

parcel boundary

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4th Floor set back to not be visible from the street.

Balcony set back 10' for aesthetics & safety. translucent or iron railing

roof deck set back 10' from roof edge Hatch - no head house

Dormers & roof deck pushed out back



10' floor-to-floor height

stoop socially important!

Ground level entry

- Laundry
- Restarant
- BODEGA
- GREEN AWNING FRESH FRUIT & VEG

1st Floor uses. 1-2 store - resident ratio

Parking

- limit resident stickers to X per unit (Bedroom)
- Do not allow dense (> 4 story developments to get on street parking)
- Our neighbor hood does not exist to provide free AIRPORT parking Resident ONLY - NIGHTS & WEEKENDS PLEASE

Height: #1 set back from the street since EB streets are narrow - need sunlight

#2 Heights gracefully stepping up hills downhill houses shouldnt be higher than uphill houses.

5' sidewalk

8' parking

10' travel lane

10' travel lane

8' parking

5' sidewalk

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NO ROOFDECK

Setback 8'

10'
floor-to-
floor
height

5'
sidewalk

8'
parking

10'
travel lane

10'
travel lane

8'
parking

5'
sidewalk



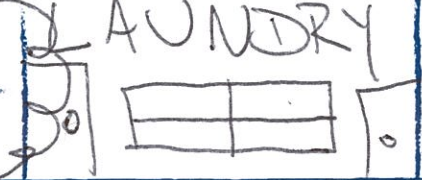
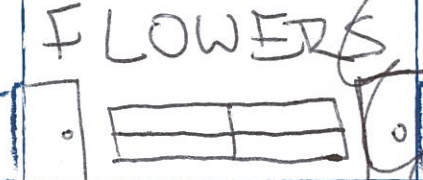
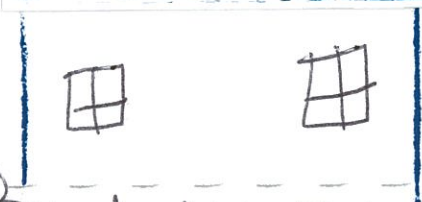
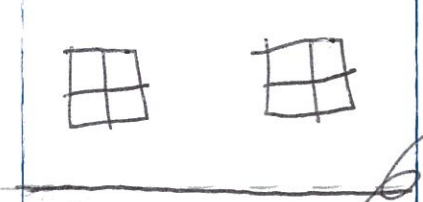
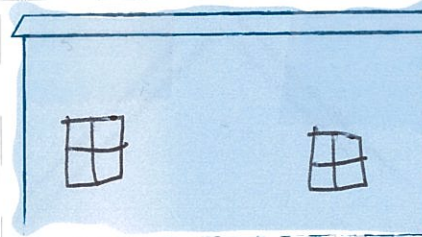
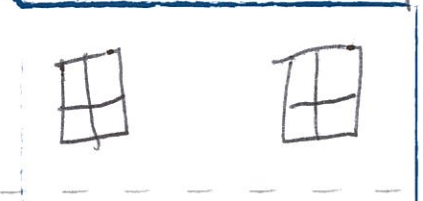
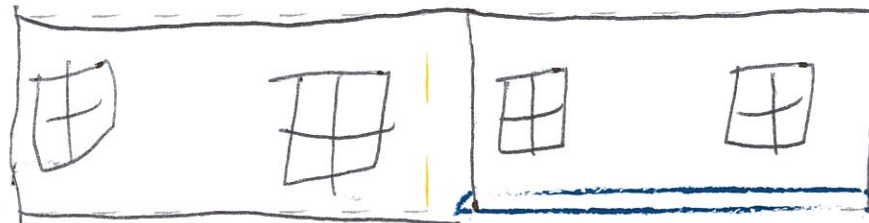
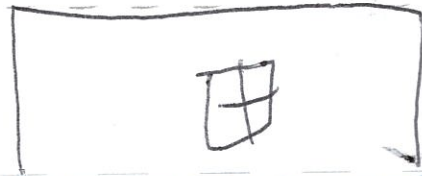
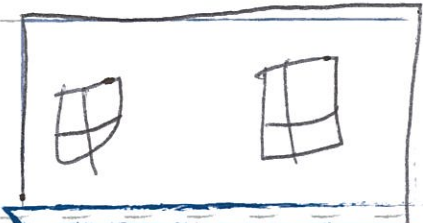
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10'
floor-to-
floor
height



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sidewalk

8'
parking

10'
travel lane

10'
travel lane

8'
parking

5'
sidewalk



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10' floor-to-floor height

5' sidewalk

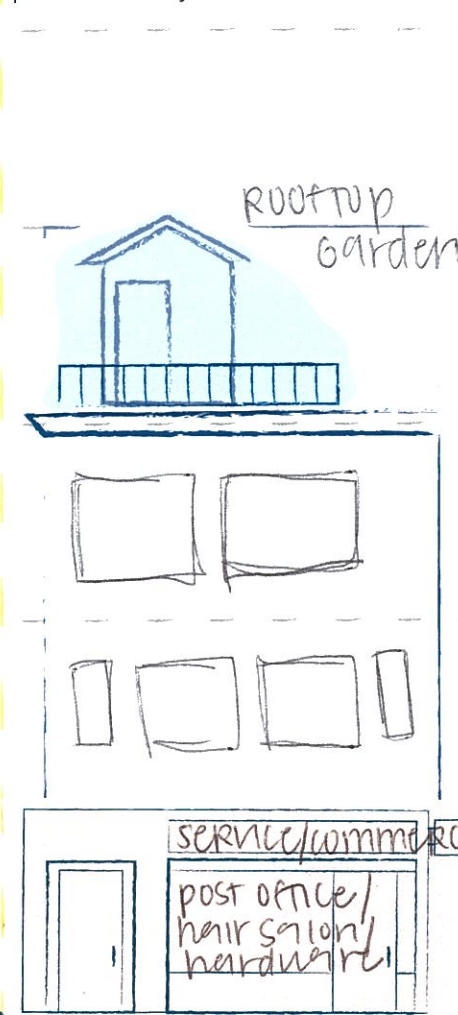
8' parking

10' travel lane

10' travel lane

8' parking

5' sidewalk



Residential height limit measured by occupiable space

more semi-public outdoor street front outdoor space

outdoor space

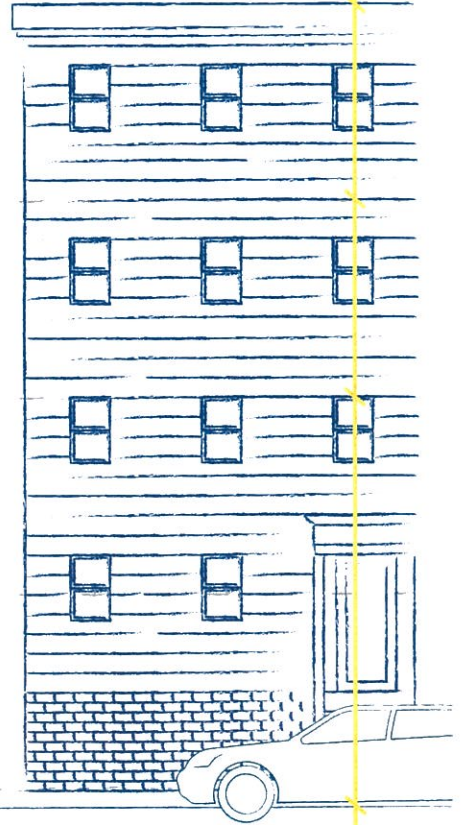
Tables, public realm, outdoor seating, Bike Lane, walking path

