

Urban Design Diagrams Station

Learn about:

The planning tools that guide the design of future buildings in a stepped urban design strategy

Give us Feedback on:

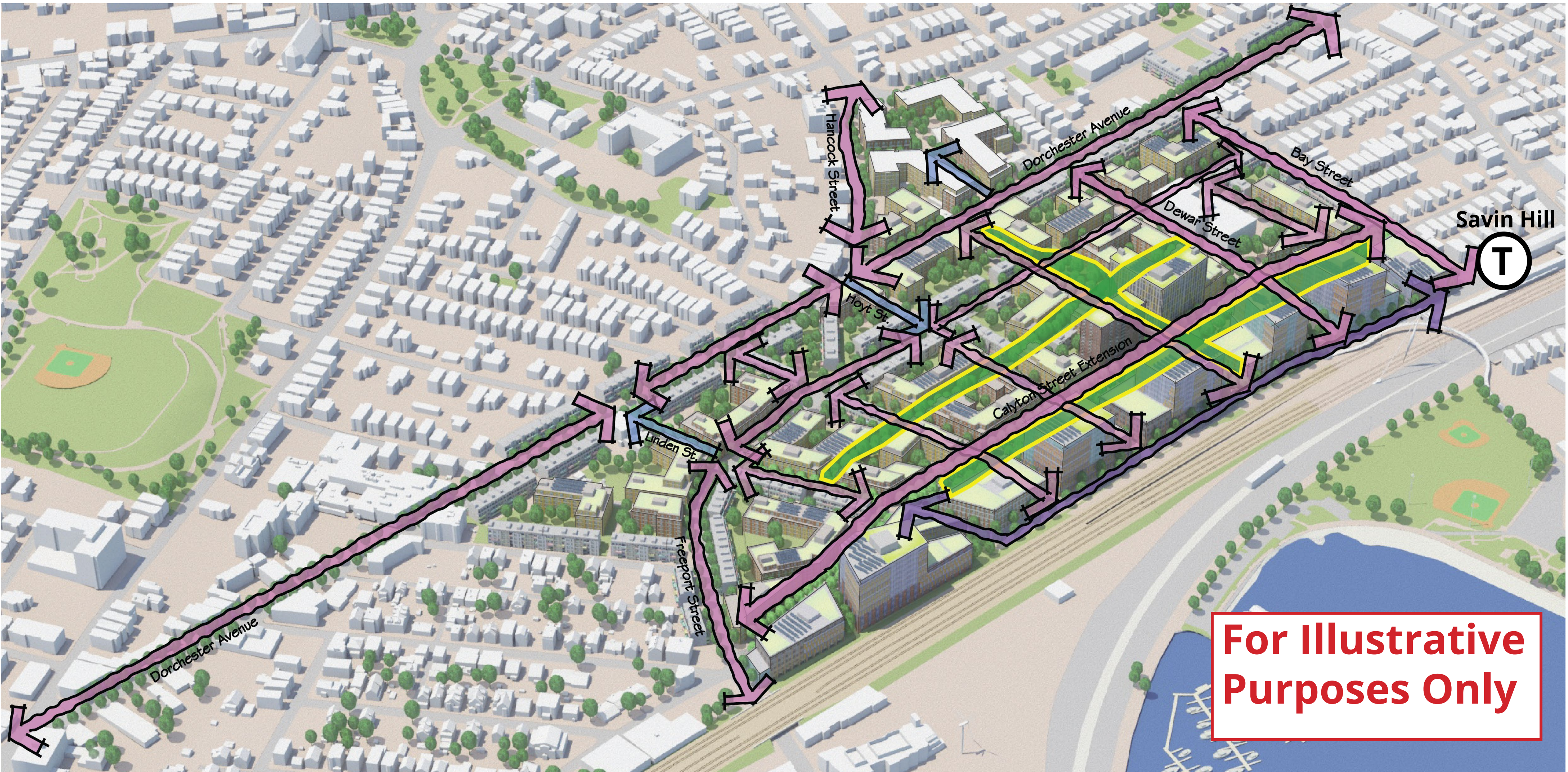
Urban design guidelines

Illustrative Overview

Conceptual Illustration of Stepped Urban Design Concept



