



A Conversation with the BPDA

Brian P. Golden, Director, Boston Planning & Development Agency

June 6, 2017



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development agency**

Agenda

- Launch of the Boston Planning & Development Agency
- Citywide Development Update
- Allston-Brighton Planning Update
- Allston-Brighton Development Update

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Launch of the Boston Planning & Development Agency



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Organizational Identity

Our Vision

**Shaping the future
of Boston together.**

Our Mission

The BPDA plans and guides inclusive growth in our city — creating opportunities for everyone to live, work and connect.

Through our future-focused, city-wide lens, we engage communities, implement new solutions, partner for greater impact and track progress.

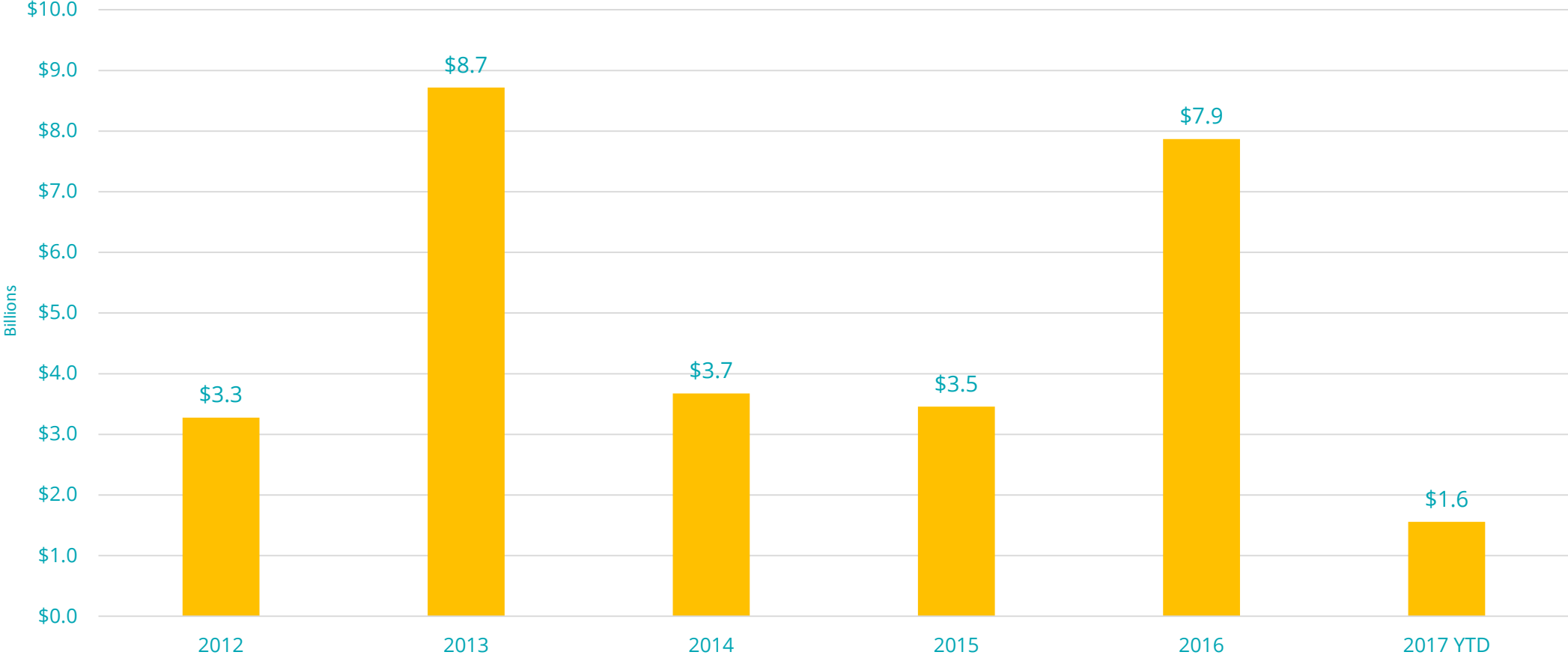
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Citywide Development Update



Total Development Cost (Billions \$)

