



9 Burney Street

Mission Hill

Project Update - 4/30/19



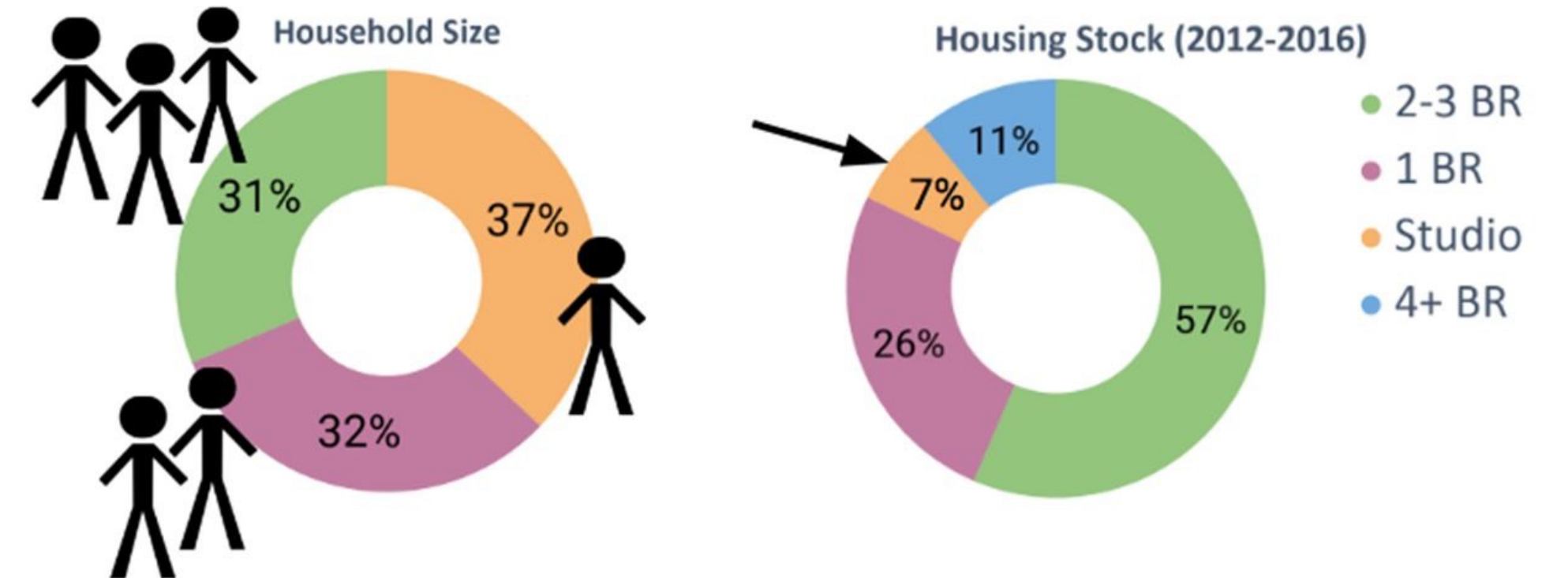






“We must manage this growth to ensure that a bigger Boston is also a better Boston. We must plan for this growth, carefully balancing needed increases in density with open space and other amenities to ensure that quality of life in our neighborhoods remains high. Most importantly, we must ensure that this growth creates opportunities for people at all income levels.” — [Housing a Changing City: Boston 2030](#)

