

# 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

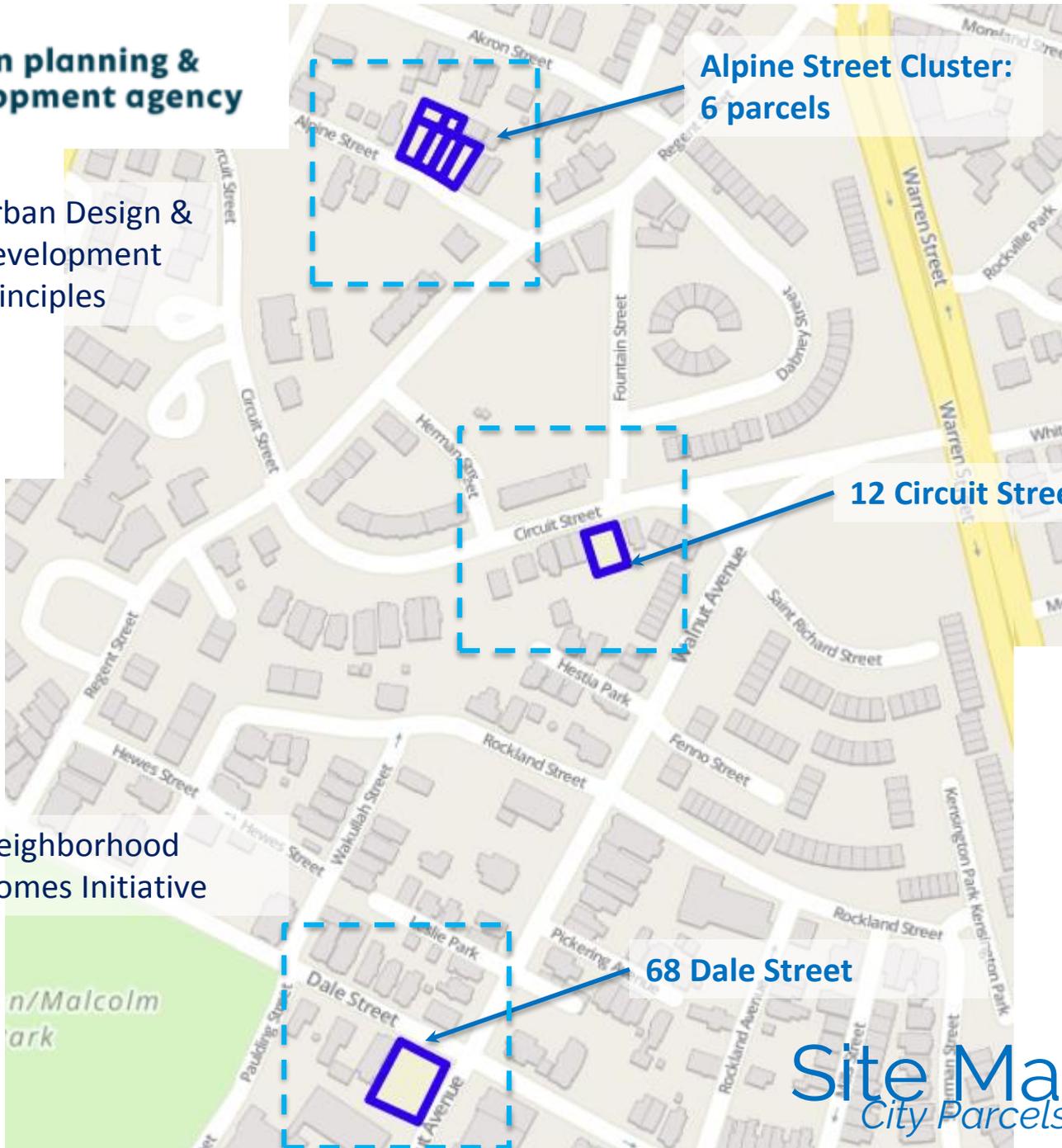




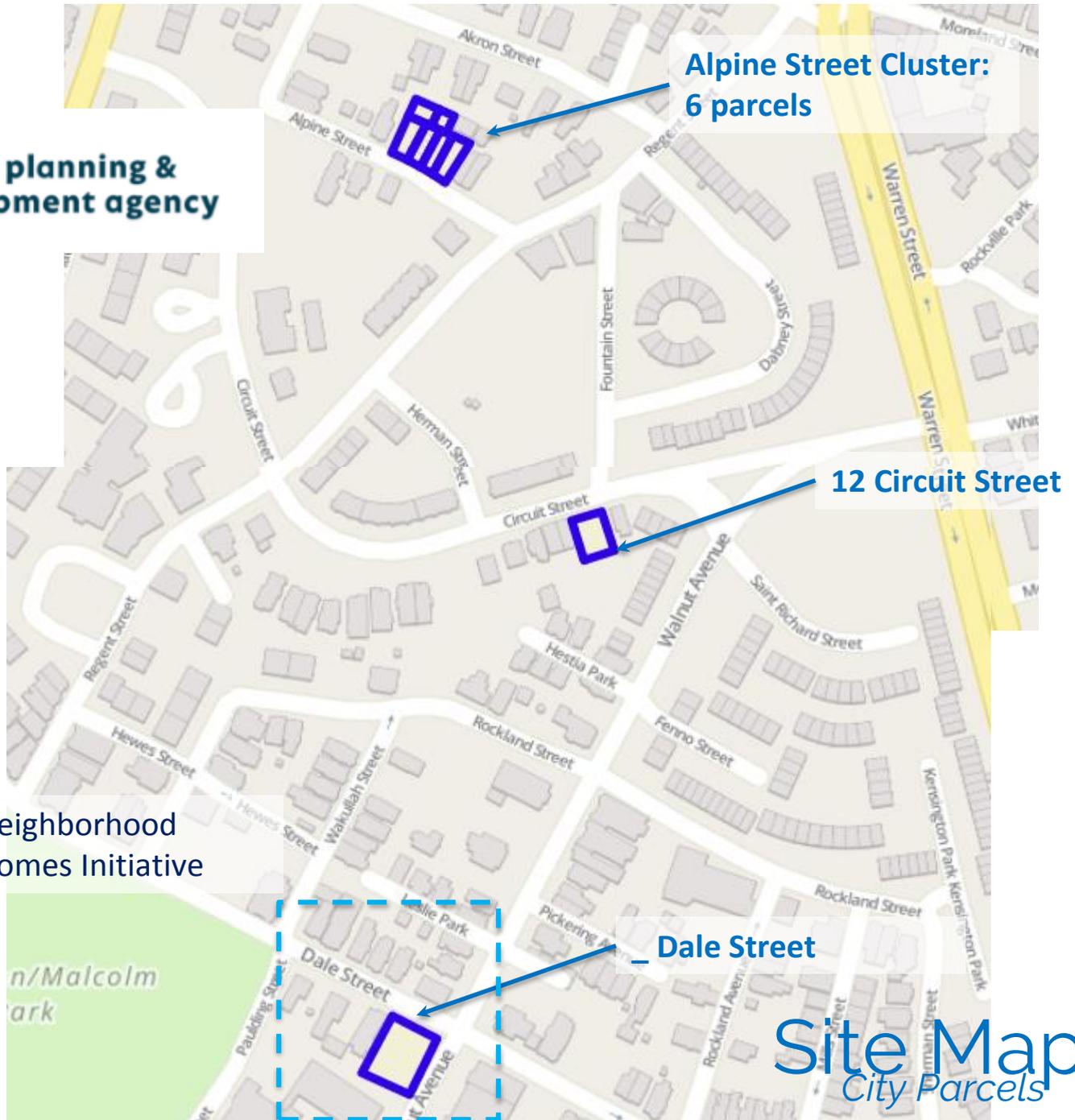
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Urban Design & Development Principles

Neighborhood Homes Initiative



Site Map  
City Parcels



Alpine Street Cluster:  
6 parcels

12 Circuit Street

Dale Street

Neighborhood  
Homes Initiative

Site Map  
City Parcels

# 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



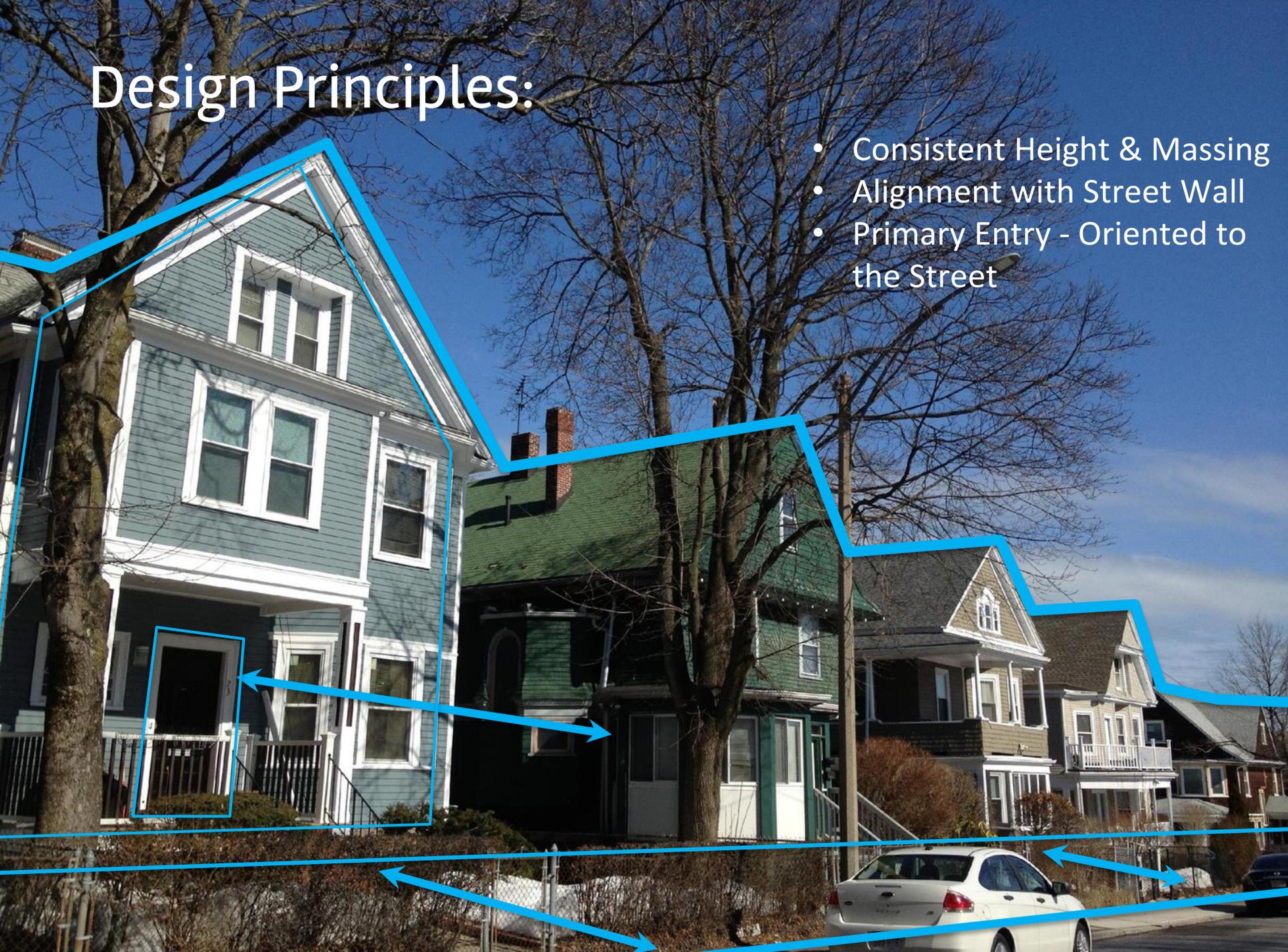
# Summary of Neighborhood Homes Initiative, cont.

