

Public Meeting

02.05.2020



King
Street
Properties
Life | Science | Real Estate

MUGAR
ENTERPRISES, INC.

DiStefano
Family

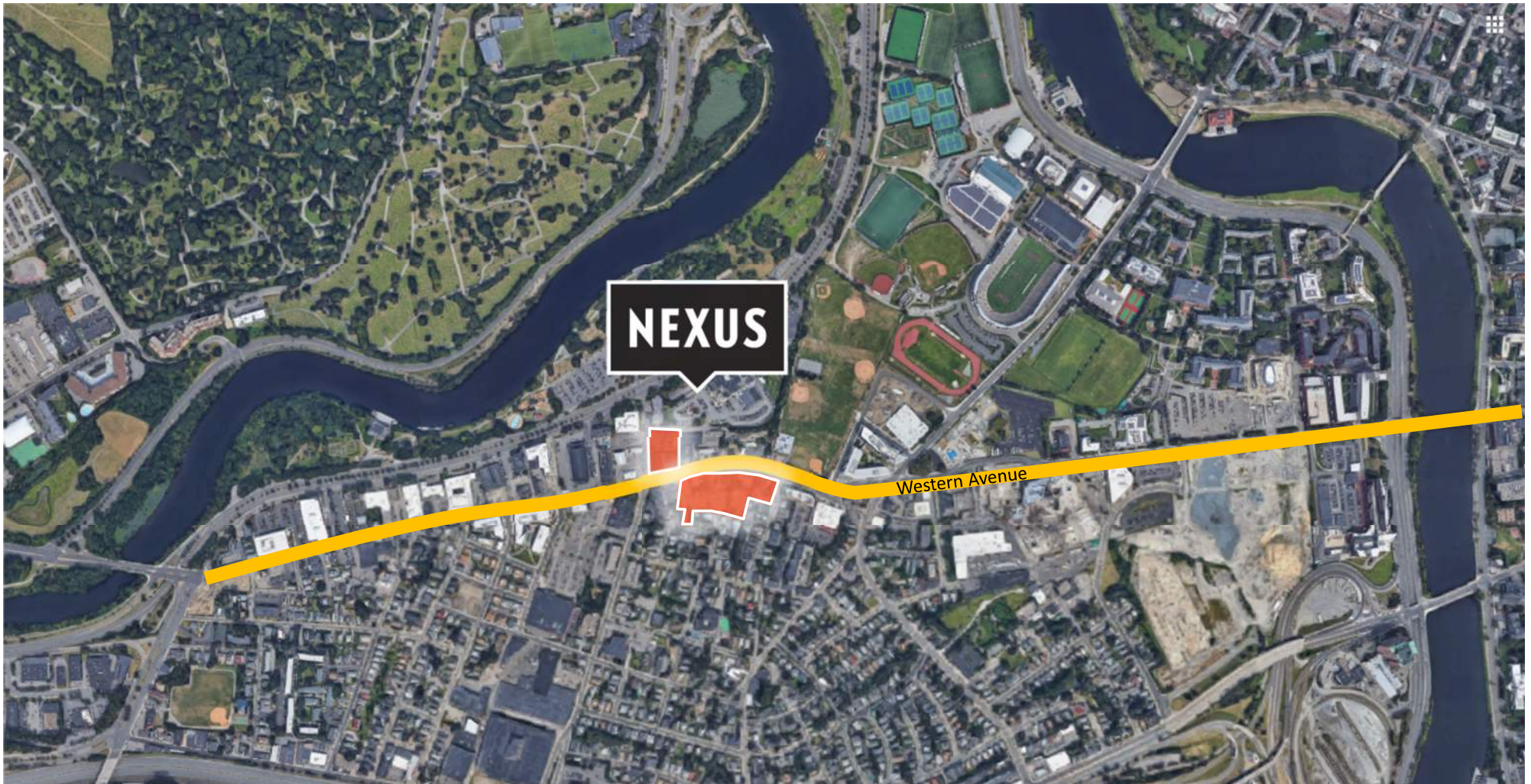
DIMELLA
SHAFFER



Project Background

- Timeline and Process
- Existing Conditions
- Design and Planning Influence

WESTERN AVENUE CORRIDOR



EXISTING INDUSTRIAL USES





VEHICLE

OFFICE

AMERICAN
FIREARMS
CORPORATION
KURTZ & HODGE



Project Consistency with Planning Goals



Allston Mobility Study

- Protected bike lanes
- Safer and wider pedestrian pathways
- Focus on alternative transportation
- Blue Bike stations
- Ride share drop off location
- Mobility Hub



