

ALLSTON YARDS

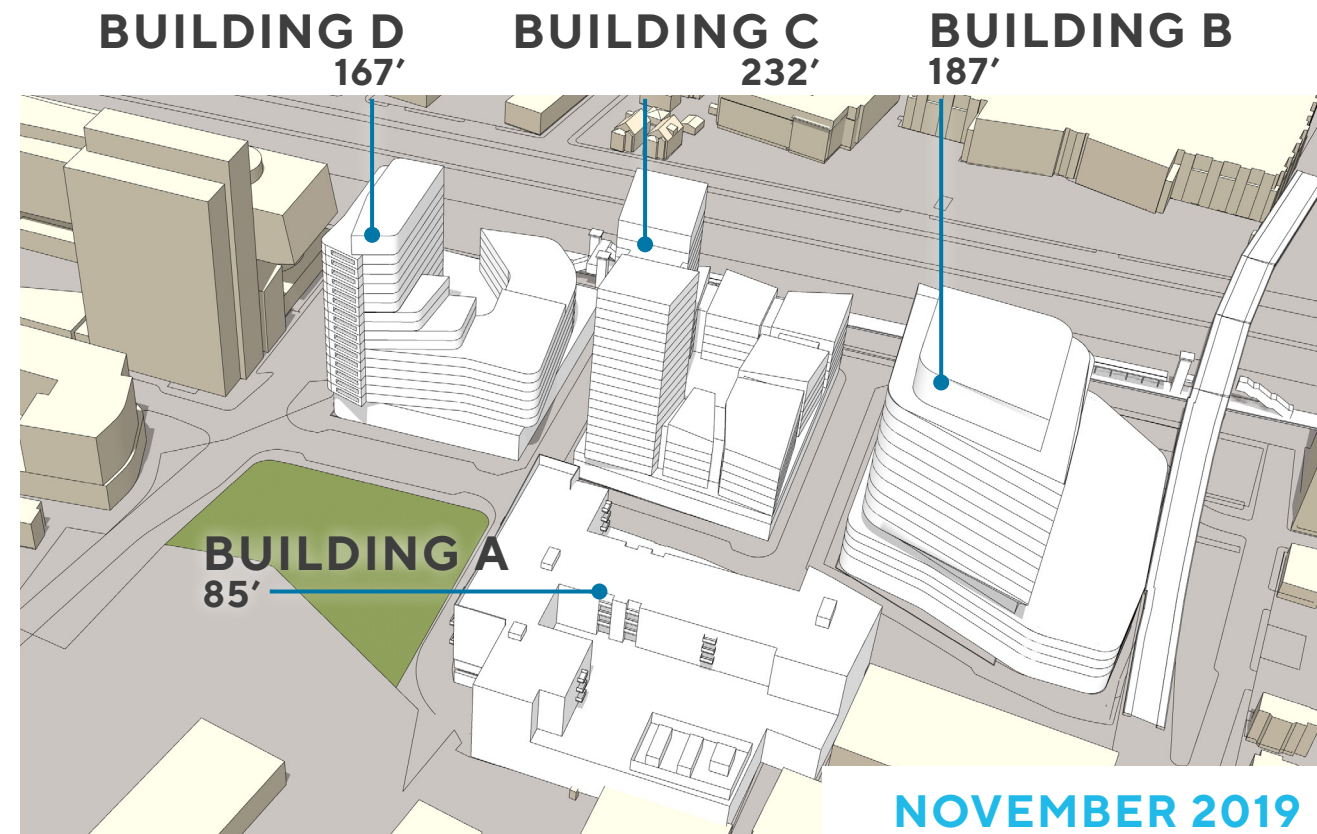
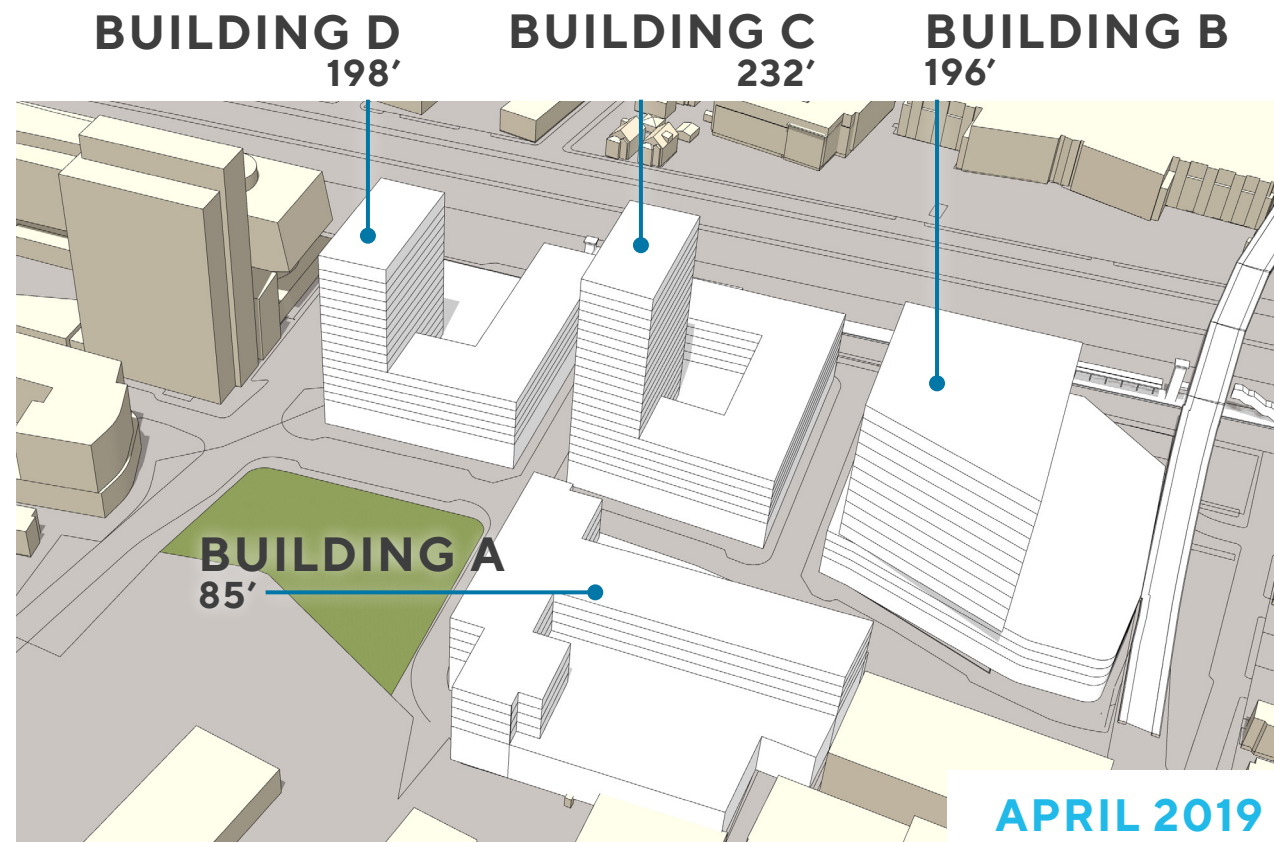
BOSTON CIVIC DESIGN COMMISSION

