

Allston Yards

IAG MEETING

March 25, 2019

Introduction

New England Development

- John Twohig
- Mike Barelli

Elkus Manfredi Architects

- David Manfredi
- Christian Galvao

Stantec

- Eric Weyant



**NEW ENGLAND
DEVELOPMENT**



Discussion Topics

- **Where We Started**
- **Changes Made in Response to Your Comments**
- **Master Plan We Submitted**
- **Details of Building “A” & Up-Front Infrastructure**

Project Goals

- **Consistency** with Guest Street Planning Study and Boston Landing Development
- Planning that is **respectful** to neighbors and abutters
- **Mix of uses** supported by Boston Landing **MBTA station**
- A **unified** street grid; a transportation network that **works**
- Create substantial **open space** and **public realm**
- A range of **housing** options
- Existing **grocery store** remains **open** during construction, for neighborhood & employees
- A **new state of the art grocery store** for the community



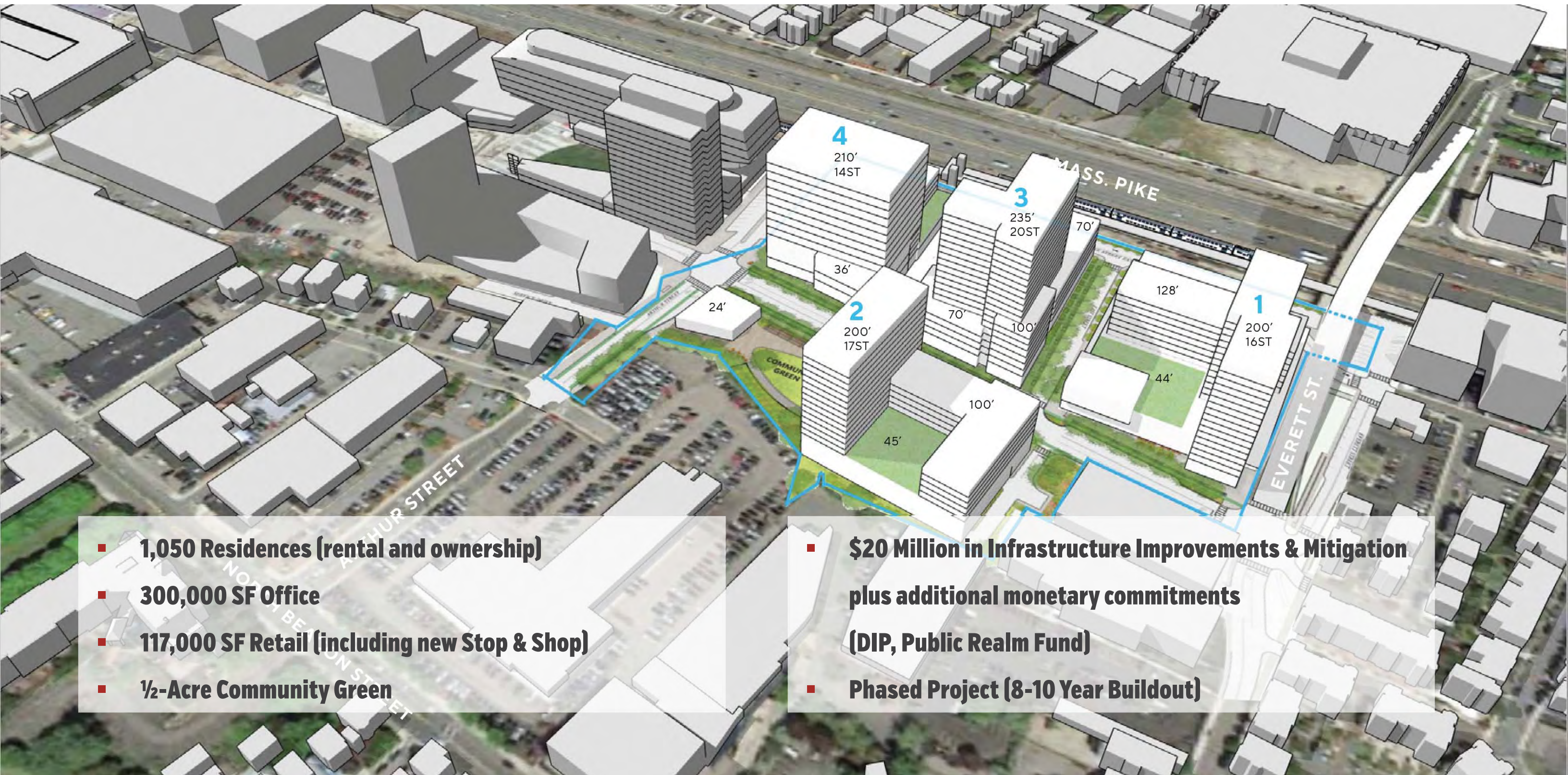
Site Data:

461,304 sf (10.6 acres)

100,000 sf Grocery & Retail

450 Parking Spaces

PNF Massing & Program



- **1,050 Residences (rental and ownership)**
- **300,000 SF Office**
- **117,000 SF Retail (including new Stop & Shop)**
- **½-Acre Community Green**

- **\$20 Million in Infrastructure Improvements & Mitigation plus additional monetary commitments (DIP, Public Realm Fund)**
- **Phased Project (8-10 Year Buildout)**

