



# 15 WASHINGTON ST

*Brighton, Massachusetts*

## Second IAG Meeting Transportation Vehicular & Pedestrian Circulation

06 FEBRUARY 2019



PROPONENT  
New Creek LLC  
WSP 1725 Holding, LLC

ELKUS | MANFREDI  
ARCHITECTS



Goulston & Storrs  
Carol R. Johnson Associates  
Sanborn, Head & Associates  
The Green Engineer, Inc  
WSP USA  
McNamara Salvia



# Transportation Study Area






- # Signalized Intersection
- # Unsignalized Intersection
- 1 Commonwealth Avenue at Washington Street
- 2 Washington Street at Allston Street
- 3 Washington Street at Egremont Road/West Driveway
- 4 Washington Street at East Driveway
- 5 Washington Street at Corey Road
- 6 Washington Street at Bartlett Crescent
- 7 Corey Road at Rear Driveway
- 8 Corey Road at Summit Avenue



# Existing Access and Circulation

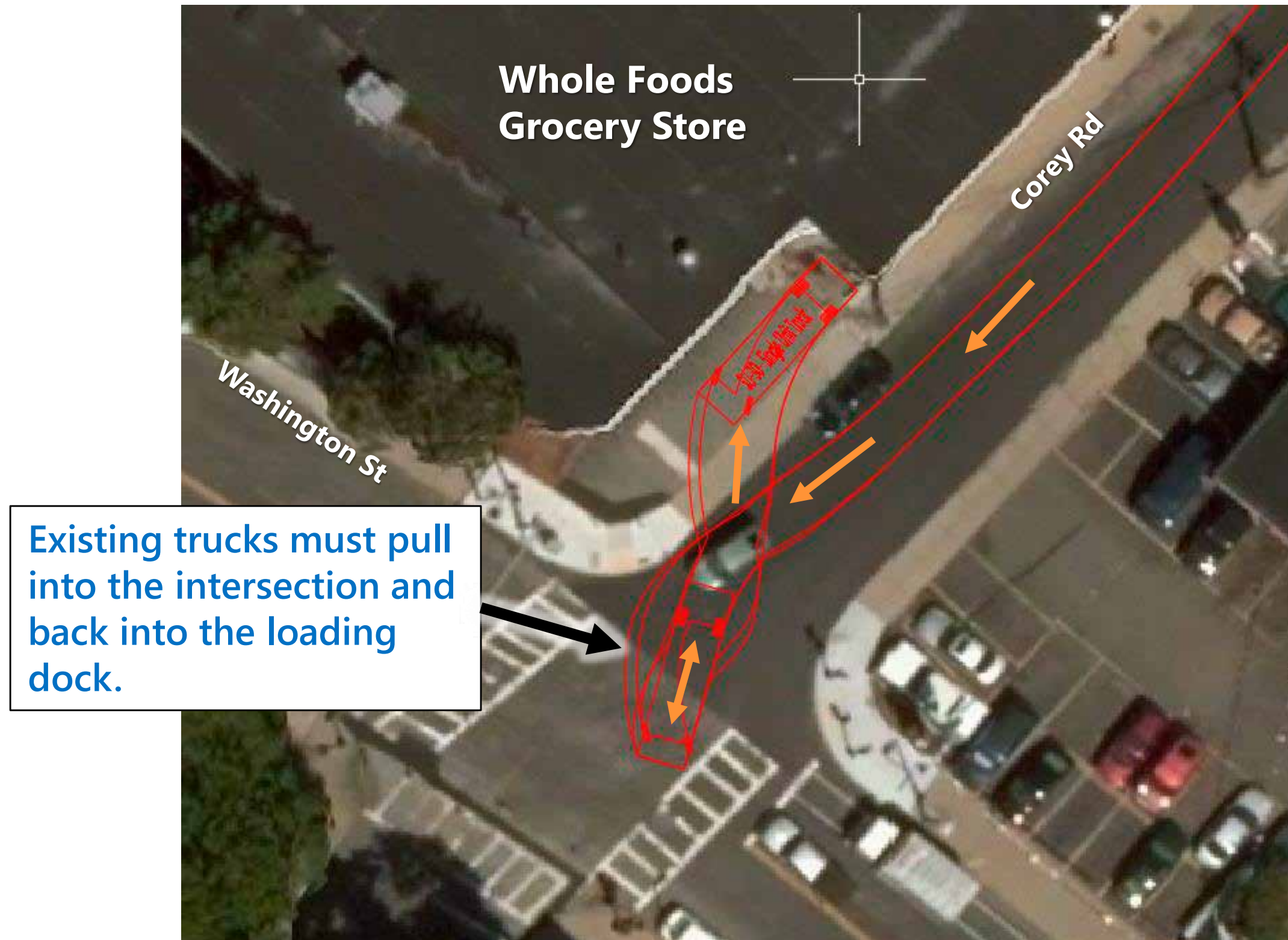


-  Pedestrian Access
-  Vehicle Access
-  Loading/Service Area



# Existing Loading/Service Access

## Washington Street at Corey Road Loading Dock



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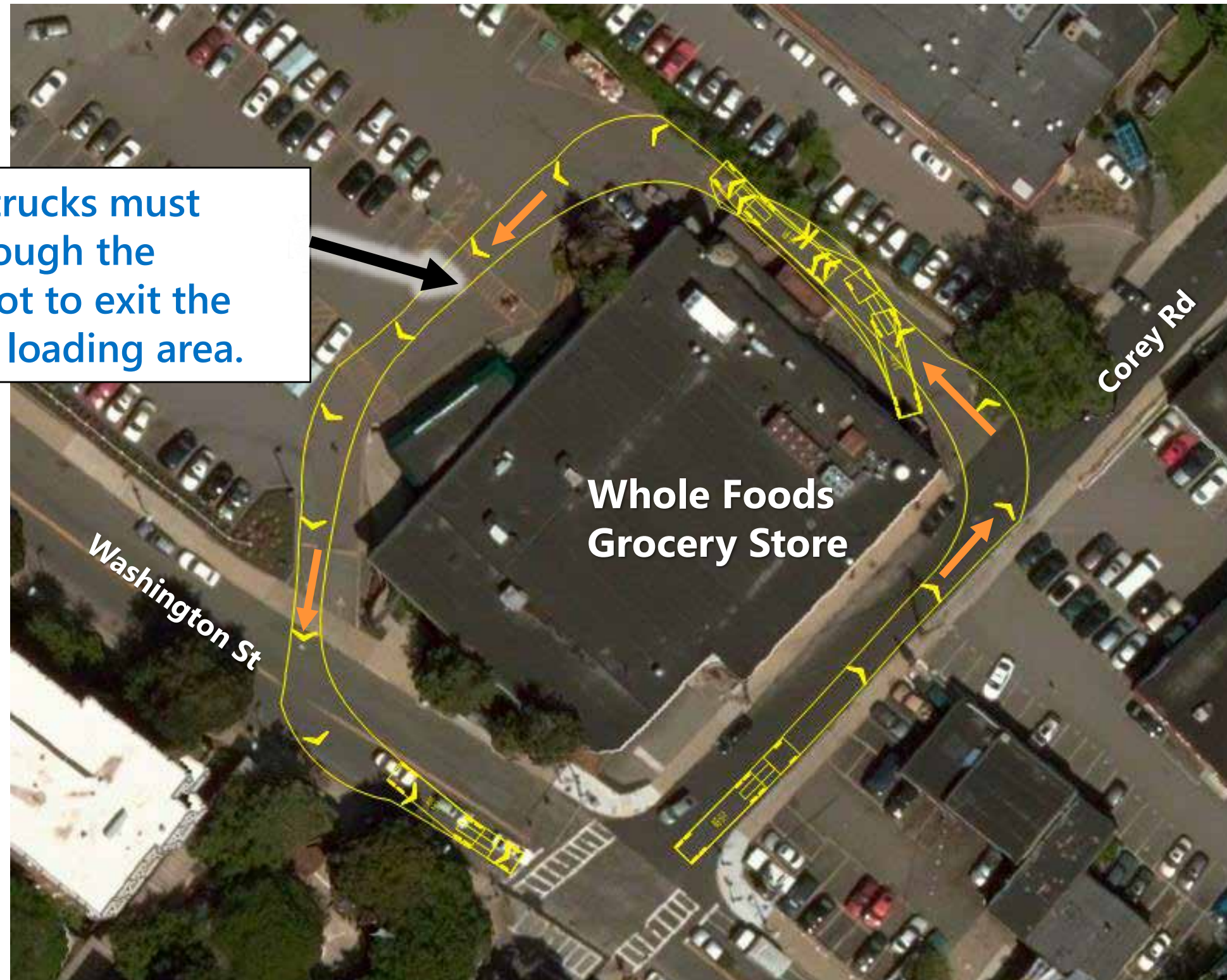




# Existing Loading/Service Access

## Northern Loading Dock off of Corey Road

Existing trucks must drive through the parking lot to exit the northern loading area.



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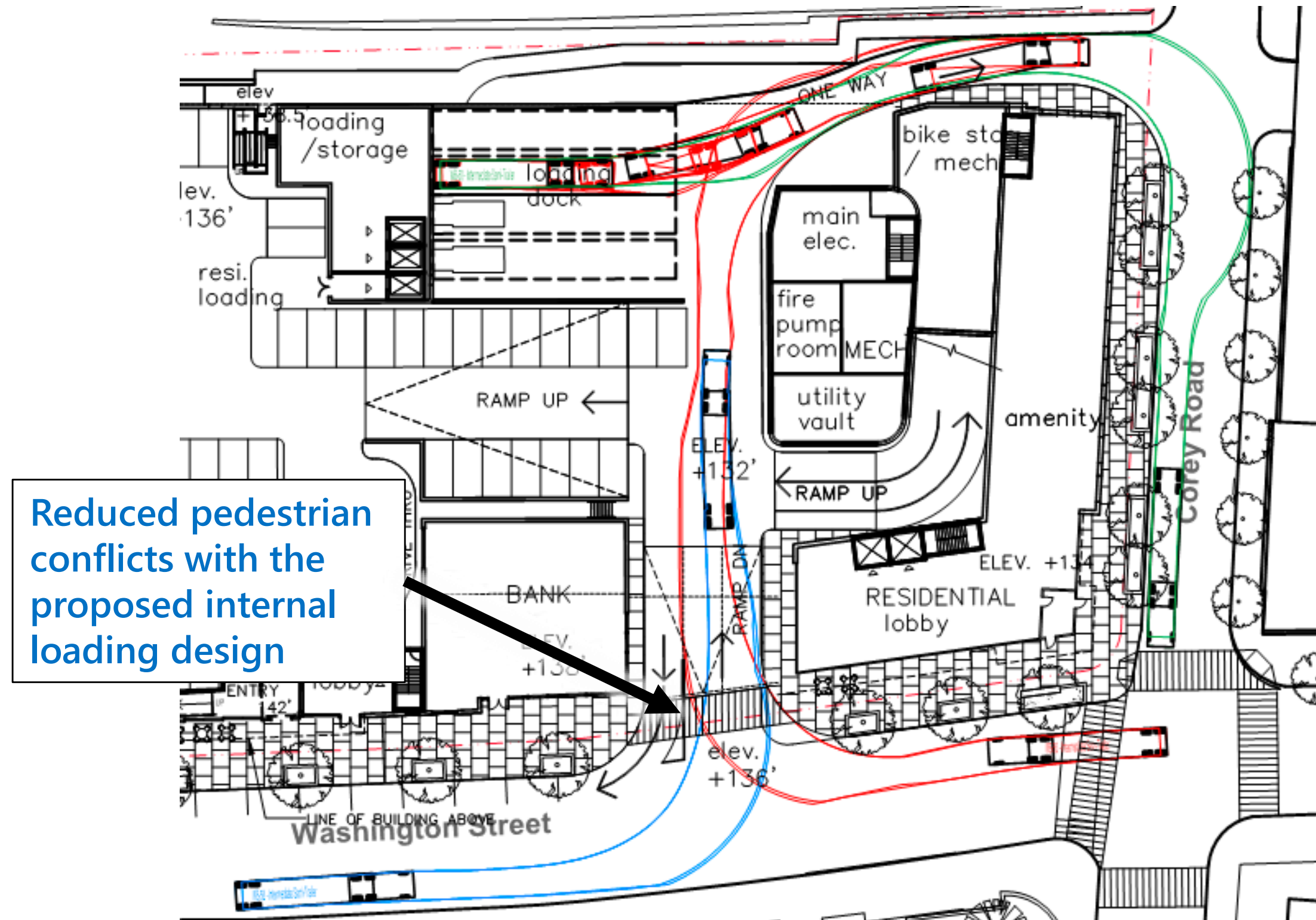
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# Proposed Loading/Service Access

## Internal Loading Docks



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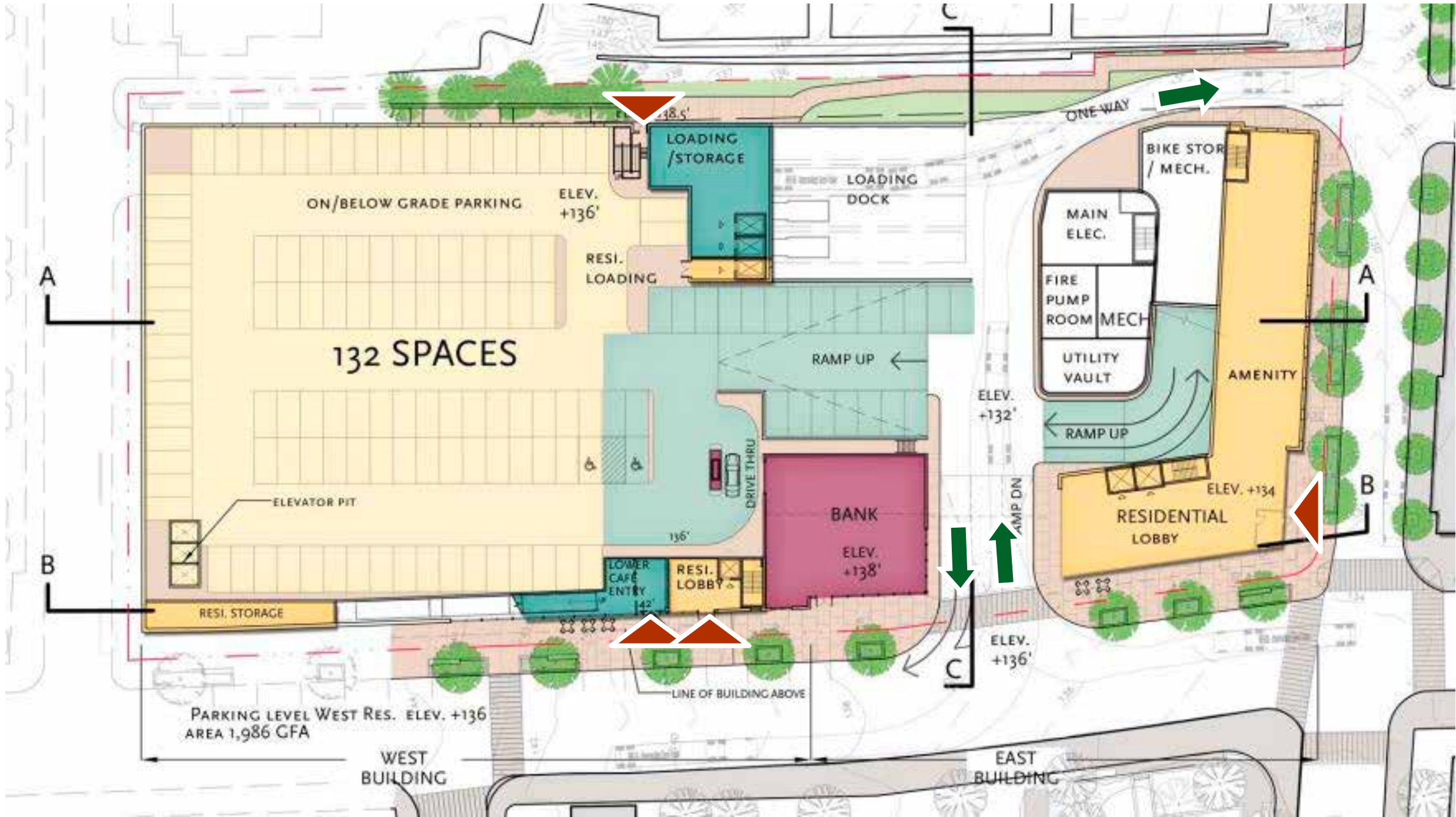
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# Proposed Site Access and Circulation

