

IAG Presentation

05.13.19



King
Street
Properties
Life | Science | Real Estate

MUGAR
ENTERPRISES, INC.

DiStefano
Family

DIMELLA
SHAFFER

Project Consistency with Planning Goals



Allston Mobility Study

- Protected bike lanes
- Safe 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



KSP

Project Area

Agenda

- Review of potential plan changes in response to Scoping Determination prior to DPIR/DEIR submission.

Agenda

IAG Comment Letter Summary

1. Traffic Management
2. Housing
3. Density/Massing
4. Transportation Management
5. Public Realm

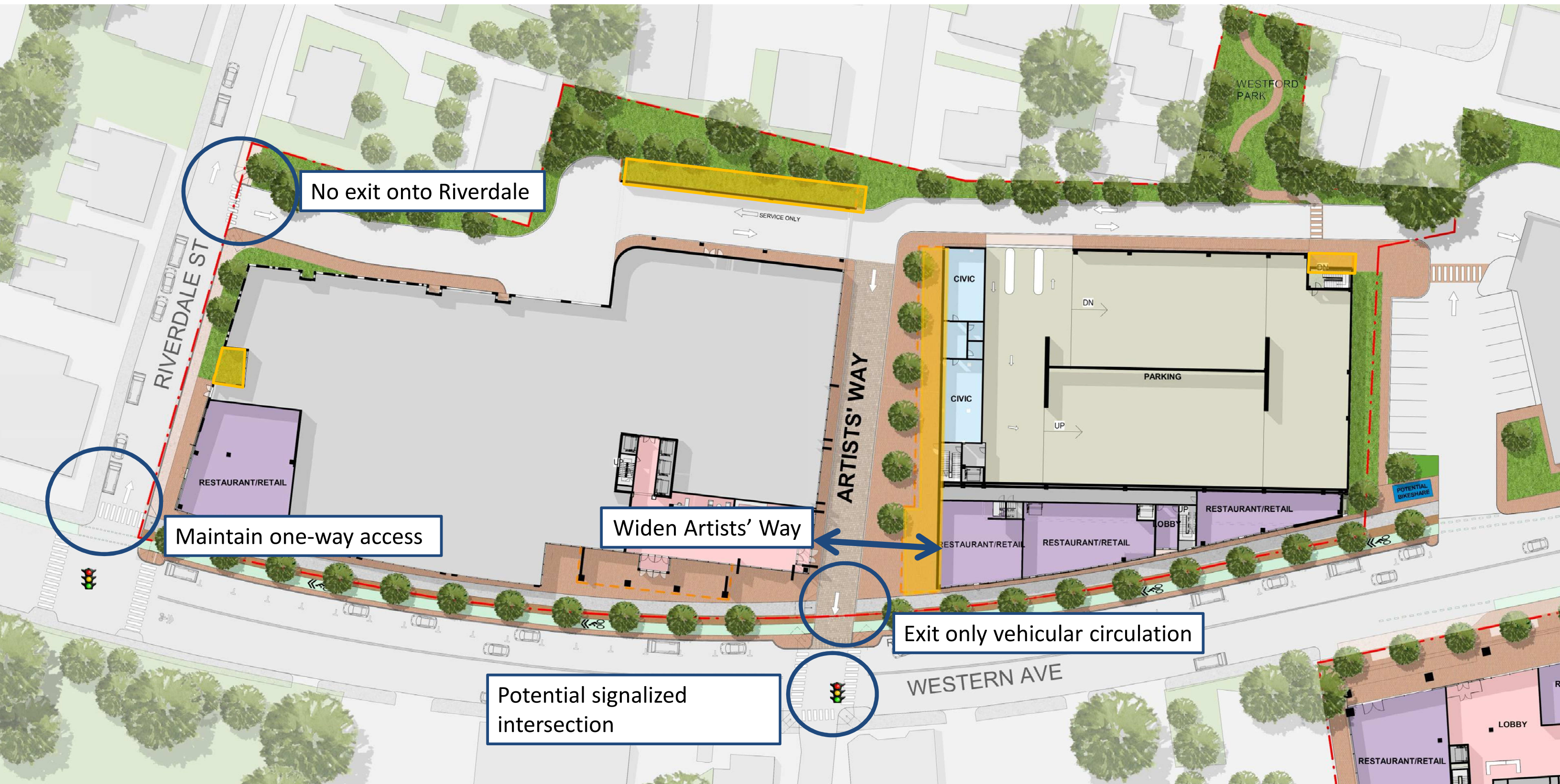
Agenda

IAG Comment Letter

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PNF SITE PLAN





Winthrop St, Cambridge MA



SHARED PATHWAYS/WOONERF at ARTISTS WAY Precedent Images

Agenda

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Agenda

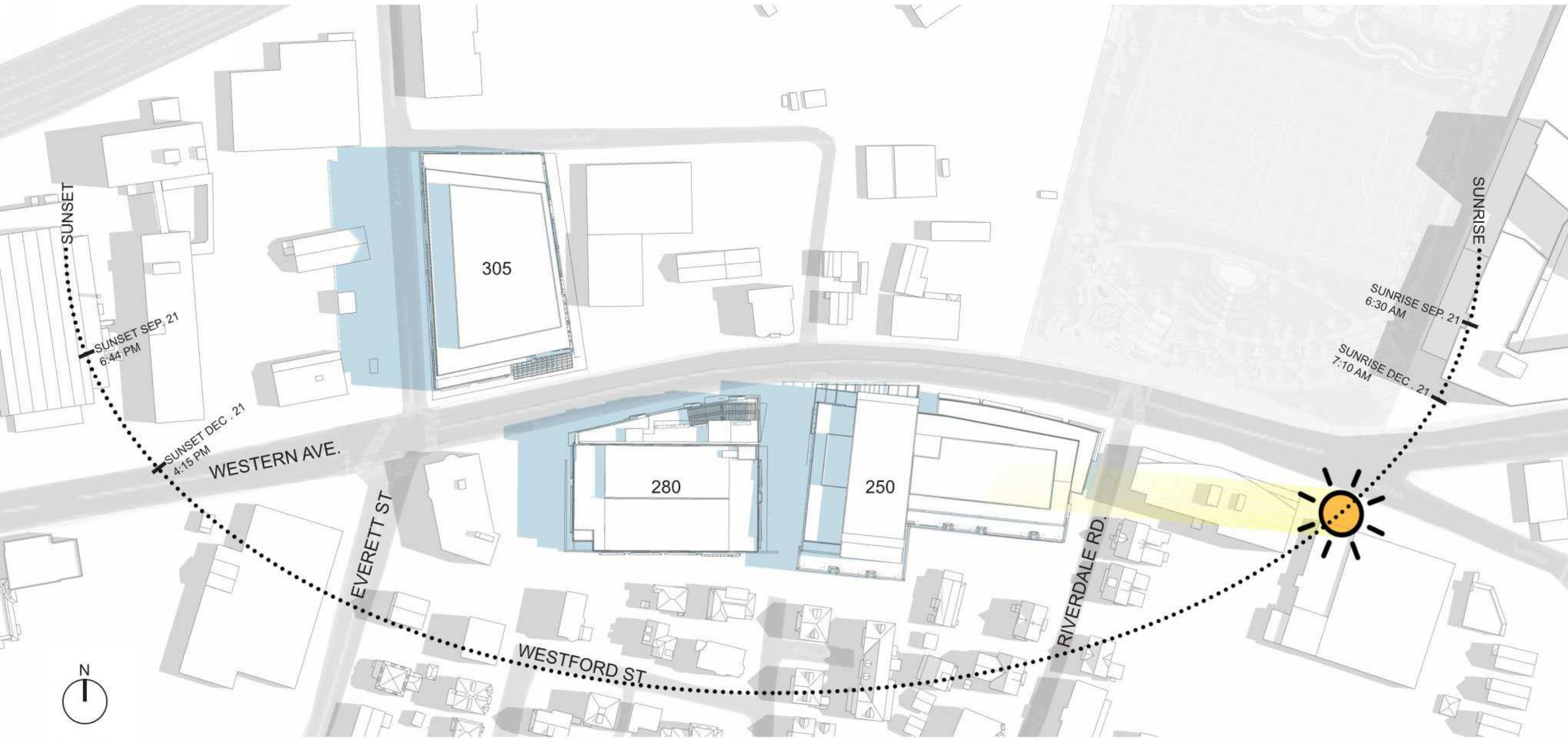
IAG Comment Letter

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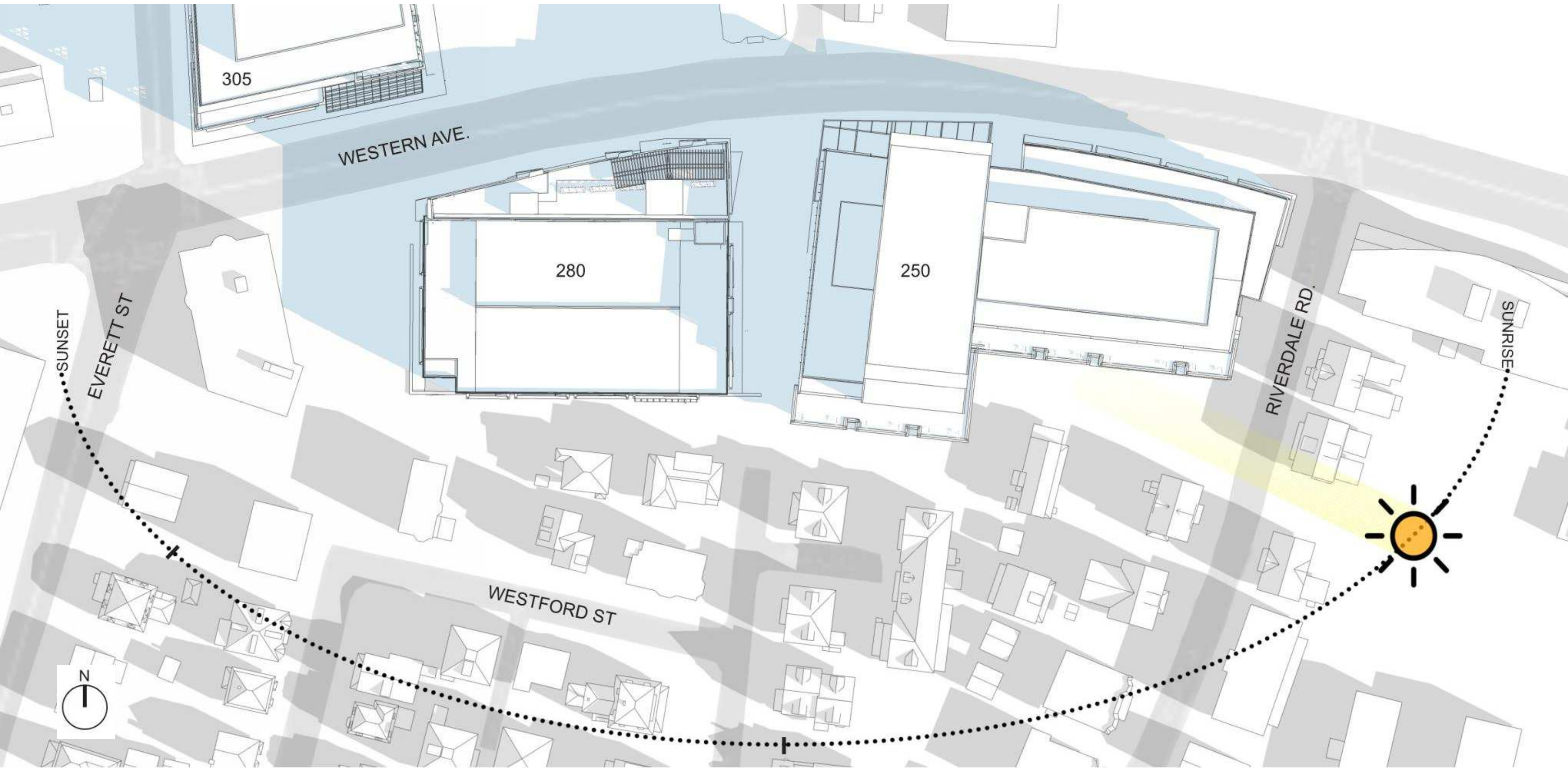
Sun Path Diagram





