

Boylston Street Corridor Study Committee

Suggested Draft Updated Design Guidelines

6/28/21

Guidelines for the Entire Overlay District

→ *Unless otherwise noted on specific sites*

Streetscape

- Setback 20 feet to accommodate sidewalks and street trees along Boylston Street
- Provide other streetscape improvements such as benches, lighting, and sidewalk material in accordance with standards set by the town
- Enhance the character and vitality of the pedestrian environment
- Ground floor retail with residential or office uses above
- Provide generous transparent glazed storefronts type windows along the Boylston Street sidewalks
- Locate active retail and office uses along the frontage of buildings facing Boylston Street or Cypress Street with ground floor space accessible from the sidewalk

Parking

- Parking behind buildings, minimize impacts on adjacent residences, landscape edges of parking
- Minimize traffic impacts on residential streets
- Expanded sidewalk area shall not be used to provide off street parking

Heights

- Height less than 45 feet within 50 feet of adjacent residential structures
- Minimum building height of three stories is encouraged in G-2.0 districts

Relationship to adjacent uses

- Side and rear yard setback of 20 feet
- Landscape screening between commercial and adjacent residential uses
- Facades facing residential neighborhoods shall be sensitive in character and employ material such as masonry and wood
- Access to new commercial development shall not be provided from any predominantly residential streets
- Shadow and wind impact studies for large projects

Site-Specific Guidelines

[Note: need to add additional guidelines for building articulation, height standards relative to existing nearby buildings, break in massing on Mobil Site, and review for additional setbacks desired from Boylston St.]

361 to 375 Boylston Street [Madris Site]

- Maintain existing sidewalk width as transition to adjacent residential properties
- No curbside parking

- Maintain the existing easement to provide access to parking in the interior of the site
- Maintain the easement along the west property line
- Avoid access to parking from Brington Road and provide a landscaped edge buffer
- Maximum height six stories or 85 feet

370 to 376 Boylston Street

- Maintain existing sidewalk width as transition to adjacent residential properties
- No curbside parking
- Maximum height three stories or 40 feet

345 Boylston Street {Mobil Site}

- Sidewalk setback of 20 feet for an enhanced pedestrian environment for new development between Cypress Street and Smythe Street
- For property on the east side of Cypress Street, the setback should be considered in the context of and transition to other buildings on Cypress Street on both the same and the opposite side of the street; a canyon effect should be avoided
- Any additional height shall set back from the street lot line one-half the width of the street right of way up to a maximum of 50 feet
- Access to parking allowed from Boylston Place and ___ Place

308 Boylston Street [Audi car dealership]

- Maximum building height five stories or 70 feet
- At the rear of the site, every effort should be made to minimize the height of any future building, not to exceed 25 feet
- Building heights proposed for Boylston Street frontage that are above 45 feet under the public benefit incentive program shall be granted only on the condition that rear of property building heights do not exceed 25 feet
- No curb cuts on East Milton Road

265 to 275 Boylston Street [Dunkin/Valvoline Site]

- Minimize access from Cameron Street; as much as possible access shall be from Boylston Street
- Non-residential properties that abut Cameron Street but are accessible from Boylston Street shall have no curb cut on Cameron Street
- Sidewalk setback of 20 feet for an enhanced pedestrian environment for new development between Cypress Street and Smythe Street
- Maximum height five stories or 70 feet

270 Boylston Street [U-Haul Site]

- Curb cuts on Boylston Street only
- Maximum height five stories or 70 feet at Boylston Street frontage

- Sidewalk setback of 20 feet for an enhanced pedestrian environment for new development between Cypress Street and the Old Lincoln School

boyrp1628

DRAFT