

SOMERVILLE REDEVELOPMENT AUTHORITY
OCTOBER 20, 2021

BOYNTON YARDS UPDATES

BOYNTON  YARDS

BUILDING UPDATES

BOYNTON

YARDS





101 SOUTH ST COMPLETE



TEMP CIVIC SPACE



Upcoming Events

Saturday, October 23 (Taza Parking Lot)

BYtoberfest (Portico Brewing, Food Vendors, Artists, Games, Bike Demo, and Music from ONCE)

Monday, November 20 (Taza Parking Lot)

Thankful Event (Donations, Food vendors, Games)

SITE ACTIVATION & EVENTS



BUILDING 2 VIEW FROM SOUTH & WINDSOR ST



BUILDING 2 VIEW FROM CVIC SPACE 1

MASTER PLAN UPDATE

BOYNTON
YARDS



T UNION SQUARE



EXISTING CONDITION

BOYNTON—YARDS

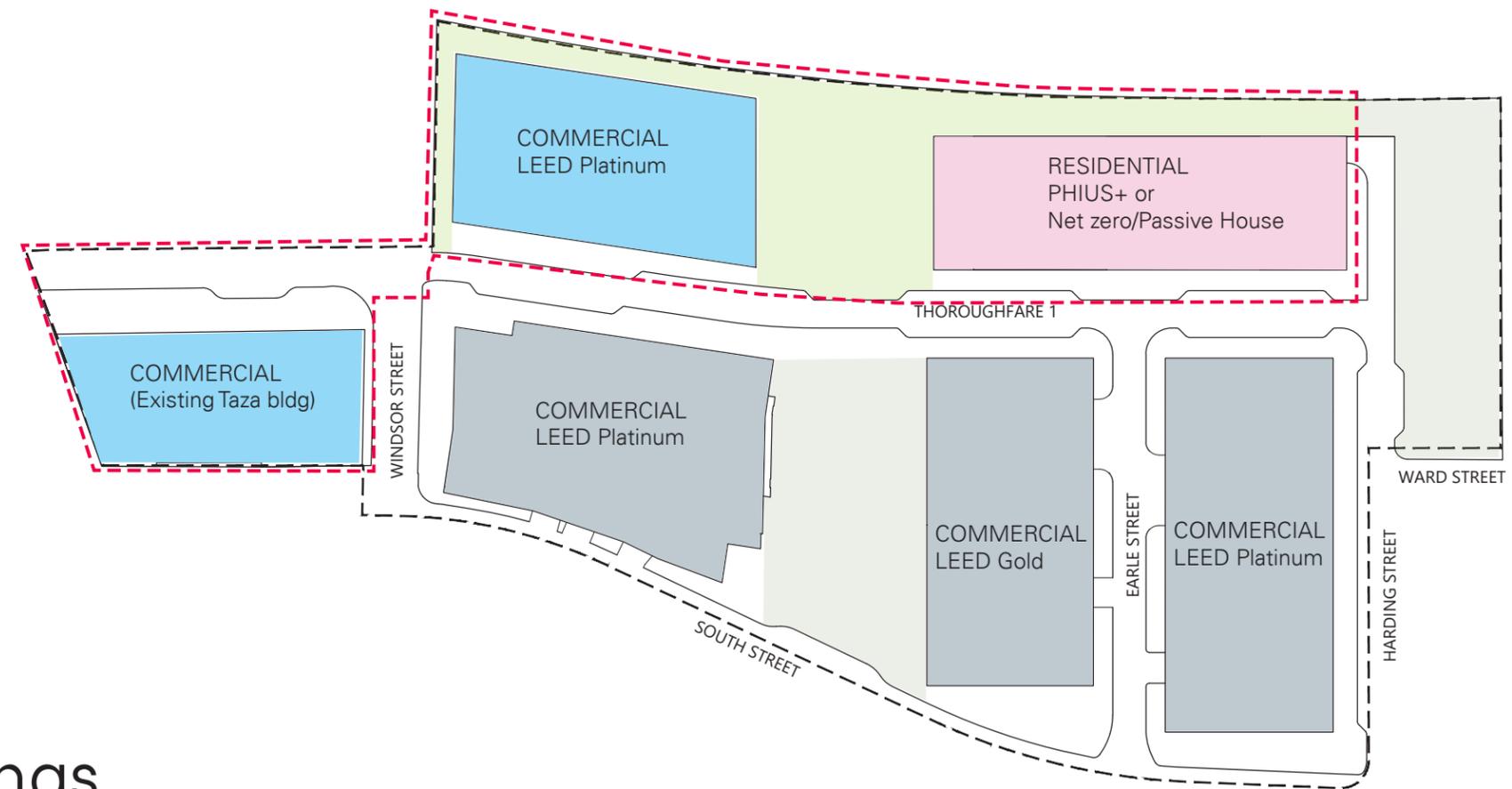
APPROVED MASTER PLAN SPECIAL PERMIT



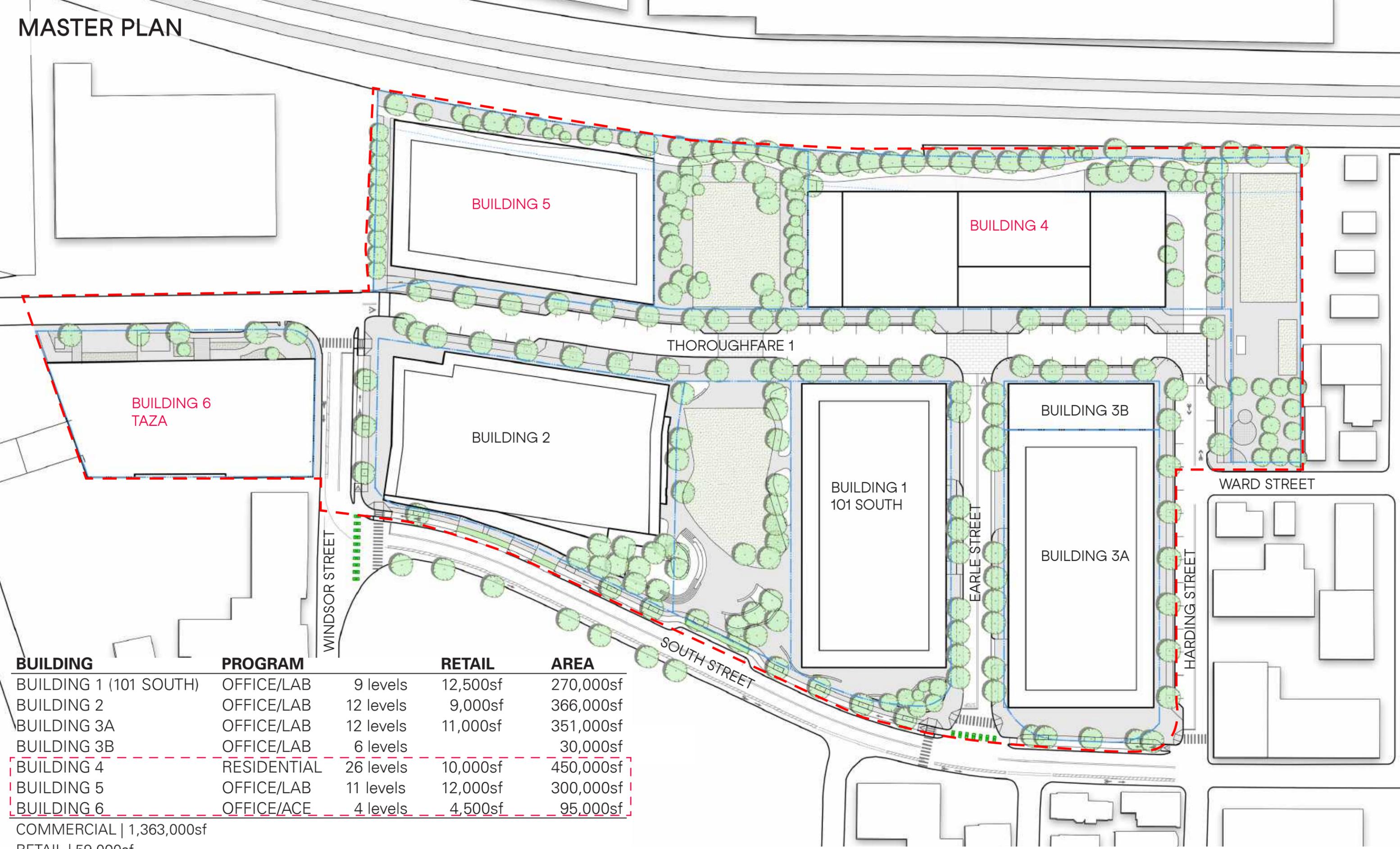
BUILDING	PROGRAM		AREA
BUILDING 1 (101 SOUTH ST)	OFFICE/LAB	9 levels	270,000sf
BUILDING 2	OFFICE/LAB	12 levels	366,000sf
BUILDING 3A	OFFICE/LAB	12 levels	351,000sf
BUILDING 3B	OFFICE/LAB	6 levels	30,000sf
BUILDING 4A	RESIDENTIAL	16 levels	167,000sf
BUILDING 4B	RESIDENTIAL	11 levels	119,000sf
BUILDING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

