

Residential Commons at

BARRY'S CORNER

BOSTON CIVIC DESIGN COMMISSION | FEBRUARY 5, 2013

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PROJECT SUMMARY

PROGRAM

The Project entails the redevelopment of a 2.67 acre site located at the intersection of North Harvard Street and Western Avenue in Allston to be ground-leased by Harvard University to Samuels & Associates. It includes the construction of an approximately 350,000 square foot building consisting of:

- approximately 325 rental residential units;
- approximately 45,000 square feet of ground floor retail space and residential amenities; and
- approximately 180 below-grade parking spaces and 41 new on-street parking spaces within the Project site.

The overall Project site consists of two areas: (i) the 2.03 acre development site that contains the proposed buildings; and (ii) the 0.64 acre area along the westerly and northerly borders of the development site, on which will be located two new privately-owned and maintained publicly-accessible streets: Smith Field Drive and Grove Street.

The program consists of residential uses on the upper floors, retail uses and residential amenities on the ground floor, and parking in the basement. The north building ranges from seven to nine stories in height and is located along Grove Street. The south building is six stories tall and has frontage on Smith Field Drive, Western Avenue, and North Harvard Street.

MASSING

The proposed Project is largely shaped by the surrounding public realm. Thus, strong, consistent, and defined streetwalls along public ways are important. The buildings are planned with prominent frontages on all orientations, and each orientation will play a different role in placemaking. The Project buildings will respond specifically and appropriately to each orientation and contribute to the quality of the urban fabric.

The urban design strategy for Barry's Corner is organized by the following principles:

- 1) Provide continuous retail frontage along public streets;
- 2) Provide diversity of open space;
- 3) Provide visual permeability and physical pathways to Smith Field;
- 4) Plan an assemblage of building forms to foster diversity and appropriate scale;
- 5) Locate the greater building heights toward the north and away from the neighborhood.

The urban design principles result in a massing solution that articulates two distinct buildings which are connected by a single-level retail base. The north building is nine stories tall and steps down to seven stories at North Harvard Street. The south building is six stories tall. The buildings address public streets with a distinct base that allows the retail facades to engage pedestrians while providing a visual separation from the building above.

Above the base, the dominant plane of the building facades are aligned to ensure continuity of the streetwall but incorporate minor stepbacks. The minor stepbacks establish a pattern of architectural elements that create diversity along the frontage of the block. The minor stepbacks also work with integrated mechanical penthouses and roof screens to achieve visual resolution at the top of the building architecture.

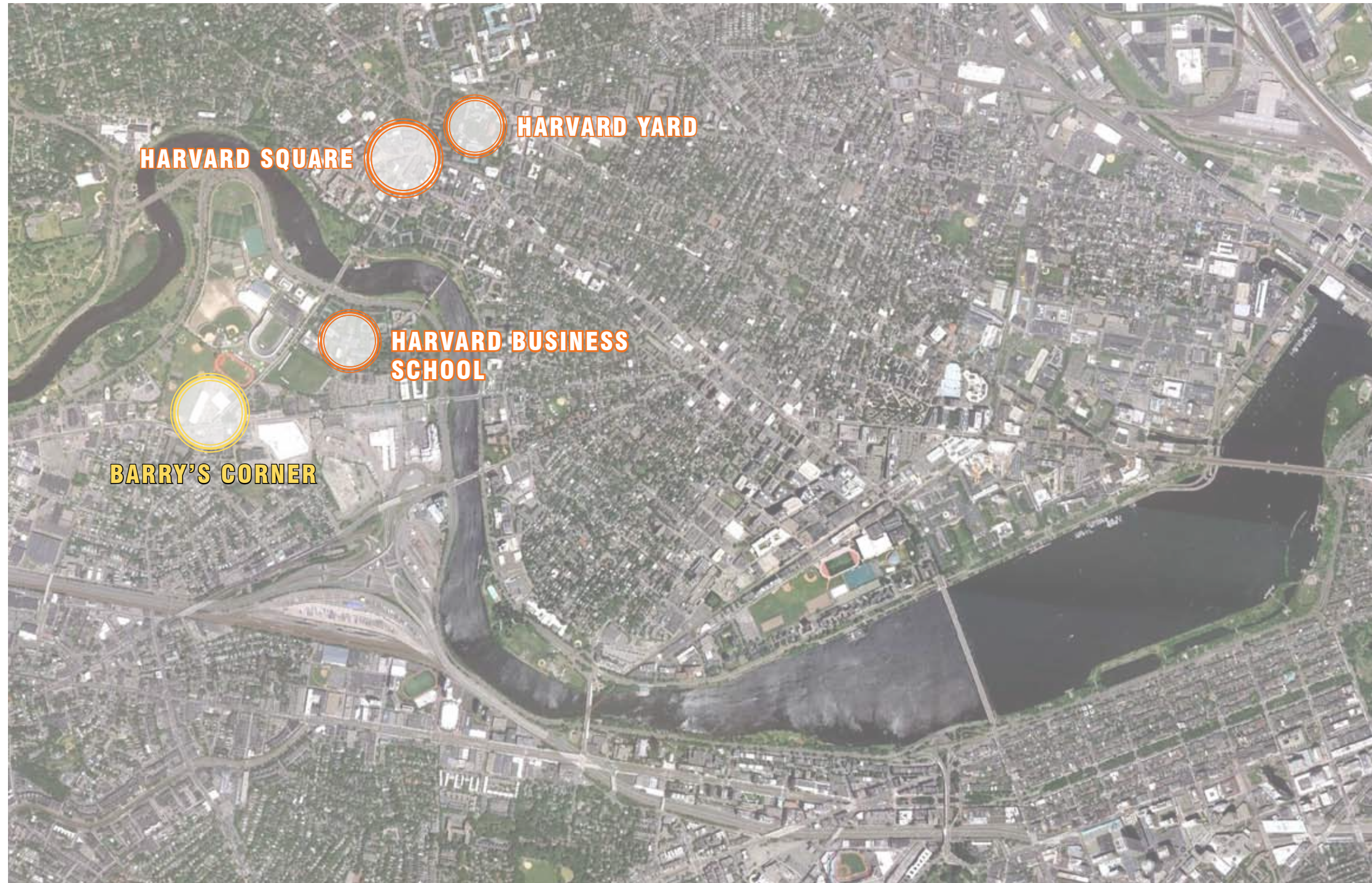
ZONING

The Project site is currently part of the Harvard University Institutional Subdistrict of the Allston Neighborhood District. The existing uses on the site are being relocated to other University owned properties, and those relocations are the subject of a separate filing with the BRA. An Institutional Master Plan Notification Form to start the process for an IMP Amendment for the relocations was submitted to the BRA in October 2012.

