

Allston Yards

IAG MEETING

June 12, 2019

Discussion Topics

- **Project Overview**
- **Feedback from the IAG and Community**
- **Changes Made in Response to Feedback**
- **Project Benefits & New Mitigation**
- **Conclusion and Discussion**



Existing Conditions



Site Data:

461,304 sf (10.6 acres)

100,000 sf Grocery & Retail

450 Parking Spaces

Proposed Project



- **895 Residences (rental and ownership)**
- **375,000 SF Office**
- **117,000 SF Retail (including new Stop & Shop)**
- **One-Acre Community Green plus 1.5 Acres of Public Realm**
- **Phased Project (8-10 Year Buildout)**

Feedback from Previous IAG and Community Meetings

- **Scale & Density**

- **Reduce unit count**
- **Reduce heights and relocate massing**

- **Housing & Programming**

- **Increase affordable housing and include deed restrictions on ownership units**
- **Create opportunities for artists**

- **Infrastructure & Open Space**

- **Community Green programming and restriction on future development**
- **Planting and landscaping over the parking garage**
- **Unify the street grid**
- **Improve bicycle and pedestrian experience**

- **Sustainability & Resilience**

- **Reduce GHG emissions**
- **Manage stormwater runoff**

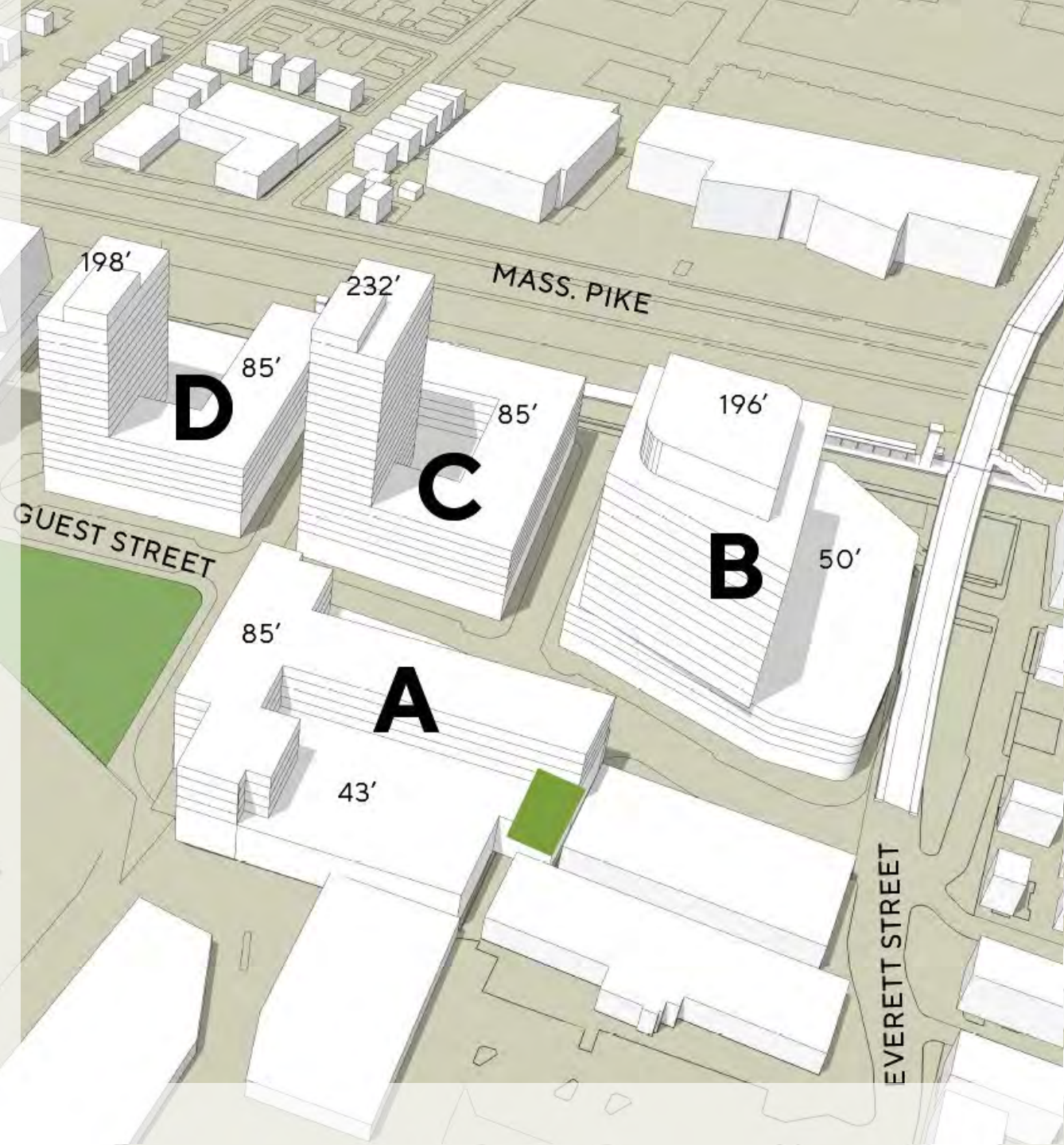
- **Public Transportation & Transit Capacity**

- **Transit capacity issues**
- **Public transportation infrastructure is not sufficient**
- **Braintree St. improvements and connection to Boston Landing**

