



City of Boston  
Planning Department

# 250 EVERETT STREET

February 12, 2025

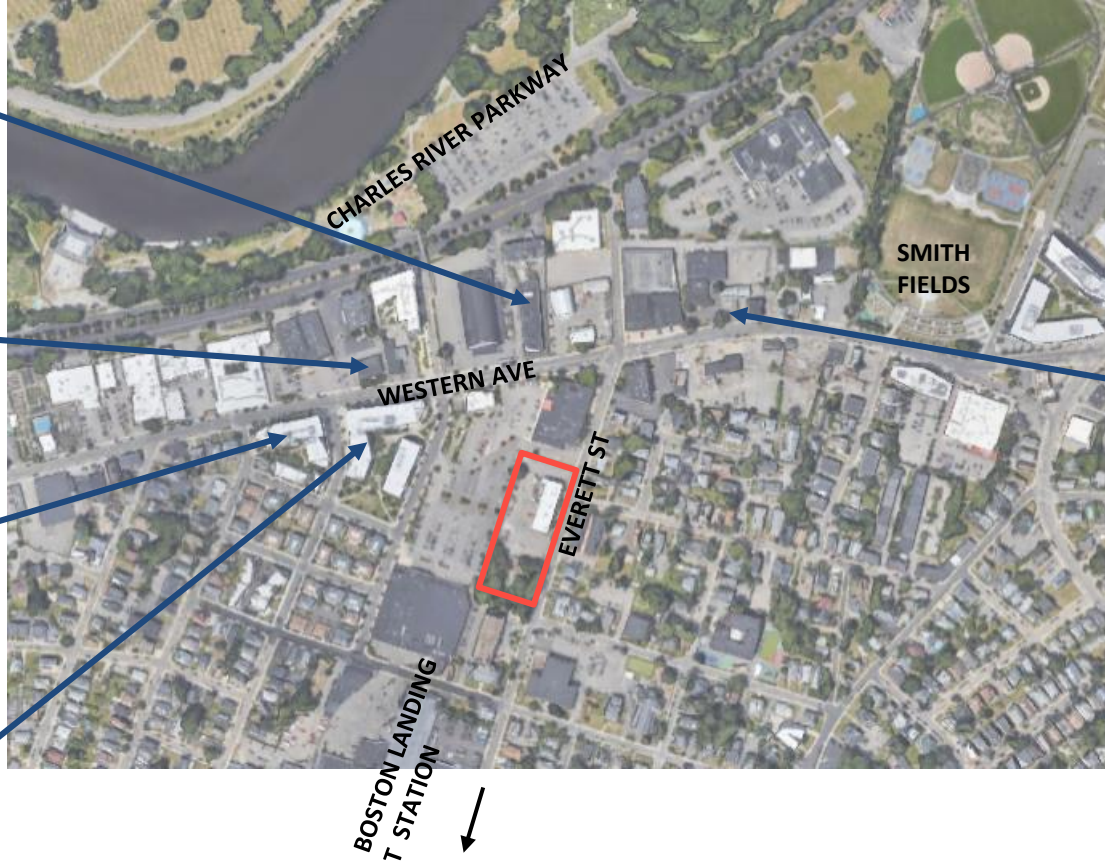
# SITE CONTEXT

1234-1240 Soldiers  
Field Rd;  
450 units;  
Board Approved

365 Western Ave;  
65 units;  
Complete

Telford 180;  
85 units;  
Complete

Charlesview  
Redevelopment;  
340 units;  
Complete



Nexus at the Allston  
Innovation Corridor;  
Mixed use;  
Under Construction



# PLANNING CONTEXT



## WESTERN AVENUE CORRIDOR REZONING STUDY (WACRZ), 2022

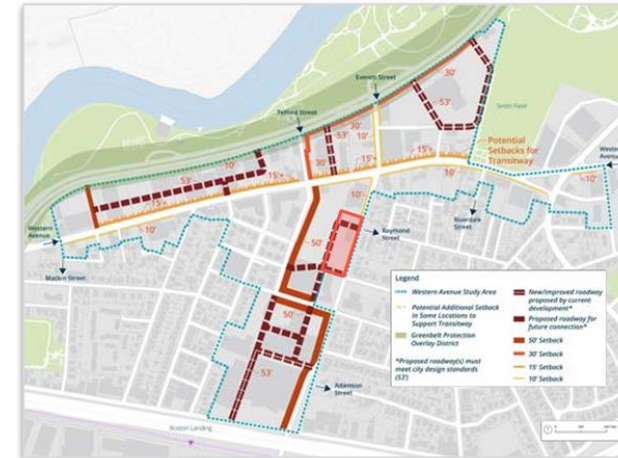


USES



HEIGHT

125' in Barry's Corner (small portion of project nearest Western Ave)  
65' in Everett/Telford (larger portion of project)



MOBILITY

# PROJECT ANALYSIS



## ARTICLE 51 ALLSTON-BRIGHTON NEIGHBORHOOD DISTRICT

PDA is allowed when it advances planning goals, including Affordable Housing, new street connections, open space

	PROPOSAL	ZONING	PLANNING/POLICY
Use	Multifamily	PDA: Multifamily conditional on ground floor and allowed on upper floors, or as expressly defined in PDA	WACRZ: Residential with community-serving retail in the redevelopment of adjacent existing shopping center
Dimensions	<ul style="list-style-type: none"> <li>- FAR: Approx 3.2</li> <li>- Height: 65'</li> <li>- Lot coverage: Approx 59%</li> </ul>	PDA: <ul style="list-style-type: none"> <li>- 3.5 FAR, up to 4.25 FAR with affordability incentive in Barry's Corner</li> <li>- 2.5 FAR, up to 3.5 FAR with affordability incentive in Everett/Telford</li> </ul>	WACRZ: <ul style="list-style-type: none"> <li>- Height: 