

Neighborhood Homes Initiative



**Violet, Evelyn, Goodale, Hosmer & Leston
Community Presentation
April 4, 2017**

Agenda:

- Welcome/Introductions
- Summary of Neighborhood Homes Initiative
- Sites Overview
- Review of Design Principles
- Site Review & Design Models
- Discussion
- Next Steps





36 Goodale Road

9 Leston Street

11 Hosmer Street



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Aerial View
City Parcels



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Aerial View
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
- Parcels packaged for small to mid-sized builders and developers.
 - Local Employment Opportunities
- Promote Quality Design



Summary of Neighborhood Homes Initiative, cont.

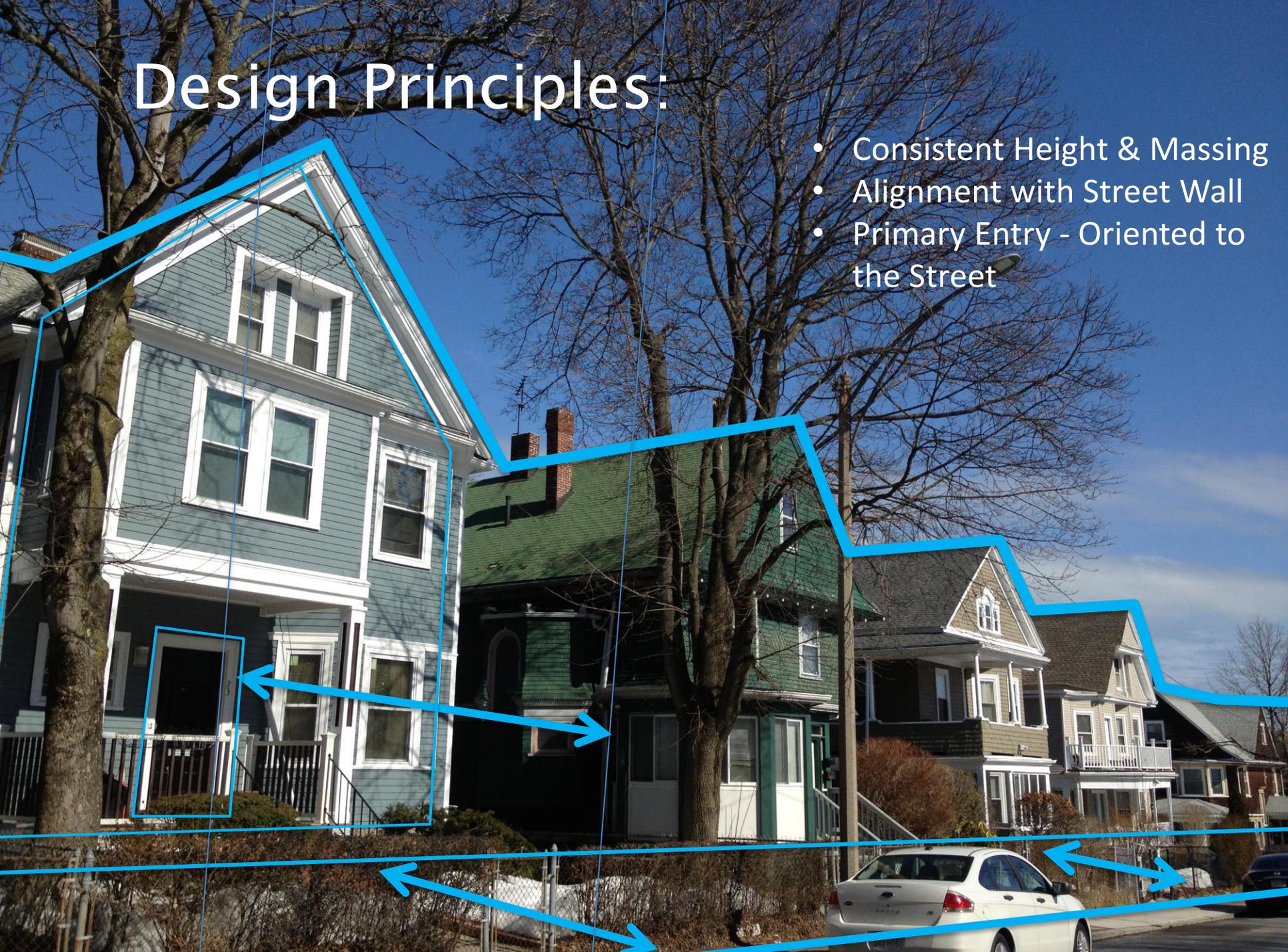
- Properties are deed-restricted with owner-occupancy requirements.
- Certain properties are deed-restricted with affordability restrictions

Maximum Household Income Limits		
Household Size	Moderate Income	Middle Income
1-person	\$54,950	\$68,650
2-person	\$62,800	\$78,500
3-person	\$70,650	\$88,300
4-person	\$78,500	\$98,500
5-person	\$84,750	\$105,950
6-person	\$91,050	\$113,800



