

*Improvements to Commonwealth Avenue Mall:*

# **KENMORE BLOCK**

*November 15, 2022*





# MEETING RECORDING



The Boston Parks and Recreation Department will be recording the meeting and posting to our project webpage for those who are unable to attend the Zoom meeting live.

It is possible that participants may also be recording the meeting with their phones cameras or other devices. If you do not wish to be recorded during this meeting, please keep your microphone and camera off.

# VIRTUAL MEETING ETIQUETTE

We want to ensure this conversation feels accessible to everyone and each one of you feels comfortable sharing your questions and comments.

Please be respectful and mindful of other's time when asking questions/ providing comments, so that all attendees are able to participate in the meeting.

Keep questions/ comments project-specific and not personal to yield a solution driven discussion.

You can always set up a conversation with Amy Linné, [amy.linne@boston.gov](mailto:amy.linne@boston.gov) to further discuss the project or process.

# ZOOM TIPS

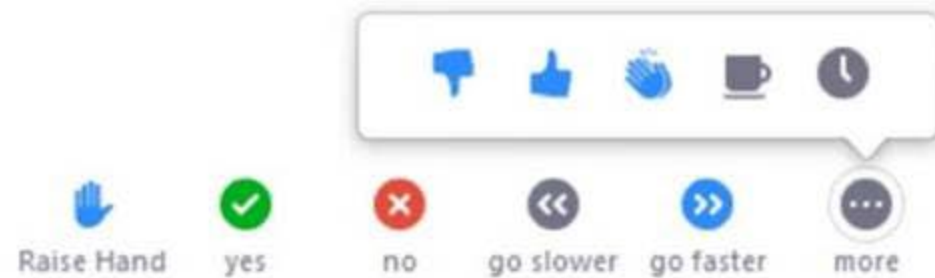
Here is how you can participate during the question and answer part of the presentation.

## DURING THE PRESENTATION:



### VIA WEB:

Turn video on / off.



To use these non-verbal options click on participants (bottom of screen); these options will pop up in side bar.

## DURING THE Q&A:



### JOINING VIA PHONE?

Use \*9 to raise hand to ask for audio / video permission to ask questions or provide comments.



### VIA WEB:

Chat to ask questions / comments or provide responses to poll questions



Raise hand to ask for audio / video permission to ask questions or provide comments.



# AGENDA

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1

**PROJECT TEAM**

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2

**PROJECT OVERVIEW**

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3

**PRESENTATION**

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4

**LISTENING & DISCUSSION**

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5

**CLOSING REMARKS & NEXT STEPS**

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# PROJECT TEAM

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## **AMY LINNÉ**

Project Manager, BPRD  
[amy.linne@boston.gov](mailto:amy.linne@boston.gov)

## **CATHY BAKER-ECLIPSE**

Director of the Capital Plan, BPRD

## **CHRISTINE BRANDAO**

Community Outreach Coordinator, BPRD  
[christine.brandao@boston.gov](mailto:christine.brandao@boston.gov)

## **MARGARET VAN SCOY**

Office of Neighborhood Services  
[margaret.vanscoy@boston.gov](mailto:margaret.vanscoy@boston.gov)

## **CASSIE BETHONEY**

Project Manager, Weston & Sampson

## **LANIE COHEN**

Site Designer, Weston & Sampson





# PROJECT APPROACH

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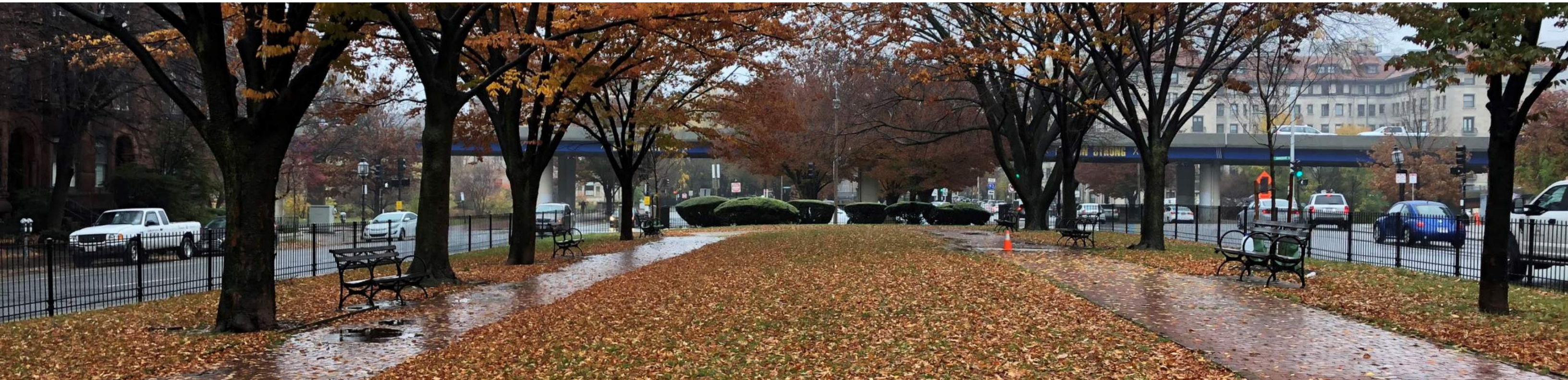




# CITY OF BOSTON PRIORITIES

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- Expanding walkable access to parks
- Addressing equity
- Climate resilience
- Health
- Housing and community building