Scale & Density

Changes Made to Height & Massing

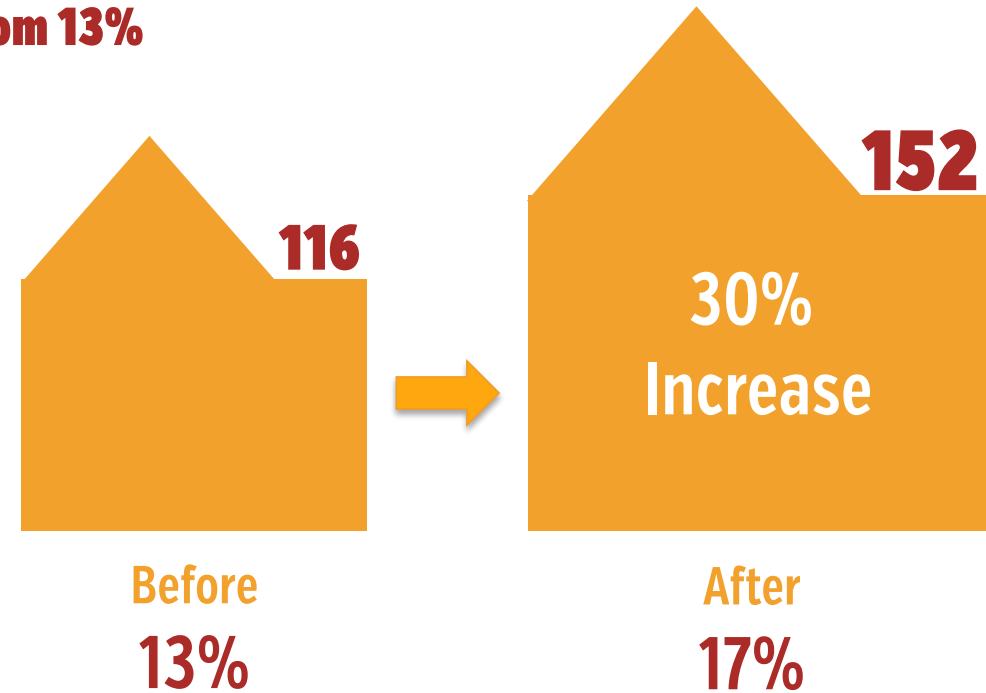
- **Eliminate 155 units**
- **Reduce height by 115 ft closest to North Beacon**
- **Eliminate tall element adjacent to Everett St.**
- **Create 100 foot setback above 50 ft along Everett St.**
- **Introduced varied heights**
- **102 ft average building height north of Guest**
- **81% of project is at or below a height of 85 ft**
- **Height and massing allow project benefits**



Housing & Programming

Increase Income-Restricted Housing

- **17% of total project will be income-restricted, up from 13%**
 - **First 200 units at 13%**
 - **Balance of units at 18%**
- **152 total income-restricted units**
 - **116 units at 70% AMI**
 - **36 units at 80%-120% AMI**
- **\$4.2M DIP Payment including \$3.5M in Housing Trust Contributions**
- **Discussion with BPDA to focus funds in Allston-Brighton**



Increase Middle-Income Housing

- **Increased income-restricted units will be middle-income rental and ownership housing (80-120% AMI)**

Household of 1
\$79,350



Household of 2
\$81,600



Household of 3
\$91,350



Income Limits at 100% AMI

Source: BPDA Income, Asset, and Price Limits

Include a Wide Range of Housing Types

- **A range of housing types of varying sizes and price points**
 - **Rentals, Condominiums, Townhouses**
 - **Phase 1 Building A**
 - **Lower construction costs, lower priced units**
 - **Affordable units and ownership units**



Ownership Housing

- **Allston Yards will create more ownership housing than any recent project**
- **Deed restrictions to prohibit Airbnb and short term rentals**
- **Any rental must be 1 year or more**
- **Required 2/3 owner-occupancy level**



