



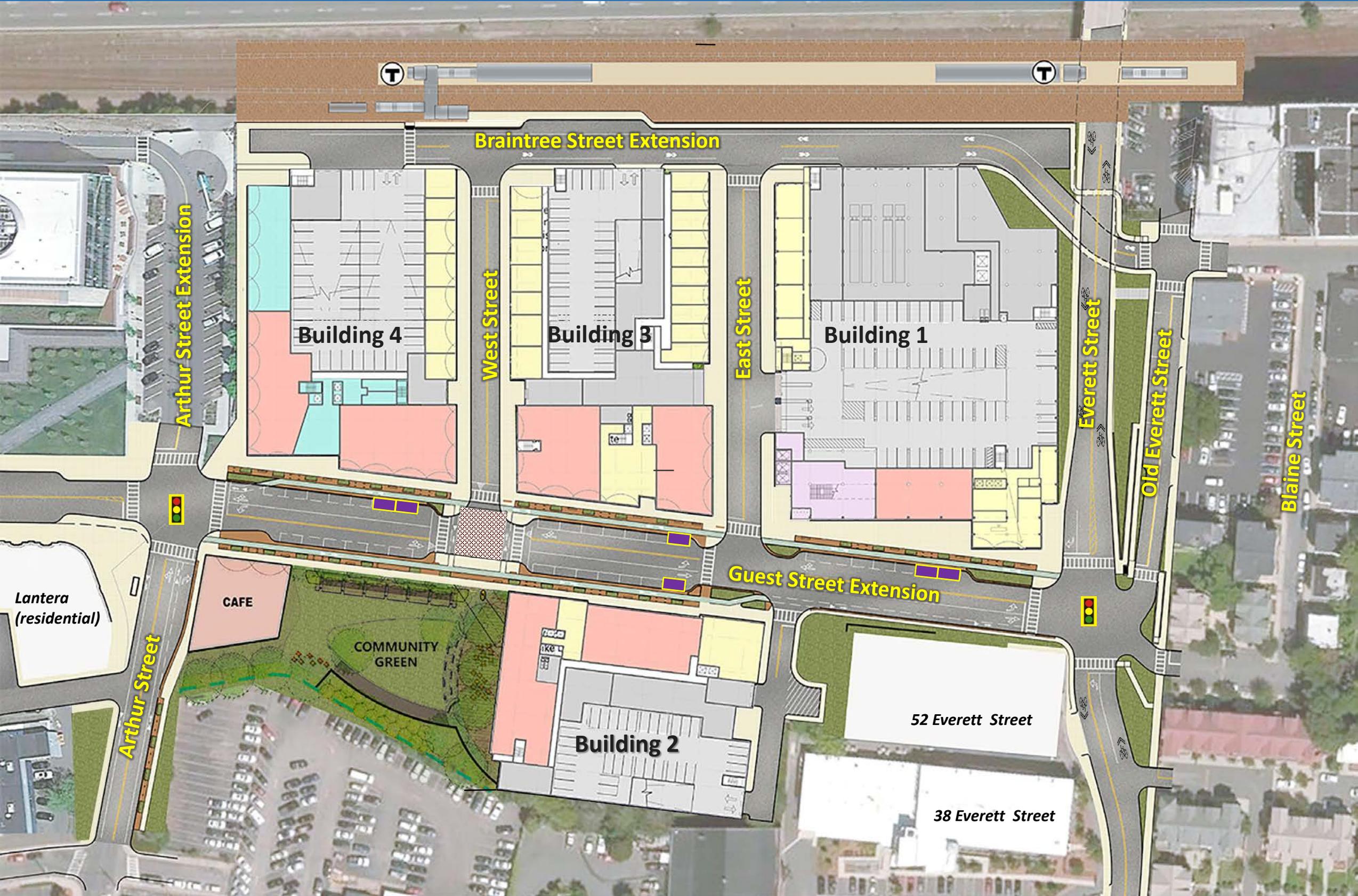
Allston Yards

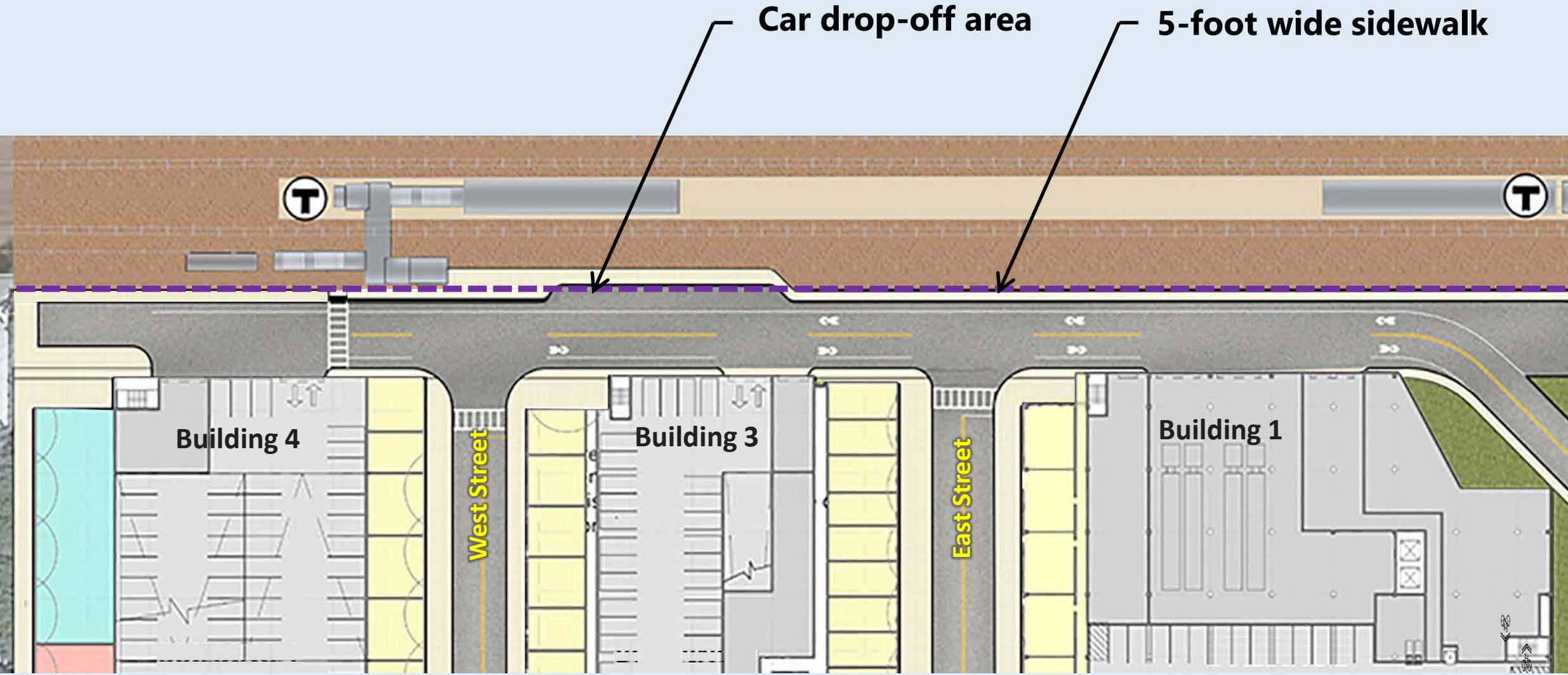
May 29, 2018

COMMUNITY GREEN