# BPRD GOALS

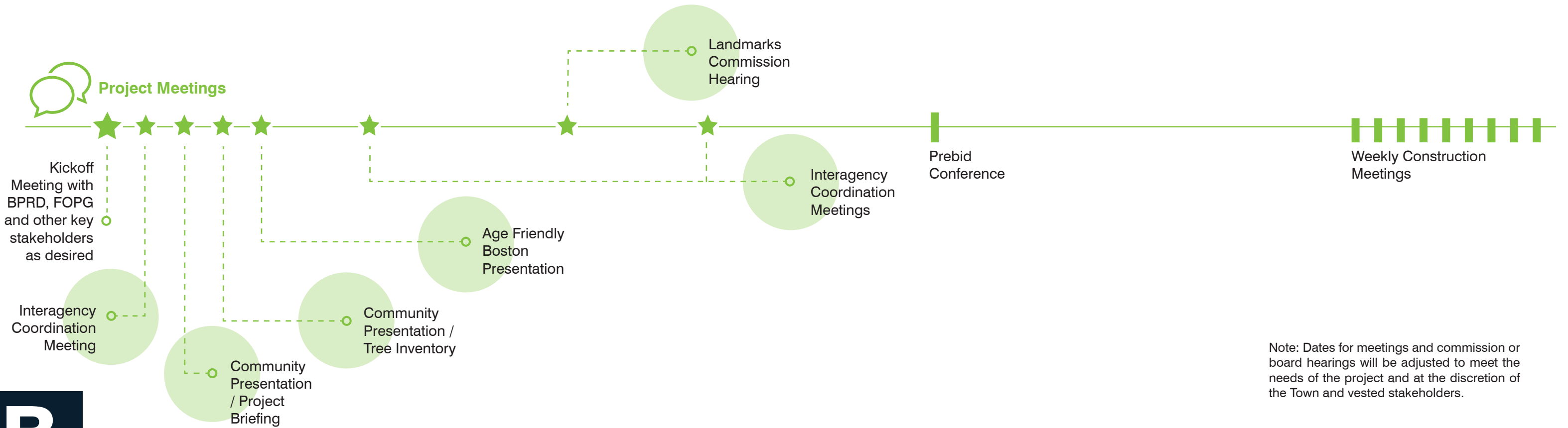
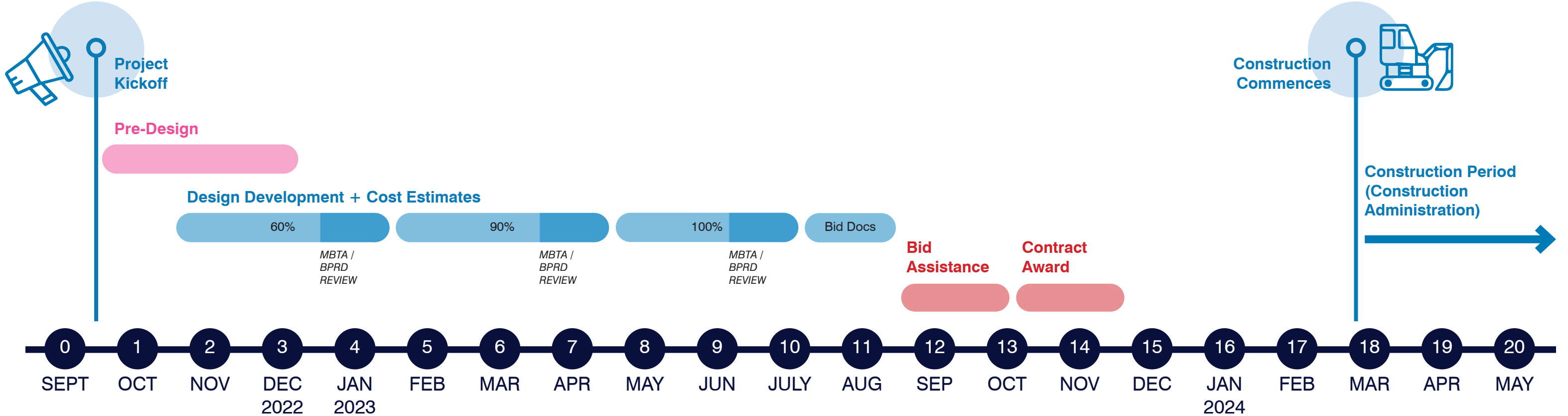
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- Accessible and available to all
- Diverse, balanced, and efficient mix of uses
- Meaningful and inclusive community engagement
- Adaptive and resilient landscapes
- Promote connections





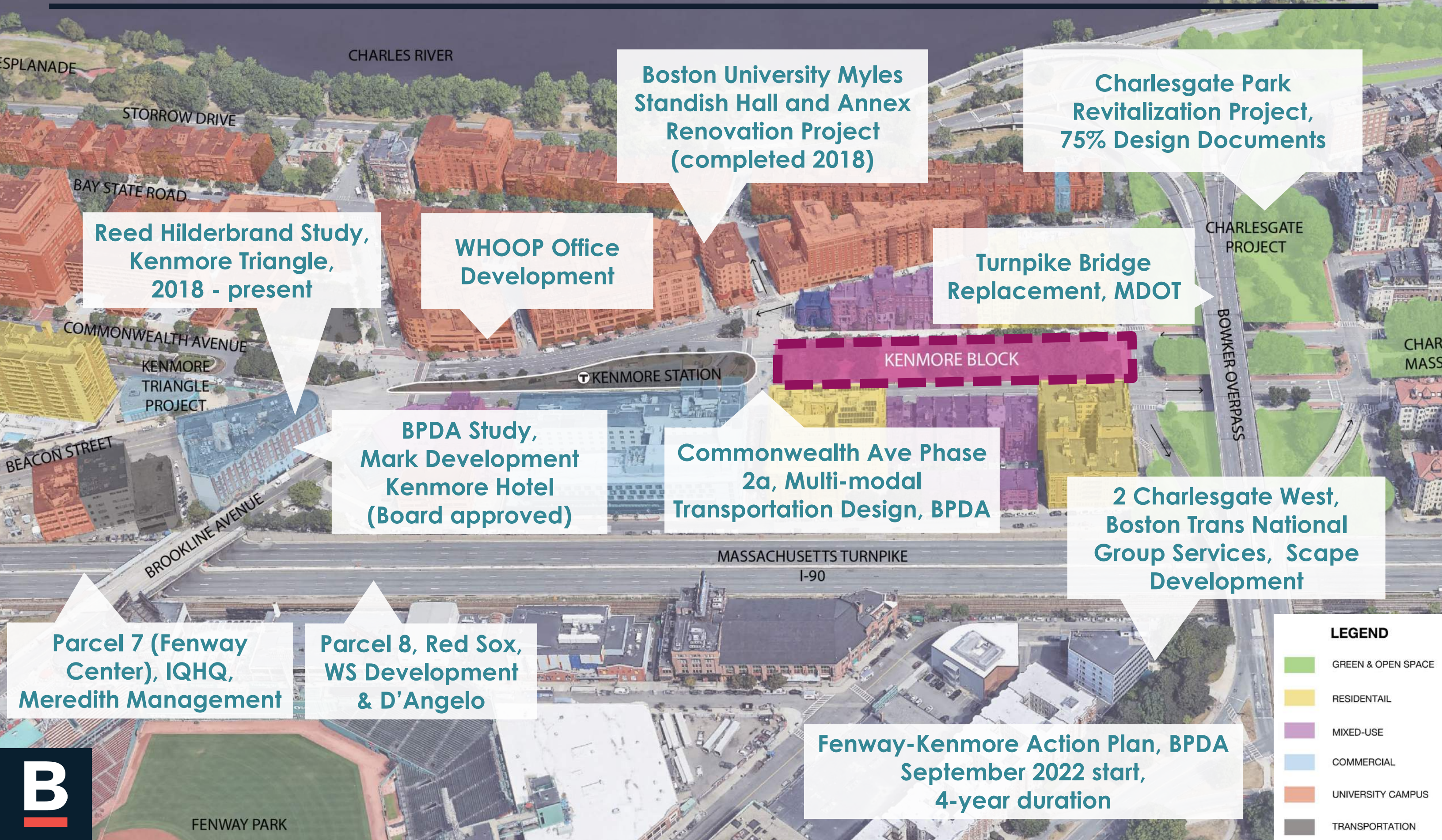
# PROPOSED PROJECT SCHEDULE



Note: Dates for meetings and commission or board hearings will be adjusted to meet the needs of the project and at the discretion of the Town and vested stakeholders.



