



the vinyl

BCDC COMMITTEE

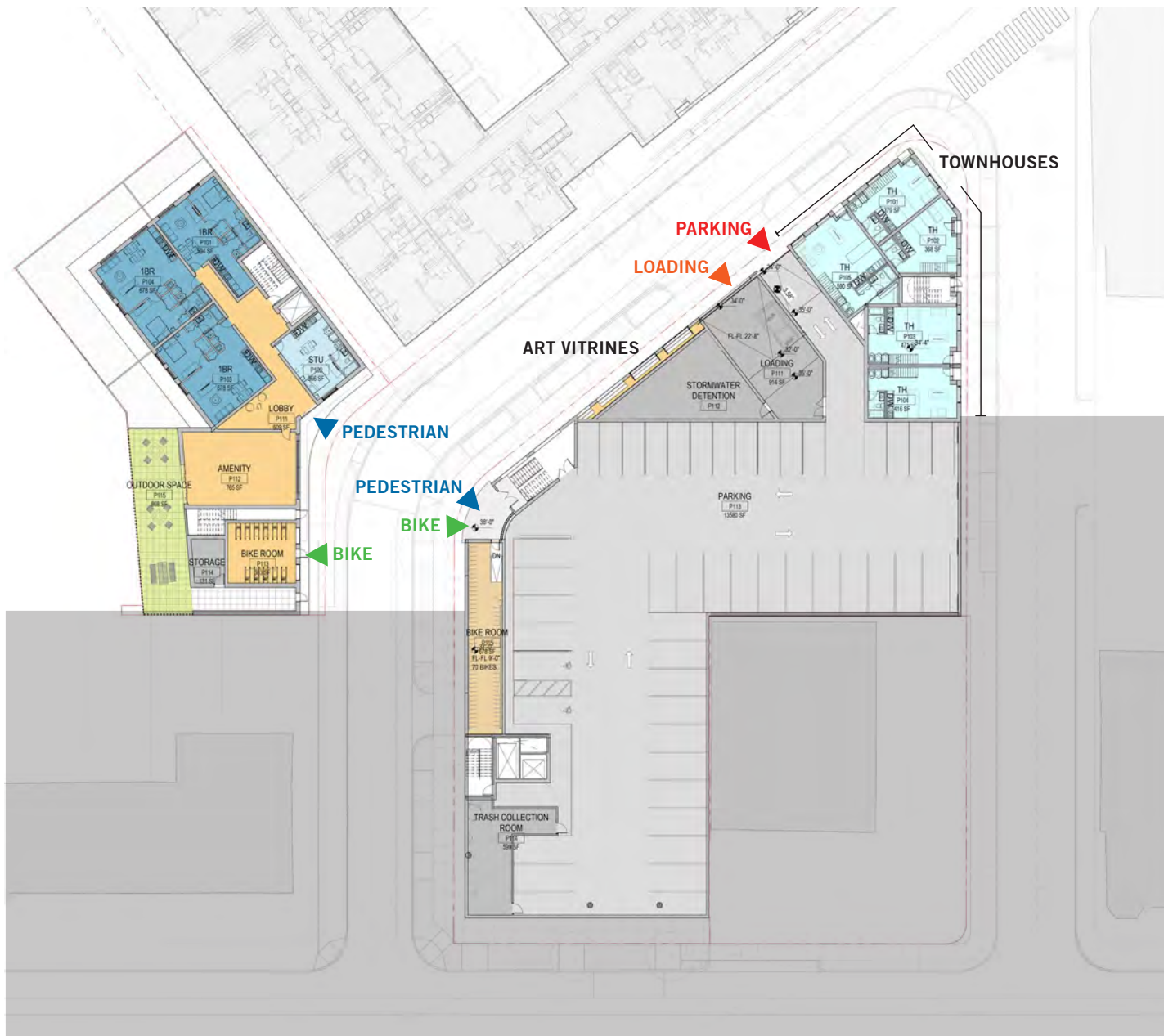
JAN 14, 2020

449 CAMBRIDGE ST, EMERY RD PARCEL IN ALLSTON

ANCHOR↓LINE
PARTNERS

Perkins&Will

Floor Plans level P1 (parking)



