

ALLSTON YARDS

BOSTON CIVIC DESIGN COMMISSION

April 2, 2019

PROJECT TIMELINE

- **PNF** filed in **January 2018**
 - **4 Impact Advisory Group** Meetings & **Community** Meetings
 - **6 BPDA Meetings** –Urban Design, Transportation, Smart Utilities
 - **Boston Civic Design Commission** Public Meeting on **July 10, 2018**
 - **MBTA, MEPA, DOER,** and **MassDOT** Meetings
 - **City Councilor & State Representative** Meetings
 - **20+ Neighbor & Abutter** Meetings
- **DPIR** filed **February 22, 2019**

PROJECT GOALS

- **Consistency** with Guest Street Planning Study and Boston Landing Development
- Planning that is **respectful** to neighbors and abutters
- **Mix of uses** supported by Boston Landing **MBTA station**
- A **unified** street grid; a transportation network that **works**
- Substantial **open space** and **public realm**
- A range of **housing** options
- Existing **grocery store** remains **open** during construction, for neighborhood & employees
- A **new** state of the art **grocery store** for the community



EXISTING AERIAL VIEW

MASS PIKE I-90

EVERETT STREET

GUEST STREET

ARTHUR STREET

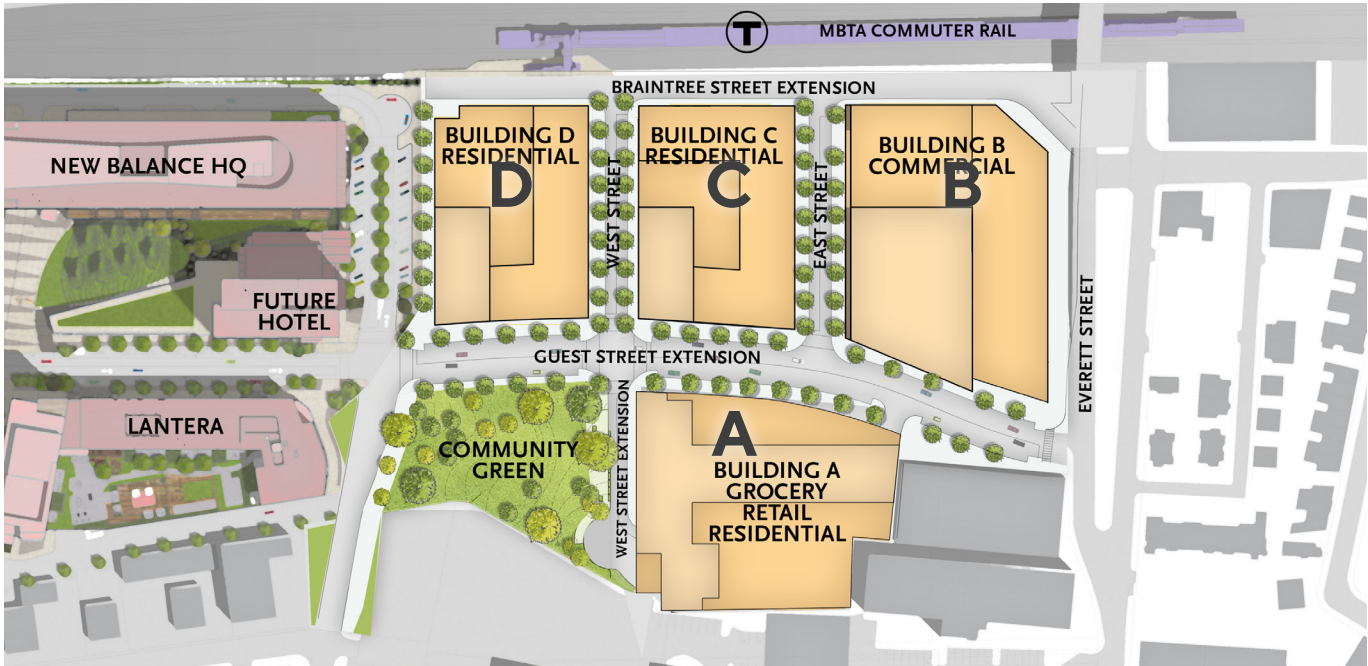
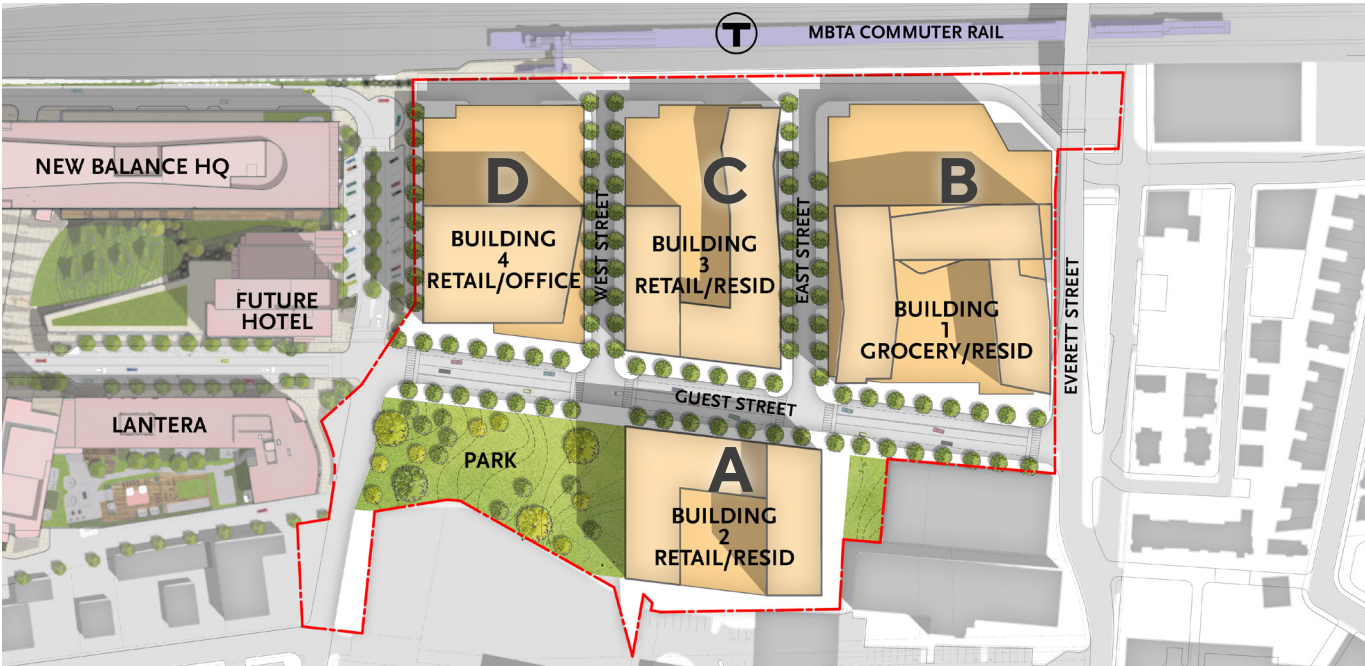
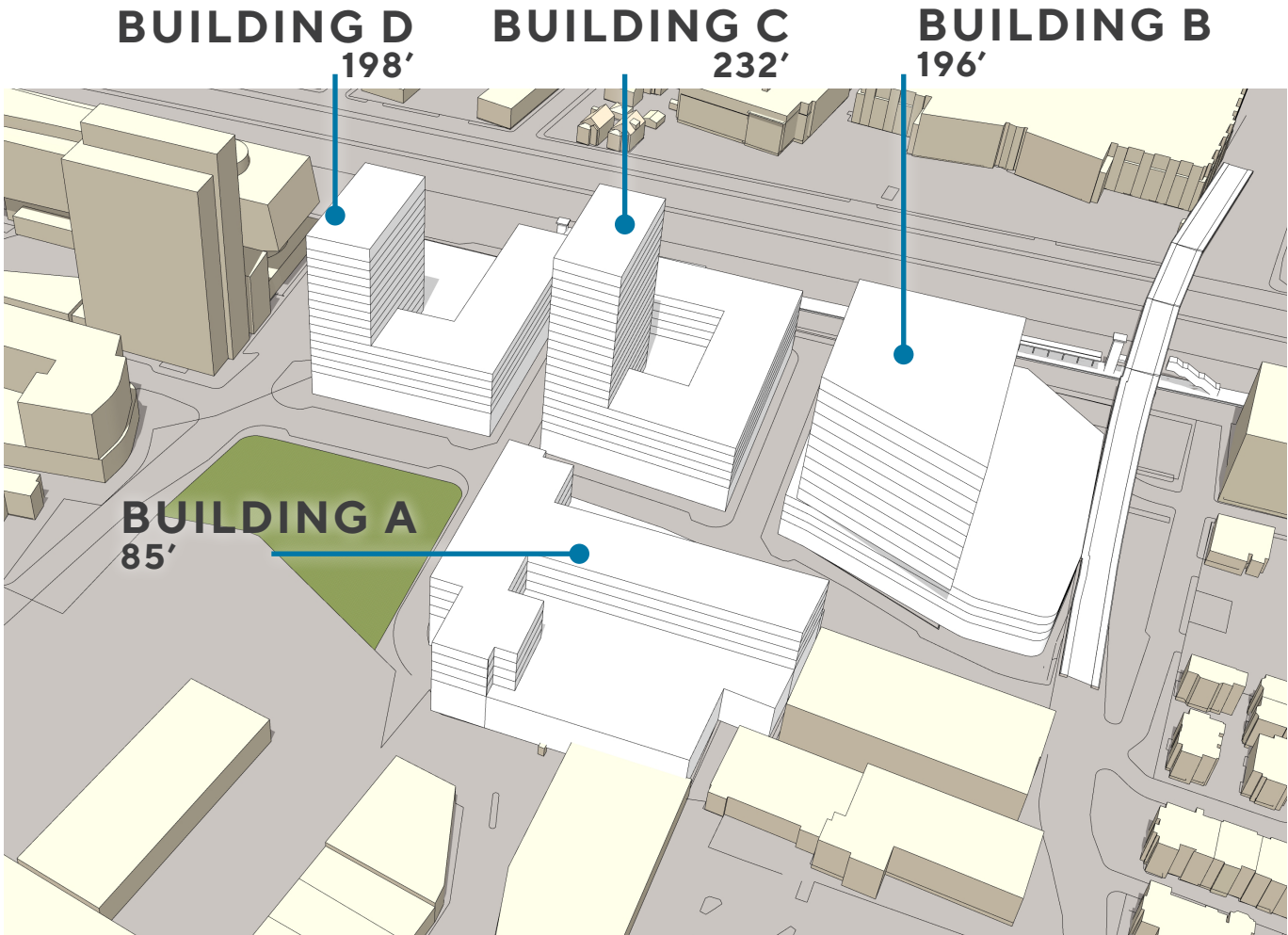
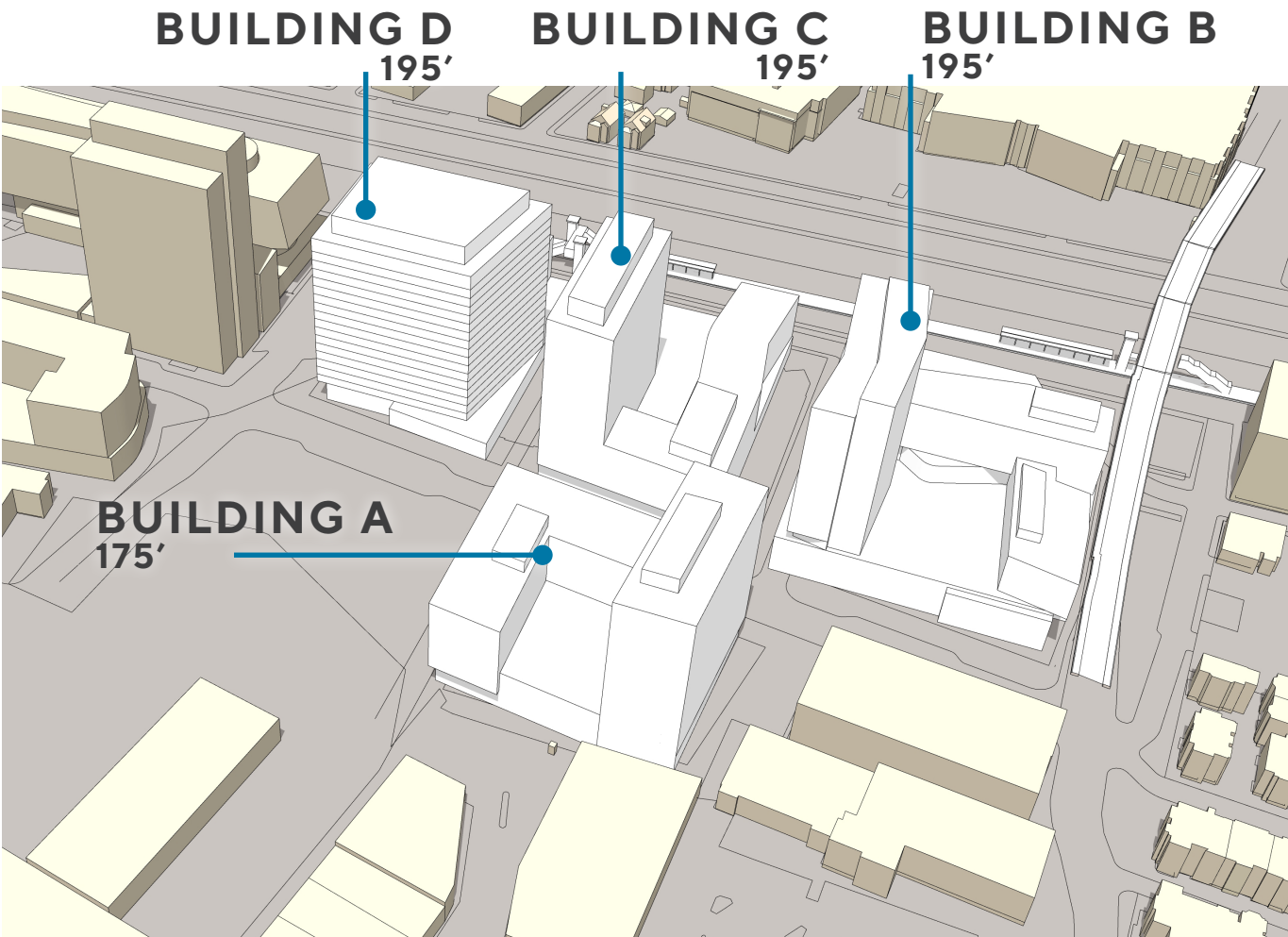
NORTH BEACON STREET

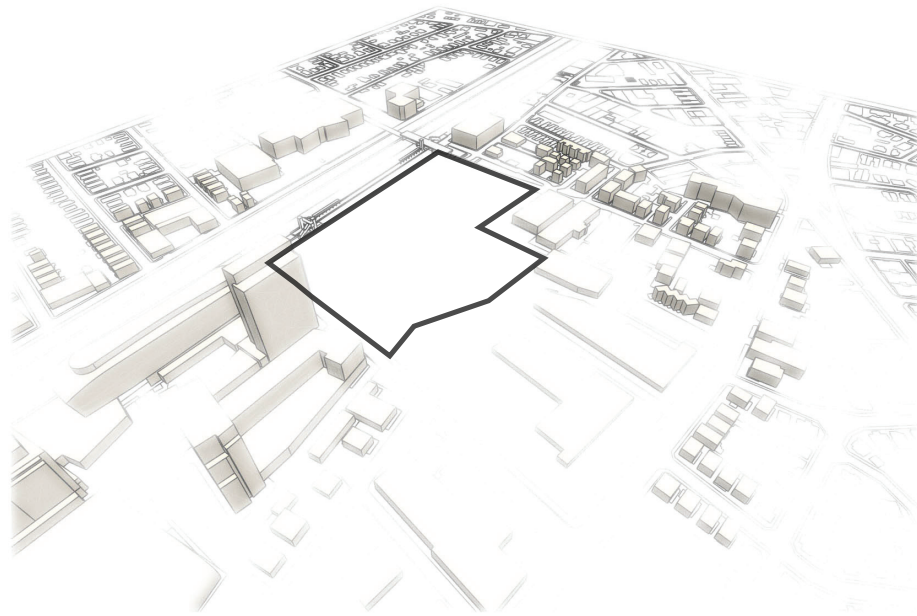
Site Data:

461,304 sf (10.6 acres)

