

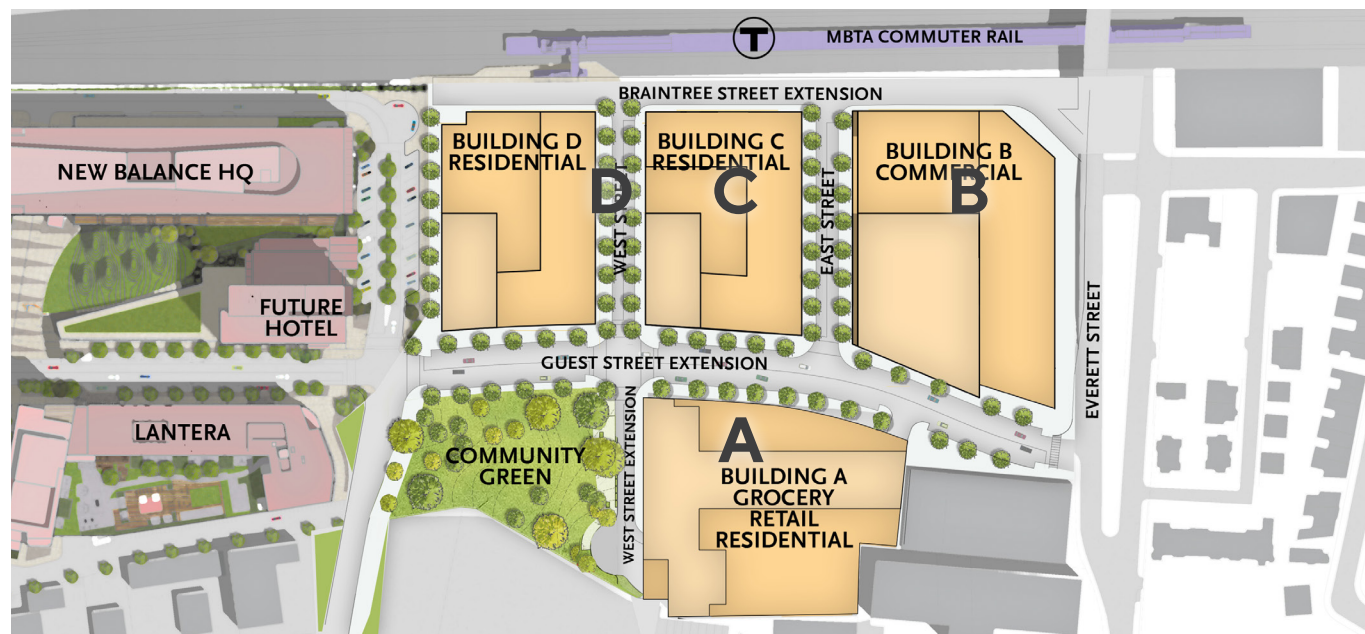
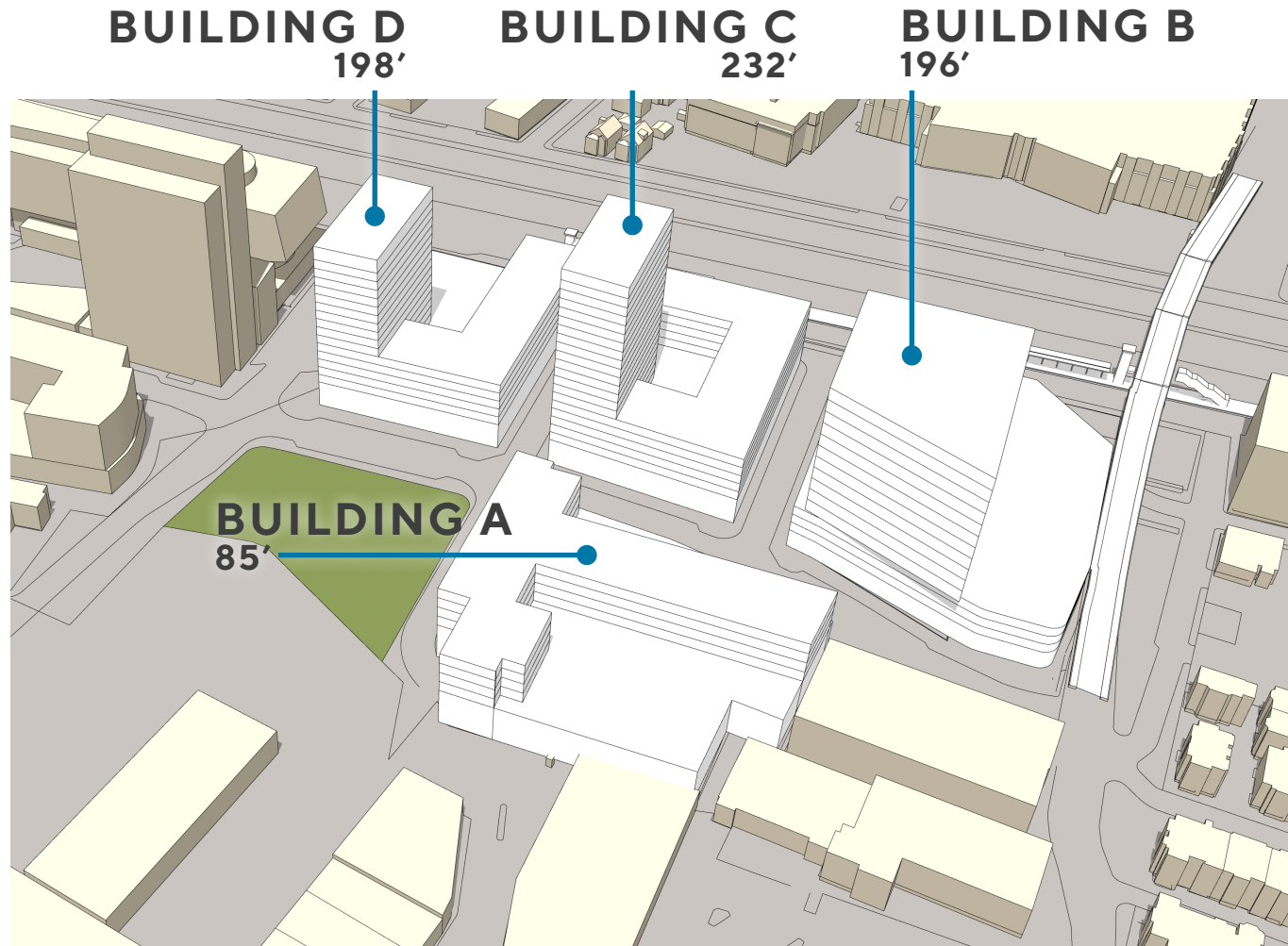
ALLSTON YARDS