Benches, Protected Bike Lane



Traffic calming

public activation



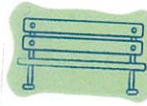
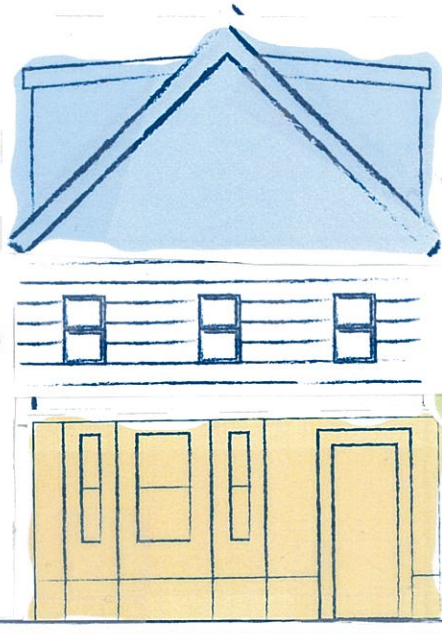
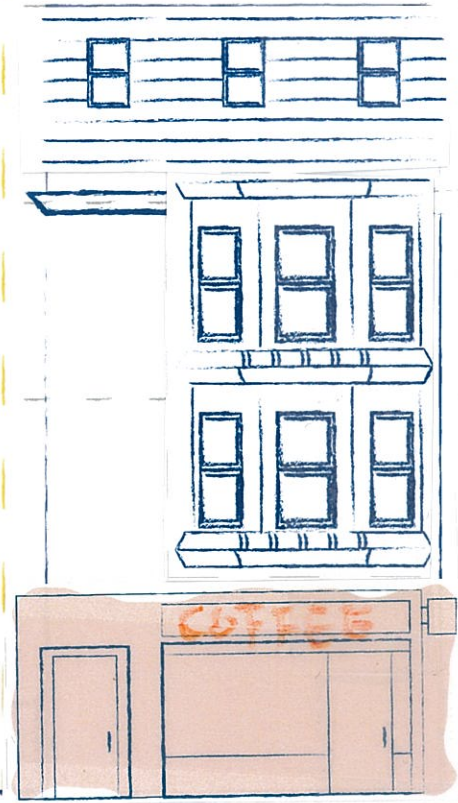
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5'
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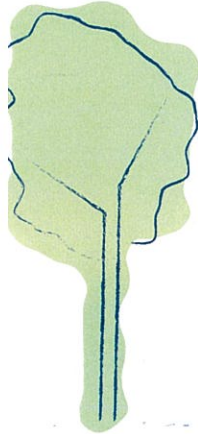
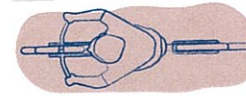
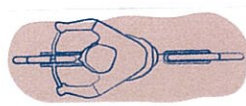
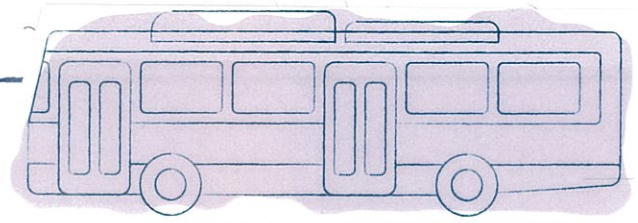
8'
parking

10'
travel lane

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travel lane

8'
parking

5'
sidewalk



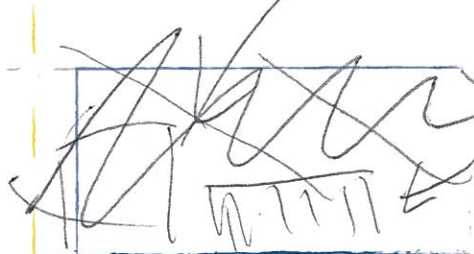
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well designed
heart
have



roof deck
Pormer

ok w/ going up
to match others

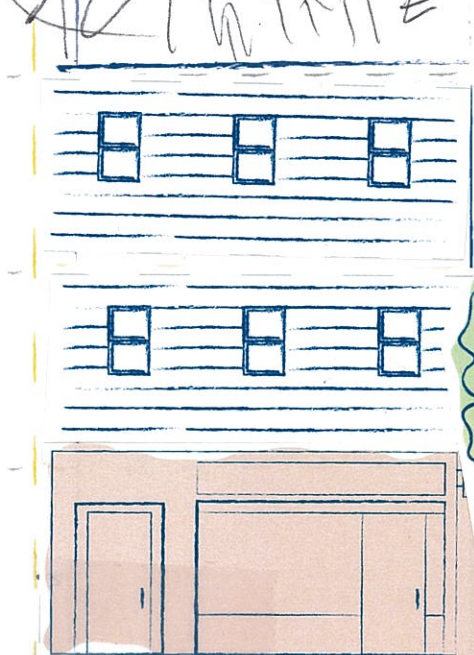


space between bldgs
sufficient to
access backyard/alley

roof deck

add garage!
pkg only for bldgs over
3F

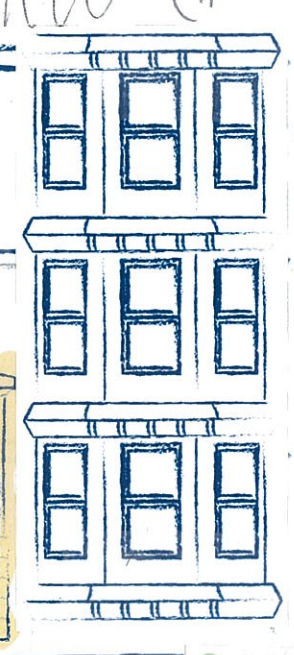
10'
floor-to-
floor
height



stoop



stoop



height
should
be in
line w/ existing
buildings (except
close to T - would
go up to 4 stories here)
* by "close" I mean 2-3 blocks

accessible
units
w/ elevator
+ pkg



5'
sidewalk

8'
parking

10'
travel lane

10'
travel lane

8'
parking

5'
sidewalk

local
business

architectural
stoop

Height: I would keep 35 ft (or whatever prevailing height is if over 35 ft) except if w/in 2-3 blocks of T stop (subway)
I would suggest 4F w/in 2-3 blocks of T stop w/ height setback for 4th floor

preservation/restoration
of triple decks

- I would also suggest adding unit in basement would be appropriate in non-flood zones

Parking - I would only require parking over 4 units. BUT I would suggest that large new bldgs (over 5 units) should NOT be eligible for resident pkg permit

eg. in return for exceptional density / transit oriented development
no resident parking permits

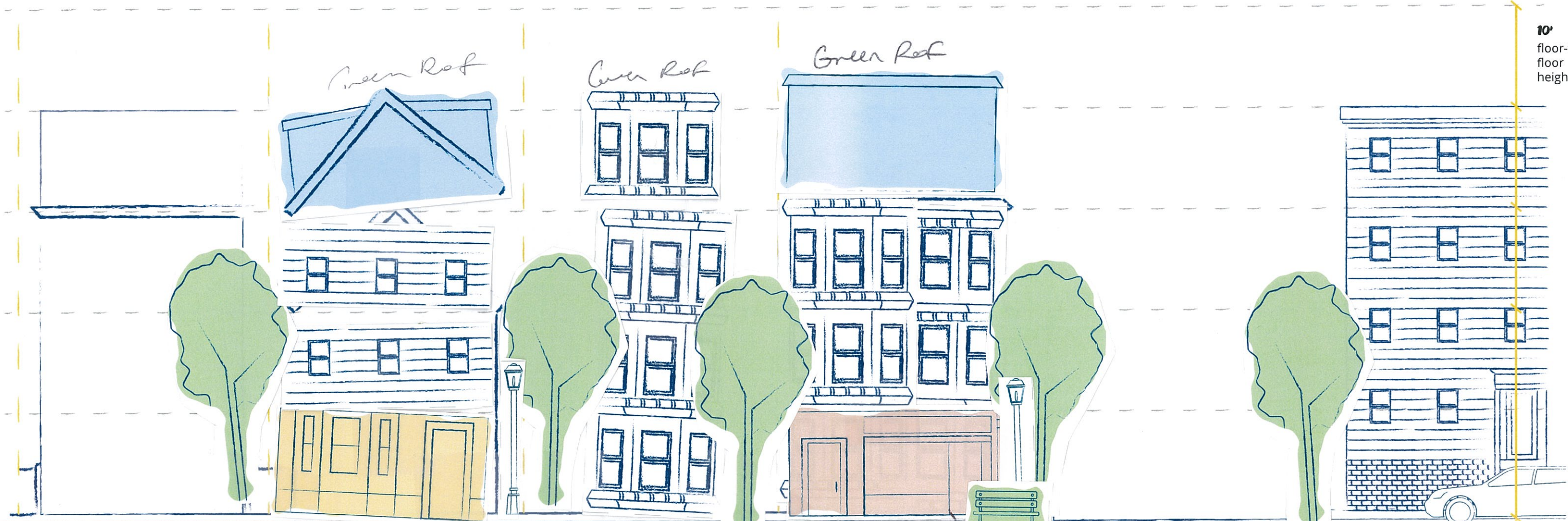
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Trees!
Trees!