North Allston-Brighton Community-Wide Plan

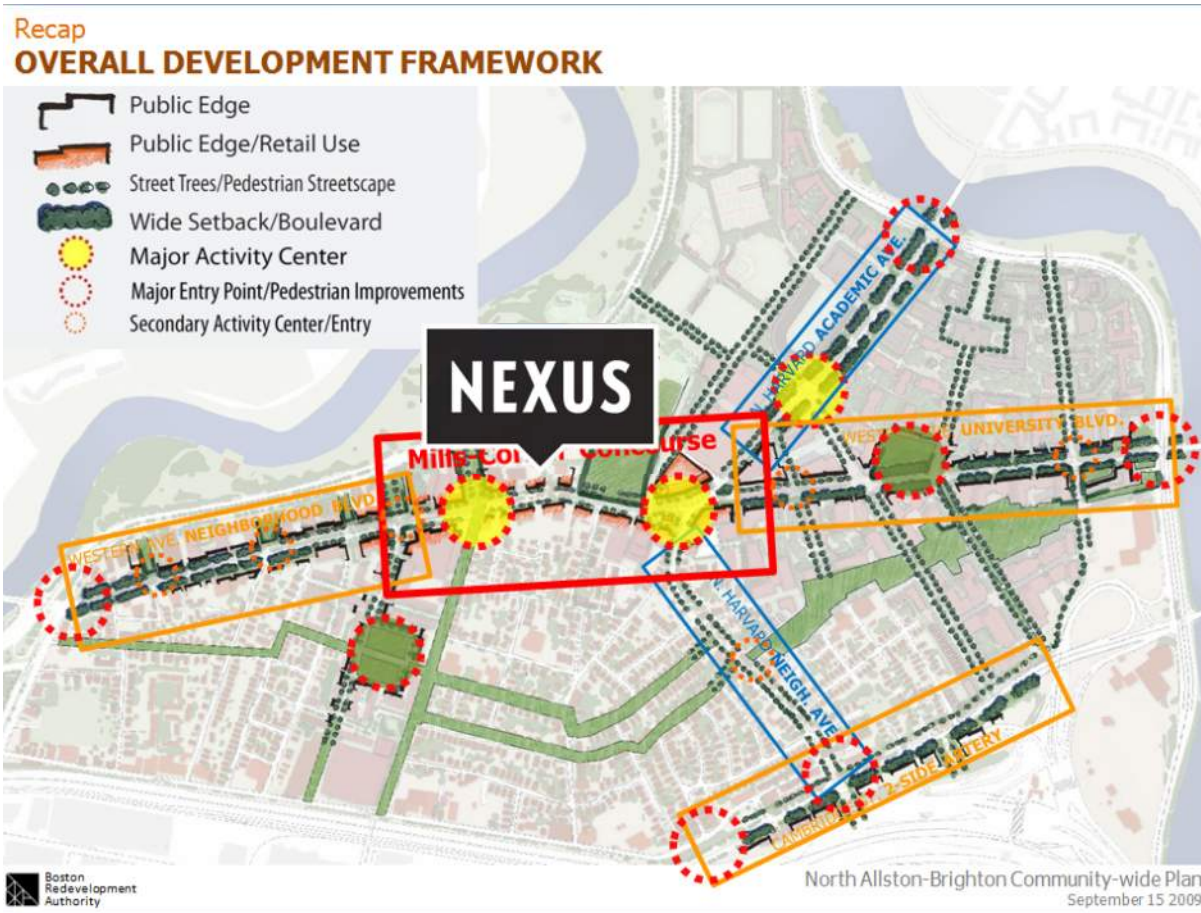
- Nexus between commercial and residential development
- Open space accessible to the public
- Wide setback and public edge
- Connection to the river
- Connect neighborhoods at centers of retail and cultural activity