BOSTON CIVIC DESIGN COMMISSION SUB-COMMITTEE MEETING

July 16, 2019



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

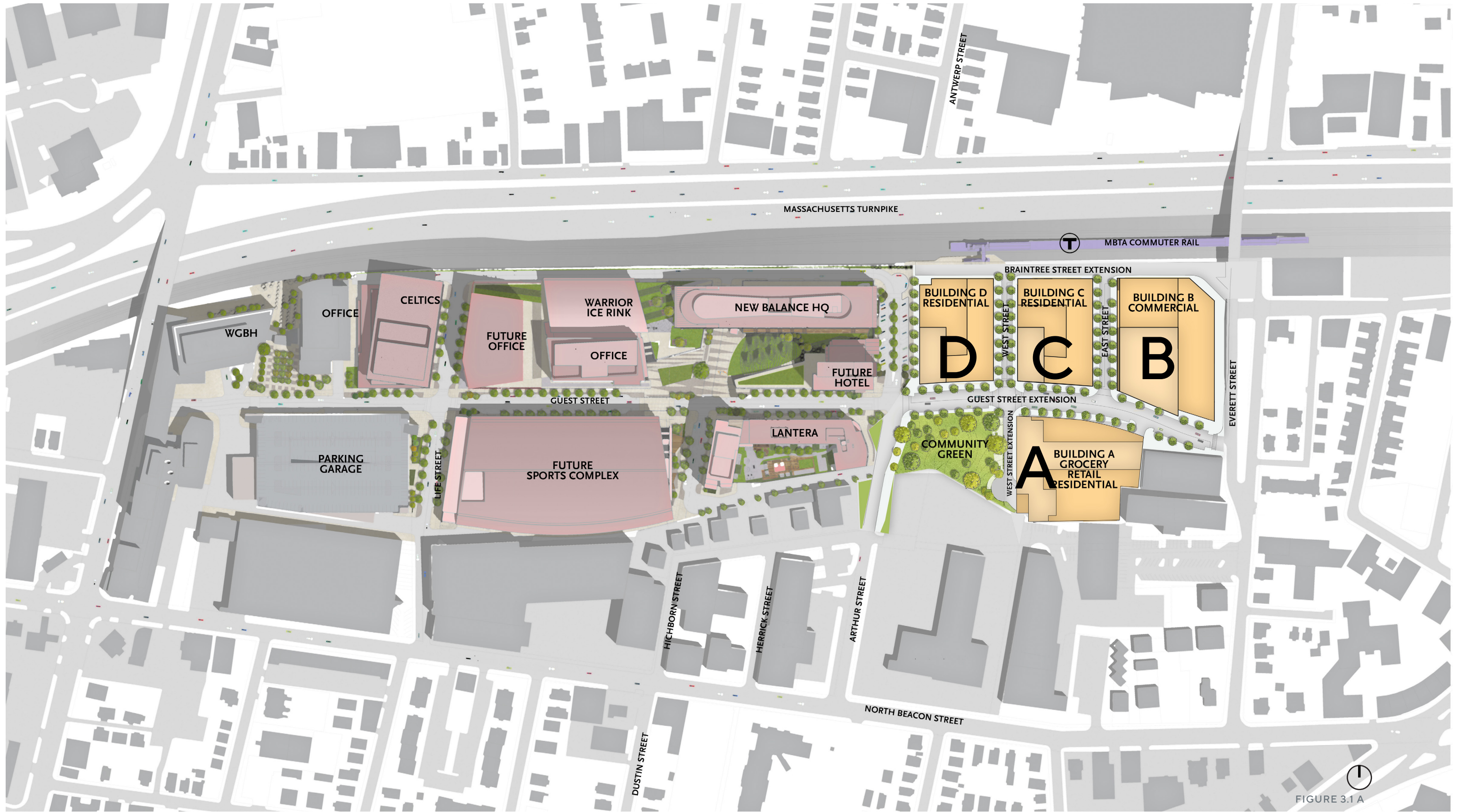
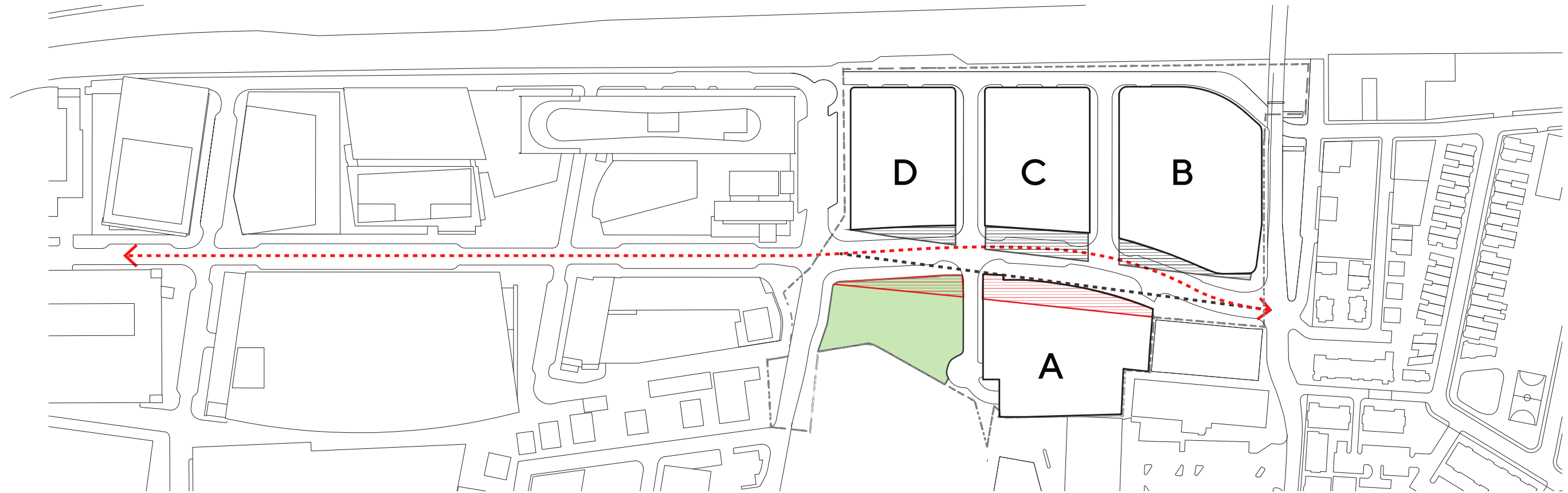