Sun Path Diagram

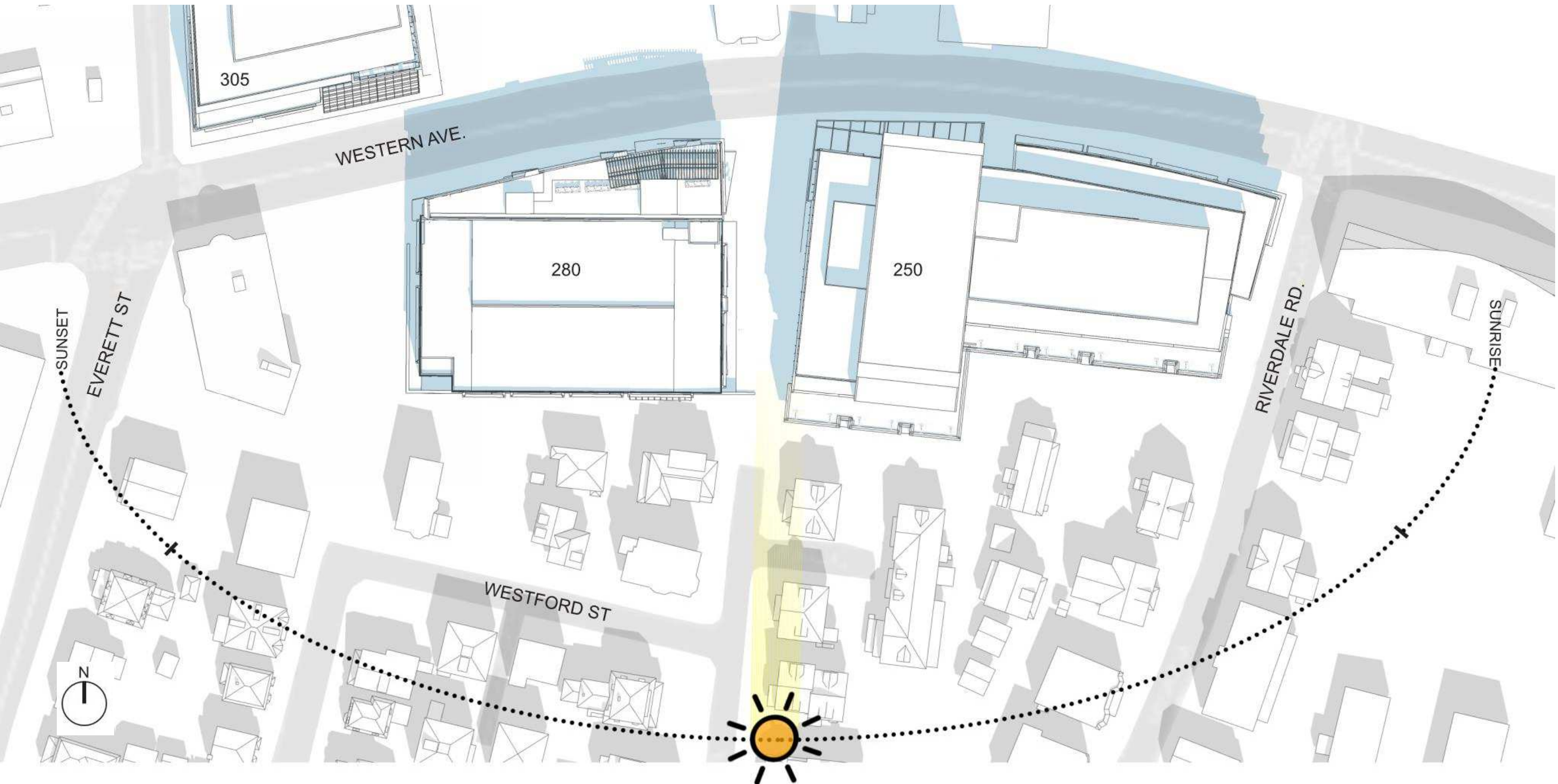




Shadow Study

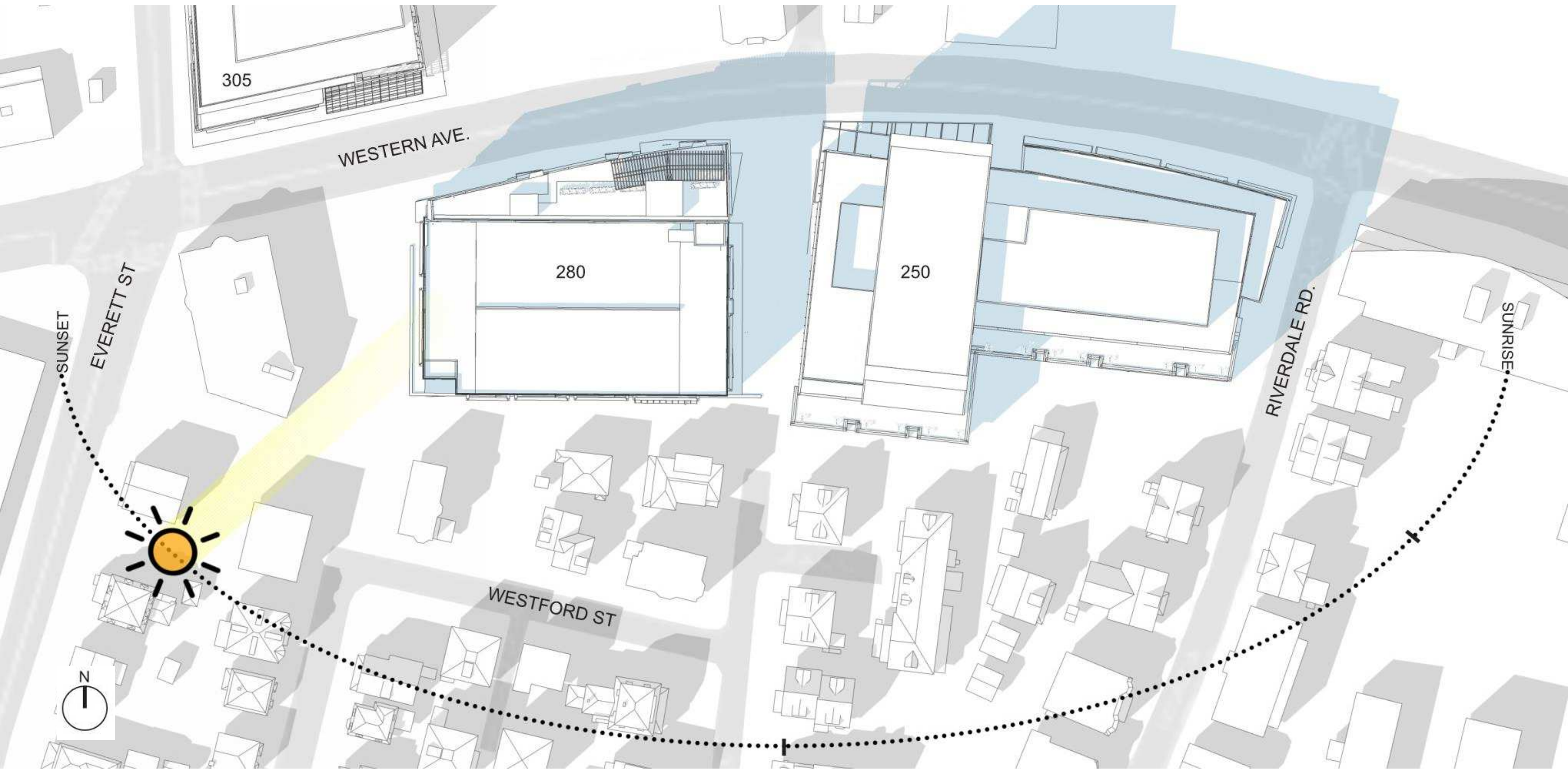
September- 9 AM





Shadow Study

September 21- 12 PM



Shadow Study

September 21- 3 PM





MASSING EXAMPLE



RIVERDALE
PNF Design





75'



