



**Allston Yards**

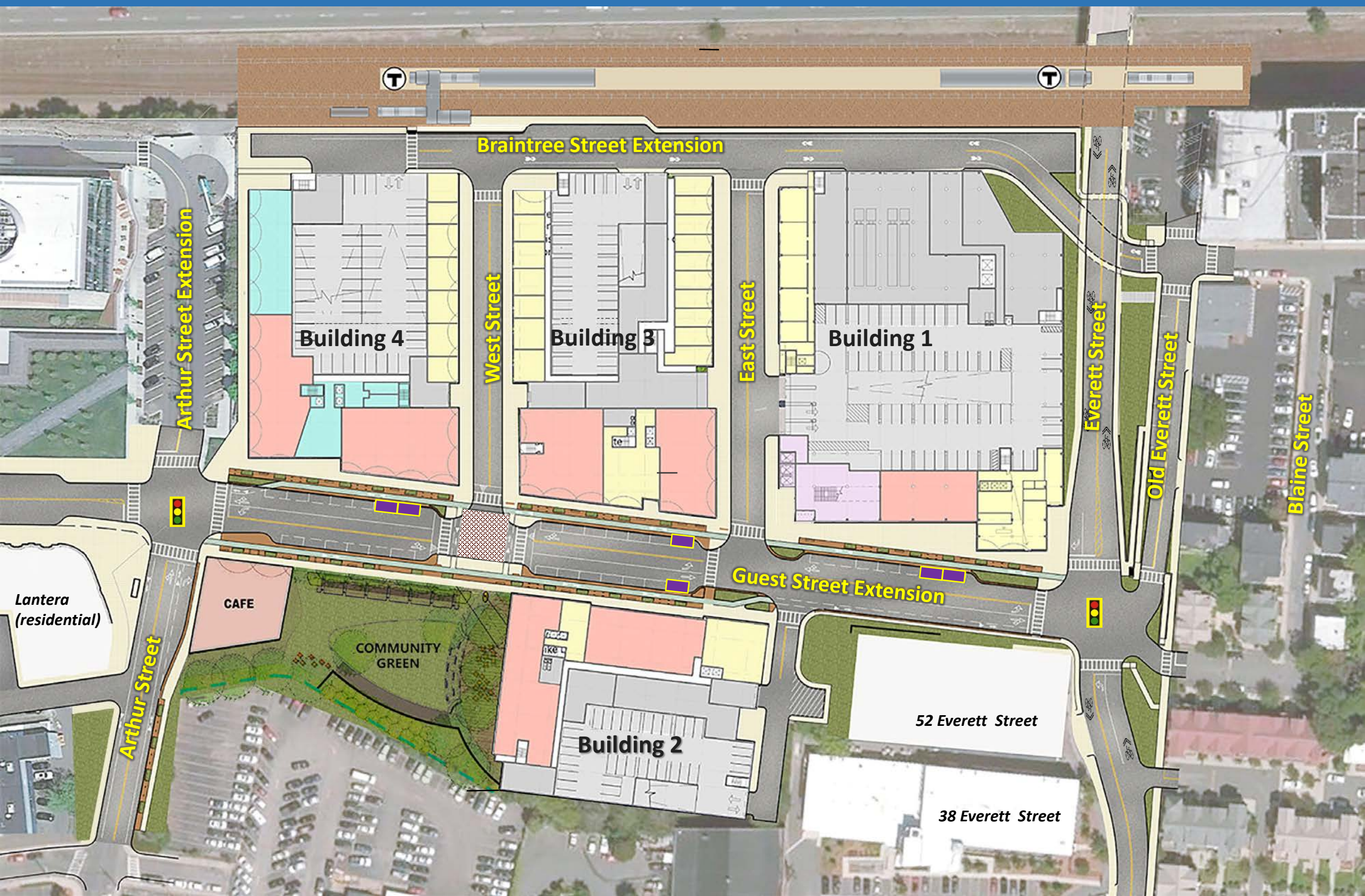
**May 29, 2018**



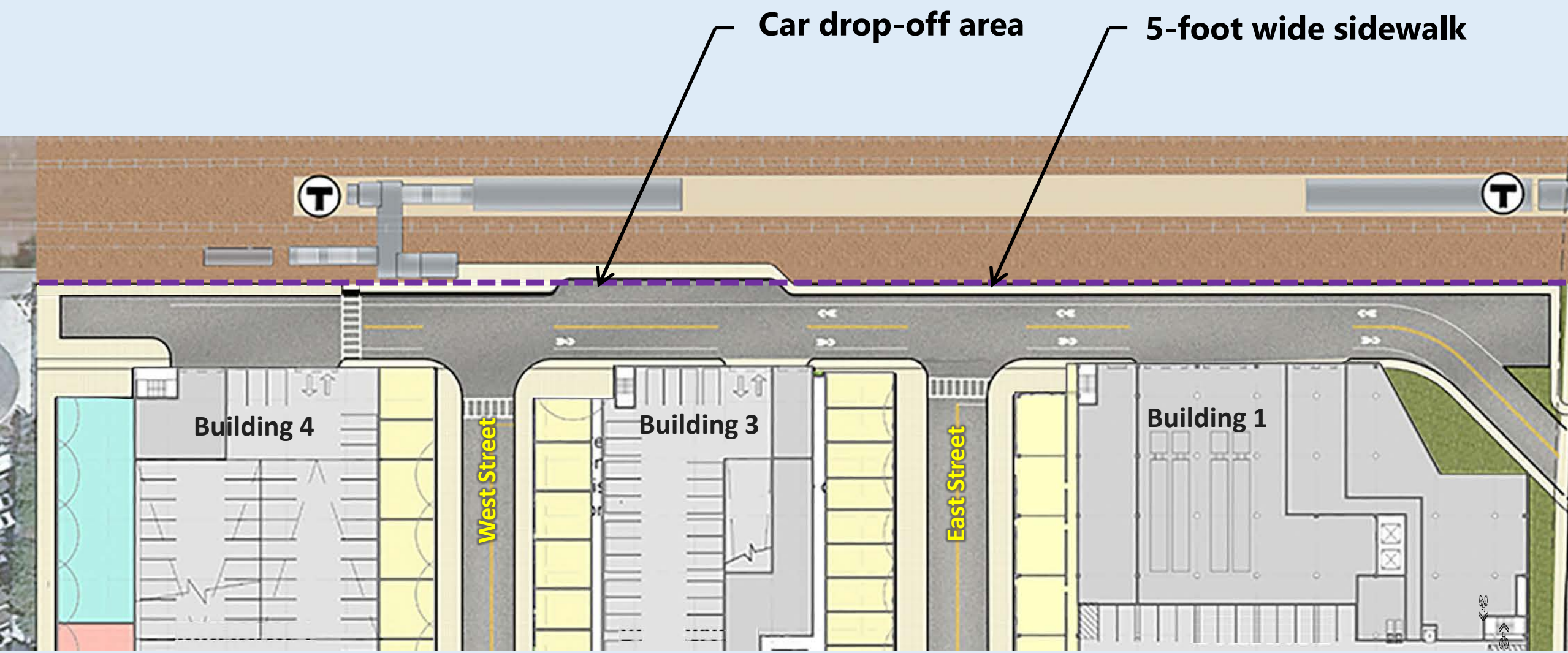
- ☐ Site Plan Enhancements
- ☐ MBTA
  - Commuter Rail
  - Busses
- ☐ Shuttles
- ☐ Parking



# Allston Yards – April 30, 2018 plan









# Allston Yards – May 29, 2018 plan



Car / shuttle bus drop-off area

10-foot wide sidewalk  
8-foot wide landscaping



Curb extensions

Curb extensions

Building 4

Building 3

Building 1

West Street

East Street





- ❑ April 30, 2018 meeting
- ❑ Request for Boston Landing Station access enhancements
- ❑ Request for MBTA Route 64 modifications
- ❑ May 21, 2018 – four new stops added at Boston Landing:
  - Inbound #500 – approx. 6:04 AM
  - Outbound #511 – flag stop; approx. 10:31 PM
  - Outbound #513 – flag stop; approx. 12:11 PM
  - Outbound #515 – flag stop; approx. 2:16 PM