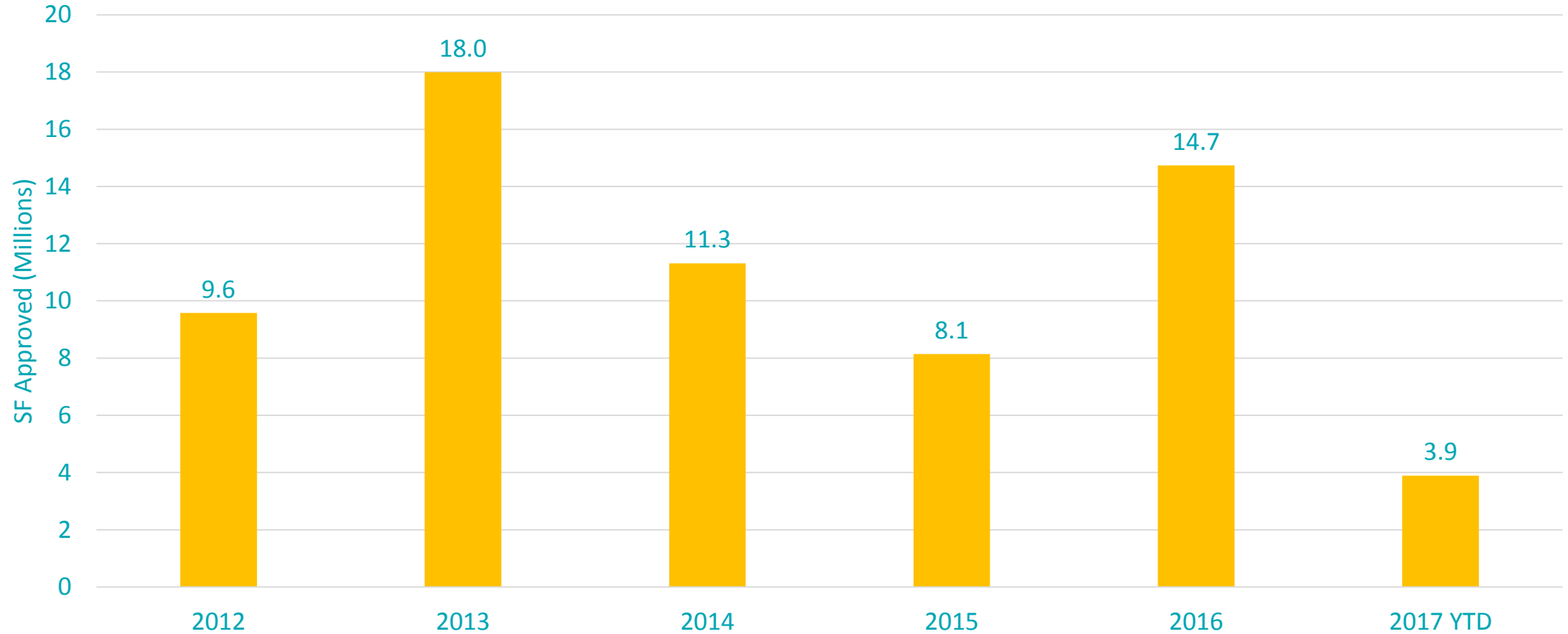
Total Development Cost of BPDA Board Approved Projects (Billions)



Source: BPDA Project Pipeline, BPDA Research Division Analysis
NOTE: 2017 YTD includes through May

Total SF Approved (Millions)

Total SF Approved by BPDA Board



Source: BPDA Project Pipeline, BPDA Research Division Analysis
NOTE: 2017 YTD includes through May



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Tax Levy on New Development

Tax Levy from New Development in Millions of Dollars (Nominal)



Source: Property Tax Facts & Figures, City of Boston Assessing Department, BPDA Research Division Analysis

