PUBLIC MEETING #2

April 20, 2022

LONGWOOD PLACE
305 BROOKLINE

SKANSKA SASAKI

The Partnership

Skanska constructs new Living and Learning Center at Simmons University Academic Campus enabling the redevelopment of the 6-acre Simmons Residential campus site over the next 10+ years.

Jan 2022
Longwood Place - Development Project review starts (PDA)

Fall 2022
Simmons Living and Learning Center construction starts

Longwood Place - Phase 1 design and review process starts

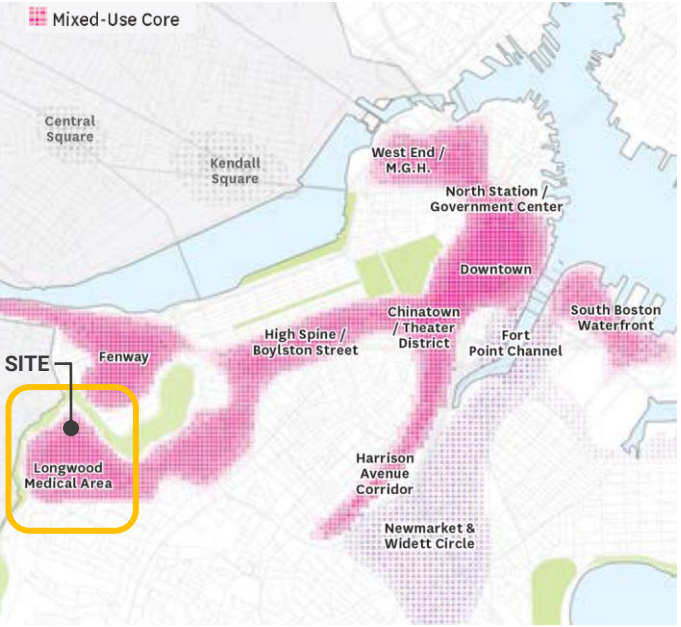
Q3/Q4 2025
Simmons Living and Learning Center construction complete.

All existing uses move to new Living and Learning Center

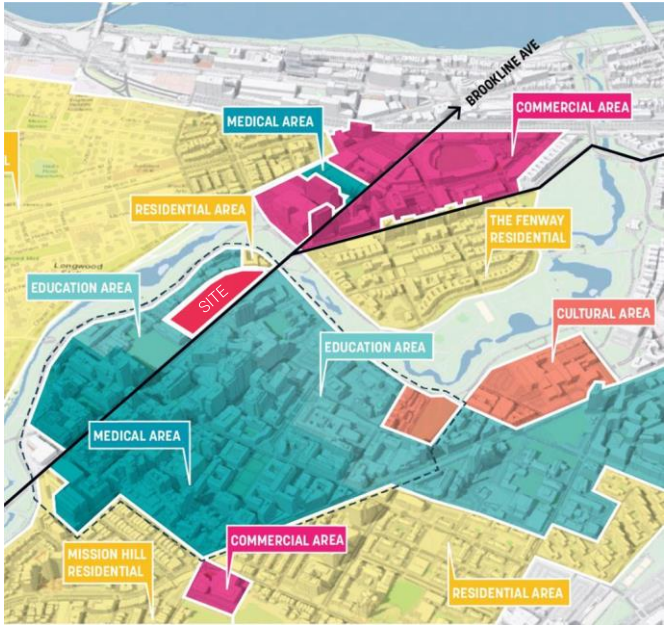
Q4 2025
Longwood Place - Phase 1 construction starts

2026 -
Longwood Place - future Phases

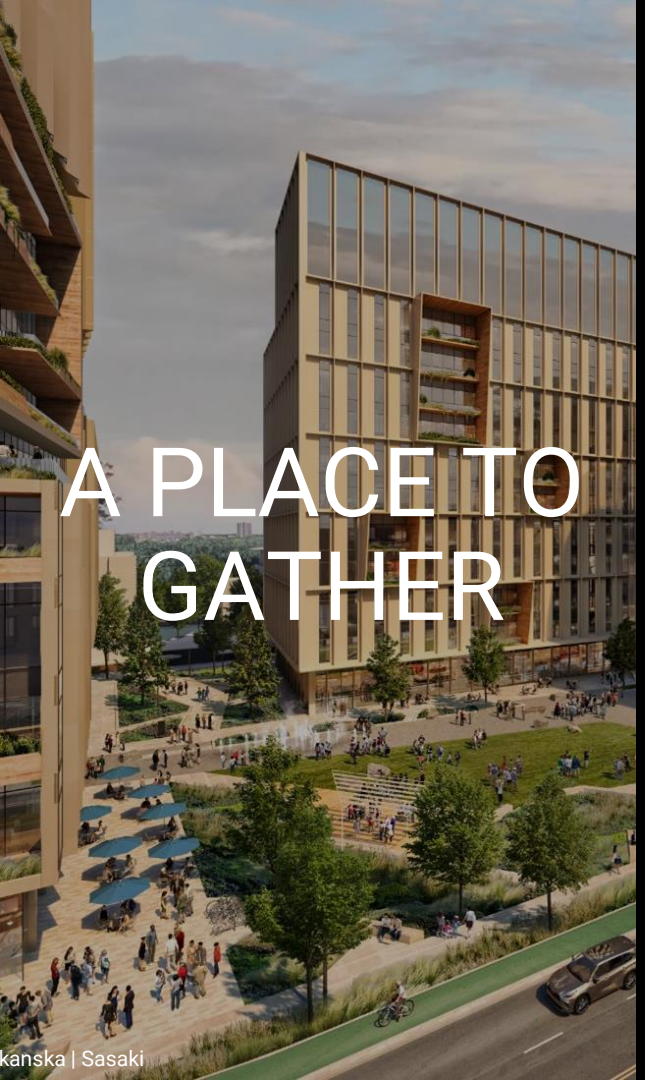
THE LMA IS AN URBAN CORE
Imagine Boston 2030 calls for mixed use



