

BOYNTON YARDS

Planning Board Hearing
September 17, 2020



Master Plan Special Permits

Purview of the Planning Board



Regulated by MPD-BY

- Required thoroughfares
- 5% of commercial SF/20,000 SF dedicated to Community Center
- 20% civic space
- 75% or greater commercial floor space
- 10% of commercial SF dedicated to Arts & Creative Economy

Findings MPD-BY

- Consistency with SomerVision, existing policy plans, including UDF
- Zoning district intent
- Alignment and connectivity of thoroughfare network
- GFA of different use categories
- Mitigation proposed to alleviate adverse impacts on utility infrastructure
- Proposed development phasing
- Proposed on-street parking

Conditions

- May ensure compliance with the Board's findings
- Must have rational nexus to potential impacts
- The PB shall require applicants to provide for infrastructure, transportation, and community impact mitigation
- The PB shall establish construction permitting phasing requirements

What a MPSP does

- The MPSP locks in overall entitlement within a development site boundary but buildings, civic spaces, and thoroughfares all require additional development review
- Future changes, if minor, can be approved by Planning Director, if major, require public hearing.

Where we are today

- A complete application that complies with zoning
- Staff memo published with the description and analysis the project
- The next staff memo published will include findings and proposed conditions
- The Planning Board will consider these findings and proposed conditions in their deliberation at future meetings

Union Square NP

Follow Up Items



Neighborhood planning is like retirement planning for individuals – if you don't set goals for where you want to be, it is almost certain you won't reach your goal for the future.

Somerville's neighborhood planning efforts bring together the community, City, stakeholders, and consultants to figure out and then document our desired outcomes.

A plan takes into consideration what we know at the time but does not substitute for further investigation.



Planning to Doing

Each neighborhood plan is 20-30 years
of implementation!

Earle Street Underpass

Plan conveys vehicular, pedestrian, cyclist underpass taking into account structural support only.

In reality, there's additional infrastructure under tracks which would render this idea infeasible.



If not under, over for cyclists and pedestrians

Propose condition that 'does not preclude' connection at Civic Space 3.

Place responsibility for its future construction on the Union Square East zoning expansion.



NP - Off Street Path



Green -
Protected
Bikeway

Blue -
Bike Lane

Pink -
Shared St.