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



MASTER PLAN

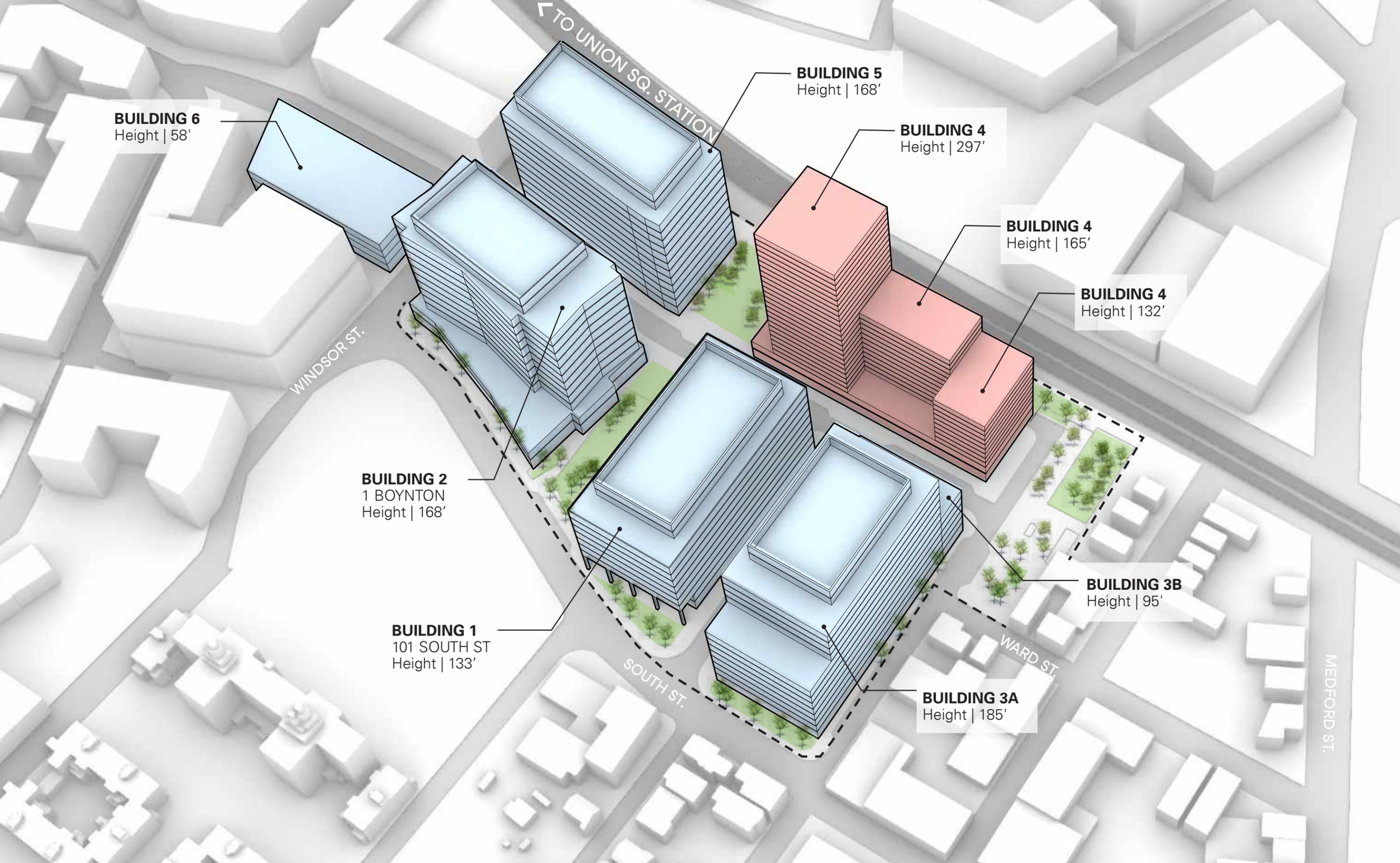


BUILDING	PROGRAM		RETAIL	AREA
BUILDING 1 (101 SOUTH)	OFFICE/LAB	9 levels	12,500sf	270,000sf
BUILDING 2	OFFICE/LAB	12 levels	9,000sf	366,000sf
BUILDING 3A	OFFICE/LAB	12 levels	11,000sf	351,000sf
BUILDING 3B	OFFICE/LAB	6 levels		30,000sf
BUILDING 4	RESIDENTIAL	26 levels	10,000sf	450,000sf