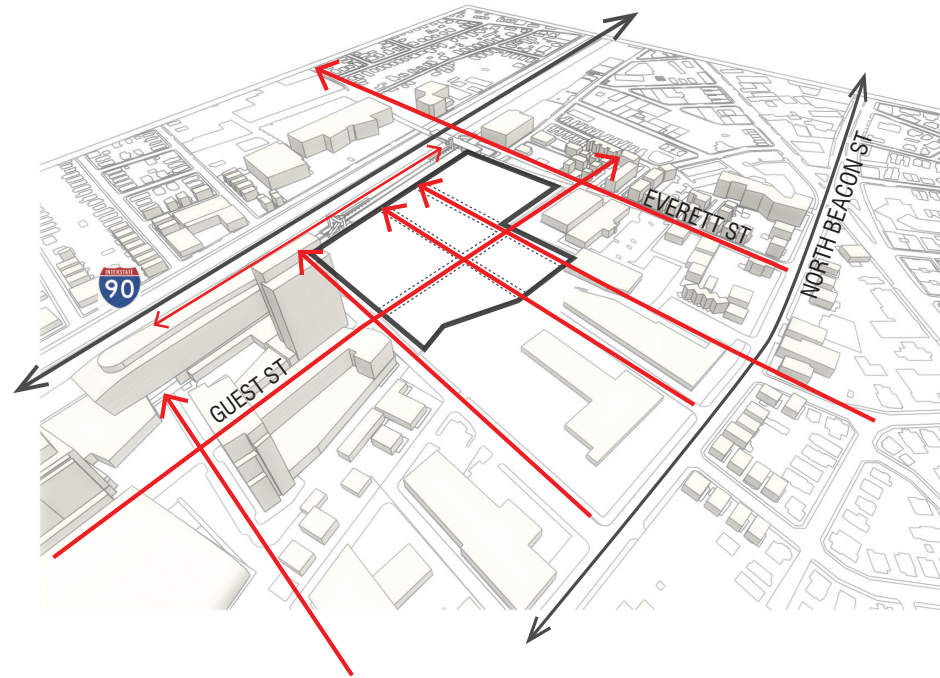
100,000 sf Grocery & Retail

450 Parking Spaces

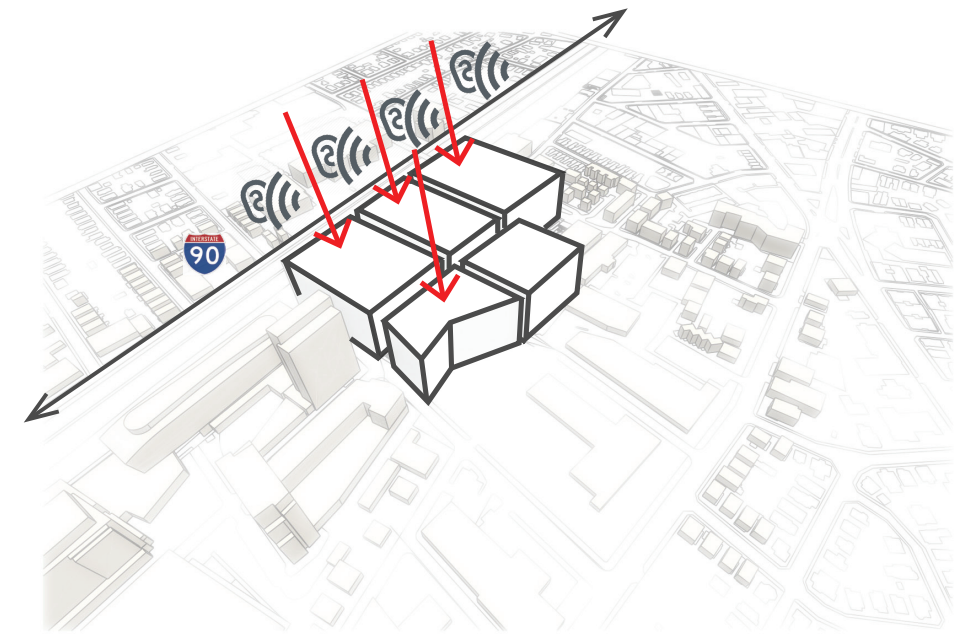




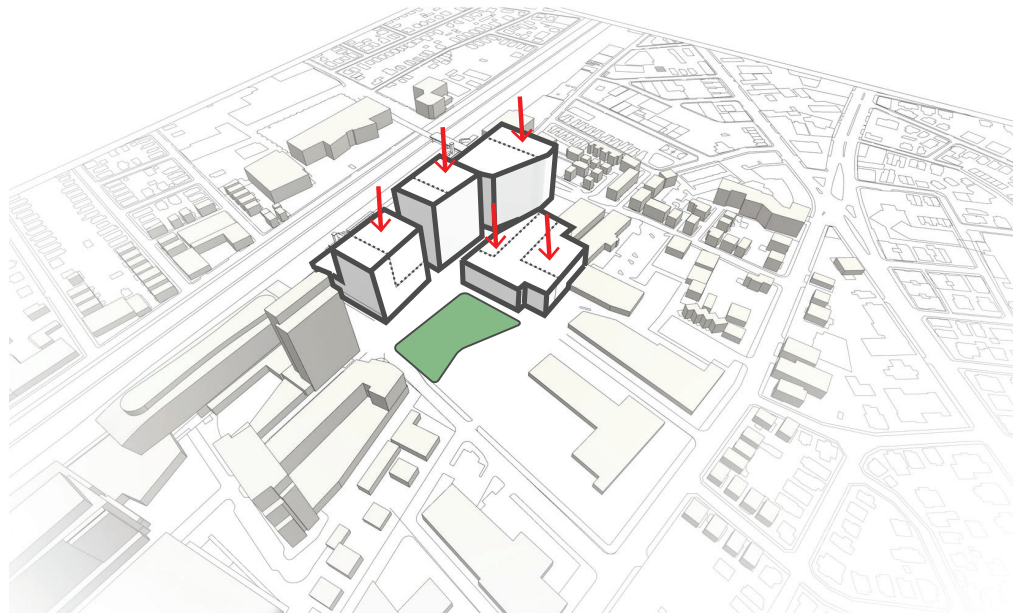
SITE OUTLINE



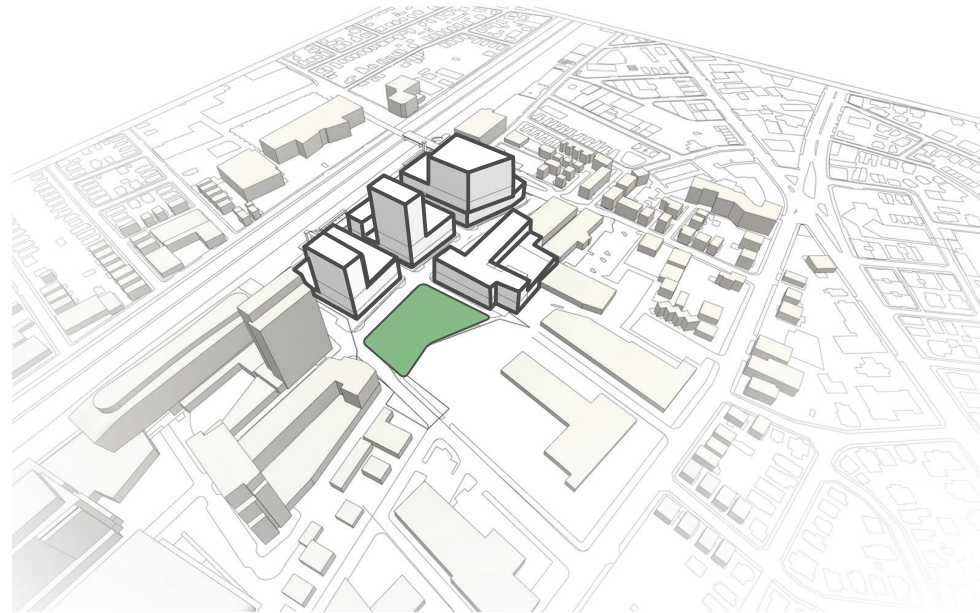
GRID EXTENSION



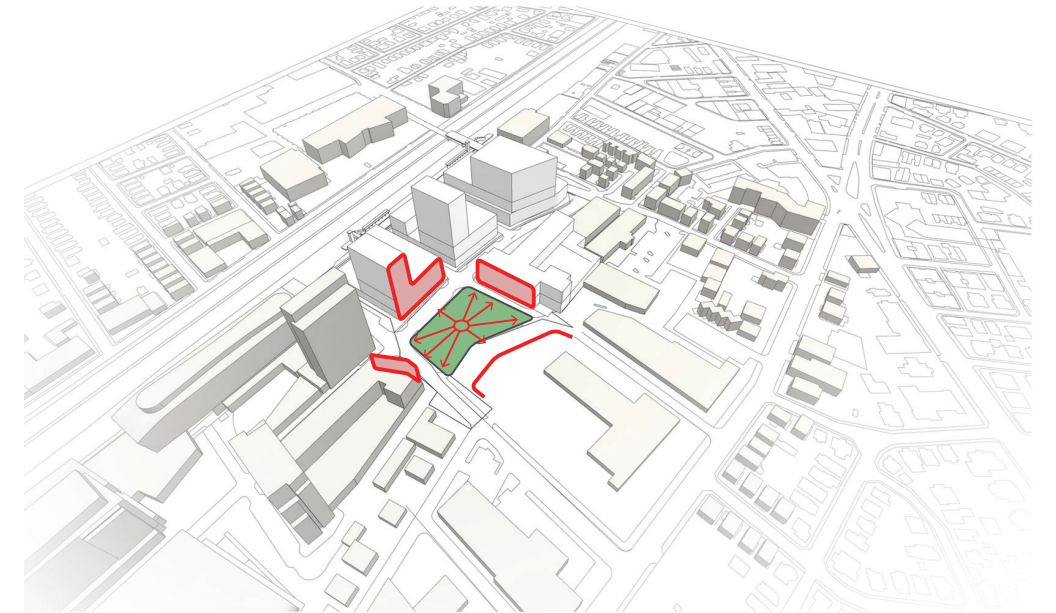