protected bike lanes

No street parking on ee side

Green infrastructure Green Roofs

More street shops on grand floor.
More retail in general

Trade parking requirements for green space requirements

Coffee Shop
bakery

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RENO EX-FABRICK

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MARKET-RATE HOUSING

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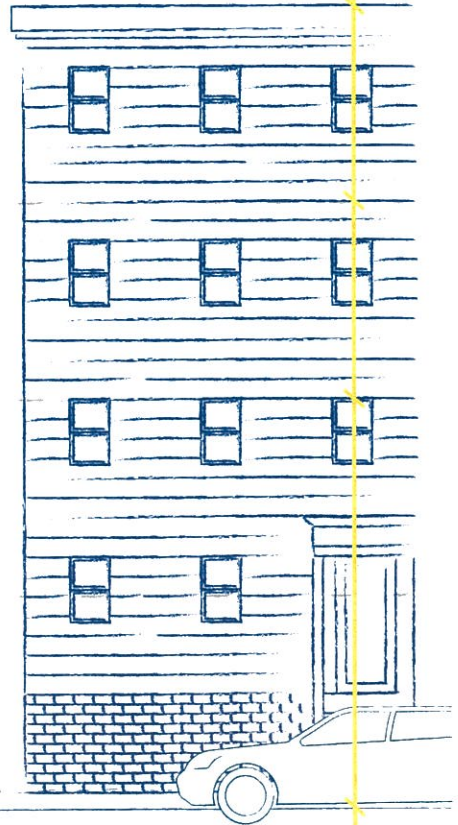
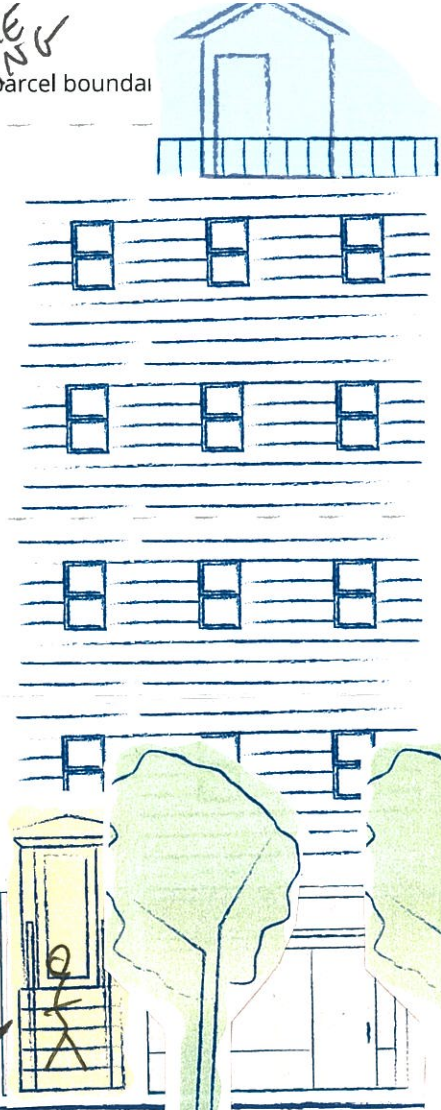
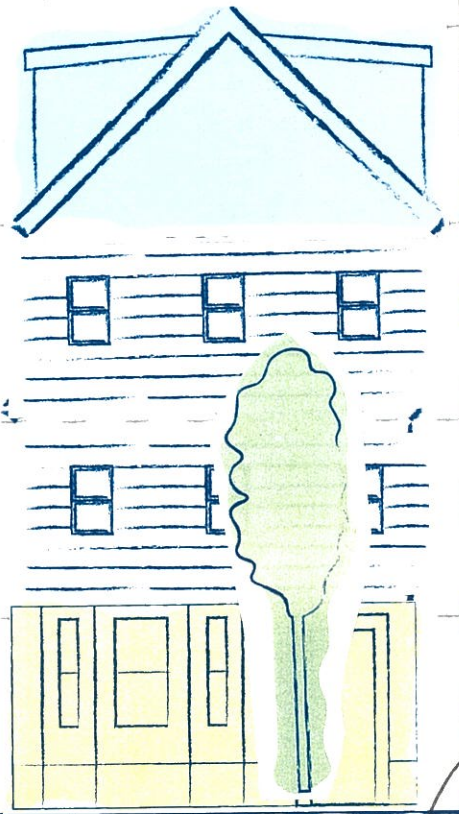
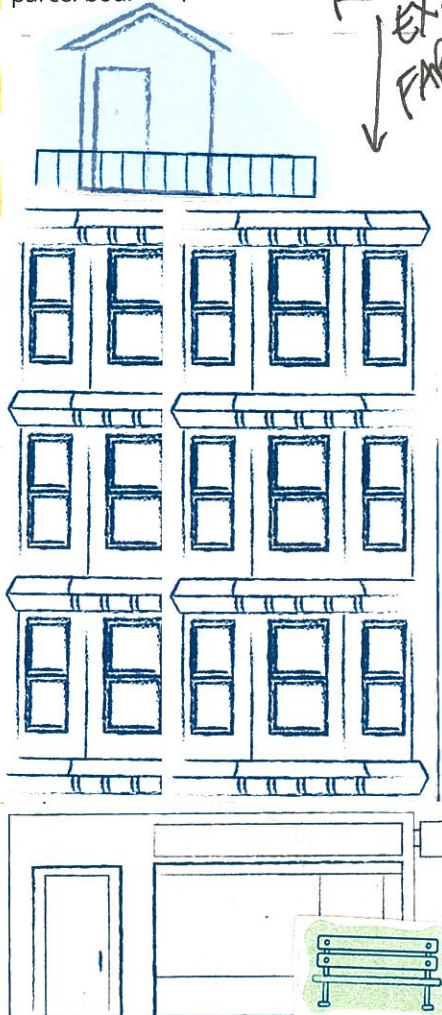
AFFORDABLE HOUSING

LOOFTOP MECHANICALS

ENERGY EFFICIENT UNITS

FIRE SAFETY

10' floor-to-floor height



RESTAURANT

STOOP!

RENDEZ

DAYCARE

IN-LAW UNIT

PASS THRU

ELECTRIC CAR CHARGING

ONE WAY STREET

NO MORE SPACE SAVERS!

