

Allston Yards

PUBLIC MEETING

November 21, 2019

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

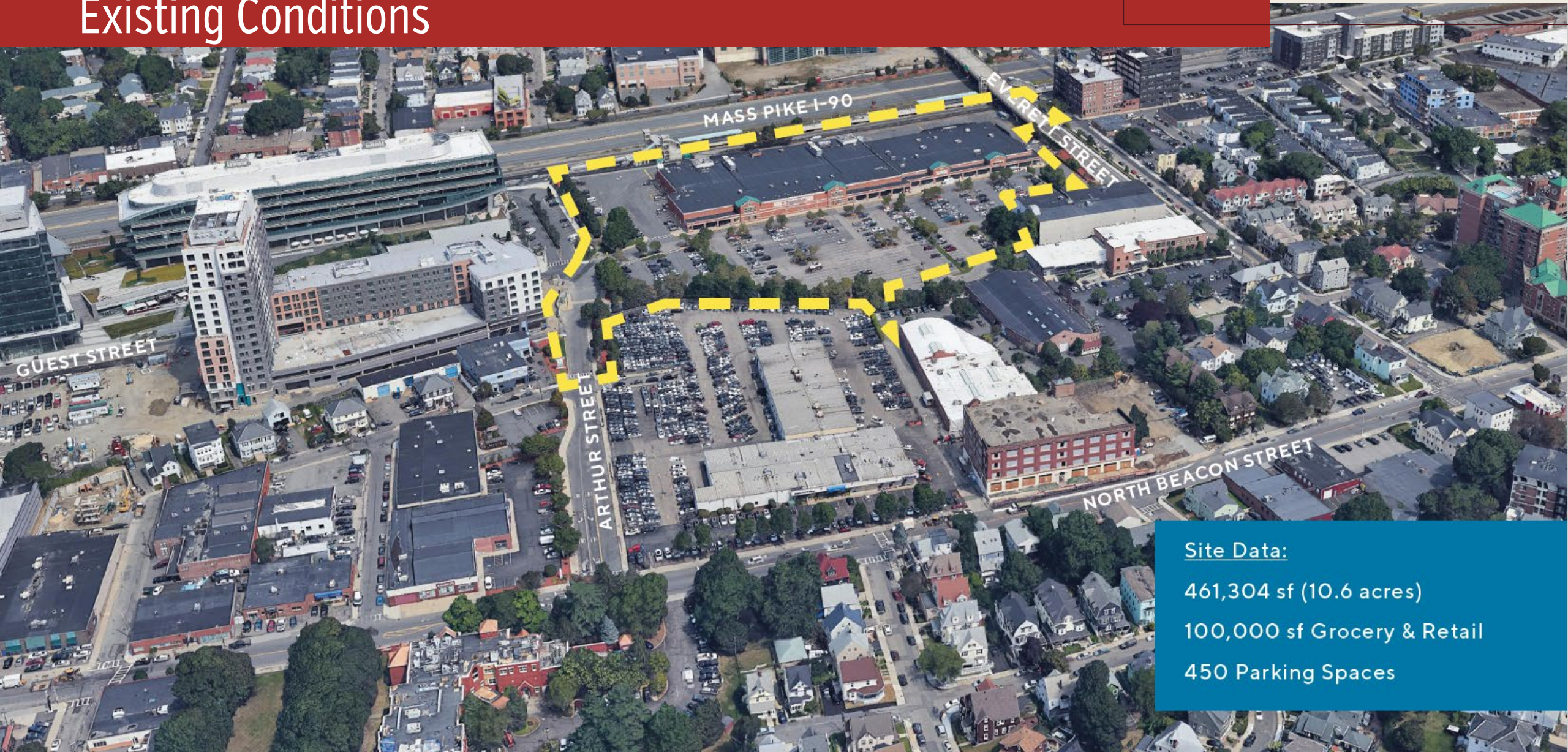
IAG and Public Meetings

- 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

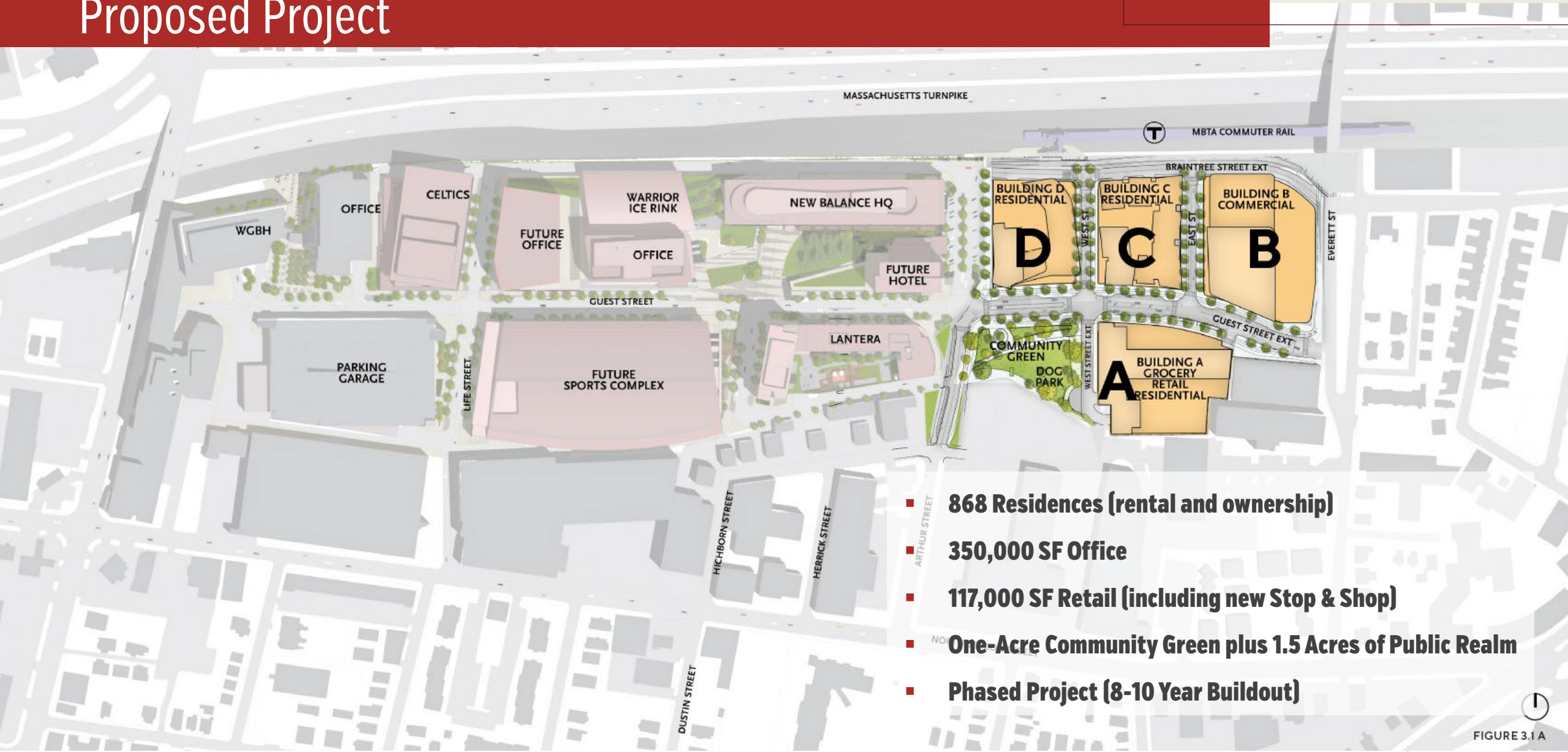
- Elected Officials
- MBTA
- MassDOT
- MEPA and Department of Energy Resources
- BPDA (Smart Utilities, Green Building, Design, Transportation)
- Boston Civic Design Commission
- Boston Transportation Department
- Public Improvement Commission
- Boston Parks & Recreation
- Allston Civic Association
-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