125' in Barry's Corner, 65' in Everett/Telford</li> <li>- Lot coverage: 60%</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>- Space for new 15-dock BlueBikes Station</li> <li>- 240 secure bike storage spaces, and 48 visitor bike spaces</li> <li>- Up to 120 vehicle parking spaces</li> </ul>	N/A	<ul style="list-style-type: none"> <li>- WACRZ Recommendation: Max parking ratio of 0.5 vehicles per unit</li> <li>- Consistent with Boston Transportation Department Bike Parking Guidelines</li> </ul>
Planning Goals	<ul style="list-style-type: none"> <li>- 17% Affordable, including family-sized units</li> <li>- Preserve trees; create publicly accessible open space along southern edge connecting Everett St to rear of site</li> <li>- Publicly accessible sidewalks along northern and western edges, contributing to potential new street network</li> </ul>	N/A	<ul style="list-style-type: none"> <li>- Consistent with WACRZ mobility recommendations and Boston Transportation Department Complete Streets Guidelines</li> </ul>

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## HOUSING

- 240 New Housing Units
- 17% Affordability / 41 IDP Units @ 60% AMI



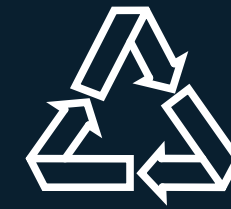
## JOBS

- +/- 250 estimated jobs during construction
- Creation of 5 full time jobs relating to the residential use



## COMMUNITY

- Creation of new Public Realm – 11,322 SF of publicly accessible open space
- On-site tree Preservation and approximately 90 new trees
- 15-dock Blue Bike Station & Blue Bike contribution

