



City of Boston  
Planning Department

# Boston Zoning Commission

PUBLIC HEARING

Will begin at 11 am

July 17, 2024





City of Boston  
Planning Department

# 180 Western Ave

Boston Zoning Commission

July 17, 2024



## 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

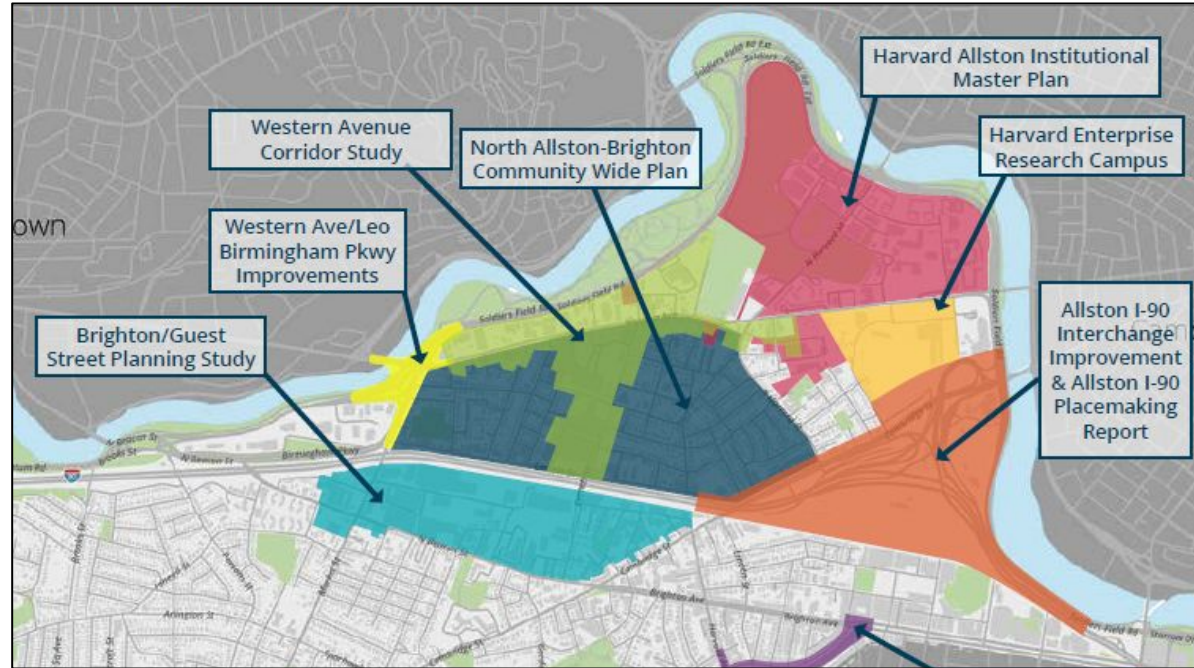
- Zoning & Planning
  - Barry's Corner Community Commercial Subdistrict of the Allston/Brighton Neighborhood District, PDA eligible, aligned with adopted Western Avenue Corridor Study and Rezoning (WACRZ) Study (2022)
- Neighborhood Context
  - Barry's Corner mixed-use node with Harvard to the east and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



# PLANNING CONTEXT

## 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



RELIEF REQUIRED	Western Avenue Corridor Study and Rezoning Report (WACRZ) Maximums	Proposed PDA	Consistent
Use	Multi-Family Residential, Local Retail Business	Resi/Retail	Y
Height	90'-0"	90'-0"	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

