Neighborhood Homes Initiative

Dale, Circuit and Alpine Street Parcels
Community Meeting
March 29, 2018
Agenda:

• Welcome/Introductions
• Summary of Neighborhood Homes Initiative
• Site Overview
• Review of Design Models & Design Principles
• Site Review and Design Models
• Discussion
• Next Steps Related to RFP
Urban Design & Development Principles

Alpine Street Cluster: 6 parcels

12 Circuit Street

68 Dale Street

Neighborhood Homes Initiative

Site Map City Parcels
Alpine Street Cluster: 6 parcels

12 Circuit Street

Neighborhood Homes Initiative

Dale Street
Summary of Neighborhood Homes Initiative

• New Homeownership Housing on City Vacant Land
  • Increasing the supply and opportunities for Homeownership Housing

• Homes Affordable to a Range of Incomes - Moderate, Middle and Market

• Subsidy Funding to Support Moderate and Middle Income Homes

• Reduced Acquisition Price for City Land to Promote Affordability and Good Design
Summary of Neighborhood Homes Initiative, cont.

• Boston Home Center Will Market the Moderate and Middle Income Homes

• Prototype Design for All NHI Sites

• Community Participation To Select Design Prototype for Each Site

• Parcels packaged for small to mid-sized builders and developers.
  • Local Employment Opportunities

• Builders will compete on Quality of Designs and Price
Design Principles:

- Consistent Height & Massing
- Alignment with Street Wall
- Primary Entry - Oriented to the Street
Design Principles:

Building Composition

1. First Floor Elevated 3 to 5 feet above the sidewalk
2. Front Covered Porches
3. Individual Entries facing the street
4. A Gable or Hip Roof shape oriented toward the street.
5. A Symmetrical alignment of windows, doors, bays and other elements.
6. Should mirror design elements of the neighborhood.
Single Family
Prototype A
Two Family Prototype H

CITY OF BOSTON, MAYOR MARTIN J. WALSH

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
Design Principles

Site Open Space & Landscaping
- Minimize paved areas used for parking (side & rear yards)
- Preserve significant trees, where possible.
- Replace trees to provide summer shading/winter screening.

Fencing & Screening
- Use Fencing and Plantings to screen and provide privacy.
- Fencing and Plantings at the front and along edges should mirror the character of these elements in the neighborhood.
• Key Elements of Zoning:
  • Setbacks & Buildable Area
  • Building Square Footage (FAR)
  • Number of Units (Lot Area)
  • Building Height
• **Violates Side Setback Requirement**
Summary:
- 3 Family Zoning District
- Primarily 2 Family Dwellings (Recommended)
- 3 Stories in Height
- 2 and 3 Bedroom Units (900–1200sf/unit)
- 1 Parking Space per Unit

Potential Project Scope:
- 4 Buildings
- From 4 to 8 Units

Key Elements of Zoning:
- Setbacks & Buildable Area
- Building Square Footage (FAR)
- Number of Units (Lot Area)
- Building Height
Alpine Street Cluster: 6 parcels

12 Circuit Street

Dale Street

Neighborhood Homes Initiative
Site Conditions

- Large Flat Site
- Near parks, schools, transportation, grocery, churches, etc.
Site & Zoning Analysis

City Parcels

- Dale Street
  - 9643 SF
Type E elevations proposed

Type E - Duplex
Dale Street Proposed Elevation: Type B2
50-52 Waverly Street

Type B2 – Two Family – Modified to the context

Type B2 Two Family
50-52 Waverly Street

Type B2 – Two Family – Modified to the context

Type B2 Two Family
523 Norfolk Avenue
Type B and E
existing conditions

Before

523 Norfolk Avenue
Type B and E
proposed

After
Urban Design & Development Principles

Alpine Street Cluster: 6 parcels

12 Circuit Street

Dale Street
Site Conditions

- Varied Existing Context
- Large change in grade from sidewalk
- Land locked at the rear of the site
Site Context

Circuit Street
Site Challenges

- No Off Street Parking – due to grade and no access at the rear of the site.
- Variance Required

12 Circuit Street
- 3766 SF
- 3F-4000 (4000 sf/ 1 or 2 units or 2000/ unit)

No curb cuts
Design Principles

- Fit into context: Flat roof or Front Facing Gable
- Height to mirror 2.5 to 3 story buildings.
- Use: Owner occupied home ownership
Zoning Allows: 1 to 3 units on a parcel
- 2 units

12 Circuit Street
- 3766 SF
  - 3F-4000 (4000 sf/ 1 or 2 units)
Zoning Allows: 1 to 3 units on a parcel
- Attached rowhouses
- Subdivide the parcel
- Each parcel could have up to 2 units

12 Circuit Street
- 3766 SF
- 3F-4000 (4000 sf/ 1 or 2 units or 2000/ unit)
Design Principles

- Fit into context: Flat roof or Front Facing Gable
- Height to mirror 2.5 to 3 story buildings.
- Use: Owner occupied home ownership
Alpine Street Cluster: 6 parcels

12 Circuit Street

Dale Street
Site Conditions

- Sloped Site
- Existing Building at the rear of the site
- Alpine Place subdivides the site.
Alpine Cluster
- 9214 SF
- 3F-4000

Total Area: 9214 SF

3F-4000 Roxbury Row
2000/1 unit
25
3/35
20_10_30 .8

3F-4000 Roxbury Other
4000/1or2 unit
45
3/35
20_10_30 .8
3 Typical Considerations

- Parking
- Access to Open space
- The Building
Alpine Cluster
- 9214 SF
- 3F-4000

Site & Zoning Analysis
City Parcels
Alaska Street Proposed Elevation: Type A - Mansard

Mansard Roof Shape on Alaska Street
29 Alaska Street

Single Family
(Possibly As of Right – Lot width)
29 Alaska Street

Type A Single family
Alaska Street Proposed Elevation: Type A - Mansard

Mansard Roof Shape on Alaska Street
Type CC – Duplex

EXTERIOR ELEVATION - FRONT

Type E elevations proposed
Type CC – Duplex

Type E elevations proposed