

ALLSTON YARDS

BOSTON CIVIC DESIGN COMMISSION

July 10, 2018



MASS PIKE I-90

EVERETT STREET

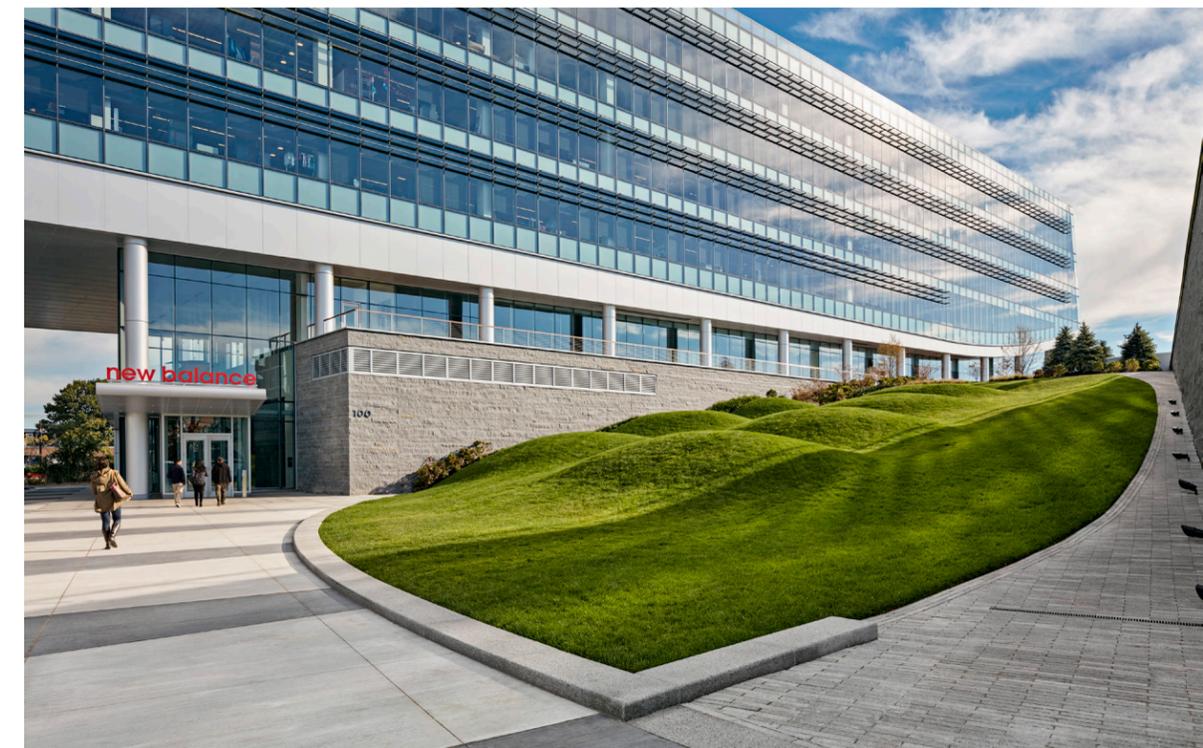
GUEST STREET

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ARTHUR STREET

NORTH BEACON STREET

Site Data:
461,304 sf (10.6 acres)
100,000 sf Grocery & Retail
450 Parking Spaces