## Boston Landing

**2013**      2 AM inbound / 2 PM outbound (planned)

**2017**      May 22, 2017 opening

**2017**      October 2017      700 – 900 daily riders      ***Tuesday April 24, 2018 = 1,153 riders***

**2018**      **19 inbound / 15 outbound stops**      ***20 inbound / 18 outbound stops***

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## Yawkey Station

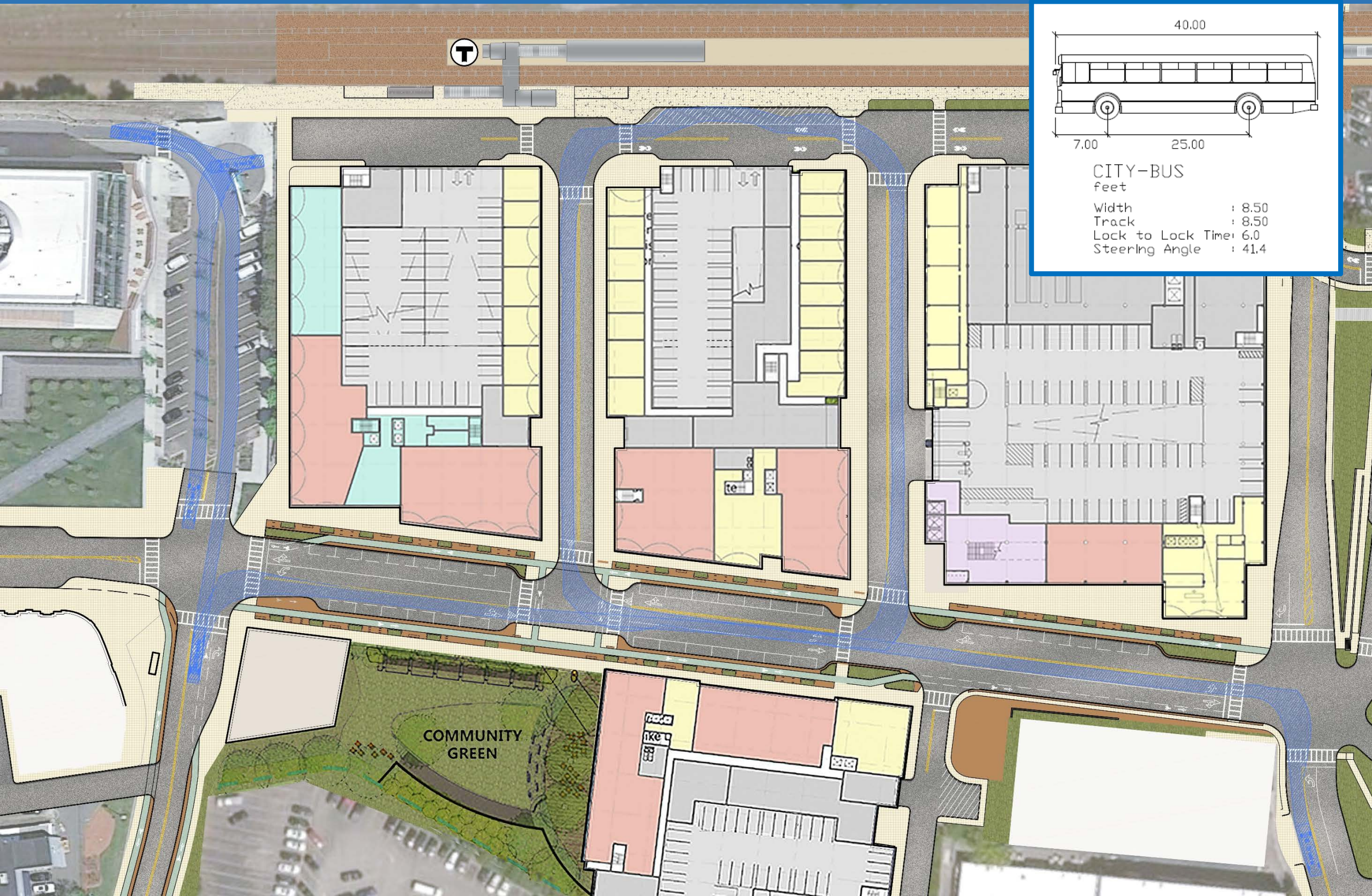
**2012**      795 daily riders

**2014**      March 2014 new station opening (937 projected daily riders)

**2018**      **28 inbound / 27 outbound stops**



# Allston Yards – Bus Access



40.00

7.0025.00

CITY-BUS

feet

Width

:

8.50

Track

:

8.50

Lock to Lock Time

:

