



15 WASHINGTON ST

Brighton, Massachusetts

BCDC Presentation

08 JANUARY 2019



ELKUS | MANFREDI
ARCHITECTS



PROONENT
New Creek LLC
WSP 1725 Holding, LLC

Goulston & Storrs
Carol R. Johnson Associates
Sanborn, Head & Associates
The Green Engineer, Inc
WSP USA
McNamara Salvia

SUBMITTED TO
Boston Civic Design Commission
Initial Submission

PROJECT DESCRIPTION

The project is a mixed-use development including new construction of up to 270 dwelling units consisting mostly of multi-family apartments, a new approximately 45,000-square foot Whole Foods grocery store, additional street retail, and up to 323 structured parking spaces that will support the residential and commercial uses.

Table 1-1 Proposed Development Program Summary

Use		Approximate Size	Quantity
<i>Existing Uses</i>			
Grocery		20,350 SF	NA
Bank		7,200 SF	NA
Total Existing		27,500 SF	NA
Existing Surface Parking		NA	151 spaces
<i>Proposed Uses</i>			
Residential		233,600 GFA	Up to 270 units
Grocery		45,800 GFA	
Bank		3,600 GFA	
Total Proposed		283,000 GFA ¹	NA
Parking		130,175 SF	Up to 323 spaces ²
SF	Square Feet inclusive of all building space, including mechanical spaces.		
GFA	Gross Floor Area, as defined in Article 2A of the Boston Zoning Code.		
1	Approximately 255,491 net new GFA.		
2	172 net new spaces.		

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REGULATORY CONTEXT AND GENERAL INFORMATION

Regulatory Context

The Project requires Large Project Review pursuant to Article 80B of the Code. This PNF has been filed to commence study of the potential impacts for the Project under Large Project Review.

Zoning and Regulatory Controls

Zoning District

The Property is located within the Neighborhood Shopping Subdistrict of the Allston/Brighton Neighborhood District. There are no applicable overlay districts.

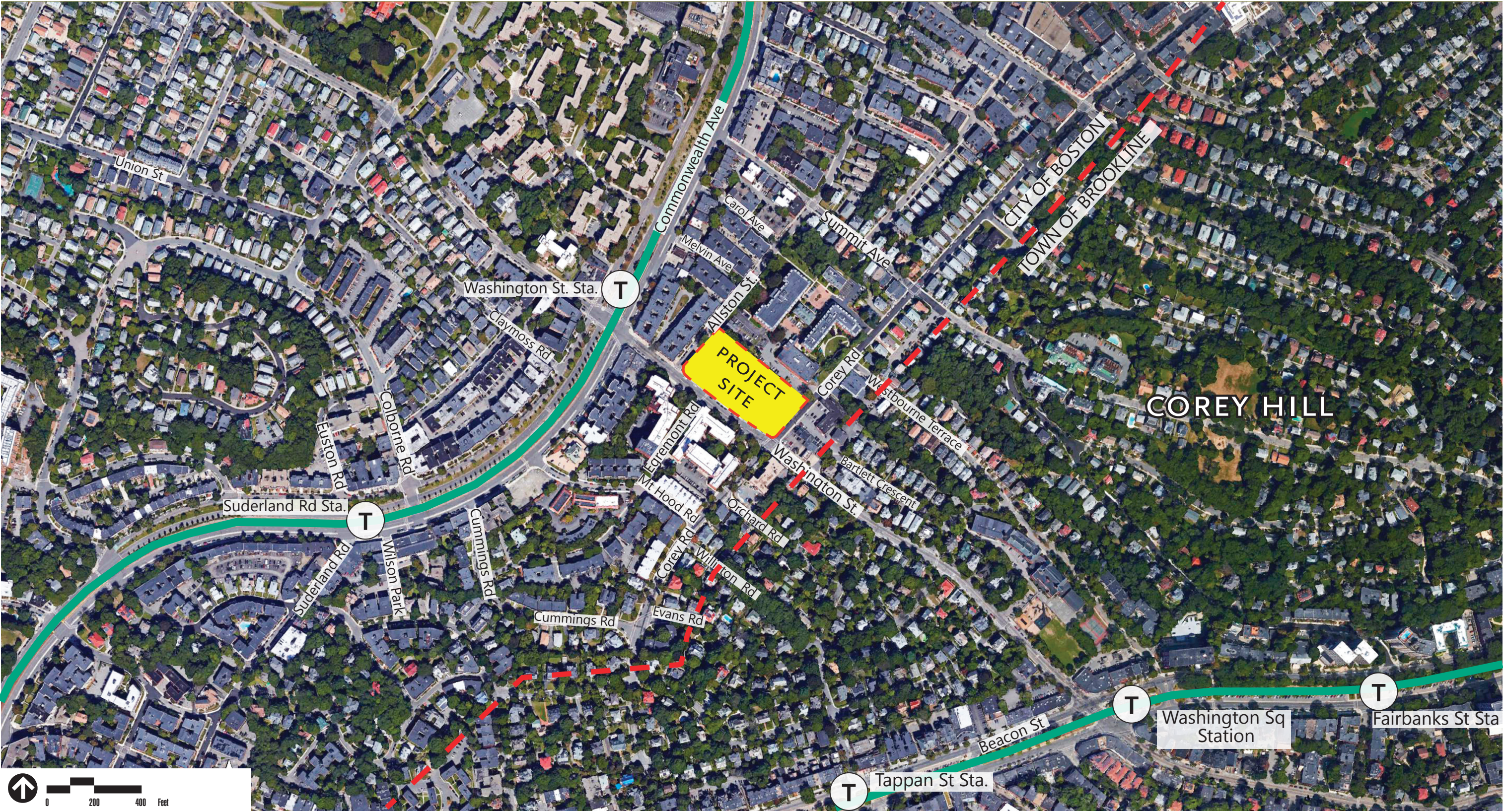
Uses

Under the underlying zoning, allowed uses include bank, general retail business less than 75,000 square feet, accessory cafeteria, accessory outdoor cafe and accessory parking at basement/ground floor levels; however, multifamily dwelling use is conditional, requiring a special permit from the Zoning Board of Appeal. The establishment on the Property of any uses requiring a special permit or not currently permitted under the underlying zoning are anticipated to be approved by decision from the Zoning Board of Appeal.

Building Dimensions

Under the underlying zoning, the allowed floor area ratio is up to 1.0 and the allowed building height is up to 35 feet, which bulk and dimensional requirements are below the anticipated floor area ratio and height of the Project. The establishment on the Property of bulk and dimensional alterations not currently permitted under the underlying zoning are anticipated to be approved by decision from the Zoning Board of Appeal.

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Existing Conditions
Bird's Eye View From South East

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Whole Foods Existing Conditions Photo

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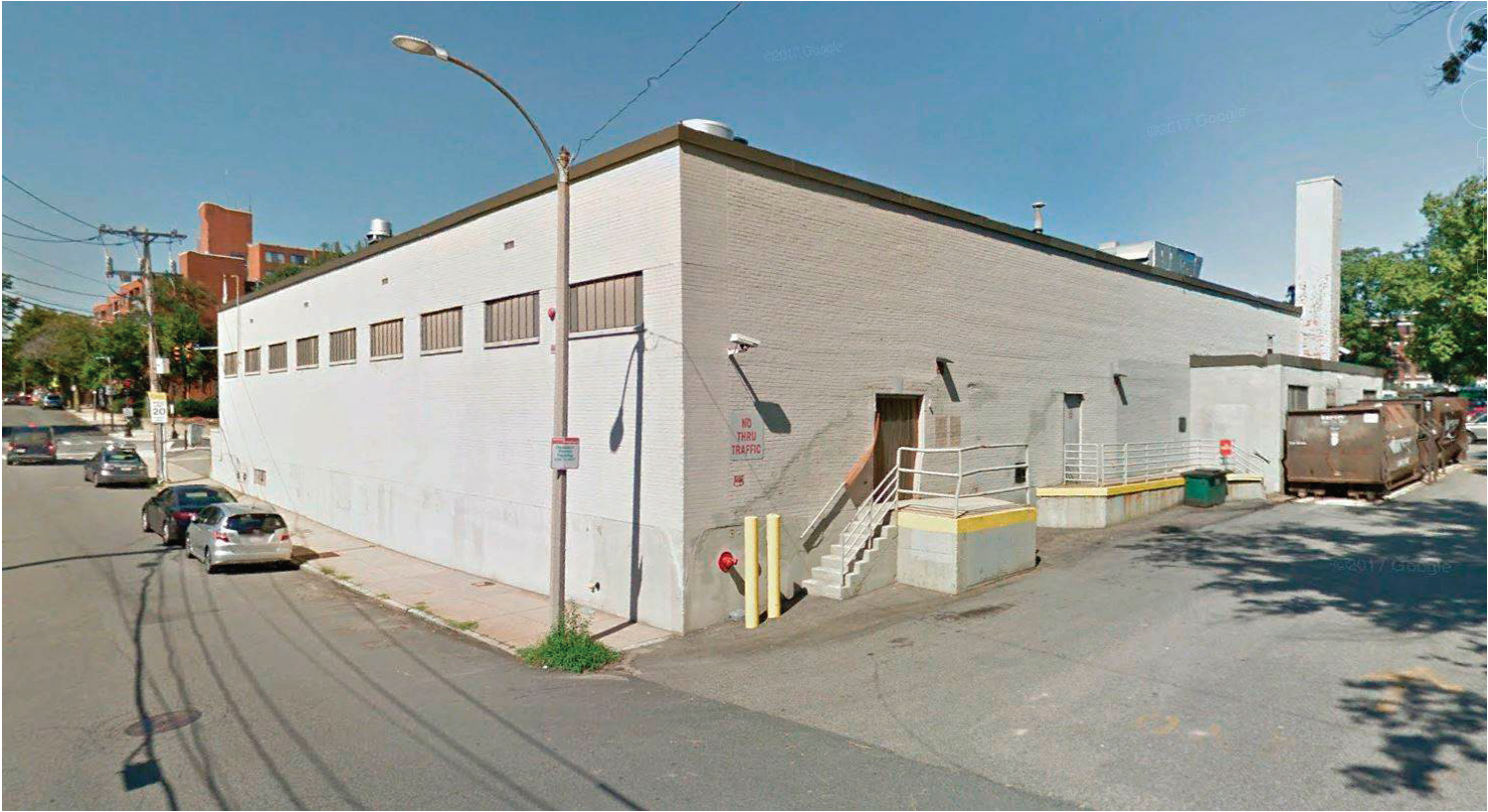
WHOLE FOODS PARKING LOT FROM ALLSTON STREET



CITIZENS BANK FROM WASHINGTON ST.



