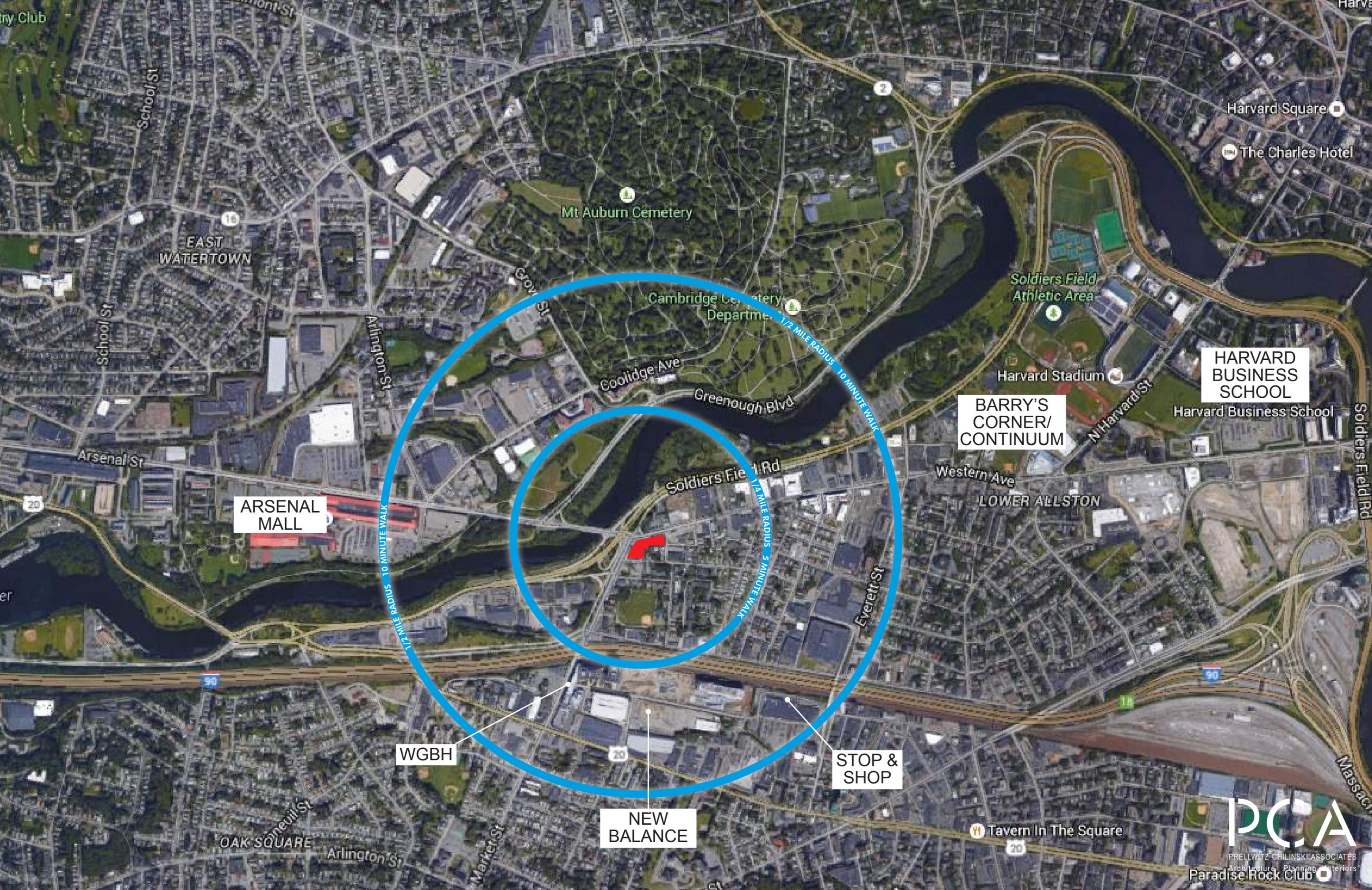


Design Modifications to 530 Western Ave

BCDC Subcommittee Presentation March 22th, 2016





ARSENAL MALL

WGBH

NEW BALANCE

STOP & SHOP

BARRY'S CORNER/ CONTINUUM

HARVARD BUSINESS SCHOOL

Mt Auburn Cemetery

Cambridge Cemetery

Soldiers Field Athletic Area

Harvard Stadium

Harvard Business School

Harvard Square

