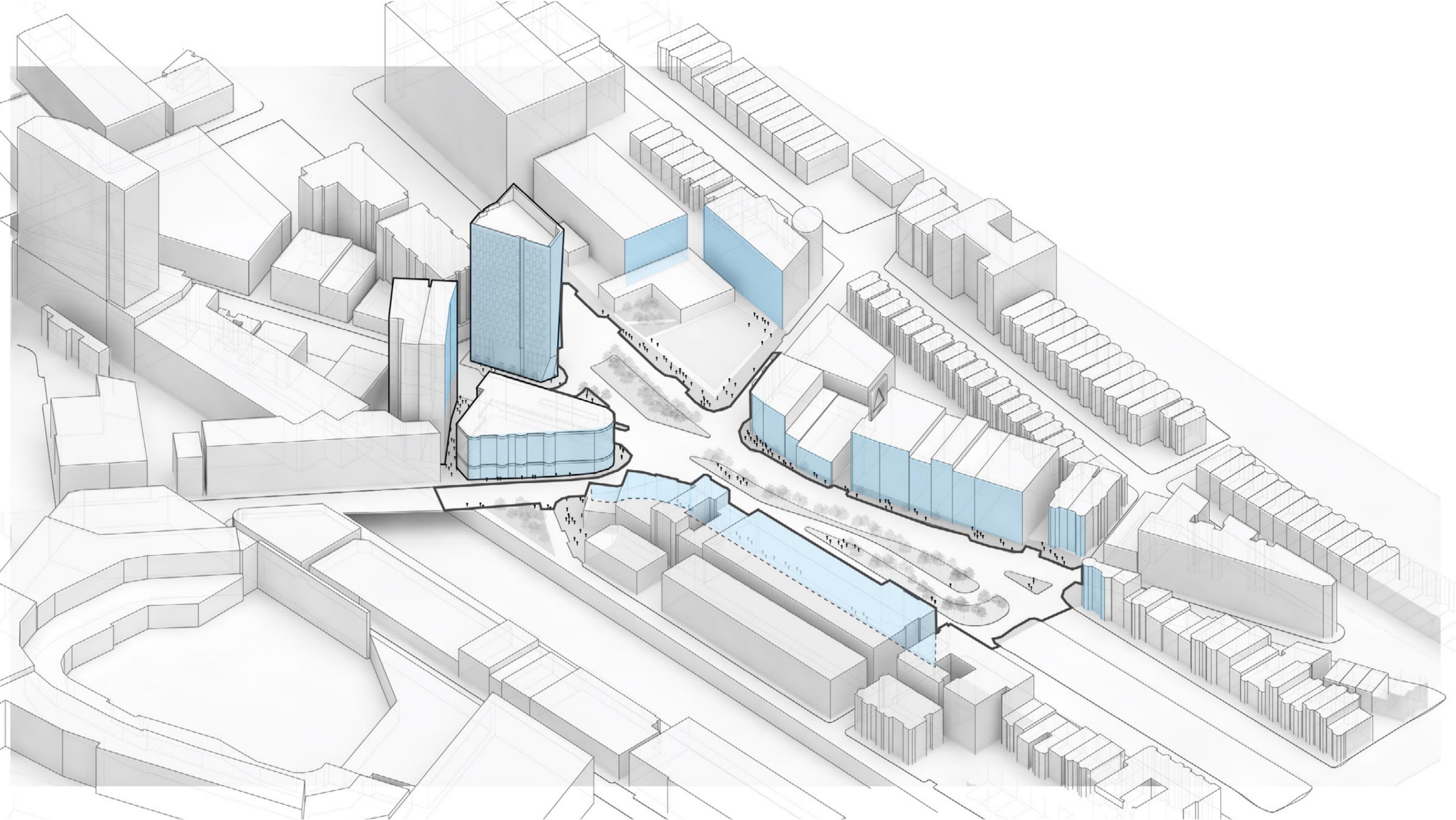
# PROJECT AREA



# THE KENMORE ROOM



# THE KENMORE ROOM



# PROJECT CONTEXT



# PROJECT CONTEXT



AIR RIGHTS PARCEL 7  
299'-6"

HOTEL BUCKMINSTER  
210'

560 COMMONWEALTH AVE.  
260'

KENMORE SQUARE

# PROJECT CONTEXT



THE PIERCE  
378'

VAN NESS  
180'

AIR RIGHTS PARCEL 7  
299' 6"

HOTEL BUCKMINSTER  
210'

560 COMMONWEALTH AVE.  
260'

KENMORE SQUARE

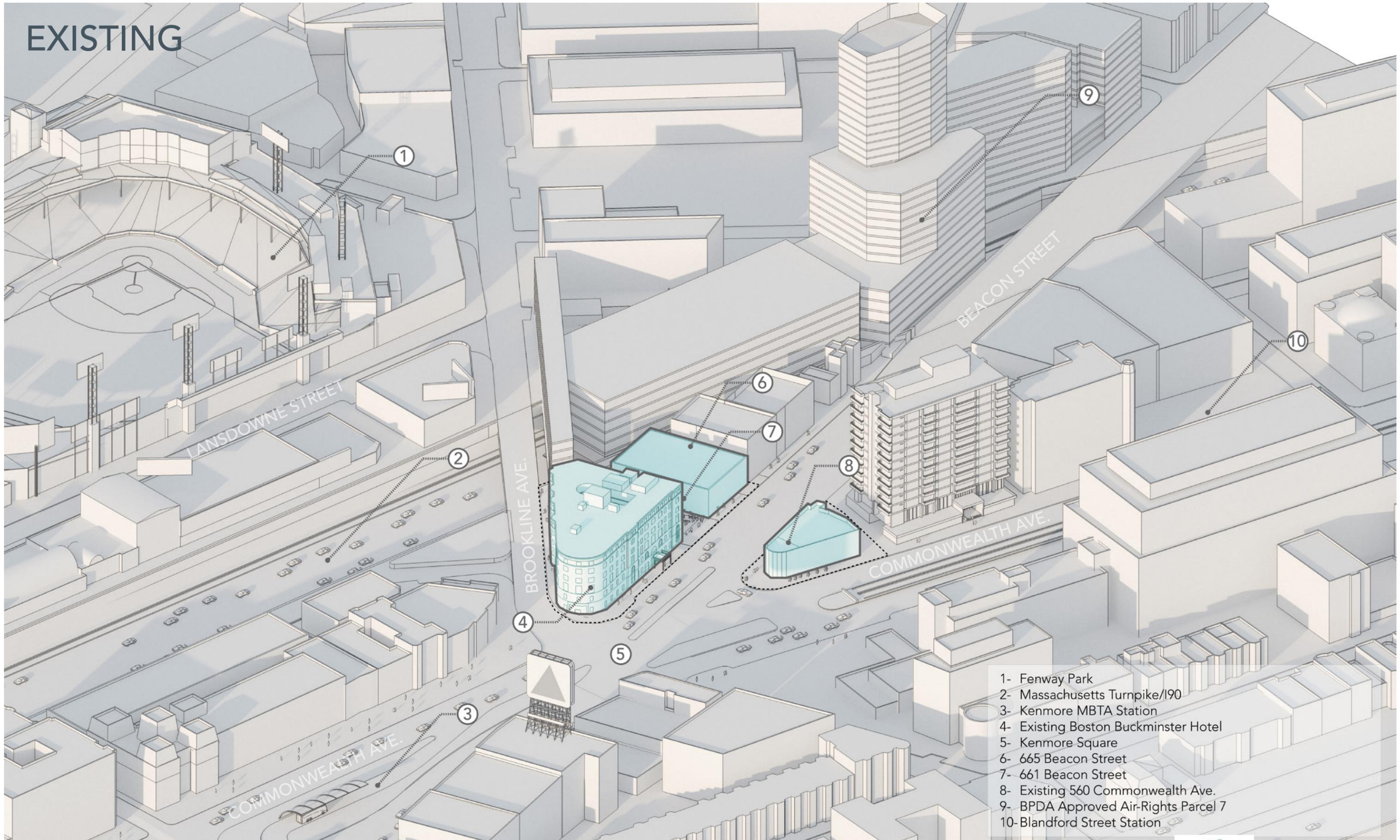
ONE DALTON  
512'

PRUDENTIAL CENTER  
750'

THE VIRIDIAN RESIDENCES  
180'