## Ground Floor

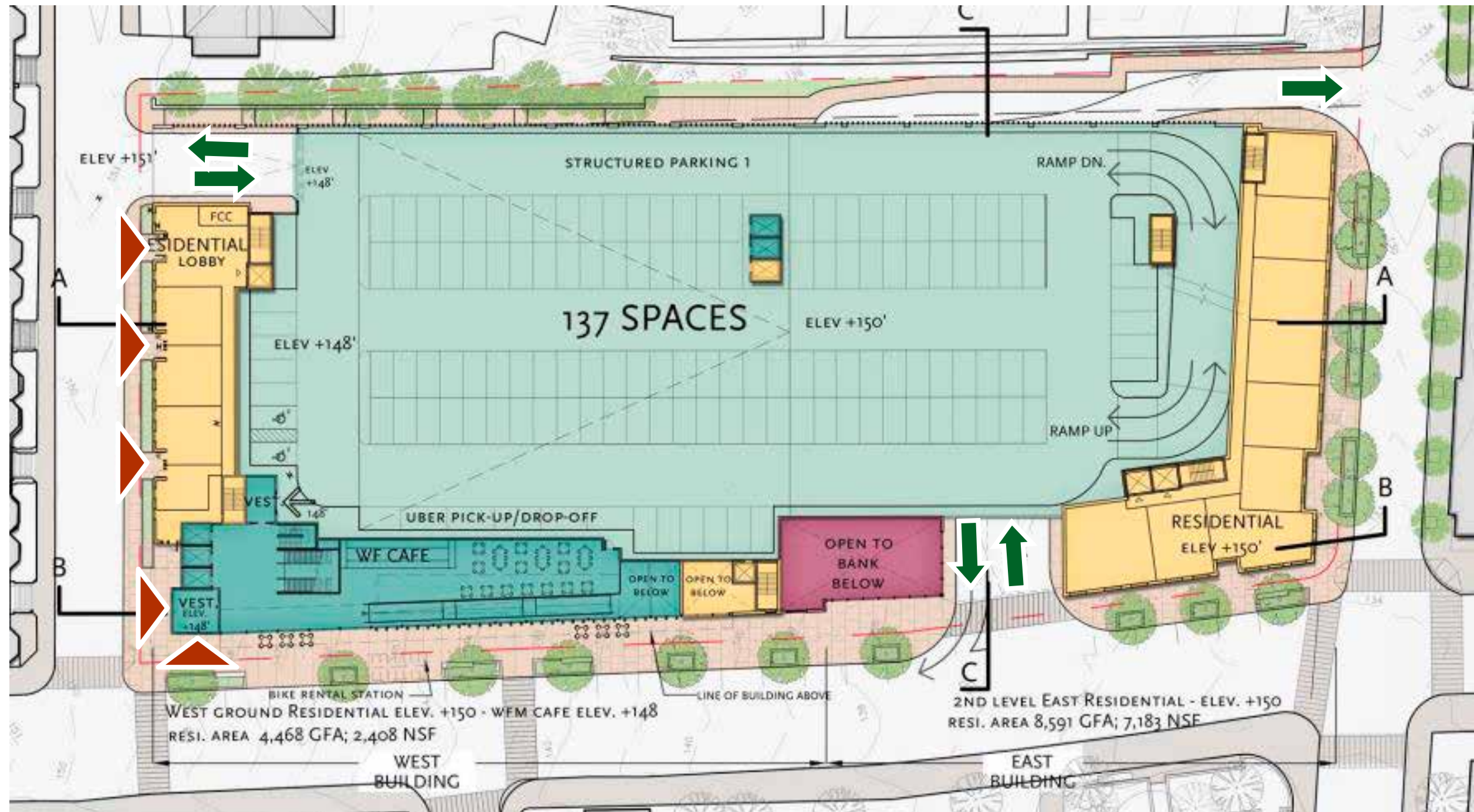


-  Pedestrian Access
-  Vehicle Access



# Proposed Site Access and Circulation

## Ground Floor (West Building)/2<sup>nd</sup> Floor (East Building)



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# Key Transportation Findings

- Net-new peak vehicle trip generation for the Project
  - AM Peak Hour: 77 trips
  - PM Peak Hour: 84 trips
- Mode Shares
  - Approximately 40% of Project trips will occur via alternative transportation (i.e. transit, walk, bike, etc.)
- Current site has three curb cuts along Washington Street
  - Project proposes to eliminate one curb cut and shift one to Allston Street
  - Right-turn out only at proposed Washington Street driveway
- Bike parking compliant with BTD Bicycle Guidelines
- Creates a more inviting environment for pedestrians

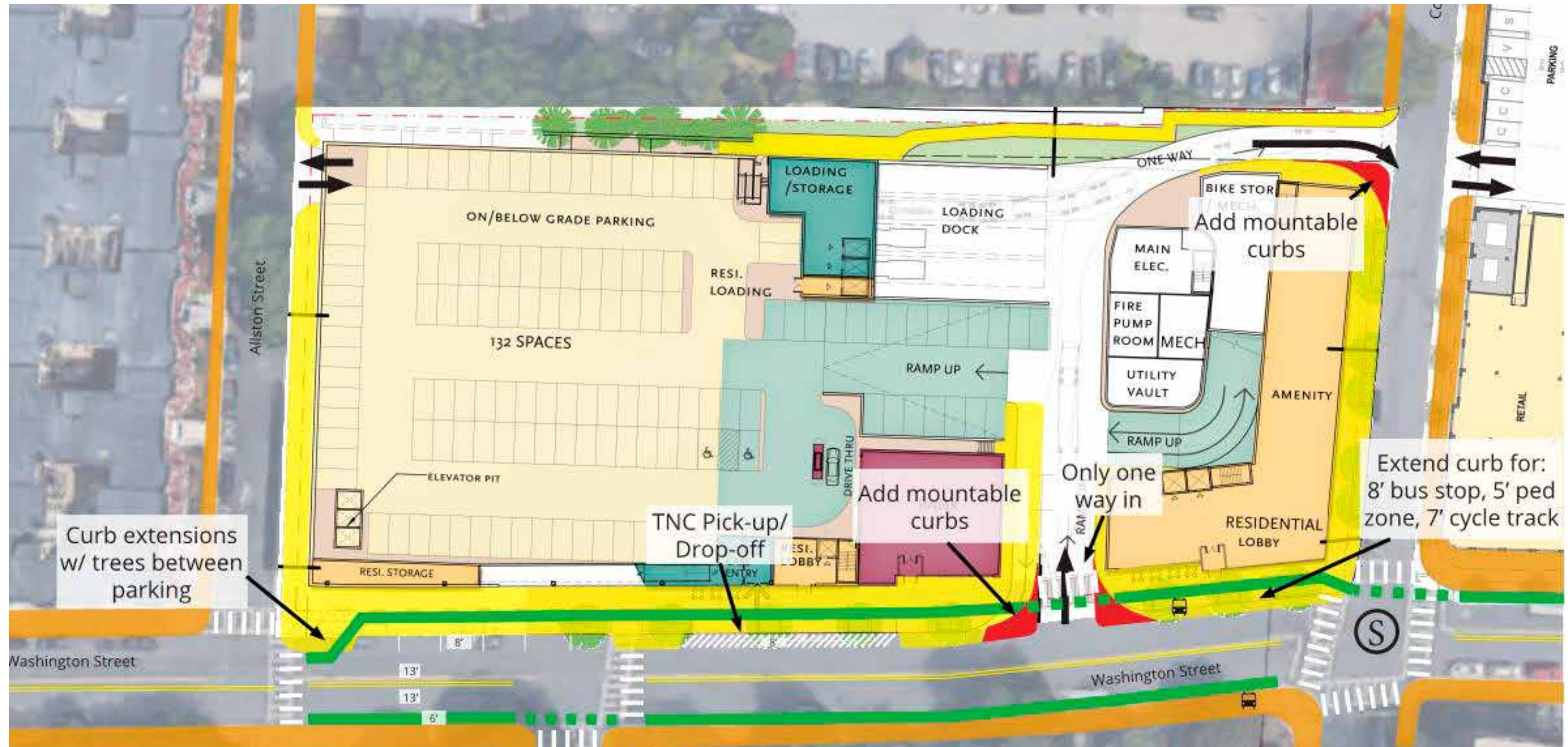


# Transportation Mitigation and Demand Management

- Signal improvements at Washington Street/Corey Road
- Zipcar
- Transit coordinator to work with City of Boston and the TMA
- Bicycle parking (long-term and short-term)
- Expanded BlueBikes Station
- Improved pedestrian-friendly site layout
- Crosswalk and sidewalk improvements
- Reduced curb cuts along Washington Street