FIGURE 3.1A

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

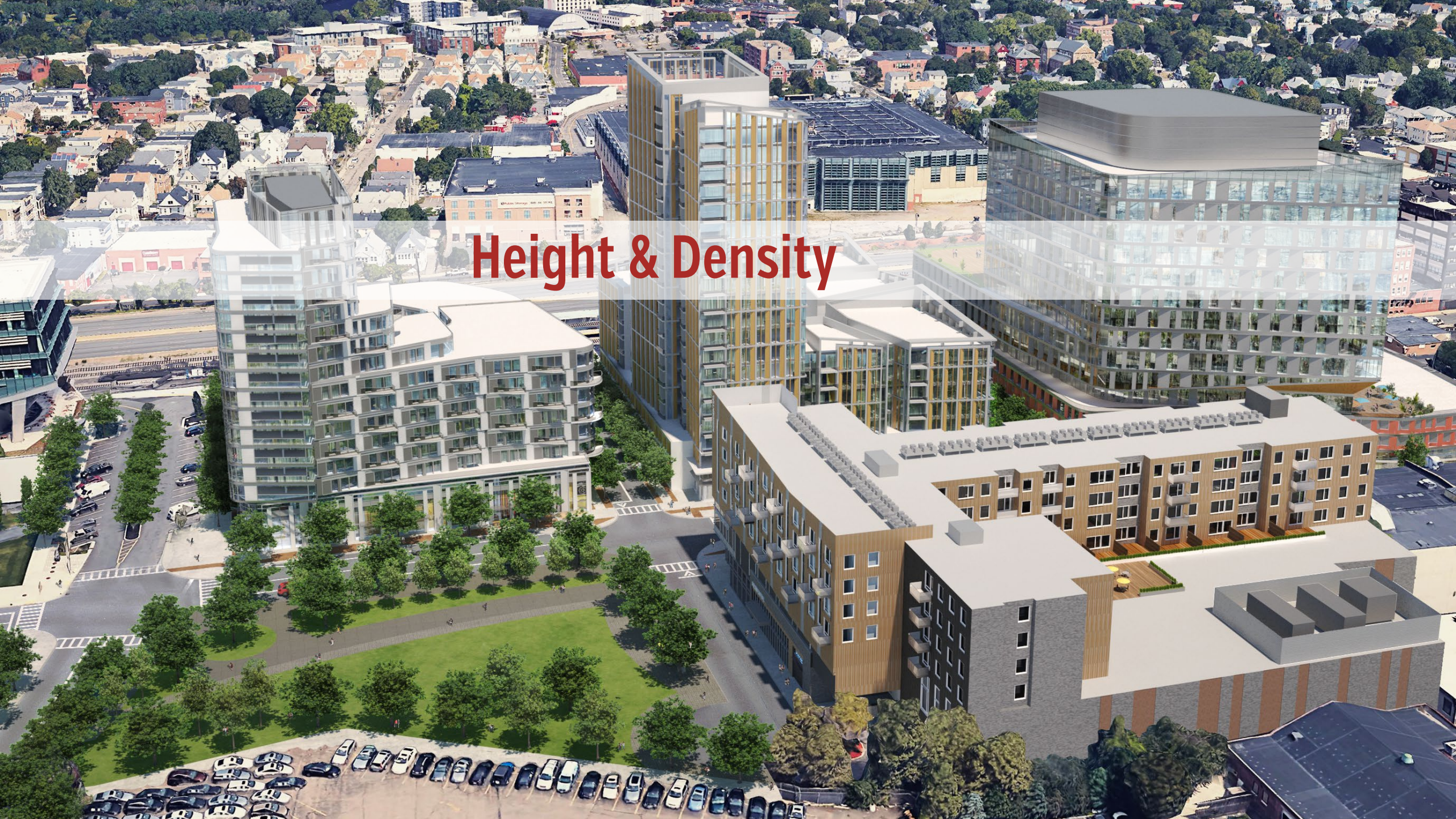
- **Sustainability & Resiliency**