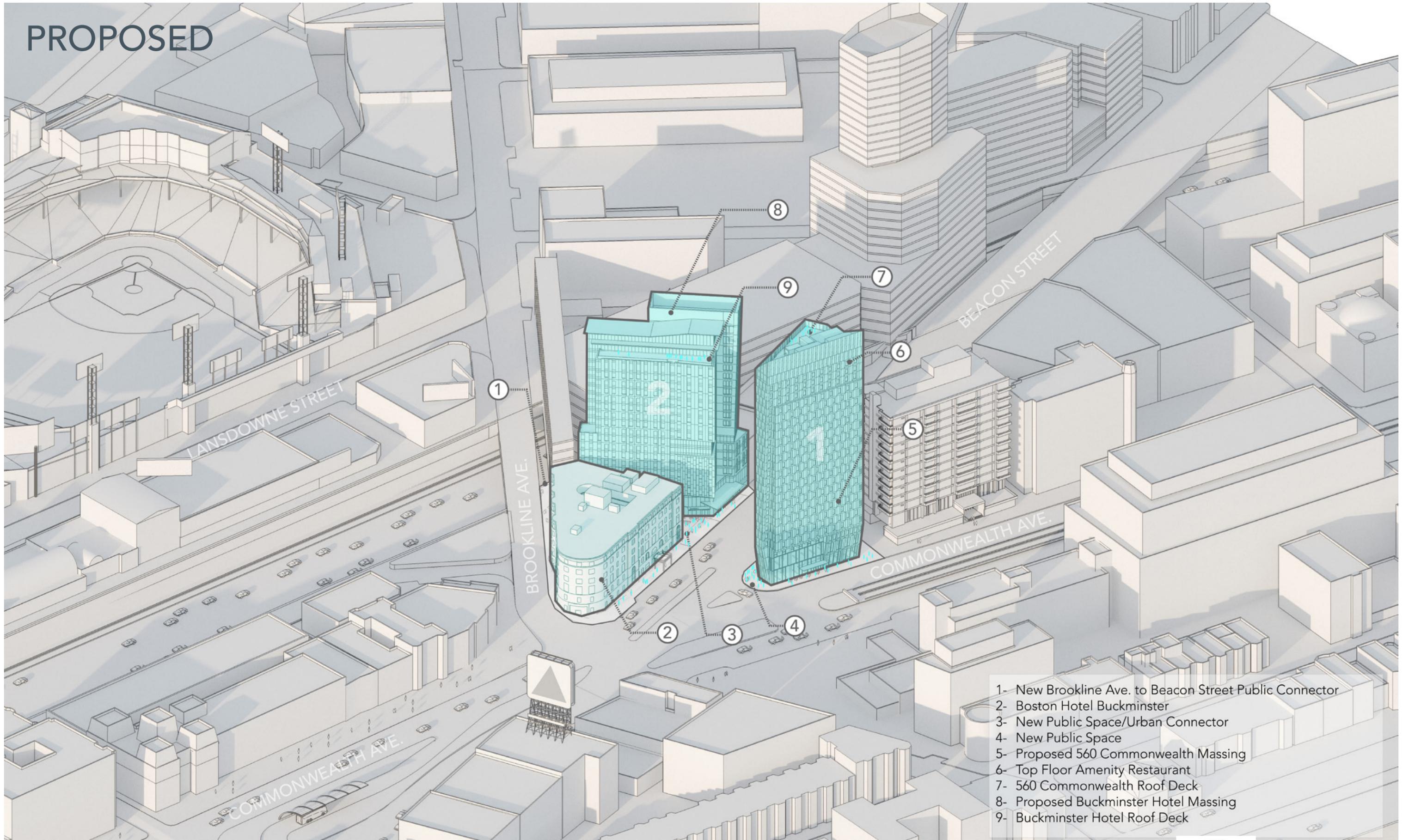
Google earth

# EXISTING



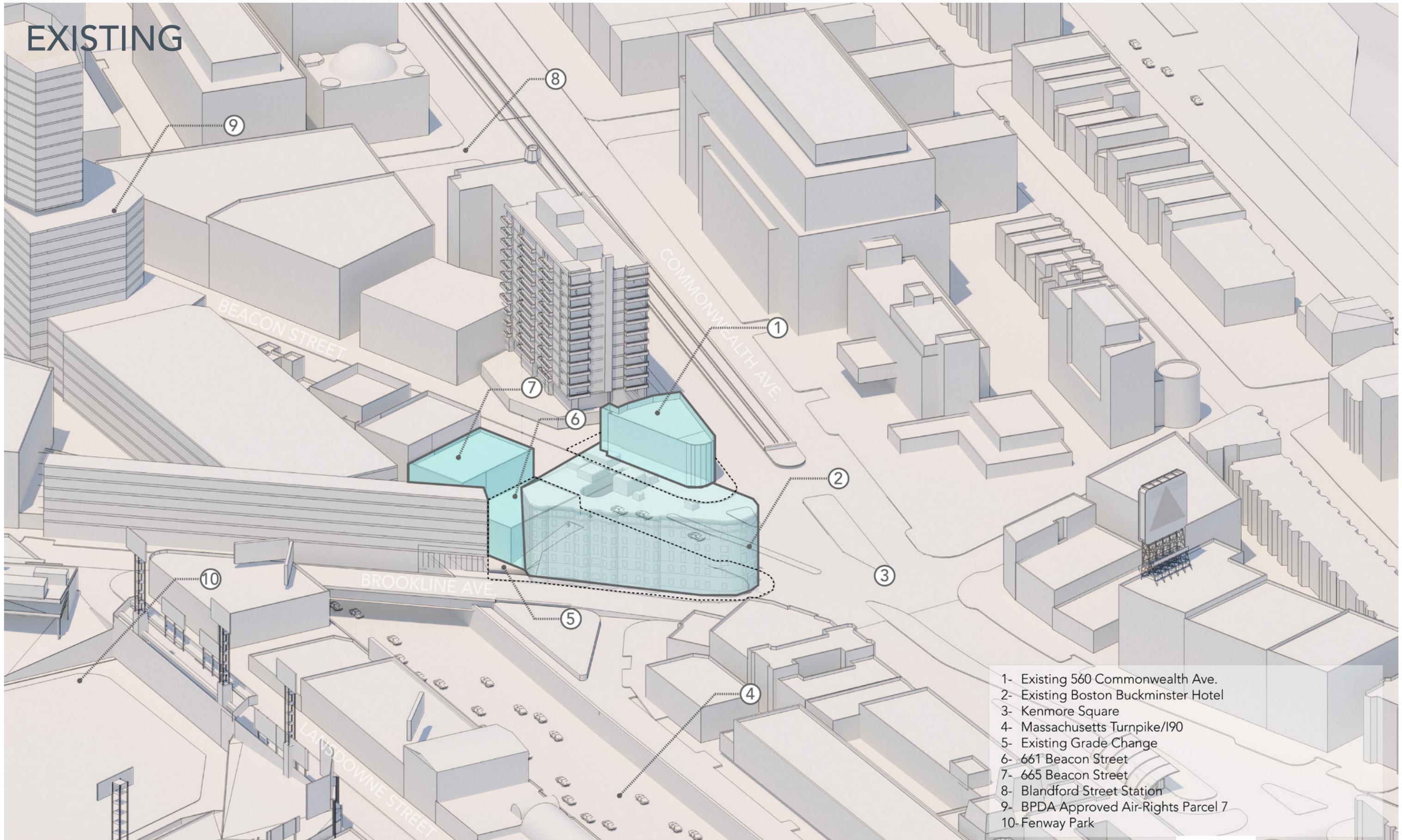
- 1- Fenway Park
- 2- Massachusetts Turnpike/I90
- 3- Kenmore MBTA Station
- 4- Existing Boston Buckminster Hotel
- 5- Kenmore Square
- 6- 665 Beacon Street
- 7- 661 Beacon Street
- 8- Existing 560 Commonwealth Ave.
- 9- BPDA Approved Air-Rights Parcel 7
- 10- Blandford Street Station

# PROPOSED



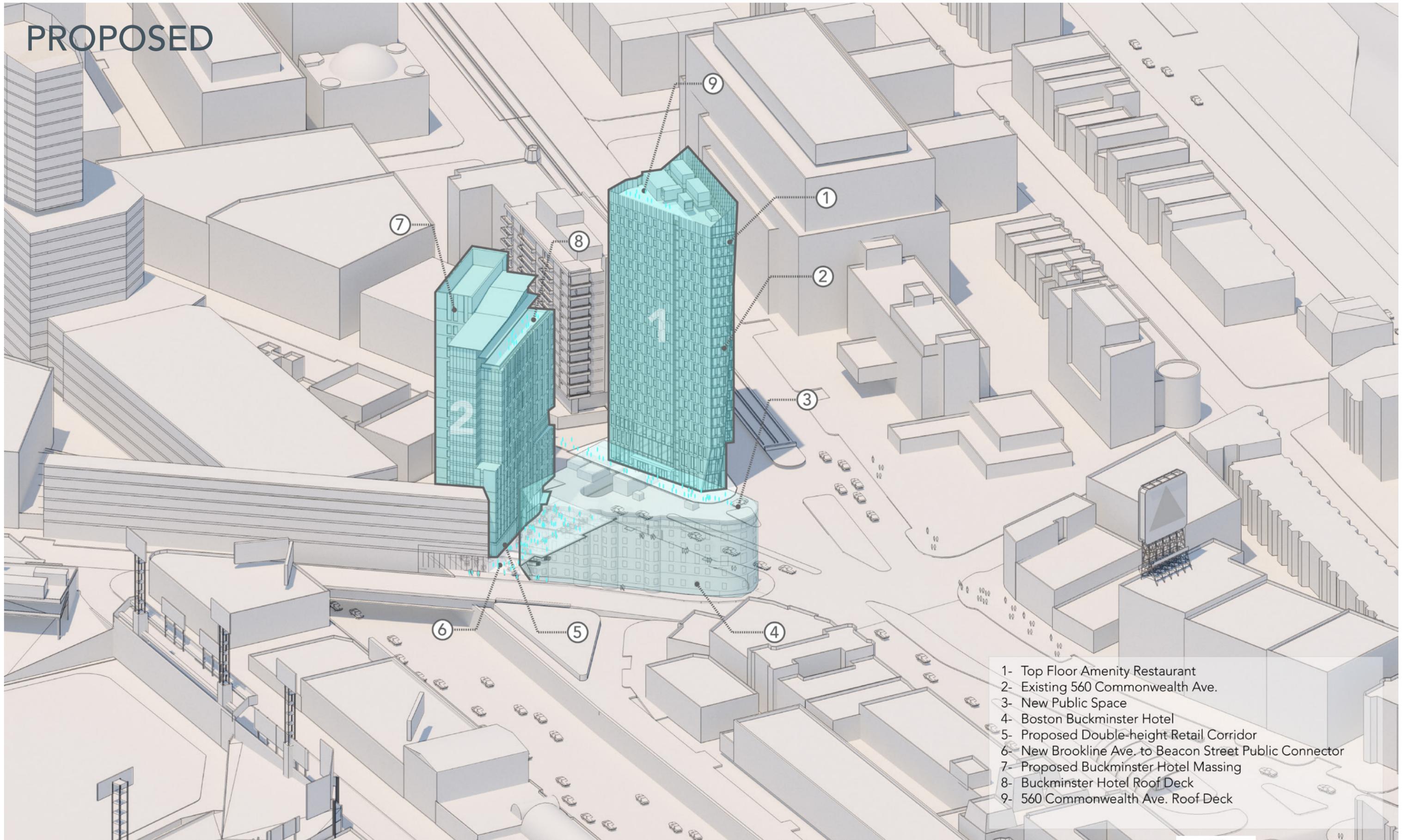
- 1- New Brookline Ave. to Beacon Street Public Connector
- 2- Boston Hotel Buckminster
- 3- New Public Space/Urban Connector
- 4- New Public Space
- 5- Proposed 560 Commonwealth Massing
- 6- Top Floor Amenity Restaurant
- 7- 560 Commonwealth Roof Deck
- 8- Proposed Buckminster Hotel Massing
- 9- Buckminster Hotel Roof Deck