The Auerbach Center at New Balance



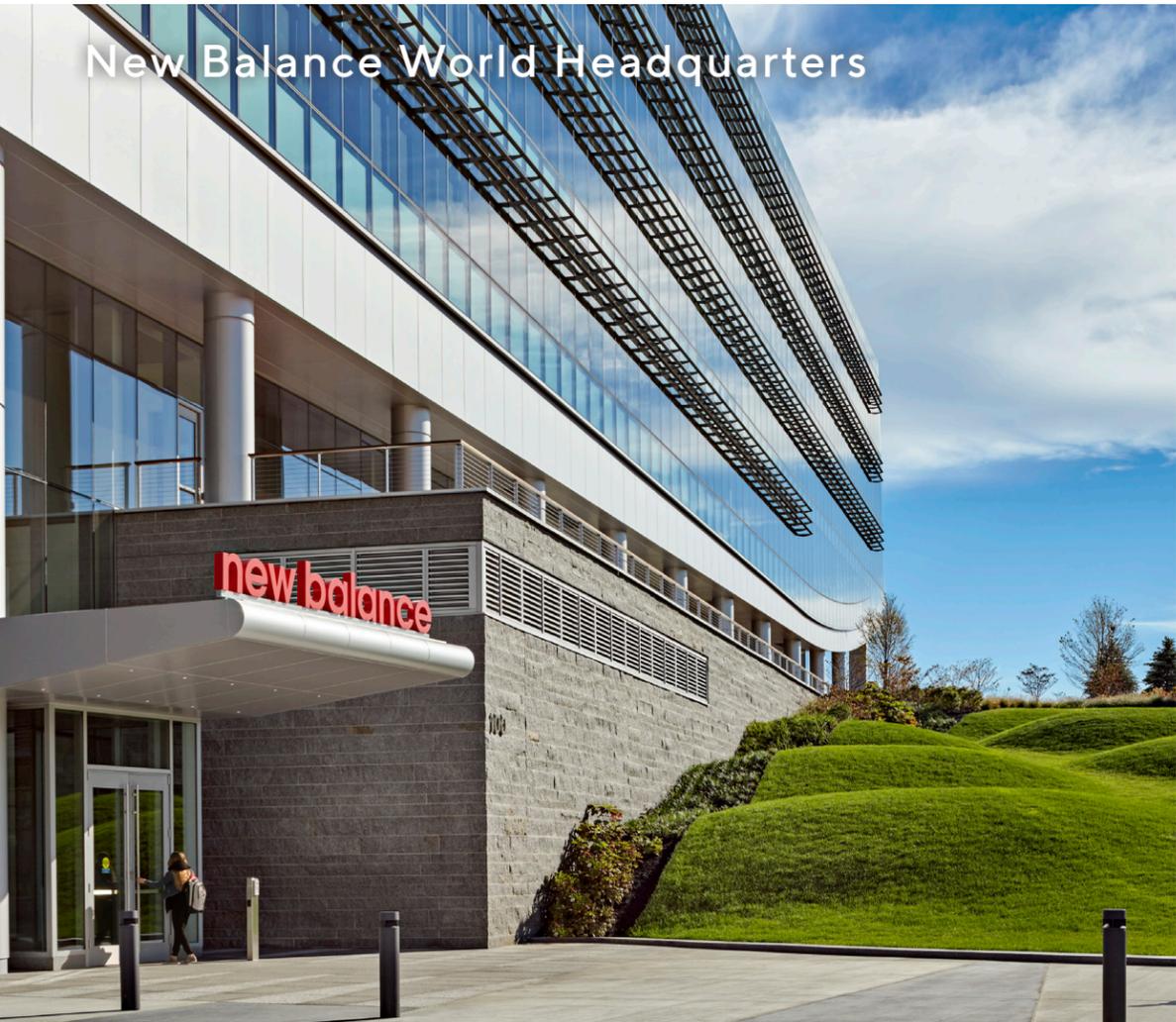
Warrior Ice Arena at Boston Landing



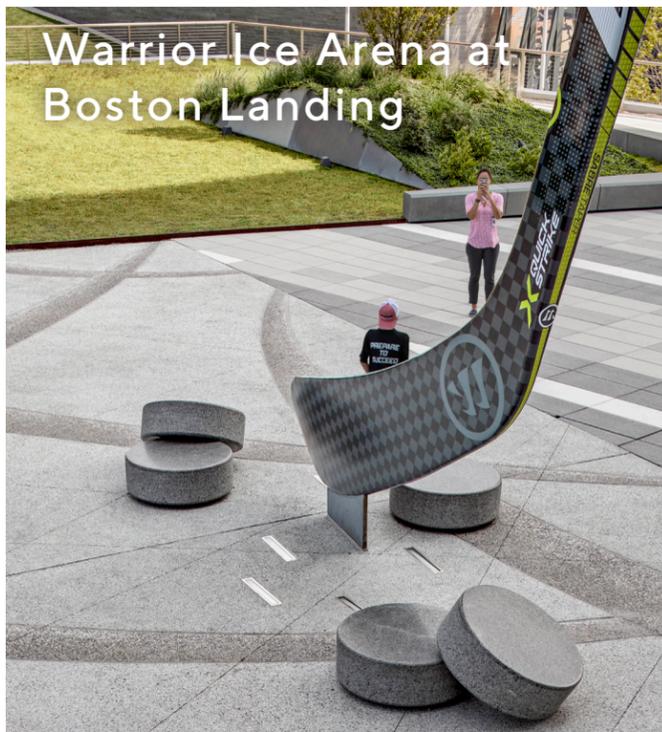
125 Guest Street Residences



New Balance World Headquarters



Warrior Ice Arena at Boston Landing



New Balance World Headquarters



LAND USE



ACTIVE EDGES: PRIMARY SPINES WILL BE LINED WITH ACTIVE USES.

Active Edges

Primary spines within the planning area such as Guest Street, Braintree Street, Arthur Street, and the new east/west street south of Guest Street – should be lined with active uses to ensure a lively and interesting street level experience for residents, workers, and other visitors.

Active uses include retail, restaurants, recreation, galleries, lobbies, lounges and places where people are actively working together. Active edges also include residential uses with frequent front doors and front gardens. A block-long building façade with infrequent entrances and little transparency is not considered an active edge and is strongly discouraged in the active edge zone.



A MIXED-USE DISTRICT PROVIDING WORKPLACES, HOMES AND CULTURAL, COMMUNITY, RECREATIONAL AND RETAIL USES THAT WILL SUPPORT A LIVELY, DIVERSE AND 18 HOUR QUALITY OF LIFE.

Land Use

The Study Area will become a mixed-use urban district providing workplaces, homes and a host of supporting cultural, community, recreational and retail uses that will support a lively, diverse and 18 hour quality of life. Land uses will be most mixed along the center spine of the active zone area. Radiating out from this core, the types of uses will gradually change to blend into the existing adjacent uses surrounding the Study Area. Along the Turnpike, uses will be dominated by workplaces, a more appropriate use along this major traffic corridor. Along North Beacon Street, uses will be primarily residential with retail and active uses at a few of the intersections where retail exists today. Land uses on blocks adjacent to existing residential or office uses will appropriately mix in with the uses there today.

SASAKI ASSOCIATES, GLC DEVELOPMENT RESOURCES, CITY OF BOSTON, BPDA

DENSITY AND BUILDING HEIGHT



HEIGHT AND DENSITY GUIDELINES ARE PAIRED TO PROMOTE A RICH AND DIVERSE RANGE OF BUILDING FORM AND MASSING.