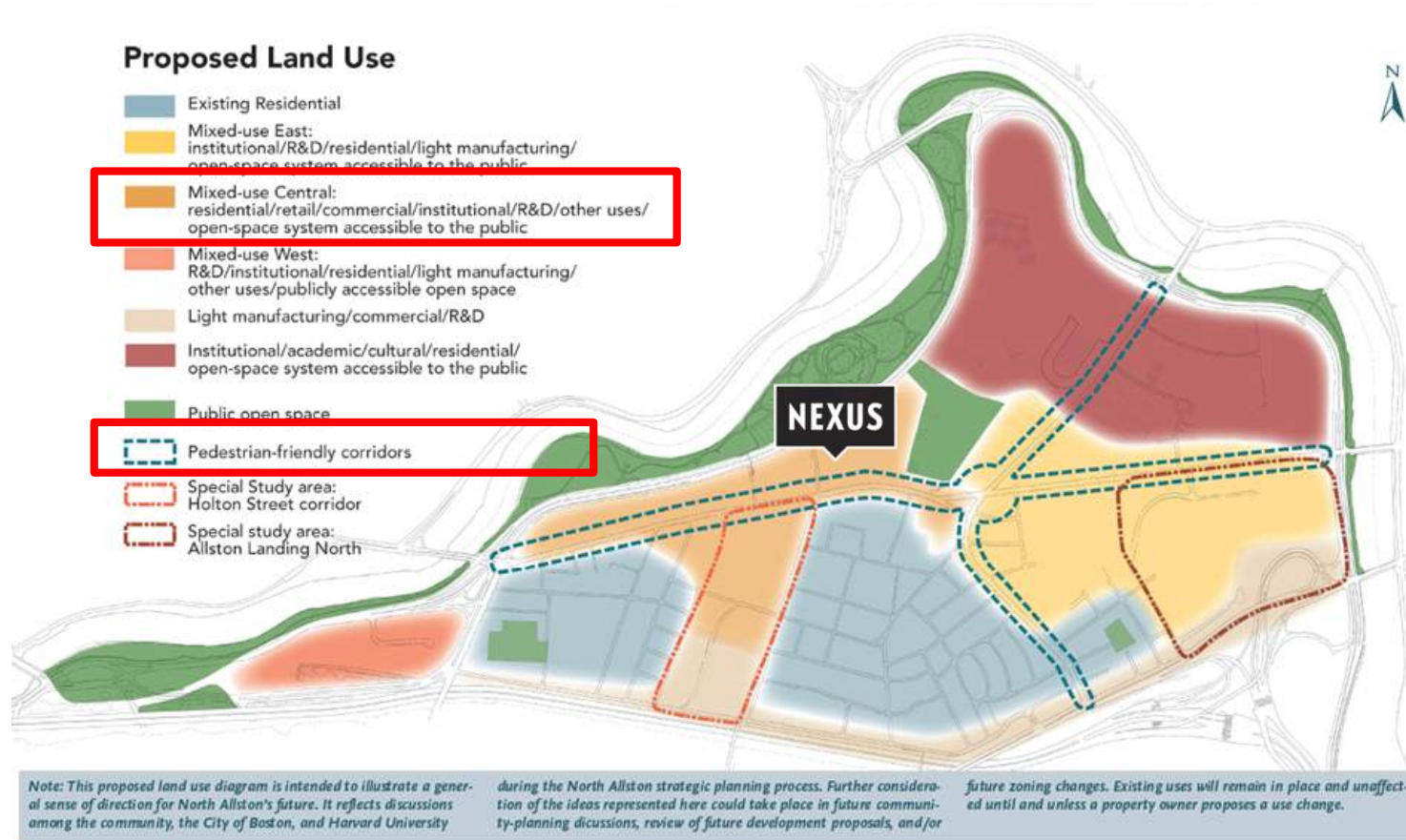
Western Ave Corridor Study

- Building on previous studies
- Focus on improved streetscape
- Enhanced community benefits
- Public places of interest

PLANNING CONSISTENCY



PLANNING CONSISTENCY



Previous Efforts

MASTER PLAN GOALS

1. CONNECT THE NEIGHBORHOODS TO THE RIVER AND THE PARKS WITH STRONG SIGHT-LINES AND PEDESTRIAN PATHS

Boston
Redevelopment
Authority

North Allston-Brighton Community-wide Plan
April 27 2009



Project Overview

SITE PLAN





PROJECT BENEFITS



Urban Design and Public Realm Benefits

- 1.1 acres dedicated to public realm/open space
 - Artists' Way
 - Westford Park
 - Dedicate site frontage to improved pedestrian and bike pathway with a protected bike lane
- Provide increased pervious area to a site that is virtually 100% impervious
- Reduce the number of curb cuts from 20 to four, to create safer pedestrian condition
- Improved connectivity
 - Expand the sidewalk on Everett Street northbound to a multimodal pedestrian connections to Herter Park that mirrors the City's planned improvements on the southbound side of the street.
 - Signalized intersection at Artists' Way for safer pedestrian crossing and future connection to the Charles River
- Improved stormwater quality through increased treatment and infiltration via increased pervious area.

Economic and Community Benefits

- **Employment opportunities at all levels**
- Innovative companies, working to discover lifesaving therapies
- Civic space / studio space
- Create new residential units, including affordable housing
- Create approximately 2,000 permanent jobs as well as hundreds of construction jobs.
- **Millions** of new annual property tax revenues to the City of Boston.
- Approximately **\$5 million** community linkage payments to the City.