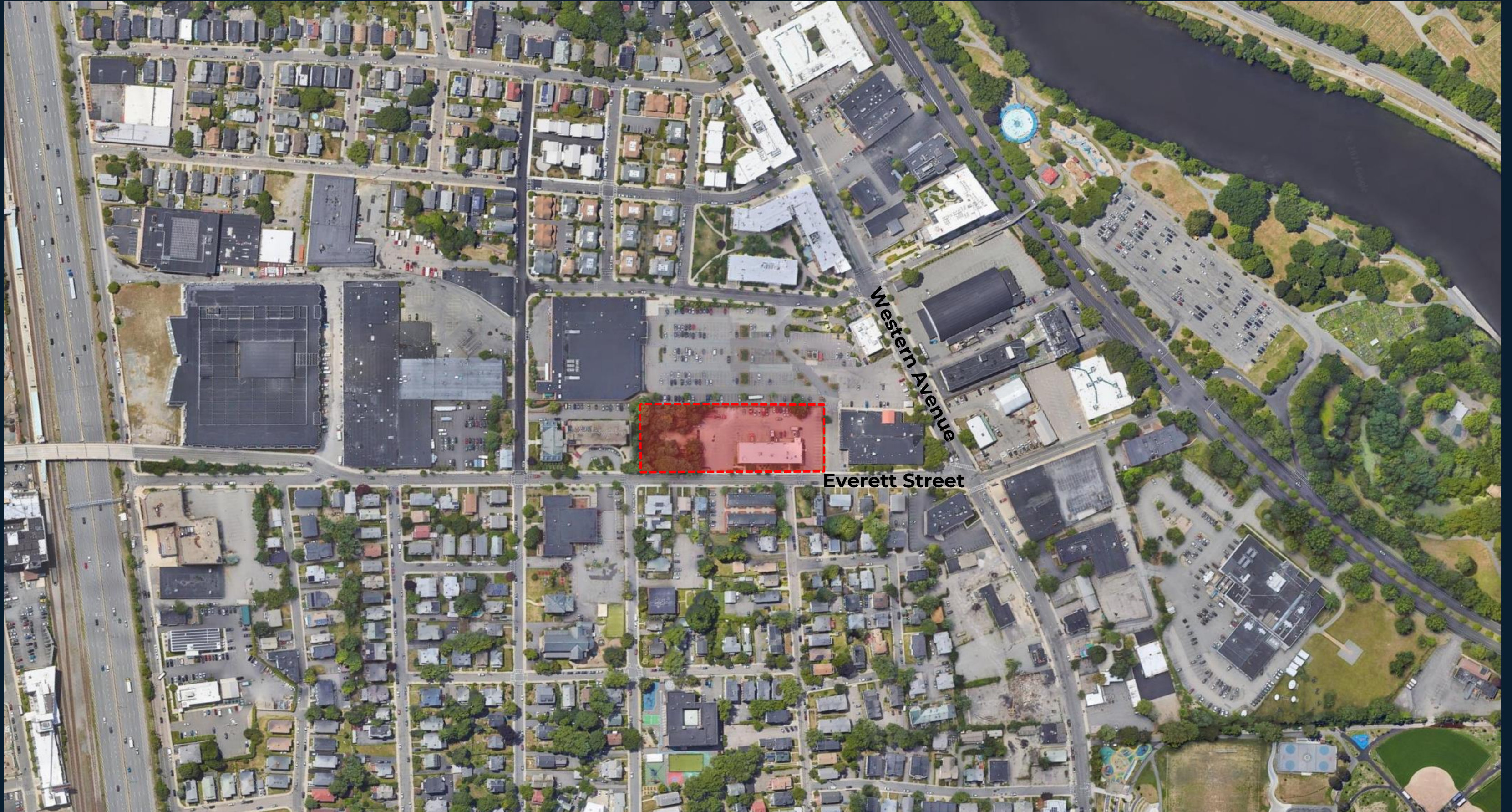


## SUSTAINABILITY

- Designed and Constructed to achieve LEED Gold Certification
- All Electric Utilities and Infrastructure
- Project will pursue Passive House Certification