99 Tremont



Telford 180



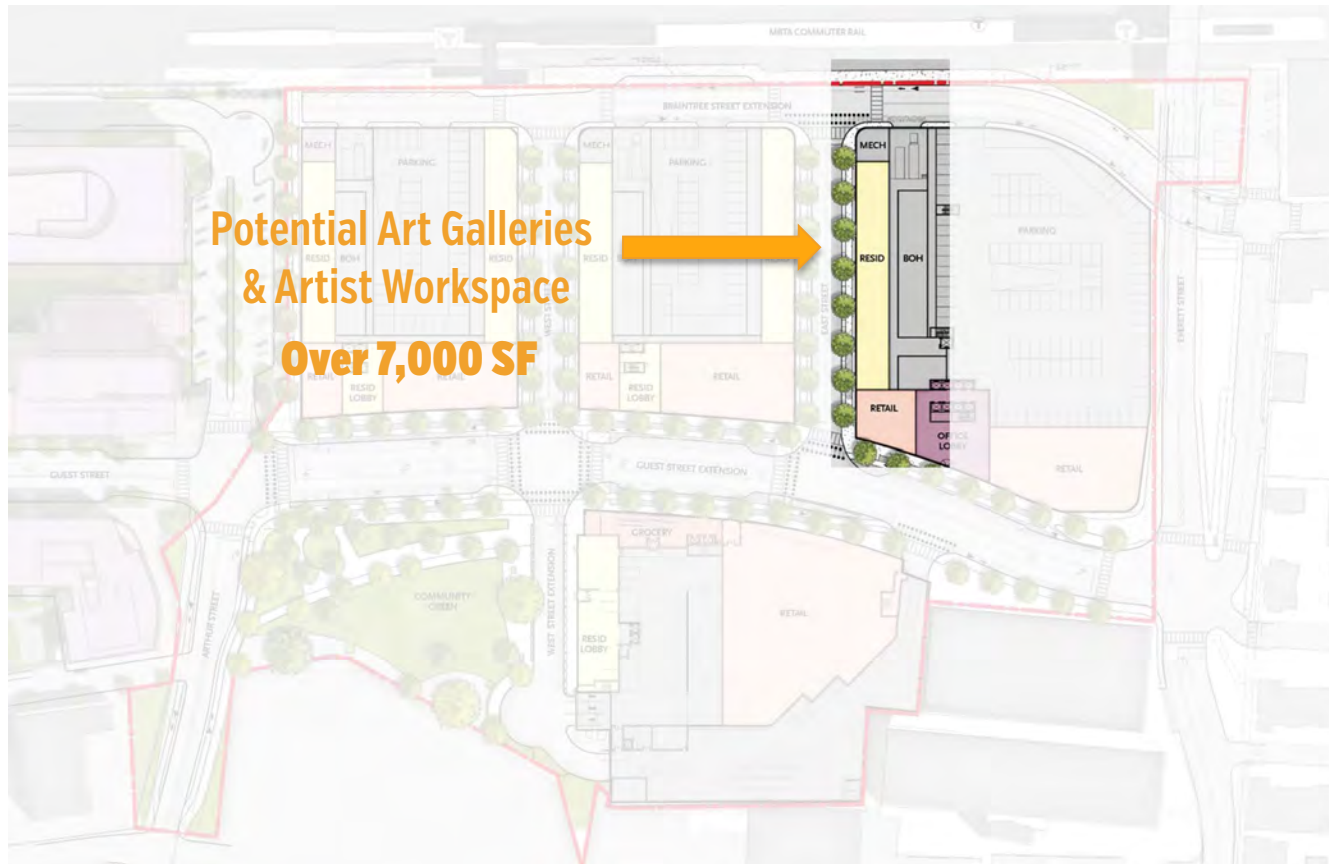
St. Gabriel's



Allston Yards

The Artist Community

- **Potential conversion of some townhouse units into art galleries and artist workspace**

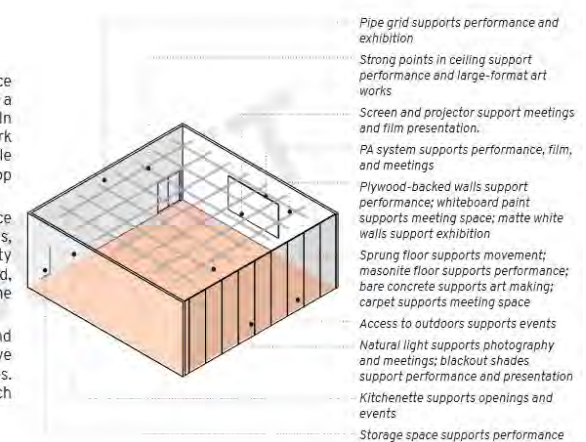


ARTS AMENITIES DESIGN APPROACH

Smart design solutions and a shared space approach can affordably accommodate a myriad of art disciplines and practices. In most cases, the majority of artistic work needs can be accommodated by flexible space that is straightforward to develop and operate.

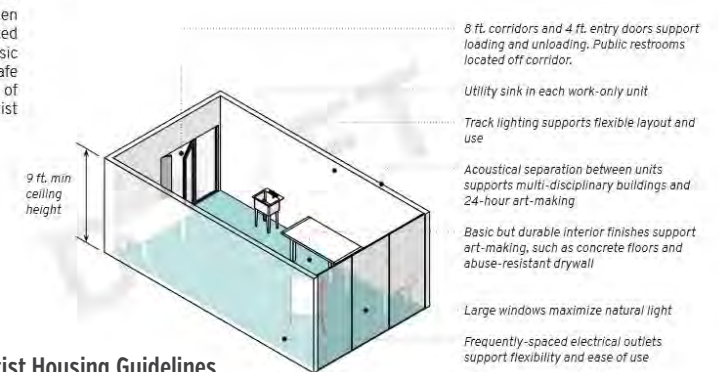
Here is an example of a prototype space that serves many artist disciplines, can be operated easily by a property management team, is affordable to build, and contributes to the desirability of the property and the neighborhood.

The needs of artists vary by discipline and even change over time as mediums evolve and communities shape themselves. Therefore, a flexible, open approach serves this evolution well.