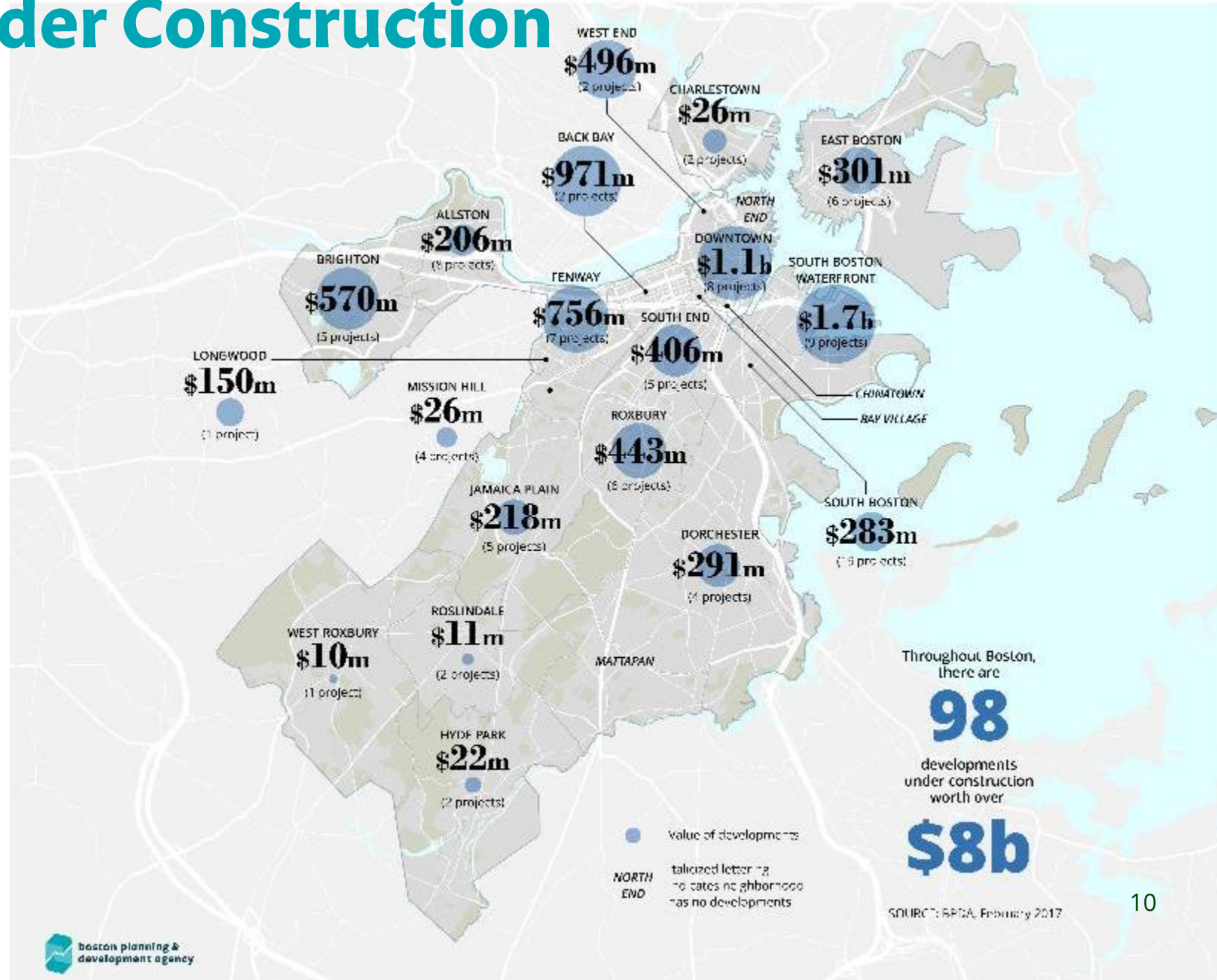
Construction Activity

Estimated Construction Activity Based on Building Permit Revenue (Millions of 2016 Dollars)



