

# Neighborhood Homes Initiative



Discussion of Vacant, City-Owned Land Parcels and Proposed Homes:

*Callender, Floyd, Stratton, Lyford, Lucerne and Ashton Street*

Community Presentation – 3/4/17



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Agenda:

- Welcome/Introductions
- Summary of Neighborhood Homes Initiative
- Examples of New Homes
- Site Overview
- Site Review and Design Models
- Discussion
- Next Steps



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# 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



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Summary of Neighborhood Homes Initiative, cont.

- Boston Home Center Will Market the Moderate and Middle Income Homes - Lottery
- Prototype Design for All NHI Sites
- Parcels packaged for small to mid-sized builders and developers.
  - Local Employment Opportunities
- Promote Quality Design



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH



# 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



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Ware Street

Two-Family Home, Under Construction





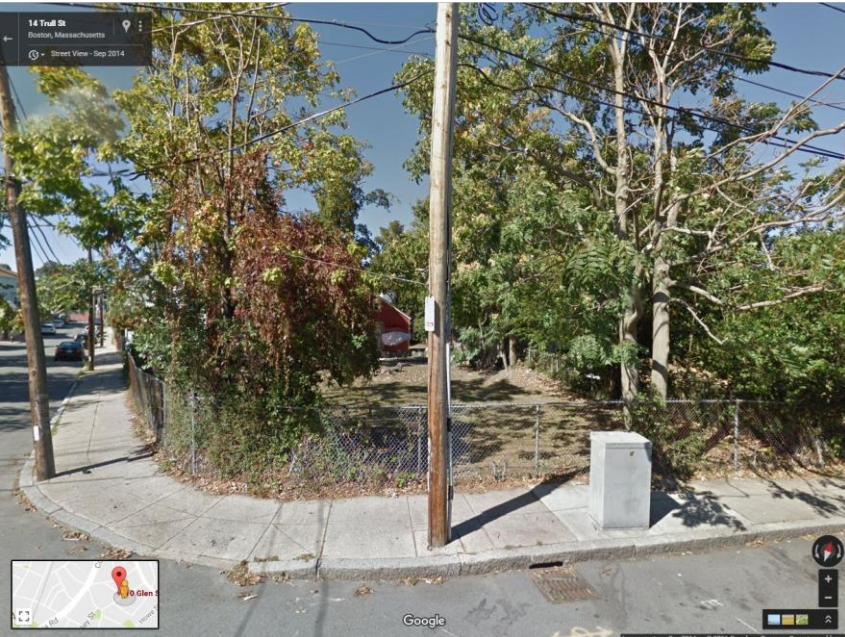
DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Dyer Street

Two-Family Home, Under Construction





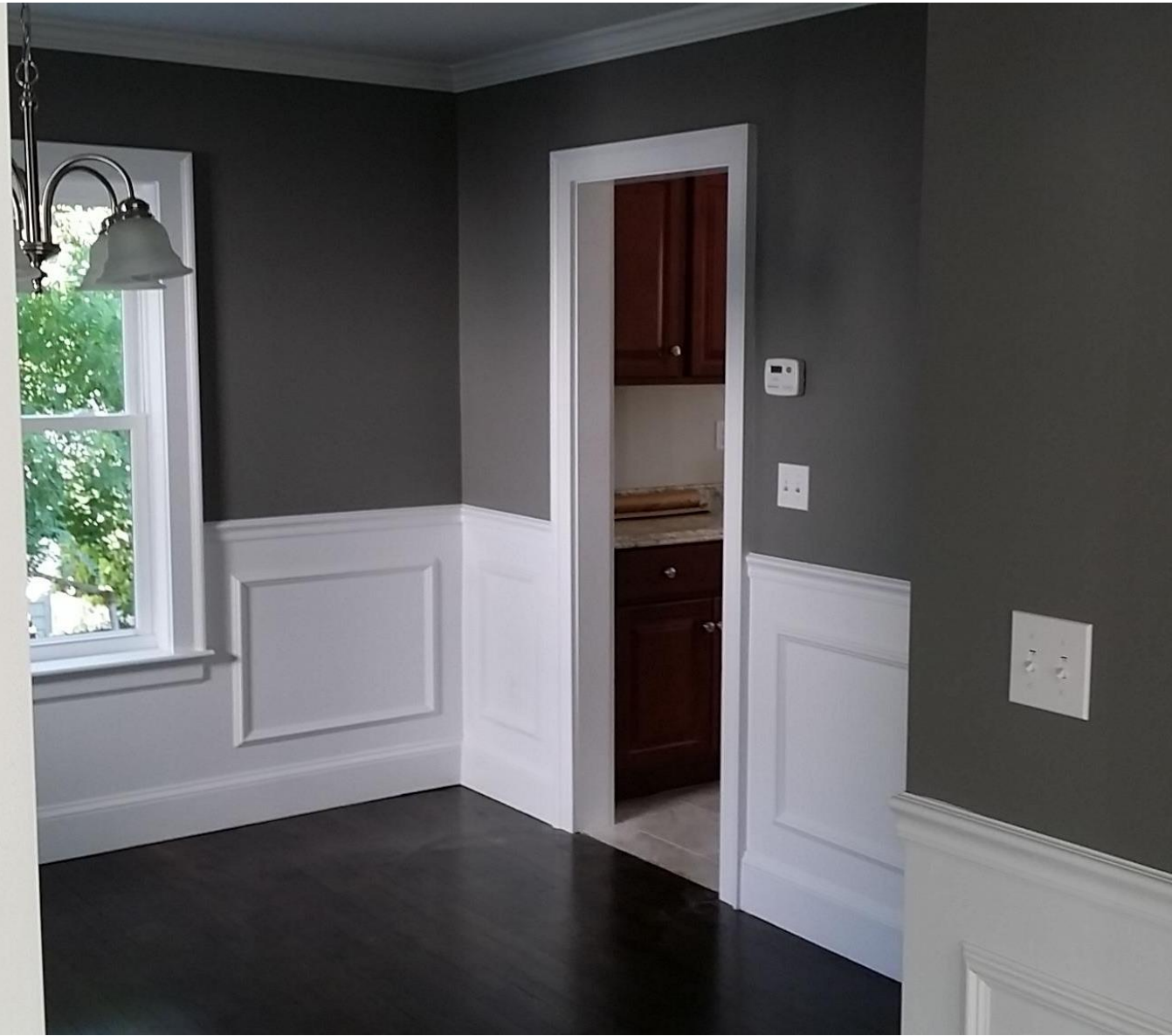
DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Trull Street