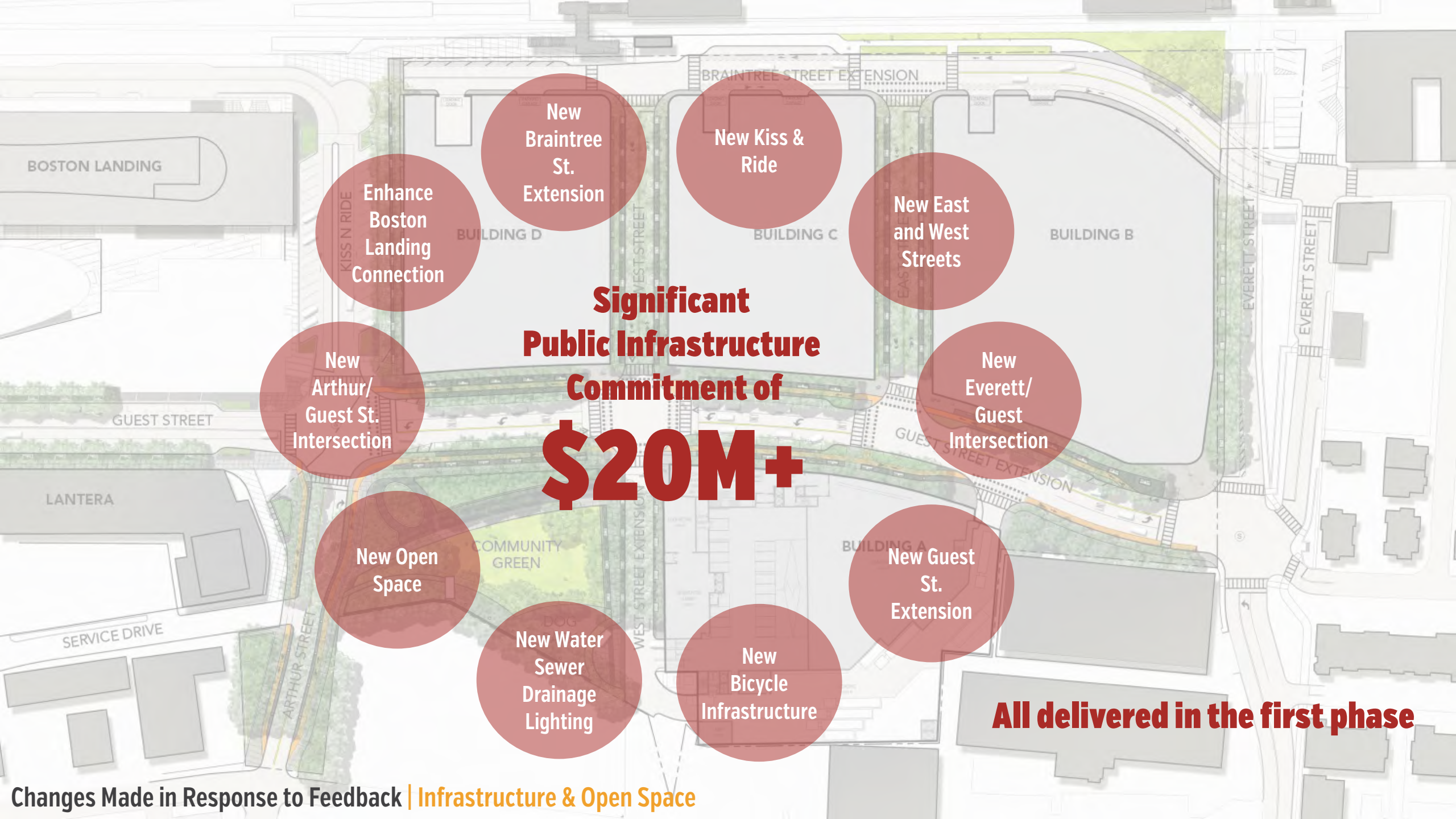
WORK SPACE

A simple, well-lit, open floor plan, outfitted with production basic fittings, supports safe and efficient ease of creative use in artist work spaces.



City of Boston Artist Housing Guidelines

Infrastructure & Open Space



**Significant
Public Infrastructure
Commitment of
\$20M+**

New
Braintree
St.
Extension

New Kiss &
Ride

New East
and West
Streets

New
Everett/
Guest
Intersection

New Guest
St.
Extension

New
Bicycle
Infrastructure

New Water
Sewer
Drainage
Lighting

New Open
Space

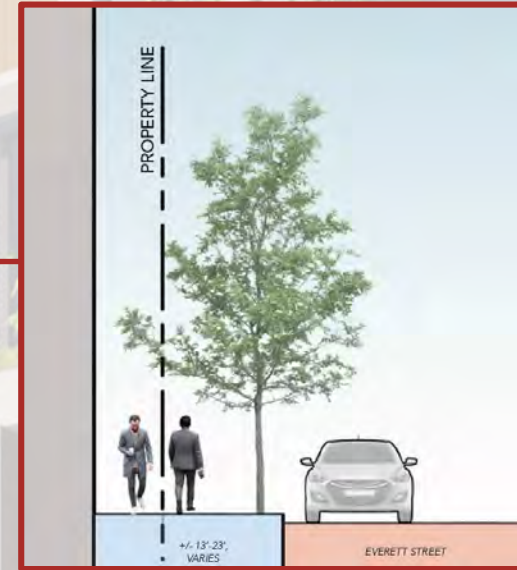
New
Arthur/
Guest St.
Intersection

Enhance
Boston
Landing
Connection

All delivered in the first phase

Create a Livable and Safe Streetscape

- **1.5 acres of sidewalk, planting zones, and cycle tracks**
- **Widened Everett St. sidewalk from 7 ft to 13-23 ft (Guest St. to abutment)**
- **Complete street at Guest St.**
- **Continuous Braintree St. sidewalks**
- **Roadway safety audits at key intersections**