Blue (thin) -
Off St. Path

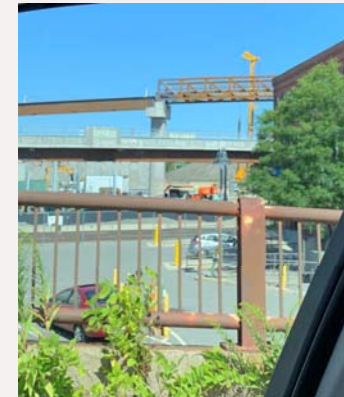
Off Street Path

D3 & BY Overlay

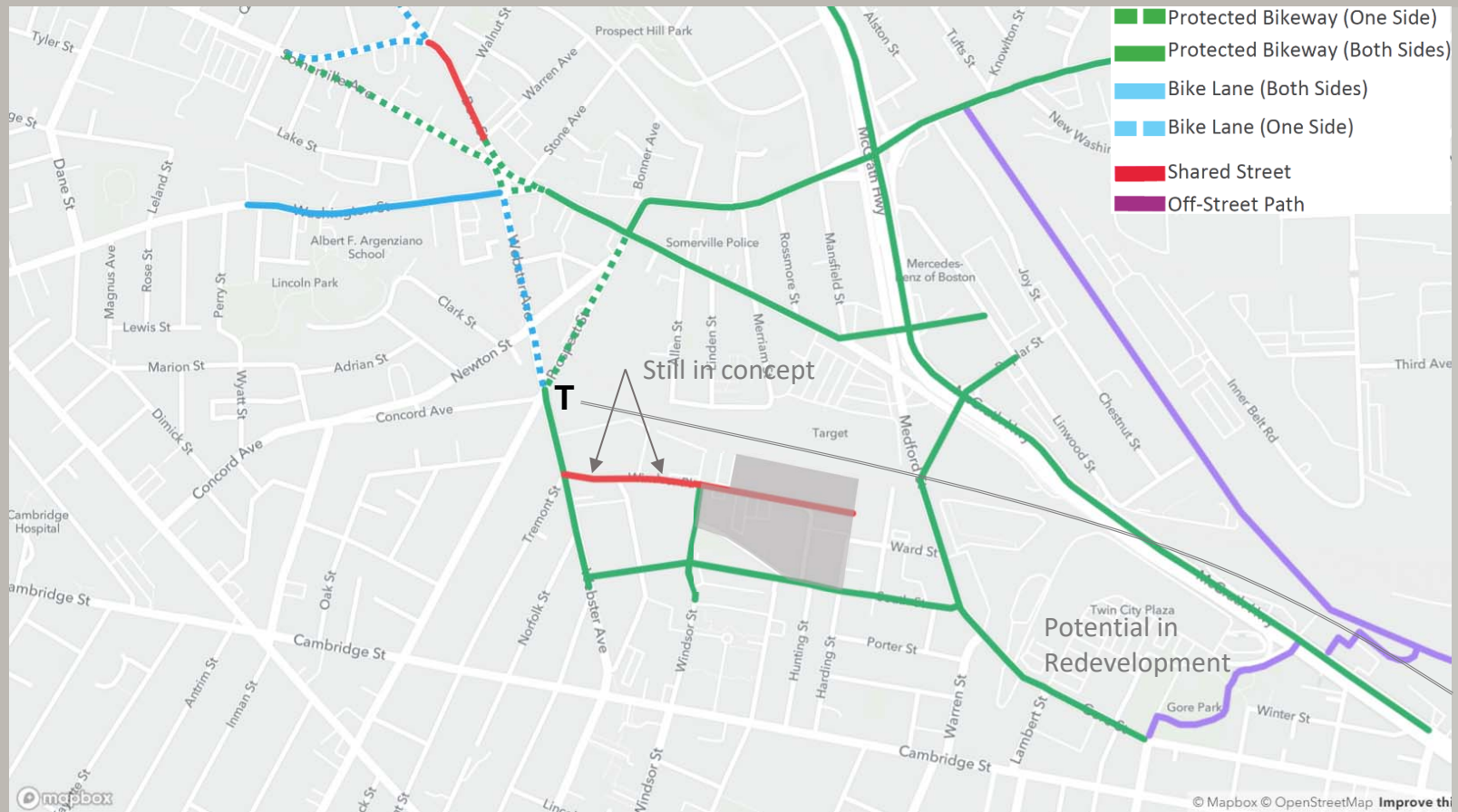
Path is feasible by conditions of do not preclude along RR abutters

Eastward Challenges

Rail ROW did not plan for off-street path including Medford Street bridge section.

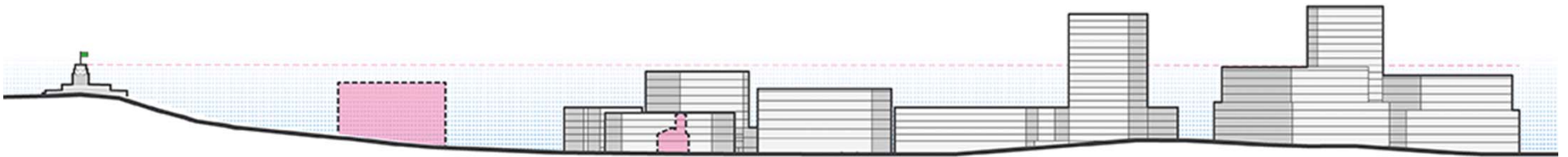


Proposed Alternative



Prospect Hill Monument

- Honor the Prospect Hill Landmark
- Creating an Iconic Skyline



Honor the Prospect Hill Landmark

Preserving view of Prospect Hill Tower will work against the employment/residential density desired in NP.

Instead, maintain existing vista on Windsor Street.



View from 101 South Street Front Door, future Civic Space 1

Creating an Iconic Skyline

Propose condition for more views of development site from Prospect Hill Tower during Site Plan Approval stages.