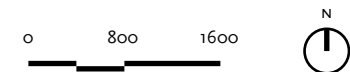
The Project site will be rezoned to remove it from the Harvard University Institutional Subdistrict and add it to the Western Avenue/Soldiers Field Road Community Commercial Subdistrict, in which Planned Development Areas (PDAs) are allowed. As a result, the Project site will become eligible to be designated a Planned Development Area (PDA), under Section 80C of the Boston Zoning Code.

The PDA Development Plan will set forth the use, bulk, dimensional, parking, loading, and design requirements applicable to the Project and will, if approved, supersede underlying zoning requirements. Because the proposed building exceeds 50,000 square feet of gross floor area, the Project is subject to the requirements of Large Project Review pursuant to Article 80 of the Code. The Project will be reviewed by the Boston Civic Design Commission (BCDC) under the provisions of Article 28 of the Code.

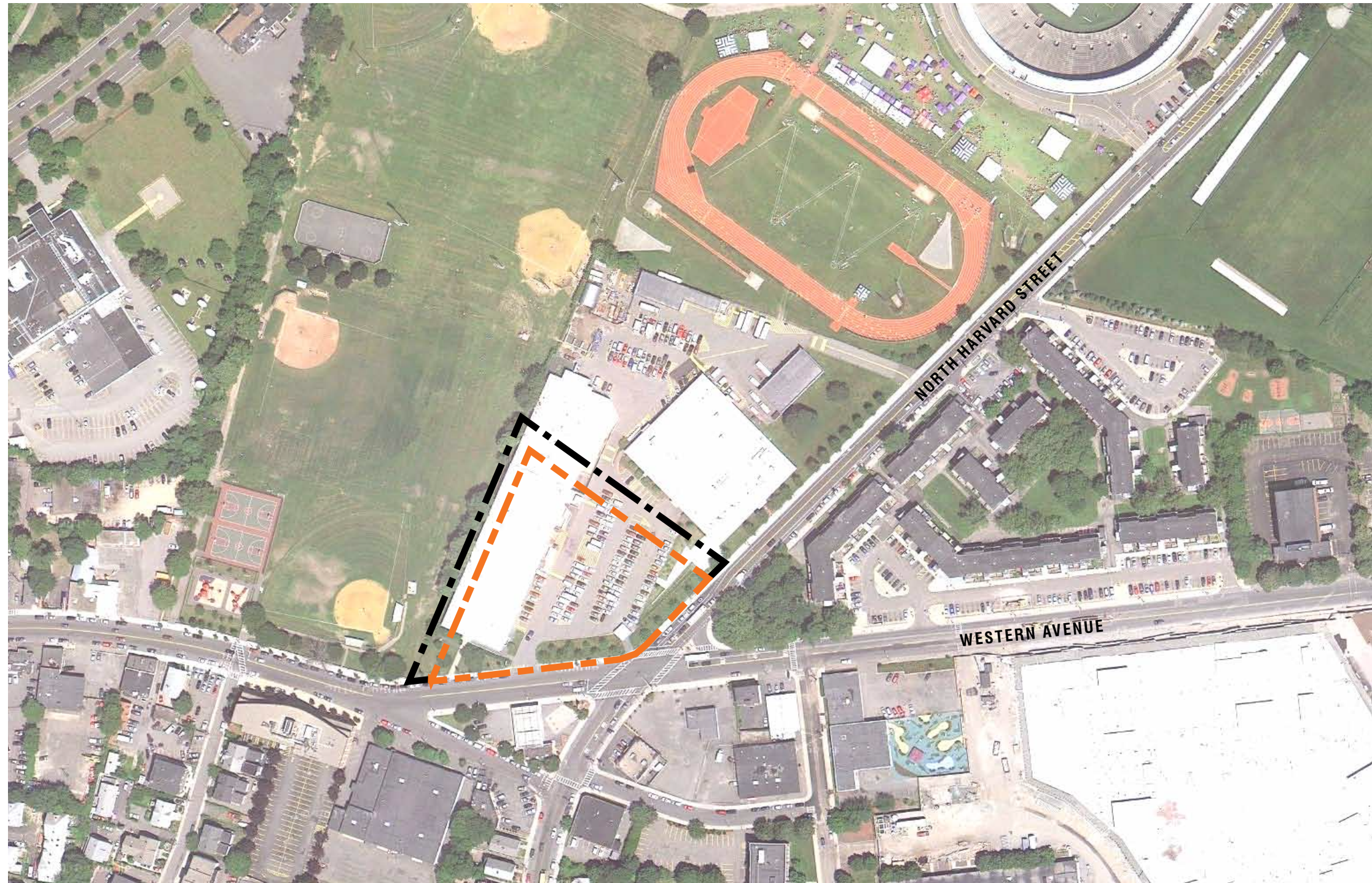
The proposed project has a floor area ratio (FAR) of 4.0 and building heights of 100 feet for the north building and 70 feet for the south building, exclusive of enclosed mechanical penthouses.



