

PLANNING BOARD  
SEPTEMBER 3, 2020

# BOYNTON YARDS MASTER PLAN

BOYNTON

YARDS



# Speakers

John Fenton

Development Manager, DLJ Real Estate Capital Partners

Rob Dickey

Executive Vice President, Leggat McCall Properties

Rola Idris

Project Manager, Leggat McCall Properties

John Sullivan

Partner, Director of Architecture, SGA

# Agenda

INTRODUCTION (John & Rob 5mins)

MASTER PLAN (Rola 5mins)

THE SITE (John S. 5mins)

TRANSPORTATION & UTILITIES (John S. 2mins)

SUSTAINABILITY (Rola 2mins)

COMMUNITY (Rola & John 2mins)



UNION SQUARE



EXISTING CONDITION

BOYNTON—YARDS



TARGET

MEDFORD STREET

WARD STREET

HARDING STREET

THOROUGHFARE 1

EARLE STREET

101 SOUTH STREET

SOUTH STREET

WINDSOR STREET

WILLOW STREET

EXISTING CONDITION

BOYNTON—YARDS



**PROPOSED CONDITION**

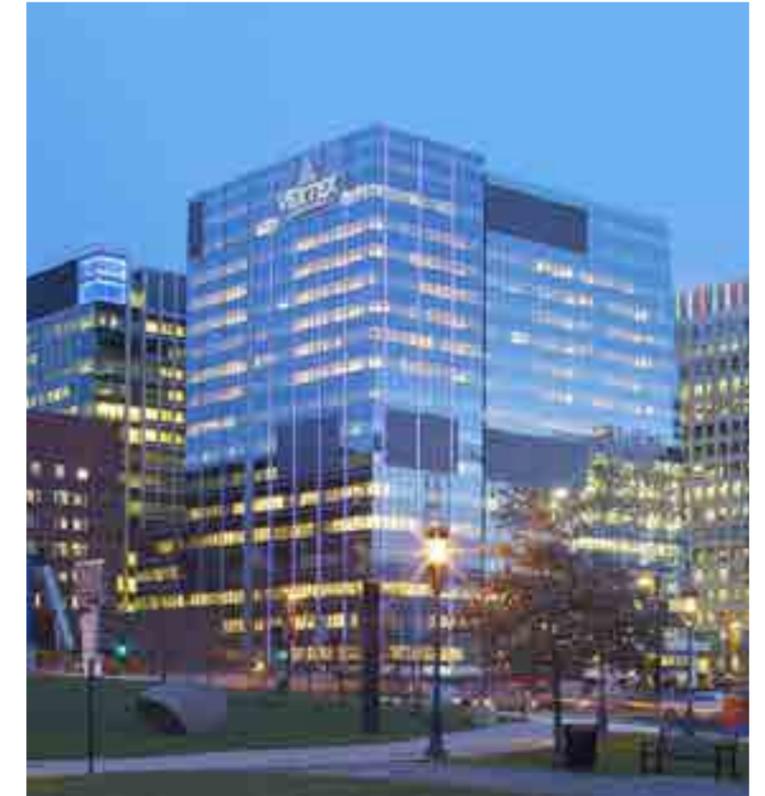
**BOYNTON—YARDS**



**CURRENT CONDITION**

# DLJ + Leggat McCall Properties

- Strong partnership - successful history
- LMP leading Boston area developer (>50 years)
- Expertise in urban mixed use: office, lab, residential and local retail



# MASTER PLAN

BOYNTON

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# Master Plan Process

**Summer 2020**

MASTER PLAN FILING

- Planning Board Review/Decision



Individual Building Permitting and Community Process



**Fall 2020**

BUILDING 2 + CIVIC SPACE

- Neighborhood Meeting
- Design Review
- Special Permit Application
- Planning Board Review/Decision



**Fall 2021-2022**

BUILDING 3 + 4

- Neighborhood Meeting
- Design Review
- Special Permit Application
- Planning Board Review/Decision



