

# ALLSTON YARDS IMPACT ADVISORY GROUP MEETING

March 12, 2018



# AGENDA

Project Team

Timing and Process

What We Heard

Design Guidelines

Conceptual Master Plan

Sustainability

Transportation

Questions & Answers



NEW ENGLAND  

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DEVELOPMENT





## PRESENTERS

**New England Development** John Twohig (Overview)

**Elkus Manfredi Architects** David Manfredi (Design)

**Vanasse Hangen Brustlin** Patrick T. Dunford (Traffic)



## TIMING AND PROCESS

- Letter of Intent Filed: February 10, 2017
- Project Notification Form Filed: January 22, 2018

### **WHAT WERE YOU DOING?**

- Consultation with the City
- Redefining Transportation Improvements and Timing
  - 2 Peer Reviews
- Redefining “Block” and “Plan”
- Meetings with Abutters
- New Master Planner
- Building a Neighborhood
- Phasing - Timing
- Listening to the Community



## WHAT WE HEARD

- “Work with your abutters”
- “We need more open space – real, programmed open space”
- “What are you doing about home ownership?”
- “Fix the traffic issues up front”
- “Keep the store open, and make it better”
- “Improve pedestrian bicycle experience”
- “Be sure affordable rental and home-ownership are in our neighborhood”
- “Provide ridership to support the new ‘T-stop’”
- “Be sure you work with the community”
- “Fix Arthur Street”
- “How can you make Guest Street connect?”
- “Be informed by the Guest Street Corridor Study”
- “Enhance the connectivity between 02134 and 02135”
- “Don’t screw this up”

## Filed the PNF ; not an Expanded PNF

- Project Description
- Regulatory Context
- Urban Design
- Sustainability
- Transportation
- Environmental
- Infrastructure
- Historic Resources

## PROJECT GOALS

### Maintain consistency with Guest Street Planning Study Resulting in:

- Mixed-use, transit oriented development
- Connect to and build off Boston Landing success
- Existing grocery store to remain open during construction for the neighborhood and employees
- A new, state of the art grocery store for the community
- A range of housing options
- An integral street grid; make Guest Street connect to Everett Street
- Substantial community space and open space
- A 24,000 sf community green open to the public
- Height closer to the Massachusetts Turnpike





## PROJECT BENEFITS

- Significant, up-front transportation infrastructure improvements
- Substantial net new tax revenue
- New construction and permanent jobs; At full build-out, estimated 2,500 construction jobs; 1,000 permanent jobs
- Grocery to remain open during Phase 1
- New housing including ownership opportunities
- Substantial payments for jobs and housing of approximately \$3,000,000
- New 24,000 sf Community Green open to the public with year-round programming
- Dedicated community space with anticipated healthy eating and nutrition programs
- Support viability of Boston Landing station by increasing ridership
- Provide new residents to support existing neighborhood retail and restaurants
- Community and public realm fund



## EXISTING AERIAL VIEW



### Site Data:

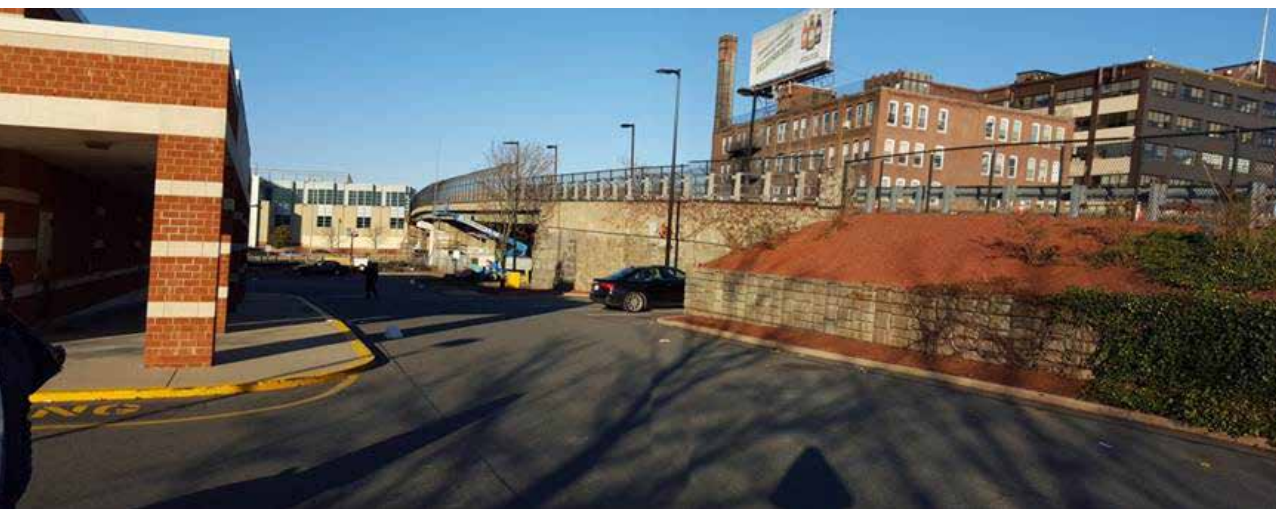
461,304 sf (10.6 acres)