6.0

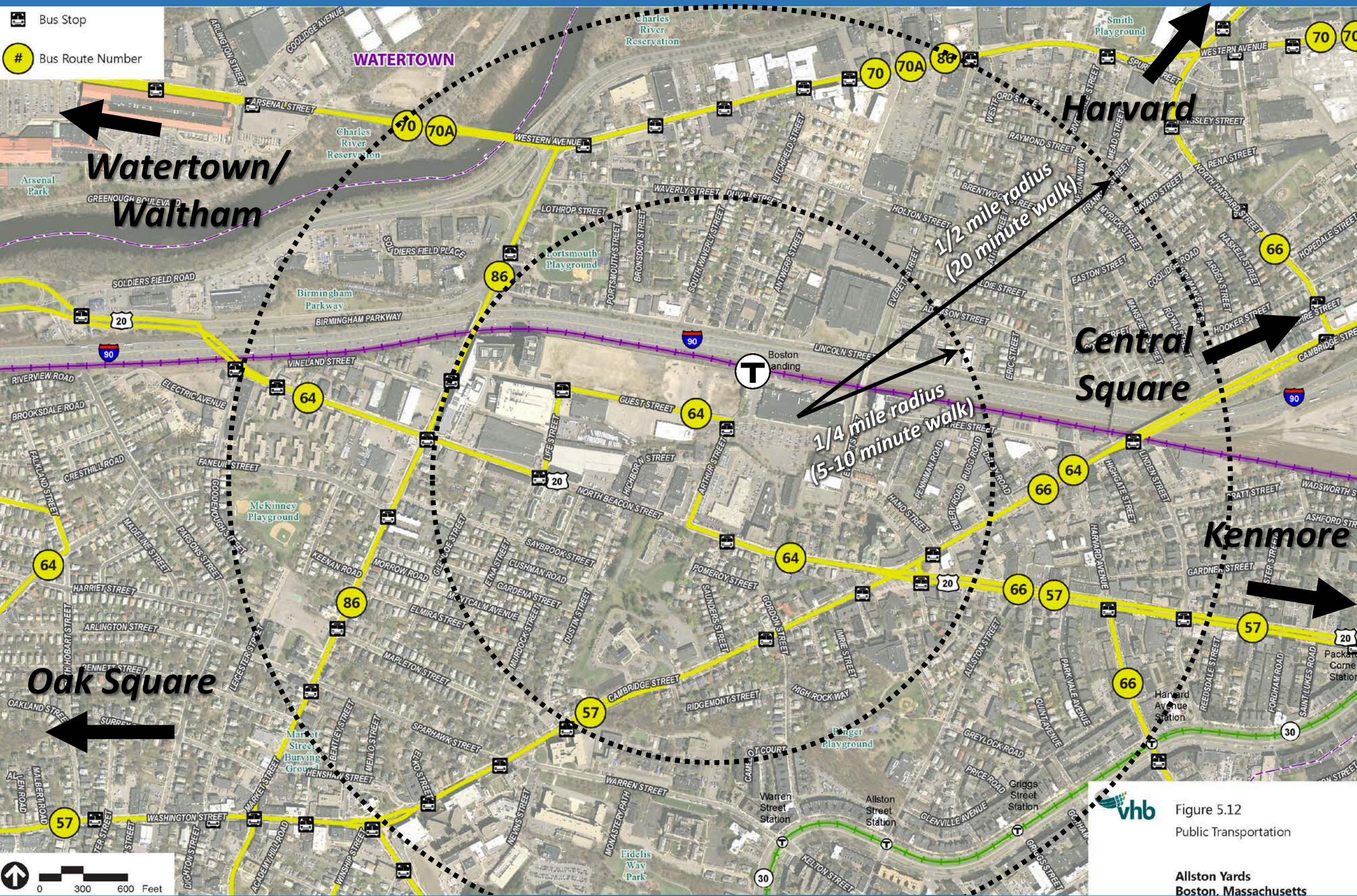
Steering Angle

:

41.4



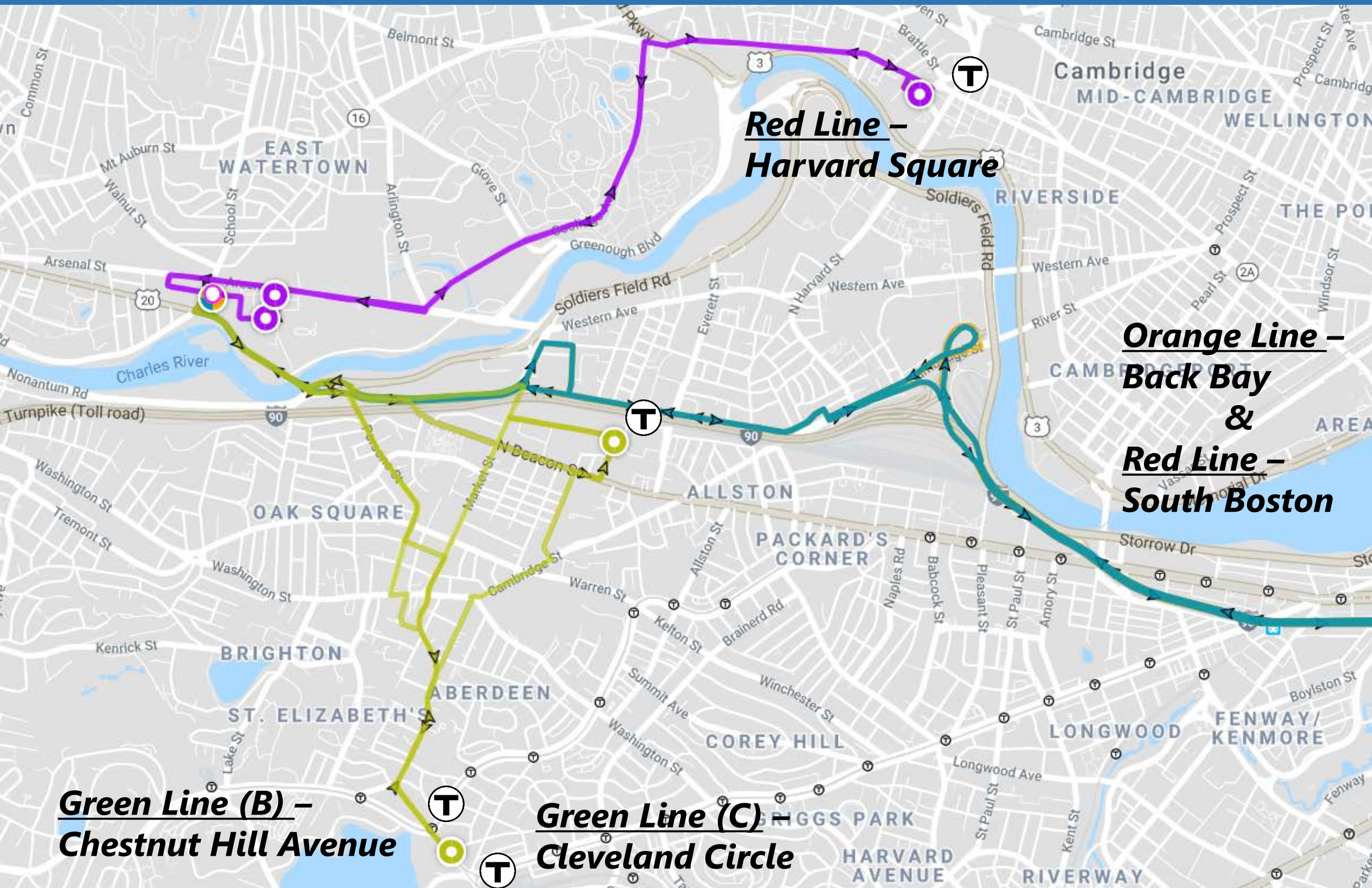
# Allston Yards – Public Transportation



**vhb** Figure 5.12  
Public Transportation  
  
Allston Yards  
Boston, Massachusetts

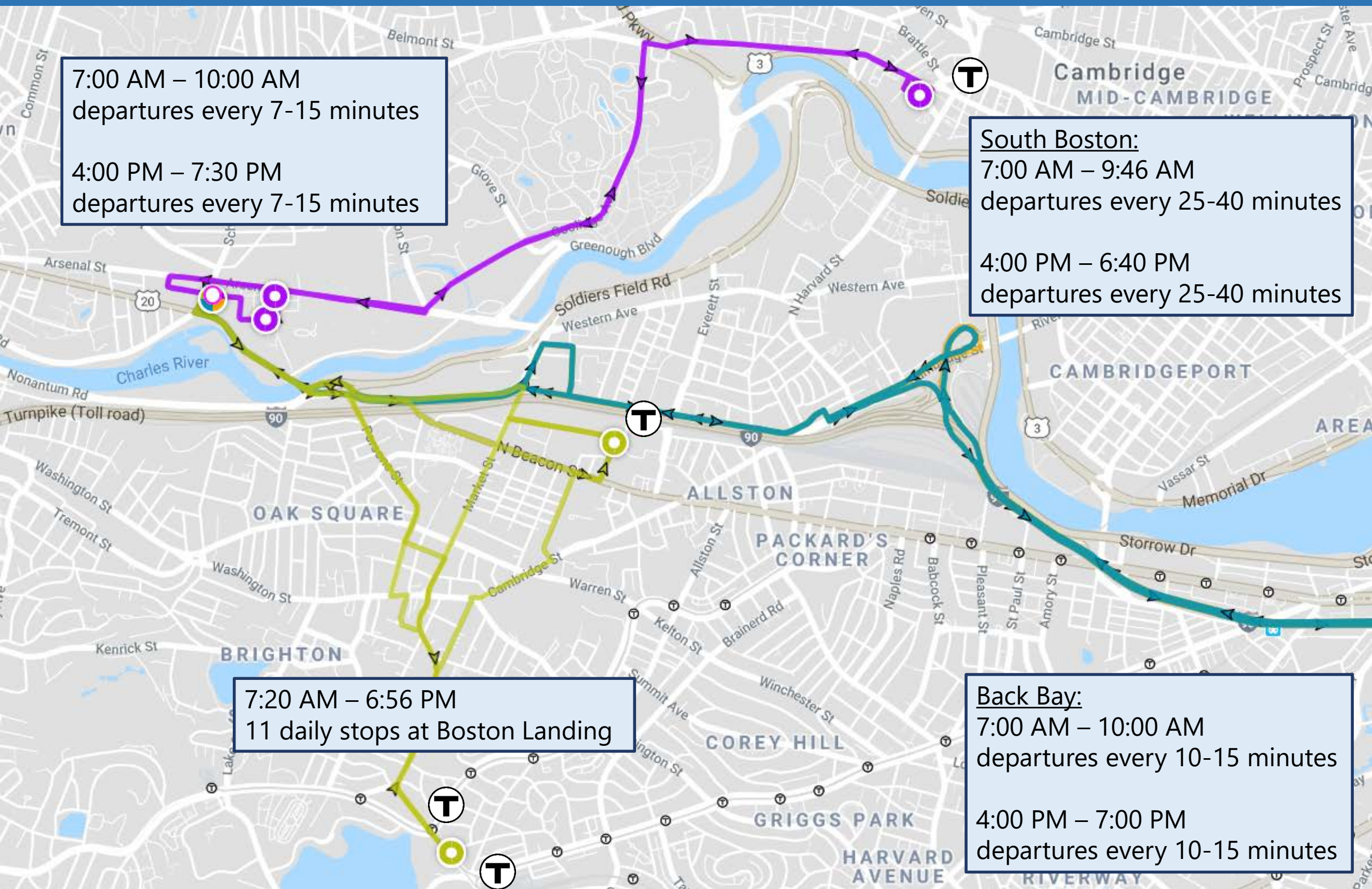


# The Arsenal on the Charles shuttles

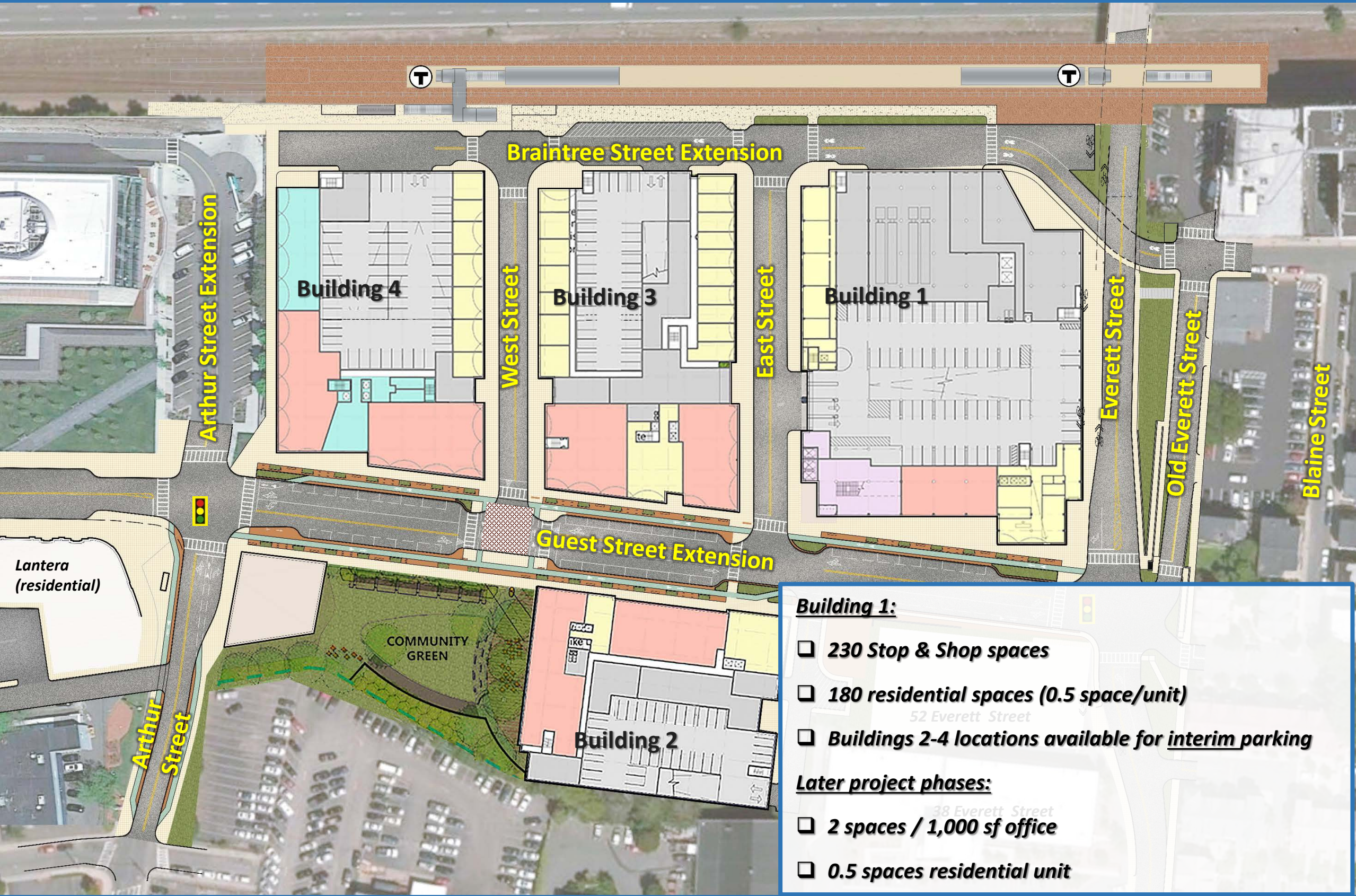




# The Arsenal on the Charles shuttles







**Building 1:**

- ☐ 230 Stop & Shop spaces
- ☐ 180 residential spaces (0.5 space/unit)
- ☐ Buildings 2-4 locations available for interim parking

**Later project phases:**

- ☐ 2 spaces / 1,000 sf office
- ☐ 0.5 spaces residential unit





- ❑ 20% – 50% of residents live within walking distance of office (Source: development team data from comparable properties.)
- ❑ MBTA commuter rail, bus network, taxi/Uber, shuttles, etc. all limit need for private automobile ownership
- ❑ Office/retail/residential shared parking potential
- ❑ Initial phase adjustment period – additional on-site parking available prior to subsequent building construction



