

# Allston Yards

- IAG MEETING

November 13, 2019



# Allston Yards





# What We've Heard

- **Height & Density**

- Decrease office square footage
- Reduce building heights

- **Housing Affordability & Home Ownership**

- Commit to 70% owner-occupancy through deed restrictions
- Create more/higher percentage of affordable housing, including ownership

- **Opportunities for Artists & the Community**

- Create gallery, studio, and community space

- **Open Space & the Community Green**

- Permanent deed restriction on development

- **Public Transportation Improvements**

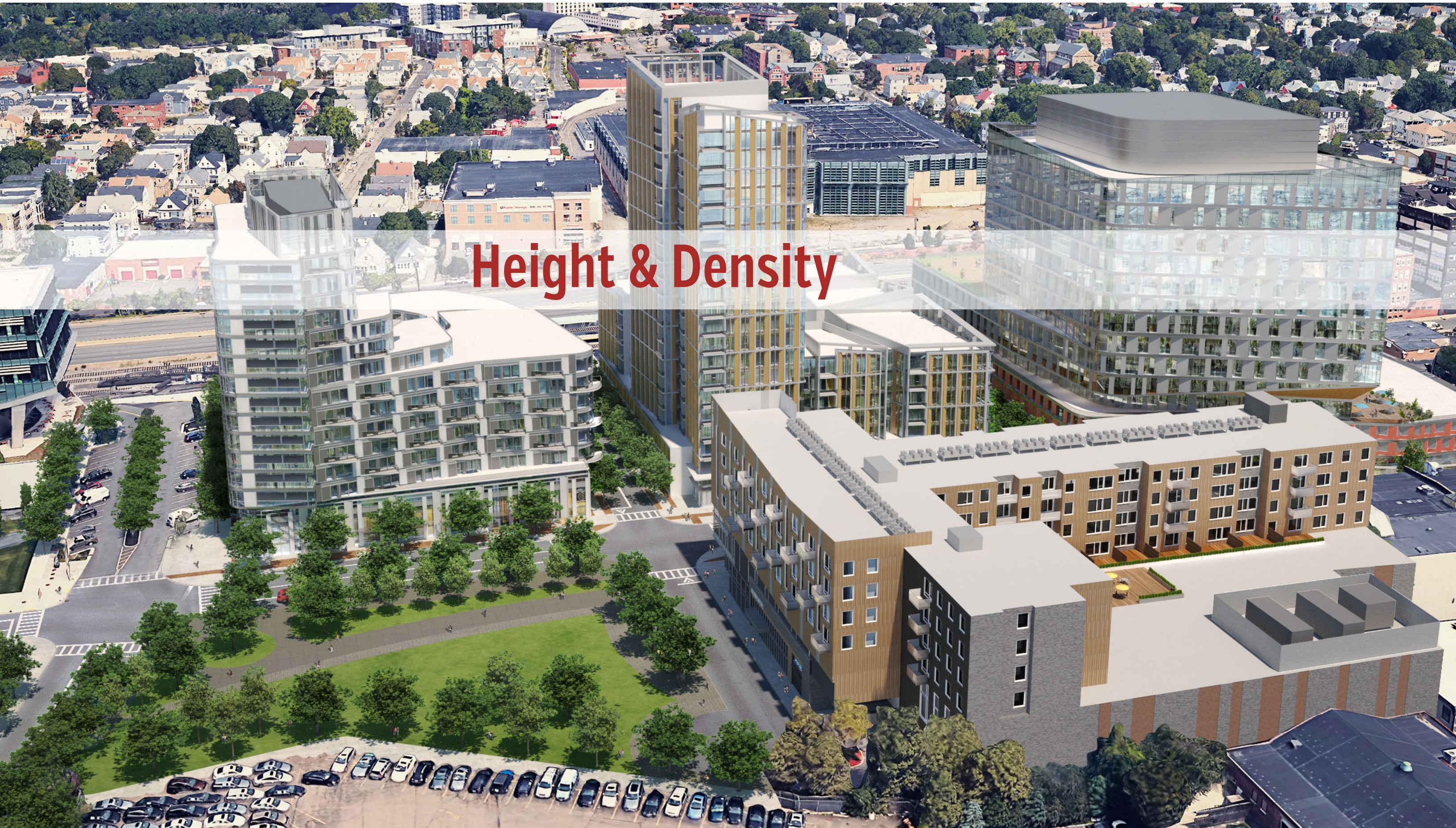
- Increase capacity and frequency of public transit
- Fast track transportation measures to mitigate traffic

- **Sustainability & Resiliency**

- Conserve energy and reduce emissions
- Green building initiatives and stormwater management