- 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

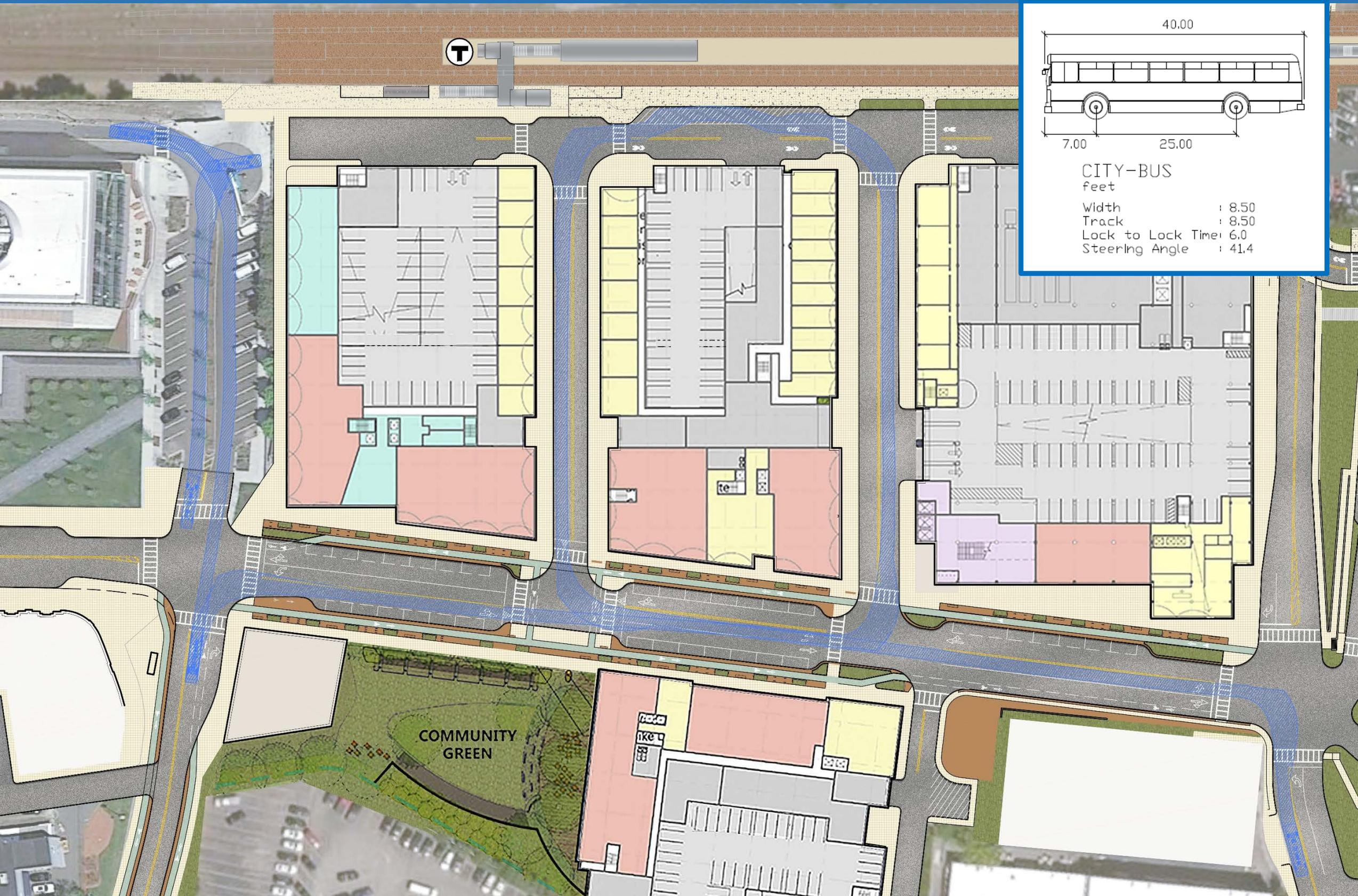
Boston Landing

- 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*
-

Yawkey Station

- 2012** 795 daily riders
- 2014** March 2014 new station opening (937 projected daily riders)
- 2018** **28 inbound / 27 outbound stops**