100,000 sf Grocery & Retail

450 Parking Spaces



## SITE CONTEXT





## LONG RANGE INFRASTRUCTURE





# CONTEXT PLAN



## EXISTING GROUND FLOOR PLAN



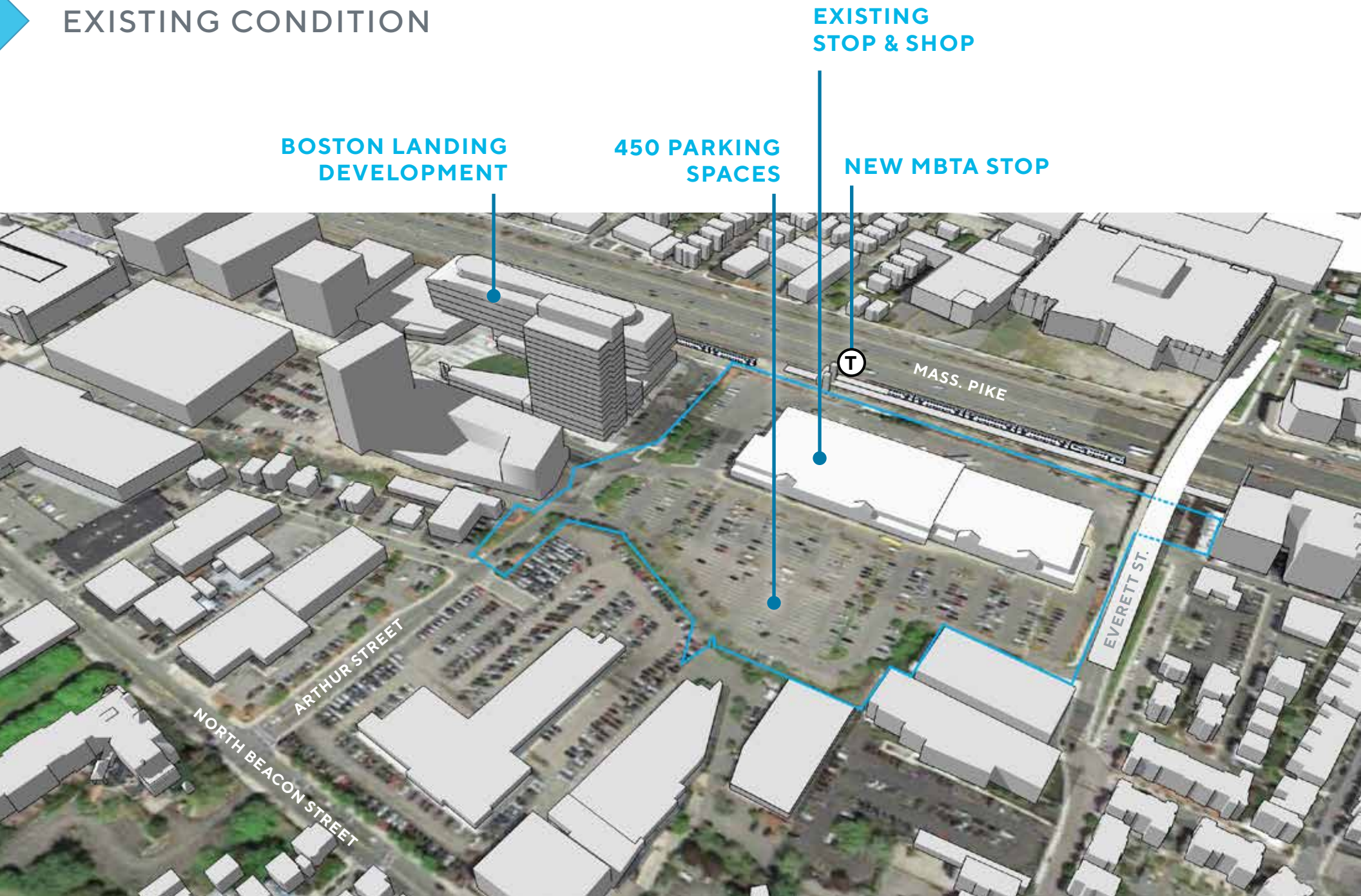


## GROUND FLOOR PLAN





## EXISTING CONDITION

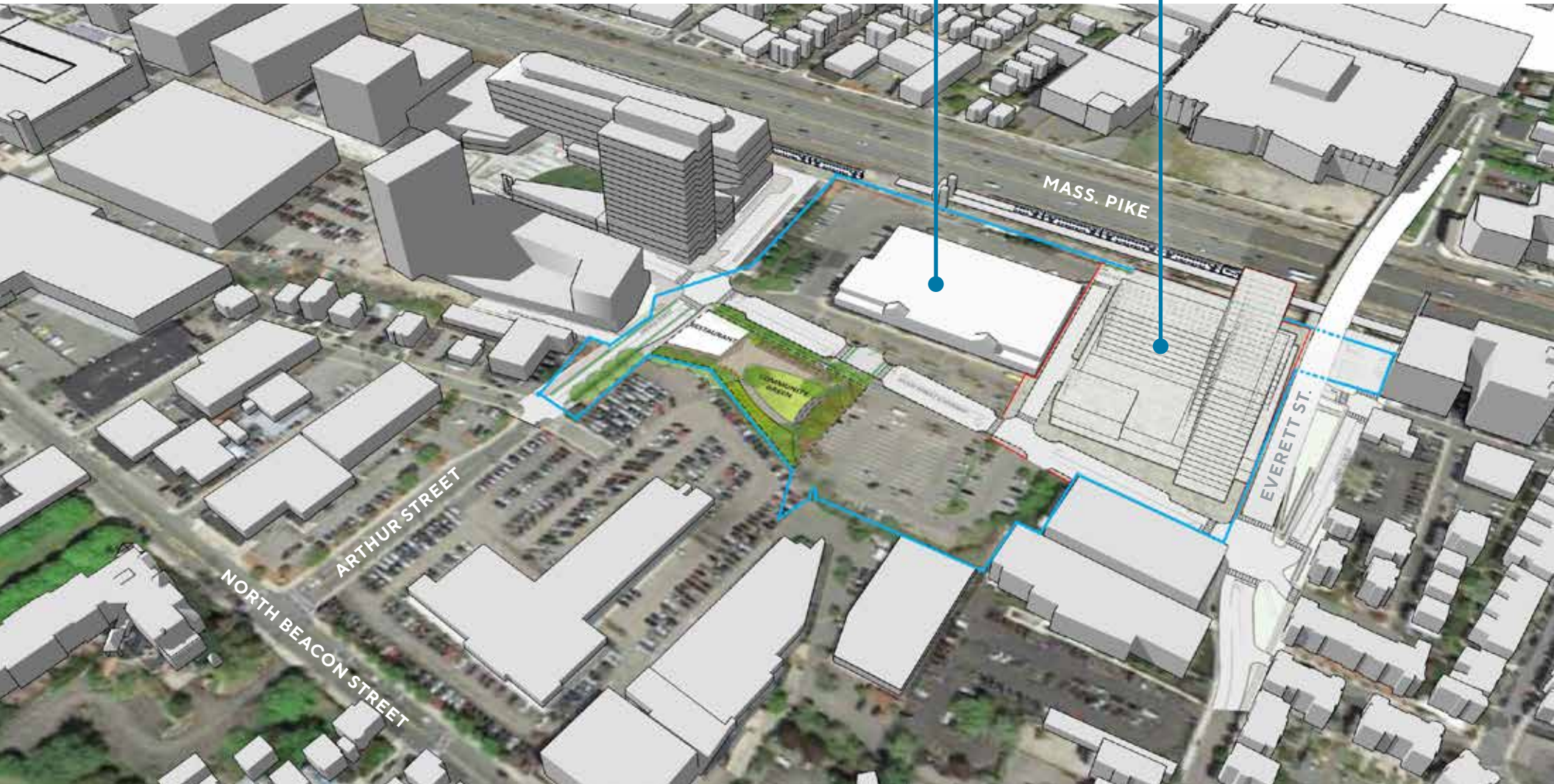




