

ALLSTON YARDS

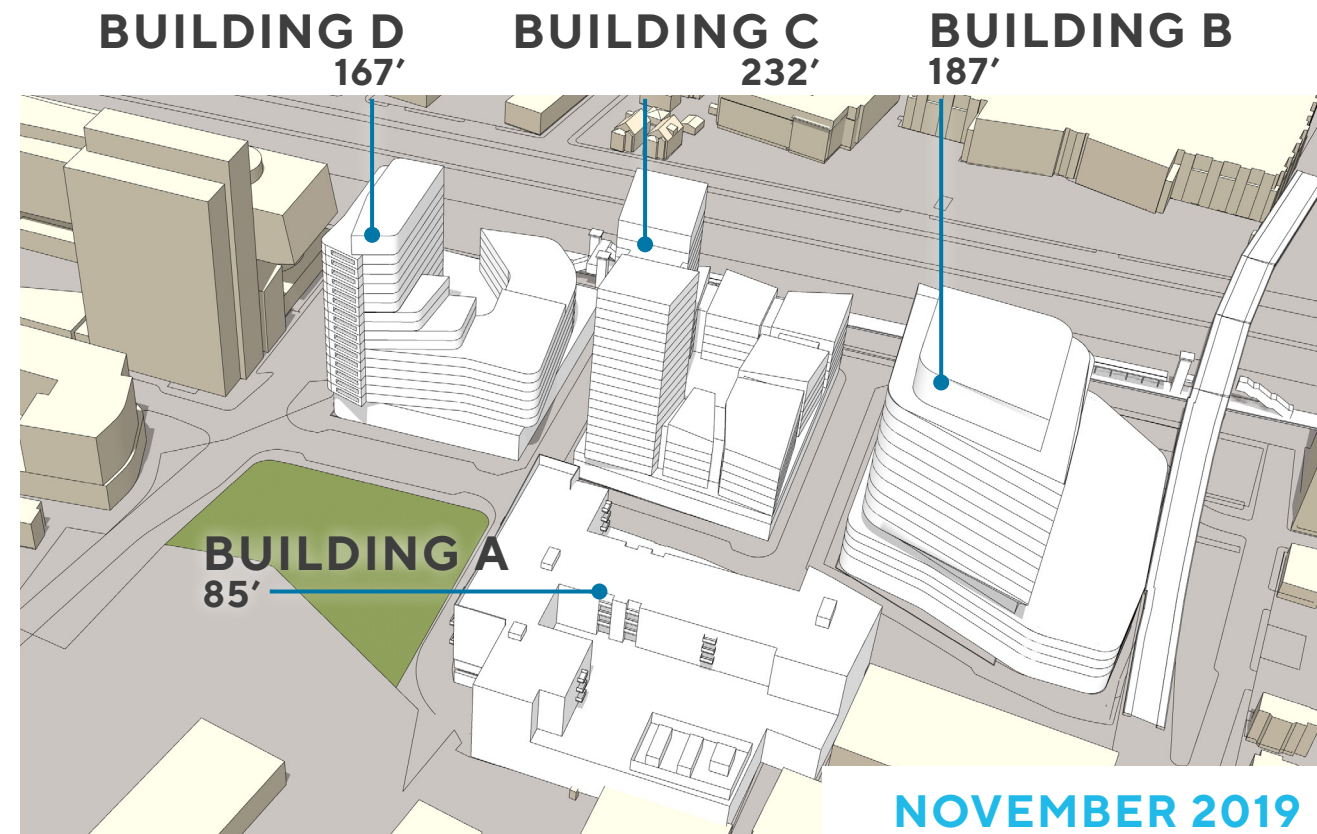
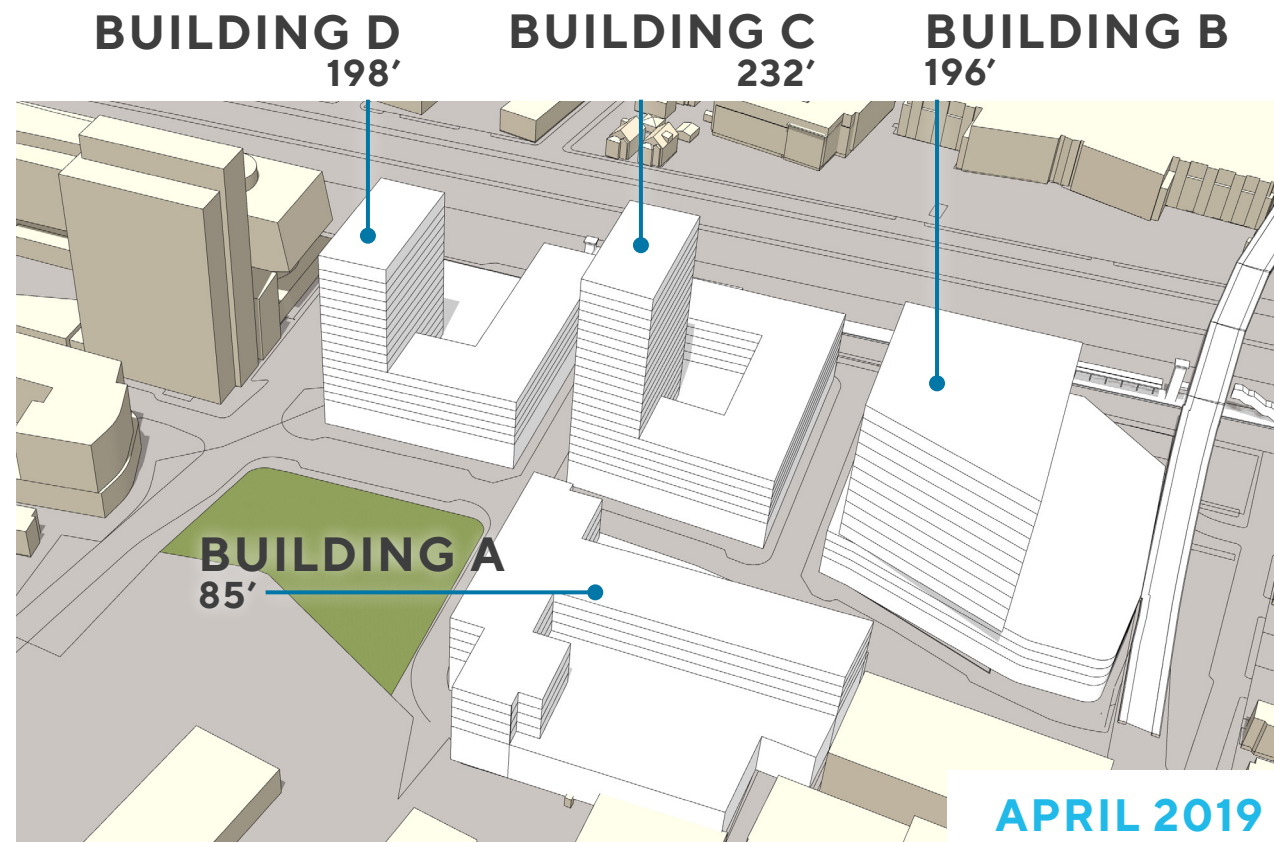
BOSTON CIVIC DESIGN COMMISSION SUB-COMMITTEE MEETING

