

180 Western Avenue

Boston Zoning Commission

Live



274

Residential Units

- 41 affordable units with an emphasis on 2BR and 3BR units

Work



500

Estimated Construction Jobs

- Approximately 12,000 SF of retail
- Work-from-Home lounges and amenities for residents

Connect



275'

Raised & Protected Bike Lanes

- Walk Score of 86
- Over 300 indoor and outdoor bike parking spaces
- 19-dock BlueBike Station

Sustain



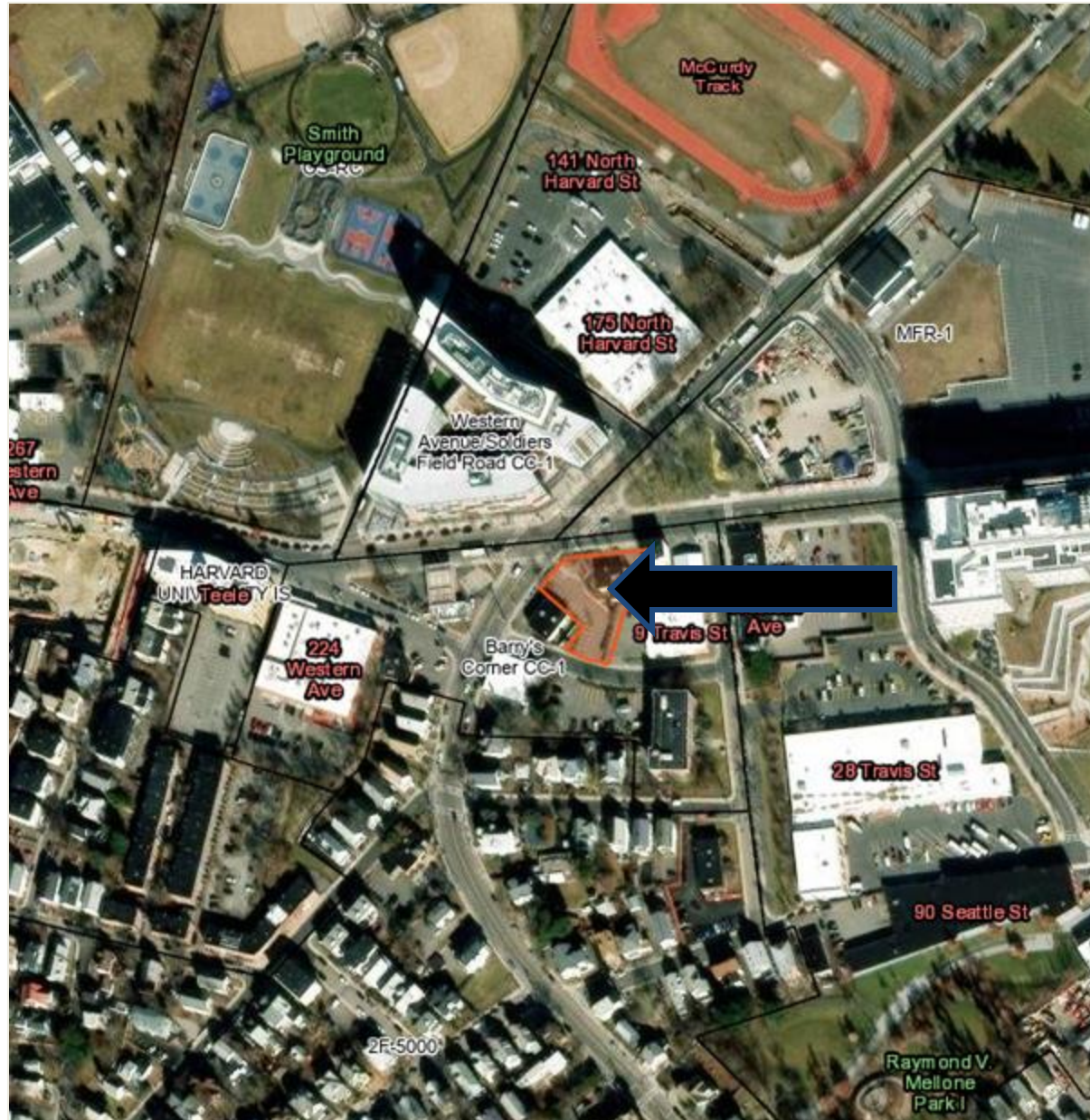
70

LEED Gold

- All-electric building; potential future gas for commercial kitchens will require code upgrades
- Building 2035 pCEI 1.1kg CO2e/sf-yr
- Installation of Solar PV, subject to future feasibility studies
- Investigating Mass Timber to reduce embodied carbon