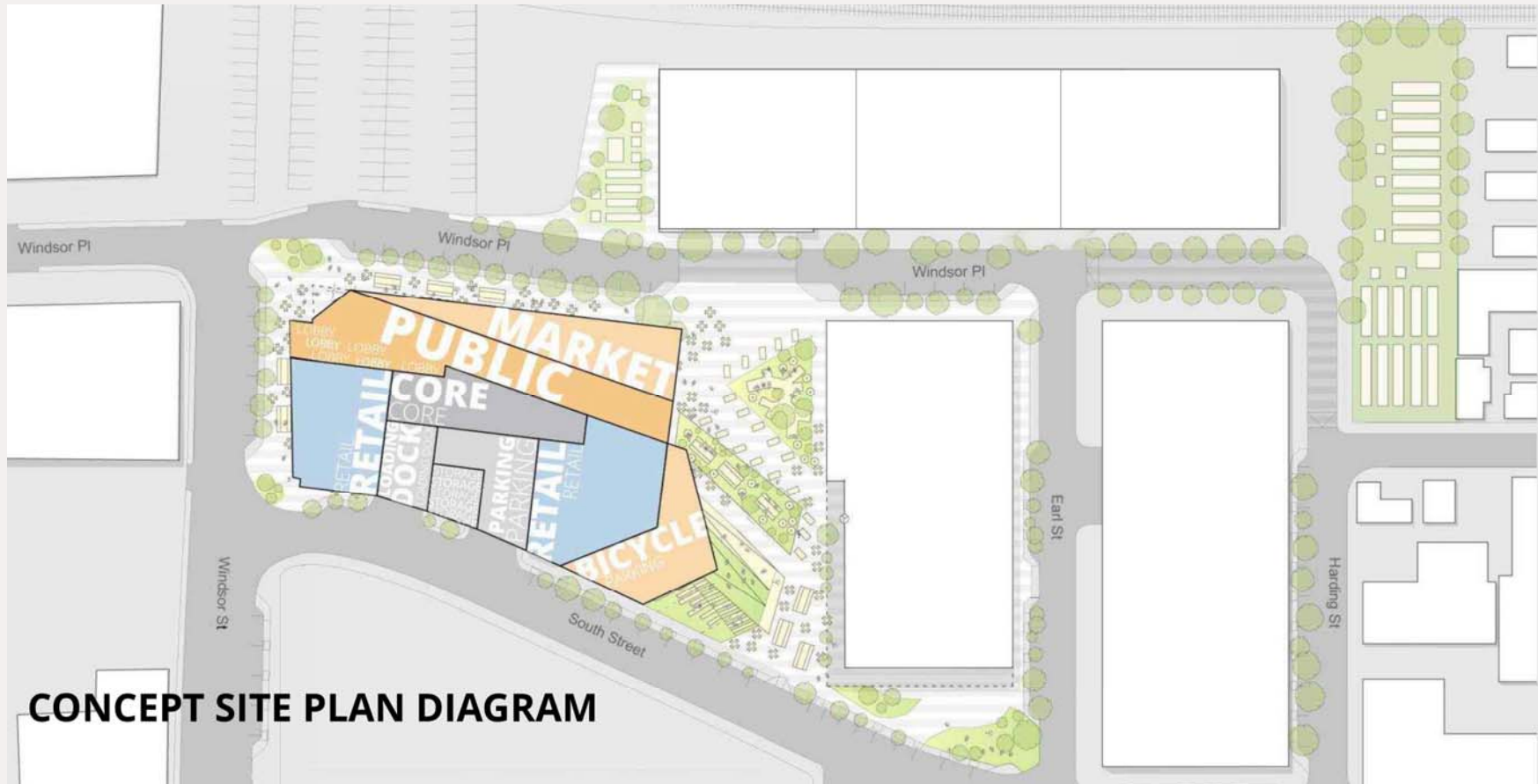


Design Development

Additional Graphics Material

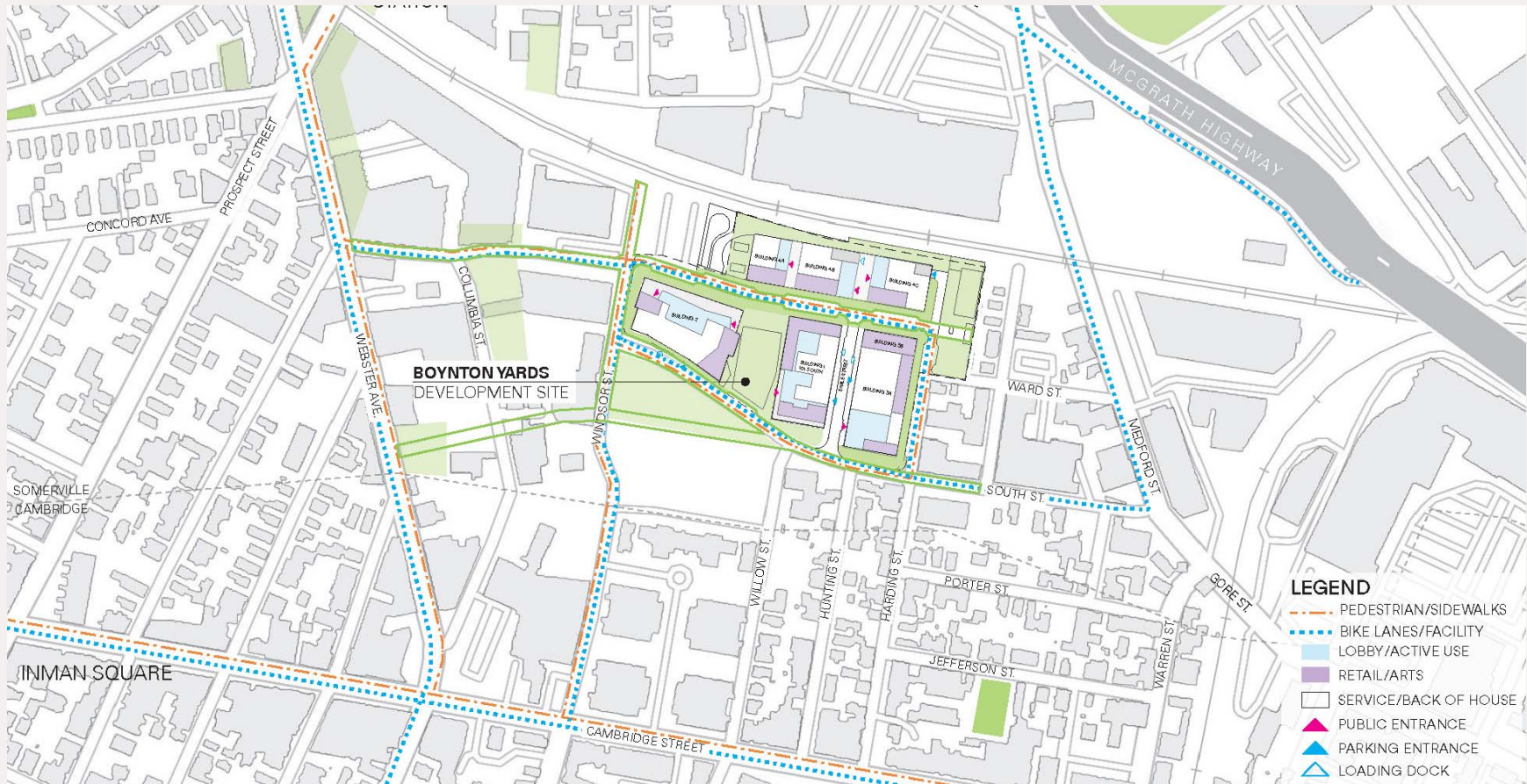


Site Plan Diagram

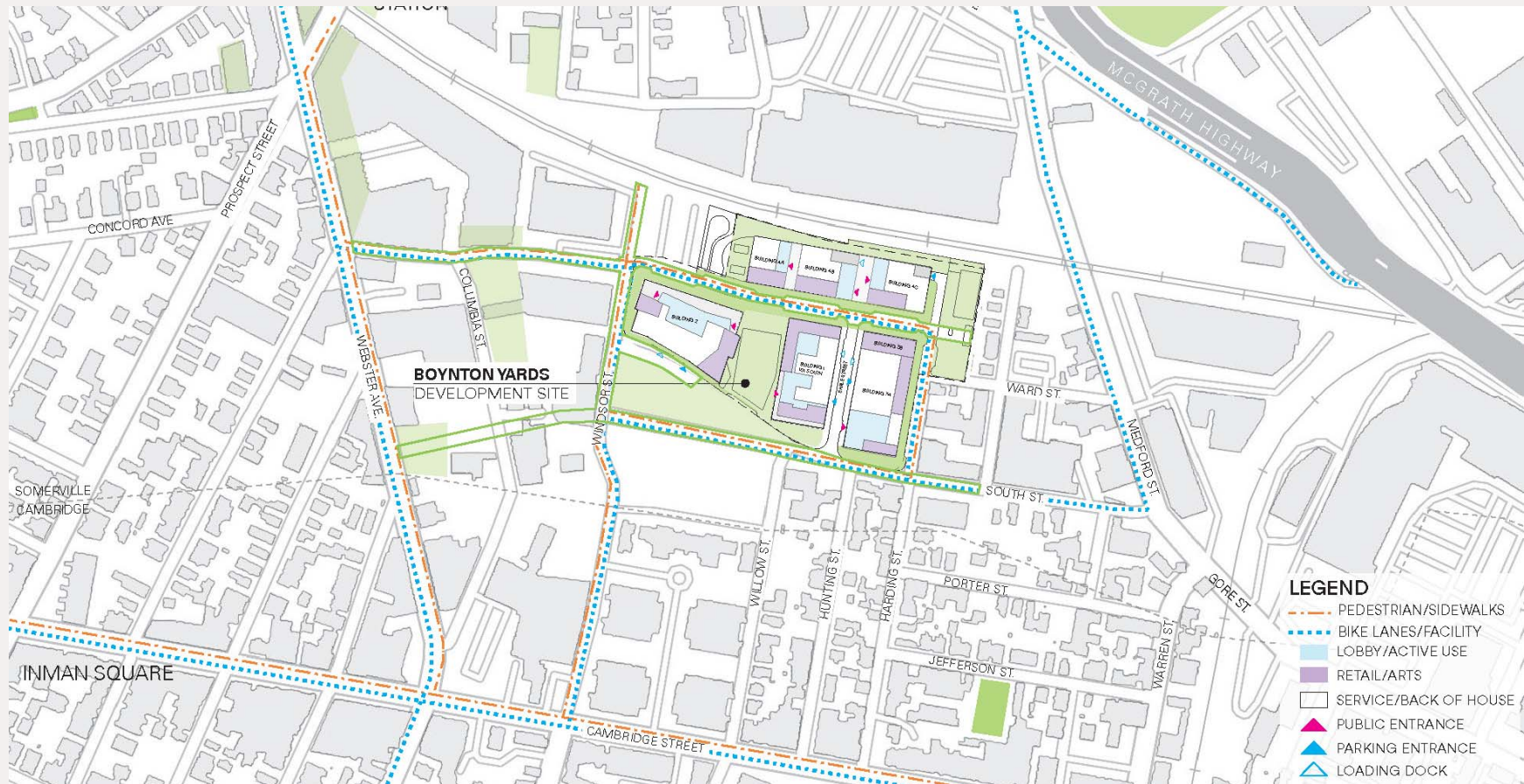


CONCEPT SITE PLAN DIAGRAM

Site Plan Diagram



Site Plan Diagram



Model Views



View from Union Square

Model Views



View from West of Union Square Development

Model Views



View from Prospect Hill Monument



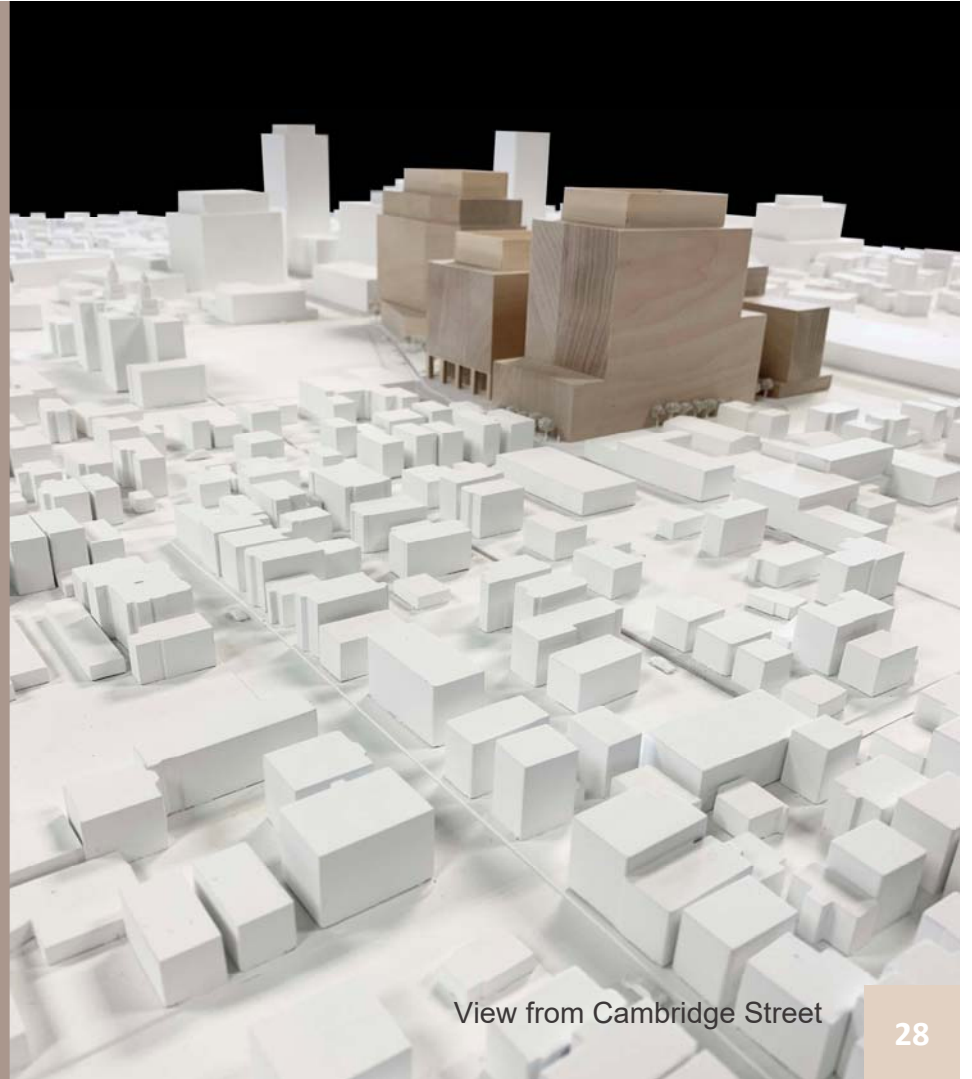
Model Views



View from West



View from future Union station



View from Cambridge Street

Next Steps