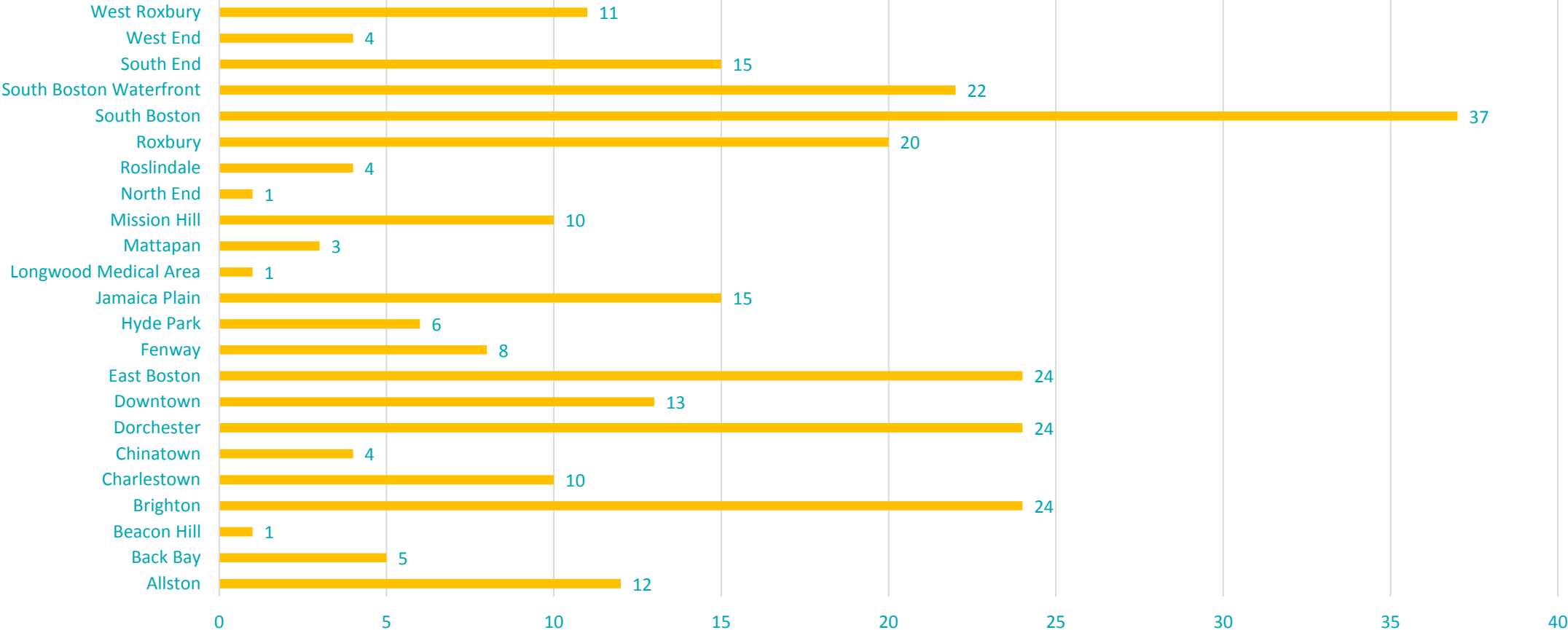
Source: City of Boston Bond Report 2017, BPDA Research Division Analysis

Developments Under Construction



Number of Projects Approved by Neighborhood

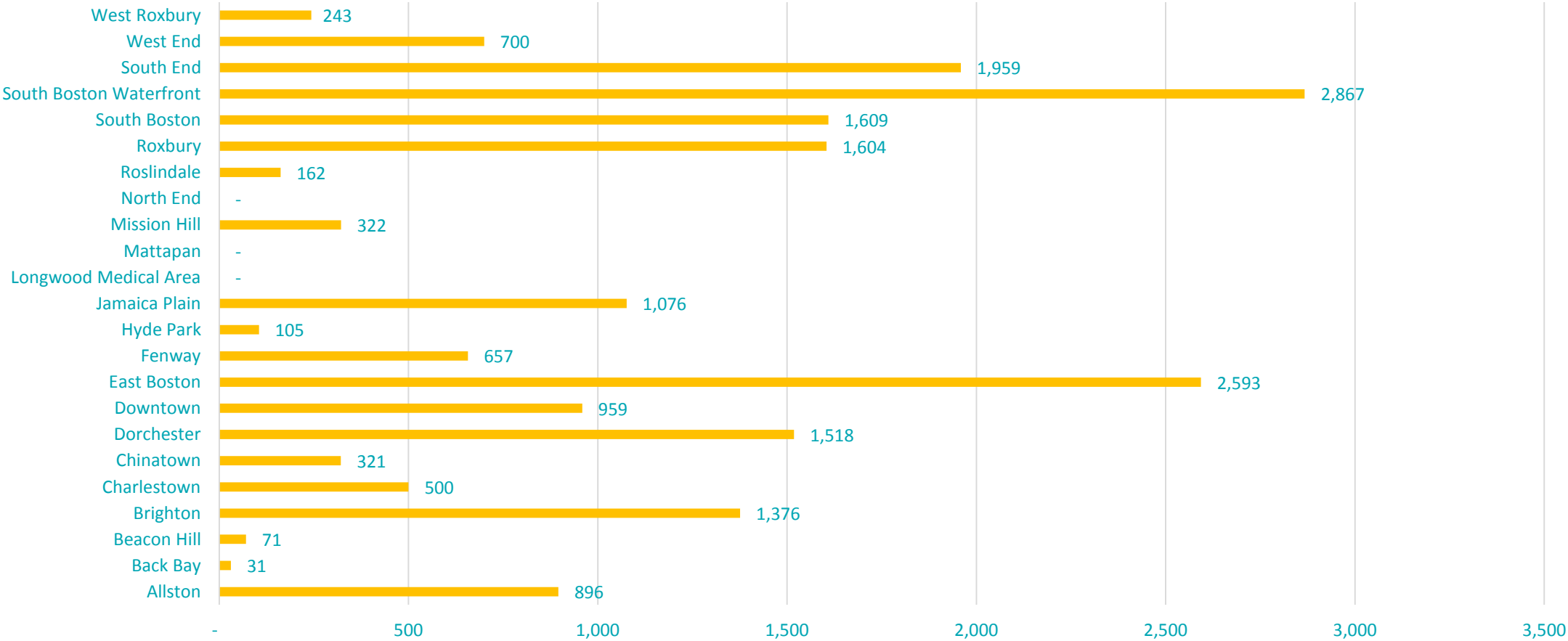
Number of Projects Approved by Neighborhood, 2014 – Present