BUILDING 5	OFFICE/LAB	11 levels	12,000sf	300,000sf
BUILDING 6	OFFICE/ACE	4 levels	4,500sf	95,000sf

COMMERCIAL | 1,363,000sf
 RETAIL | 59,000sf
 RESIDENTIAL | 440,000sf

TOTAL AREAS **1,862,000sf**





BUILDING 6
Height | 58'

BUILDING 5
Height | 168'

BUILDING 4
Height | 297'

BUILDING 4
Height | 165'

BUILDING 4
Height | 132'

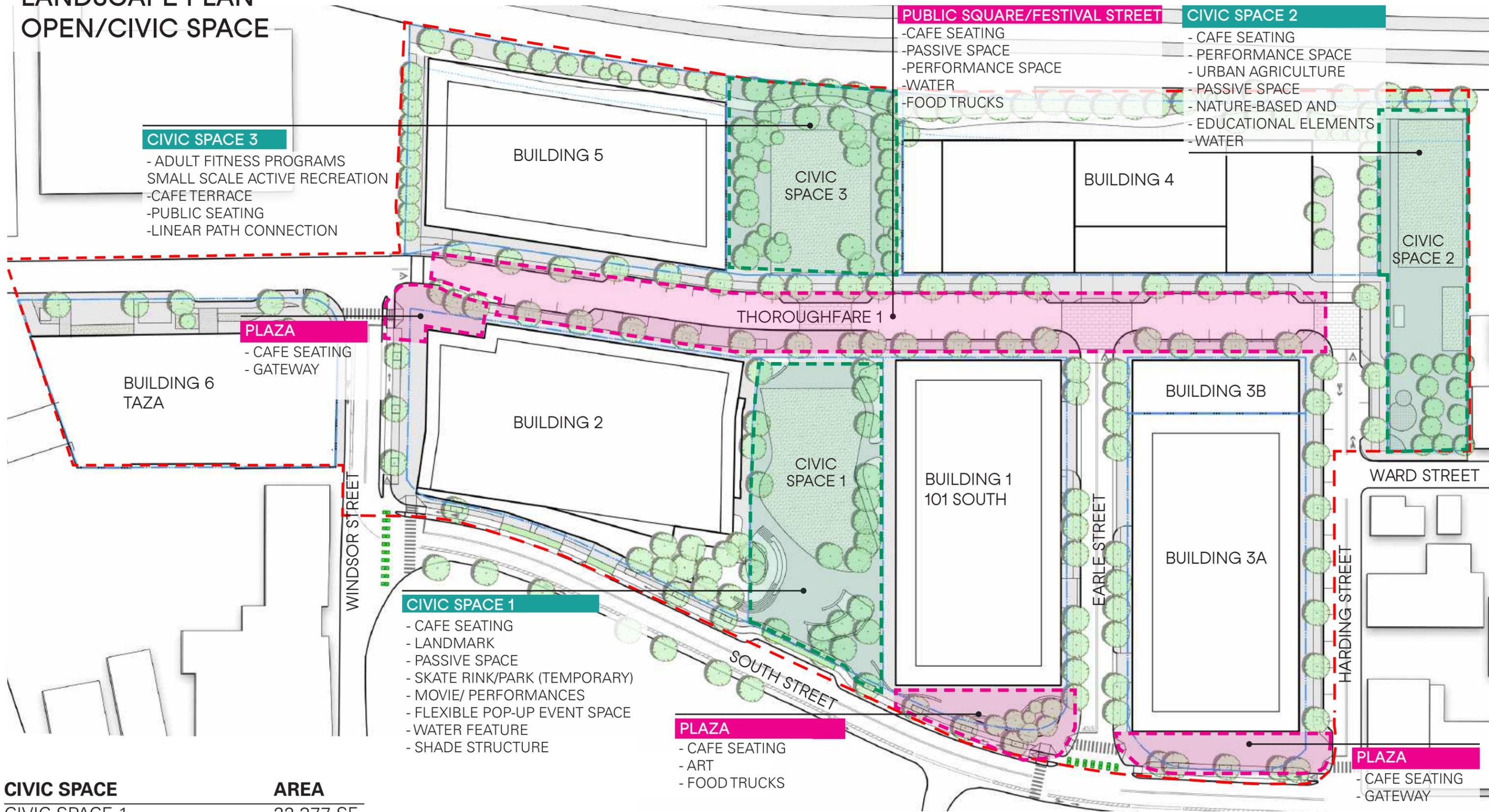
BUILDING 2
1 BOYNTON
Height | 168'