PARCEL EXTRUSIONS



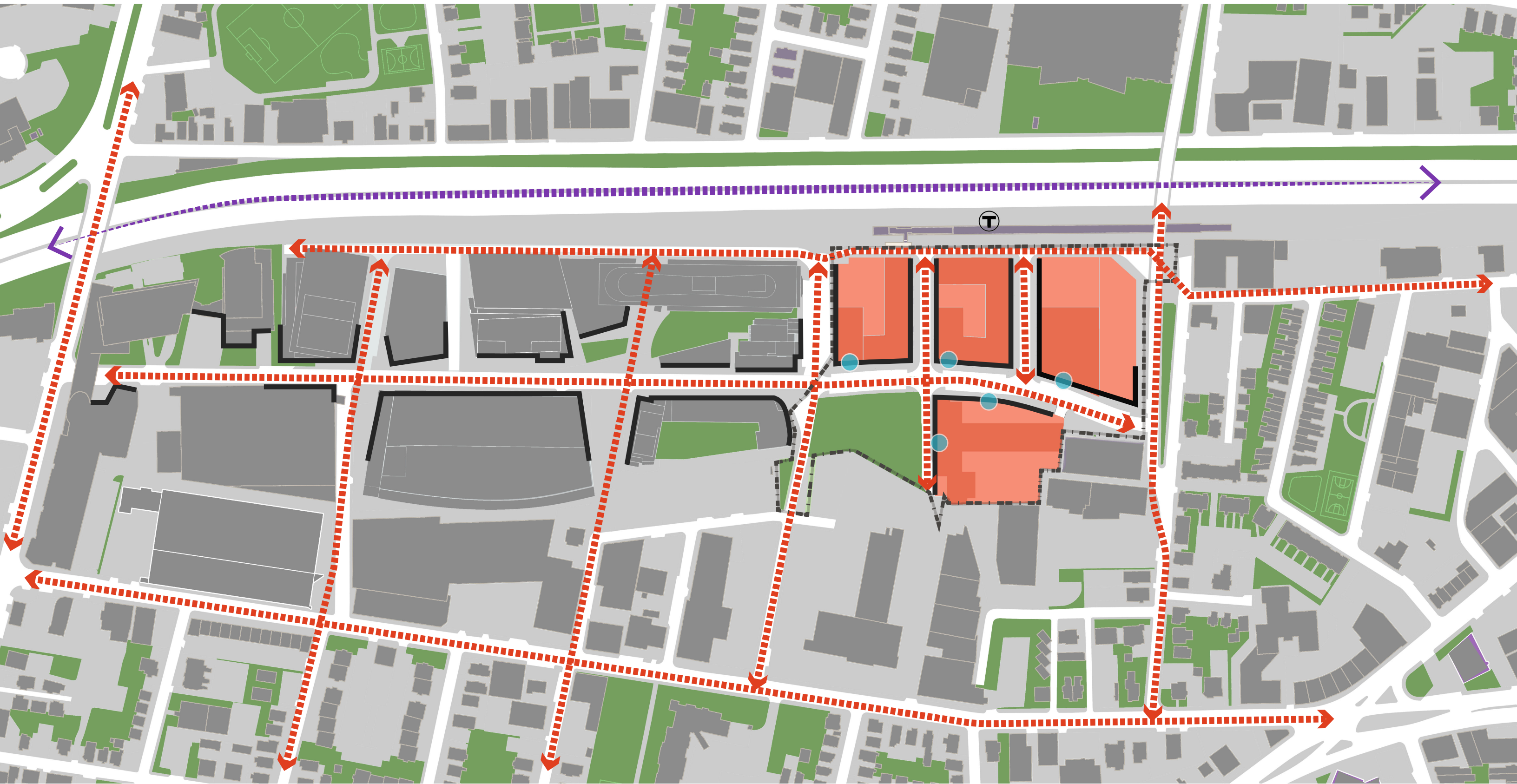
HEIGHT ADJUSTMENTS

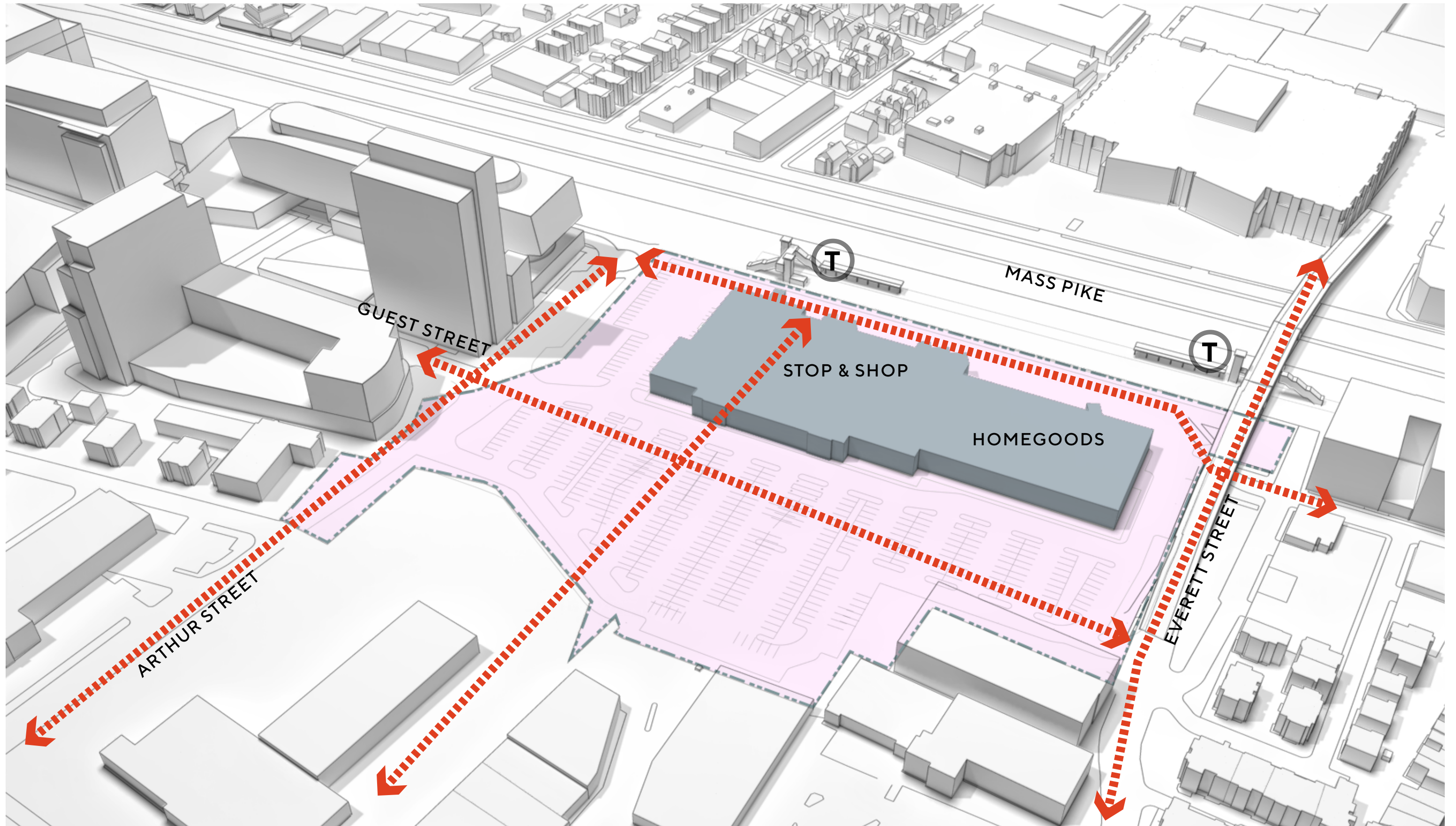


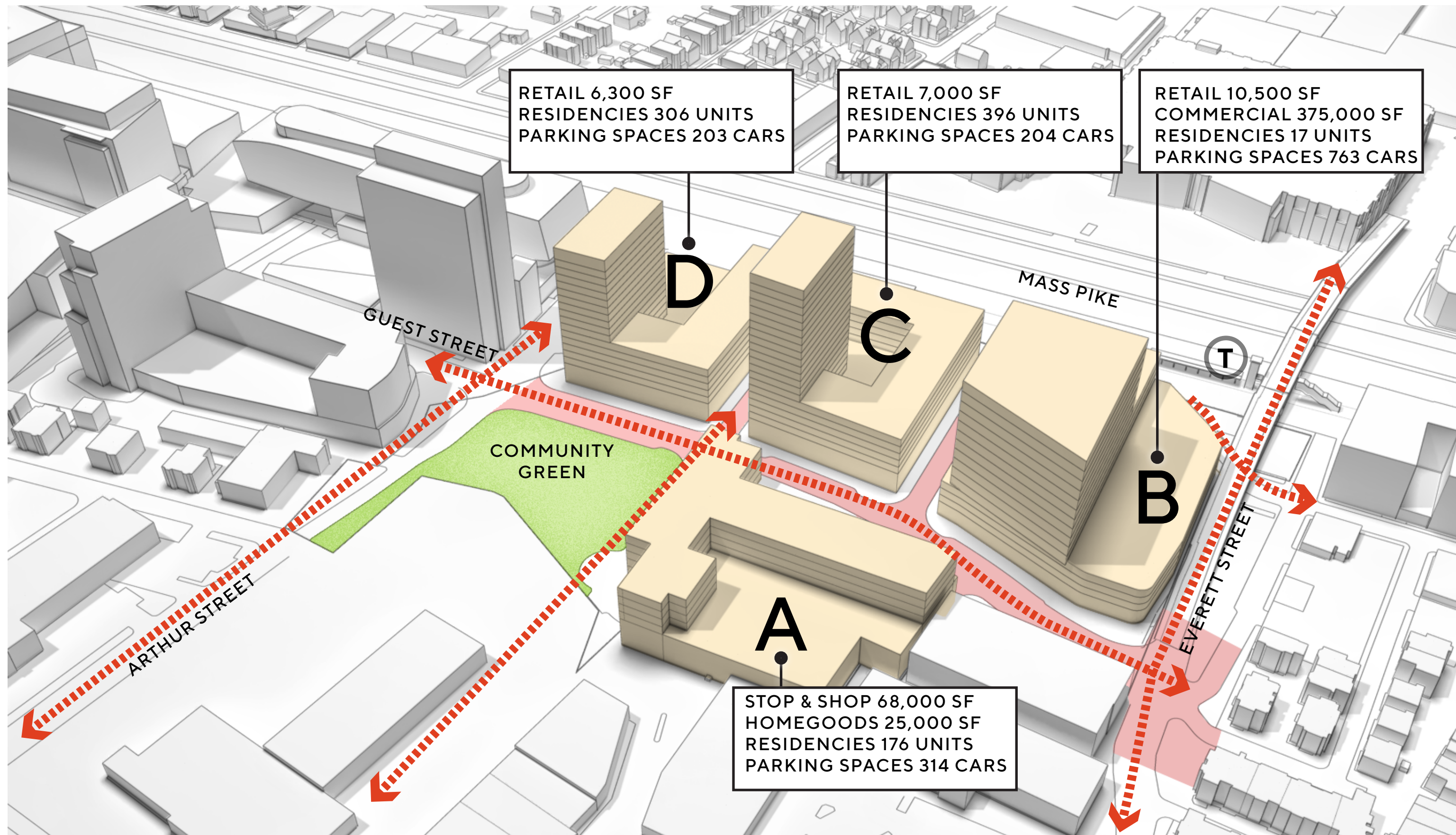
PROPOSED MASSING



CENTRAL OPEN SPACE







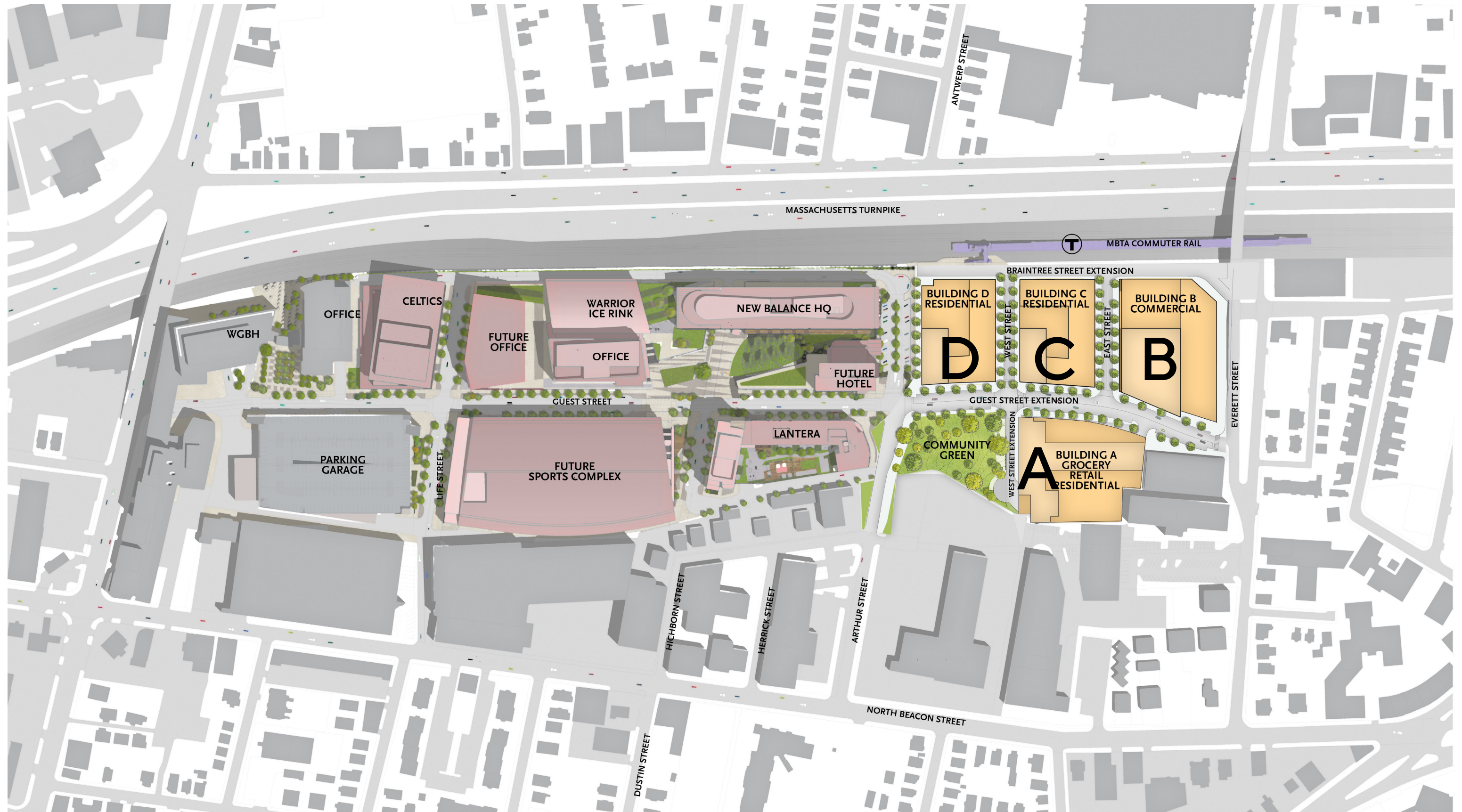