Context Plan



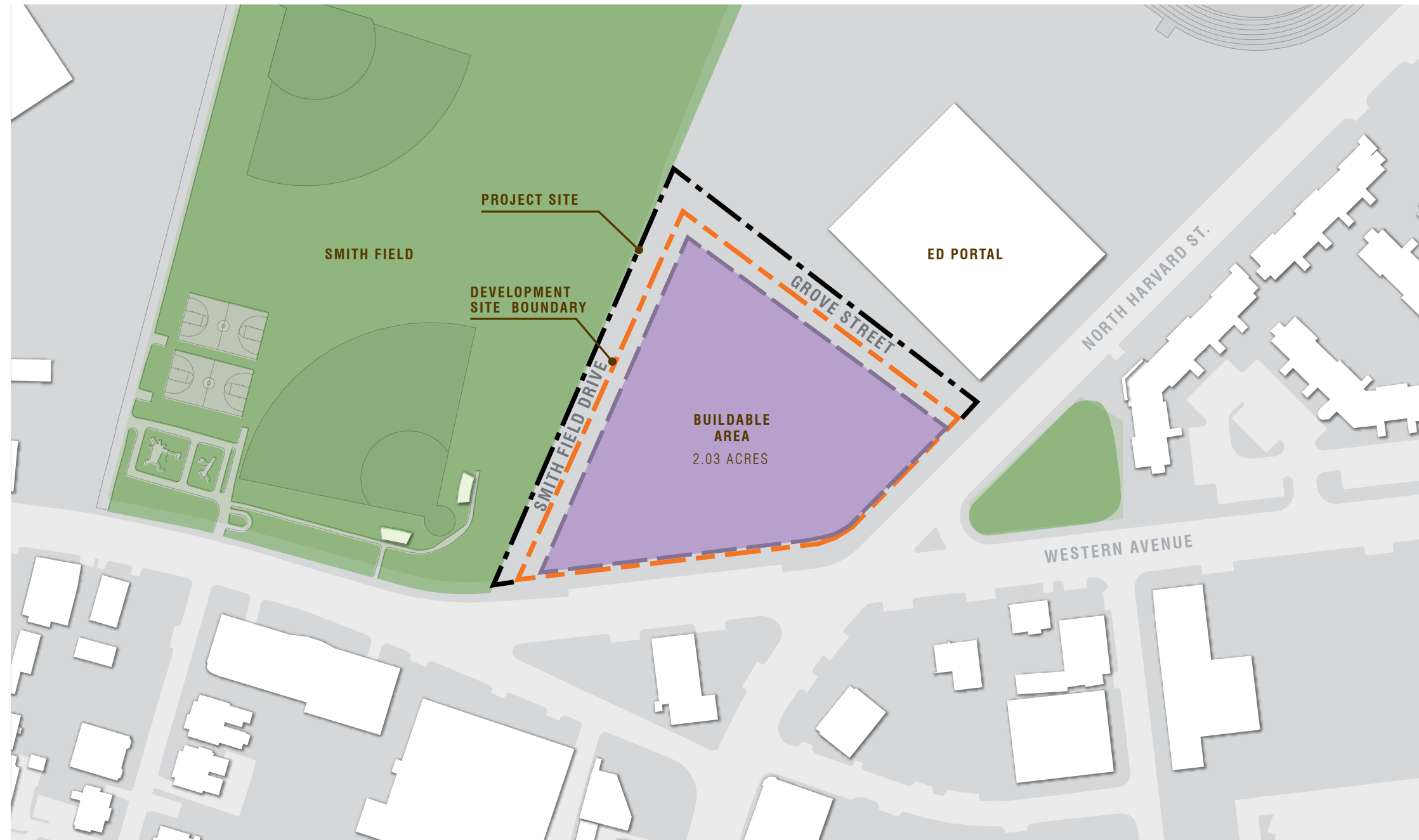
PROJECT SITE



Barry's Corner Site Aerial

- Project Site
- Development Site Boundary

PROJECT SITE



Parcel Designation

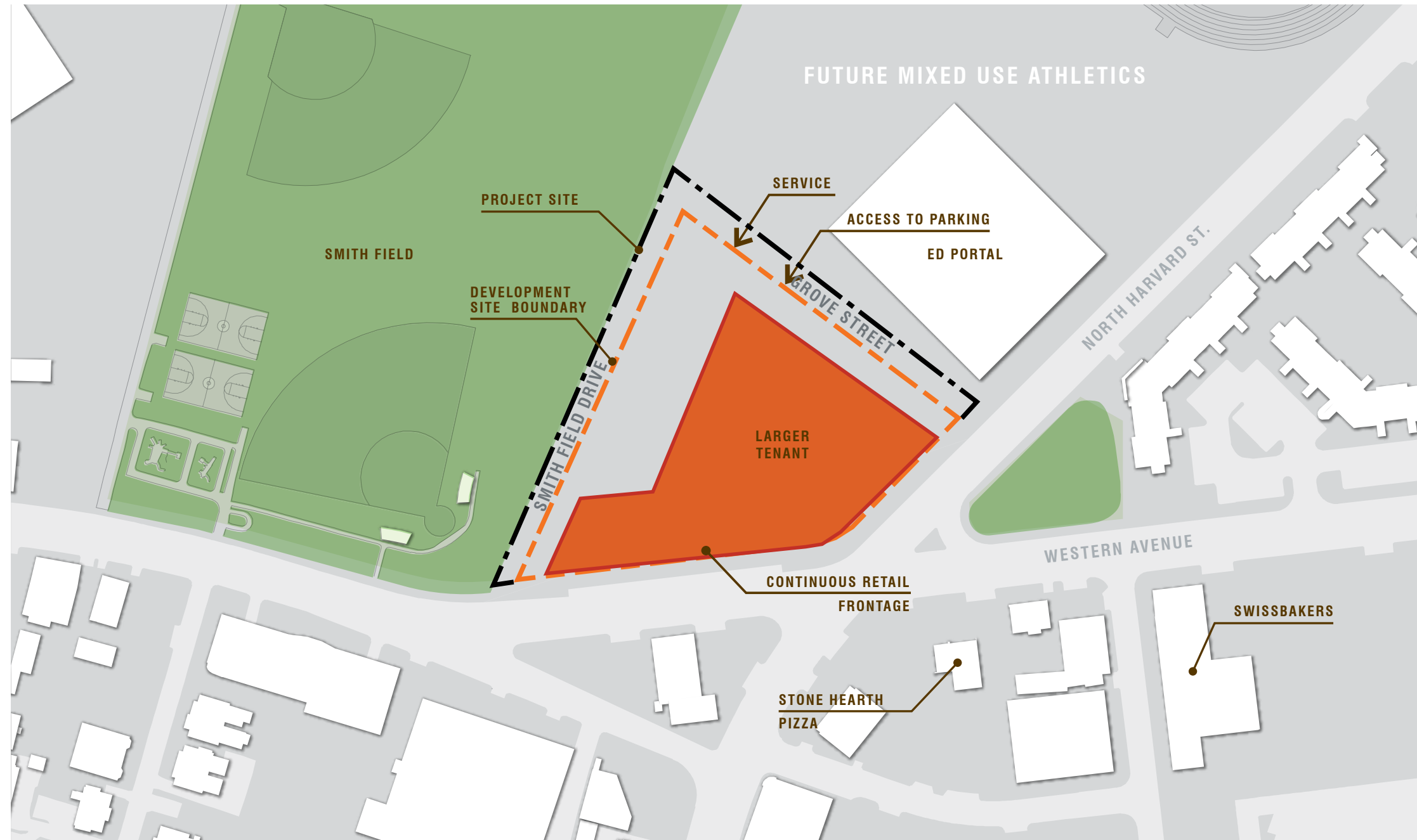
The development site boundary is 2.03 acres, and the development allows for the uninterrupted operations of the Ed Portal.