A MIXED USE DISTRICT
A Site at the Intersection of Area Uses



PUBLIC OPEN SPACE
Limited Open Space within the LMA


A PLACE TO GATHER
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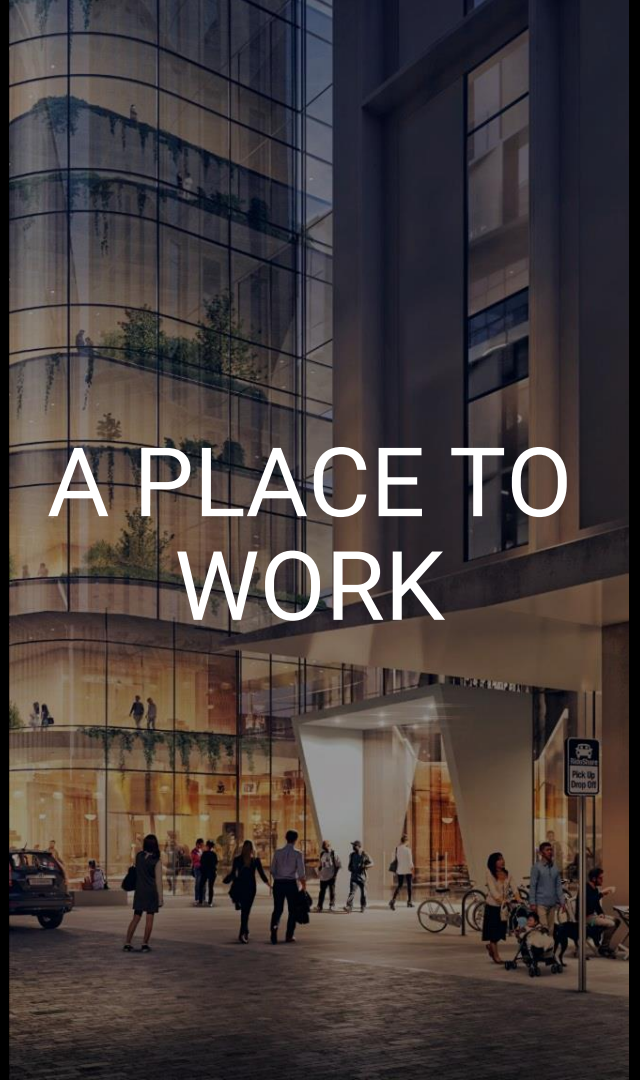
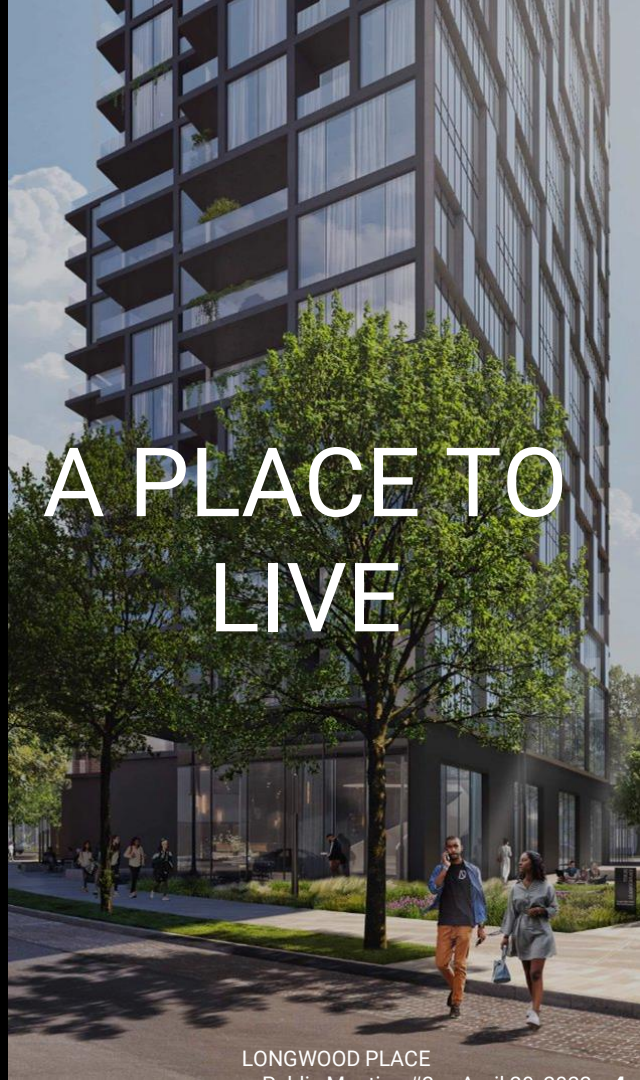
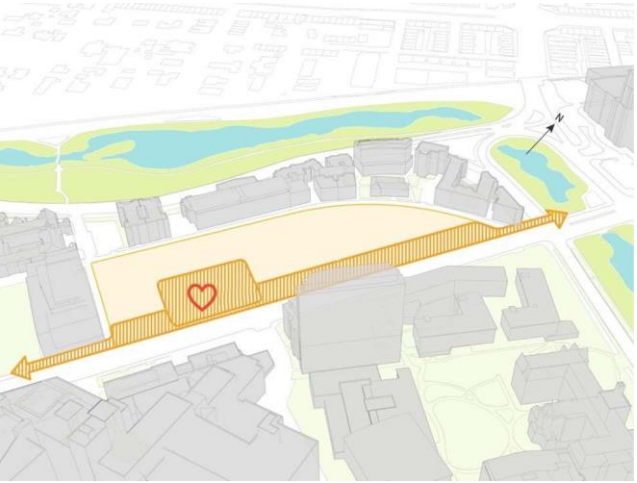

A PLACE TO WORK


A PLACE TO LIVE
LONGWOOD PLACE

GUIDING PRINCIPLES

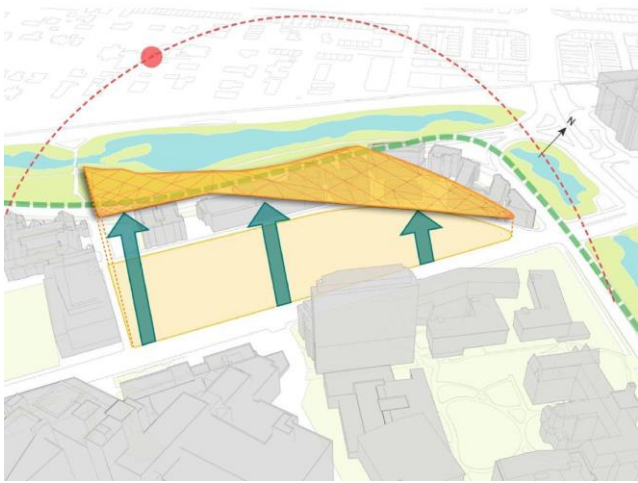
Let's Make This A Place

1 A PUBLIC HEART FOR THE LMA



2 A PERMEABLE AND CONNECTED PLACE

3 RESPONSIBLY BUILD OUT THE URBAN FABRIC



Where We Were & What We've Heard
Initial PDA Submission

INITIAL PDA

1.75M GFA
Life Science & Research
Commercial Office
Retail
Residential

10% Resi
200 Units

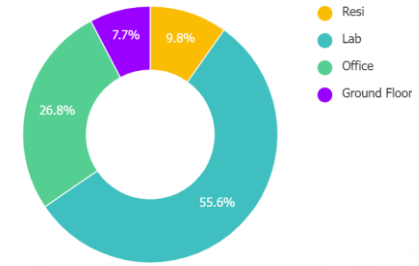
2.3 Acres
42% of Site is Exterior Public Open Space

170’-350’+
Variety of Building Heights and Building Sizes

7-15 Years
Phased Build Out

A PLACE TO CONNECT

Mixed-use program



BUILDING 1
622K SF
OFFICE: 287K
LIFE SCIENCE: 300K
GROUND FLOOR: 35K

BUILDING 2
519K SF
LIFE SCIENCE: 469K
GROUND FLOOR: 50K

BUILDING 3
424K SF
OFFICE: 183K
LIFE SCIENCE: 210K
GROUND FLOOR: 31K

BUILDING 4
185K SF
RESIDENTIAL: 170K
GROUND FLOOR: 15K

WHAT WE'VE HEARD

RESIDENTIAL

- Look at increasing residential use/number of units on site
- Consider the distribution of residential use on site

OPEN SPACE

- Examine the variety and balance of open space typologies, i.e. active vs passive and their users
- Consider the distribution of open space on site

HEIGHT + MASS

- More study around building heights and footprints
- Evaluate massing options for the buildings next to existing condos and Winsor School
- Pay close attention to shadow impacts on the EN and neighbors

TRANSPORTATION

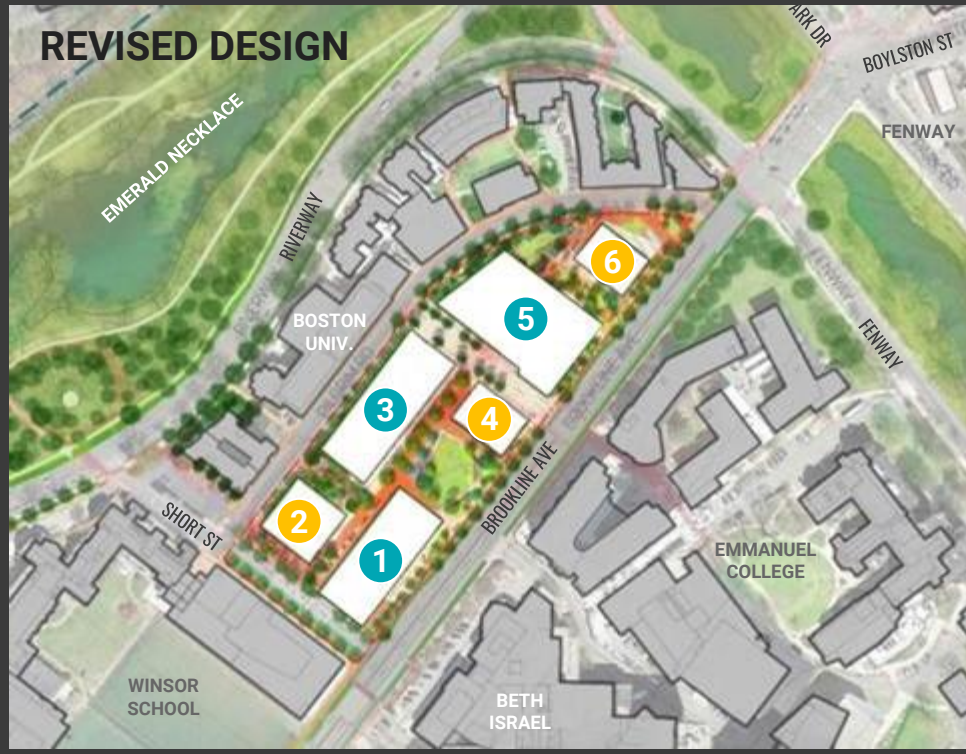
- Consider restricting pick-up/drop-off activities on Pilgrim Rd
- Minimize impacts to existing resident parking