The Charles Hotel

EAST WATERTOWN

LOWER ALLSTON

OAK SQUARE

Tavern In The Square

PCA
PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors

Paradise Rock Club

“Residential” Architecture in Allston / Brighton



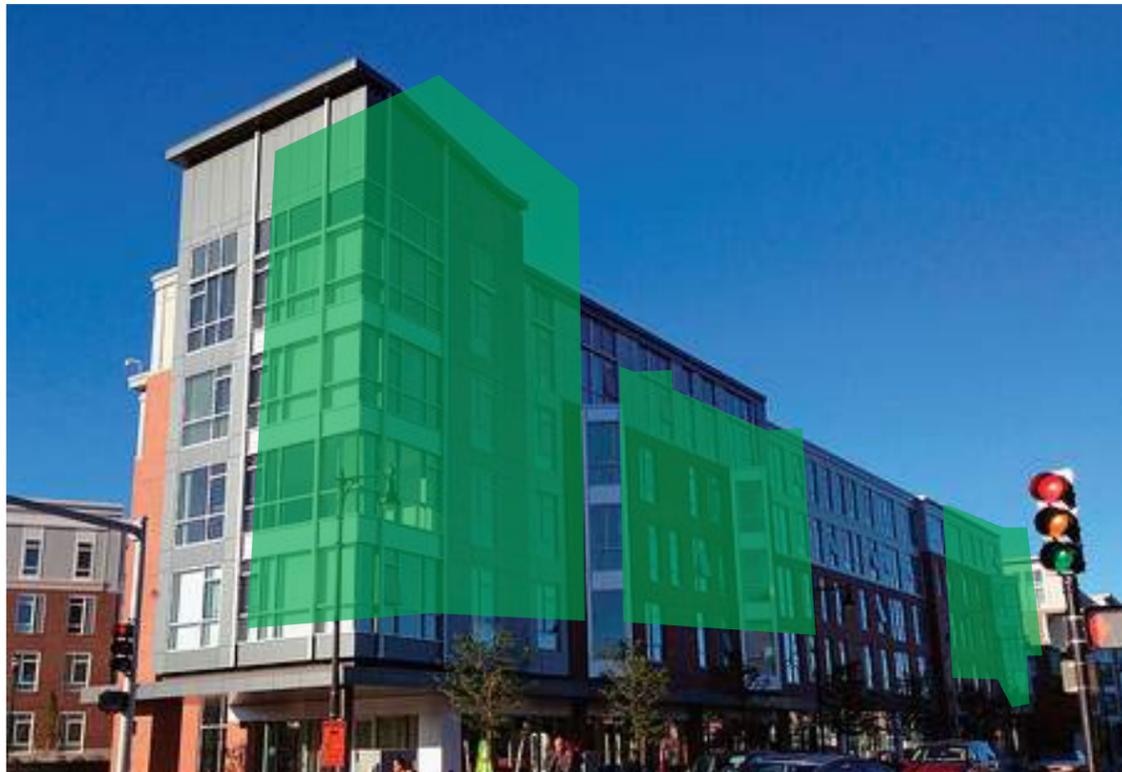
Materials Palette

Charlesview utilizes a combination of materials including brick, metal panels, and glass