5' sidewalk

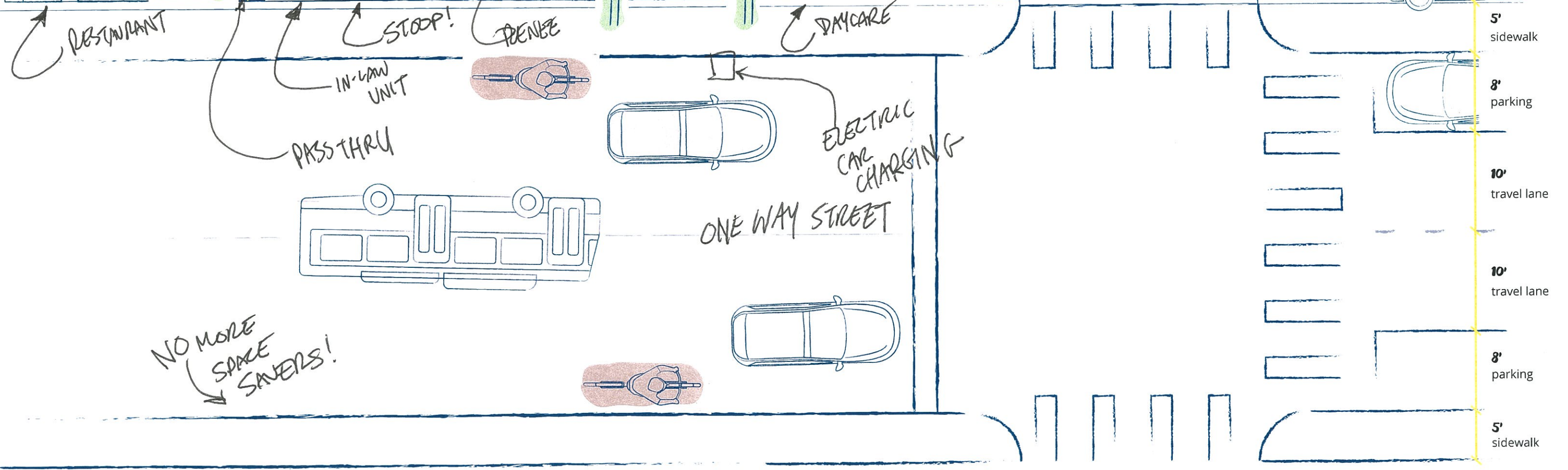
8' parking

10' travel lane

10' travel lane

8' parking

5' sidewalk



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new construction should MANDATE street trees as part of street/sidewalk construction to increase tree cover

mandated roof exposures living space

hatch only

hatch only translucent

if w/in 100ft. of a T station 4-5 stories easily!
w/in a neighborhood, build into the basement

10' floor-to-floor height

Max sq Central Orient Heights @ square 4-5 stories

encourage basement dwelling

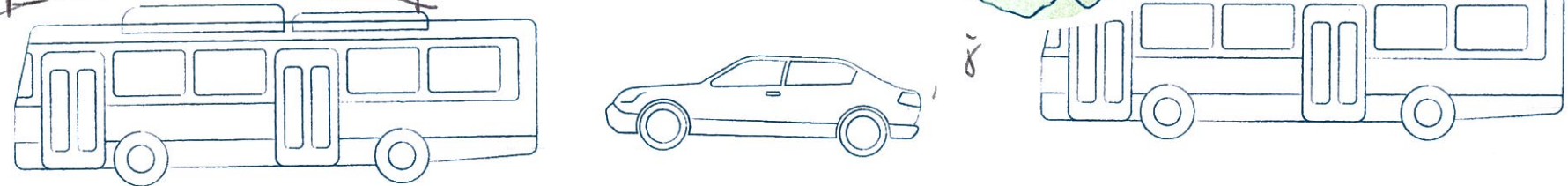


1 parking space = 3 mopeds or motorcycle

Park Let in front of businesses

seasonal or single day festival

bike & moped parking

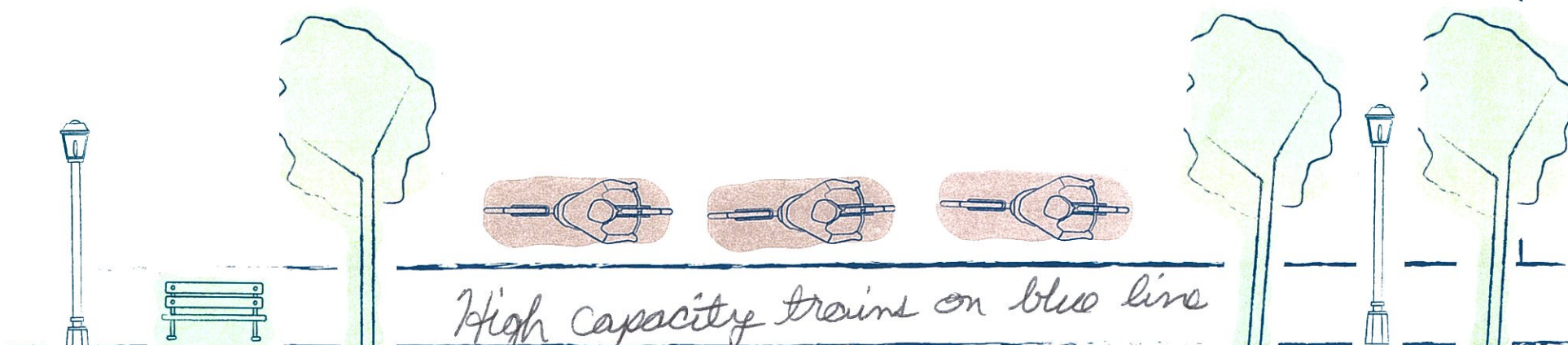


5' sidewalk & trees

8' parking

10' travel lane

Trees everywhere!



High capacity trains on blue line
Park / storage & bikes

Bike Lane

8' parking

5' sidewalk & trees

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10'
floor-to-
floor
height

microcommunity
w/Community
E. Storage

TEXAS

RAISED
TRAFFIC
ISLE

5'
sidewalk

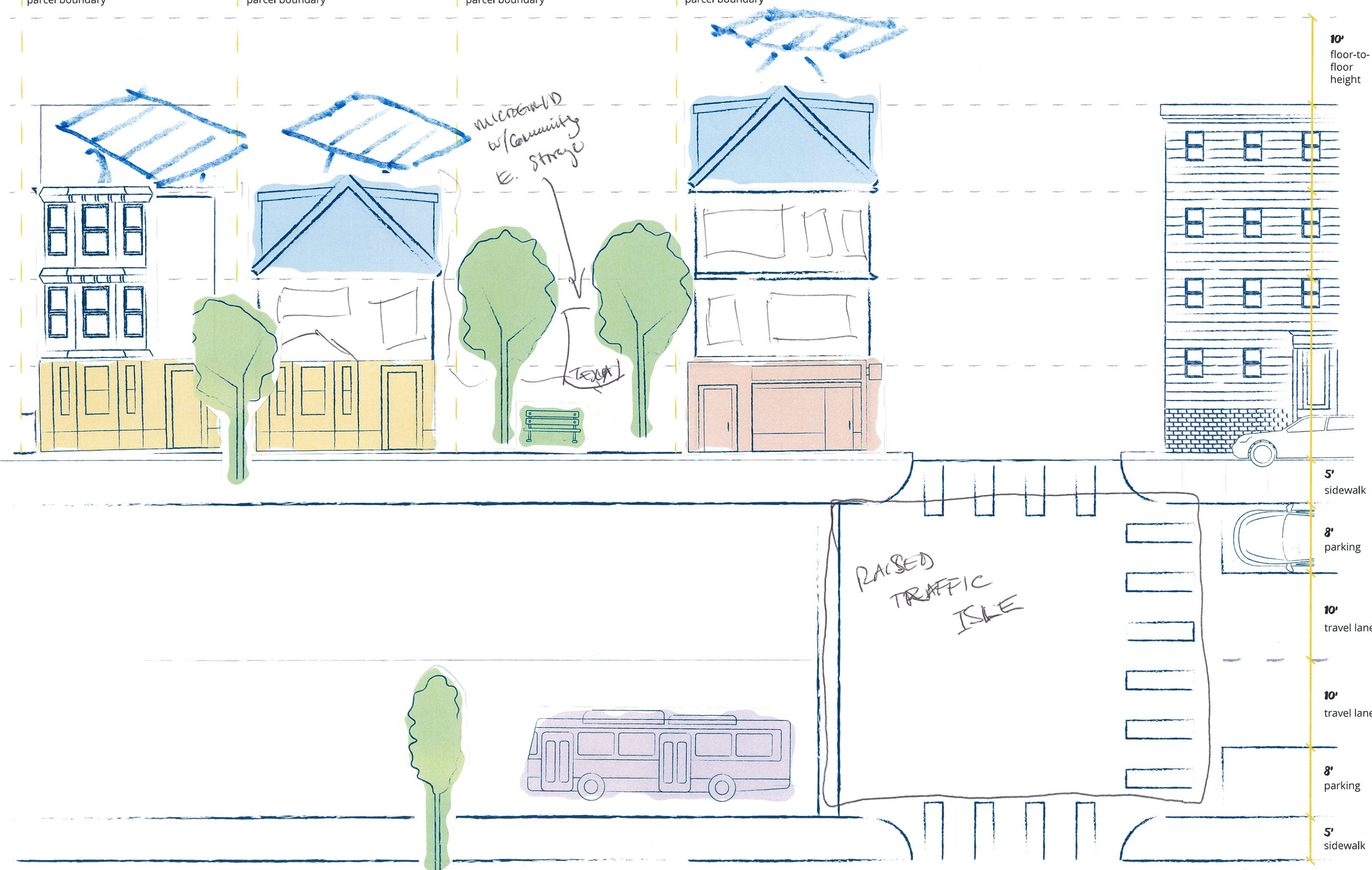
8'
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5'
sidewalk



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par

* ORIENT HEIGHTS
* JEFFRIES POINT

* EXPOSE HILL
* 4TH SETBACK
* 3 F

11th
* MAVERICK SQ.
* CENTRAL SQ.
* DAY SQ.