WHOLE FOODS MARKET FROM COREY ROAD / WASHINGTON ST. INTERSECTION



WHOLE FOODS LOADING DOCK FROM COREY ROAD

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Existing Conditions Photos

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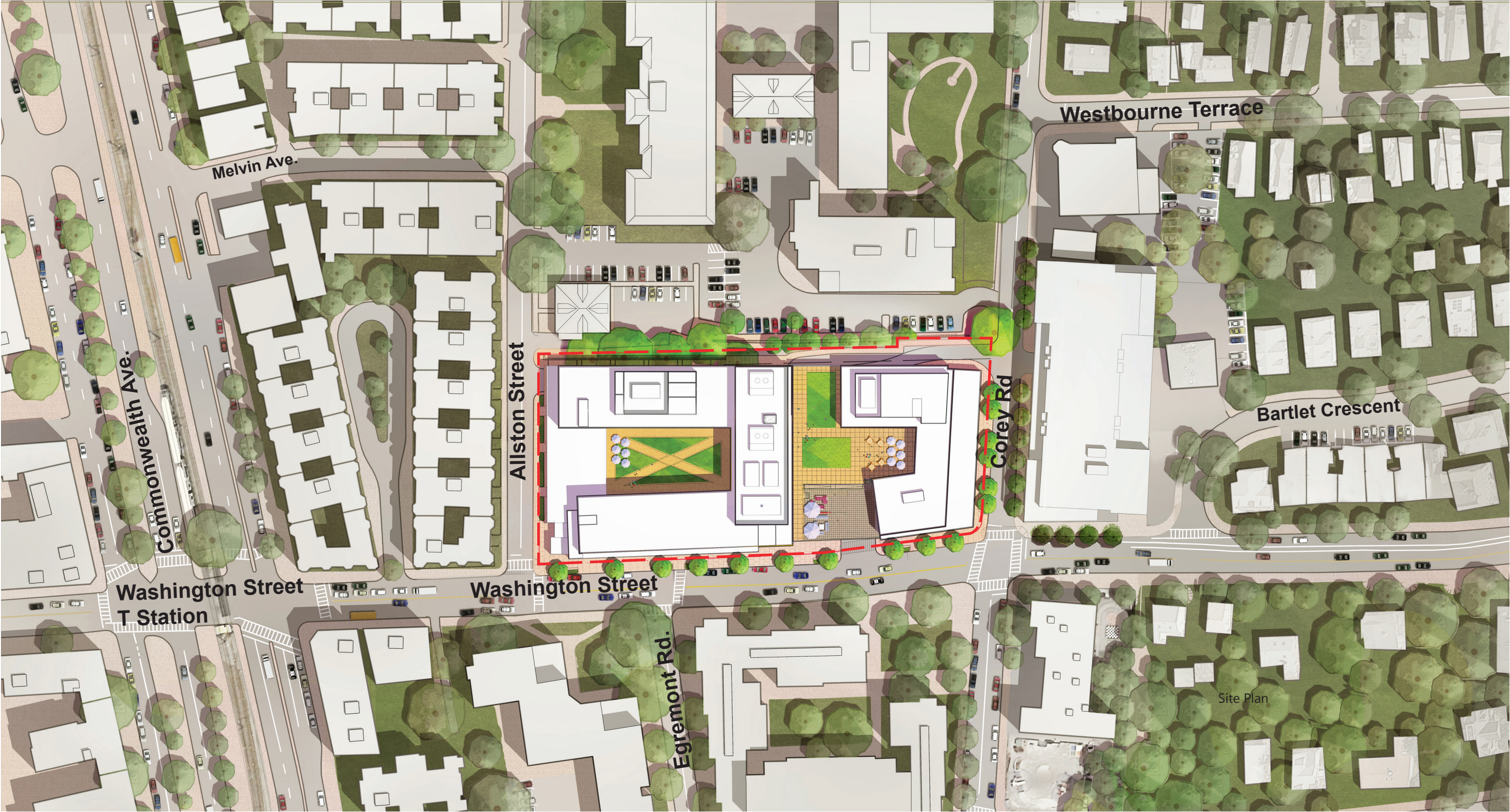


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Existing Conditions Site Plan

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Project Site Plan

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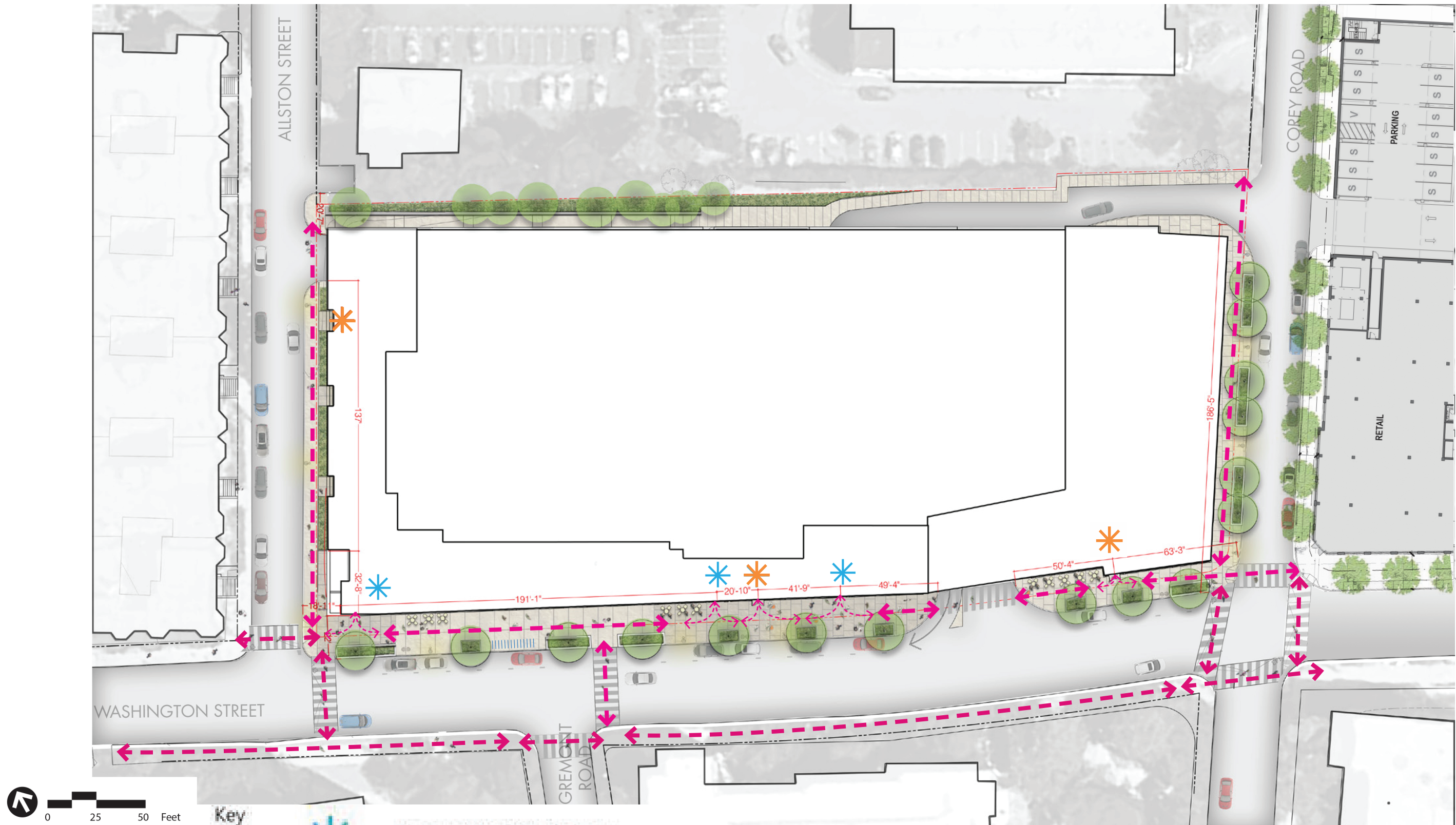
CORE DESIGN PRINCIPLES

- Design project size and scale in context with surrounding neighborhood.
- Achieve massing articulation with setbacks and smaller component parts.
- Improve the streetscape and public realm.
- Address traffic circulation and pedestrian access concerns.
- Create architectural visual interest.