# EXISTING



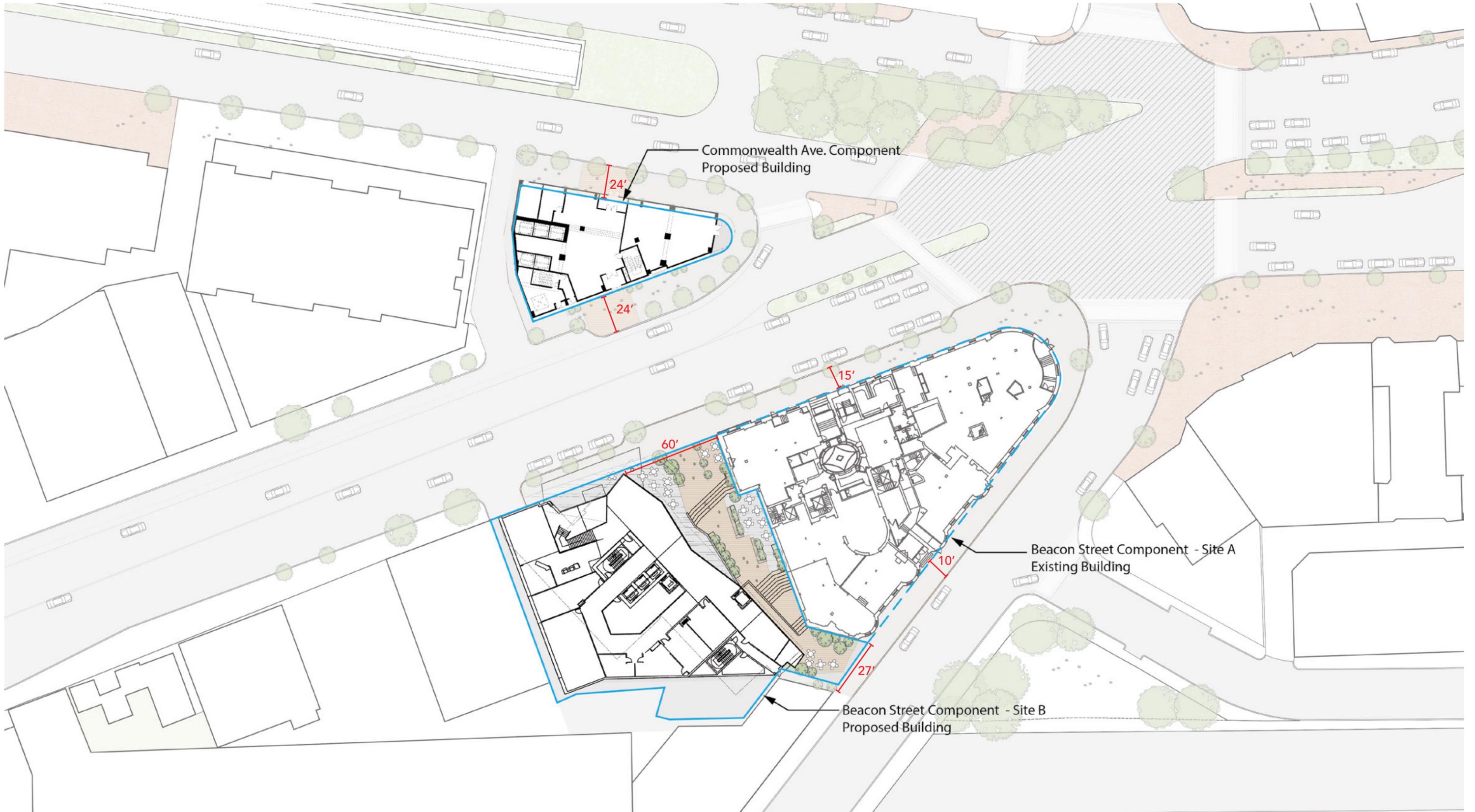
- 1- Existing 560 Commonwealth Ave.
- 2- Existing Boston Buckminster Hotel
- 3- Kenmore Square
- 4- Massachusetts Turnpike/I90
- 5- Existing Grade Change
- 6- 661 Beacon Street
- 7- 665 Beacon Street
- 8- Blandford Street Station
- 9- BPDA Approved Air-Rights Parcel 7
- 10- Fenway Park

# PROPOSED



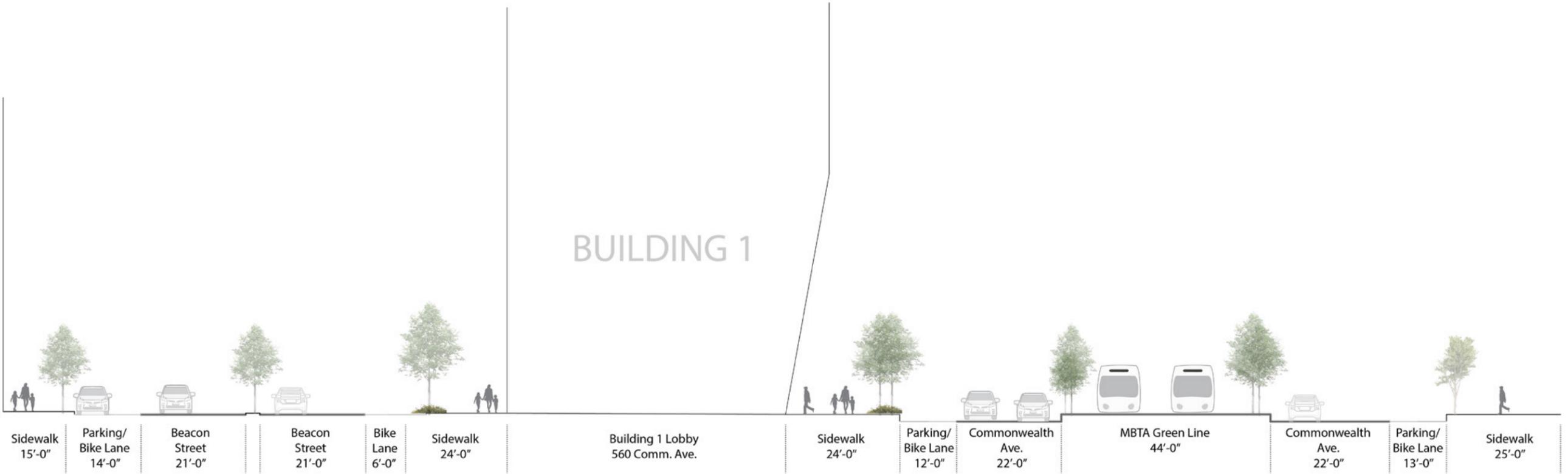
- 1- Top Floor Amenity Restaurant
- 2- Existing 560 Commonwealth Ave.
- 3- New Public Space
- 4- Boston Buckminster Hotel
- 5- Proposed Double-height Retail Corridor
- 6- New Brookline Ave. to Beacon Street Public Connector
- 7- Proposed Buckminster Hotel Massing
- 8- Buckminster Hotel Roof Deck
- 9- 560 Commonwealth Ave. Roof Deck