Single-Family Home, Under Construction





DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# 77 Dwinell Street

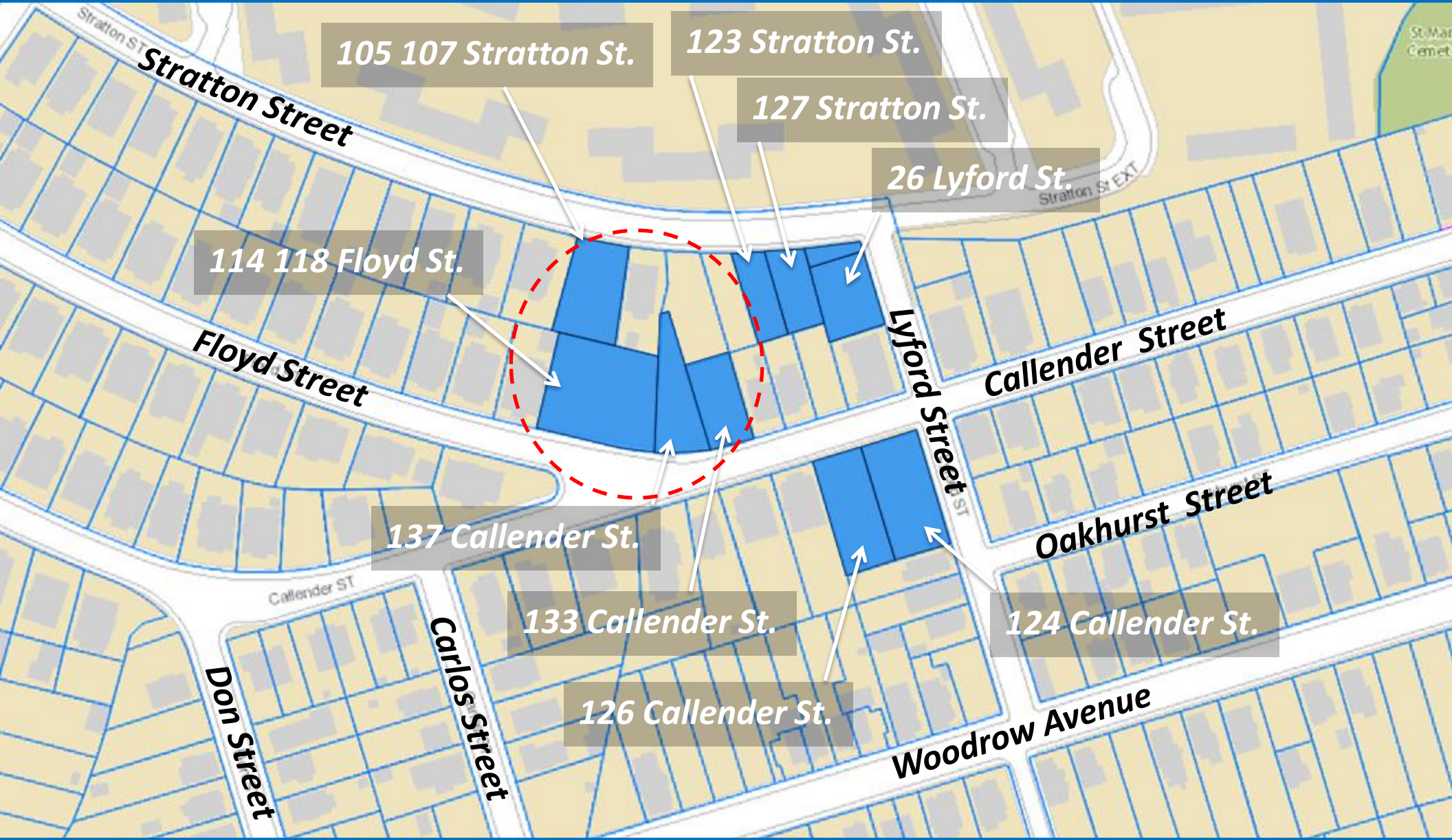
Single-Family Home, Interior

# Vacant, City-Owned Parcels and Proposed Homes

- 17 Parcels along Callender, Floyd, Stratton, Lyford, Lucerne and Ashton Street
- All parcels total approximately 83,456 square feet
- Zoning is 3F-5000 and 3F-6000
  
- 15 new homes
  - 4 single-family homes
  - 4 two-family homes
  - 7 side-by-side duplex homes
  - 26 new housing units







DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Site Map

*City Parcels*





114 118 Floyd St.

137,133 Callender St.



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Aerial View  
*City Parcels*





DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Callender & Floyd Street

*Site Context*



### Site 1: 116 Floyd Street

Home model: 2 Family TYPEBBDuplex

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Preserving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.