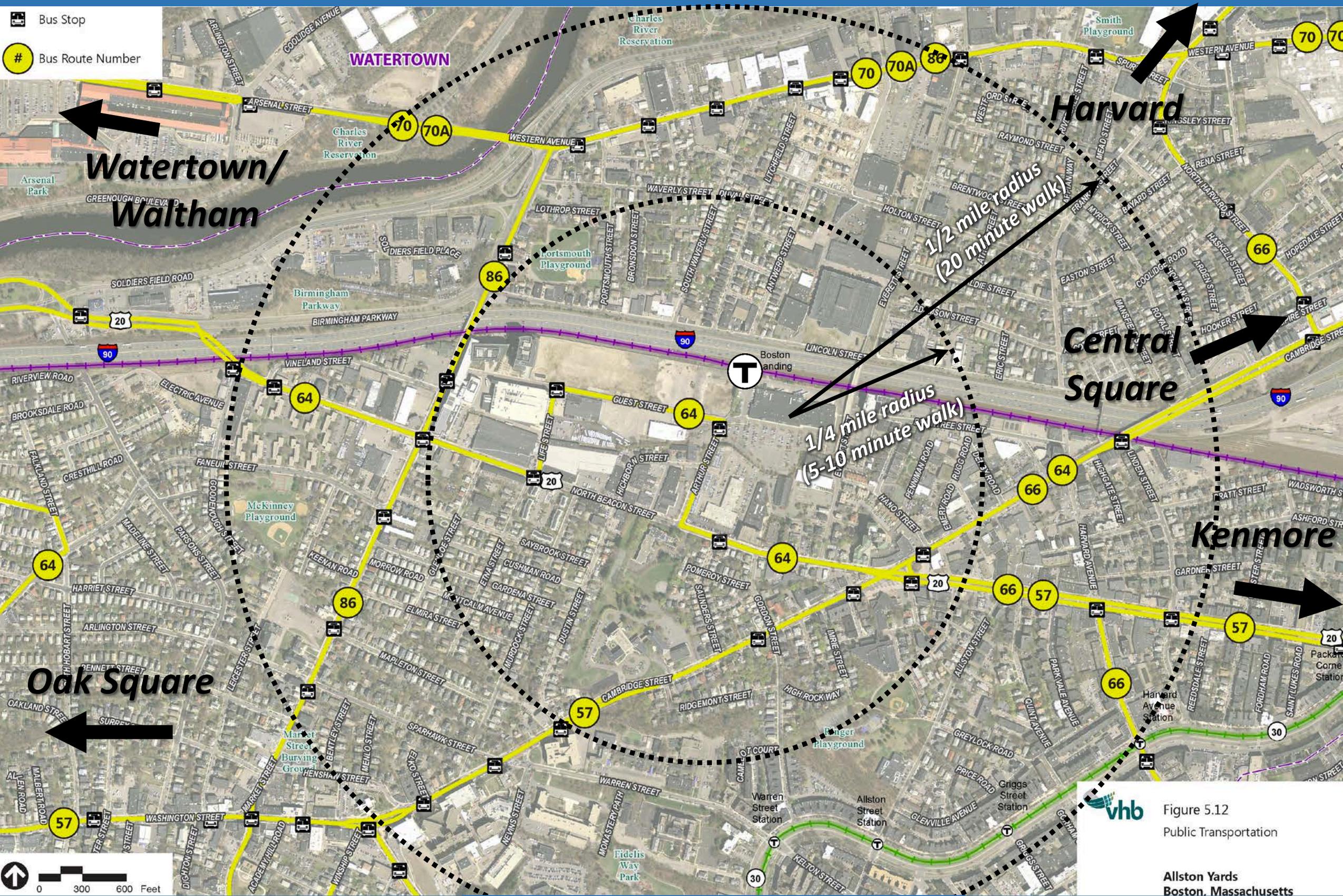
Allston Yards – Bus Access



CITY-BUS
feet

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 41.4

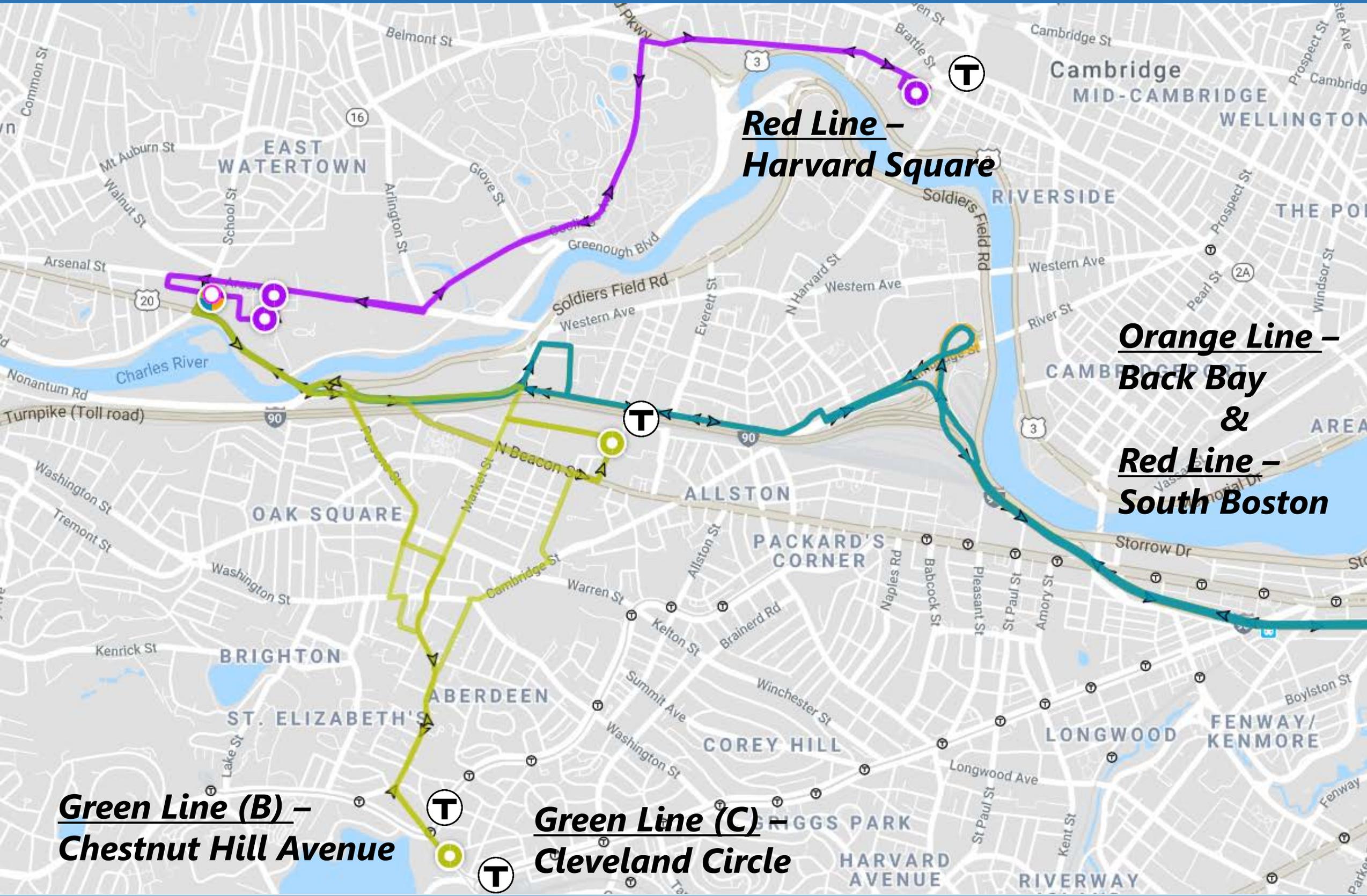
Allston Yards – Public Transportation