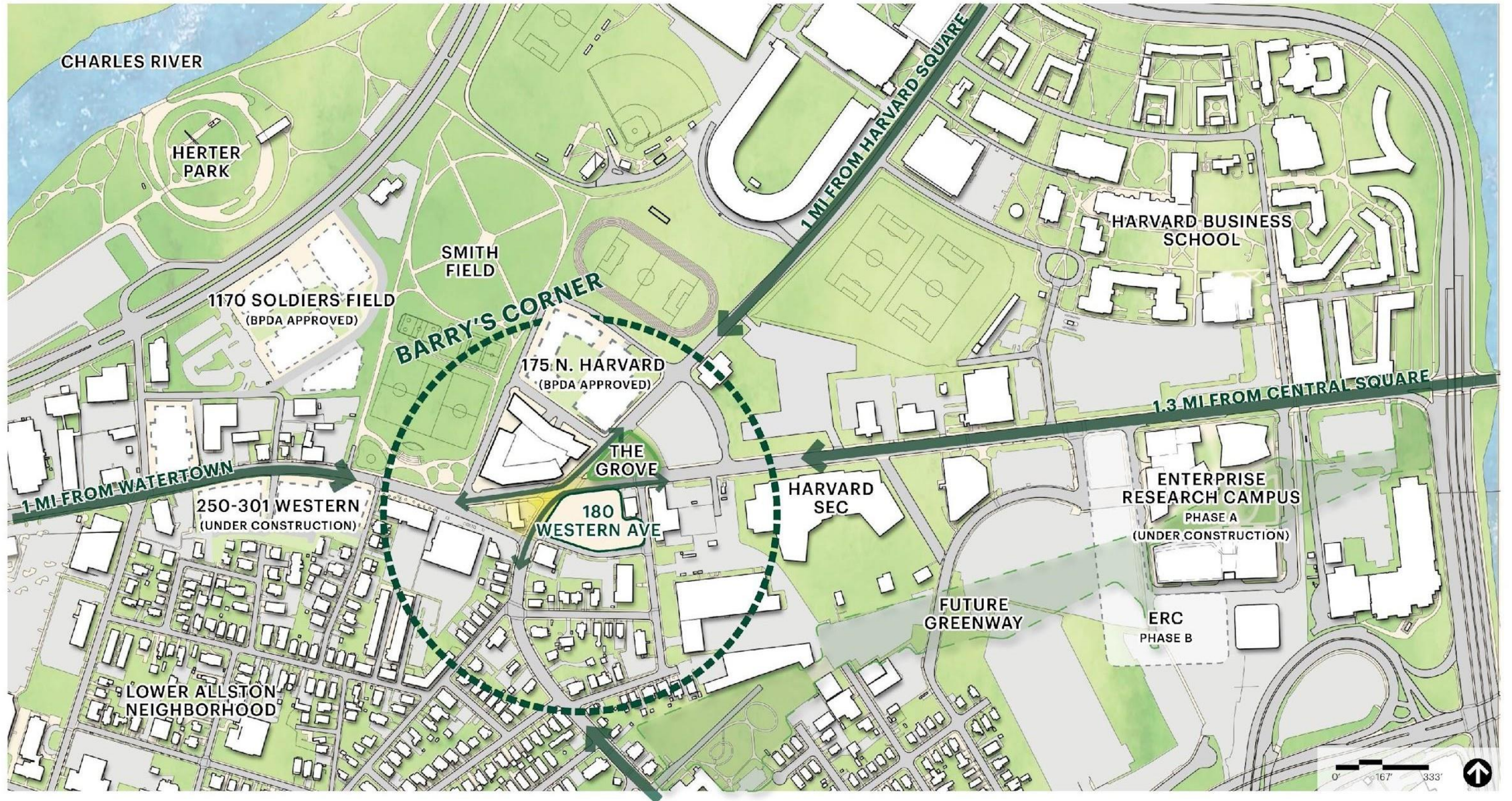
ZONING BOARD PRESENTATION  
JUNE 12, 2024

