



Boston/
New England

Arborway Yard TAP

July 31, 2023

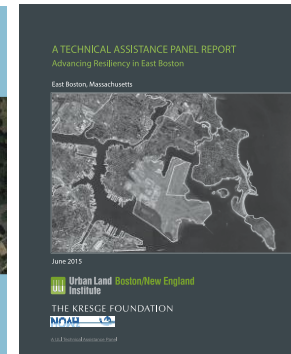


About ULI – the Urban Land Institute

The Urban Land Institute is a global, member-driven organization comprising nearly 45,000 real estate and urban development professionals dedicated to advancing the Institute’s mission of shaping the future of the built environment for transformative impact in communities worldwide.

ULI at the local level

Boston/New England District Council covers nearly all of New England with over 1,300 Members—developers, architects, planners, public officials, financiers, students, etc.



Technical Assistance Panels (TAPs)

ULI Boston/New England is committed to supporting communities in making sound land use decisions and creating better places. A TAP brings together ULI members with a range of professional expertise to provide focused, collaborative consultation to a local government or qualifying non-profit organization.

TAP Impact on Communities:

- **82%** said their behavior and approach to **Municipal Planning and Economic Development Strategies** was affected
- **67%** said there were **increased municipal investments** related to the stated goals and recommendations of their TAP report.
- **62%** said at least **one key developable asset addressed in their TAP report had been redeveloped consistent with ULI Boston/New England recommendations**

Final Deliverable – Written report (10 - 12 weeks) will be available at <http://boston.uli.org>

PANEL SPONSOR:



The Panel

Chair

Melvin Vieira, ReMax Destiny/The Vieira Group

Panelists

- **Alan Mountjoy**, NBBJ
- **Larry Spang**, Arrowstreet
- **Julia Wynyard**, Bear Mountain
- **Michael Epp**, Epp Architecture
- **Tanya Mitchell**, Davis
- **John Lewis**, MBTA (Retired)

ULI Staff

- **Michelle Landers**, Executive Director
ULI Boston/New England
- **Tim Moore**, Manager
ULI Boston/New England

TAP Writer

- **Mike Hoban**



The Process

Briefing Meeting

Panelists received briefing information from the Emerald Necklace Conservancy regarding the study area including zoning, past studies, current conditions, etc.

Site Visit

Panelists toured the Arborway Yard neighborhood including Washington Street, Stonely Rd., Brookley Rd., Forest Hills St., and Arborway.

Stakeholder Interviews

The panelists interviewed community members and public officials to better understand the needs of the neighborhood and the community.

Study Area – Arborway Yard





Panel Assignment: Address These Questions

Study Area – Arborway Yard



Key Questions

What types of development best practices could be employed on the Arborway Yard site to provide an electric bus facility, community services, housing, and open space in such a way that it supports the adjacent Emerald Necklace park system?

Key Questions

How can the site be developed to incentivize the MBTA to co-locate and develop an electric bus facility that can be developed with other uses to encourage and support pedestrian and other active street-level activity, community benefits and other goals?



What did we see?

Existing Conditions



Existing Conditions



Existing Conditions





What did we hear?

Current MBTA Proposed Plan



What we heard :

- Electrification Goal for the 200 buses is a priority
- City-owned DPW Yard could be incorporated into the project if space is found for salt storage - on site or elsewhere
- City proposed CHRM (Center for Hard to Recycle Materials) can be located elsewhere, including future adjacent development parcels
- Greenspace is a priority
- Parcel development i.e. neighborhood retail and attainable housing are needed



Opportunities and Challenges

Opportunities

Cost saving

- Leverage efficiencies for employee parking
- Increased greenspace
- Activated pedestrian level experience
- Open culvert - Stonybrook
- Future mixed-use development and increased attainable housing

Opportunities Cont'd

- Reconfigure MBTA bus facility away from Arborway to create green buffer
- Consider more office uses on Arborway on up to three levels to provide a more active front to the Arborway
- Consider green walls on remaining bus facility facing Arborway
- Consider publicly accessible or usable multi-use spaces at grade level on Arborway (day care, community rooms, training facility)
- Leave room for future daylighting of portions of Stony Brook