How We've Responded
Revised Design Proposal

Project Improvements

	PDA	REVISED PROPOSAL
DOUBLE THE RESIDENTIAL	167,000 SF (10%)	340,000 SF (20%)
ALMOST DOUBLE RESIDENTIAL UNITS	200 Units	388 Units
INCREASE AFFORDABLE HOUSING	15%	20%
REDUCE OVERALL SF BY 50,000SF	1.75M SF GFA	1.70M SF GFA
INCREASE ON-SITE OPEN SPACE BY 19,000 SF	42%	48%
CREATE DEDICATED QUIET GREEN SPACE	BTW. BUILDINGS	13,000 SF DEDICATED
INCREASED COMMUNITY SPACE	12,000 SF	15,000 SF
REDUCE PARKING	1,039 SPACES	897 SPACES

DESIGN EVOLUTION



Life Science & Research, Comm Office, Retail, Residential **1.75M GFA** Delivered in phases over 7-15 yrs	200 Residential Units **10%** Consolidated To The Northern End Of The Site (in yellow)	42% of the Site **2.3 Acres** Public Exterior Open Space	From 170 ft to 342 ft **Variety of Heights** Total height including penthouses

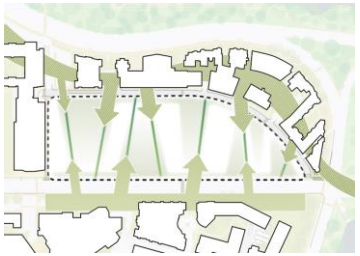
Life Science & Research, Comm Office, Retail, Residential **1.7M GFA** Delivered in phases over 7-15 yrs	388 Residential Units **20%** Dispersed Throughout The Site (in yellow)	48% of the Site **2.8 Acres** Public Exterior Open Space	From 150 ft to 333 ft **Variety of Heights** Total height including penthouses

CONCEPTUAL DESIGN APPROACH

The Heart Of The LMA

1

DRAW FROM NEARBY CHARACTER



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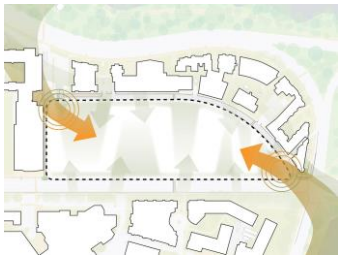
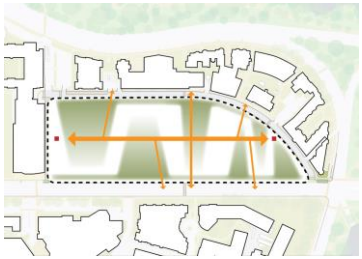
CONNECT THROUGH THE SITE