BOSTON COMPACT LIVING PILOT



I. UNIT INTERIOR

Minimizing personal space without reducing livability



II. SHARED SPACES

Fostering resident community through thoughtful, shared amenities



III. TRANSPORTATION

Reducing impacts on community and costs for residents



City of Boston
Mayor Martin J. Walsh

October 11, 2018

Site Plan

----- Proposed Property Line



HEIGHT

Original 12/30/17



Revised 5/10/2018



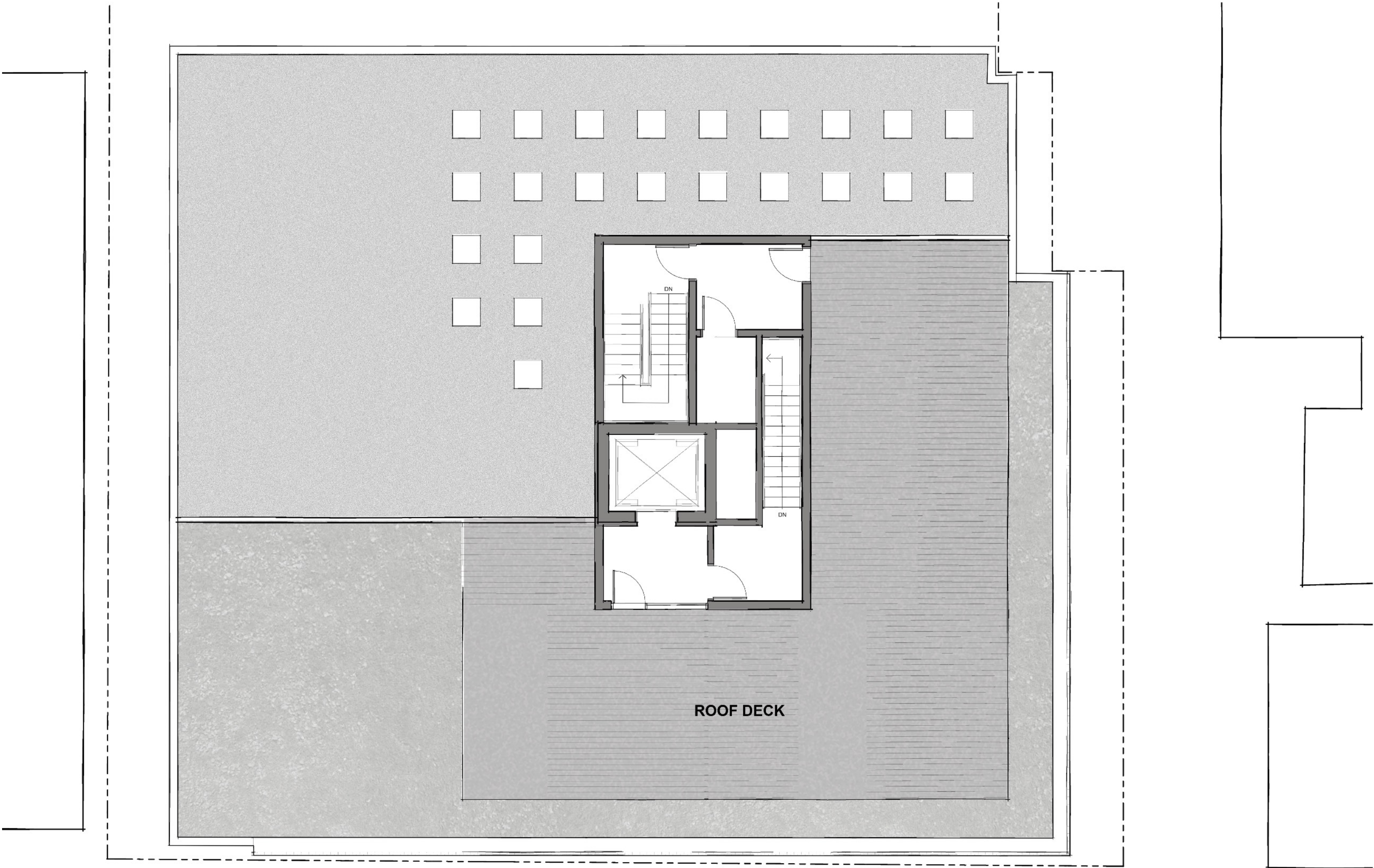
New Design



Previous 5th Floor

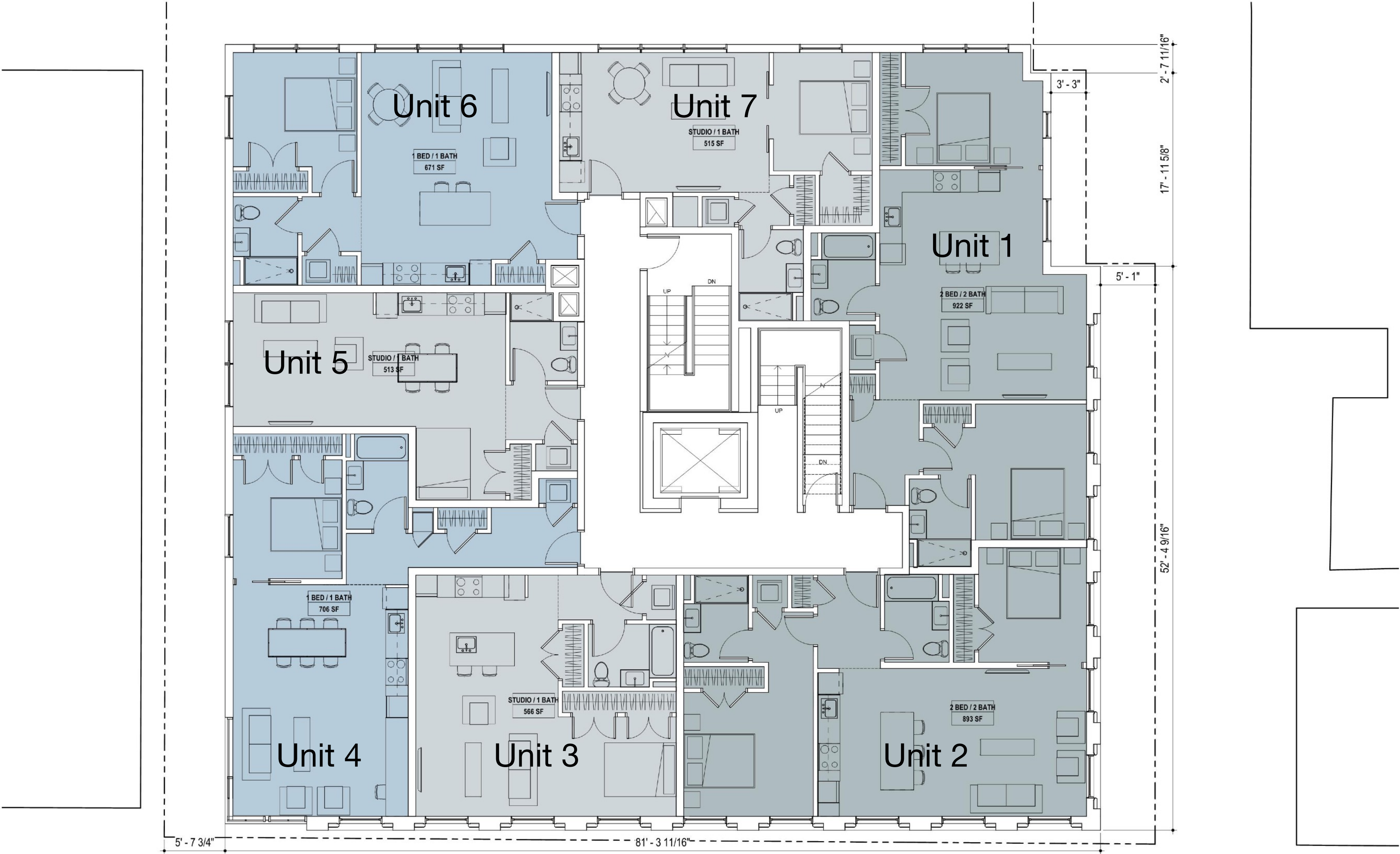


New Design - Roof Plan