Revised Design (01/14)

Floor Plans level 1 (ground)



Revised Design (01/14)

Floor Plans level 3-6 (typical)



Revised Design (01/14)



Cambridge St/Emery Rd Existing Condition



Cambridge St/Rugg Rd Existing Condition



Emery Rd/Rugg Rd Existing Condition



Emery Rd Existing Condition



Pedestrian Realm

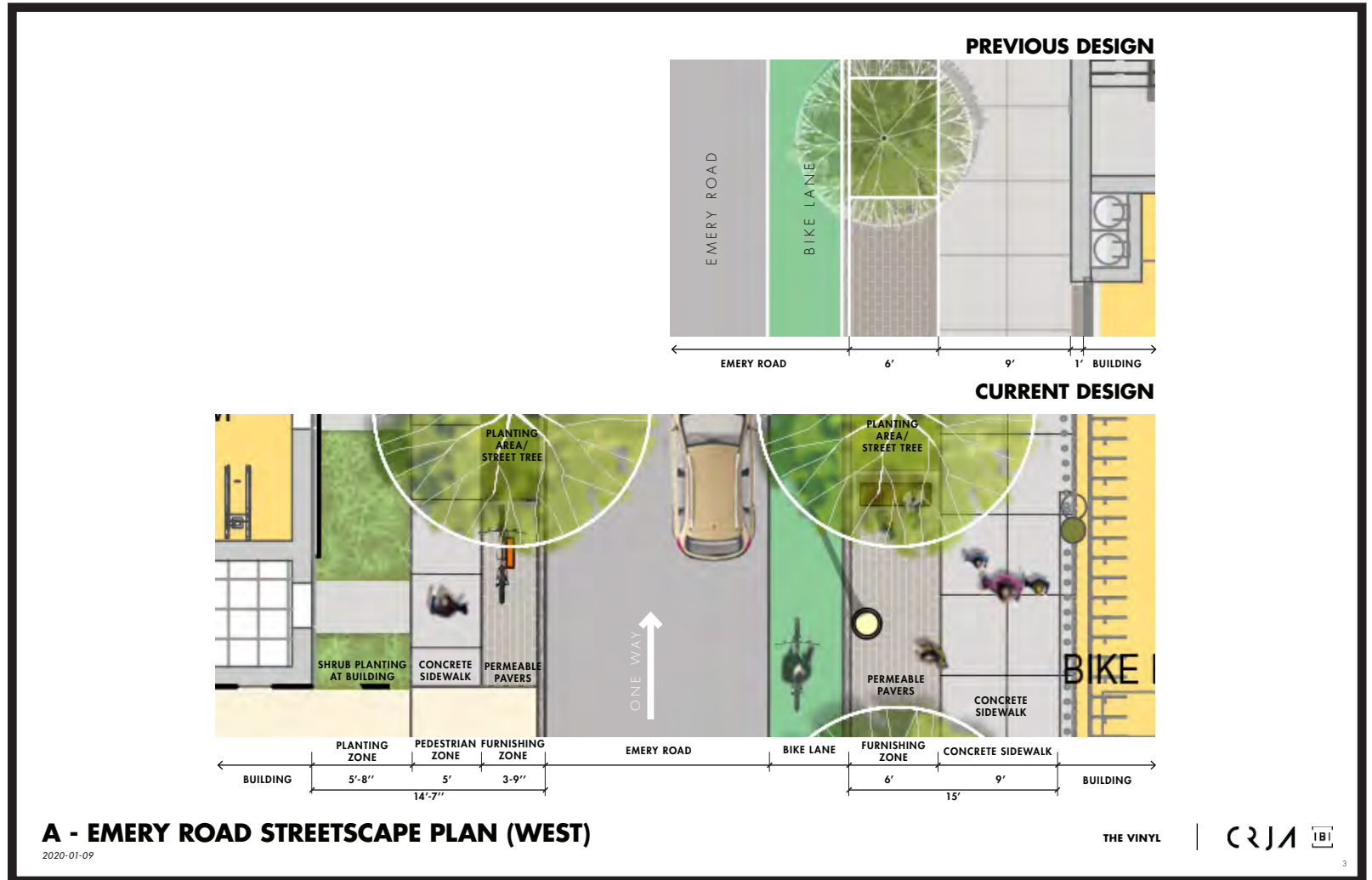
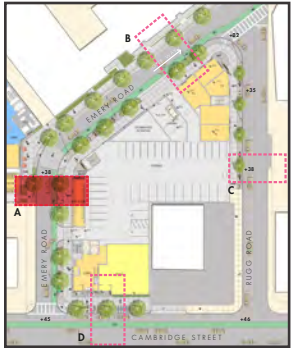
Previous Design (11/06)