RIVERDALE
PNF Design





RIVERDALE
Revised Design





RIVERDALE
Revised Design





KSP

SOUTH ELEVATION
PNF Design

N E X U S
THE ALLSTON INNOVATION CORRIDOR



SOUTH ELEVATION
PNF Design





SOUTH ELEVATION
Revised Design





KSP

SOUTH ELEVATION
Revised Design



RIVERDALE AERIAL VIEW
PNF Design





RIVERDALE AERIAL VIEW
Revised Design



ARTISTS WAY
PNF Design



ARTISTS WAY
Revised Design



ARTISTS WAY Revised Design



ARTISTS WAY
PNF Design



ARTISTS WAY
PNF Design, W/O Trellis





ARTISTS WAY Revised Design



GARAGE SOUTH ELEVATION
PNF Design

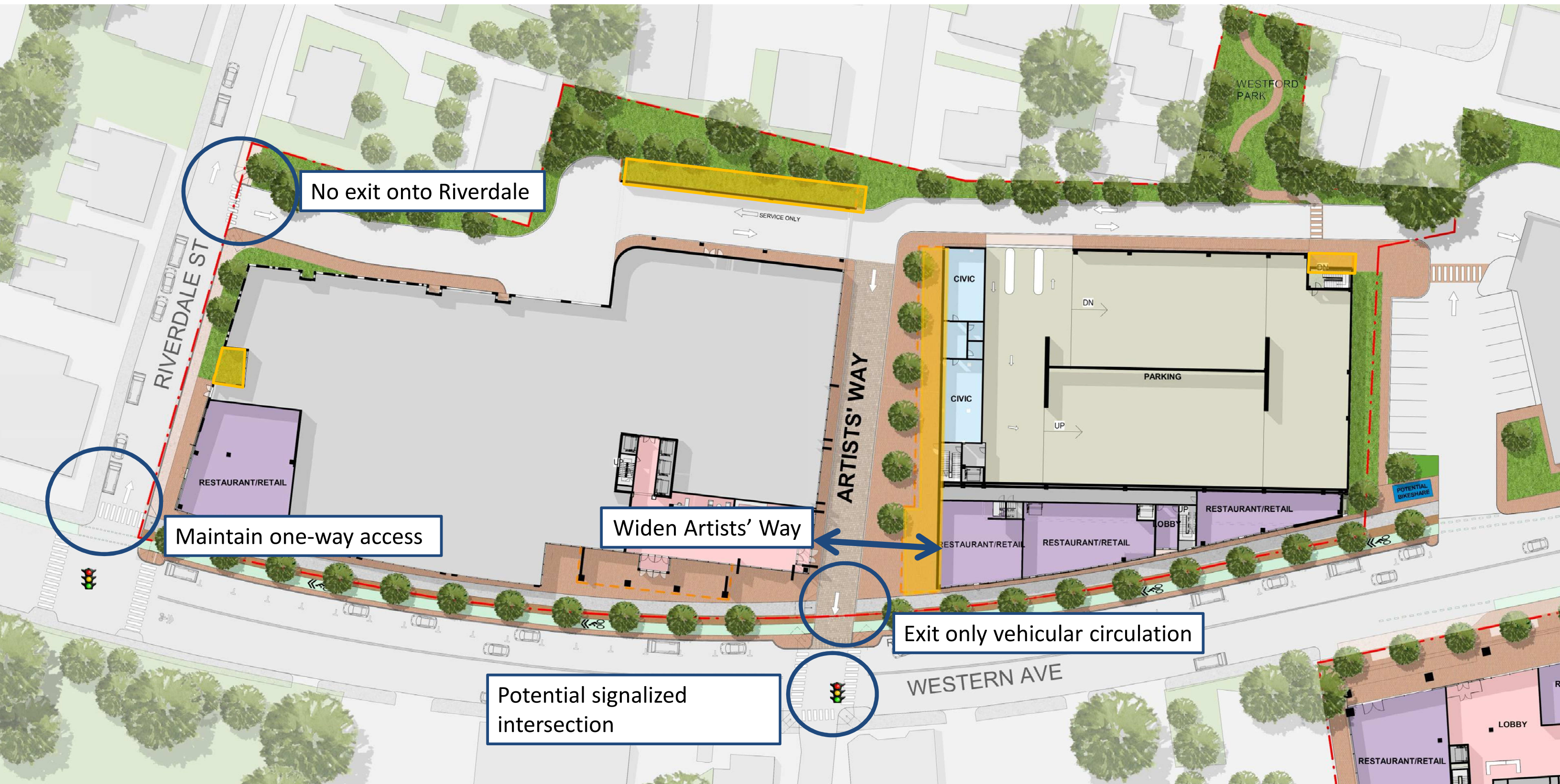




GARAGE SOUTH ELEVATION
Revised Design



REVISED SITE PLAN



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Transportation Strategy

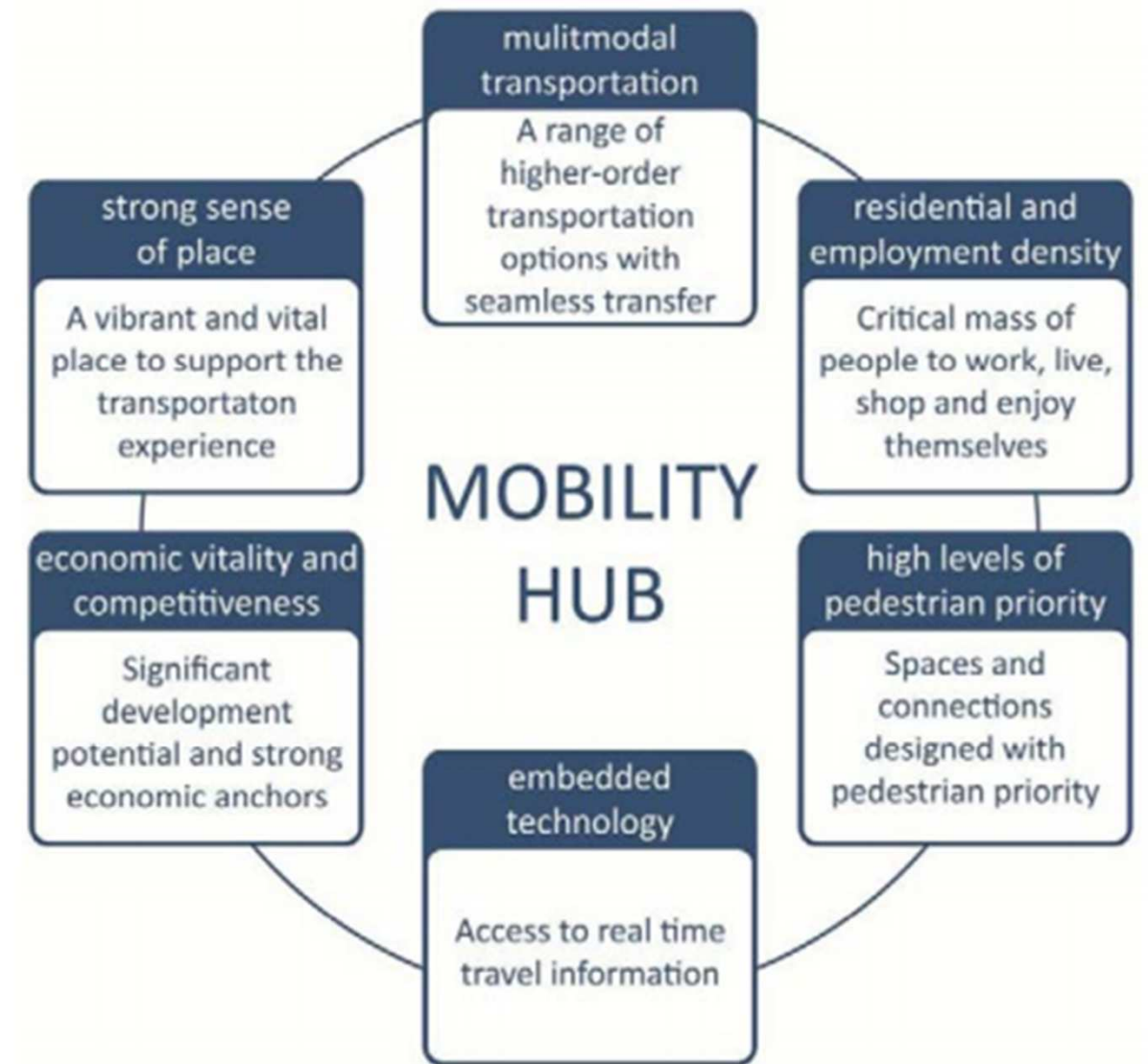
Actively Reduce SOV Use

Influence travel behavior through design

Encourage mobility mix through robust TDM Plan

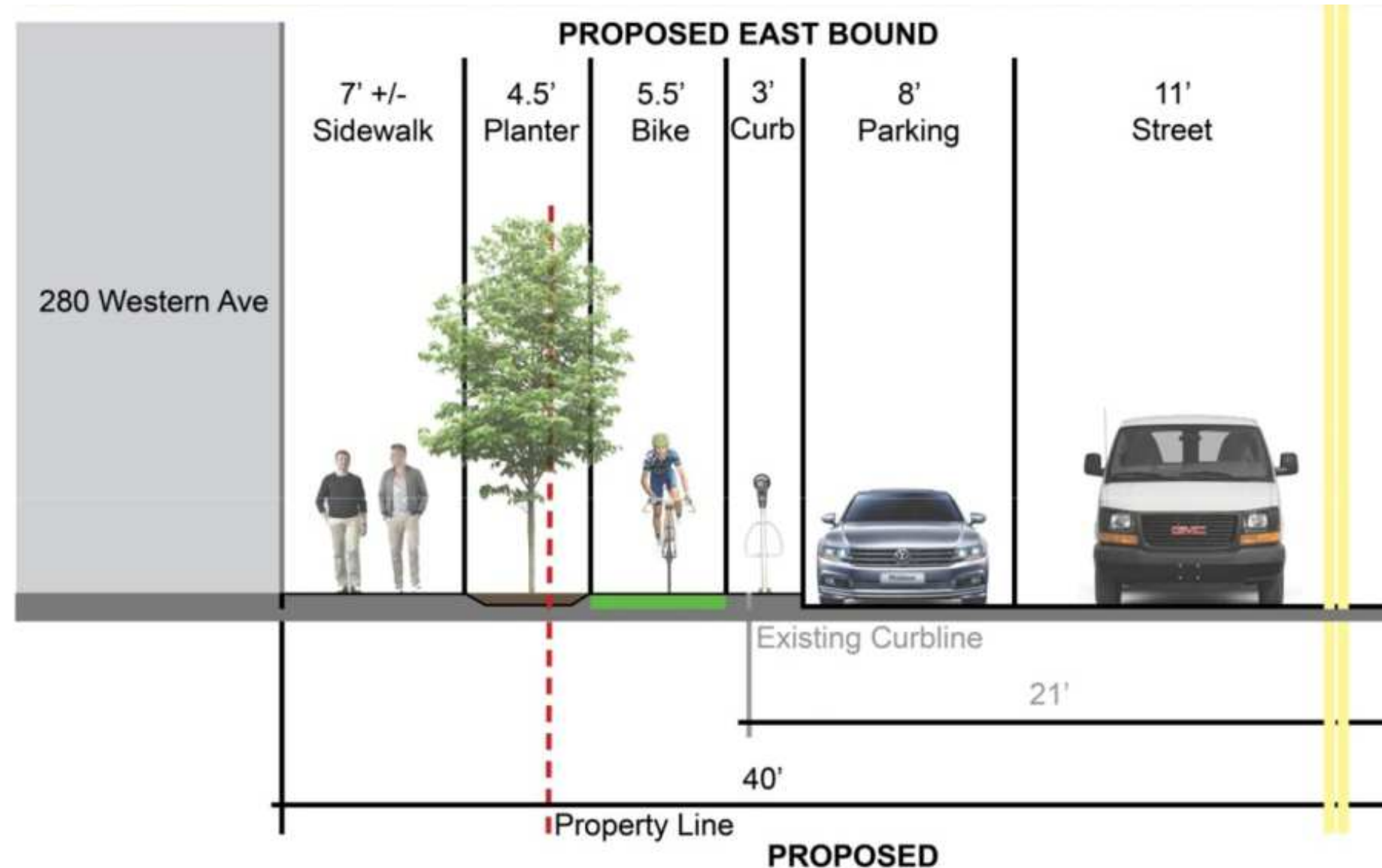
- Walking, cycling, public transit, rideshare
- Connecting residential, retail, arts/culture