Heights and Density

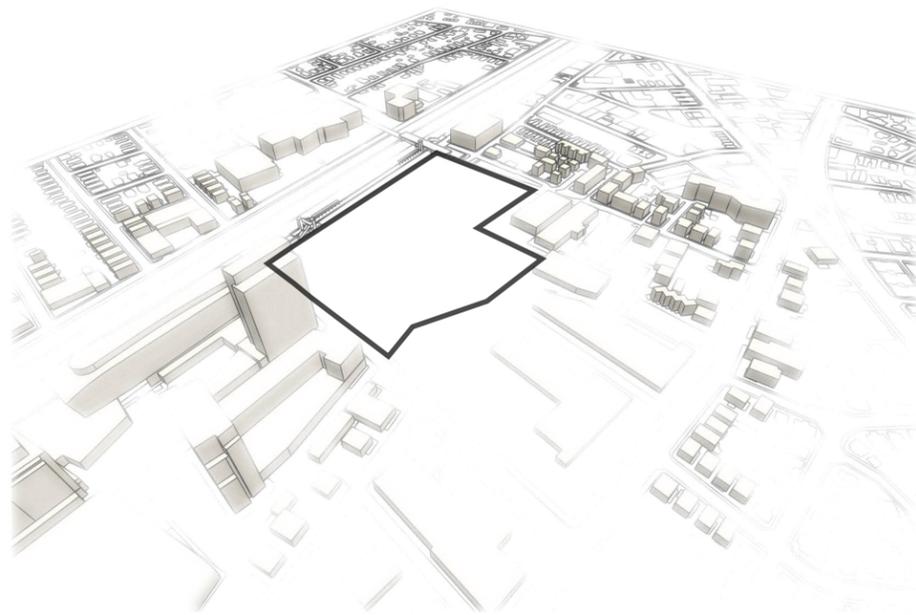
The height and density guidelines for the Study Area will allow for an urban scale of development along the Turnpike and in the core, while stepping down to appropriately meet the existing height of the adjacent neighborhoods. Height and density guidelines are paired to promote a rich and diverse range of building form and massing. For example, the blocks along the Turnpike have a height limit of 150' or 10-13 stories and a Floor

Area Ratio (FAR) range of 3.0 to 4.0. As illustrated in the implementation chapter, this can mean a pattern of long 4-6 story buildings that have a larger footprint on the site or 13 story towers that have a smaller footprint. The central zone will have a height limit of 110' and an FAR of 1.25-3.25 and the blocks along North Beacon Street will have a height limit of 40' and an FAR of 0.75 to 1.5 – gradually stepping down in height and density to meet the adjacent

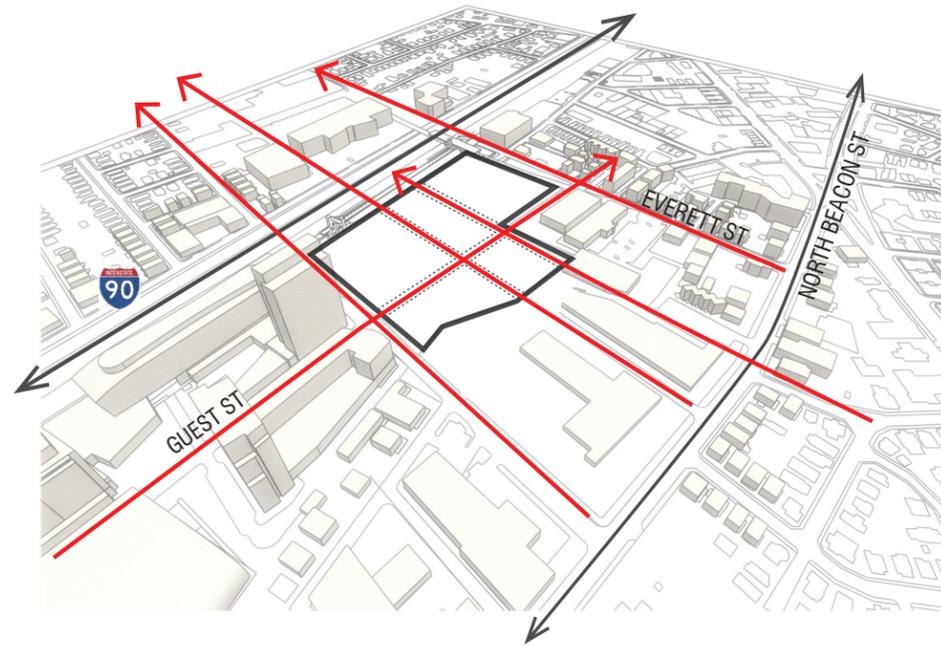
Brighton neighborhoods across North Beacon Street. Throughout the Study Area, street walls should not exceed 40' in height. Stepbacks of 15' at 40' heights will ensure a human scale to the streets. These height and density guidelines will result in an overall capacity of 1.5 to 2 million square feet of future development.