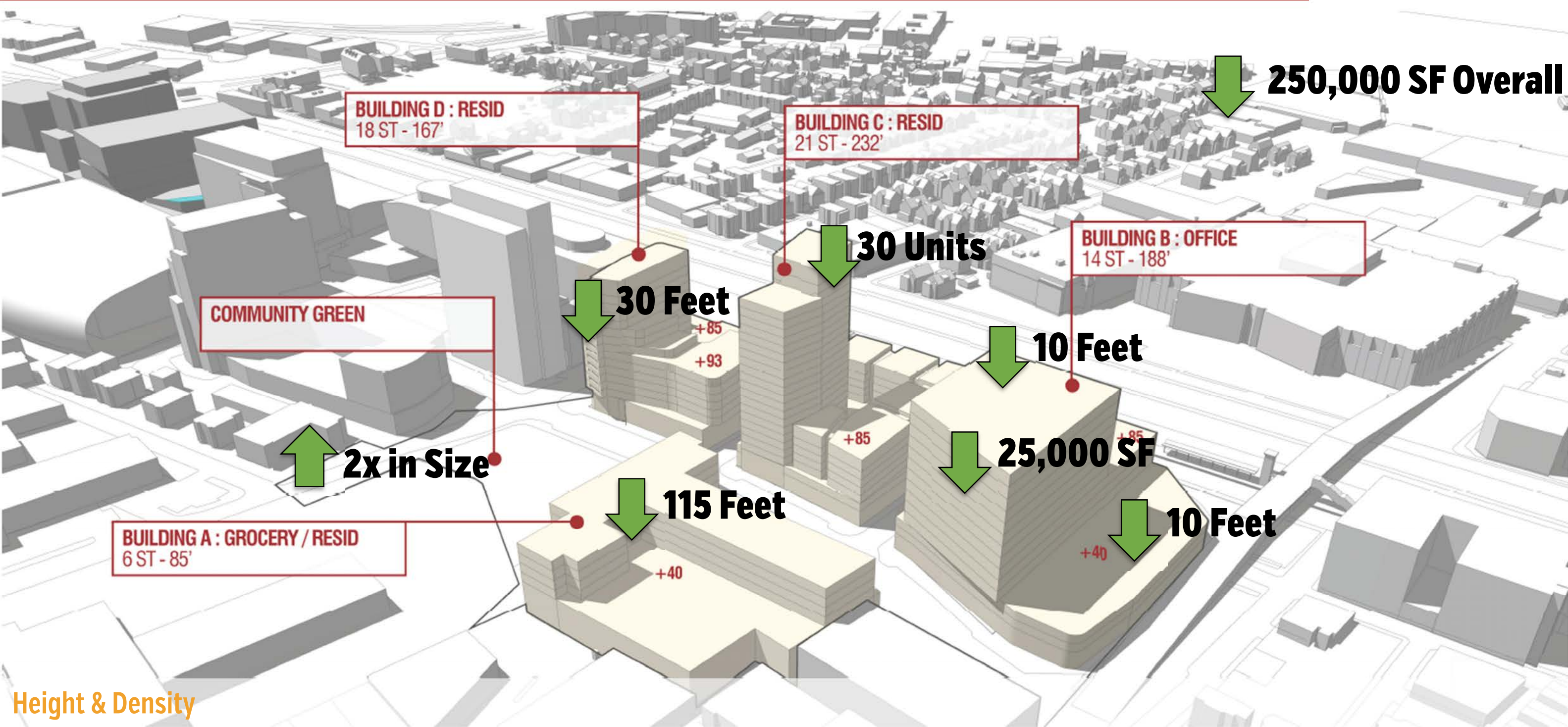


# Height & Density





# Changes to Height & Density







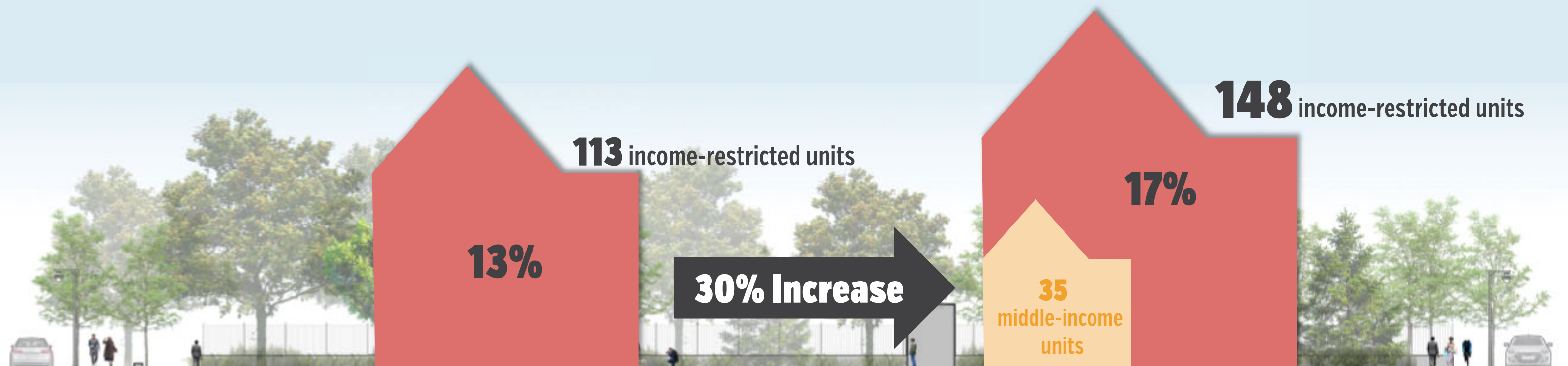
# Housing Affordability & Homeownership

This architectural rendering depicts a modern, multi-story residential building with a ground-floor commercial space. The building features a mix of materials, including light-colored panels, dark wood accents, and large glass windows. The ground floor has large glass storefronts, one of which displays the word "VELLUM" in red. The upper floors have balconies with glass railings and some greenery. The scene is set on a street with trees, pedestrians, a blue car, and a person on a bicycle, suggesting a vibrant, walkable neighborhood.



