



MASSACHUSETTS TURNPIKE PARCEL 7/ONE KENMORE AIR RIGHTS DEVELOPMENT

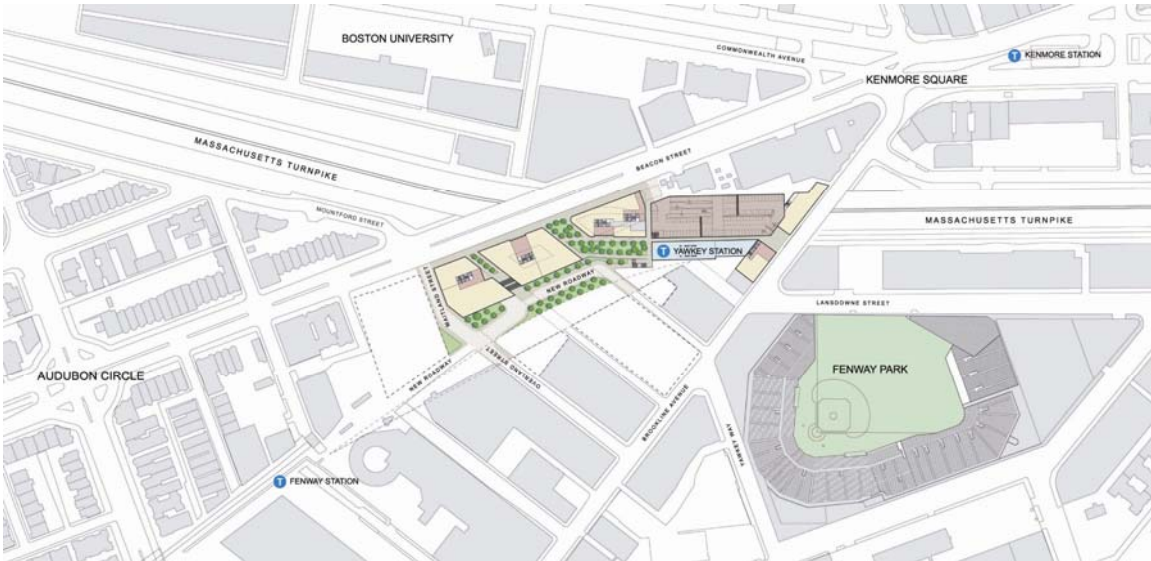
PROJECT DESCRIPTION

The Parcel 7 One Kenmore Development will be located over the Mass Turnpike and on a surface parking lot between the Beacon Street and Brookline Avenue bridges.

The proposed One Kenmore development is a “Smart Growth” transit-oriented development that will locate approximately 282 residences, offices and neighborhood oriented retail space directly adjacent to a new Yawkey Commuter Rail Station, one block from the MBTA’s Kenmore Square and Fenway Green Line Stations.

The One Kenmore mixed-use development has been designed to connect and integrate into the existing neighborhoods and meet the goals of the Civic Vision for Turnpike Air Rights study by:

- Fostering the increased use and capacity of public transportation and decreased reliance on private automobiles.
- Strengthening the vitality and quality of life in the neighborhood.
- Enhancing the neighborhood and the City as a place to live, work and invest by providing broad public benefits.
- Repairing the public realm by suturing the void created by the Mass Pike with buildings and public spaces designed to create lively public spaces.



The One Kenmore design will respect the urban grid, replace a large surface parking lot and fill-in existing long and wind-swept bridges with new buildings and retail amenities along Beacon St and Brookline Ave. The development will also incorporate significant new green spaces and an open and light design of contemporary, complimentary upper residential levels. The buildings are arranged so that the taller buildings are located above Yawkey Station, serving as an architectural marker and gateway while the smaller buildings scale down in respect to the Audubon Circle neighborhood.

The One Kenmore Team led by local developer John Rosenthal is committed to respecting Audubon Circle and the neighboring communities, meeting or exceeding the Civic Vision goals as well as the City's new standards relating to green buildings. One Kenmore will enhance the pedestrian environment with new inviting walkways, green spaces, and greatly enhanced connections between Audubon Circle, Kenmore Square, Fenway Park, Yawkey Station and the Lansdowne Entertainment District. One Kenmore will also reduce wind, visual and noise impacts by covering the Turnpike, improve public safety with the increase of new residents, neighborhood businesses and new and improved pedestrian and vehicular connections.