BUILDING 3B
Height | 95'

BUILDING 1
101 SOUTH ST
Height | 133'

BUILDING 3A
Height | 185'

LANDSCAPE PLAN OPEN/CIVIC SPACE



CIVIC SPACE	AREA
CIVIC SPACE 1	22,377 SF
CIVIC SPACE 2	16,904 SF
CIVIC SPACE 3	19,085 SF
TOTAL PROVIDED (20%)	58,366 SF
TOTAL OPEN SPACE	54% OF SITE



PROPOSED CONDITION

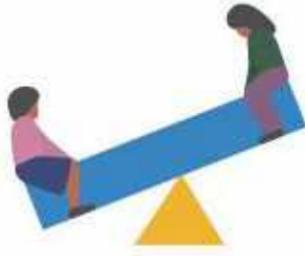
BOYNTON—YARDS

Community Benefits



ECONOMIC BENEFITS

- \$30 MILLION combined community benefits
- \$15 MILLION in annual real estate taxes
- \$12.5 MILLION to Affordable Housing Trust
- \$3.25 MILLION to Green Line Extension
- \$70 MILLION in Infrastructure improvements



OPEN SPACE BENEFITS

- 2.5 ACRES dedicated to civic space & POPS
- 58,366 SF Civic space (20%)
- 51,654 SF POPS
- 3 MILLION GALLON detention tank & pump station

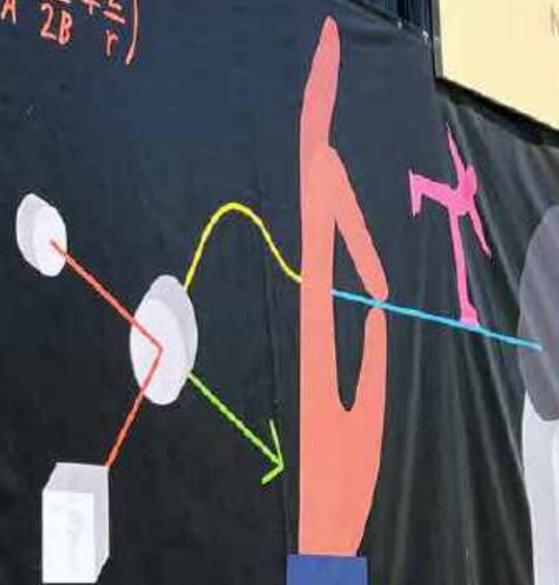


ADDITIONAL COMMUNITY BENEFITS

- LEED Platinum Lab buildings (101 LEED Gold)
- Zero carbon or PHIUS+ residential buildings
- UNDERGROUND PARKING available to public
- AFFORDABLE HOUSING 20%
- JOBS Job fair 10/13/2021



$$R_n = \frac{\partial}{\partial r} \left(\frac{B^r}{2B} \right) - \frac{\partial}{\partial r} \left(\frac{A' + B' + \frac{2}{r}}{2A + \frac{2B}{r}} \right) - (\Gamma'_n)^2$$



THANK YOU

**APPROVED MASTER
PLAN SPECIAL PERMIT**

BUILDING 2
Height | 185'

BUILDING 1
101 SOUTH ST
Height | 133'

BUILDING 4A
Height | 183'

BUILDING 4B
Height | 128'

BUILDING 4C
Height | 73'

BUILDING 3B
Height | 95'

BUILDING 3A
Height | 185'

EXISTING MASTER PLAN MASSING