Source: BPDA Project Pipeline, BPDA Research Division Analysis
NOTE: 2017 YTD includes through May

Residential Units Approved by Neighborhood

Residential Units Approved by Neighborhood, 2014 - Present










Source: BPDA Project Pipeline, BPDA Research Division Analysis
NOTE: 2017 YTD includes through May


Boston by the Numbers – Rents

Menu The Boston Globe Editorials Nominate Now Top 100 Women-Led Businesses

EDITORIAL

Boston rents dip a bit. Let's sustain it.







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JOHN TLUMACKI/GLOBE STAFF/FILE

The common area for micro-housing apartments on Melcher Street in Fort Point.

MAY 29, 2017

“City statistics show that average rents fell by 4 percent last year in older units in Boston, or about \$87 a month. Reis Inc., a firm that tracks rental prices, pegged the decline at 1.7 percent, or \$36 a month.”

- May 29, 2017, Boston Globe Editorial

Average Rents in Allston/Brighton

Neighborhood	2015	2016	% Change
Allston/Brighton	\$1,919	\$1,816	-5%
Citywide	\$2,121	\$2,037	-3.9%

Boston by the Numbers – Inclusionary Development Policy

- Since the creation of the program in 2000, 1,737 (on-site and off-site units) , IDP Units have been created.
- 229 IDP Units were completed during 2016 – that represents 13% of the total IDP Units.
- Through 2016, developers have made \$97 million in IDP contributions.
- 2016 was a record year, with \$24 million paid to the IDP Fund (this represents 24% of all payments made since the inception of the program).
- During 2016, developers committed \$48 million in new funding for the IDP Fund.

Boston by the Numbers – Linkage

- As of March 2017, Neighborhood Housing Trust funding has contributed to the construction, pending construction, or renovation of 14,539 housing units.
- Since January 1, 2016, the Neighborhood Jobs Trust has received \$2,520,321.18 in jobs linkage, which funds an important array of job training and tuition assistance programs across the city.
- Projects permitted in 2016 will generate:
 - \$10 Million in Neighborhood Housing Trust Linkage
 - \$2 Million in Neighborhood Jobs Trust Linkage

Boston by the Numbers – Unemployment

- Unemployment Rate*
 - Boston - 3.3%
 - Massachusetts - 3.8%
 - US - 4.1%

* Source: Massachusetts Executive Office of Labor and Workforce Development (EOLWD); U.S. Bureau of Labor Statistics (BLS); BPDA Research Division Analysis
NOTE: April 2017, is the latest unemployment rate available as of June

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Allston-Brighton Planning Update

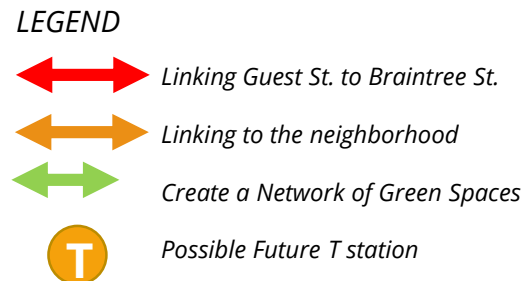


Guest Street Planning Study Outcomes

- Established **framework and urban design guidelines** to shape development of 100 acre Guest Street study area;
- Established a shared community's vision for a **vibrant mixed-use district**;
- Estimated development potential of the study at **1.5 to 2 million GSF**;
- Proposed **development of streets** to create a diverse district and to link the study area with the neighborhood; and
- Proposed a potential **commuter rail** transit stop.