FIGURE 3.1 A

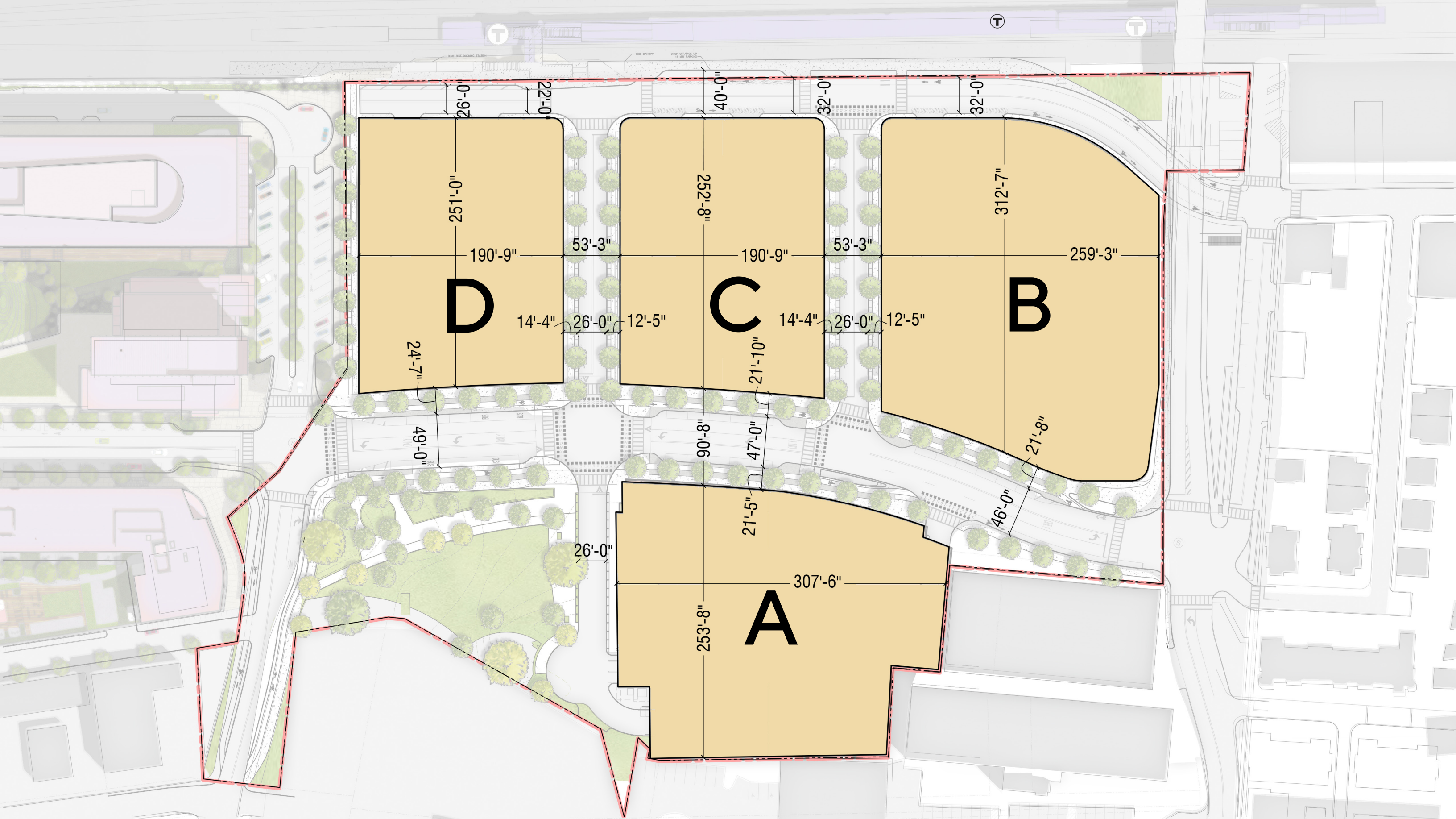


FIGURE 3.3 A



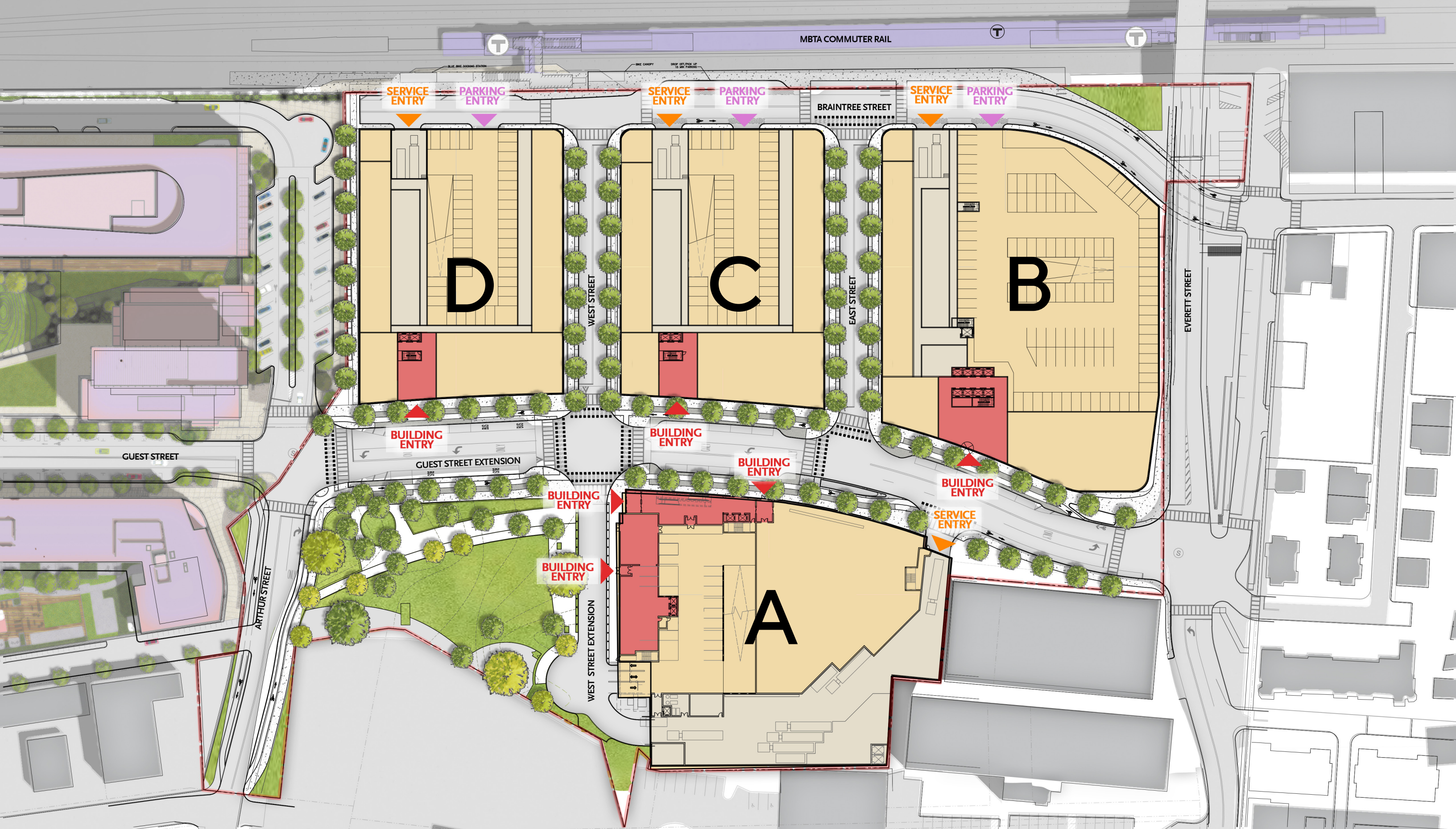
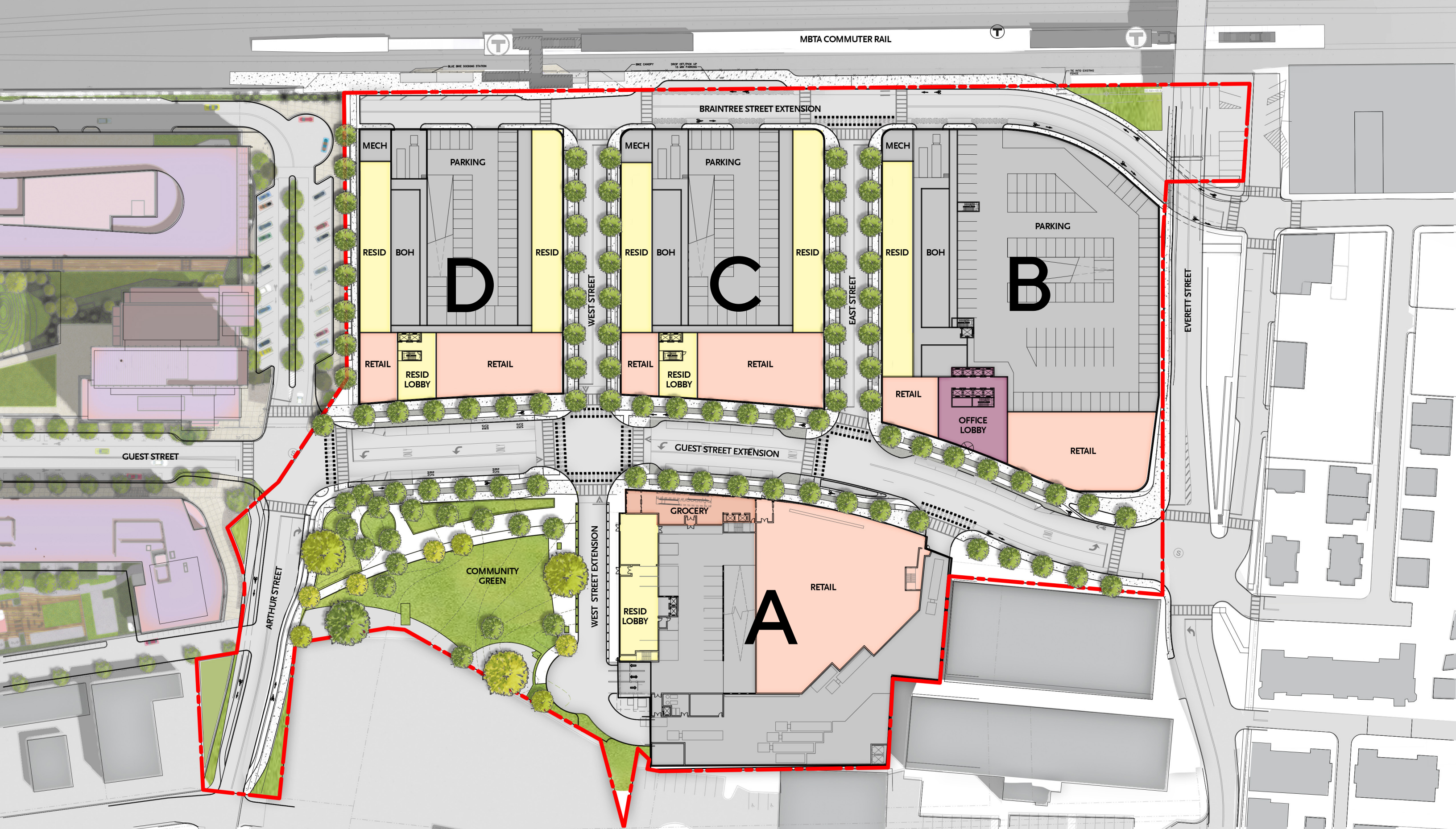
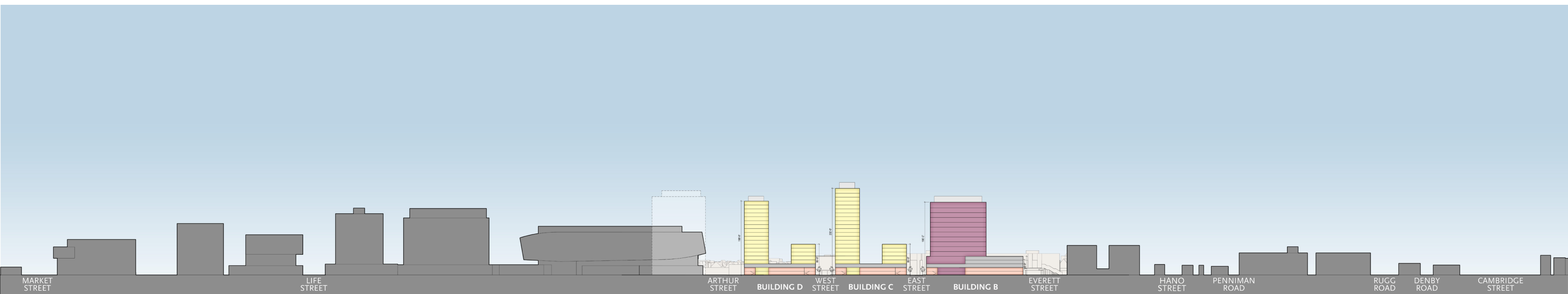
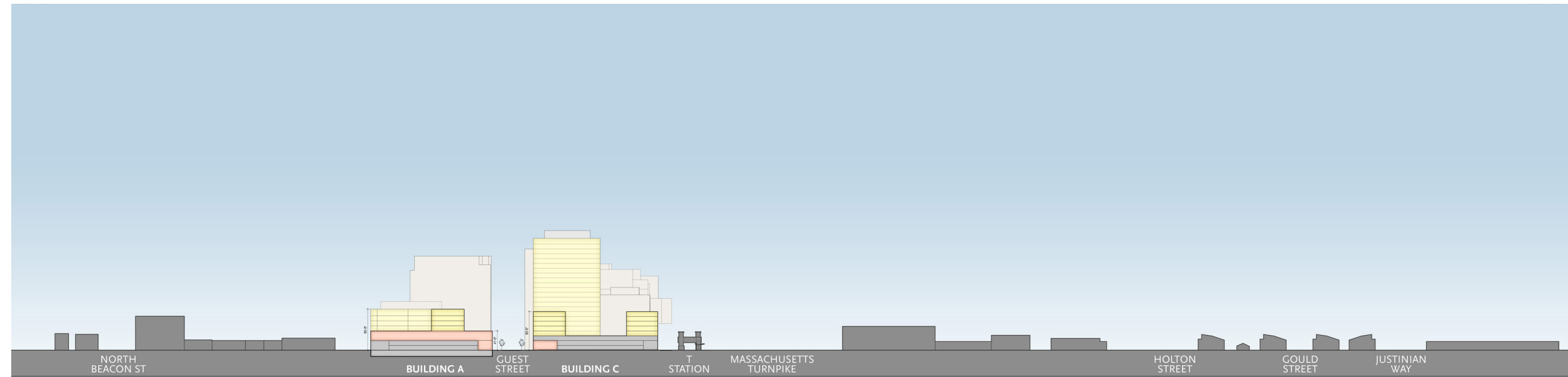
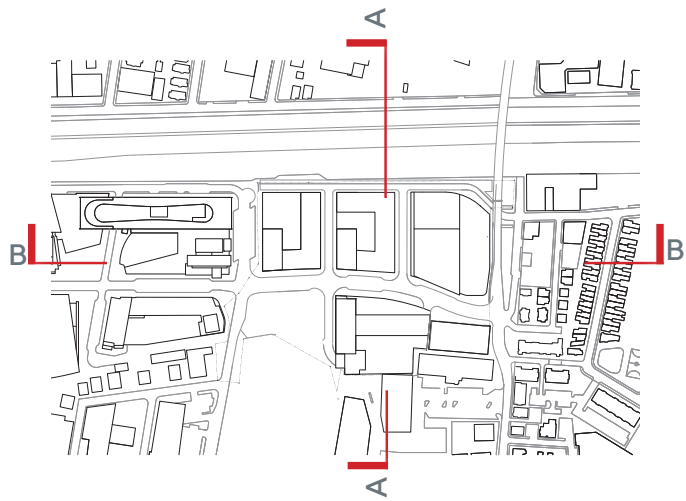