Conceptual Street and Open Space Network Concept



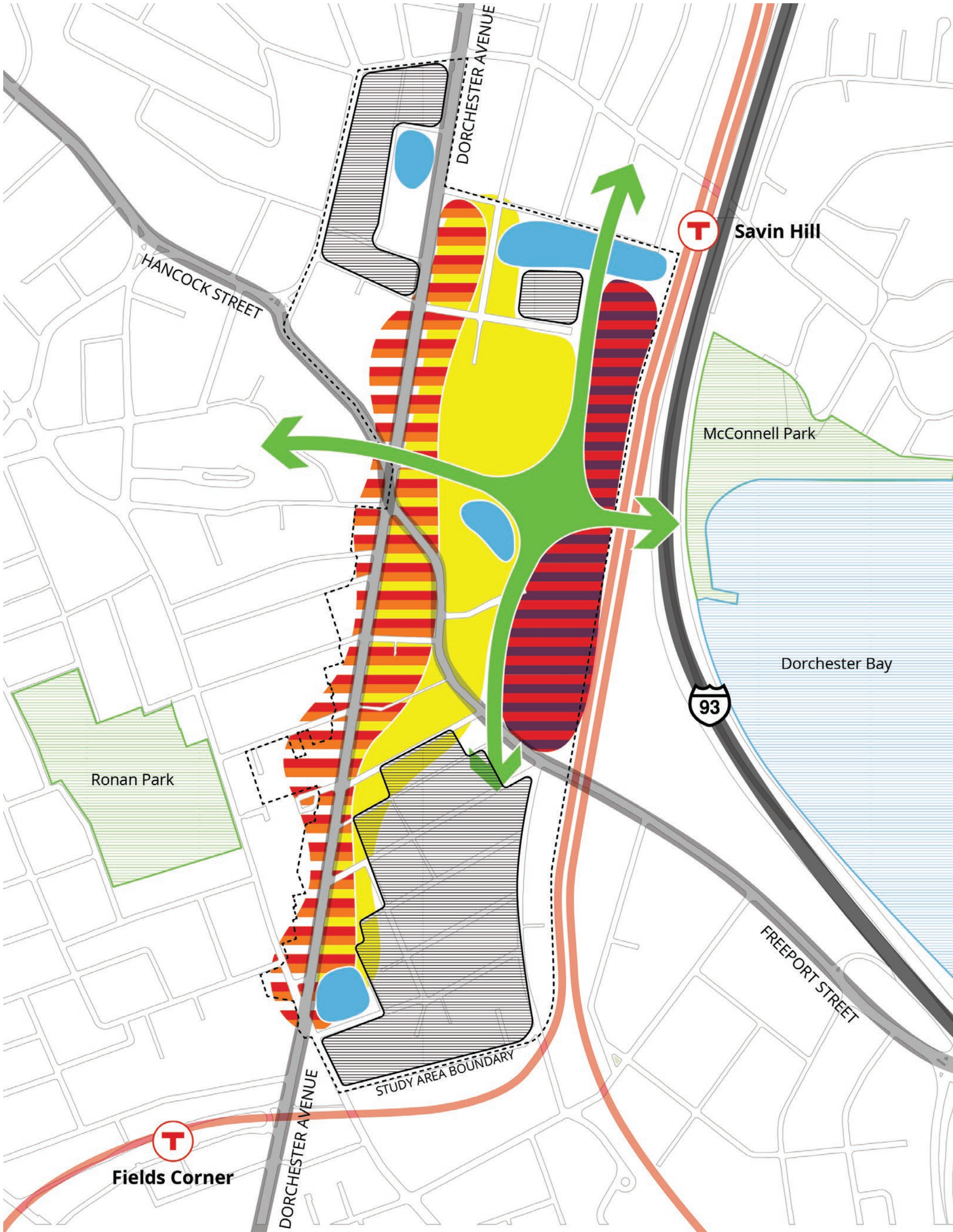
Illustrative Overview

Conceptual Land Use Diagram



* Location not exact. This is just to reflect the desire to have new community, cultural, and civic uses somewhere in the Study Area.