### Site 2: 118 Floyd Street

Home model: Single Family TYPE A

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

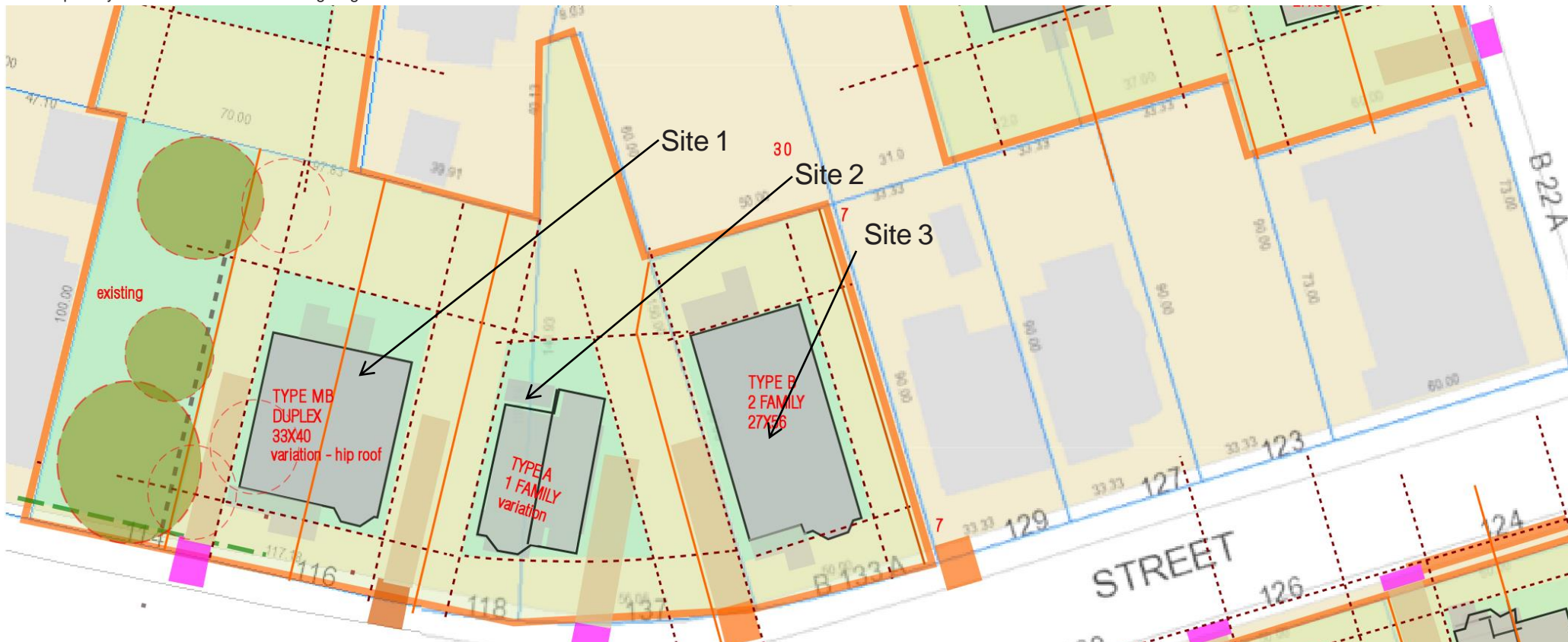
Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Preserving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.

### Site 3: 133 Callender Street

Home model: 2 Family TYPE B

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Preserving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Zoning Analysis

*Development Preferences*



Proposed Elevation: TYPE BB

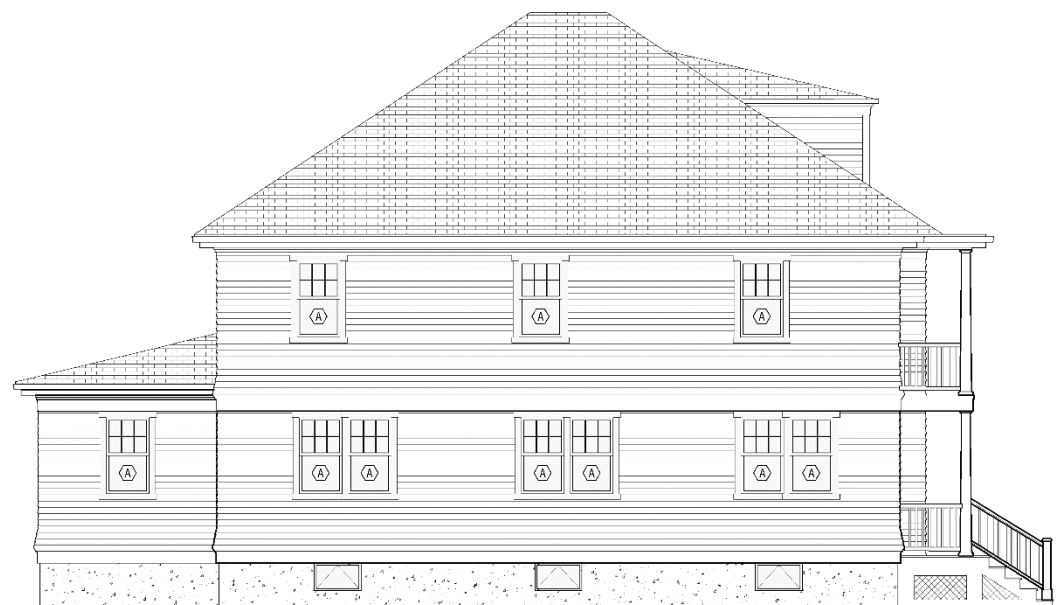


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Building Type Study  
*Development Preferences*



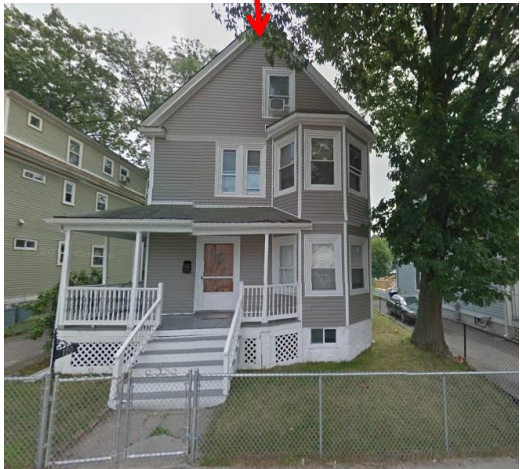


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Side-by-Side Two Family

BB- Type Elevation Proposed



Proposed Elevation: TYPE A

Site 2: 118 Floyd Street



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Building Type Study  
*Development Preferences*