LOGAN AIRPORT

SOUTH STATION

BACK BAY

CHARLESTOWN

BOSTON

SOMERVILLE

CAMBRIDGE

KENDALL SQUARE

BOYNTON—YARDS

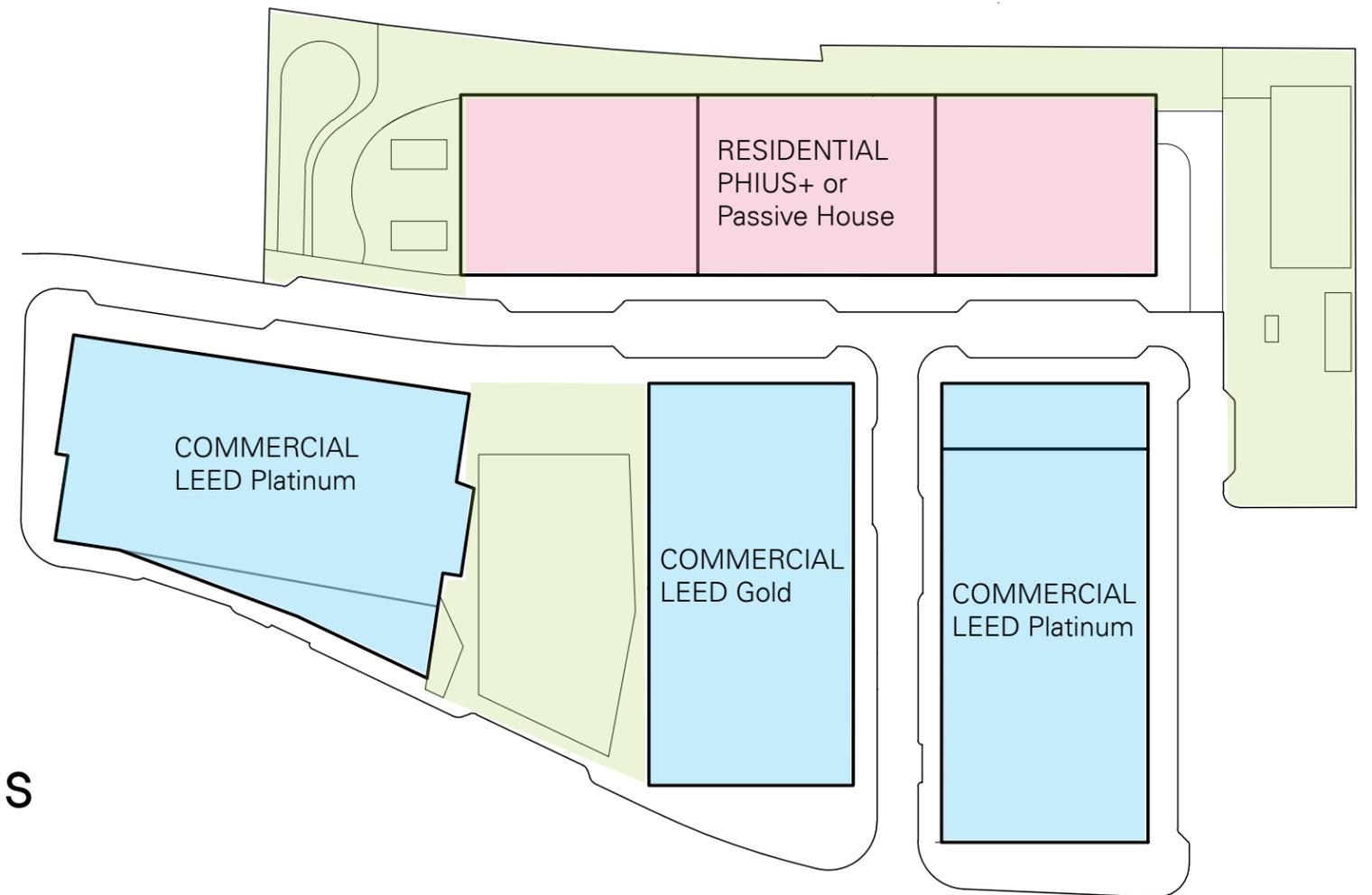
UNION SQUARE

INMAN SQUARE

LOCATION AND ACCESS

# City of Somerville Master Plan Criteria

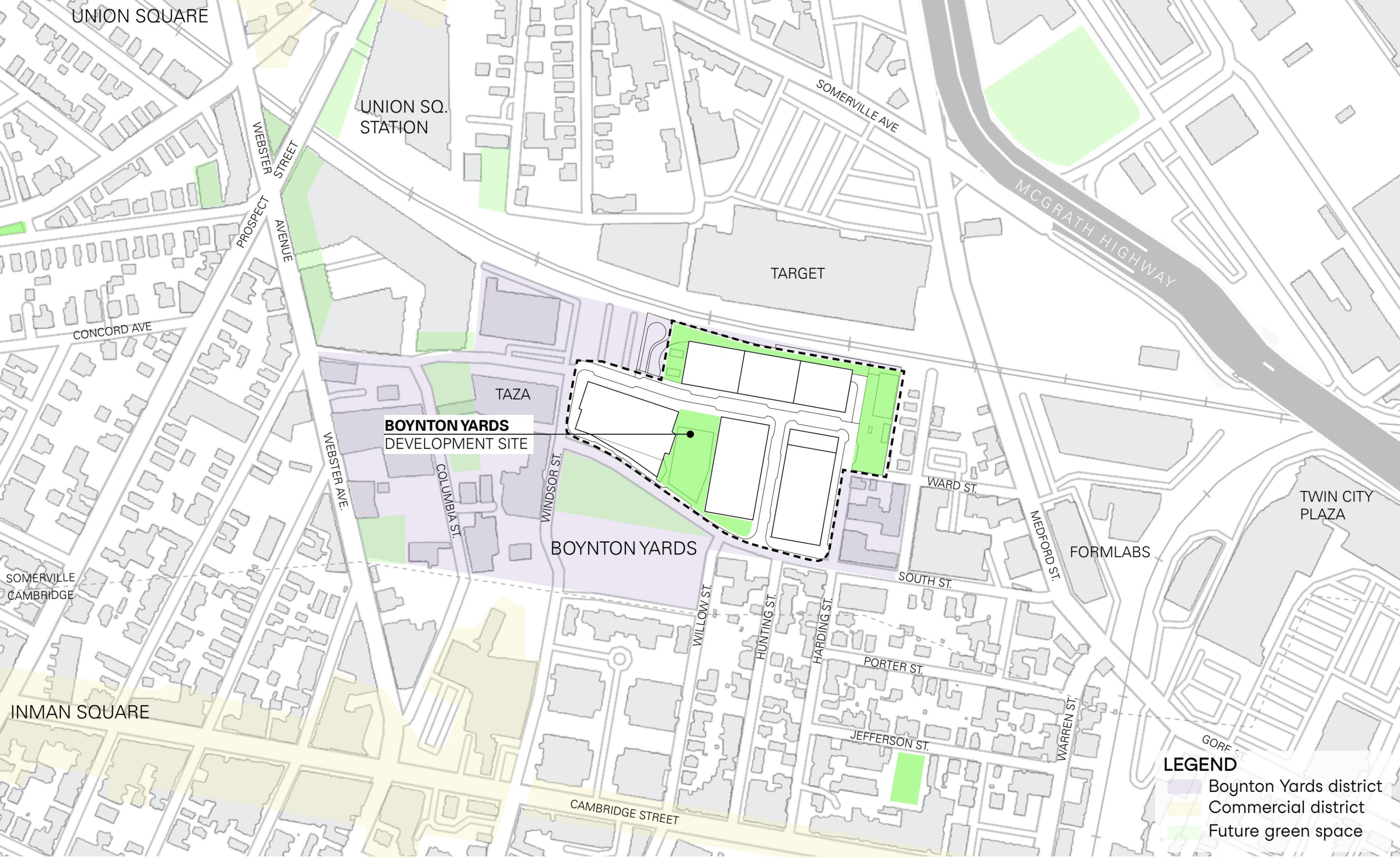
- 20% Civic space
- 75% Commercial Gross sf
  - 10% arts/creative
  - 5% community center (20k)
- 25% Residential Gross sf
- Net zero or LEED platinum buildings



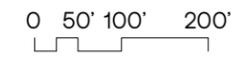
# Committing to City of Somerville's Urban Design Framework

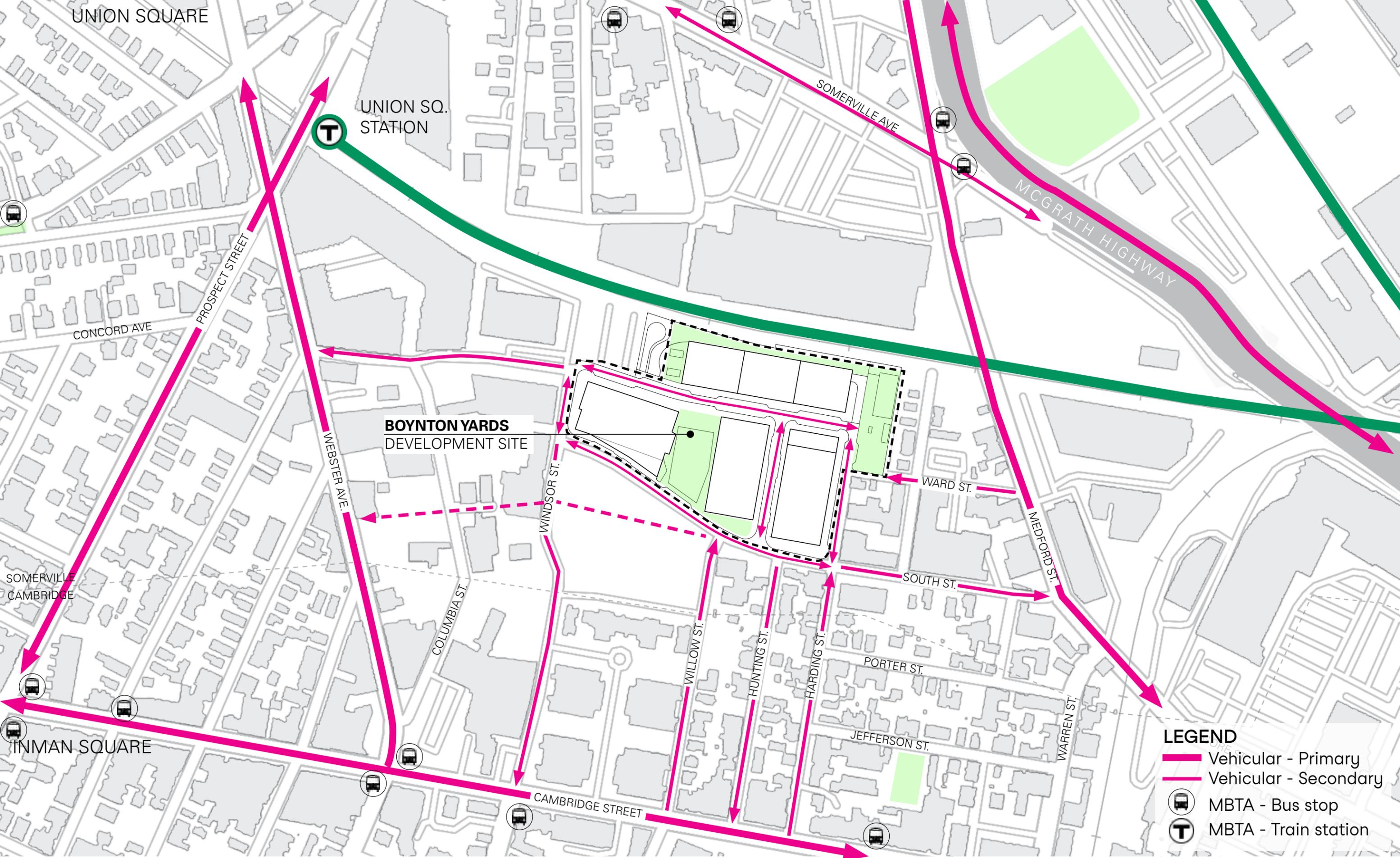
- Walkable street network
- Prioritize land division for commercial bldg and parking floor plates
- Provide 2.5 acres of new civic spaces
- Provide space for art/creative uses
- Dedicate space to new community center
- Provide residential to create 18-hour neighborhood