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

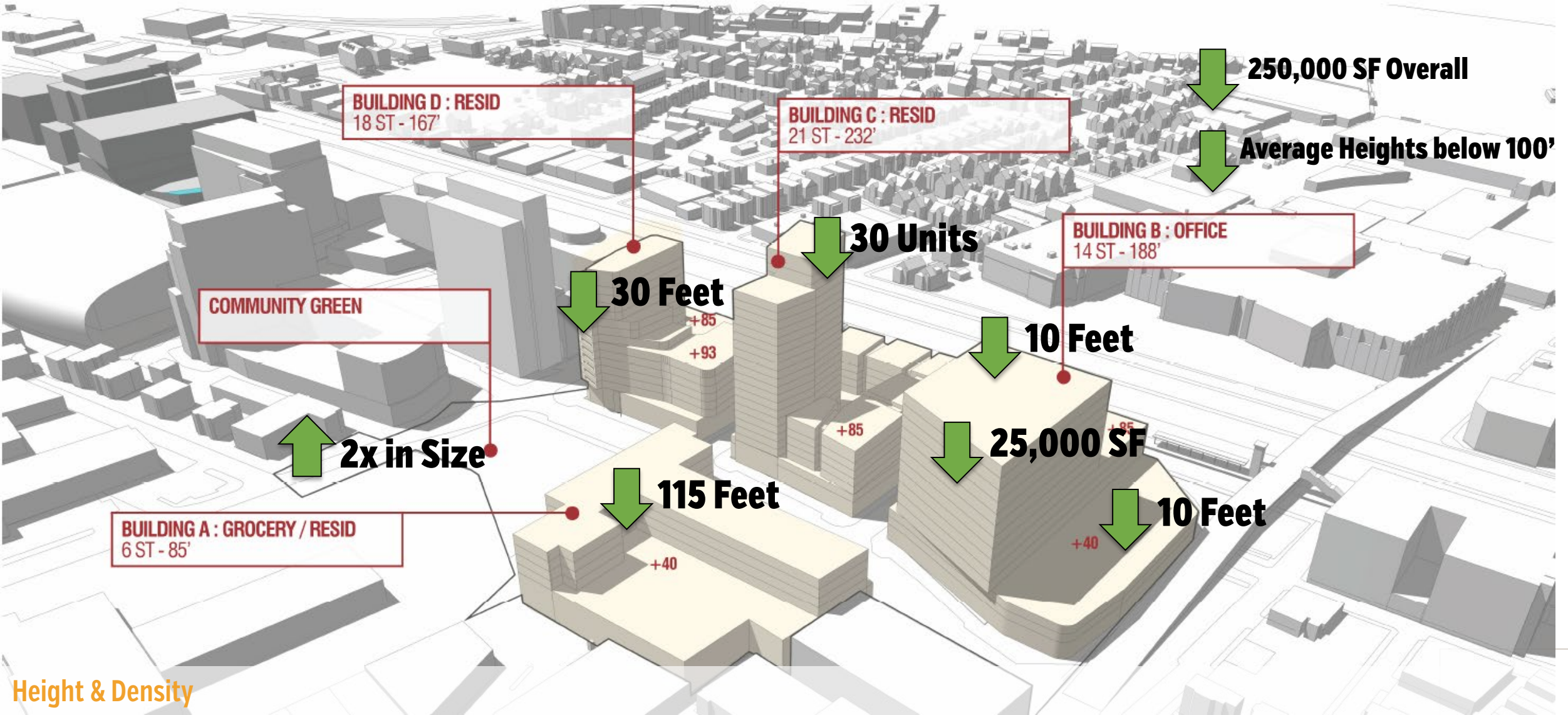
- **Housing Affordability & Home Ownership**