PLANNING APPROACH



Setbacks and Development Site Boundary

PLANNING APPROACH



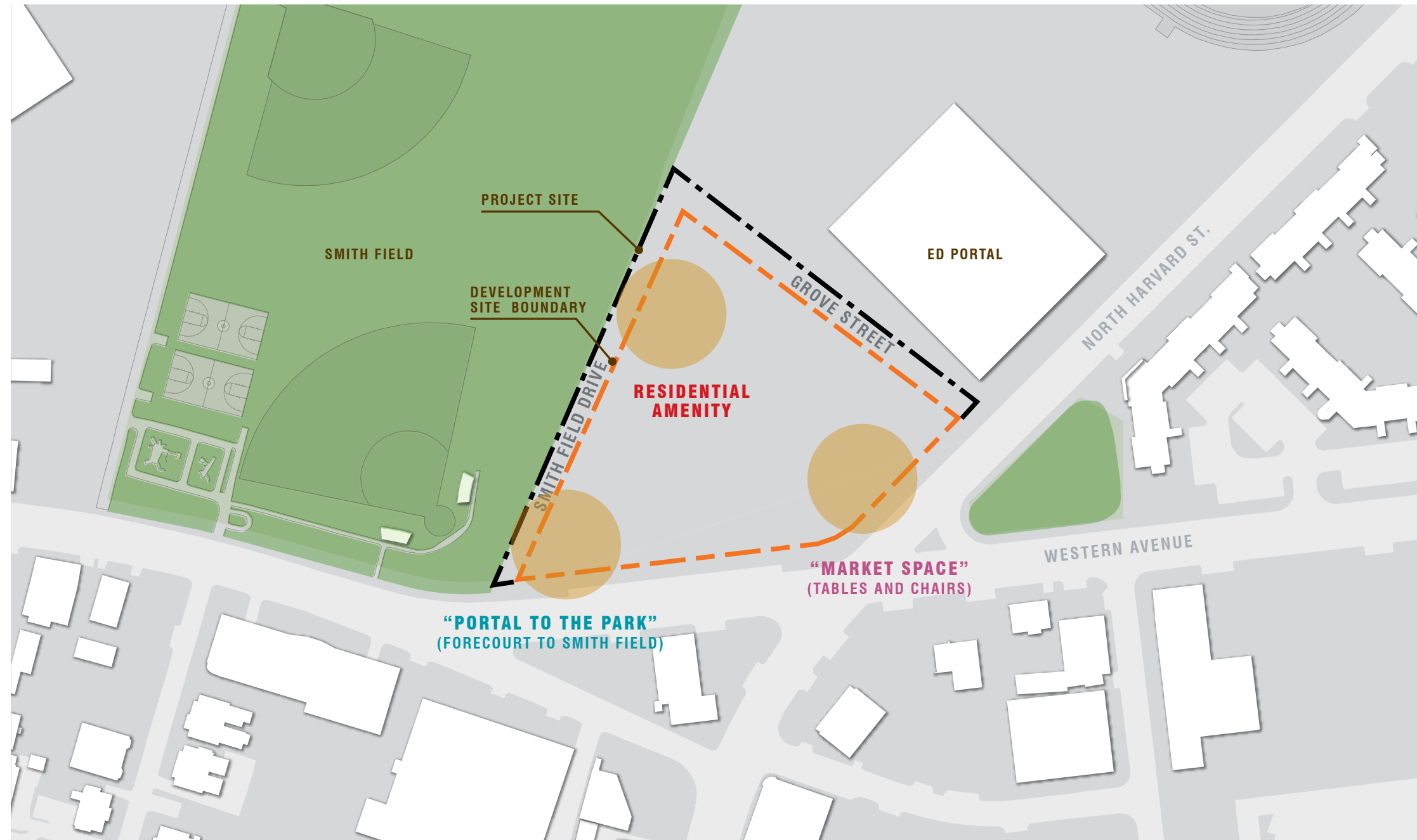
PRINCIPLE ONE: Provide Continuous Retail Frontage Along Public Streets

Although retail has recently opened at Stone Hearth Pizza and soon will open at the Swissbakers, this parcel will be the commercial anchor for Barry's Corner. We anticipate multiple tenants with continuous shop and restaurant storefronts along Western Avenue and North

Harvard Street and with storefronts wrapping around the building corners to engage pedestrians.

A larger tenant — like a food market — would require a larger footprint. Frontage would be limited to ensure diversity on the street with more space available at the center of the site.

PLANNING APPROACH



PRINCIPLE TWO: Provide Diversity of Open Space

This site is intended as a “common ground” for the neighborhood. We envision several types of open space:

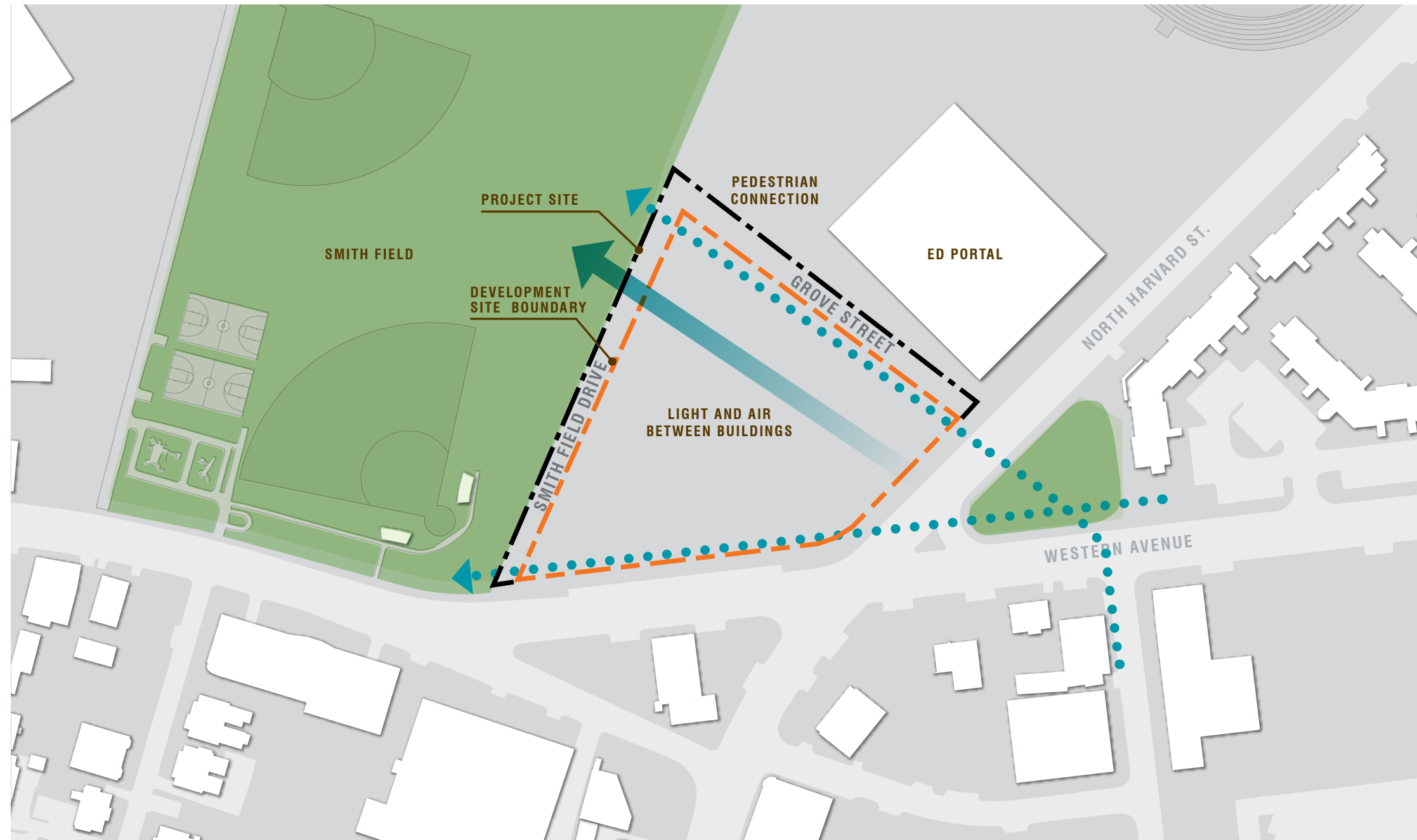
1. “Market Space” is lined with active edges and can accommodate tables and chairs from adjacent

restaurants, the weekly Farmers Market, and outdoor seating open to all.

2. “Portal to the Park” is an overlook to Smith Field and can accommodate outdoor seating and community activities.

3. “Residential Amenity” would include shared open space for residents.

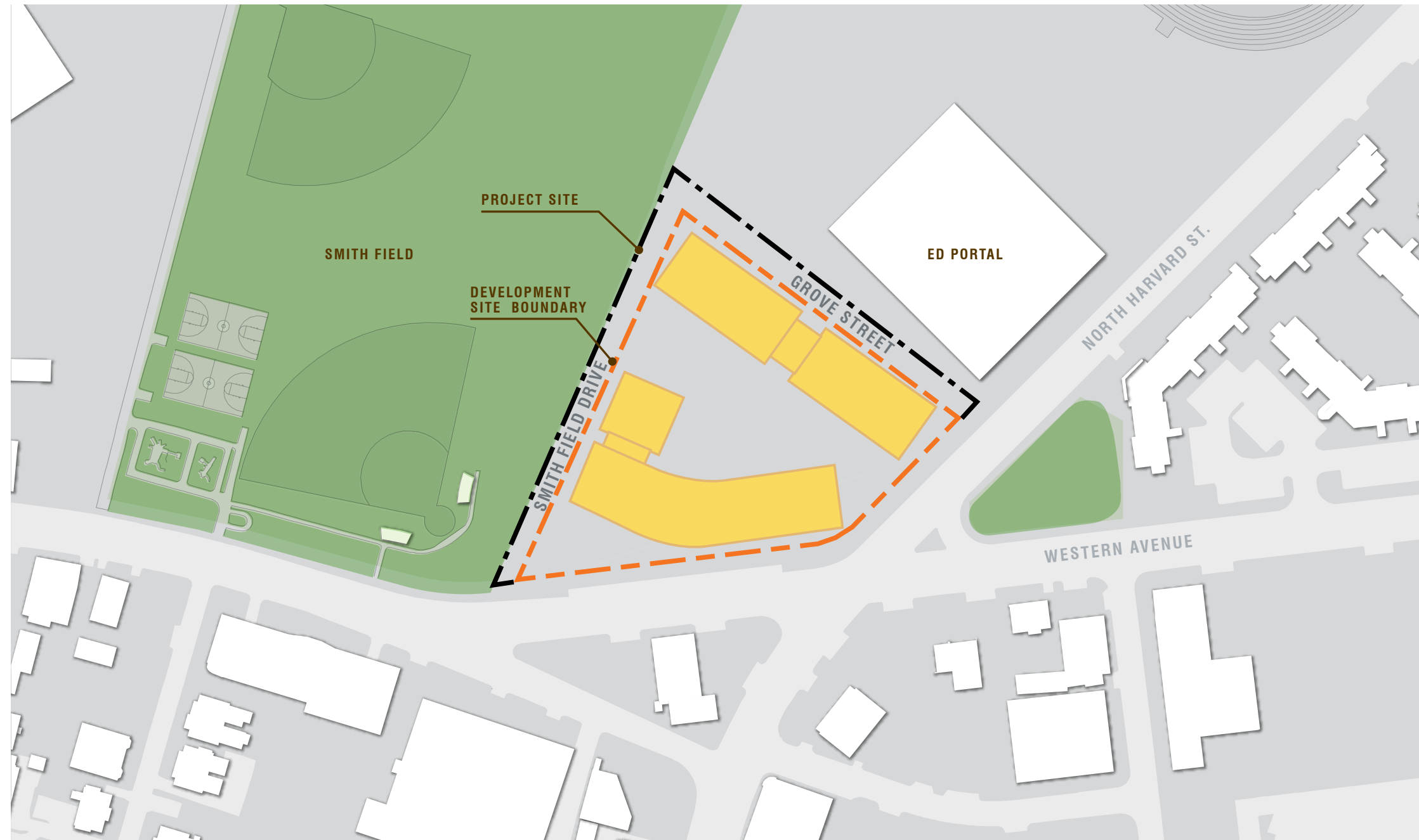
PLANNING APPROACH



PRINCIPLE THREE: Provide Visual Penetrability and Pathways to Smith Field

Both Western Avenue and the new private Grove Street provide important means of pedestrian access for the neighborhood to Smith Field. Separating the massing into two forms allows a more appropriate scale and visual penetrability.