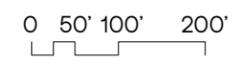


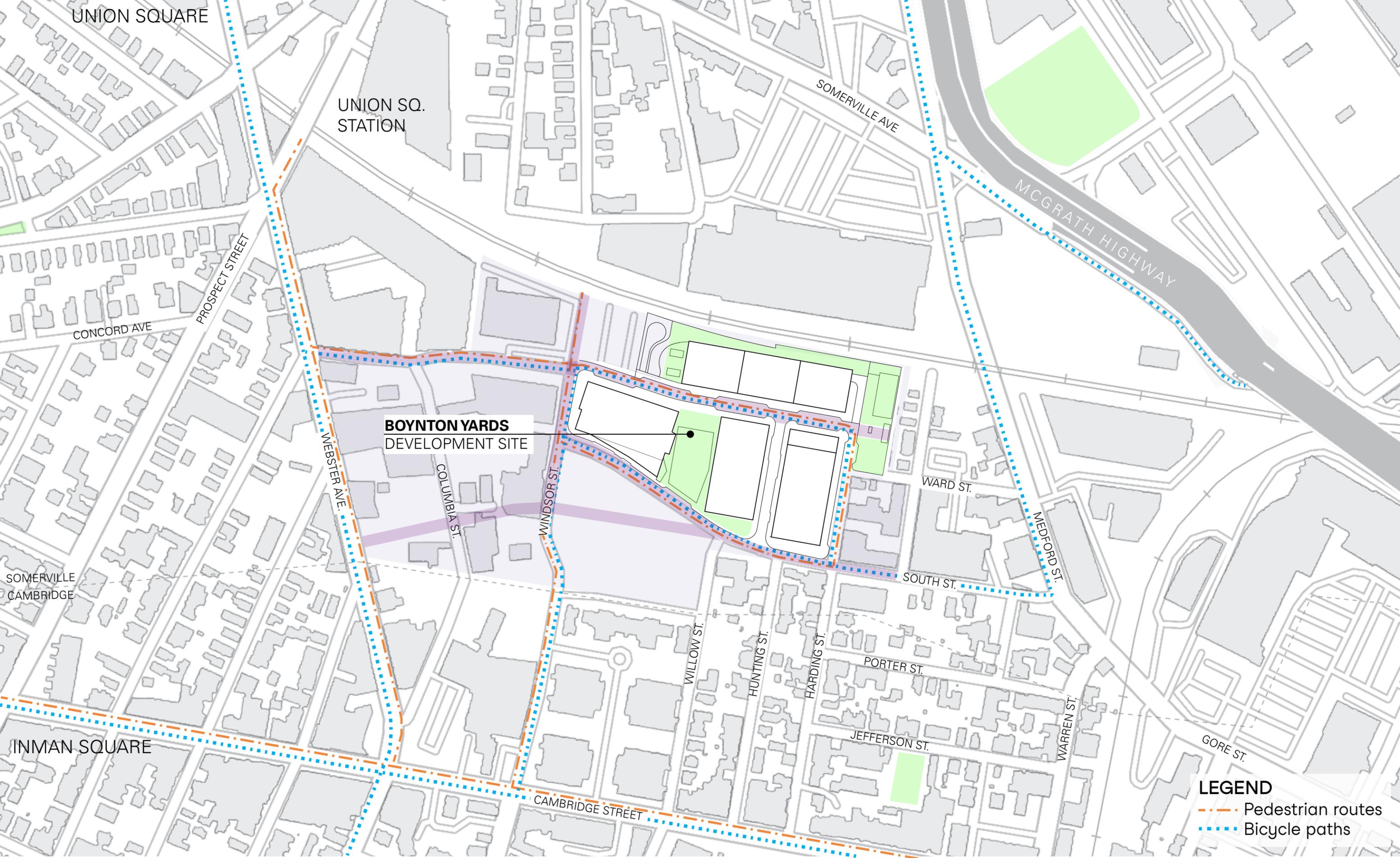
**NEIGHBORHOOD PLAN - DISTRICTS & OPEN SPACES**





**CONNECTIVITY - VEHICULAR CIRCULATION & TRANSIT**





**BOYNTON YARDS**  
DEVELOPMENT SITE

**LEGEND**  
 - - - Pedestrian routes  
 . . . Bicycle paths

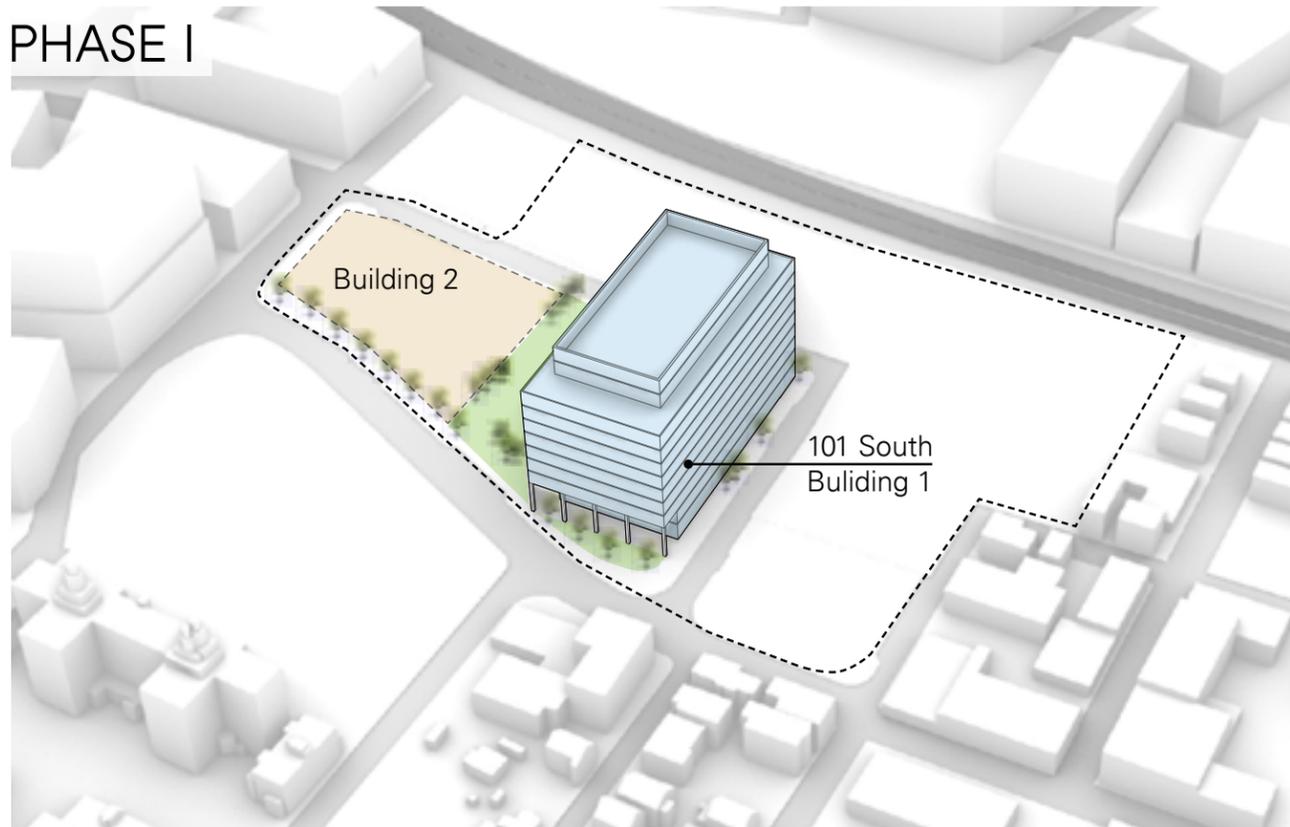
**CONNECTIVITY - THOROUGHFARES, PEDESTRIANS, BICYCLES**