3

EMPHASIZE ACCESS POINTS & GATEWAYS



4

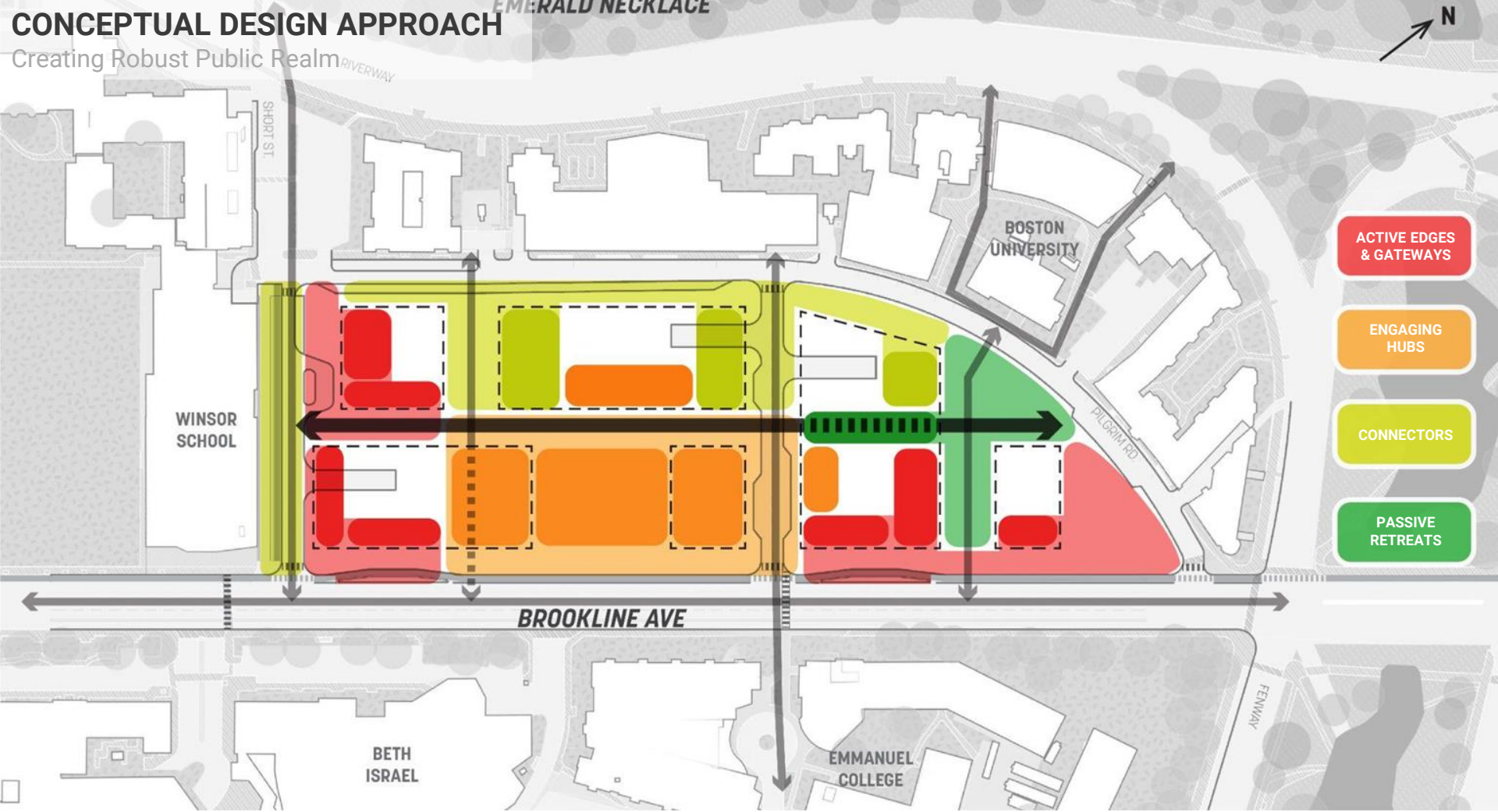
DEFINE A CENTRAL SPINE

5

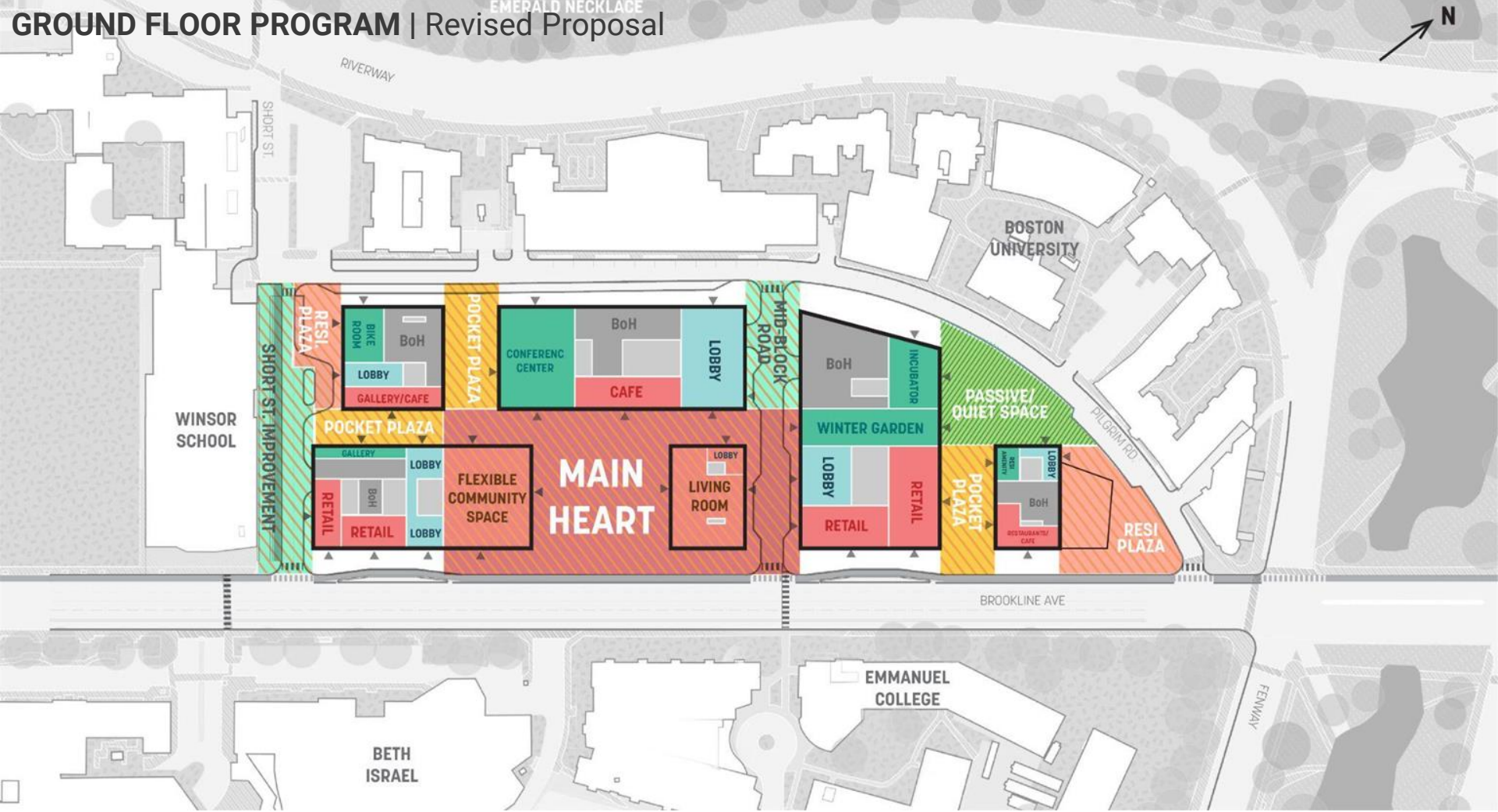
INTEGRATE INTERIOR AND EXTERIOR SPACES

CONCEPTUAL DESIGN APPROACH

Creating Robust Public Realm

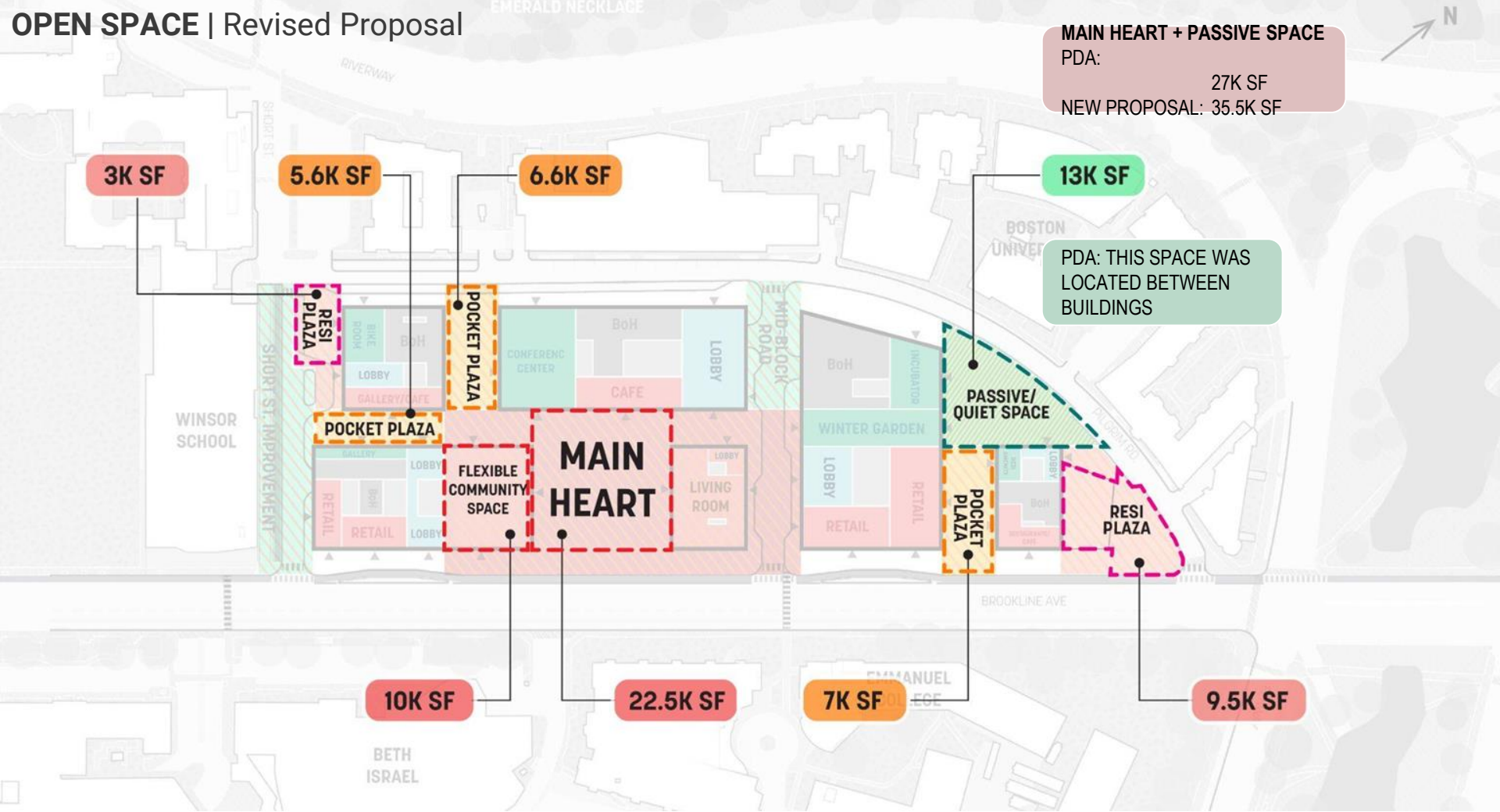


GROUND FLOOR PROGRAM | Revised Proposal



OPEN SPACE | Revised Proposal

MAIN HEART + PASSIVE SPACE
PDA: 27K SF
NEW PROPOSAL: 35.5K SF



DESIGN EVOLUTION

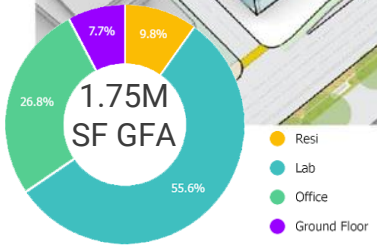
PDA

BUILDING 1
342′, 622K SF
OFFICE: 287K
LIFE SCIENCE: 300K
GROUND FLOOR: 35K

BUILDING 2
239′, 519K SF
LIFE SCIENCE: 469K
GROUND FLOOR: 50K

BUILDING 3
270′, 424K SF
OFFICE: 183K
LIFE SCIENCE: 210K
GROUND FLOOR: 31K

BUILDING 4
200′, 185K SF
RESIDENTIAL: 170K
GROUND FLOOR: 15K



REVISED DESIGN

BUILDING 3
239′, 360K SF
LIFE SCIENCE: 308K
GROUND FLOOR: 29K

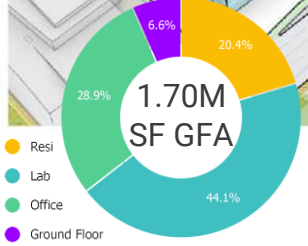
BUILDING 6
150′, 100K SF
RESIDENTIAL: 91K
GROUND FLOOR: 11K
HEIGHT REDUCED FROM 200′