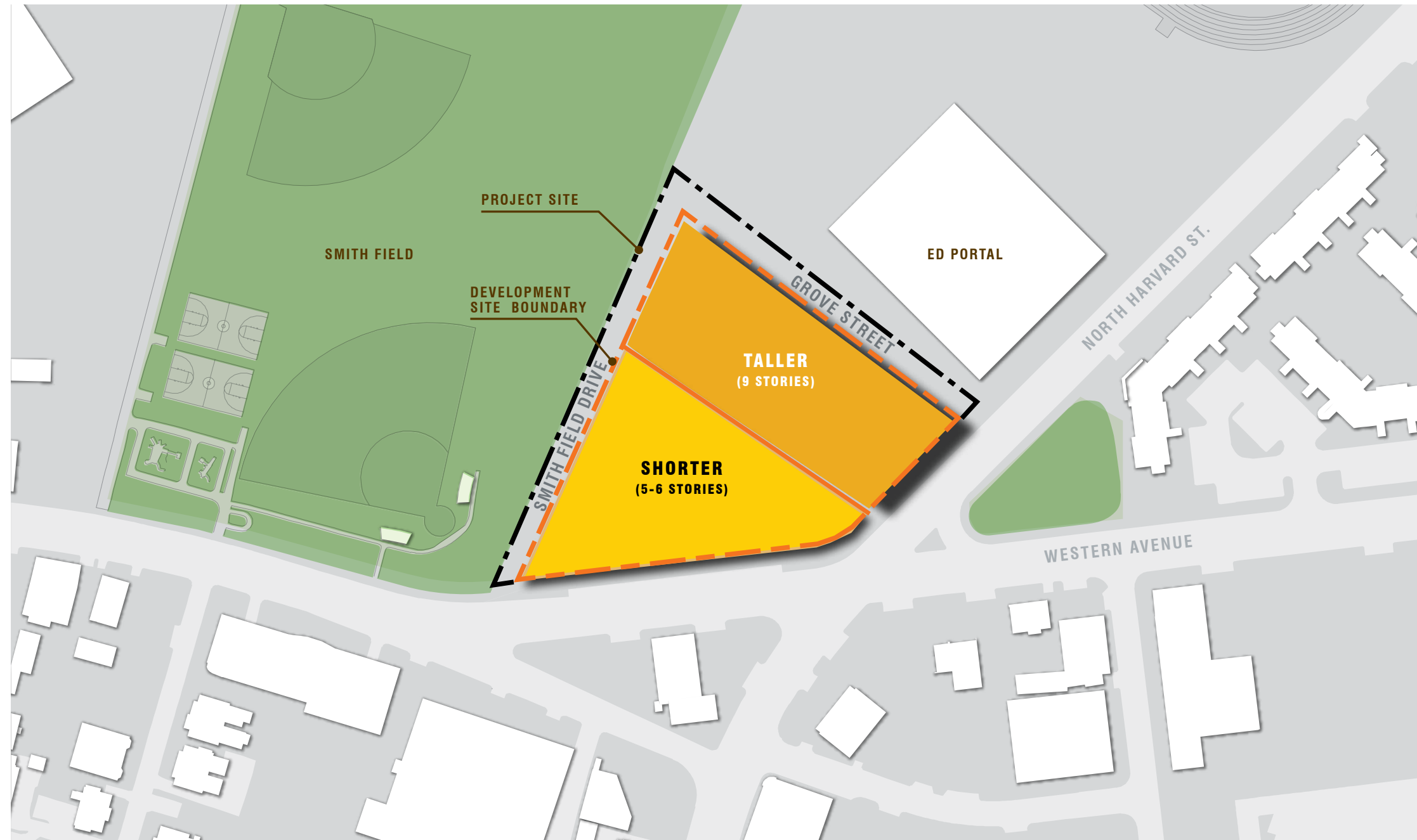
PLANNING APPROACH



PRINCIPLE FOUR: Plan an Assemblage of Building Forms to Foster Diversity and Appropriate Scale

At this seam between neighborhood and university, a cluster of forms reduces the overall scale of development.