0 50' 100' 200' **BOYNTON — YARDS**



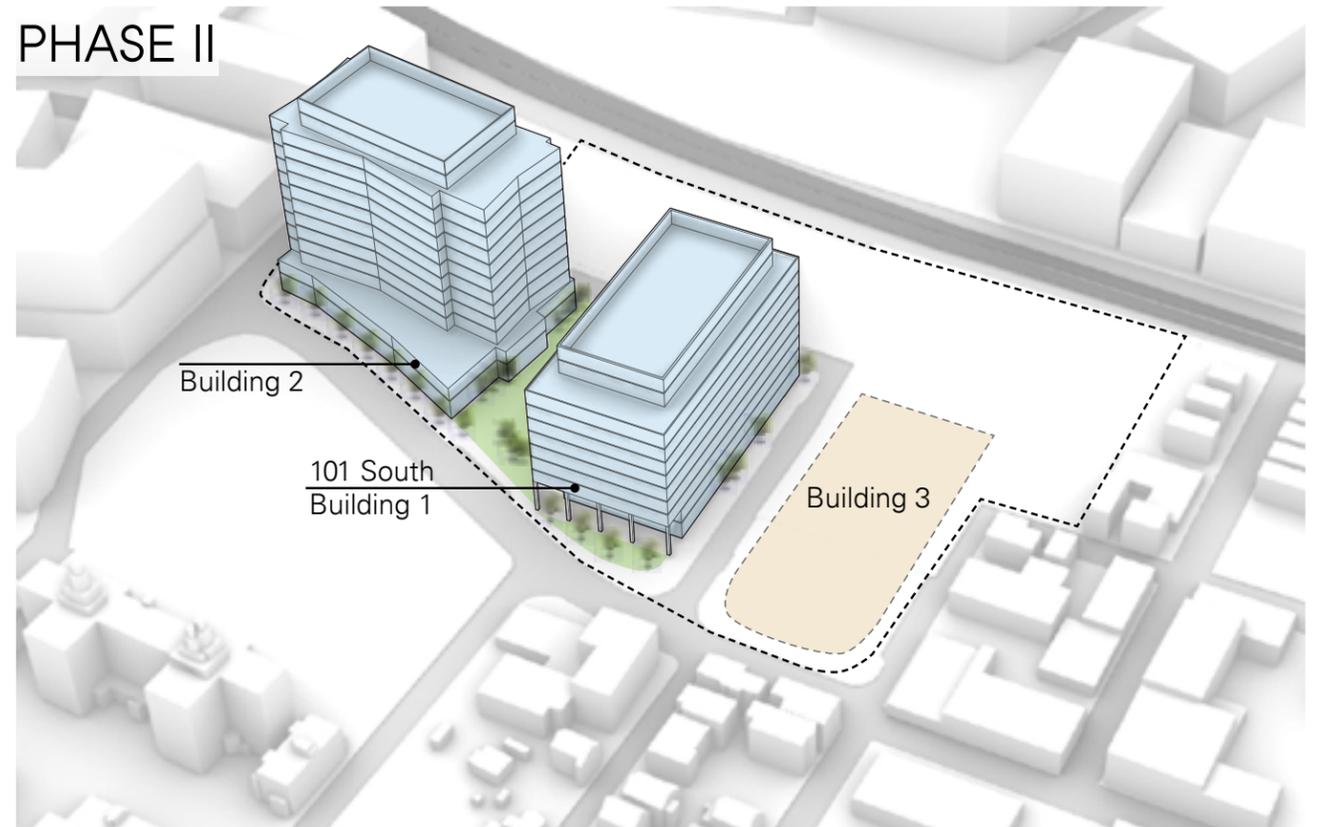
**PEDESTRIAN FRIENDLY PATHS AND ROADS**

### PHASE I



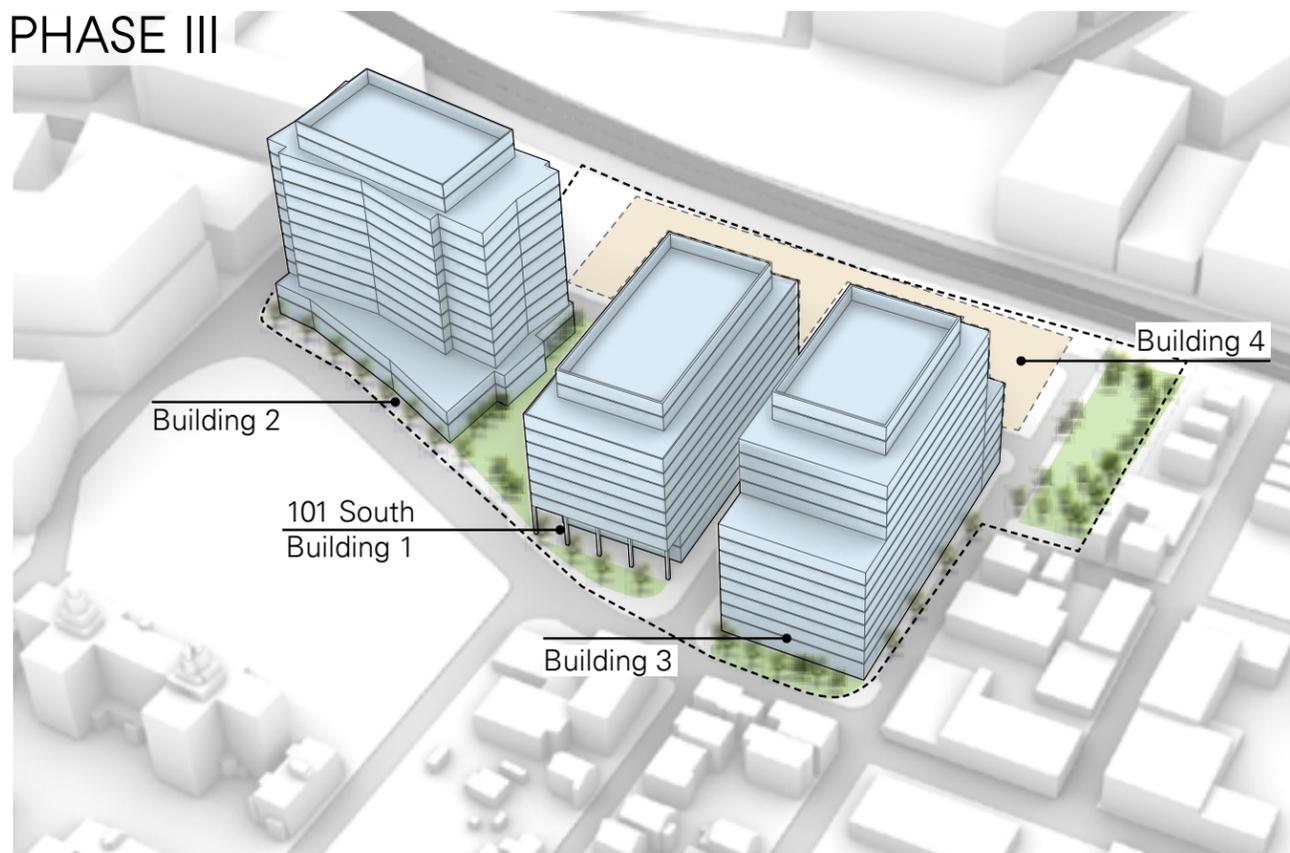
Building 1 (101 South St), temp green completion Summer 2021. Building 2 in planning.