Activate the Public Realm

- **1-acre Community Green delivered in first phase**
 - **Active uses**
 - **Newly expanded 5,000+ SF dog park**
- **Permanent restriction on development on Community Green**
 - **Easement to the BPDA of the public rights**
- **Community Advisory Board for park programming consisting of BPDA staff and Allston-Brighton neighbors**
- **\$4,000,000 (\$1,000,000 per Lot) Public Realm Fund**
 - **Funding will be dedicated to local organizations and Allston-Brighton needs**

Foster Mature and Sustainable Plantings and Trees

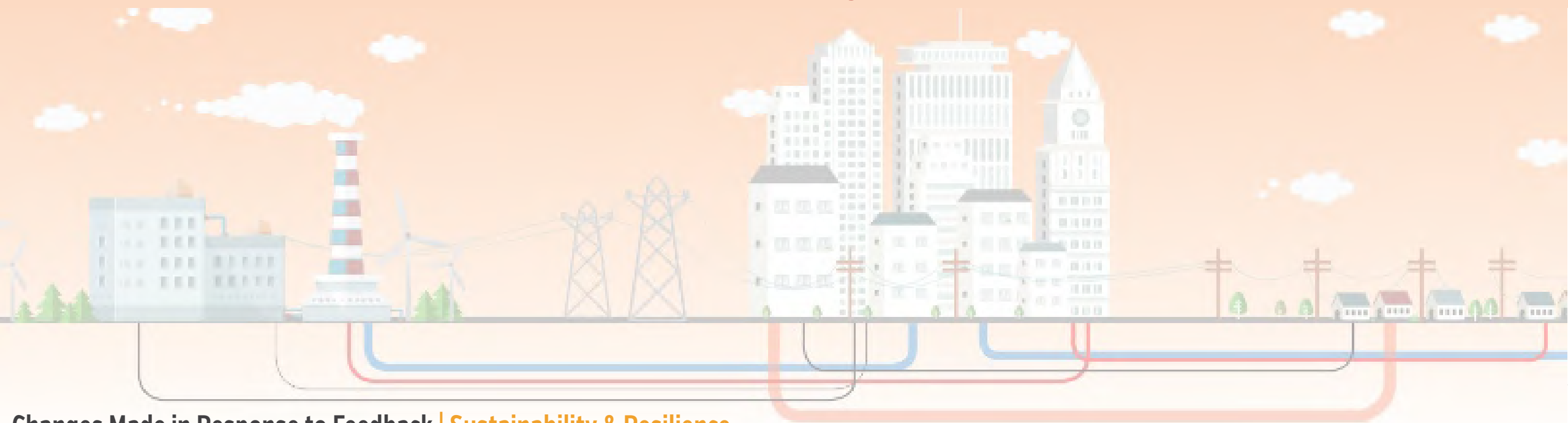
- **At planting, shade trees will be at 20', ornamental flowering at 12', and evergreen trees at 14'**
- **Within 10 years of planting, 40-50% of the lawn and 80-90% of paved areas will be shaded**
- **Shade trees should grow at a rate of 2' per year and evergreens at a rate of 2.5' per year**
- **50'-60' height at maturity**
- **At least 3' of soil depth above parking garage**
- **Boston Common Parking Garage, Garage at Post Office Square, Fan Pier**



Sustainability & Resilience

Apply Adaptive and Resilient Design

- **Improve water quality through appropriate stormwater management**
- **Reduce heat island effect by incorporating greenery throughout the project site**
- **\$1.7M Boston Water and Sewer Commission system upgrades**



Conserve Energy and Reduce GHG Emissions

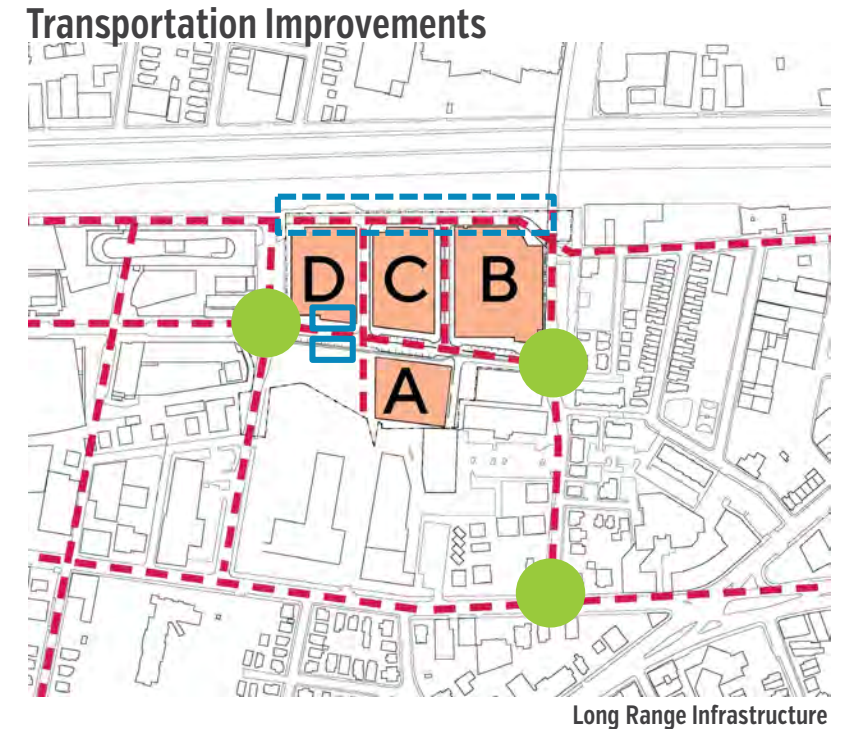
- **Fuel cell for Stop & Shop**
 - **Cleanly and efficiently produces electricity**
 - **Backup for Stop & Shop refrigeration in the event of electrical grid outage**
- **On-site generation study (Solar PV) and roofs constructed PV-ready**
- **Studying feasibility of Passive House**
 - **A set of design principles used to attain a high level of energy efficiency**