THIS LOOKS APPROPRIATE FOR MOST RESIDENTIAL HEIGHTS NEIGHBORHOODS

10' floor-to-floor height

~~60 FT~~ MFR

MAVERICK CENTRAL HEIGHTS NEIGHBORHOOD. ESP. BETWEEN CENTRAL + LOPRST. PARK.

EXAMPLES:
* BORDER EAST
* COPPERSMITH
* 151 LIVERPOOL
* 152 LIVERPOOL



WIDEN SIDEWALKS

5' 8" sidewalk

8' parking

10' travel lane

10' travel lane

8' parking

5' sidewalk

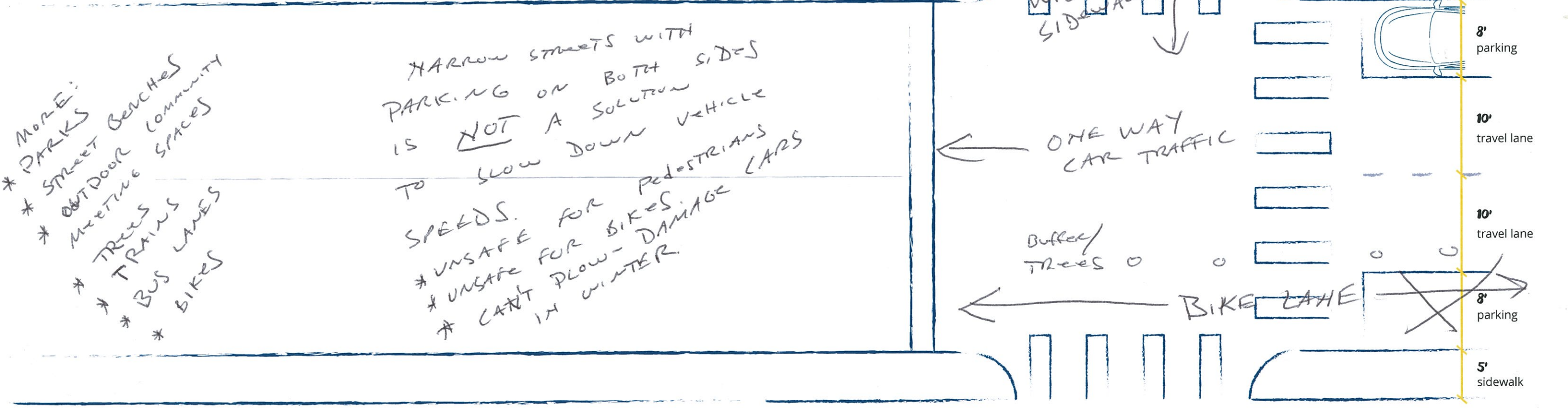
MORE:
* PARKS
* STREET BENCHES
* OUTDOOR MEETING SPACES
* TREES
* TRAINS
* BUS LANES
* BIKES

NARROW STREETS WITH PARKING ON BOTH SIDES IS NOT A SOLUTION TO SLOW DOWN VEHICLE SPEEDS.
* UNSAFE FOR PEDESTRIANS
* UNSAFE FOR BIKES
* UNSAFE FOR LOW-DAMAGE CARS
* CAUTION IN WINTER

ONE WAY CAR TRAFFIC

Buffer/Trees

BIKE LANE



taller buildings, especially near other tall buildings and/or wide streets. The North End is full of 7 to 10 story buildings, as are Beacon Hill and The Back Bay, and those are very popular neighborhoods

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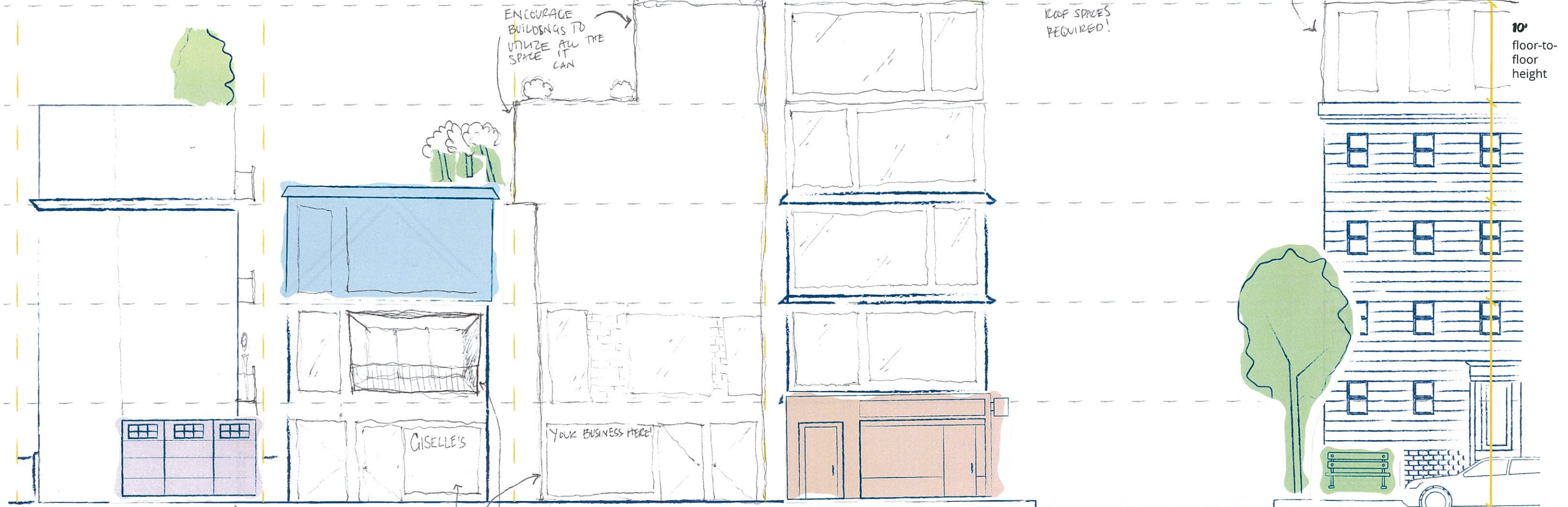
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GREAT
ROOF SPACES
REQUIRED!