# Housing Affordability

- **17% income-restricted** project-wide (**18%** on future buildings)
- Approximately **148 income-restricted units**
- Additional **35 middle-income units** (80%-120% AMI)





# Increasing Middle-Income Housing

- **35 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



# Fostering Long-Term Community in Allston-Brighton

- **At least 70%** of the 110 ownership units at Allston Yards must be owner-occupied
- Lease terms of **at least one year** to protect against short-term investor rentals
- **20%** of the total residences at Allston Yards will consist of **2-and 3-bedroom family units**
- Family units incorporated into **each phase** of the project
- First-of-its-kind **Allston Brighton Homeowner Fund** – a model for other projects



# Allston Brighton Homeowner Fund

- **First-of-its kind, creative solution** to increase **affordability and stability** in the Allston-Brighton community
- **\$2,000,000** to be dedicated for down payment assistance, support for CDC homeownership programs, home repair loans, and Homebuying 101 classes
- The Fund will assist **income-qualified first-time homebuyers in Allston-Brighton**
- Funds held and managed by **local partners: Brighton Marine, Allston Brighton CDC, and the Boston Home Center**





# Affordable Homeownership Now

- Fund will put money to work to **increase homeownership** rates in the Allston-Brighton neighborhood **now**
- The \$2,000,000 in additional funding will **greatly increase the 8-10 Allston-Brighton residents that are helped** through the Boston Home Center annually

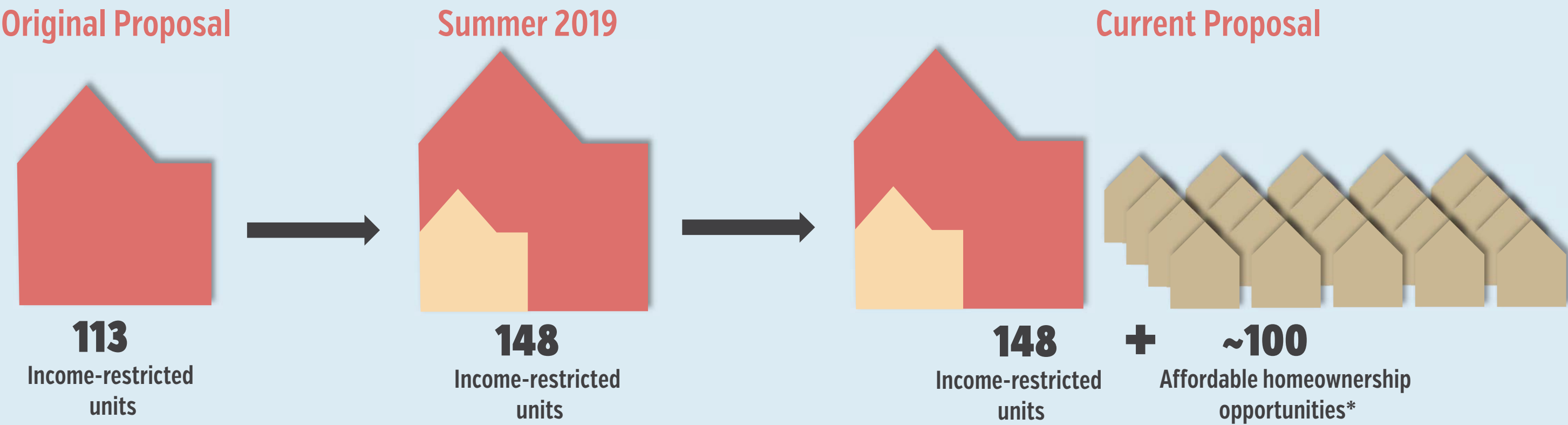
## Who is eligible?

- ☐ **Be a first-time homebuyer (you haven't owned property in the past three years)**
- ☐ **Graduate from the Homebuying 101 class**
- ☐ **Get a first mortgage pre-approval from one of the 28 participating mortgage lenders**
- ☐ **Have household assets of no more than \$75,000 excluding retirement, 401K, and approved IRS savings accounts**
- ☐ **Have a household income that's no more than 120% of the Area Median Income**
- ☐ **Pay at least 1.5% of the purchase price on one-to two-unit properties, and 3% for three-unit properties. These funds must come from your own money**



# The Goal: More Affordability + More Affordable Ownership

- We can help **more people, sooner**, through the **Allston Brighton Homeowner Fund**



\* Affordable homeownership opportunities based on a \$20,000 average down payment assistance grant ( $\$2,000,000 / \$20,000 = 100$ )



# Opportunities for Artists & the Community





# Artist & Community Space

- 7,000 sf of **artist and/or community space**
- Programmed with input from the **community and the BPDA**