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

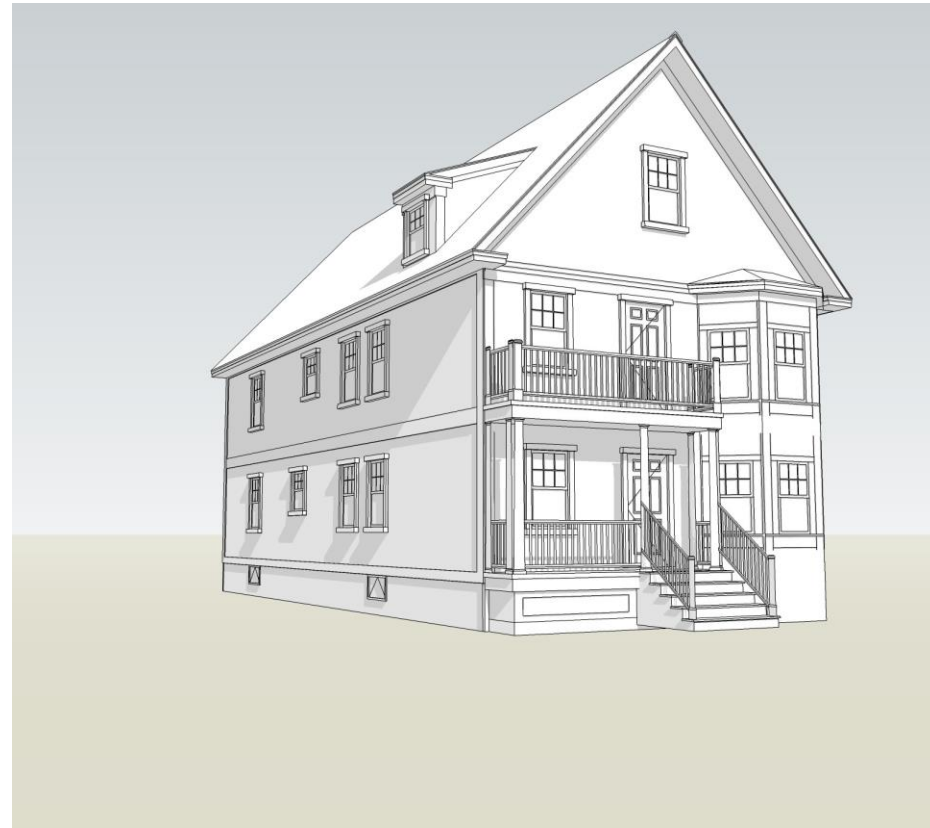
CITY OF BOSTON, MAYOR MARTIN J. WALSH

One Family  
A-Type Elevation Proposed





Balcony and bay windows on Callender street mirror other single and two family homes.



Proposed Elevation: TYPE B

Site 3: 133 Callender Street

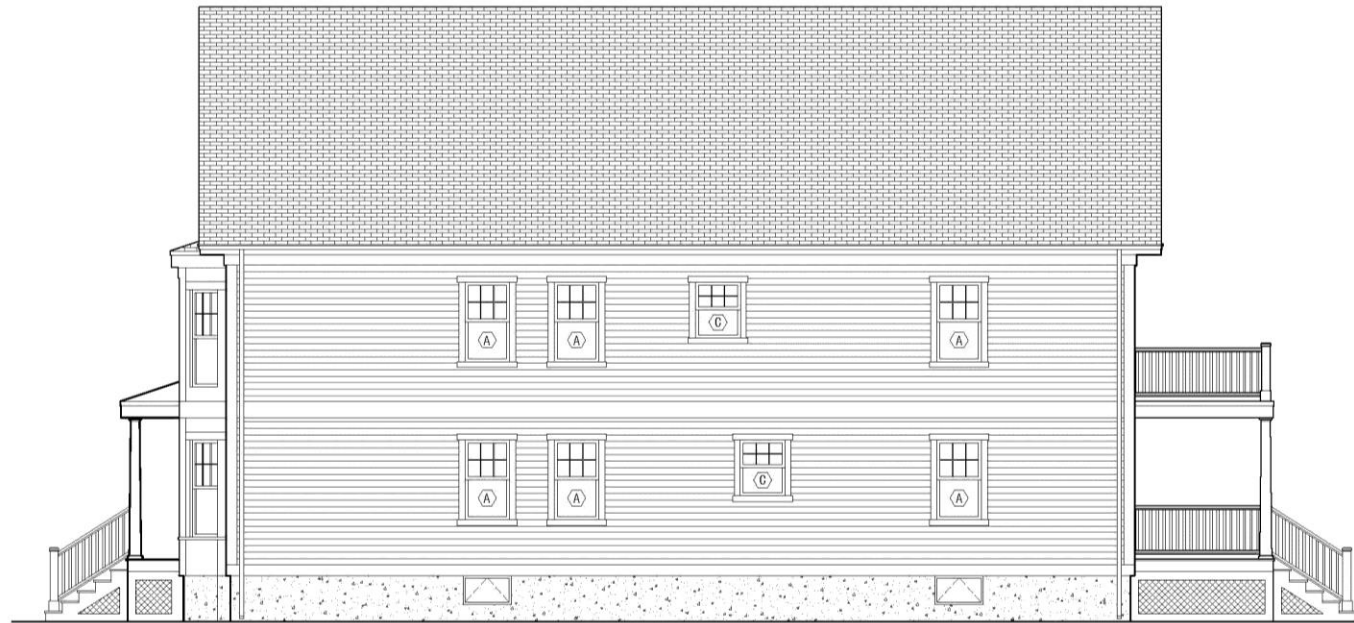


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Building Type Study

*Development Preferences*



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Two Family  
B- Type Elevation Proposed