November 19, 2019



OVERVIEW

- **April 2, 2019** BCDC Presentation
- **July 16, 2019** BCDC Sub-Committee (Open Space & Public Realm)
- **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

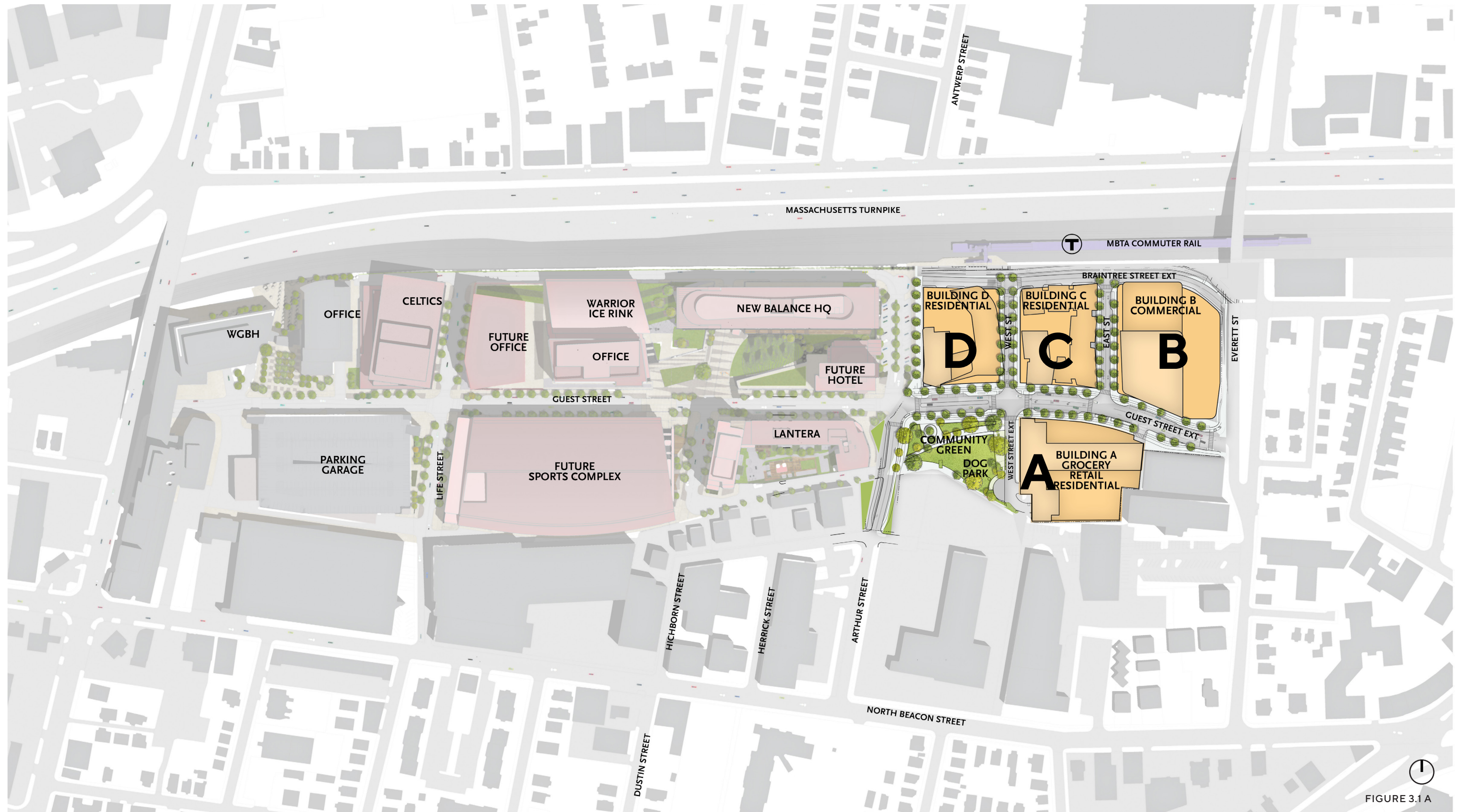
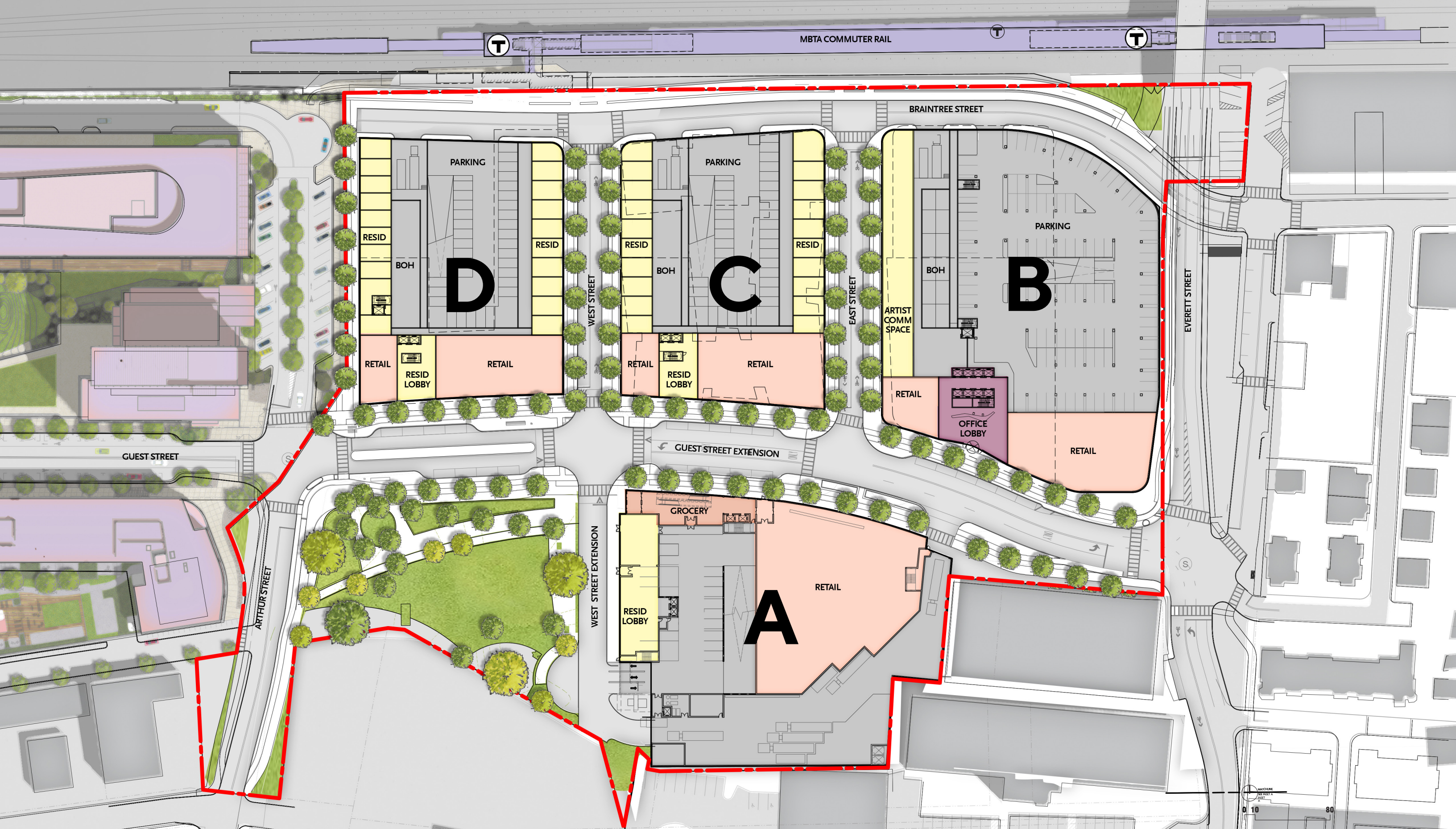
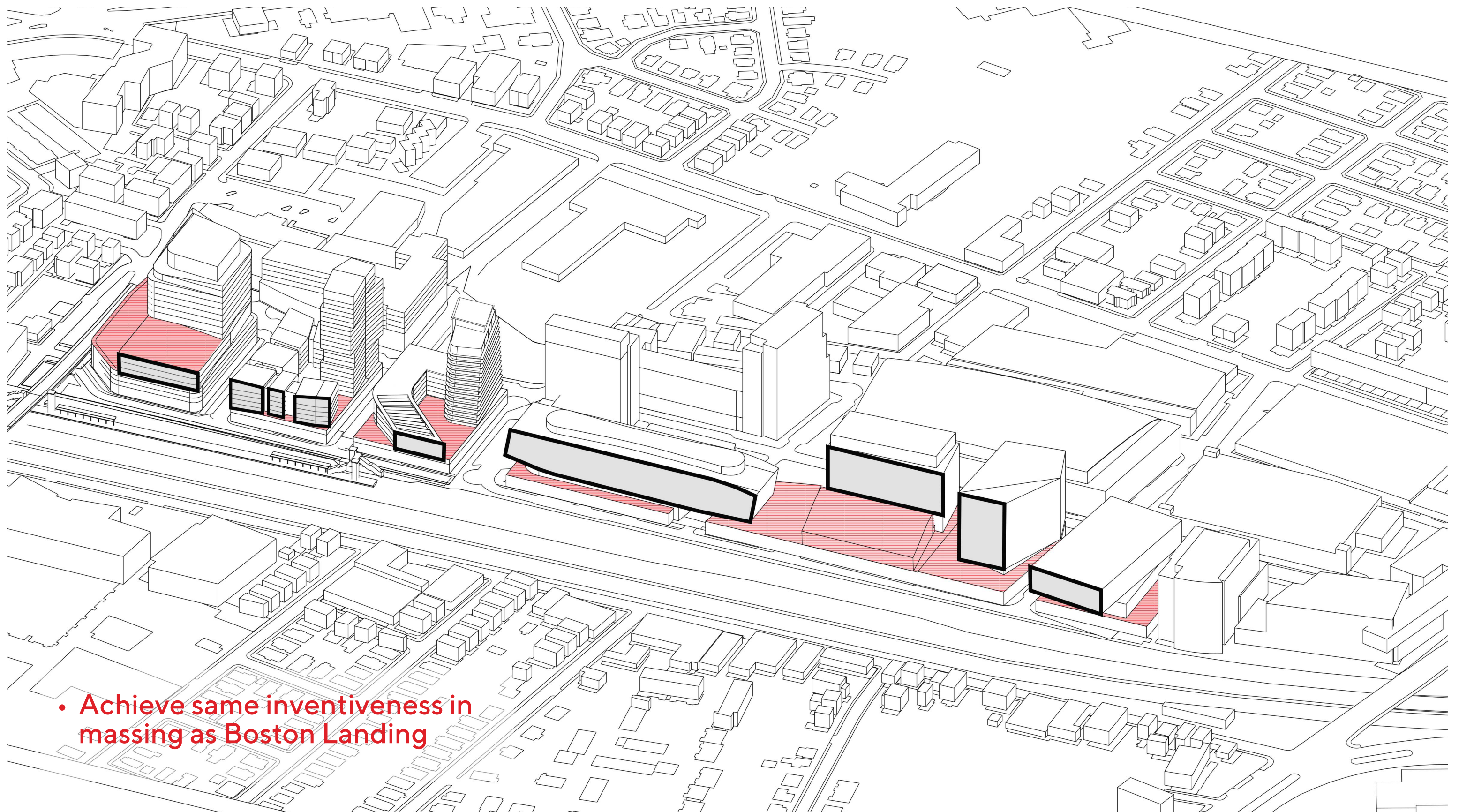