# Open Space & the Community Green





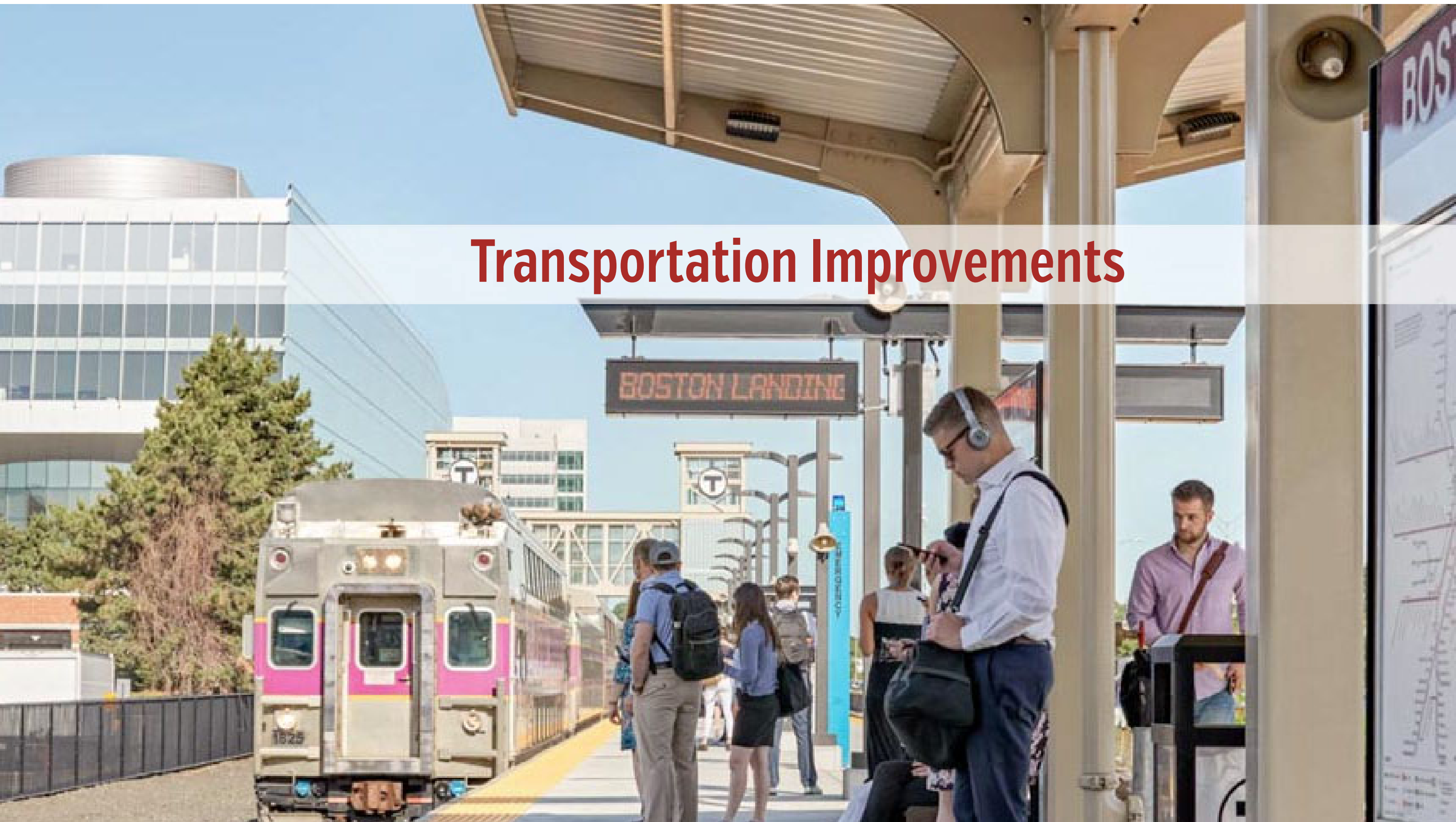
# Open Space & the Community Green

- **Permanent deeded restriction on development** via easement of public rights to the City
- Continually maintain Community Green, at a cost of at least **\$100,000 annually**
- **\$160,000 cash contribution to nearby parks**, focusing on **Ringer Park**
- **Support and cooperate** with any future Community Green expansion
- **Coordinate programming with Parks**, and monitor and update as needed
- **Free Wi-Fi** in Community Green