# SITE PLAN



BUILDING 2

BUILDING 1



BUILDING 2

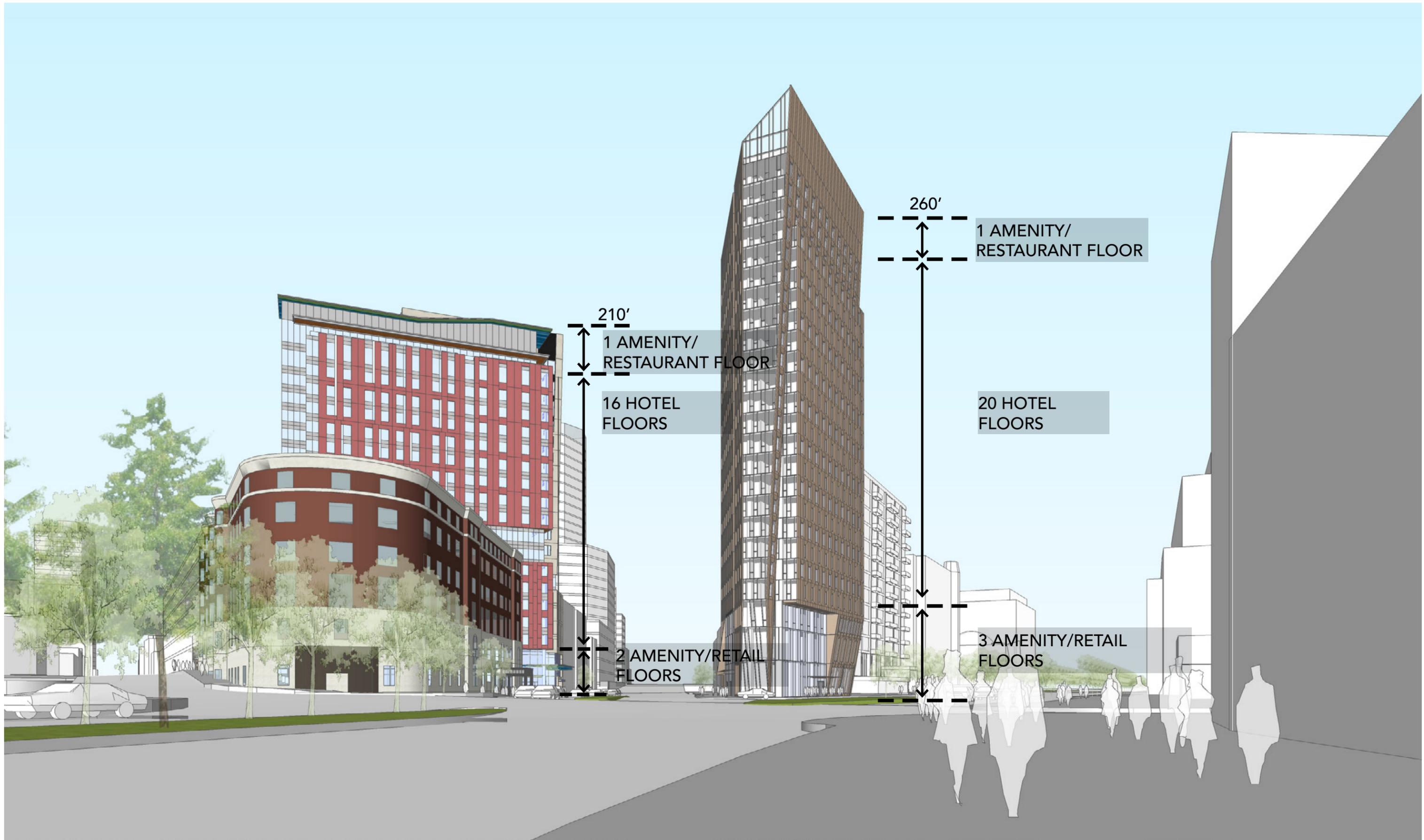
BUILDING 1



**Table 1-1 Project Program**

Project Element	Approximate Dimension – Commonwealth Avenue Component	Approximate Dimension – Beacon Street Component	Project Total
Hotel	382 rooms	295 rooms	677 rooms
Retail	8,500 sf	4,500 sf	13,000 sf
New Gross Floor Area	161,000 sf	186,000 sf	347,000 sf
Existing Buckminster Hotel		95,000 sf/132 rooms	95,000/132 rooms
Parking	No on-site parking is provided	145 spaces (73 net new spaces)	73 net new spaces
Zoning Height	24 stories/260 feet	19 stories/210 feet	
Project Area	46,441 sf		
FAR*	9.5		

\* FAR was calculated using the Project Area



210'  
1 AMENITY/  
RESTAURANT FLOOR

16 HOTEL  
FLOORS

260'  
1 AMENITY/  
RESTAURANT FLOOR

20 HOTEL  
FLOORS

2 AMENITY/RETAIL  
FLOORS

3 AMENITY/RETAIL  
FLOORS

PARCEL 7  
BUILDING 2



AMENITY	19
HOTEL	18
HOTEL	17
HOTEL	16
HOTEL	15
HOTEL	14
HOTEL	13
HOTEL	12
HOTEL	11
HOTEL	10
HOTEL	9
HOTEL	8
HOTEL	7
HOTEL	6
HOTEL	5
HOTEL	4
HOTEL	3
LOBBY	2
RETAIL	1

AMENITY	24
HOTEL	23
HOTEL	22
HOTEL	21
HOTEL	20
HOTEL	19
HOTEL	18
HOTEL	17
HOTEL	16
HOTEL	15
HOTEL	14
HOTEL	13
HOTEL	12
HOTEL	11
HOTEL	10
HOTEL	9
HOTEL	8
HOTEL	7
HOTEL	6
HOTEL	5
HOTEL	4
RETAIL	3
RETAIL	2
LOBBY	1