vhb Figure 5.12
Public Transportation
Allston Yards
Boston, Massachusetts



The Arsenal on the Charles shuttles



The Arsenal on the Charles shuttles



7:00 AM – 10:00 AM
departures every 7-15 minutes

4:00 PM – 7:30 PM
departures every 7-15 minutes

South Boston:
7:00 AM – 9:46 AM
departures every 25-40 minutes

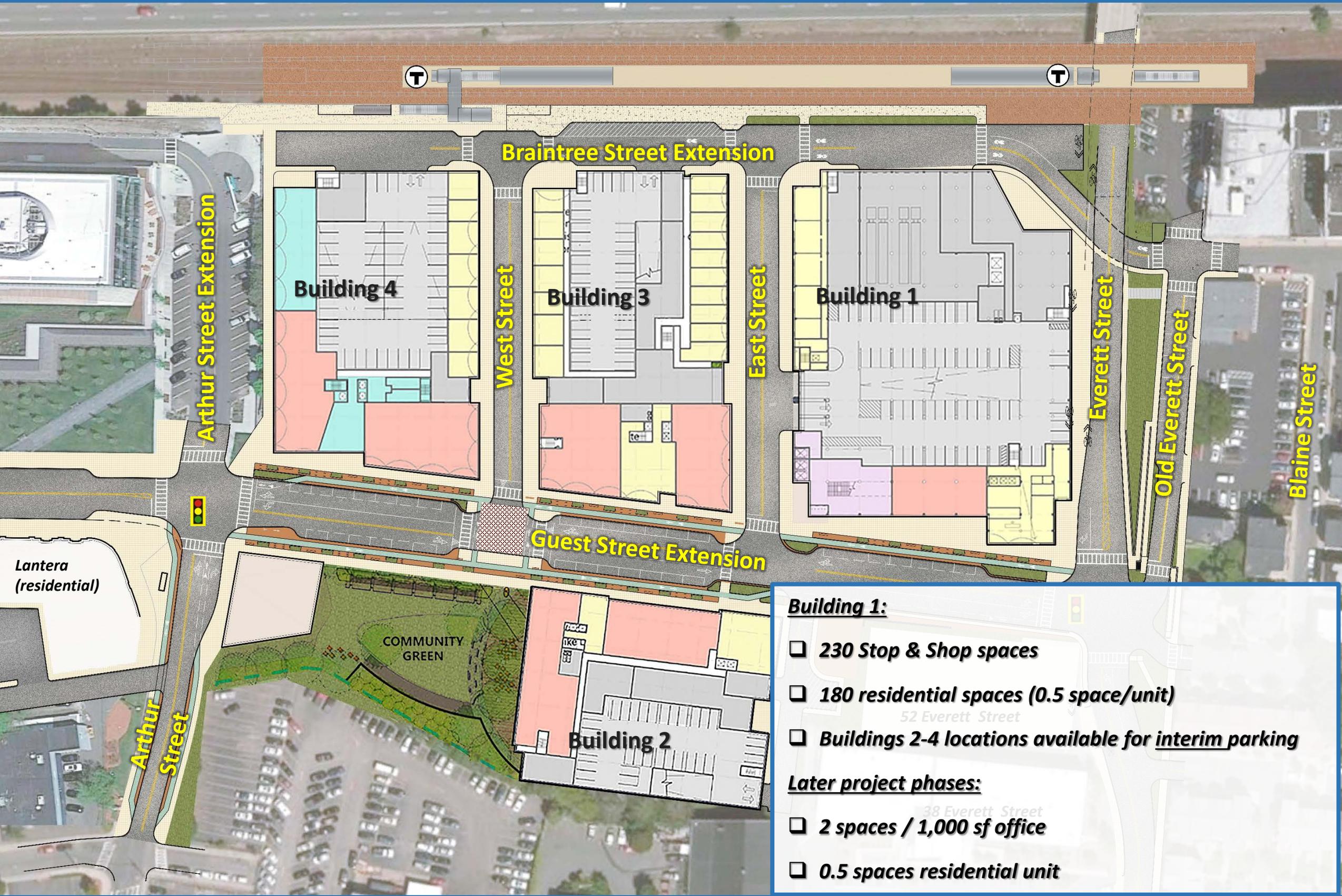
4:00 PM – 6:40 PM
departures every 25-40 minutes