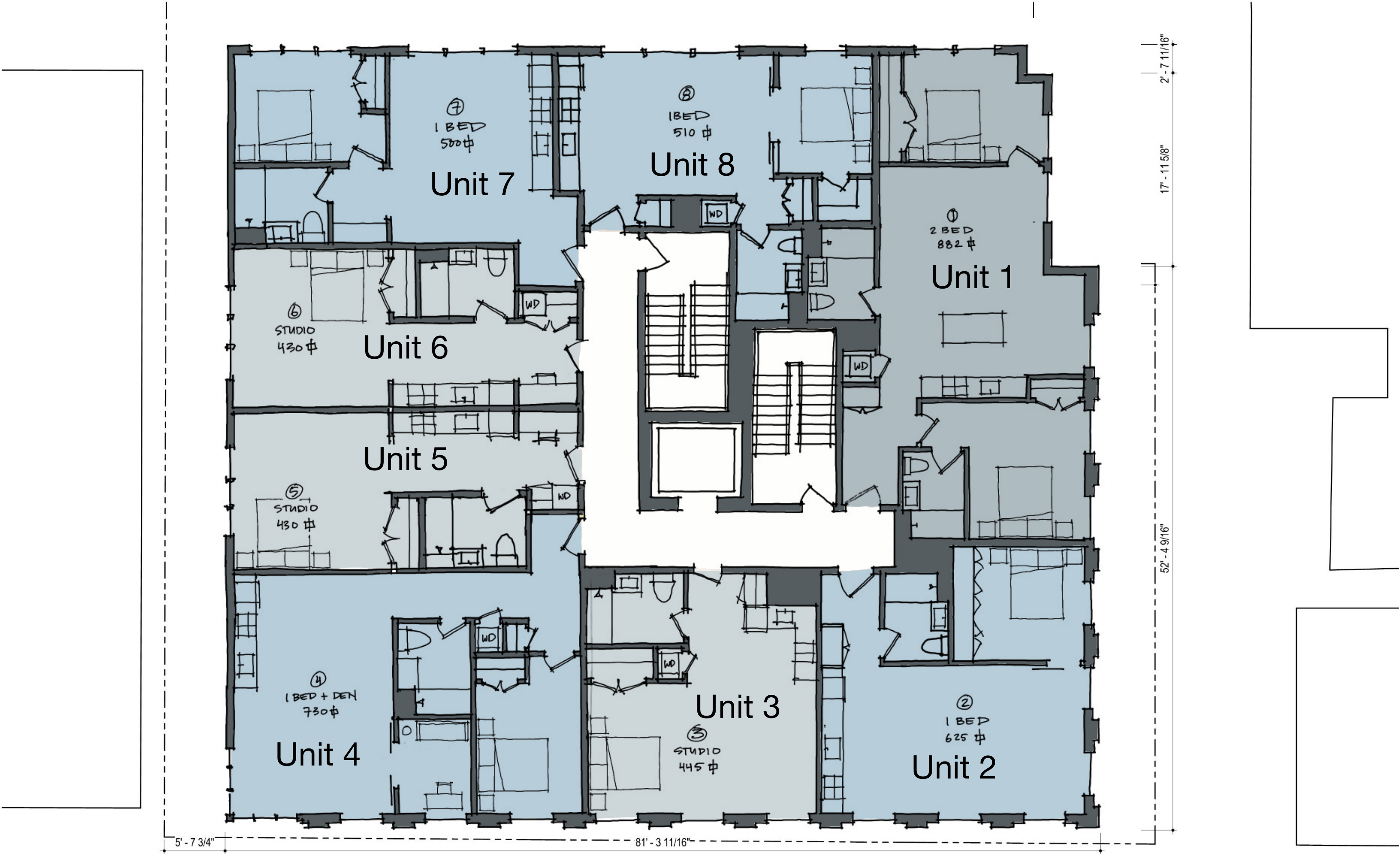


DENSITY

Previous Typical Upper Floor



New Typical Upper Floor



Bedroom Mix Comparison

	Design 5/10/2018	New Design 4/29/2019
Studio	10	9
1 Bed	8	12
2 Bed	14	6
	32	27

15.6% further
reduction of density.

COMMERCIAL SPACE

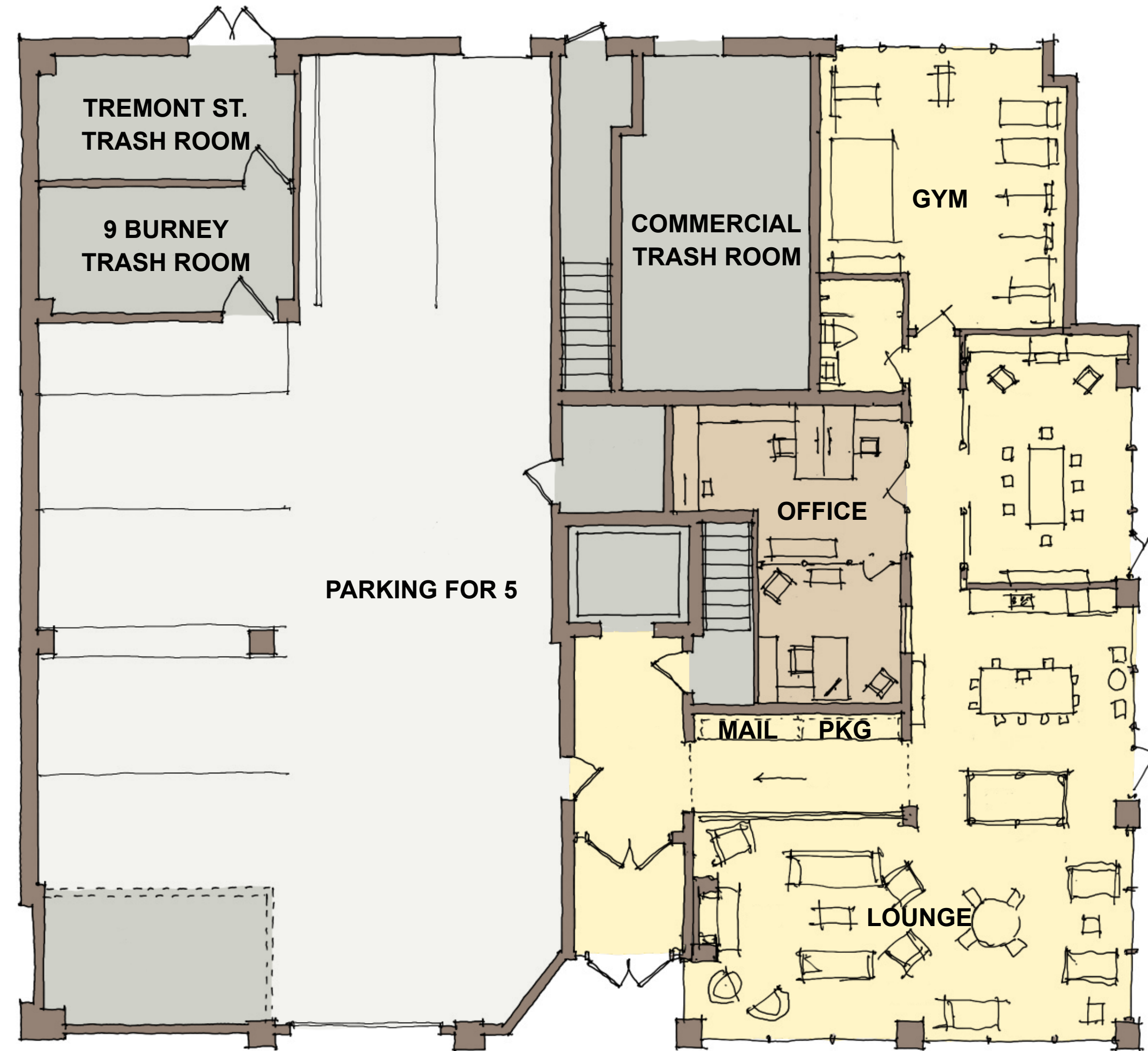
Previous Ground Floor



Removal of Commercial Space in 3F District

1,625 SF of Common Area Amenities

- Lounge & Media Room
- Gym
- Conference Room
- Library
- Kitchen & Beverage Center
- Common Dining Room
- Package & Storage Center
- Onsite Management Office