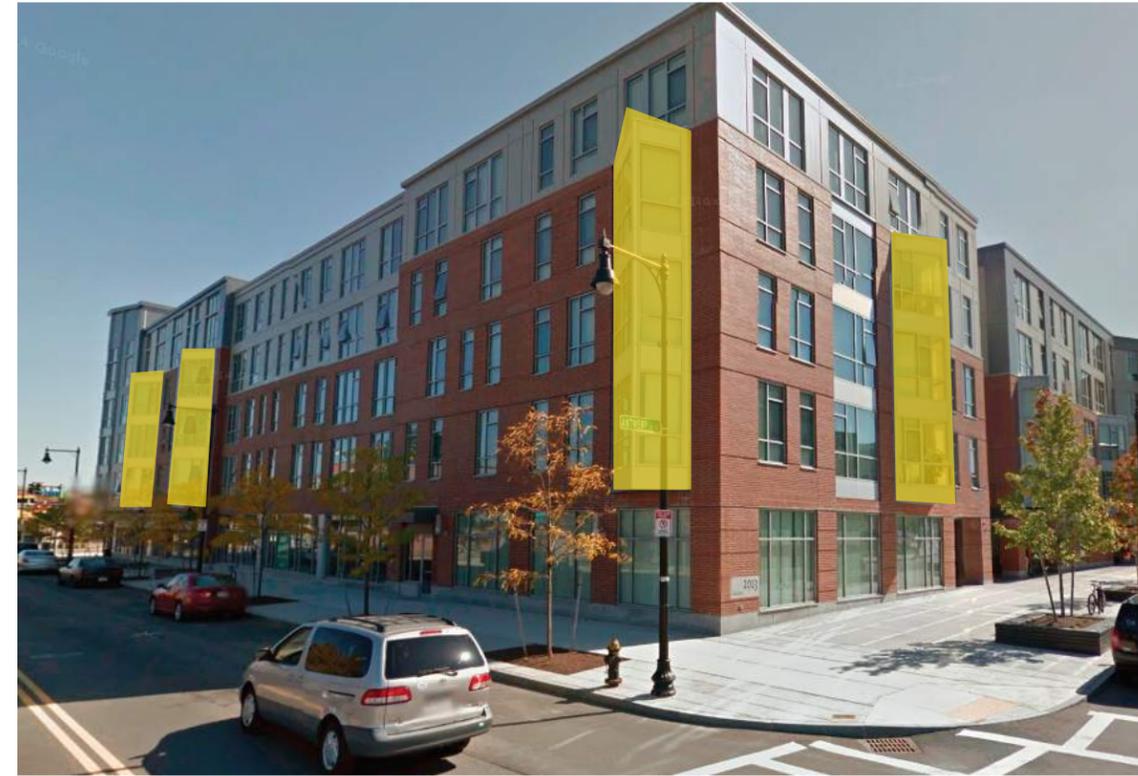
Massing Gestures

Charlesview utilizes a combination changes in plane, roof line and materiality to help to break down the scale



Glassy Corners and Vertical Bays

Charlesview emphasizes the corner with a vertical glass element. The addition of bays helps to break down the long street wall.



Activated Ground Floor & Tree Lined Streets

Charlesview seeks to have an active ground floor with retail and other program elements. Additional emphasis is given at the corners. Tree lined streets improve the public realm.





Soldiers Field Rd

Western Ave

PROJECT SITE

Mackin St

Soldiers Field Rd

Waverly St

ATM (Sovereign Bank)