FIGURE 3.3 A





A NORTH-SOUTH SECTION



B WEST - EAST SECTION



NOTE: BUILDING EXTERIORS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

FIGURE 3.5 A



NOTE: BUILDING EXTERIORS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

FIGURE 3.5 B



© ELKUS MANFREDI ARCHITECTS

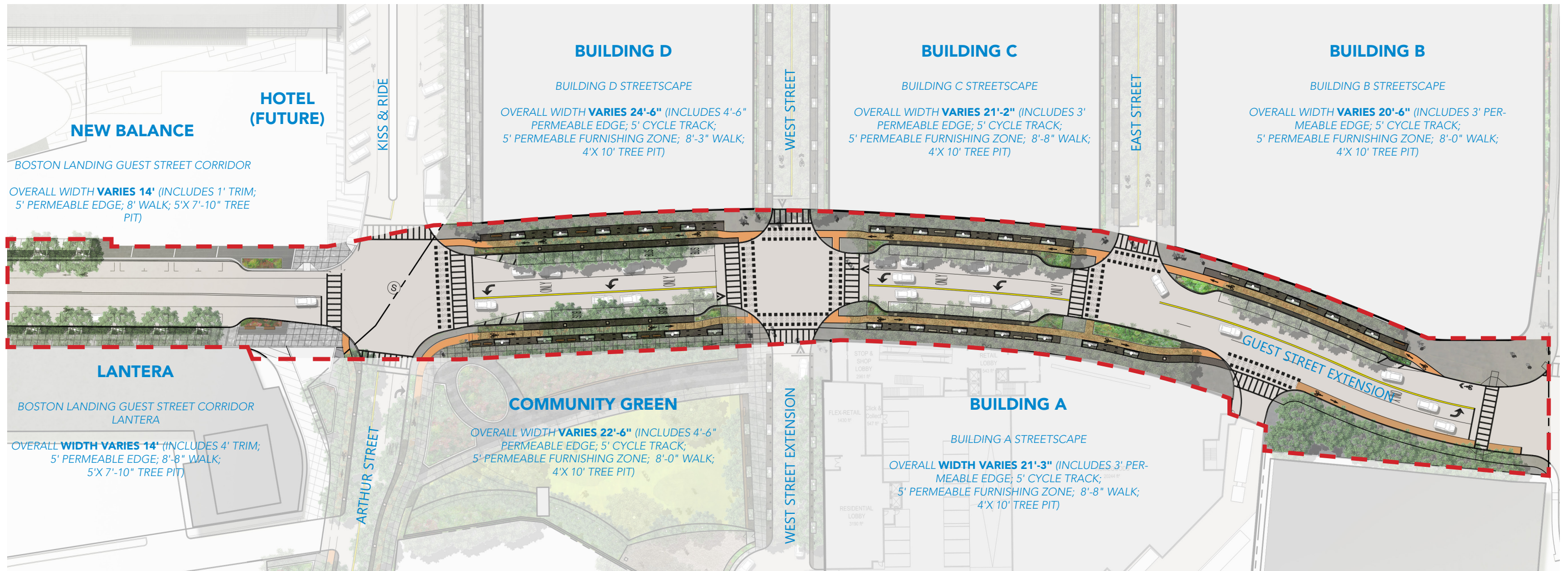






LANDSCAPE DESIGN

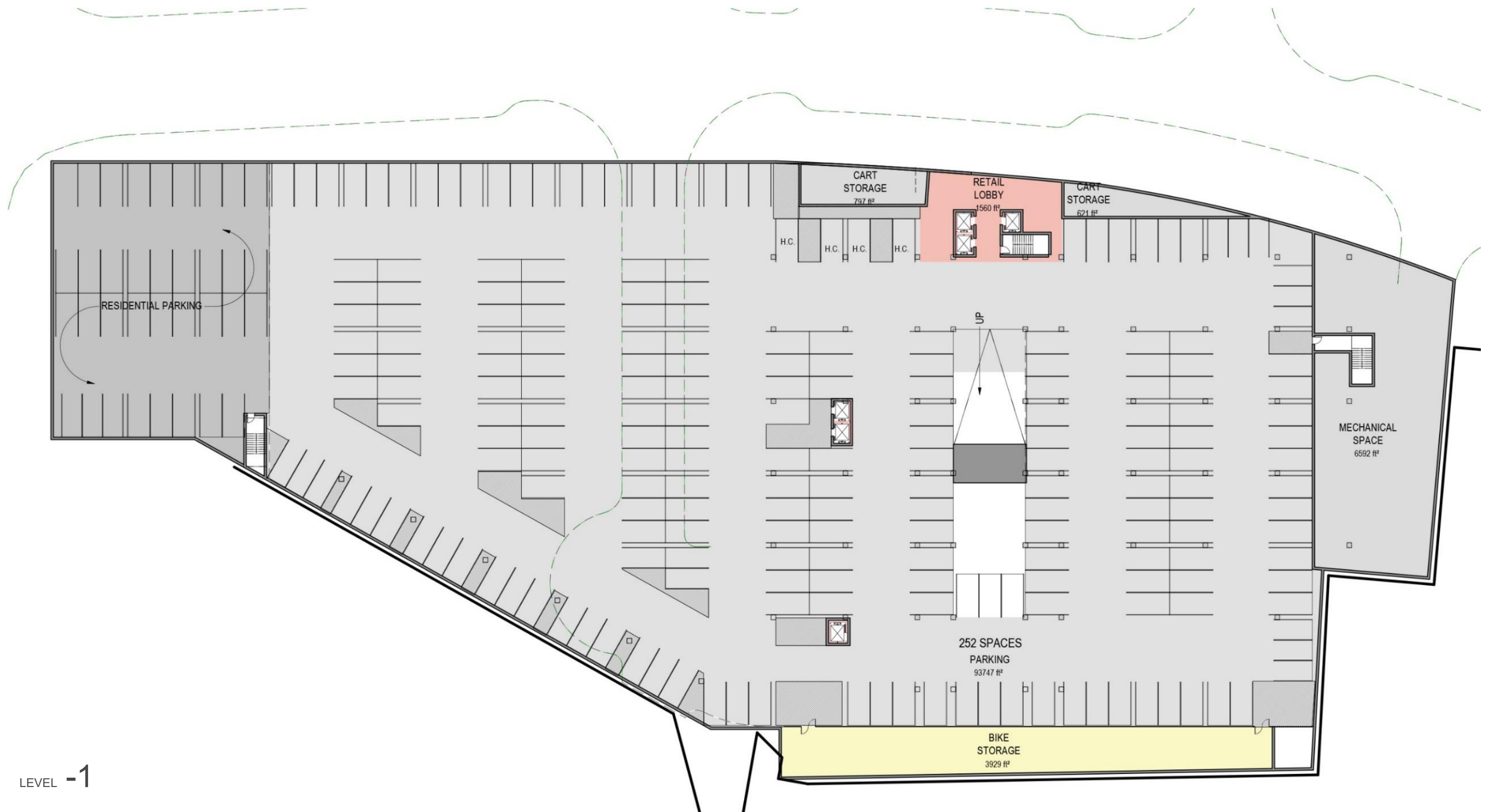


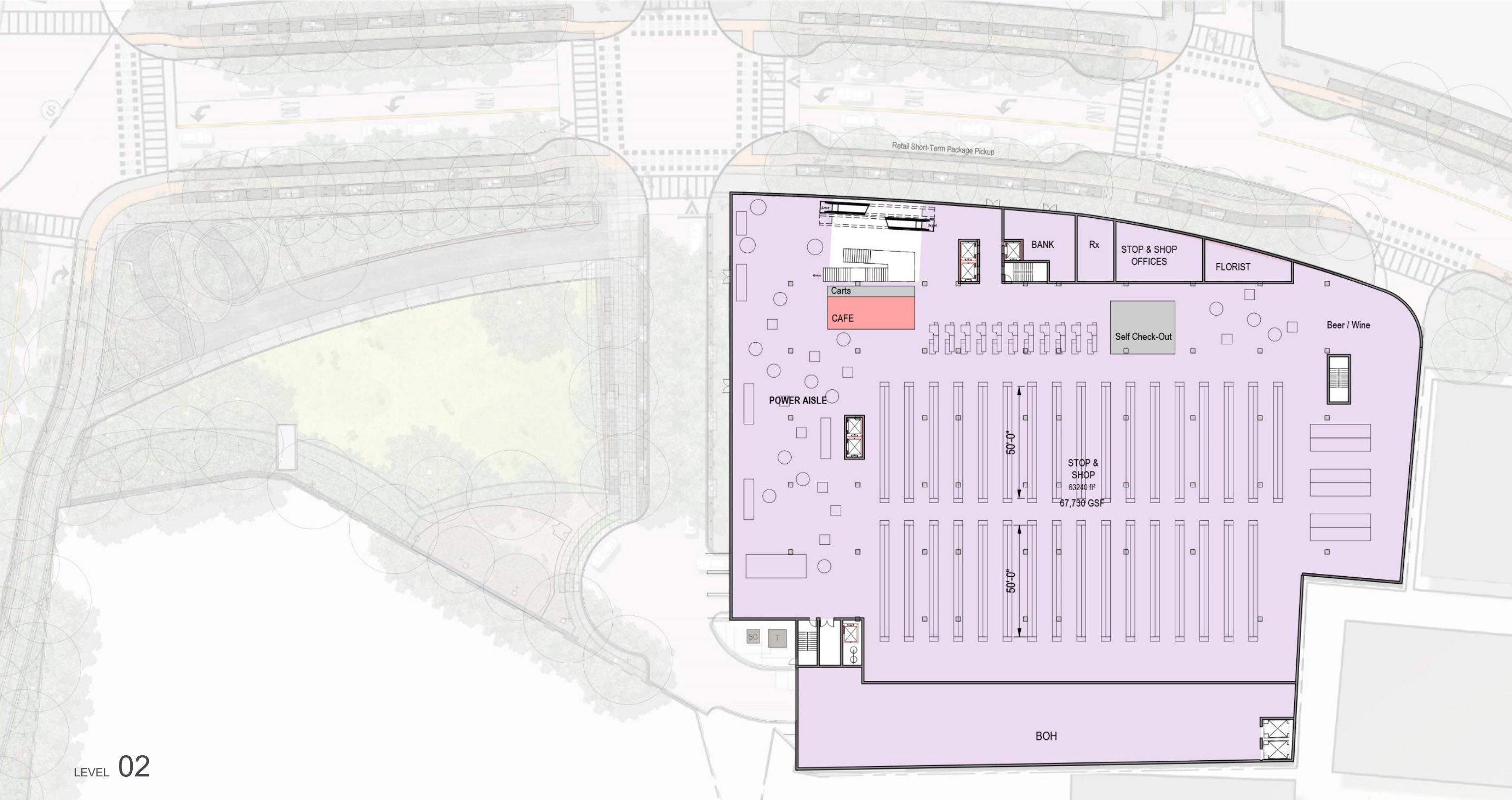


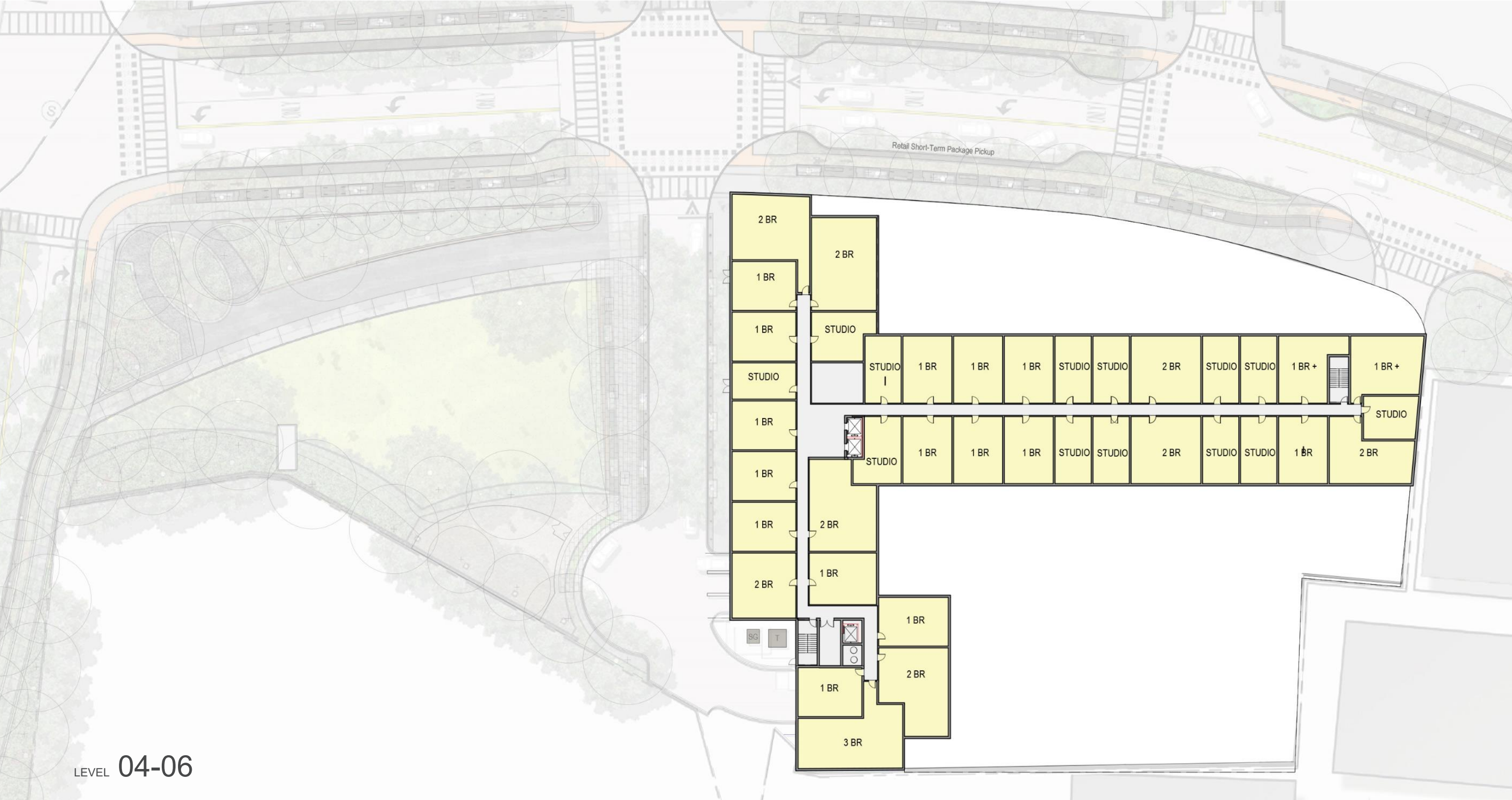
BUILDING A



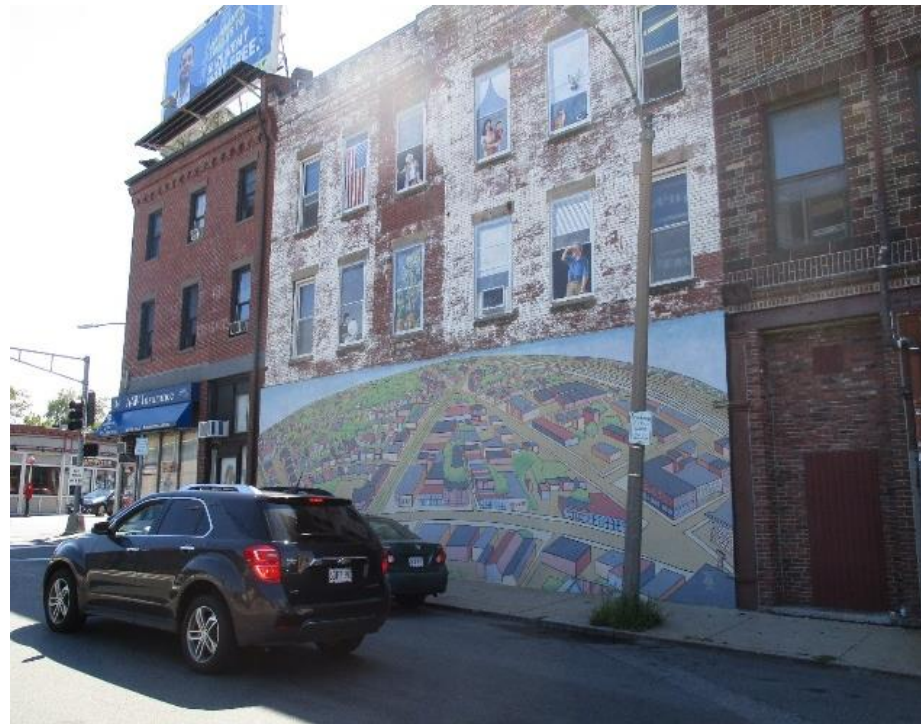
LEVEL 01



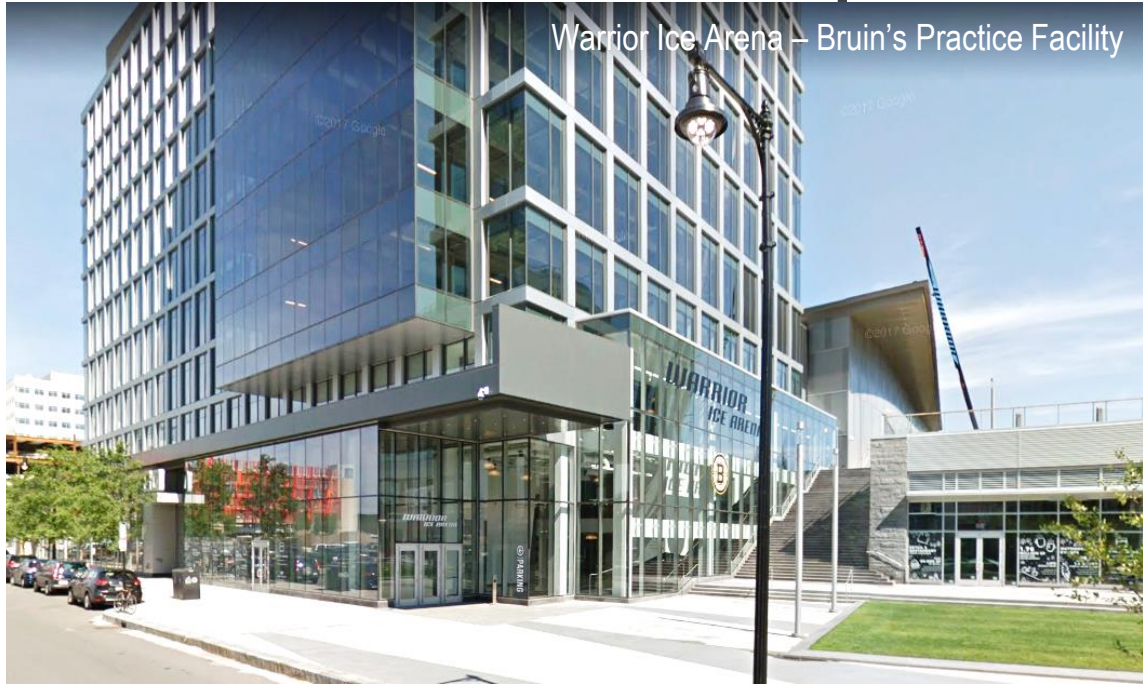




context character



new development character



Warrior Ice Arena – Bruin's Practice Facility



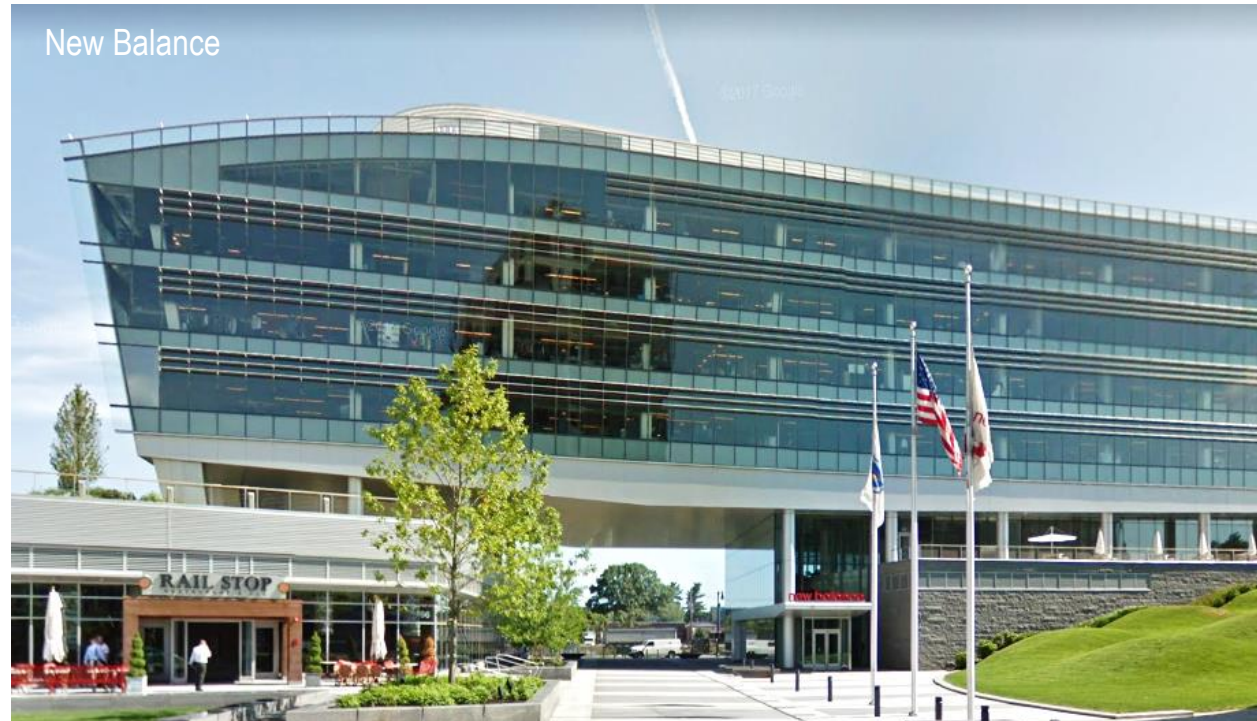
Auerbach Center – Celtic's Practice Facility