Conceptual Land Use Diagram summary from 2017 Land Use Workshop



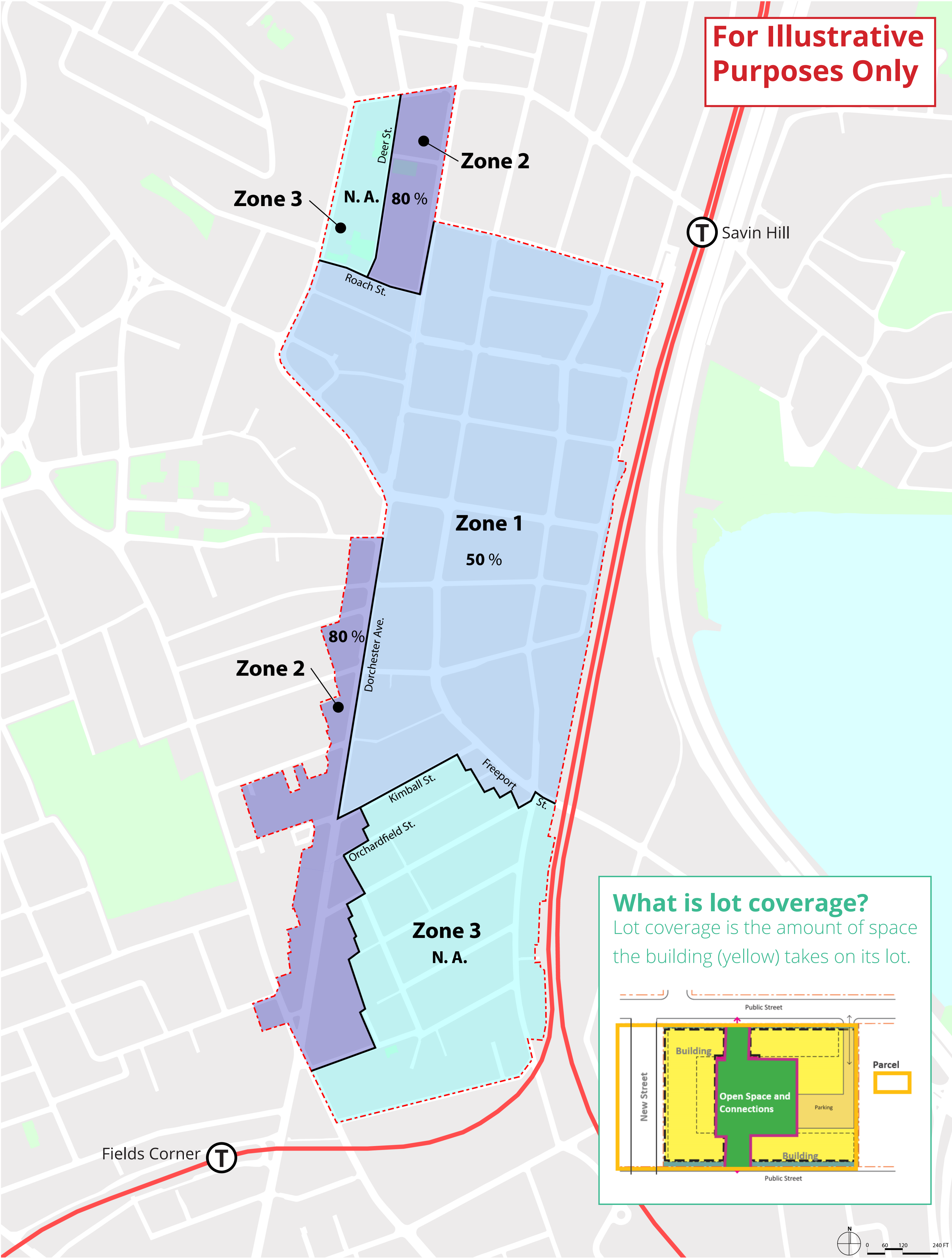
Proposed Allowed Heights

Heights range from 45 feet to 150 feet. Near existing residential areas, heights will be less than 45'



Proposed Lot Coverage Requirements

A 50% Lot Coverage maximum regulation will help regulate the creation of new open space, streets, and sidewalks.



Proposed Requirements for New Streets

Setback and “Right-of-way” requirements ensure that there is enough space for both new public streets and improvements to existing streets such as wider sidewalks and bike infrastructure.



PLAN: Glover's Corner

Preserve. Enhance. Grow.



Stepped Urban Design Concept

Heights range from 45 feet to 150 feet. Near existing residential areas, heights will be less than 45'

Sketch of what **45 feet tall** buildings on Dorchester Avenue feel like



Existing Conditions.



Images are for illustrative purposes only.

Sketch of what **70 to 150 feet tall** buildings along a new linear park feel like



Existing Conditions.



Images are for illustrative purposes only.

Sketch of what **70 to 150 feet tall** buildings near Hoyt Street feel like



Existing Conditions.



Images are for illustrative purposes only.

Stepped Urban Design Concept

Heights range from 45 feet to 150 feet. Near existing residential areas, heights will be less than 45'

Sketch of what **70 feet tall** buildings on Dorchester Avenue feel like



Existing Conditions.



Images are for illustrative purposes only.