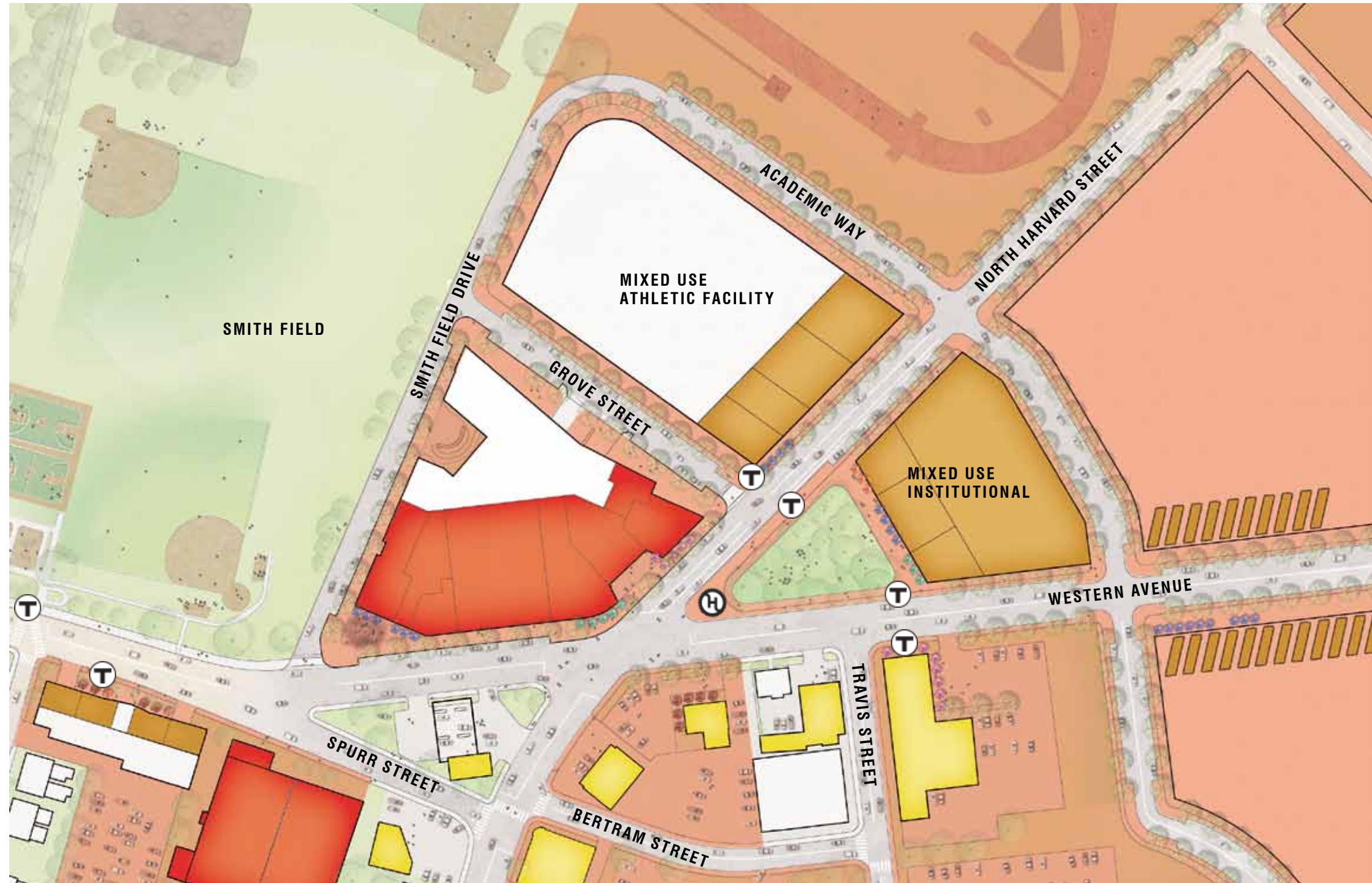
PLANNING APPROACH



PRINCIPLE FIVE: Locate the Greater Building Heights to the North Away From the Neighborhood

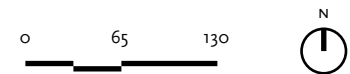
The streetwall at Western Avenue will be lower as it faces the adjacent neighborhood. To the north, the massing abuts future University development.

PLANNING APPROACH



Street Activation Strategy

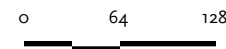
- Existing Active Use
- Planned Active Use
- Future Active Use



PLANNING APPROACH



Public Realm Plan - PNF



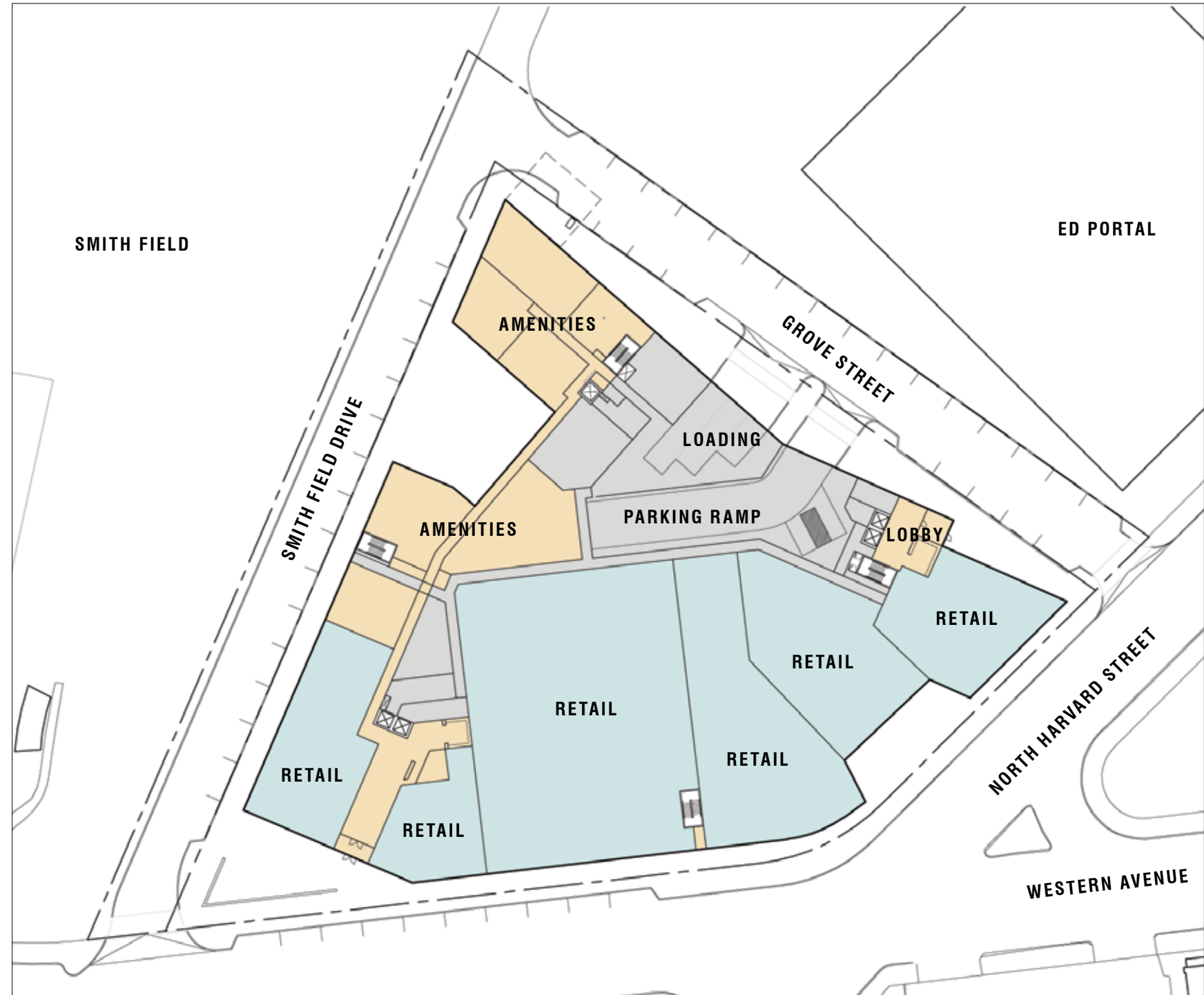
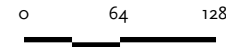
Public Realm Plan - CURRENT