PARCEL 7  
PUBLIC GARAGE

BUCKMINSTER

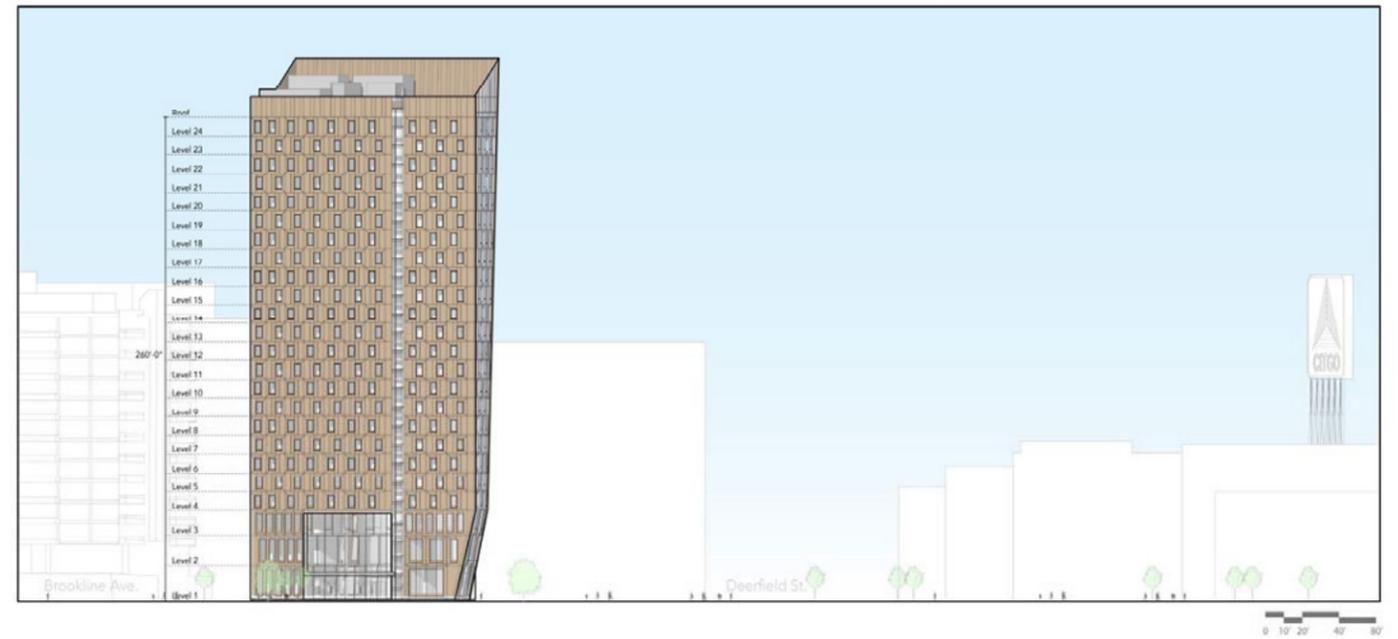
560 COMMONWEALTH AVENUE



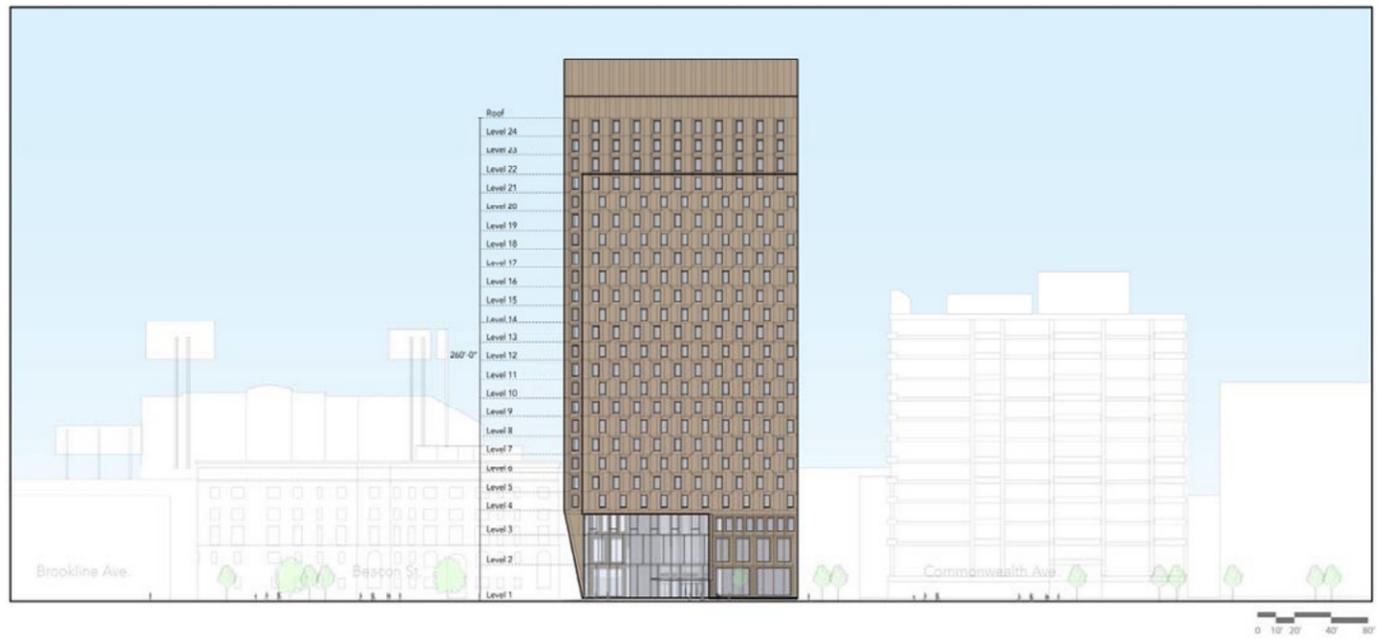
West Elevation



East Elevation

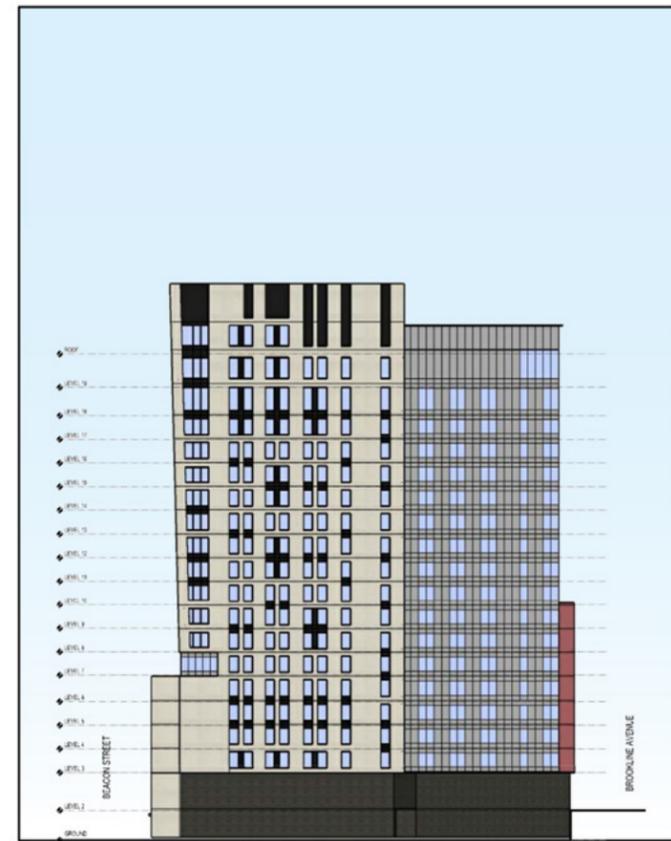


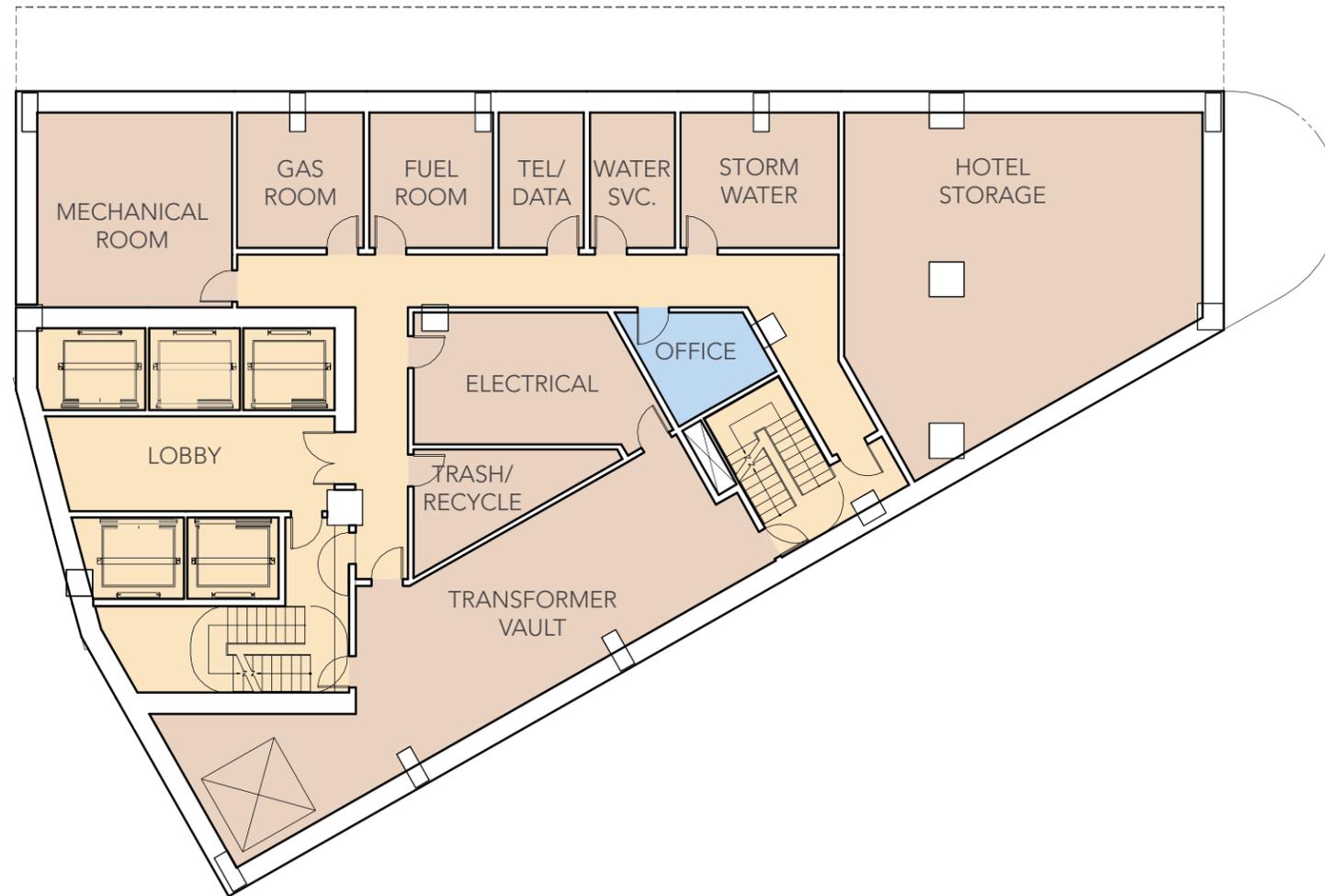