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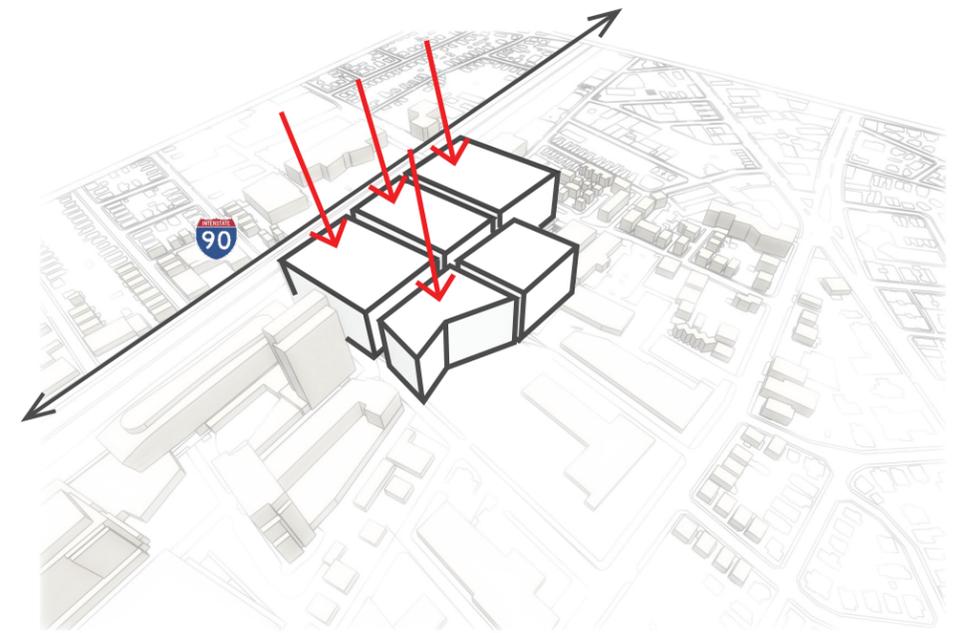