BUILDING 2
180′, 120K SF
RESIDENTIAL: 115K
GROUND FLOOR: 12K
HEIGHT REDUCED FROM 342′

BUILDING 5
269′, 520K SF
OFFICE: 217K
LIFE SCIENCE: 264K
GROUND FLOOR: 34K

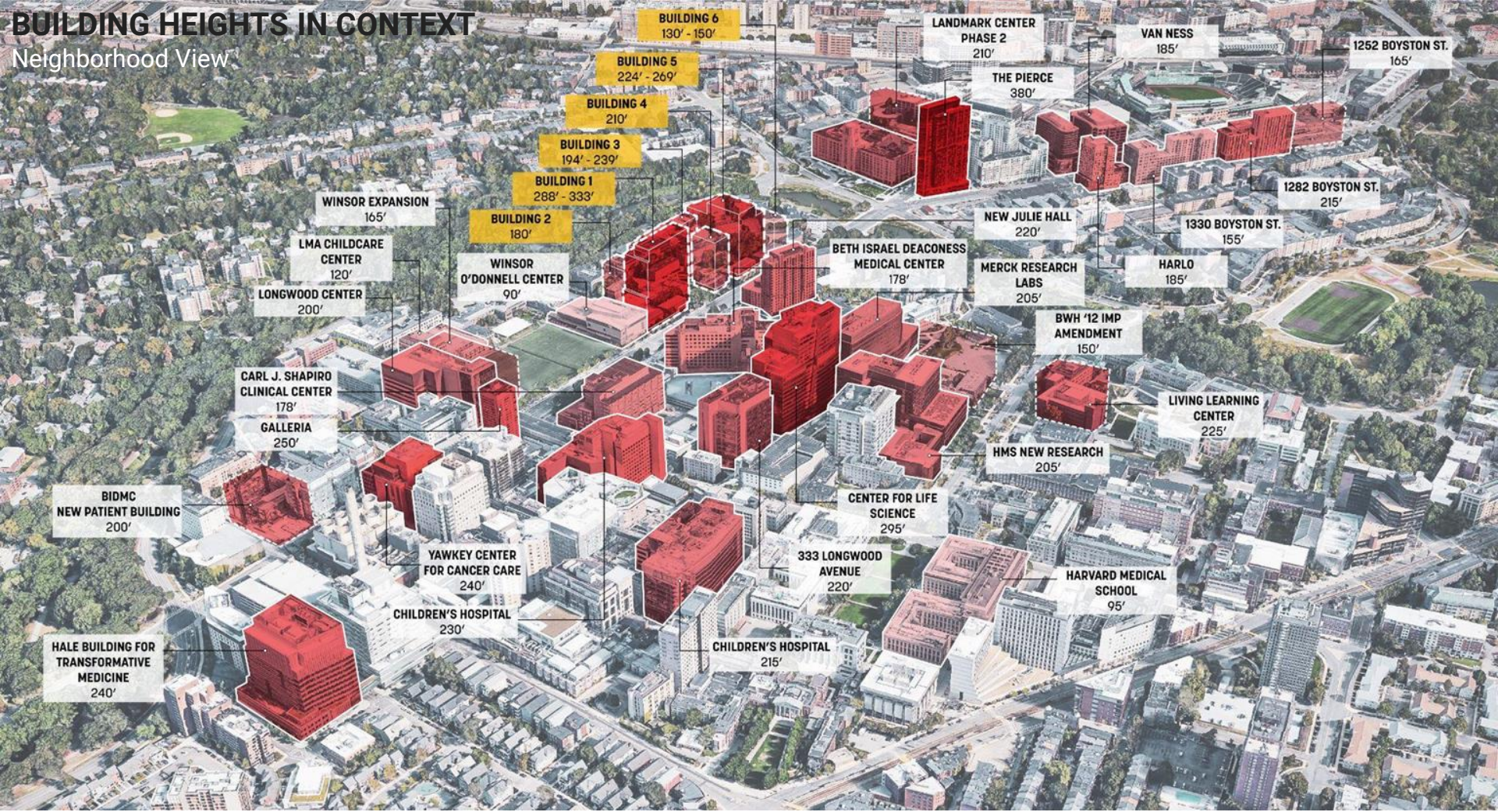
BUILDING 4
210′, 120K SF
RESIDENTIAL: 140K
GROUND FLOOR: 9K

BUILDING 1
333′, 480K SF
OFFICE: 262K
LIFE SCIENCE: 176K
GROUND FLOOR: 24K
HEIGHT REDUCED FROM 342′

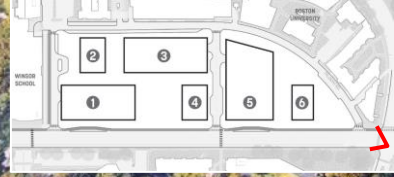


BUILDING HEIGHTS IN CONTEXT

Neighborhood View



AERIAL | Revised Proposal



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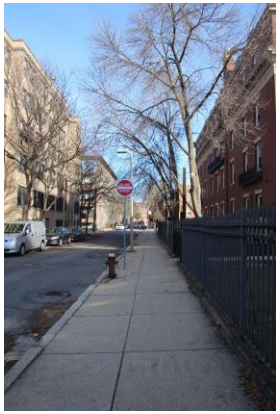
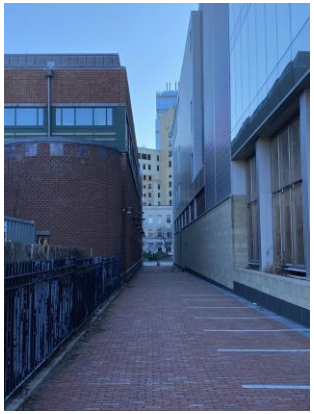
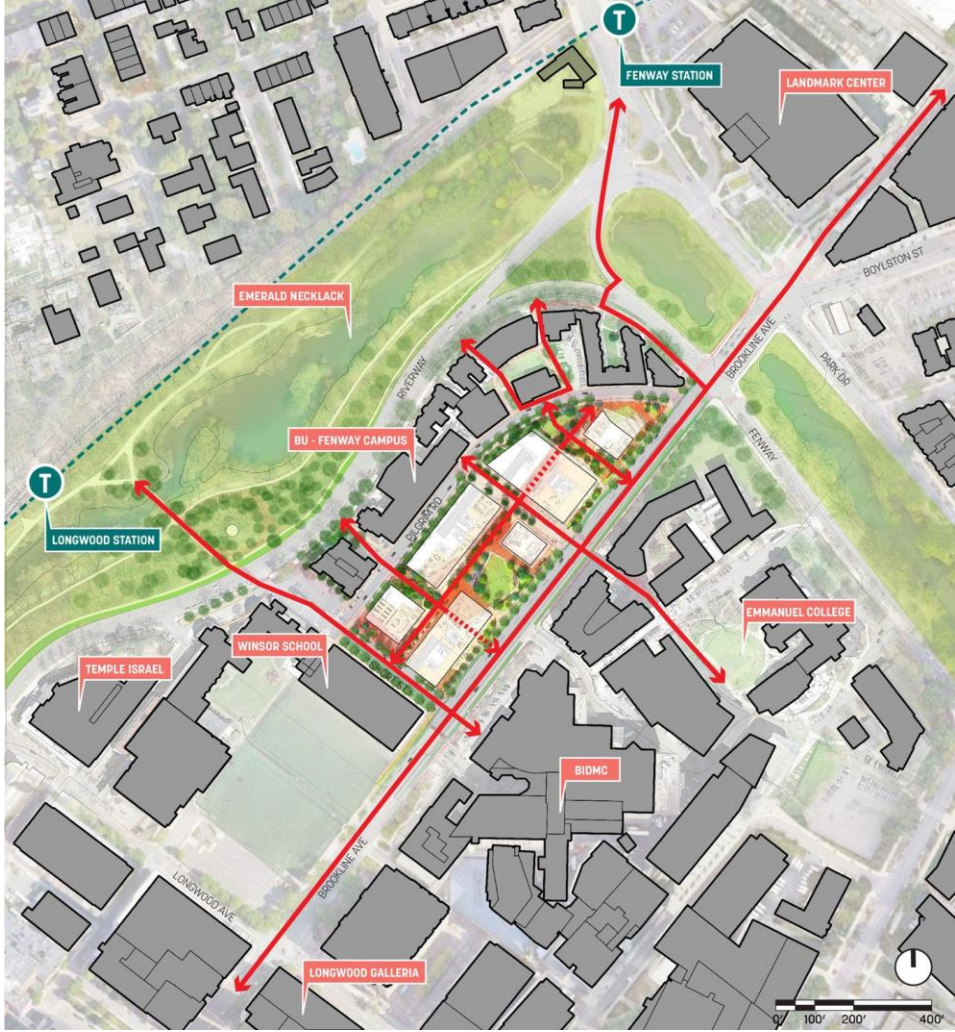
CAPITALIZING ON CONTEXT