**Samuels  
Associates** 

ELKUS | MANFREDI  
ARCHITECTS



# Allston Site Diagram





# Existing Barry's Corner Birdseye View



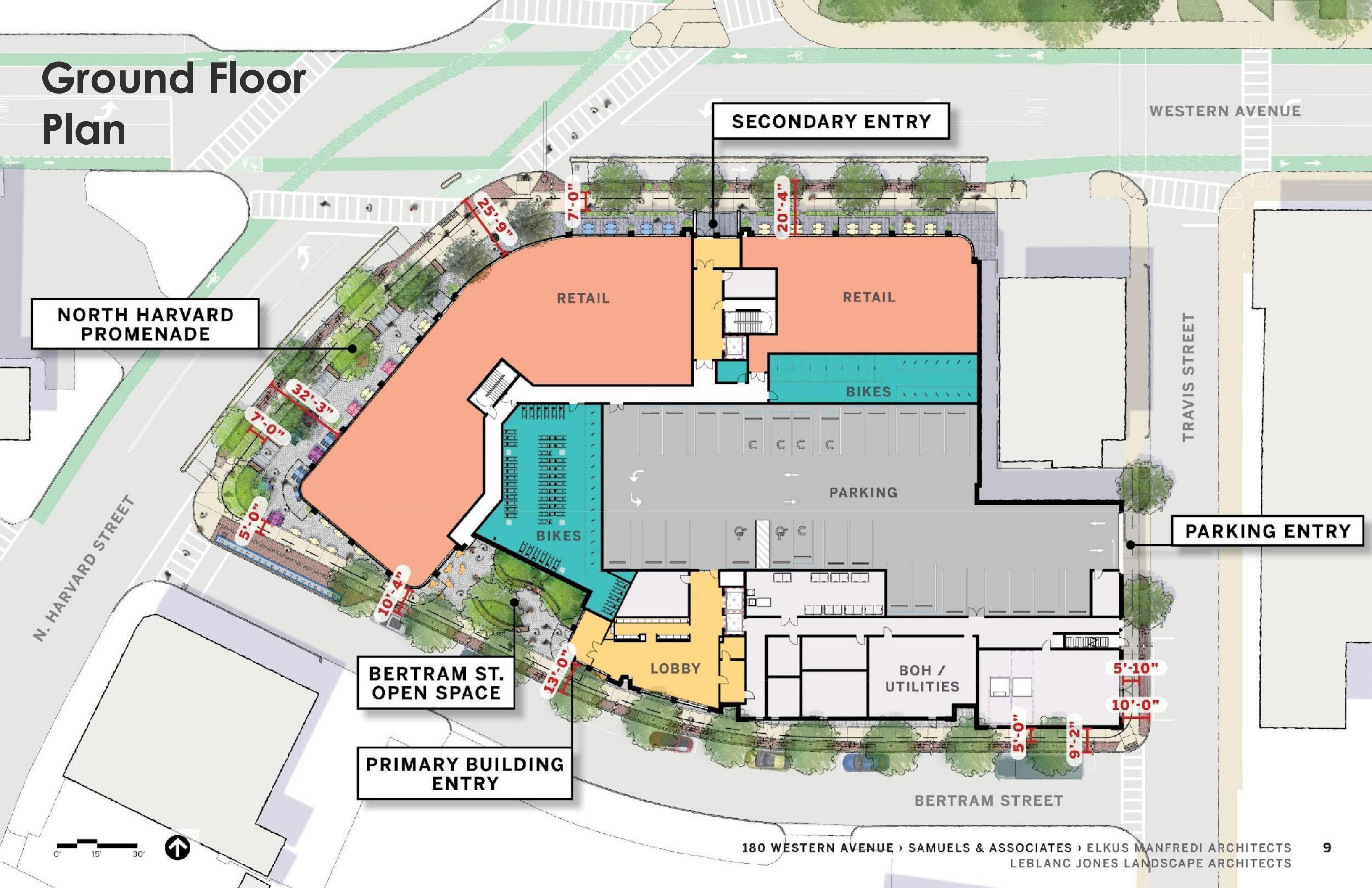


# Existing Conditions Photos





# Ground Floor Plan



NORTH HARVARD PROMENADE

SECONDARY ENTRY

WESTERN AVENUE

RETAIL

RETAIL

BIKES

BIKES

PARKING

PARKING ENTRY

TRAVIS STREET

BERTRAM ST. OPEN SPACE

LOBBY

BOH / UTILITIES

PRIMARY BUILDING ENTRY

BERTRAM STREET

0' 15' 30'





# 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  
G



# 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 CO<sub>2</sub>e/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!