## INTERIM CONSTRUCTION BUILDING 1

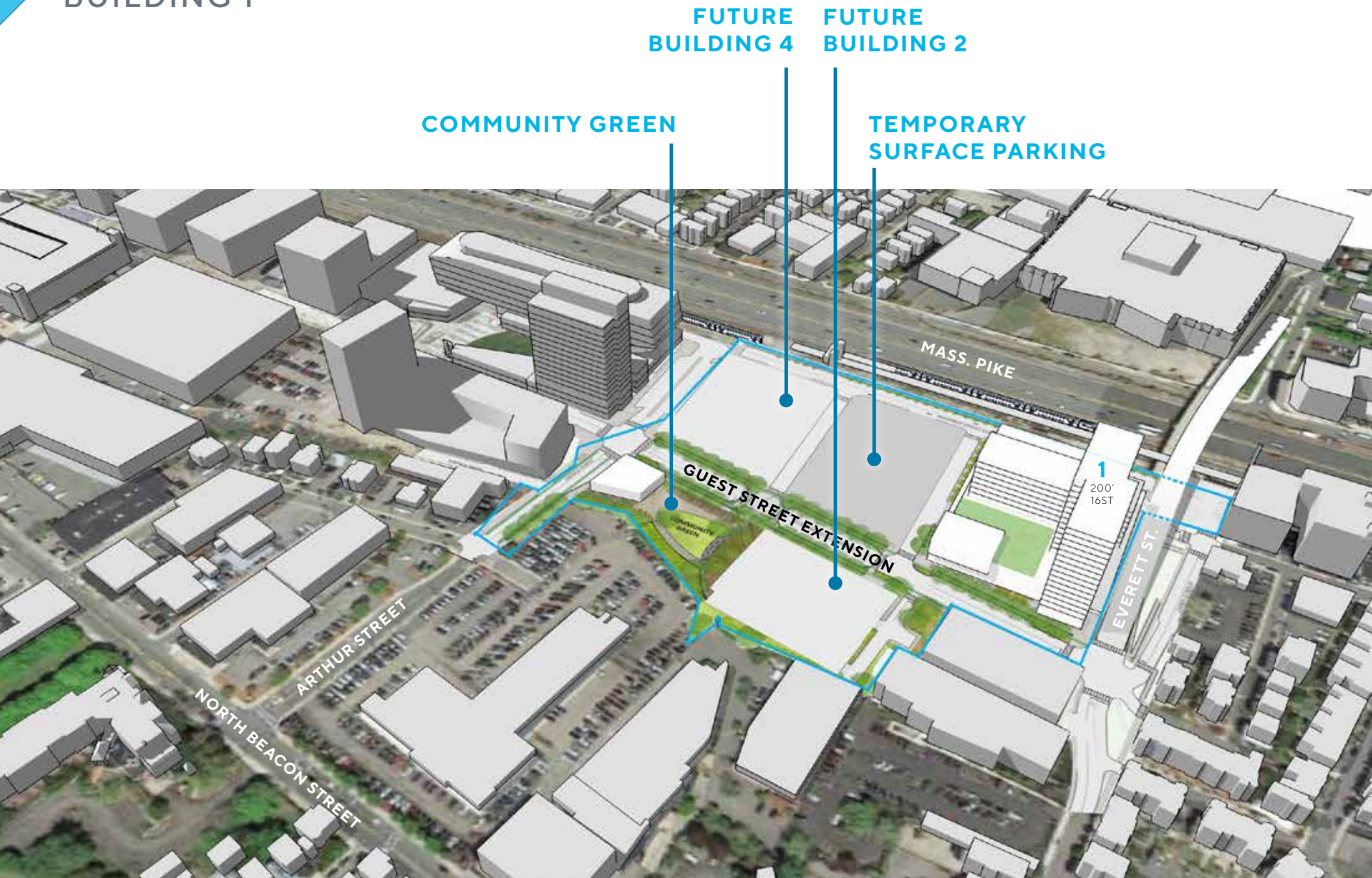
EXISTING  
STOP & SHOP  
REMAINS OPEN

BUILDING 1:  
UNDER CONSTRUCTION



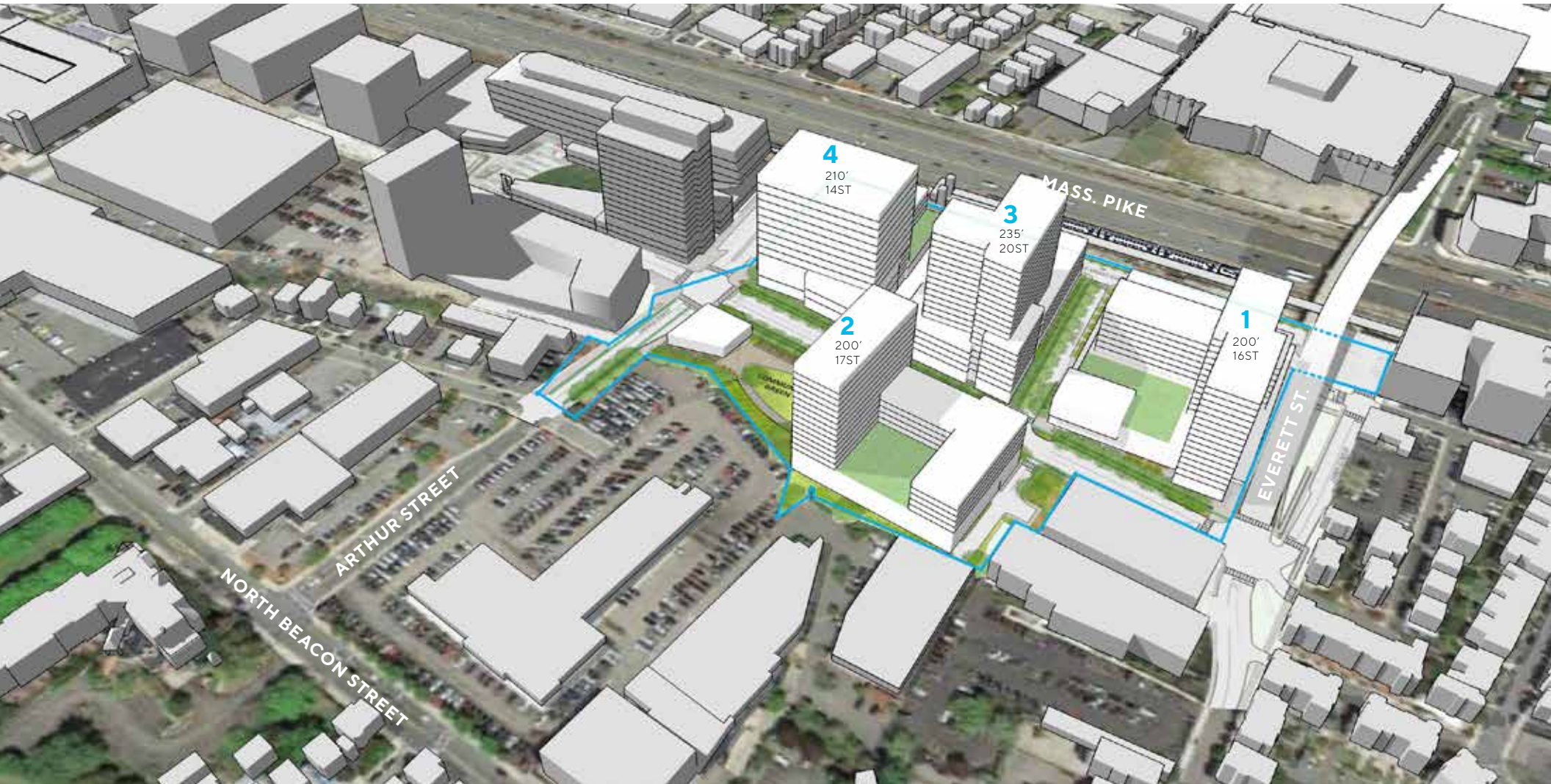


# BUILDING 1





## FULL BUILD-OUT





## LANDSCAPE PRECEDENT





## WEST STREET VIEW





## EAST STREET VIEW





## VIEW OF THE COMMUNITY GREEN



### Areas

- Passive and active
- Lawn
- Pavilion and Outdoor Seating
- Shaded Pergola

### Programming

- Gathering space for Community groups and organizations
- Uses include food trucks, art festivals, music events, movie nights, etc.
- Professionally managed