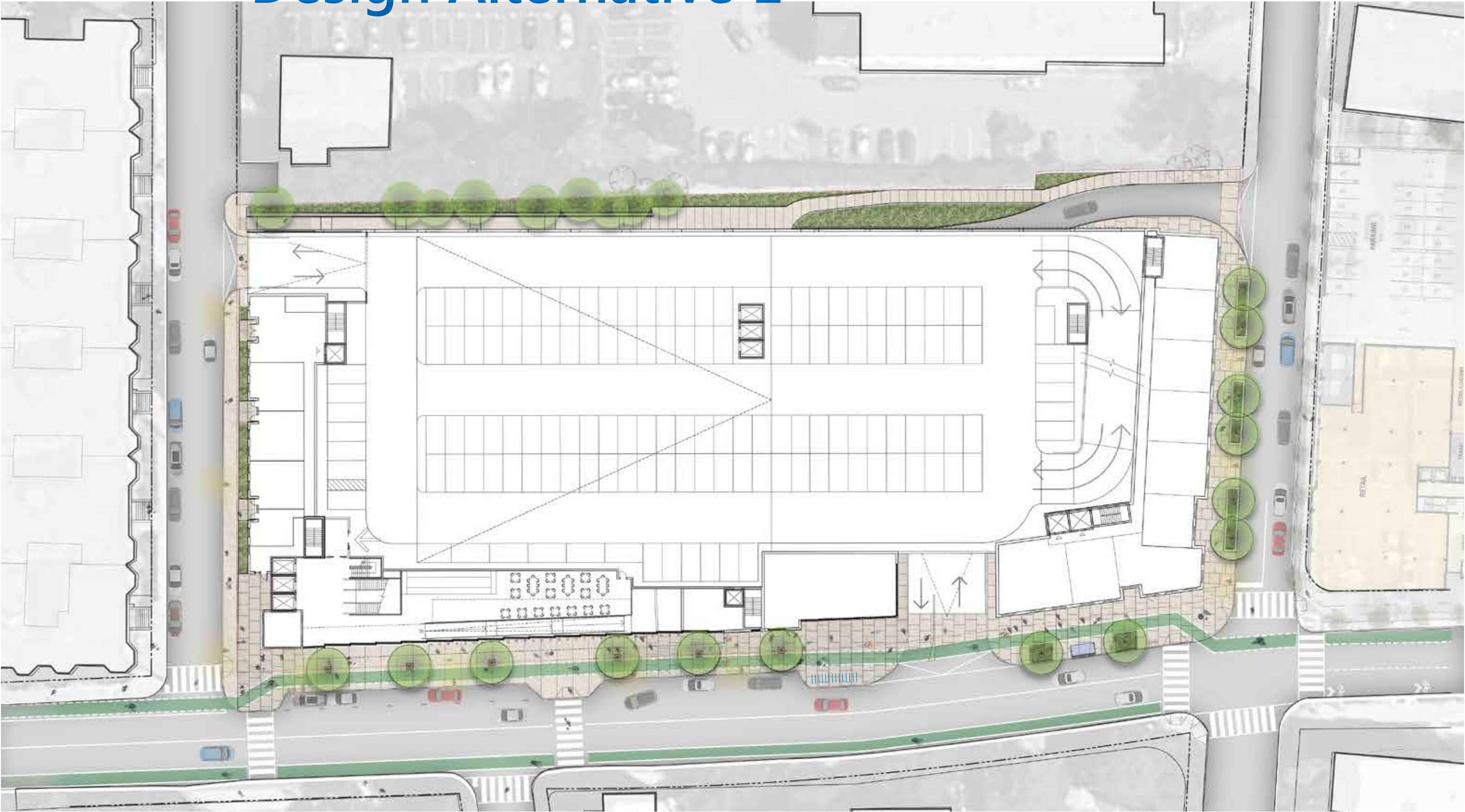


# Other Potential Design Considerations





# Design Alternative 1



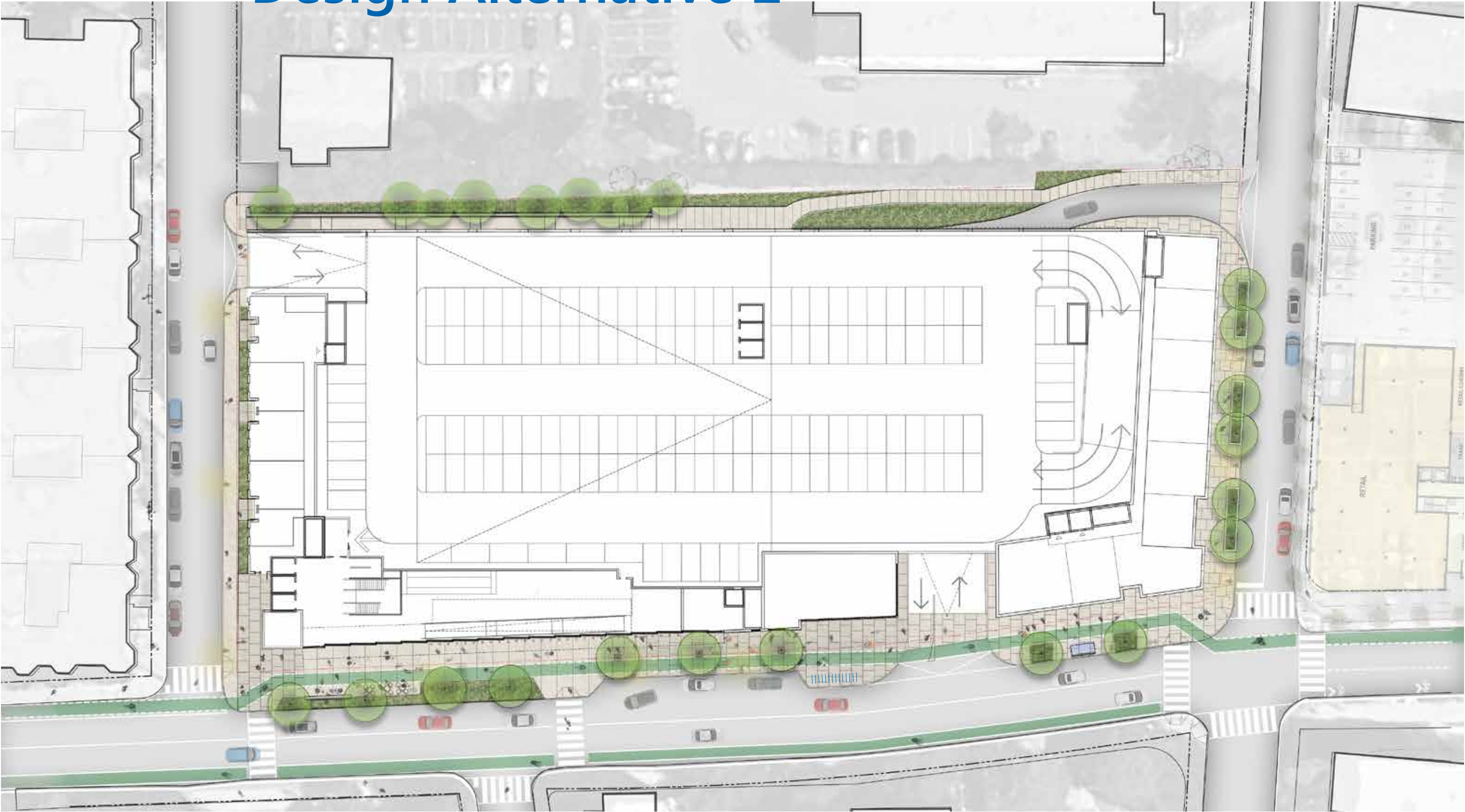
CYCLE TRACK NO PARKLET

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# Design Alternative 2



CYCLE TRACK WITH PARKLET

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# Design Alternative 3



BIKE LANE NO PARKLET

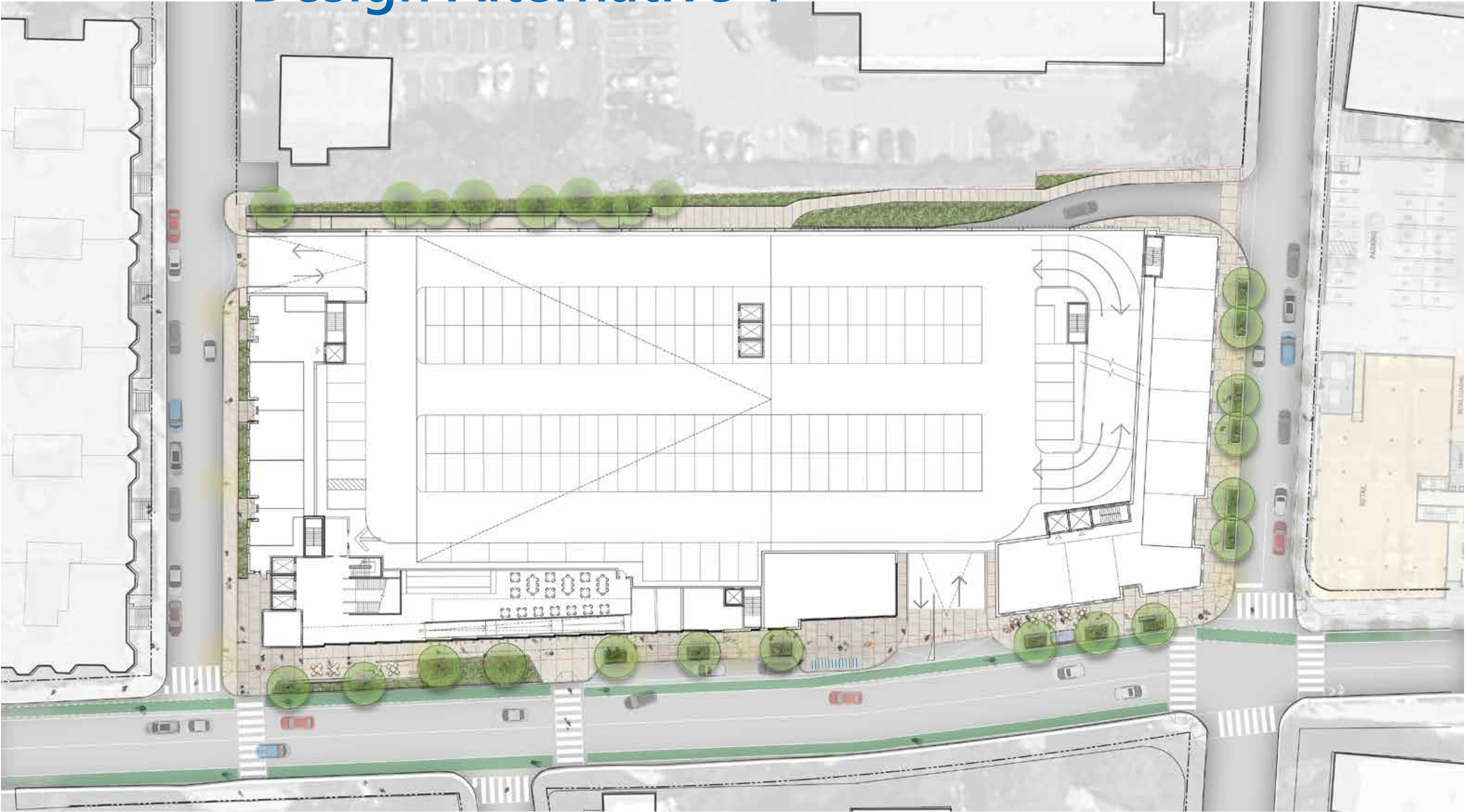
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# Design Alternative 4



BIKE LANE WITH PARKLET

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# Additional Design Considerations

- Sidewalks/Pedestrians
  - Addition of mountable curbs at driveways
  - Sidewalks should be flush at driveway entrances
  - Limit curb cuts to 20 feet wide to minimize impact on pedestrian realm
  - Incorporation of the existing MBTA bus stop at Corey Road (possibly a floating bus stop)
  - Addition of rideshare pick-up/drop-off area on Washington Street



# Additional Design Considerations

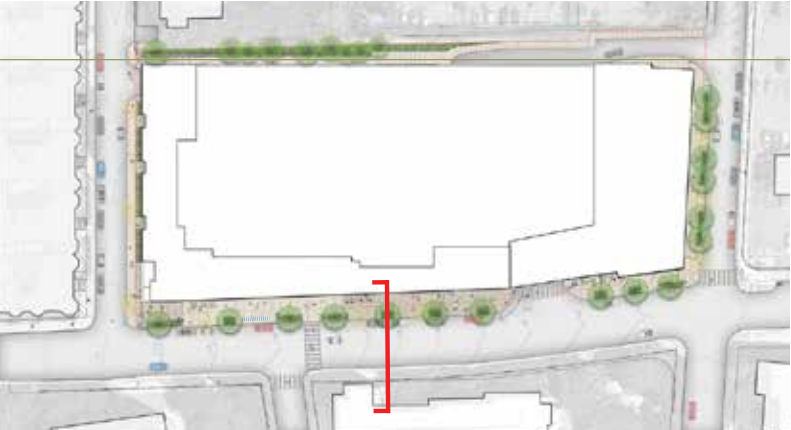
- Bicycles
  - Determine where the BlueBikes Station will be on the site
  - Incorporation of a northbound cycle track on Washington Street
  - Bicycle spaces provided on the site:
    - 286 long-term bicycle spaces (covered/secure)
    - 65 short-term bicycle spaces (outdoor)



# Additional Design Considerations

- Parking
  - Better defined ADA accessible spaces on the site
  - Study possible future conversion of parking areas to non-garage uses
  - Further refinement of the bank's drive-thru operations





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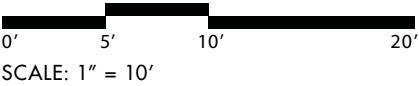
Streetscape Improvements  
Washington St Looking West

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Proposed Design  
WASHINGTON STREET



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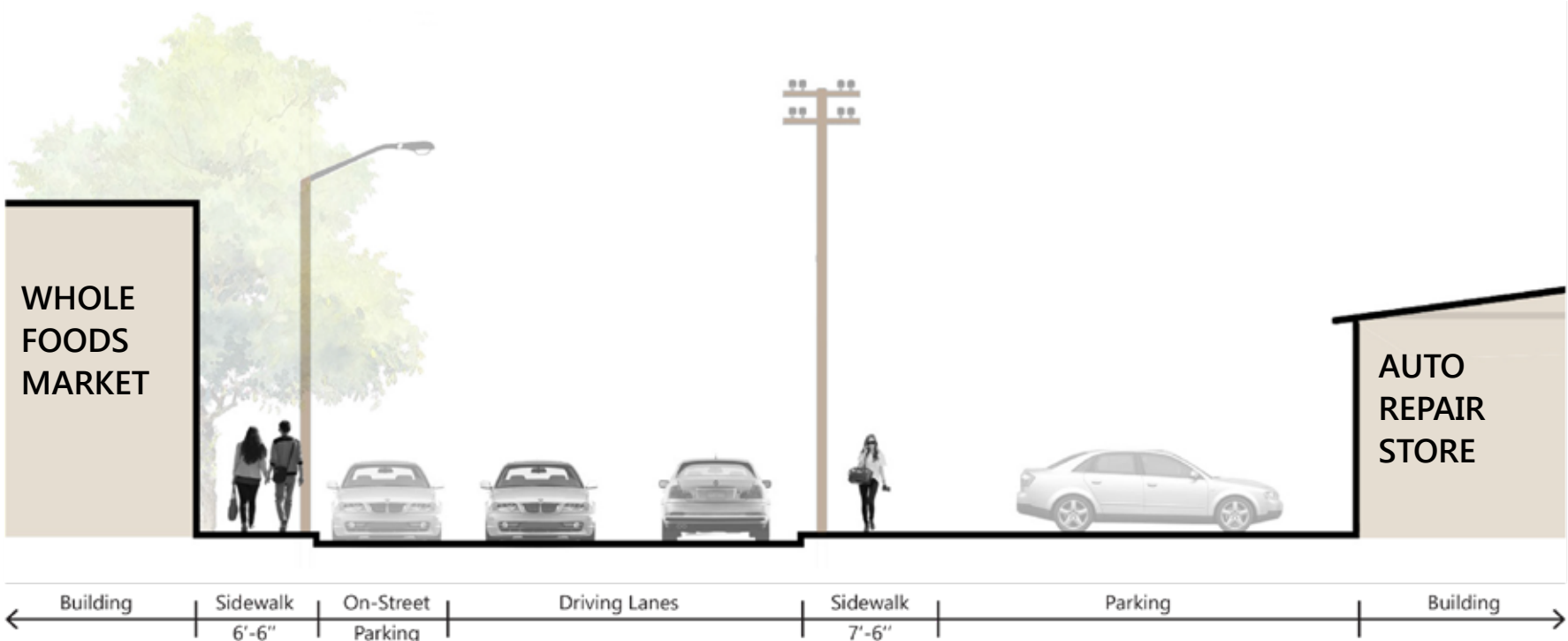


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Streetscape Improvements  
Washington St Looking West

15 Washington Street  
Brighton, Massachusetts





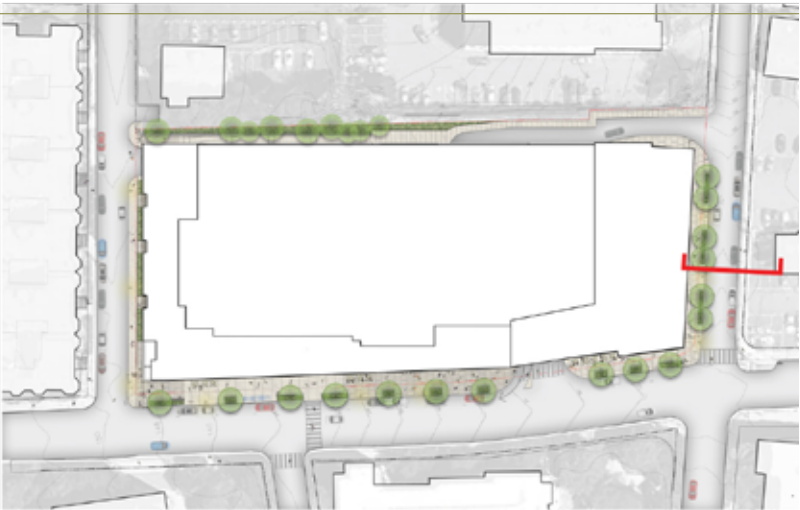
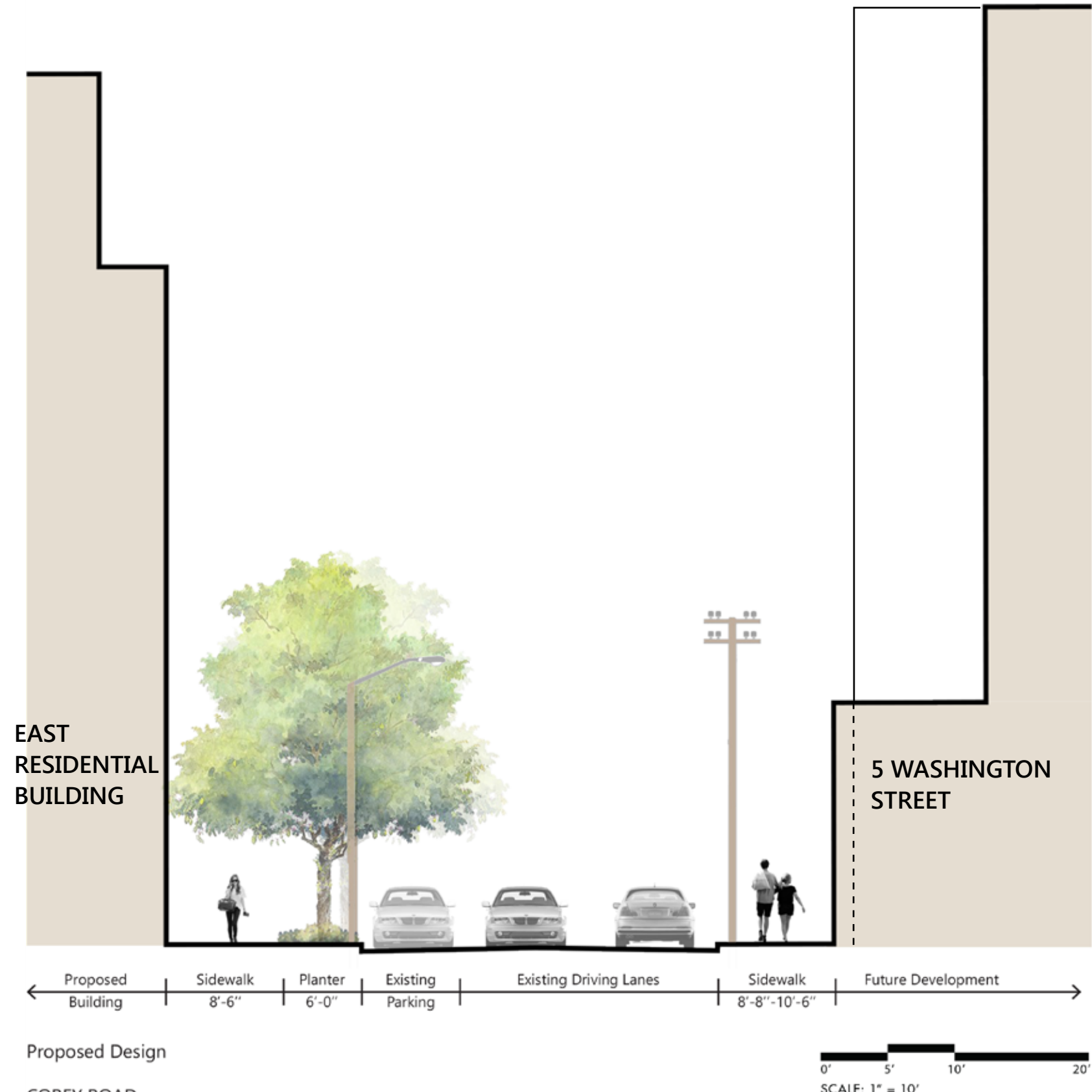
Existing Condition  
COREY ROAD