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

Design Principles

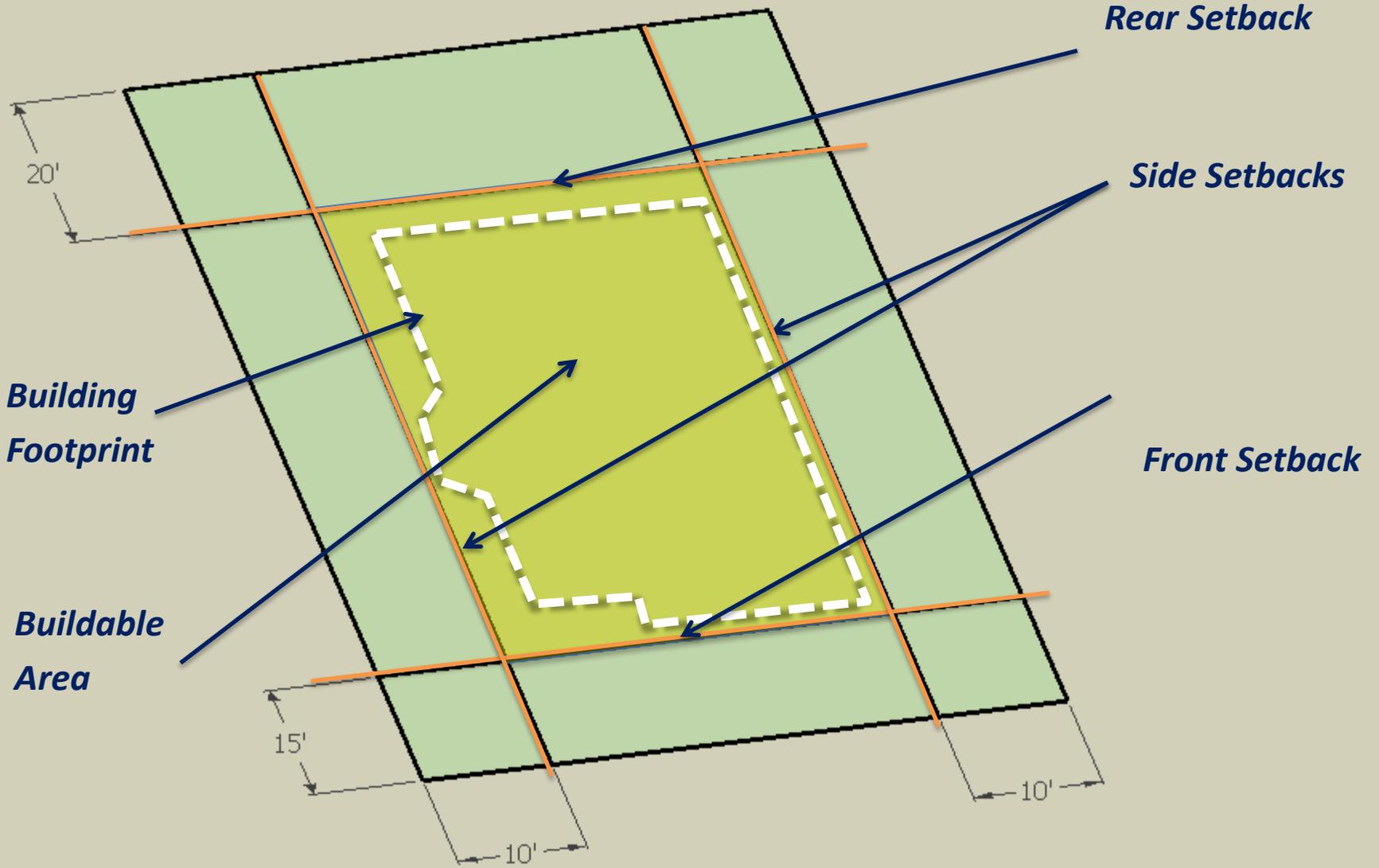
Site Open Space & Landscaping

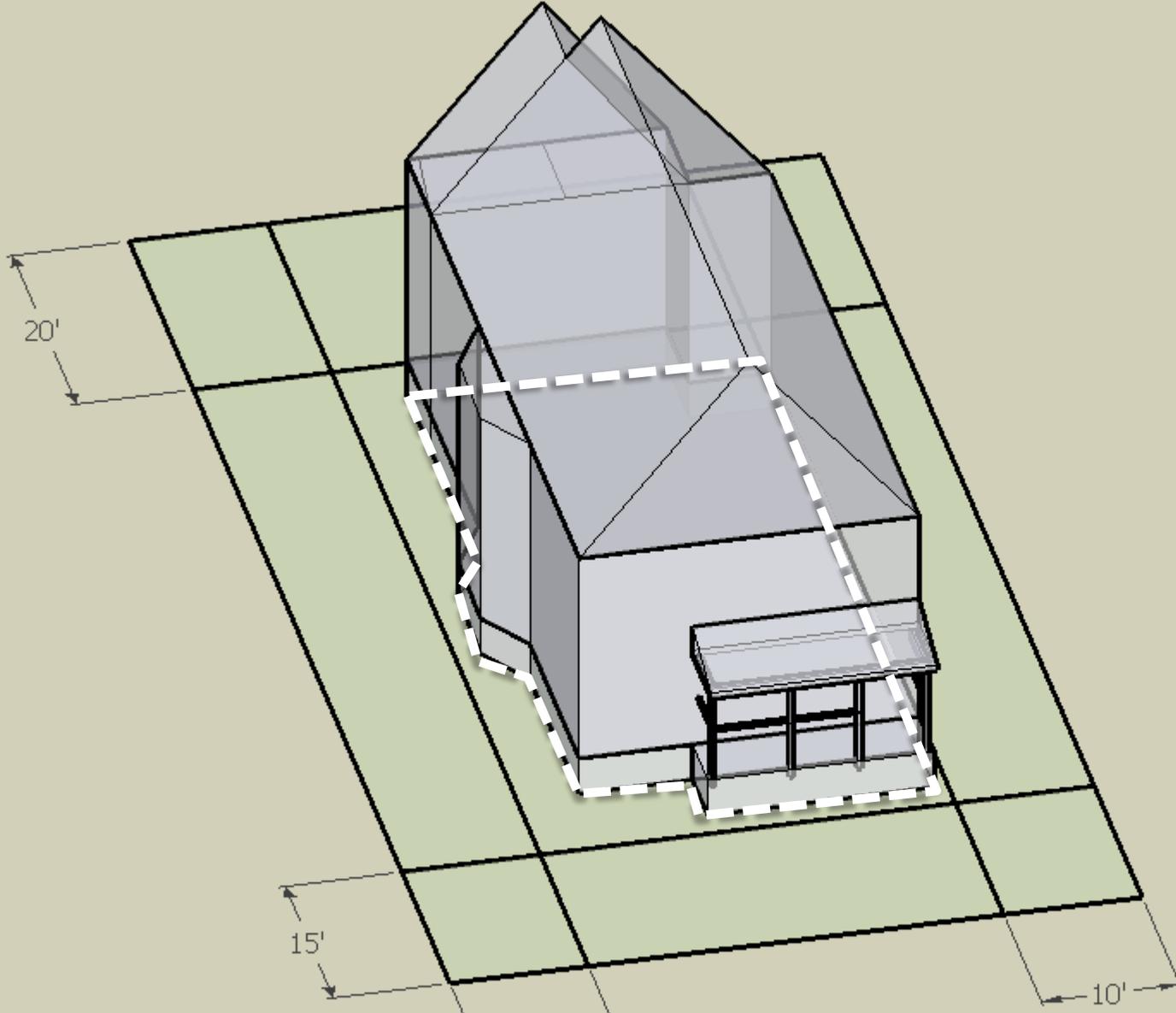
- Minimize paved areas used for parking (side & rear yards)
- Preserve significant trees, where possible.
- Replace trees to provide summer shading/winter screening.

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.

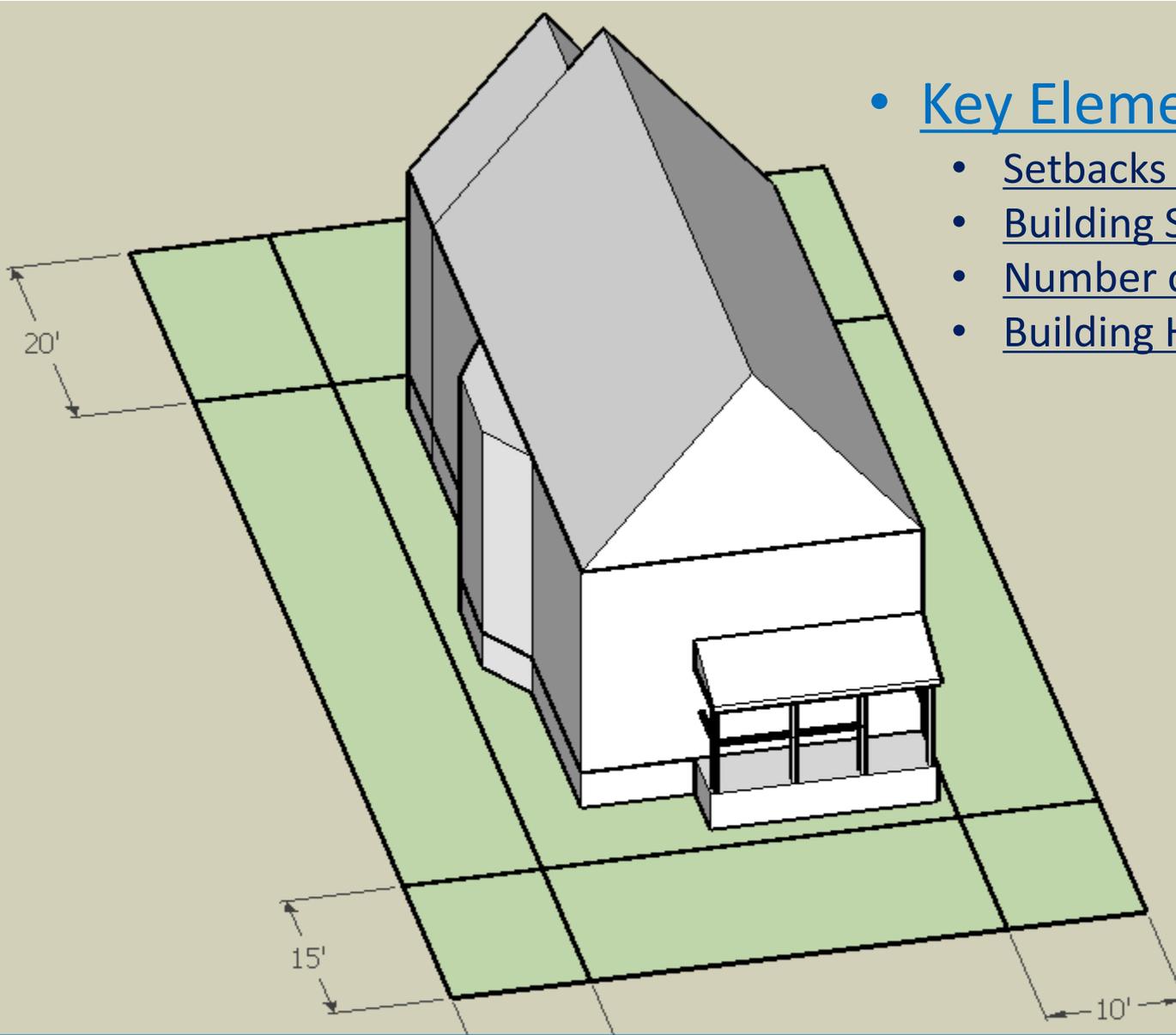






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Zoning
Analysis



- Key Elements of Zoning:

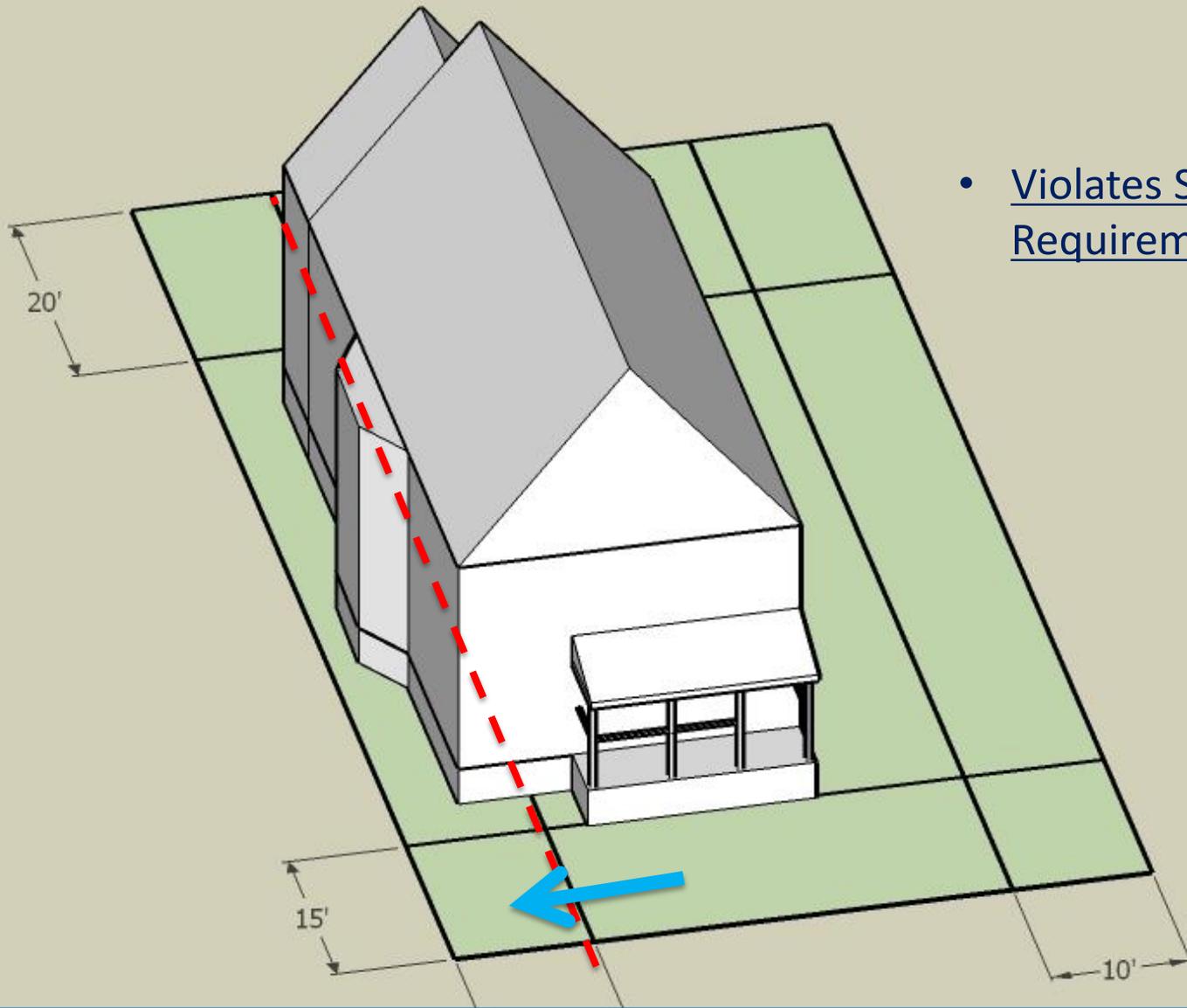
- Setbacks & Buildable Area
- Building Square Footage (FAR)
- Number of Units (Lot Area)
- Building Height



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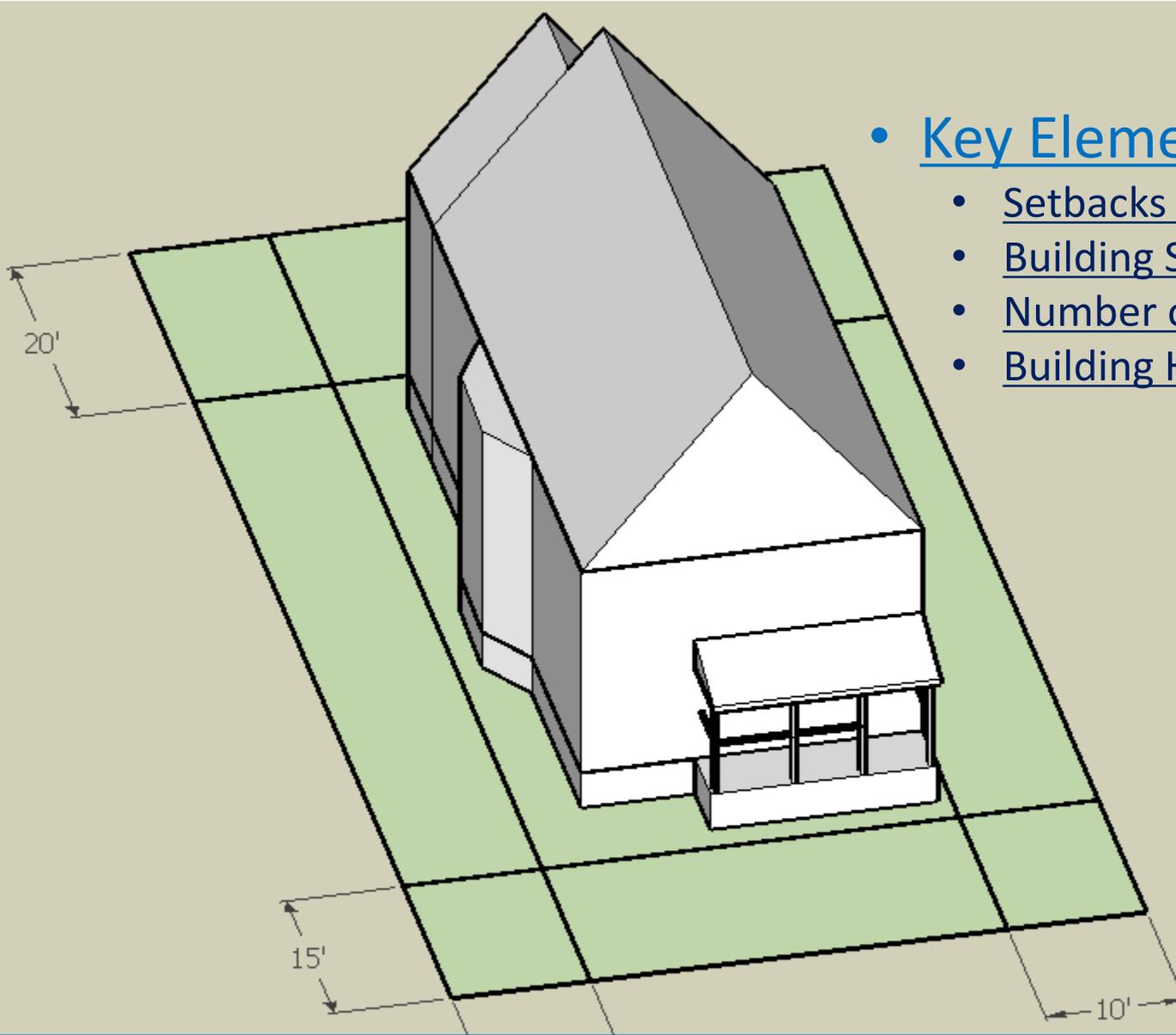
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Zoning
Analysis



- Violates Side Setback Requirement





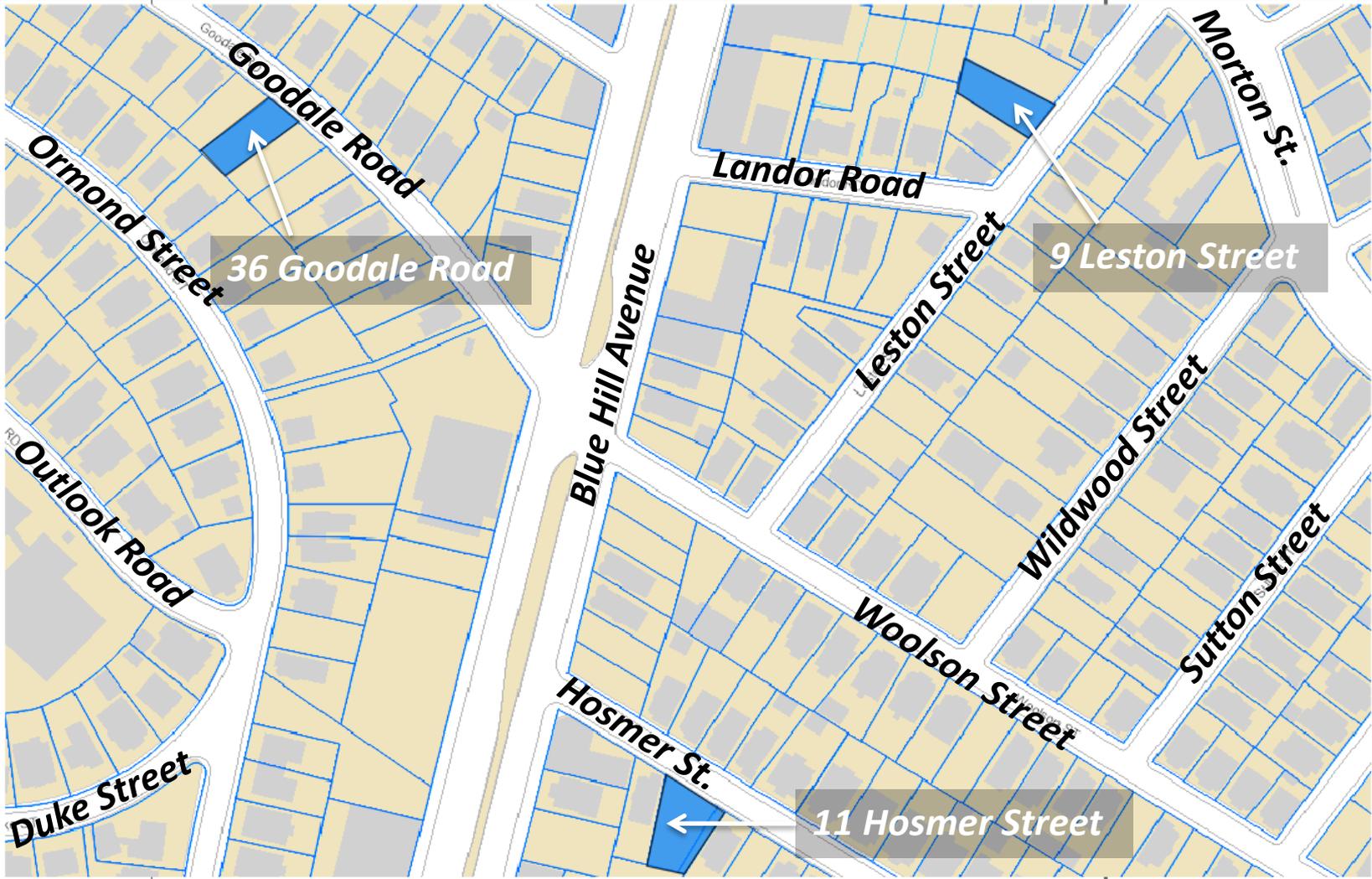
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Zoning
Analysis