- 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



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# Design Study



**FRONT ELEVATION BUILDING A**  
Scale: 3/8" = 1'-0"



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Single Family  
*Prototype A*



**FRONT ELEVATION BUILDING A**  
Scale: 3/8" = 1'-0"



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Single Family  
*Prototype A*



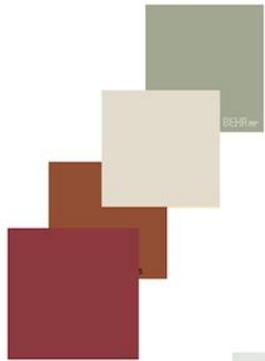
FRONT ELEVATION BUILDING A2



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Single Family  
*Prototype A2*



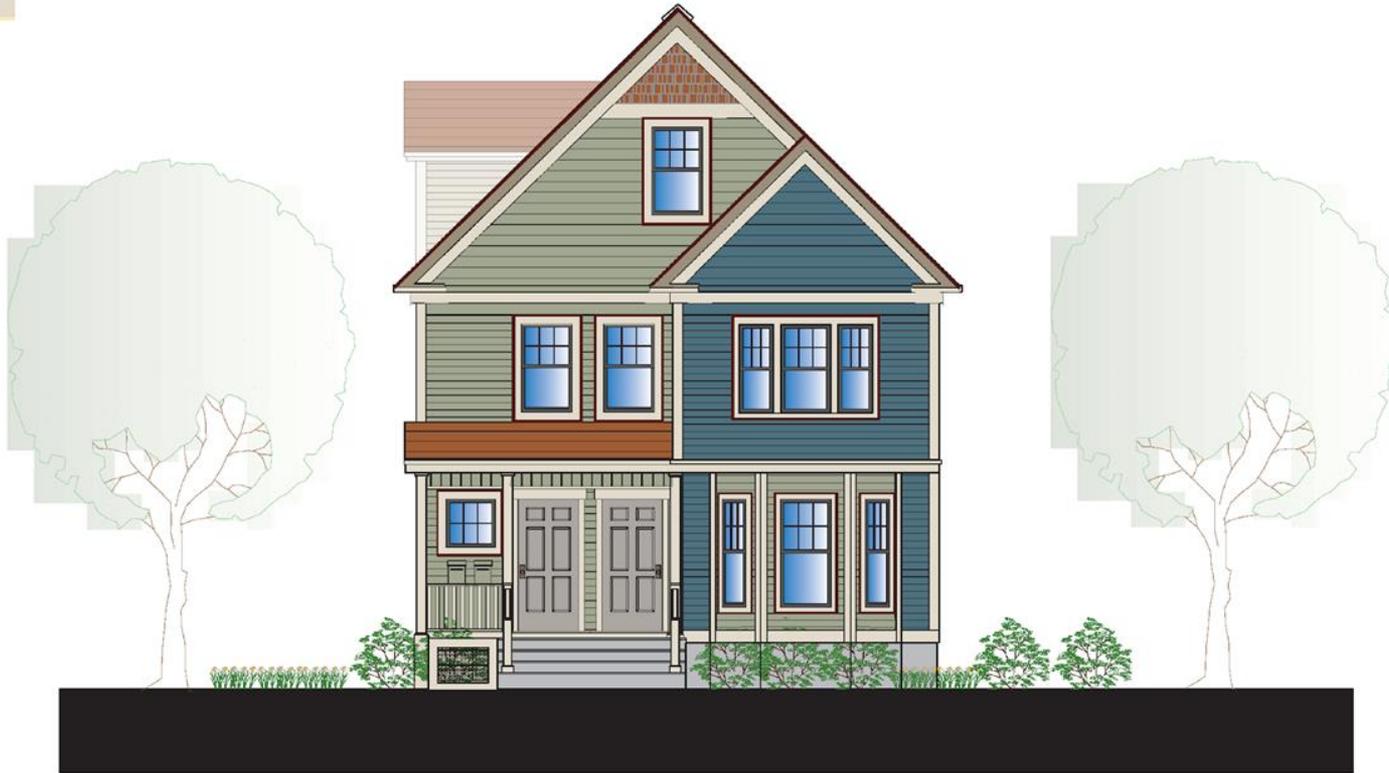
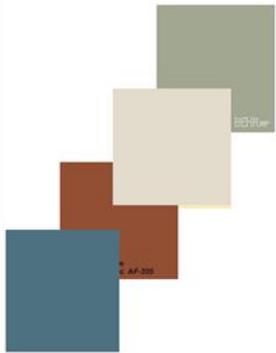
FRONT ELEVATION BUILDING A2  
Scale: 3/8" = 1'-0"



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Single Family  
*Prototype A2*



FRONT ELEVATION BUILDING B  
Scale: 3/8" = 1'-0"



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Two Family  
*Prototype B*



FRONT ELEVATION BUILDING B  
Scale: 3/8" = 1'-0"



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Two Family  
*Prototype B*



FRONT ELEVATION BUILDING H

TYPE H - FLAT STACK

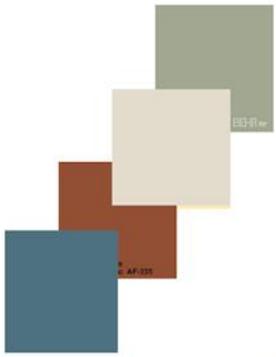


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# Two Family

*Prototype H*



FRONT ELEVATION BUILDING H  
Scale: 3/8" = 1'-0"