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

Height & Density



Changes to Height & Density



Transportation Improvements



Transportation Improvements

New Braintree St Extension

Dual Cycle Track on Braintree

Enhance Boston Landing Connection

New East and West Streets

New Arthur/Guest St Intersection

New Everett/Guest St Intersection

\$20M+

All delivered in the first phase

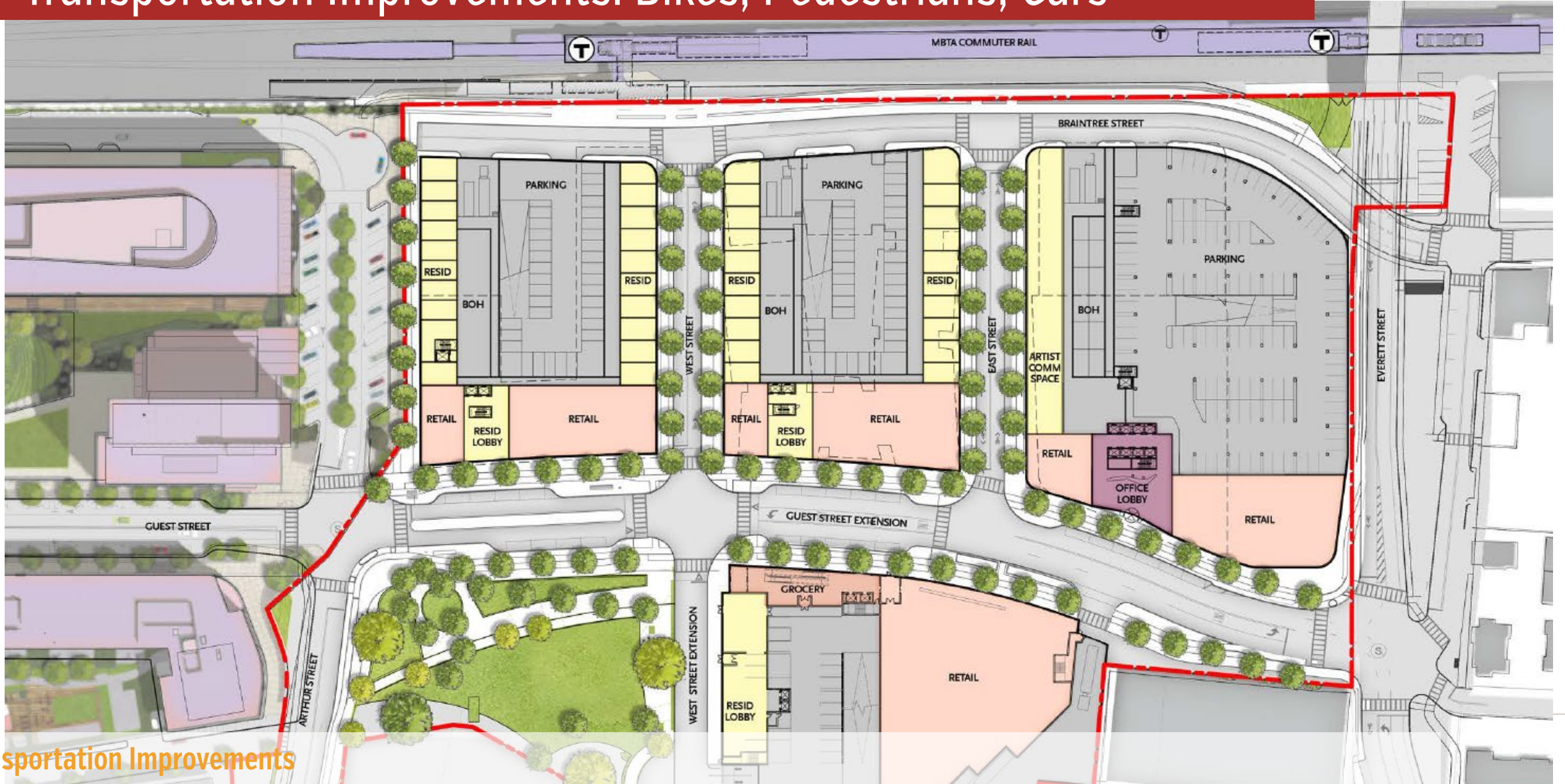
New Bus Stops for 64

New Guest St Extension

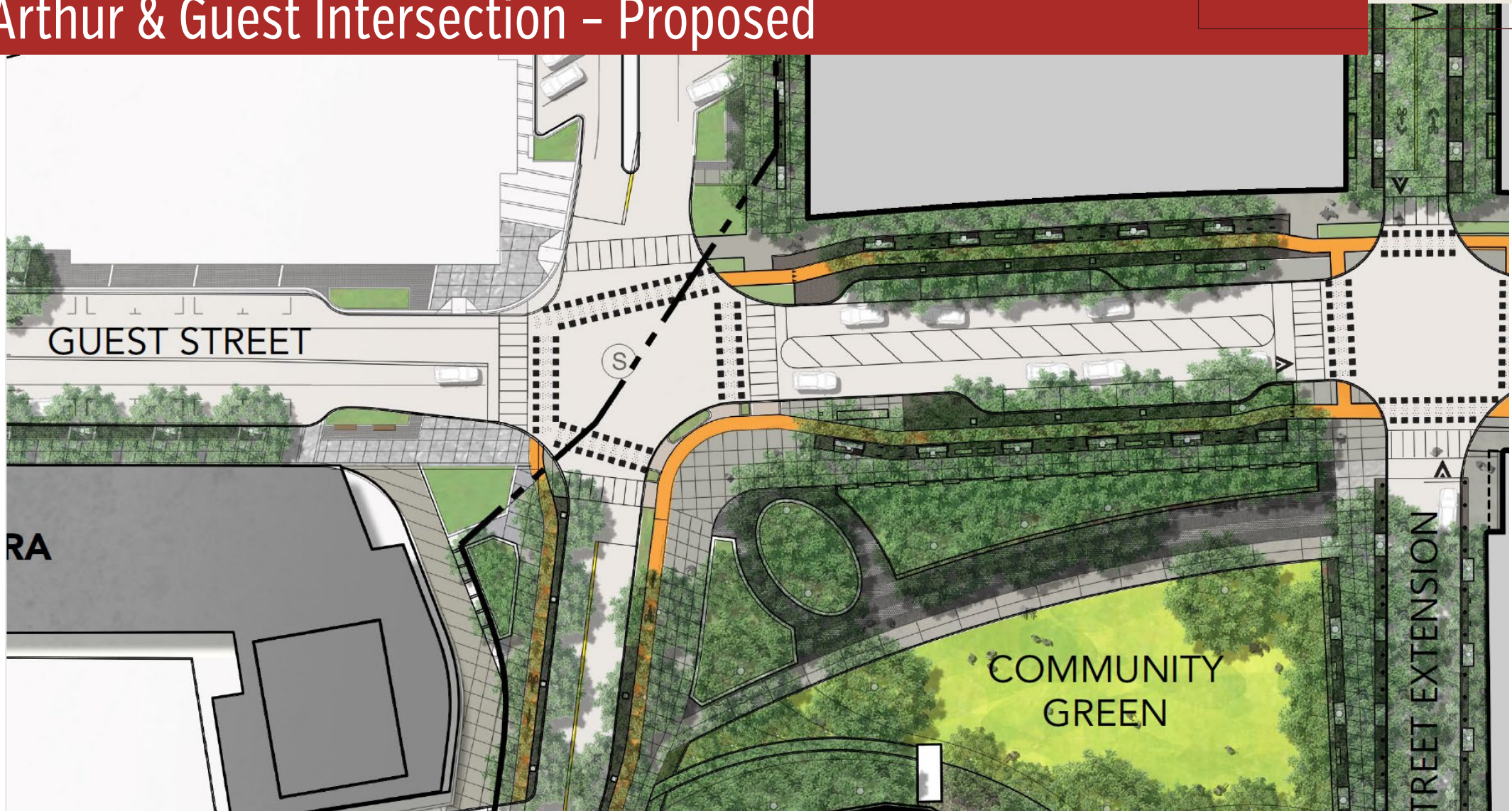
Fund Braintree St Connection

New Bicycle Infrastructure