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Site Map

City Parcels



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Site Map

City Parcels



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36 Goodale Road

Site Context

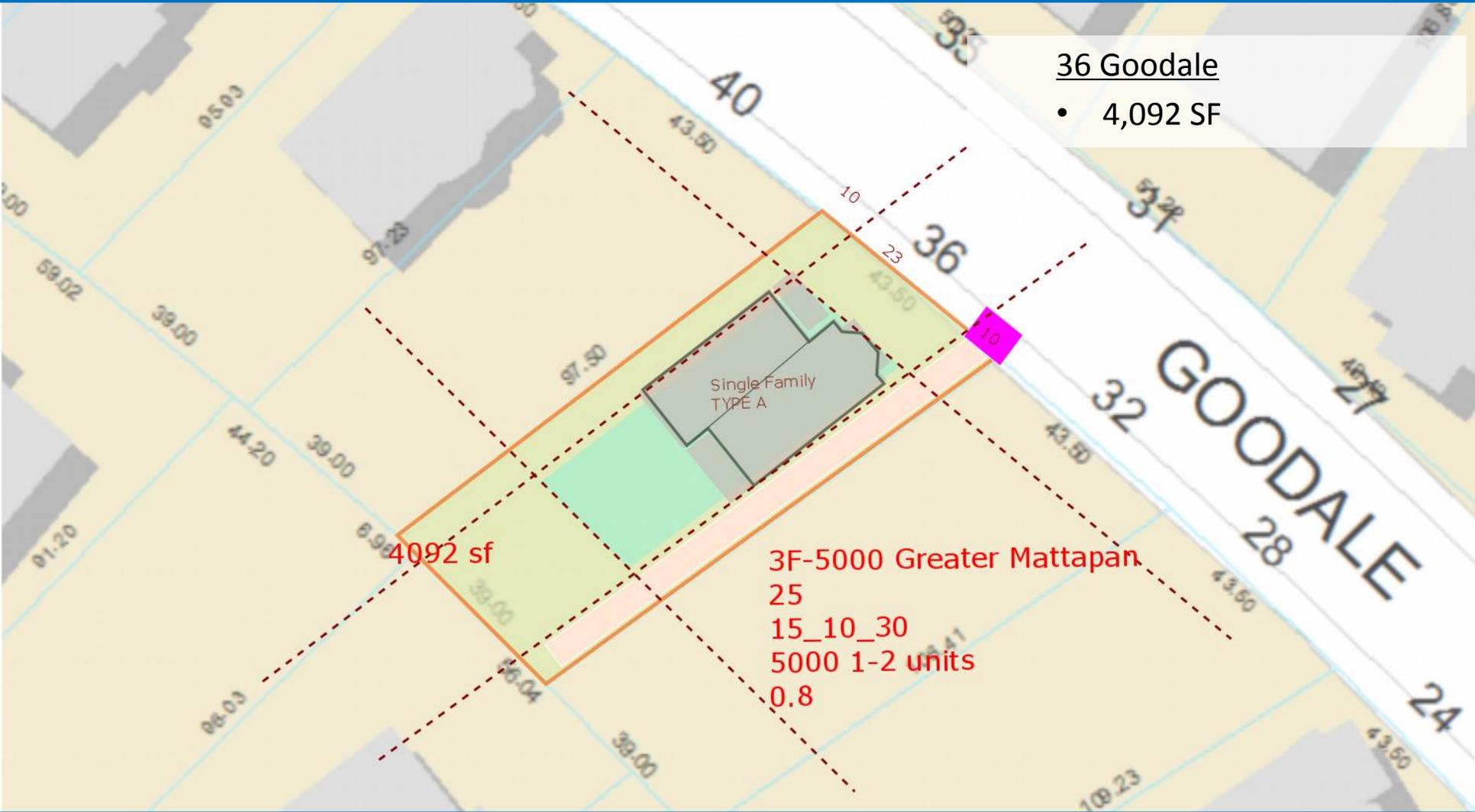


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Goodale Road

Site Context





36 Goodale Road Proposed Elevation: Single Family Type A



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Building Type Study

Development Preferences



Before



After



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Neighborhood Study
Street view



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Site Map

City Parcels



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Site Map

City Parcels



9 Leston Street

Morton Street

Blue Hill Avenue

Landor Road



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Aerial View
City Parcels



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9 Leston Street

Site Context

etts
Aug 2014



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Leston Street

Site Context



9 Leston Street Proposed Elevation: Duplex Type BB



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Building Type Study
Development Preferences



Before



After



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Neighborhood Study
Street view



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Site Map

City Parcels



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Site Map

City Parcels



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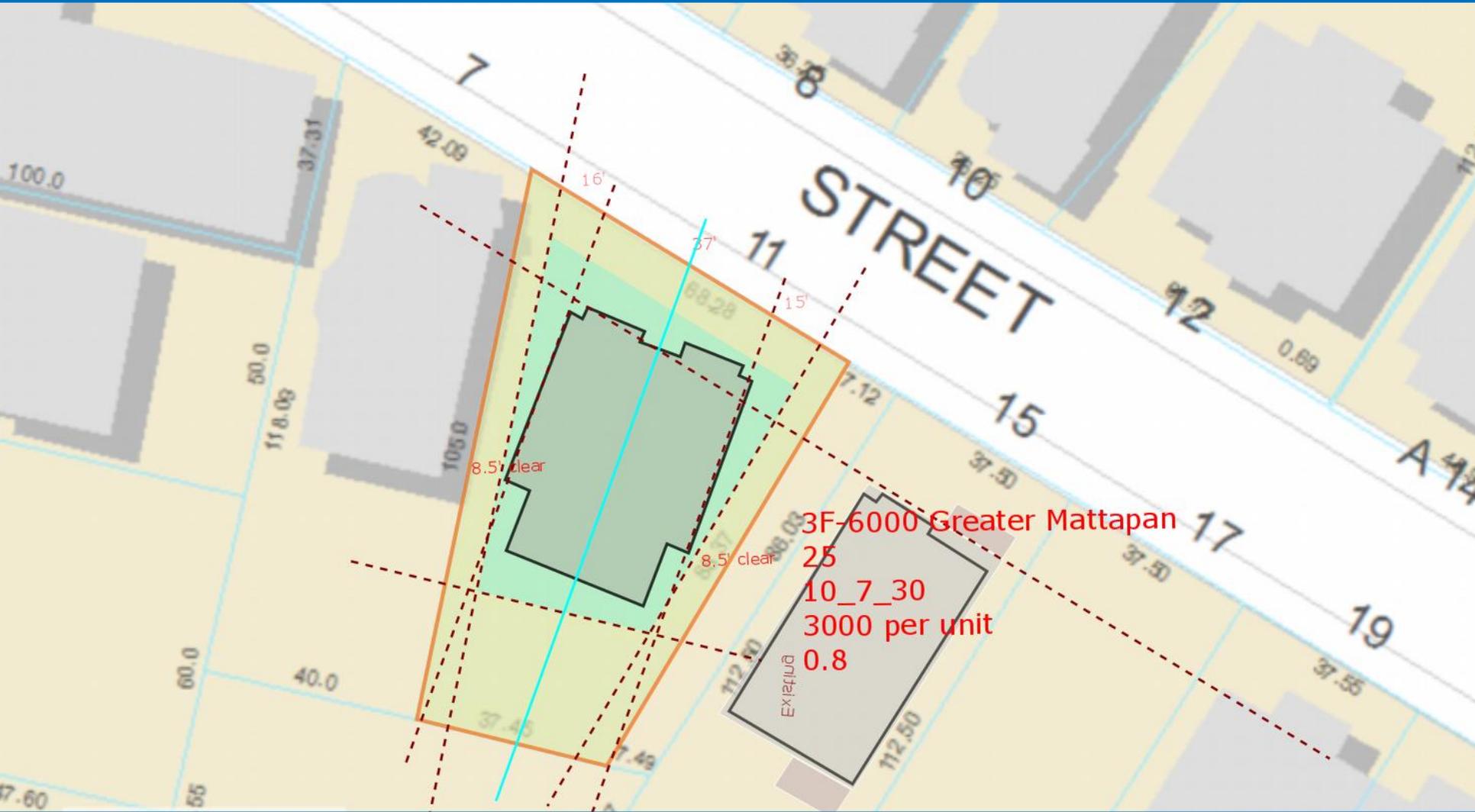


