Discussion Topics

- Project Overview
- Feedback from the Community
- Changes Made in Response to Feedback
- Conclusion and Discussion
Outreach, Coordination, and Meetings

Filings
- Letter of Intent filed February 10, 2017
- Project Notification Form filed January 22, 2018
- Draft Public Impact Report filed February 22, 2019
- Response to Comments filed October 24, 2019
- PDA Master Plan and individual Development Plans filed October 24, 2019

IAG and Public Meetings
- 7 IAG Meetings: 2018 – March 12, April 30, May 9, May 29
  2019 – March 25, June 12, November 13
- 5 Public Meetings: 2018 – March 14, April 23
  2019 – April 23, May 29, November 21
Outreach, Coordination, and Meetings

- Elected Officials
- MBTA
- MassDOT
- MEPA and Department of Energy Resources
- BPDA (Smart Utilities, Green Building, Design, Transportation)
- Boston Civic Design Commission
- Boston Transportation Department
- Public Improvement Commission
- Boston Parks & Recreation

- Allston Civic Association
- Brighton Allston Improvement Association
- Allston Brighton Transportation Management Association (TMA)
- Boston Home Center
- Brighton Marine
- Allston Brighton Community Development Corporation
- Our Neighbors, Abutters, and Community Groups
Existing Conditions

Site Data:
461,304 sf (10.6 acres)
100,000 sf Grocery & Retail
450 Parking Spaces
Proposed Project

- 868 Residences (rental and ownership)
- 350,000 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)
Initial Phase

- 176 Residences (rental)
- New Stop & Shop Supermarket
- Street-Level Retail Space
- One-Acre Community Green
- $20 Million of Up-Front Transportation Improvements
What We’ve Heard

- **Height & Density**
  - Focus massing along the Pike
  - Reduce average heights to below 100’

- **Public Transportation Improvements**
  - Increase capacity and frequency of public transit
  - Fast track measures to mitigate traffic
  - Invest in shuttle services and TMA efforts

- **Open Space & the Community Green**
  - Permanent deed restriction on development
  - Programming for the community

- **Opportunities for Community & the Arts**
  - Create gallery, studio, maker, and community space
  - Build out and customize

- **Sustainability & Resiliency**
  - Conserve energy and reduce emissions
  - Green building initiatives and stormwater management

- **Housing Affordability & Home Ownership**
  - Commit to 70% owner-occupancy through deed restrictions
  - Create more/higher percentage of affordable housing, including ownership – and do it sooner
Changes to Height & Density

BUILDING D: RESID
18 ST - 167'

BUILDING C: RESID
21 ST - 232

COMMUNITY GREEN

BUILDING A: GROCERY/RESID
6 ST - 85'

2x in Size

30 Feet

115 Feet

30 Units

25,000 SF

250,000 SF Overall

Average Heights below 100'

10 Feet

10 Feet

10 Feet
Transportation Improvements
Transportation Improvements

- New Arthur/Guest St Intersection
- Enhance Boston Landing Connection
- New Bus Stops for 64
- New East and West Streets
- New Everett/Guest St Intersection
- New Braintree St Extension
- Dual Cycle Track on Braintree
- New Bicycle Extension
- Fund Braintree St Connection

$20M+

All delivered in the first phase
Transportation Improvements: Bikes, Pedestrians, Cars
Arthur & Guest Intersection - Proposed
Everett & Guest Intersection – Today
Everett & Guest Intersection – Proposed

Transportation Improvements
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*
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**
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
Art & Community Space

- 7,000 sf of **art and/or community space, built out and customized**
- Programmed with input from the **community and the BPDA**
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
Housing Affordability & Homeownership
Housing Affordability

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

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, “gap” funding, support for CDC homeownership programs, home repair loans, and Homebuying 101 classes
- 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.

- First $500,000 **funded at building permit for** Building A (as soon as next year).

- 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.

### How Does it Work?

- A grant, not a loan
- Working with 28 participating mortgage lenders
- Income-Qualified Buyers with a household income that’s no more than 135% of the Area Median Income
- Household assets of no more than $75,000 excluding retirement, 401K, and approved IRS savings accounts
- 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
- Community Steering Committee to further develop specific qualifications and details
The Goal: More Affordability + More Affordable Ownership

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

### Original Proposal
- 113 Income-restricted units

### Summer 2019
- 148 Income-restricted units

### Current Proposal
- 148 Income-restricted units
- + ~100 Affordable homeownership opportunities*

* Affordable homeownership opportunities based on a $20,000 average down payment assistance grant ($2,000,000 / $20,000 = 100)
### Summary - Benefits & Mitigation