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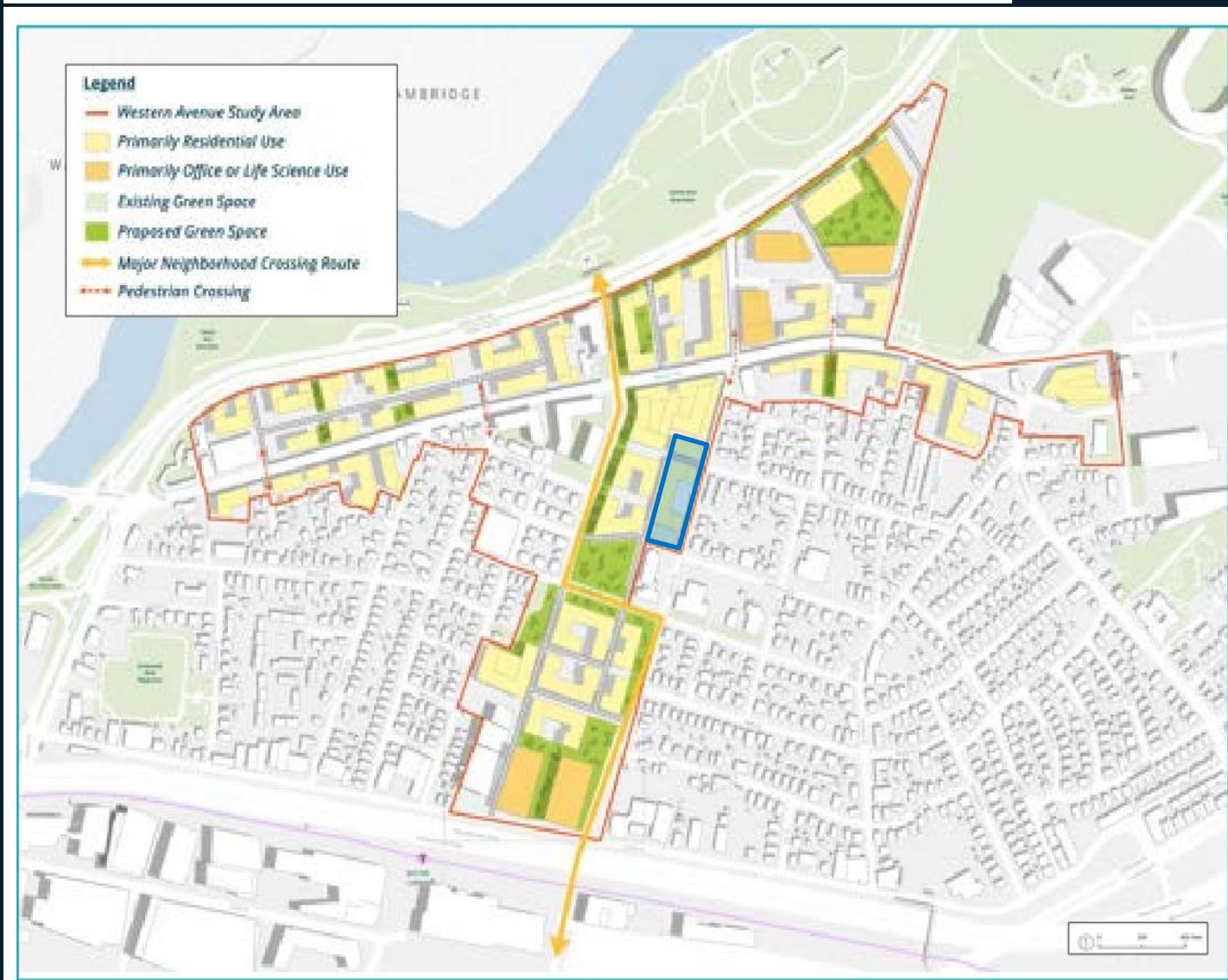