Site Context

180 Western Avenue
Allston



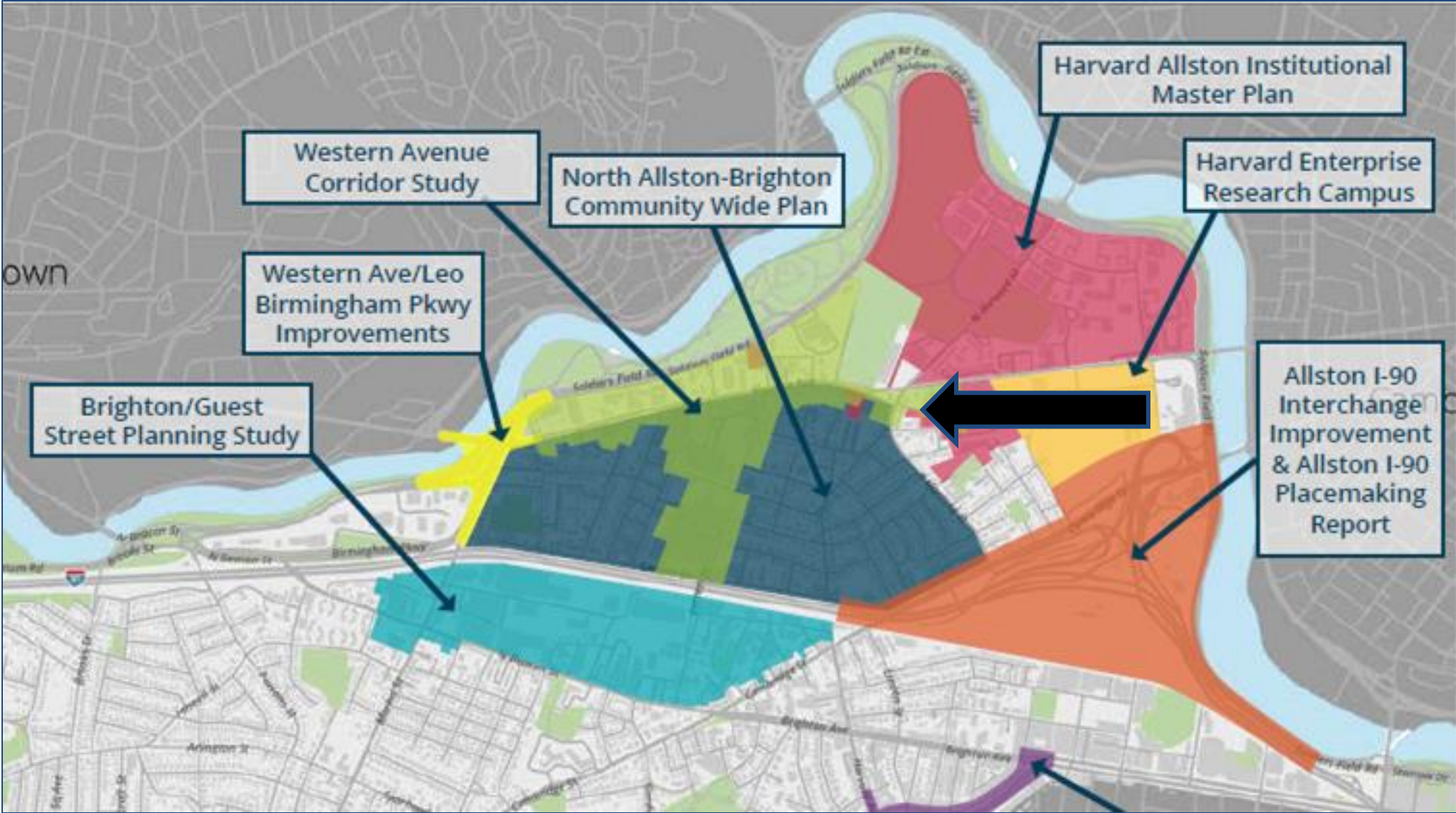
- Zoning & Planning
 - Barry's Corner Community Commercial Subdistrict of the Allston/Brighton Neighborhood District, PDA eligible, aligned with adopted Western Avenue Corridor Study and Rezoning (WACRZ) Study (2022)
- Neighborhood Context
 - Barry's Corner mixed-use node with Harvard to the east and mixed-use development along Western Avenue.
- Policy & Regulations
 - Smart Utilities Checklist; EV Readiness Policy; Complete Streets; BTD Parking Maximums and Bike Parking Guidelines