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Streetscape Improvements  
Corey Rd Looking North

15 Washington Street  
Brighton, Massachusetts



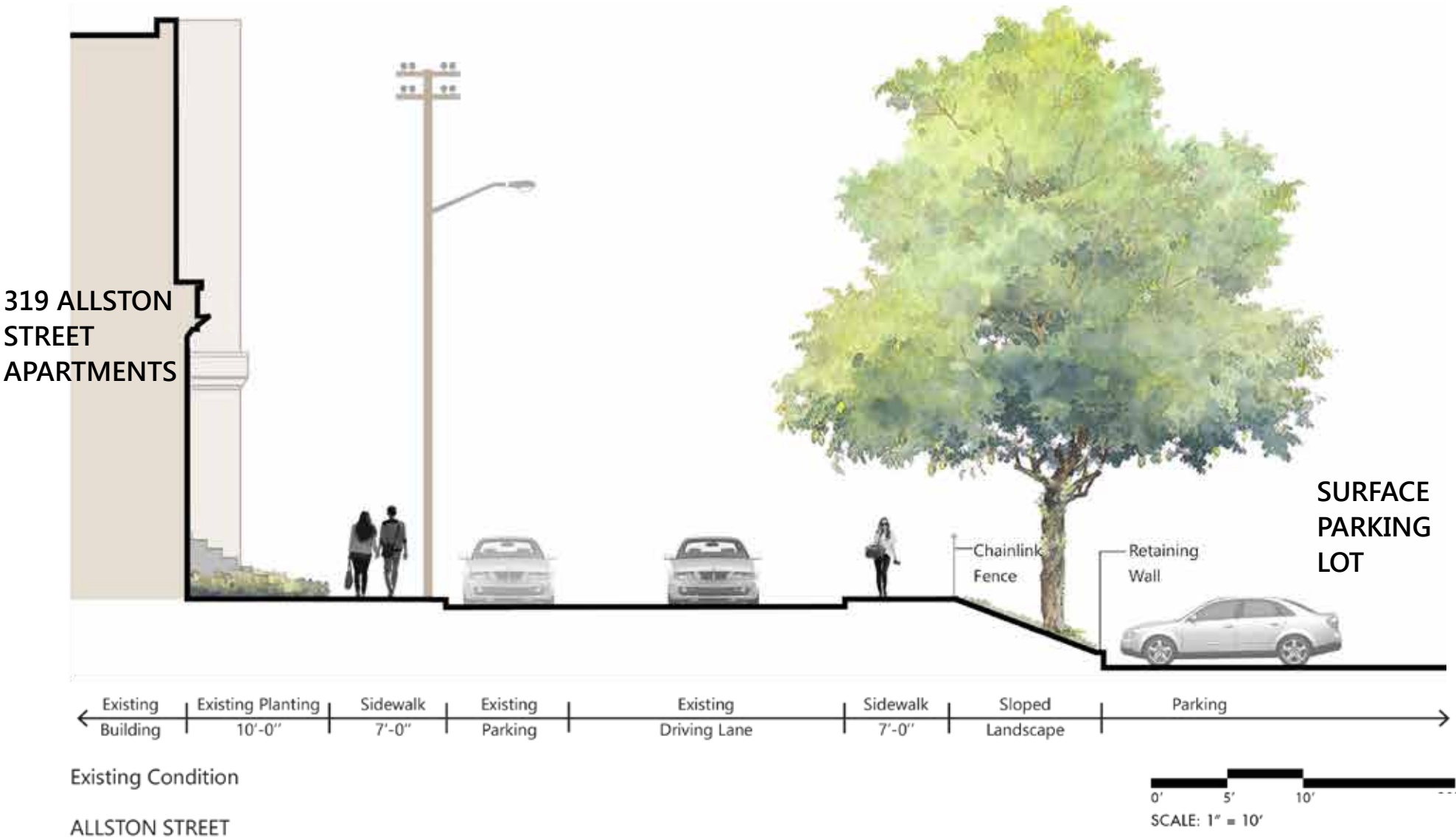
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Streetscape Improvements  
Corey Rd Looking North

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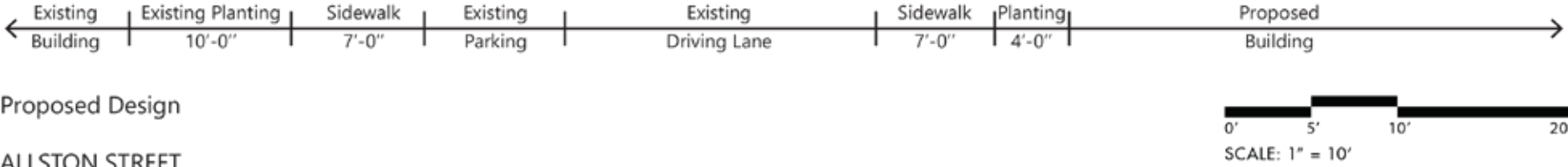
Streetscape Improvements  
Allston St Looking North

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319 ALLSTON  
STREET  
APARTMENTS

LOW-RISE  
RESIDENTIAL  
BUILDING



Proposed Design  
ALLSTON STREET







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*Brighton, Massachusetts*

## Public Meeting

06 FEBRUARY 2019



PROPONENT  
New Creek LLC  
WSP 1725 Holding, LLC

ELKUS | MANFREDI  
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WSP USA  
McNamara Salvia





## LOCATION / QUALITY / EXPERTISE

ONE OF NORTH AMERICA'S LARGEST PUBLICLY TRADED OWNERS  
AND OPERATORS OF OPEN-AIR SHOPPING CENTERS.

### FOUNDED IN 1958

IPO INITIATED  
MODERN REIT ERA

### INVESTMENT GRADE

BBB+ | BAA1 | BBB+  
S&P | MOODY'S | FITCH

### RETAIL PORTFOLIO

450 U.S. PROPERTIES  
TOTALING 78M SF\*

### FOOTPRINT

PRIMARILY  
CONCENTRATED  
IN THE TOP MAJOR  
U.S. METROPOLITAN  
MARKETS\*

### OCCUPANCY

95.8%  
PRO-RATA OC\*

### NYSE

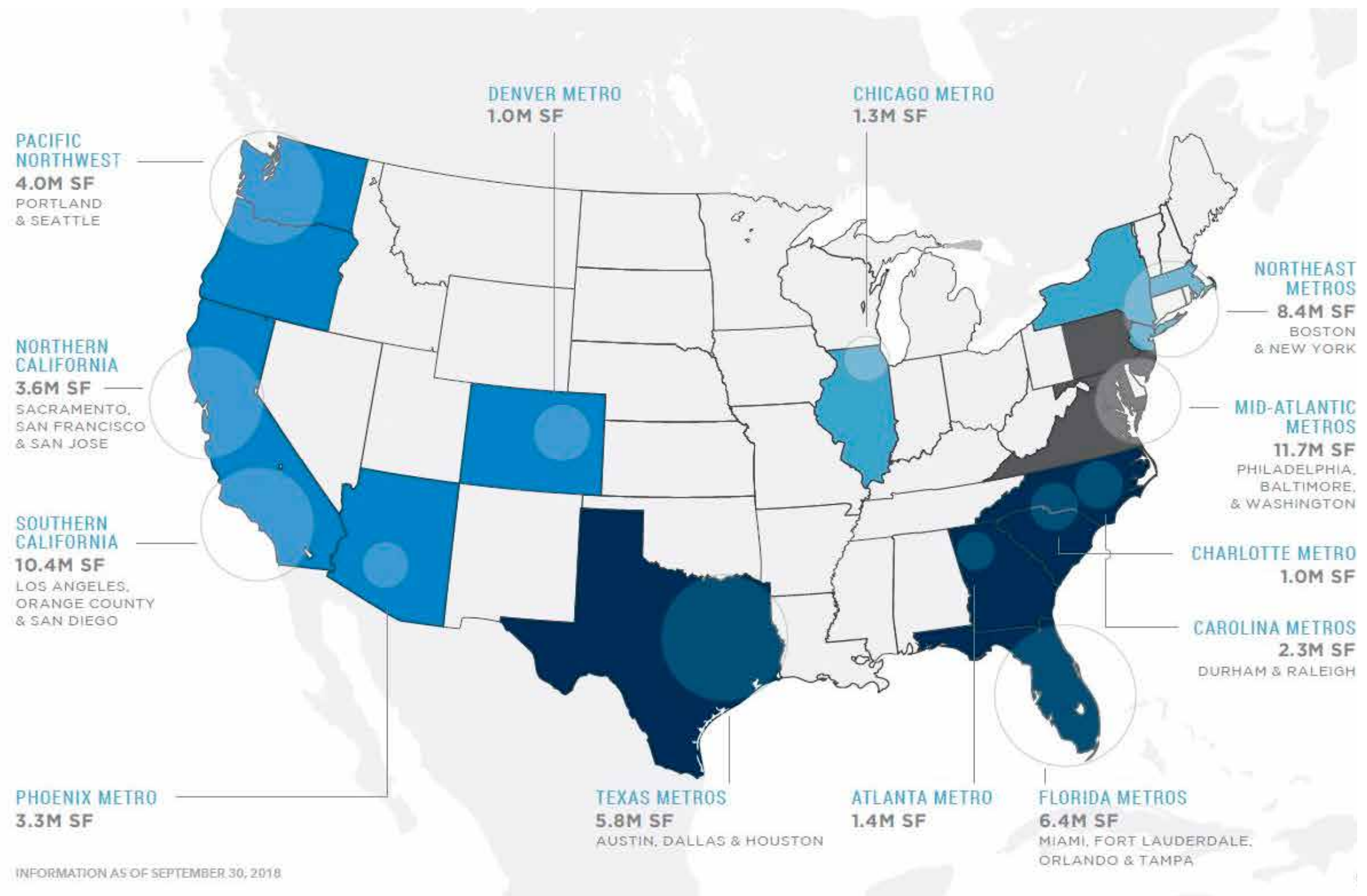
S&P  
500

\* as of 09/30/2018

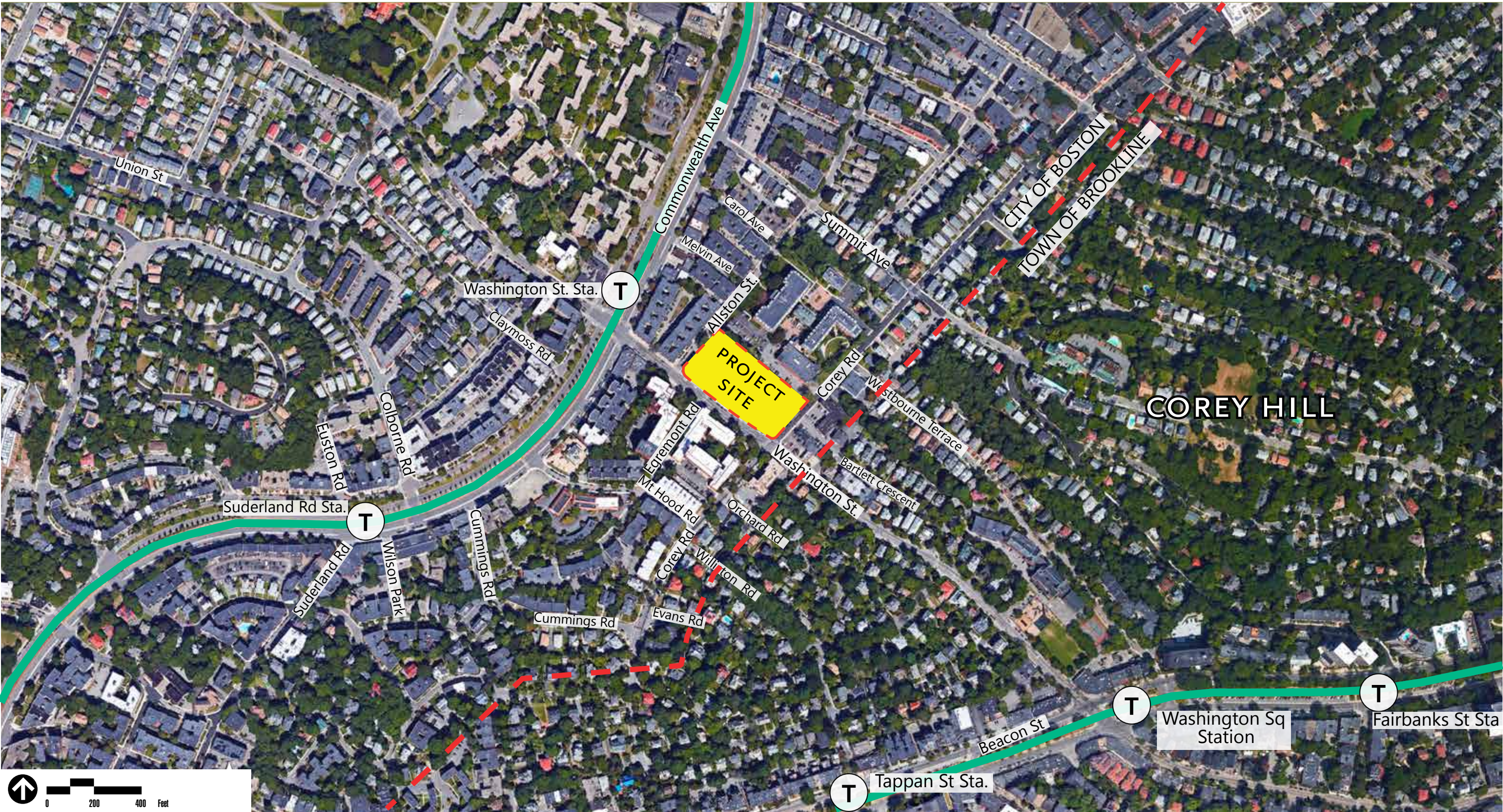


# CORE MAJOR METROS

KIMCO IS FOCUSED ON CORE MAJOR METROS THROUGHOUT THE UNITED STATES. WE ARE LOCATED PRIMARILY IN THE AREAS WITH THE STRONGEST DEMOGRAPHICS, AND WHERE WE HAVE SCALE, A PHYSICAL PRESENCE, AND LONG-STANDING RELATIONSHIPS, ALL OF WHICH HELP ENSURE THE SUCCESS OF OUR CENTERS AND OUR RETAILERS.