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## Urban Design Guidelines

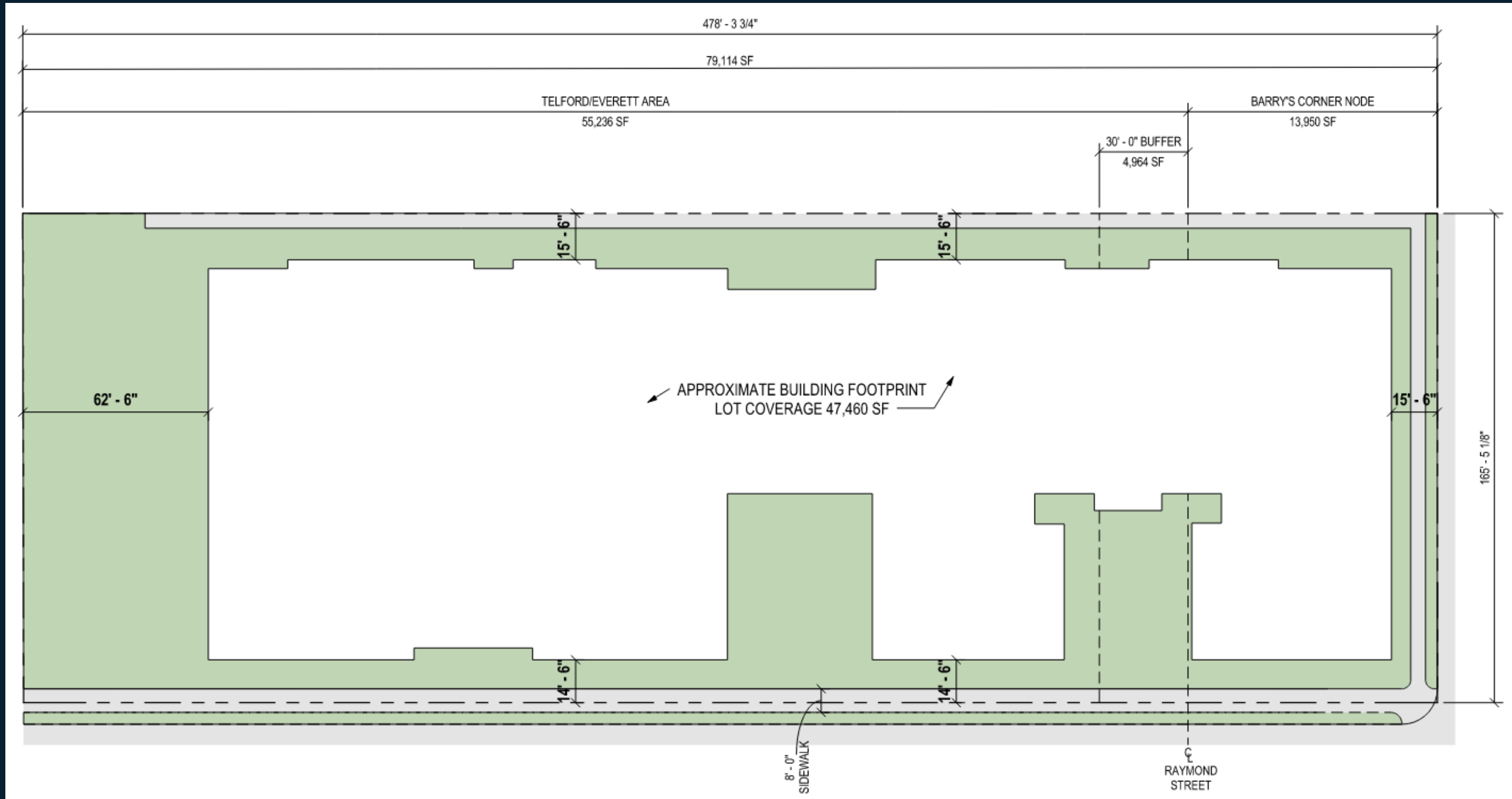


Conceptual Map of Urban Design Principles Applied to theoretical full buildout

	WACRZ Requirement	250 Everett Proposed
Building Height	65'/125'	65'
Lot Coverage	60% Max	59%
Affordability	17%	17%
Parking Ratio	0.5	0.47
Setbacks		
East	10'	14'
West	15'	16'
North	15'	16'
South	15'	62'



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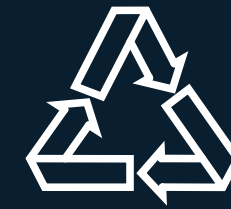
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