Community Feedback & Concerns

- **Height & Density**

- Reduce heights to south and east

- Move height away from Everett

- Reduce density

- **Open Space**

- Increase area and improve quality

- **Housing & Homeownership**

- Reduce units, commit to homeownership

- **Traffic & Transportation**

- Unified Street Grid

- Improve intersections and MBTA connections

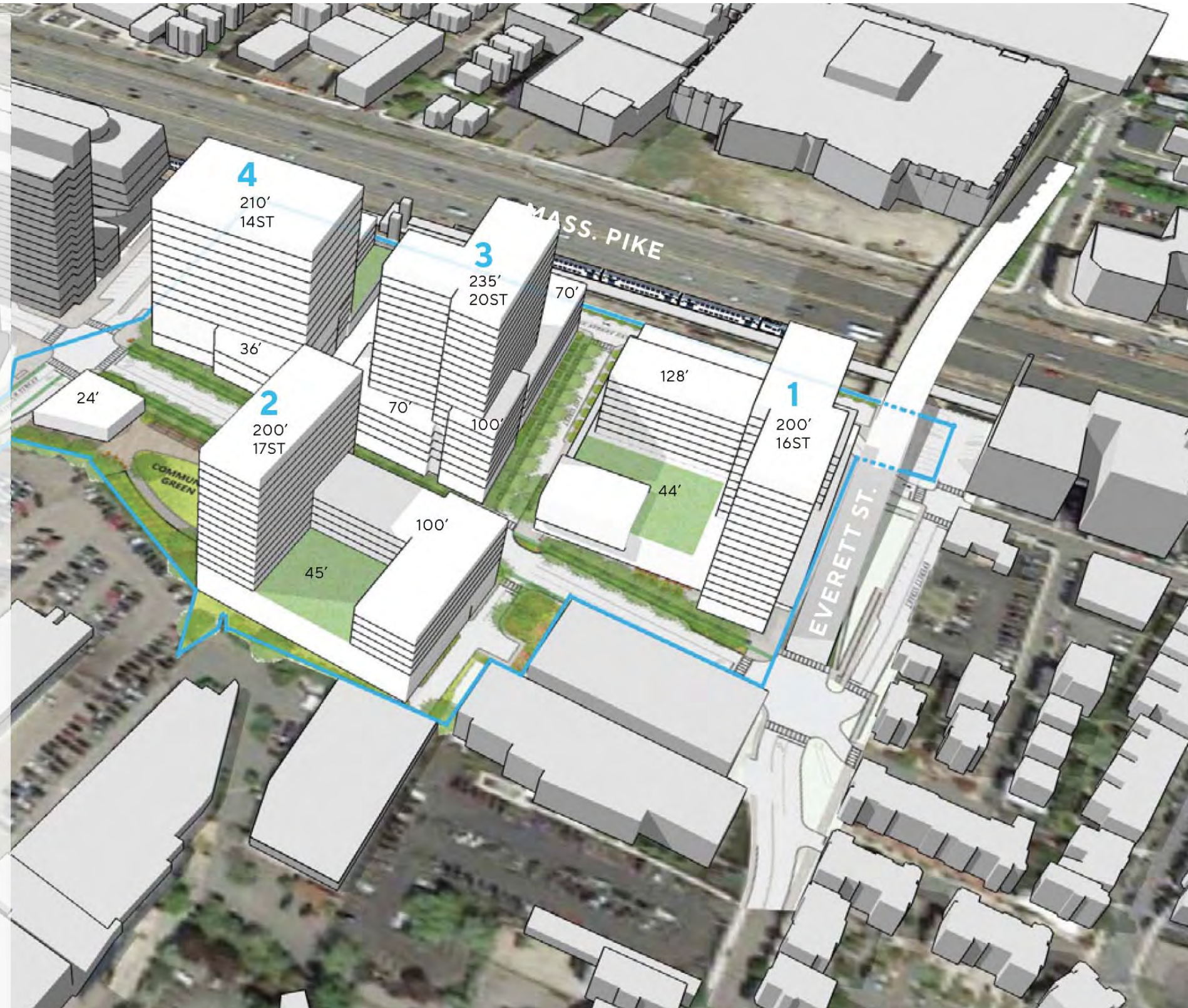
- **Guest Street Planning Study**

- Mix of uses / active street edges

- Open space

- Connected street grid

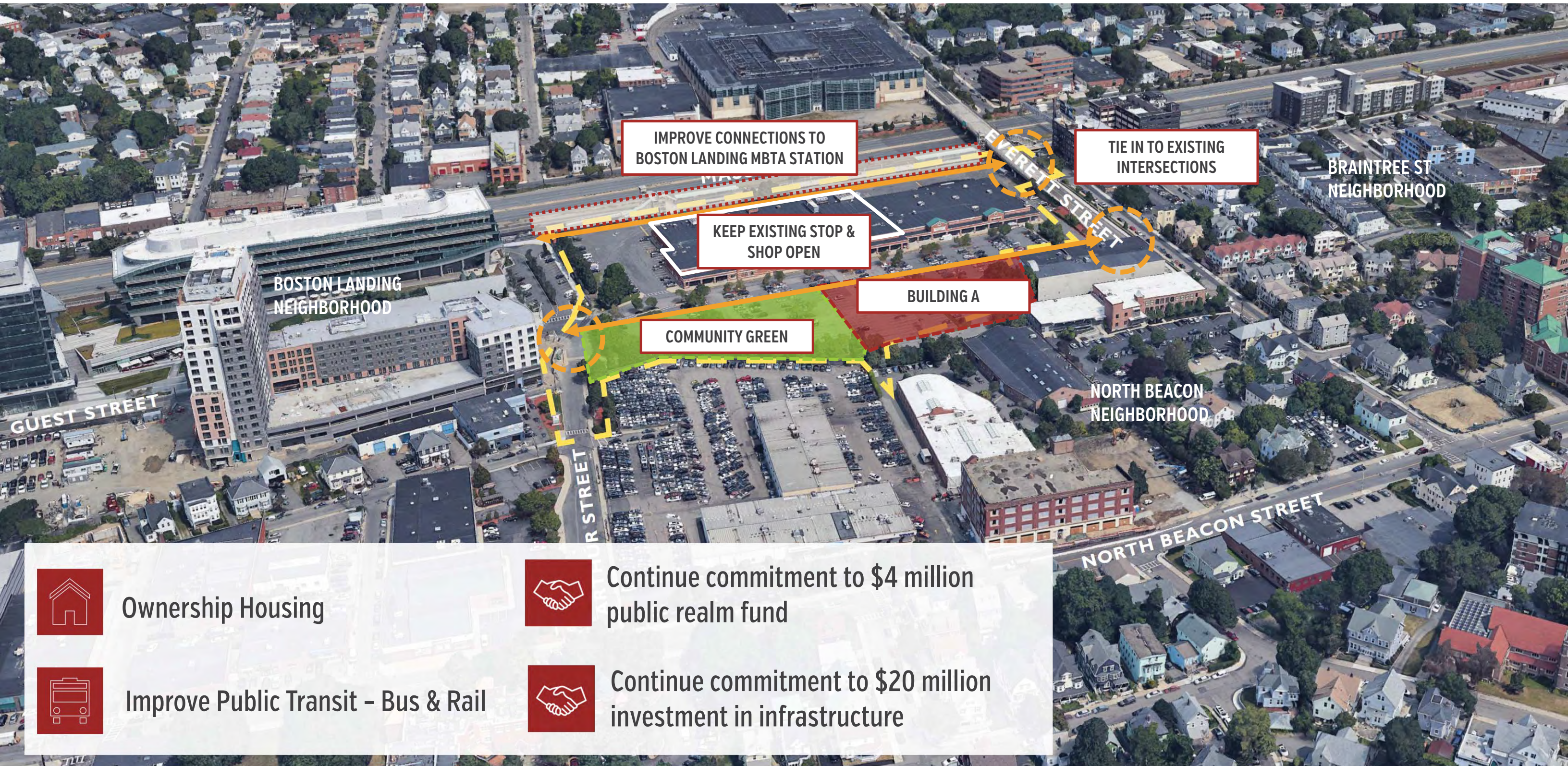
- Height along Pike



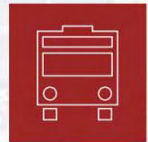
Who Have We Been Meeting With?

- **Received Scoping Determination in August 2018 (153 Pages, 70+ Public Comments)**
- **MBTA Bus & Rail (April, October, December)**
 - Boston Landing Station, Bus Routes, Transit Improvements
- **BPDA Transportation & BTD (December)**
 - Braintree & West Street Extensions, Complete Streets
- **BPDA (September, November, December, January, February)**
 - Wind, Shadow, Views, Public Realm, Smart Utilities
- **MEPA and Department of Energy Resources**
 - Green Buildings, LEED
- **Article 80 Studies based on plan/program refinements**
 - For Master Plan and Phase 1

What Has Been Guiding Our Planning?



Ownership Housing



Improve Public Transit - Bus & Rail



Continue commitment to \$4 million public realm fund



Continue commitment to \$20 million investment in infrastructure

Major Changes to PNF Plan

- **Moved Stop & Shop** to south side of Guest Street
- **Reduced** total square footage by **200,000 SF**
- **Reduced** housing density by **155 residences**
- Maintained commitment to **110 homeownership** residences
- **Eliminated 115 Feet** of height south of Guest Street
- Created **100-Foot** upper-floor **setback** along Everett Street
- **Doubled** Size of Open Space – from ½ Acre to **1 Acre**
- **Clustered** Residences and Grocery around Community Green
- **Strengthened** connections to **Boston Landing Station** and **Braintree Street**

Updated Traffic Study has same positive conclusions

Continued Commitment to Up-Front Infrastructure Investments + Public Realm Fund

Master Plan

ALLSTON YARDS

March 25, 2019



MASS PIKE I-90

EVERETT STREET

GUEST STREET

ARTHUR STREET

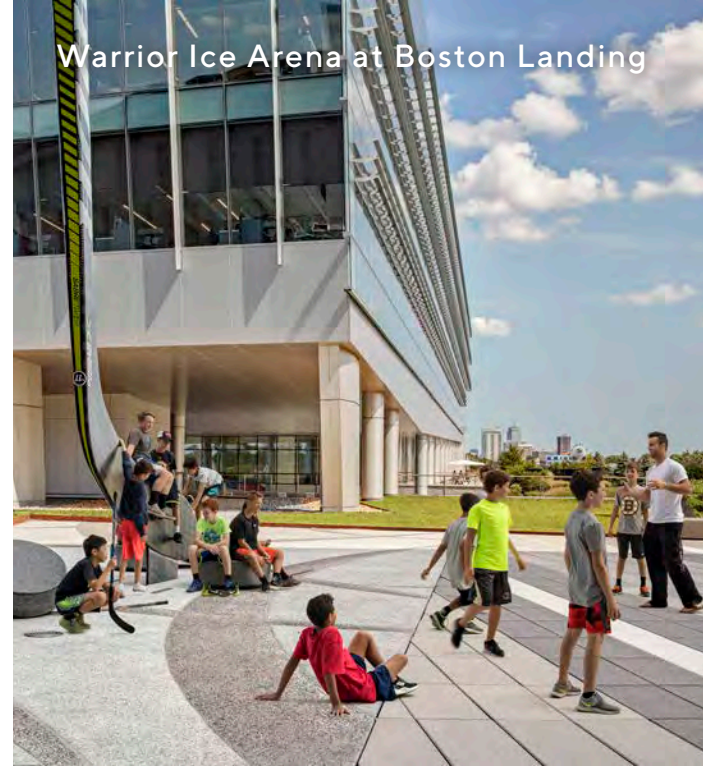
NORTH BEACON STREET

Site Data:
461,304 sf (10.6 acres)
100,000 sf Grocery & Retail
450 Parking Spaces