Lantera Boston



Guest Street Parking

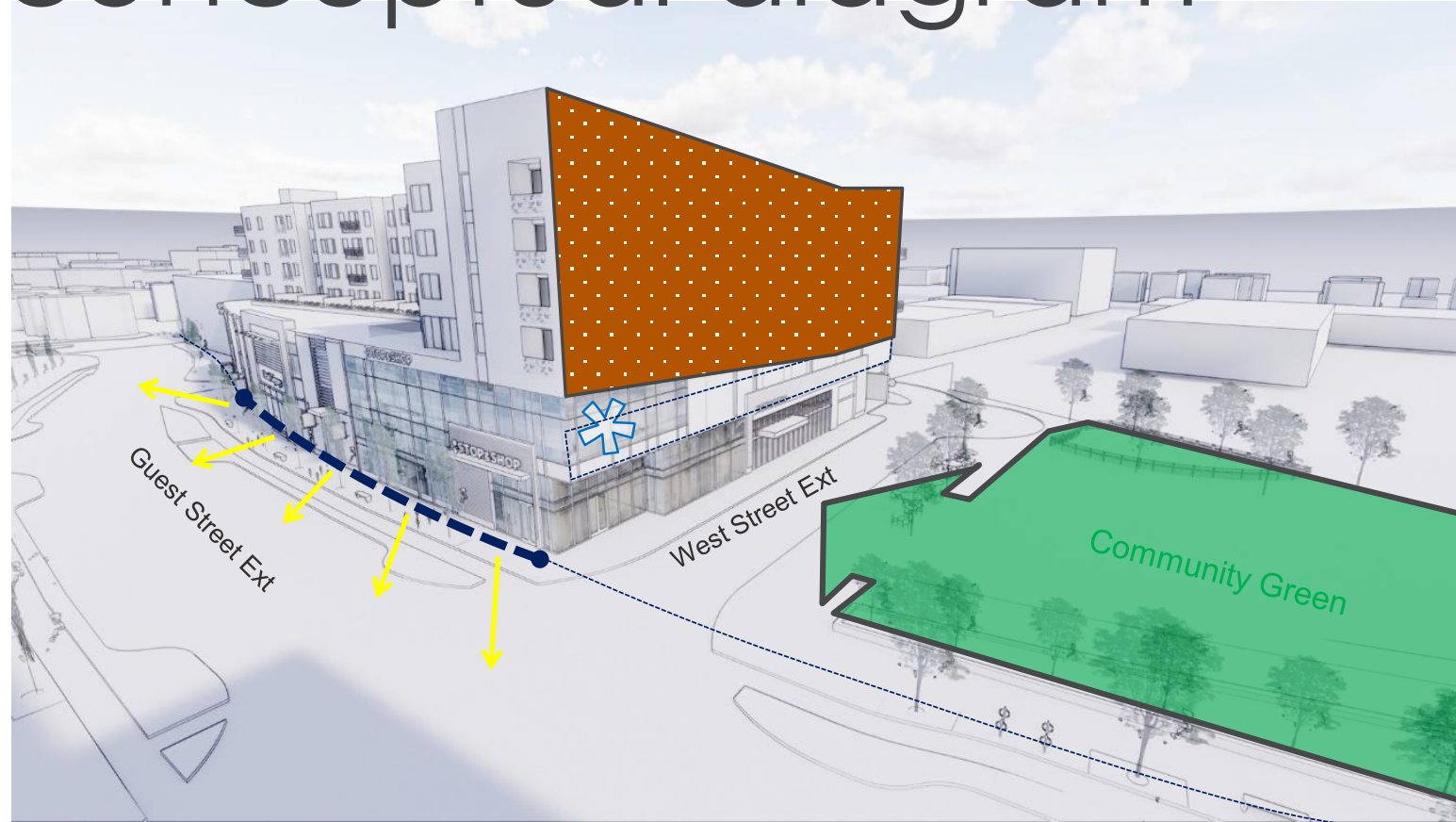


New Balance



Lantera Boston

conceptual diagram









CHARCOAL MASONRY



BRONZE METAL PANEL



RIBBED CHARCOAL MASONRY

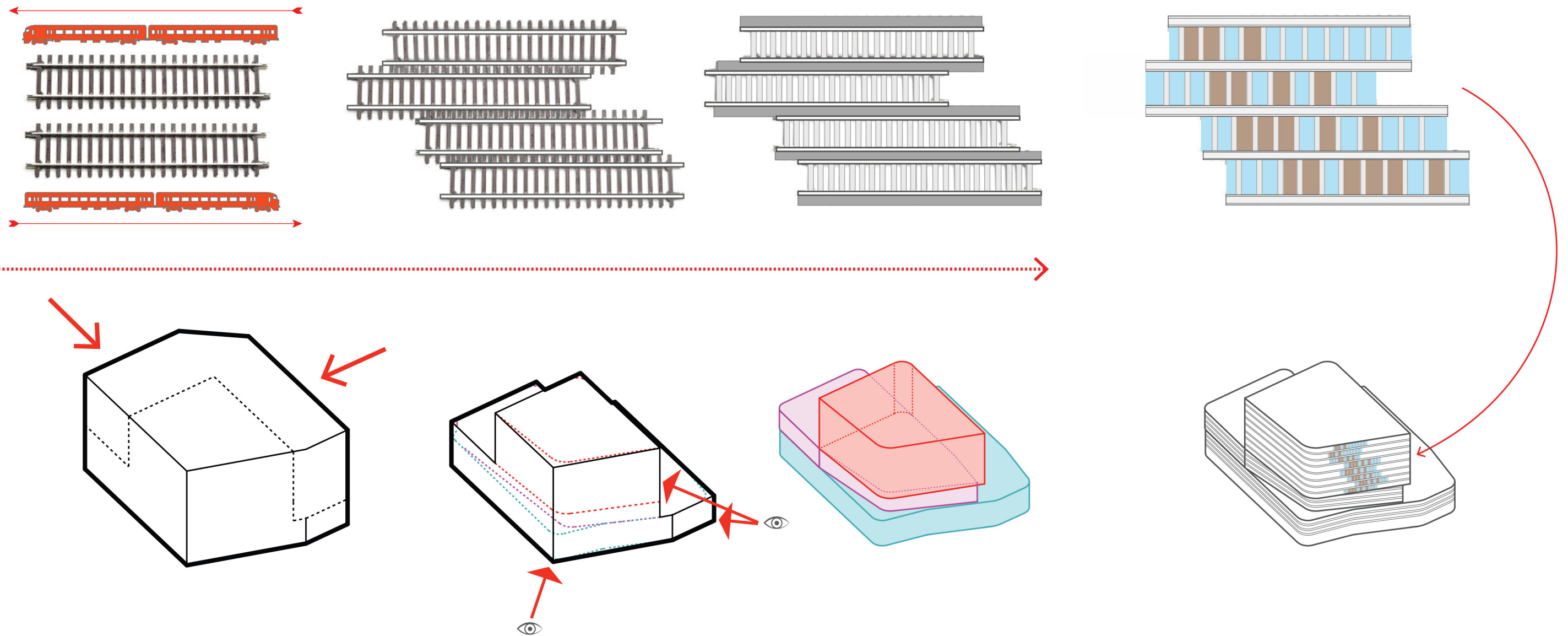


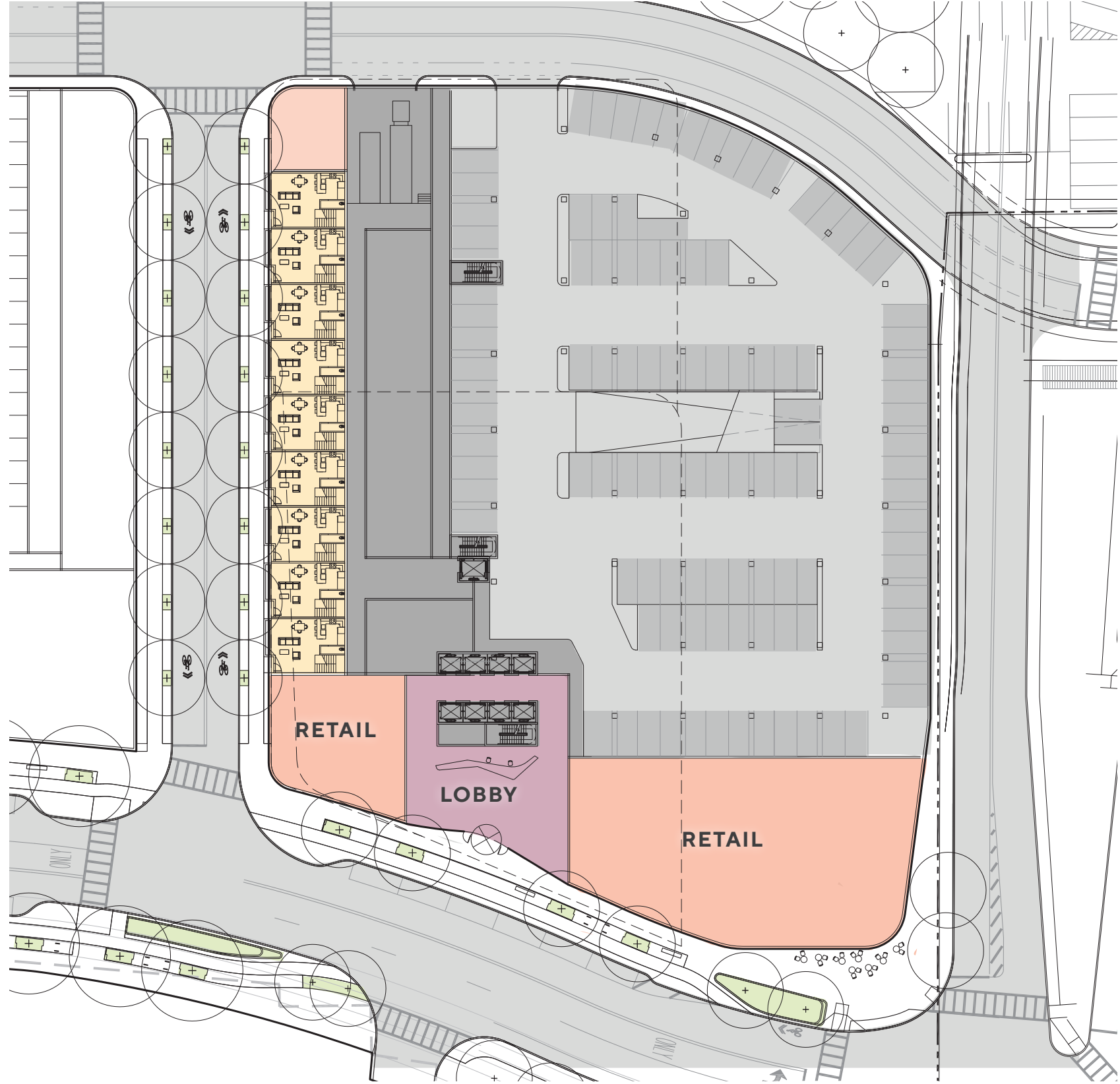
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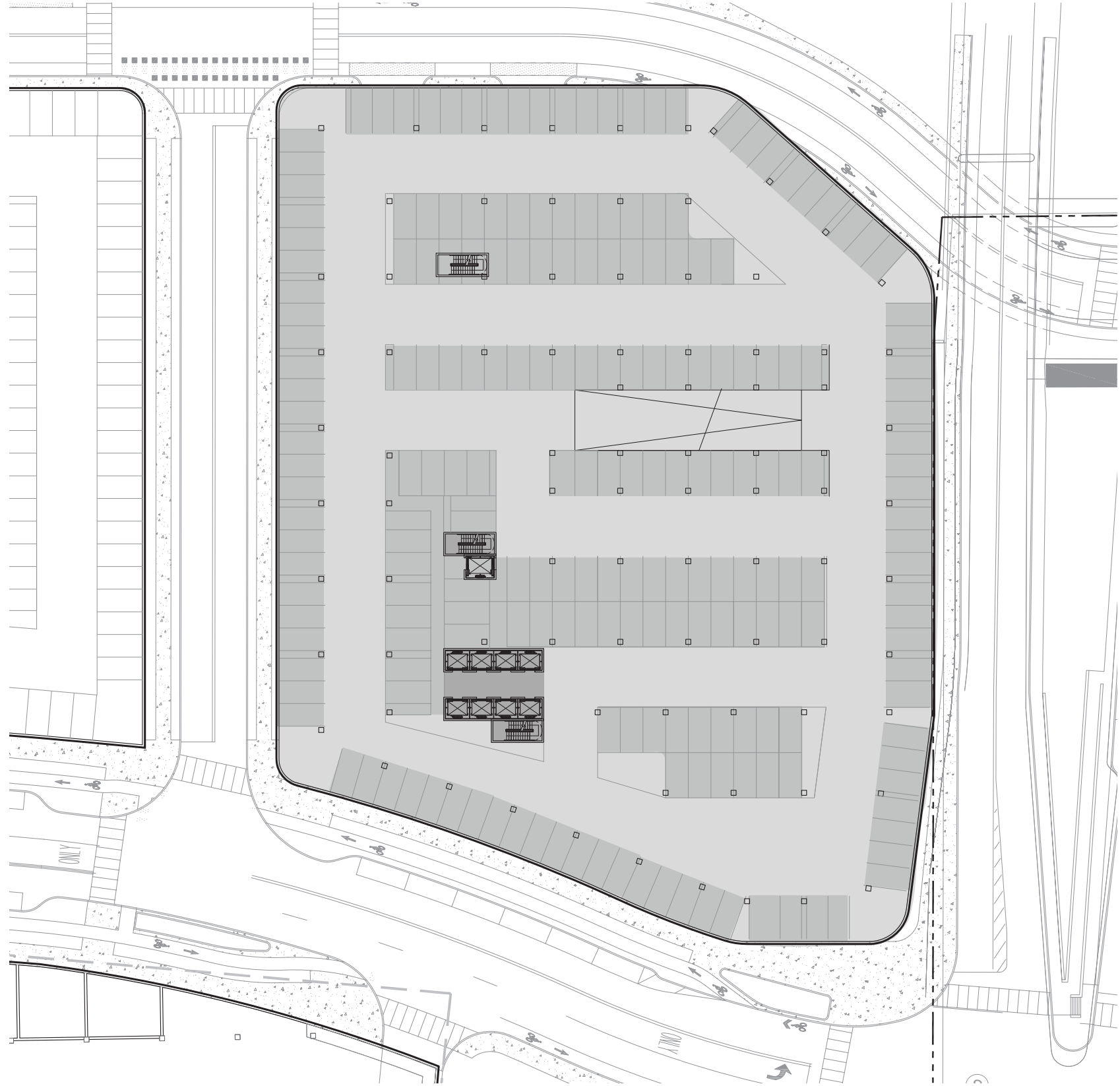