	NEAR TERM	LONG TERM	FULL BUILD OUT
COMMERCIAL/OFFICE	210,000 – 280,000 GSF	600,000 – 800,000 GSF	810,000 – 1,080,000 GSF
RESIDENTIAL/HOTEL	220 – 330 UNITS	800 – 1,200 UNITS	1,020 – 1,530 UNITS
RETAIL	70,000 – 90,000 GSF	200,000 – 250,000 GSF	270,000 – 340,000 GSF
OPEN SPACE/ RECREATIONAL	70,000 – 100,000 GSF	200,000 – 230,000 GSF	270,000 – 330,000 GSF 10% – 21% of total new development

Potential Development Breakdown from Guest Street Study, 2012



Conceptual New Street and Open Space Connections for Guest Street Study Area, 2012

Guest Street Planning Study Benefits

- \$20 Million Boston Landing commuter rail station;
- New roads, sidewalks, and infrastructure;
- Athlete's Park – open to the public; and
- Amenities – restaurant and shopping



*Boston Landing Commuter Rail station,
Opened May 2017*

Athlete's Park, New Balance Headquarters

I-90 Allston Interchange Project – City Goals

- Creation of a dynamic, mixed-use TOD district
- Significant expansion of regional transit service
- Enhancement of Interstate reliability