Appropriate balance of parking



Influence through Design

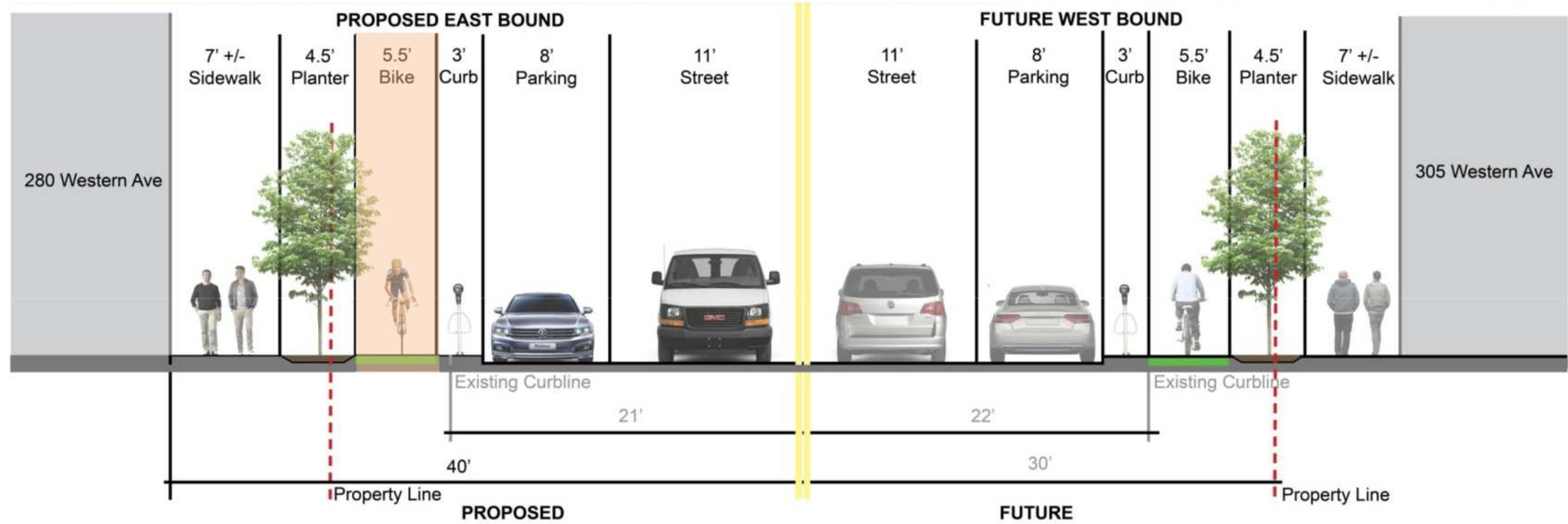
- Bicycles/Pedestrian Priority
 - Protected bike lane
 - Generous sidewalks
 - Bluebike station on site
 - Indoor bike storage
 - Shower facilities
- Rideshare drop-off
- Walkable environment
 - Ground floor retail
 - Cultural points of interest
 - Public open space
 - Real time transit information