FIGURE 3.1A

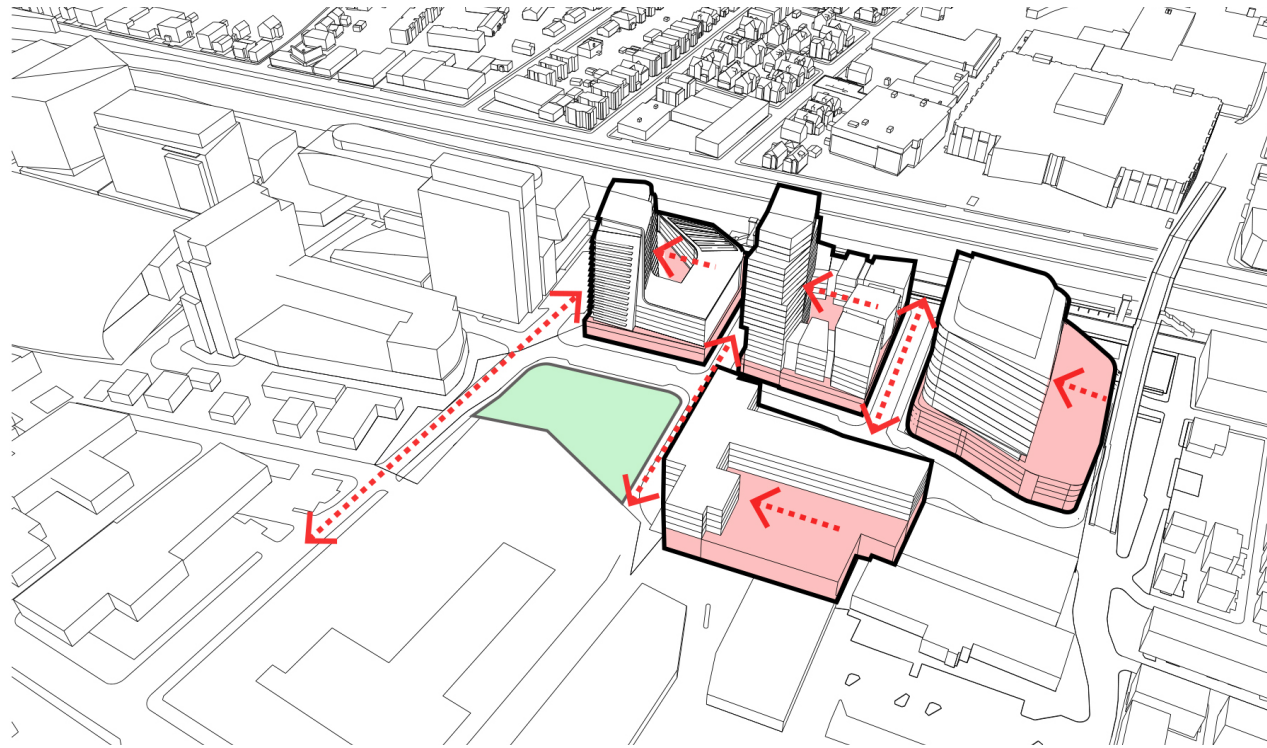
CONTEXT PLAN



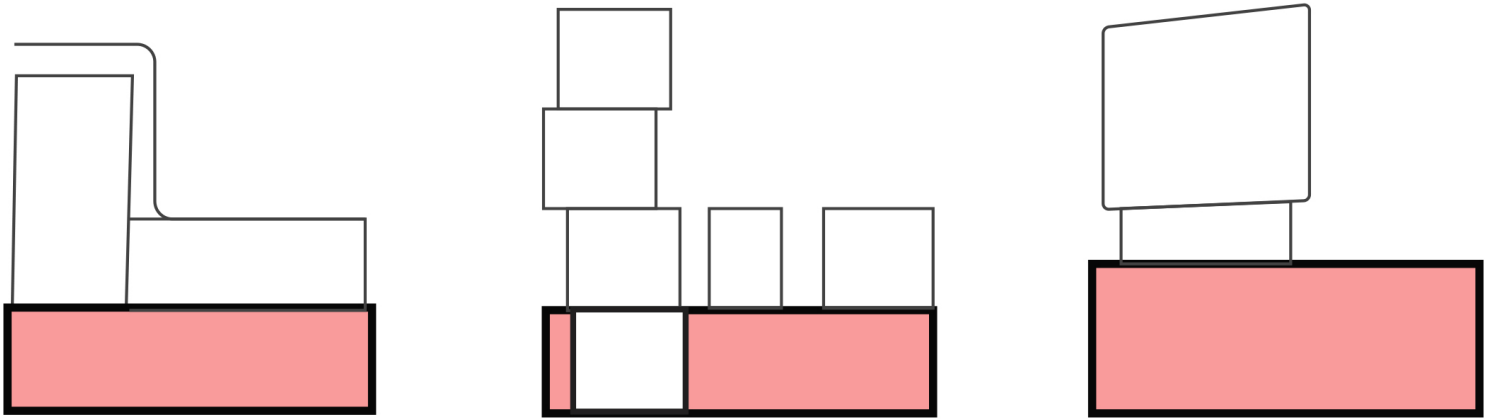
GROUND LEVEL FLOOR PLAN



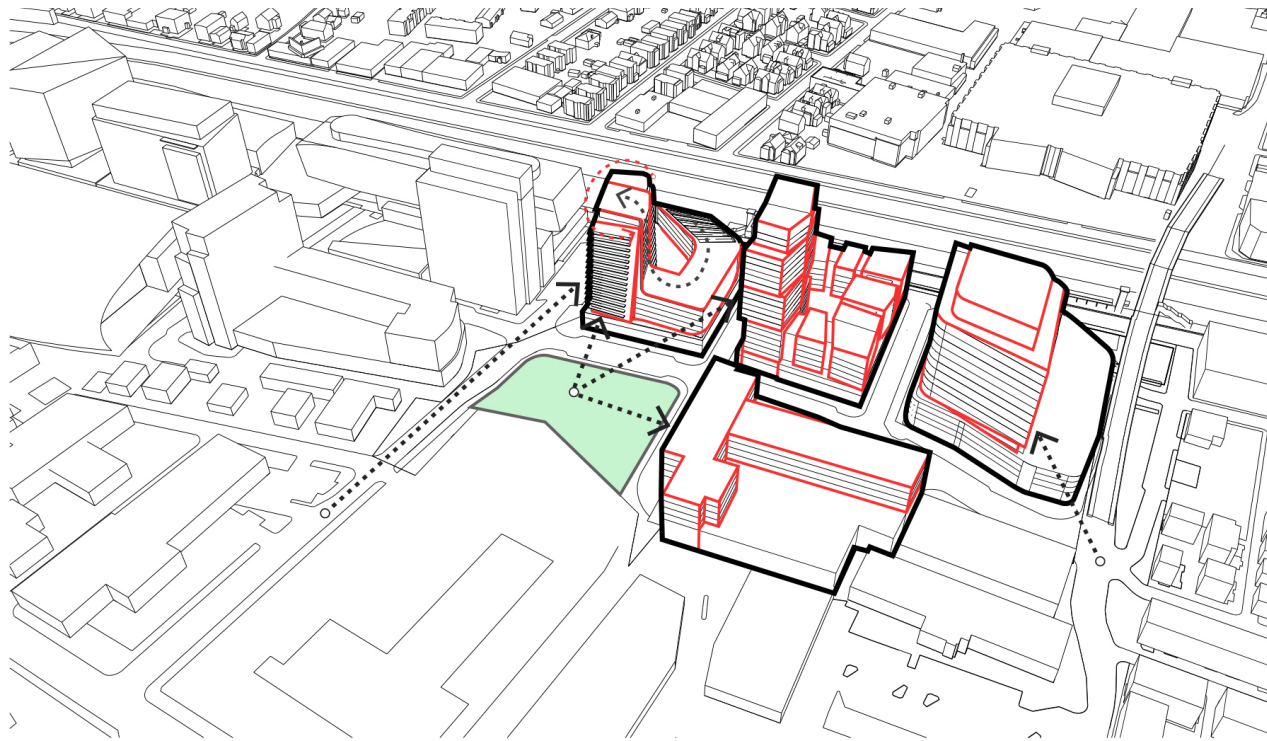
- Achieve same inventiveness in massing as Boston Landing