Transportation Improvements: Bikes, Pedestrians, Cars



Arthur & Guest Intersection - Proposed



Everett & Guest Intersection - Today



Everett & Guest Intersection – Proposed



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

STOP & SHOP

RESIDENTIAL



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

Community & The Arts



EXIT

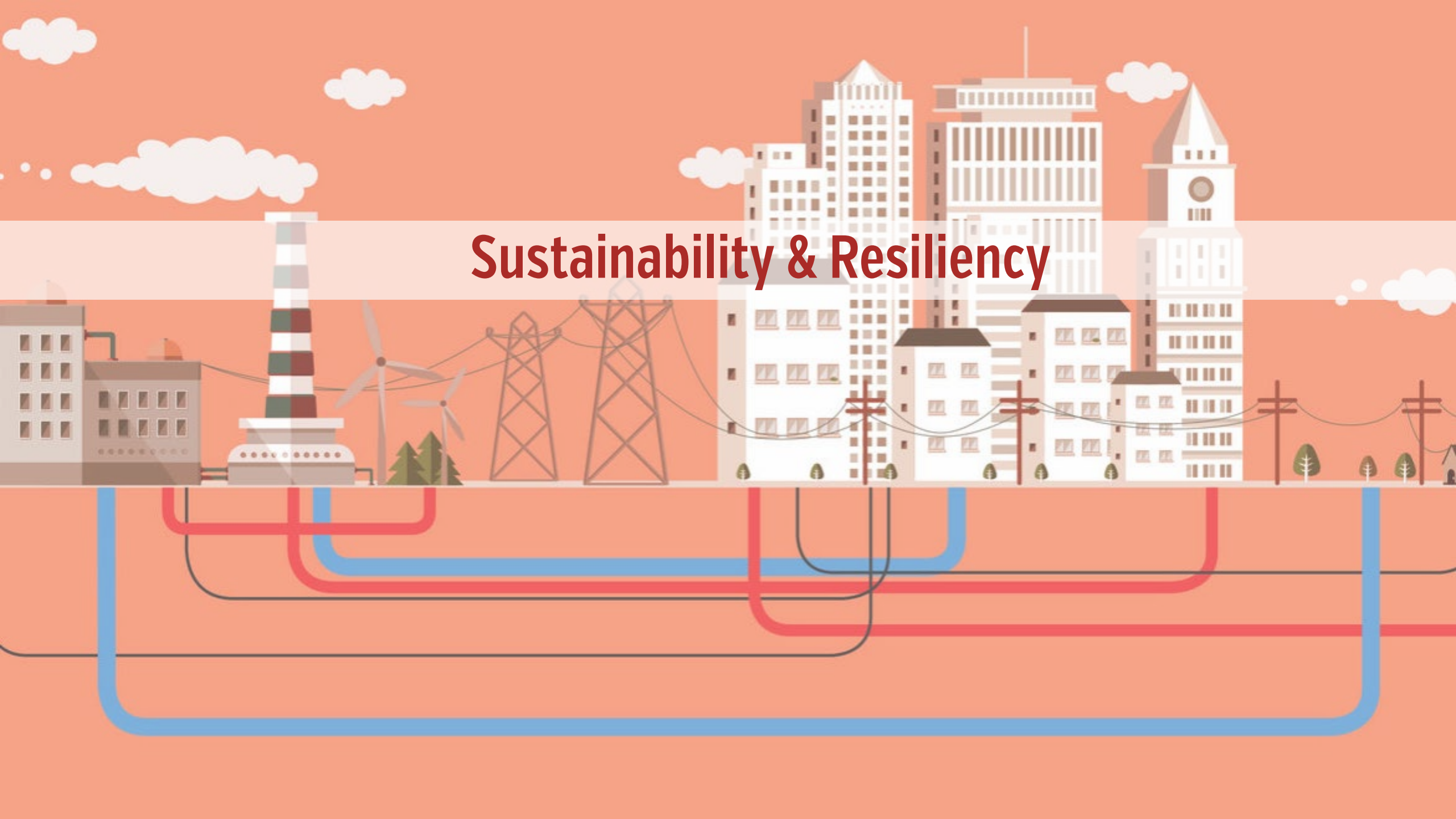
C. DELORENZO 2018

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

An architectural rendering of a modern, multi-story residential building. The building features a mix of materials, including light-colored panels, dark window frames, and textured wall sections. Large windows are prominent on the upper floors. The ground floor has large glass storefronts, one of which has a red sign that says "VELLUM". The building is surrounded by lush green trees and a vibrant street scene with people walking, a blue car, and a person on a bicycle. The sky is clear and blue.

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



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, “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

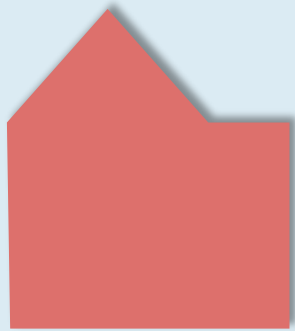
How Does it Work?