CAR TRIPS & PARKING

Net New Vehicle Trip Generation

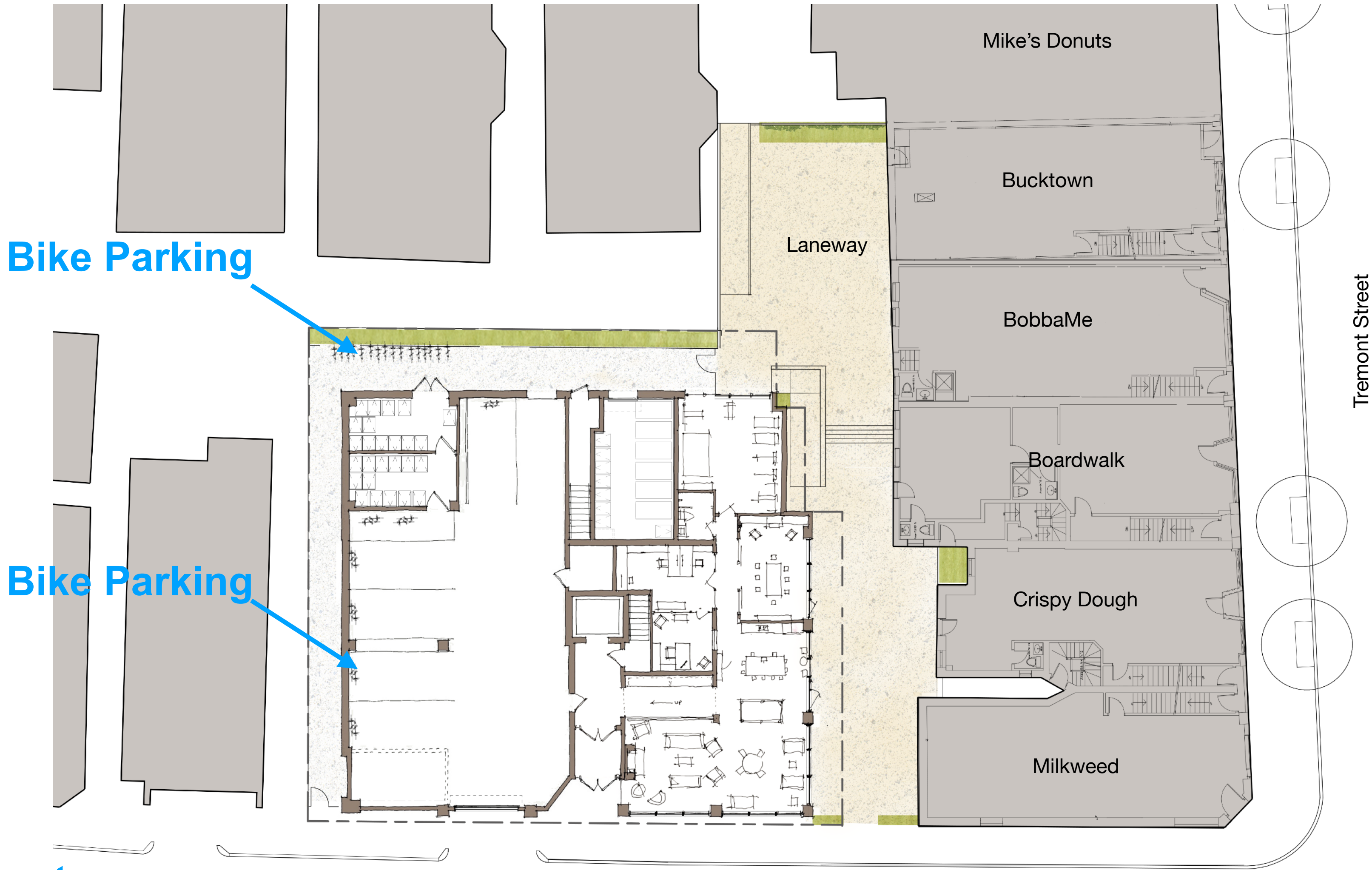
Time Period/Direction		New Project Vehicle Trips		Existing Vehicle Trips			Net New Vehicle- Trips
		Residential ¹	Total New Trips	Residential ²	Parking Lot ³	Total Existing Trips	
Daily	In	14	14	-4	-57	-61	-47
	Out	<u>14</u>	<u>14</u>	<u>-4</u>	<u>-57</u>	<u>-61</u>	<u>-47</u>
	Total	28	28	-8	-114	-122	-94
a.m. Peak Hour	In	0	0	0	-1	-1	-1
	Out	<u>1</u>	<u>1</u>	<u>-1</u>	<u>0</u>	<u>-1</u>	<u>0</u>
	Total	1	1	-1	-1	-2	-1
p.m. Peak Hour	In	1	1	-1	-3	-4	0
	Out	<u>1</u>	<u>1</u>	<u>-1</u>	<u>-3</u>	<u>-4</u>	<u>-1</u>
	Total	2	2	-2	-6	-8	-1