### PHASE II



Building 2 construction completion Spring 2023. Building 3 in design/planning.

### PHASE III



Building 3 construction completion Spring 2025. Building 4 in design/planning.

### PHASE IV



Building 4 delivered - date TBD.

## MASTER PLAN PHASING

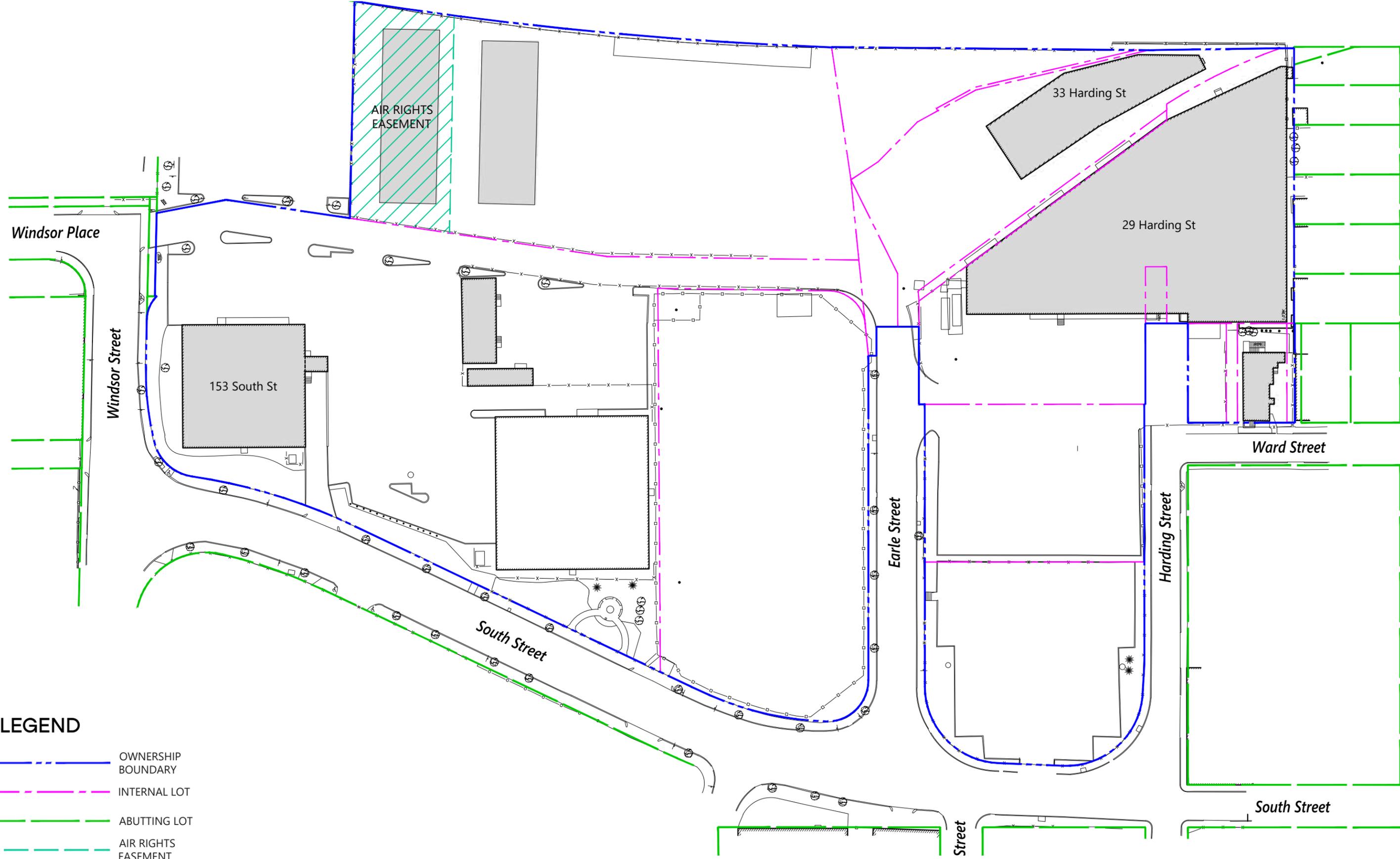
# THE SITE

BOYNTON

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# EXISTING CONDITION



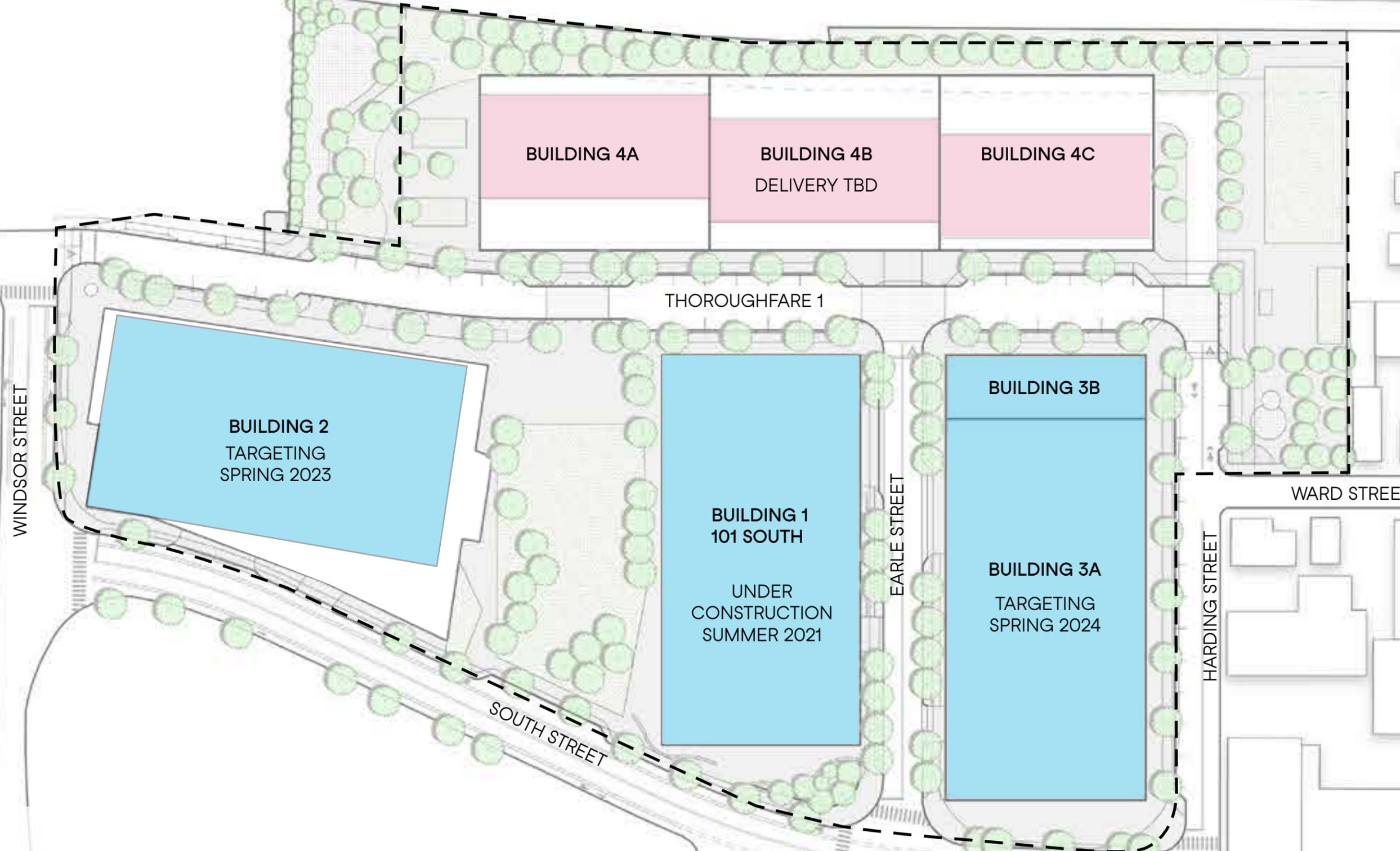
- LEGEND**
- - - OWNERSHIP BOUNDARY
  - - - INTERNAL LOT
  - - - ABUTTING LOT
  - - - AIR RIGHTS EASEMENT