Sketch of what **40 feet tall** buildings feel next to existing “preserve” areas





Economics of Planning Station

Learn about:

Economics of development

Give us Feedback on:

Neighborhood benefits from development

Different Affordability Possible at Different Heights

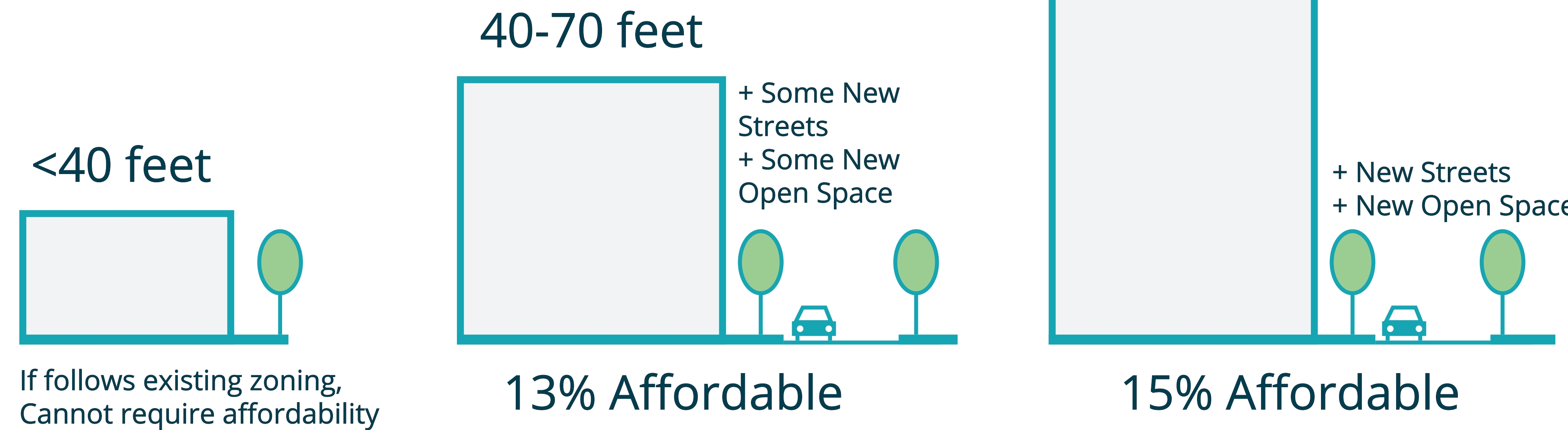
At or below 70% AMI income level (Average)

\$1,642 monthly rent for a 2-bedroom apartment

\$67,950 household annual income

Household Size: 3

Different household sizes have different income maximums to qualify



Affordability of High Rise Scenarios

“Rent Jump” from mid-rise to high-rise construction

Mid-rise residential



\$3.50 / SF

Residential Affordability Percentage

Assumes average of 50% AMI

		Land costs				
		\$ 30	\$ 35	\$ 40	\$ 45	\$ 50
Hard Costs	\$ 310	19%	18%	17%	16%	15%
	\$ 315	18%	17%	16%	15%	13%
	\$ 320	17%	16%	14%	13%	12%
	\$ 325	15%	14%	13%	12%	11%
	\$ 330	14%	13%	11%	10%	9%
	\$ 335	12%	11%	10%	9%	8%
	\$ 340	11%	10%	9%	8%	6%

\$325/SF hard costs and \$40/SF land costs equates to \$465 development costs / SF, which includes soft, parking, land, site and infrastructure costs

Variable inputs include construction hard cost and land values
The output is the percentage of IDP units that the project can support

High-rise residential



\$4.50 / SF

- Assumptions:
- \$40/SF land costs
 - Mid-rise hard costs: \$225 / SF
 - High-rise hard costs: \$325 / SF

Residential Affordability Percentage

Assumes average of 70% AMI

		Land costs				
		\$ 30	\$ 35	\$ 40	\$ 45	\$ 50
Hard Costs	\$ 310	22%	21%	19%	18%	17%
	\$ 315	20%	19%	18%	17%	15%
	\$ 320	19%	17%	16%	15%	14%
	\$ 325	17%	16%	15%	13%	12%
	\$ 330	16%	14%	13%	12%	11%
	\$ 335	14%	13%	11%	10%	9%
	\$ 340	12%	11%	10%	8%	7%

\$325/SF hard costs and \$40/SF land costs equates to \$465 development costs / SF, which includes soft, parking, land, site and infrastructure costs

Variable inputs include construction hard cost and land values
The output is the percentage of IDP units that the project can support