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11 Hosmer Street

Site Context

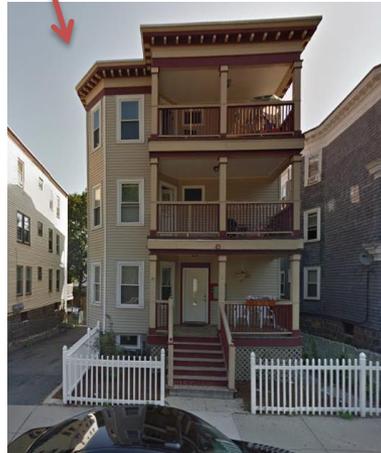


3F-6000 Greater Mattapan
 25
 10_7_30
 3000 per unit
 0.8



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Zoning
 Analysis



11 Hosmer Street Proposed Elevation: Duplex Type CC



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Building Type Study

Development Preferences



Before



After



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Neighborhood Study
Street view

Summary:

- 3 Family Zoning District (3F-5000 & 3F-6000)
- 1 & 2 Family Dwellings (Proposed)
- 2.5 to 3 Stories in Height
- 3 Bedroom Units (900 – 1200sf/ unit)
- 1 Parking Space per Unit

Potential Project Scope:

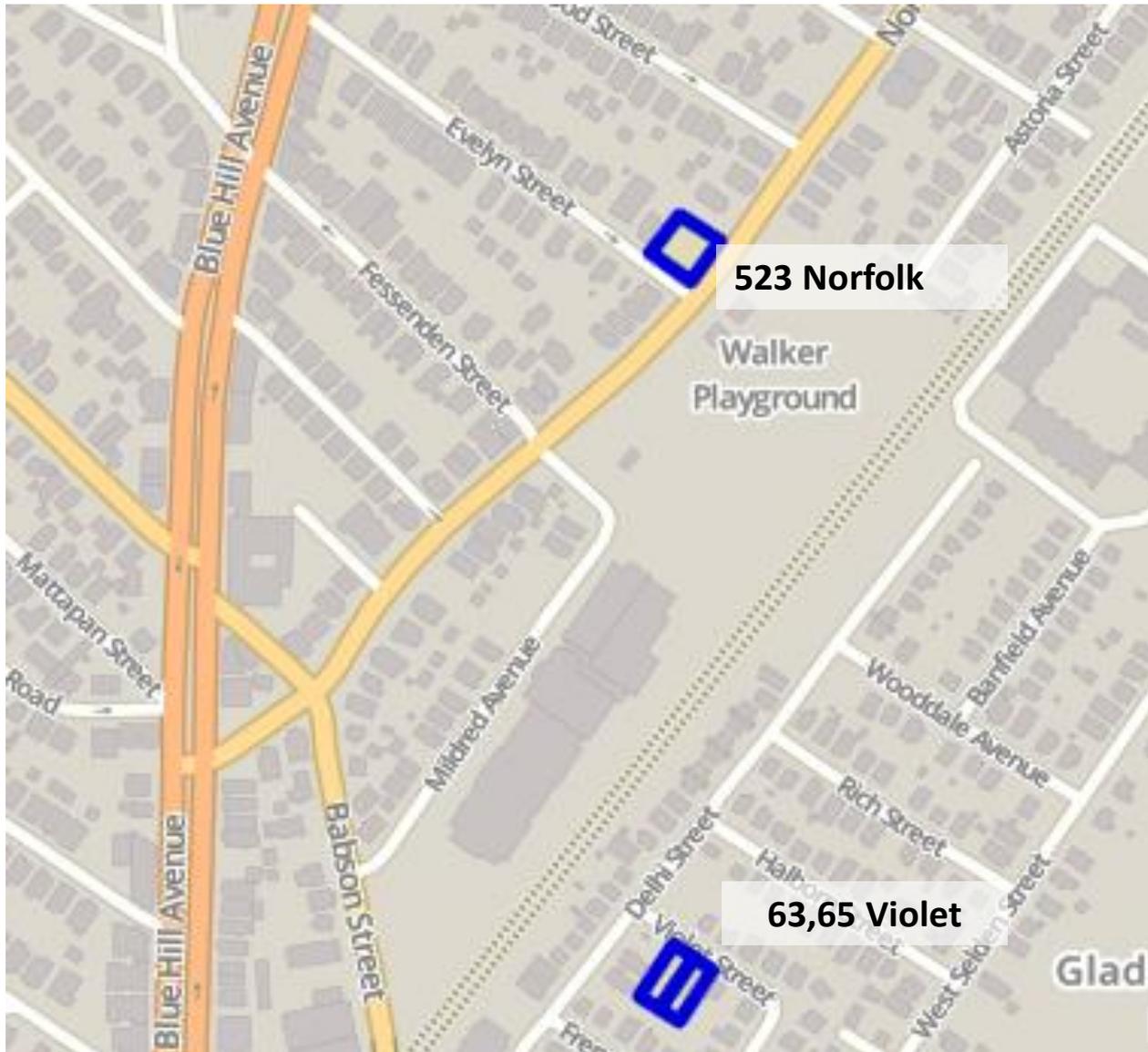
- 3 Buildings
 - 1 - Single Family Home
 - 2 – Duplex Homes
- 5 Units