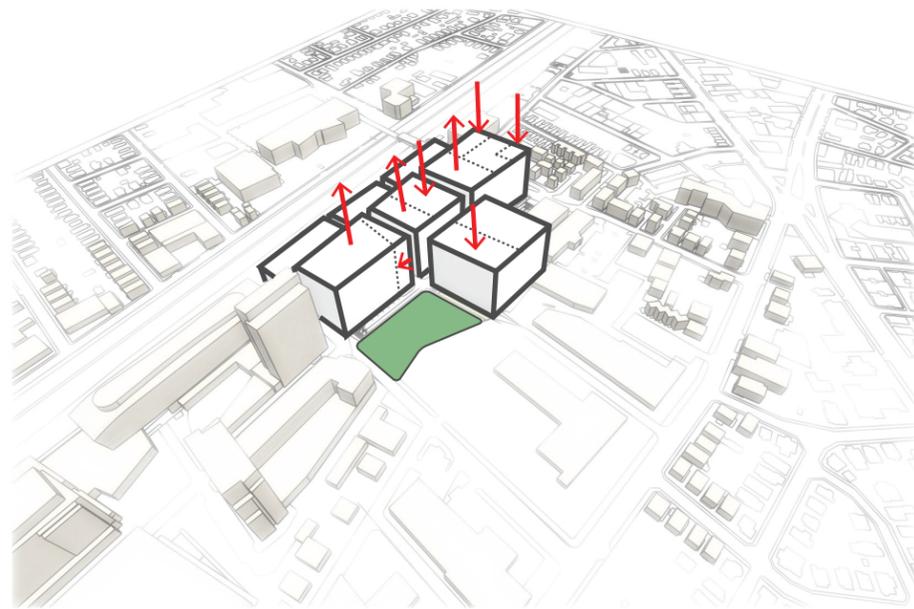
SITE OUTLINE



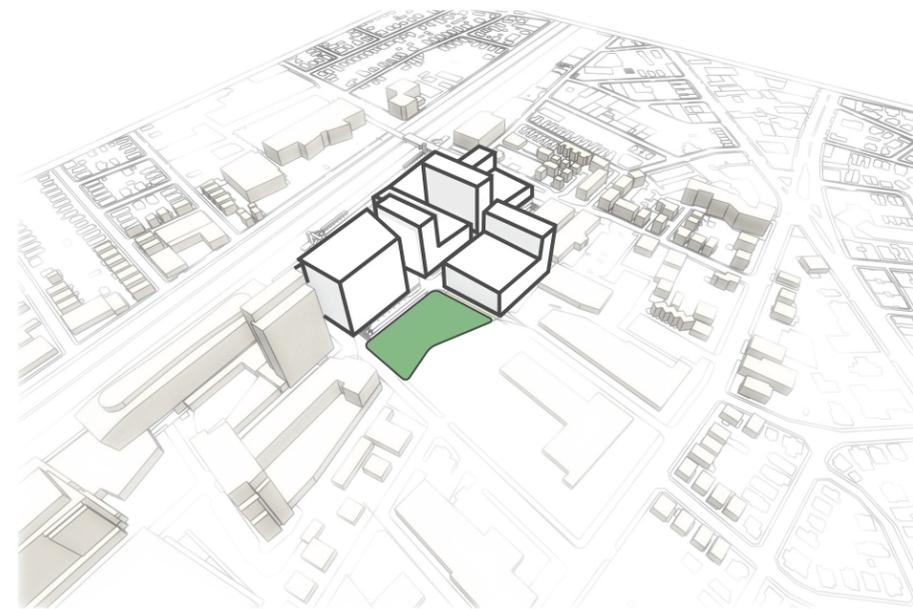
GRID EXTENSION