FIGURE 3.1 A

CONTEXT PLAN



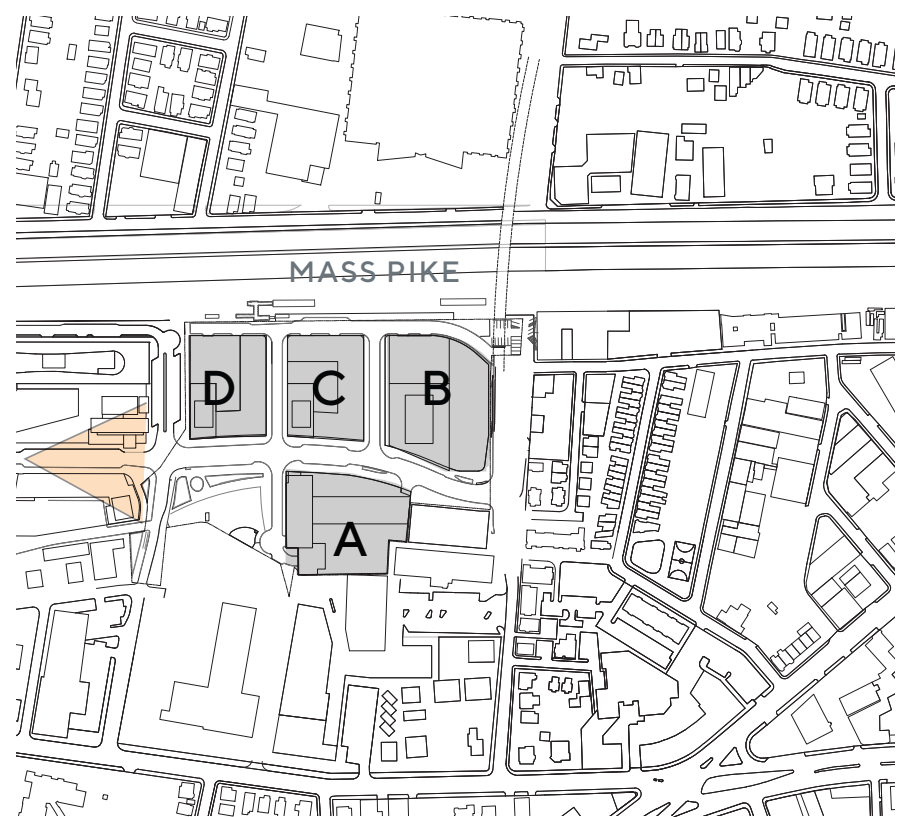
CRESCENT:

CREATES SEAMLESS TRANSITION FROM BOSTON LANDING, GIVING AREA FOR A LARGER PARK AND BETTER SUITED SPACE FOR THE GROCERY STORE

- CURRENT MASTER PLAN GUEST STREET EXTENSION
- PREVIOUS MASTER PLAN GUEST STREET EXTENSION
-  INCREASED GREEN AND GROCERY STORE
-  DECREASED RESIDENTIAL AND OFFICE AREA
-  PARK