# Transportation Improvements





# Transportation Improvements

New  
Braintree St  
Extension

Dual Cycle  
Track on  
Braintree

New East  
and West  
Streets

New  
Everett/  
Guest St  
Intersection

New Guest  
St  
Extension

New Bicycle  
Infrastructure

Fund  
Braintree St  
Connection

New Bus  
Stops for 64

New Arthur/  
Guest St  
Intersection

Enhance  
Boston  
Landing  
Connection

**\$20M+**



# Supporting Public Transit Infrastructure

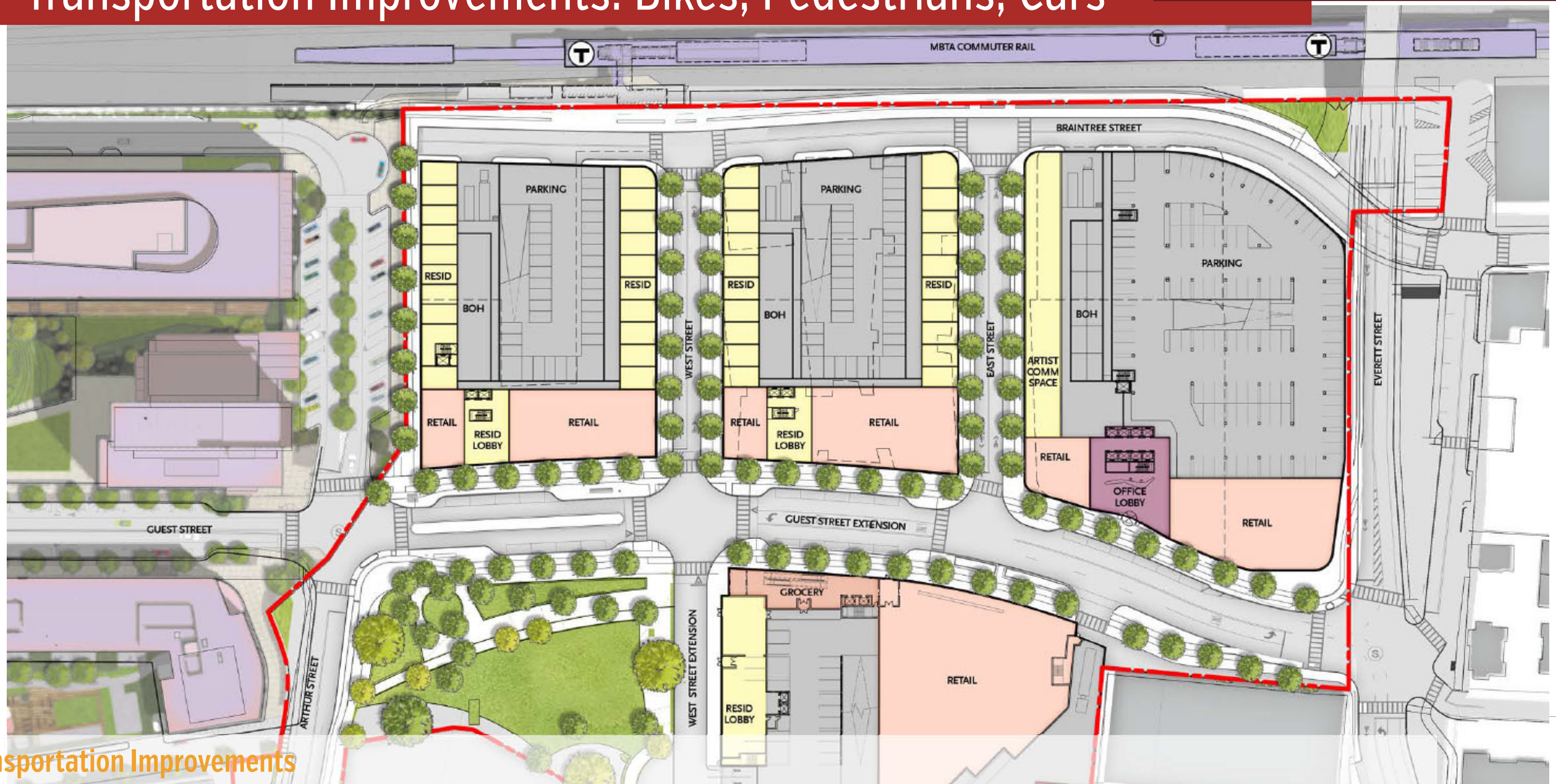
- **\$2,500,000 MBTA Operational Subsidy** targeted to **Allston-Brighton projects and investments**
  - Service capacity enhancement: **bi-level MBTA commuter railcar purchases** and **new MBTA bus purchases**
  - Service frequency enhancement: **increased bus service**
- **New bus stops** for Route 64, plus roadway design for **dedicated Guest Street bus lane**