# SUSTAINABILITY

- Redevelopment of a previously developed site
- Transit oriented development
- LEED v4 certifiable and is Article 37 compliant
- Resiliency measures incorporated:
  - Natural ventilation in residential units
  - Buried utilities
- Alternative Energy approaches will be studied with each development component
  - Photovoltaic arrays
  - Combined heat and power systems for residential buildings
- Energy efficiency measures:
  - High performance envelopes and mechanical systems
  - Reduced lighting power density
  - Energy Star rated appliances
- Reduced demand for potable water:
  - Efficient irrigation systems and high efficiency domestic fixtures
- Sustainable construction practices
- Environmentally conscious materials and products
- Stop & Shop sustainability goals:
  - Heat reclaim system to utilize waste heat from refrigeration systems
  - Food that is unable to be donated is diverted from landfills and sent to an anaerobic digester



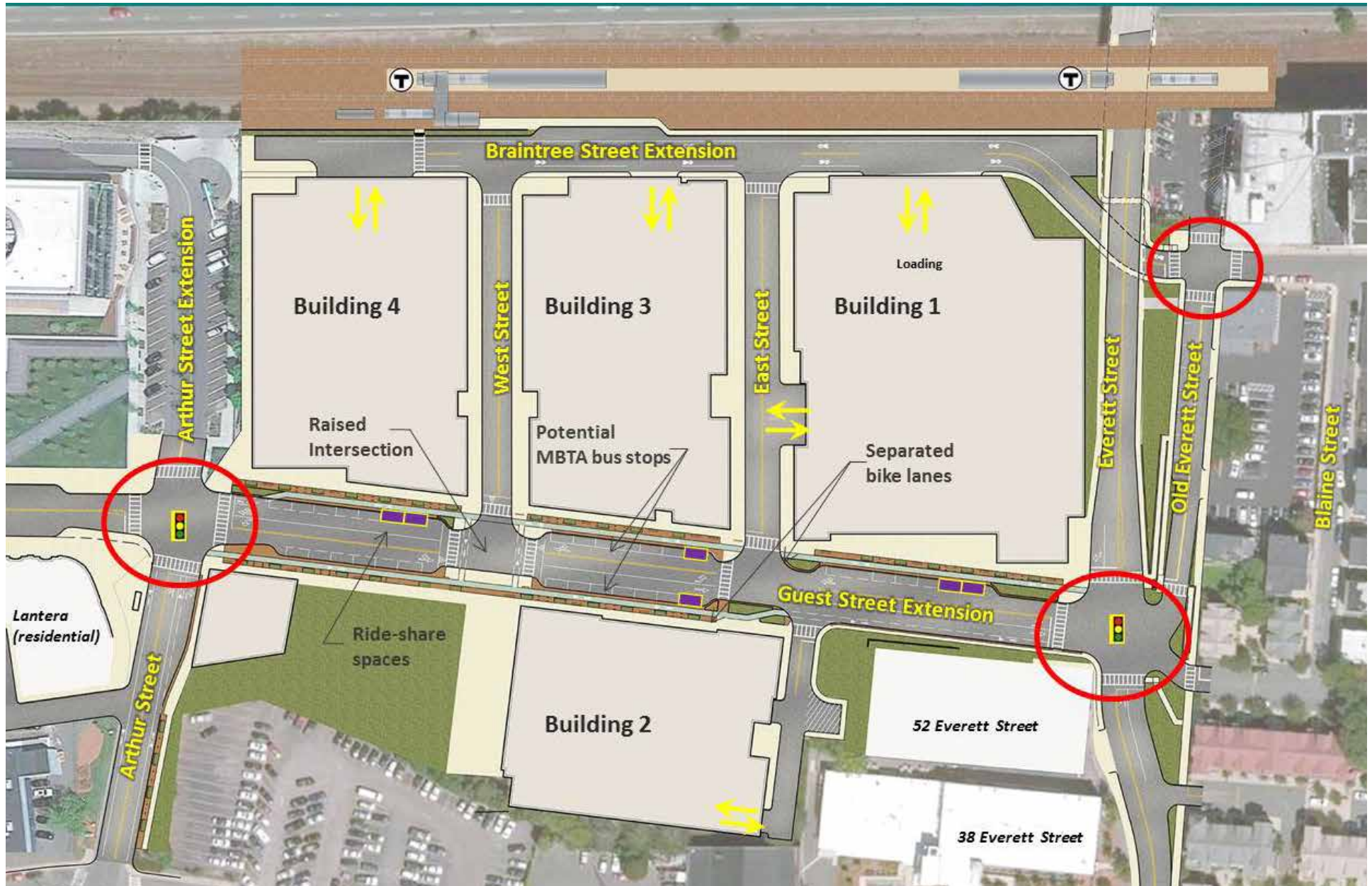
## Summary of Key Findings and Benefits:

- Proposed improvements address traffic demand
- The Proposed Project supports the viability of the recently opened Boston Landing MBTA commuter rail station
- The site's proximity to public transportation will minimize the need for vehicular travel
- Parking needs will be accommodated
- Improvements designed to provide for pedestrian, bicycle, and vehicular traffic
- Roadway infrastructure to be built as part of the initial phase