ADDED
HEIGHT

10'
floor-to-
floor
height



ALLOW TO BUILD TO LOT LINES

GROUPED STOREFRONT RETAIL

ENCOURAGE BALCONIES

PROTECTED ~~VIEW~~ VISION ZONE FOR INTERSECTIONS

5' sidewalk

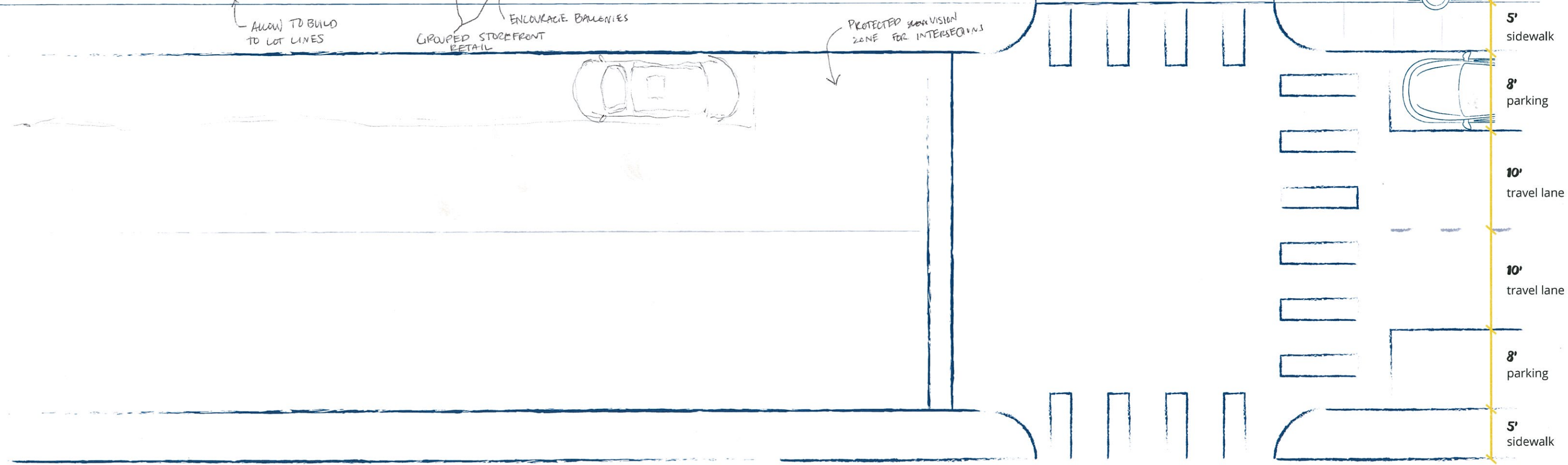
8' parking

10' travel lane

10' travel lane

8' parking

5' sidewalk



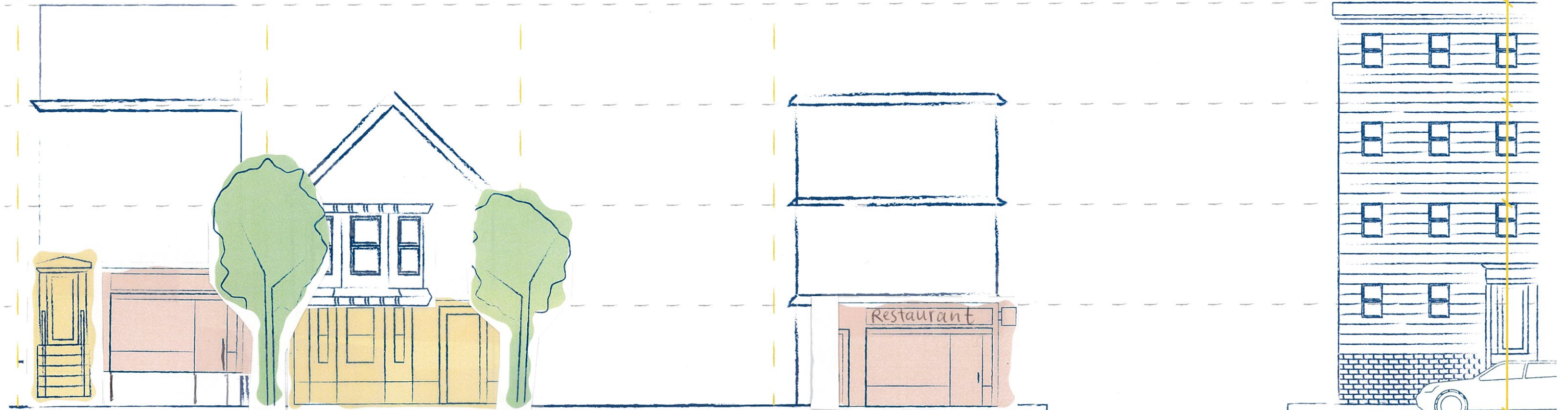
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10'
floor-to-
floor
height



5'
sidewalk

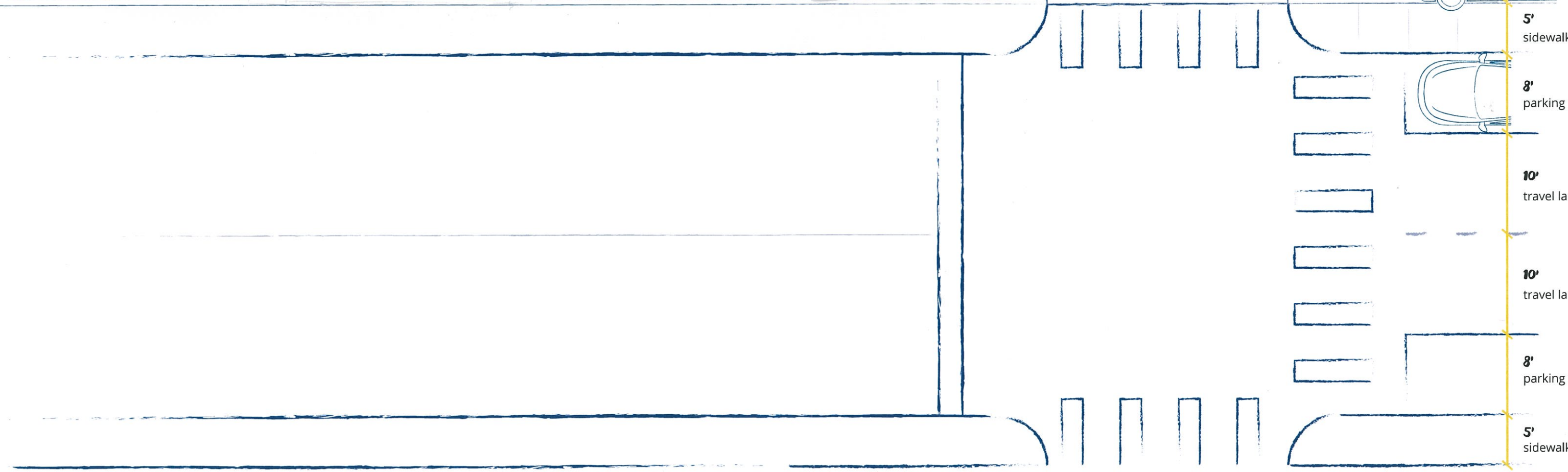
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10'
floor-to-
floor
height