- 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

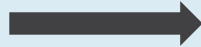
- We can help **more people, sooner**, through the **Allston Brighton Homeowner Fund**

Original Proposal

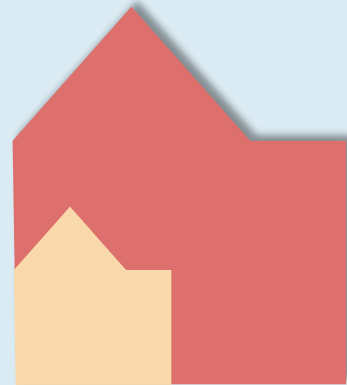


113

Income-restricted
units

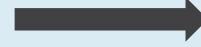


Summer 2019



148

Income-restricted
units

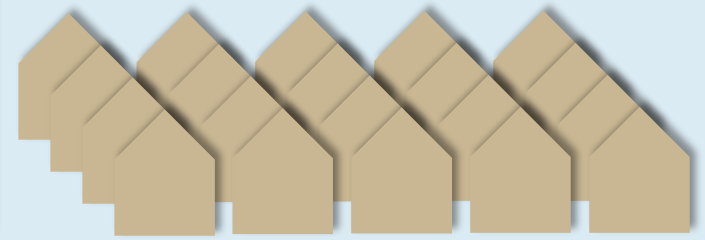


Current Proposal



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

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

Summary - Benefits & Mitigation

Concept	DPIR (Filed February 2019)	Additional Commitments since Filing
Parks	<ul style="list-style-type: none"> Doubled size of Community Green to 1 acre 	<ul style="list-style-type: none"> Continually maintain Community Green, at a cost of at least \$100,000 annually Permanent deed restriction on development via easement of public rights to the City \$160,000 (\$40,000/parcel) 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 WiFi in Community Green
Community/Artist Space	<ul style="list-style-type: none"> Not Included 	<ul style="list-style-type: none"> Convert 10 residences into 7,000 SF of community/artist space
Transportation	<ul style="list-style-type: none"> New connections to Boston Landing Station New bus stops for 64 bus Transit Signal Priority at 3 intersections 	<ul style="list-style-type: none"> \$20,000,000 of upfront infrastructure improvements \$2,500,000 MBTA Operational Subsidy, targeted to Allston-Brighton projects and investments \$1,200,000 commitment to the Allston-Brighton TMA for shuttles and shuttle services (\$300,000 per building, paid over 10 years) Membership in Allston-Brighton TMA Subsidized MBTA Passes
BTD	<ul style="list-style-type: none"> New, unified street grid with Complete Streets bicycle and pedestrian infrastructure Enhanced Guest & Everett intersection Enhanced Guest & Arthur intersection 	<ul style="list-style-type: none"> Fund and implement Braintree Street connection Reduce office parking ratio to 1.56 per 1,000 sf ↓163 parking spaces (22%) 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

Summary - Benefits & Mitigation

Concept	DPIR (Filed February 2019)	Additional Commitments since Filing
Sustainability	<ul style="list-style-type: none"> • Voluntary participation in City of Boston Smart Utilities District Energy Microgrid Feasibility Study • LEED v4 Certifiable Silver • Fuel Cell for Stop & Shop 	<ul style="list-style-type: none"> • Commitment to conserve energy and reduce GHG emissions <ul style="list-style-type: none"> ○ 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	<ul style="list-style-type: none"> • \$4,000,000 Public Realm Fund 	<ul style="list-style-type: none"> • \$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)	<ul style="list-style-type: none"> • \$4,000,000 Total DIP Payment 	<ul style="list-style-type: none"> • \$3,300,000 DIP Neighborhood Housing Trust payment targeted to Allston-Brighton projects • \$700,000 DIP Neighborhood Jobs trust payment
Other Monetary Commitments	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • \$1,100,000 BWSC I/I Contribution
Job Creation	<ul style="list-style-type: none"> • 2,500 Construction Jobs • 2,000 Permanent Jobs 	<ul style="list-style-type: none"> • 2,500 Construction Jobs • 2,000 Permanent Jobs

Thank You



Discussion & Questions