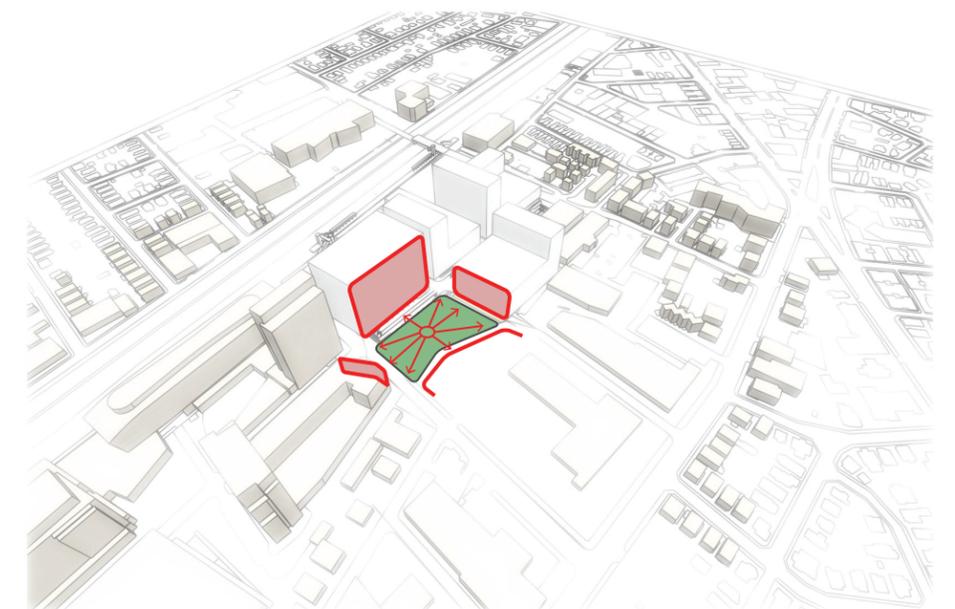
PARCEL EXTRUSIONS



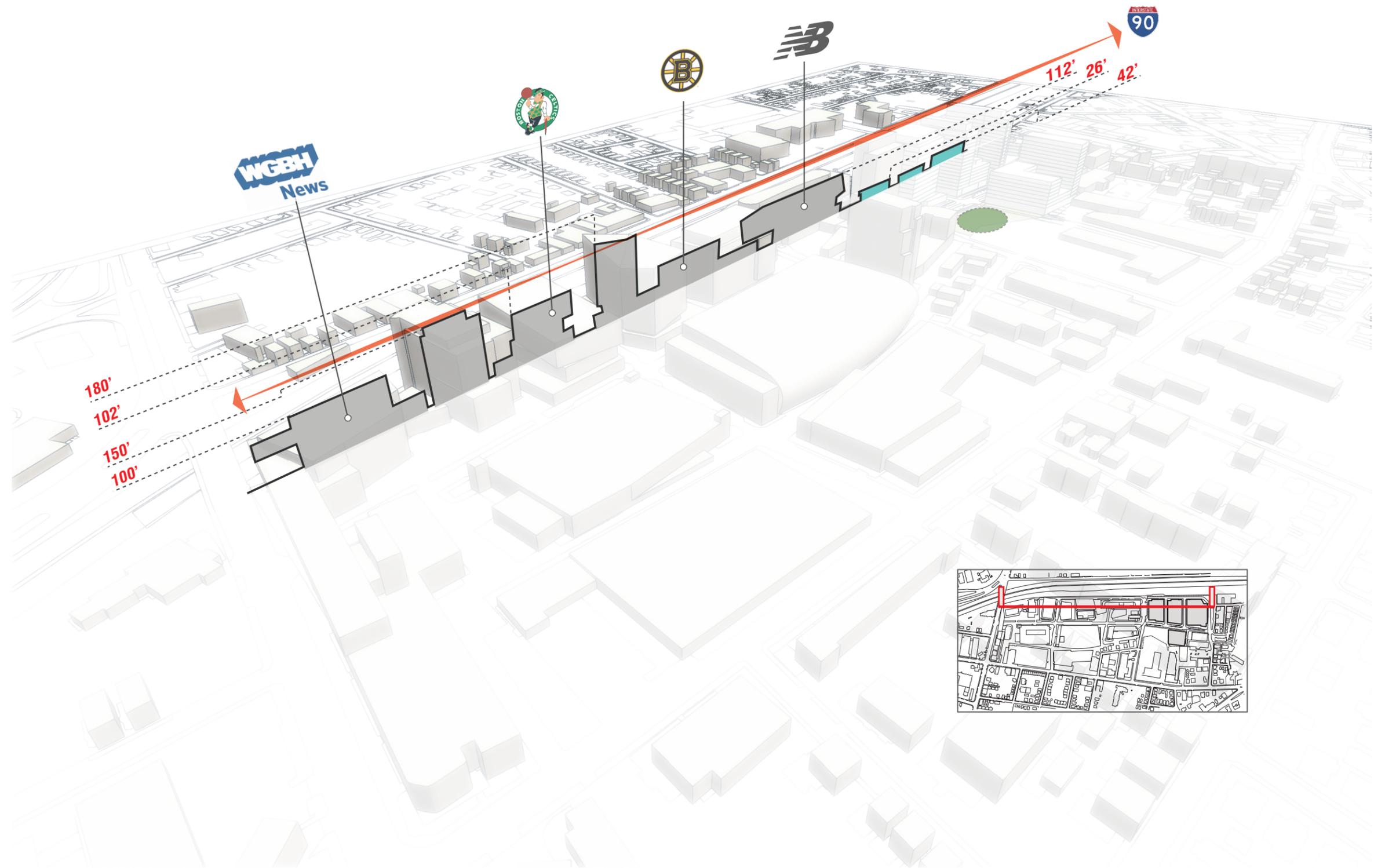
HEIGHT ADJUSTMENTS

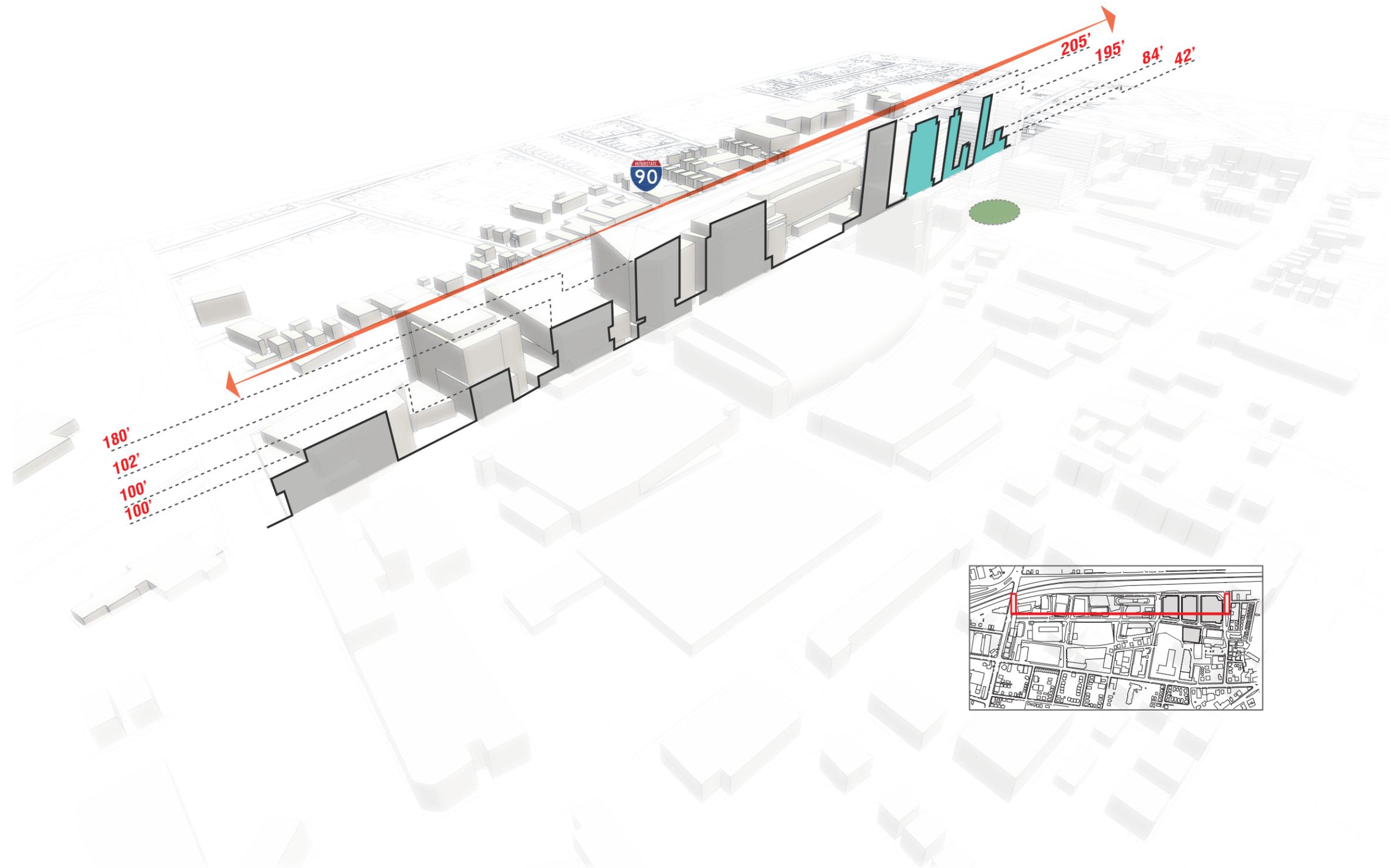