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Accessible Retail Entry



Accessible Residential Entry



Accessible Pedestrian Route

CRJA landscape architects

Pedestrian Access and Circulation Plan

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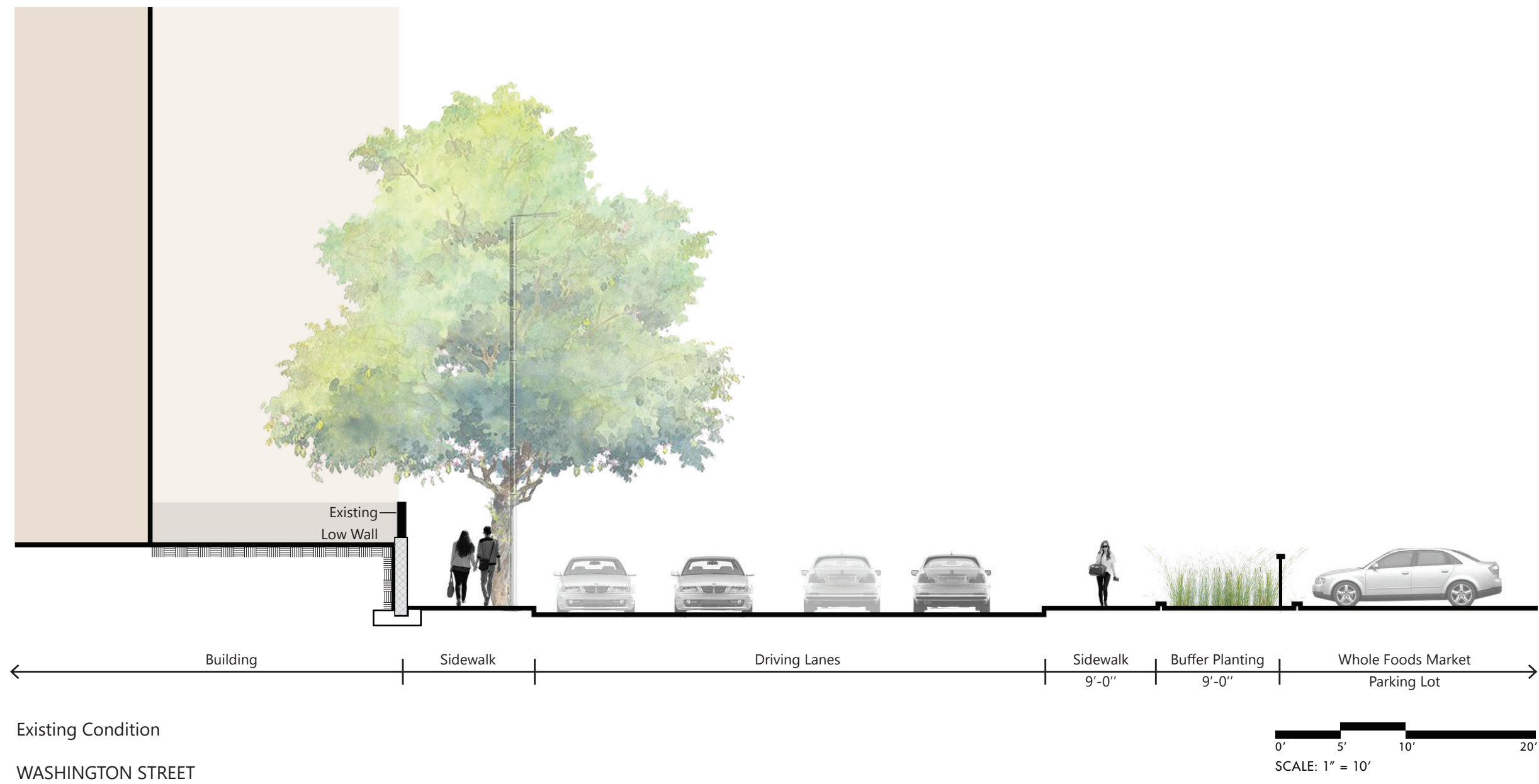
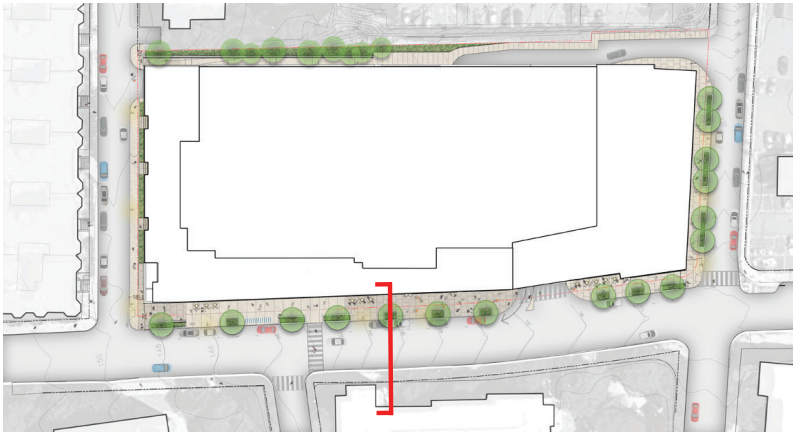
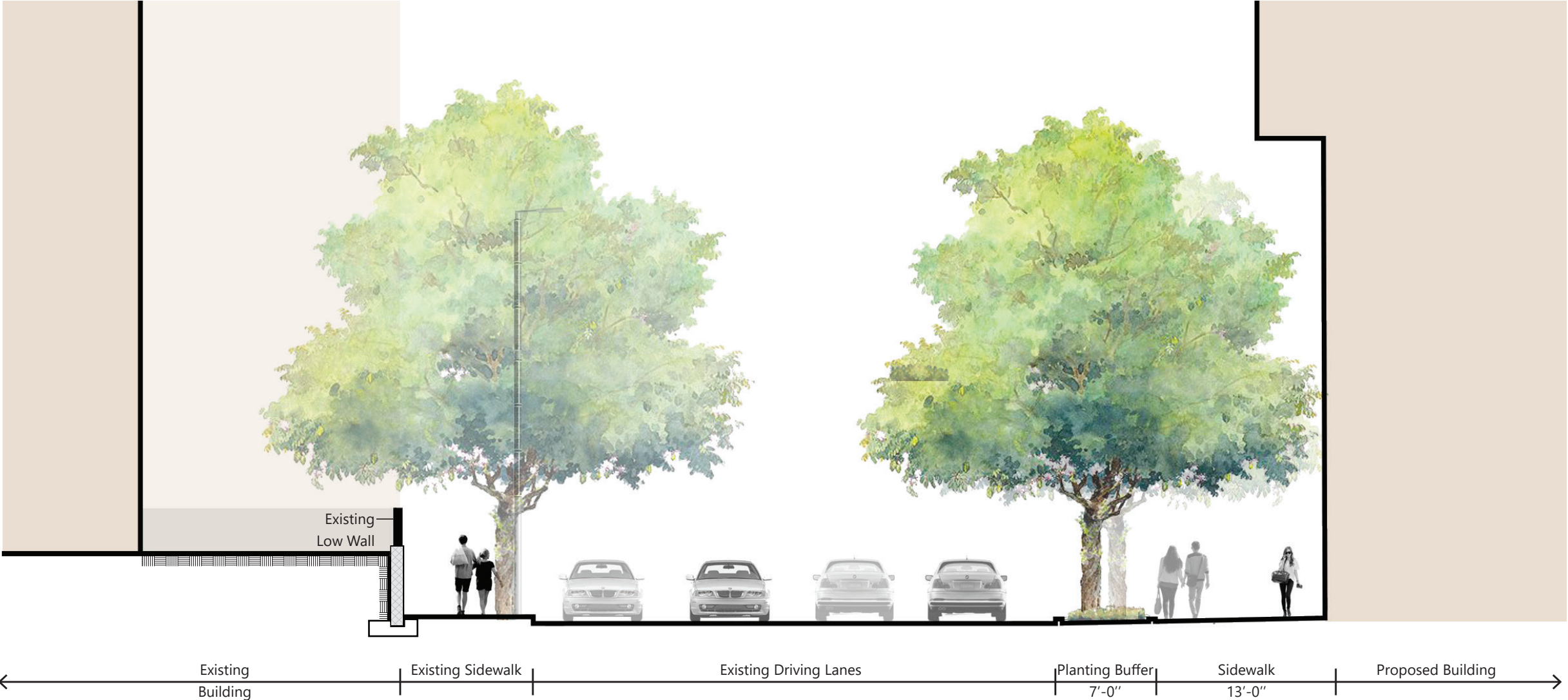
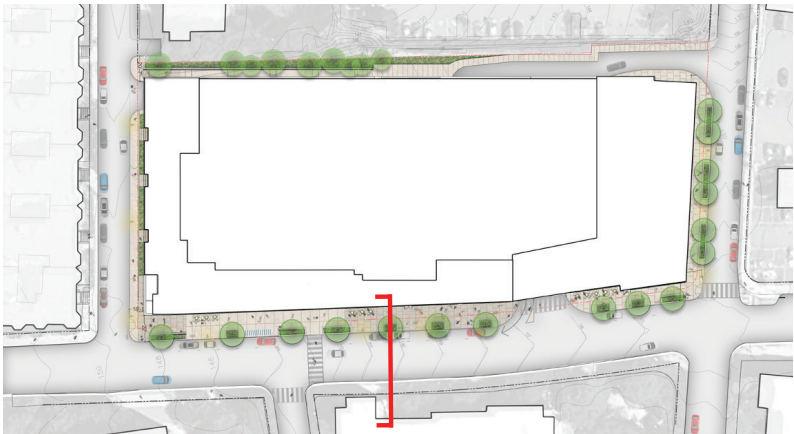