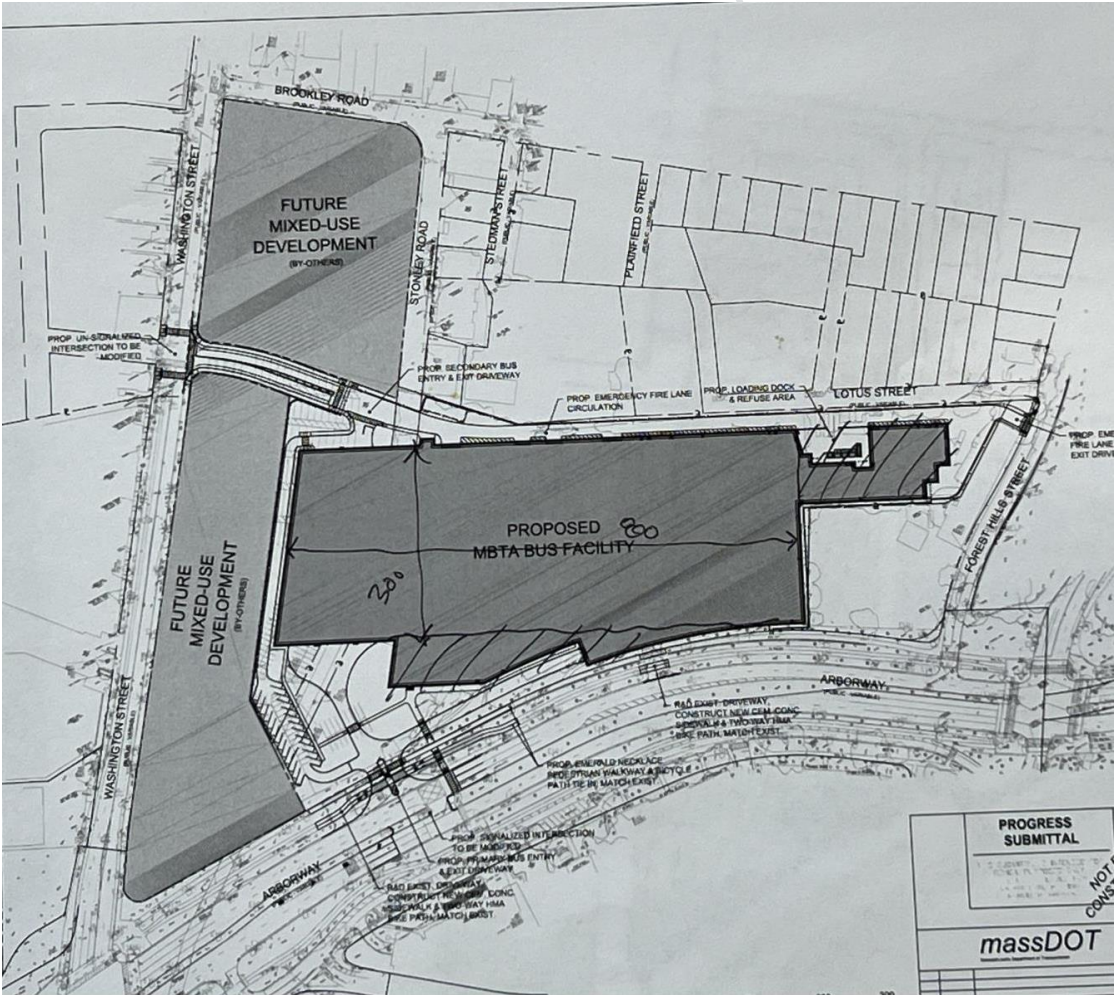
Challenges

- Time
- Budget
- Connectivity
- Facility security
- Scale of project relative to neighborhood character
- Street experience
- Consensus
- Feasibility of "green" building goals
- Feasibility of development parcel
- Resolution of MOUs