Before



After

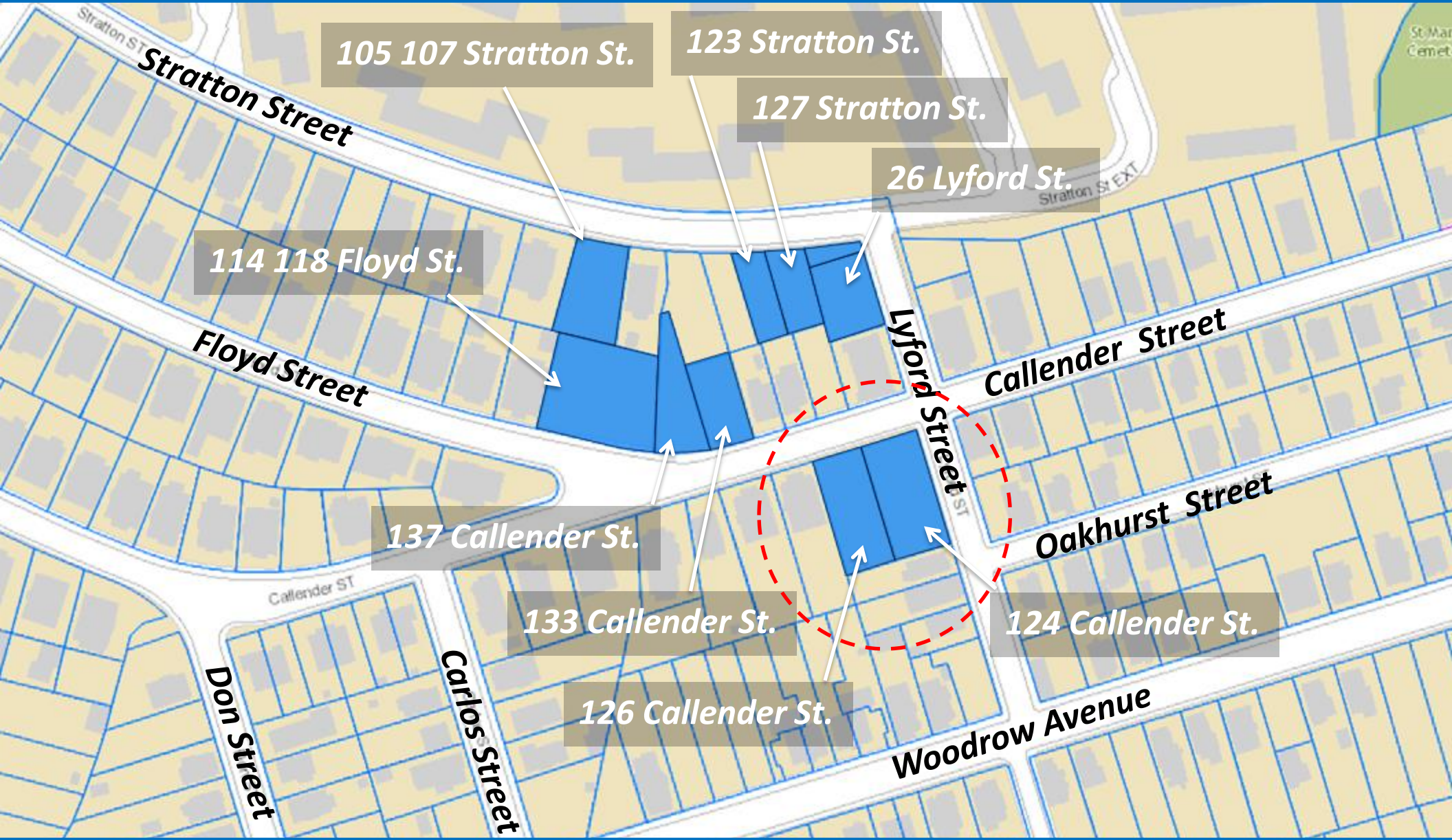


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Neighborhood Study  
*Street view*





DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Site Map

*City Parcels*





124,126 Callender St.



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

**Aerial View**  
*Development Preferences*





- Keep some of the existing trees as buffer
- Soften what is a hard intersection with several buildings right on the sidewalk.



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Lyford & Callender Street

*Site Context*

**Site 4: 126 Callender Street**

Home model: 2 Family TYPE H - Jones

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Preserving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.

**Site 5: 124 Callender Street**

Home model: 2 Family TYPE Duplex - Evelyn

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Preserving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.

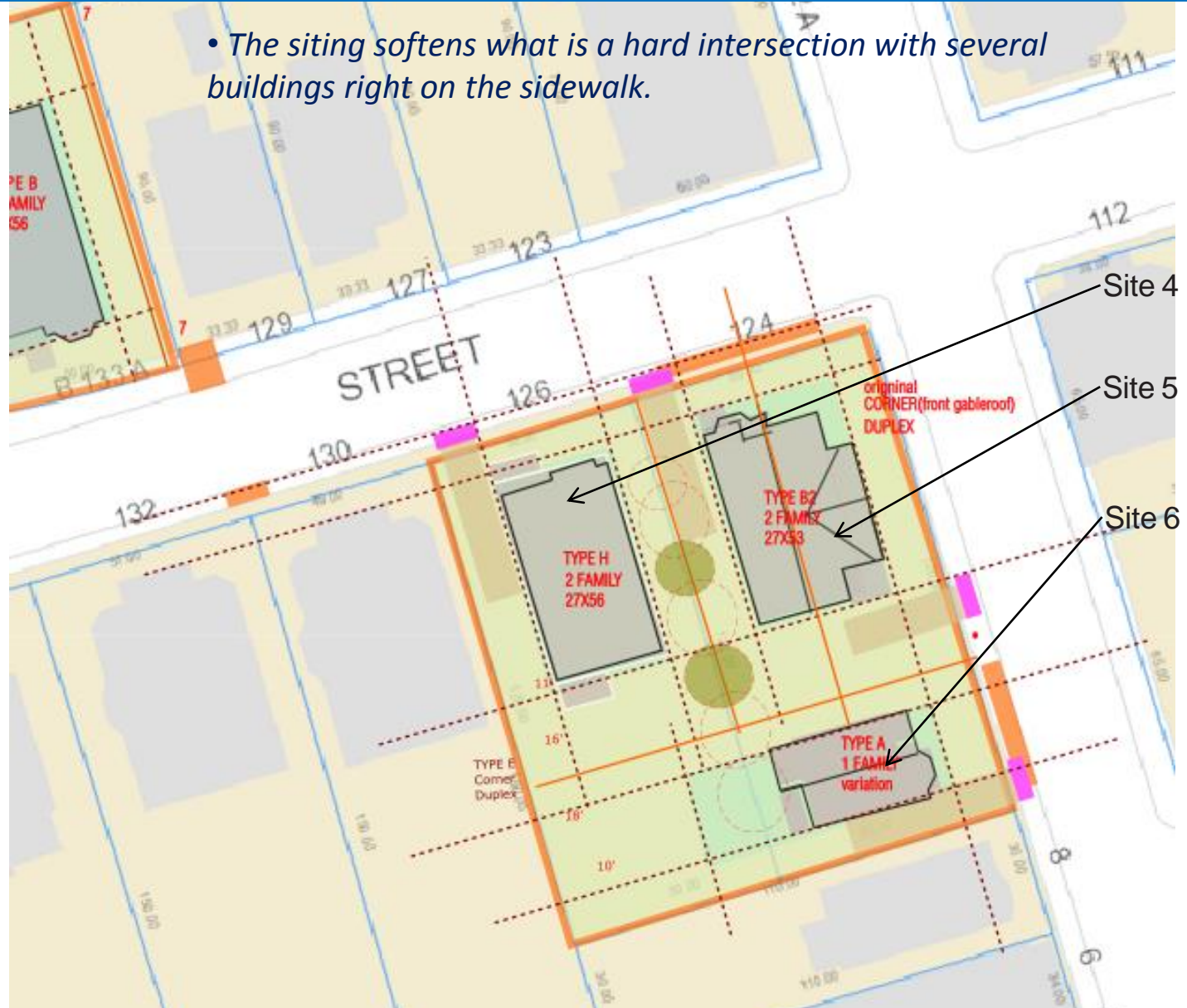
**Site 6: 10 Lyford Street**

Home model: Single Family TYPE A - Woodrow (without double bay)

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Preserving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.