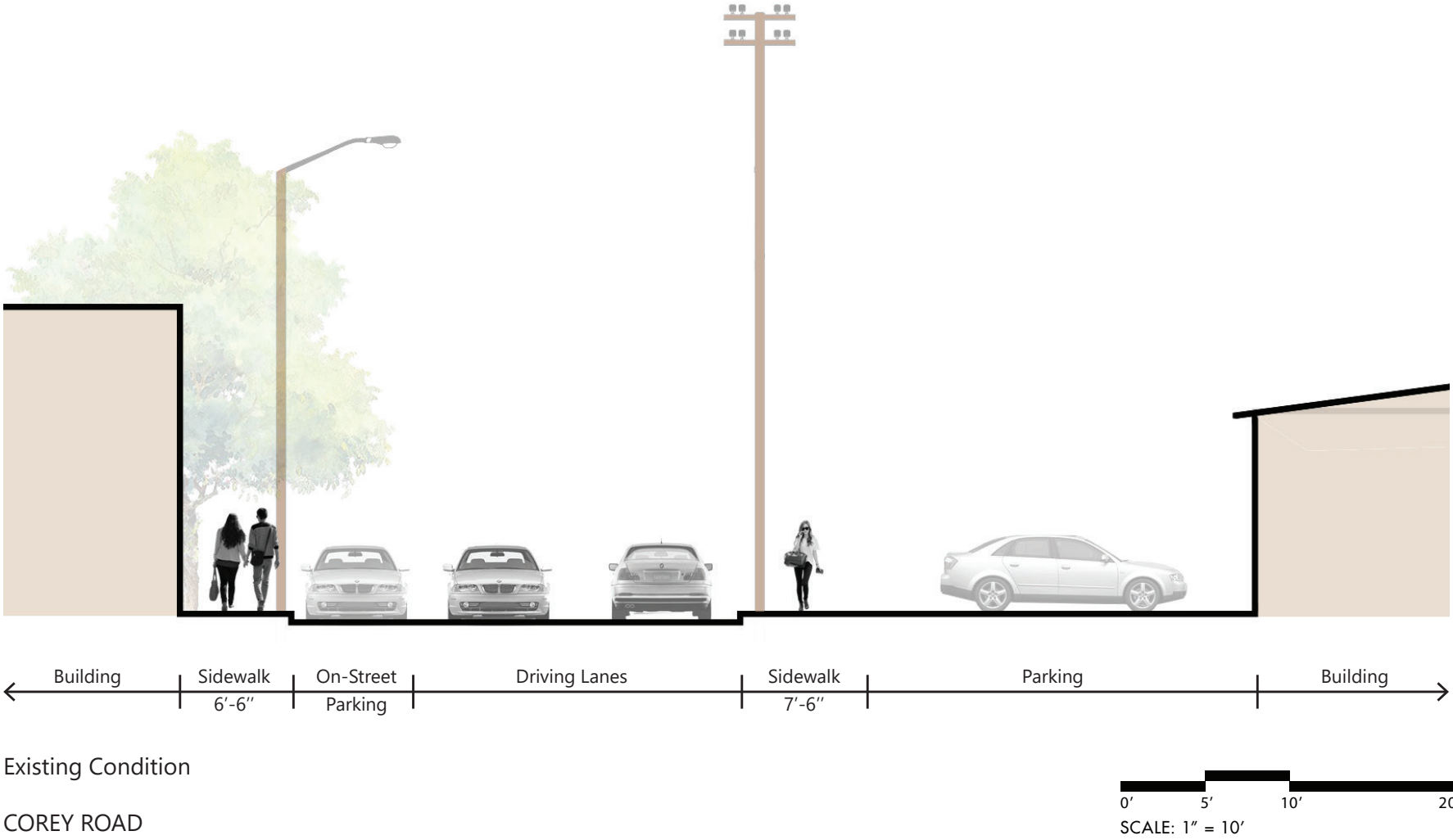
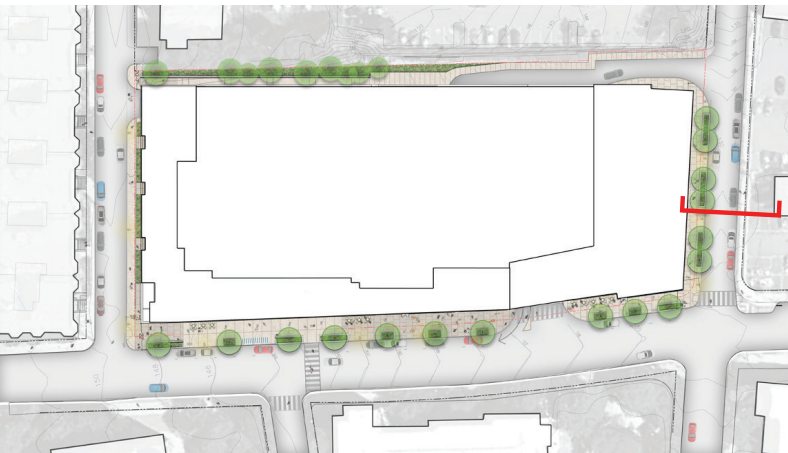
Figure XX
Streetscape Improvements
Washington St Looking West
**15 Washington Street
Brighton, Massachusetts**



Proposed Design
WASHINGTON STREET

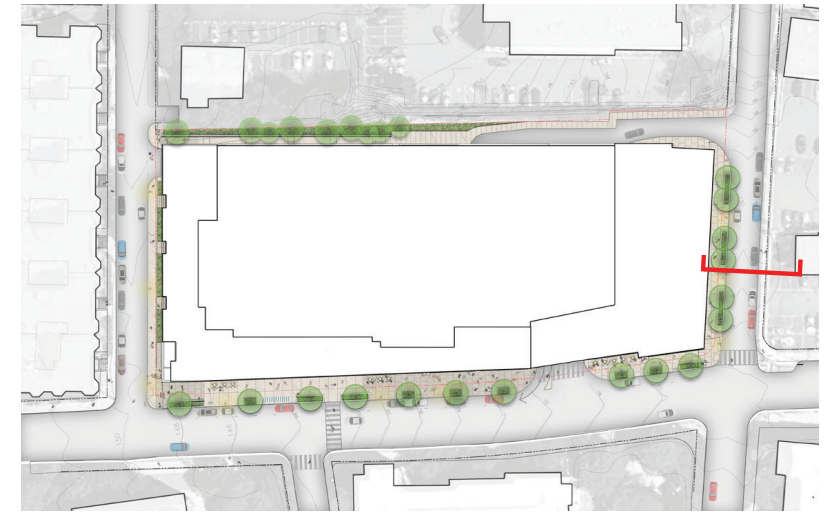
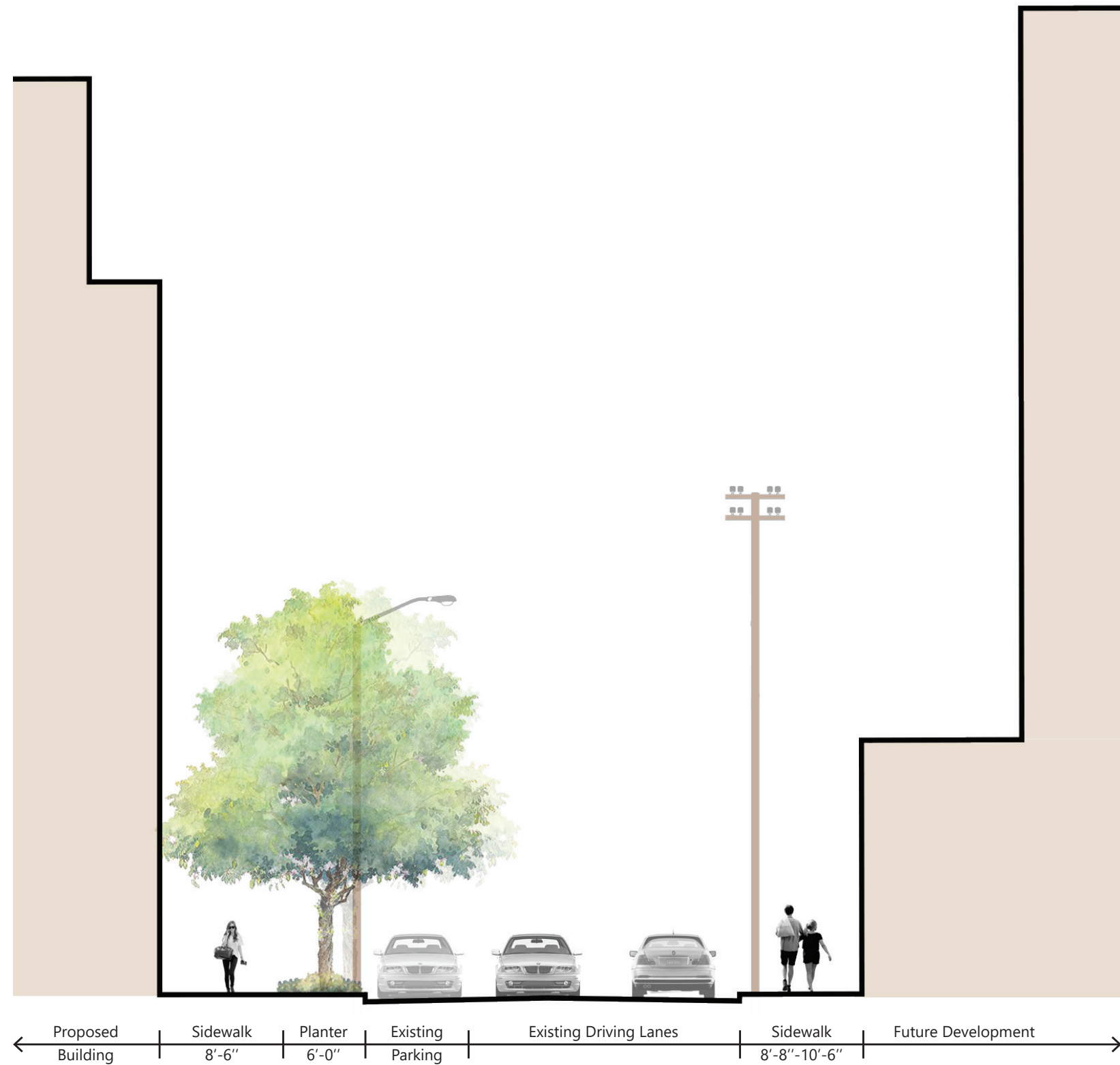


Streetscape Improvements
Washington St Looking West
**15 Washington Street
Brighton, Massachusetts**