# Allston Yards – Comparable Residential Parking



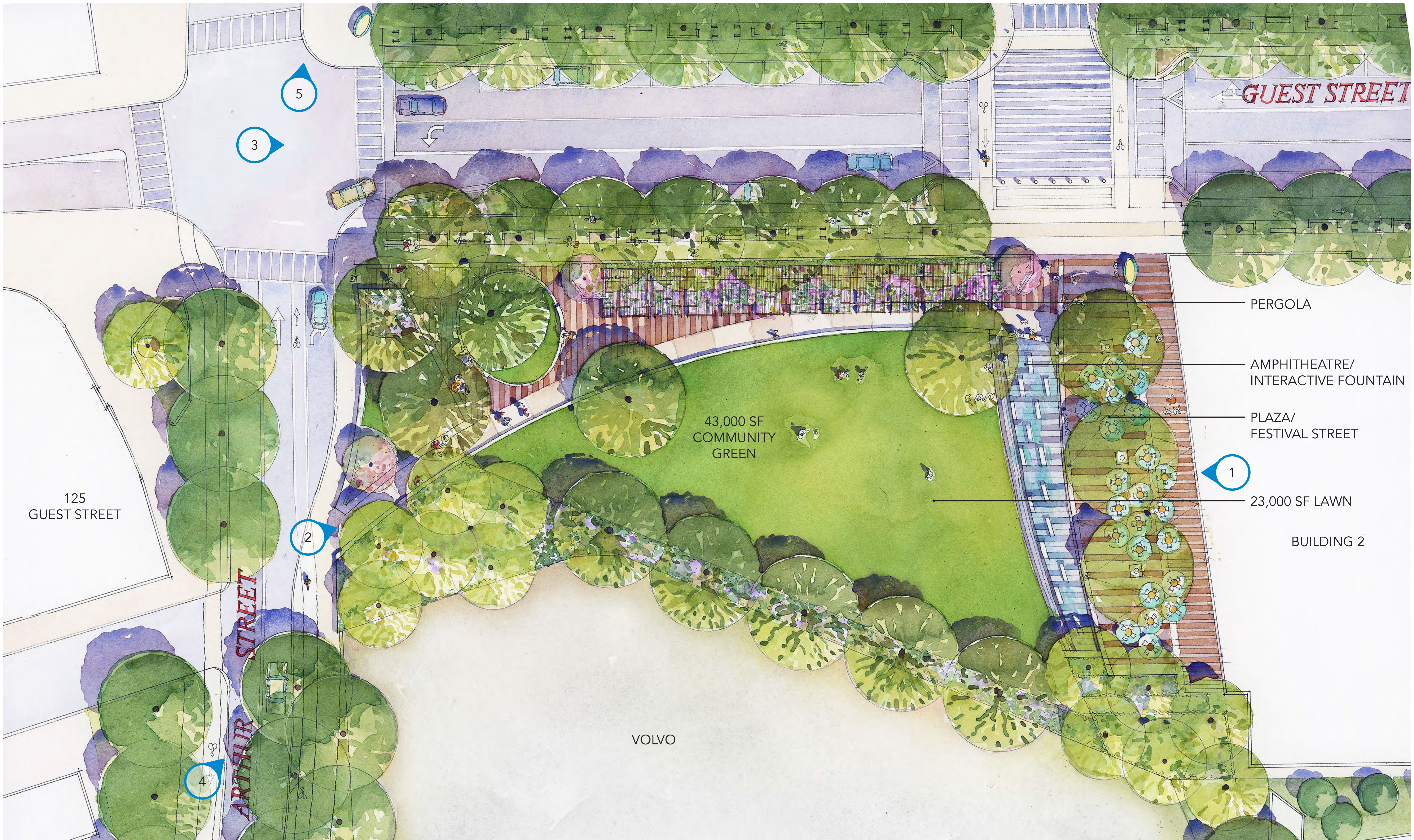
	Cars/ Unit	Transit Distance	MBTA Line	Station
Allston Yards	0.5	0.0	Commuter Rail	Boston Landing
Comparable properties:				
Location #1	0.3	0.3	Commuter Rail	Yawkey
Location #2	0.7	0.0	Red	Alewife
Location #3	0.8	0.3	Blue	Wonderland
By others:				
125 Guest Street	0.5	0.1	Commuter Rail	Boston Landing
40 Rugg Road	0.6	0.2	Commuter Rail	Boston Landing
1550 Soldier's Field Road	0.7	0.7	Commuter Rail	Boston Landing



## Conclusions:

- ☐ MBTA coordination to allow station access improvements
- ☐ Bus Access
- ☐ MBTA bus service improvements request
- ☐ Shuttle opportunities
- ☐ Appropriate parking