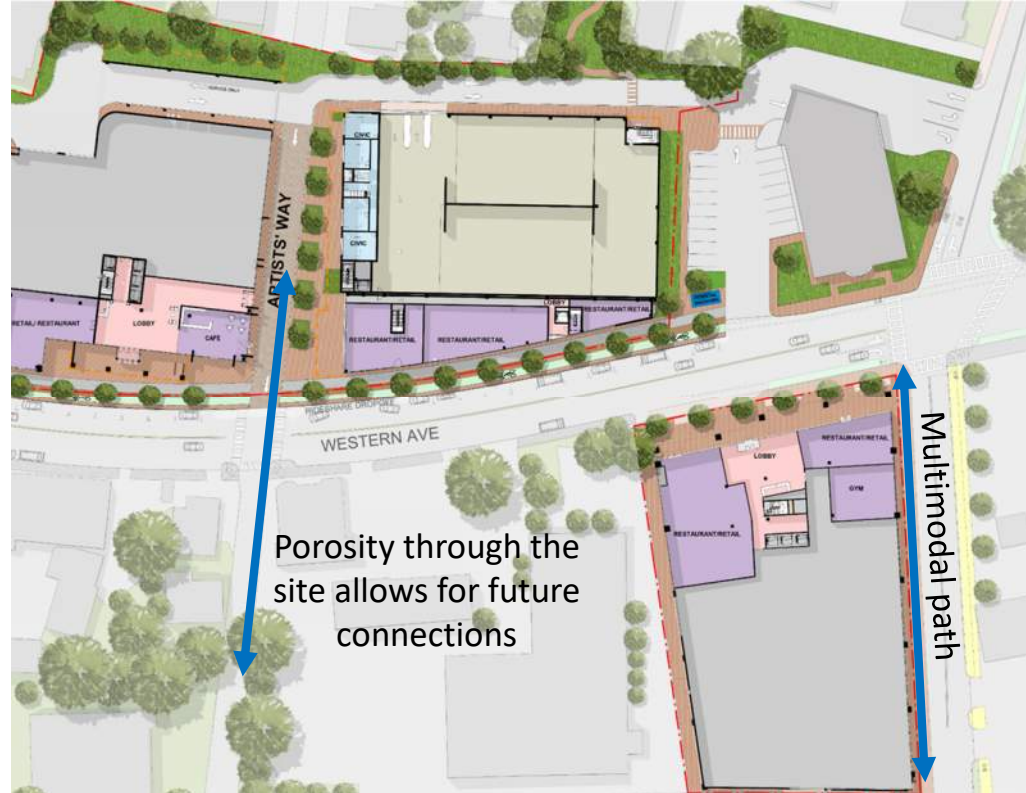
PROJECT ALLOWS INCREASED BENEFITS

- **Over 1 acre (over 25% of site area) dedicated to public realm / open space**
 - **Active public outdoor space**
 - **Pocket park**
 - **Improved streetscape**



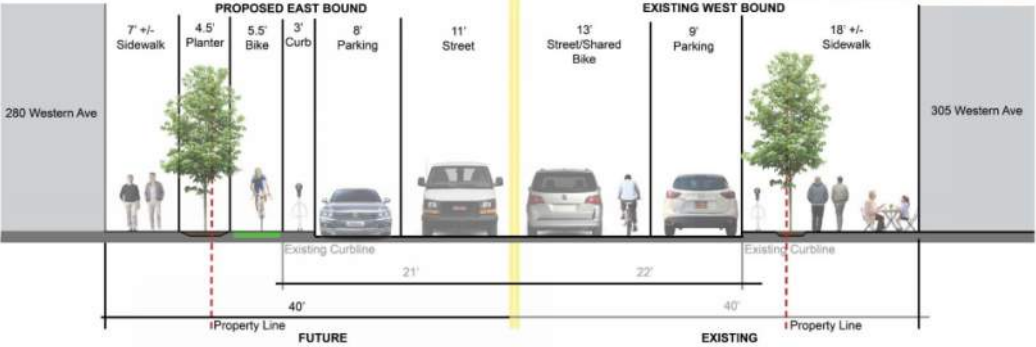
PROJECT ALLOWS INCREASED BENEFITS

- Over 50% of parking is below grade
 - Allows additional open space and connections through the site



PROJECT ALLOWS INCREASED BENEFITS

- Buildings pulled back from property line
 - Wider sidewalks
 - Protected bike lane