New Balance World Headquarters



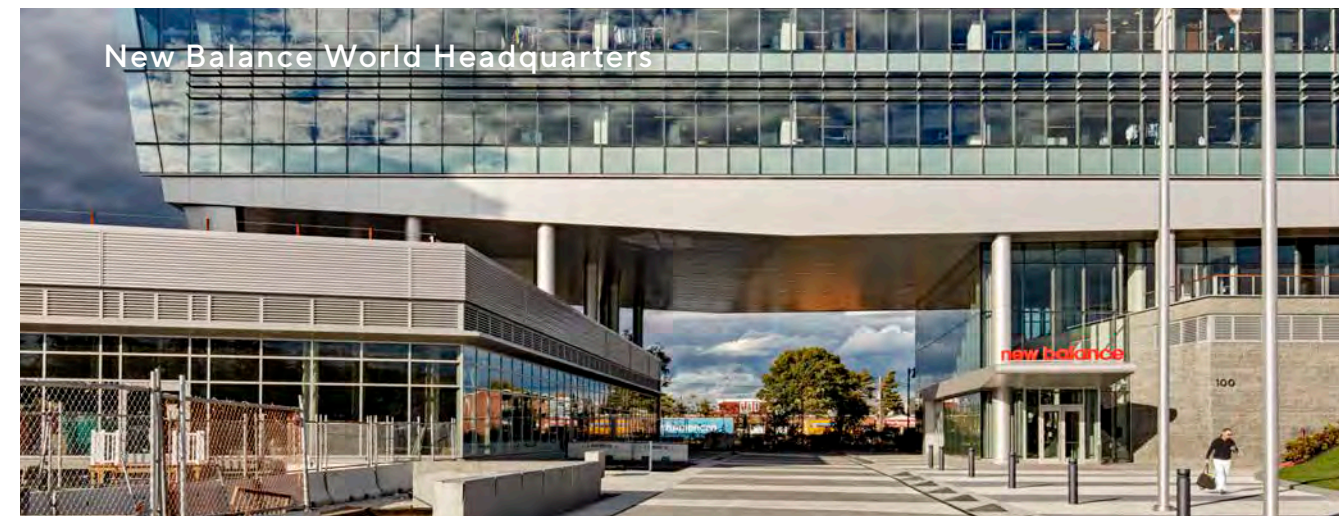
Warrior Ice Arena at Boston Landing

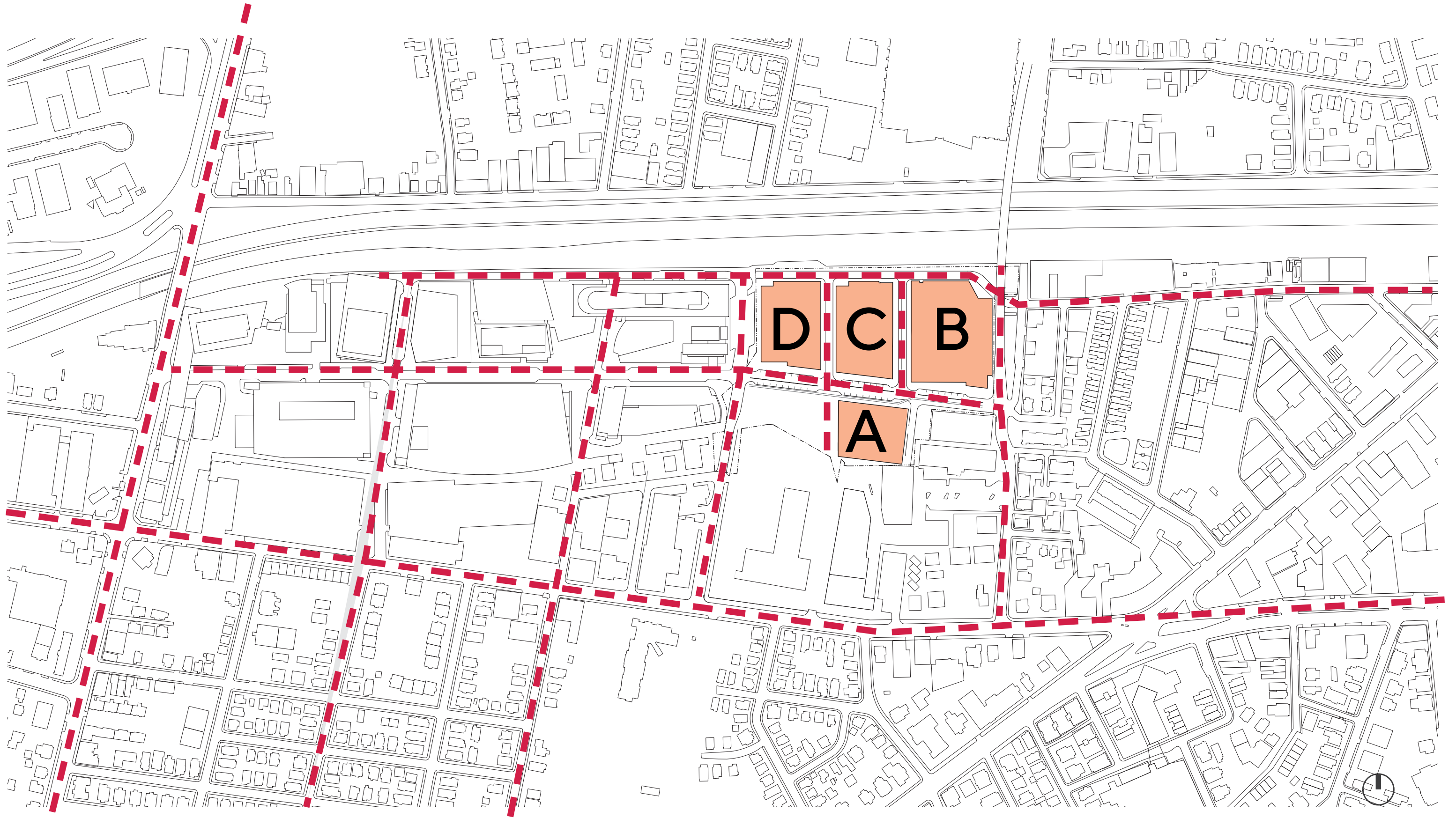


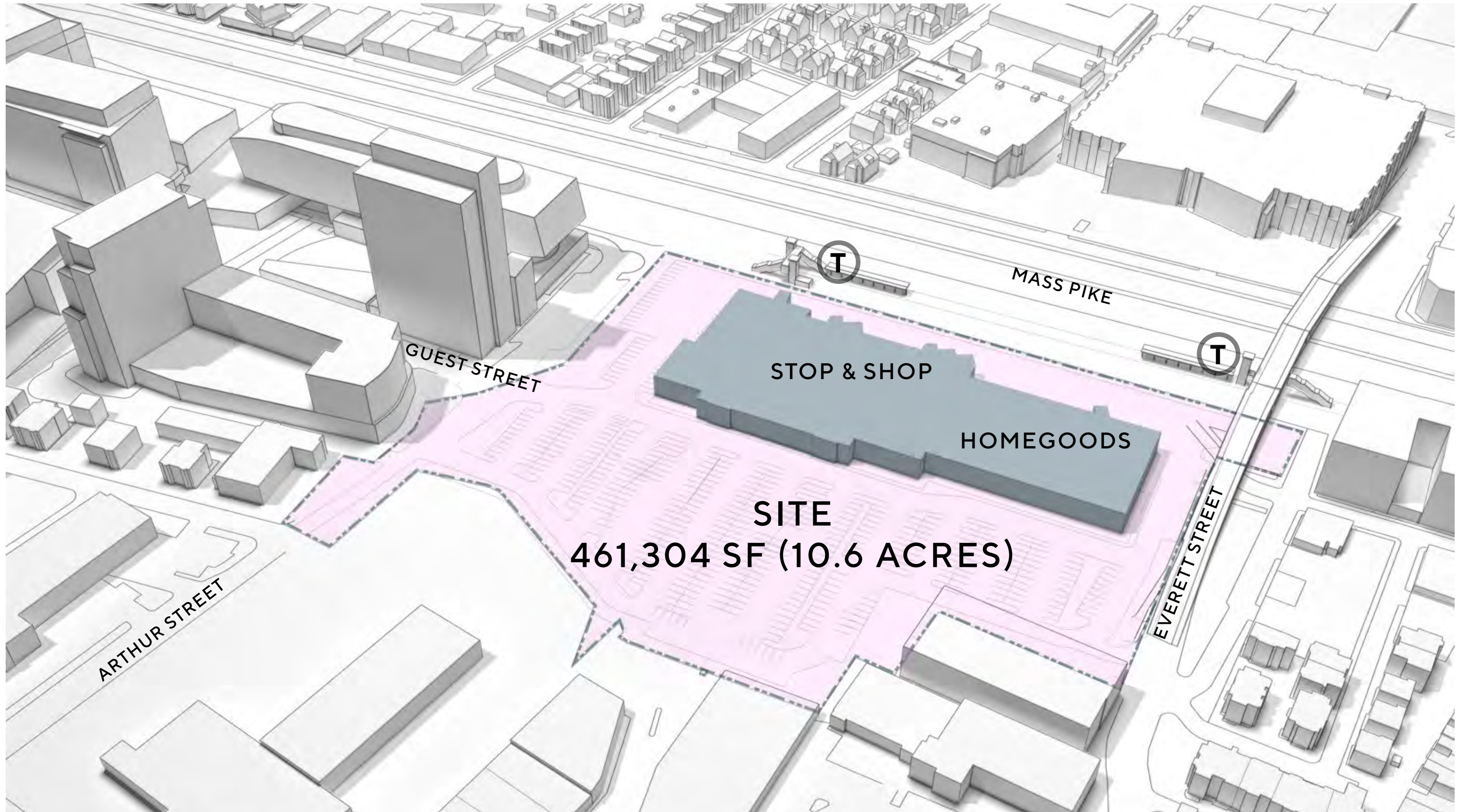
Warrior Ice Arena at Boston Landing



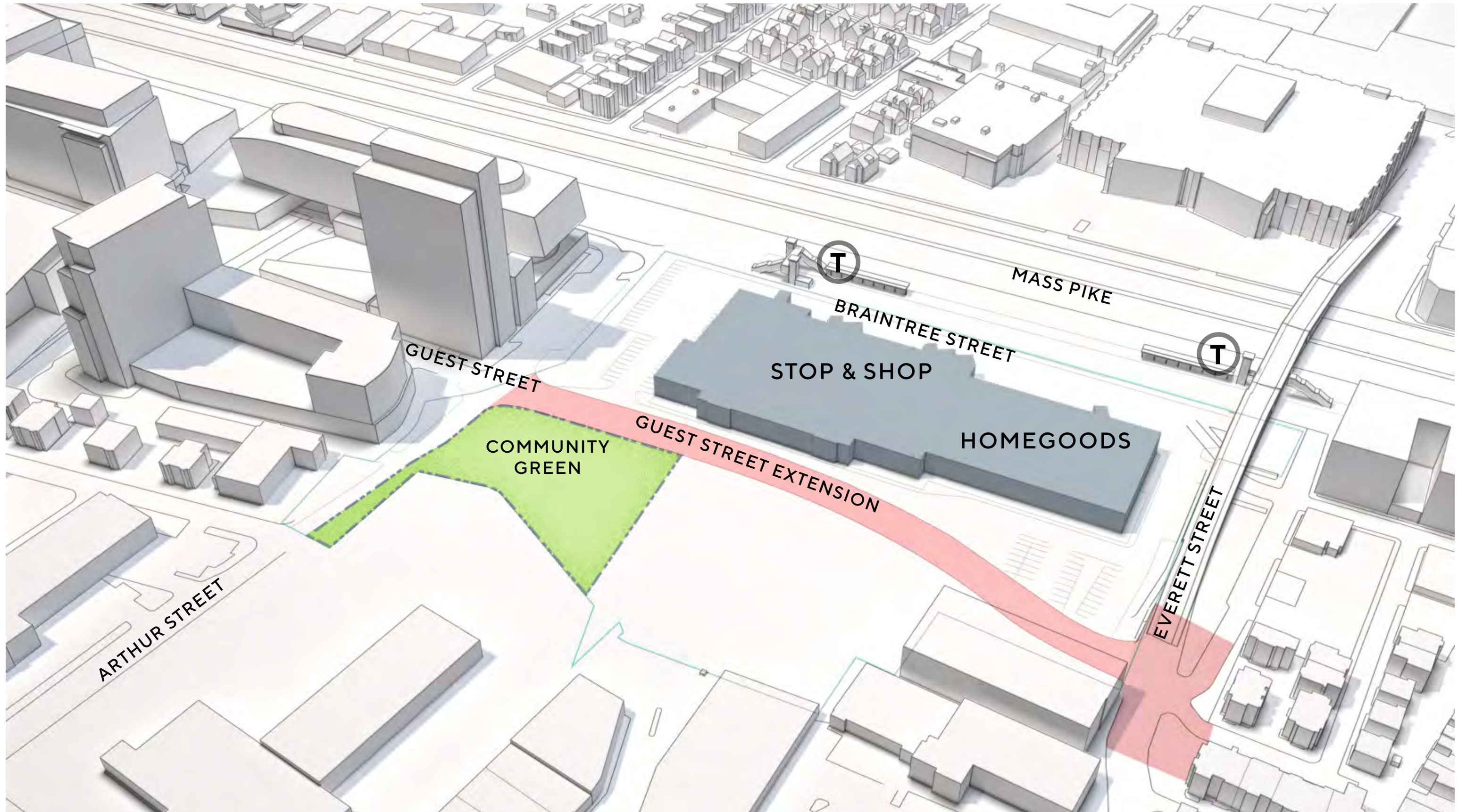
New Balance World Headquarters

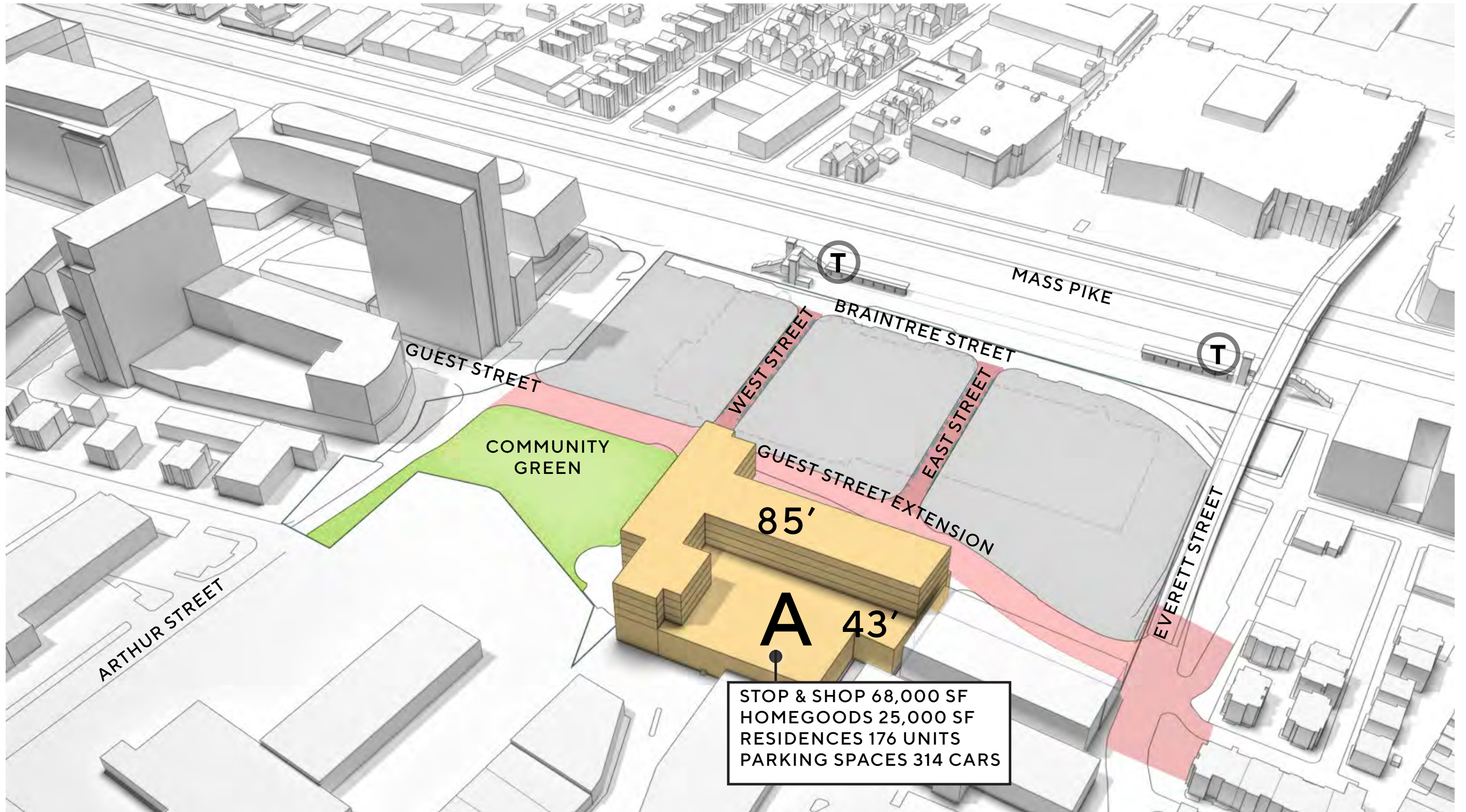


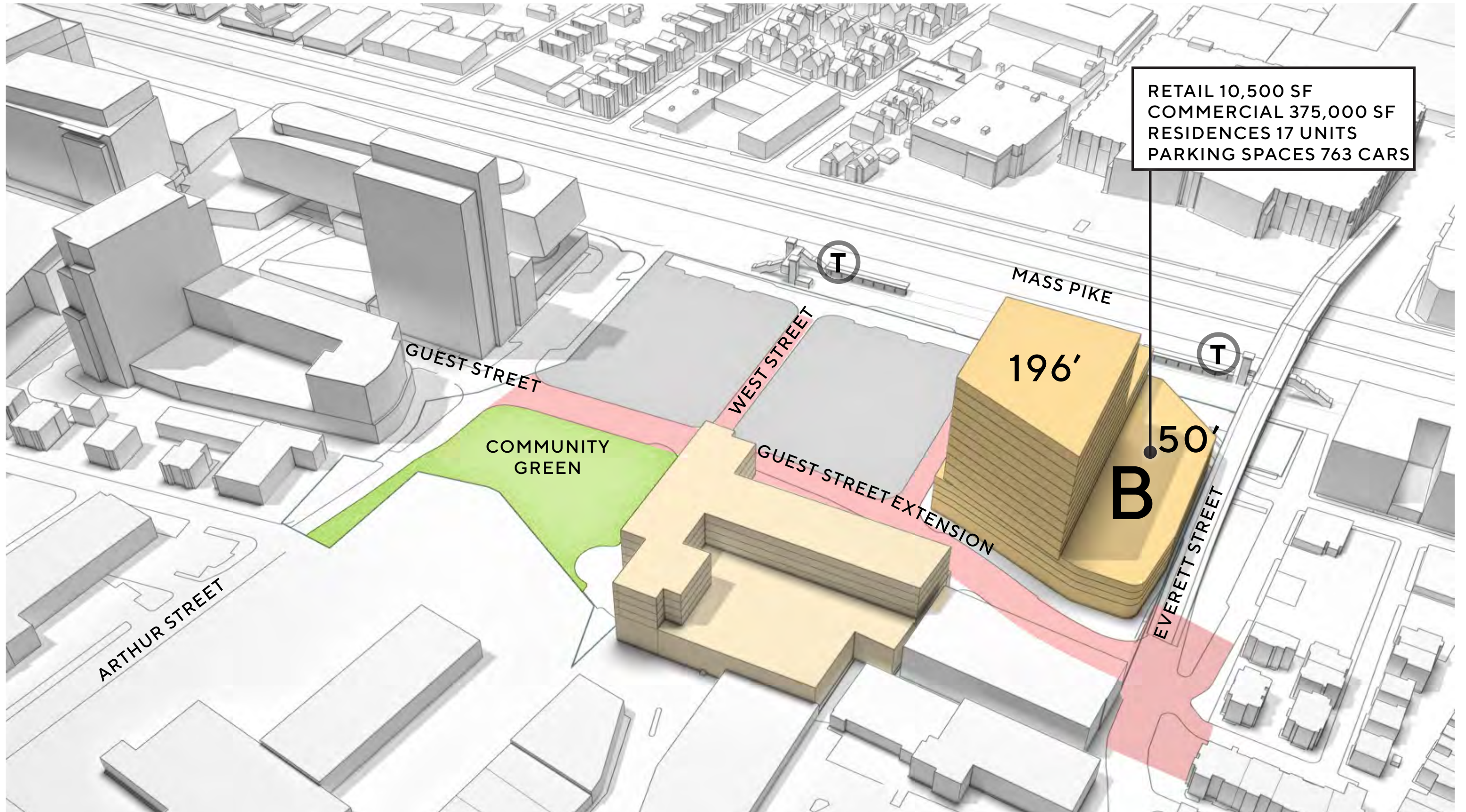












