Allston Yards

IAG MEETING

November 13, 2019
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

- **BUILDING D: RESID**
  - 18 ST - 167’
  - 30 Units
  - 30 Feet

- **BUILDING C: RESID**
  - 21 ST - 232
  - 115 Feet

- **BUILDING B: OFFICE**
  - 14 ST - 188’
  - 25,000 SF
  - 10 Feet

- **BUILDING A: GROCERY / RESID**
  - 6 ST - 85’
  - 10 Feet

- **COMMUNITY GREEN**
  - 2x in Size

- Overall: 250,000 SF
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)
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

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

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)
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

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

$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: Bikes, Pedestrians, Cars
Transportation Improvements

Braintree Street Turnaround - 2nd Kiss & Ride

2nd Kiss & Ride
Braintree Street Turnaround - 2nd 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**
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
Concluding Thoughts
### Summary - Benefits & Mitigation

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<thead>
<tr>
<th>Concept</th>
<th>DPIR (Filed February 2019)</th>
<th>Additional Commitments since Filing</th>
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<tbody>
<tr>
<td>Density</td>
<td>- 375,000 sf Office&lt;br&gt;- 895 Residences&lt;br&gt;- 117,000 sf Retail</td>
<td>- Eliminate 25,000 sf Office&lt;br&gt;- Eliminate entire level of Building B parking garage&lt;br&gt;- Eliminate approximately 30 units&lt;br&gt;- Eliminate 250,000 sf overall</td>
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<td>Height</td>
<td>- Reduced height by 115 feet closest to North Beacon (Building A is now 85 feet)&lt;br&gt;- Eliminated tall element adjacent to Everett&lt;br&gt;- Created 100-foot setback above 50 feet along Everett</td>
<td>- Reduce Building B height to 188 feet&lt;br&gt;- Reduce Building B podium height to 40 feet&lt;br&gt;- Reduce Building D height to 167 feet</td>
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<td>Homeownership</td>
<td>- 110 homeownership units</td>
<td>- 1-year minimum lease term&lt;br&gt;- 70% owner-occupancy requirement and deed restricted&lt;br&gt;- <strong>Allston-Brighton Homeowner Fund</strong>&lt;br&gt;  - First-of-its kind, creative solution to increase affordability and stability in the Allston-Brighton Community&lt;br&gt;  - $2,000,000 to be dedicated for down payment assistance, support for CDC homeownership programs, home repair loans, and Homebuying 101 classes&lt;br&gt;  - Fund will put money to work to increase homeownership rates in the neighborhood now&lt;br&gt;  - Fund will assist income-qualified first-time homebuyers in Allston-Brighton&lt;br&gt;  - Funds held and managed by local partners; Brighton Marine, Boston Home Center, and the Allston Brighton CDC</td>
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<td>Affordability</td>
<td>- 13% income-restricted per IDP requirements</td>
<td>- 17% income-restricted project-wide (18% on future buildings)&lt;br&gt;  - Additional 35 middle-income units (80-120% AMI)&lt;br&gt;  - 13% (113 units) $17% (148 units) $17% (148) + <strong>Fund</strong> (~100 now)</td>
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<td>• Doubled size of Community Green to 1 acre</td>
<td>• Continually maintain Community Green, at a cost of at least <strong>$100,000 annually</strong></td>
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<td>• <strong>Permanent deed restriction on development</strong> via easement of public rights to the City</td>
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<td>• <strong>$160,000 (40,000/parcel) cash contribution to nearby parks</strong>, focusing on Ringer Park</td>
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<td>• Free WiFi in Community Green</td>
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<td>Community/Artist Space</td>
<td>• Not Included</td>
<td>• Convert 10 residences into 7,000 SF of community/artist space</td>
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<td>Transportation</td>
<td>• New connections to Boston Landing Station</td>
<td>• $20,000,000 of <strong>upfront</strong> infrastructure improvements</td>
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<td>• New bus stops for 64 bus</td>
<td>• <strong>$2,500,000 MBTA Operational Subsidy</strong>, targeted to Allston-Brighton projects and investments</td>
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<td>• Transit Signal Priority at 3 intersections</td>
<td>• <strong>$1,200,000 commitment to the Allston-Brighton TMA for shuttles and shuttle services</strong> ($300,000 per building, paid over 10 years)</td>
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<td>• Membership in Allston-Brighton TMA</td>
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<td>• Subsidized MBTA Passes</td>
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<td>BTD</td>
<td>• New, unified street grid with Complete Streets bicycle and pedestrian infrastructure</td>
<td><strong>Fund and implement Braintree Street connection</strong></td>
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<td>• Enhanced Guest &amp; Everett intersection</td>
<td>• Reduce office parking ratio to 1.56 per 1,000 sf</td>
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<td>• Enhanced Guest &amp; Arthur intersection</td>
<td>• <strong>163 parking spaces (22%)</strong></td>
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<td>• 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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- **Community Green**: 1 acre
- **Support and cooperate**: with any future Community Green expansion
- **Coordinate programming with Parks**: and monitor and update as needed
- **Free WiFi**: in Community Green
- **Convert 10 residences into 7,000 SF of community/artist space**
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| **Sustainability**       | • Voluntary participation in City of Boston Smart Utilities District Energy Microgrid Feasibility Study  
                            • LEED v4 Certifiable Silver  
                            • Fuel Cell for Stop & Shop                                                                 | • Commitment to conserve energy and reduce GHG emissions  
                                                                                        • Rooftop Solar PV on Building A  
                                                                                        • Study on-site Solar PV generation  
                                                                                        • Construct roofs Solar PV-ready  
                                                                                        • Commitment to Electric Vehicle Charging Spaces  
                                                                                        • 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                                                                  |
Next Steps

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