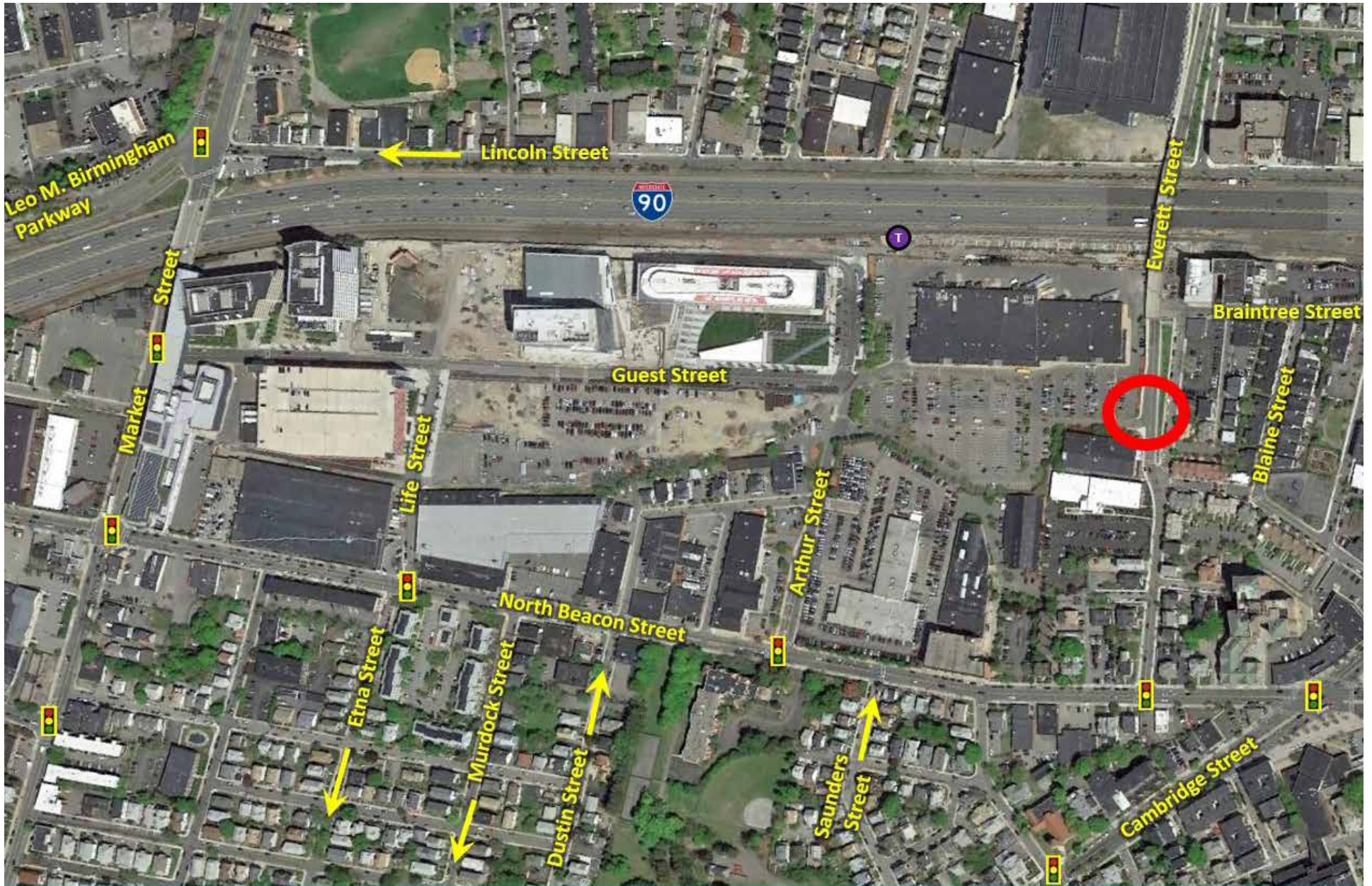


## PROPOSED ACCESS/CONNECTIONS





## EVERETT STREET AT GUEST STREET





## EVERETT STREET AT GUEST STREET



*Looking west*



*Looking north from Old Everett Street*



*Looking north from Everett Street*



*Looking east*



