LIFE SCIENCE VENTURE BETWEEN

IN CONJUNCTION WITH

DESIGN + CONSTRUCTION TEAM MEMBERS
101 SOUTH STREET APPROVED BY PLANNING BOARD
December | 2018

GENTLE GIANT MOVING CO. SITE ACQUISITION
September | 2019

DATE OF ACQUISITION
November | 2015

CONSTRUCTION BEGINS FOR 101 SOUTH STREET
June | 2019

CITY OF SOMERVILLE INTRODUCES PRISBY TO COMMUNITY
December | 2019

DEVELOPMENT PROGRESS TO DATE

CITY OF SOMERVILLE ZONING APPROVED
December | 2019

TARGET COMMENCEMENT OF INFRASTRUCTURE IMPROVEMENTS
August | 2020

MASTER PLAN SUBMISSION TO BE FILED TO CITY OF SOMERVILLE
May | 2020

FUTURE DEVELOPMENT ACTIVITIES

TARGET COMMENCEMENT OF INFRASTRUCTURE IMPROVEMENTS
August | 2020

INFRASTRUCTURE IMPROVEMENTS COMPLETE
December | 2020

BUILDING 2 TARGET CONSTRUCTION COMMENCEMENT
March | 2021

COMPLETION OF 101 SOUTH STREET
July | 2021

SPSR DATE | YEAR

NEIGHBORHOOD MEETING FOR BOYNTON YARDS MASTER PLAN
May | 2020

NUMERATION

DEVELOPMENT PROGRESS TO DATE

CITY + COMMUNITY PROCESS

BOYNTON YARDS NEIGHBORHOOD MEETING | DATE TBD | 5
PLANNING CONTEXT
CITY OF SOMERVILLE VISION

SOMERVISION 2040
Comprehensive Plan Update | 2012 - 2040
City of Somerville, Massachusetts

UNION SQUARE NEIGHBORHOOD PLAN
2016

PUBLIC REALM IMPLEMENTATION STRATEGY
BOYNTON YARDS (PRISBY)
2019

CITY OF SOMERVILLE ZONING ORDINANCE
2019

Public Realm Implementation Strategy for Boynton Yards
December 2019

PUBLIC REALM IMPLEMENTATION STRATEGY
BOYNTON YARDS (PRISBY)
2019
The Boynton Yards street grid is inefficient with a mixture of narrow one-way streets. Somerville owns 16,000 SF of land used for community gardens.

The new SZO requires two new roads, one from Windsor Place westward to Harding Street on applicant's land (outlined in orange), and another that extends from South St to Webster St on abutting land to the south (between the 2 orange I's).
Somerville's PRISBY envisions 2.6 acres of Civic Space throughout the Boynton Yards subdistrict (shown in green)

The Boynton Yards sub district can support 3.1 million sf of new mixed use development (shown in orange)
THE VISION
OPEN SPACE
CONNECTIVITY
PLACE-MAKING
ARTS + CREATIVE USES
SCIENCE + RESEARCH
SUSTAINABILITY
INFRASTRUCTURE
OPEN SPACE + CONNECTIVITY GOALS

INCLUSIVITY + DIVERSITY

PEDESTRIAN FRIENDLY

GATHERING + COMMUNITY

ARTS + BICYCLES
PLACEMAKING GOALS

NEIGHBORHOOD RETAIL

COMMUNITY

LOCAL ARTISANS

CREATIVITY + MAKER SPACES

SCIENCE, TECH, + RESEARCH

ACTIVE STREETS
SUSTAINABILITY + INFRASTRUCTURE GOALS

UTILITY BACKBONE + RESILIENCY

SUSTAINABILITY

PATHWAY TO CARBON NEUTRALITY

SUSTAINA-VILLE

SOMERVILLE CLIMATE FORWARD

STORM-WATER MANAGEMENT
URBAN DESIGN CONSIDERATIONS
EXISTING CONDITIONS

Looking East on Windsor Place, facing entrance to Boynton Yards

Looking East after entering Boynton Yards

Looking North on Earle St. from South St.

Looking North on Windsor St. towards Windsor Pl.
CONNECTIVITY + STREET HIERARCHY FUTURE SOUTH STREET REALIGNMENT

Property Boundary  ➡️ Pedestrian Street  ➡️ Vehicular Street  ➡️ Service Street
OPEN SPACE WALKSHED ANALYSIS

Walkshed Source: http://mvjantzen.com/mobility/walkshed.html

- 5 Mile Radius
- 5 Mile/10 Minute Walkshed
- Boynton Yards Site
- Green Line Extension
- US2 and Boynton Yards -
- Proposed Civic Space
Physical Condition: Program Needs

Programs with little to no presence within 1/2 mile of the development site

- Dog Park
- Memorial
- Performance Space
- Book Share
- Amphitheater
- Fountains/ Water Feature
- Community Gardens
- Sculpture/ Art
- Ice Skating (Outdoor Seasonal)
- Nature Paths/ Woodland
OPEN SPACE PLAN + PROGRAM

2+ ACRES
Dedicated to City for Thoroughfares + Civic Space

3.5+ ACRES (52%)
of site committed to Public Realm Improvements
MASTER PLAN
The Master Plan will create:

- $23 Million in Community Benefits
- $12 Million in Annual Real Estate Taxes
- 4,000 permanent high skill jobs projected (1)
- 70 affordable housing units
- 200,000 SF of Arts & Creative space
- Two + acres for Green Public Realm including:
  - One + acres of Civic Space
  - Community Farm, Dog Park, Walking Paths, Water Features, Play Space

The Master Plan will create:

- $2.5 million contribution to the Green Line Extension project
- $10 million contribution to the affordable housing trust

(1) based on full occupancy
PROPOSED MASTER PLAN | BUILDING PROGRAM

BOYNTON YARDS NEIGHBORHOOD MEETING | DATE TBD

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>PRIMARY PROGRAM USE</th>
<th>AREA</th>
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<tbody>
<tr>
<td>BUILDING 1 (101 SOUTH ST)</td>
<td>OFFICE / LAB / R+D</td>
<td>270,000 sf</td>
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<tr>
<td>BUILDING 2</td>
<td>OFFICE / LAB / R+D</td>
<td>366,000 sf</td>
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<tr>
<td>BUILDING 3</td>
<td>OFFICE / LAB / R+D</td>
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<td>BUILDING 4</td>
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<tr>
<td>TOTAL AREA</td>
<td>1,344,000 sf</td>
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</table>

COMMERCIAL | 963,500 SF
RESIDENTIAL | 348,000 SF

Bldng 1 - (101 South St) will be LEED Gold & will deliver $6 million in Community Benefits

Bldngs 2 & 3 will be LEED Platinum & deliver $18 million in Community Benefits

Bldngs 1, 2, 3 & 4 are estimated to produce $10 million in annual RE taxes

The Commercial Bldgs will provide 100,000 SF of Arts & Creative space

Bldngs 1, 2 & 3 will support 4,000 new high skilled jobs

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Walking/Bike Path

Live/Work Lofts

Phase I

Under Construction

Scheduled Delivery Spring 2021

Phase II

In Planning

Target Delivery Spring 2023

Phase III

In Planning

Target Delivery Spring 2024

Phase IV

In Planning

Delivery TBD

Civic Space

Pump Station & Stormwater Detention Tank

Civic Space & Community Garden
THANK YOU