Transportation Improvements

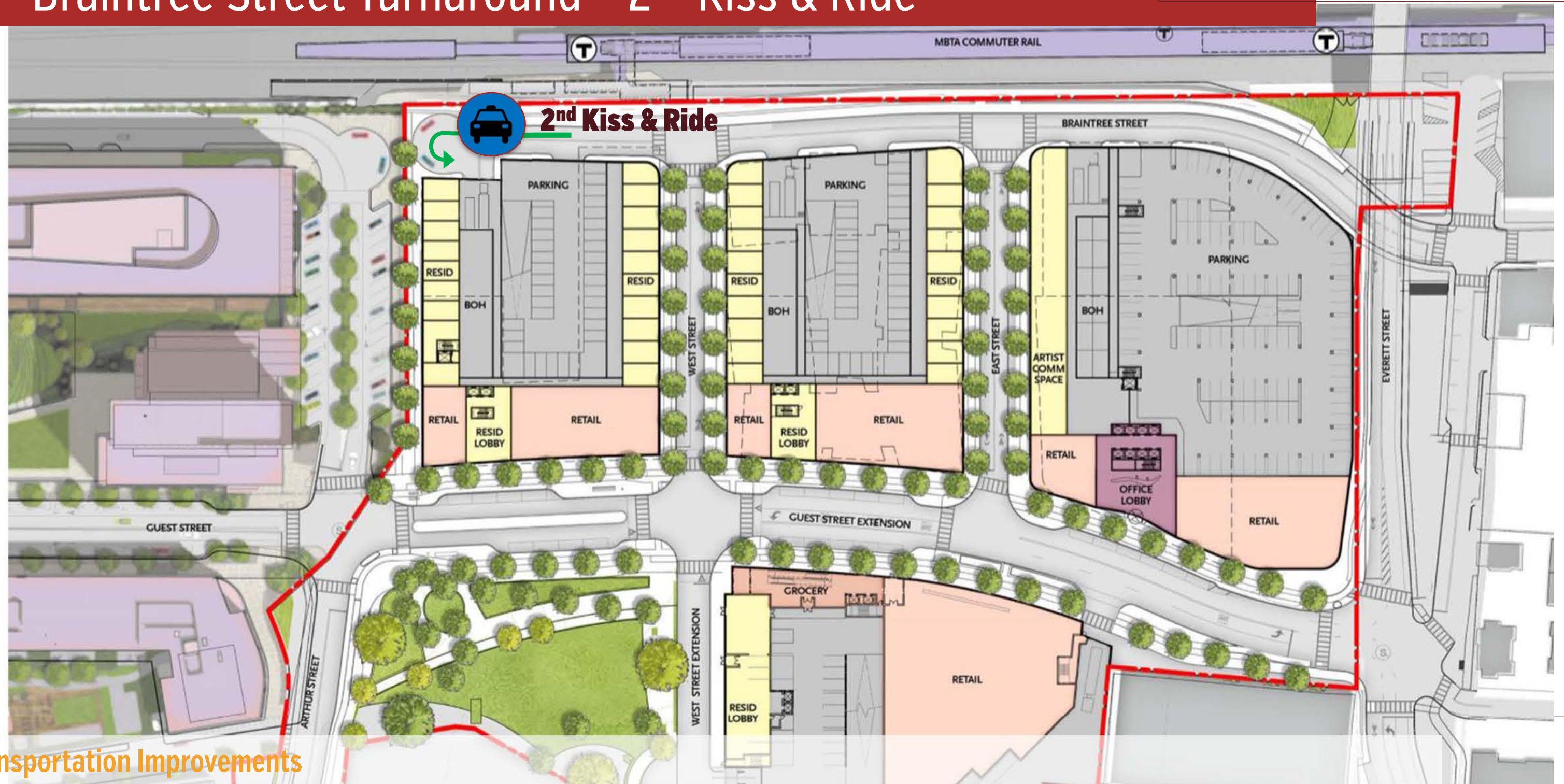


# Transportation Improvements: Bikes, Pedestrians, Cars





# Braintree Street Turnaround – 2<sup>nd</sup> Kiss & Ride





# Braintree Street Turnaround – 2<sup>nd</sup> Kiss & Ride





# Increasing Alternate Modes of Mobility

- **\$1,200,000 dedicated to sustaining shuttle services** in coordination with the Allston-Brighton TMA
- Membership in Allston-Brighton TMA for all buildings; **subsidized T-passes**
- Decrease office parking ratio, **reducing 163 or 22% of office parking spaces**
- **10%** of non-short-term spaces have **EV charging stations** with an additional **15% EV ready**