Planning Context

180 Western Avenue
Allston

Adjacent Initiatives

1. Western Avenue Corridor Study and Rezoning (WACRZ)
2. ERC District & Greenway Plan (ERC Plan)
3. Beacon Park Yard Framework Plan (BPY Plan)
4. Western Ave Transitway Planning & Design
5. Allston-Brighton Community Plan



Source: A-B Mobility Plan, May 2021 (approximate geographic areas)

Project Analysis

180 Western Avenue
Allston

	Western Avenue Corridor Study and Rezoning Report (WACRZ) Maximums	Proposed PDA	Consistent
Use	Multi-family Residential, Local Retail Business	Resi/Retail	Y
Height	90 ft	90 ft	Y
FAR	Affordability Incentive: 4.0 FAR requires no fewer than 17% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.	4.0 FAR (17% of GFA @ 60% AMI)	Y
Useable open space	Maximum Lot Coverage: 80%	80%	Y
Parking	Maximum Ratios: Residential: 0.5/unit for rental, Retail: 0.45/1,000 sq/ft for <5,000 sq/ft	0.23	Y

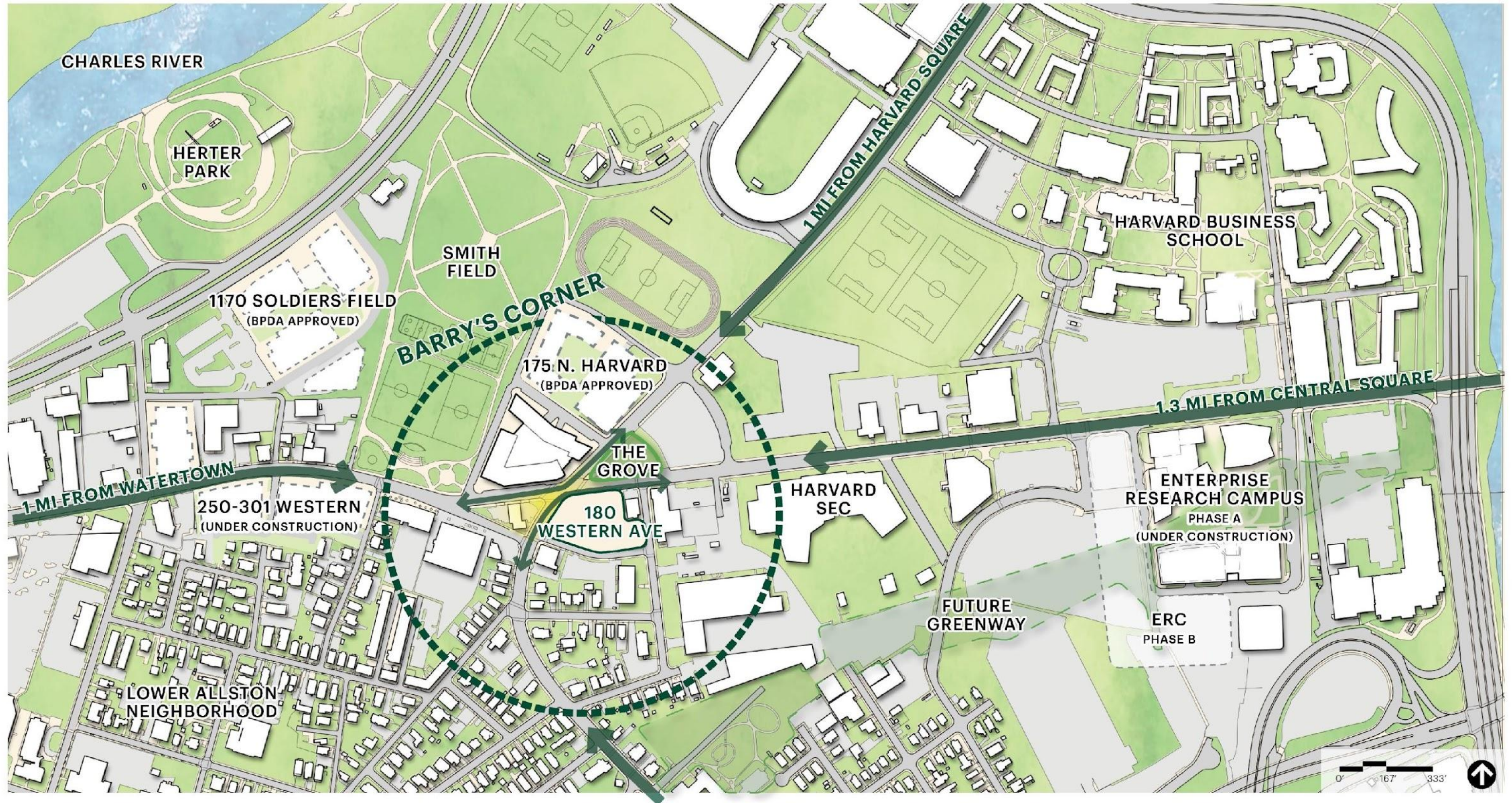
180 Western Avenue

ALLSTON, MASSACHUSETTS

ZONING BOARD PRESENTATION
JUNE 12, 2024

**Samuels
Associates**  **ELKUS** | **MANFREDI**
ARCHITECTS

Allston Site Diagram



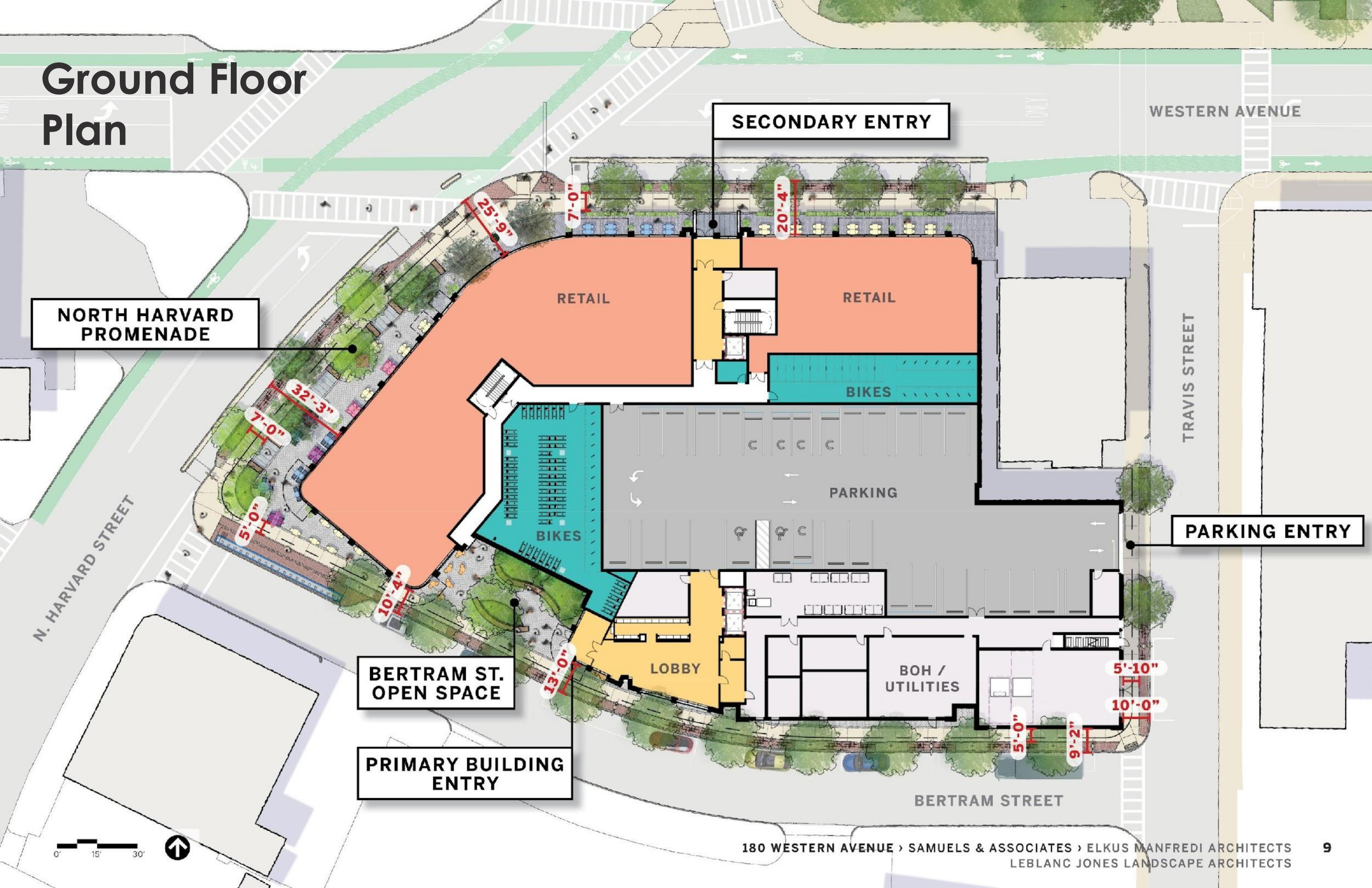
Existing Barry's Corner Birdseye View



Existing Conditions Photos



Ground Floor Plan



NORTH HARVARD PROMENADE

SECONDARY ENTRY

WESTERN AVENUE

TRAVIS STREET

PARKING ENTRY

BERTRAM ST. OPEN SPACE