TYPE H- FLAT STACK  
EXTERIOR ELEVATIONS



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# Two Family

*Prototype H*

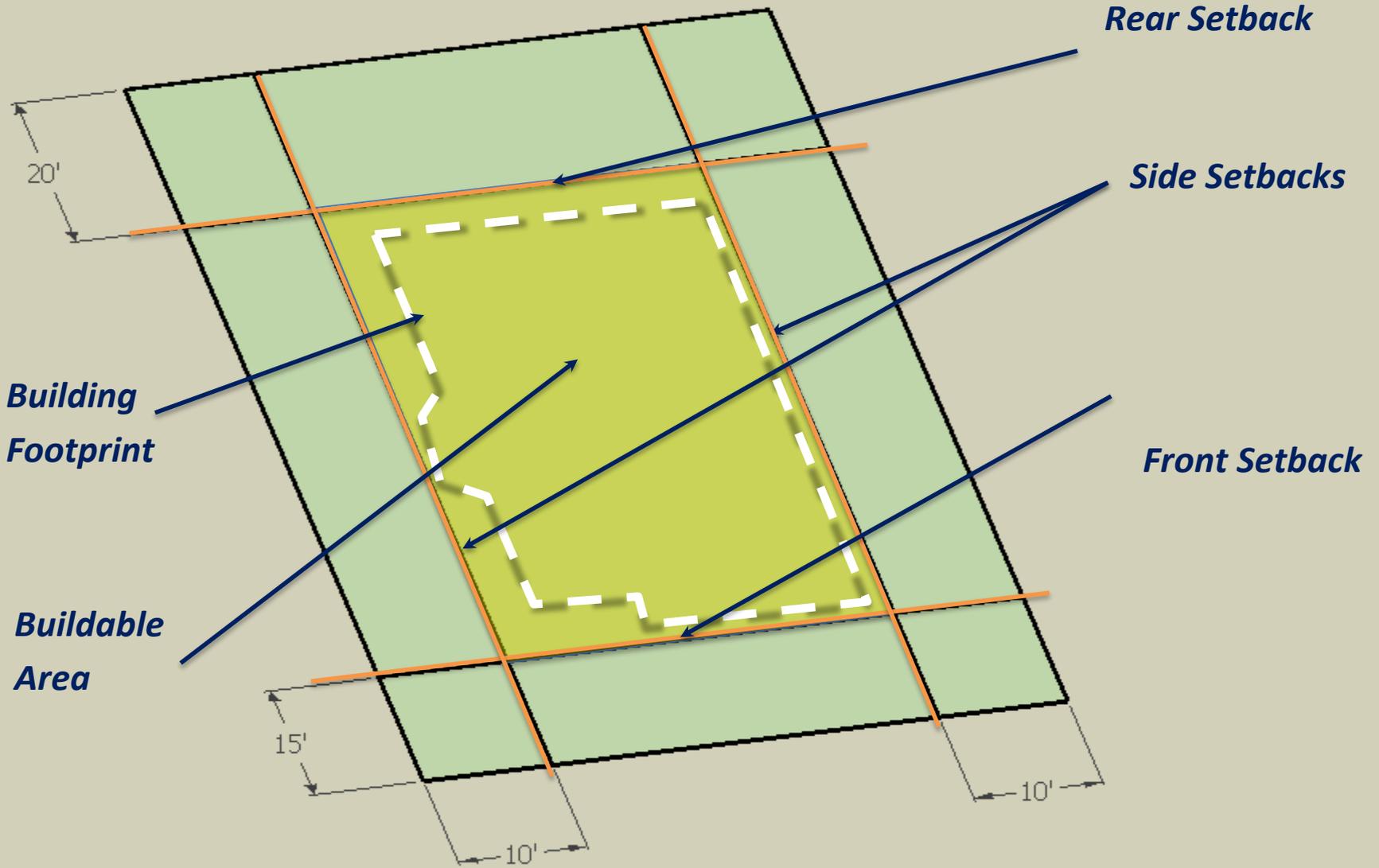
# Design Principles

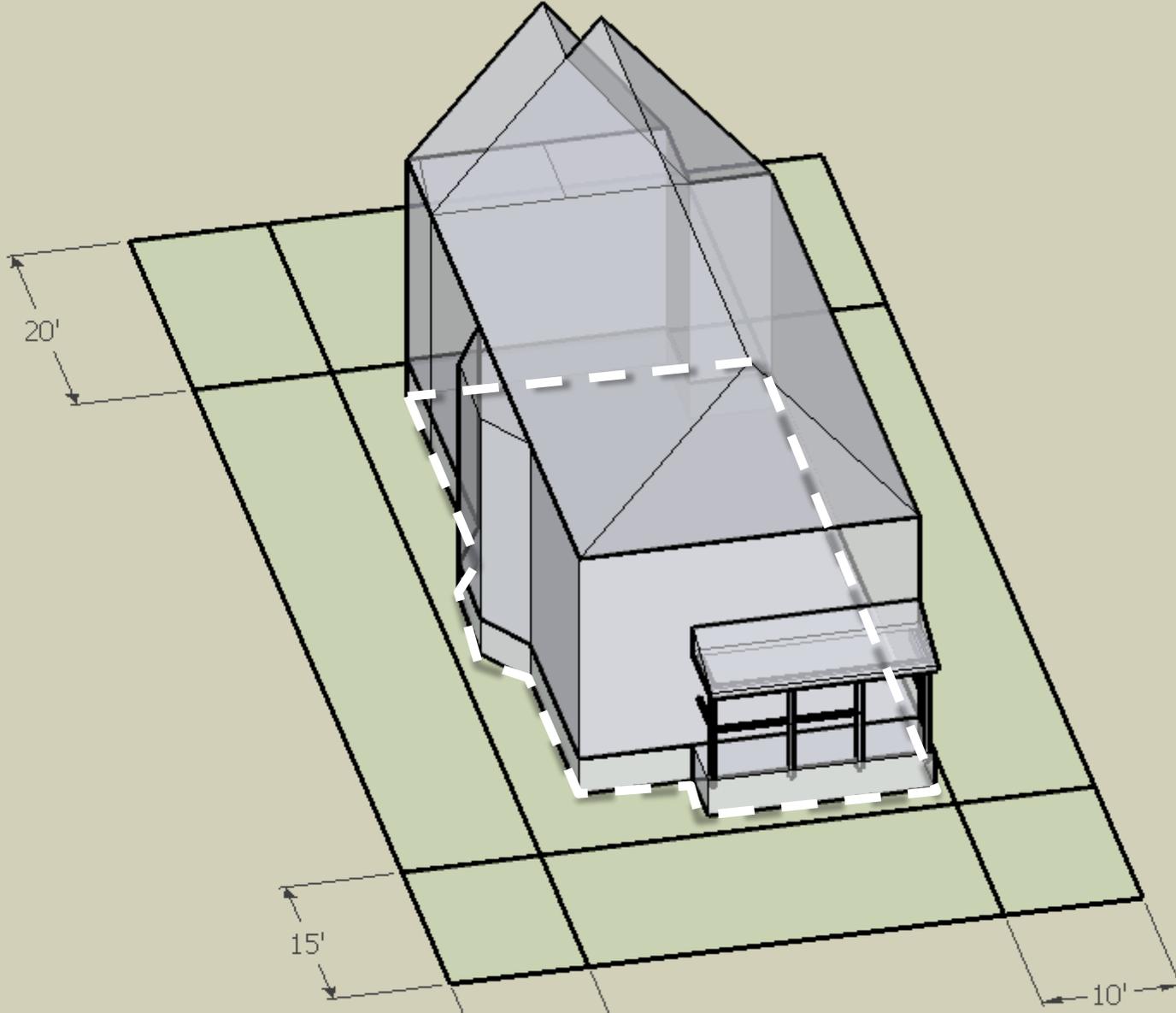
## Site Open Space & Landscaping

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

## Fencing & Screening

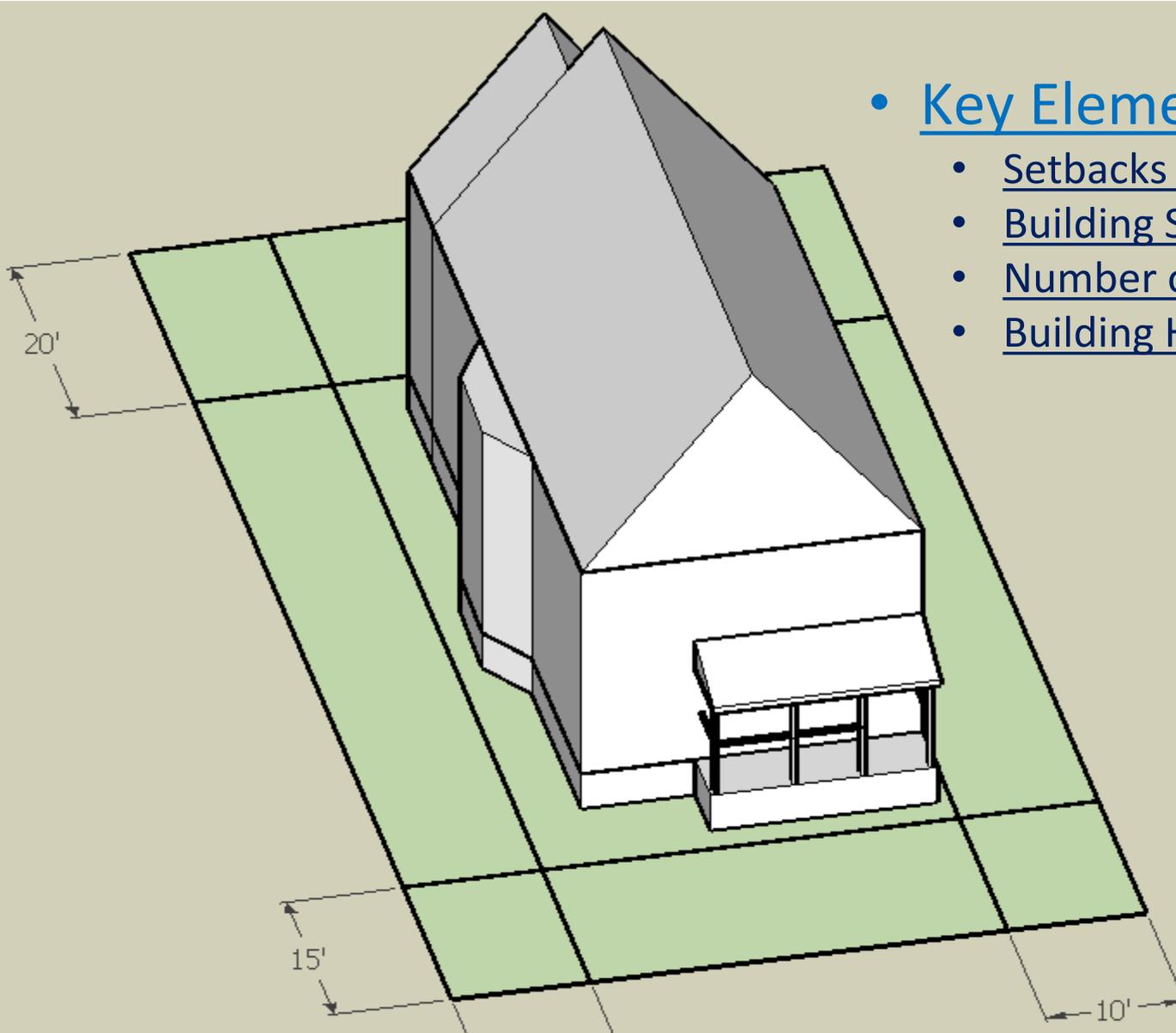
- Use Fencing and Plantings to screen and provide privacy.
- Fencing and Plantings at the front and along edges should mirror the character of these elements in the neighborhood.