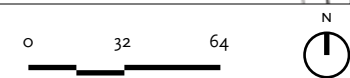
DESIGN PROPOSAL



Ground Floor Plan - PNF



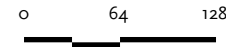
Ground Floor Plan - CURRENT



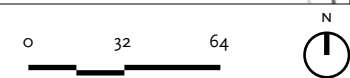
DESIGN PROPOSAL



Floors 2-6 - PNF



Floors 2-6



DESIGN PROPOSAL



Floor 7



DESIGN PROPOSAL

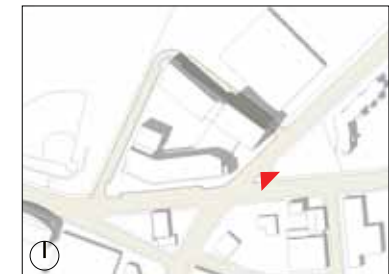
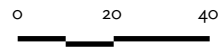


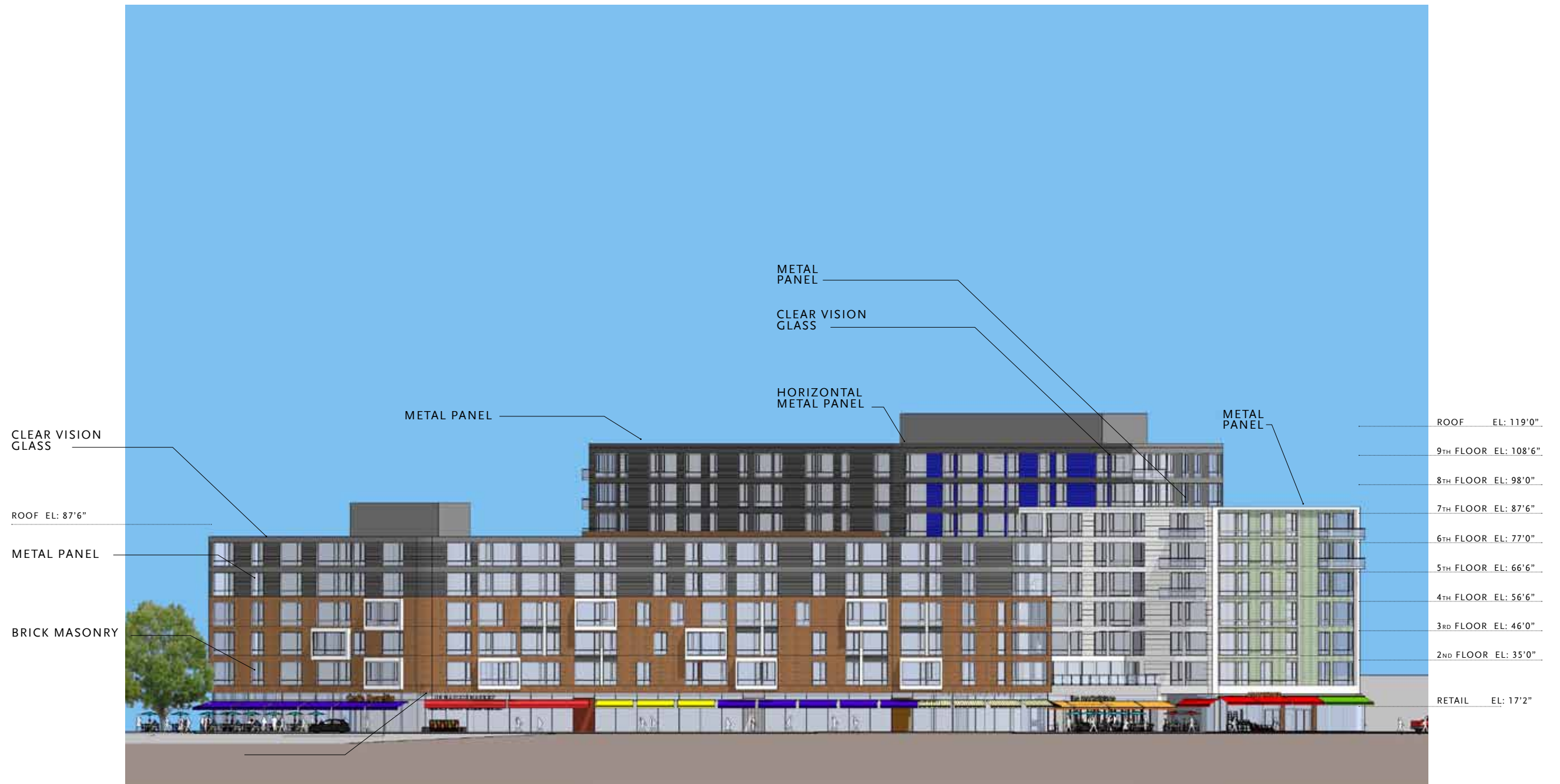
Floors 8-9

DESIGN PROPOSAL

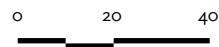


East Elevation



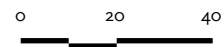


South Elevation



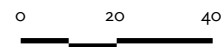


West Elevation



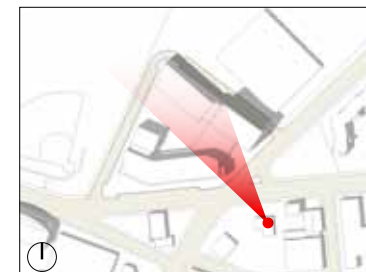


North Elevation





Aerial View - Looking North



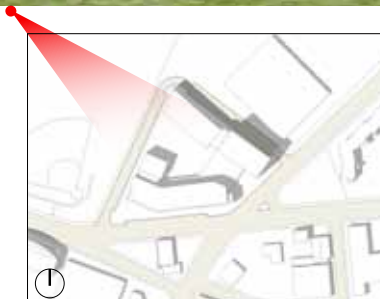


View from Western Avenue - Looking West





View from Smith Field - Looking East





View from Western Avenue - Looking West



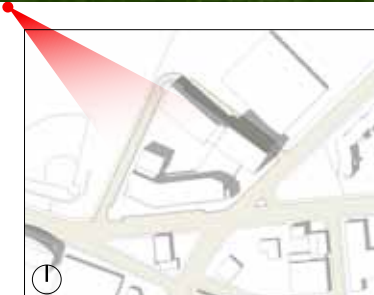


View from Western Avenue - Looking East





View from Smith Field - Looking East





View from Western Avenue - Looking West