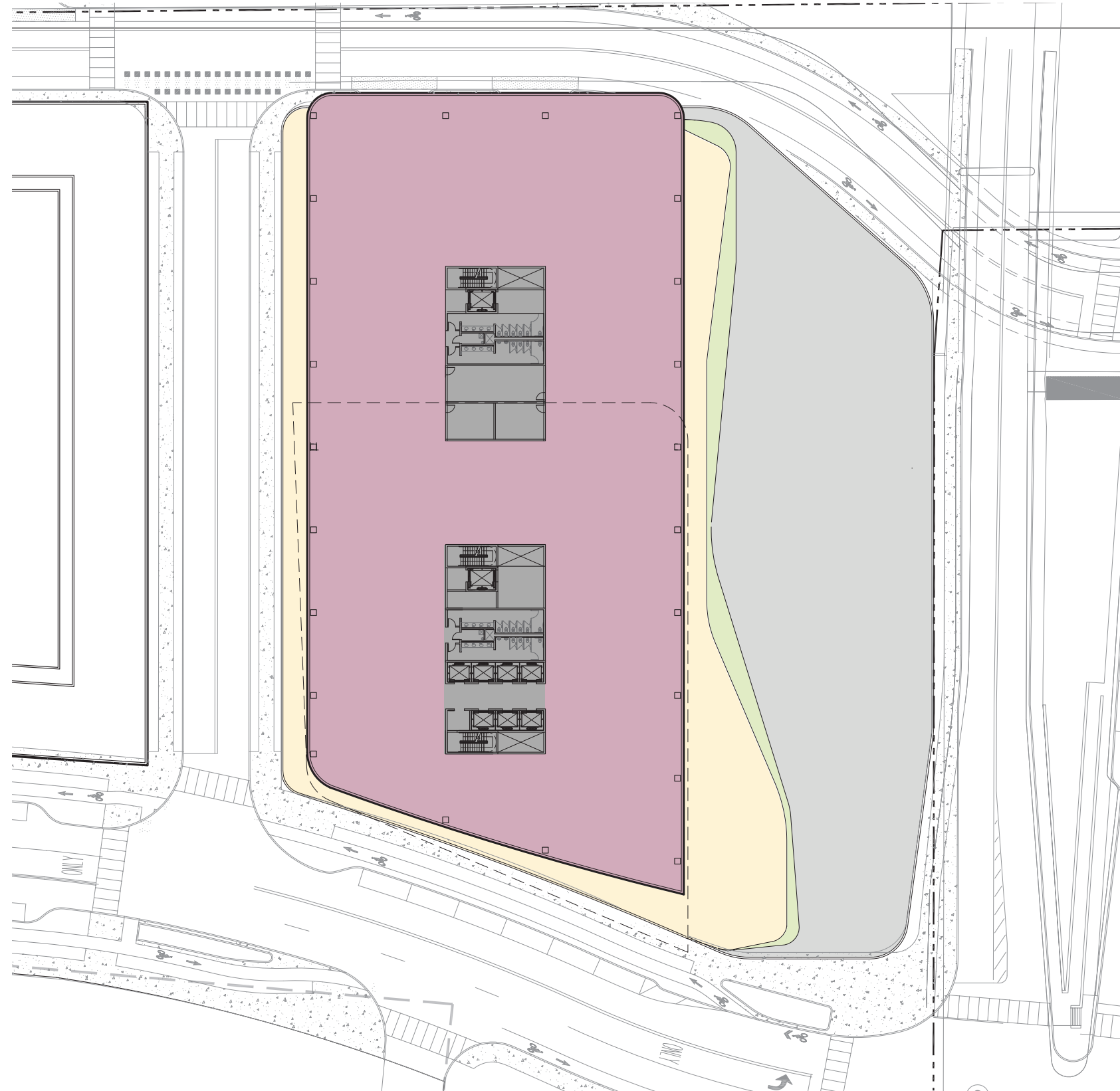


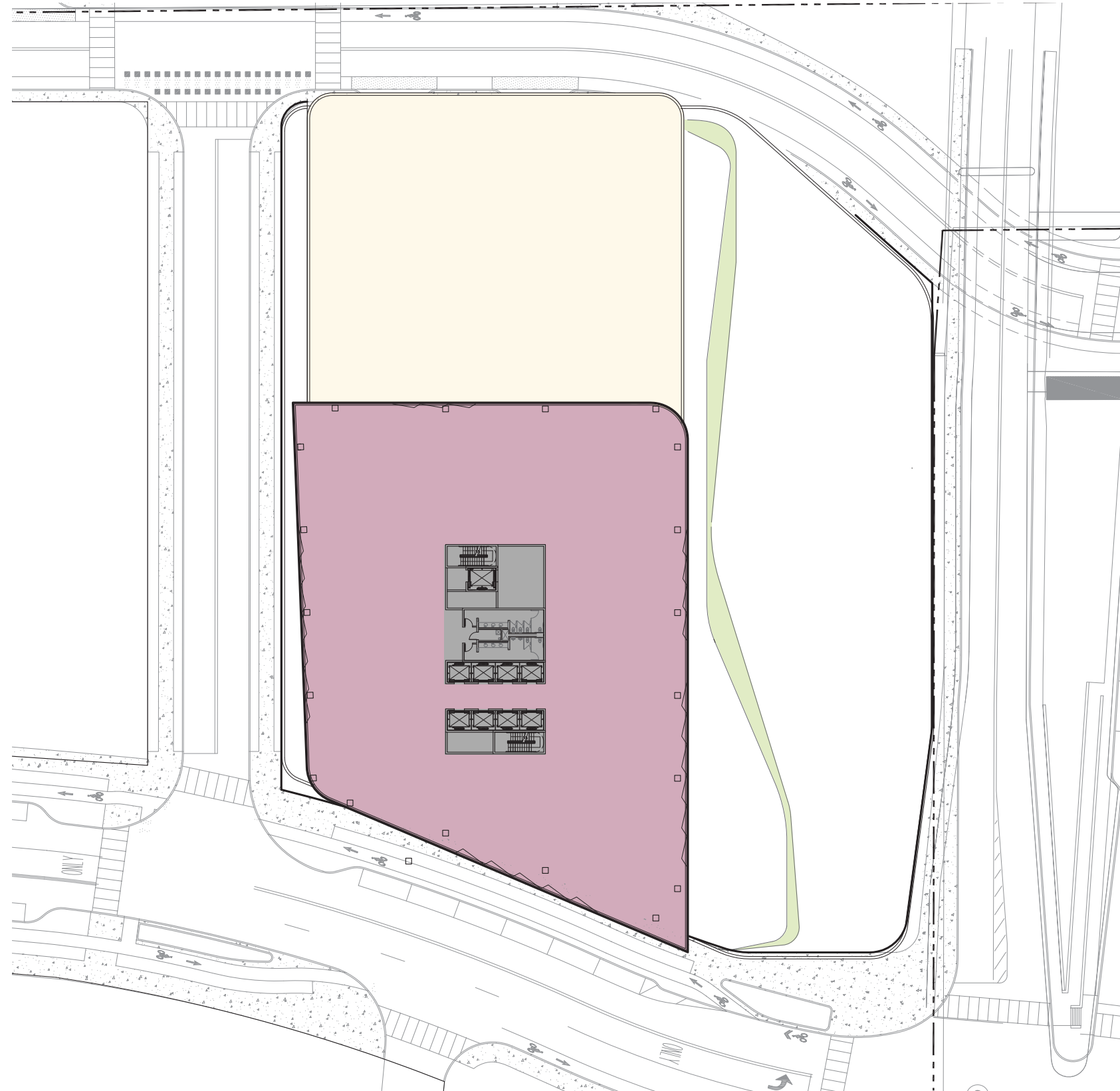
BUILDING B

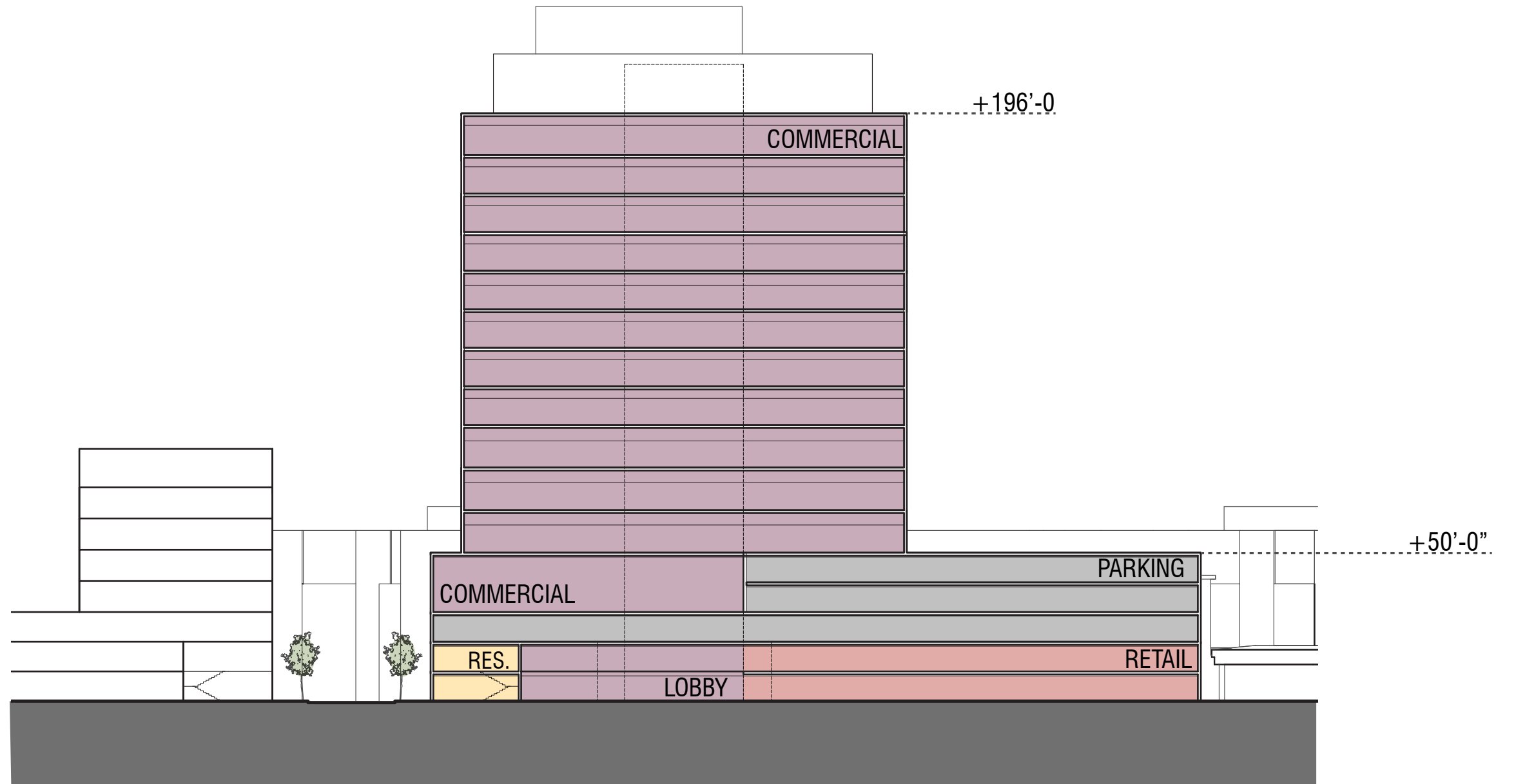
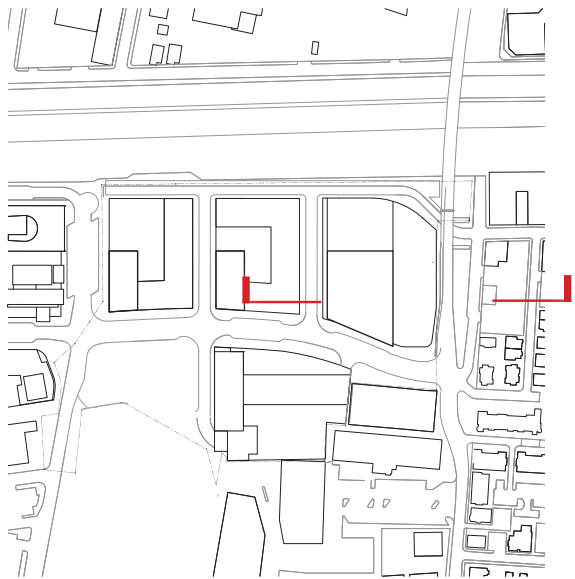


















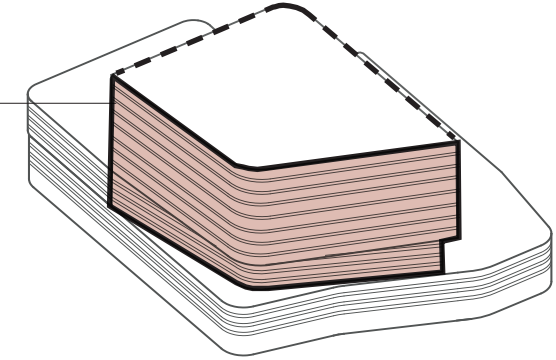
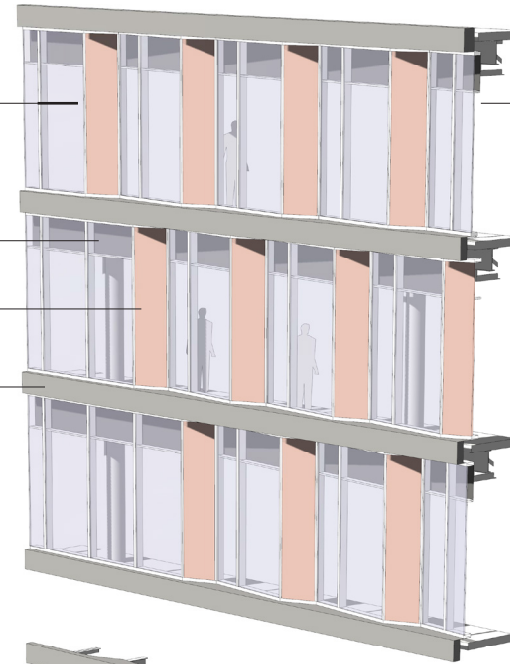


HIGH RISE FACADE
OFFICE/ LAB

UNITIZED CURTAIN WALL SYSTEM

METAL PANEL

CONTINUOUS EXTRUDED
FASCIA



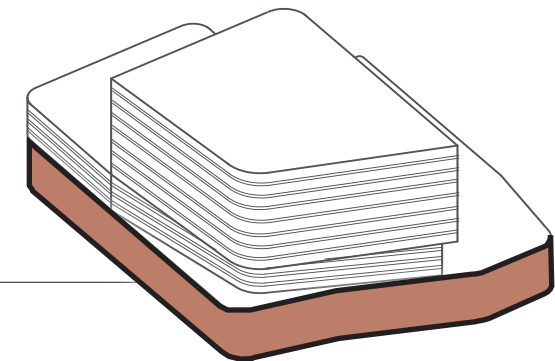
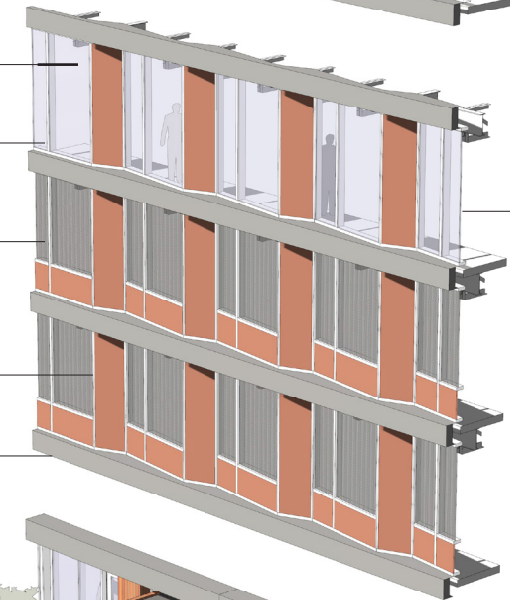
PODIUM FACADE
OFFICE/ PARKING