# SITE CONTEXT + CONCURRENT PROJECTS



**Boston University Myles Standish Hall and Annex Renovation Project (completed 2018)**

**Charlesgate Park Revitalization Project, 75% Design Documents**

**Reed Hilderbrand Study, Kenmore Triangle, 2018 - present**

**WHOOOP Office Development**

**Turnpike Bridge Replacement, MDOT**

**BPDA Study, Mark Development Kenmore Hotel (Board approved)**

**Commonwealth Ave Phase 2a, Multi-modal Transportation Design, BPDA**

**2 Charlesgate West, Boston Trans National Group Services, Scape Development**

**Parcel 7 (Fenway Center), IQHQ, Meredith Management**

**Parcel 8, Red Sox, WS Development & D'Angelo**

**Fenway-Kenmore Action Plan, BPDA September 2022 start, 4-year duration**

**LEGEND**

- GREEN & OPEN SPACE
- RESIDENTIAL
- MIXED-USE
- COMMERCIAL
- UNIVERSITY CAMPUS
- TRANSPORTATION



FENWAY PARK



# SITE HISTORY





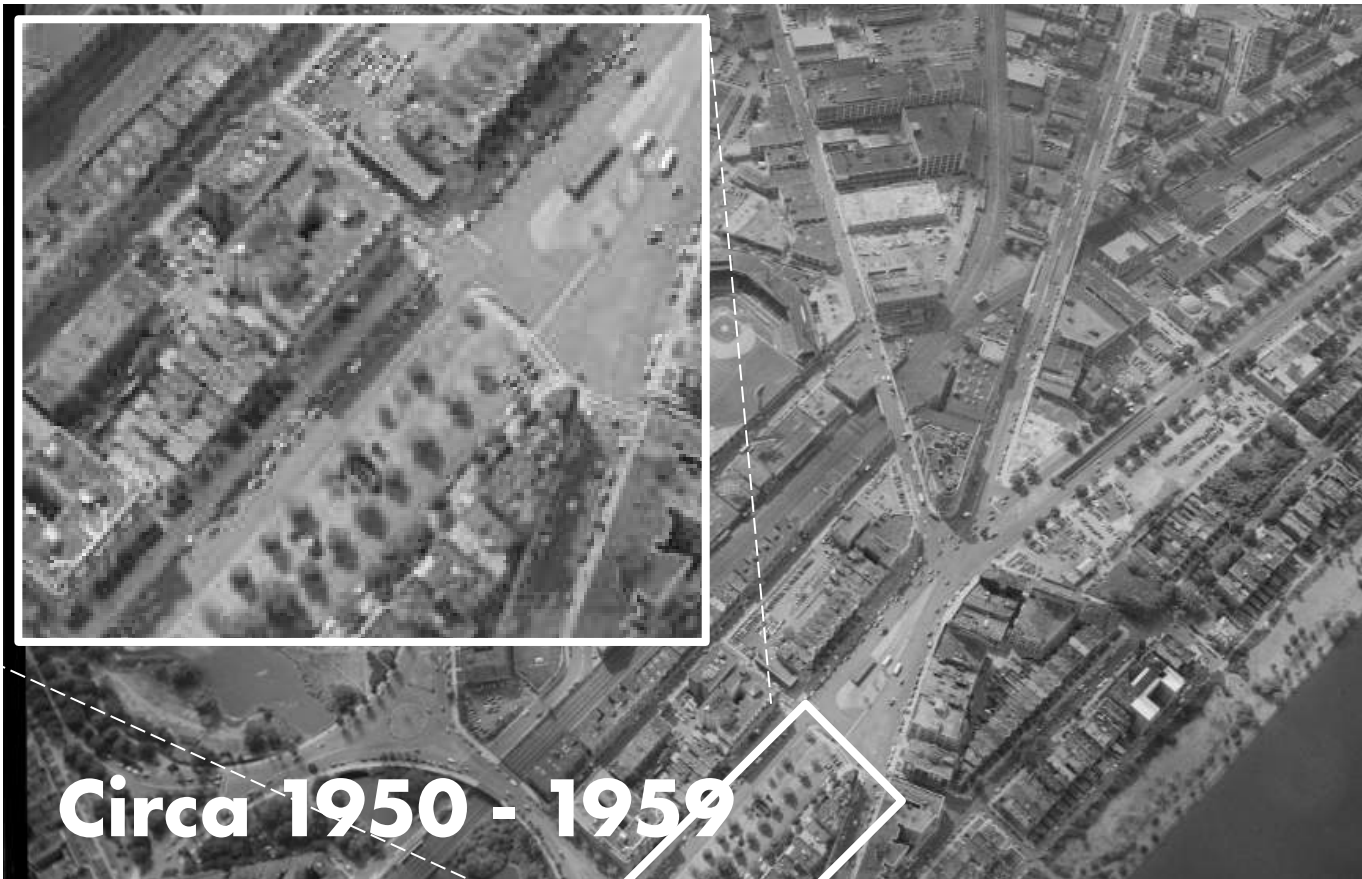
# SITE HISTORY



circa 1930s



1934



Circa 1950 - 1959



Circa 1950 - 1968

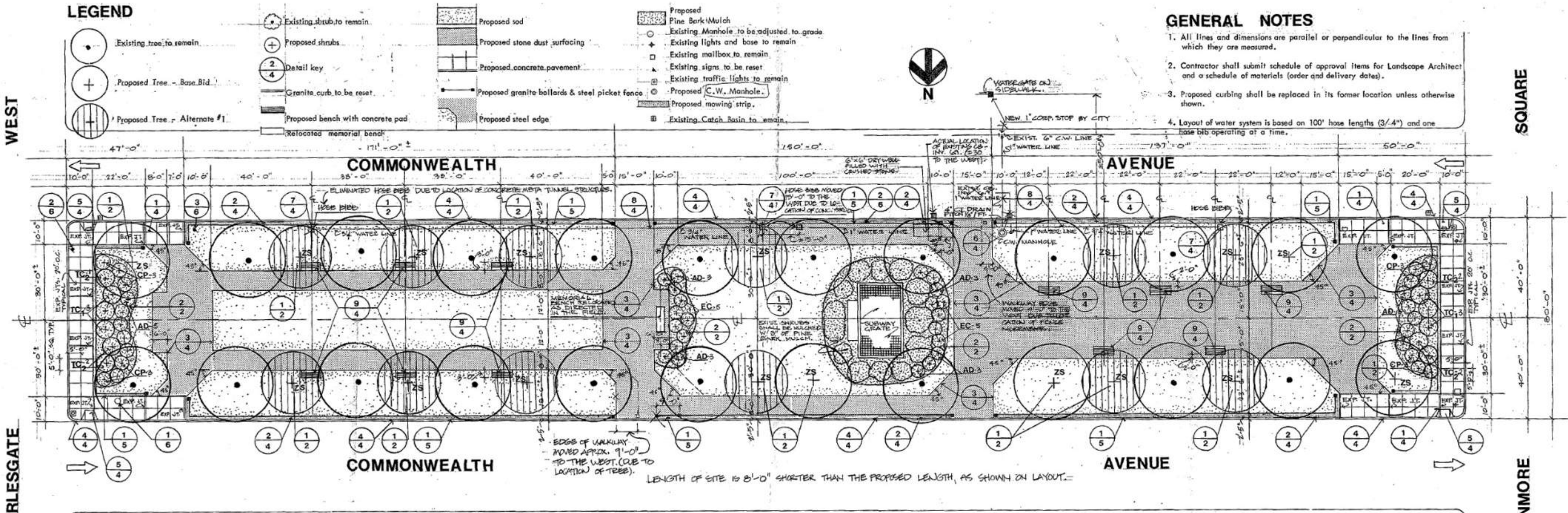


# SUBSURFACE CONDITIONS



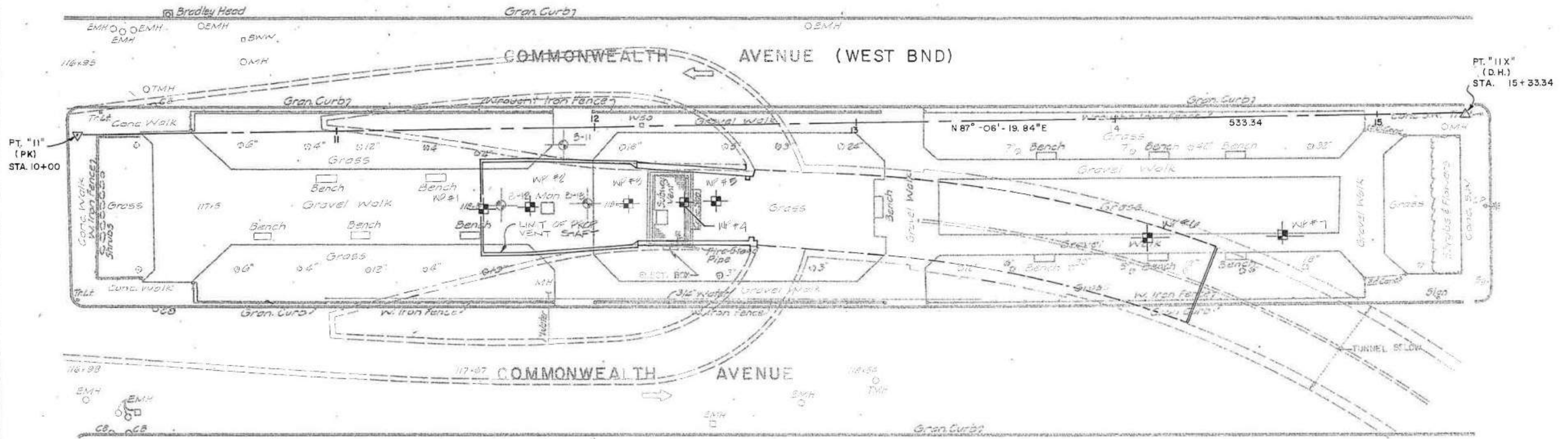


# 1970s UPGRADES

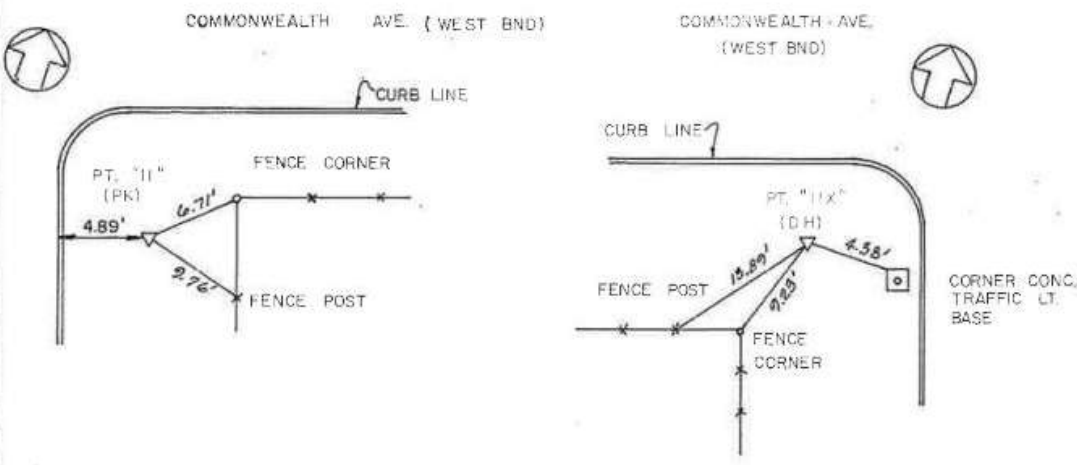




# EXISTING CONDITIONS



**EXISTING SURFACE CONDITIONS PLAN**  
SCALE: 1"=20'-0"



**SURVEY TIE DETAILS**  
N.T.S.

<b>T</b>	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY	
	MBTA CONTRACT NO. T4CN09 KENMORE LOOP TUNNEL REPAIRS & SUBWAY VENTILATION SHAFT G-17	
VENTILATION SHAFT G-17 EXISTING SURFACE CONDITIONS		
PARSONS, BRINCKERHOFF, QUADE & DOUGLAS INC. ENGINEERS BOSTON, MASS.		MASS. BAY TRANSPORTATION AUTHORITY APPROVED BY
PROJECT MANAGER SCALE: 1"=20'	PROJECT MANAGER DRAWN BY: [ ] DESIGN BY: [ ] CHECK BY: [ ]	PLAN NO. 27102 ISSU