December 3, 2019



OVERVIEW

- **April 2, 2019 BCDC Full Committee Presentation**
- **July 16, 2019 BCDC Sub-Committee** (*Open Space & Public Realm*)
- **November 19, 2019 BCDC Sub-Committee** (*Master Plan + Building A*)
- **November 26, 2019 BCDC Sub-Committee** (*Building A*)
- **Tonight**
 - **Master Plan + Building A**



BCDC COMMENTS APRIL 2019

- Explain the reason for the curve in new Guest Street extension
- Study incorporating program in the park
- Achieve same inventiveness in massing as Boston Landing
- Show common elements in massing
- Show elements that differentiate themselves from each other
- Show context views
- Explore aligning the residential Building A with the retail

The following modifications were well received :

- Opening of the views across the Pike
- West/East street extension
- Relocation of Building B

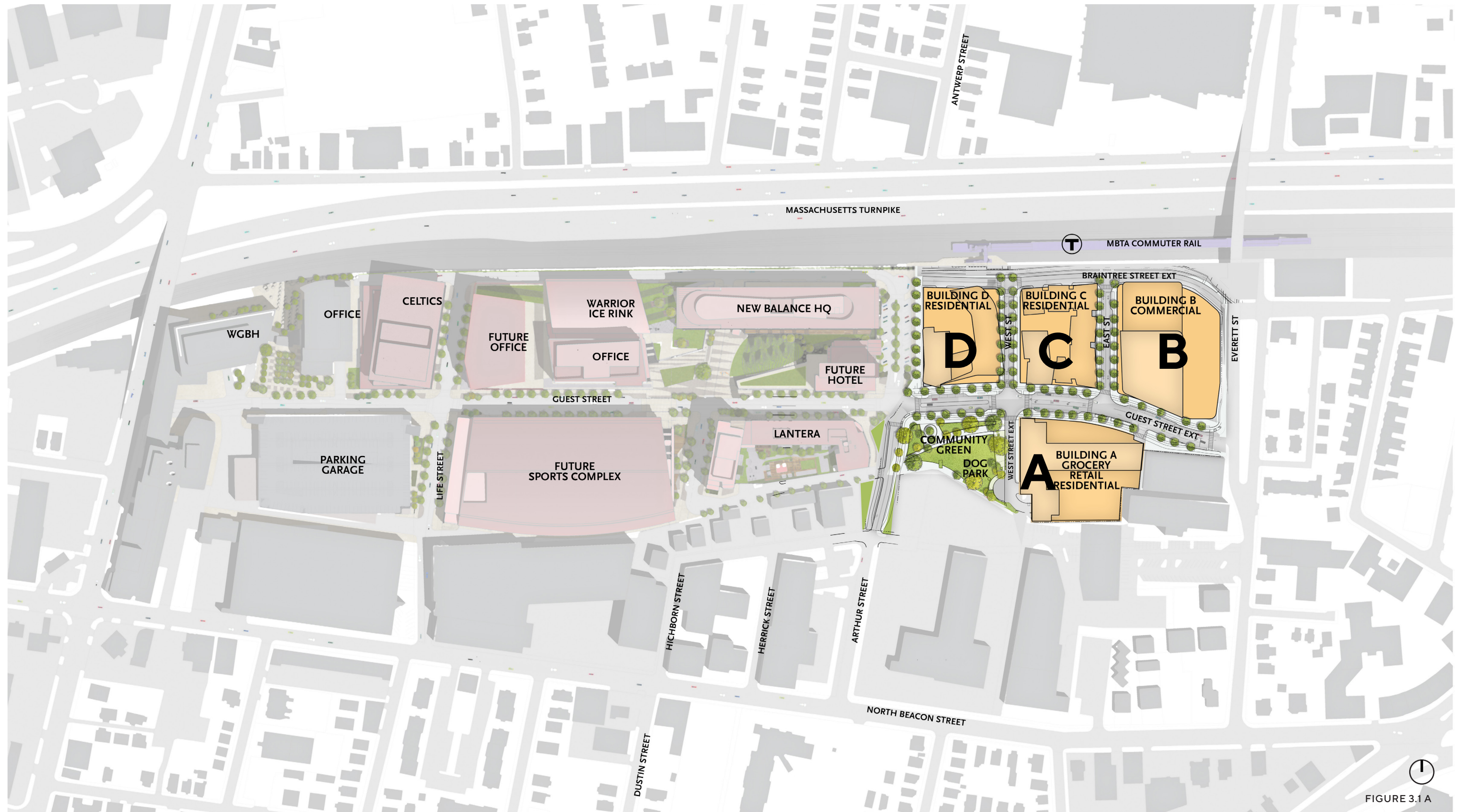
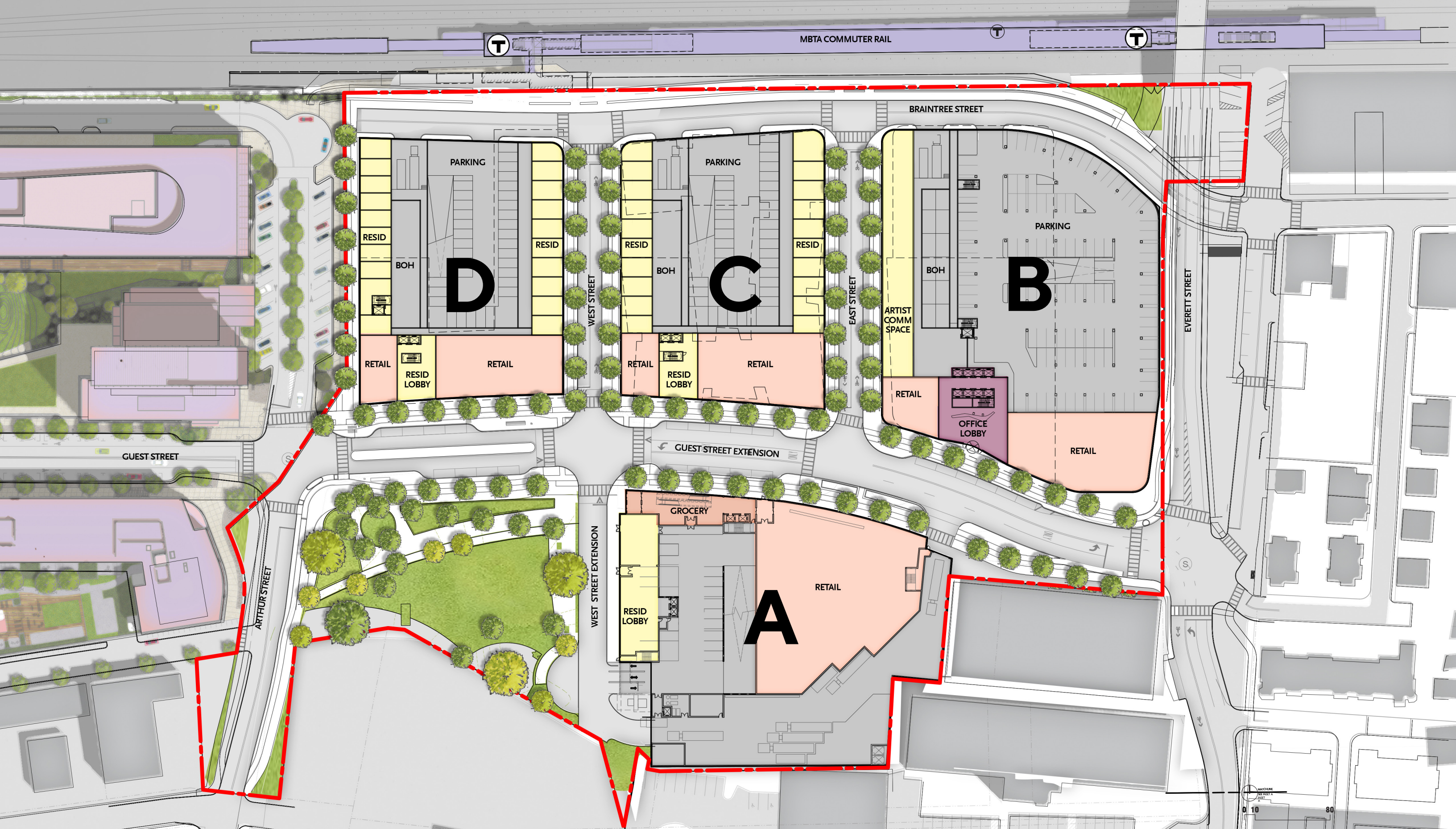
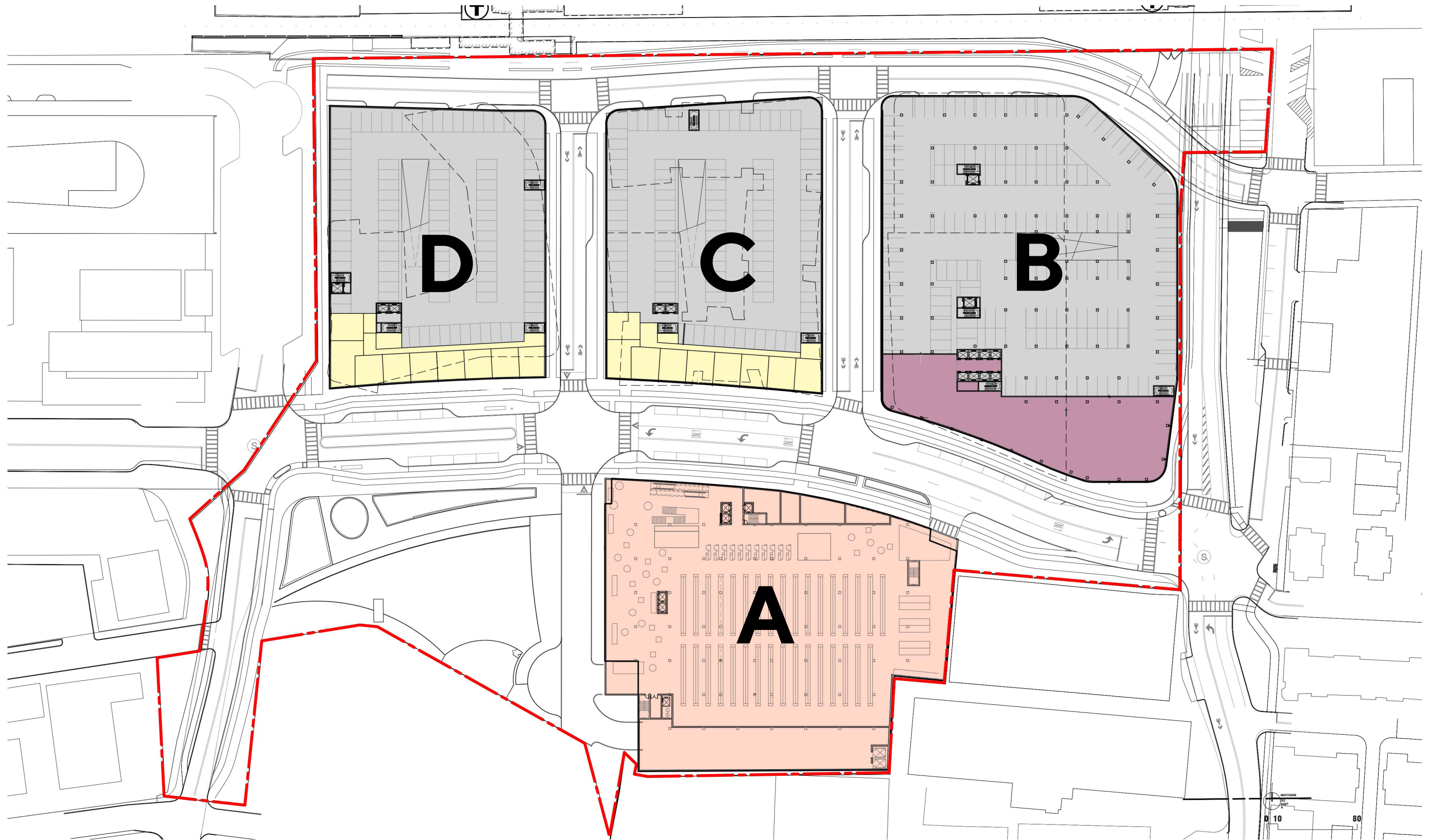