PROJECT ALLOWS INCREASED BENEFITS

- Local Retailers





Project Changes PNF to DPIR

PNF SITE PLAN

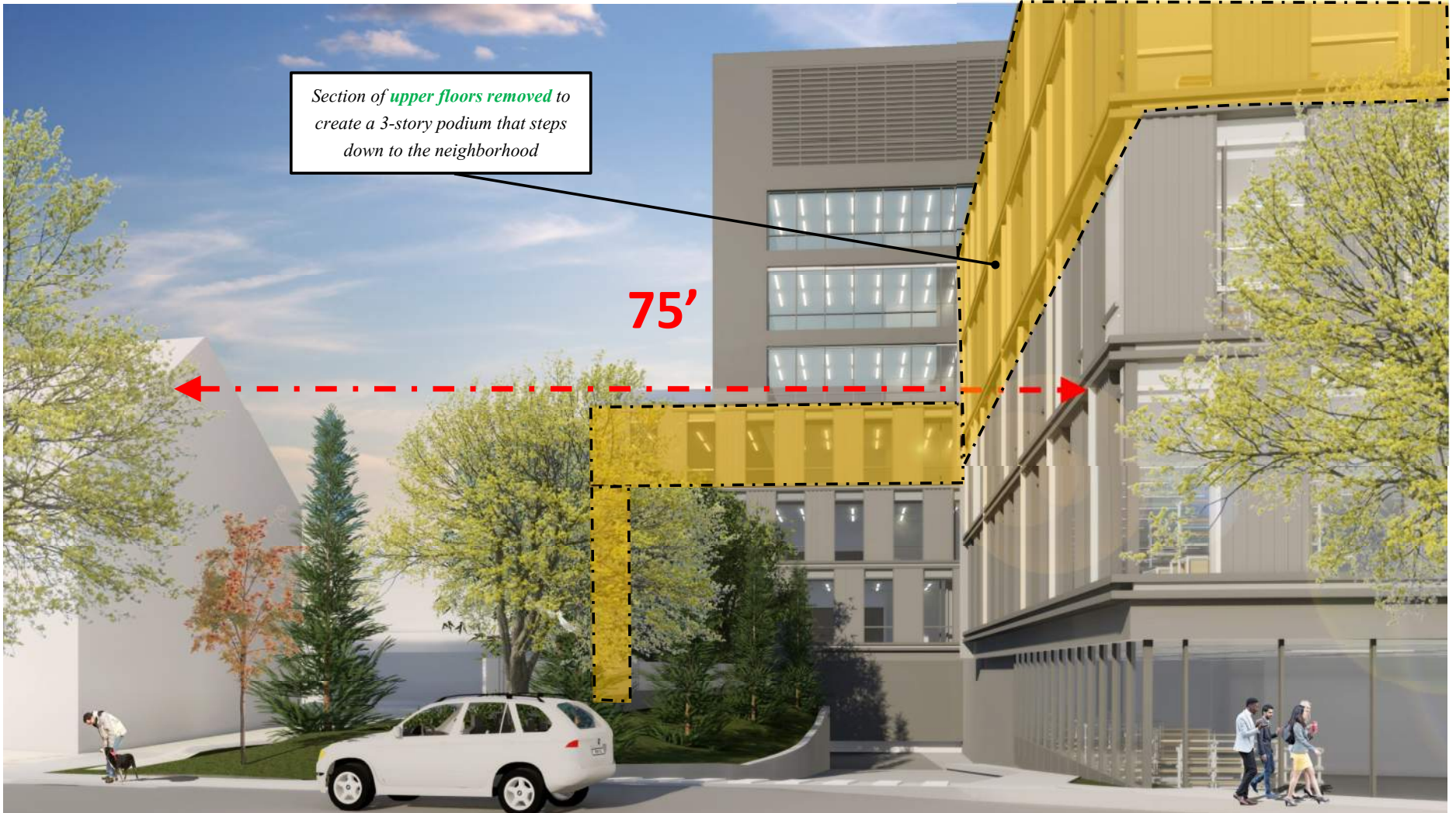


SUMMARY OF PROJECT CHANGES

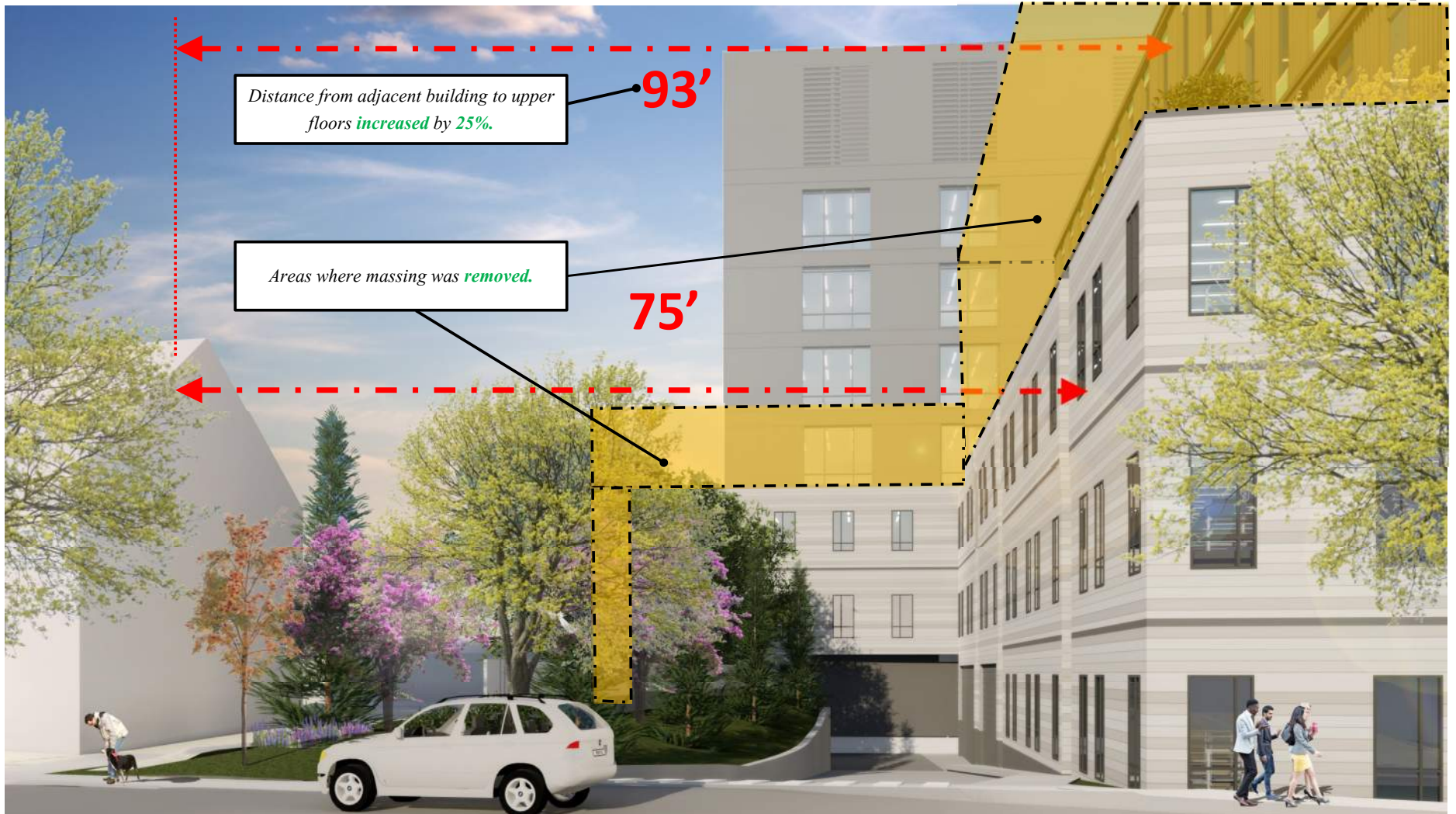
Comment	Responsive Change to Plan
Site circulation	<ul style="list-style-type: none"> ◆ Eliminated exiting traffic onto Riverdale. Maintained Riverdale as one-way, maintained on street residential parking. ◆ Improved connections through center of site to align with Speedway Ave. Allow vehicles at peak evening hours only.
Scale and Massing	<ul style="list-style-type: none"> ◆ Eliminated massing from 250 Western Avenue to create a three-story step down to match scale of adjacent residential. ◆ Increased setback of upper floors. Now set back 93 feet from adjacent buildings (+25%). ◆ Reduced the width and massing of the above grade parking garage by +15%. ◆ Added a full façade to the above grade parking structure.

Comment	Responsive Change to Plan
Open space	<ul style="list-style-type: none"> ◆ Width of Artists’ Way increased by approximately +40% creating significantly more “open to the sky” public space.
Parking	<ul style="list-style-type: none"> ◆ 93 spaces removed from the south parcel. <ul style="list-style-type: none"> ○ 40 spaces relocated below grade to the north parcel. ○ Eliminated 53 parking spaces from the project. ◆ Eliminate an additional 100 spaces in Phase 2 of the Project if the demand for is reduced through a robust TDM plan.
Housing	<ul style="list-style-type: none"> ◆ \$4mm in linkage payments to local affordable housing projects. ◆ Providing 5 units of affordable housing on-site.

RIVERDALE PNF Design



RIVERDALE Revised Design



RIVERDALE Revised Design



ARTISTS WAY PNF Design

Removed garage and building massing to
increase Artists' Way by 40%.



ARTISTS WAY Revised Design



Further *reduction* in garage. Garage massing reduced by *15%*.

Increased public space to accommodate a shared street/woonerf for improved site circulation

ARTISTS WAY Revised Design

Further reduction in garage width above civic space.