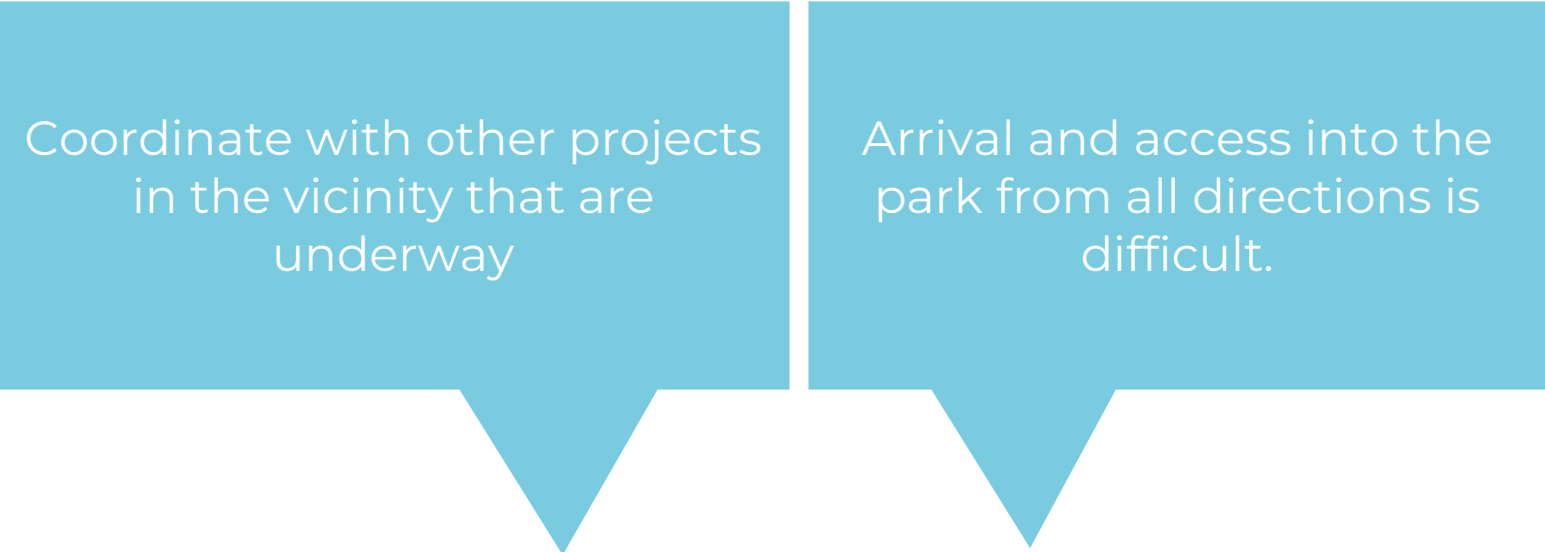




# COMMUNITY FEEDBACK (2019)

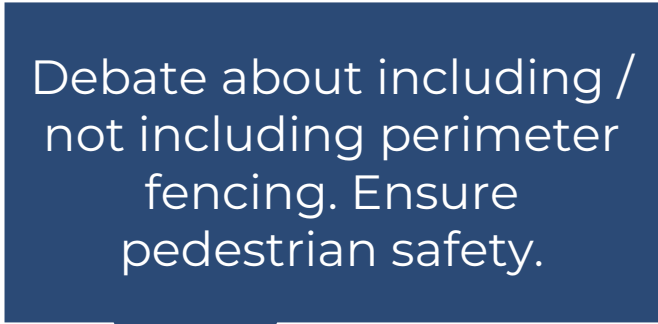
- *Public Meeting 1:* 3/11/2019
- *Public Meeting 2:* 6/17/2019
- *Public Meeting 3:* 12/17/2019

## ACCESS + CONNECTIVITY



Coordinate with other projects in the vicinity that are underway

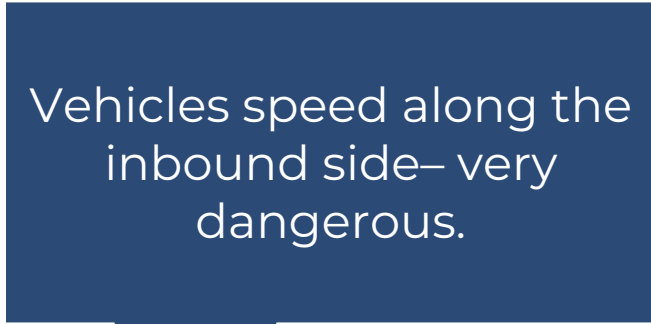
Arrival and access into the park from all directions is difficult.



Debate about including / not including perimeter fencing. Ensure pedestrian safety.

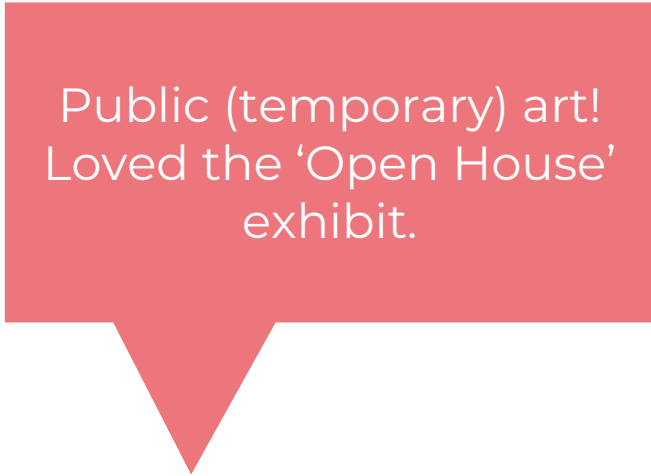


Preserve and enhance the positive uses of the park

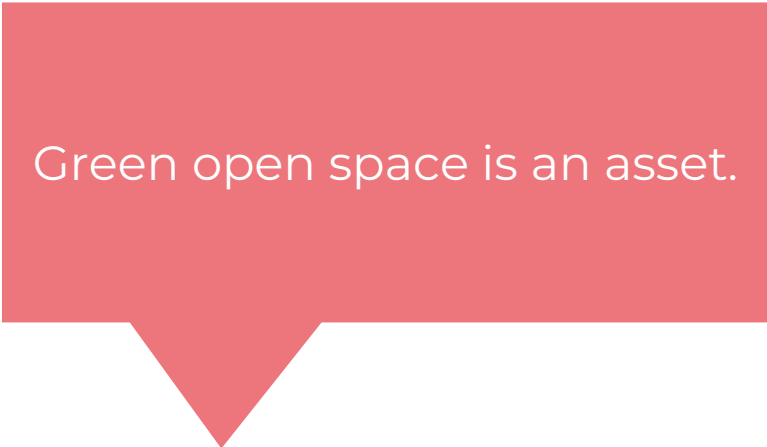


Vehicles speed along the inbound side– very dangerous.

## AMENITIES



Public (temporary) art! Loved the 'Open House' exhibit.



Green open space is an asset.

## SAFETY



# SITE ANALYSIS

Mature shade trees provide nice shade and cover.

Inset entrance disconnects the park from its surroundings.

Vehicle speed is a concern.

Edge plantings reduce visual access into the park.