ATM Express

BoatHouse Deli

Lothrop St

Pkwy



WESTERN AVENUE

WAVERLY STREET

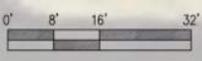
LEO M BIRMINGHAM PARKWAY

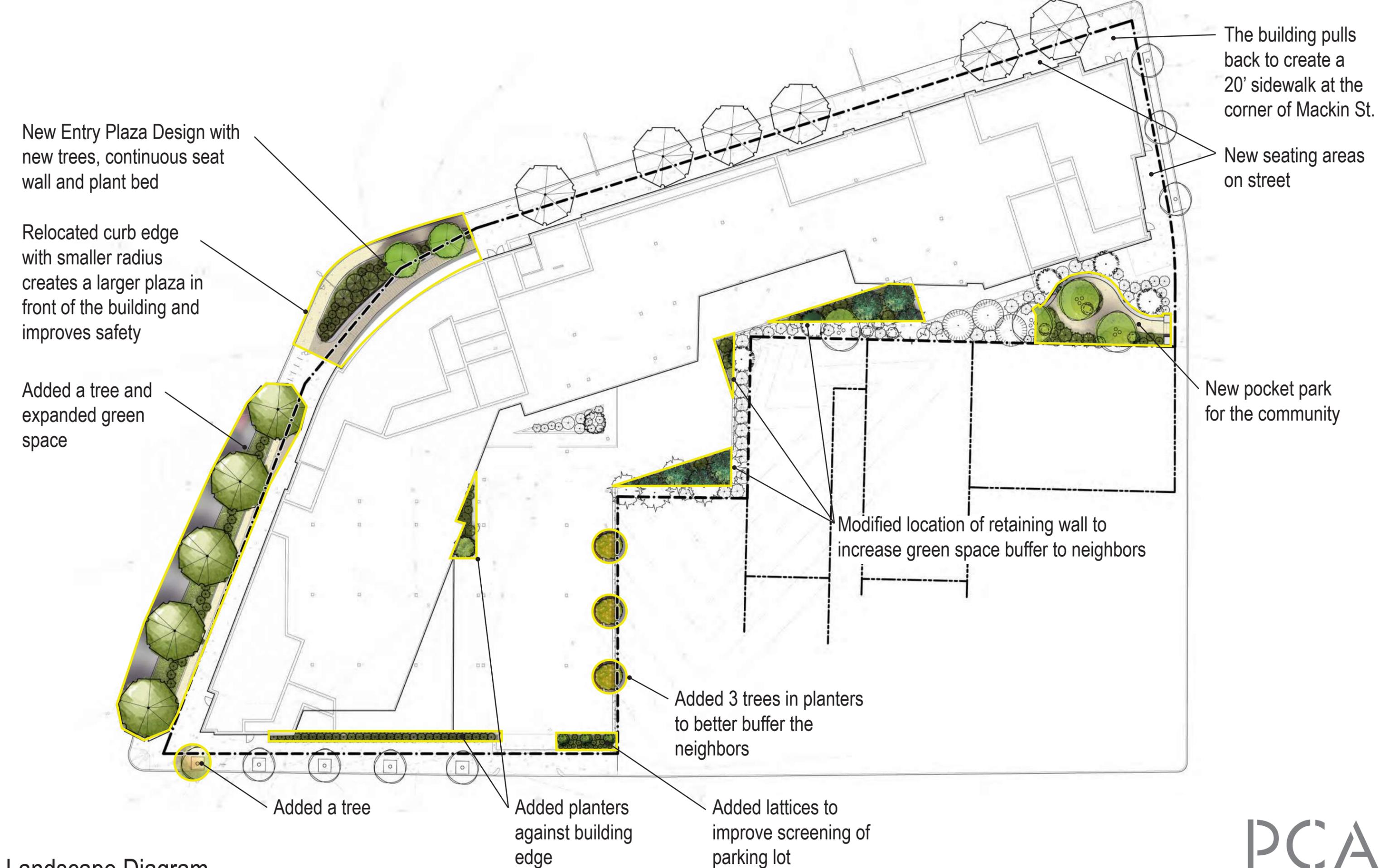


WESTERN AVENUE
(PUBLIC WAY -- 60' WIDE)

LEO M. BIRMINGHAM PARKWAY
(PUBLIC WAY -- VARIABLE WIDTH)

WAVERLY STREET
(PUBLIC WAY -- 32' WIDE)