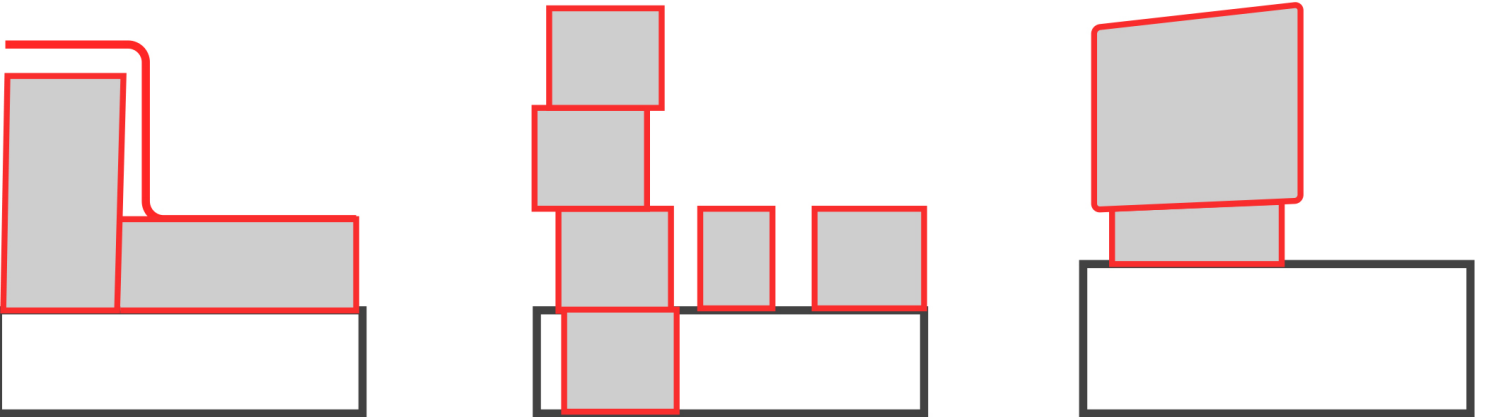
COMMON ELEMENTS CLEARLY DEFINED PODIUM



- Show common elements in massing



DIFFERENTIATION ELEMENTS



- Show elements that differentiate themselves from each other



MASSACHUSETTS TURNPIKE VIEW



MASSACHUSETTS TURNPIKE ELEVATION

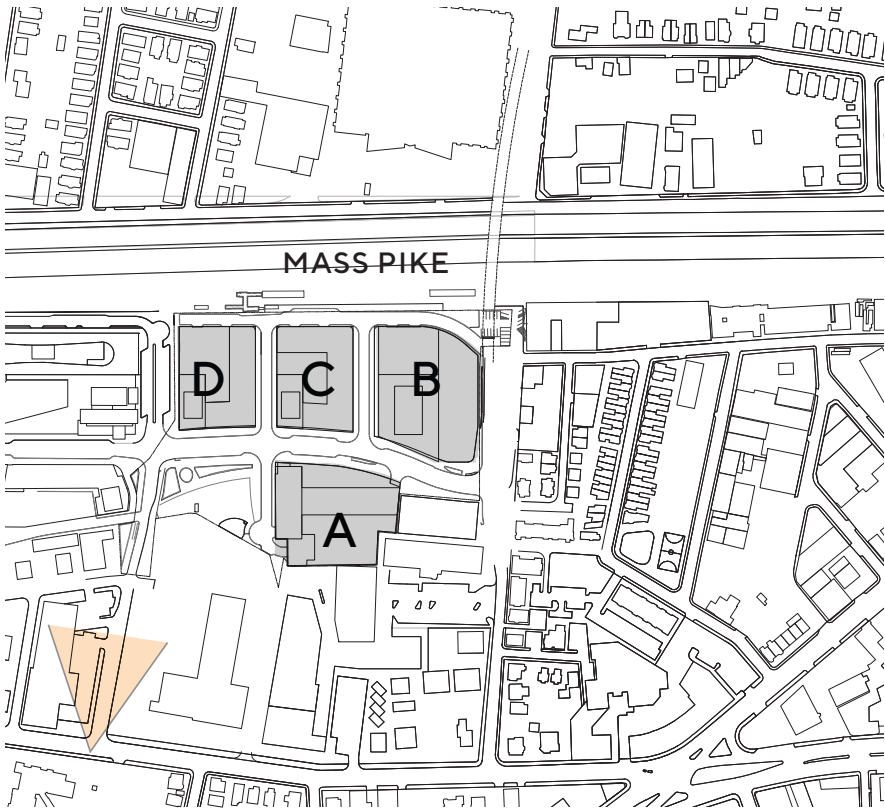


GUEST STREET ELEVATION