GARAGE SOUTH ELEVATION PNF Design



GARAGE SOUTH ELEVATION Revised Design



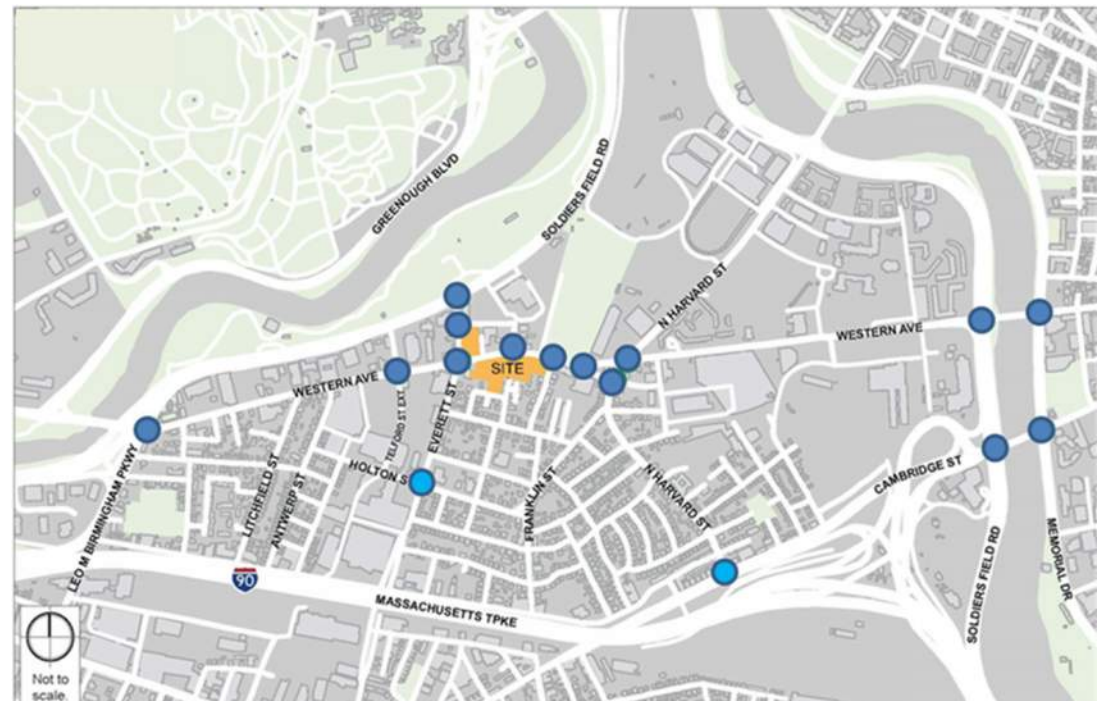
Revised design added a *full façade* above grade that will complement the residential façade and unify the building