# MASTER PLAN



BUILDING	PROGRAM		AREA
BUILDING 1 (101 SOUTH ST)	OFFICE/LAB	9 levels	270,000sf
BUILDING 2	OFFICE/LAB	12 levels	366,000sf
BUILDING 3A	OFFICE/LAB	12 levels	351,000sf
BUILDING 3B	OFFICE/LAB	6 levels	30,000sf
BUILDING 4A	RESIDENTIAL	16 levels	167,000sf
BUILDING 4B	RESIDENTIAL	11 levels	119,000sf
BUILDING 4C	RESIDENTIAL	6 levels	62,000sf
<b>TOTAL</b>			<b>1,365,000sf</b>

# PROGRAM PLAN/ AREAS



## LEGEND

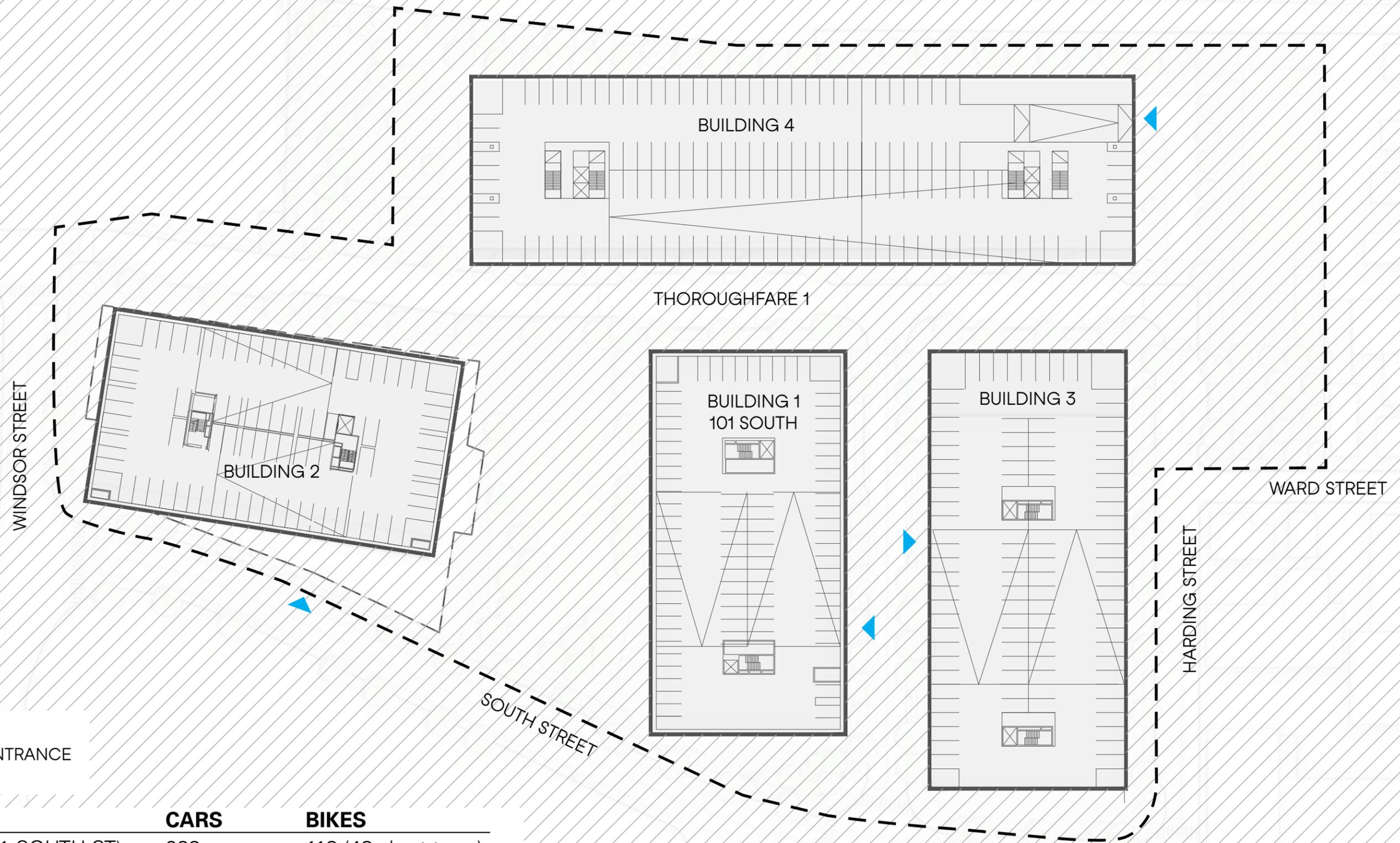
- COMMERCIAL (75%)      984,500sf
- RESIDENTIAL (25%)      338,000sf
- CIVIC SPACE (20% land area)
- ART/CREATIVE ENTERPRISE (10% of commercial sf)
- COMMUNITY CENTER 20,000sf

**GROUND FLOOR/  
ACTIVE USE**



- LEGEND**
- LOBBY/ACTIVE USE
  - RETAIL/ARTS
  - SERVICE/BACK OF HOUSE
  - PUBLIC ENTRANCE
  - PARKING ENTRANCE
  - LOADING DOCK

# TYPICAL PARKING PLAN/ ACCESS



- PARKING
- PARKING ENTRANCE (ABOVE)

BUILDING	CARS	BIKES
BUILDING 1 (101 SOUTH ST)	233	118 (48 short term)
BUILDING 2	240-270	69 (21 short term)
BUILDING 3	240-270	73 (23 short term)
BUILDING 4	240-270	331 (37 short term)