• Context views

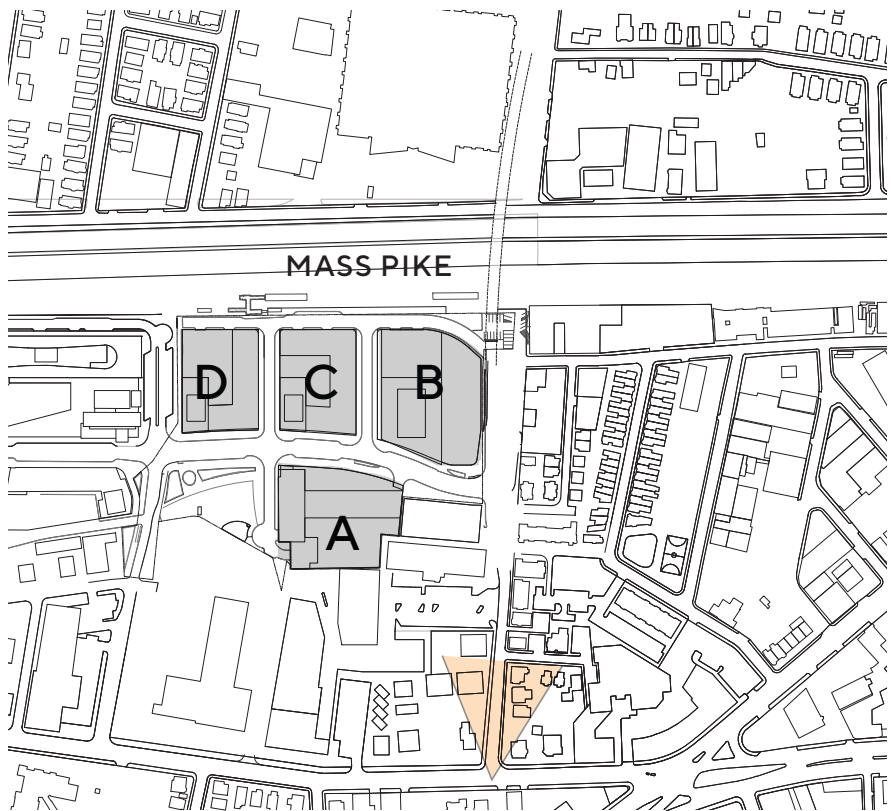


DUSTIN STREET LOOKING NORTH



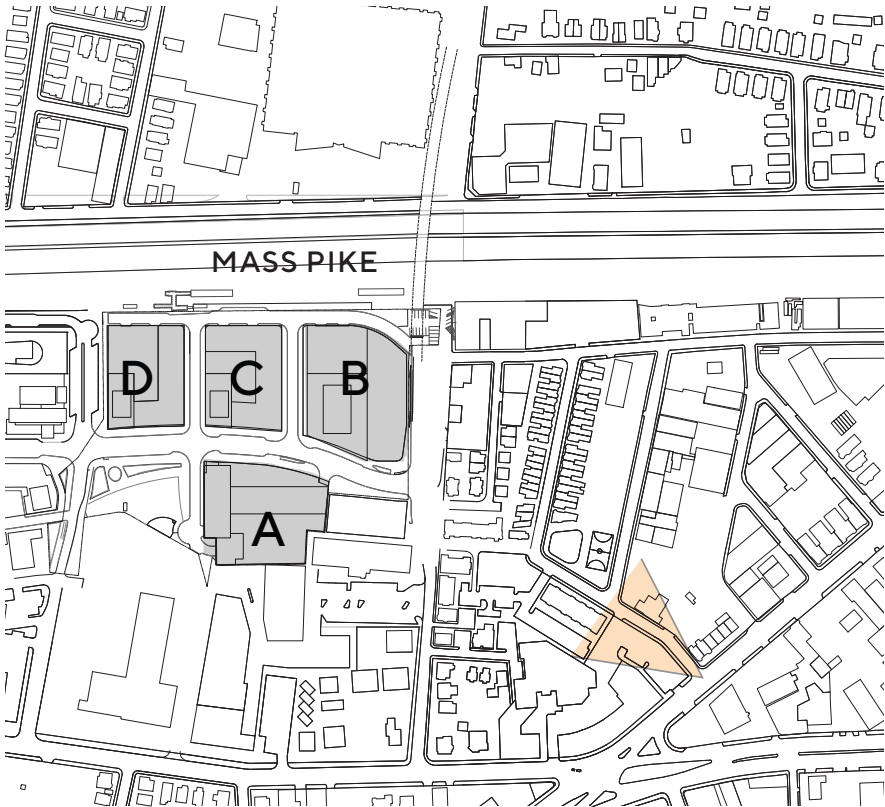


• Context views



BEACON STREET LOOKING NORTH

• Context views

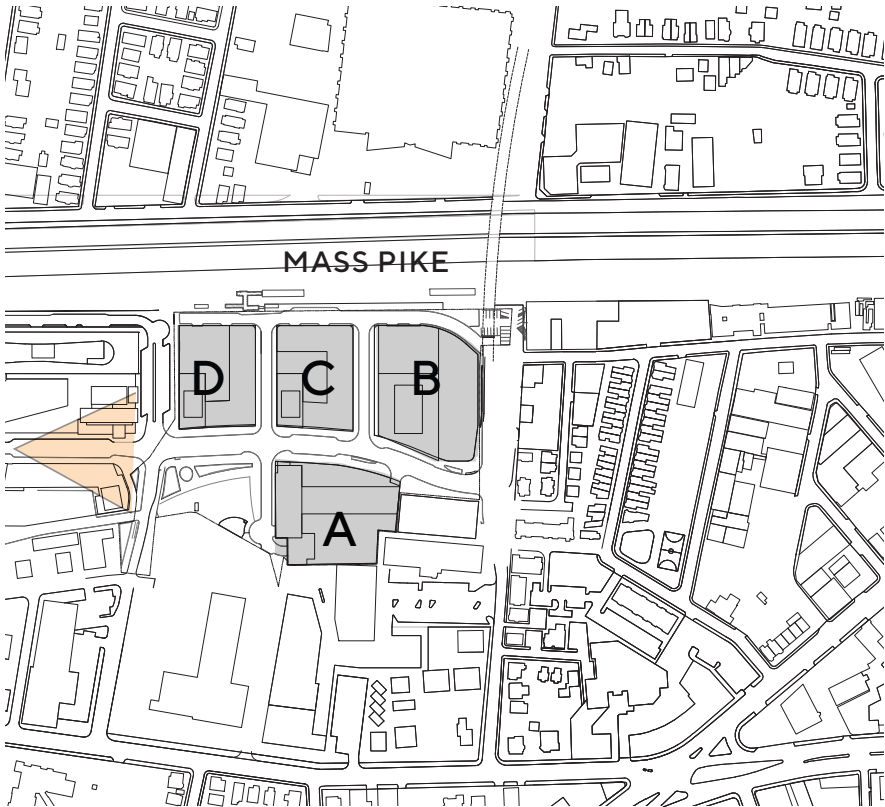


CAMBRIDGE STREET LOOKING NORTHWEST

• Context views



GUEST STREET LOOKING EAST





GUEST STREET EXTENSION LOOKING EAST