7:20 AM – 6:56 PM
11 daily stops at Boston Landing

Back Bay:
7:00 AM – 10:00 AM
departures every 10-15 minutes

4:00 PM – 7:00 PM
departures every 10-15 minutes





Building 1:

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

52 Everett Street

Later project phases:

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

38 Everett Street



- ❑ 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



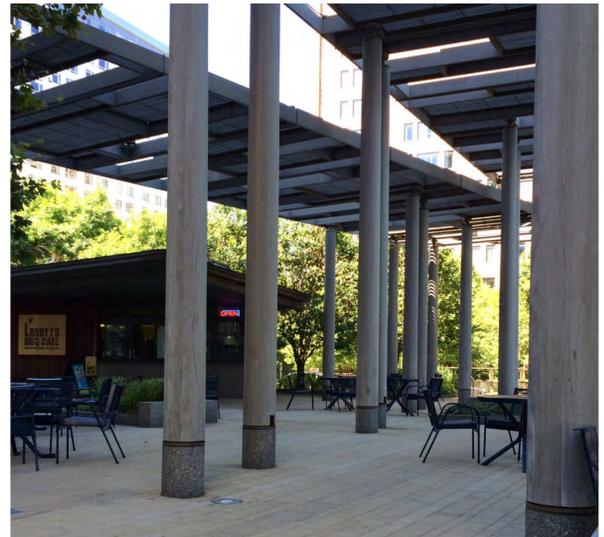
OPEN NEWBURY STREET - BOSTON, MA