## EVERETT STREET AT PROPOSED GUEST STREET



## EVERETT STREET AT GUEST STREET NORTHBOUND VIEW





## EVERETT STREET AT GUEST STREET NORTHBOUND VIEW





## EVERETT STREET AT GUEST STREET WESTBOUND VIEW





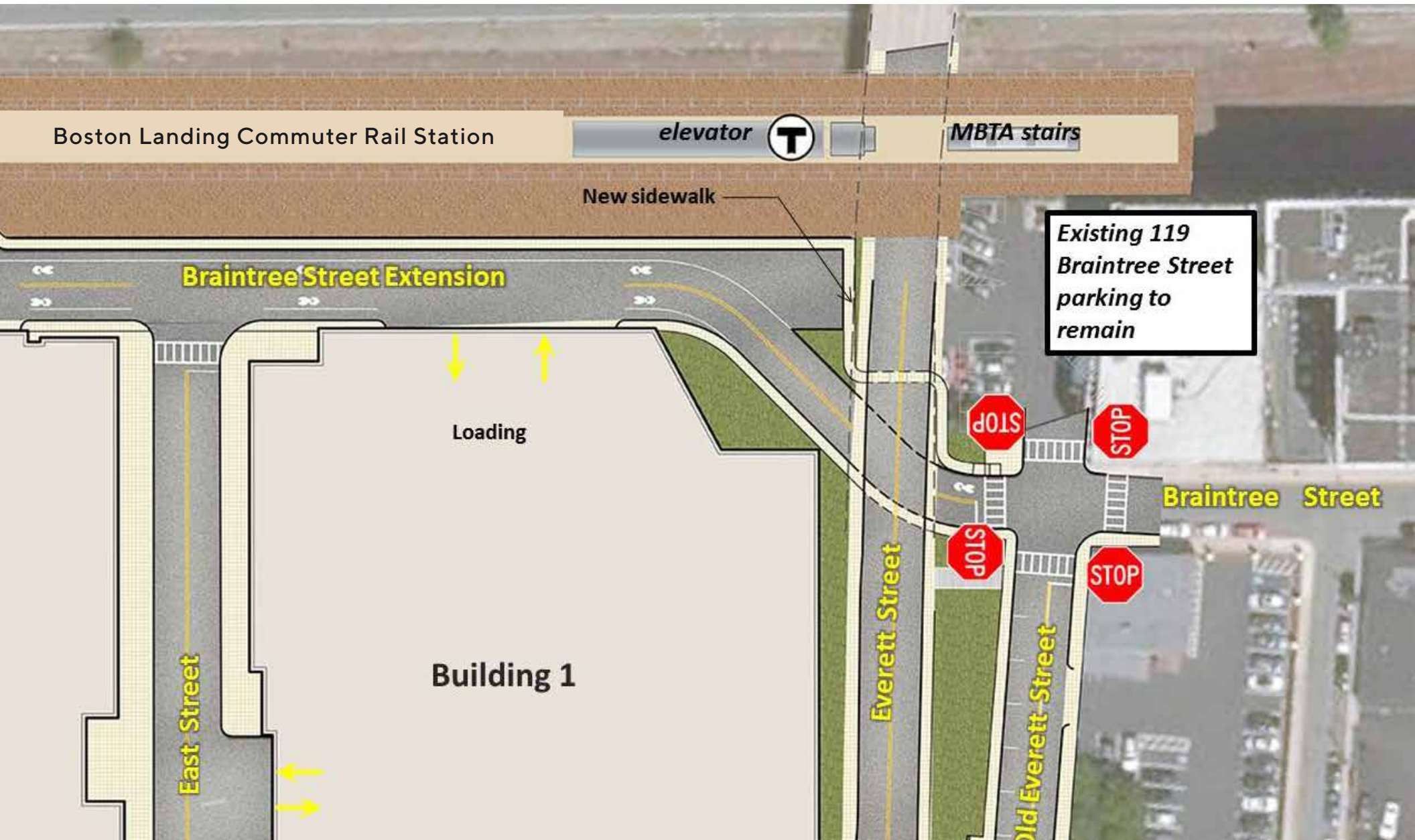
## PROPOSED EVERETT STREET AT GUEST STREET WESTBOUND VIEW