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

GUEST STREET EXTENSION



GUEST STREET LOOKING EAST



PUBLIC REALM PLAN



COMMUNITY GREEN



COMMUNITY GREEN SECTIONS

SOCIAL LAWNS- PROGRAMMING



SEAT WALLS AT PLANTED BUFFERS



PLANTED EDGE



PRECEDENTS

OUTDOOR MUSIC, FITNESS, AND MOVIES



ALLSTON VILLAGE STREET FAIR & FESTIVAL STREETS

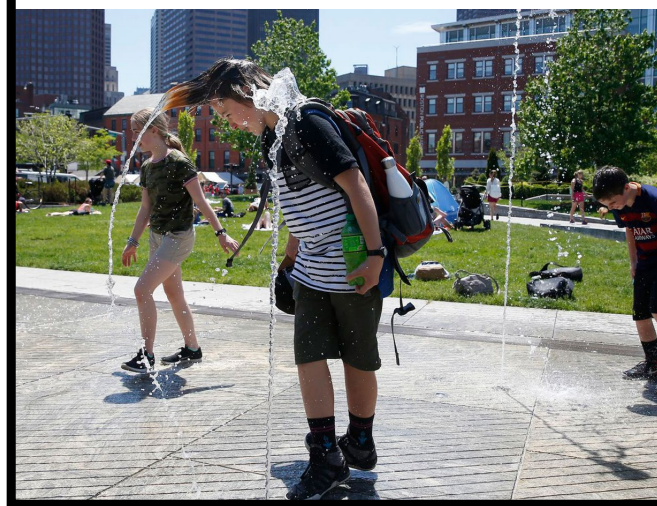
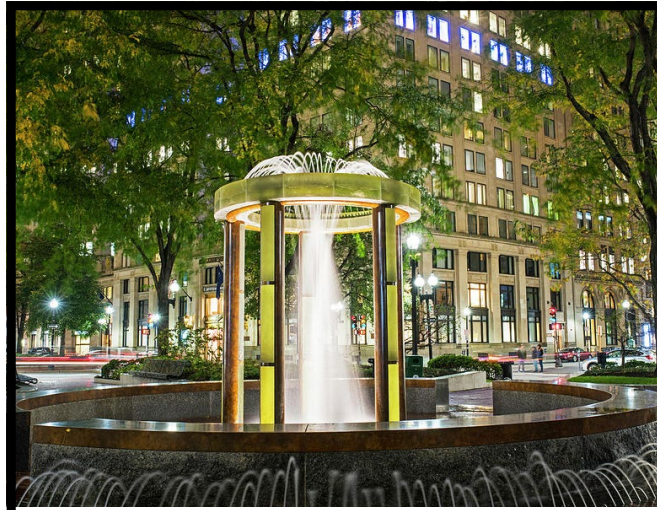


FARMER'S & ART MARKET



PRECEDENTS

FOUNTAIN



GAMES/LOOSE PARTS



FLEXIBLE AND VARIED SEATING

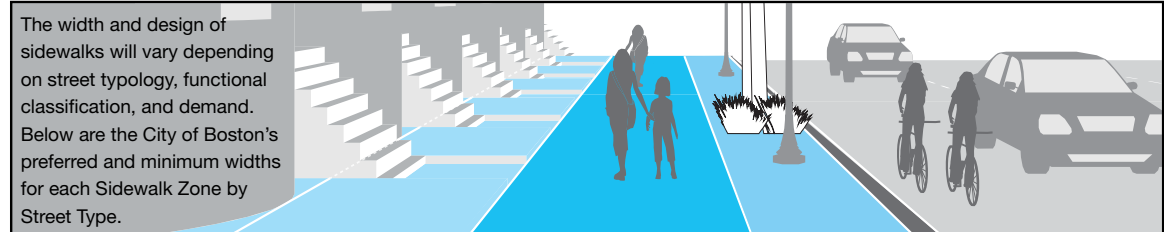


DOG PARK



PRECEDENTS

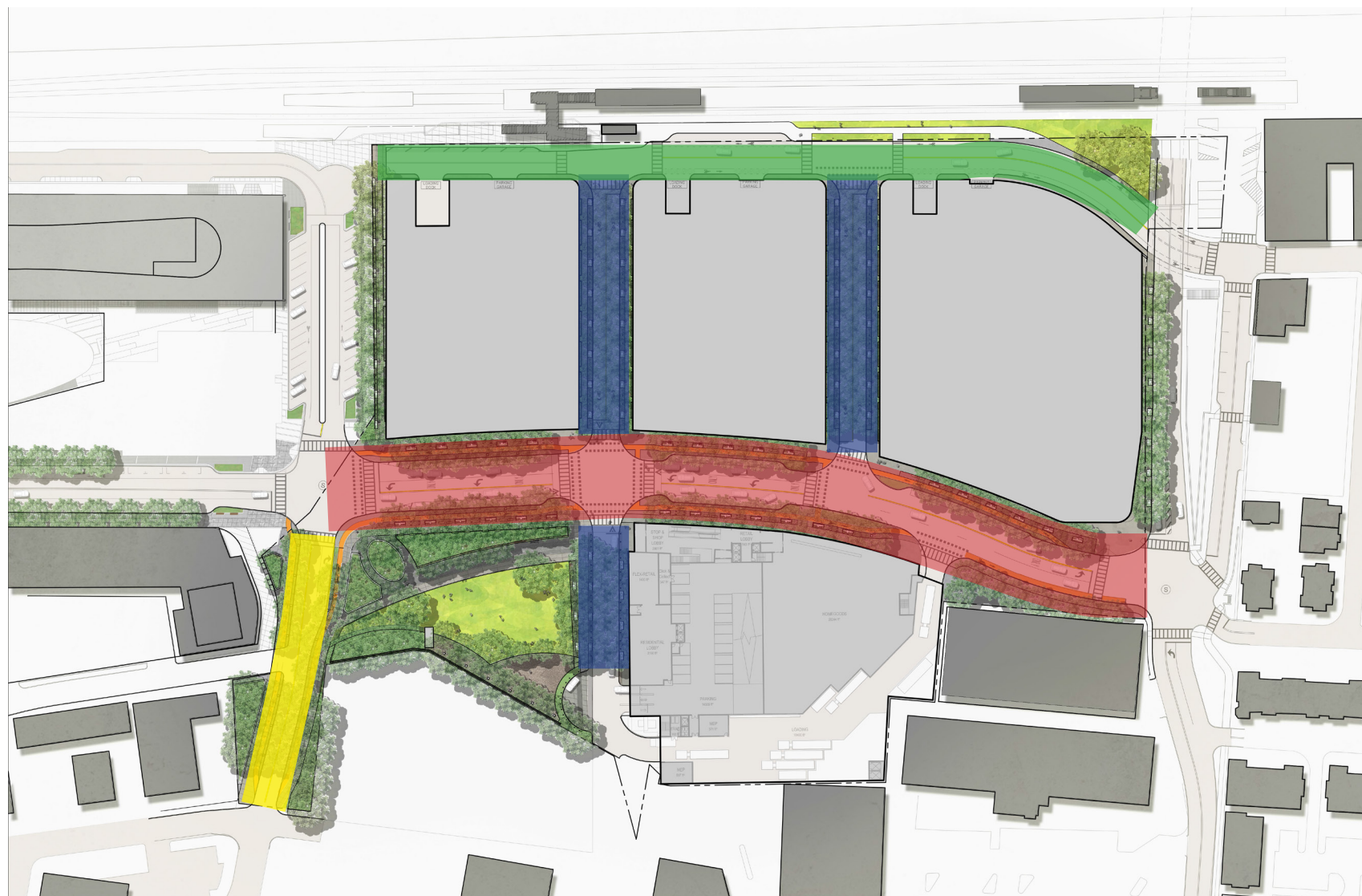
PREFERRED MINIMUM WIDTH FOR SIDEWALK ZONES