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Aerial View
City Parcels

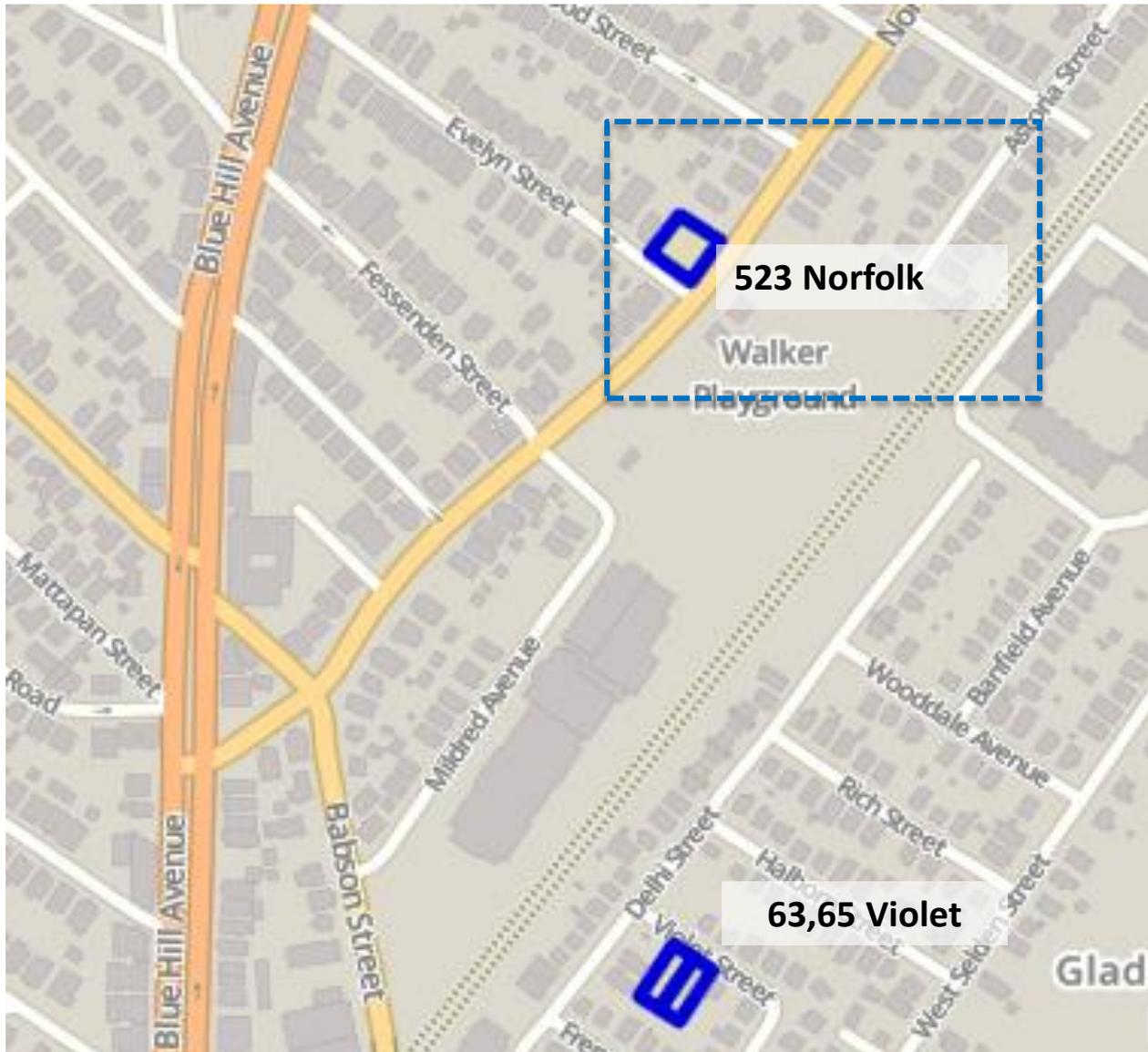


523 Norfolk

Walker
Playground

63,65 Violet

Glad



523 Norfolk

Walker
Playground

63,65 Violet

Glad



Evelyn Street

523 Norfolk Street

Norfolk Street



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Aerial View
City Parcels

View - Aug 2014



- View from the end of Evelyn Street



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523 Norfolk Street
Site Context



- View from the end of Evelyn Street



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523 Norfolk Street

Site Context



- View from the end of Evelyn Street



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523 Norfolk Street
Site Context



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523 Norfolk Street
Site Context



- View from Evelyn Street

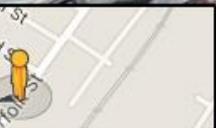


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523 Norfolk Street
Site Context



- View from Norfolk Street

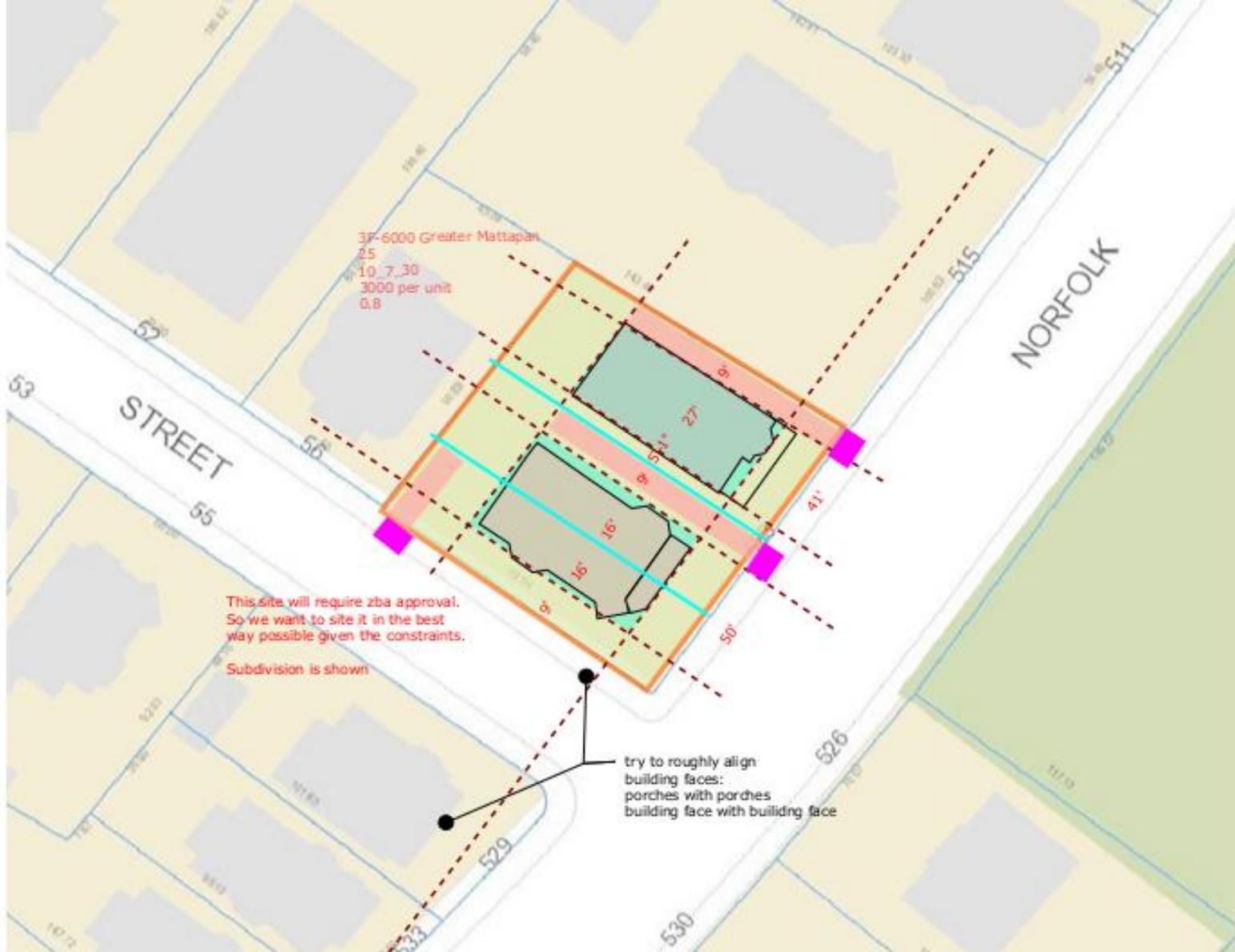


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523 Norfolk Street

Site Context





Bay windows and porches on Woodrow Avenue single family residences



523 Norfolk Street Proposed Elevation: Duplex Type D





Type D elevations proposed



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Type D – Duplex



Bay windows and porches on Woodrow Avenue single family residences



523 Norfolk Avenue Proposed Elevation: Two-Family Type B



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Building Type Study

Development Preferences



Type B elevations proposed



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Type B – 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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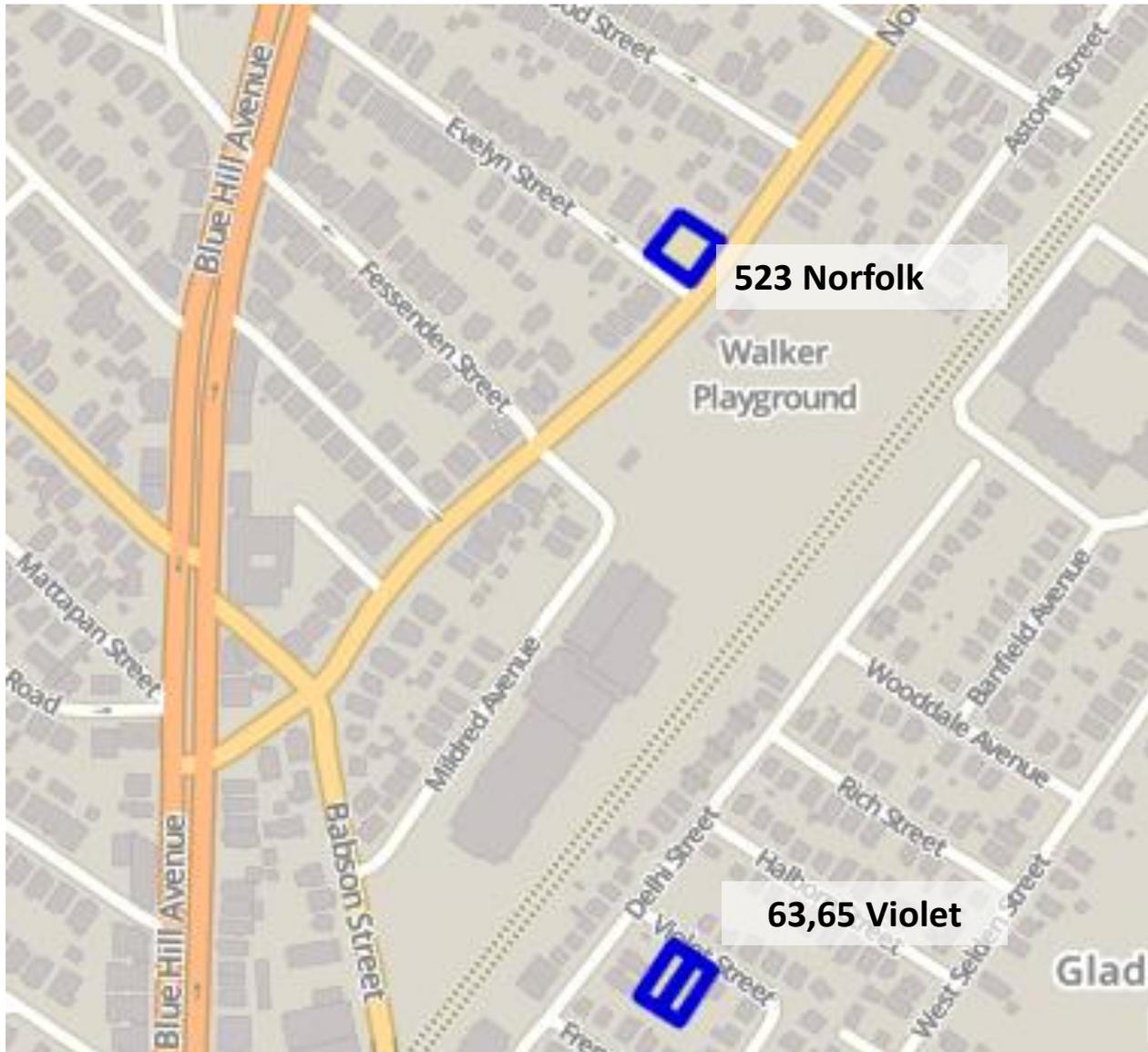
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Neighborhood Study
Street view