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Zoning  
Analysis



- Key Elements of Zoning:

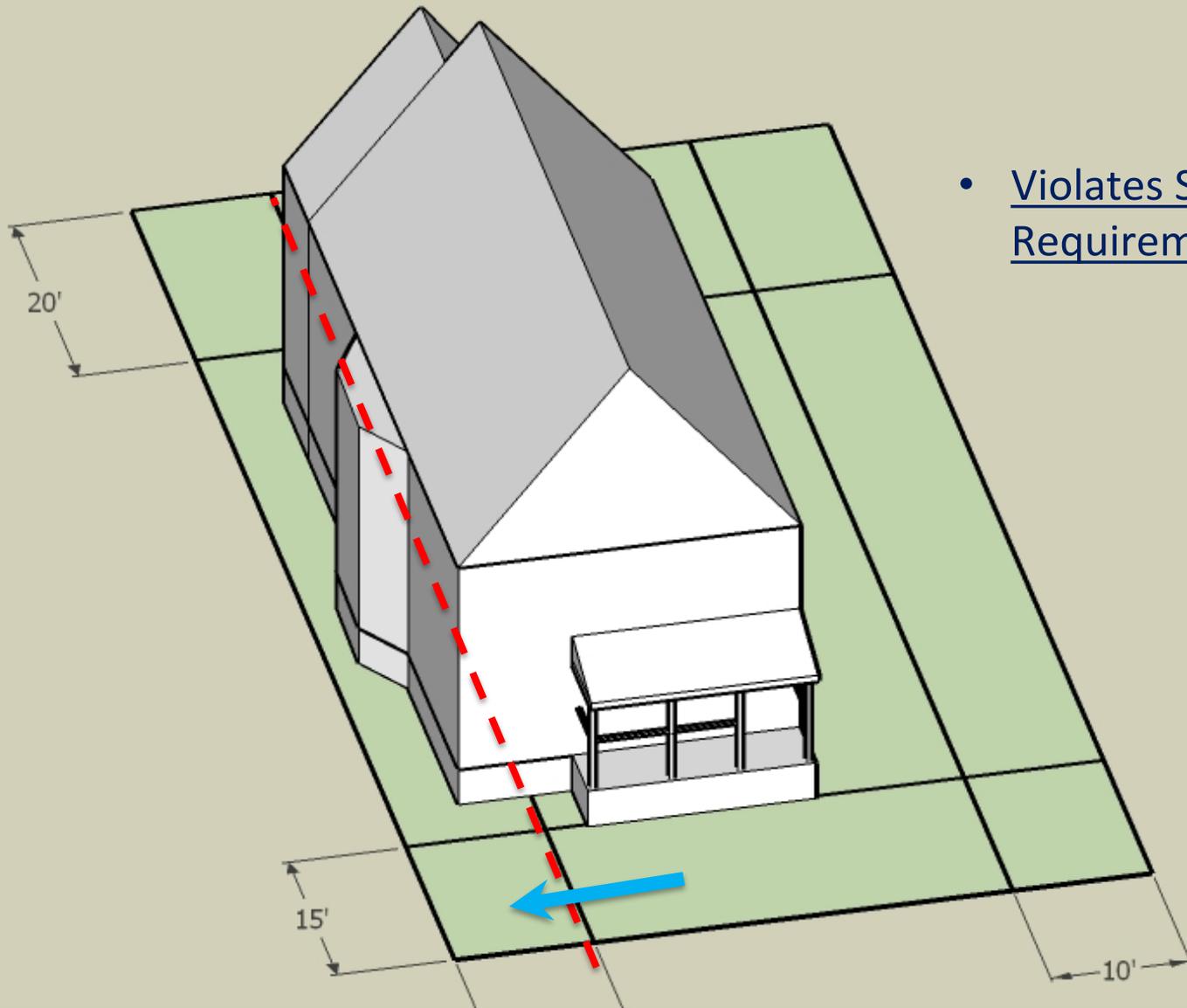
- Setbacks & Buildable Area
- Building Square Footage (FAR)
- Number of Units (Lot Area)
- Building Height



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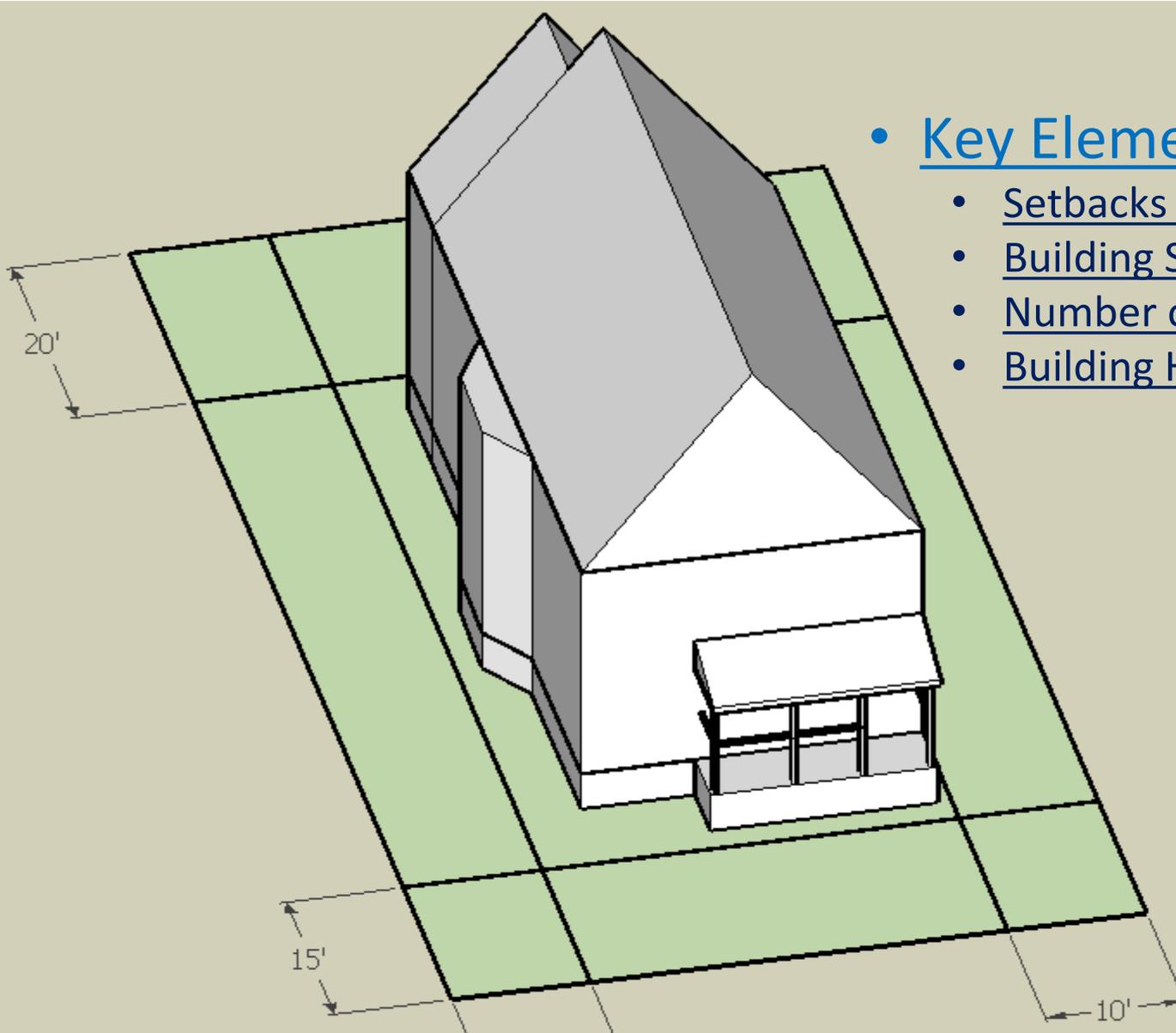
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Zoning  
Analysis



- Violates Side Setback Requirement





## • Key Elements of Zoning:

- Setbacks & Buildable Area
- Building Square Footage (FAR)
- Number of Units (Lot Area)
- Building Height



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Zoning  
Analysis



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**Alpine Street Cluster:  
6 parcels**

**12 Circuit Street**

**Dale Street**

Neighborhood  
Homes Initiative

**Site Map**  
City Parcels



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*Dale Street*

*Dale Street*

*Walnut Street*



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**Aerial View**  
*City Parcels*



18 Walnut Ave  
Boston, Massachusetts  
Google, Inc.  
Street View - Jun 2017

## Site Conditions

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



Google



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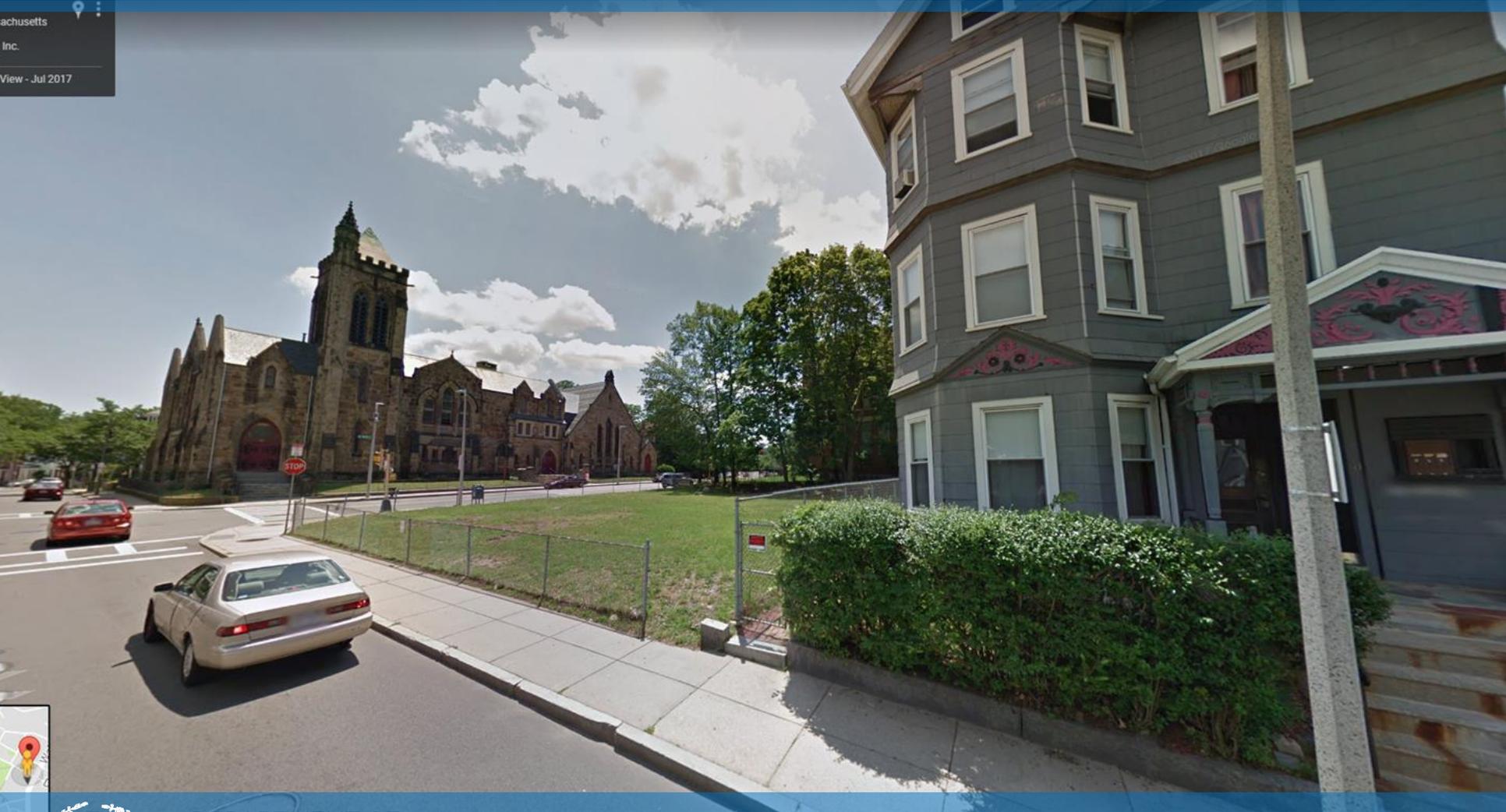
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Dale Street  
*Site Context*