ASSEMBLY ROW - BOSTON, MA



AUGUST MOON FESTIVAL - BOSTON, MA



AGITAGUEDA FESTIVAL - PORTUGAL



CHALK ART FESTIVAL - DENVER, CO



ST ANTHONY'S FEAST - BOSTON, MA



STREET DELIVERY FESTIVAL - BUCHAREST, ROMANIA



OPEN NEWBURY STREET - BOSTON, MA



ALLSTON VILLAGE STREET FAIR - ALLSTON, MA



OPEN NEWBURY STREET - BOSTON, MA



GRACIA FESTIVAL - BARCELONA, SPAIN





INTERACTIVE FOUNTAIN



COMMUNITY PERGOLA



COMMUNITY LAWN





ICE RINK



DOG PARK



FARMER'S AND ART MARKET

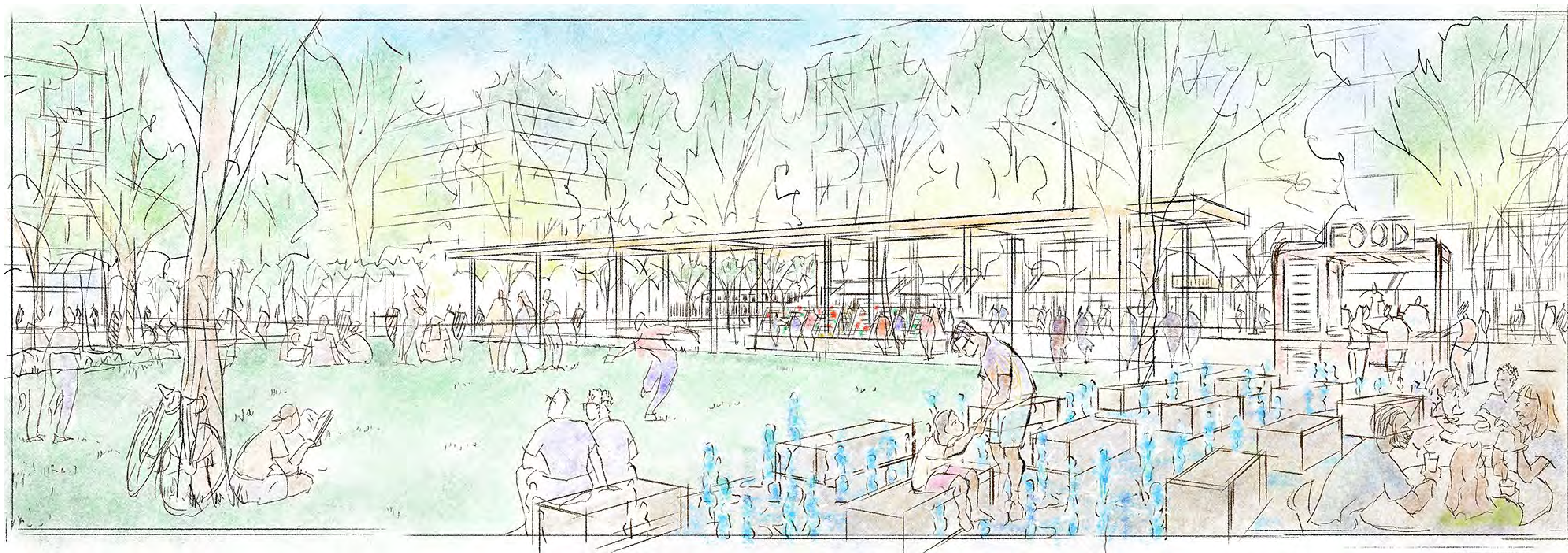


OUTDOOR MUSIC, YOGA AND MOVIES





## CONTEXT







## CONTEXT







## CONTEXT







# CONTEXT



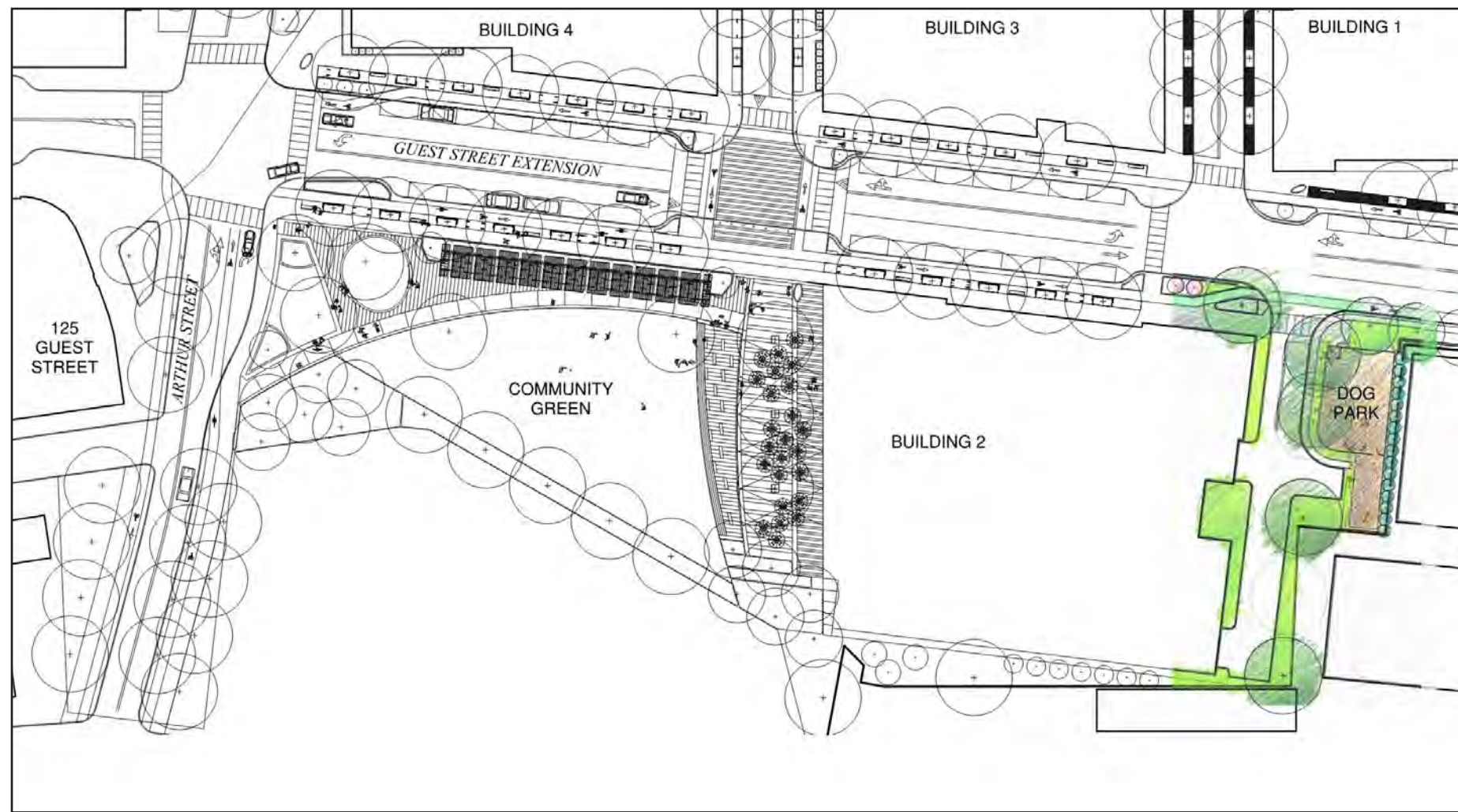




CONTEXT







KEY PLAN



4,500 SF DOG PARK  
INCLUDES: PLANTING,  
LEASH ZONE, LARGE  
AND SMALL DOG  
ENCLOSURES