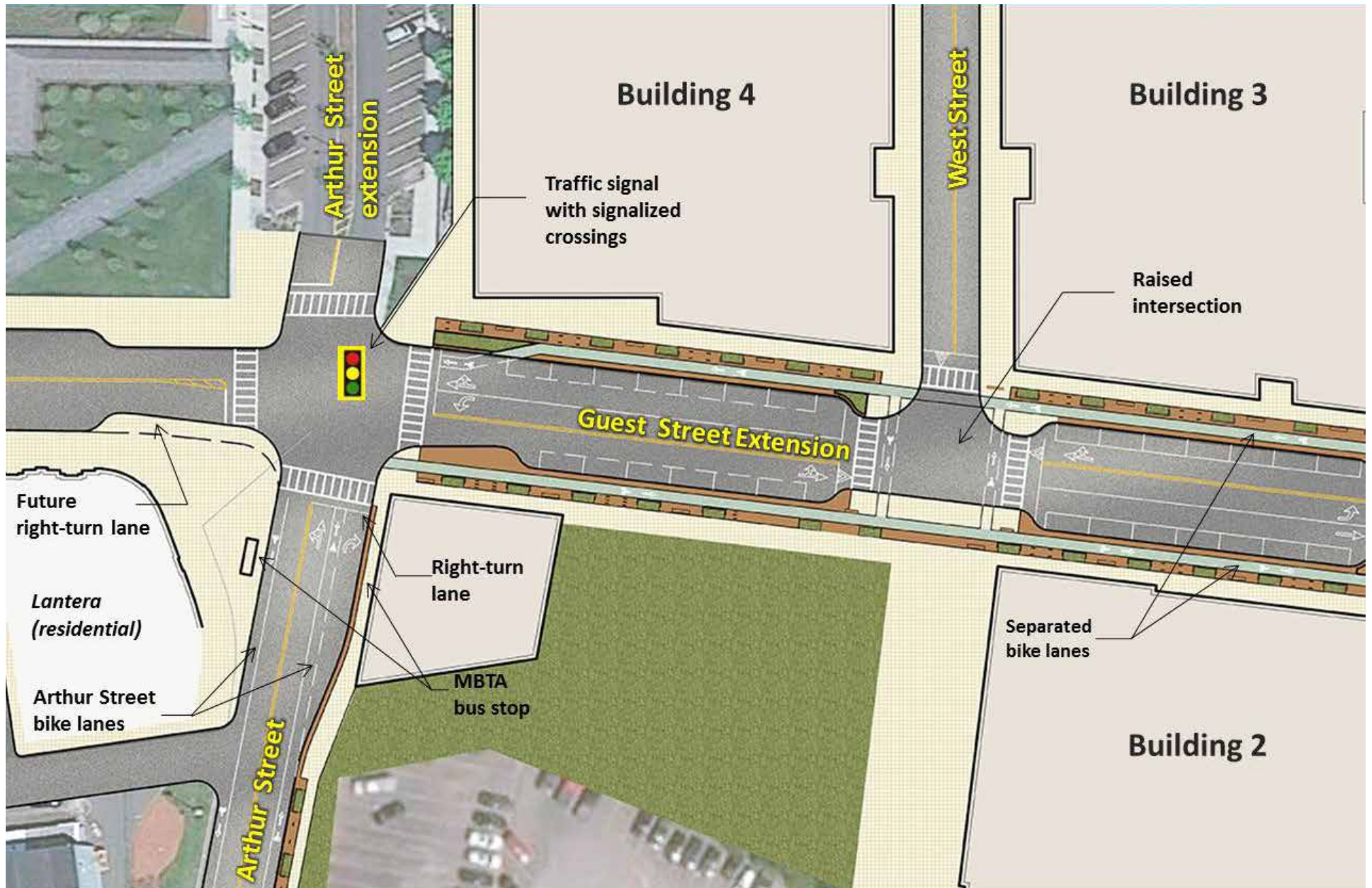
Existing View



## BRAINTREE STREET AT EVERETT STREET

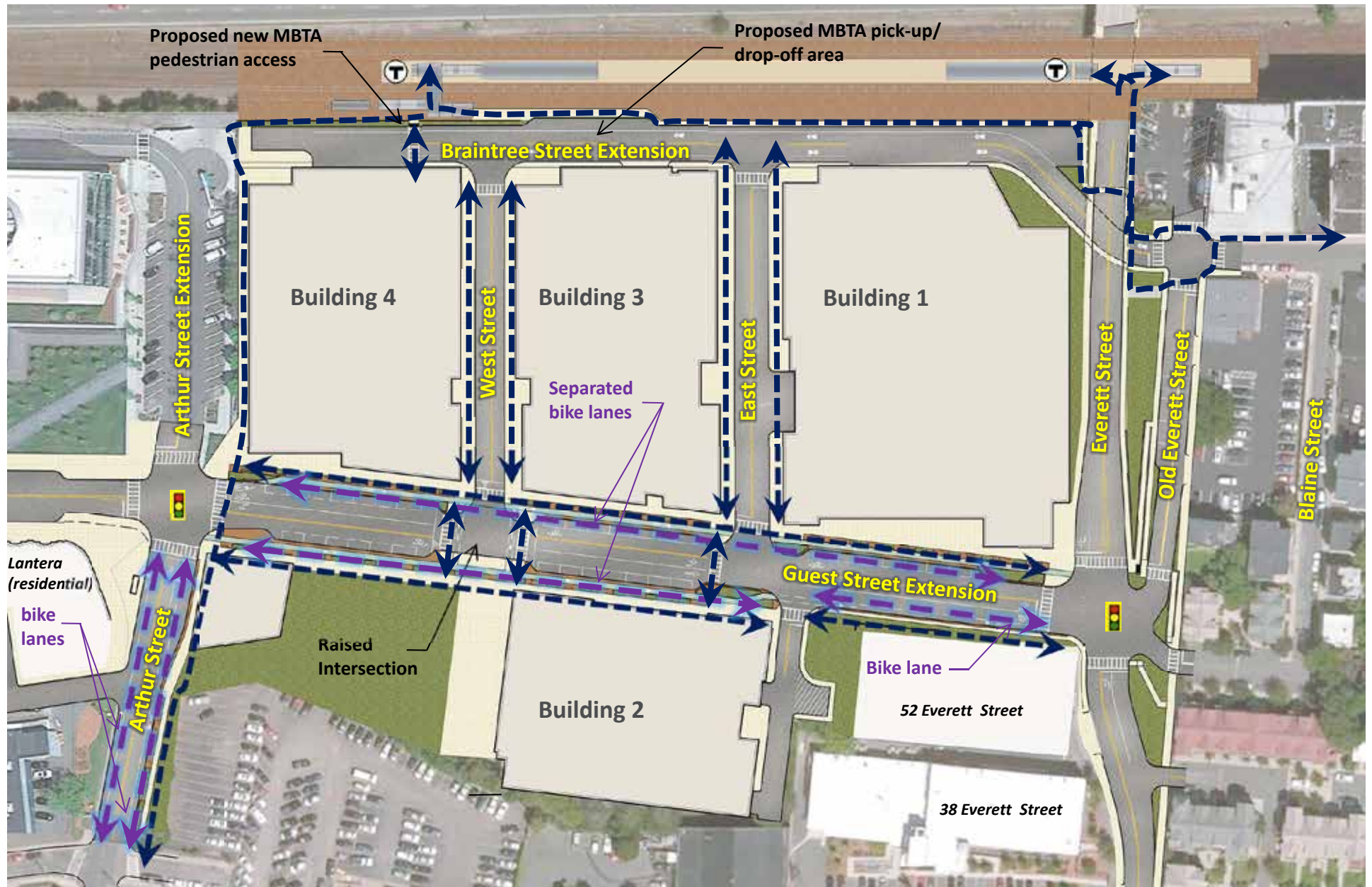


## GUEST STREET AT ARTHUR STREET





# PEDESTRIAN-MBTA







QUESTIONS?