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Massachusetts  
Inc.  
View - Jul 2017



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# Dale Street

*Site Context*



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120 Walnut Ave  
Boston, Massachusetts  
Google, Inc.  
Street View - Jul 2017



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# Dale Street

*Site Context*

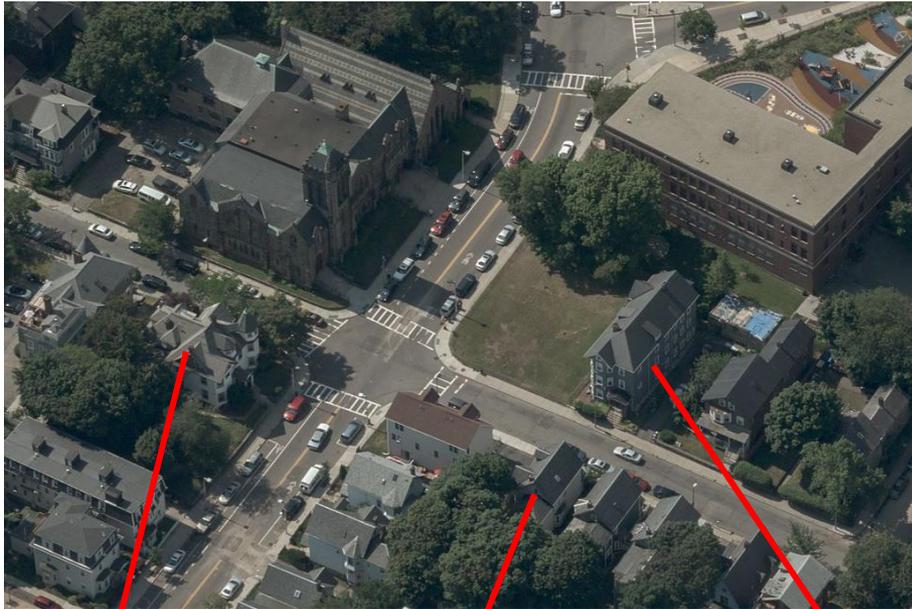


\_ Dale Street  
 • 9643 SF

3F-4000 Roxbury  
 Other  
 4000/1or2 unit  
 45  
 3/35  
 20\_10\_30  
 .8

3F-4000 Roxbury  
 Row  
 2000/1 unit  
 25  
 3/35  
 20\_10\_30  
 .8



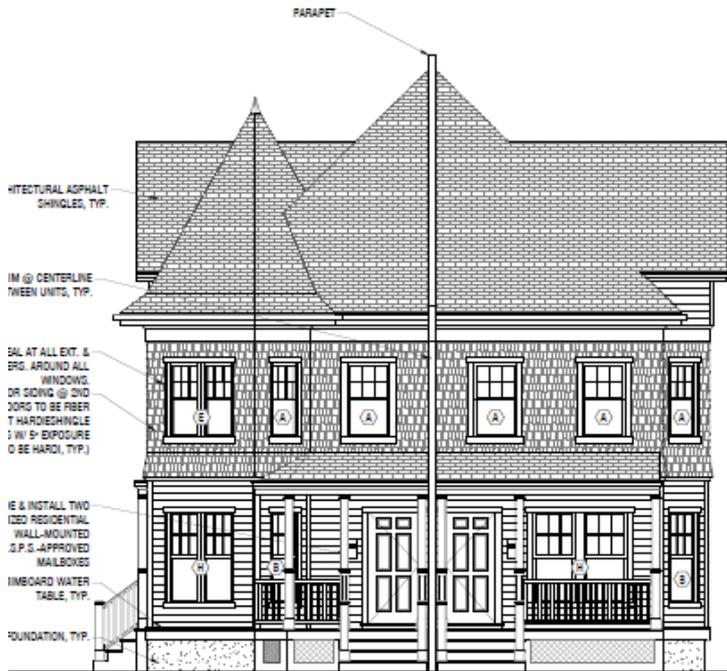


Dale Street Proposed Elevation: Type E



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Building Type  
Study *Development Preferences*



Type E elevations proposed



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# Type E – Duplex



Dale Street Proposed Elevation: Type B2

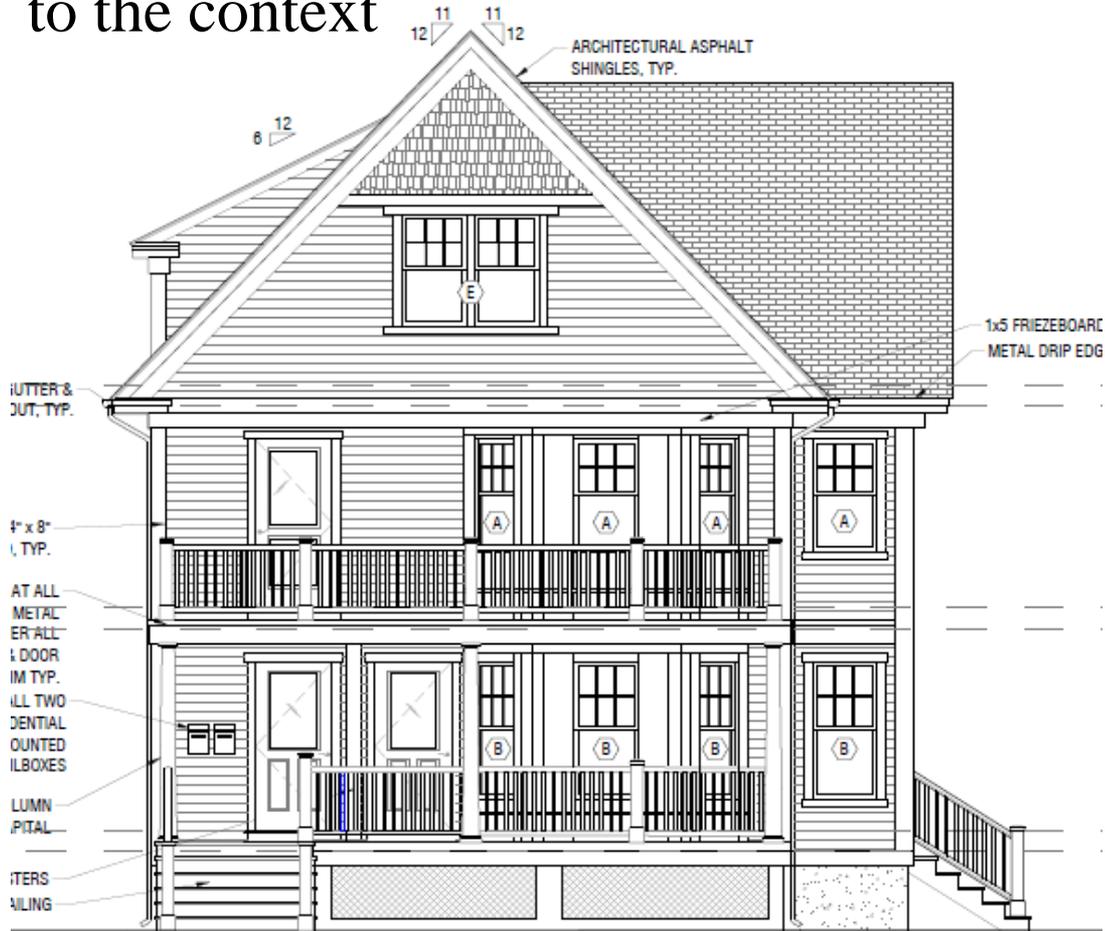


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Building Type  
Study *Development Preferences*