**BUILDING 2**  
Height | 185'

**BUILDING 4A**  
Height | 183'

**BUILDING 4B**  
Height | 128'

**BUILDING 4C**  
Height | 73'

**BUILDING 1**  
101 SOUTH ST  
Height | 133'

**BUILDING 3B**  
Height | 95'

**BUILDING 3A**  
Height | 185'

**MASSING - SOUTH ST. AS EXISTS**



**BUILDING 2**  
Height | 185'

**BUILDING 4A**  
Height | 183'

**BUILDING 4B**  
Height | 128'

**BUILDING 4C**  
Height | 73'

**BUILDING 1**  
101 SOUTH ST  
Height | 133'

**BUILDING 3B**  
Height | 95'

**BUILDING 3A**  
Height | 185'

**MASSING - SOUTH ST. REALIGNED**

# LANDSCAPE PLAN OPEN/CIVIC SPACE



**PUBLIC SQUARE/FESTIVAL STREET**

- CAFE SEATING
- PASSIVE SPACE
- PERFORMANCE SPACE
- WATER

**CIVIC SPACE 3**

- SEATING
- WATER FEATURE
- DOG PARK
- ART
- PERFORMANCE SPACE

**POCKET PLAZA**

- CAFE SEATING
- GATEWAY

**CIVIC SPACE 2**

- CAFE SEATING
- PERFORMANCE SPACE
- URBAN AGRICULTURE
- PASSIVE SPACE
- NATURE-BASED AND EDUCATIONAL ELEMENTS
- WATER

**CIVIC SPACE 1**

- CAFE SEATING
- LANDMARK
- PASSIVE SPACE
- SKATE RINK/PARK (TEMPORARY)
- MOVIE/ PERFORMANCES
- FLEXIBLE POP-UP EVENT SPACE

**POCKET PLAZA**

- CAFE SEATING
- ART
- FOOD TRUCKS

**POCKET PLAZA**

- CAFE SEATING
- GATEWAY

CIVIC SPACE	AREA
CIVIC SPACE 1	22,360 SF
CIVIC SPACE 2	16,904 SF
CIVIC SPACE 3	7,142 SF
<b>TOTAL PROVIDED (20%)</b>	<b>46,406 SF</b>
<b>TOTAL OPEN SPACE</b>	<b>52% OF SITE</b>



OPEN COMMON GREEN SPACES



**GROUND FLOOR RETAIL/ACTIVE USE**

# TRANSPORTATION & UTILITIES

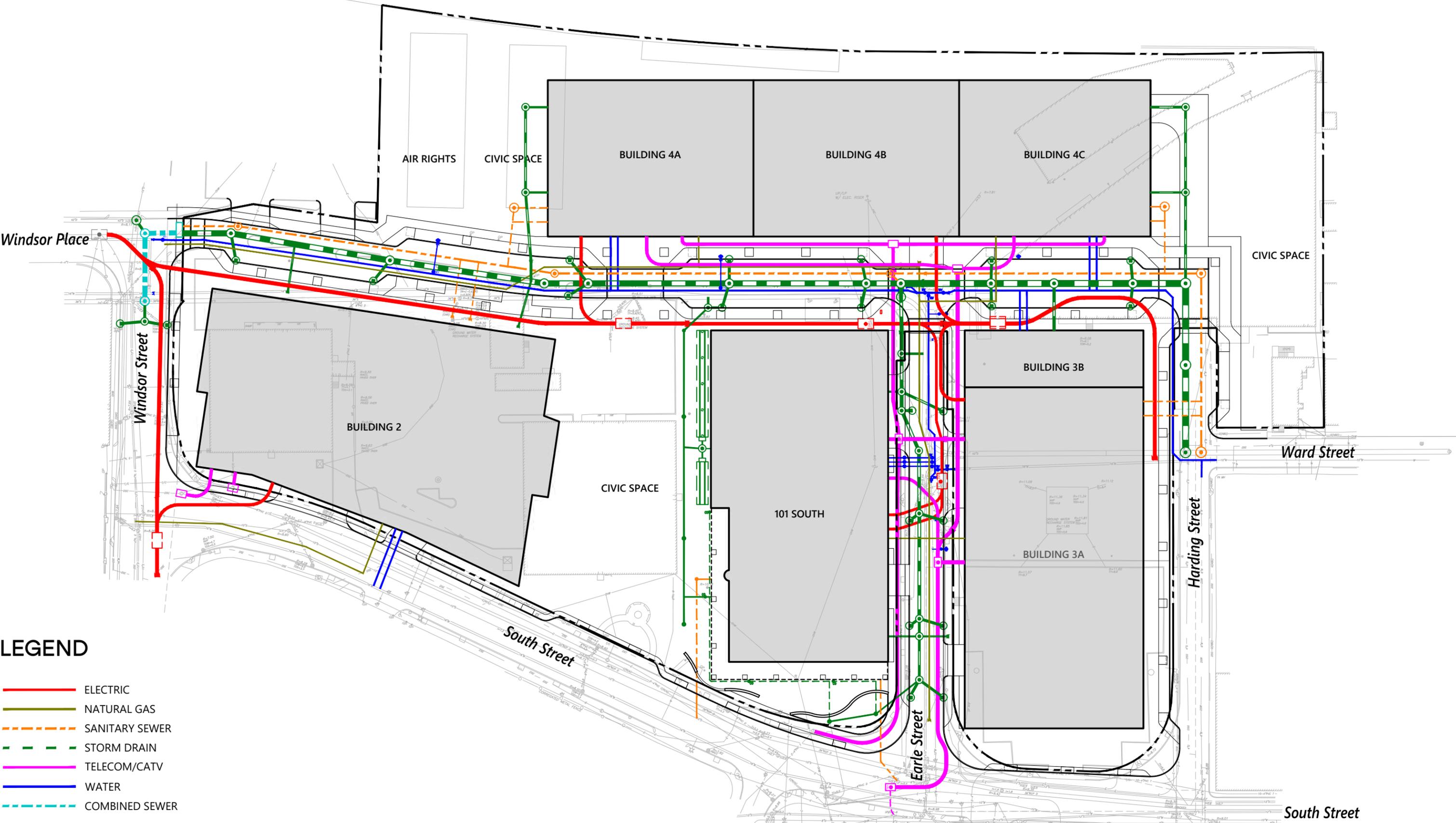
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# MOBILITY/MITIGATION PLAN



# UTILITY INFRASTRUCTURE PLAN



## LEGEND

- ELECTRIC
- NATURAL GAS
- - - SANITARY SEWER
- - - STORM DRAIN
- TELECOM/CATV
- WATER
- - - COMBINED SEWER

# SUSTAINABILITY

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# Setting Framework Principles for a Sustainable Master Plan

The master plan defines 5 KEY AREAS where specific goals are set to ensure the overall sustainability of the plan.

Goals to be developed in further detail with the design and development of every building.