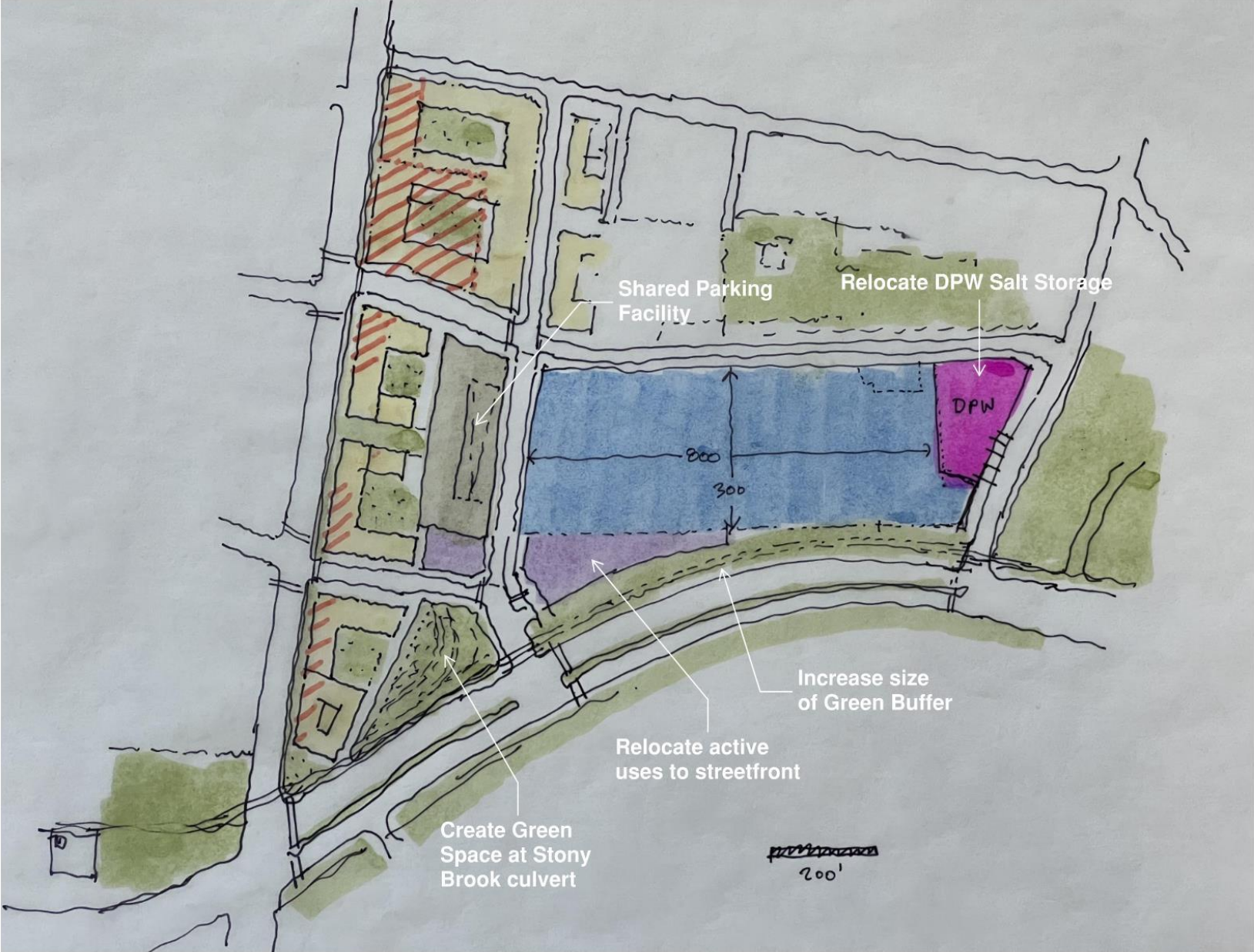


Recommendations

Existing Plan

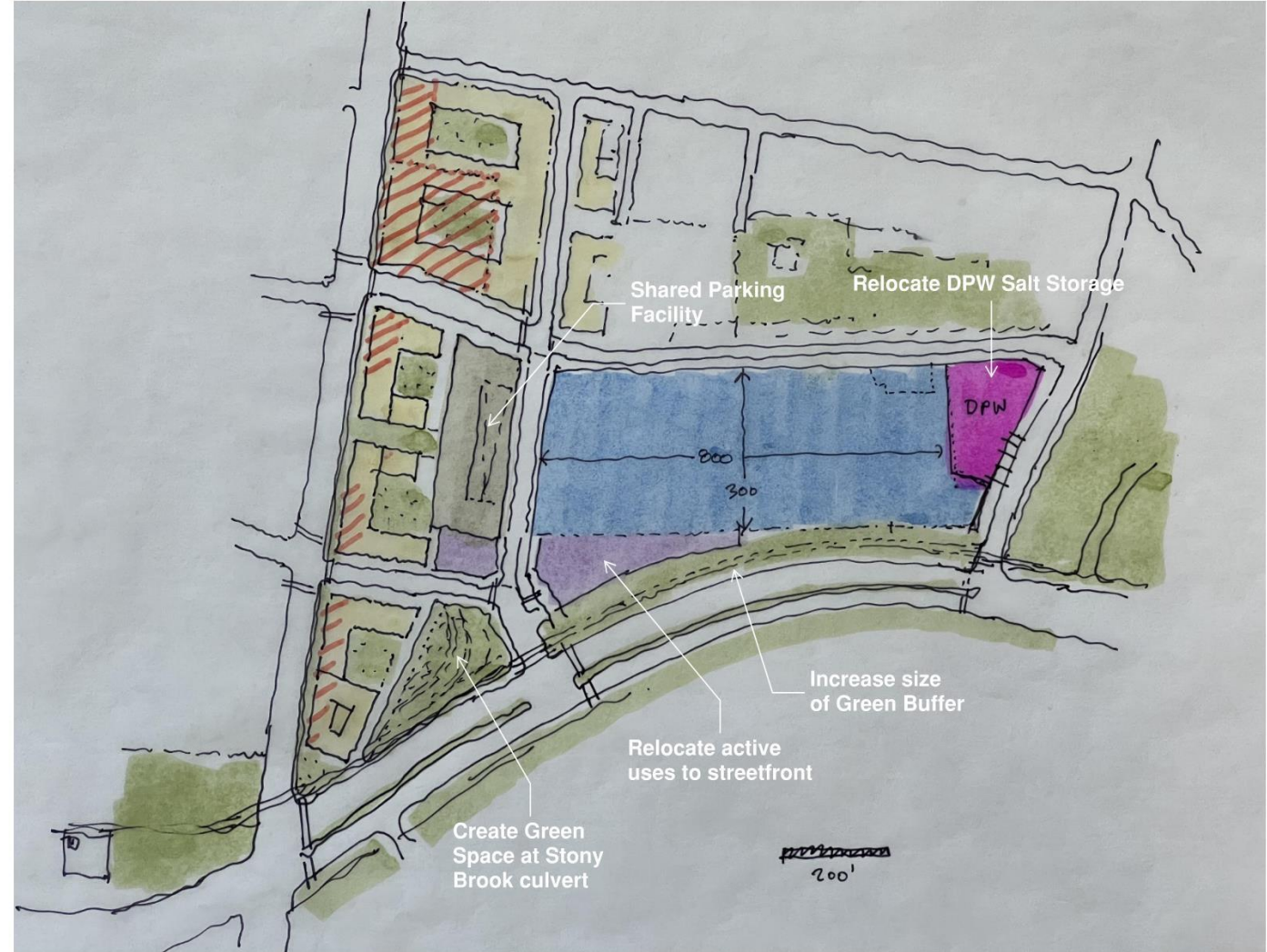


Revised Plan