**Lombard light siting is not intentional.**

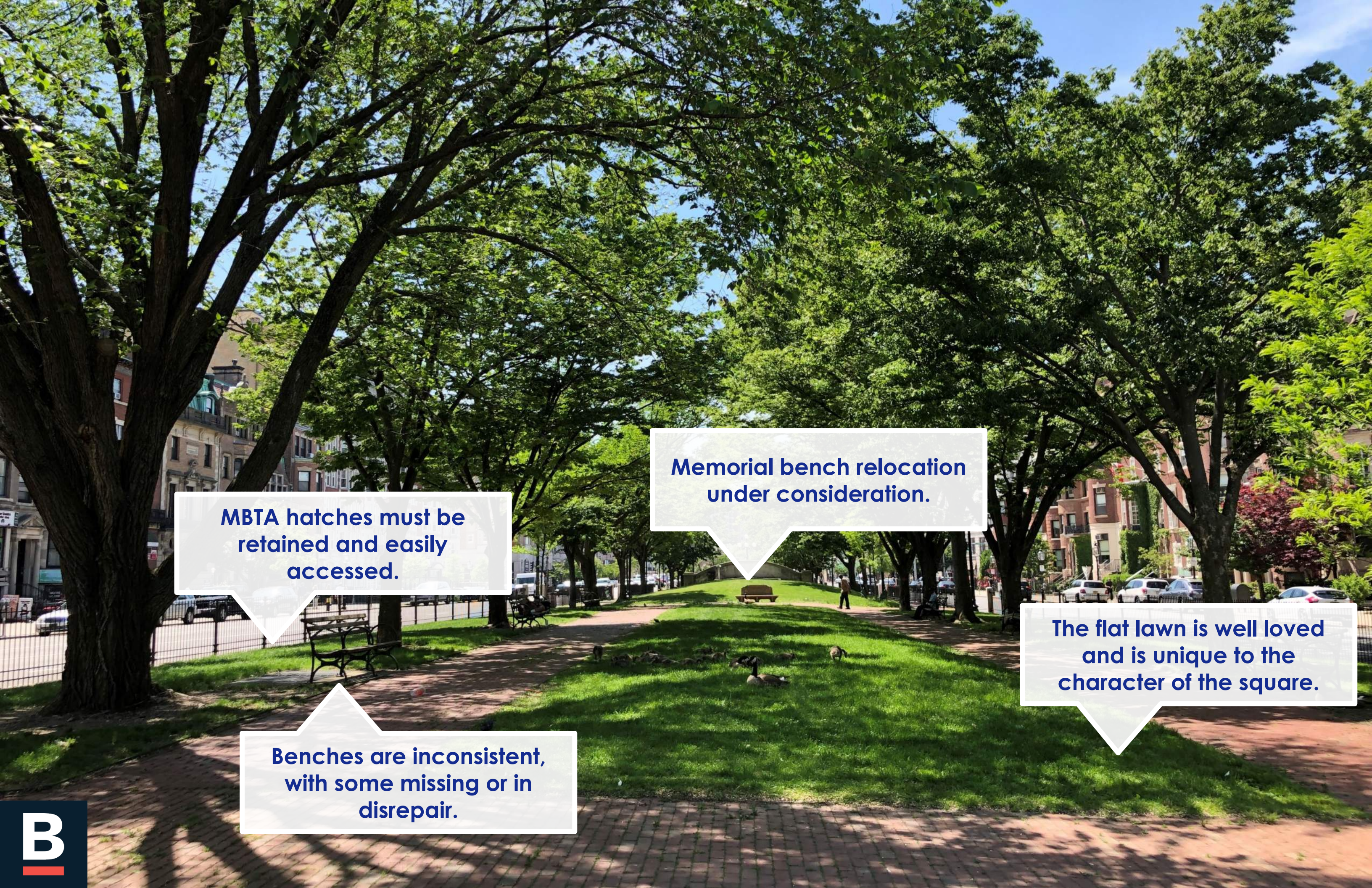
**Portal connects the site to its history; needs refurbishment.**

**Brick is in poor condition; pathways exceed allowable slope percentages.**

**Subsurface conditions dictate elevational change.**

**Midblock crossing is a concern / confirm MBTA access needs.**





**MBTA hatches must be retained and easily accessed.**

**Memorial bench relocation under consideration.**

**The flat lawn is well loved and is unique to the character of the square.**

**Benches are inconsistent, with some missing or in disrepair.**





No curb cut /  
crosswalk

Edge plantings reduce visual  
access into the park

Inset entrance disconnects  
the park from its  
surroundings.