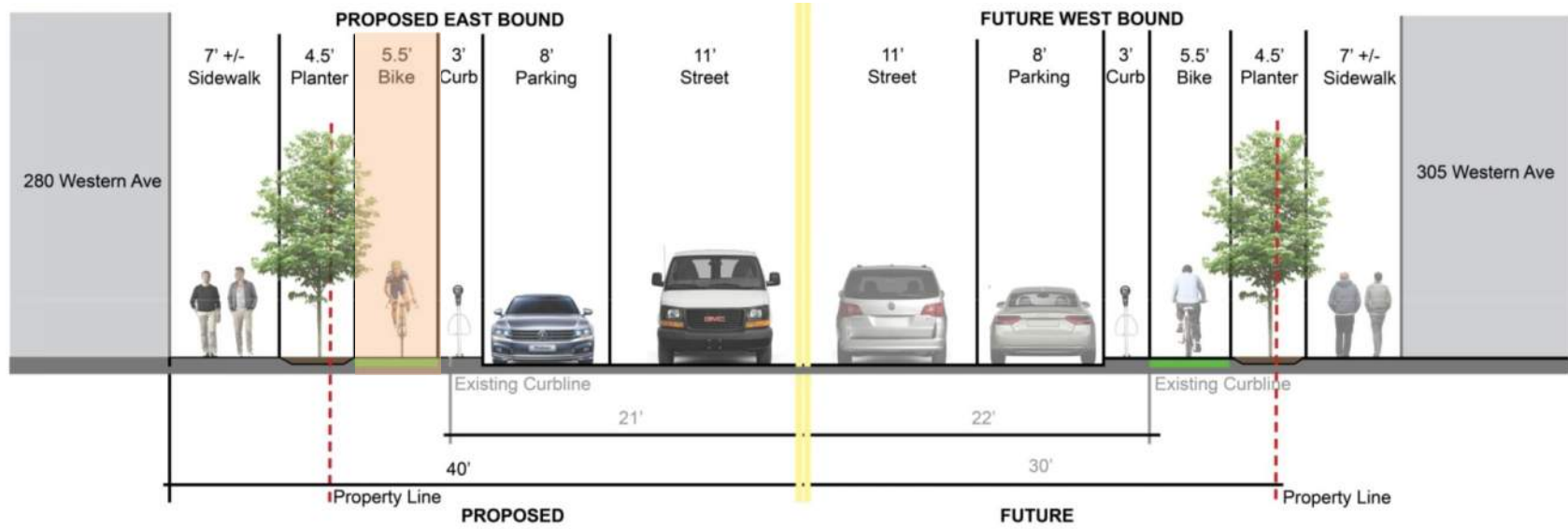


Traffic / Transportation

PARKING / TRANSPORTATION

- *Follow City (BPDA/BTD) and State (MassDOT/MEPA) guidelines*
- *Assess Existing Condition*
- *Assess “No-Build” Future Condition*
- *Generate Project Site Trips - Future minus Existing*
- *Adopt Travel Mode Shares*
- *Assess “Build” Condition*
- *Respond to Key Agency Transportation Comments*
 - *Expanded Study Area*
 - *Artists Way intersection*
 - *Pedestrian and Bicycle Environment*





PLANNING CONSISTENCY



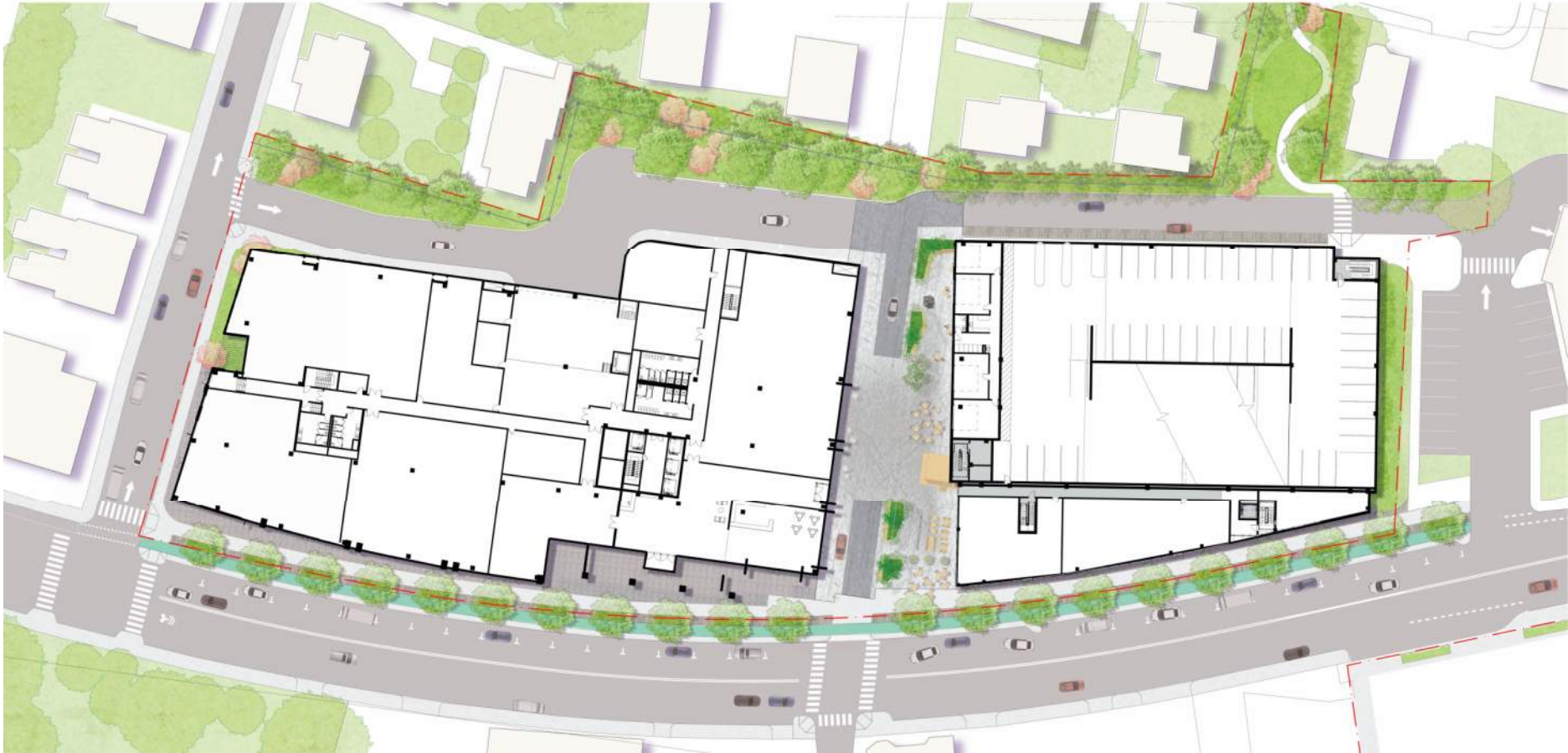
Landscape Design



LANDSCAPE DESIGN



LANDSCAPE DESIGN



LANDSCAPE DESIGN



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LANDSCAPE DESIGN



LANDSCAPE DESIGN





QUESTIONS