North Elevation



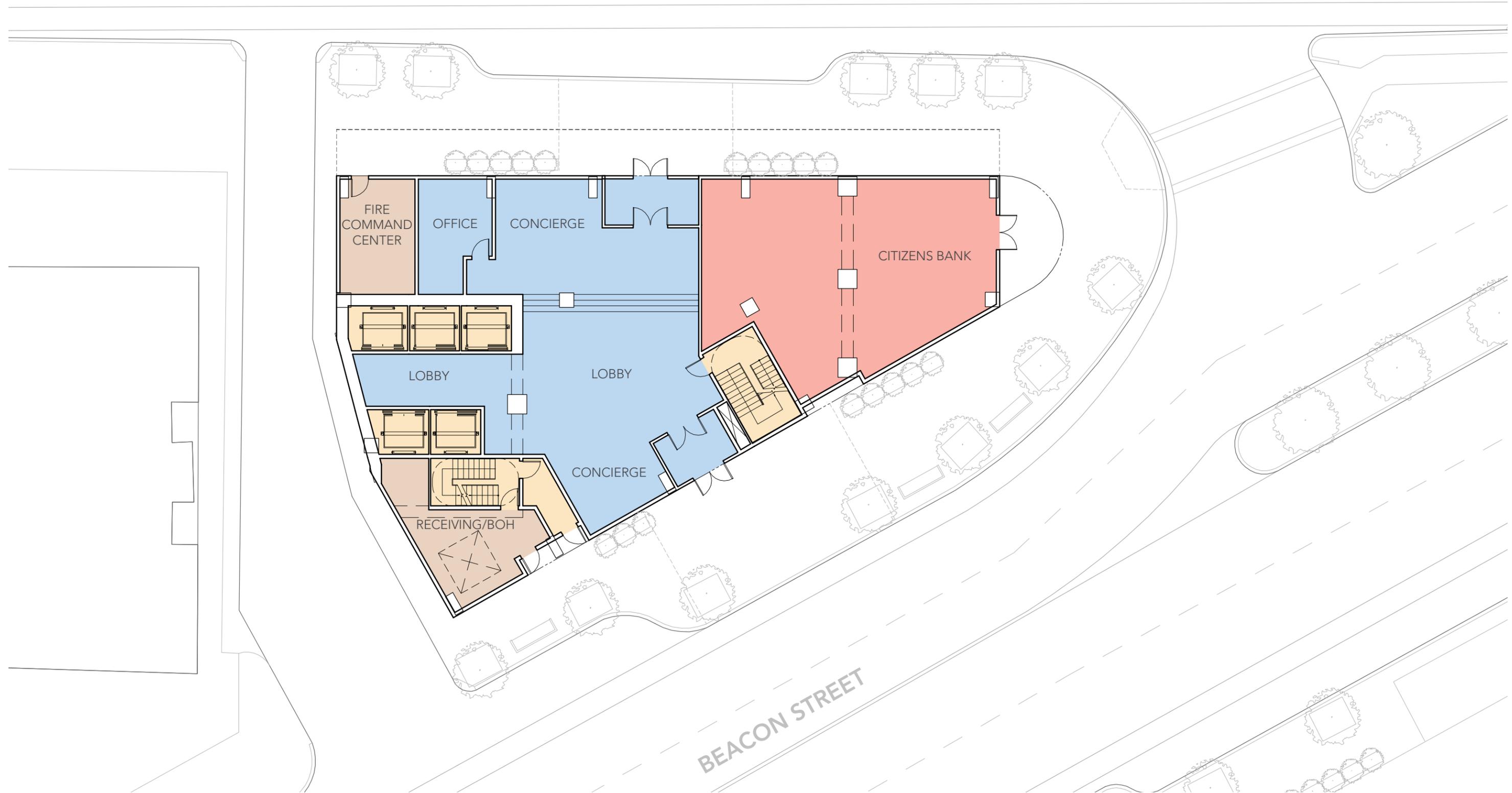
South Elevation







COMMONWEALTH AVENUE

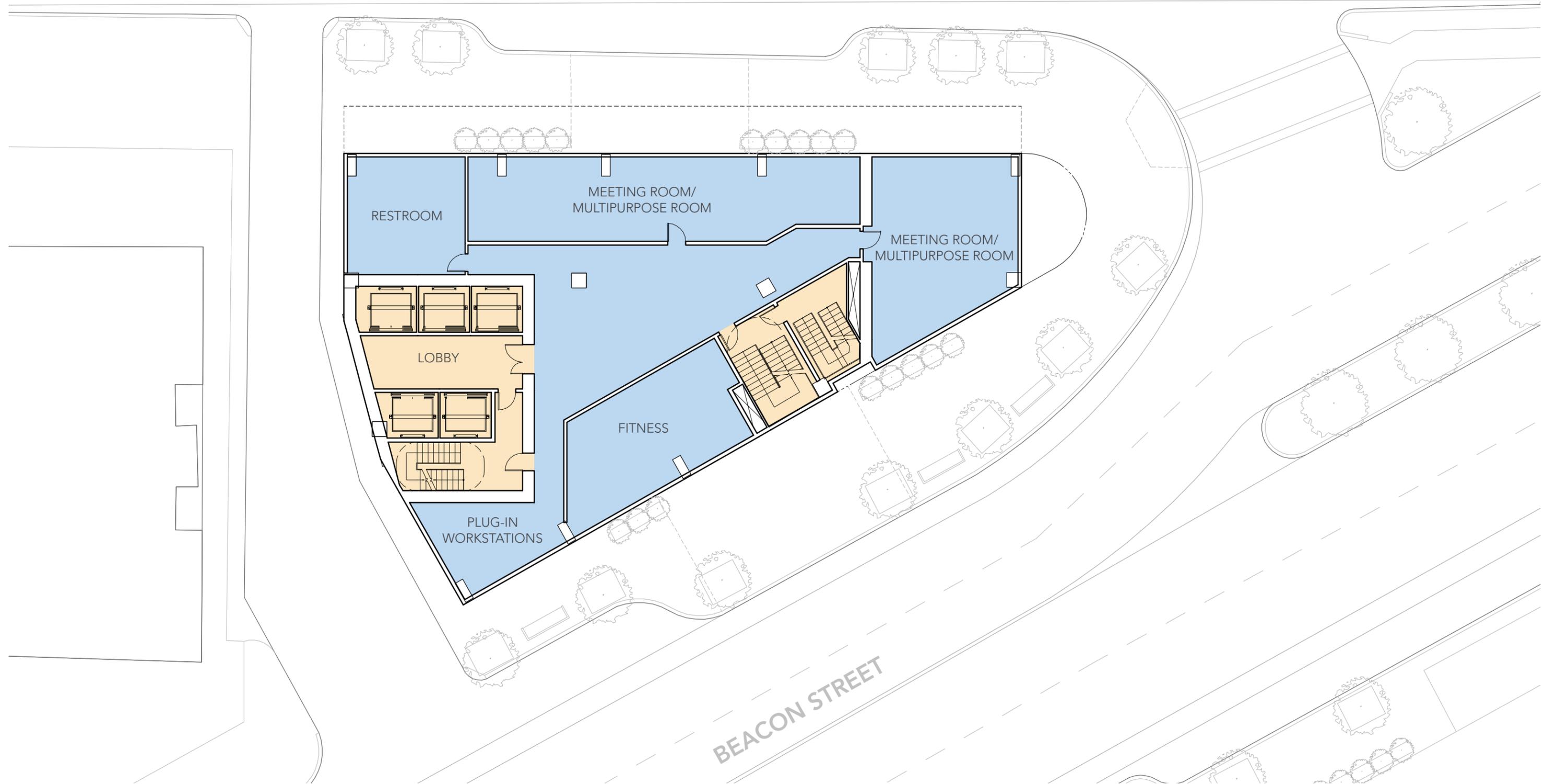


BEACON STREET

COMMONWEALTH AVENUE



COMMONWEALTH AVENUE



COMMONWEALTH AVENUE