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Aerial View
City Parcels

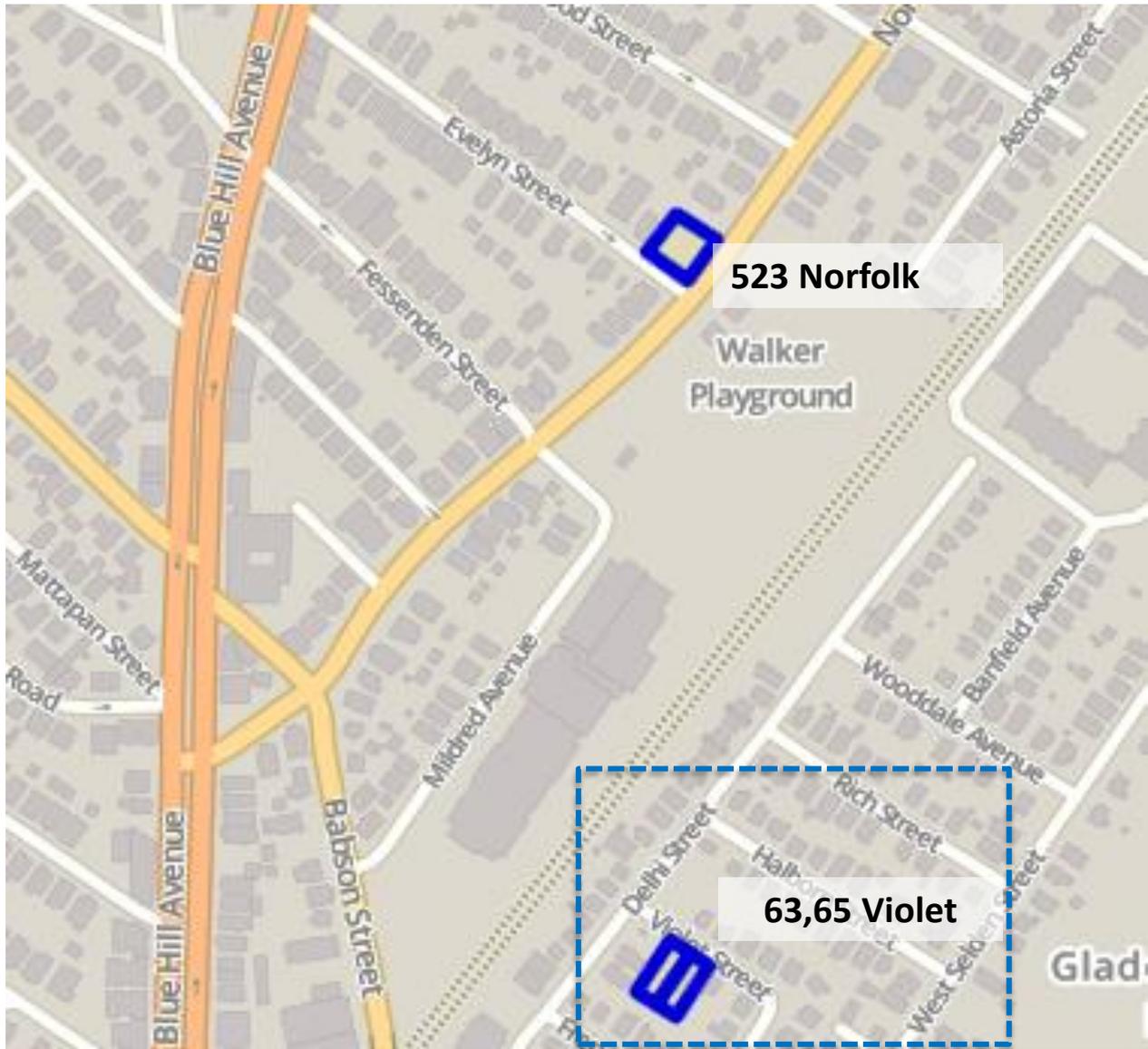


523 Norfolk

Walker
Playground

63,65 Violet

Glad



523 Norfolk

Walker
Playground

63,65 Violet

Glad



Dehli Street

“SWS” and “SE/S” Violet Street

Violet Street

French Street





Delhi Street

Neighborhood Pattern

French Street

Violet Street



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Aerial View
City Parcels



- Cape and colonial style residential



Google



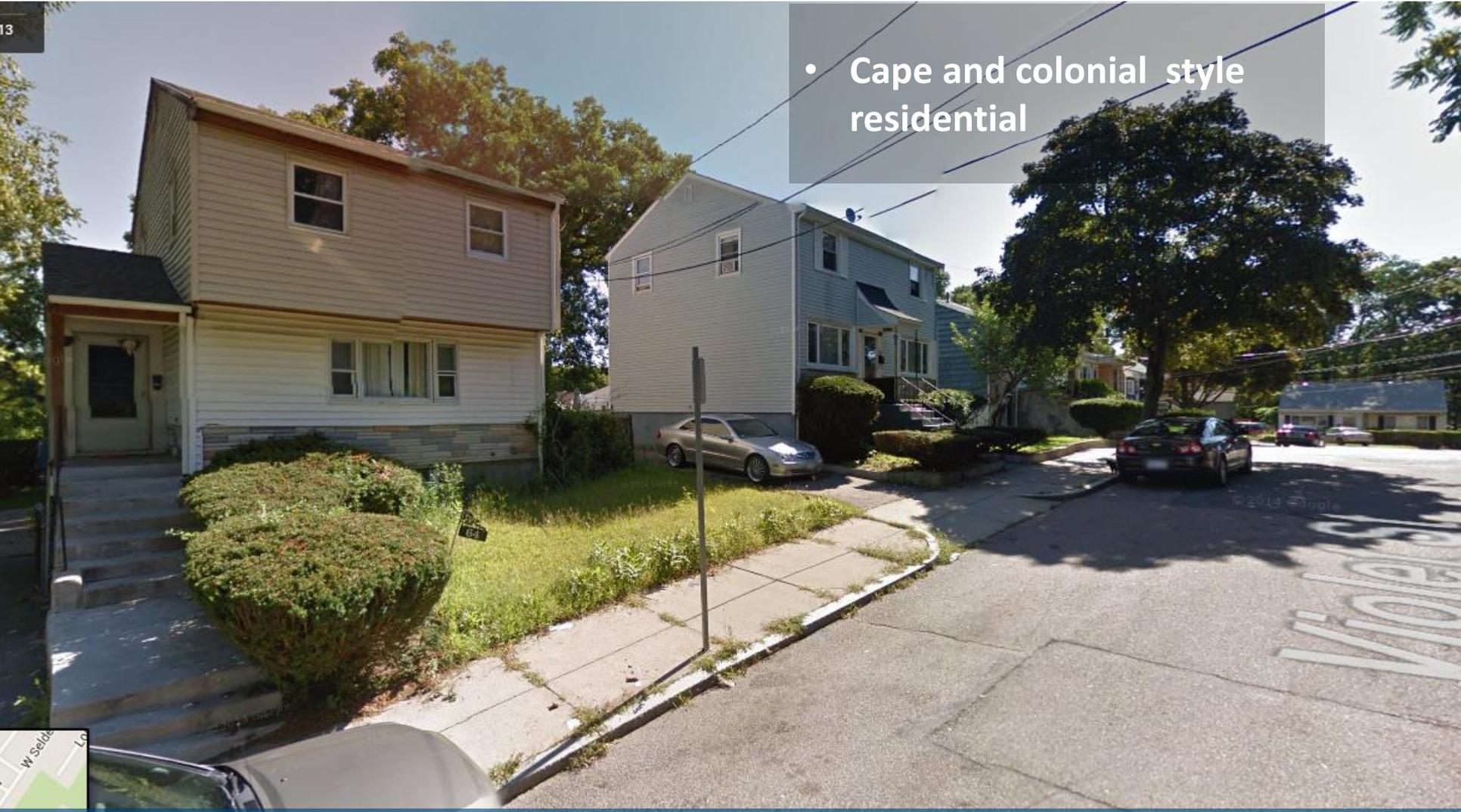
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Violet Street