Forging Connections to Transit, Riverway, Emerald Necklace, & Neighbors

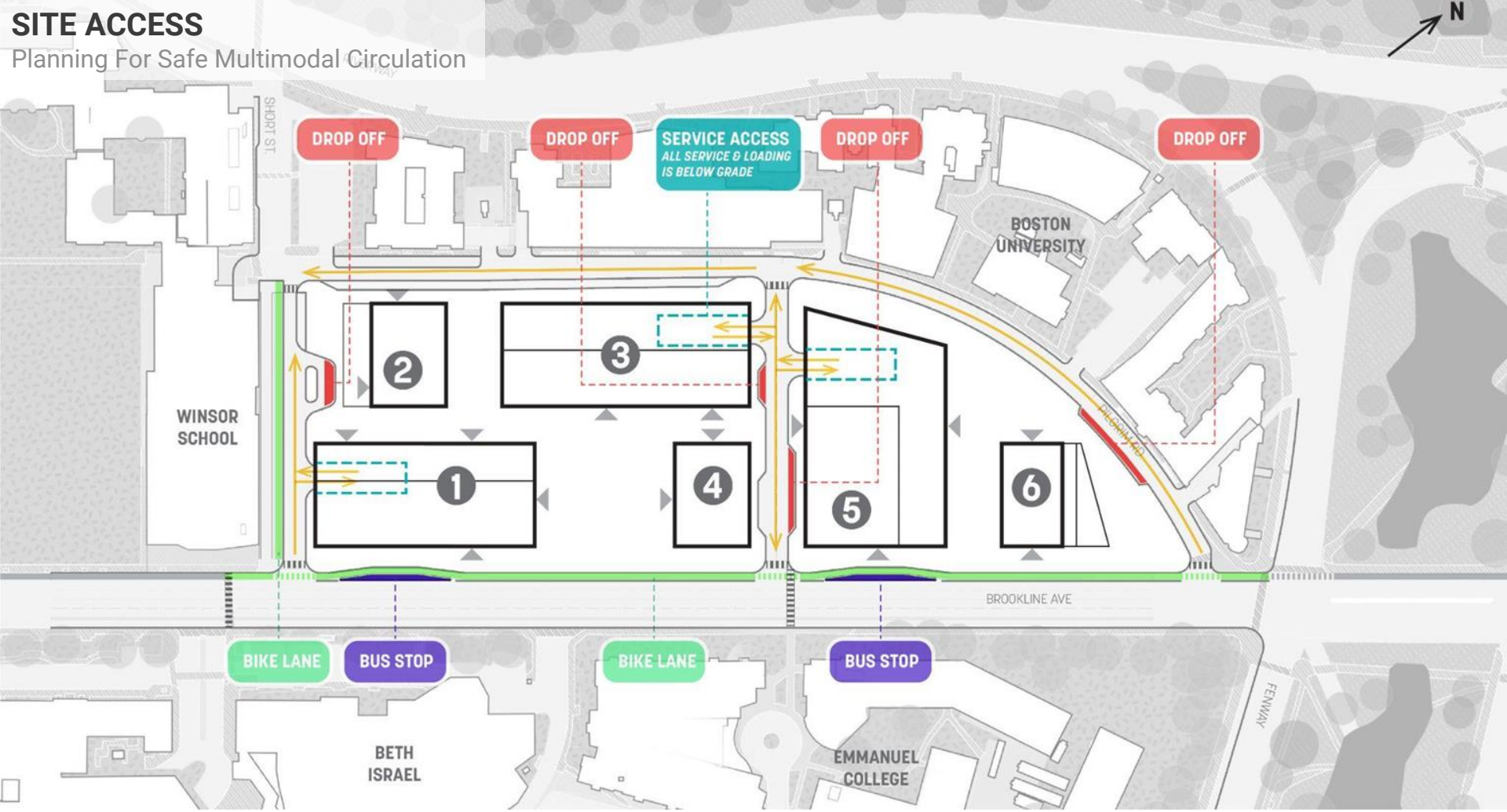






SITE ACCESS

Planning For Safe Multimodal Circulation



LONGWOOD CAFE
Real Time Departures

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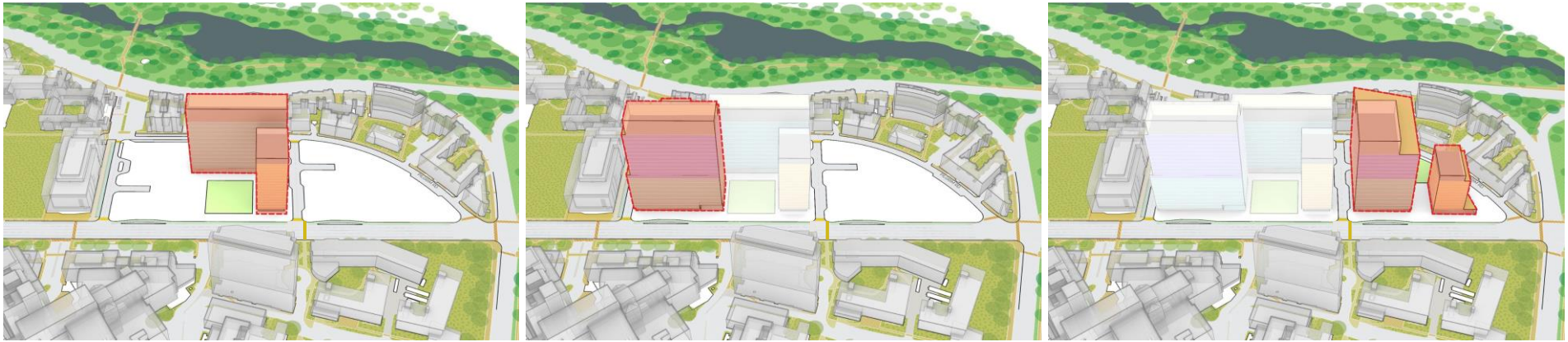
PROJECT PHASING | Revised Proposal