50-52 Waverly

Street Type B2 – Two Family – Modified to the context



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Type B2 Two Family





523 Norfolk Avenue  
Type B and E  
existing conditions

Before



523 Norfolk Avenue  
Type B and E  
proposed

After



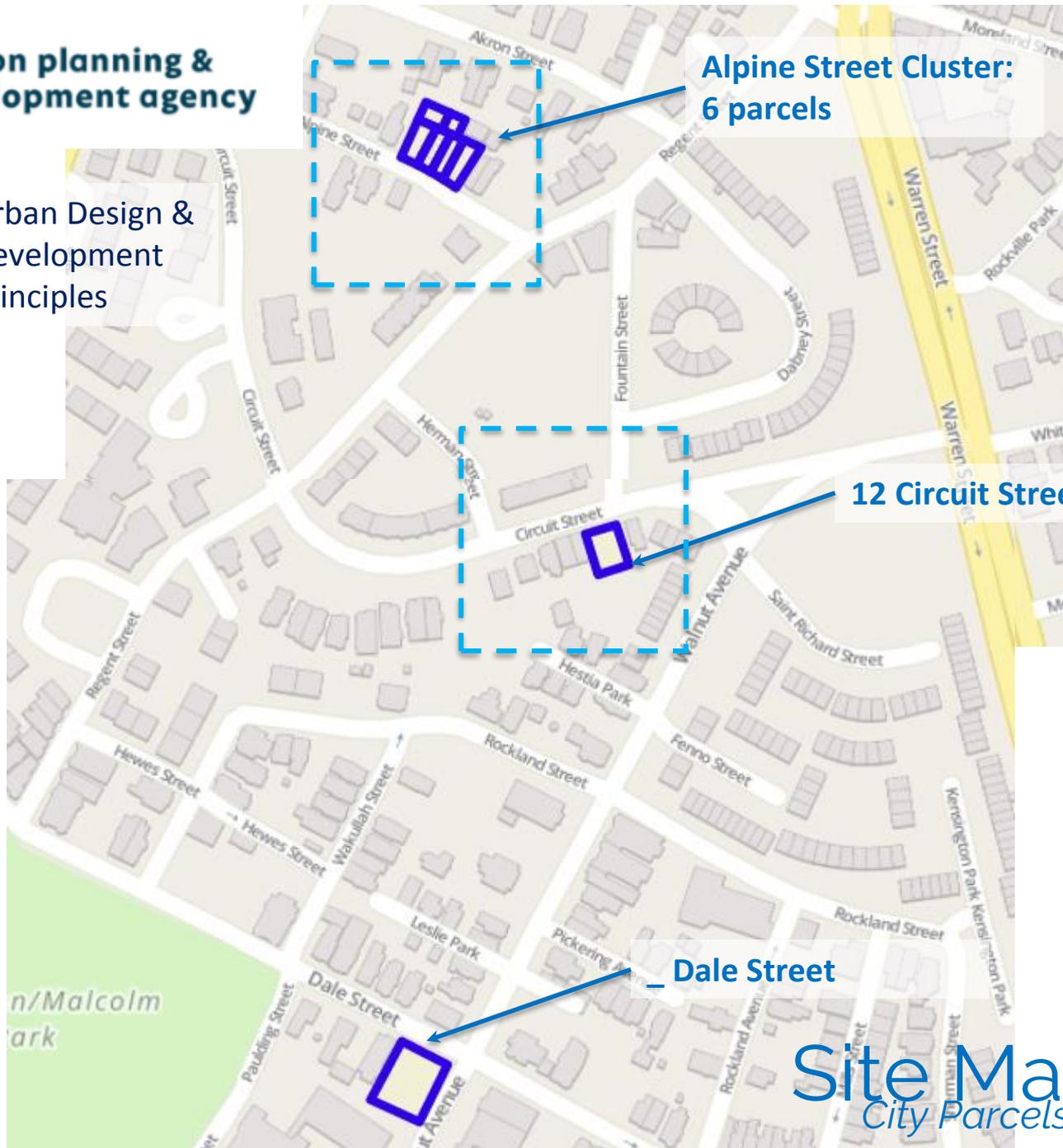
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Neighborhood Study  
*Street view*



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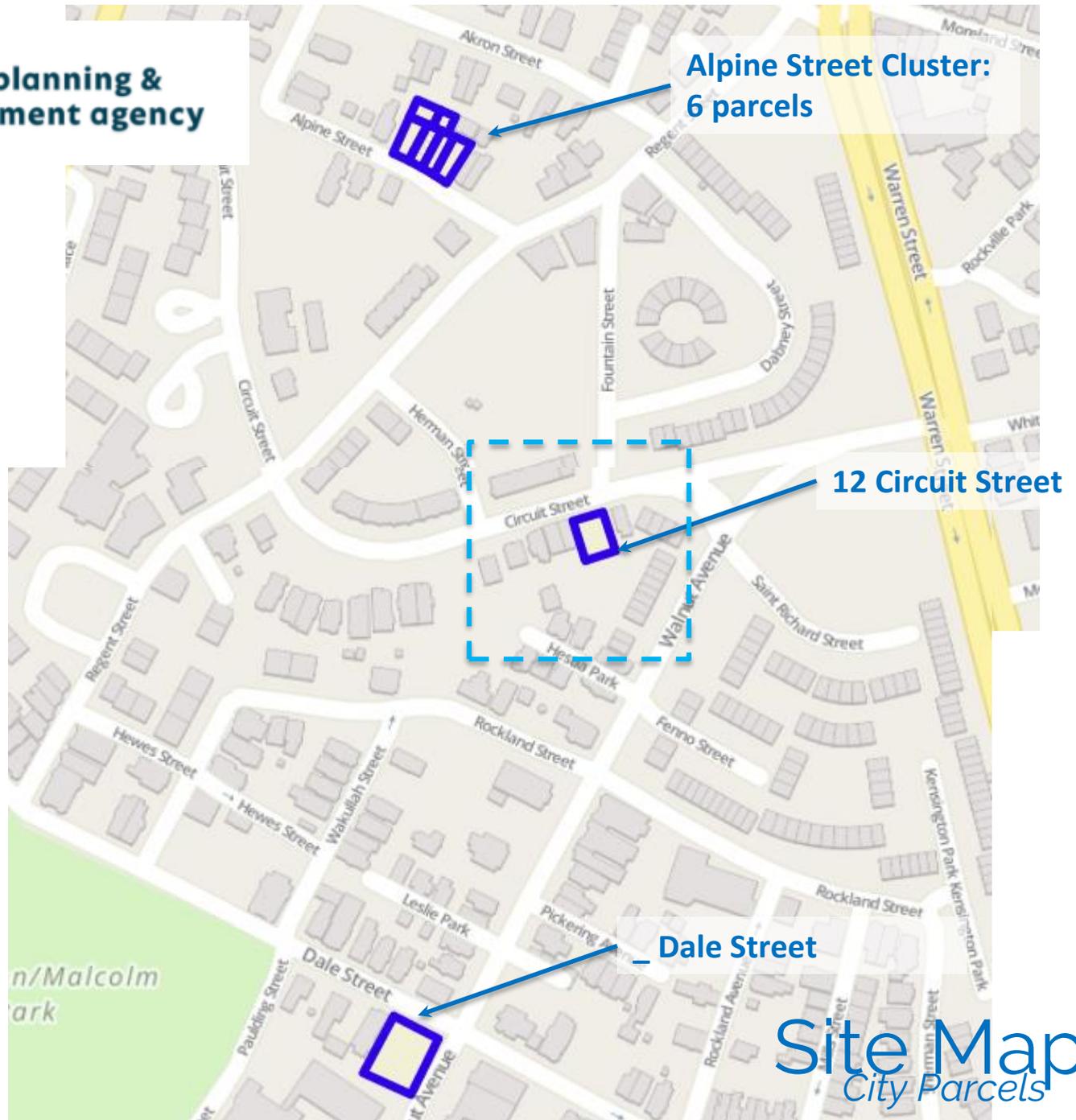
Urban Design & Development Principles



Site Map  
City Parcels



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**Site Map**  
City Parcels



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**Walnut Ave**

**Circuit Street**

**Circuit Street**



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**Aerial View**  
*City Parcels*



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## Site Conditions

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



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**Circuit Street**  
*Site Context*



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# Circuit Street

*Site Context*

etts

Jun 2017



Google



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# Circuit Street

*Site Context*

## 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

Large change in grade from the sidewalk

3F-4000 Roxbury  
Other  
4000/1or2 unit  
45  
3/35  
20\_10\_30  
.8

3F-4000 Roxbury  
Row  
2000/1 unit  
25  
3/35  
20\_10\_30  
.8

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Site & Zoning Analysis  
City Parcels



## 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



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Circuit Street  
*Site Context*

Zoning Allows: 1 to 3 units on a parcel

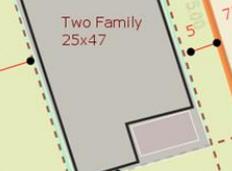
- 2 units

12 Circuit Street

- 3766 SF
- 3F-4000 (4000 sf/ 1 or 2 units)

3F-4000 Roxbury  
Other  
4000/1or2 unit  
45  
3/35  
20\_10ef\_30  
.8

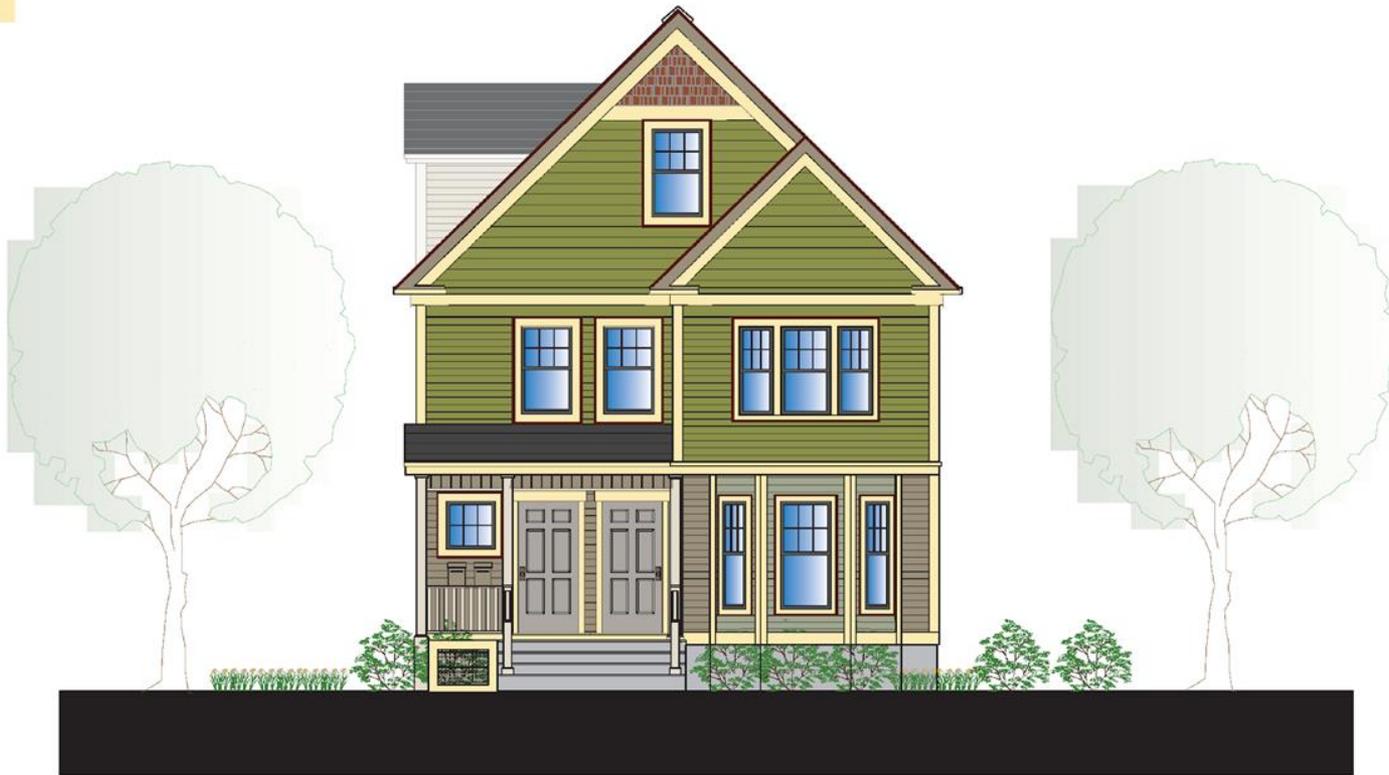
Section 50-44 1. exception to min lot size  
Table F note e and f - min. side setback