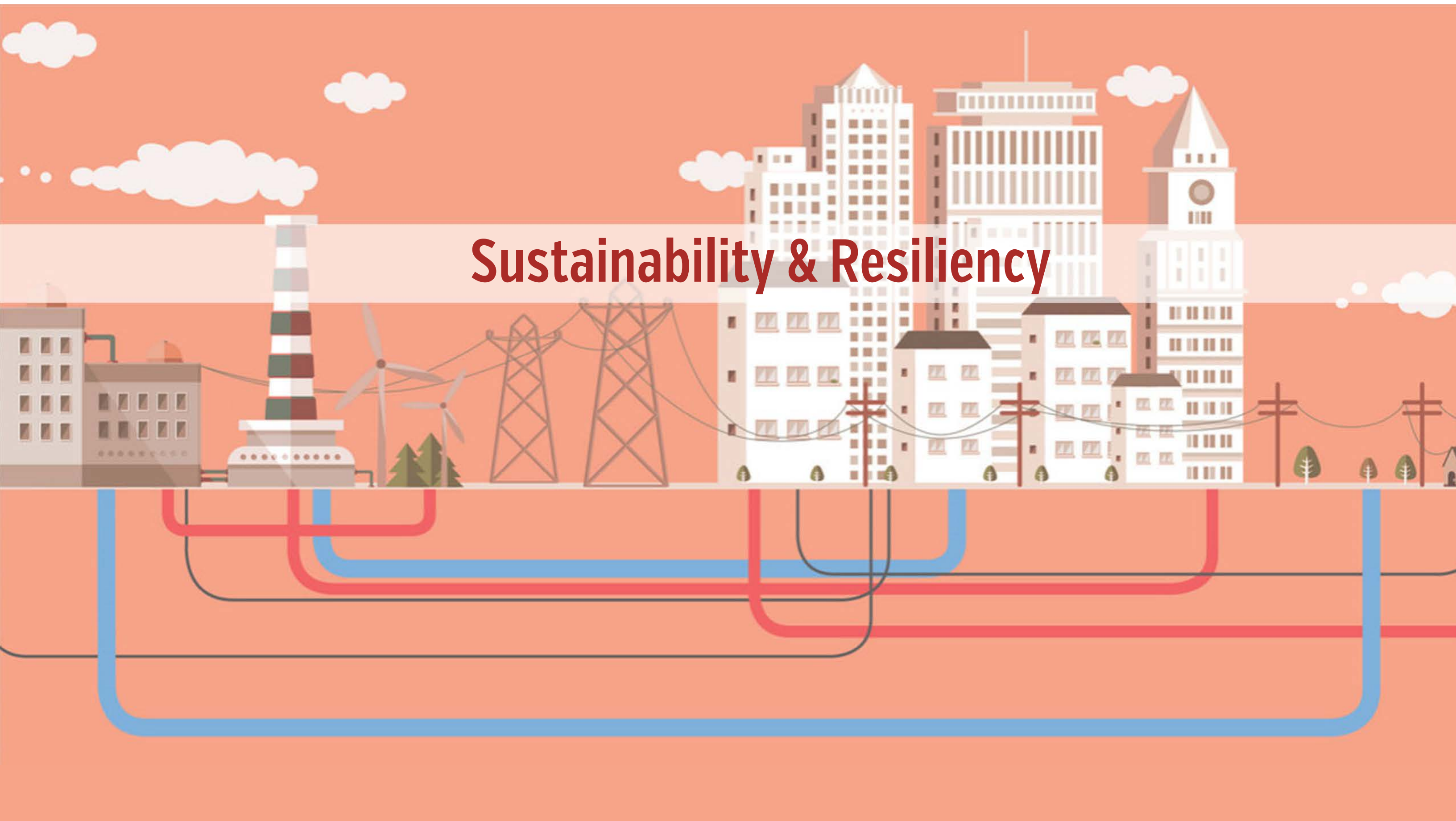


Transportation Improvements





# Sustainability & Resiliency





# Apply Adaptive, Resilient and Sustainable Design

- Green buildings; **LEED certifiable Silver Level with goals to achieve higher LEED levels**
  - **Sustainable and green building** design, construction, and operational measures
- Allston Yards will undertake various **energy conservation and emission reduction strategies**
  - **Voluntary participation in City's District Energy Microgrid study**
  - **Green infrastructure for stormwater management**
  - **Rooftop Solar PV** on Building A
  - Roofs constructed **Solar PV-ready**
  - **Electric Vehicle charging** infrastructure in **25%** of residential and office parking spaces



An aerial photograph of a modern urban development. The scene features several multi-story buildings with glass facades and wood-clad exteriors. A central green space with trees and a paved walkway is visible. A parking lot with many cars is in the foreground. The background shows a dense residential neighborhood with older houses and trees.

# Concluding Thoughts



# Summary - Benefits & Mitigation

Concept	DPIR (Filed February 2019)	Additional Commitments since Filing
<b>Density</b>	<ul style="list-style-type: none"> <li>375,000 sf Office</li> <li>895 Residences</li> <li>117,000 sf Retail</li> </ul>	<ul style="list-style-type: none"> <li><b>Eliminate 25,000 sf Office</b> ↓</li> <li><b>Eliminate entire level</b> of Building B parking garage ↓</li> <li><b>Eliminate approximately 30 units</b> ↓</li> <li><b>Eliminate 250,000 sf overall</b> ↓</li> </ul>
<b>Height</b>	<ul style="list-style-type: none"> <li>Reduced height by 115 feet closest to North Beacon (Building A is now 85 feet)</li> <li>Eliminated tall element adjacent to Everett</li> <li>Created 100-foot setback above 50 feet along Everett</li> </ul>	<ul style="list-style-type: none"> <li><b>Reduce</b> Building B height to <b>188 feet</b> ↓</li> <li><b>Reduce</b> Building B podium height to <b>40 feet</b> ↓</li> <li><b>Reduce</b> Building D height to <b>167 feet</b> ↓</li> </ul>
<b>Homeownership</b>	<ul style="list-style-type: none"> <li>110 homeownership units</li> </ul>	<ul style="list-style-type: none"> <li><b>1-year</b> minimum lease term</li> <li><b>70%</b> owner-occupancy <b>requirement and deed restricted</b> ↑</li> <li><b>Allston-Brighton Homeowner Fund</b> <ul style="list-style-type: none"> <li><b>First-of-its kind</b>, creative solution to increase <b>affordability and stability</b> in the Allston-Brighton Community</li> <li><b>\$2,000,000</b> to be dedicated for down payment assistance, support for CDC homeownership programs, home repair loans, and Homebuying 101 classes</li> <li>Fund will put money to work to increase homeownership rates in the neighborhood <b>now</b></li> <li>Fund will assist <b>income-qualified</b> first-time <b>homebuyers in Allston-Brighton</b></li> <li>Funds held and managed by <b>local partners; Brighton Marine, Boston Home Center, and the Allston Brighton CDC</b></li> </ul> </li> </ul>
<b>Affordability</b>	<ul style="list-style-type: none"> <li>13% income-restricted per IDP requirements</li> </ul>	<ul style="list-style-type: none"> <li><b>17% income-restricted project-wide (18% on future buildings)</b></li> <li>↑ Additional <b>35 middle-income units</b> (80-120% AMI)</li> <li>13% (113 units) → 17% (148 units) → 17% (148) + <b>Fund</b> (~100 now)</li> </ul>