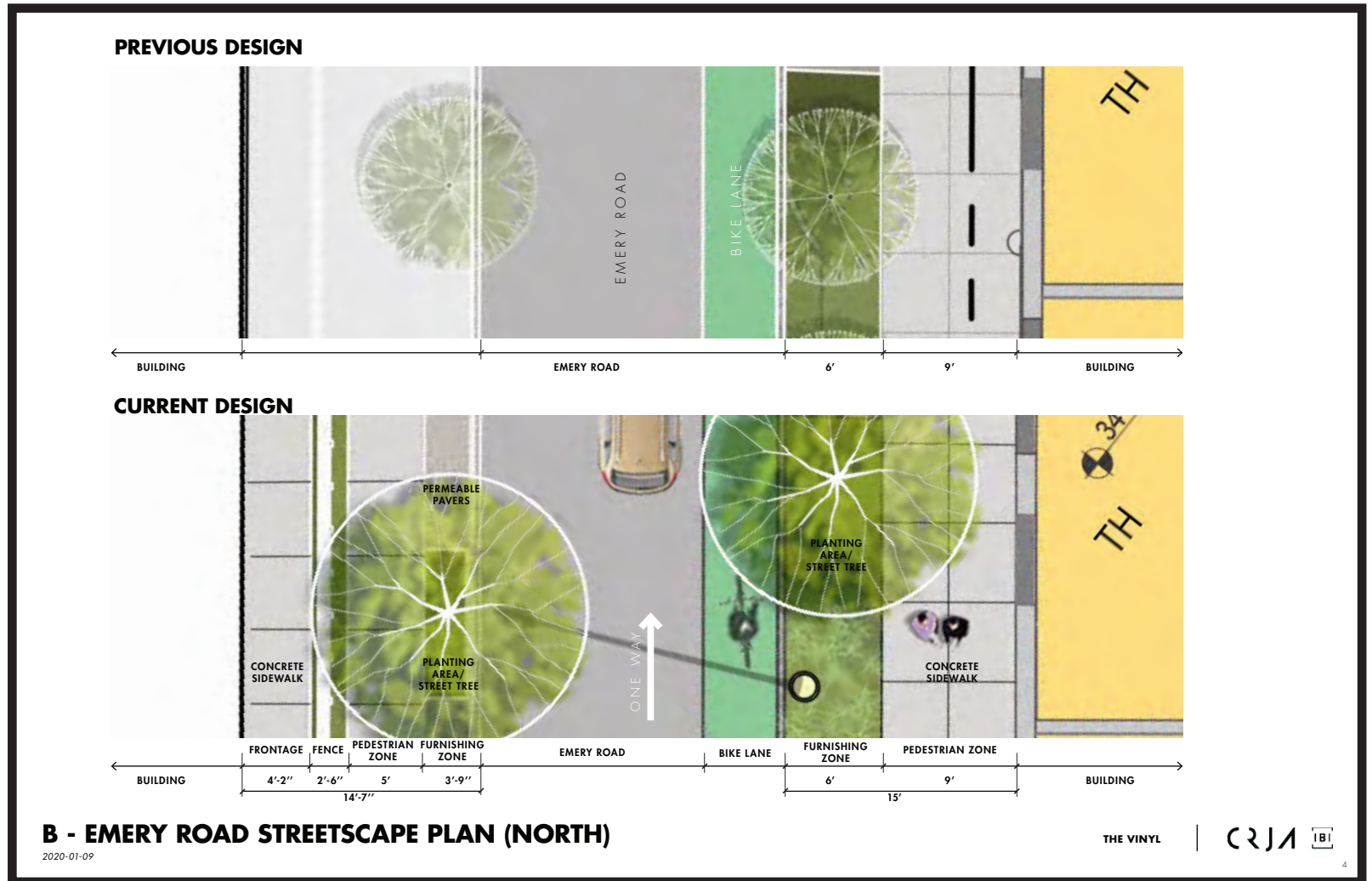
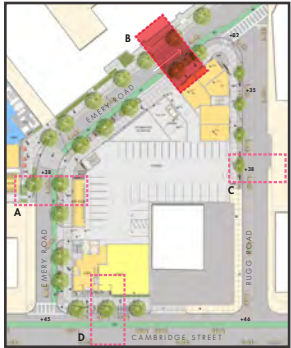
This large block contains the 'OVERALL PLAN' and several material reference images. The 'OVERALL PLAN' is a detailed site plan showing the intersection of Cambridge Street, Emery Road, and Rugg Road. It includes building footprints, parking spaces, trees, and green spaces. Four areas are highlighted with red dashed boxes and labeled A, B, C, and D. Elevation markers include +45, +38, +35, +02, and +46. Below the plan is the text 'OVERALL PLAN' and '2020-01-09'. To the right of the plan are two rows of reference images. The top row shows a brick sidewalk, a person walking on a sidewalk, and a street scene with trees. The bottom row shows a green hedge, a young tree, a street scene with a tree, and a tall, thin tree with reddish-brown leaves. At the bottom right of the plan area are the logos for 'THE VINYL', 'CRJA', and 'IBI'. A small number '2' is in the bottom right corner of the plan area.