Public Transportation & Transit Capacity

Improve Public Transportation

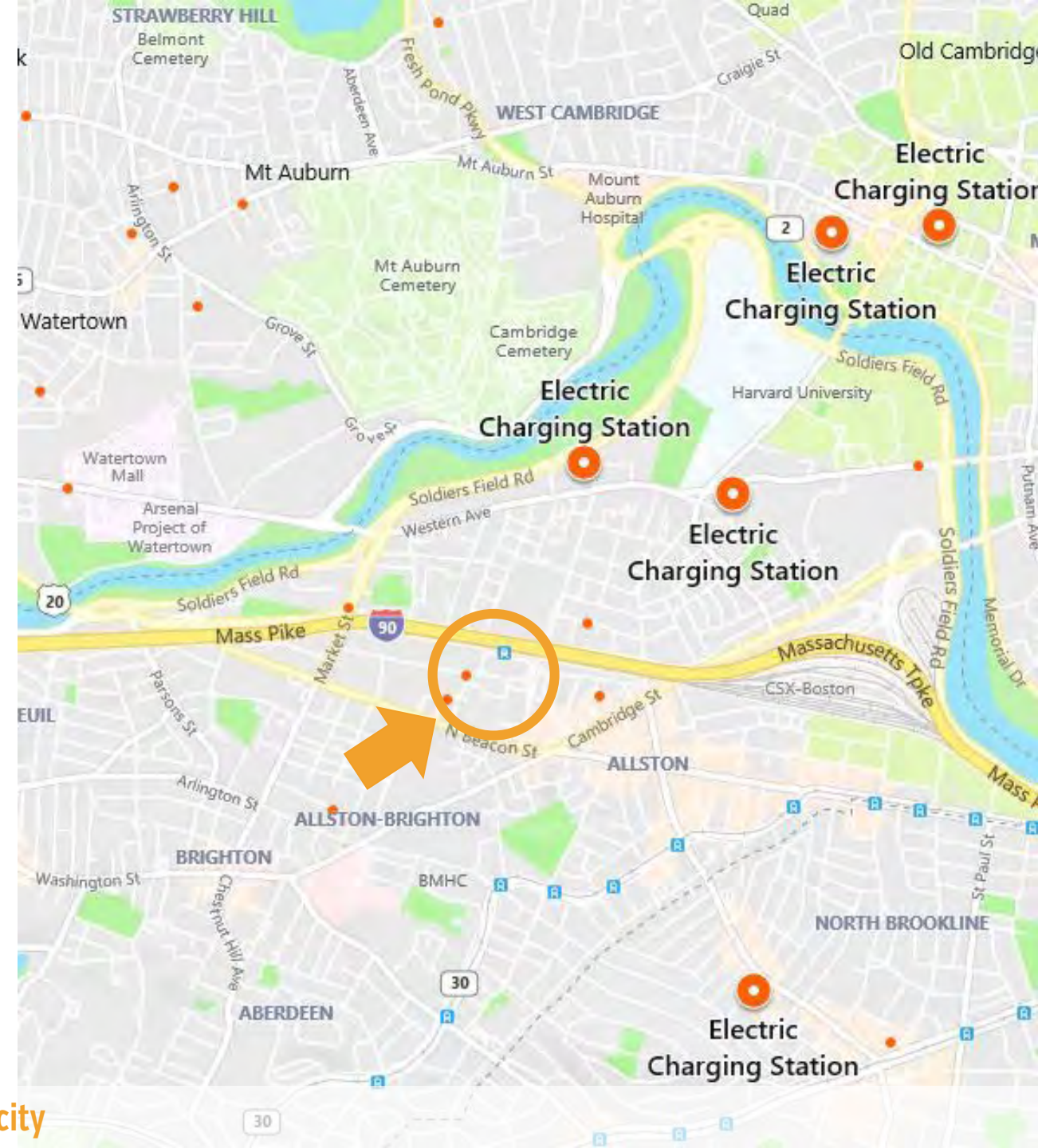
- **MBTA operational subsidy of \$2.5M to be applied locally for bus and Commuter Rail improvements**
- **New bus stops for 64 bus and transit signal priority**
- **New connections to Boston Landing Station**
- **New Bluebike stations and bike racks**
- **Participation in Allston-Brighton TMA**

Allston Yards provides transportation enhancements beyond those required for Project



Parking

- **Free snow emergency parking in Building B office garage**
- **Exploring up to 25% of parking spaces being equipped with electric vehicle charging stations**