# Summary - Benefits & Mitigation

Concept	DPIR (Filed February 2019)	Additional Commitments since Filing
<b>Parks</b>	<ul style="list-style-type: none"> <li>Doubled size of Community Green to 1 acre</li> </ul>	<ul style="list-style-type: none"> <li>Continually maintain Community Green, at a cost of at least <b>\$100,000 annually</b></li> <li><b>Permanent deed restriction on development</b> via easement of public rights to the City</li> <li><b>\$160,000 (\$40,000/parcel) cash contribution to nearby parks</b>, focusing on Ringer Park</li> <li><b>Support and cooperate</b> with any future Community Green expansion</li> <li><b>Coordinate programming with Parks</b>, and monitor and update as needed</li> <li><b>Free WiFi</b> in Community Green</li> </ul>
<b>Community/Artist Space</b>	<ul style="list-style-type: none"> <li>Not Included</li> </ul>	<ul style="list-style-type: none"> <li>Convert 10 residences into <b>7,000 SF</b> of community/artist space</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>New connections to Boston Landing Station</li> <li>New bus stops for 64 bus</li> <li>Transit Signal Priority at 3 intersections</li> </ul>	<ul style="list-style-type: none"> <li><b>\$20,000,000</b> of <b>upfront</b> infrastructure improvements</li> <li><b>\$2,500,000</b> MBTA Operational Subsidy, targeted to Allston-Brighton projects and investments</li> <li><b>\$1,200,000</b> commitment to the <b>Allston-Brighton TMA</b> for <b>shuttles and shuttle services</b> (\$300,000 per building, paid over 10 years)</li> <li>Membership in Allston-Brighton TMA</li> <li>Subsidized MBTA Passes</li> </ul>
<b>BTD</b>	<ul style="list-style-type: none"> <li>New, unified street grid with Complete Streets bicycle and pedestrian infrastructure</li> <li>Enhanced Guest &amp; Everett intersection</li> <li>Enhanced Guest &amp; Arthur intersection</li> </ul>	<ul style="list-style-type: none"> <li><b>Fund and implement Braintree Street connection</b></li> <li>Reduce office parking ratio to 1.56 per 1,000 sf  <b>↓ 163 parking spaces (22%)</b></li> <li>Install EV charging stations in 10% of non-short-term spaces, with an additional 15% of such spaces EV-ready (for a total of 25%), and usage monitoring memorialized in TAPA</li> </ul>



# Summary - Benefits & Mitigation

Concept	DPIR (Filed February 2019)	Additional Commitments since Filing
<b>Sustainability</b>	<ul style="list-style-type: none"> <li>Voluntary participation in City of Boston Smart Utilities District Energy Microgrid Feasibility Study</li> <li>LEED v4 Certifiable Silver</li> <li>Fuel Cell for Stop &amp; Shop</li> </ul>	<ul style="list-style-type: none"> <li>Commitment to <b>conserve energy</b> and <b>reduce GHG emissions</b> <ul style="list-style-type: none"> <li><b>Rooftop Solar PV</b> on Building A</li> <li>Study on-site <b>Solar PV generation</b></li> <li>Construct roofs <b>Solar PV-ready</b></li> <li>Commitment to <b>Electric Vehicle Charging</b> Spaces</li> <li>Implement energy optimizing design and systems</li> </ul> </li> <li>Commitment to <b>sustainable/green</b> building design, construction, operational measures</li> </ul>
<b>Public Realm Fund</b>	<ul style="list-style-type: none"> <li>\$4,000,000 Public Realm Fund</li> </ul>	<ul style="list-style-type: none"> <li><b>\$2,000,000</b> of Fund dedicated to the <b>Allston-Brighton Homeowner Fund</b></li> <li><b>\$1,200,000</b> of Fund dedicated to <b>shuttles and shuttle services</b> in coordination with the <b>Allston-Brighton TMA</b></li> <li><b>\$800,000</b> to local non-profits, organizations, and individuals for public realm initiatives, with community input</li> </ul>
<b>DIP Payment (required)</b>	<ul style="list-style-type: none"> <li>\$4,000,000 Total DIP Payment</li> </ul>	<ul style="list-style-type: none"> <li>\$3,300,000 DIP Neighborhood Housing Trust payment <b>targeted to Allston-Brighton projects</b></li> <li><b>\$700,000</b> DIP Neighborhood Jobs trust payment</li> </ul>
<b>Other Monetary Commitments</b>	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>\$1,100,000 BWSC I/I Contribution</li> </ul>
<b>Job Creation</b>	<ul style="list-style-type: none"> <li>2,500 Construction Jobs</li> <li>2,000 Permanent Jobs</li> </ul>	<ul style="list-style-type: none"> <li>2,500 Construction Jobs</li> <li>2,000 Permanent Jobs</li> </ul>



## Next Steps

- **Allston Civic Association Meeting on Wednesday, November 20<sup>th</sup> at Honan Allston Library**
- **Public Meeting on Thursday, November 21<sup>st</sup> at WGBH**
- **BAIA Meeting on Thursday, December 5<sup>th</sup> at Brighton Elks Lodge**



Thank You