5'
sidewalk

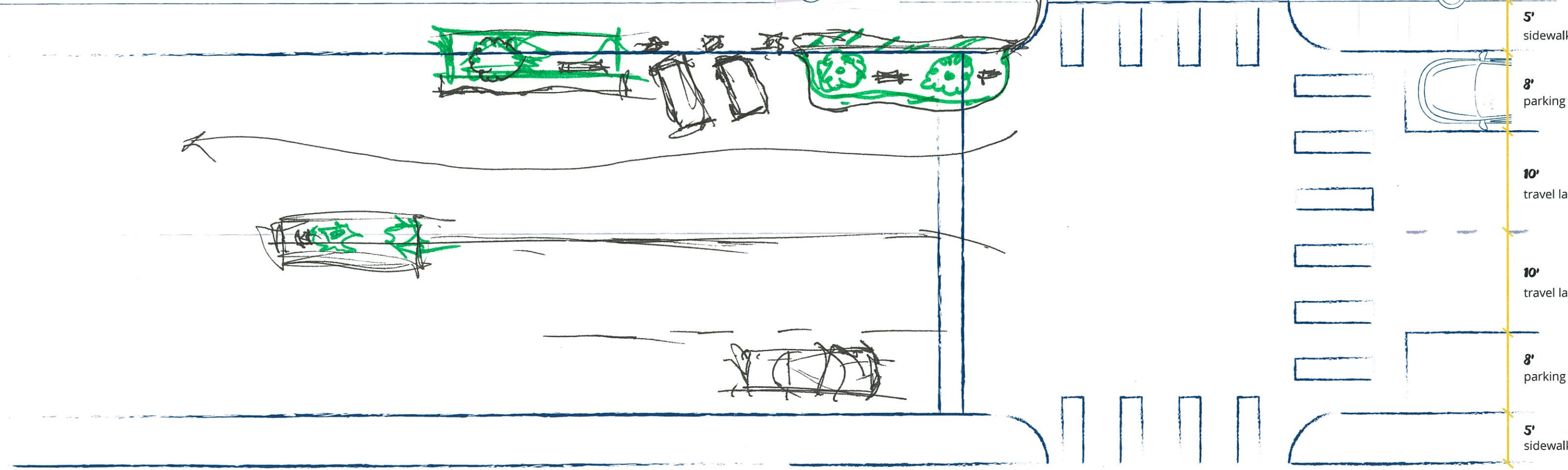
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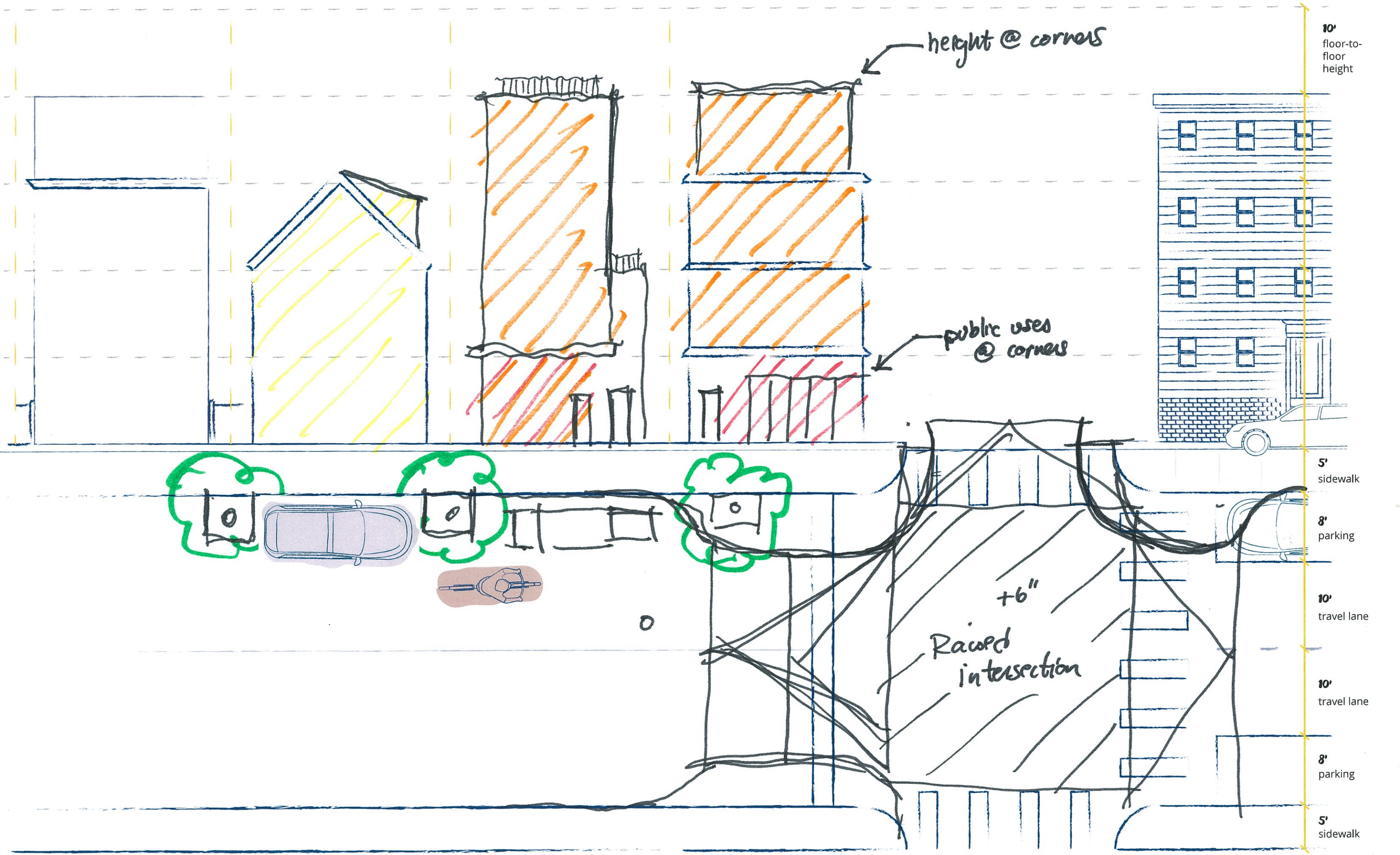
10'
travel lane

8'
parking

5'
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10' floor-to-floor height

5' sidewalk

8' parking

10' travel lane

10' travel lane

8' parking

5' sidewalk

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10'
floor-to-
floor
height



5'
sidewalk

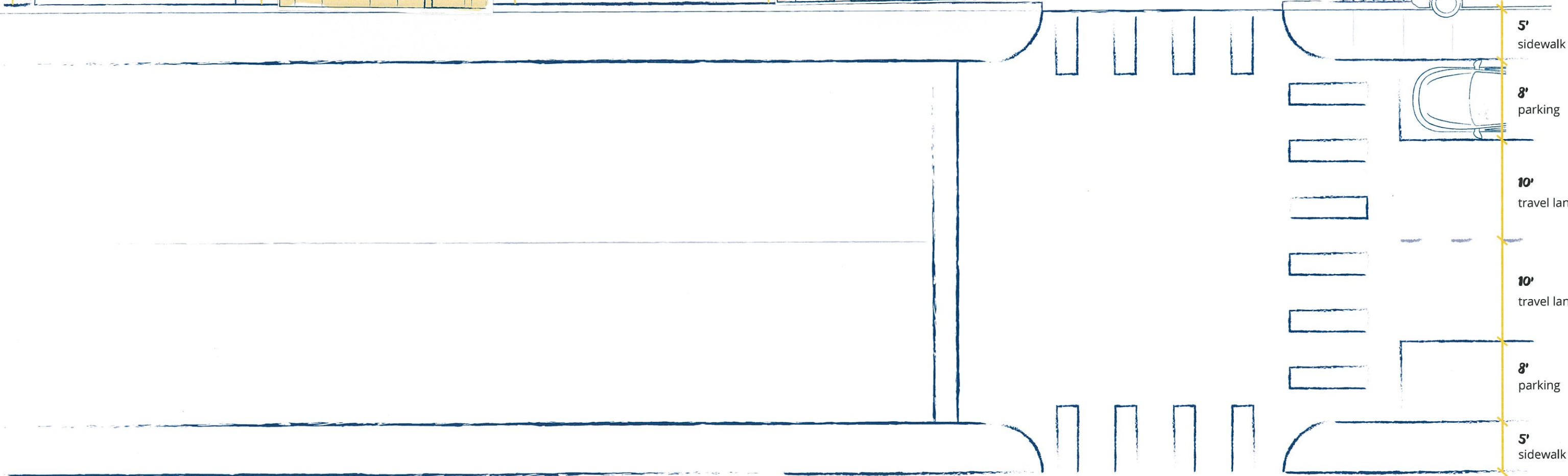
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6 family as minimum

Herbannen Area HORACE

6 units
6 units
6 units

- min. lot 2000

shrink space in between homes

5 stories okay on Bernstorff st.