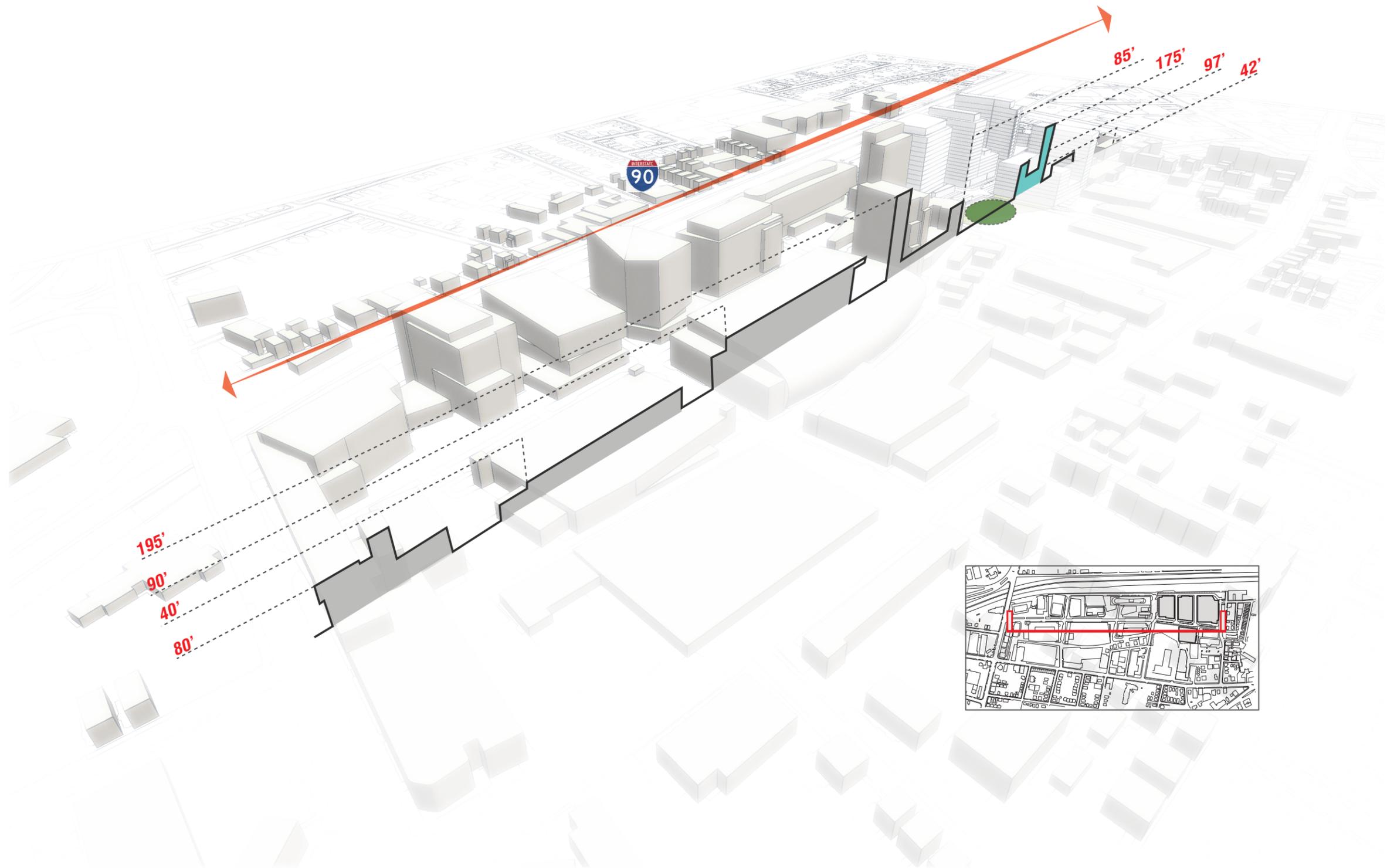
PROPOSED MASSING



CENTRAL OPEN SPACE





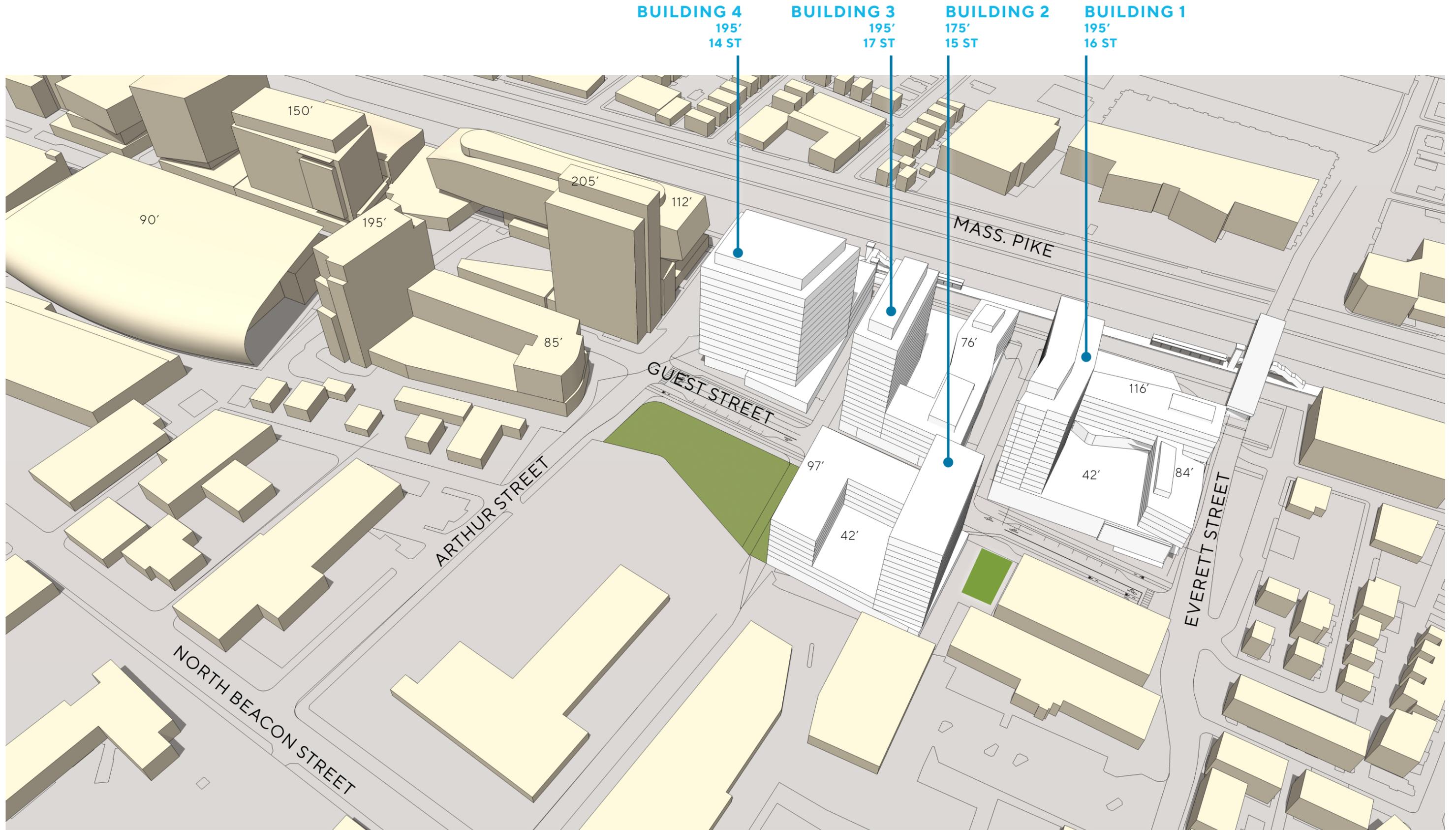