PRIMARY BUILDING ENTRY

BERTRAM STREET



Compliance with Western Avenue Corridor Study & Rezoning

(Adopted October 2022)

Western Ave Corridor Study

180 Western

Compliance

Zoning			
Use	Residential/Retail	Residential/Retail	IN COMPLIANCE
Affordability / FAR	Baseline: 15% / 3.5 FAR Resi Incentive: 17% / 4.00 FAR 20% / 4.25 FAR	17% of resi GFA / 4.00 FAR	IN COMPLIANCE
Depth of Affordability	Affordable households averaging 60% AMI	60% AMI Average (40-70% AMI)	IN COMPLIANCE
Height	90'	Up to 90'	IN COMPLIANCE
Lot Coverage	80%	Up to 80%	IN COMPLIANCE
Setbacks along Western Ave	10'	Minimum 10'	IN COMPLIANCE
Parking Maximums	Resi: 0.5 per unit Retail: 0.45 per 1,000 SF or 5,000sf	Up to 0.23 (63 vehicles)	IN COMPLIANCE

View from Western Avenue looking East



View from Bertram Street



Street View of N. Harvard Promenade



CORNER CLOCK & HISTORIC MILE MARKER DISPLAY



N. HARVARD STREET

2' 5" 4' - 4" 7' 6' 9' - 15'

BUILDING

Summary of Public Benefits

Public Realm & Open Space

- › Placemaking elements including Barry's Corner Clock and historic Mile Marker display
- › New sidewalks, lighting, planting and furnished zones
- › Publicly accessible, double-lined promenade on N. Harvard St, including substantial plantings and seating
- › Publicly accessible, south facing open space on Bertram St, including plantings and seating