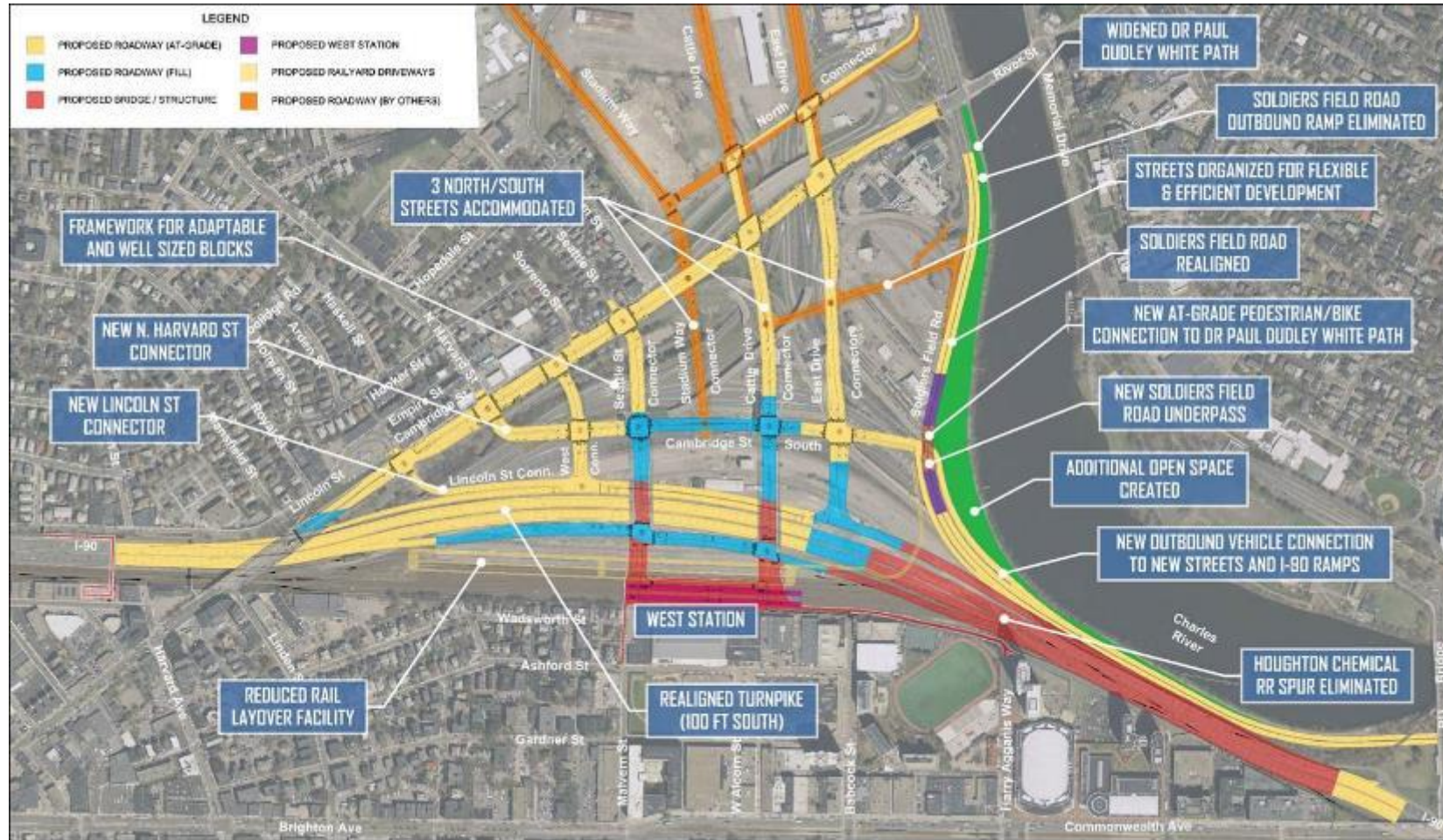
I-90 Allston Interchange Project

BPDA/City Placemaking Study



I-90 Allston Interchange Project

Refinements by MassDOT as of October 2016



Allston-Brighton Transportation Plans & Improvements Under Way

- **I-90 Interchange Design:**
 - West Station
 - New Bike/Pedestrian Path to Charles River
 - Complete Streets
- **Guest Street Planning:**
 - Boston Landing Station
 - New street grid (placemaking & walkability)
- **Western Avenue/SFR/Birmingham Parkway Intersection:**
 - Public planning process to safety, efficiency, bicycle & other improvements



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Allston-Brighton Development Update



Allston Brighton Developments



Allston/Brighton urban planning & development agency

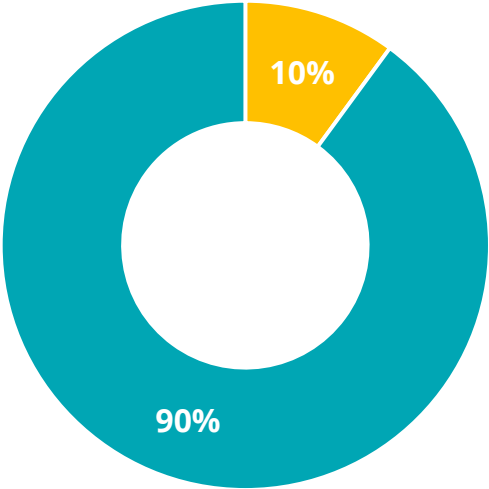
Development Projects
as of 5/23/2017

SIZE (in square feet)	STATUS (as of 5/23/17)
○ Under 50,000 SF	● Under Construction
○ 50,001 - 100,000 SF	● Board Approves
○ 100,001 - 1,900,000 SF	● Under Review
	● Letter of Intent

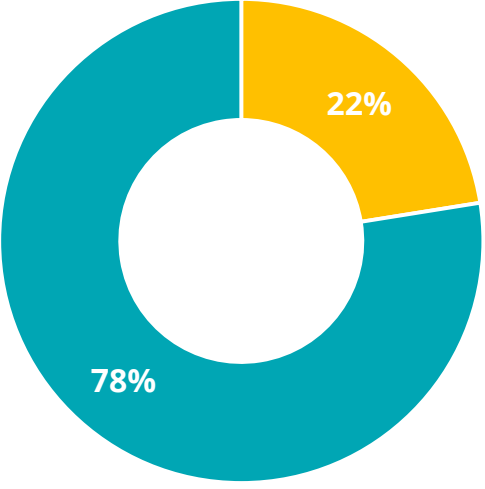
Planning Study Boundary

Institutional Master Plan (IMP)

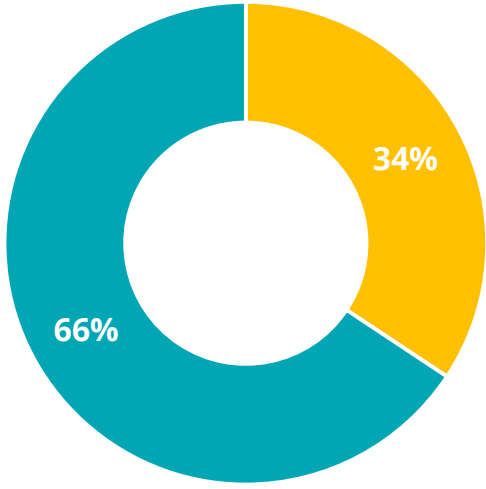
Housing – Ownership and Rental



Allston



Brighton



Boston

Source: U.S. Census Bureau, 2000 Decennial Census, 2011-2015 American Community Survey, BPDA Research Division Analysis