1. Based on 24 residential units.

2. Based on a three-family property.

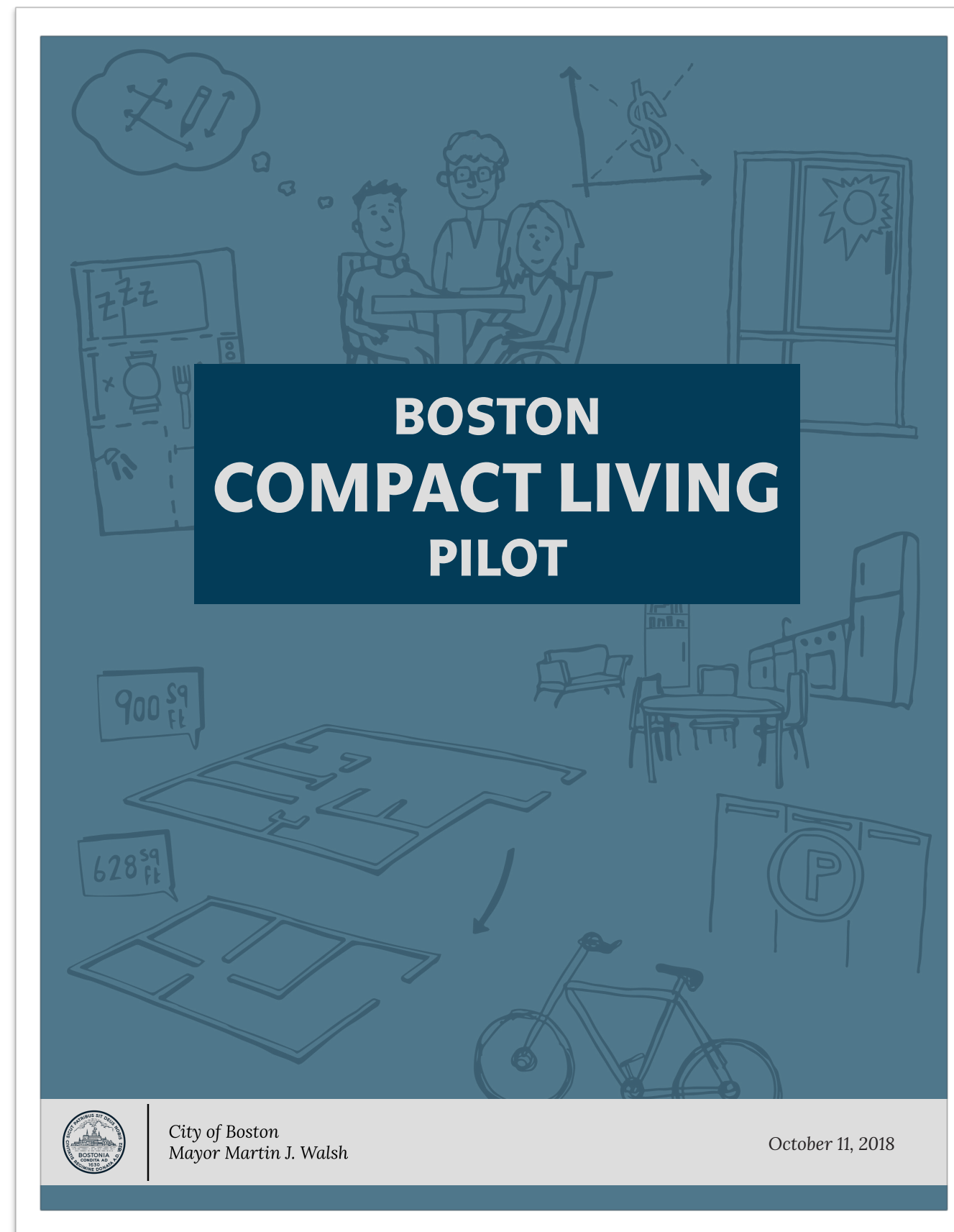
3. Counts conducted on December 13, 2017 at existing Parking lot during morning and evening peak hours only.

Parking



Creation of 2 New Street
Spaces for Loading

Resident Parking Permit



Program Requirement

To minimize impact on on-street parking, **residents of Compact Living projects will not be allowed to obtain neighborhood residential permit parking stickers.** Developers of projects with Compact Living units must notify prospective residents about the inability to obtain residential parking permits prior to the signing of a lease or purchase of a unit.