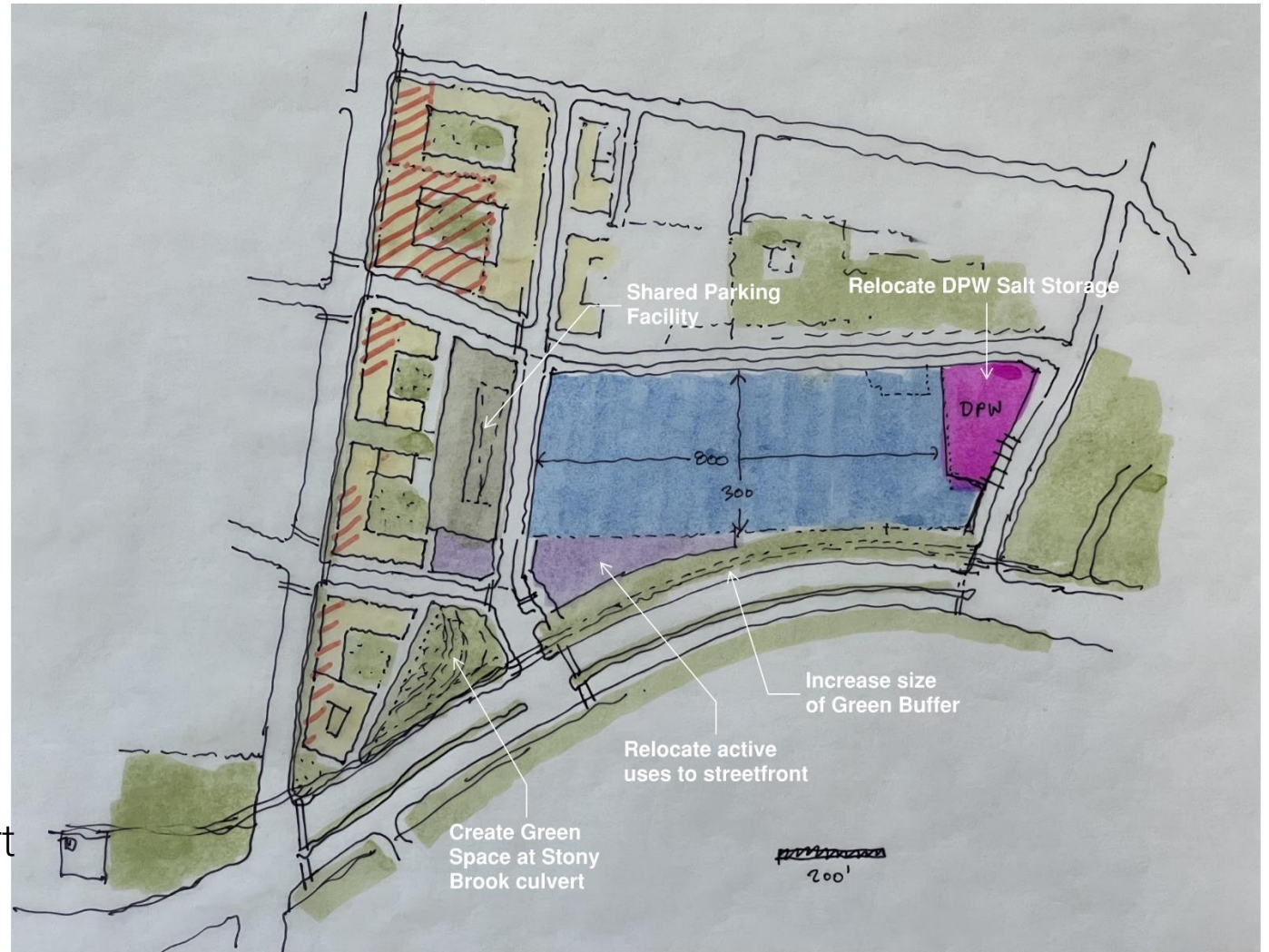
Recommendations: Connectivity

- Breakdown superblock
- Through streets to Washington Street Corridor
- Relocation of secure access points
- Make options for flexible bus access
- Additional green buffer at Stonybrook culvert