The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.

Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'
Neighborhood Main	2'	0'	8'	5'	6'	1'-6"	6"	16'-6"	7'
Industrial Street	2'	0'	5'	5' (4)*	4'	1'-6"	6"	11'-6"	7'
Shared Street	2'	0'	Varies	5' (4)*	N/A	N/A	N/A	Varies	Varies

SOURCE: BOSTON TRANSPORTATION DEPARTMENT, BOSTON COMPLETE STREETS GUIDELINES (2013)

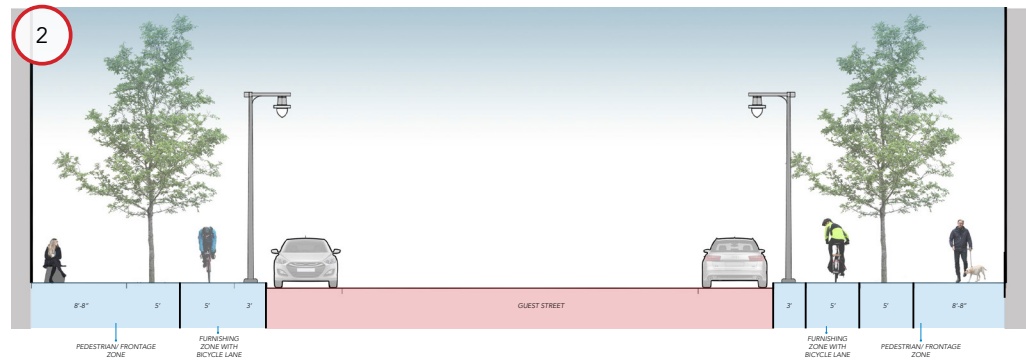
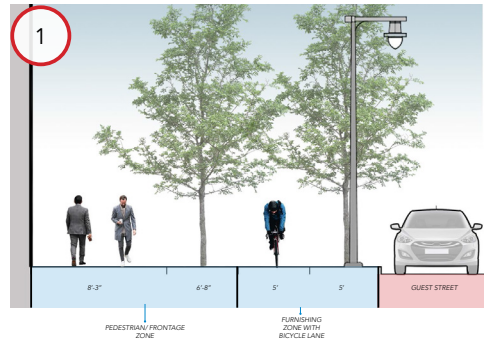


LEGEND

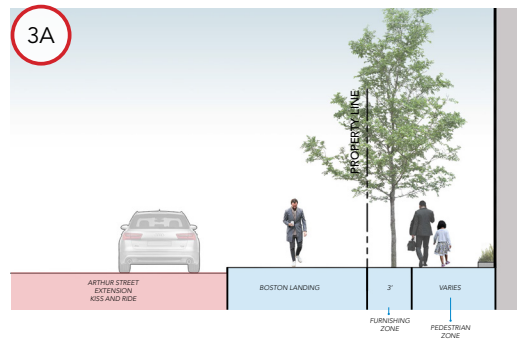
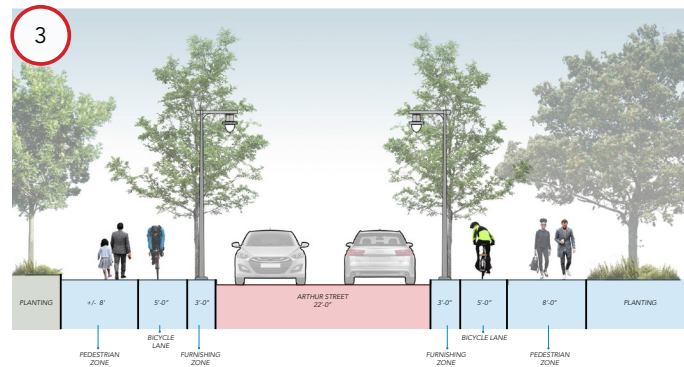
- **DOWNTOWN MIXED-USE**
GUEST STREET
TOTAL PEDESTRIAN WIDTH VARIES: **20'-6" MIN. - 24'-6" MAX.**
- **NEIGHBORHOOD MAIN**
ARTHUR STREET
TOTAL PEDESTRIAN WIDTH VARIES: **17'-0" MIN. - 30'-0"+ MAX.**
- **INDUSTRIAL STREET**
BRAINTREE STREET
TOTAL PEDESTRIAN WIDTH VARIES: **19'-6" MIN. - 20'-6" MAX.**
- **SHARED STREET**
EAST/WEST STREET
TOTAL PEDESTRIAN WIDTH VARIES: **13'-0" MIN. - 13'-6" MAX.**