FIGURE 3.1A

CONTEXT PLAN

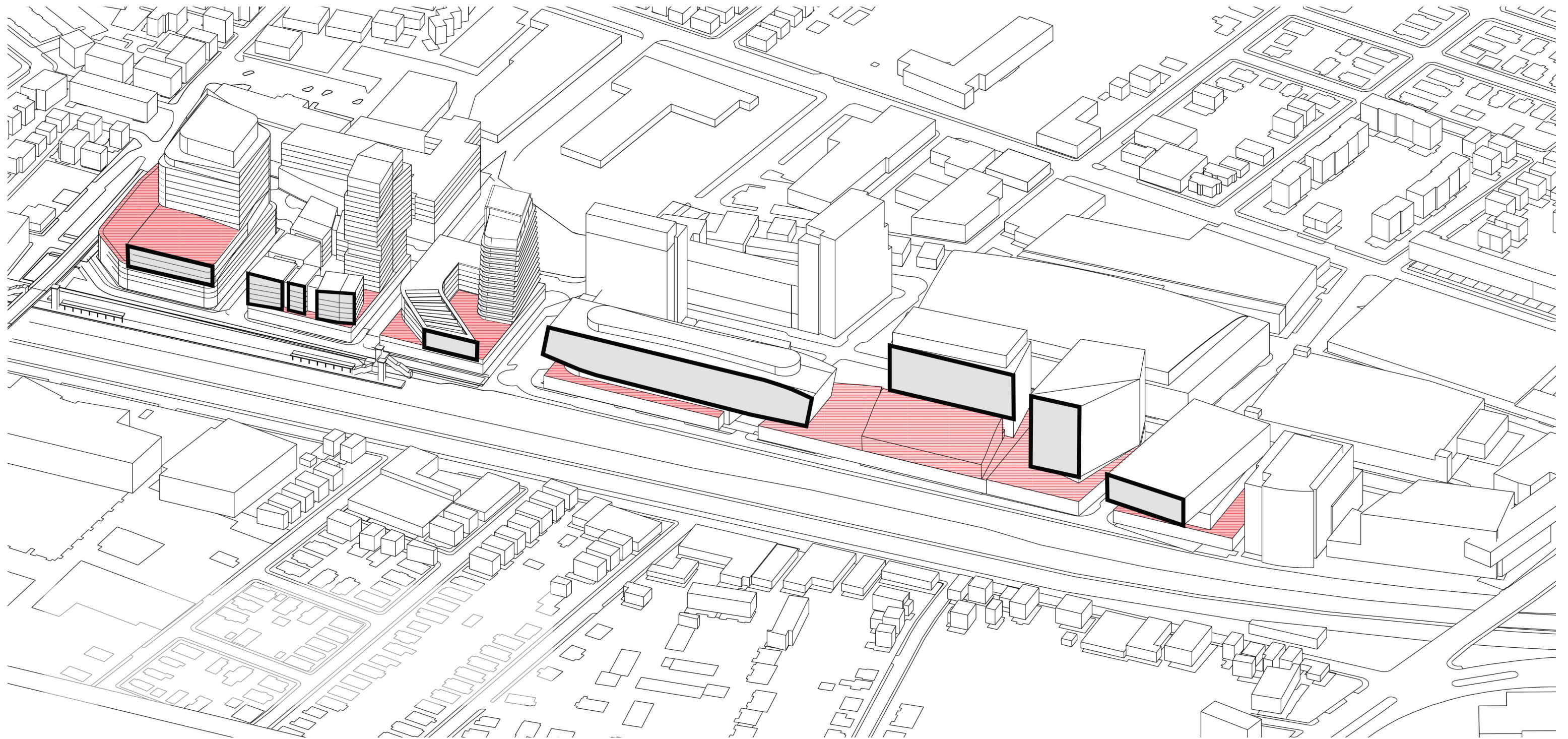


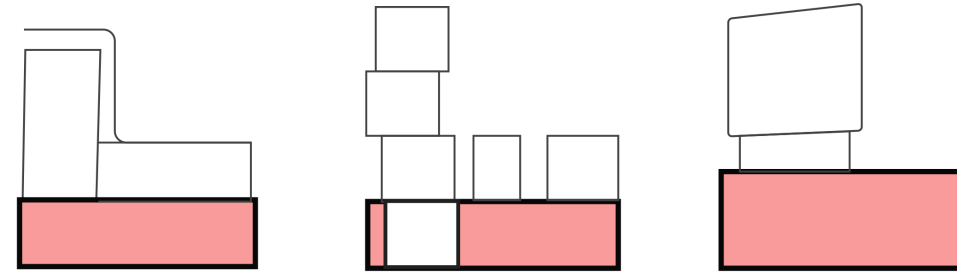
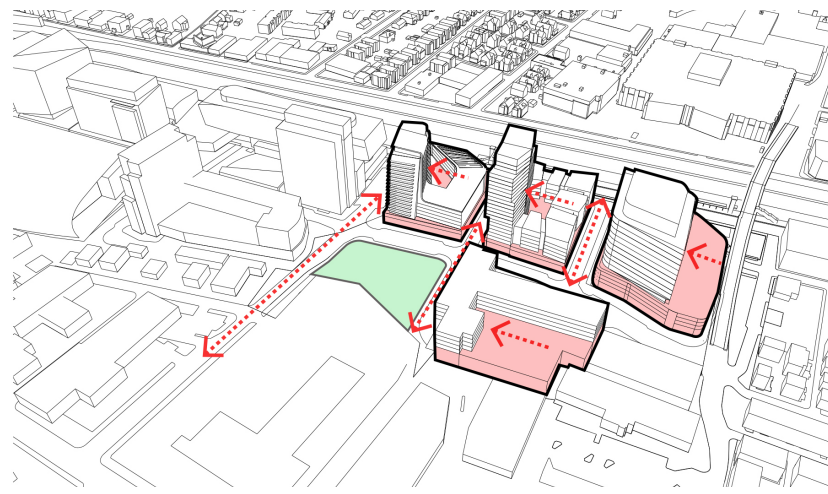
GROUND LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