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Brighton, Massachusetts





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Existing Conditions  
Bird's Eye View From South East

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Brighton, Massachusetts





WHOLE FOODS PARKING LOT FROM ALLSTON STREET



CITIZENS BANK FROM WASHINGTON ST.



WHOLE FOODS MARKET FROM COREY ROAD / WASHINGTON ST. INTERSECTION



WHOLE FOODS LOADING DOCK FROM COREY ROAD

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Existing Conditions Photos

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Whole Foods Existing Conditions Photo

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Inspirational Photos

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Inspirational Photos

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Perspective View From South West

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Brighton, Massachusetts**



## CORE DESIGN PRINCIPLES

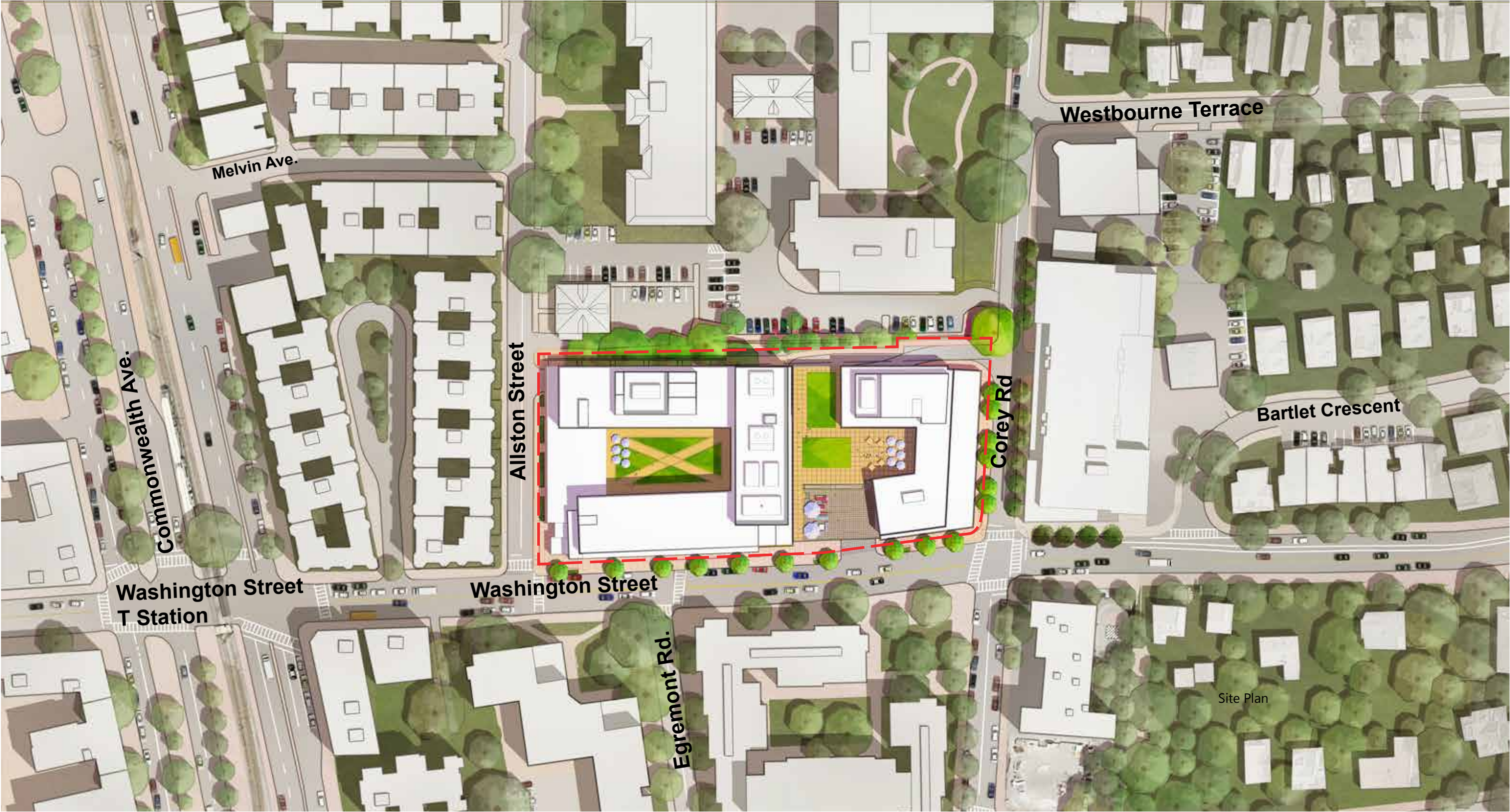
- Design project size and scale in context with surrounding neighborhood.
- Achieve massing articulation with setbacks and smaller component parts.
- Improve the streetscape and public realm.
- Address traffic circulation and pedestrian access concerns.
- Create architectural visual interest.

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Brighton, Massachusetts





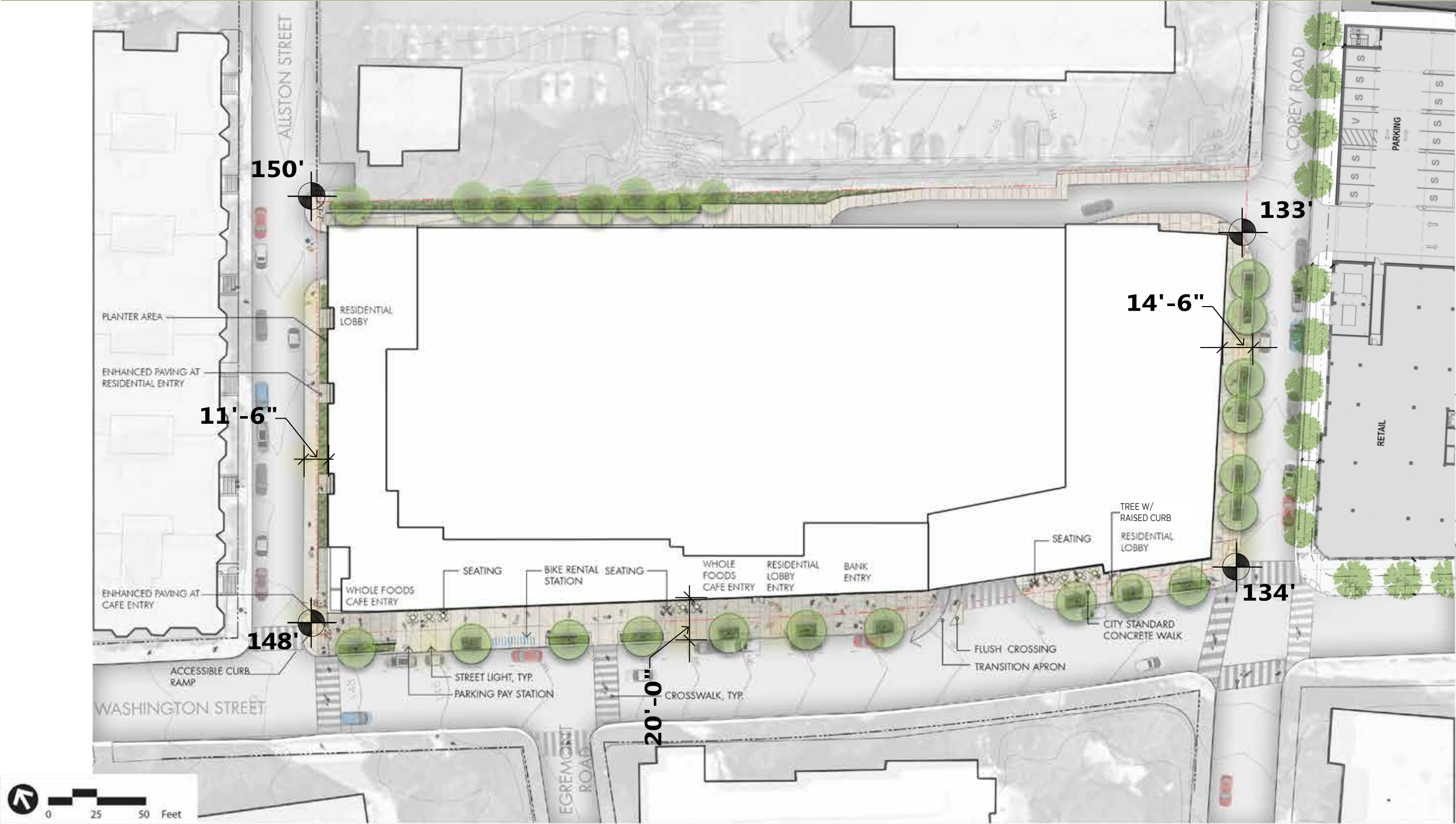
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Project Site Plan

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Brighton, Massachusetts





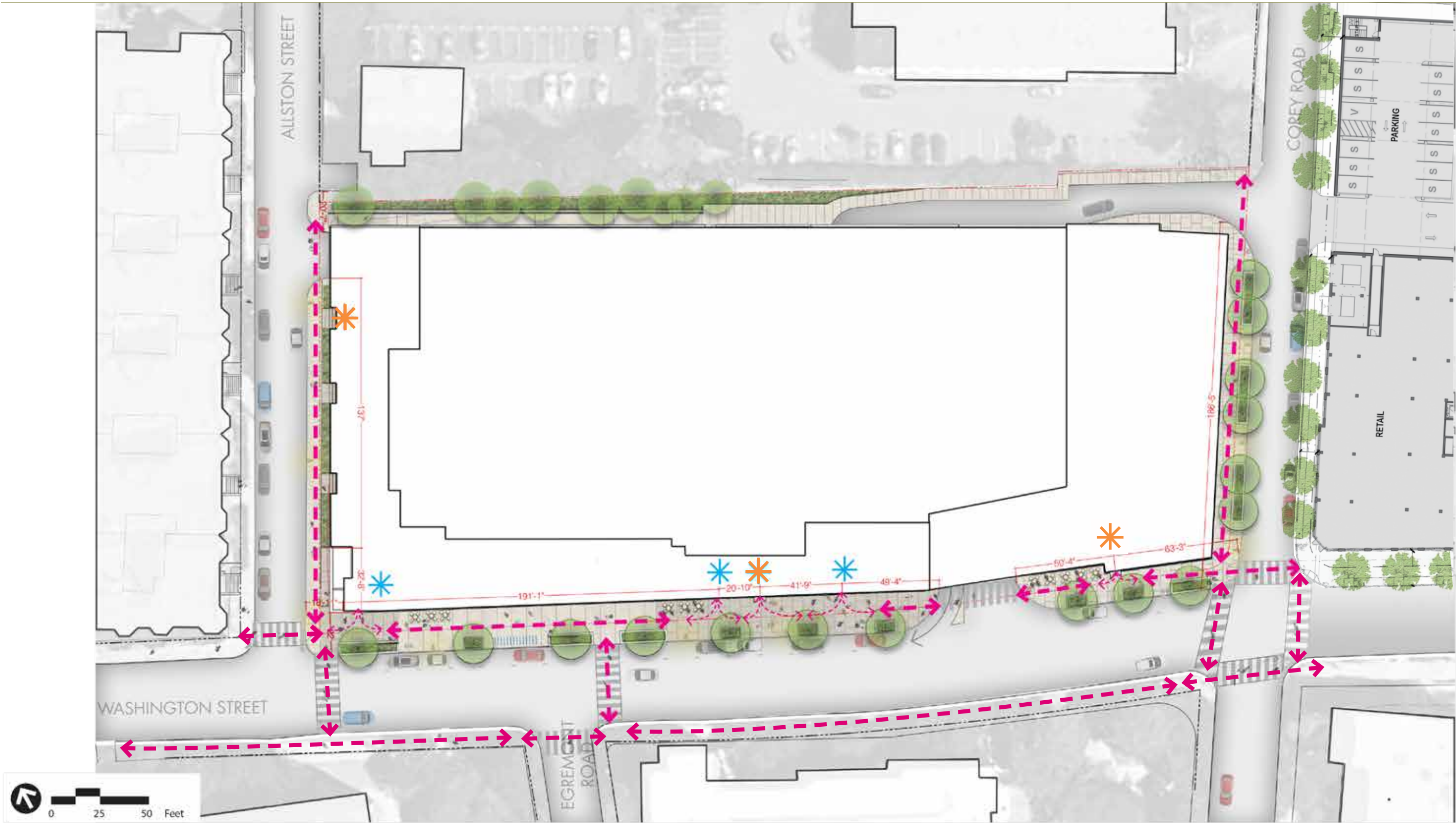
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Streetscape Improvement Plan

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Brighton, Massachusetts





Key

-  Accessible Retail Entry
-  Accessible Residential Entry
-  Accessible Pedestrian Route