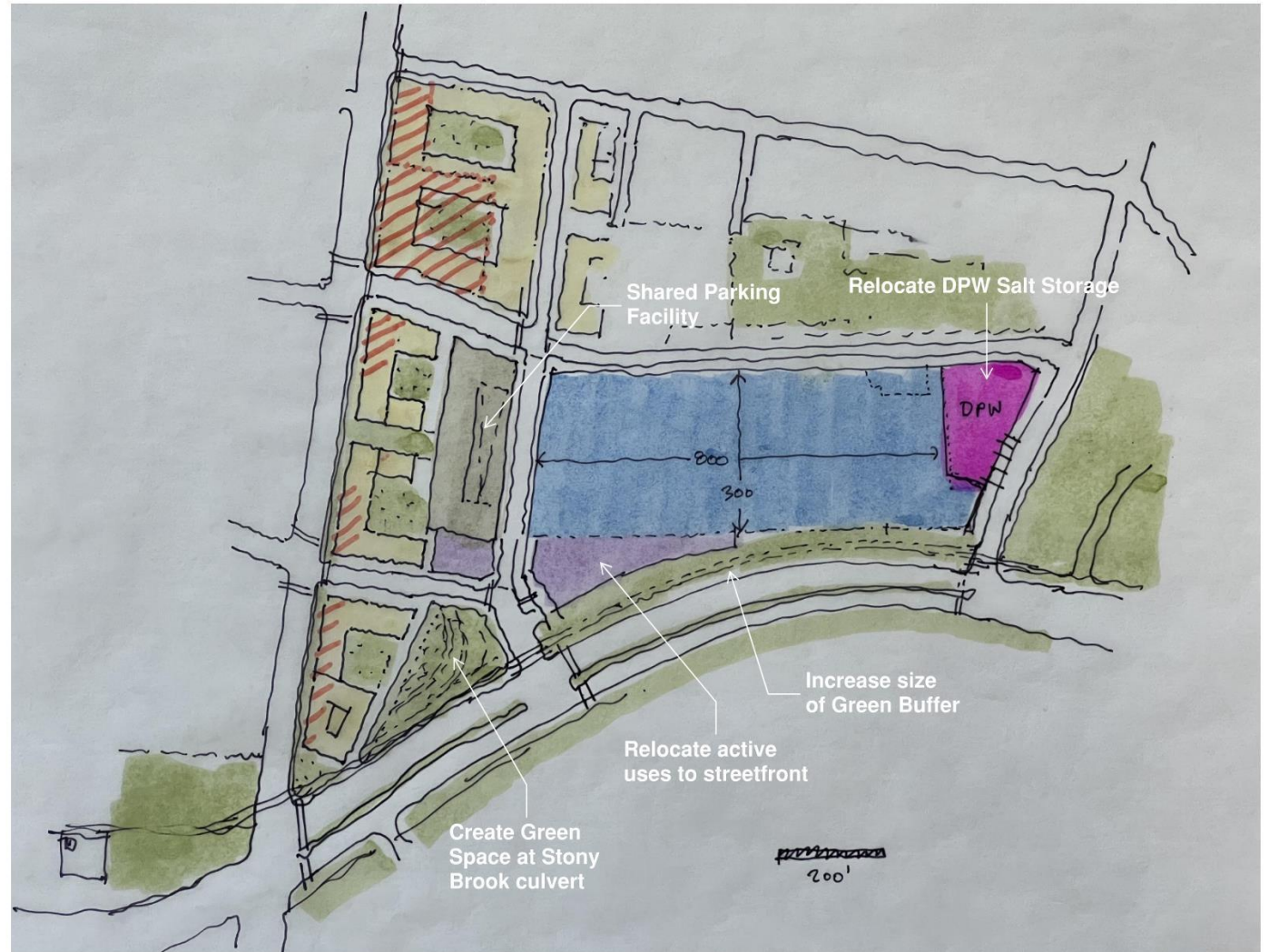
Recommendations: Ground Level Experience

- Active uses on the Arborway
 - Relocate offices to Arborway
 - Create multifunctional Crises Center e.g. community space
 - Target street level uses with community benefit e.g. daycare
 - Kiosks or pavilions at Arborway
- Greening arborway façade e.g. Living wall"
- Pocket park or daylighted Stonybrook culvert
- Relocate visitor parking



Recommendations: Future Development

- A street network that supports phased development and connectivity
- A depth of parcel that will allow for lower cost parking to support mixed use development
- Shifting the building to the east to improve the buffer for the residential communities



Q&A

Arborway Yard Technical Assistance Program

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