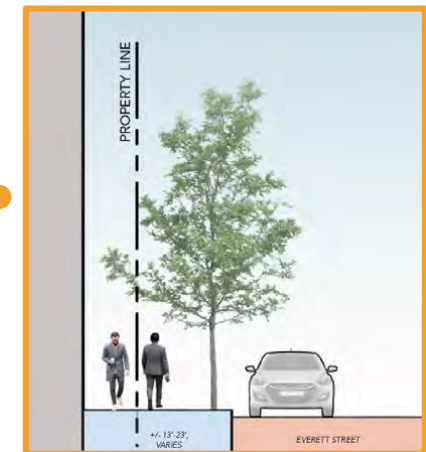


Improve Safety and Access for Cyclists and Pedestrians



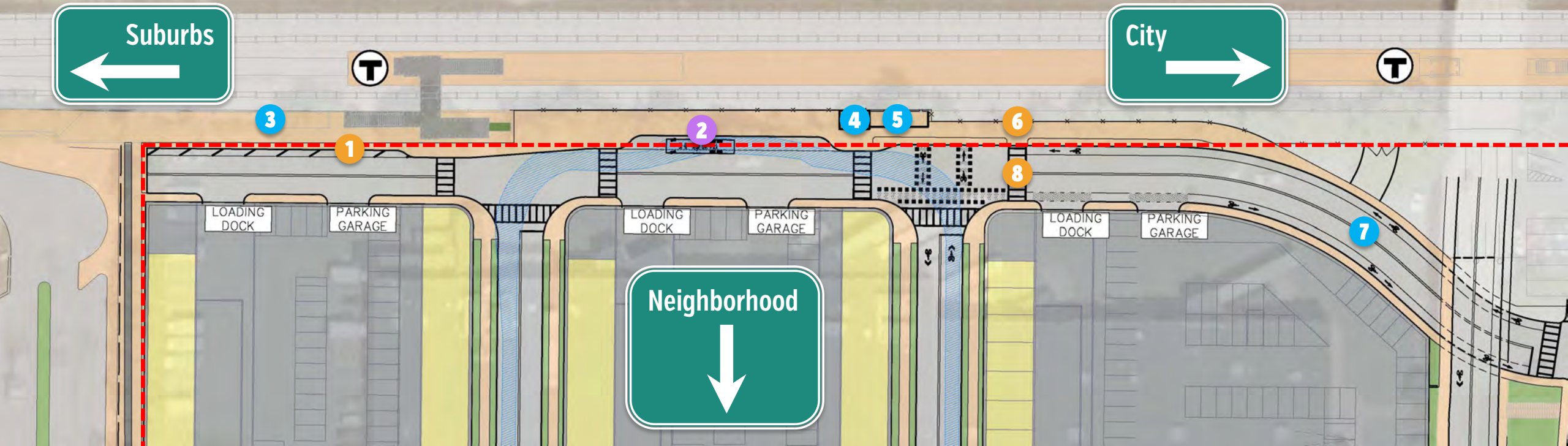
- 1 Complete Guest St. with 2-way bike lanes
- 2 Continuous 2-way bike lanes on Braintree St.
- 3 Secured bike parking at MBTA station
- 4 Separated cycle track on Arthur St.
- 5 Bluebike station
- 6 Shared bike lanes on Everett St.
- 7 Widened Everett St. sidewalk

All bike and pedestrian infrastructure investments delivered in the first phase



Improve Access to Public Transportation

Braintree St. Improvements



1 Proposed new MBTA pedestrian access

2 Proposed Kiss & Ride/shuttle area

3 Existing bike rack

4 New bike cage

5 Proposed new Blue Bike docking station

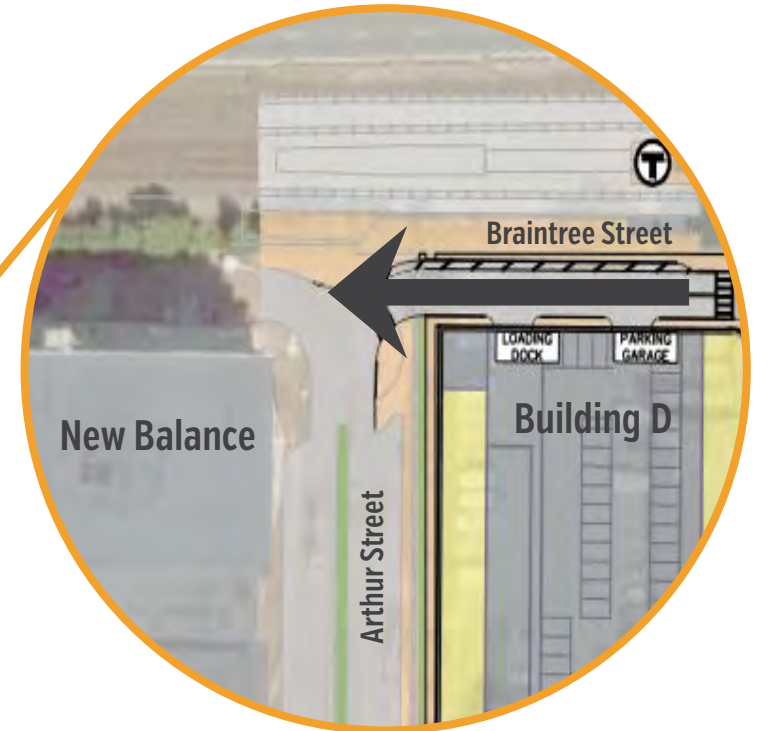
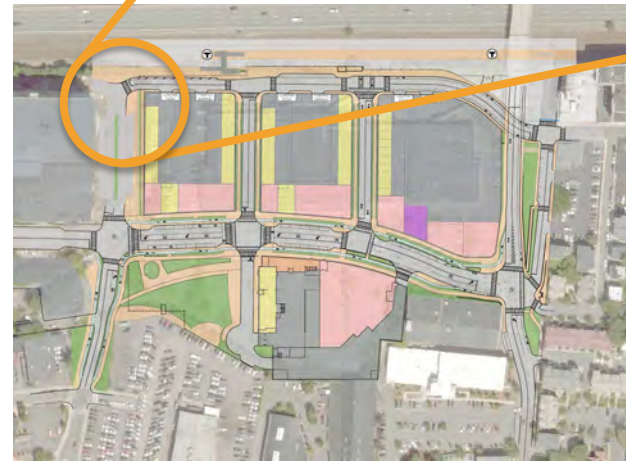
6 New sidewalks at station