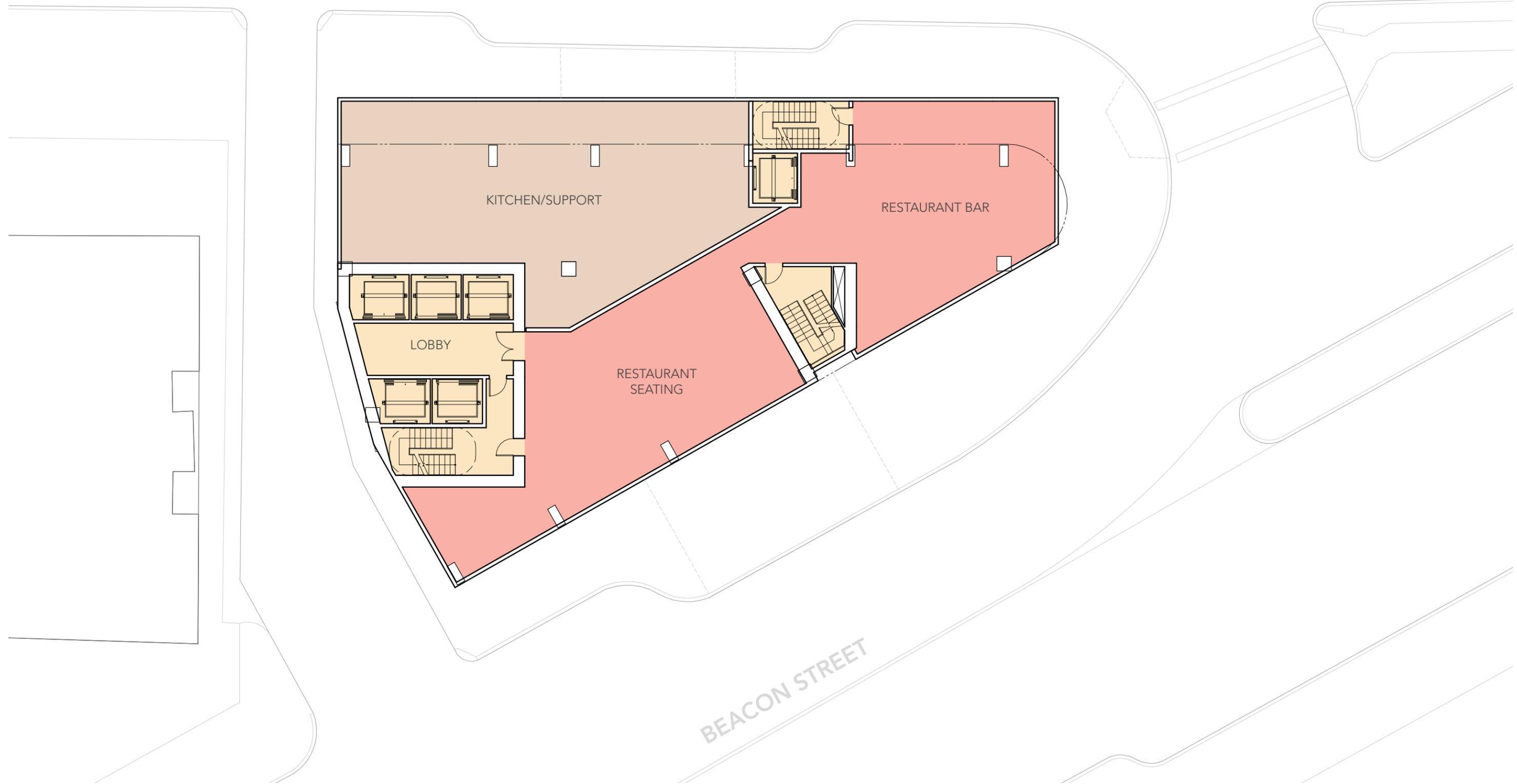
BEACON STREET

COMMONWEALTH AVENUE



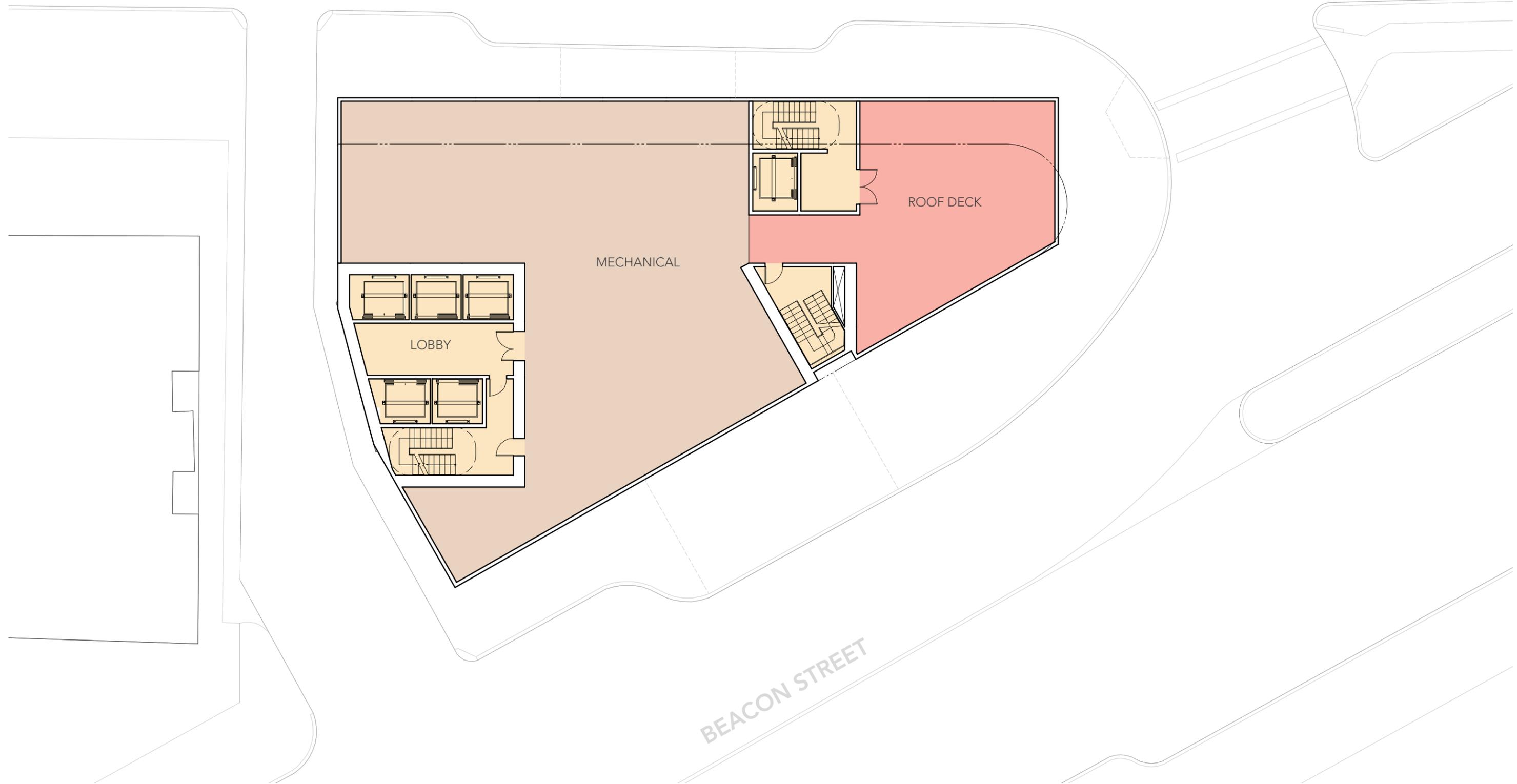
BEACON STREET

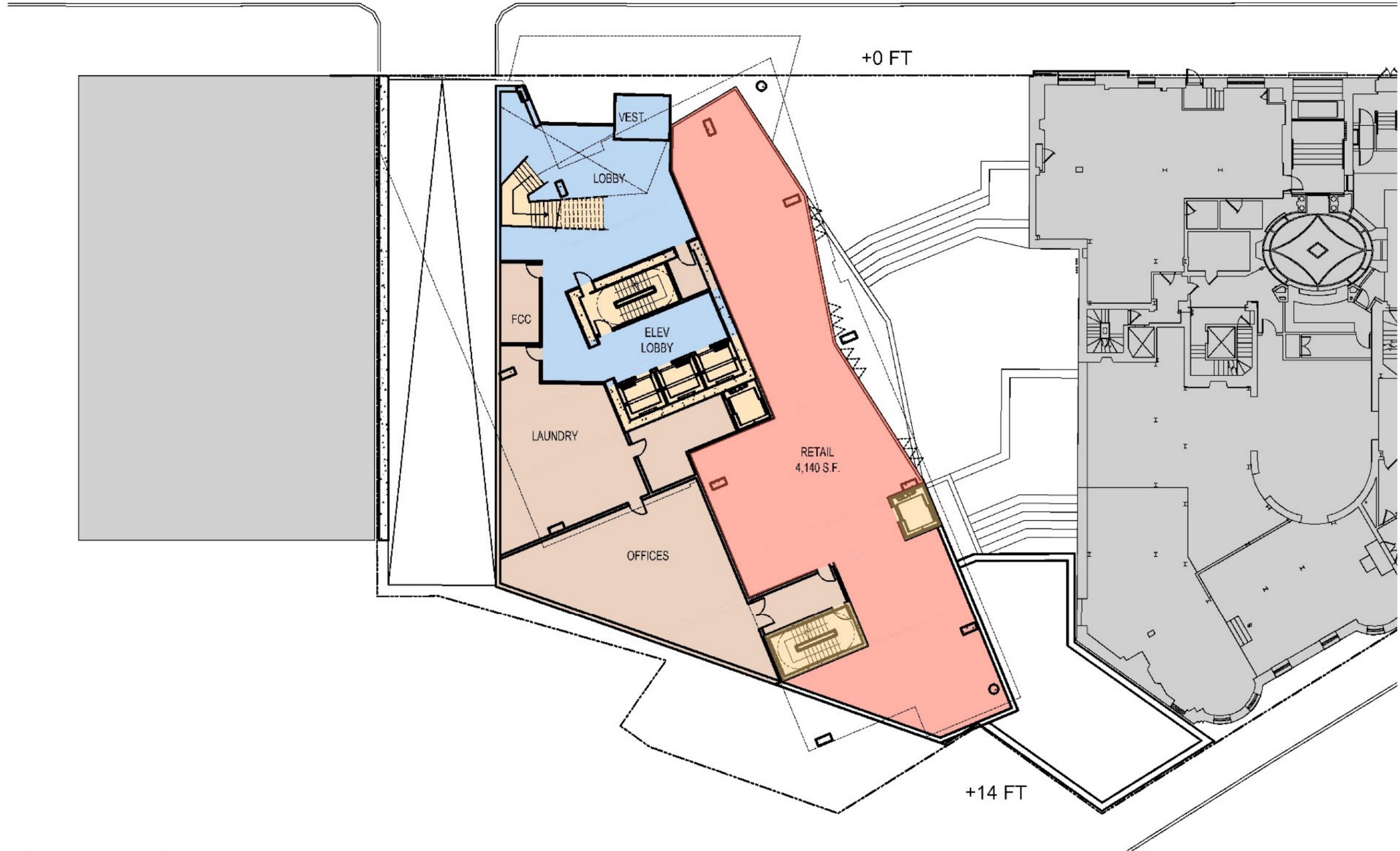
COMMONWEALTH AVENUE

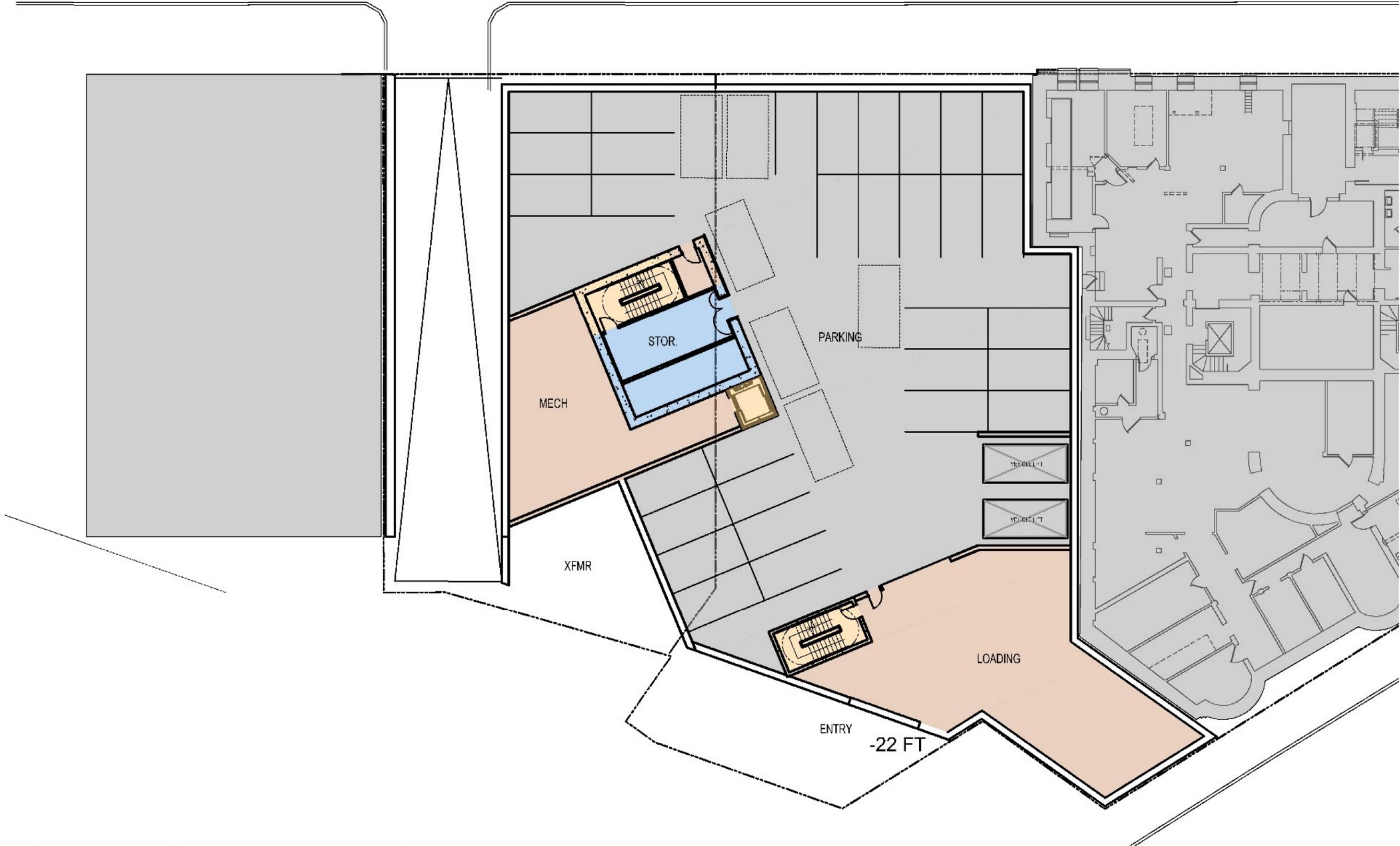