- Achieve same inventiveness in massing as Boston Landing





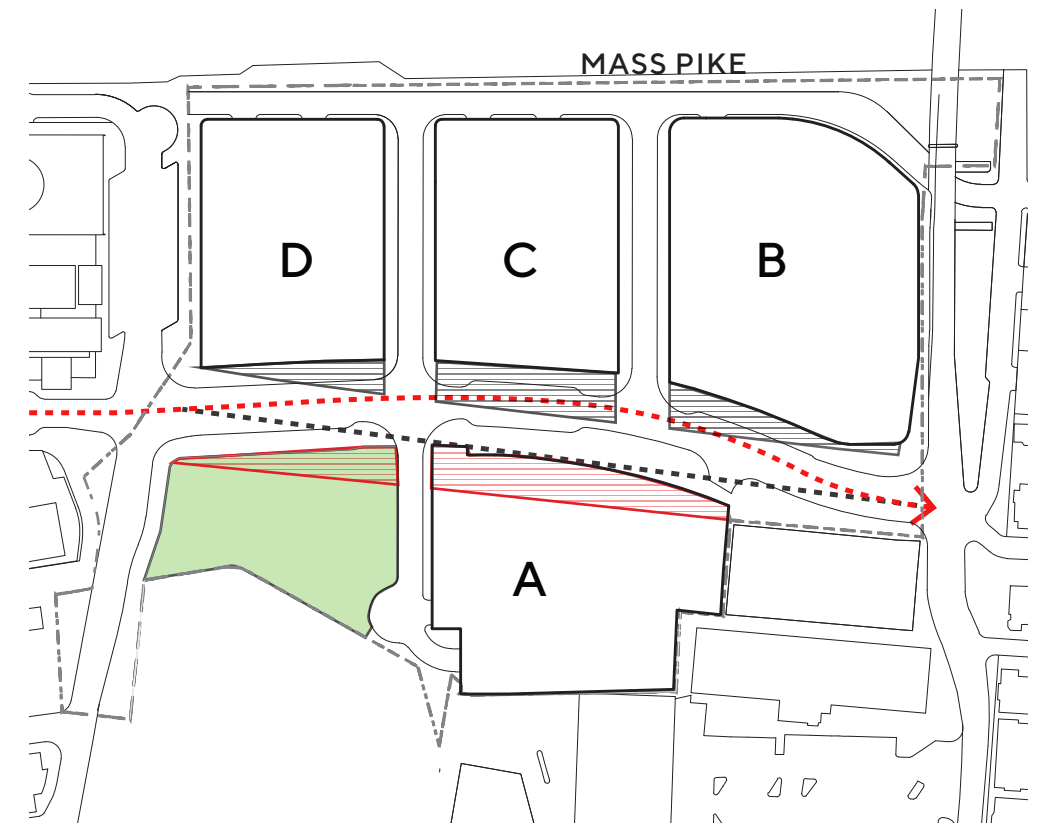
- Show common elements and elements that differentiate themselves from each other