VIEW FROM EVERETT STREET LOOKING WEST



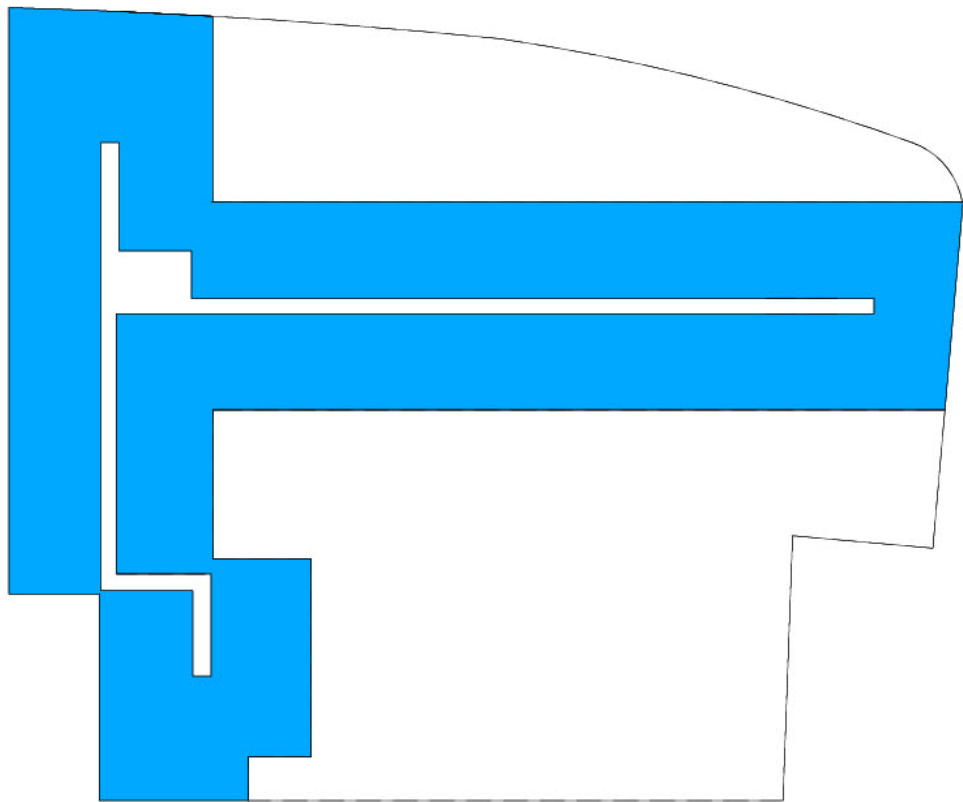
SOUTH AERIAL VIEW

BUILDING A

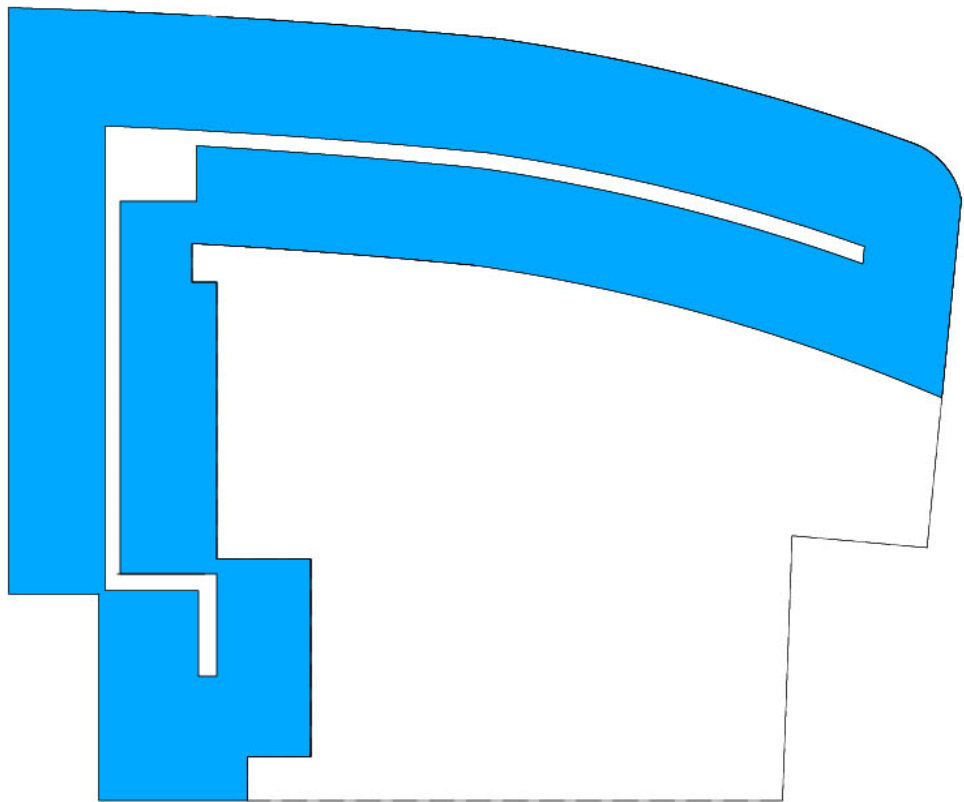


BUILDING A

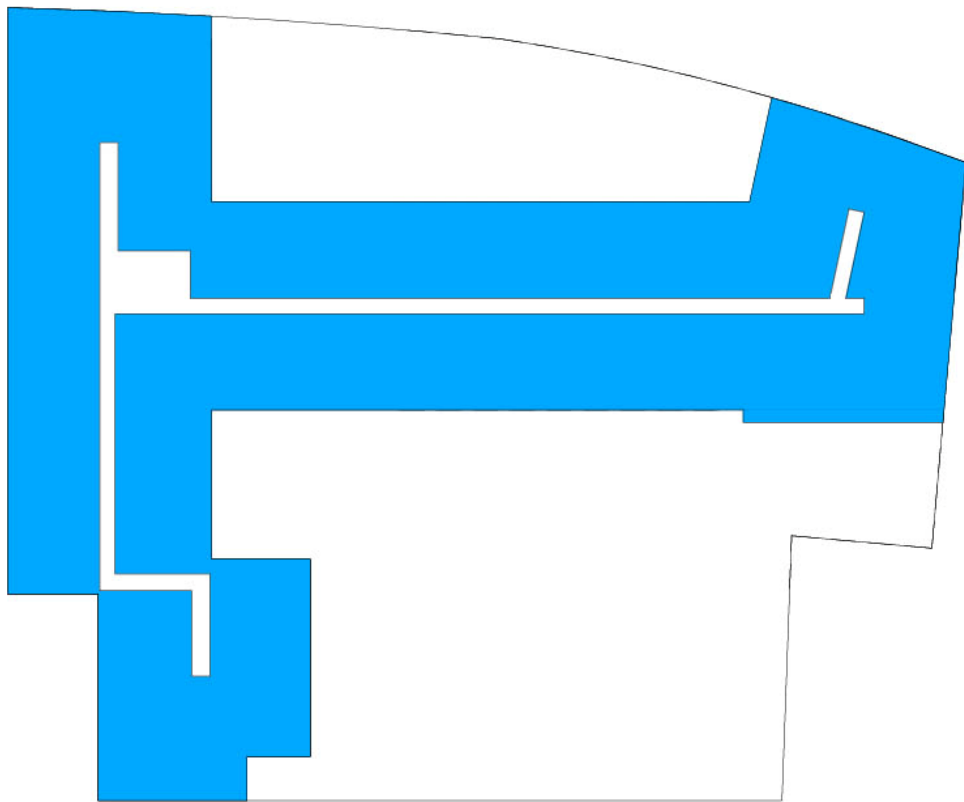
PLAN STUDIES



APRIL BCDC DESIGN
(SETBACK)



OPTION 1
(FLUSH)



OPTION 2
(HYBRID)

BUILDING A



CURRENT DESIGN (SETBACK)