Revised Design (01/14)

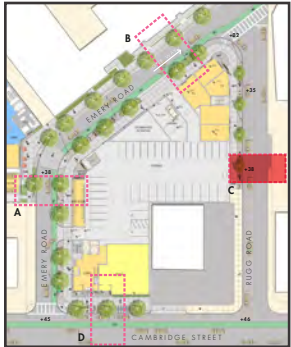
Pedestrian Realm-1



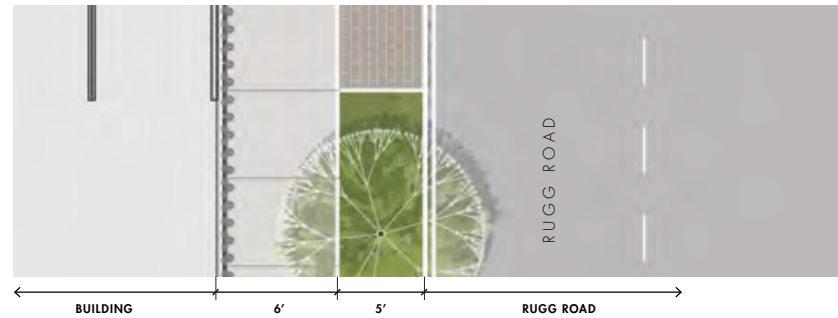
Pedestrian Realm-2



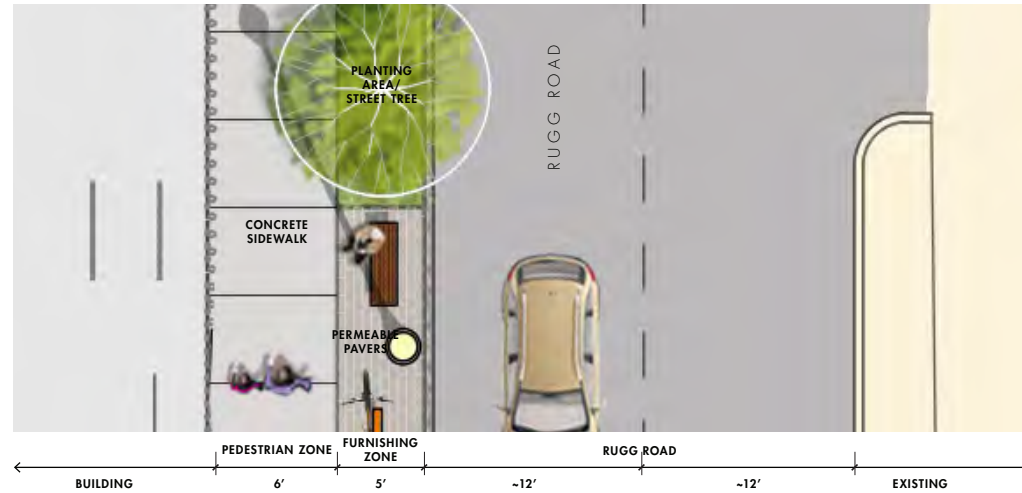
Pedestrian Realm-3



PREVIOUS DESIGN



CURRENT DESIGN



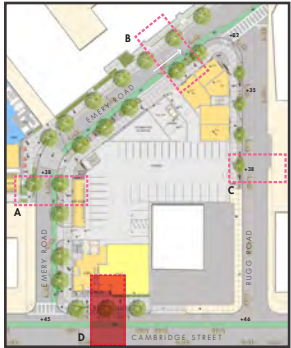
C - RUGG ROAD STREETScape PLAN

2020-01-09

THE VINYL



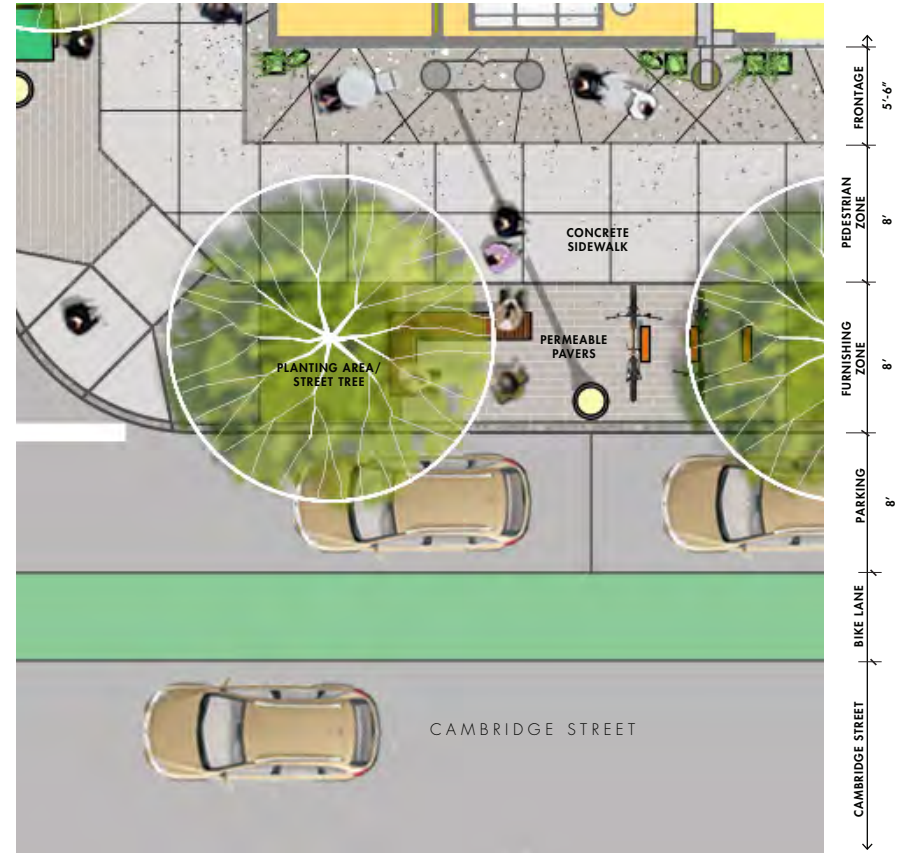
Pedestrian Realm-4



PREVIOUS DESIGN



CURRENT DESIGN

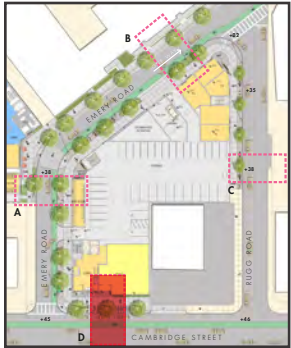


D - CAMBRIDGE STREET STREETScape PLAN

2020-01-09

THE VINYL | CRJA | IBI

Pedestrian Realm-5



EXPANDED CAMBRIDGE / EMERY VIEW



CAMBRIDGE STREET / EMERY ROAD STREETScape PLAN

2020-01-09

THE VINYL



Cambridge St



Previous Design (11/06)

- ① Mural at Emery Rd
- ② Retail entrance shifted
- ③ Blue Bike location shifted
- ④ Landscape furnishings added



Revised Design (01/14)

Cambridge St/Emery Rd



Previous Design (11/06)

- ① Materials at base levels changed from metal to brick
- ② Materials at overrun changed from metal to brick