MASSACHUSETTS TURNPIKE VIEW



- Explain the reason for the curve in new Guest Street extension



GUEST STREET LOOKING EAST



VIEW FROM EVERETT STREET LOOKING WEST



SOUTH AERIAL VIEW



GUEST STREET MATERIALS



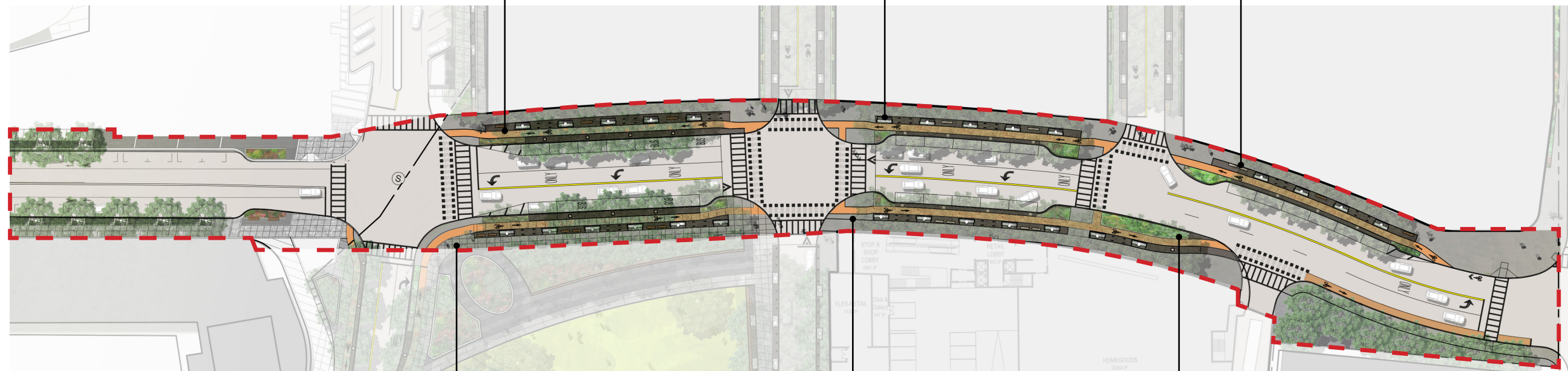
PERMEABLE PAVING



TREE GRATE



GRANITE SEATS



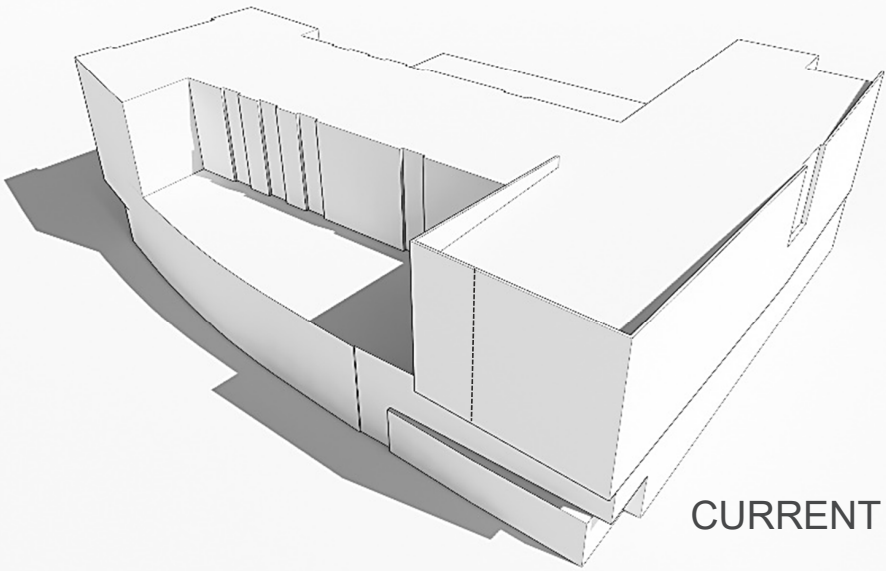
STREETLIGHT