Projected Construction over Time

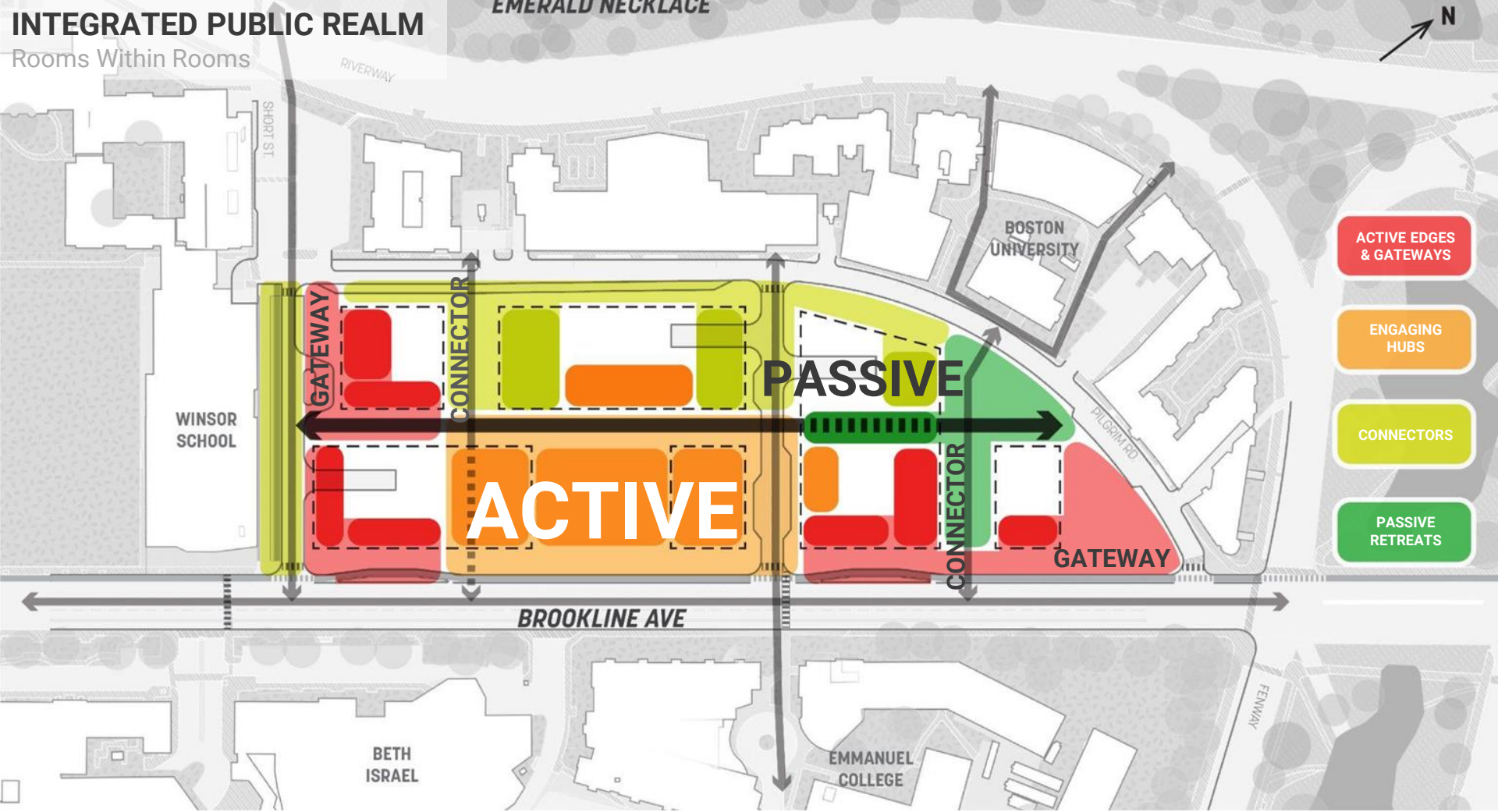


7-15 YEARS DELIVERY

Publicly Accessible Open Space

INTEGRATED PUBLIC REALM

Rooms Within Rooms



OPEN SPACE

Tapestry Of Characters

ACTIVE EDGES + GATEWAYS

CENTRAL HEART

FORUM

CONNECTOR

LIVING ROOM

GATHERING

QUIET SPACE

VIBRANT ACTIVE — QUIET PASSIVE

A PUBLIC HEART FOR THE LMA

RESIDENTIAL AMENITY

POCKET PLAZA

WINTER GARDEN

RESTAURANT/CAFE

BIKE ROOM

URBAN STAIRS

RESTAURANT

RETAIL

MAIN HEART

FLEXIBLE COMMUNITY SPACE

RIVERWAY

PILGRIM RD

BROOKLINE AVE

SHORT ST

1

2

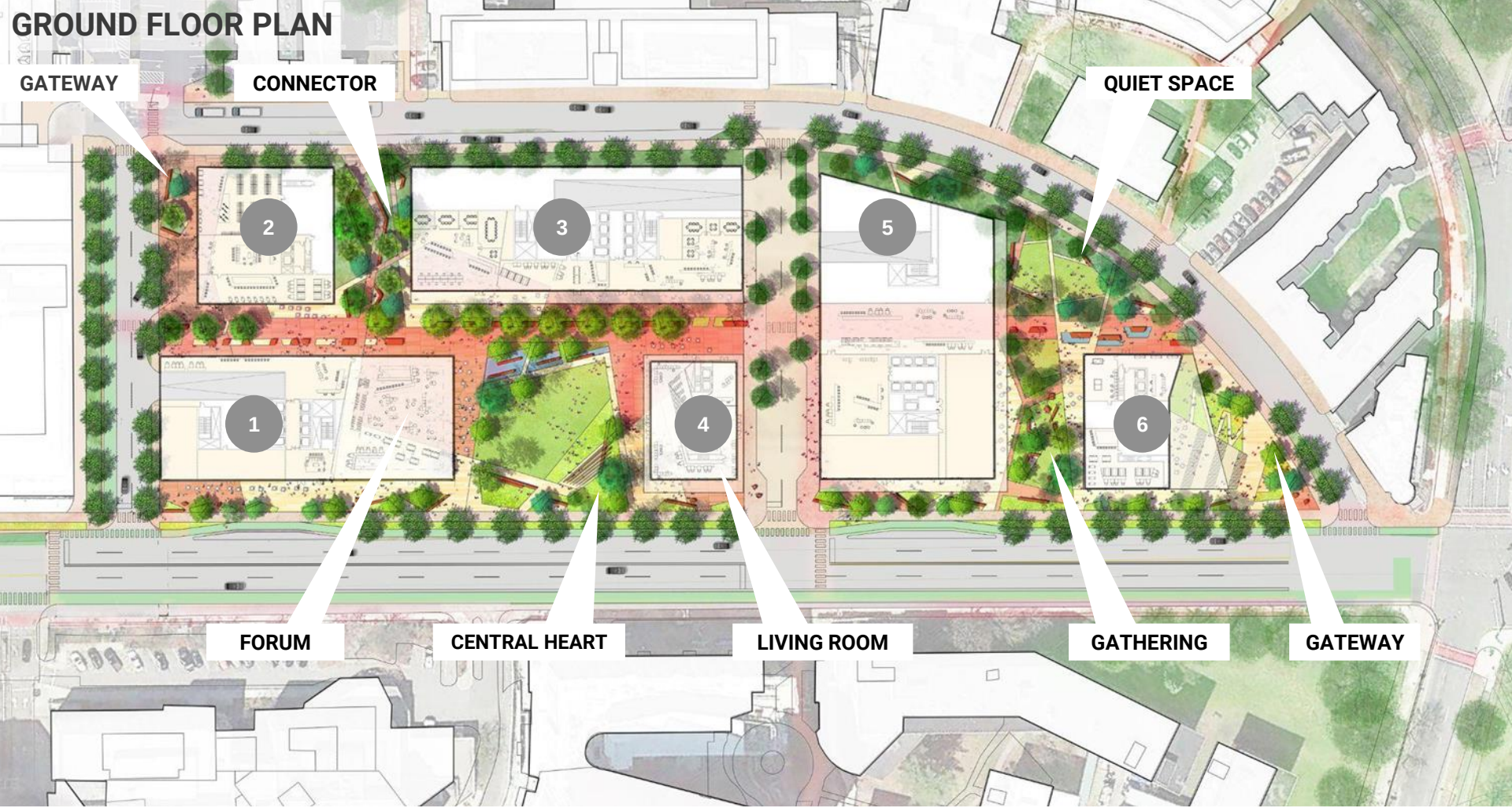
3

4

5

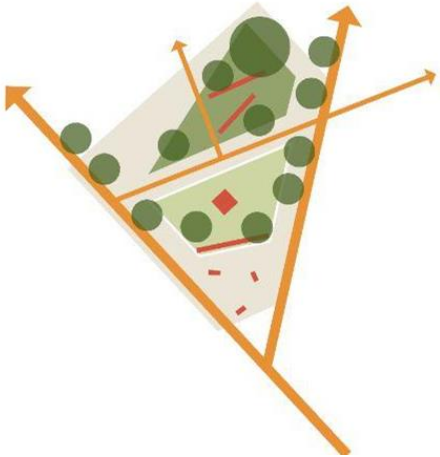
6

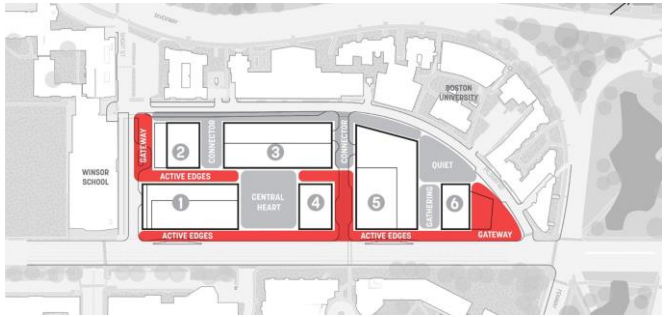
GROUND FLOOR PLAN



GATEWAYS

An Inviting Landscape





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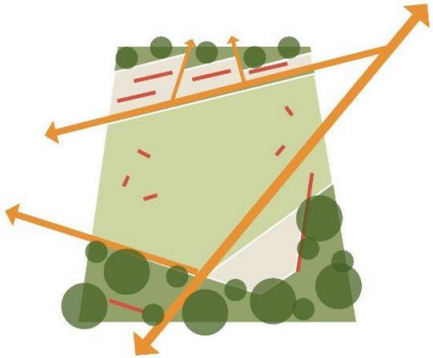
CENTRAL HEART

Active Edges With Flexible Central Open Space



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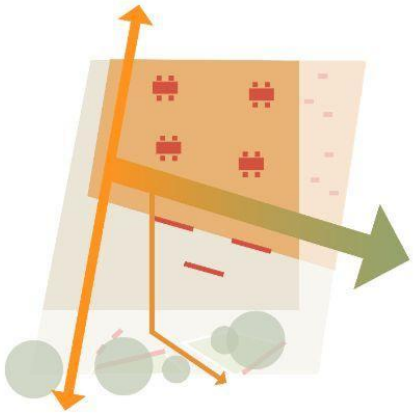
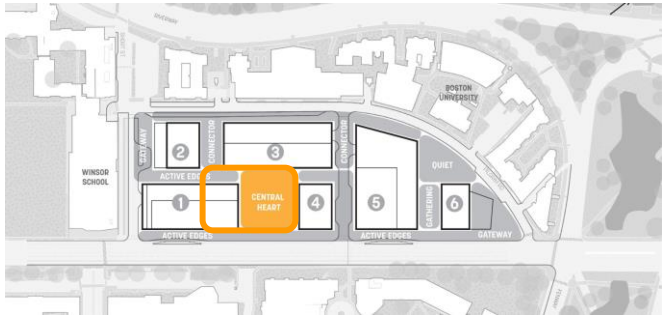
FORUM