LANEWAY DESIGN



Site Plan

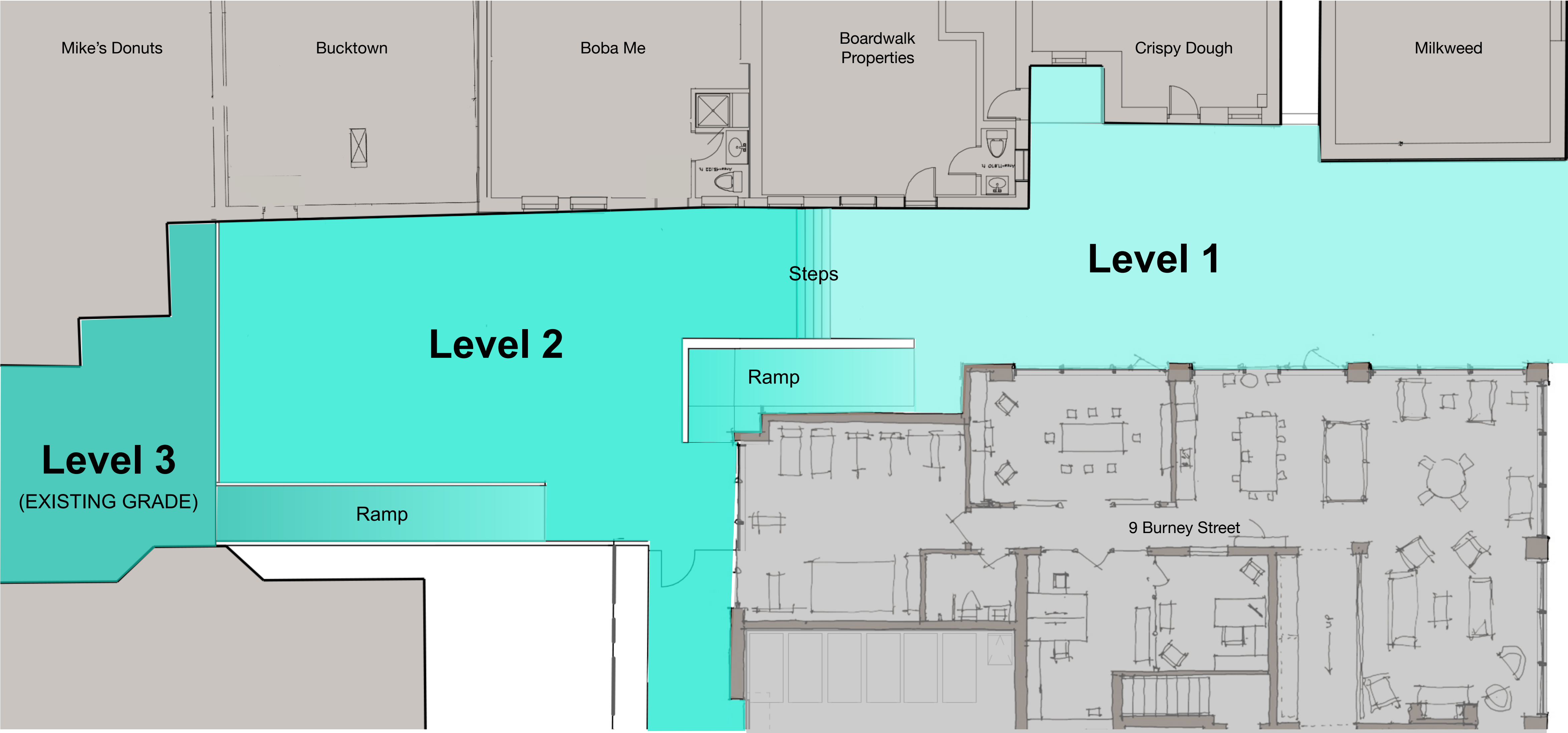
----- Proposed Property Line



Laneway & Placemaking

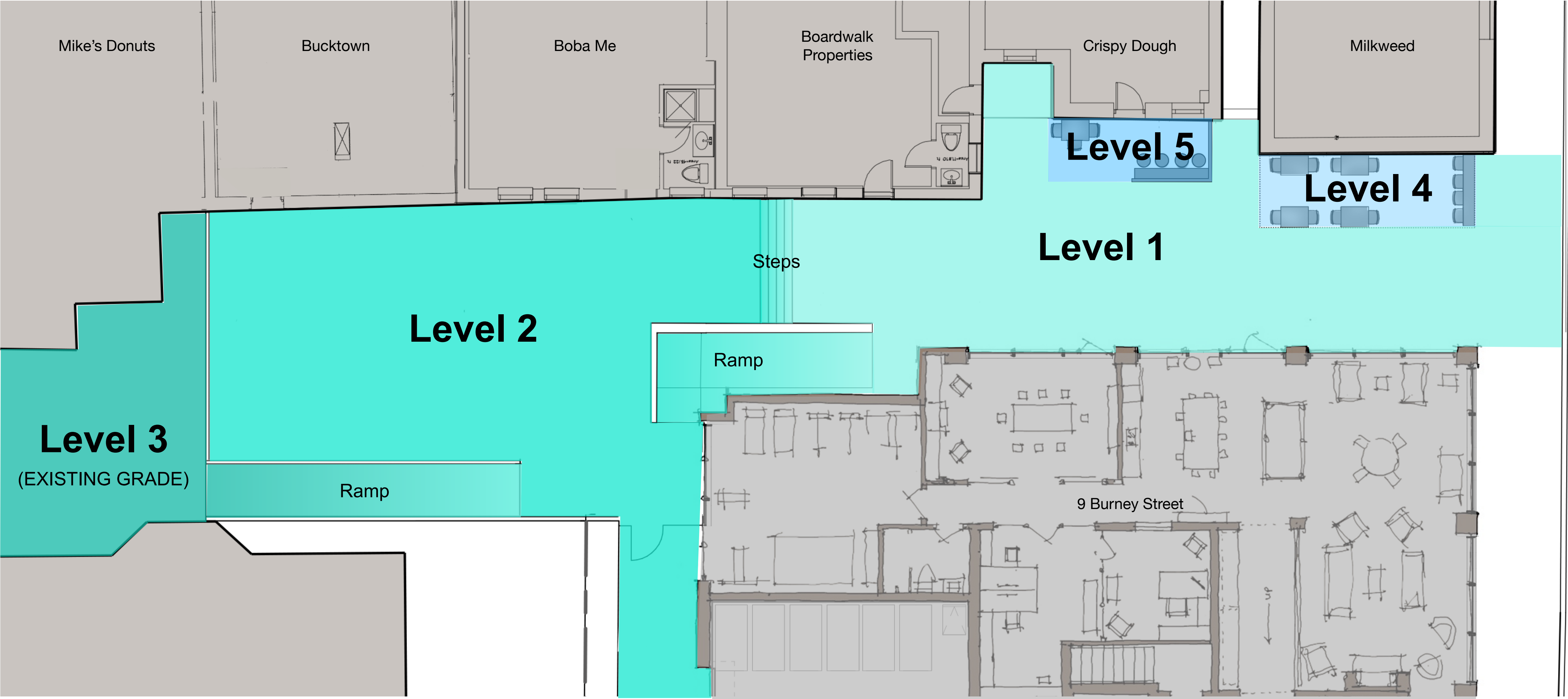


Topography Diagram



Burney Street

Topography Diagram with Restaurant Seating



Burney Street

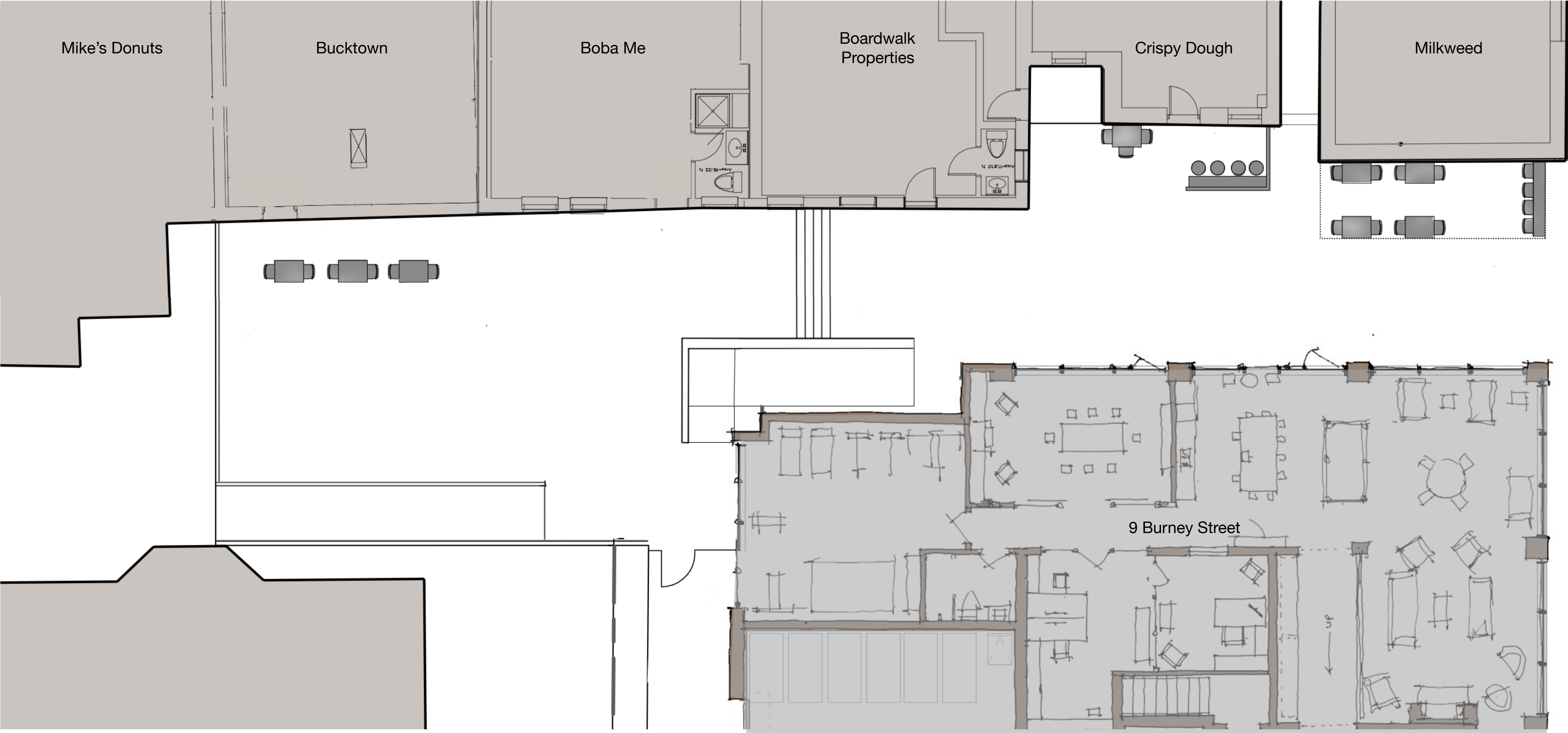
Existing Rear Yard at Milkweed



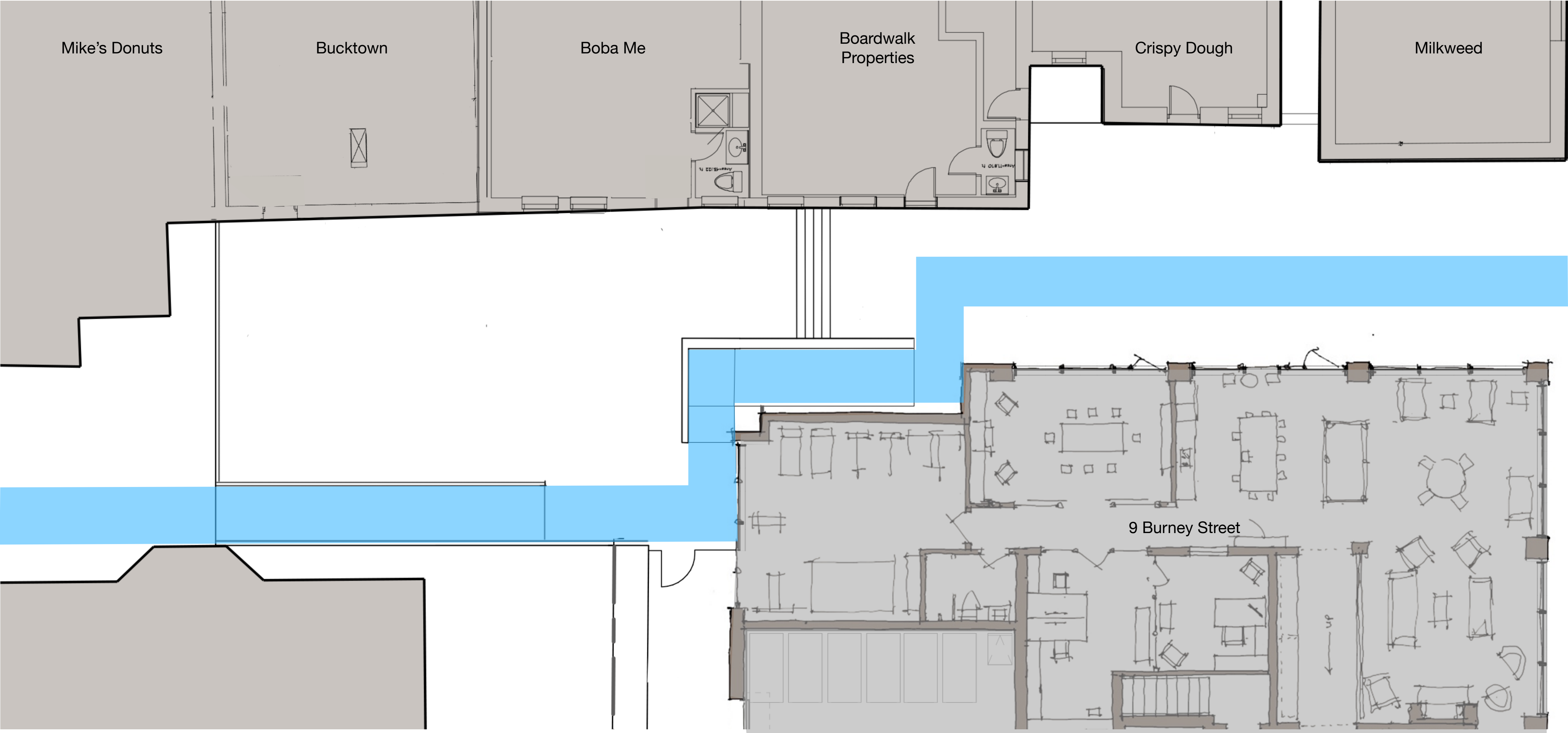
Concept Sketch of Milkweed at Laneway



Conceptual Seating Diagram

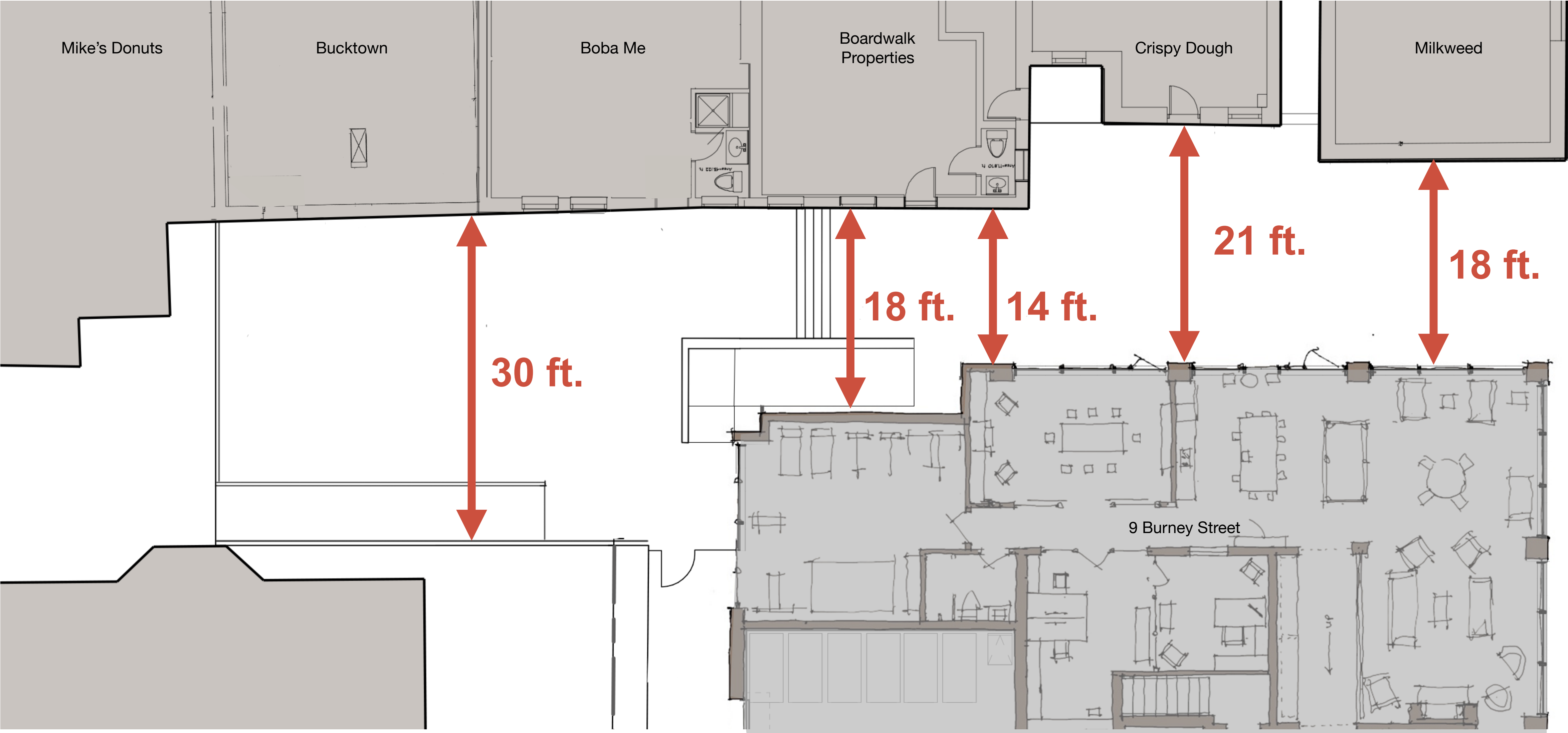


Passageway Diagram



Burney Street

Width Diagram



Burney Street

Laneway Precedents



10 Feet Wide



18 Feet Wide

Laneway Precedents



24 to 40 Feet Wide



8 Feet Wide



20 Feet Wide

Landscape Precedents



15 Feet Wide



14 Feet Wide



The Laneway Project

Revisions & Concessions

	ORIGINAL 12/30/2017	REVISED 5/10/2018	NEW DESIGN 4/29/2019	Notes
No Undergraduates	Deed Restricted	Deed Restricted	Deed Restricted	
No Short Stay Rentals		Commitment to not lease to short stay renters	Commitment to not lease to short stay renters	Adhere to City's Short-term Residential Rental Ordinance
Height at Front	65'3"	44'2"	42'8"	23 Ft. Reduction
Height at Rear	65'3"	54'9"	42'8"	23 Ft. Reduction
Gross Sq.Ft.	35,263 Sq.Ft.	27,629 Sq.Ft.	23,290 Sq.Ft.	11,973 Sq.Ft. Reduction 34% Reduction
Dwelling Units	31	25	24	23% Reduction
Bedrooms	39	32	27	31% Reduction