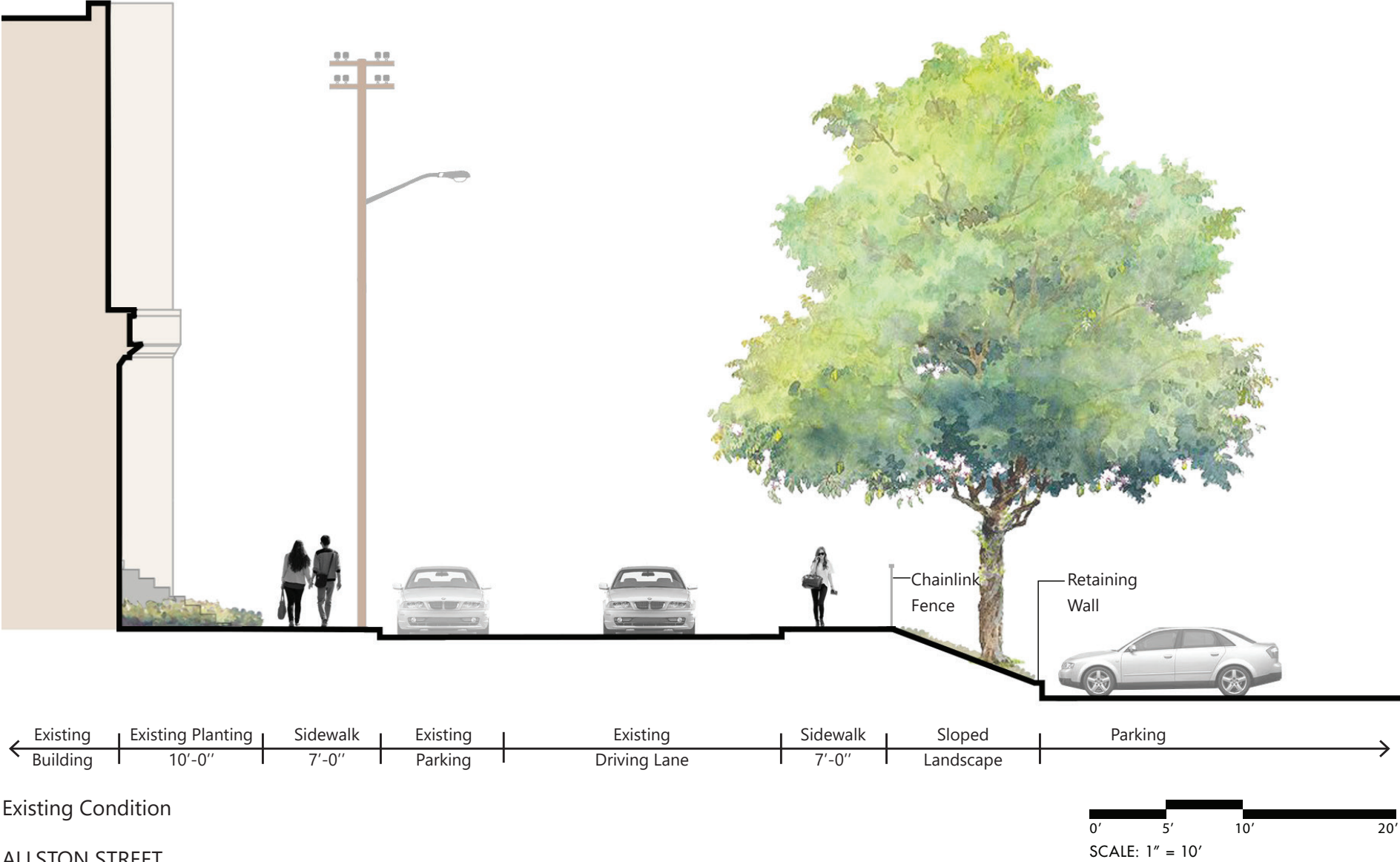
Streetscape Improvements
Corey Rd Looking North

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Streetscape Improvements
Corey Rd Looking North

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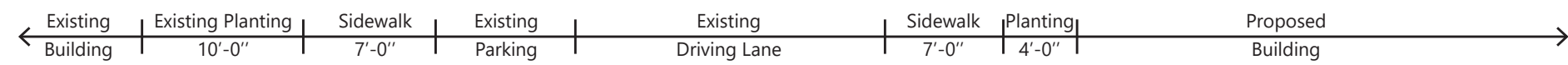
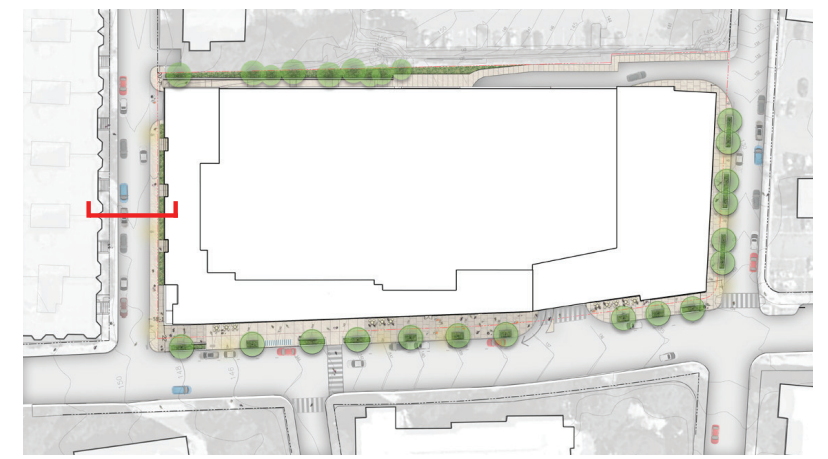
Existing Condition

ALLSTON STREET



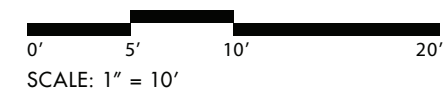
Streetscape Improvements
Allston St Looking North

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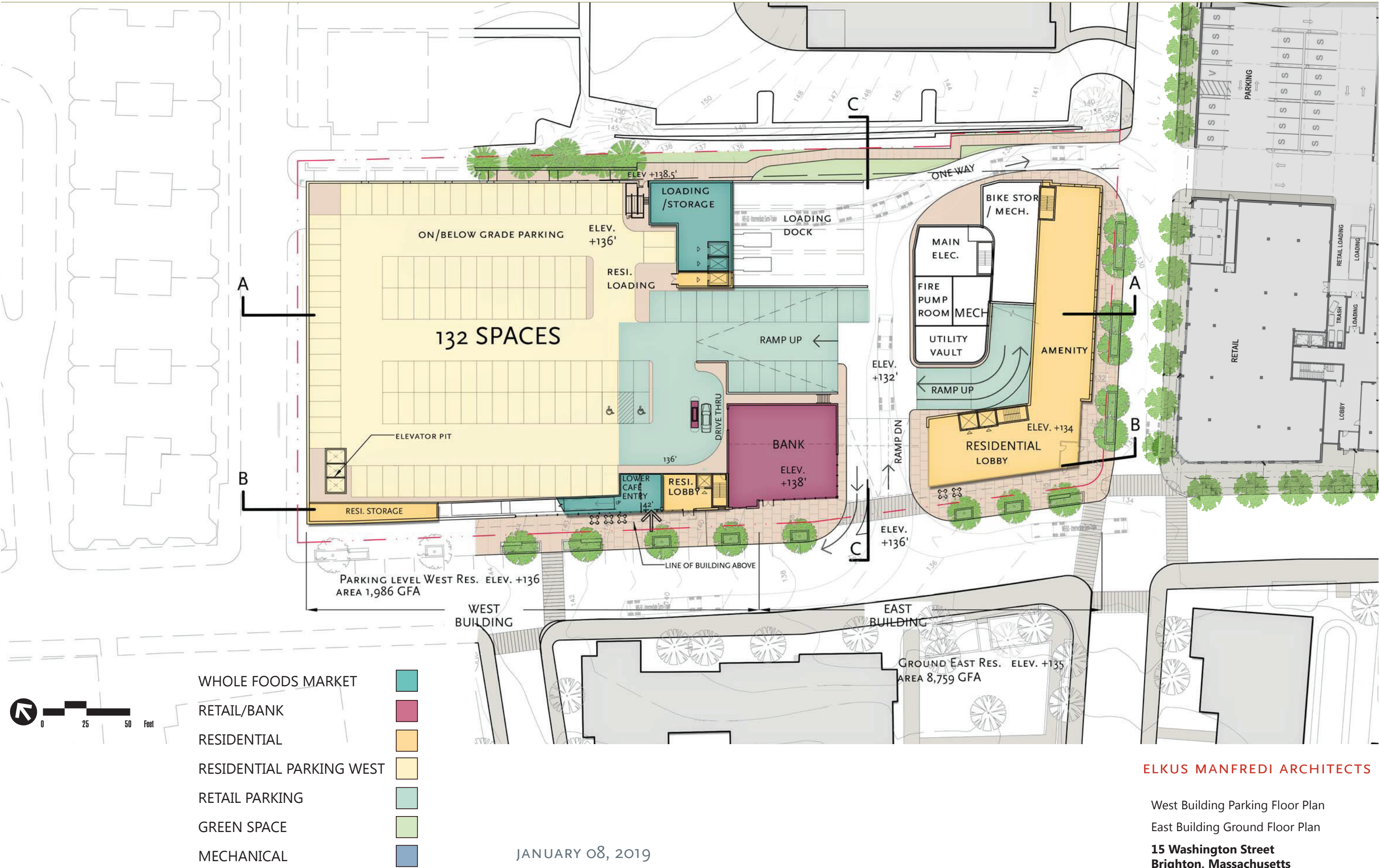
Proposed Design