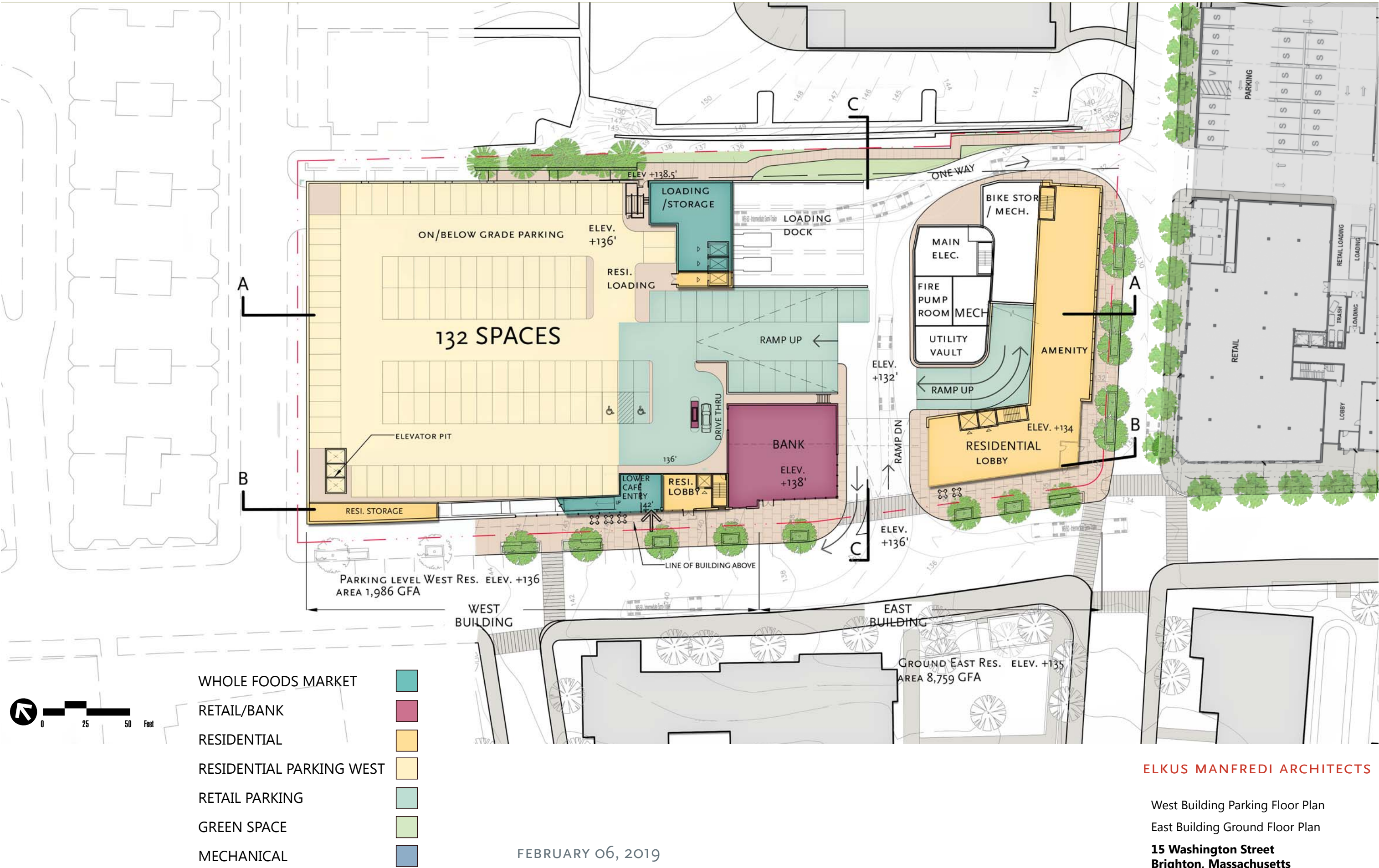
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Pedestrian Access and Circulation Plan

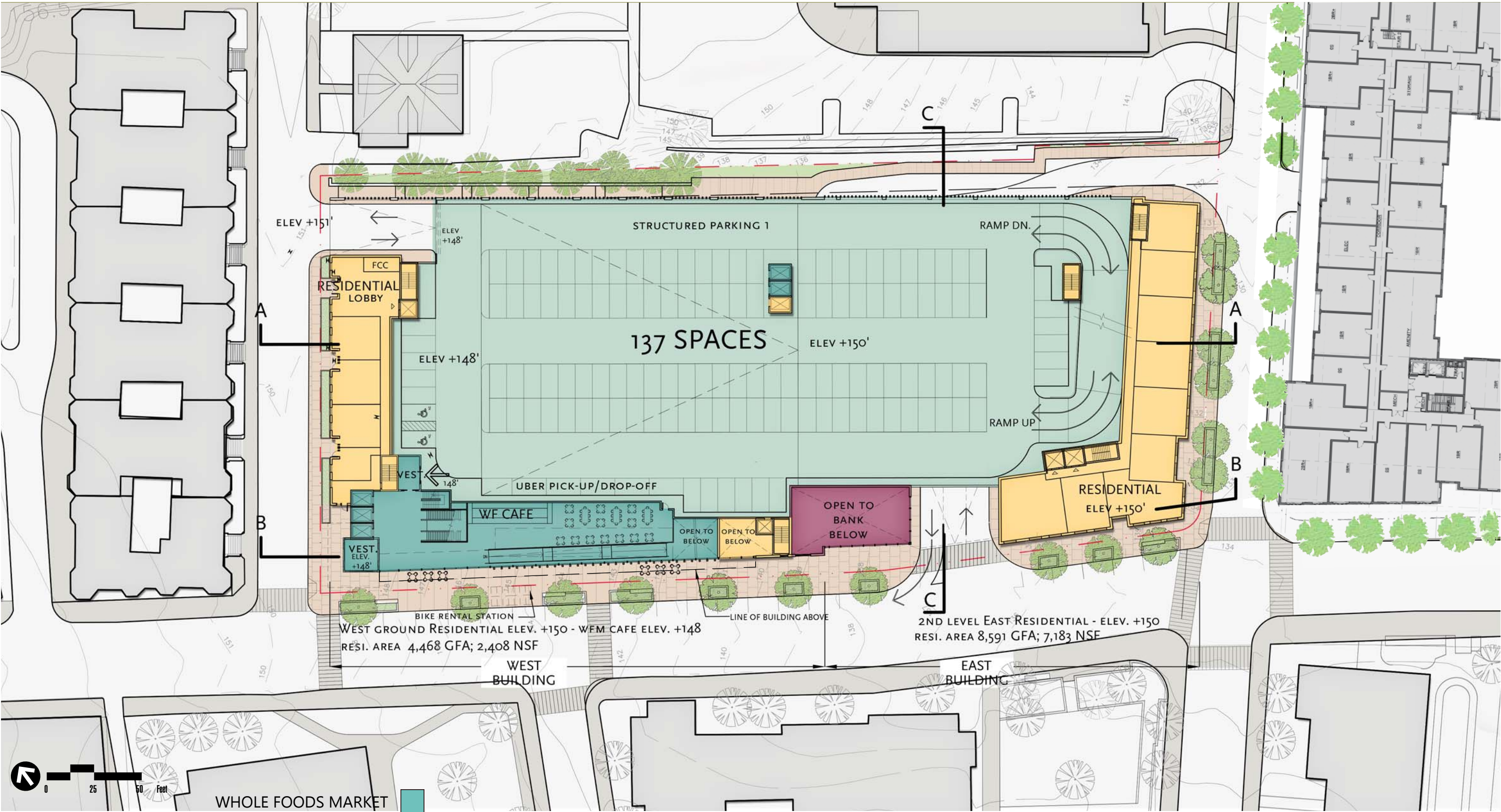
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15 Washington Street  
Brighton, Massachusetts









- WHOLE FOODS MARKET
- RETAIL/BANK
- RESIDENTIAL
- RETAIL PARKING
- GREEN SPACE

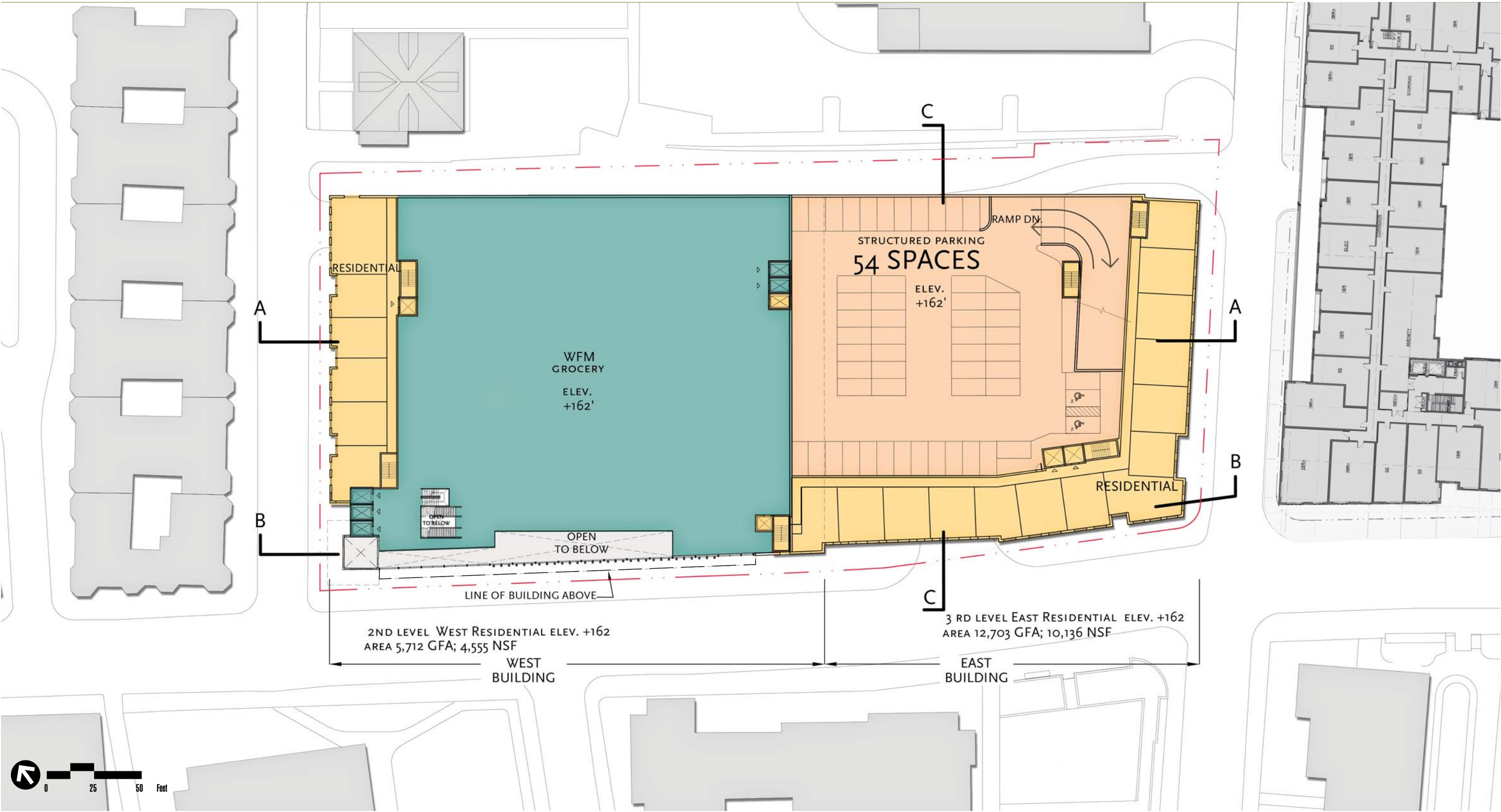
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West Building Ground Floor Plan  
East Building Second Floor Plan

15 Washington Street  
Brighton, Massachusetts





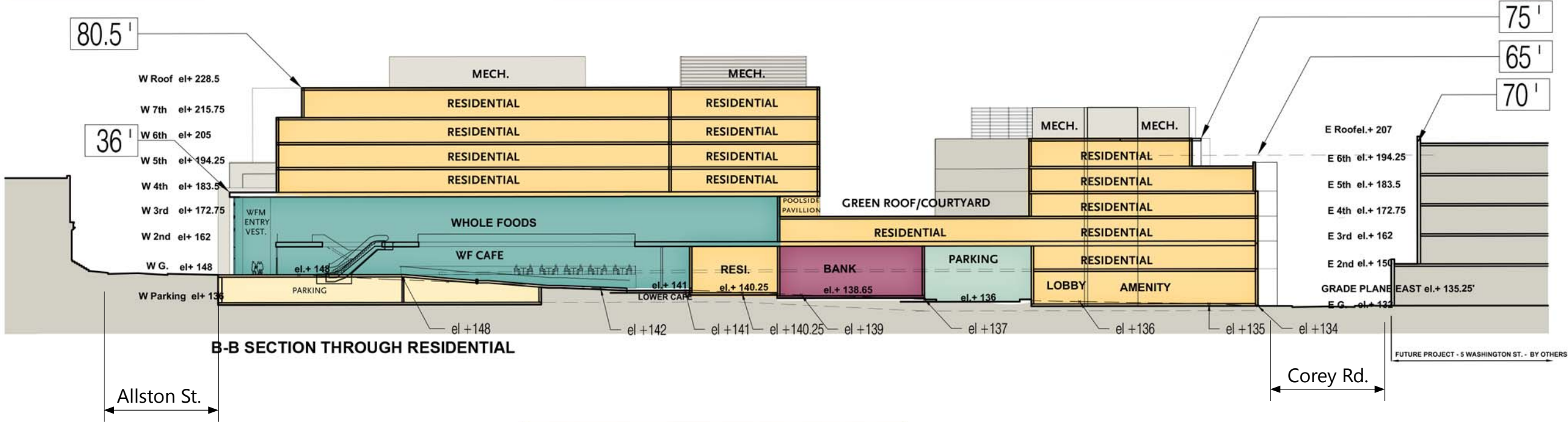
- WHOLE FOODS MARKET
- RESIDENTIAL
- RESIDENTIAL PARKING EAST

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West Building Second Floor Plan  
East Building Third Floor Plan  
**15 Washington Street  
Brighton, Massachusetts**