BOSTON COMPLETE STREETS

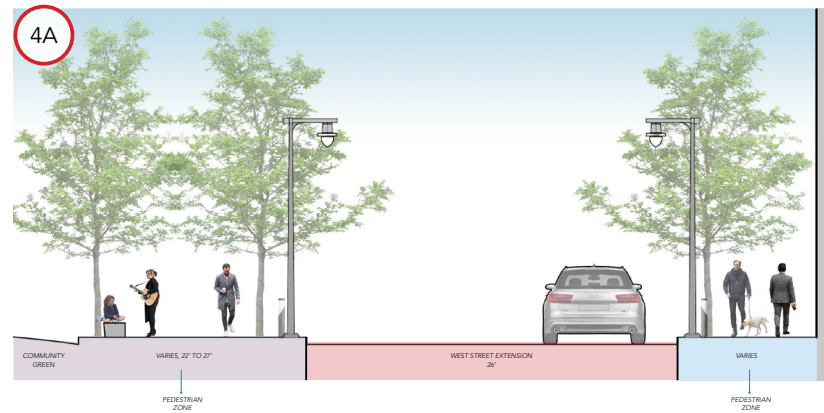
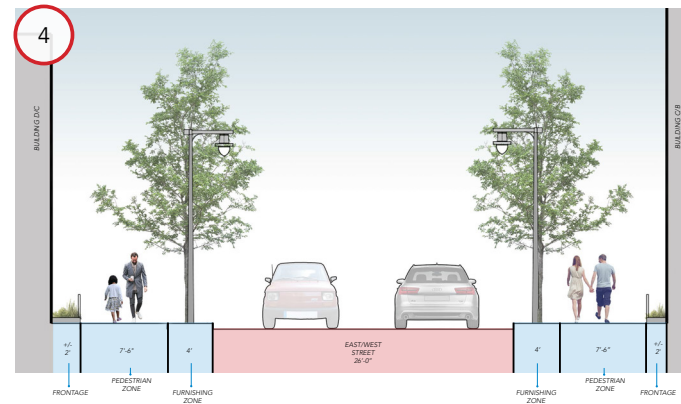
GUEST STREET



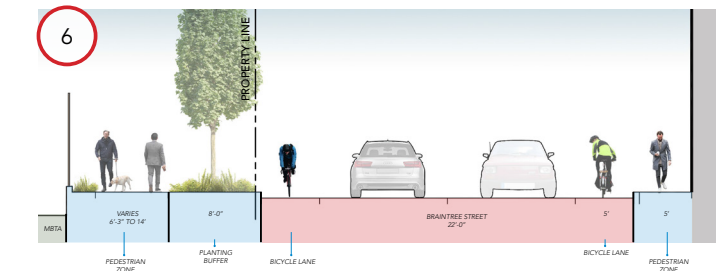
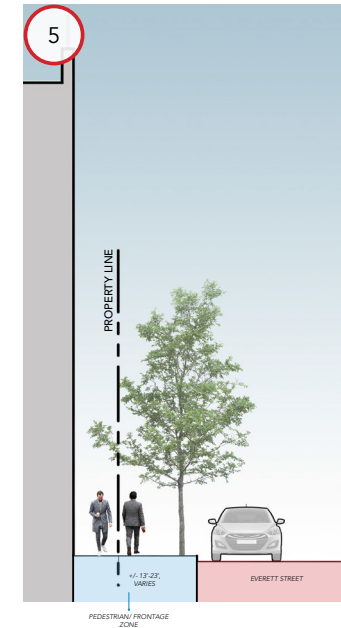
ARTHUR STREET