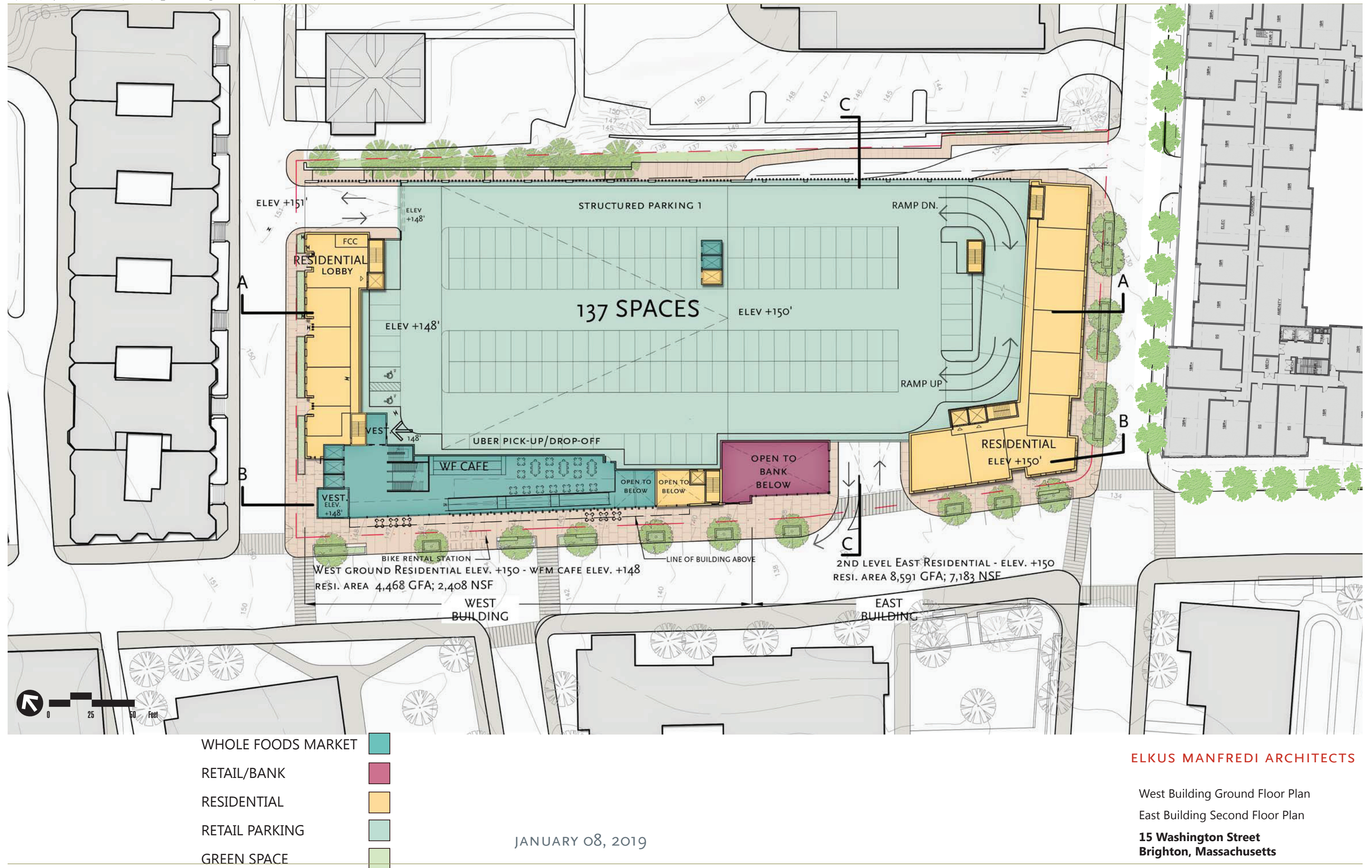
ALLSTON STREET

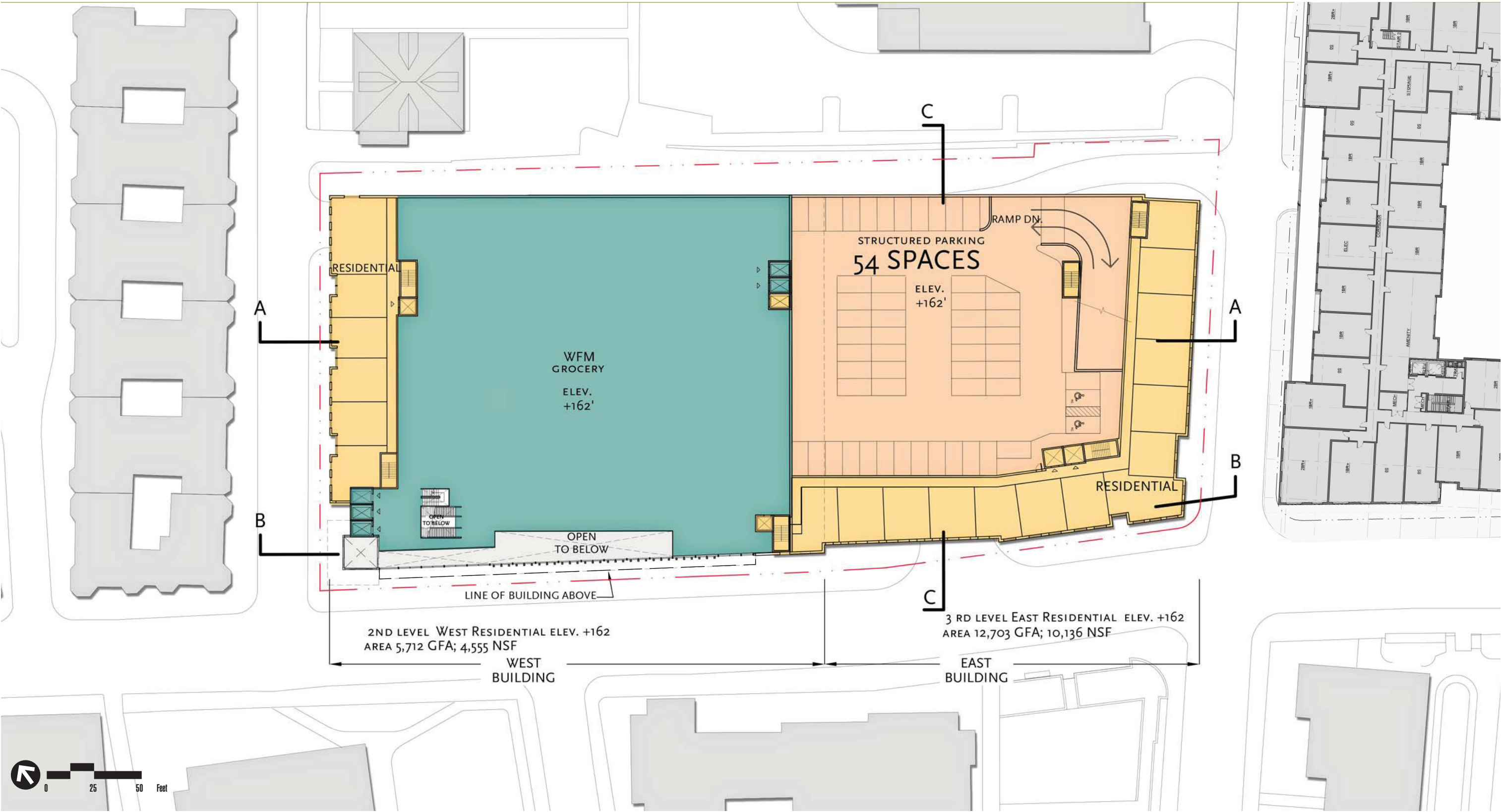


Streetscape Improvements
Allston St Looking North

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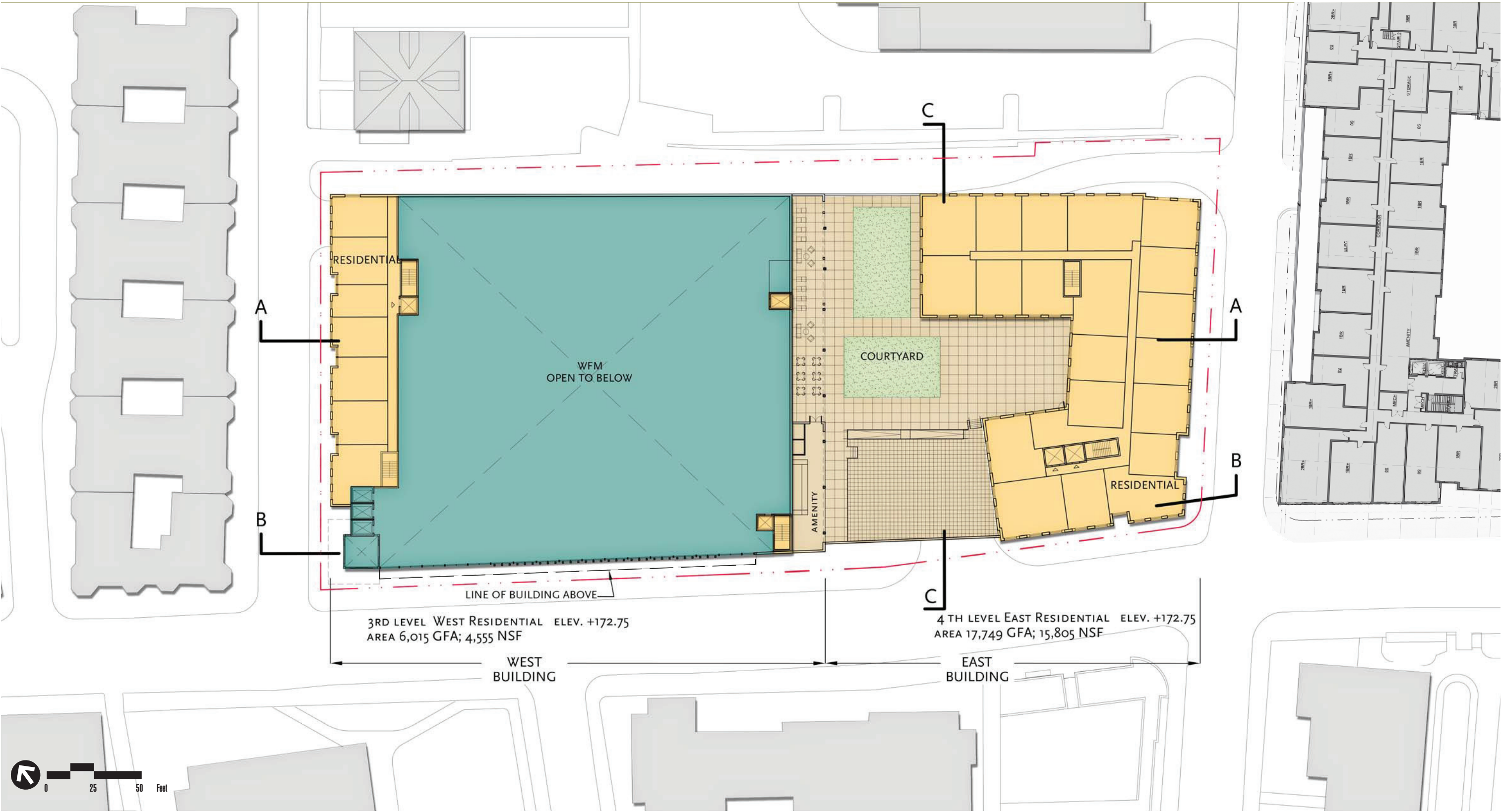
WHOLE FOODS MARKET
RESIDENTIAL
RESIDENTIAL PARKING EAST

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West Building Second Floor Plan
East Building Third Floor Plan