7 New two-way bike lanes on Braintree St.

8 Safe pedestrian crossings to station

Potential Braintree Street Connection

- **Allston Yards, with BPDA, BTD, and abutter approval, when appropriate, will fund and implement the Braintree St. connection**



Project Benefits & Mitigation

- **Housing**
- **Transportation & Public Infrastructure**
- **Open Space/Community Green**
- **Public Realm & Community Funding**
- **Sustainability**
- **Bikes**
- **Pedestrians**
- **MBTA Connections and Funding**
- **New Construction/Permanent Jobs**



**Total Project Commitments and
Mitigation Value of \$100M +**

Category	Mitigation
Transportation & Infrastructure	New public street grid: new Everett/Guest intersection, new Arthur/Guest intersection, new Guest St. extension, Braintree St. extension, new East and West Streets, new municipal water, sewer, stormwater, lighting, and other infrastructure, enhanced connections to Boston Landing and new Kiss & Ride, future Braintree St. connection
	\$2.5 MBTA Operational Subsidy to be applied locally
	Enhanced bus stops for 64 bus and signal priority
	Participation in Allston-Brighton TMA
	Electric vehicle spaces and free snow emergency parking
MBTA Connections	New Kiss & Ride at Boston Landing
	Pedestrian and two-way bike access along entire Braintree frontage
Bikes	Guest Street: Complete street
	Arthur Street: separated cycle track
	Braintree Street: continuous bike lanes across entire site
	Everett Street: shared bike lane
	Bluebike station at MBTA station
	Secured bike parking at MBTA station
Pedestrians	Everett Street: 13-23 foot sidewalk to abutment, providing for future expansion on west side of street
	Guest Street: complete street, continuous Braintree street sidewalks, roadway safety audits at key intersections

Category	Mitigation
Sustainability	LEED Silver certifiable for all buildings, explore one or more residential buildings at LEED Gold certifiable, explore Building B Core & Shell at LEED Gold or Platinum certifiable, and explore grocery store commercial interior at LEED Gold certifiable
	High-performance building envelope
	On-site generation (Solar PV) study and roofs constructed PV-ready
	Fuel cell for Stop & Shop
	\$1,700,000 contribution for BWSC system upgrades
Open Space/Parks	1 acre Community Green with expanded 5,000 SF + dog park
	1.5 acres of sidewalk, planting zone, cycle tracks and new roadways
	Permanent restriction on development of Community Green through permanent easement to the BPDA
Housing	Increase income-restricted percentage to 17% for overall project [from 13%]
	13% of units will be low-income (70% AMI) income-restricted housing
	4% of units will be middle-income (80-120% AMI) income-restricted housing
	Potential conversion of some townhouse units to ~7,000 SF available to artist workspace or galleries
	110 units of ownership housing, prohibiting short term rentals/Airbnb, 2/3 owner-occupancy level
	\$3,500,000 DIP Housing contributions
Public Realm & Community Funding	\$4 million (\$1 million / lot) Public Realm Fund to go to Allston-Brighton organizations and development
	\$4.2 million DIP payment (\$3.5M Neighborhood Housing Trust, \$700,000 Neighborhood Jobs Trust)

 **Total Project Commitments and**
 **Mitigation Value of \$100M +**

Summary of New Mitigation

- **17% of total residences (152 total units) will be income-restricted**
- **36 new units of middle-income housing**
- **Largest ownership project in Allston-Brighton, with restrictions**
- **7,000 SF available for artist workspace**
- **\$20M of infrastructure improvements delivered in first phase**
- **\$2.5M MBTA operational subsidy to be applied locally**
- **Permanent easement on Community Green**
- **Public Realm Funding to go to local groups and Allston-Brighton needs**
- **Over \$100,000,000 in project commitments and mitigation value**



GUEST STREET LOOKING EAST

Conclusion

- **Scale & Density**

- **Reduced heights**
- **Incorporated varied massing and heights**

- **Housing & Programming**

- **Increased income-restricted percentage to 17%**
- **Increased middle-income units**
- **Restrictions on ownership units**

- **Infrastructure & Open Space**

- **Community Advisory Board for open space**
- **Permanent easement on Community Green**
- **Widened Everett St.**
- **Unified the street grid and improve sidewalks**
- **Increased dog park**

- **Sustainability & Resilience**

- **Fuel cell for Stop & Shop**
- **Explore Passive House standards**

- **Public Transportation & Transit Capacity**

- **\$2.5M MBTA operational subsidy**
- **Bicycle tracks and lanes**
- **Connections to Boston Landing for pedestrians and bikes and via Kiss & Ride**
- **Funding Braintree St. connections**

- **Funding**

- **\$4M Public Realm Fund**
- **\$4.2M DIP Payment**

Thank You