<table>
<thead>
<tr>
<th>Concept</th>
<th>DPIR (Filed February 2019)</th>
<th>Additional Commitments since Filing</th>
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</thead>
<tbody>
<tr>
<td><strong>Density</strong></td>
<td>• 375,000 sf Office</td>
<td>• Eliminate 25,000 sf Office</td>
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<td>• 895 Residences</td>
<td>• Eliminate entire level of Building B parking garage</td>
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<td>• 117,000 sf Retail</td>
<td>• Eliminate approximately 30 units</td>
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<td>• Eliminate 250,000 sf overall</td>
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<td><strong>Height</strong></td>
<td>• Reduced height by 115 feet closest to North Beacon (Building A is now 85 feet)</td>
<td>• Reduce Building B height to 188 feet</td>
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<td>• Eliminated tall element adjacent to Everett</td>
<td>• Reduce Building B podium height to 40 feet</td>
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<td></td>
<td>• Created 100-foot setback above 50 feet along Everett</td>
<td>• Reduce Building D height to 167 feet</td>
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<tr>
<td><strong>Homeownership</strong></td>
<td>• 110 homeownership units</td>
<td>• 1-year minimum lease term</td>
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<td>• 70% owner-occupancy requirement and deed restricted</td>
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<td></td>
<td></td>
<td>• <strong>Allston-Brighton Homeowner Fund</strong></td>
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<td>• First-of-its kind, creative solution to increase affordability and stability in the Allston-Brighton Community</td>
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<td>• $2,000,000 to be dedicated for down payment assistance, support for CDC homeownership programs, home repair loans, and Homebuying 101 classes</td>
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<td>• Fund will put money to work to increase homeownership rates in the neighborhood now</td>
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<td>• Fund will assist income-qualified first-time homebuyers in Allston-Brighton</td>
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<td>• Funds held and managed by local partners; Brighton Marine, Boston Home Center, and the Allston Brighton CDC</td>
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<td><strong>Affordability</strong></td>
<td>• 13% income-restricted per IDP requirements</td>
<td>• 17% income-restricted project-wide (18% on future buildings)</td>
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<td>• Additional 35 middle-income units (80-120% AMI)</td>
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<td>• 13% (113 units)</td>
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<td>• 17% (148 units)</td>
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<td>• 17% (148)• <strong>Fund</strong> (~100 now)</td>
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<td><strong>Parks</strong></td>
<td>• Doubled size of Community Green to 1 acre</td>
<td>• Continually maintain Community Green, at a cost of at least $100,000 annually&lt;br&gt;• Permanent deed restriction on development via easement of public rights to the City&lt;br&gt;• $160,000 ($40,000/parcel) cash contribution to nearby parks, focusing on Ringer&lt;br&gt;• Support and cooperate with any future Community Green expansion&lt;br&gt;• Coordinate programming with Parks, and monitor and update as needed&lt;br&gt;• Permanent deed restriction on development via easement of public rights to the City&lt;br&gt;• Support and cooperate with any future Community Green expansion&lt;br&gt;• Coordinate programming with Parks, and monitor and update as needed&lt;br&gt;• Free WiFi in Community Green</td>
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<tr>
<td><strong>Community/Artist Space</strong></td>
<td>• Not Included</td>
<td>• Convert 10 residences into 7,000 SF of community/artist space</td>
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<td><strong>Transportation</strong></td>
<td>• New connections to Boston Landing Station&lt;br&gt;• New bus stops for 64 bus&lt;br&gt;• Transit Signal Priority at 3 intersections</td>
<td>• $20,000,000 of upfront infrastructure improvements&lt;br&gt;• $2,500,000 MBTA Operational Subsidy, targeted to Allston-Brighton projects and investments&lt;br&gt;• $1,200,000 commitment to the Allston-Brighton TMA for shuttles and shuttle services ($300,000 per building, paid over 10 years)&lt;br&gt;• Membership in Allston-Brighton TMA&lt;br&gt;• Subsidized MBTA Passes</td>
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<td><strong>BTD</strong></td>
<td>• New, unified street grid with Complete Streets bicycle and pedestrian infrastructure&lt;br&gt;• Enhanced Guest &amp; Everett intersection&lt;br&gt;• Enhanced Guest &amp; Arthur intersection</td>
<td>• <strong>Fund and implement Braintree Street connection</strong>&lt;br&gt;• Reduce office parking ratio to 1.56 per 1,000 sf&lt;br&gt;• 163 parking spaces (22%)&lt;br&gt;• 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</td>
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| Sustainability          | • Voluntary participation in City of Boston Smart Utilities District Energy Microgrid Feasibility Study  
                          |   • LEED v4 Certifiable Silver                                                            | • Commitment to **conserve energy and reduce GHG emissions**  
                          |   • Fuel Cell for Stop & Shop                                                              |   o **Rooftop Solar PV on Building A**  
                          |                                                                                           |   o Study on-site **Solar PV generation**  
                          |                                                                                           |   o Construct roofs **Solar PV-ready**  
                          |                                                                                           |   o Commitment to **Electric Vehicle Charging Spaces**  
                          |                                                                                           |   o Implement energy optimizing design and systems  
                          |                                                                                           | • Commitment to **sustainable/green** building design, construction, operational measures |
| Public Realm Fund       | • $4,000,000 Public Realm Fund                                                             | • $2,000,000 of Fund dedicated to the **Allston-Brighton Homeowner Fund**  
                          |                                                                                           |   • $1,200,000 of Fund dedicated to **shuttles and shuttle services** in coordination  
                          |                                                                                           |   with the **Allston-Brighton TMA**  
                          |                                                                                           |   • $800,000 to local non-profits, organizations, and individuals for public realm  
                          |                                                                                           |   initiatives, with community input |
| DIP Payment (required)   | • $4,000,000 Total DIP Payment                                                            | • $3,300,000 DIP Neighborhood Housing Trust payment **targeted to Allston-Brighton projects**  
                          |                                                                                           |   • $700,000 DIP Neighborhood Jobs trust payment                                             |
| Other Monetary Commitments | None                                                                                   | • $1,100,000 BWSC I/I Contribution                                                          |
| Job Creation            | • 2,500 Construction Jobs  
                          |   • 2,000 Permanent Jobs                                                                  | • 2,500 Construction Jobs  
                          |                                                                                           |   • 2,000 Permanent Jobs                                                                  |
Thank You
Discussion & Questions