- **Neighborhood Integration & Wellness**
- Carbon
- Water
- Energy
- Resilience

## Neighborhood Integration & Wellness

- Open spaces for the community
- Accessible pedestrian paths to buildings and open space
- Connections to full hierarchy of transport
- Large tree canopy to reduce heat island and provide cool clean air
- Tree species diversity
- Daylight and glare control
- Biophilic natural design elements
- Touchless technology

## Carbon

- Reduction in embodied carbon through material selection and technologies that reduce carbon footprint
- Reduction in GHG emissions

## Water

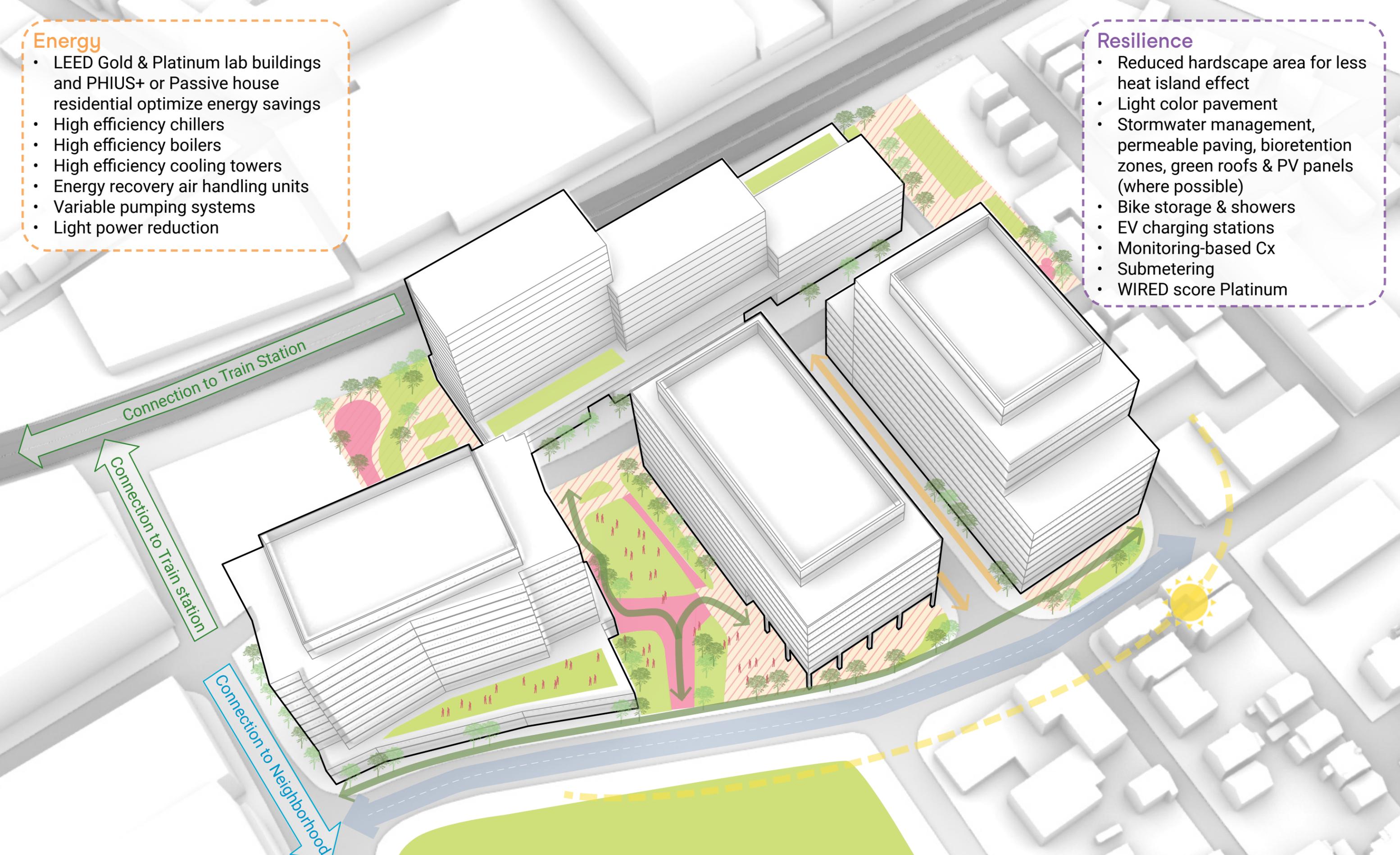
- Reduction in potable water use
- Low flow and low flush plumbing fixtures
- Optimize cooling tower cycle
- Upgrade existing storm & sewer infrastructure

## Energy

- LEED Gold & Platinum lab buildings and PHIUS+ or Passive house residential optimize energy savings
- High efficiency chillers
- High efficiency boilers
- High efficiency cooling towers
- Energy recovery air handling units
- Variable pumping systems
- Light power reduction

## Resilience

- Reduced hardscape area for less heat island effect
- Light color pavement
- Stormwater management, permeable paving, bioretention zones, green roofs & PV panels (where possible)
- Bike storage & showers
- EV charging stations
- Monitoring-based Cx
- Submetering
- WIRED score Platinum



# COMMUNITY

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# Covid Response



## TECHNOLOGY

- Smart buildings that are data driven
- Data analytics on cloud based platform
- Reports to provide performance data

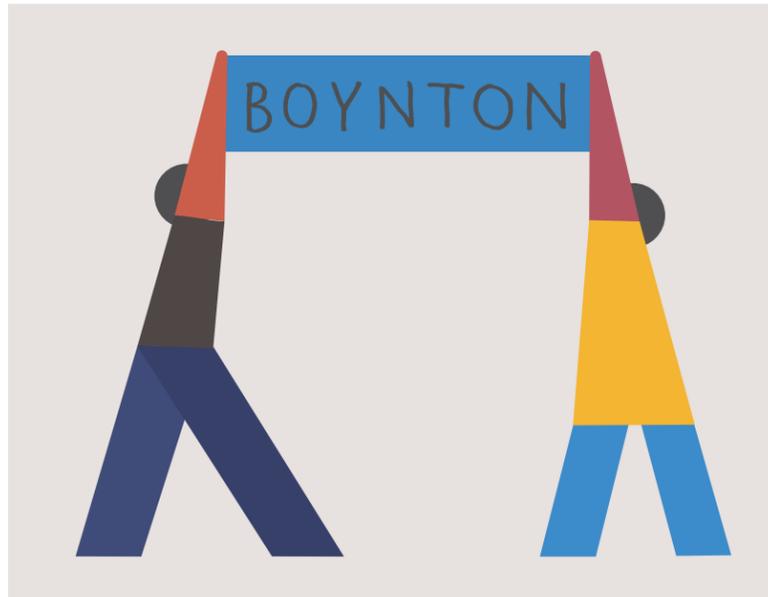
## INDOOR AIR QUALITY

- Core + Shell: MERV 16 filter
- Tenant Fit-Out: MERV 16+ capable
- 100% dedicated outdoor air system
- High number of air exchanges/hour
- Minimized air infiltration at facade

## OUTDOOR AIR QUALITY

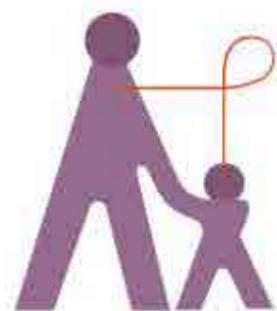
- Tree canopy
- Landscape

# Community Response



- Diversity and Inclusion
- ADA, MAAB
- Linkage fees
- Job Creation and Retention Trust - Green Line Extension
- Community Benefits Affordable Housing Trust
- Somerville School System
  - Citizen Schools program
  - Career and Technical Education
- Pest control program

# Community Benefits



## ECONOMIC BENEFITS

- \$24 MILLION combined community benefits
- \$12 MILLION in annual real estate taxes
- \$10 MILLION to Affordable Housing Trust
- \$2.5 MILLION to Green Line Extension



## OPEN SPACE BENEFITS

- 3.5 ACRES dedicated to public realm (52% of land area)
- 46,500 SF Civic space (20%)
- 53,523 SF streets and sidewalks
- 3 MILLION GALLON detention tank & pump station



## ADDITIONAL COMMUNITY BENEFITS

- PHASE I LEED Gold Lab building
- PHASE II+III LEED Platinum Lab buildings
- PHASE IV Zero carbon or PHIUS+ residential buildings
- UNDERGROUND PARKING available to public
- AFFORDABLE HOUSING 20%
- JOBS 4000 permanent, 500 construction jobs



**THANK YOU**

[WWW.BOYNTONYARDS.COM](http://WWW.BOYNTONYARDS.COM)