Staff Memo

- The published staff memo describes and analyzes the project
- The next staff memo will include the findings and proposed conditions.
- October PB Hearing dates are October 1 & 15th

Conditions

- Remember, any proposed conditions have to fall within these ‘buckets.’
 - May ensure compliance with the Board’s findings
 - Must have rational nexus to potential impacts
 - The PB shall require applicants to provide for utility infrastructure, transportation, and community impact mitigation
 - The PB shall establish construction permitting phasing requirements

Conditions

Utility Infrastructure

- Boynton Yards needs significant infrastructure investment to achieve the type of buildings envisioned in the plan. Staff has been working on a shared cost model that distributes costs across the district and be conditioned in a covenant.

Conditions

Transportation

- Although the developer is building a new street and improving existing streets in the district in the MPSP, there will be a proposed condition to improve nearby intersections on the edges of Boynton Yards.
- \$2.40/sf for GLX that helps pay off ½ of the City's required \$50M GLX contributions to the Commonwealth

Conditions

Community Impact

- Zoning requires substantial community benefits:
 - Housing Linkage - \$10/sf
 - Jobs Linkage - \$2.54/sf
 - Inclusionary Housing – 20%
- Voluntary Contributions by Covenant:
 - Community Benefits \$1.40/sf
 - Additional Mitigation \$2/sf

Conditions

- Voluntary contribution rates
 - are adjusted for inflation
 - fund stabilization accounts used to fund City capital needs or distributed to community groups
 - can be credited toward work completed

Questions?