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Site & Zoning Analysis  
City Parcels



FRONT ELEVATION BUILDING B  
Scale: 3/8" = 1'-0"



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Two Family  
*Prototype B*



FRONT ELEVATION BUILDING H

TYPE H - FLAT STACK



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# Two Family

*Prototype H*

## 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)

3F-4000 Roxbury Row  
2000/1 unit  
25  
3/35  
20\_10\_30  
.8

Section 50-44 1. exception to min lot size  
Table F note e and f - min. side setback



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# Site & Zoning Analysis

City Parcels

## 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



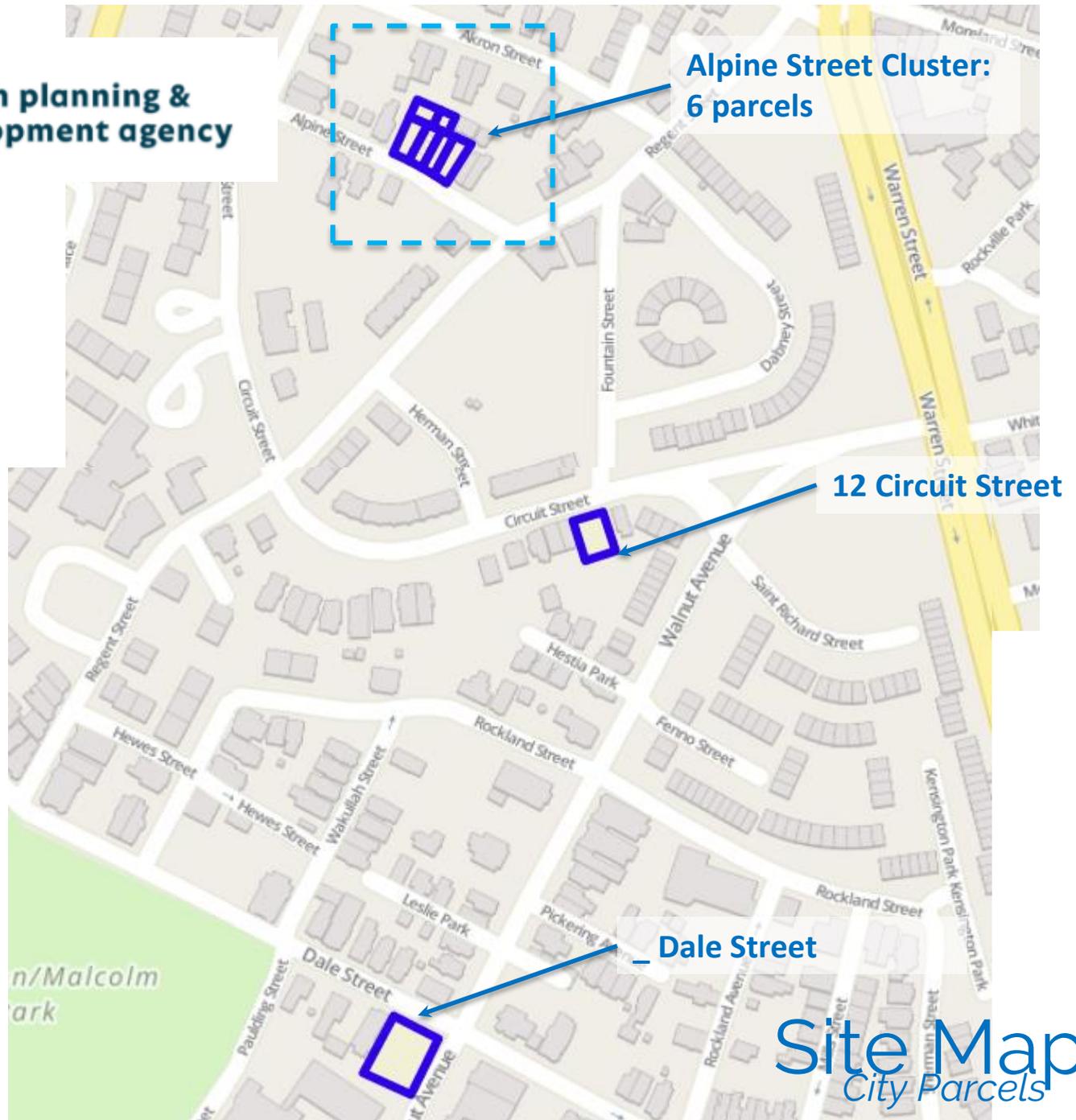
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Circuit Street  
*Site Context*



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**Alpine Street Cluster:  
6 parcels**