Homeownership by Decade (%)

Decade	Brighton	Allston	Boston
1950	23.6 %	13.5%	24.9%
1960	24.3%	14.3%	27.3%
1970	21.6%	11.7%	27.2%
1980	18.0%	9.1%	27.2%
1990	23.6%	11.3%	30.9%
2000	22.7%	9.7%	32.2%
2010*	26.8%	9.4%	34.9%
2015**	22.5%	10.1%	34.3%

Source: US Census Bureau 1950-2000 Decennial Census, *2006-2010 ACS, **2011-2015 ACS, BPDA Research Division Analysis

Harvard - Overview of Community Benefits

Negotiated Public Benefits

- \$5.3 million flexible fund for public realm investment
 - \$406,173 distributed in first round, 2016
 - \$1.9 million grant to Boston Parks and Recreation for implementation of Smith Field Master Plan (combined with \$3.3 million from city's capital budget and additional funding sources)
- Harvard Ed Portal: Major transformative project including tutoring as well as educational and cultural programming for neighborhood
- \$100,000 per year for Harvard Allston Partnership Fund
- Donation of 90 Antwerp Street ~\$2 million value
- \$3.5 million for improved Soldiers Field Road Crossings
- Contribution to Everett Streetscape - \$500,000
- Contribution to Gardner Pilot Academy - \$500,000 for capital projects
- \$3 million housing stabilization program
- Ray Mellone Park



Open space and education have been major beneficiaries of Harvard's development.

Top: Smith Field Master Plan and upgrades to stage and lighting at Publick Theatre/Herter Park, both recipients of money from the Flexible Fund; Ray Mellone Park, built by Harvard and donated to the City of Boston.
Bottom: Harvard Allston Ed Portal; new science labs at Gardner Pilot Academy funded in part by Harvard.

Boston College - Overview of Community Benefits

- \$2.5 million Neighborhood Improvement Fund for public realm investments
 - \$446,138 distributed in first round, 2015
 - \$325,798 distributed in 2016 round
- Boston College Community Fund
 - \$35,950 in grants in spring 2016
- 1,601 construction jobs on eight projects advanced so far under the IMP
- 15 undergraduate scholarships to Boston residents annually; Woods Scholarships
- Boston College Neighborhood Center
- Partnerships with Boston Public Schools and St. Columbkille Partnership School



Among other projects, the Neighborhood Improvement Fund has supported Hubway's expansion into Brighton and interactive information kiosks, wayfinding, and gateway signage for Brighton's commercial districts.

Boston Landing – Overview

- 2.5 M SF of mixed-use, transit-oriented development on 15 acres
- 250,00 SF New Balance Global HQ (*open*)
- Warrior Ice Arena (*open*)
- Celtics practice & training facility (*anticipated opening June 2018*)
- 295 residential units (*anticipated opening June 2018*)
- 175-key boutique hotel (*TBD*)
- Boston Landing Track & Field Complex (*TBD*)
- 750,000 SF of Office/Lab space
- 80,000 SF of ground floor restaurant and retail space
- Commuter rail train stop on the Framingham/Worcester (*service commenced on May 22*)



Boston Landing – Community Benefits

- ~ \$9,770,400 in linkage payments
 - Housing Linkage: \$8,145,450
 - Jobs Linkage: \$1,624,950
- ~ 1.4 acres of new publically accessible open space; ~ 5.3 acres of total, newly created open space (podium & sidewalks included)
- ~ \$14.5 million annually in taxes at full build-out
- Additional sales tax revenue will be generated from the approximately 175 hotel rooms
- ~ 400 full-time construction jobs
- ~ 600 peak constructions jobs
- ~3,000 permanent new jobs
- Creation of numerous streets and roadway improvements that encourage a pattern of blocks consistent with the adjacent neighborhood
- More permeability to the site, improved pedestrian experience with street level retail, restaurant uses and streetscape improvements
- Civic/Community uses including public skating and youth hockey in the ice arena, catalyst for activity for the local community





THANK YOU



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