RETAIL 10,500 SF
 COMMERCIAL 375,000 SF
 RESIDENCES 17 UNITS
 PARKING SPACES 763 CARS

MASS PIKE

196'

50'

B

EVERETT STREET

T

T

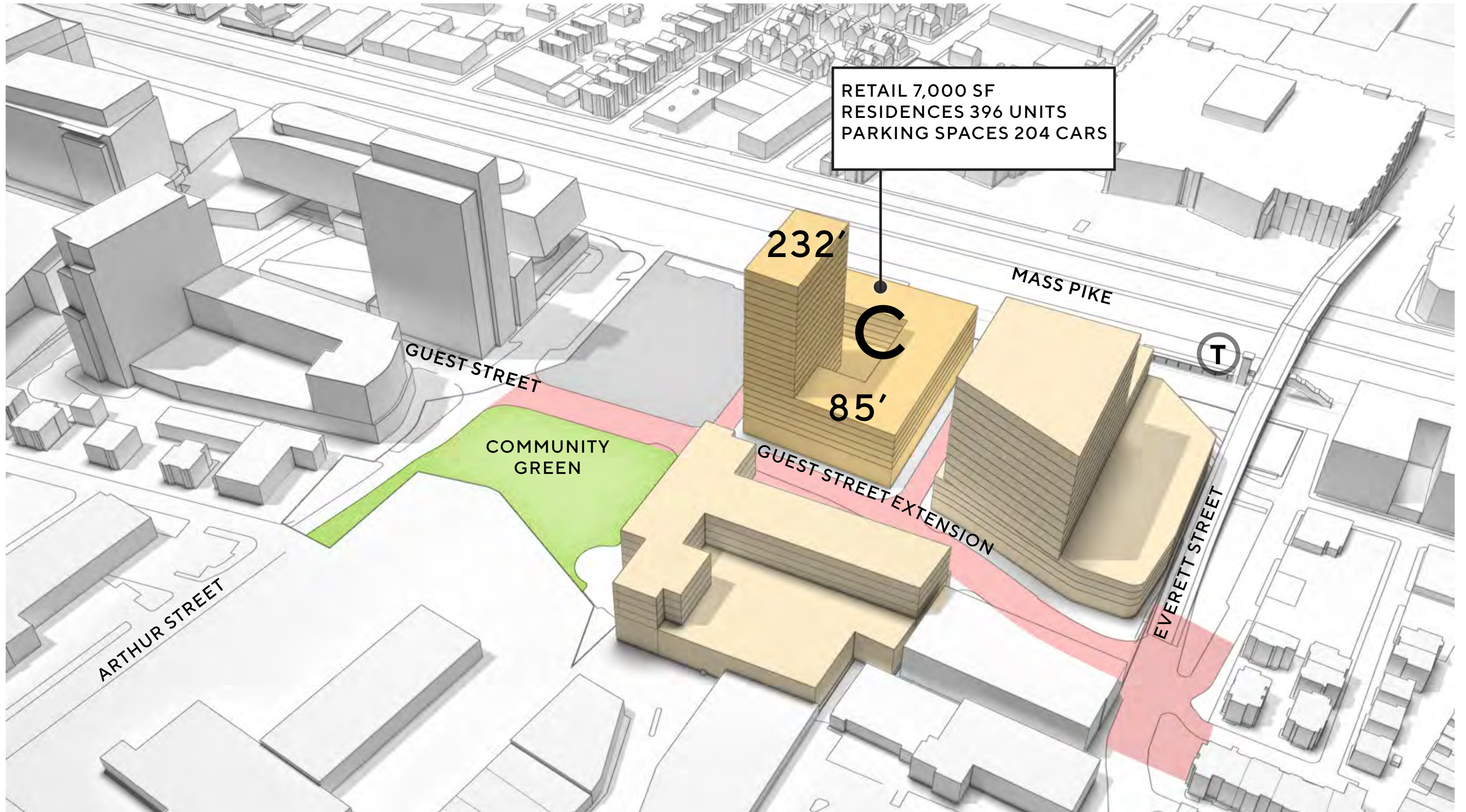
GUEST STREET

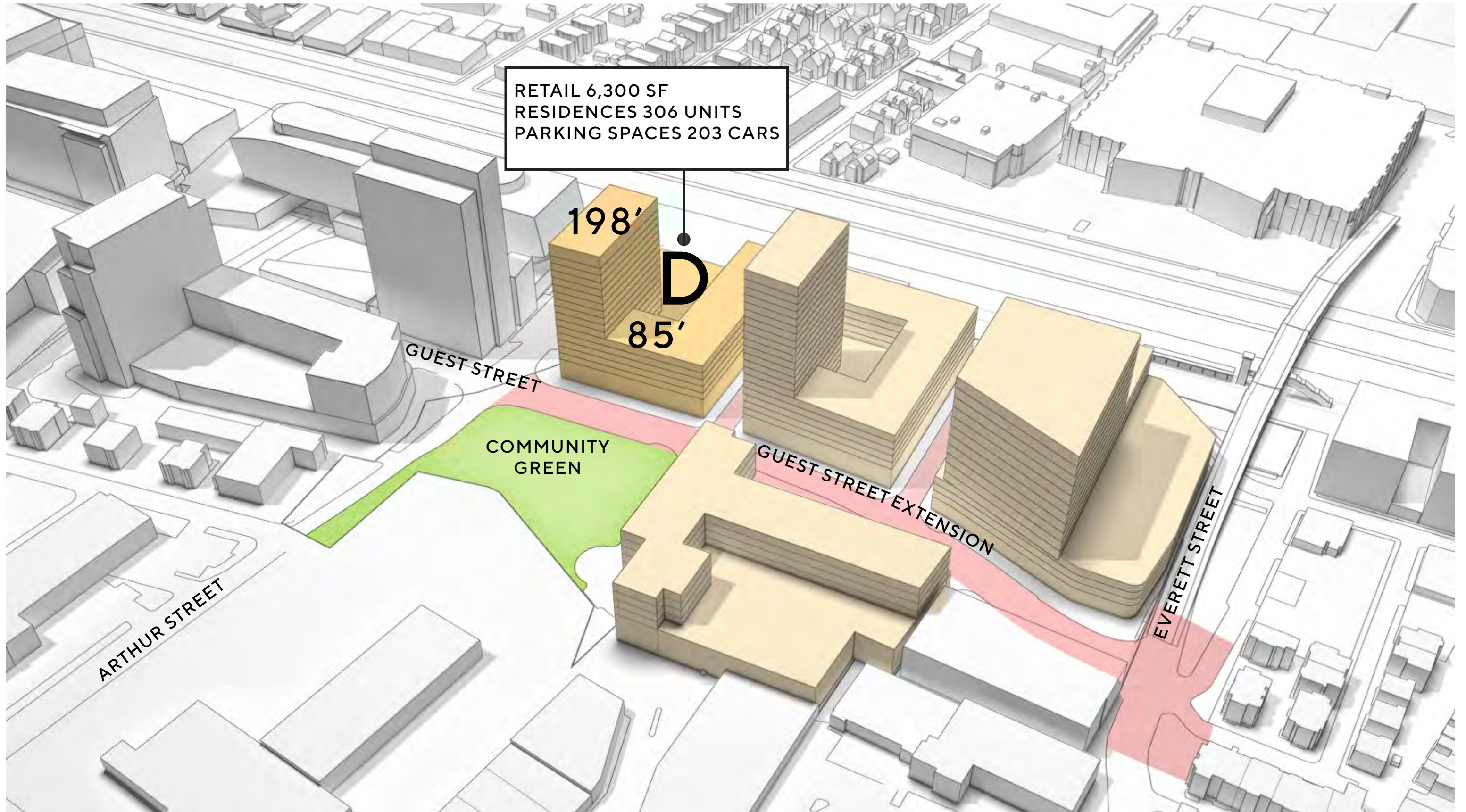
WEST STREET

GUEST STREET EXTENSION

COMMUNITY GREEN

ARTHUR STREET





RETAIL 6,300 SF
RESIDENCES 306 UNITS
PARKING SPACES 203 CARS

198'
D
85'