WHOLE FOODS

RETAIL BANK

RESIDENTIAL

RESIDENTIAL PARKING

RETAIL PARKING



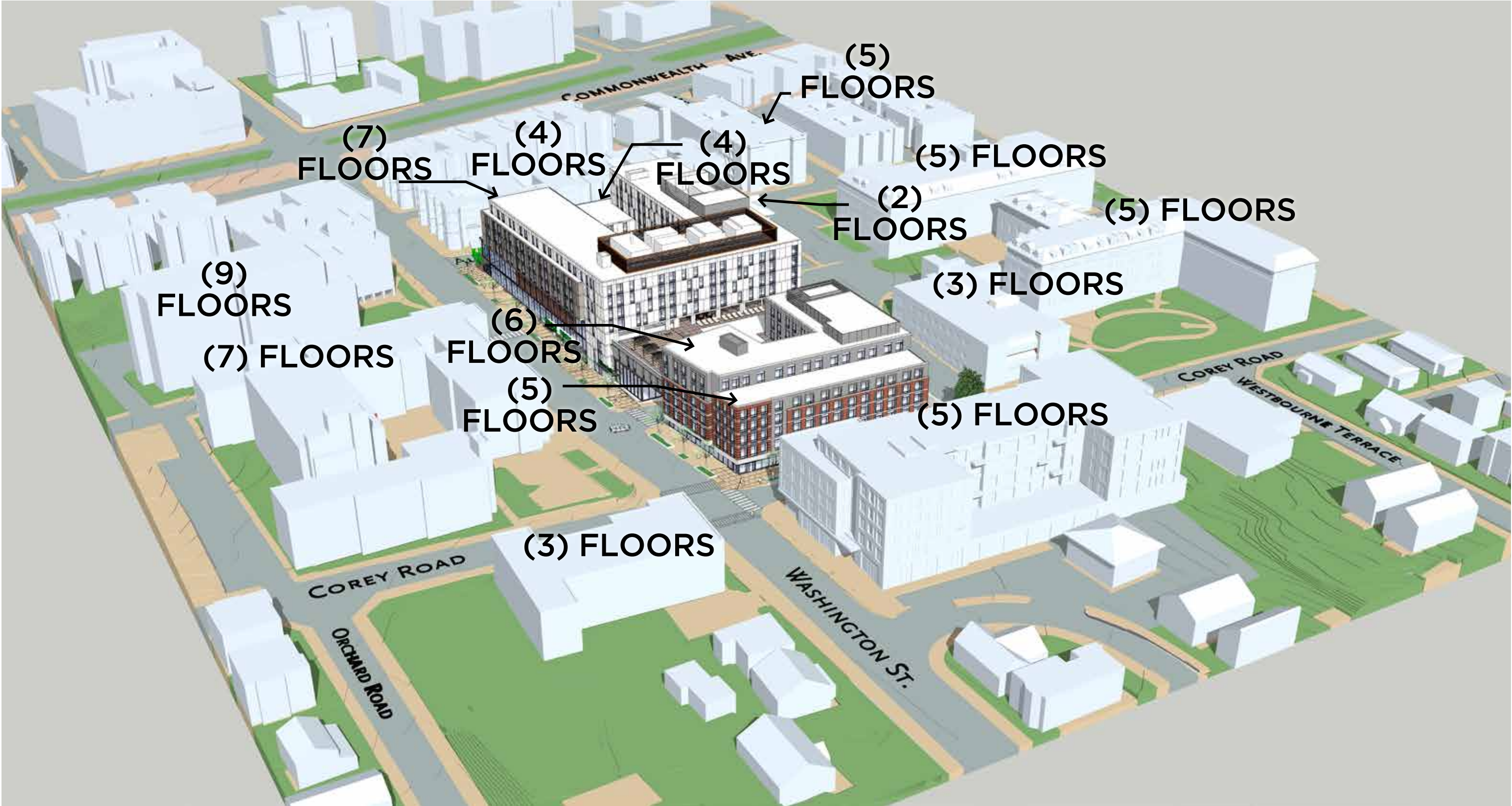
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Building Sections

15 Washington Street  
Brighton, Massachusetts





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Massing Diagram  
Bird's Eye View From South East

15 Washington Street  
Brighton, Massachusetts

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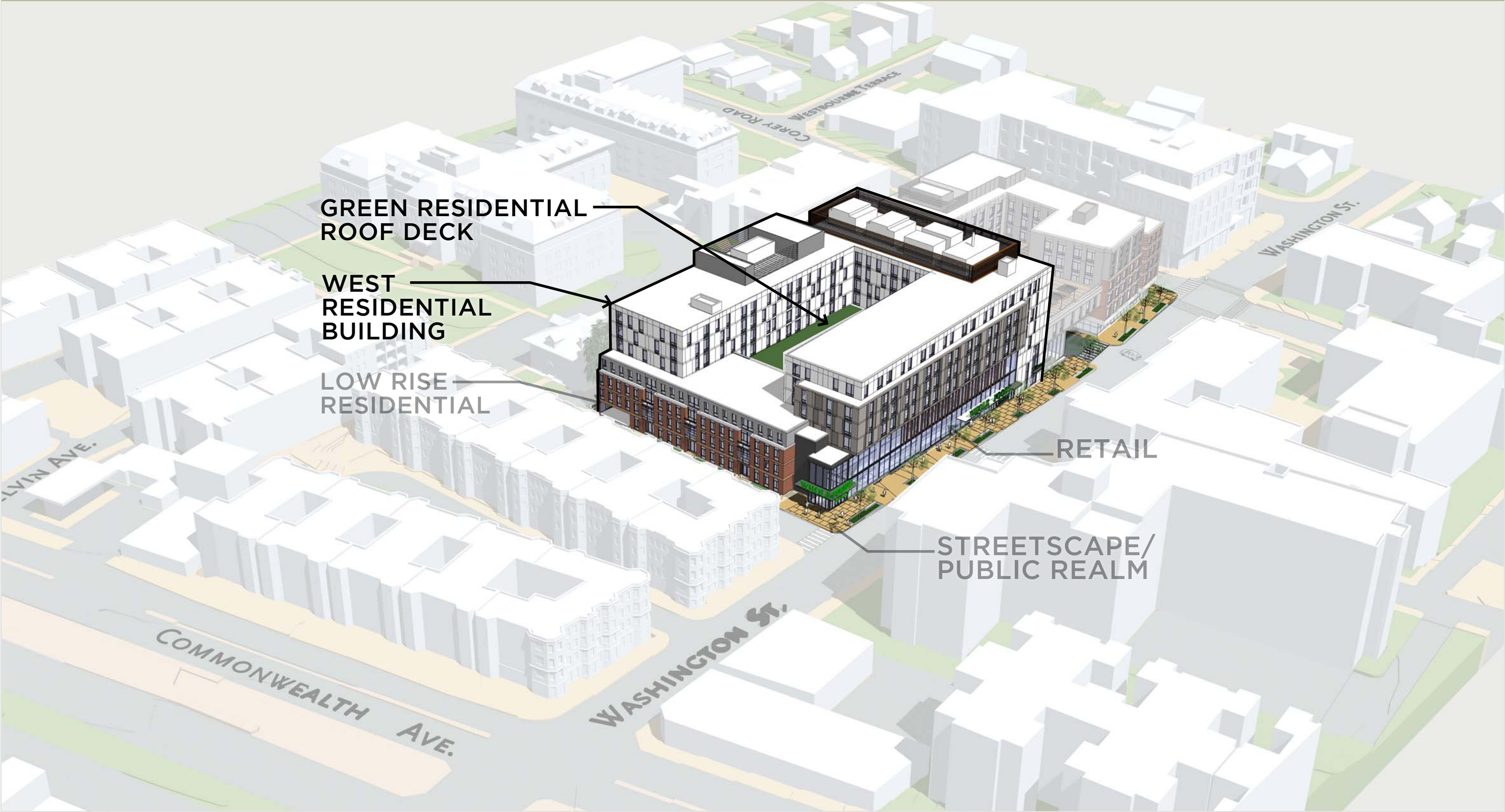
Project Components

Bird's Eye View From South West

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Brighton, Massachusetts





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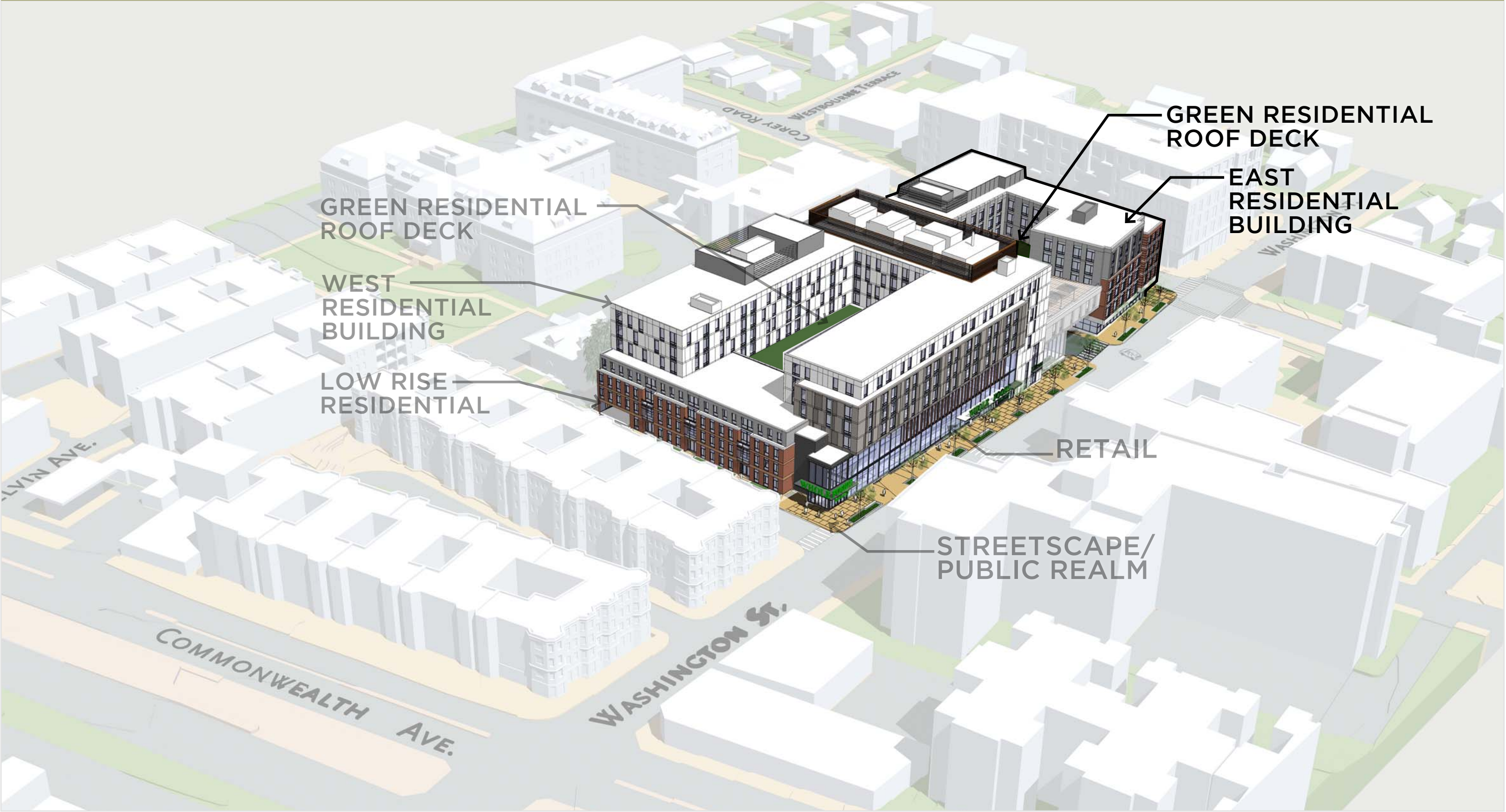
Project Components

Bird's Eye View From South West

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Project Components

Bird's Eye View From South West

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Project Components

Bird's Eye View From South West

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Massing Diagram  
Bird's Eye View From North East

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Perspective View From South West

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Perspective View From South East

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## PROJECT DESCRIPTION

The project is a mixed-use development including new construction of up to 270 dwelling units consisting mostly of multi-family apartments, a new approximately 45,000-square foot Whole Foods grocery store, additional street retail, and up to 323 structured parking spaces that will support the residential and commercial uses.

**Table 1-1 Proposed Development Program Summary**

Use		Approximate Size	Quantity
<i>Existing Uses</i>			
Grocery		20,350 SF	NA
Bank		7,200 SF	NA
Total Existing		27,500 SF	NA
Existing Surface Parking		NA	151 spaces
<i>Proposed Uses</i>			
Residential		233,600 GFA	Up to 270 units
Grocery		45,800 GFA	
Bank		3,600 GFA	
Total Proposed		283,000 GFA <sup>1</sup>	NA
Parking		130,175 SF	Up to 323 spaces <sup>2</sup>
SF	Square Feet inclusive of all building space, including mechanical spaces.		
GFA	Gross Floor Area, as defined in Article 2A of the Boston Zoning Code.		
1	Approximately 255,491 net new GFA.		
2	172 net new spaces.		

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## Sustainability /Green Building and Climate Change Resiliency

- Reuse of previously developed site.
- Mixed-use development consistent with Smart Growth principles.
- LEED v4 NC in compliance with Article 37 - 43 yes points targeted.
- GHG Emissions Reduction Approach:
  - o Reduction of overall energy consumption by 19.3% (estimated).
  - o Meets Massachusetts Stretch Energy Code.
  - o High-performance envelope.
  - o Central plant with high-efficiency cooling towers and condensing boilers.
  - o Ventilation air via ERU's.
  - o Water source heat pumps for residential units.
  - o Low lighting power densities.
  - o Low flow plumbing fixtures.
- PV, combined heat and power (co-gen) and geothermal under consideration.
- In discussion with local utility providers regarding potential energy conservation measures & incentives,
- Boston Green Building credits under evaluation:
  - o Groundwater recharge.
  - o Modern mobility - TDM plan.
- Project site is located outside of 100 year flood zone.