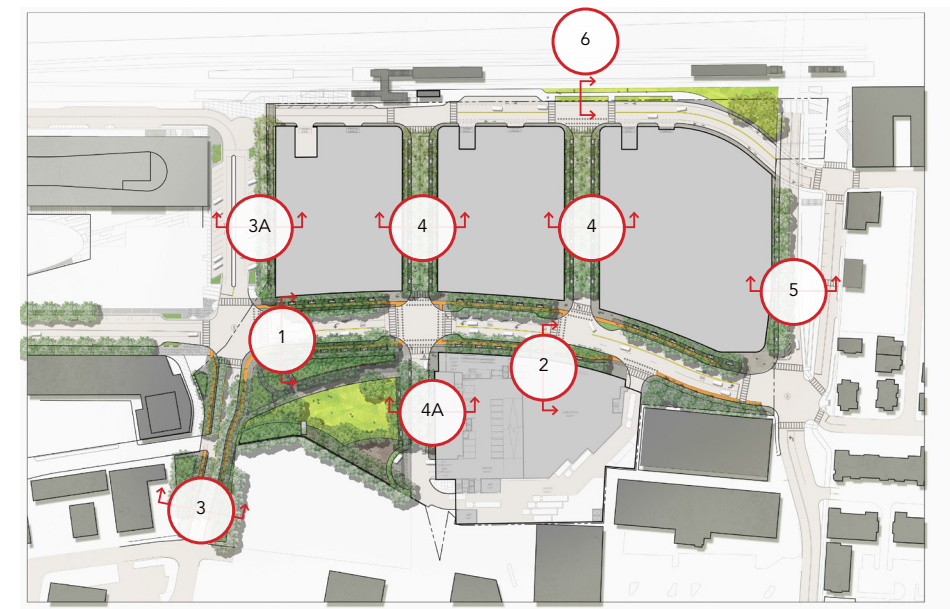
EAST / WEST STREET



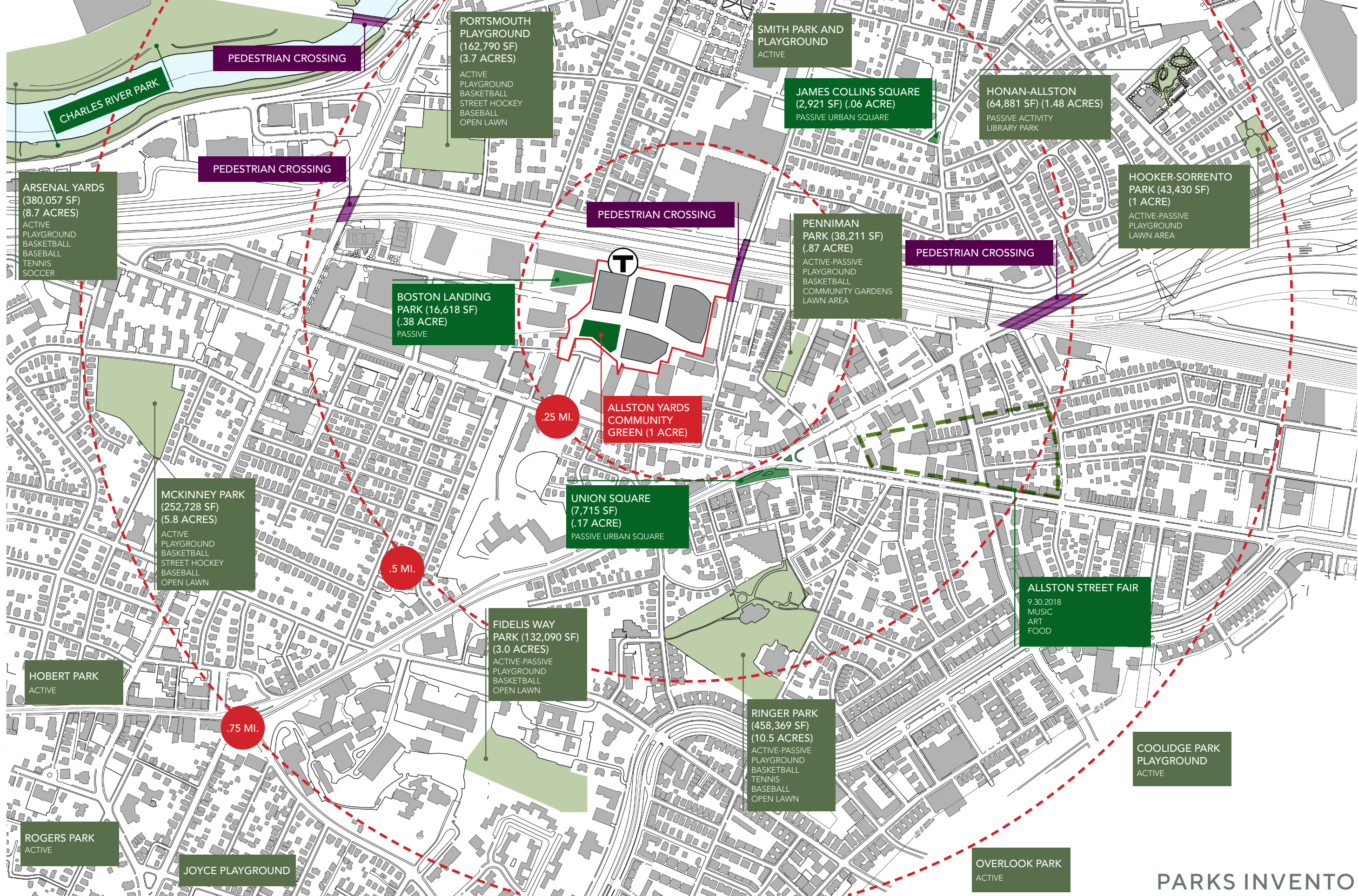
BRAINTREE / EVERETT



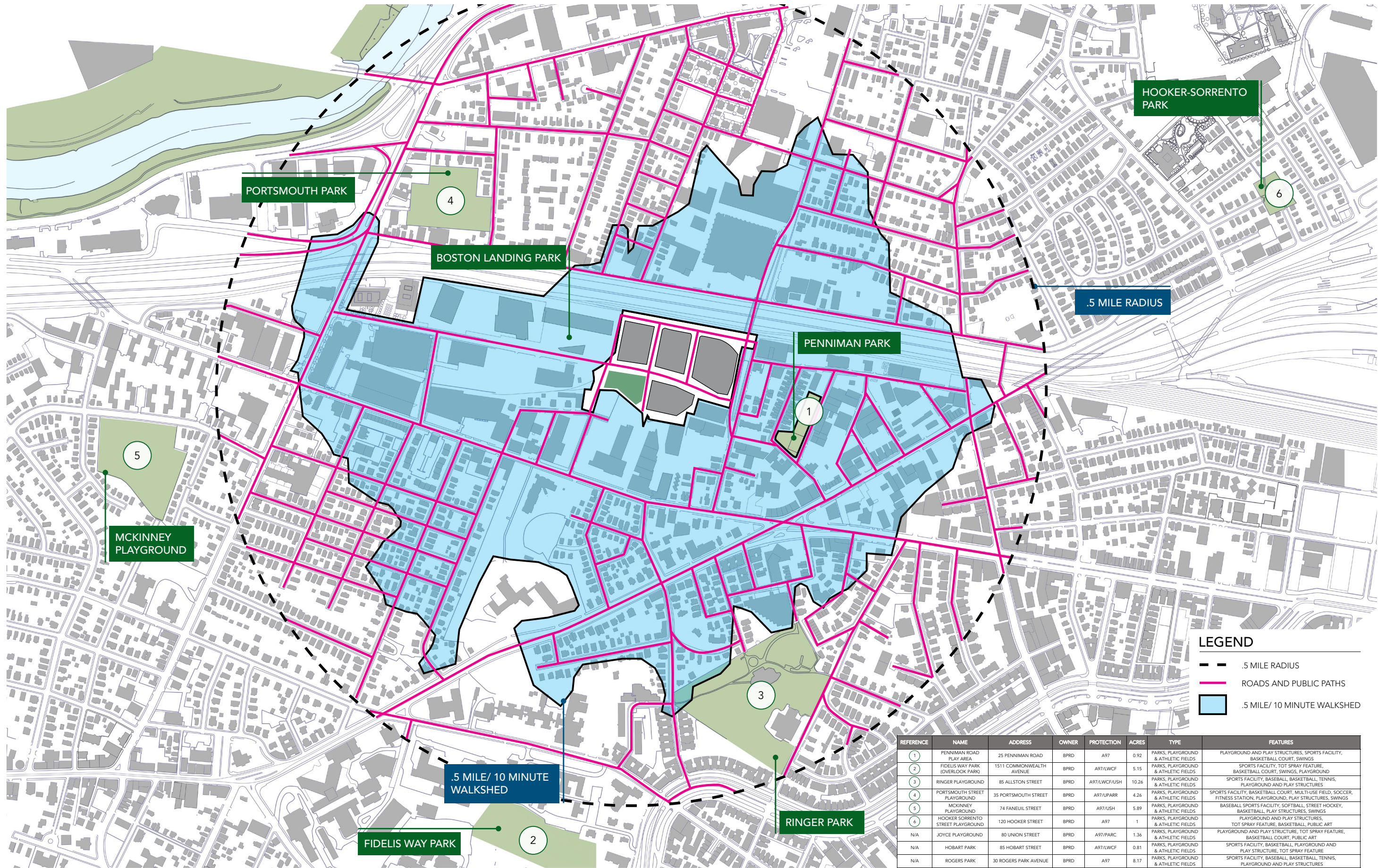
REFERENCE PLAN



SECTIONS



PARKS INVENTORY



LEGEND

- .5 MILE RADIUS
- ROADS AND PUBLIC PATHS
- .5 MILE/ 10 MINUTE WALKSHED

REFERENCE	NAME	ADDRESS	OWNER	PROTECTION	ACRES	TYPE	FEATURES
1	PENNIMAN ROAD PLAY AREA	25 PENNIMAN ROAD	BPRD	A97	0.92	PARKS, PLAYGROUND & ATHLETIC FIELDS	PLAYGROUND AND PLAY STRUCTURES, SPORTS FACILITY, BASKETBALL COURT, SWINGS
2	FIDELIS WAY PARK (OVERLOOK PARK)	1511 COMMONWEALTH AVENUE	BPRD	A97/LWCF	5.15	PARKS, PLAYGROUND & ATHLETIC FIELDS	SPORTS FACILITY, TOT SPRAY FEATURE, BASKETBALL COURT, SWINGS, PLAYGROUND
3	RINGER PLAYGROUND	85 ALLSTON STREET	BPRD	A97/LWCF/USH	10.26	PARKS, PLAYGROUND & ATHLETIC FIELDS	SPORTS FACILITY, BASEBALL, BASKETBALL, TENNIS, PLAYGROUND AND PLAY STRUCTURES