Site Context

- Cape and colonial style residential



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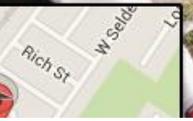
Violet Street

Site Context

- Aug 2013



- Cape and colonial style residential
- Sloping site



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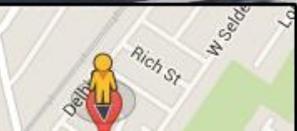
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Violet Street

Site Context



- Cape and colonial style residential
- Sloping site
- Current wooded site

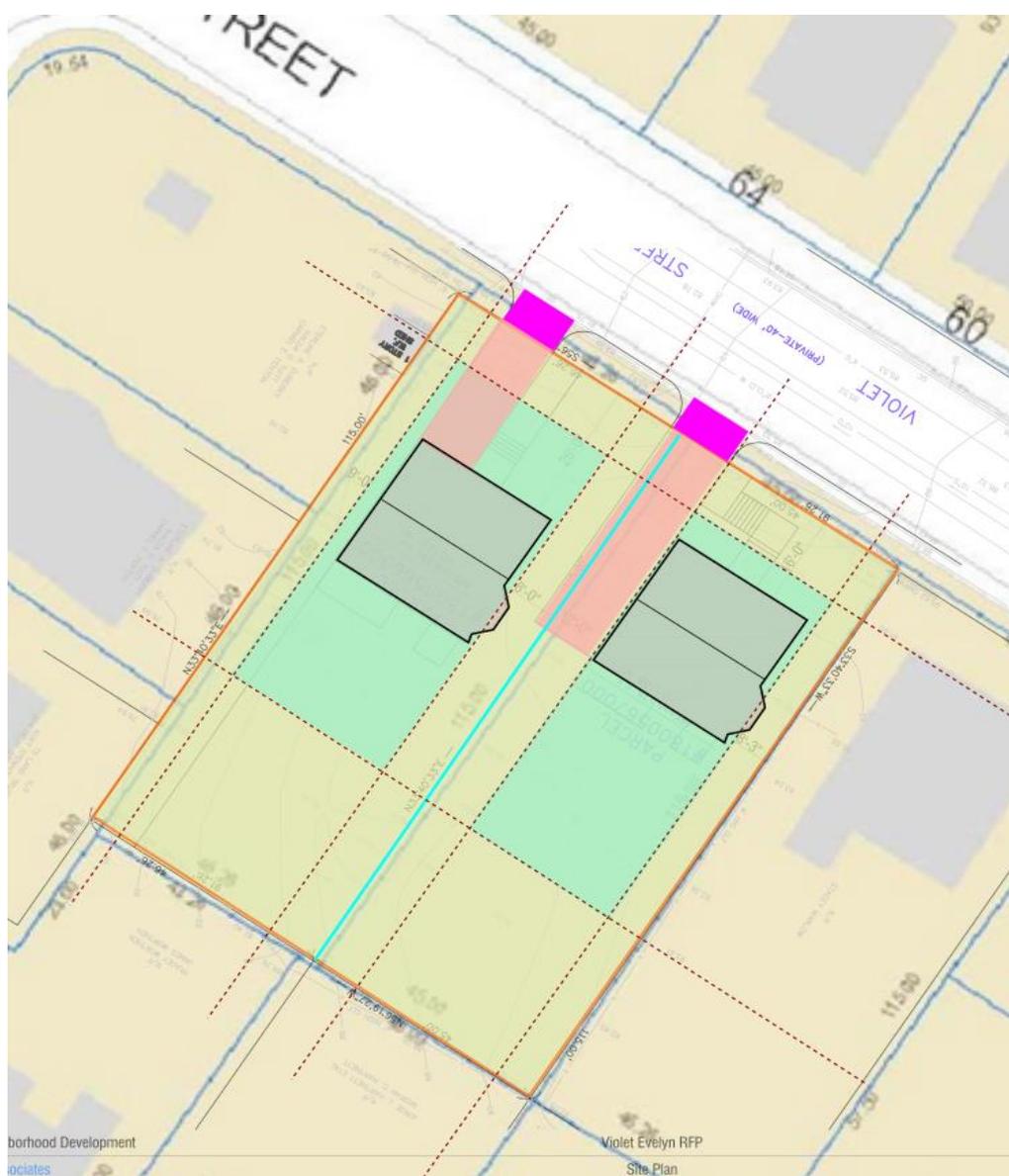


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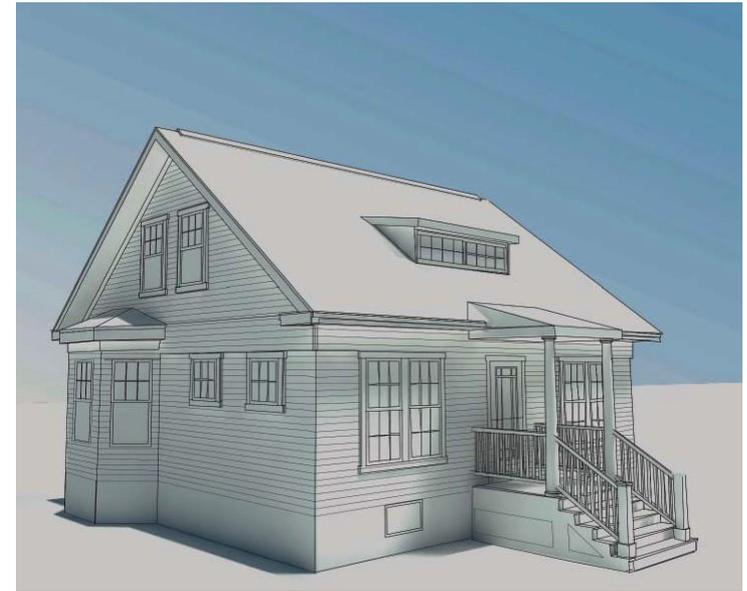
Violet Street

Site Context



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City Parcels



63 & 65 Violet Street Proposed Elevation: Single Family Type A5



Bay windows and porches on Woodrow Avenue single family residences



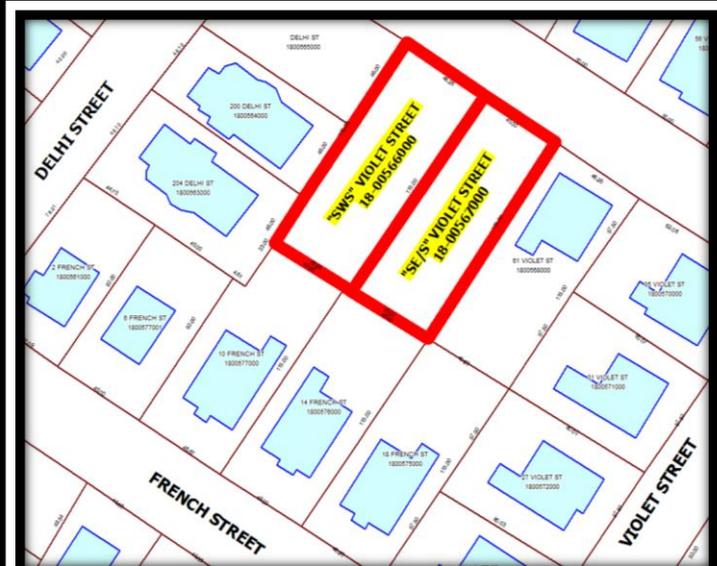


Type A5 elevations proposed



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Type A5 Single Family



Summary:

- 3 Family and 1 Family Zoning Districts
- 1 & 2 Family Dwellings (Proposed)
- 2.5 to 3 Stories or 35 feet in Height
- 2 and 3 Bedroom Units
- 1 Parking Space per Unit

Potential Project Scope:

- 4 Buildings
 - 2 - Single Family Homes
 - 1 - Two Family Home
 - 1 - Duplex Home
- 6 Units

Next Steps & RFP Process

- DND Issues Request for Proposals
- DND Review and Evaluate Applications
- DND Introduces Selected Developer at Neighborhood Meeting
- DND Tentatively Designates Developer



Thank you!

DND Contact:

Christopher Rooney, Project Manager, 617-635-0493

Christopher.M.Rooney@boston.gov

Want to register your opinion? Go to:

<http://property.boston.gov/project/violet-evelyn-goodale-hosmer-leston-neighborhood-homes-9d375>