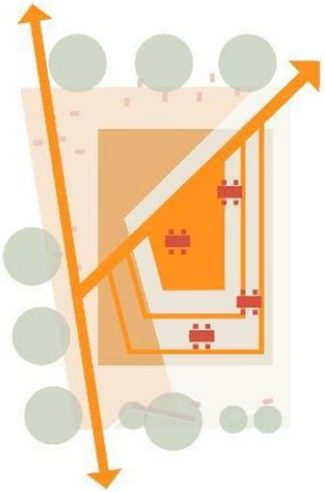
Interior Programmable Public Realm

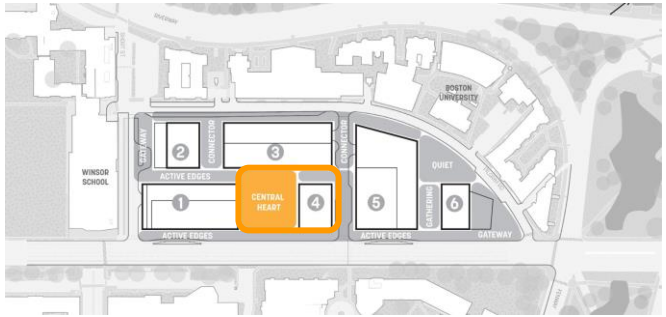


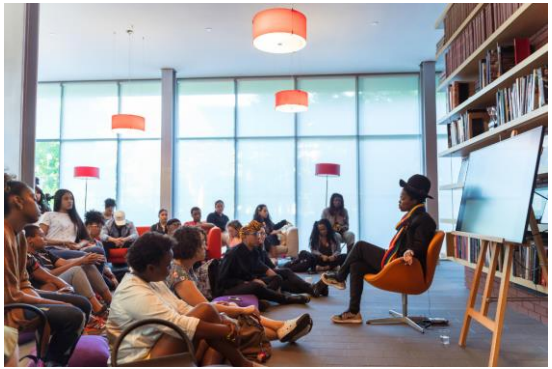


LIVING ROOM

Residential & Community Amenity







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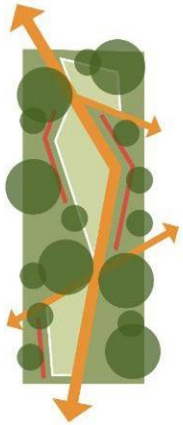
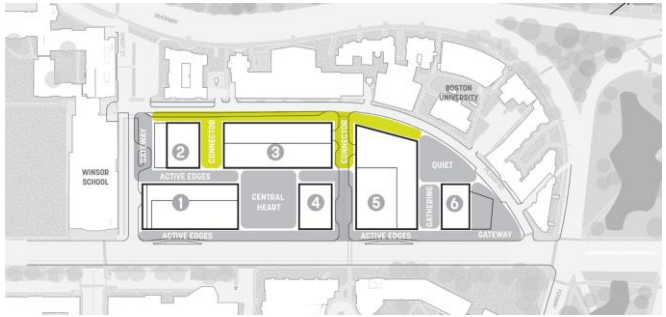
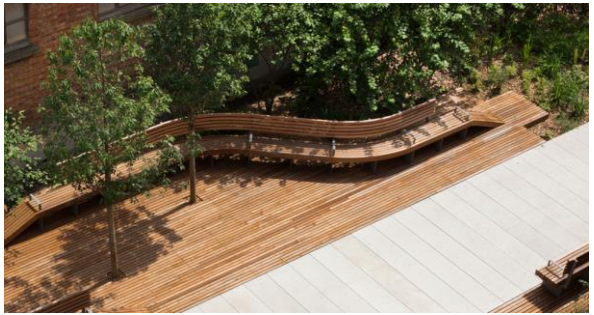
CONNECTOR

A Green Pedestrian Link







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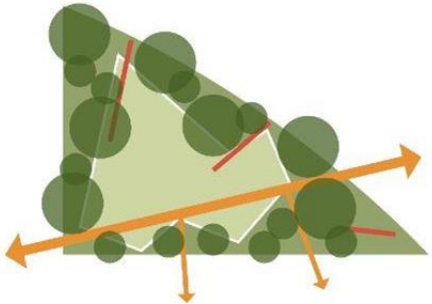
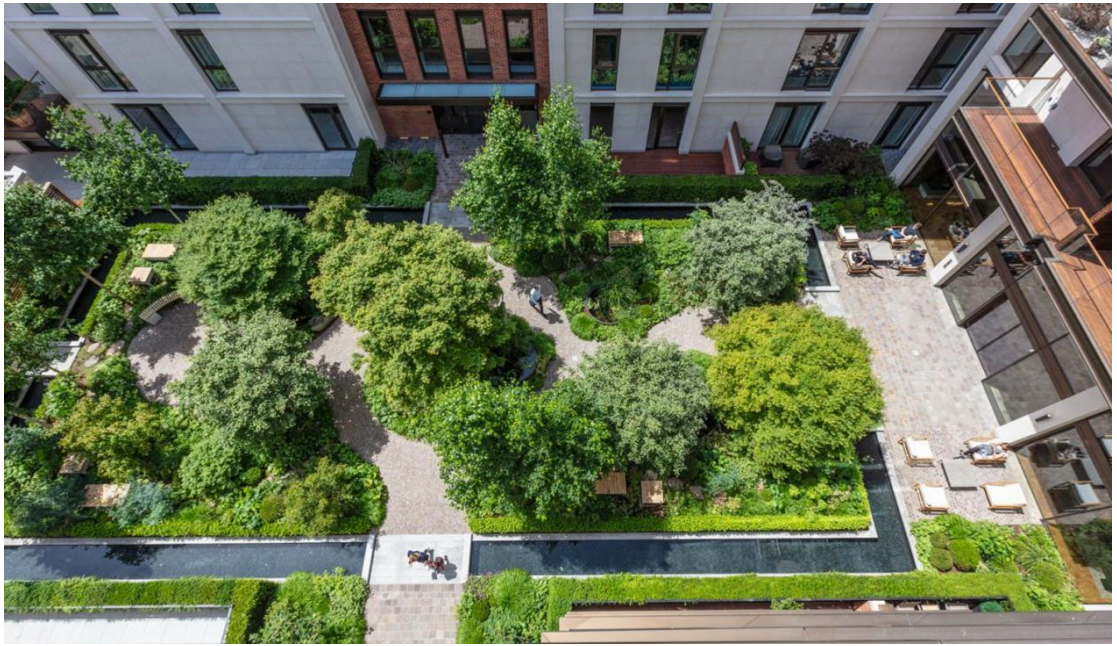
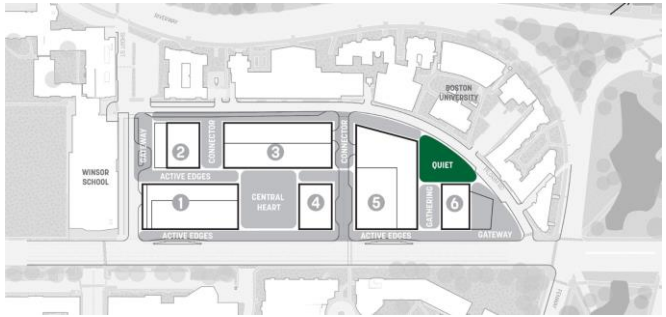
LONGWOOD PLACE

PASSIVE QUIET SPACE

A Framed Landscape







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Benefits Recap

PUBLIC BENEFITS SUMMARY

Community/Social

Community space: 15,000 SF on ground floor. Opportunity for Training Hub.

Housing Creation: ± 388 new rental units (20% affordable units).

Diverse Retail/Amenities: 44,000 SF of diverse on-site retail offerings.

Daycare Study: Market and demand study to understand feasibility on site.

Temporary Uses: Collaboration with MASCO for continuous activation for 10-15yr buildout

Public Art Opportunities: Partner with local organizations and schools

Public Realm Enhancements

Public Realm: ± $6 million commitment to transportation and public realm improvements along site frontage.

Short Street: 28 ft. wide multi-use landscaped path for bikes and pedestrians.

Open Space: 2.8 acres of publicly accessible on-site open space.

Off Site: Construct new sidewalk on Park Dr.

Emerald Necklace: Construct an accessible ramp to Riverway; Lighting Design Study; Wayfinding/Signage Design and Implementation study/Roundhouse improvements.

Economic

Linkage: ± $17 million housing
± $3 million jobs/workforce

Job Creation: ± 5,000 permanent jobs
± 5,000 construction jobs

Transportation: $5/SF Lab Space

THANK YOU