Bicycle Facilities



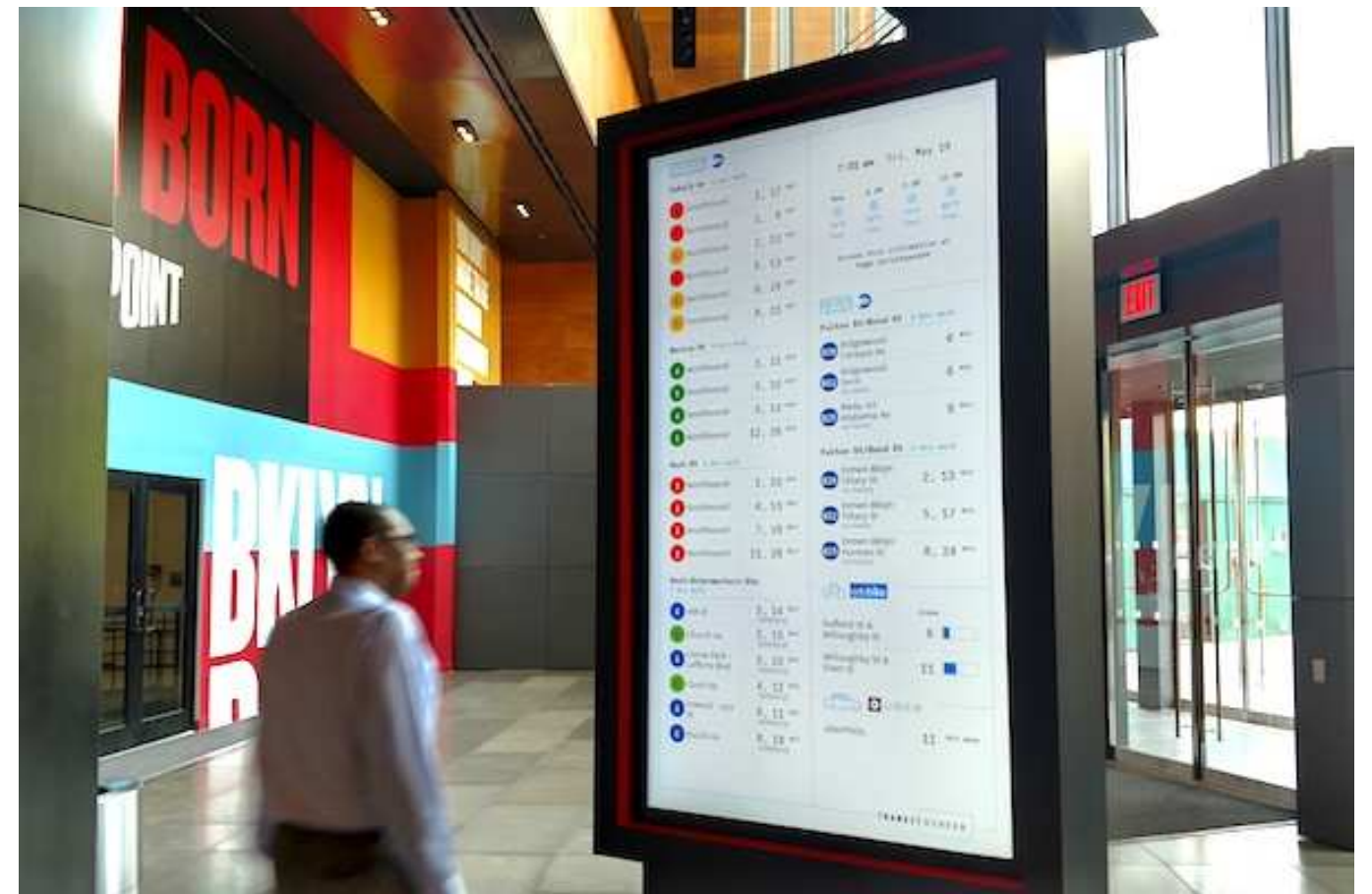


Consistency w Planning



TDM Plan Highlights

- Shuttle program
- Mobility Hub
- Preferred carpool parking
- Commuter incentives
- Requirement for subsidized MBTA passes
- Guaranteed ride home
- Rideshare subsidy
- Electric car charging stations
- Economic incentives to reduce SOV



Transportation Summary

Existing Use

- Automotive centric
- 600 existing parking spaces

PNF Parking Proposal

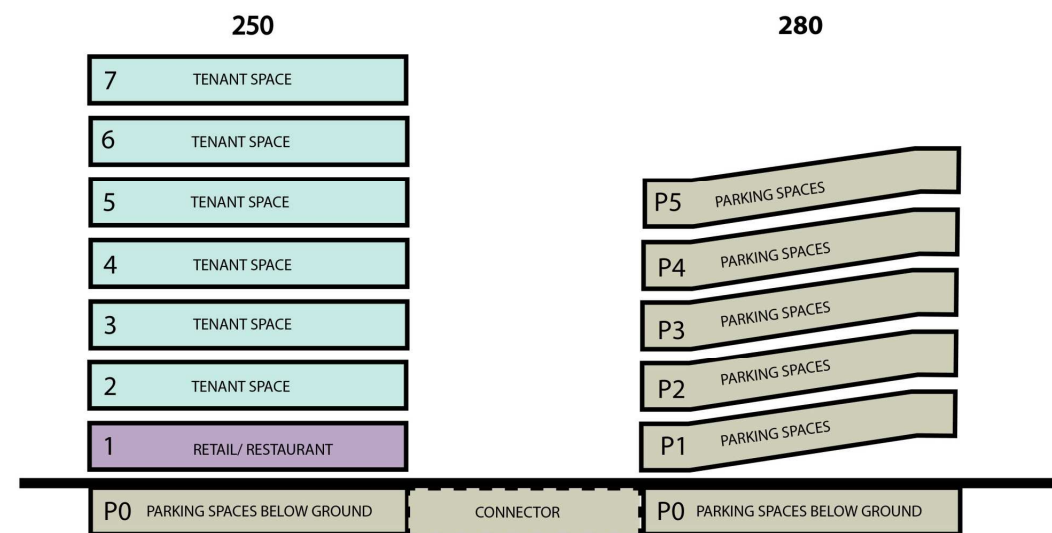
- South Parcel (Phase 1)

Below Grade	230
Above Grade	473
Total	703
- North Parcel (Phase 2)

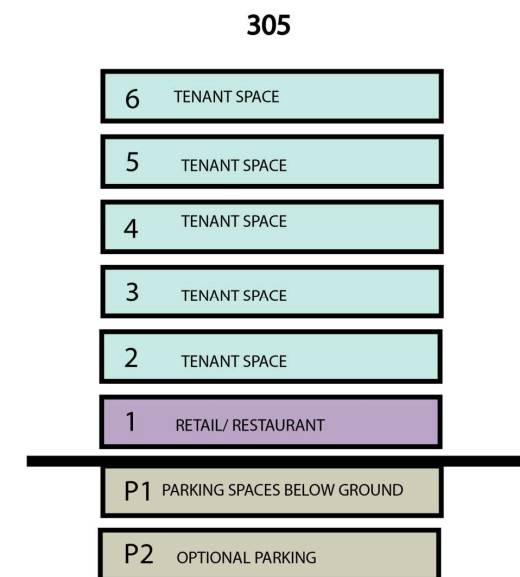
Below Grade	181
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- Net new spaces **284**
- 1.5/1,000 parking ratio
- Providing parking for 50% of building population

	PNF	Revised	w/out Optional Level
South Parcel Above Grade	473	425	425
South Parcel Below Grade	230	227	227
Total South Parcel	703	652	652
North Parcel Below Grade	181	181	91
Total Parking Ratio	1.5	1.47	1.3
Parking Reduction		51	141

South Parcel (Phase 1)



North Parcel (Phase 2)



Revised Parking Summary

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Department Legend

PROPOSED OPEN SPACE	
ARTISTS WAY	11767 SF
WESTFORD PARK	5650 SF
REAR LANDSCAPING	10515 SF
PUBLIC STREETScape	20524 SF
TOTAL PUBLIC SPACE	48456 SF



REVISED OPEN SPACE PLAN