GUEST STREET

COMMUNITY GREEN

GUEST STREET EXTENSION

EVERETT STREET

ARTHUR STREET

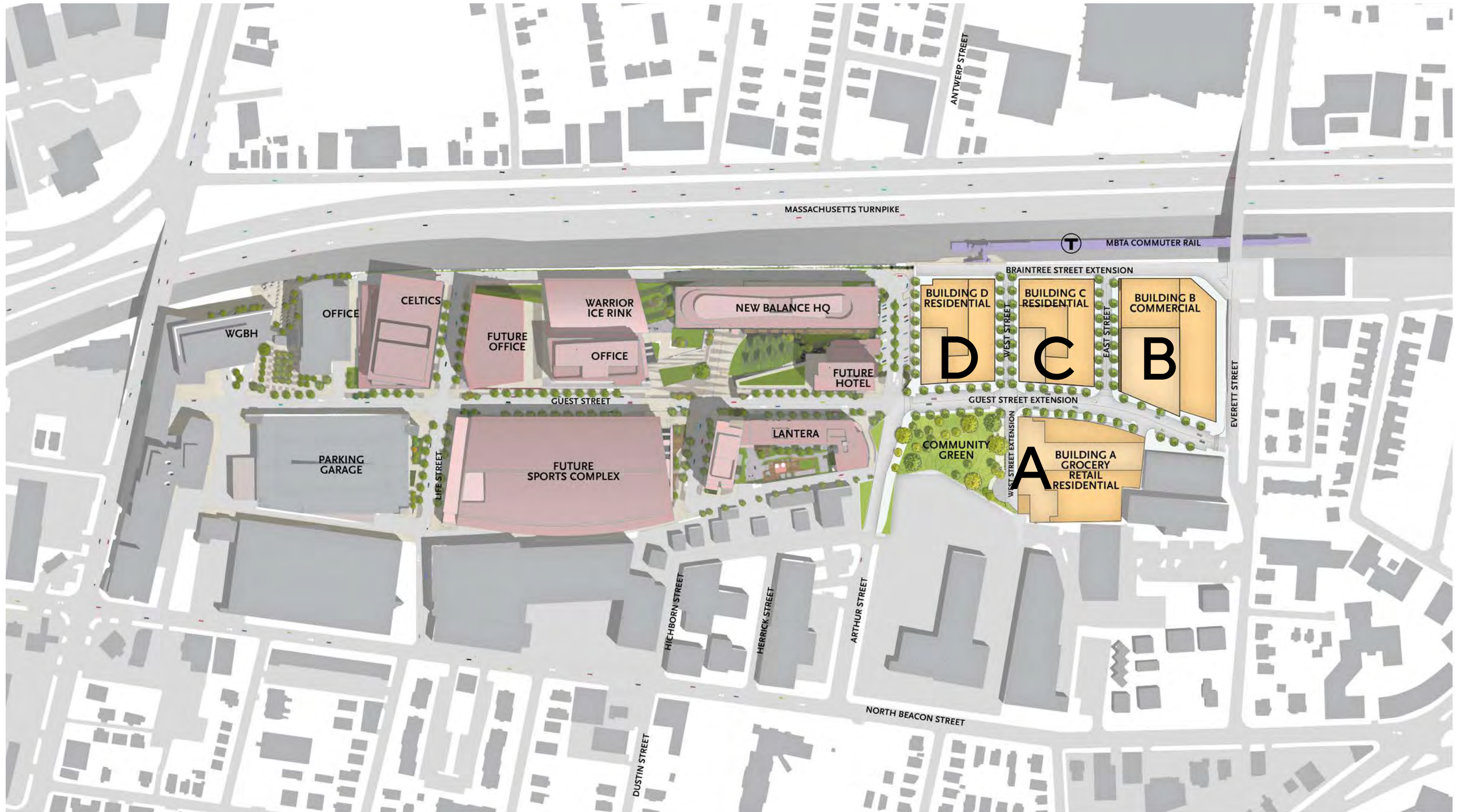


FIGURE 3.1 A

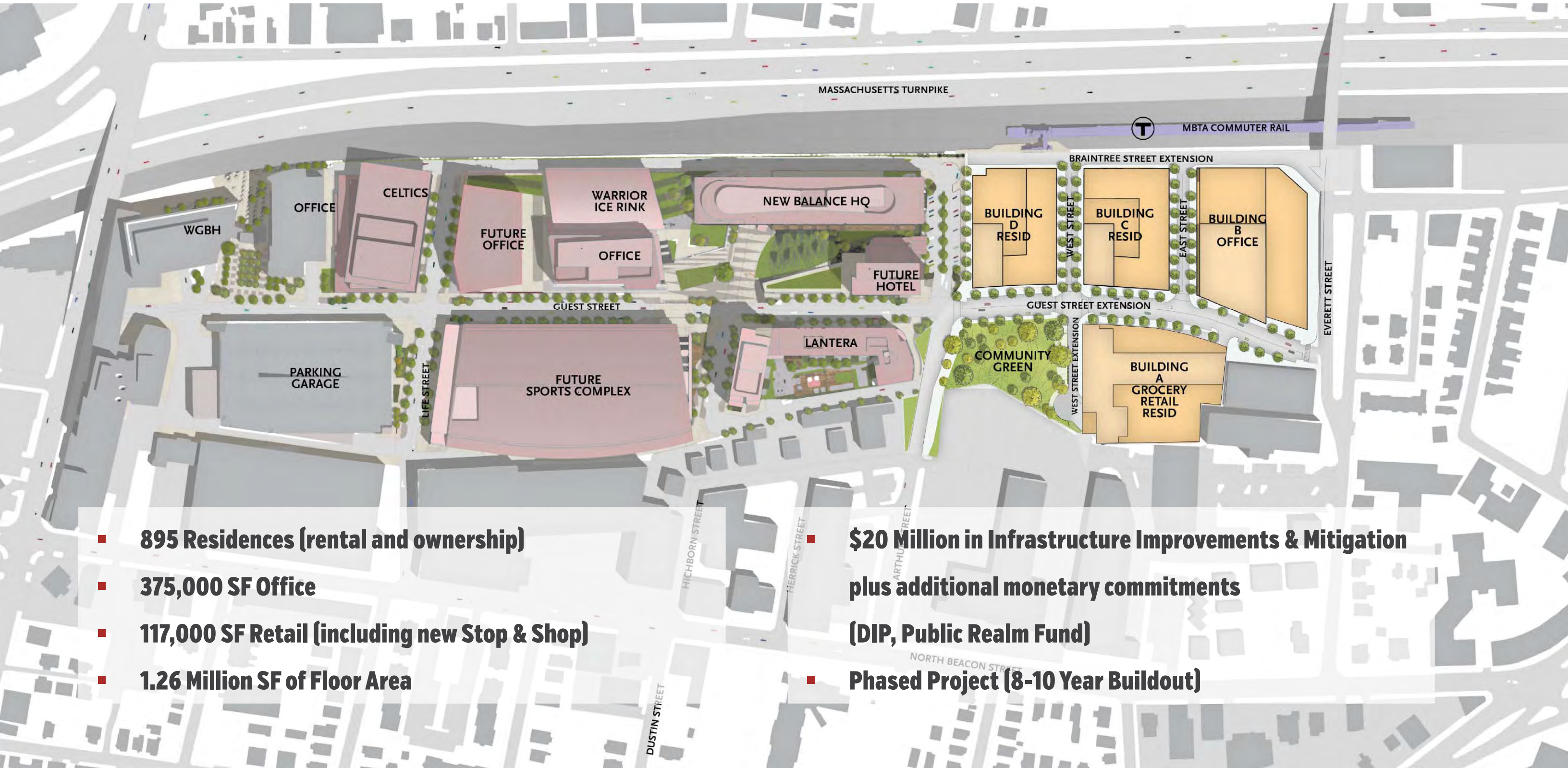


FIGURE 3.3 A





Master Plan



- **895 Residences (rental and ownership)**
- **375,000 SF Office**
- **117,000 SF Retail (including new Stop & Shop)**
- **1.26 Million SF of Floor Area**

- **\$20 Million in Infrastructure Improvements & Mitigation plus additional monetary commitments (DIP, Public Realm Fund)**
- **Phased Project (8-10 Year Buildout)**

- Reduced building heights closest to North Beacon from **200' to 85'** in keeping with Guest Street Planning Study
- **Eliminated** tower element closest to Everett Street
- **Shifted** Stop & Shop to the **center of site** closest to residences and Community Green

- Introduced **varied heights**, focusing taller elements in center of site
- Reduced residences by **155 units** (1,050 to 895)
- **Doubled** size of Community Green (to 1 Acre)
- **Activated** West Street Extension to make it “real”

- Maintained same **positive** Traffic Study conclusions
- **Continued commitment** to \$20 Million in Up-Front Infrastructure and Mitigation



Details of Building “A”