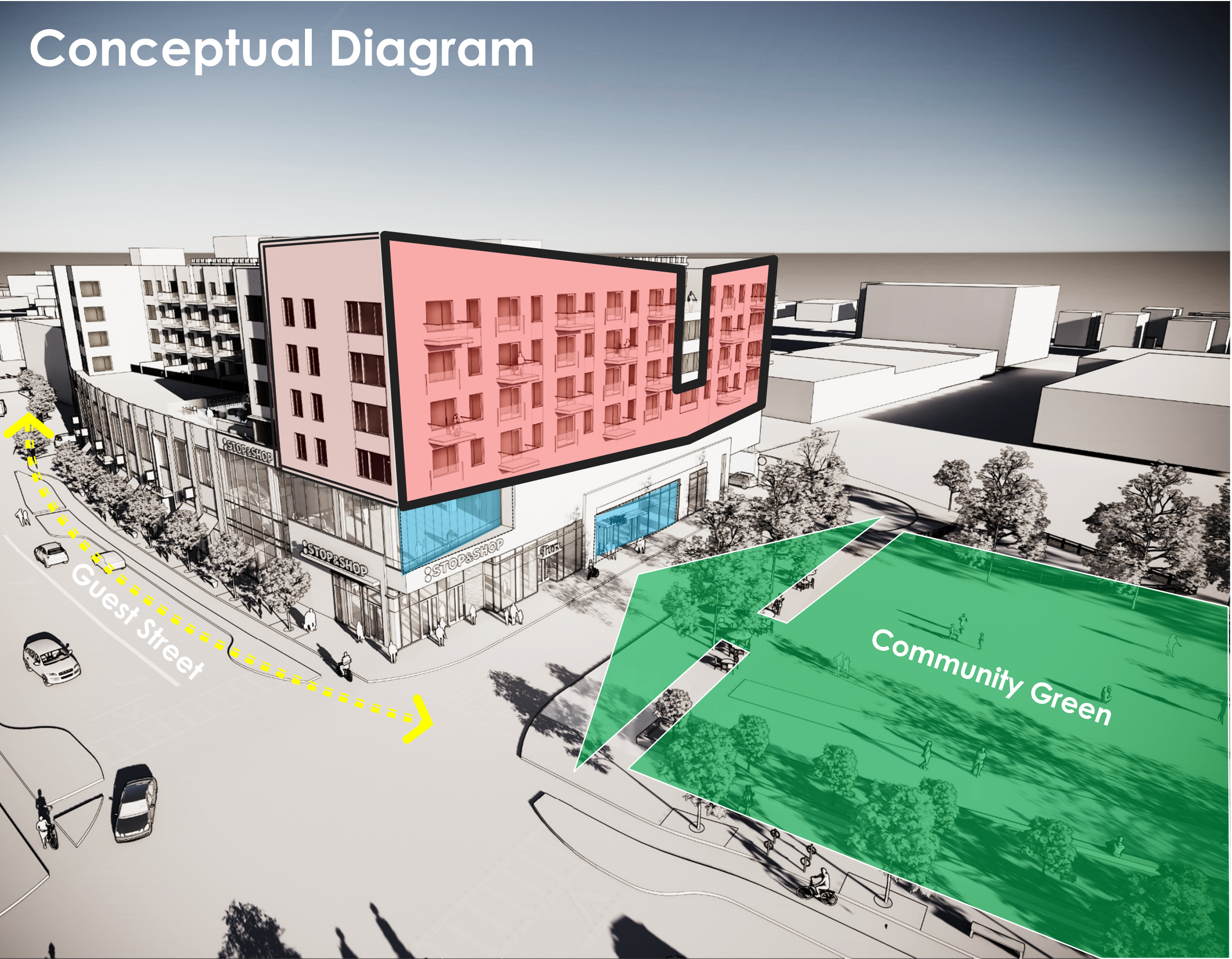
OPTION 1 (FLUSH)



OPTION 2 (HYBRID)



Conceptual Diagram



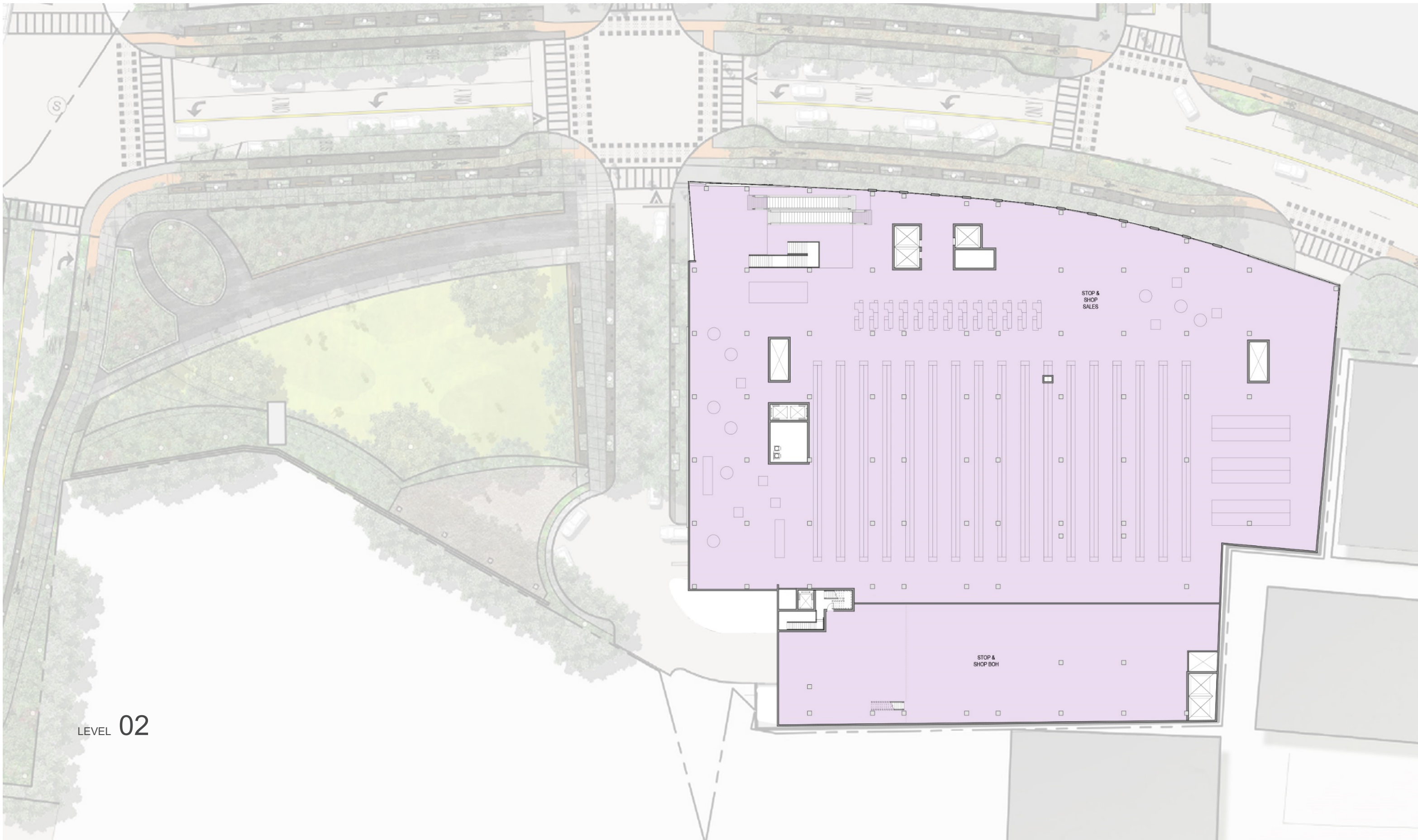
BUILDING A



BUILDING A



BUILDING A









Materiality Diagram

“Floating” Residential
(Wood-tone Fiber Cement)



“Grounded” Podium
(Charcoal Masonry)









Thank you