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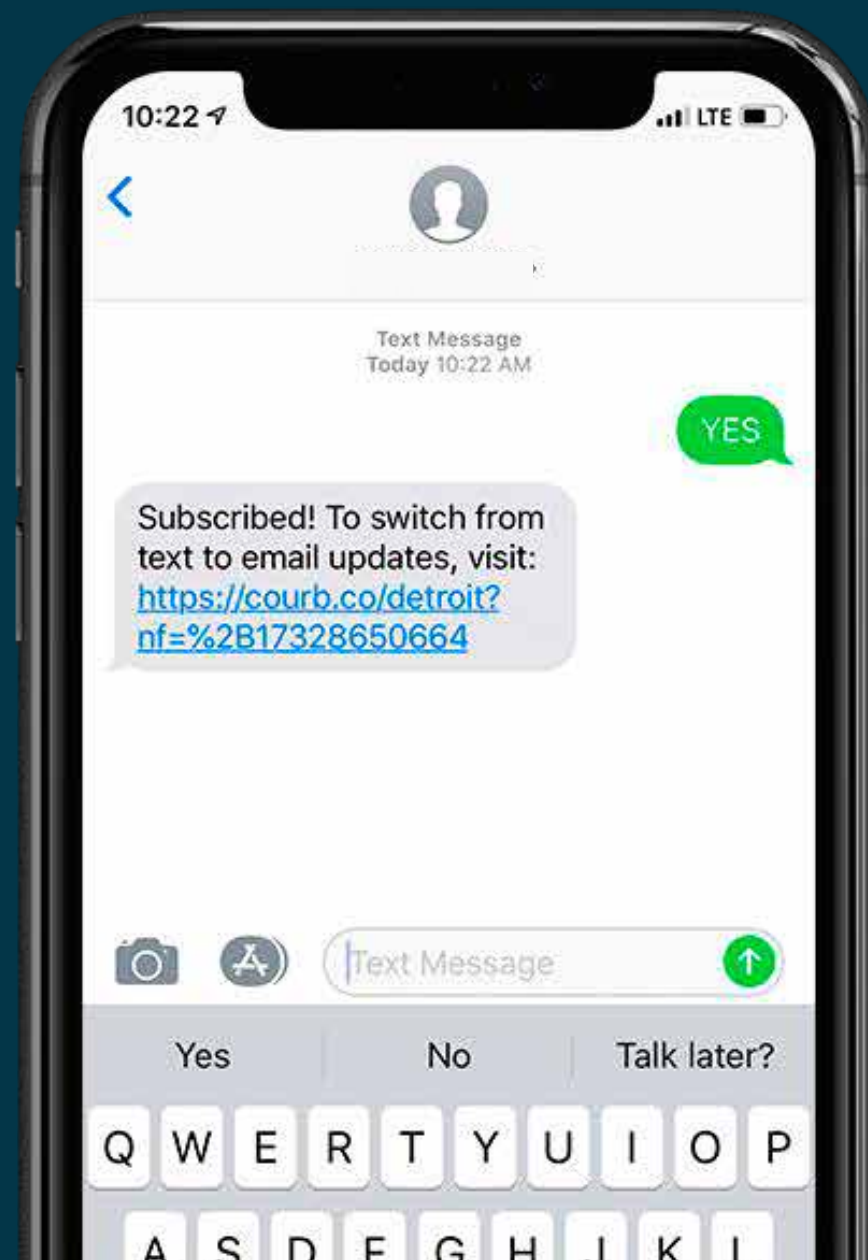
An online community engagement solution  
purpose-built for real estate & planning

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# Subscribe for Updates



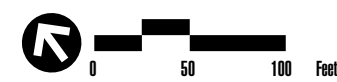
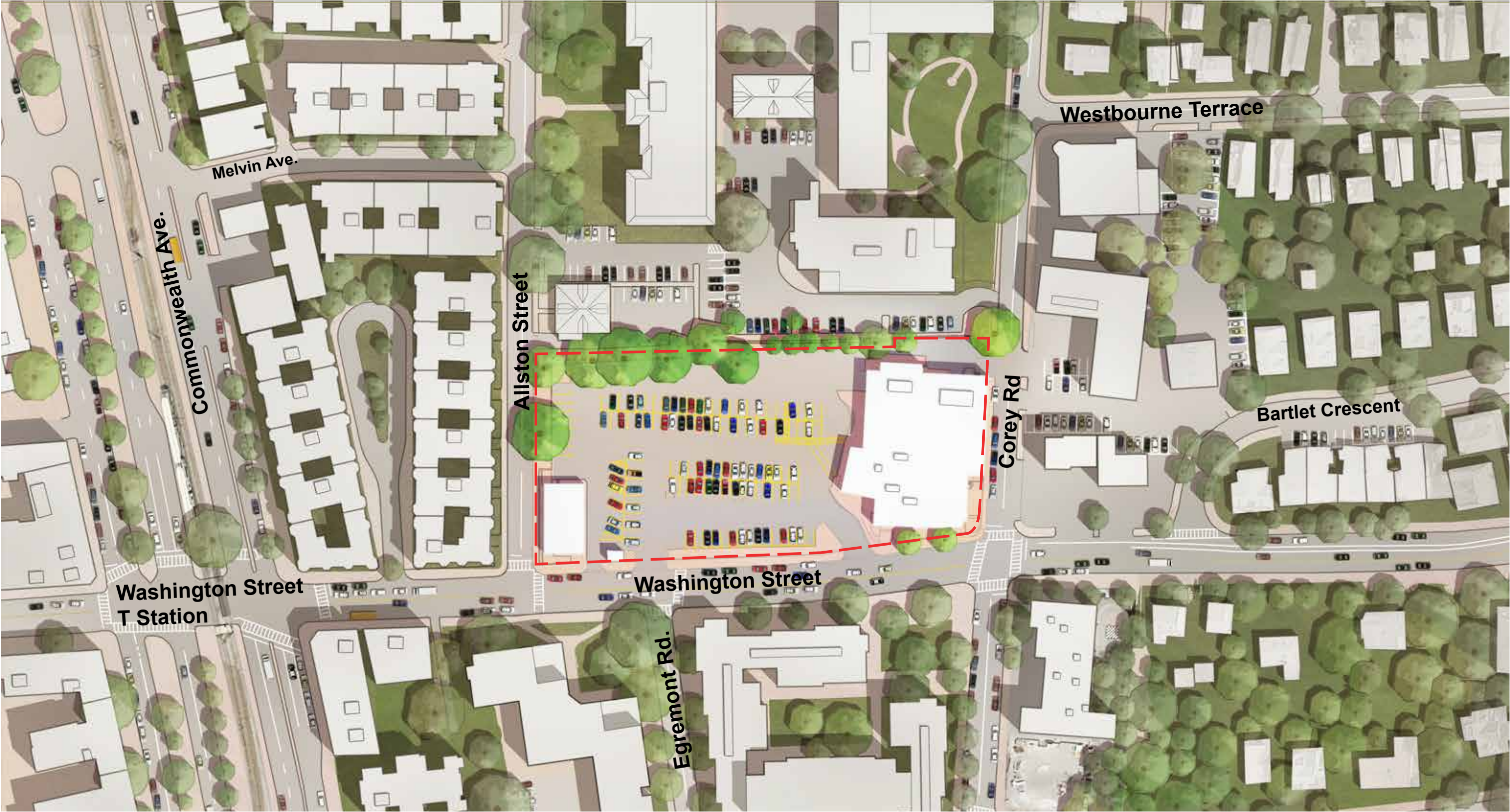
Text YES to follow:

(617) 870-6359



# Appendix





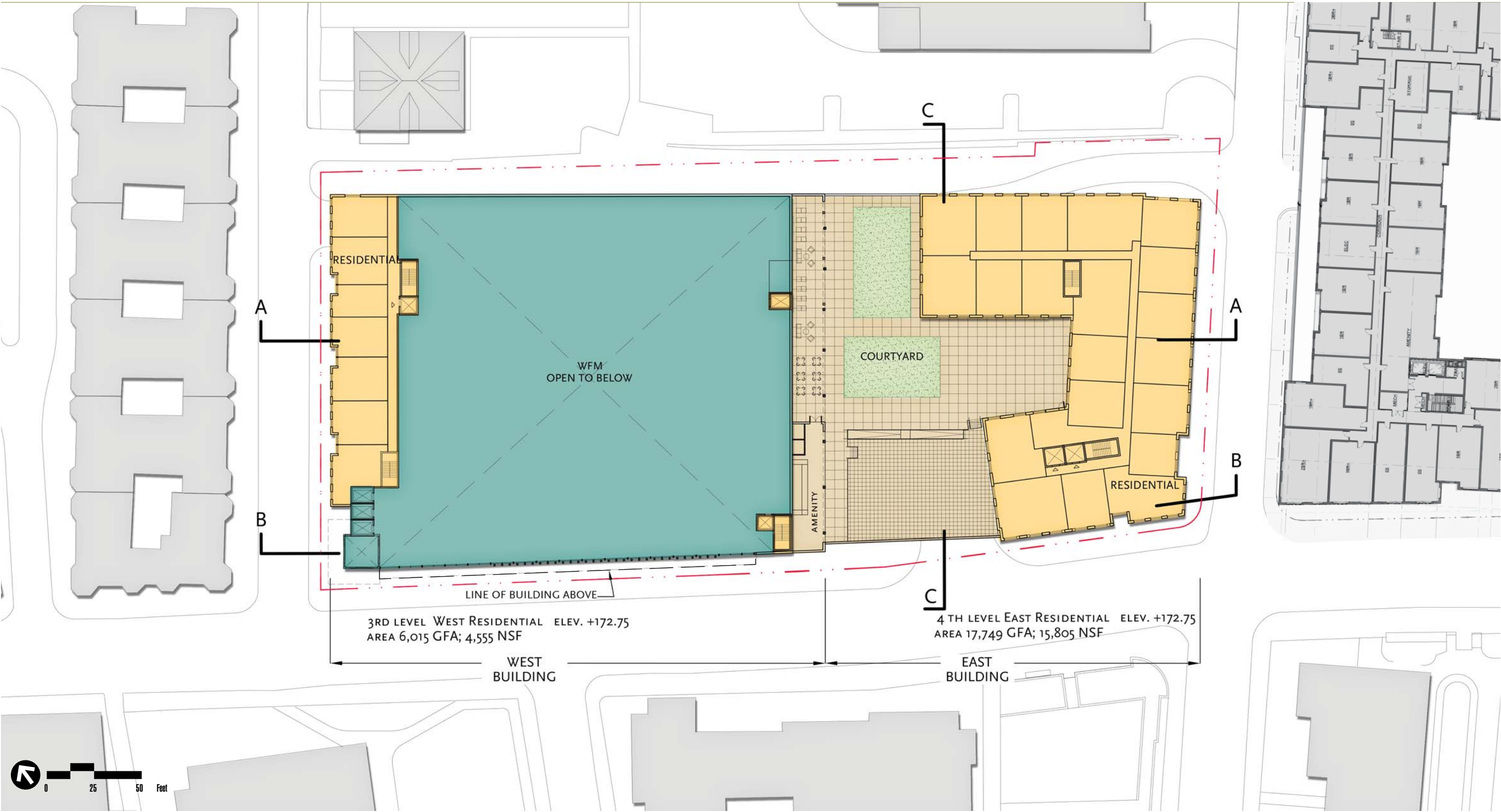
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Existing Conditions Site Plan

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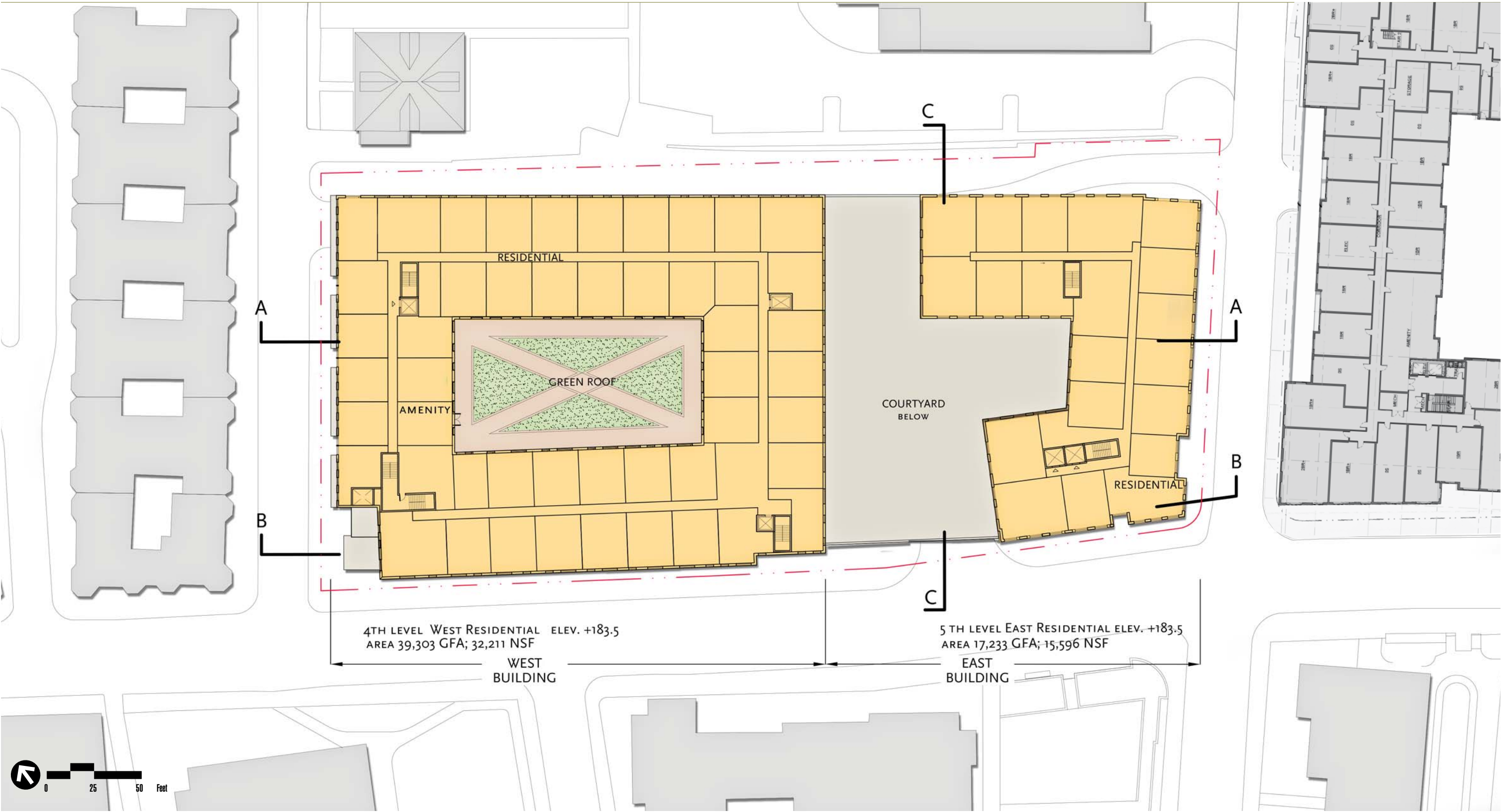
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West Building Third Floor Plan  
East Building Fourth Floor Plan

15 Washington Street  
Brighton, Massachusetts

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RESIDENTIAL  
GREEN SPACE  
EXTERIOR PAVING



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West Building Fourth Floor Plan  
East Building Fifth Floor Plan

15 Washington Street  
Brighton, Massachusetts





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South Elevation

15 Washington Street  
Brighton, Massachusetts

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0 20 40 Feet

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West Elevation

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15 Washington Street  
Brighton, Massachusetts





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East Elevation

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Brighton, Massachusetts





PLACE HOLDER

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North Elevation

15 Washington Street  
Brighton, Massachusetts





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Massing Diagram  
Bird's Eye View From North West

**15 Washington Street  
Brighton, Massachusetts**

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# REGULATORY CONTEXT AND GENERAL INFORMATION

## Regulatory Context

- Large Project Review required pursuant to Article 80B.
- A PNF has been filed to commence study of the potential project impacts.

## Zoning and Regulatory Controls

- **Zoning District**
  - The property is located within the Neighborhood Shopping Subdistric of Allston/Brighton Neighborhood District,
  - There are no applicable overlay districts.
- **Uses**
  - Allowed uses include:
    - Bank,
    - General retail business less than 75,000 square feet,
    - Accessory Cafeteria,
    - Accessory Outdoor Cafe,
    - Accessory Parking at Basement/Ground floor levels,
  - Multifamily dwelling use is conditional, requiring a special permit from the Zoning Board of Appeal.
- **Building Dimensions**
  - Allowed floor area ratio is up to 1.0,
  - Allowed building height is up to 35 feet,
  - Establishment on the property of bulk and dimensional alterations not currently permitted under the underlaying zoning are anticipated to be approved by decision from the Zoning Board of Appeal.

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