ALLSTON YARDS

March 25, 2019



Allston Yards: **Building A**

March 25, 2019

NEW ENGLAND
DEVELOPMENT

STOP&SHOP

BOZZUTO

S southside
investment
partners

Stantec



Allston Yards: **Building A**
March 25, 2019

NEW ENGLAND
DEVELOPMENT

STOP & SHOP

BOZZUTO

S southside
investment
partners

Stantec



Allston Yards: **Building A**

March 25, 2019

NEW ENGLAND
DEVELOPMENT

 STOP & SHOP

 BOZZUTO

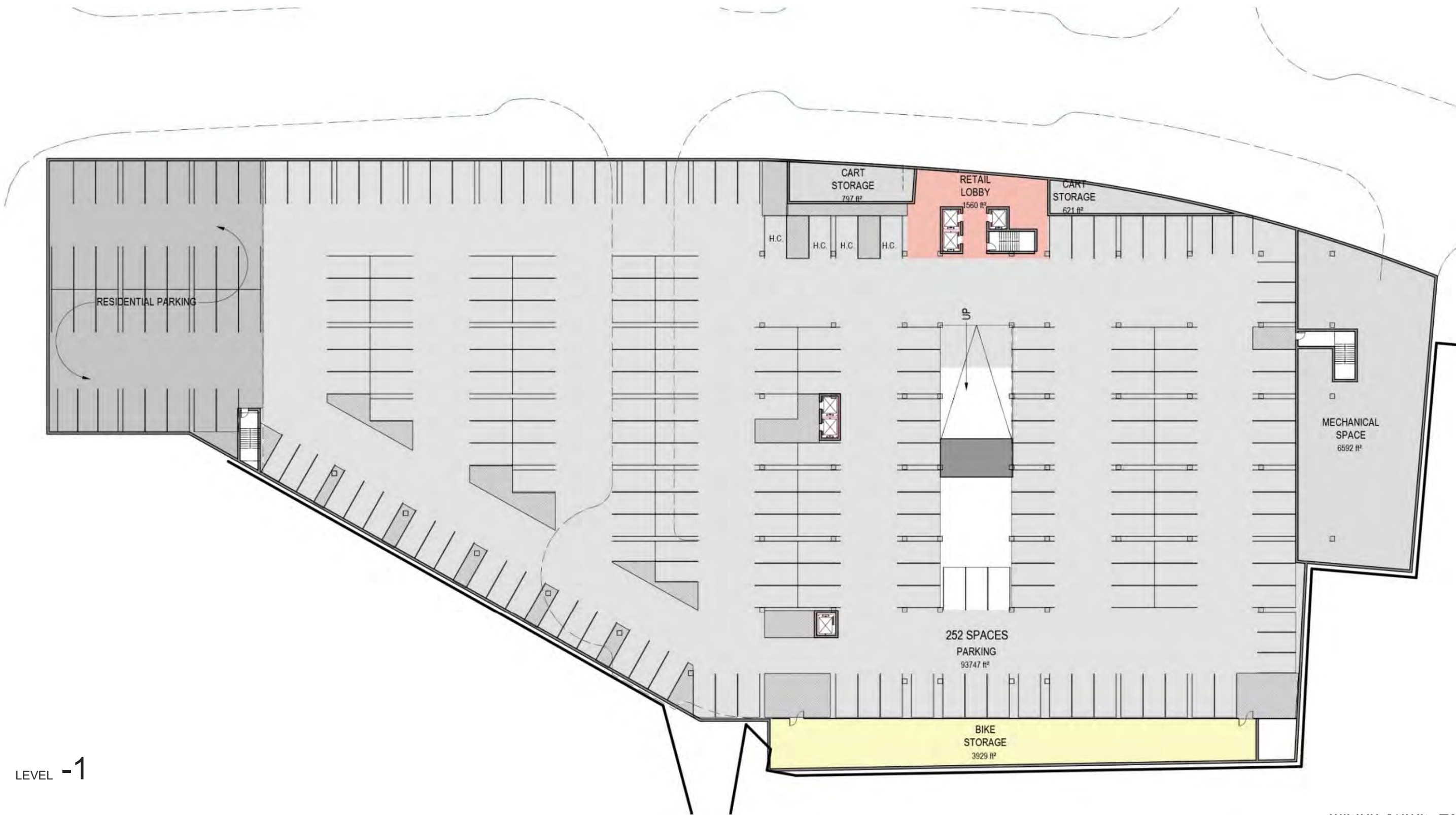
 southside
investment
partners

 Stantec



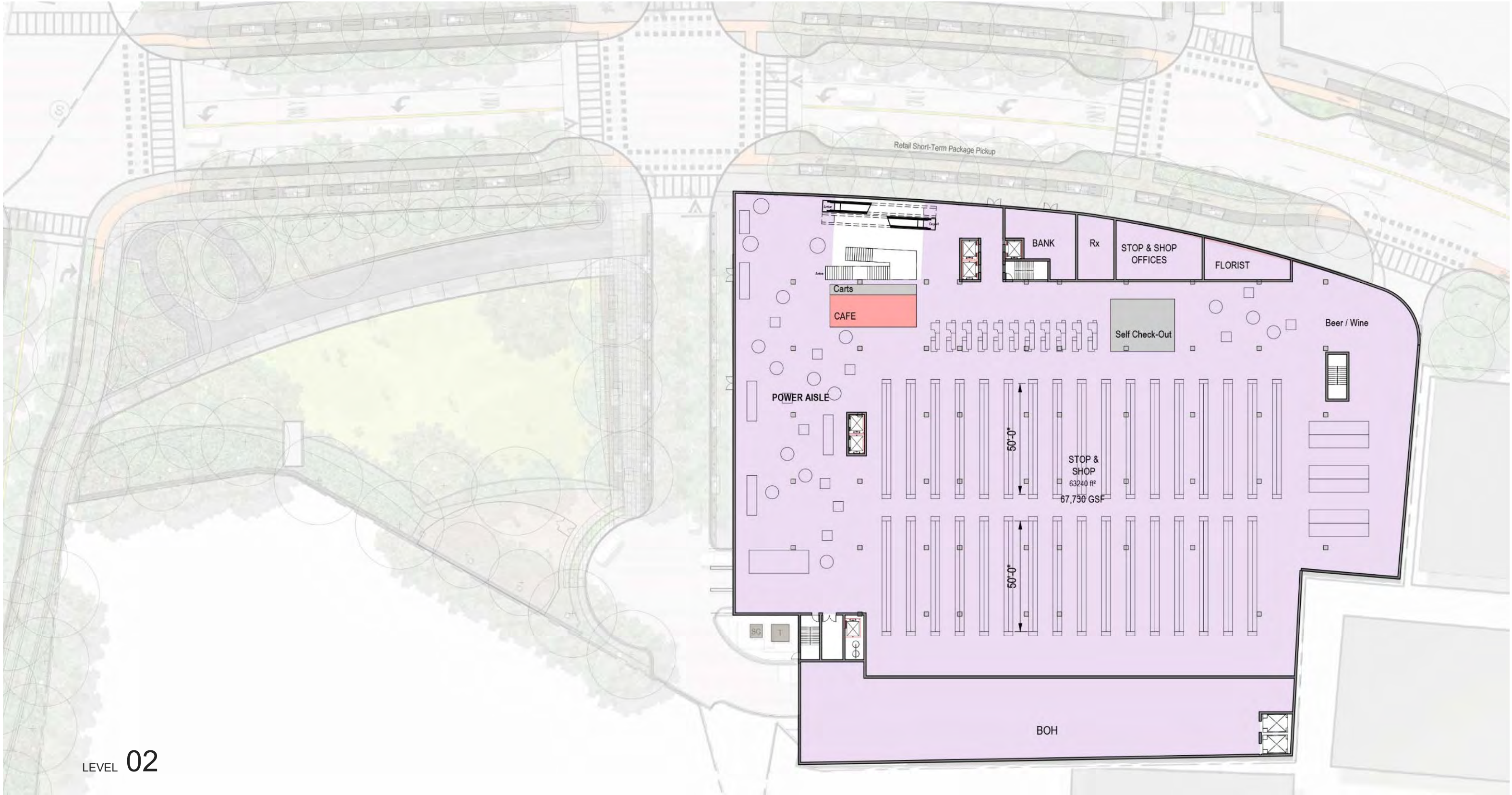
Allston Yards: **Building A**

March 25, 2019



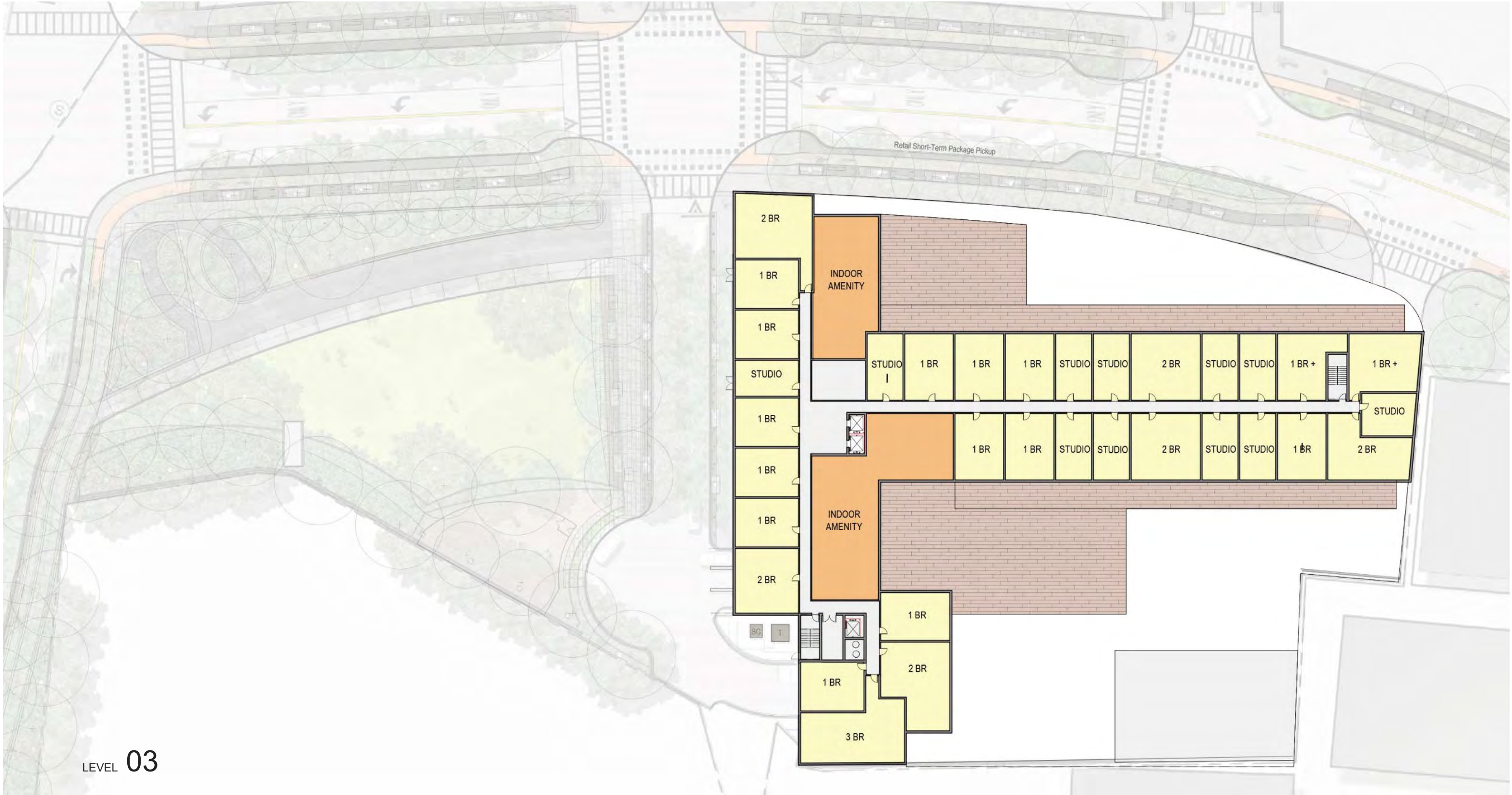
LEVEL -1

ALISON TAYLOR. **Building A**
March 25, 2019



LEVEL 02

Allston Yards: **Building A**
 March 25, 2019



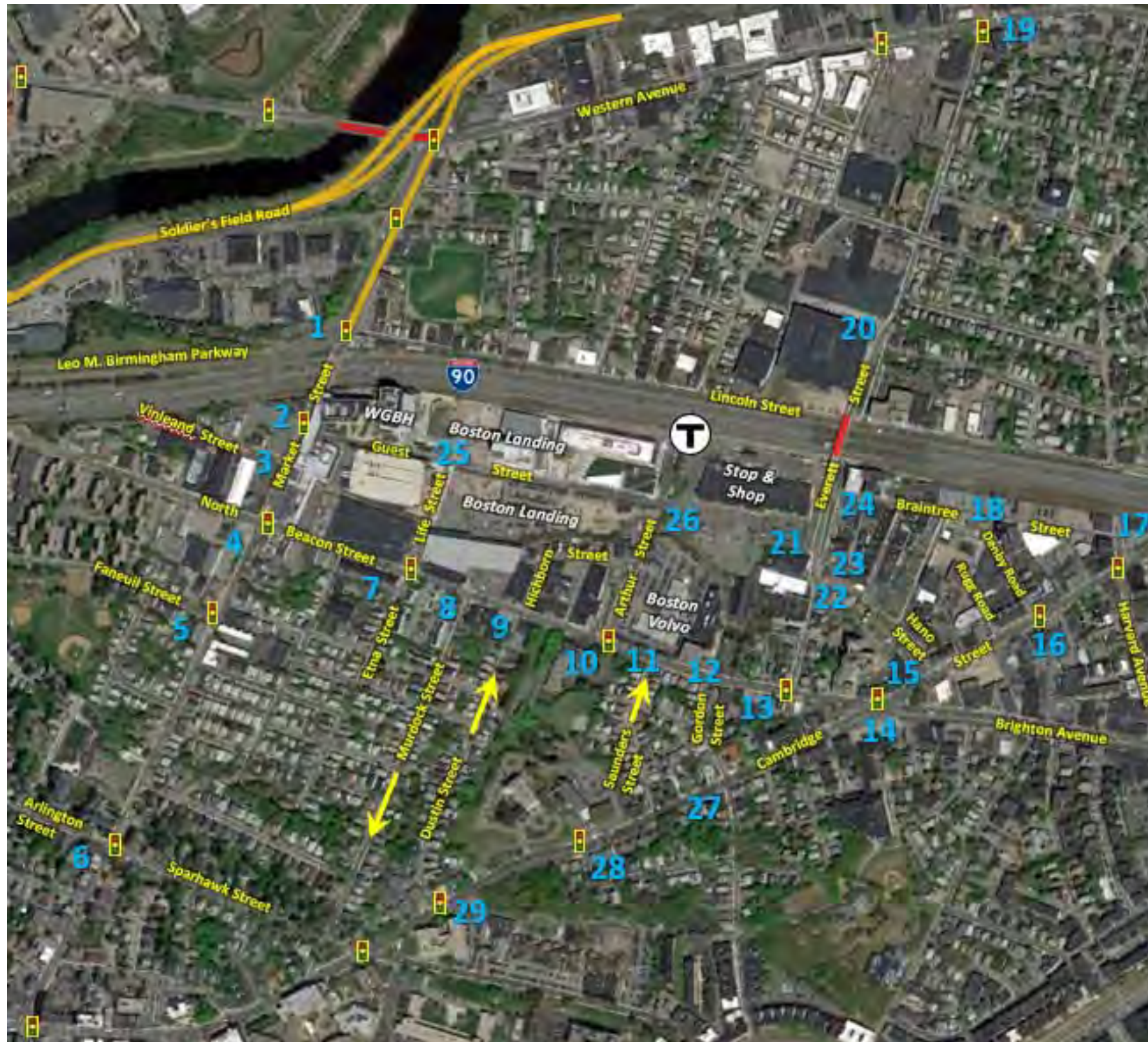
Allston Yards: **Building A**
 March 25, 2019

Up-Front Infrastructure Enhancements

ALLSTON YARDS

March 25, 2019

Transportation Study Area



1. Market Street at Leo M. Birmingham Parkway/Lincoln Street
2. Market Street at Guest Street/Stockyard Driveway
3. Market Street at Vineland Street
4. Market Street at North Beacon Street
5. Market Street at Faneuil Street
6. Market Street at Sparhawk Street/Arlington Street
7. North Beacon Street at Life Street/Etna Street
8. North Beacon Street at Murdock Street/Self-Storage Driveway
9. North Beacon Street at Hichborn Street/ Dustin Street
10. North Beacon Street at Arthur Street/Wingate Driveway
11. North Beacon Street at Saunders Street
12. North Beacon Street at Gordon Street
13. North Beacon Street at Everett Street/KFC Driveway
14. North Beacon Street/Brighton Avenue at Cambridge Street
15. Cambridge Street at Hano Street
16. Cambridge Street at Denby Road
17. Cambridge Street at Harvard Avenue/Franklin Street
18. Braintree Street at Rugg Road
19. Everett Street at Western Avenue
20. Everett Street at "Old" Everett Street (north)
21. Everett Street at Stop and Shop Driveway
22. Everett Street at "Old" Everett Street (south)
23. "Old" Everett Street at Blaine Street
24. "Old" Everett Street at Braintree Street
25. Guest Street at Life Street
26. Guest Street/Stop and Shop Driveway at Arthur Street
27. Cambridge Street at Gordon Street
28. Cambridge Street at Eleanor Street
29. Cambridge Street at Dustin Street