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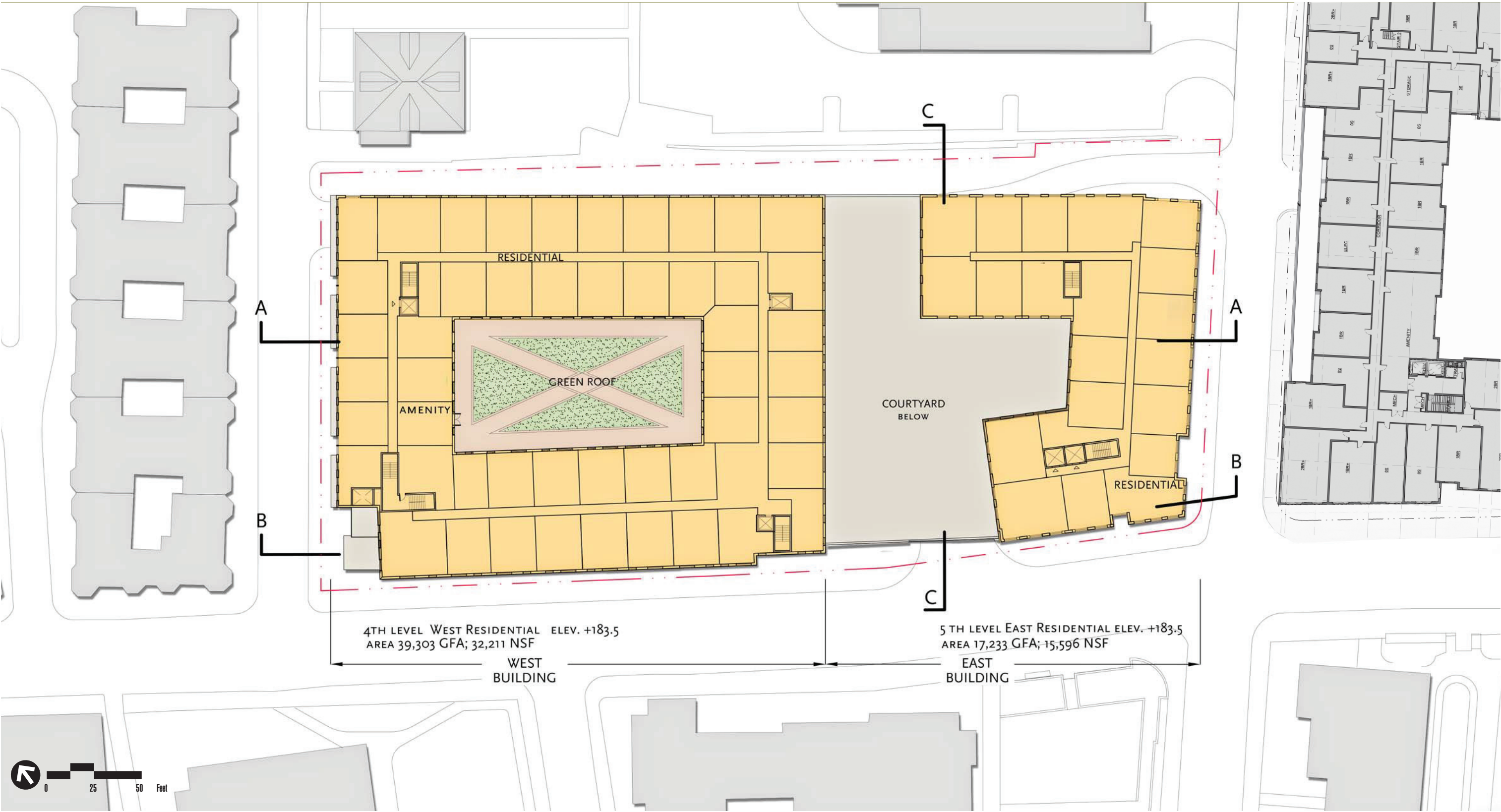
- WHOLE FOOD MARKET
- RESIDENTIAL
- GREEN SPACE
- EXTERIOR PAVING

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West Building Third Floor Plan
East Building Fourth Floor Plan

15 Washington Street
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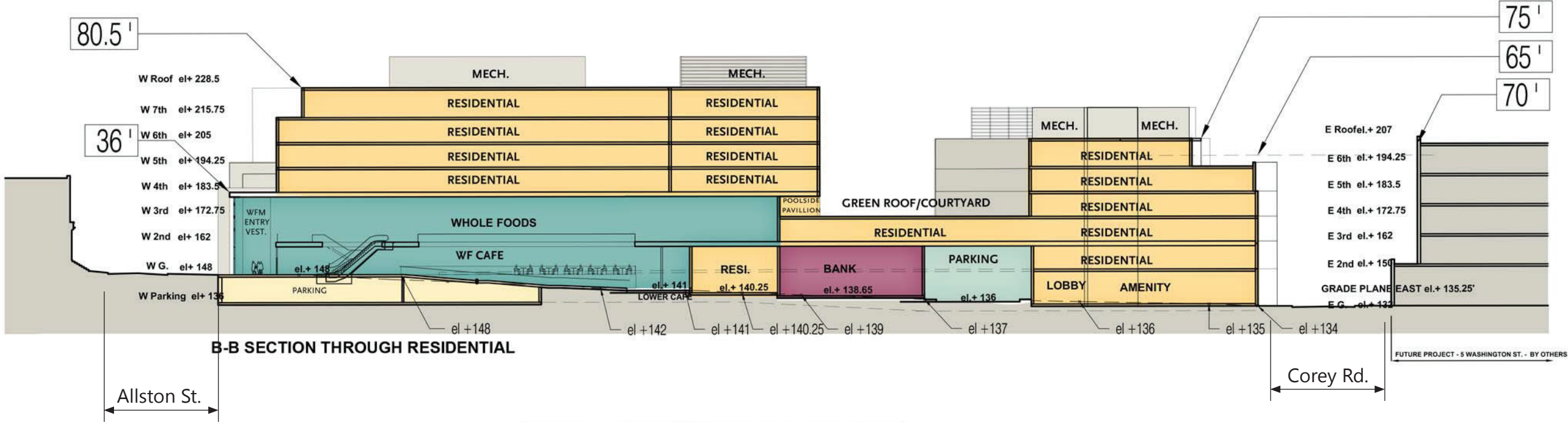
RESIDENTIAL
GREEN SPACE
EXTERIOR PAVING

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West Building Fourth Floor Plan
East Building Fifth Floor Plan

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- WHOLE FOODS
- RETAIL BANK
- RESIDENTIAL
- RESIDENTIAL PARKING
- RETAIL PARKING

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Building Sections

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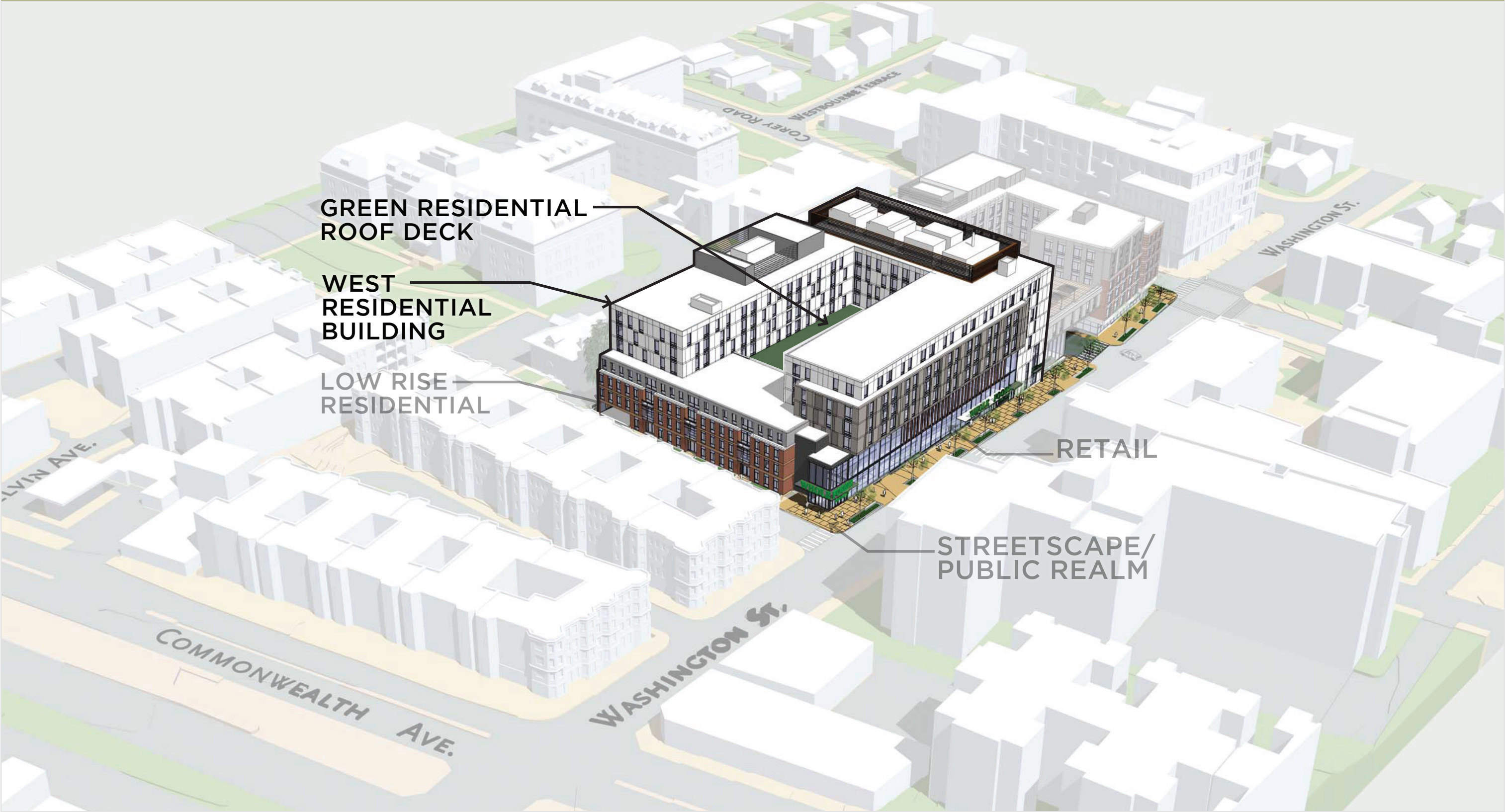
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Project Components