Stories	6	4 at Front 5 at Rear	4	
Open Space	97 sq.ft. per unit	128 sq.ft. per unit	+/- 133 sq.ft. per unit	
Off Street Parking	6 Spaces	5 Spaces	5 Spaces	
Bike Parking	31 Racks	31 Racks	24 Racks	

9 BURNEY STREET - ZONING ANALYSIS

Dimensional Regulation	As-of-Right Condition in 3F-2000	As-of-Right Condition in NS	Design Condition	Zoning Relief
Min. Lot Size	None	None	N/A	No
Min. Lot Area per Dwelling Unit	2,000 sf for up to 3 units; 1,000 sf for each additional unit	None	302 sf / unit	Relief Required
Min. Lot Width	25 ft	None	Approx. 92ft	No
Min. Frontage	25 ft	None	Approx. 92ft	No
Max. Floor Area Ratio	1.0 FAR	2.0 FAR	2.75	Relief Required
Max. Building Height	3 Stories, 35 ft	45 ft	42'8"	Relief Required
Min. Usable Open Space per Dwelling Unit	400 sf / unit	50 sf / unit	Approx. 128 sf/unit	Relief Required
Min. Front Yard	5 ft	None, must follow match existing building alignment	Approx. 0" to 6"	To Be Determined
Min. Side Yard	5 ft	None	Approx. 5'	No
Min. Rear Yard	20 ft - reduced to 15 ft (6" less per foot less than 100') @85' = 12'6"	20 ft - reduced to 15 ft (6" less per foot less than 100') @85' = 12'6"	12'3"	Relief Required
Min. Number of Parking Spaces	1 space per market rate residential unit; .7 spaces per affordable unit; N/A for restaurants with seating	1 space per market rate residential unit; .7 spaces per affordable unit; N/A for restaurants with seating	5 spaces	Relief Required