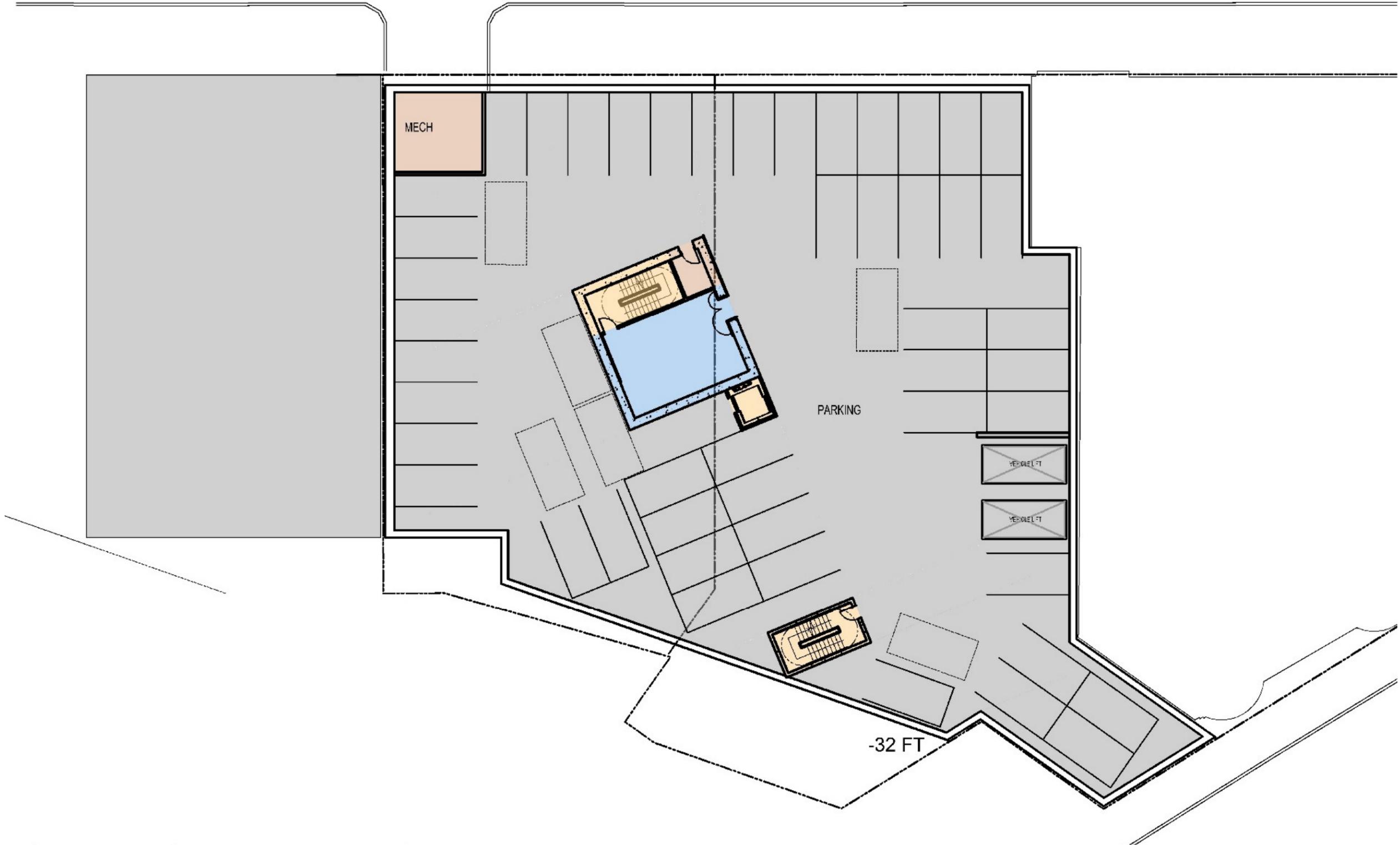
BEACON STREET

COMMONWEALTH AVENUE





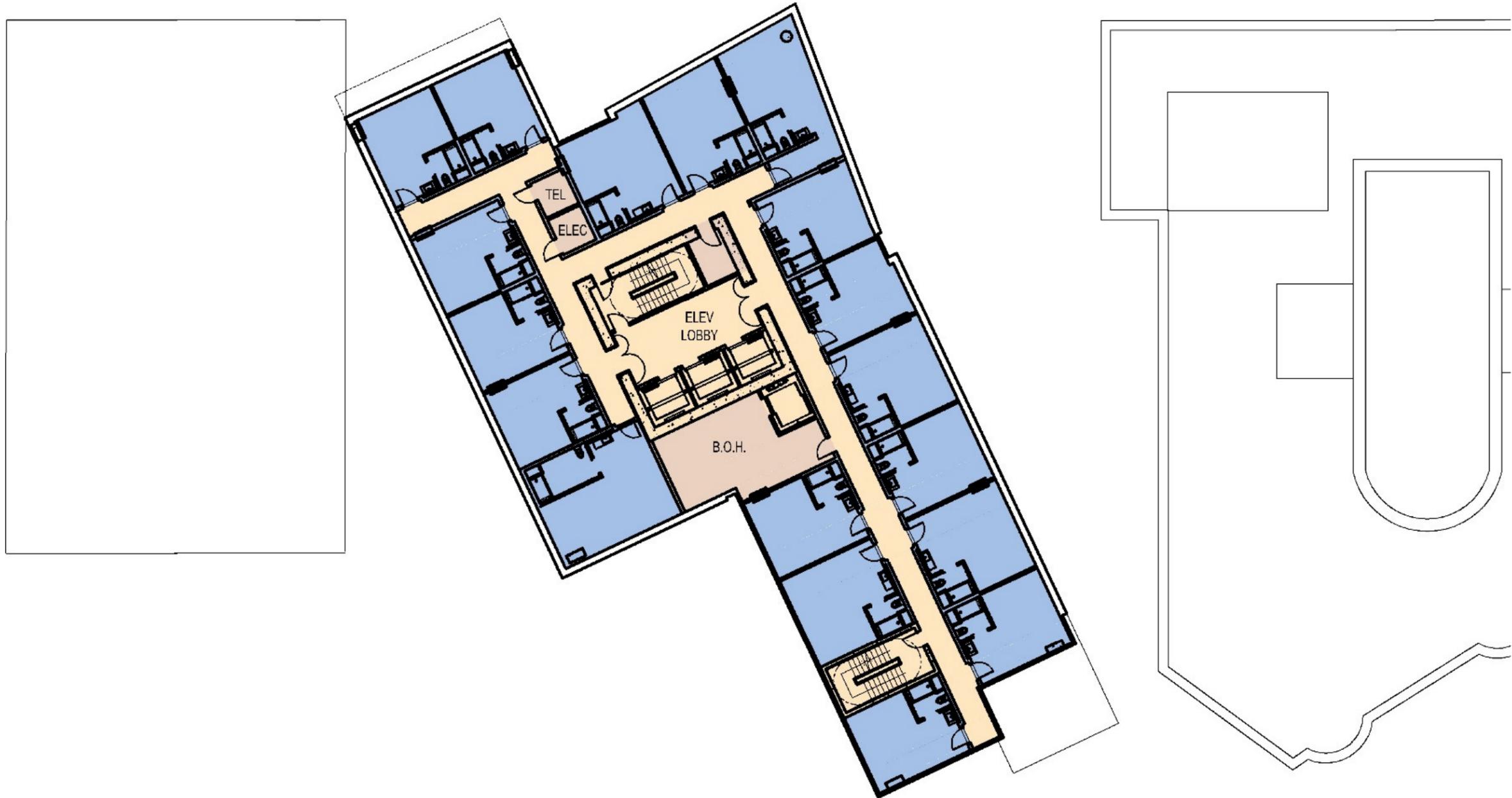




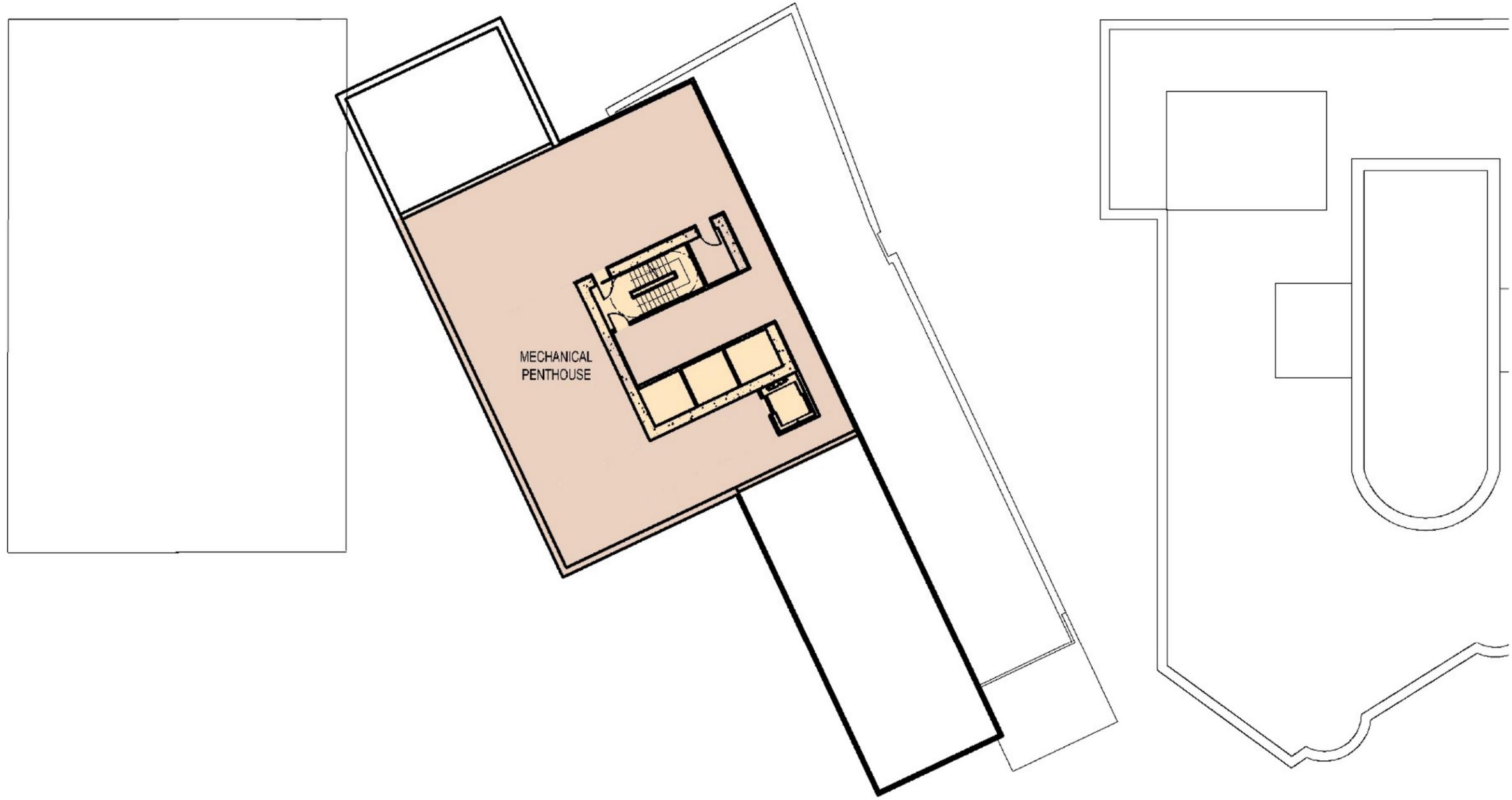


+14 FT

















BEACON STREET



BEACON STREET







BEACON STREET