FIXTURES

CONCRETE WALKWAY
WITH SAWCUT JOINTS

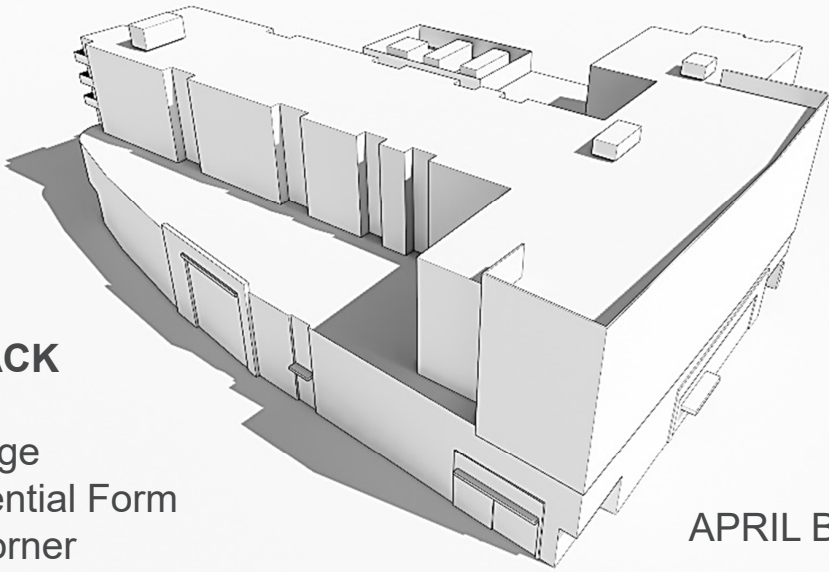
PLANTED TRANSITION
ZONES



GUEST STREET EXTENSION



CURRENT DESIGN



BCDC FEEDBACK

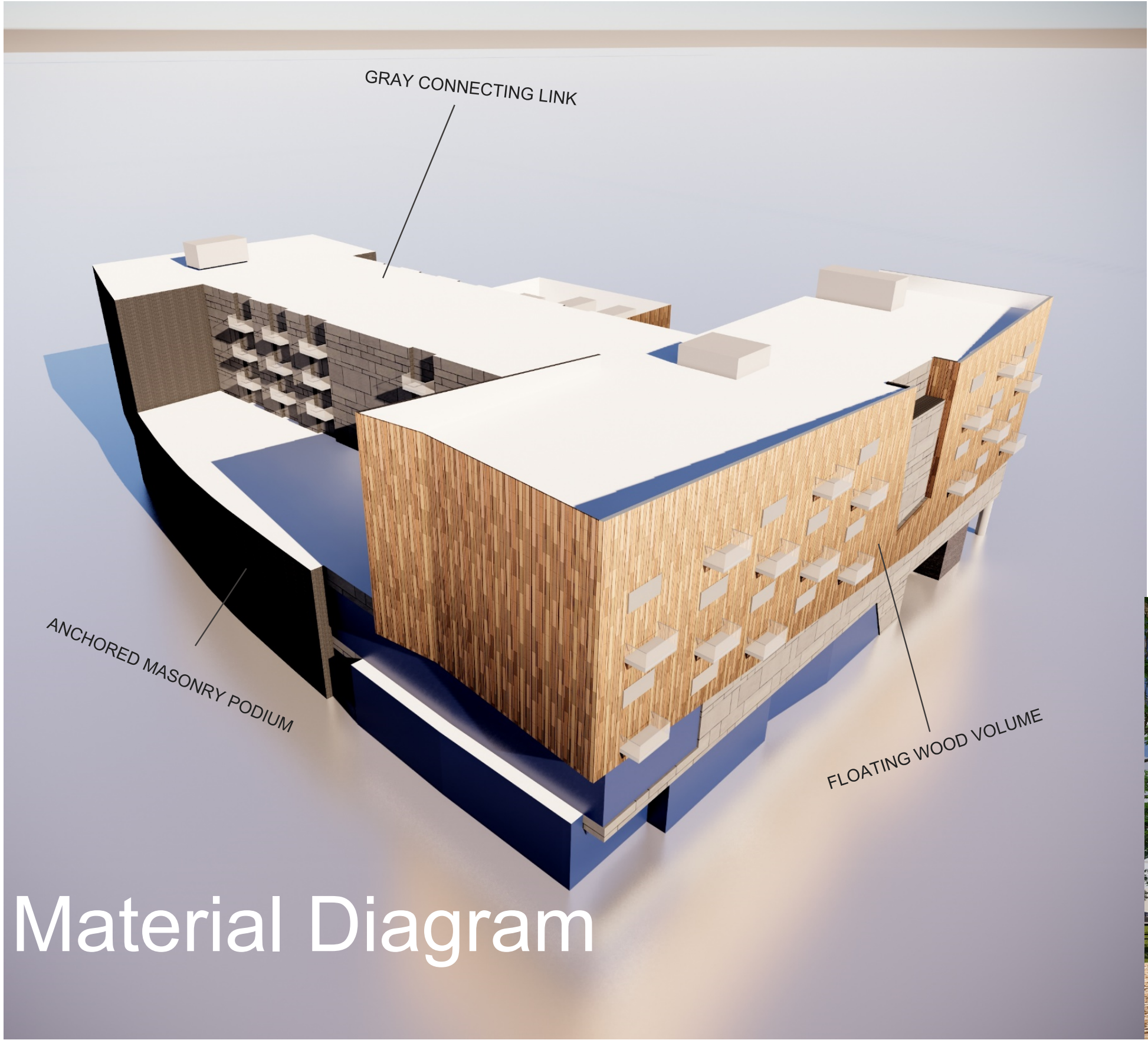
- Guest Street Edge
- Clarity of Residential Form
- Bold move at Corner
- Simplify Materiality

APRIL BCDC

BUILDING A













Thank you.