EXISTING TREMONT STREET BUILDINGS - ZONING ANALYSIS

		1508/1514 Tremont		1518 Tremont		1520 Tremont		Zoning Relief
Dimensional Regulation	As-of-Right Condition in NS	Existing	Proposed	Existing	Proposed	Existing	Proposed	
Max FAR	2	1.83	2.41	1.95	2.4	2.06	2.19	Relief Required
Max Building Height	45 Feet	-	-	-	-	-	-	No
Min. Lot Size	None	-	-	-	-	-	-	No
Min. Lot Area per Dwelling Unit	N/A	-	-	-	-	-	-	No
Min. Usable Open Space per Dwelling Unit	50 sf/unit min.	477 sf/unit	189 sf/unit	369 sf/unit	170 sf/unit	331 sf/unit	303 sf/unint	No
Min Lot Width	None	-	-	-	-	-	-	No
Min. Lot Frontage	None	-	-	-	-	-	-	No
Min. Front Yard	None	-	-	-	-	-	-	No
Min. Side Yard	None	-	-	-	-	-	-	No
Min. Rear Yard	20 Feet min.	30'8 13/16"	13' 1 1/2"	30'8 13/16"	8' 9"	22'0 9/16"	11'6 11/16"	Relief Required
Parking	1 Space/Unit	4	0	2	0	2	0	Relief Required



The Laneway Project Community Benefits

AFFORDABLE UNITS	3 Units
IDP CONTRIBUTION	\$36,000.00
CREATION OF LANEWAY	2,853 sq.ft open space amenity
LOCAL CONTRIBUTIONS	Tobin Community Center
CENTRALIZED TRASH	Bring all existing trash into 3 interior trash rooms.
TRANSIT ORIENTED	Produces less car trips than today
NEW ON STREET PARKING	2 new spaces for deliveries
SUSTAINABLE DESIGN	Certifiable to LEED Silver
REMOVAL OF UNDERGRADUATE STUDENT HOUSING	

Thank You!



9 BURNLEY