— Department of Conservation & Recreation jurisdiction
— MassDOT jurisdiction

Transportation Connections



Transportation Connections



Everett & Guest Intersection



Everett & Guest Intersection



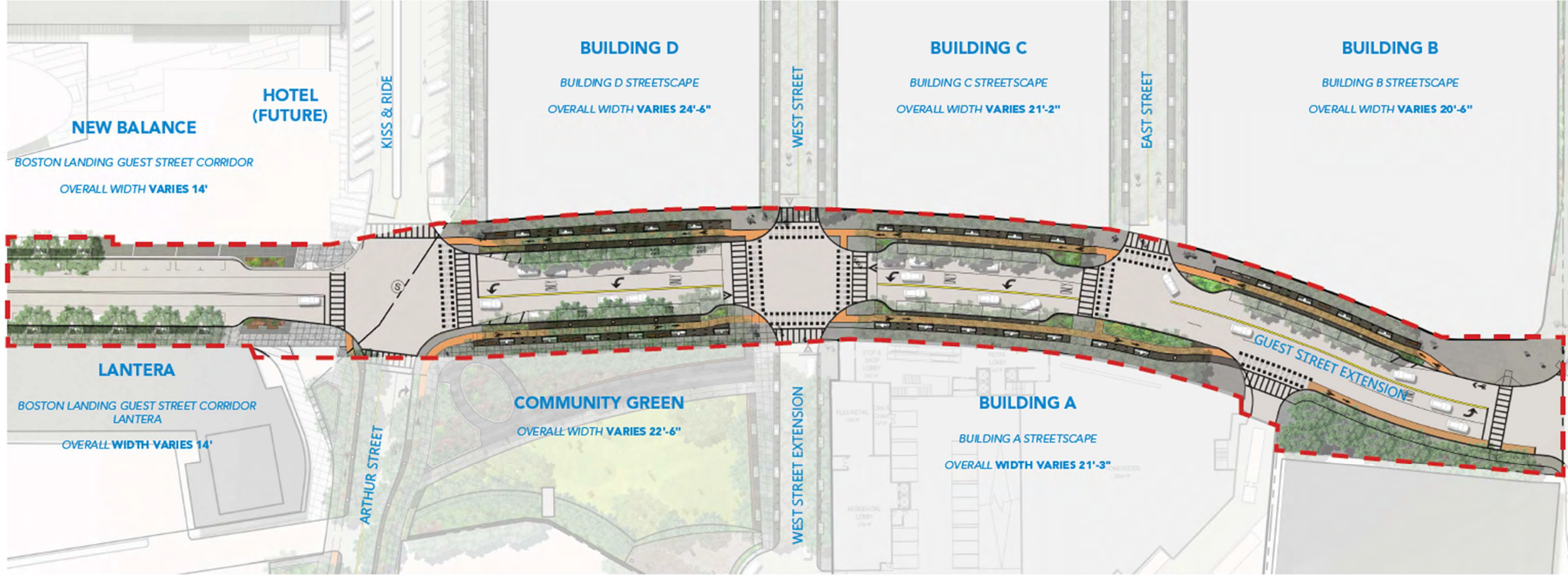
Arthur & Guest Intersection



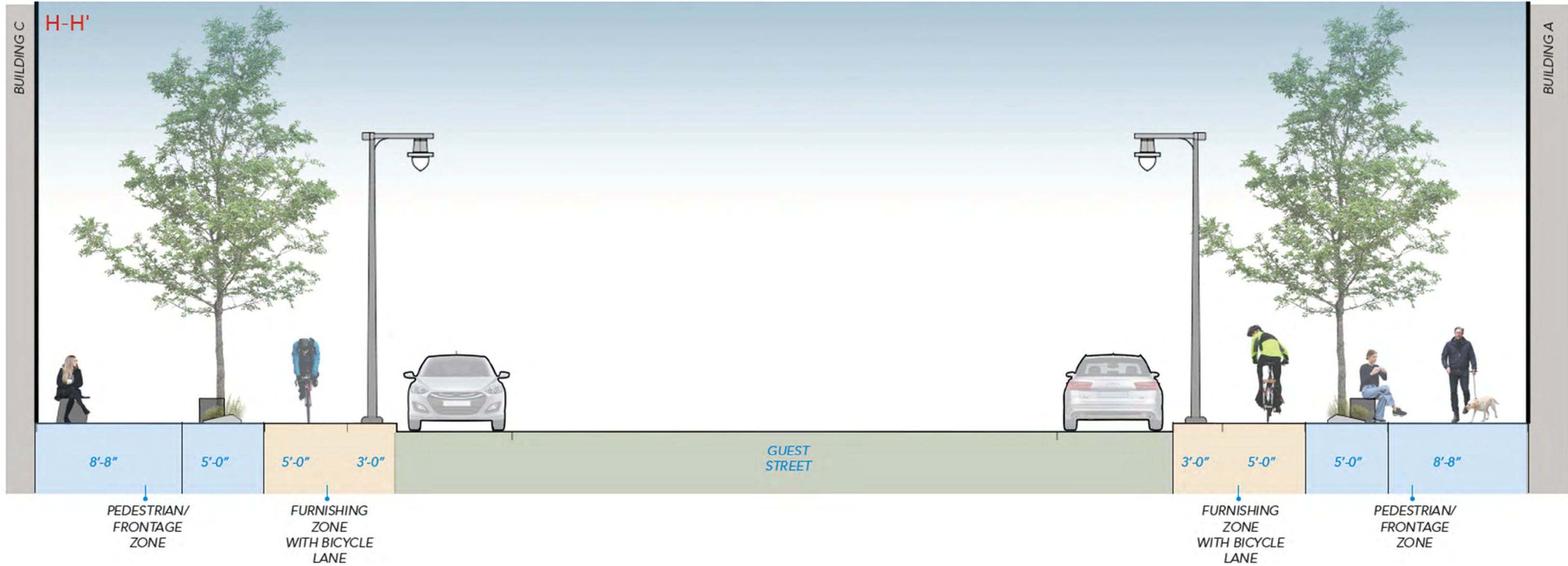
Transportation Connections



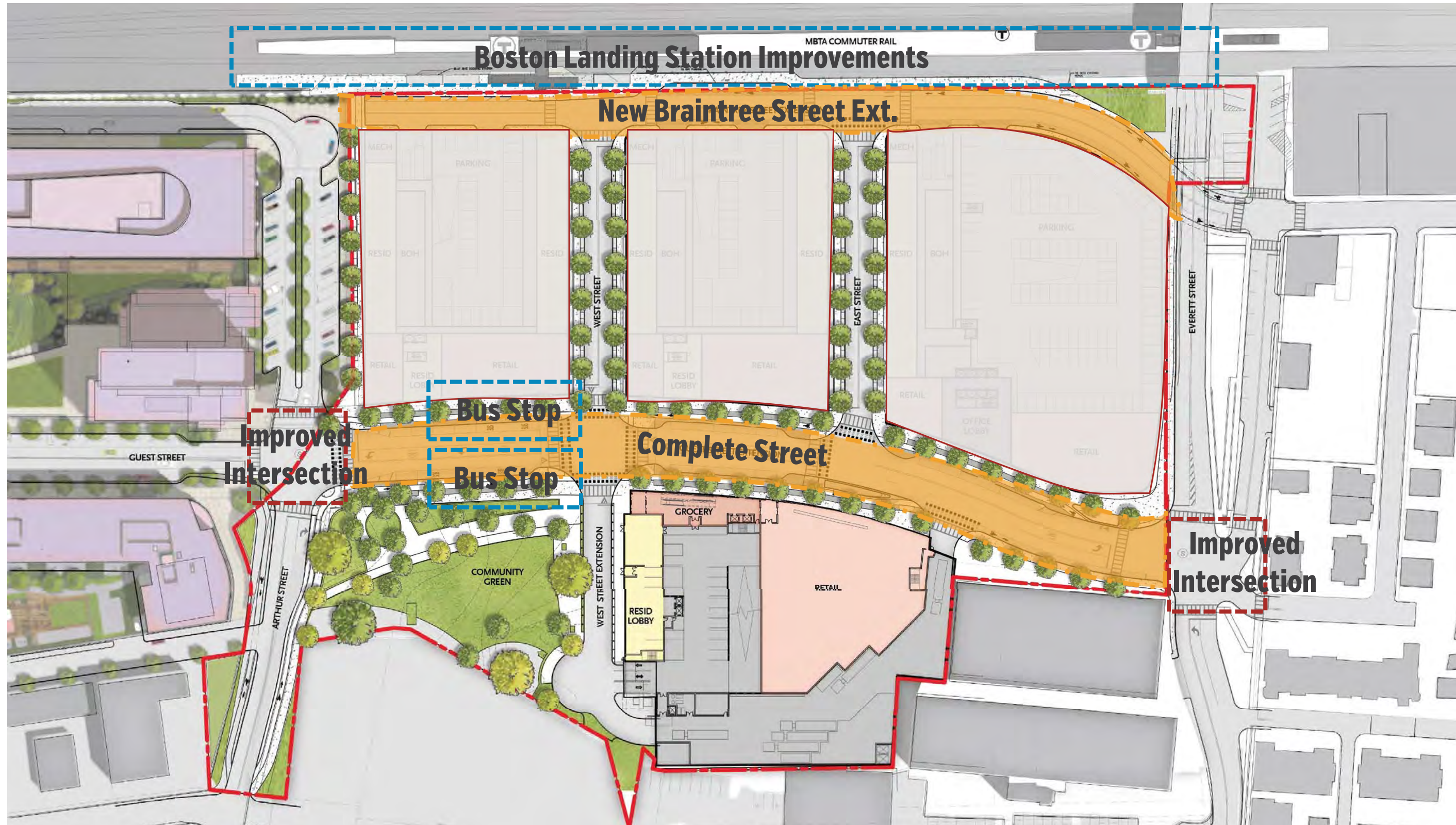
Guest Street Complete Street



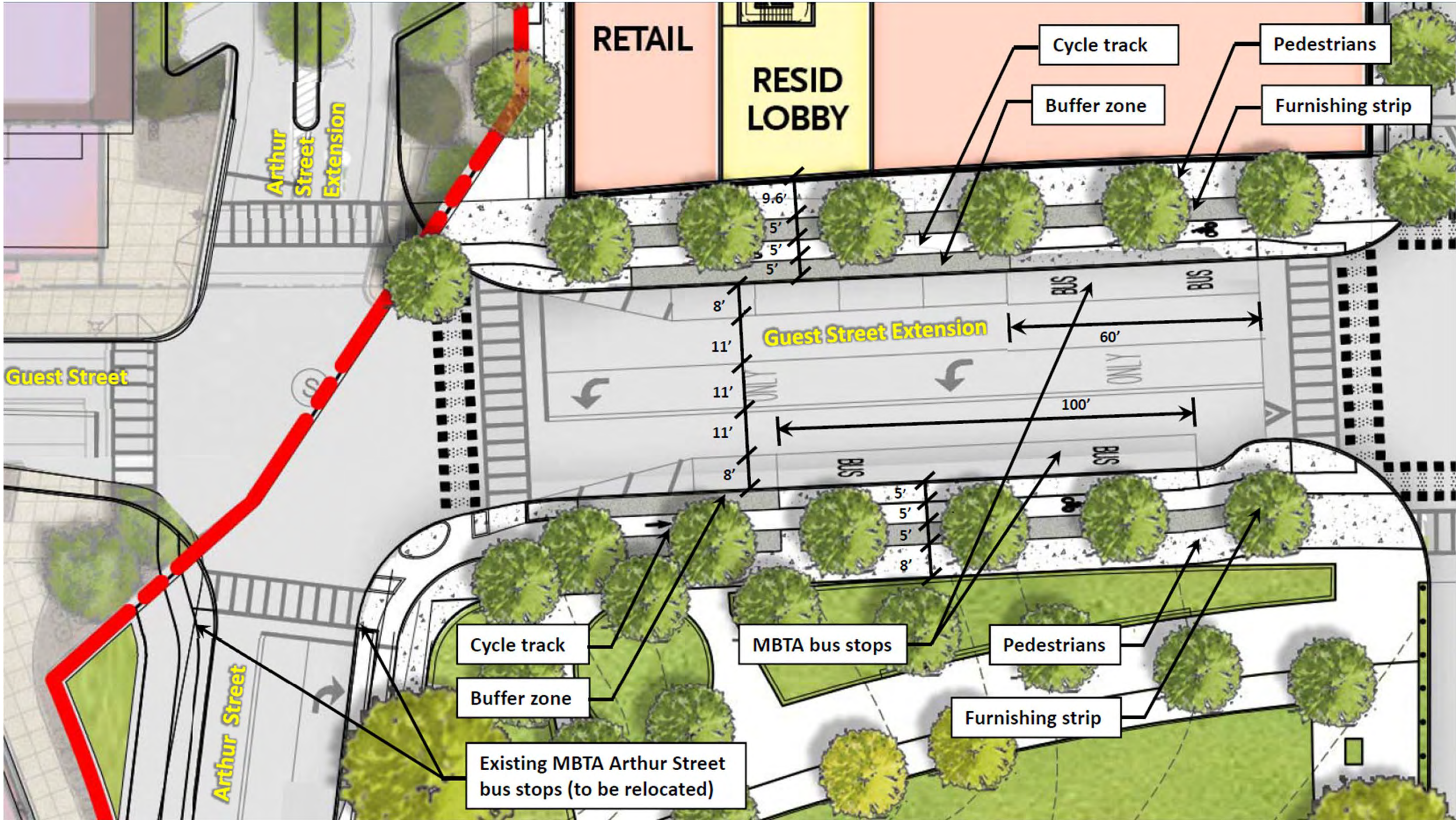
Guest Street Complete Street



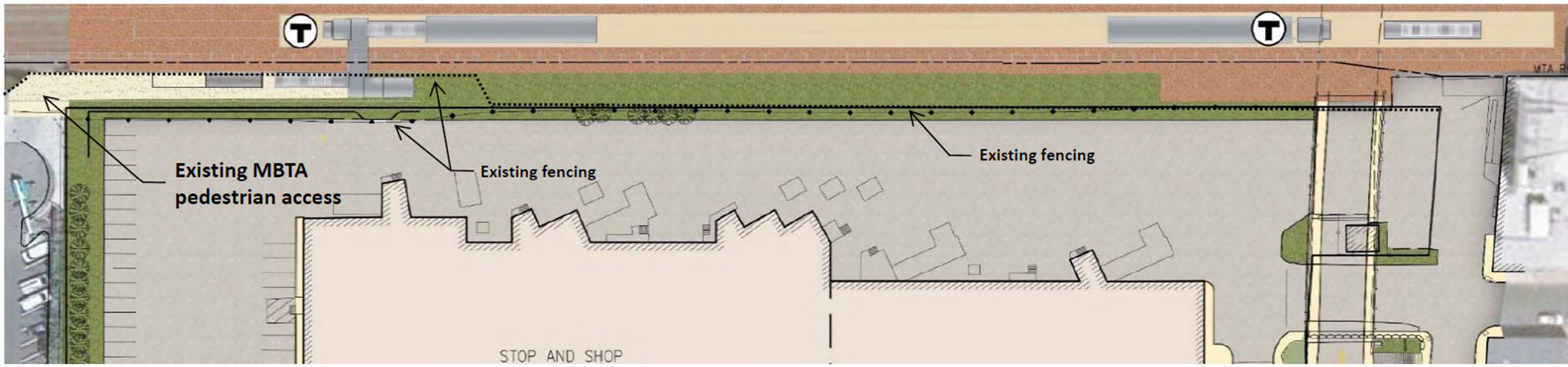
Transportation Connections



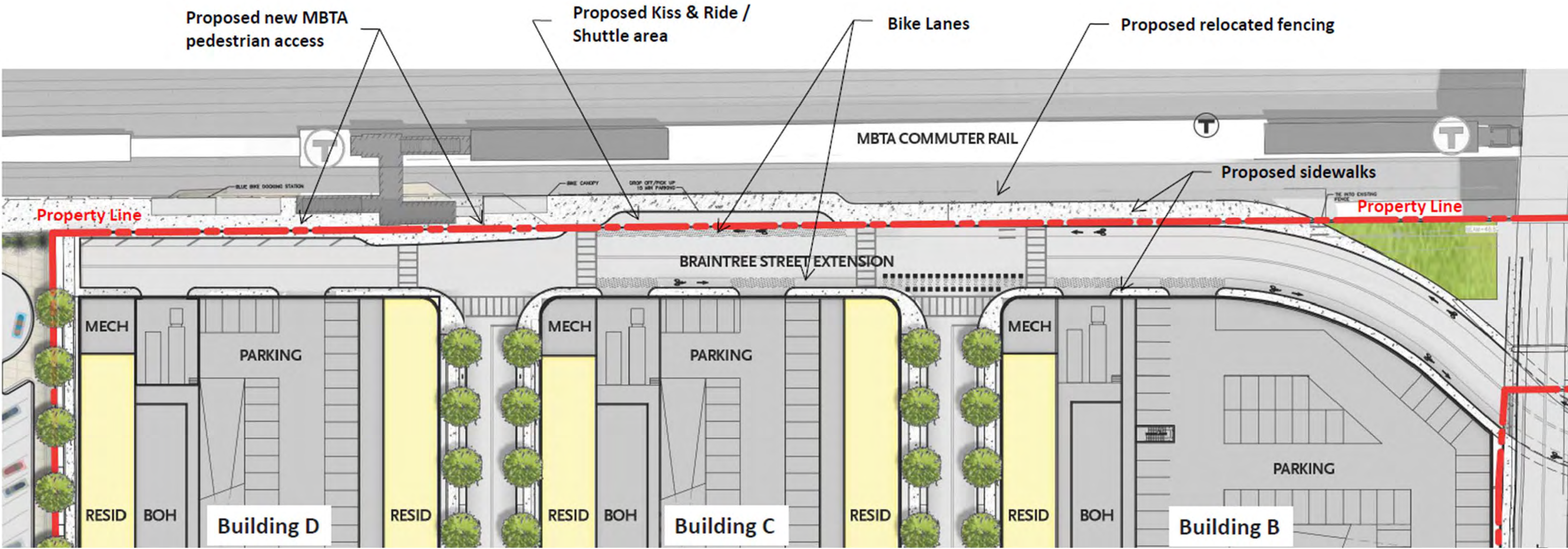
New Bus Stops



Boston Landing & Braintree Street - Existing Conditions



Boston Landing & Braintree Street - Proposed Improvements



Open Space & Public Realm



Project Benefits

- Significant **up-front infrastructure** improvements totaling approximately **\$20 Million**
- A **unified** street grid; a transportation network that **works**
- **New 1-acre Community Green** open to the public with year-round programming
- A flagship **Stop & Shop** with indoor parking and loading
- Delivering **over 100 ownership** residences
- At full build-out, an estimated **2,500 construction jobs**; 2,000 permanent jobs
- **Public Realm Fund** of \$1,000,000 per parcel (**\$4,000,000 Total**)
- Substantial **contributions** for jobs and housing of **\$4,200,000**
- **Support viability of Boston Landing station**
- Planning that is **respectful** to neighbors and abutters

Next Steps

- **Presentations to Community Groups in April**
- **Public Meeting in April**
- **Continued Coordination with MBTA, BPDA, City Agencies**
- **Comments Due May 10th**

THANK YOU