*• The siting softens what is a hard intersection with several buildings right on the sidewalk.*



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Zoning Analysis  
*Development Preferences*





Proposed Elevation: Type H

Site 4: 126 Callender St.



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Building Type Study  
*Development Preferences*

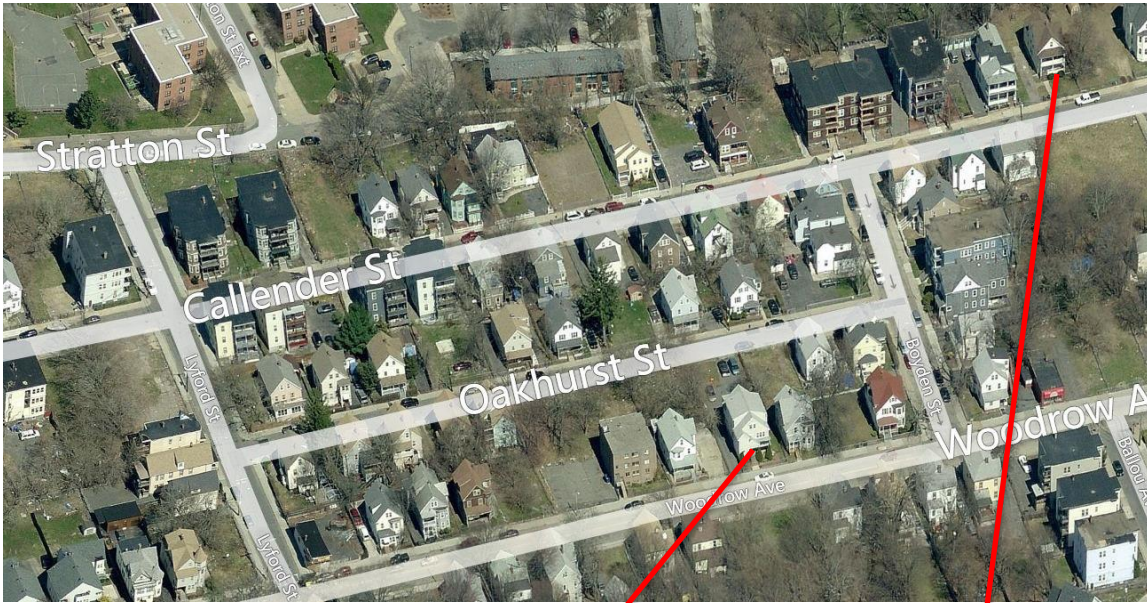


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

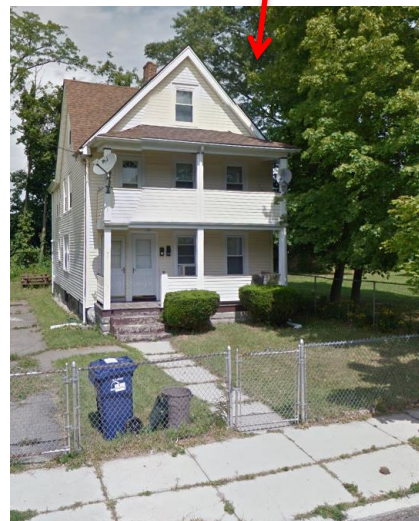
CITY OF BOSTON, MAYOR MARTIN J. WALSH

Two Family  
H- Type Elevation Proposed





Proposed Elevation: Type E



Site 5: 124 Callender Street



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Building Type Study  
*Development Preferences*

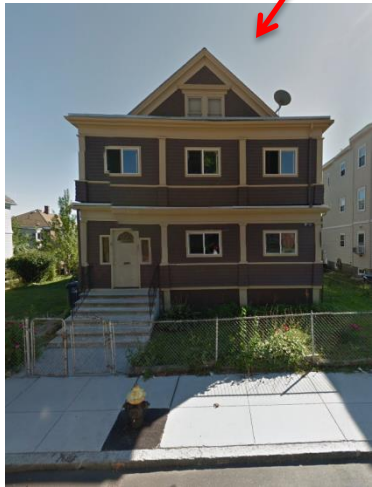
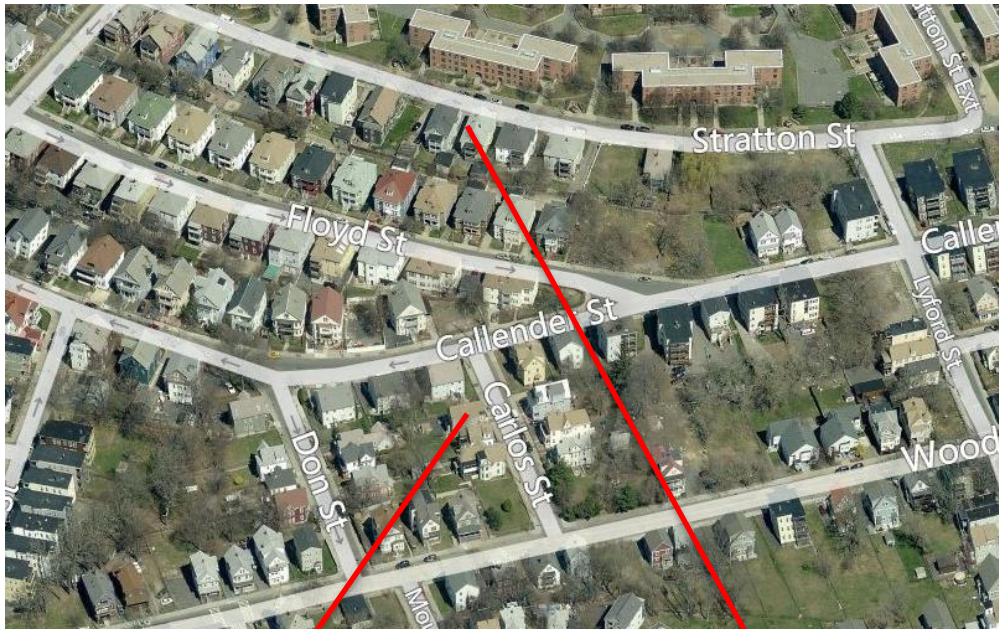




DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

**Two Family**  
E- Type Elevation Proposed



Proposed Elevation: TypeA

Bay windows and porches on Woodrow Avenue single family residences

Site 6: 10 Lyford Street



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Building Type Study

*Development Preferences*



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

One Family  
A- Type Elevation Proposed





Before



After

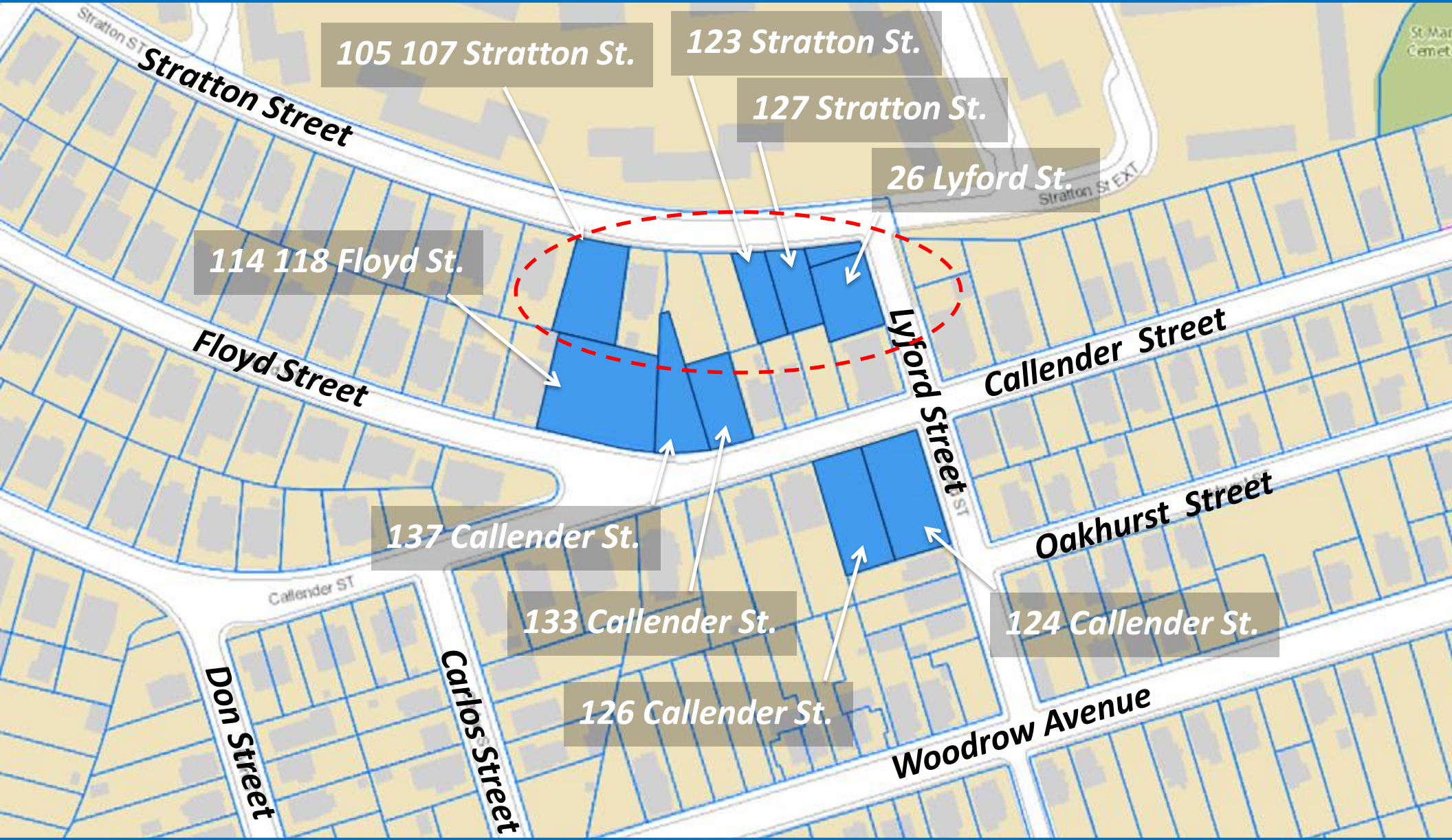


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Neighborhood Study  
*Street view*





DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Site Map

*City Parcels*





*123-127 Stratton Street*  
*26 Lyford Street*

*105 Stratton Street*

DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT  
CITY OF BOSTON, MAYOR MARTIN J. WALSH



**Aerial View**  
*City Parcels*





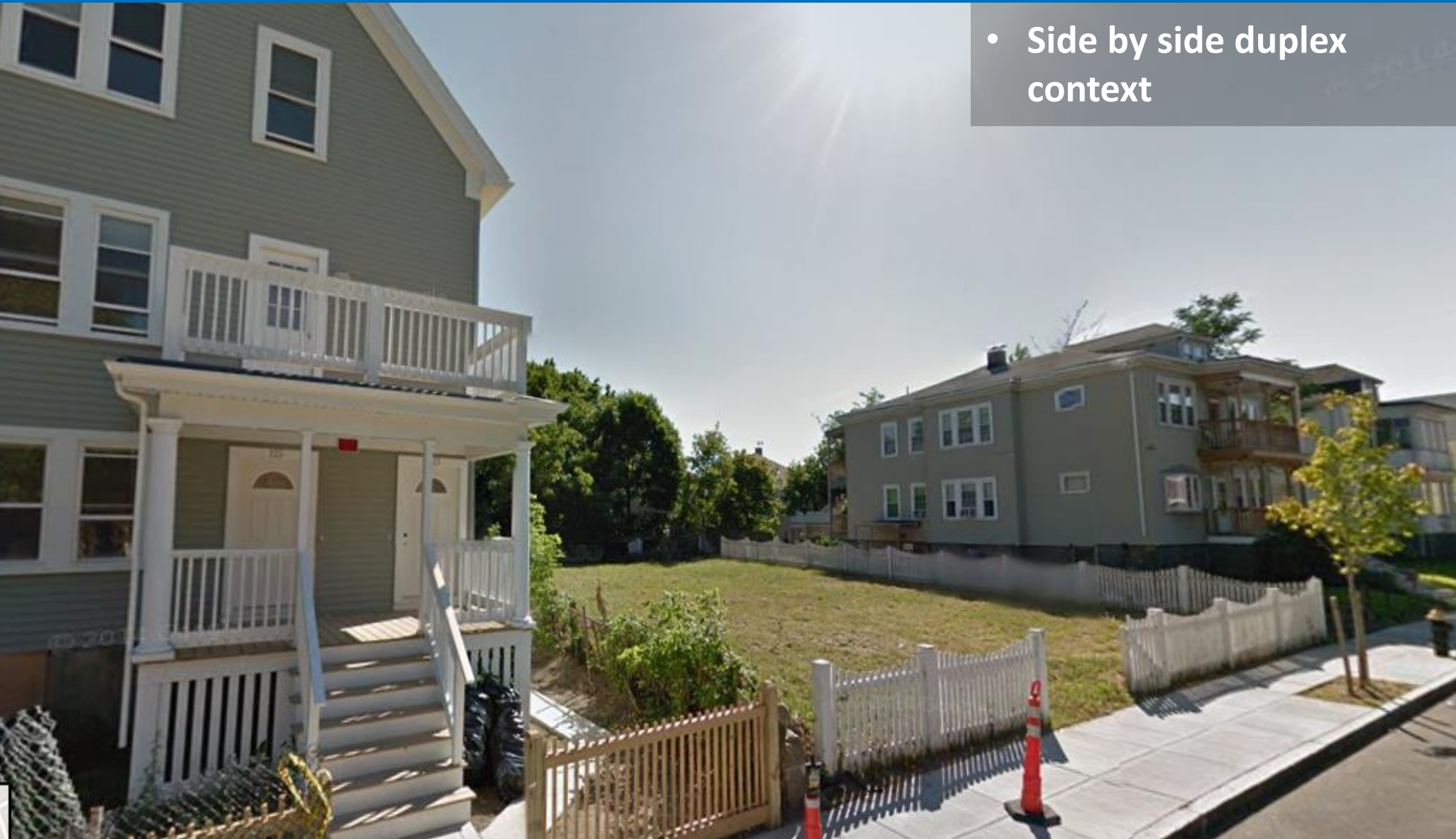
DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Stratton & Lyford Street