**12 Circuit Street**

**Dale Street**

**Site Map**  
City Parcels

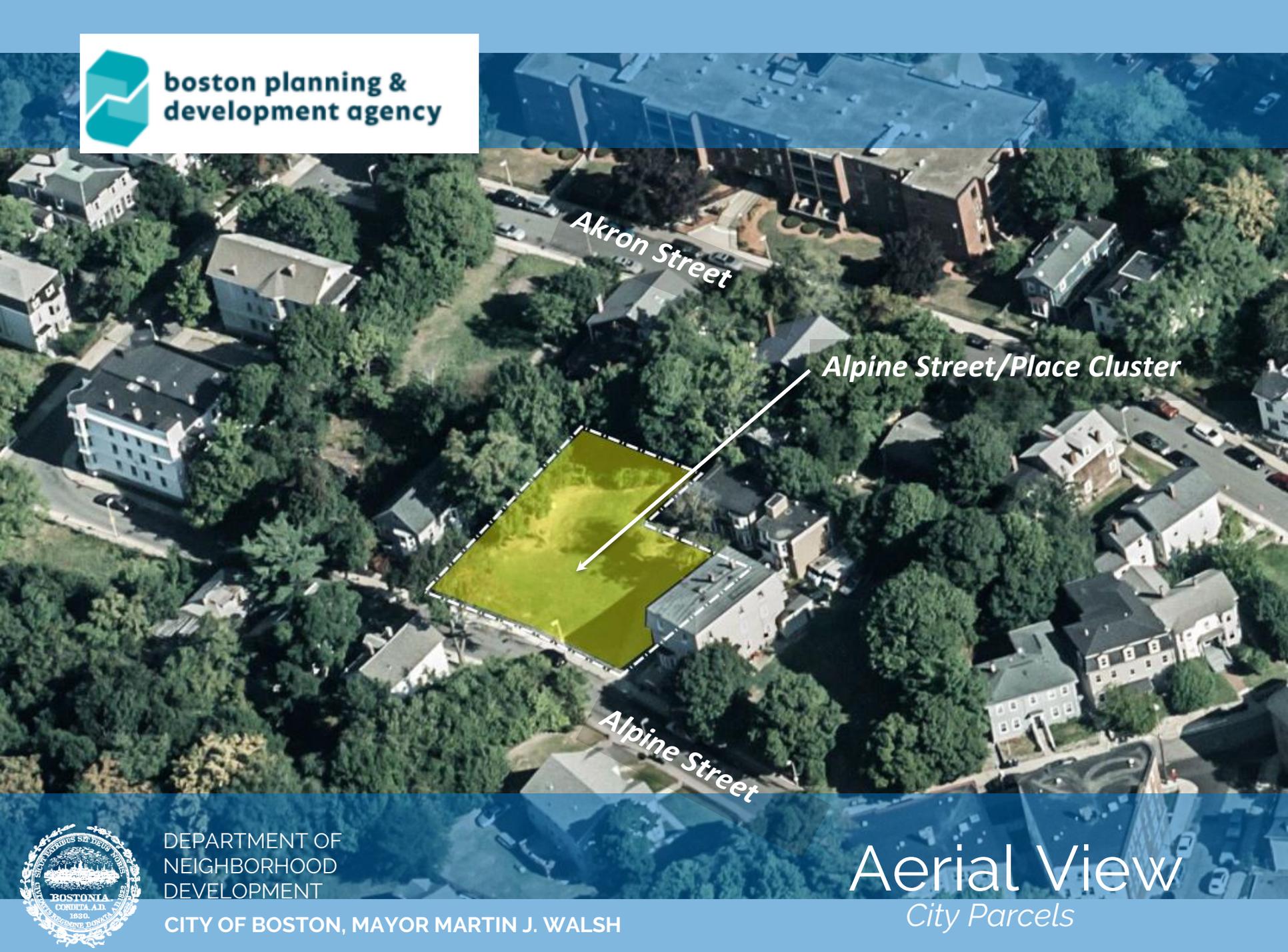


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*Akron Street*

*Alpine Street/Place Cluster*

*Alpine Street*



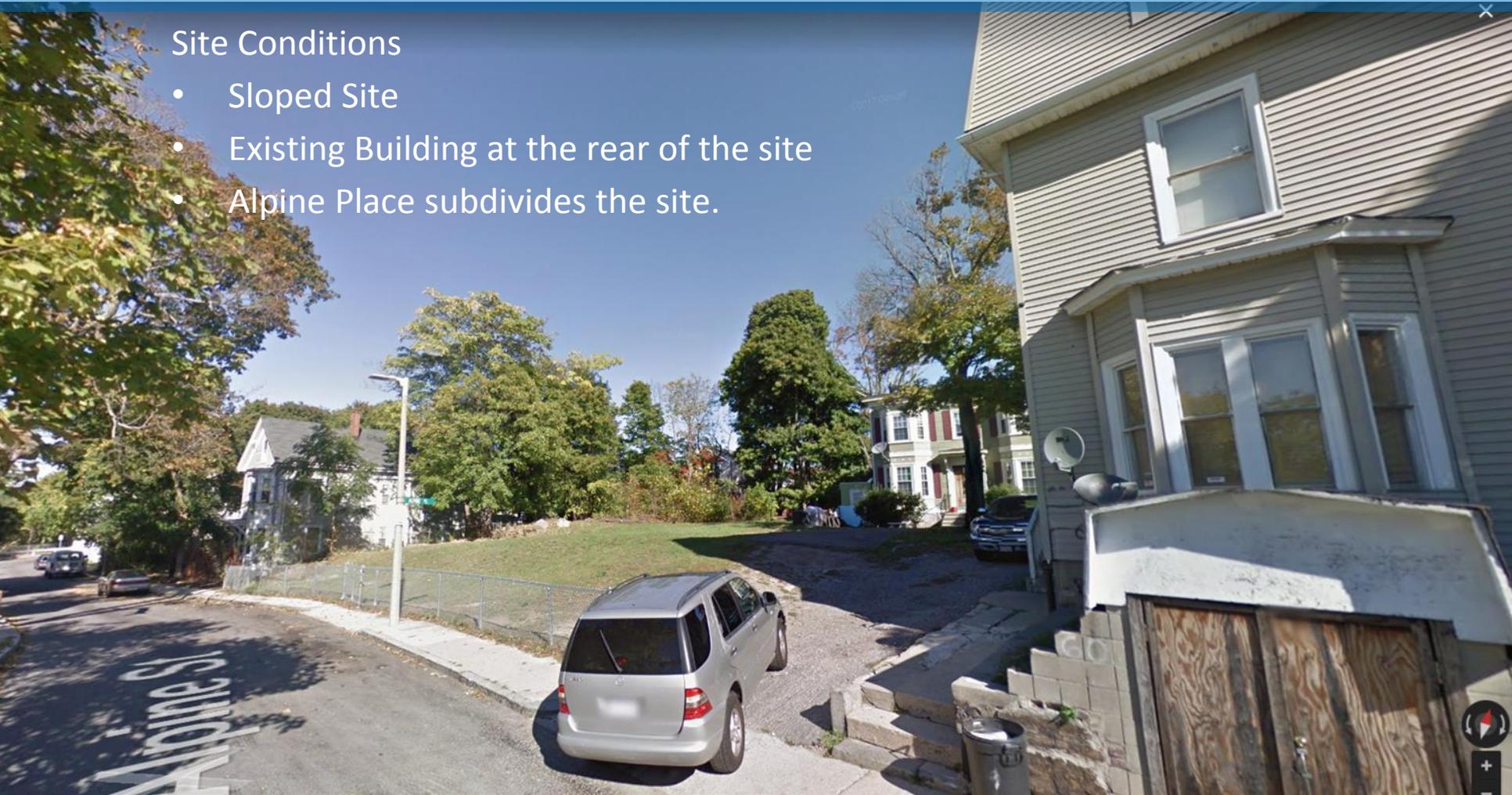
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**Aerial View**  
*City Parcels*

## Site Conditions

- Sloped Site
- Existing Building at the rear of the site
- Alpine Place subdivides the site.



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Alpine Street  
*Site Context*



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# Alpine Street

*Site Context*



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# Alpine Street

*Site Context*

3F-4000 Roxbury  
Row  
2000/1 unit  
25  
3/35  
20\_10\_30  
.8

**Alpine Cluster**

- 9214 SF
- 3F-4000

**Total Area: 9214 SF**

3F-4000 Roxbury  
Other  
4000/1or2 unit  
45  
3/35  
20\_10\_30  
.8



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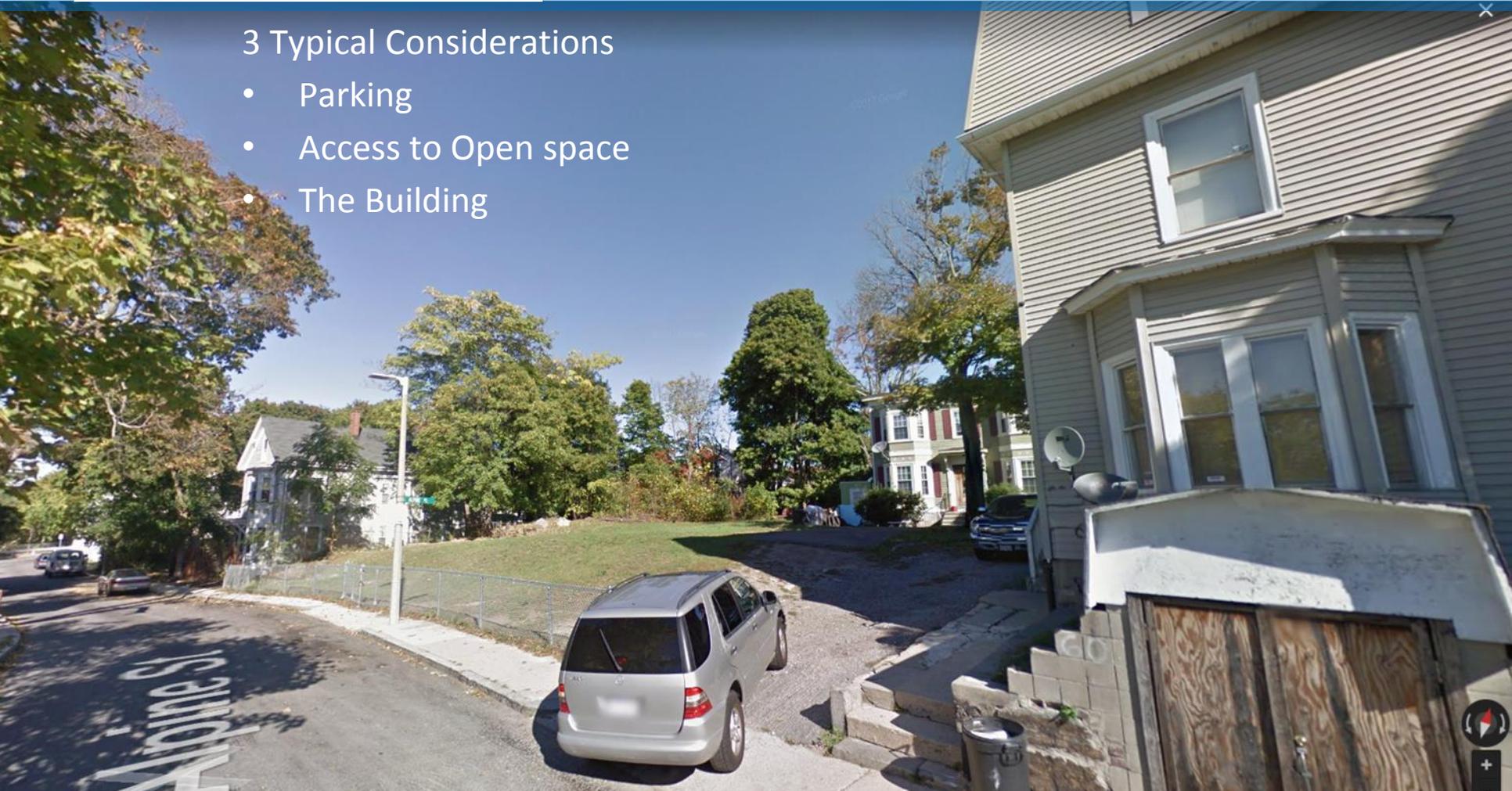
# Site & Zoning Analysis

City Parcels



### 3 Typical Considerations

- Parking
- Access to Open space
- The Building



3F-4000 Roxbury  
Row  
2000/1 unit  
25  
3/35  
20\_10\_30  
.8

**Alpine Cluster**

- 9214 SF
- 3F-4000

Parking

6-8 Parking Spaces

Total Area: 9214 SF

Residential Building

3772 SF

3F-4000 Roxbury  
Other  
4000/1or2 unit  
45  
3/35  
20\_10\_30  
.8

Residential Building Site

Shared Openspace

Shared Open Space

3605 SF

STREET



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# Site & Zoning Analysis

City Parcels



Mansard Roof Shape on Alaska Street



Alaska Street Proposed Elevation: Type A - Mansard



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Building Type  
Study *Development Preferences*

# 29 Alaska Street

Single Family  
(Possibly As of Right – Lot width )



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1

EXTERIOR ELEVATION - FRONT  
NTS

# Building Type

# Study

*Development Preferences*

# 29 Alaska Street



1 EXTERIOR ELEVATION - FRONT  
NTS

Front Elevation



4 EXTERIOR ELEVATION - RIGHT  
NTS

Side Elevation

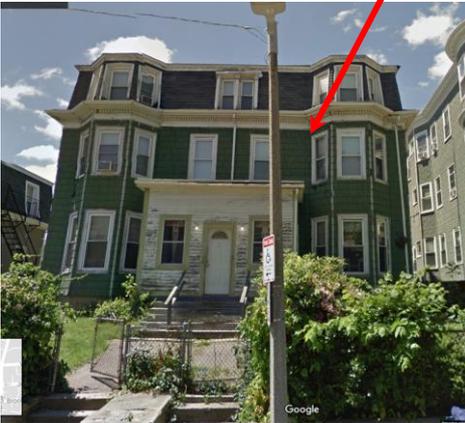


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Type A Single  
family



Alaska Street Proposed Elevation: Type A - Mansard



Mansard Roof Shape on Alaska Street



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Building Type  
Study *Development Preferences*



Type E elevations proposed



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EXTERIOR ELEVATION - FRONT

Type CC – Duplex



1 EXTERIOR ELEVATION - FRONT  
NTS



2 EXTERIOR ELEVATION - RIGHT  
NTS

Type E elevations proposed



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Type CC – Duplex