Landscape Diagram



Entry Close
Looking Into Lobby



Western Ave - Residential Entry
From Western Ave



Entry - Proposed
Looking to Lobby



Corner at Night
From Across the Intersection



View from Intersection - Proposed
Looking East Toward Boston



Western Ave - Proposed
Looking West



Western and Mackin - Proposed
Looking to Retail Corner



Leo Birmingham Parkway - Proposed
Looking North



Leo Birmingham Parkway - Proposed
From Across the Street



Waverly Street - Proposed
Looking West Toward Leo Birmingham Parkway



Waverly Entrance - Proposed
Looking Toward Rear Entry



THE ICON 530

Waverly Entrance - Proposed
Looking Toward Neighbors from Terrace



Mackin Street - Proposed
Looking North Toward Western Ave



Richardson Street - Proposed
Looking West Toward Mackin

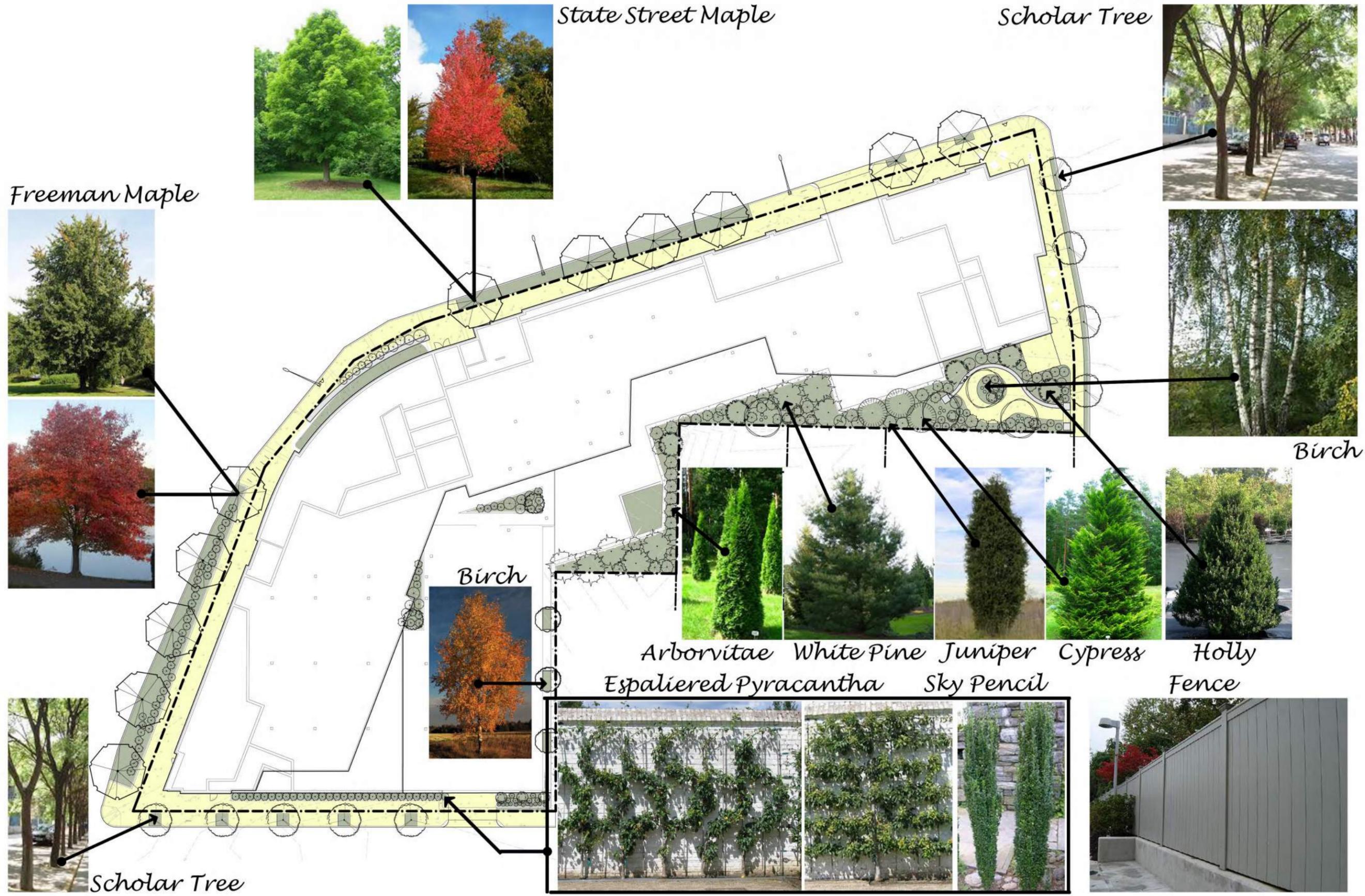


Mackin at Richardson - Proposed
Looking Toward New Pocket Park



New Pocket Park
For Community

PCA
PRELLWITZ CHILINSKI ASSOCIATES
Architecture Planning Interiors



Proposed Plant Palette