MBTA COMMUTER RAIL

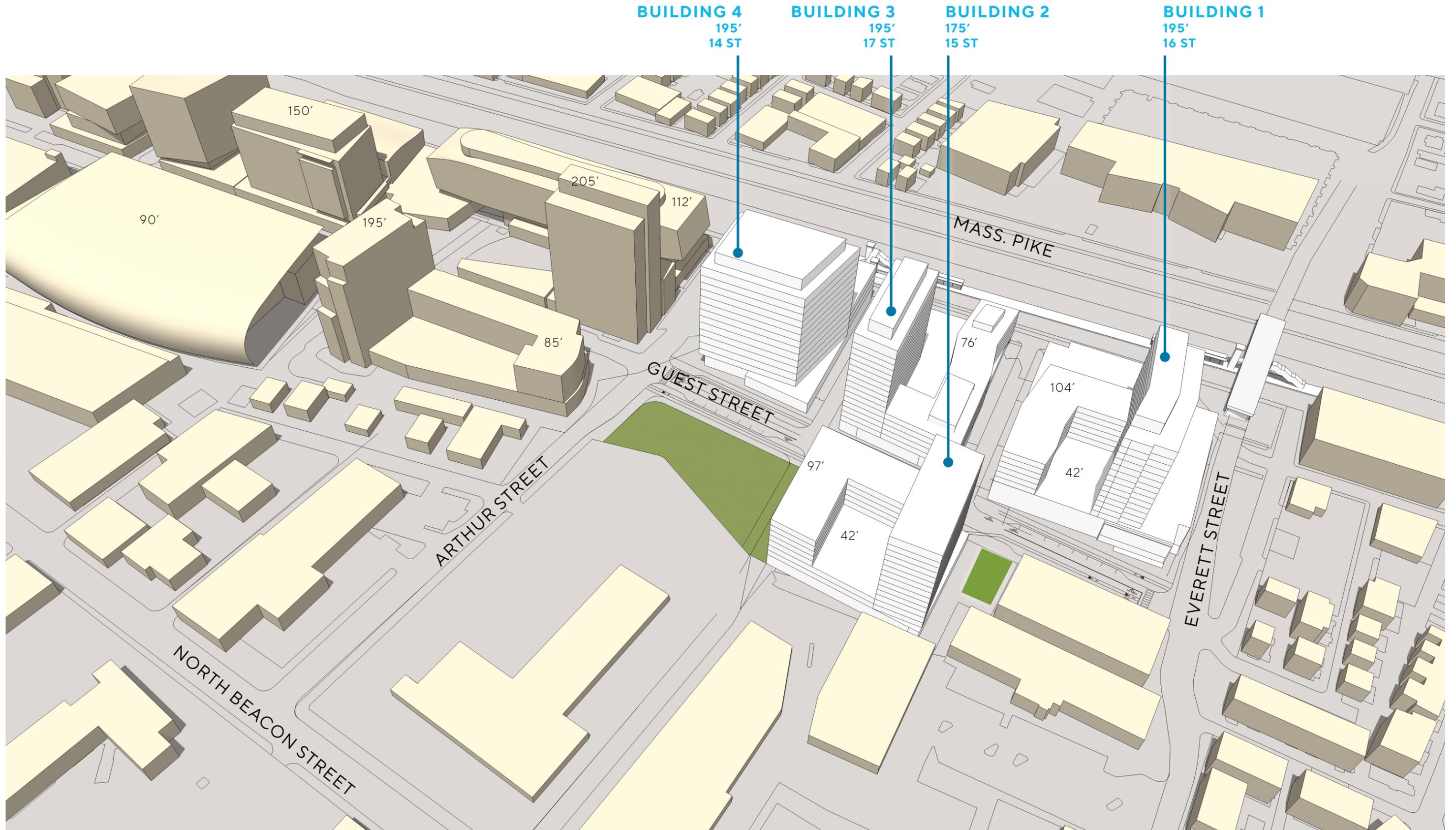






MBTA COMMUTER RAIL









LANDSCAPE DESIGN