No curb cut /  
crosswalk



# EXISTING CONDITIONS



**41% HARDSCAPE**

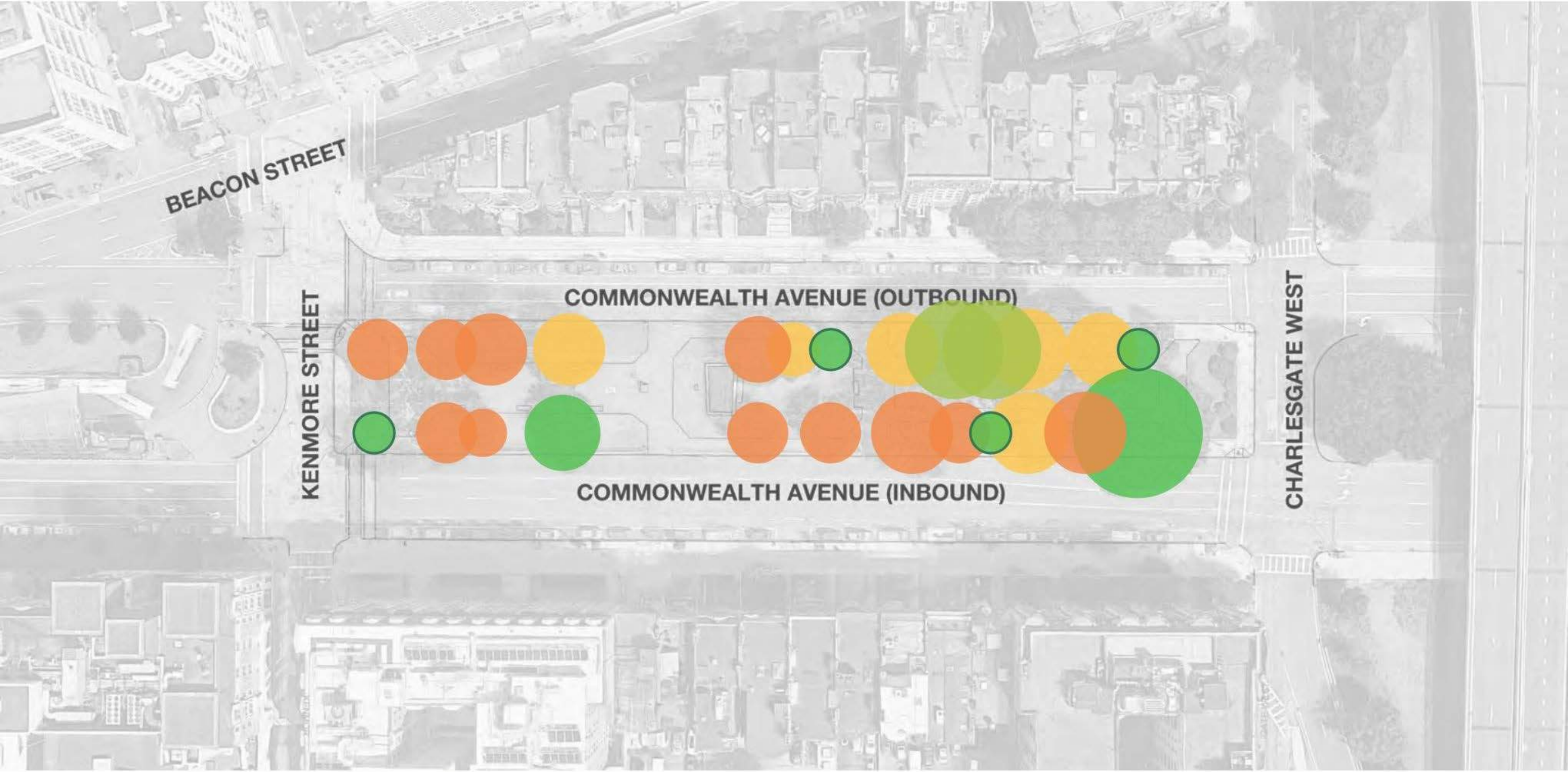
**59% GREENSPACE**

**24 TREES**

SCALE: 1"=20'  
0' 20' 40' 60' NORTH



# TREE HEALTH ASSESSMENT (2019)

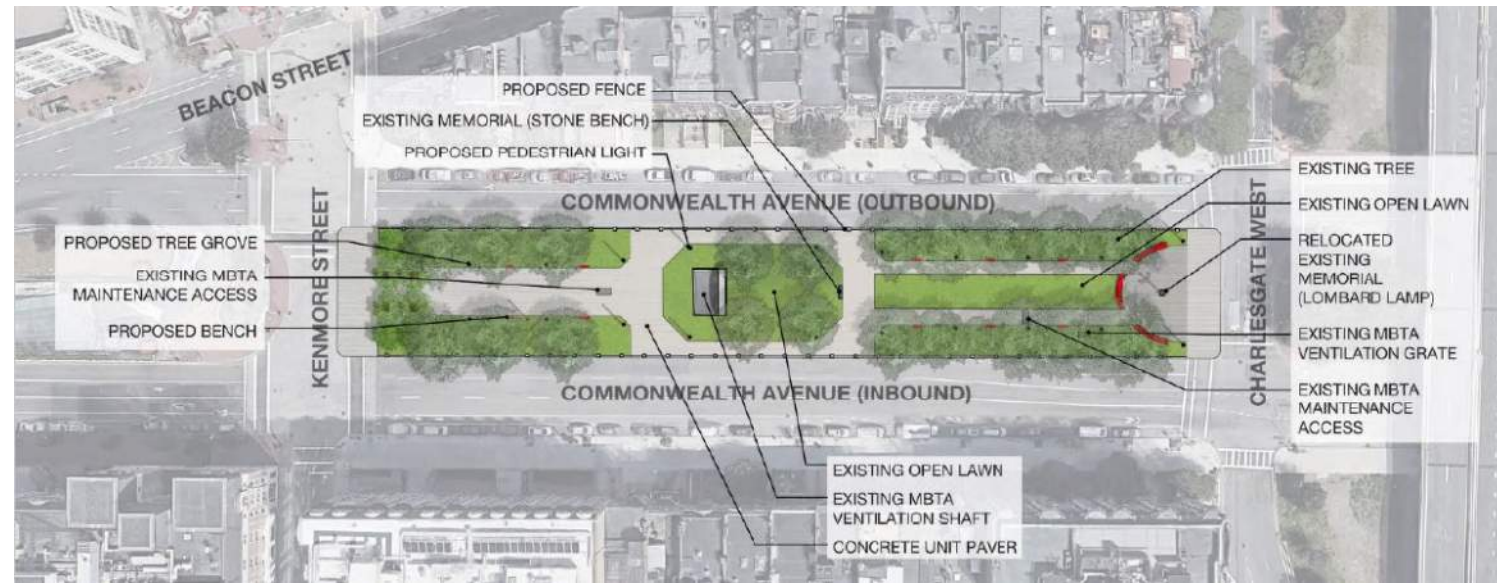


**LEGEND**    **EXCELLENT**    **GOOD**    **FAIR**    **POOR**    **NEWLY PLANTED TREE**

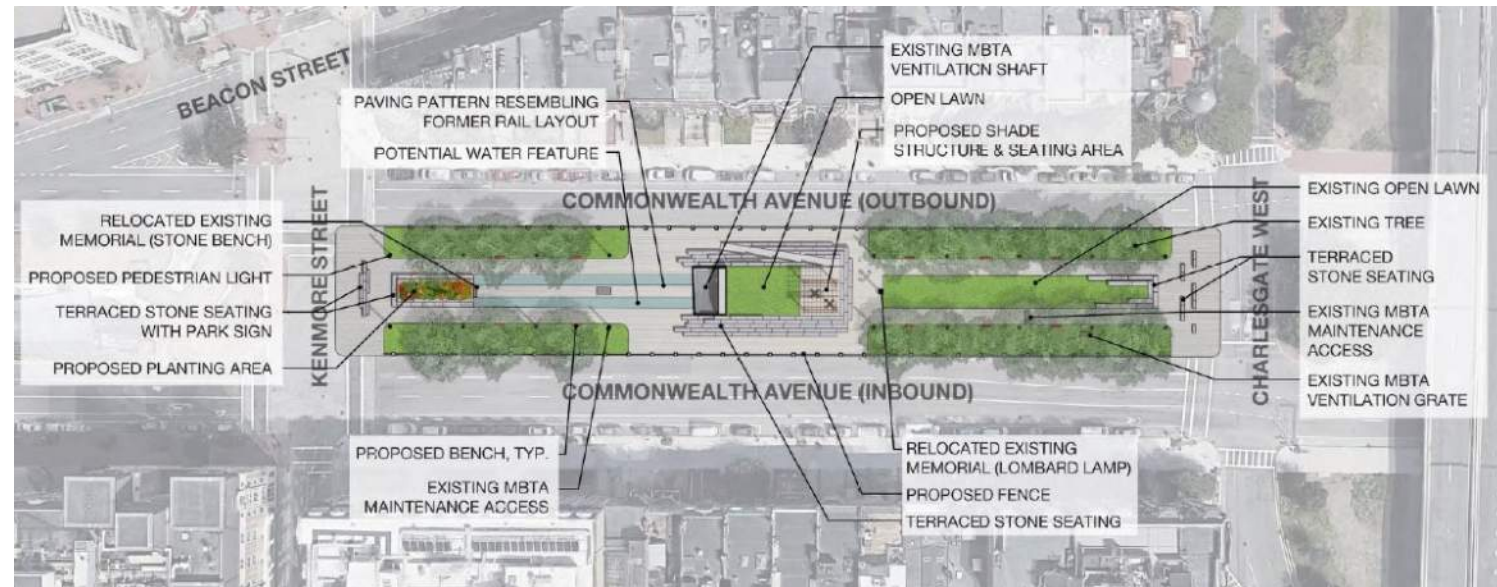
SCALE: 1"=20'  
0' 20' 40' 60' NORTH



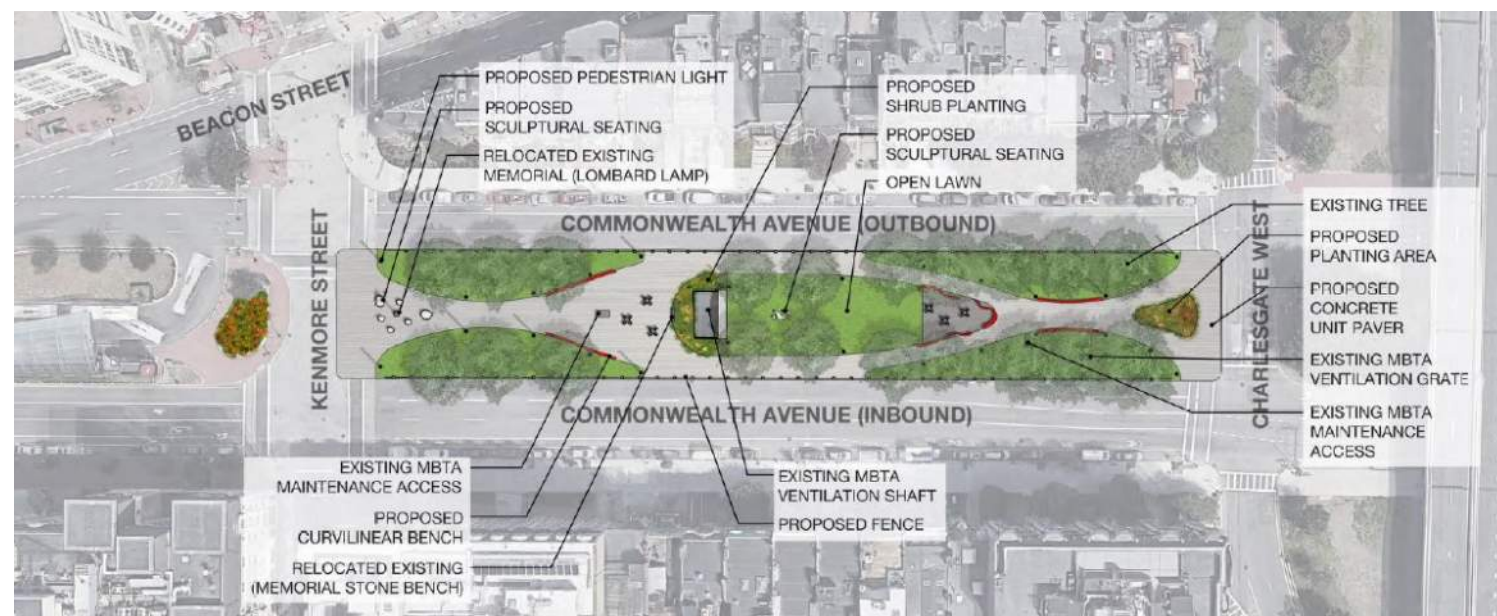