4	PORTSMOUTH STREET PLAYGROUND	35 PORTSMOUTH STREET	BPRD	A97/UPARR	4.26	PARKS, PLAYGROUND & ATHLETIC FIELDS	SPORTS FACILITY, BASKETBALL COURT, MULTI-USE FIELD, SOCCER, FITNESS STATION, PLAYGROUND, PLAY STRUCTURES, SWINGS
5	MCKINNEY PLAYGROUND	74 FANEUIL STREET	BPRD	A97/USH	5.89	PARKS, PLAYGROUND & ATHLETIC FIELDS	BASEBALL SPORTS FACILITY, SOFTBALL, STREET HOCKEY, BASKETBALL, PLAY STRUCTURES, SWINGS
6	HOOKER SORRENTO STREET PLAYGROUND	120 HOOKER STREET	BPRD	A97	1	PARKS, PLAYGROUND & ATHLETIC FIELDS	PLAYGROUND AND PLAY STRUCTURES, TOT SPRAY FEATURE, BASKETBALL, PUBLIC ART
N/A	JOYCE PLAYGROUND	80 UNION STREET	BPRD	A97/PARC	1.36	PARKS, PLAYGROUND & ATHLETIC FIELDS	PLAYGROUND AND PLAY STRUCTURE, TOT SPRAY FEATURE, BASKETBALL COURT, PUBLIC ART
N/A	HOBART PARK	85 HOBART STREET	BPRD	A97/LWCF	0.81	PARKS, PLAYGROUND & ATHLETIC FIELDS	SPORTS FACILITY, BASKETBALL, PLAYGROUND AND PLAY STRUCTURE, TOT SPRAY FEATURE
N/A	ROGERS PARK	30 ROGERS PARK AVENUE	BPRD	A97	8.17	PARKS, PLAYGROUND & ATHLETIC FIELDS	SPORTS FACILITY, BASEBALL, BASKETBALL, TENNIS, PLAYGROUND AND PLAY STRUCTURES

WALKSHED



PUBLIC REALM PLAN