Revised Design (01/14)

Cambridge St/Rugg Rd



Previous Design (11/06)



Gregg Bernstein,
A Bird's eye view of allston,
Allston, MA 2011

- ① Mural at Cambridge St
- ② Window articulation
- ③ Materials at base levels changed from metal to brick



Revised Design (01/14)

Cambridge St/Rugg Rd Mural



Previous Design (11/06)



Lena McCarthy,
Winds of Change,
Allston, MA 2018



Revised Design (01/14)

Cambridge St/Rugg Rd Mural



Previous Design (11/06)



Silvia López Chavez,
Noname,
Mountain View, CA 2019



Revised Design (01/14)

Cambridge St/Rugg Rd Mural



Previous Design (11/06)



Unknown,
Wall of Sound,
Notting Hill, London 2013



Revised Design (01/14)

Emery Rd



Previous Design (11/06)

- ① Mural at Emery Rd
- ② Materials at base levels changed from metal to brick
- ③ Landscape design simplification



Revised Design (01/14)

Emery Rd



Previous Design (11/06)

- ① Materials at base levels changed from metal to brick
- ② Emery Rd entrance
- ③ Windows at bike storage
- ④ Landscape design simplification



Revised Design (01/14)

Emery Rd



Previous Design (11/06)

- ① Materials at base levels changed from metal to brick
- ② Art vitrines
- ③ Townhouse facade articulation
- ④ Landscape design simplification



Revised Design (01/14)

Emery Rd Lighting



Previous Design (11/06)

- ① Lighting design added
 - Art vitrines
 - Wall sconce
 - Street light
 - Punched balconies
 - Townhouse entrances



Revised Design (01/14)

Emery Rd/Rugg Rd



Previous Design (11/06)

- ① Materials at base levels changed from metal to brick
- ② Townhouse facade articulation
- ③ Landscape design simplification



Revised Design (01/14)

Rugg Rd



Previous Design (11/06)

- ① Mural at Cambridge St
- ② Window articulation
- ③ Art vitrines
- ④ Pedestrian level facade articulation



Revised Design (01/14)

Rugg Rd Lighting



Previous Design (11/06)

- ① Lighting design added
 - Art vitrines
 - Wall sconce
 - Street light
 - Mural
 - Townhouse entrances



Revised Design (01/14)