GRACIA FESTIVAL - BARCELONA, SPAIN



INTERACTIVE FOUNTAIN



COMMUNITY PERGOLA



COMMUNITY LAWN



ICE RINK



DOG PARK



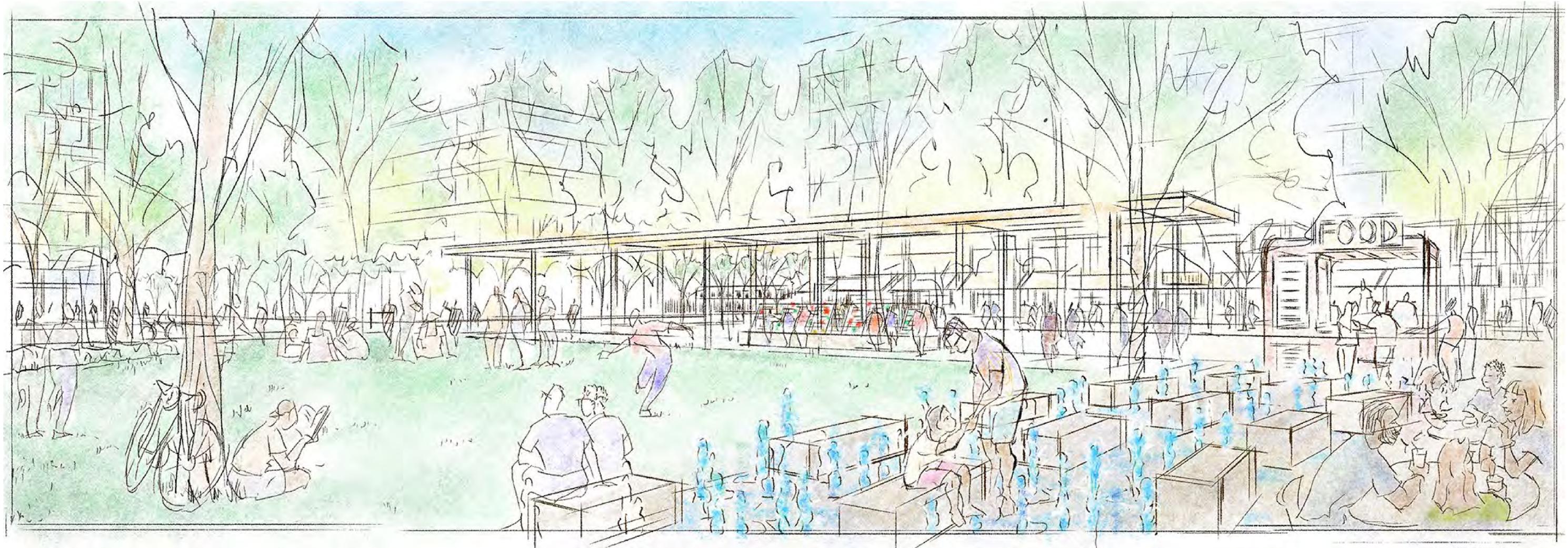
FARMER'S AND ART MARKET



OUTDOOR MUSIC, YOGA AND MOVIES



CONTEXT





CONTEXT





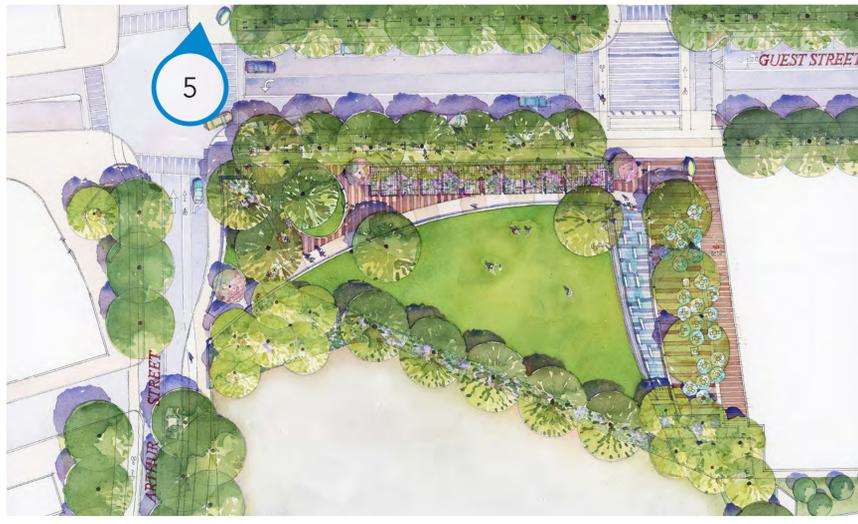
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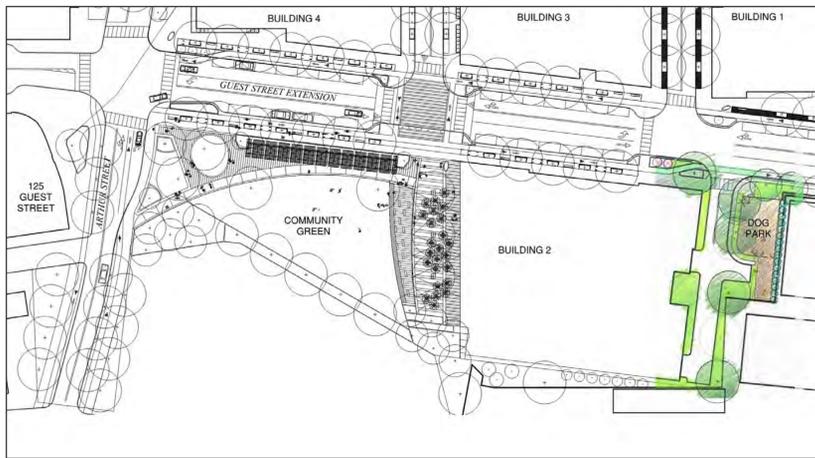
CONTEXT





CONTEXT





KEY PLAN



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