# PREVIOUS CONCEPT PLANS



**OPTION A**



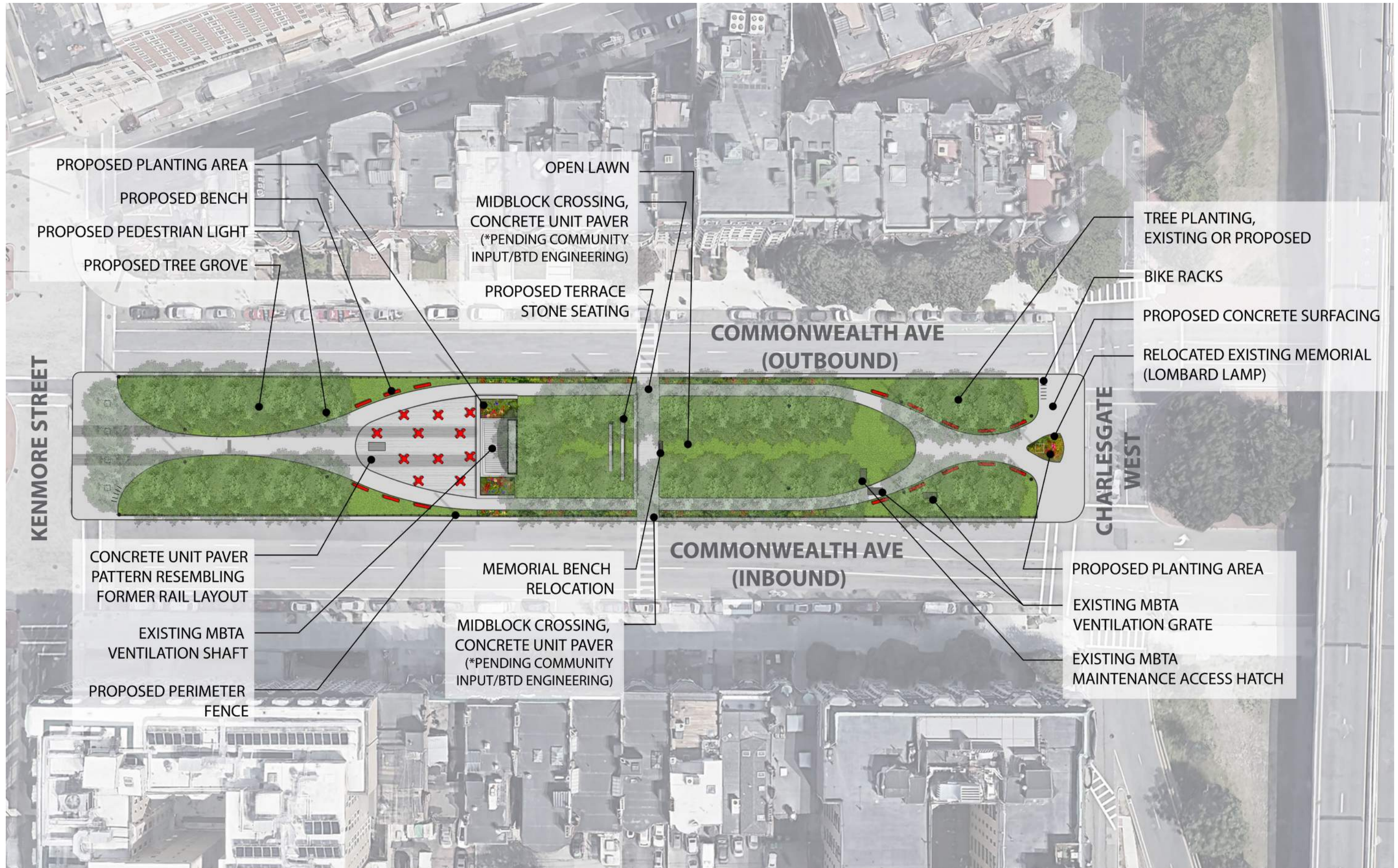
**OPTION B**



**OPTION C**



# PREFERRED PLAN





# BEFORE





# AFTER





# BEFORE





# AFTER





# MATERIALS & FURNISHINGS





# LISTENING & DISCUSSION



City of Boston  
Parks and Recreation



# CLOSING REMARKS & NEXT STEPS

**Kenmore Block – BPRD Webpage**

<http://boston.gov/kenmore-block>

**AMY LINNÉ**

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City of Boston  
Parks and Recreation



THANK YOU!



City of Boston  
Parks and Recreation