- › Estimated 29 new trees
- › Over 100 linear feet of public bench seating
- › Opportunity for artwork by local artists

Retail

- › Continuous active use, retail frontage and outdoor cafe space on Western Ave and N. Harvard St. that enhances the pedestrian experience and reinforces Barry's Corner as a neighborhood center

Construction Mitigation

- › Proactive construction mitigation plan and approach managed by a trusted third party

Summary of Public Benefits

Affordable Housing Commitment

- › 41 IDP units; 17% of Residential Gross Floor Area
- › 40%-70% AMI, with an average of 60%
- › 21 units are 2-bedroom and 3-bedroom
- › 2 units are reserved for voucher holders

Sustainability & Electrification

- › All-electric building; potential future gas for commercial kitchens will require code upgrades
- › Building 2035 pCEI 1.1 kg CO₂e/sf-yr
- › Installation of Solar PV, subject to future feasibility studies
- › Investigating Mass Timber to reduce embodied carbon

Transportation & Mobility

- › Approximately 275 feet of raised, protected bike lanes
- › 19-dock BlueBike Station
- › Accessible sidewalks and crosswalk ramps, including a raised crosswalk at the corner of Bertram St and N. Harvard St
- › Improved traffic intersection signalization
- › Safer site access; reduction of curb cuts from 7 existing to 1 proposed

Thank You!