Bird's Eye View From South West

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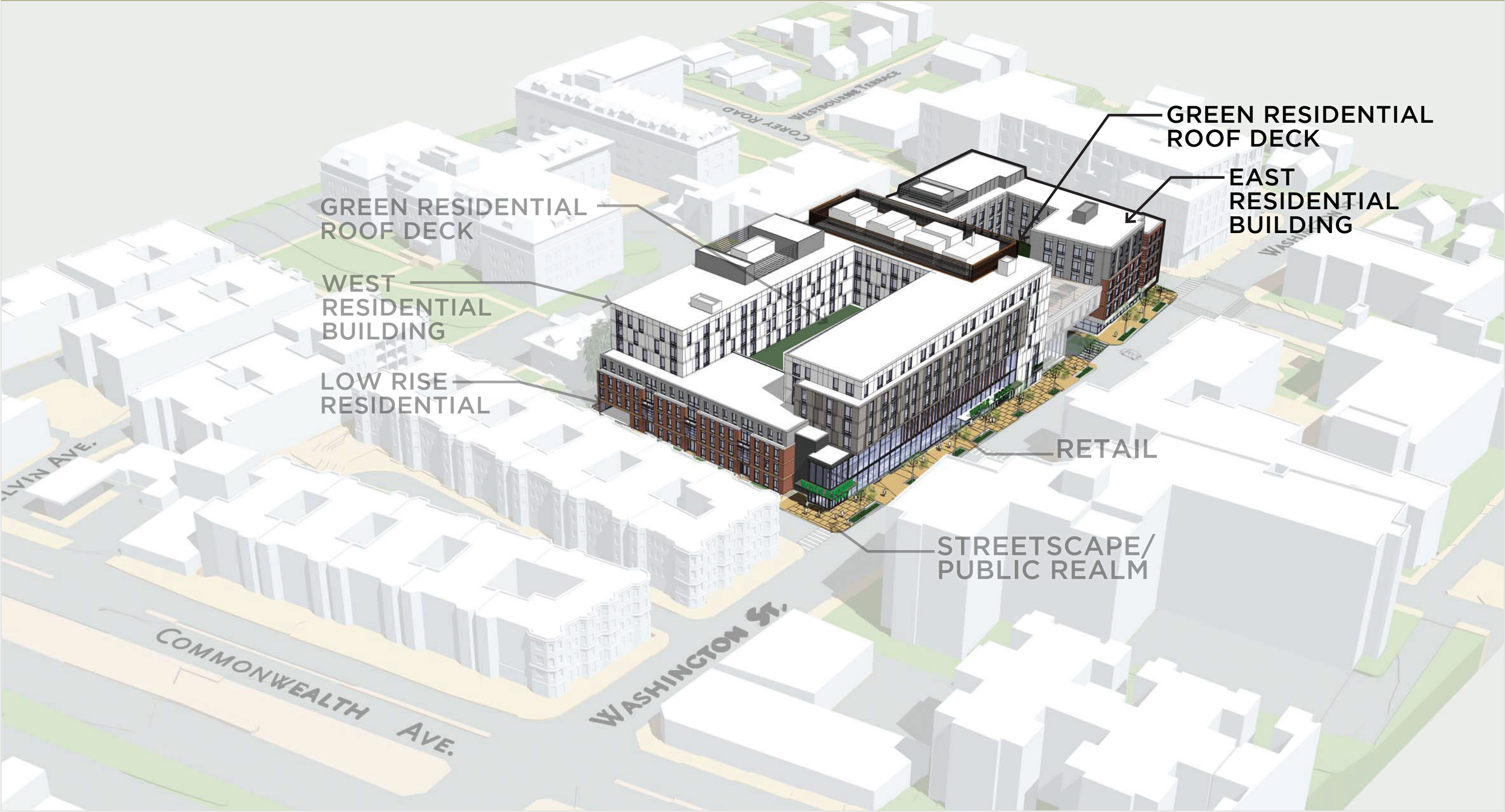
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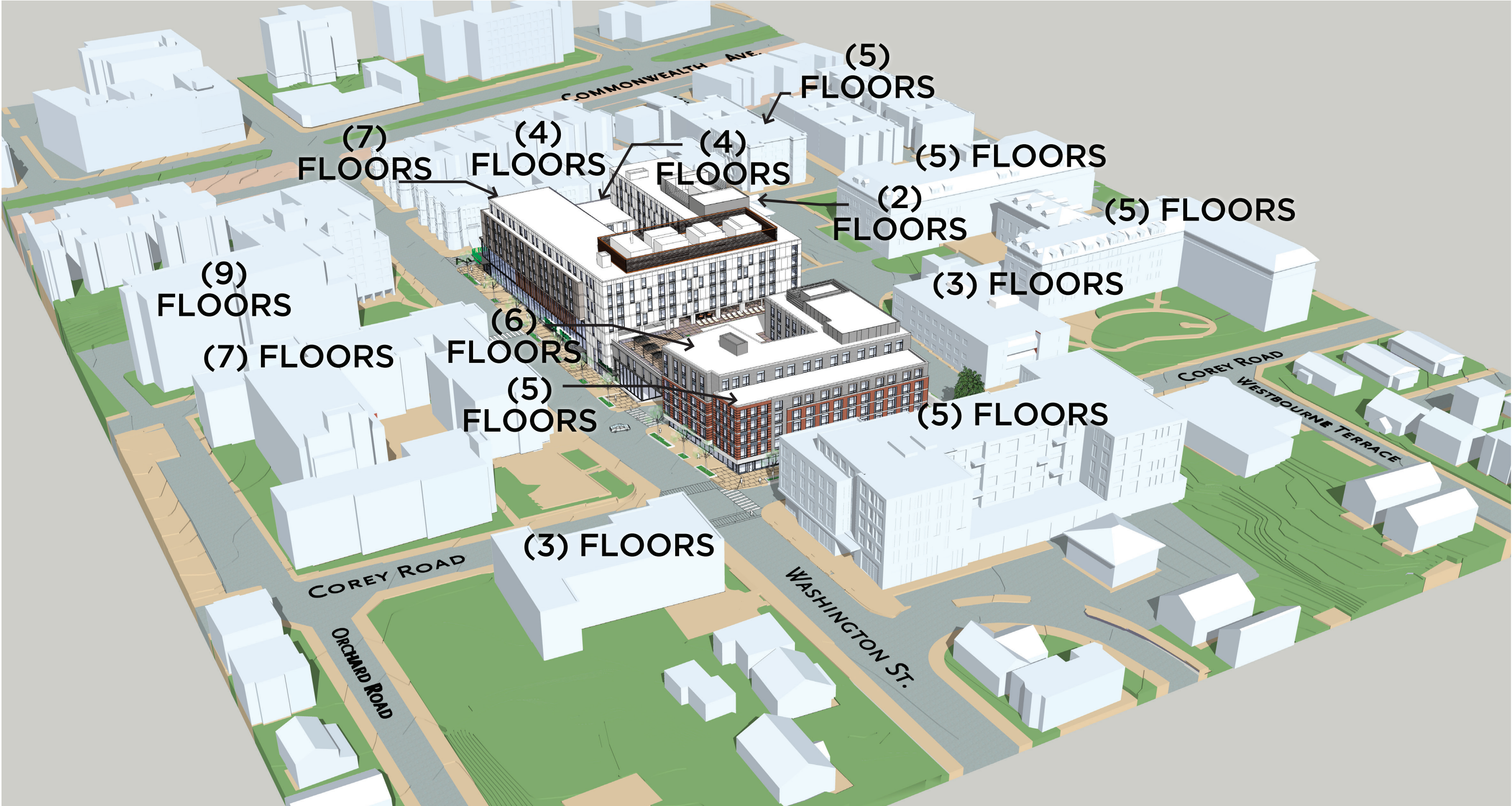
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Massing Diagram
Bird's Eye View From South East

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Massing Diagram
Bird's Eye View From North East

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Massing Diagram
Bird's Eye View From North West

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0 20 40 Feet

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South Elevation

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East Elevation

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0 20 40 Feet

PLACE HOLDER

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North Elevation

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West Elevation

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Perspective View From South West

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Perspective View From South East

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Sustainability /Green Building and Climate Change Resiliency

- Reuse of previously developed site.
- Mixed-use development consistent with Smart Growth principles.
- LEED v4 NC in compliance with Article 37 – 43 yes points targeted.
- GHG Emissions Reduction Approach:
 - o Reduction of overall energy consumption by 19.3% (estimated).
 - o Meets Massachusetts Stretch Energy Code.
 - o High-performance envelope.
 - o Central plant with high-efficiency cooling towers and condensing boilers.
 - o Ventilation air via ERU's.
 - o Water source heat pumps for residential units.
 - o Low lighting power densities.
 - o Low flow plumbing fixtures.
- PV, combined heat and power (co-gen) and geothermal under consideration.
- In discussion with local utility providers regarding potential energy conservation measures & incentives,
- Boston Green Building credits under evaluation:
 - o Groundwater recharge.
 - o Modern mobility – TDM plan.
- Project site is located outside of 100 year flood zone.

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LOCATION / QUALITY / EXPERTISE

ONE OF NORTH AMERICA'S LARGEST PUBLICLY TRADED OWNERS
AND OPERATORS OF OPEN-AIR SHOPPING CENTERS.

FOUNDED IN 1958

IPO INITIATED
MODERN REIT ERA

INVESTMENT GRADE

BBB+ | BAA1 | BBB+
S&P | MOODY'S | FITCH

RETAIL PORTFOLIO

450 U.S. PROPERTIES
TOTALING 78M SF*

FOOTPRINT

PRIMARILY
CONCENTRATED
IN THE TOP MAJOR
U.S. METROPOLITAN
MARKETS*

OCCUPANCY

95.8%
PRO-RATA OC*

NYSE

S&P
500

* as of 09/30/2018

CORE MAJOR METROS

KIMCO IS FOCUSED ON CORE MAJOR METROS THROUGHOUT THE UNITED STATES. WE ARE LOCATED PRIMARILY IN THE AREAS WITH THE STRONGEST DEMOGRAPHICS, AND WHERE WE HAVE SCALE, A PHYSICAL PRESENCE, AND LONG-STANDING RELATIONSHIPS, ALL OF WHICH HELP ENSURE THE SUCCESS OF OUR CENTERS AND OUR RETAILERS.