UNITIZED CURTAIN WALL SYSTEM

PERFORATED METAL

METAL PANEL

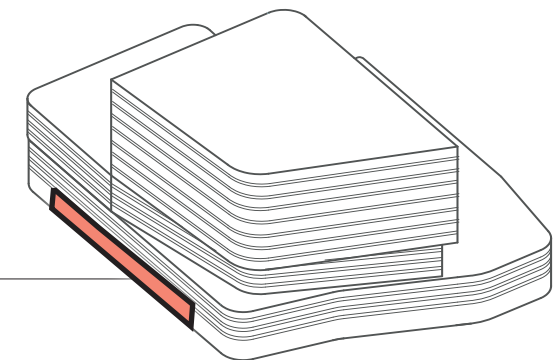
CONTINUOUS EXTRUDED
FASCIA



PODIUM FACADE
RESIDENTIAL

WOOD FINISH FACIA

PRECAST WITH INSET STONE





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APPENDIX

Community Feedback & Concerns

- **Height & Density**

Reduce heights to south and east

Move height away from Everett

Reduce density

- **Open Space**

Increase area and improve quality

- **Housing & Homeownership**

Reduce units, commit to homeownership

- **Traffic & Transportation**

Unified Street Grid

Improve intersections and MBTA connections

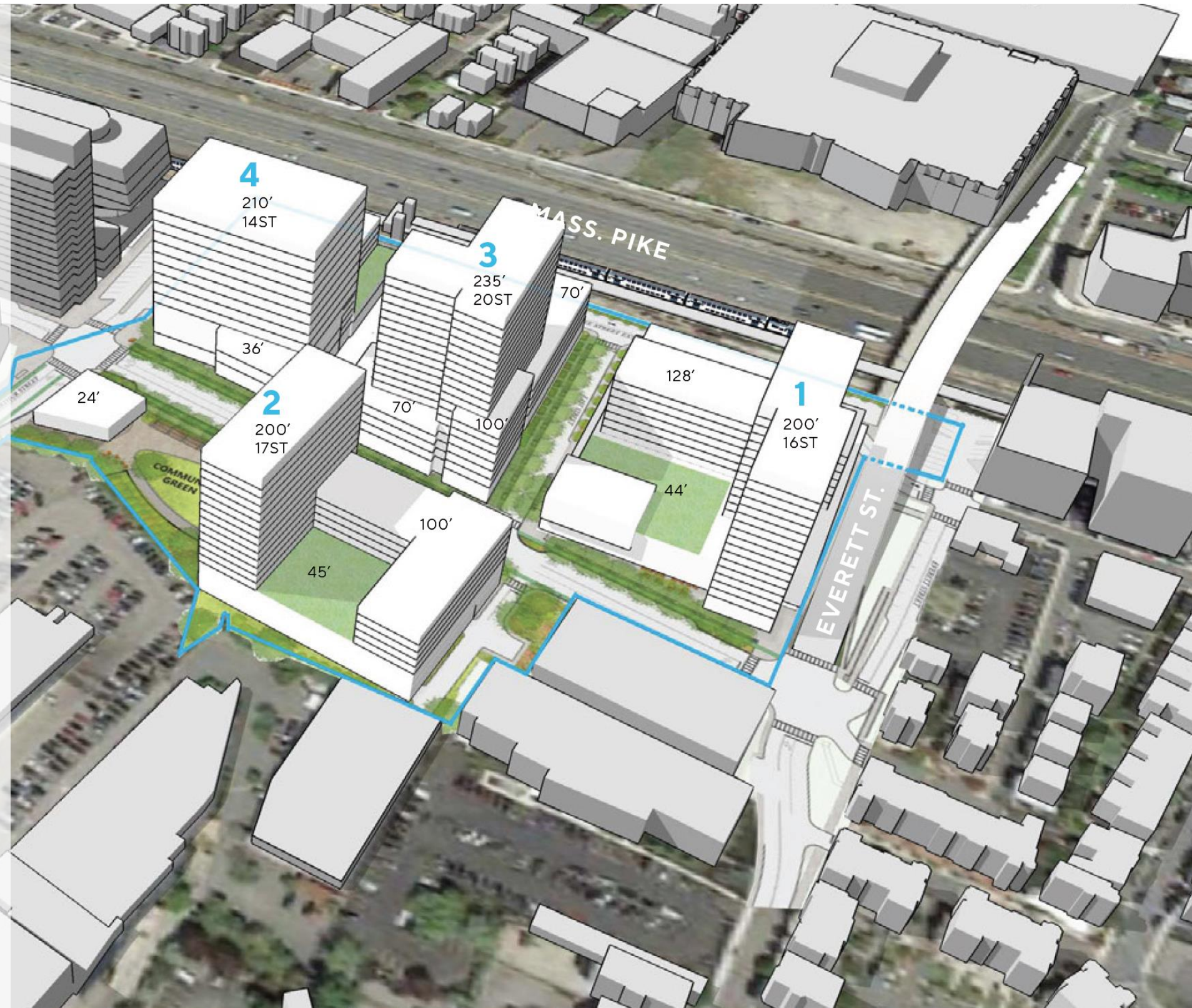
- **Guest Street Planning Study**

Mix of uses / active street edges

Open space

Connected street grid

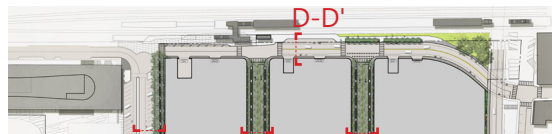
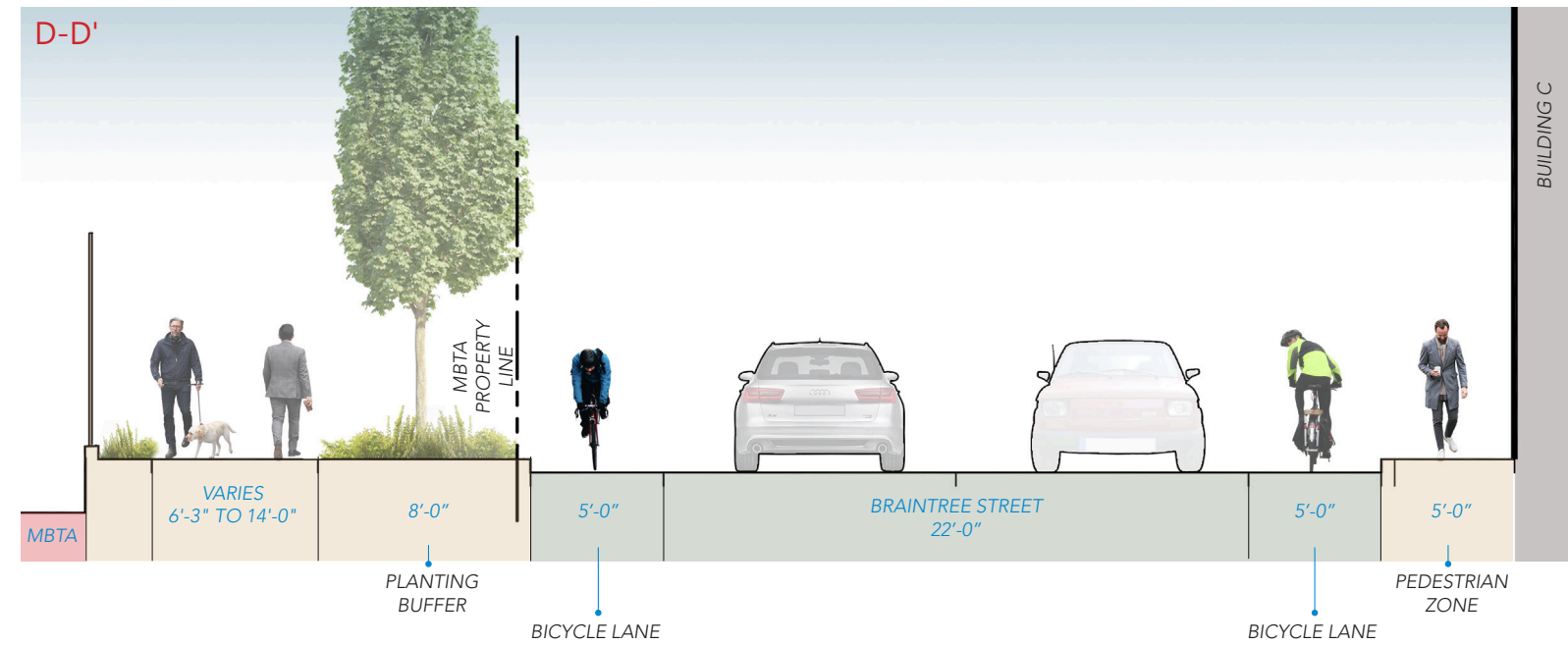
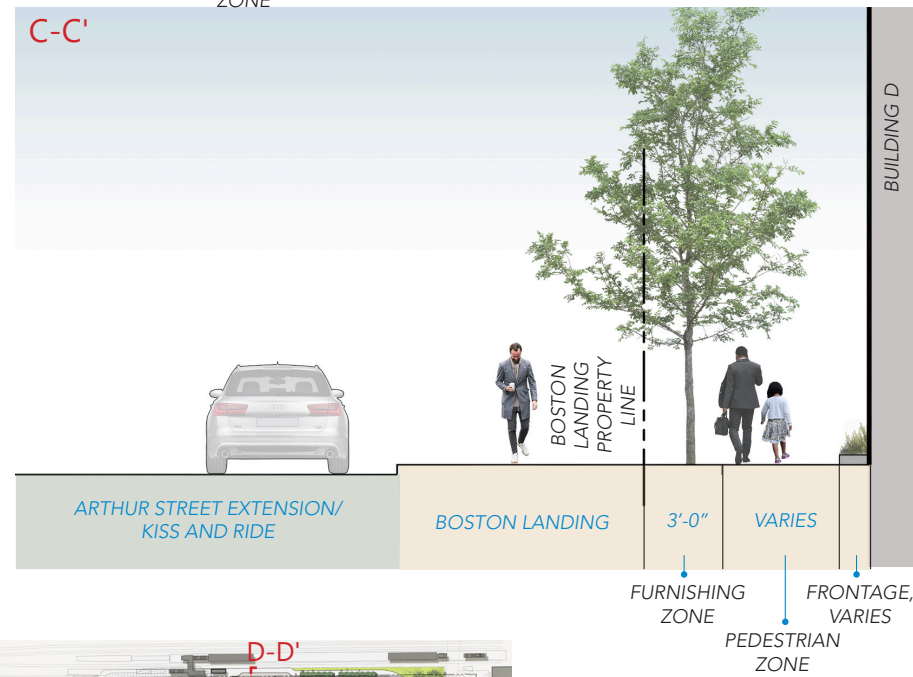
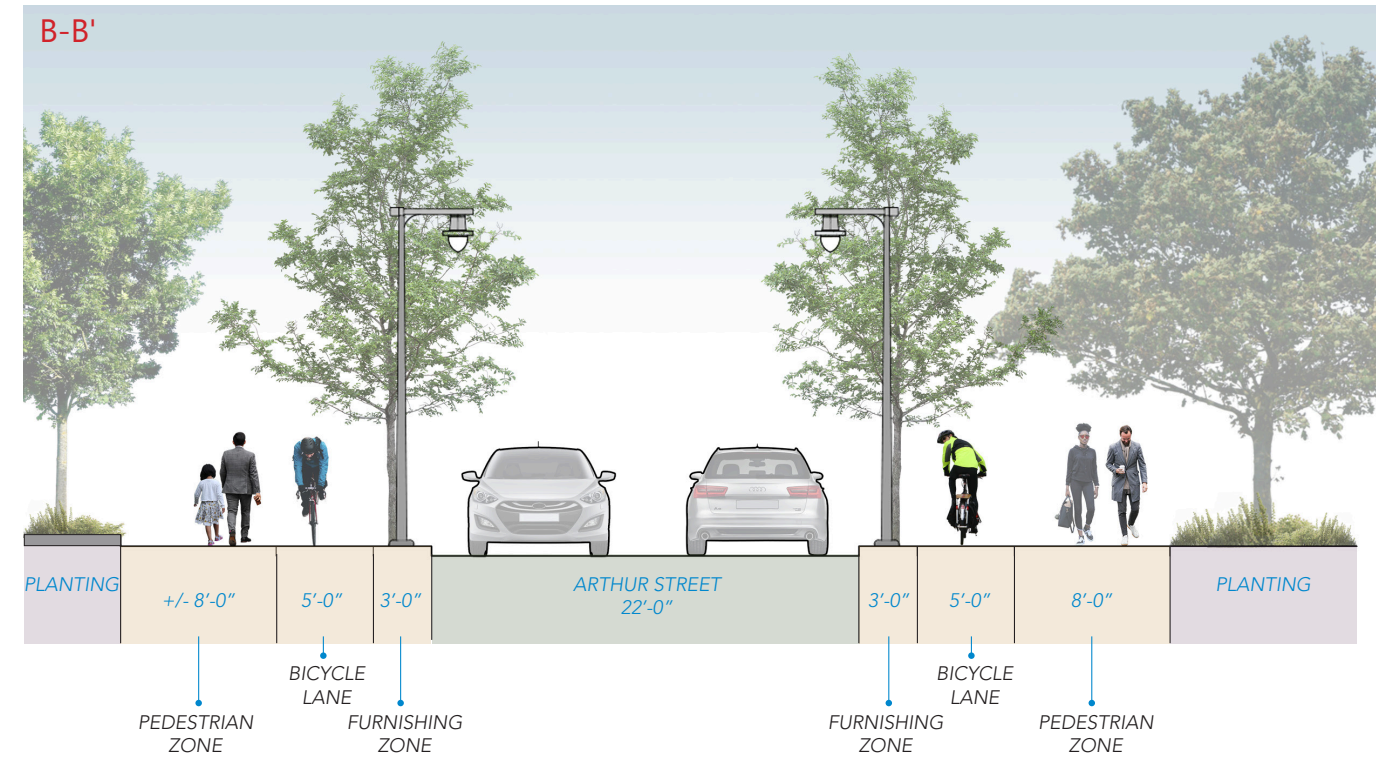
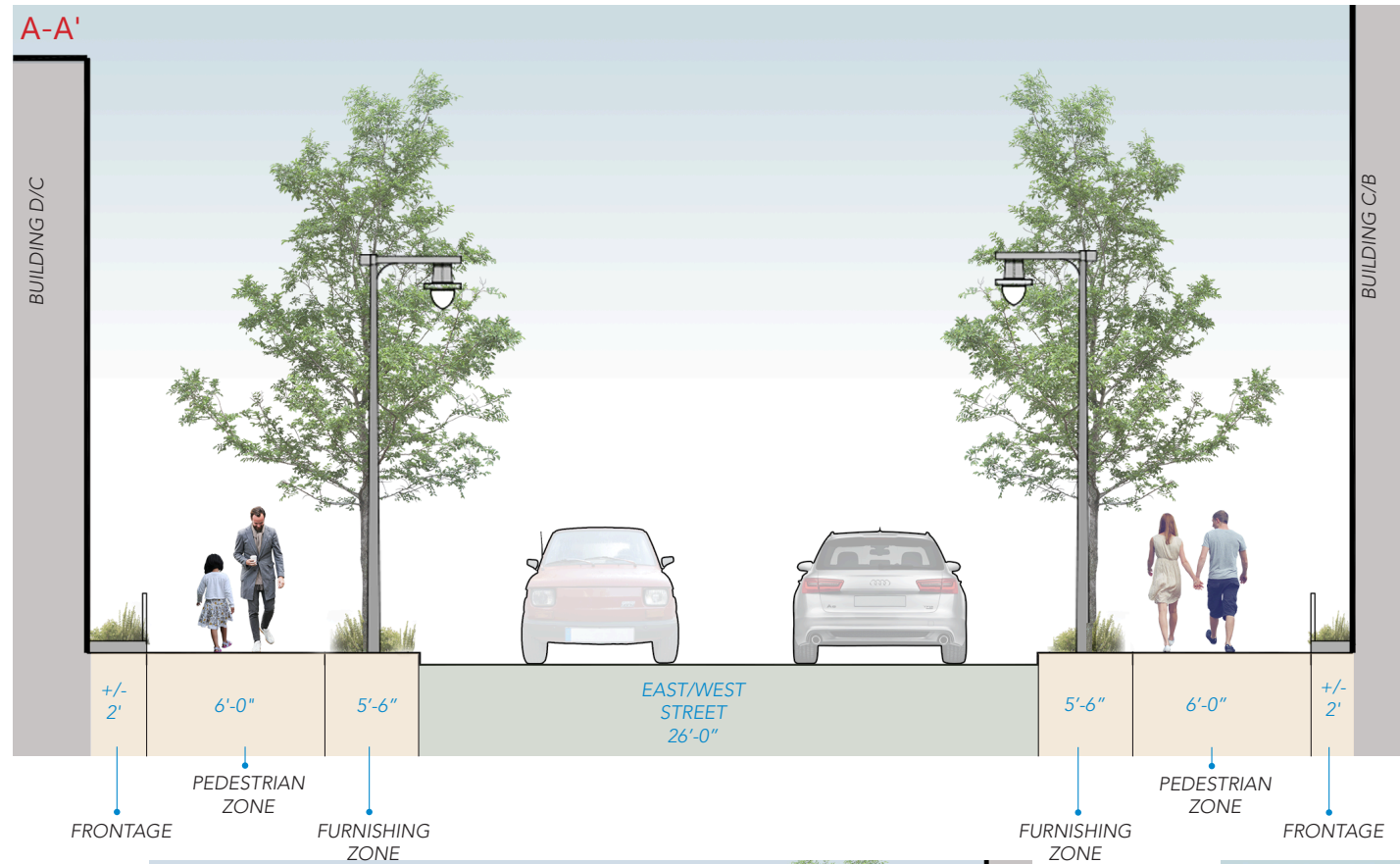
Height along Pike

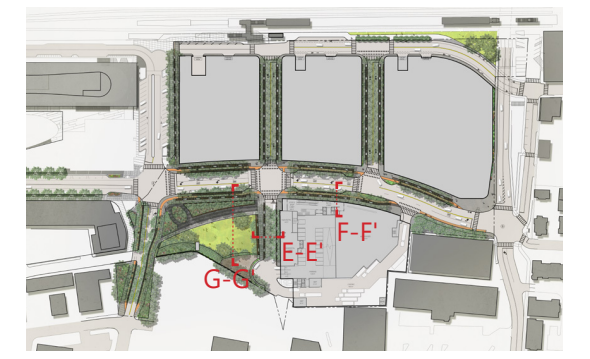
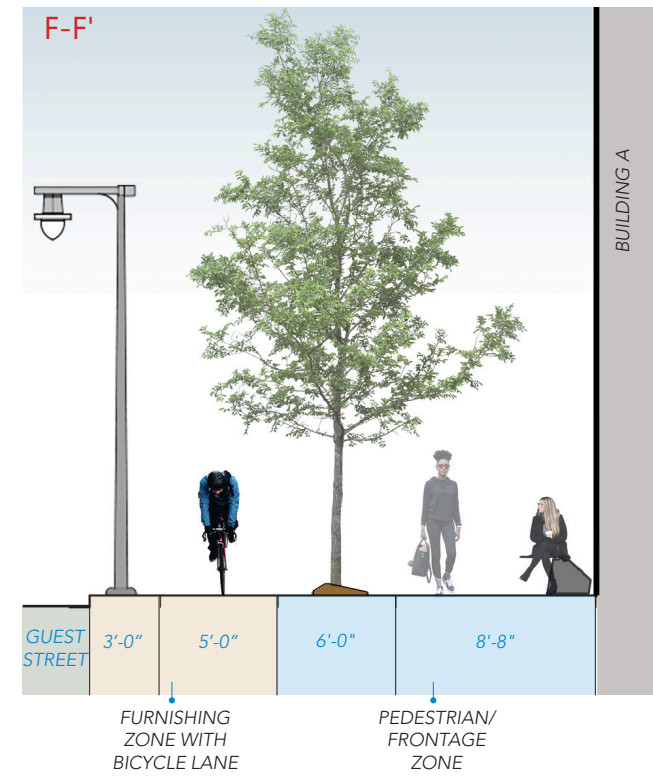
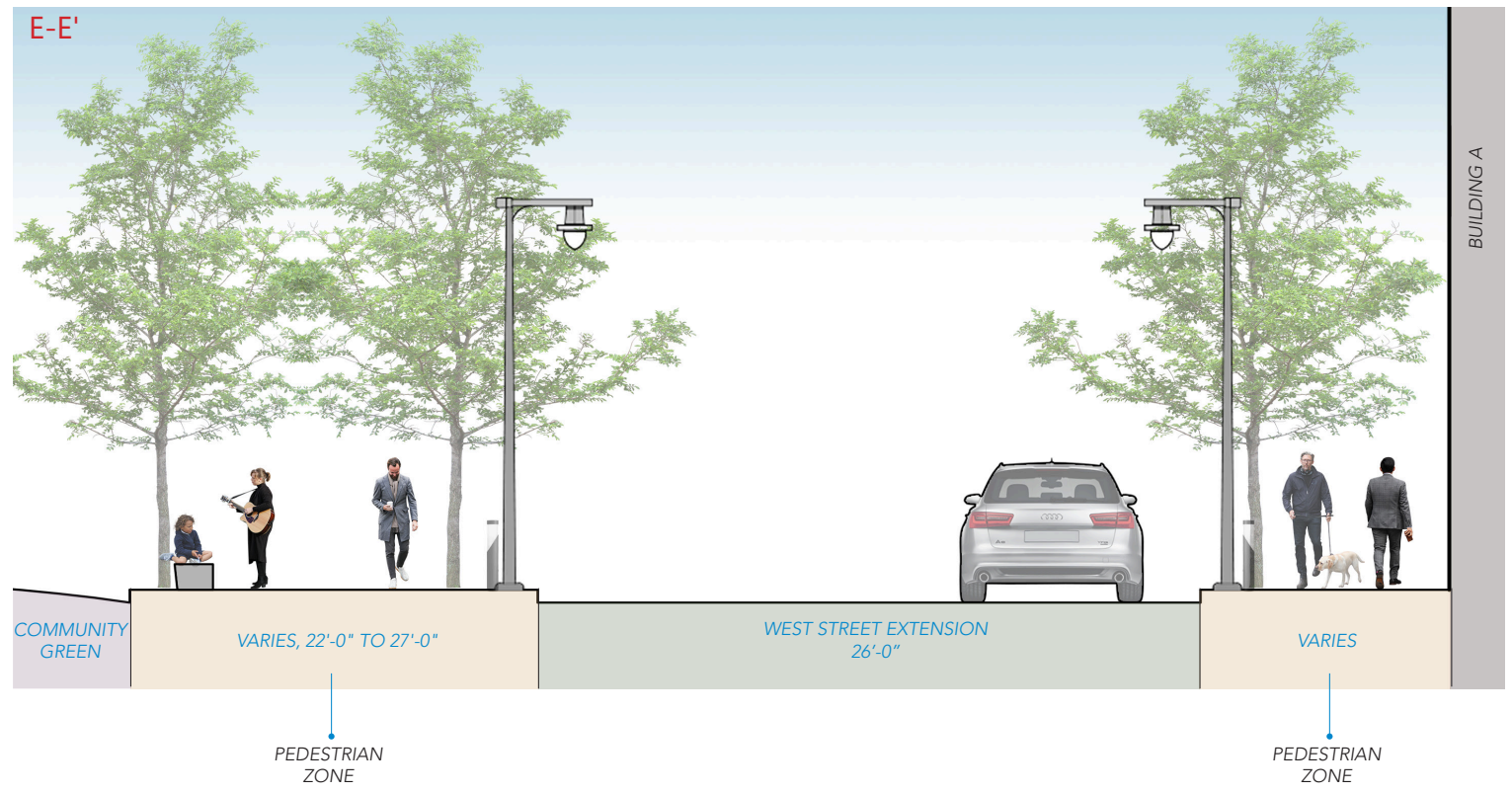




GUEST STREET LOOKING EAST







Prepared by: Copley Wolff Design Group