1-3 units should be forbidden
4 & higher - increase FAR

- no parking 4 stories on Horace
10' floor-to-floor height

Retail / Commercial
- mixed use
- food, dry cleaner

Corner

street trees

No garage parking for less than 6 units

- okay 50' or higher
- measure height above flood plane

5' sidewalk

8' parking

10' travel lane

10' travel lane

8' parking

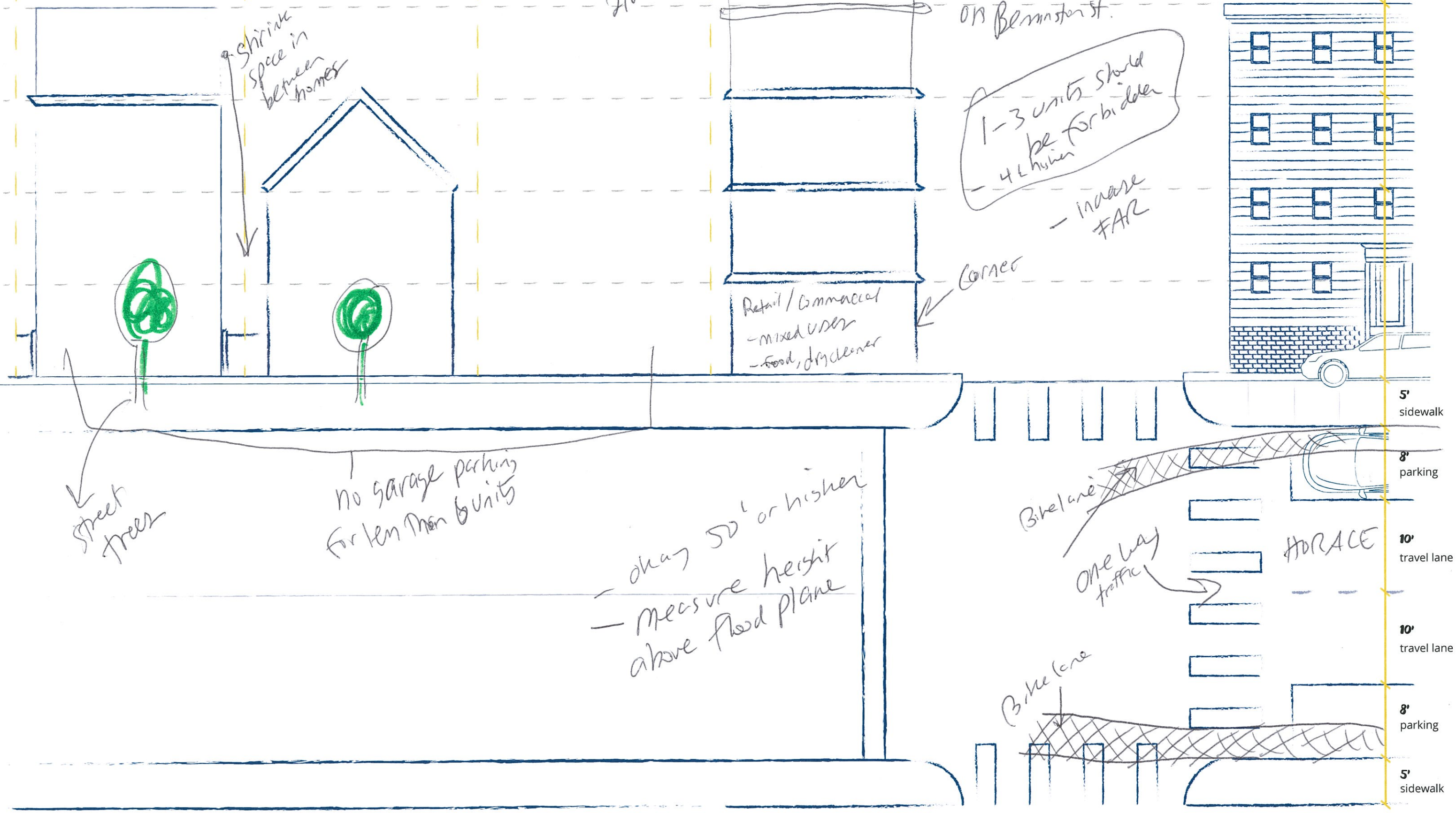
5' sidewalk

Bike lane

one way traffic

Bike lane

HORACE



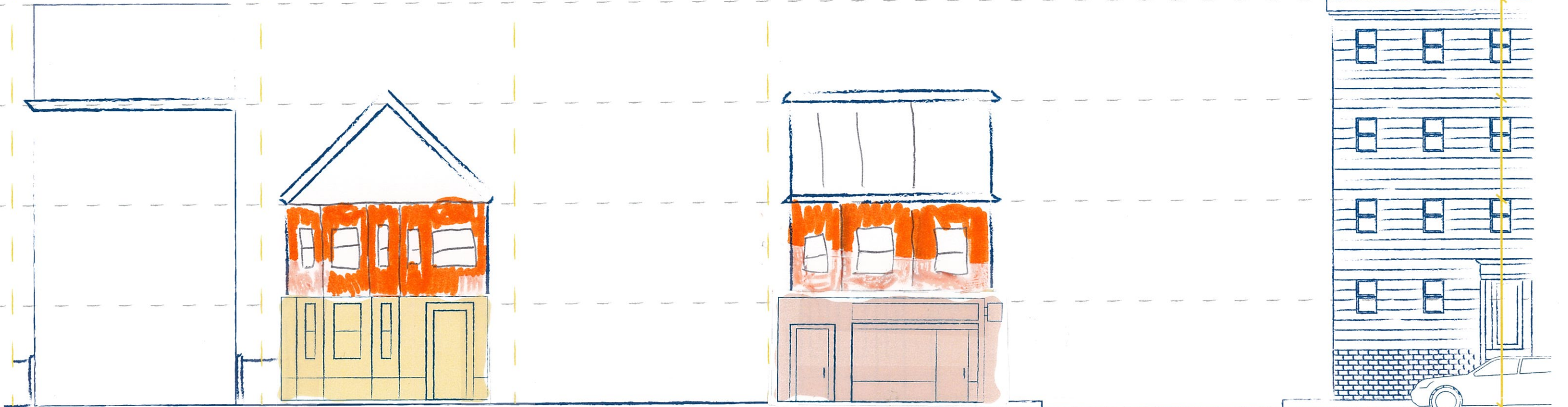
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height



5'
sidewalk

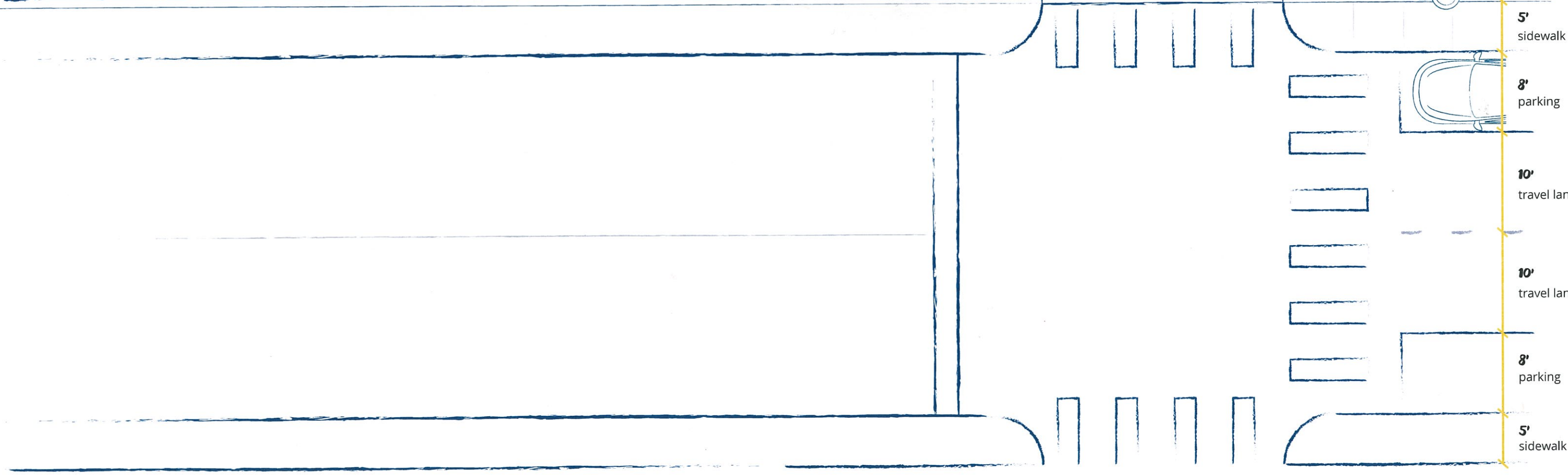
8'
parking

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travel lane

10'
travel lane

8'
parking

5'
sidewalk



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SOLAR

10' floor-to-floor height

SOLAR

SOLAR

5' sidewalk

8' parking

10' travel lane

10' travel lane

8' parking

5' sidewalk

- ~~TREES~~
- Resting material/permeable surfaces
- density is a good thing - usually
- City to create micro grid
- ~~City~~