*Site Context*





- Side by side duplex context



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# 105-107 Stratton Street

*Site Context*





Site 7: B26a Lyford Street

Home model: 2 Family TYPE Duplex - Evelyn

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Preserving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.

Site 8: 123, 127 Stratton Street

Home model: 2 Family TYPE BBDuplex

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Preserving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.

Site 9: 105 107 Stratton Street

Home model: 1 Family TYPE A

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Preserving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.

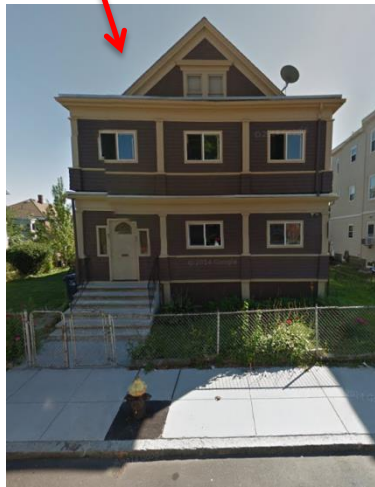
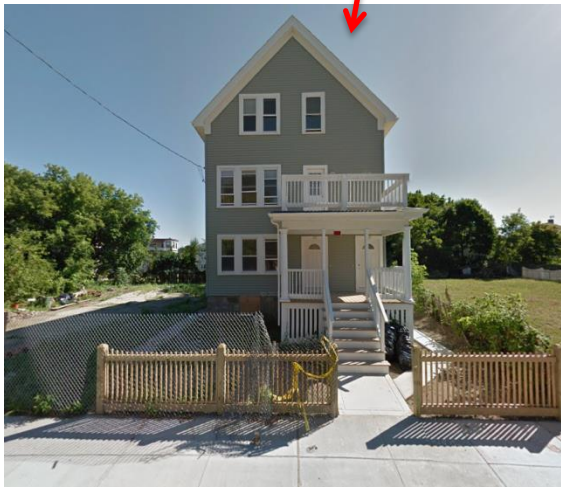
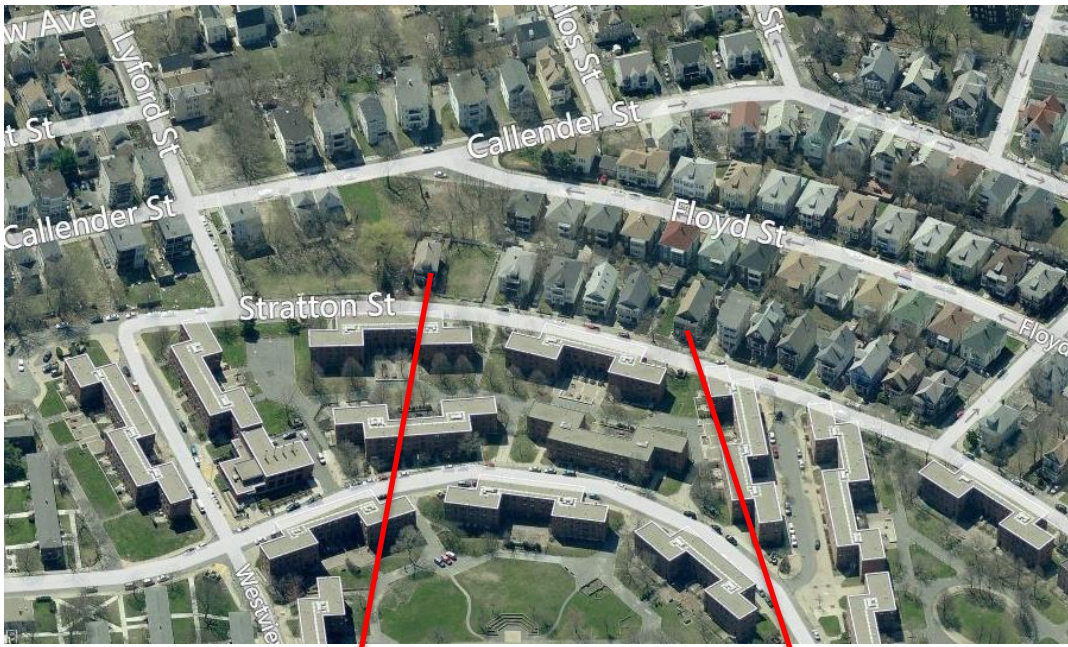


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Zoning Analysis

*Development Preferences*



Proposed Elevation: Type E

Site 7: B26a Lyford



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Building Type Study  
*Development Preferences*





DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Two Family  
E- Type Elevation Proposed





Proposed Elevation: TYPE BB

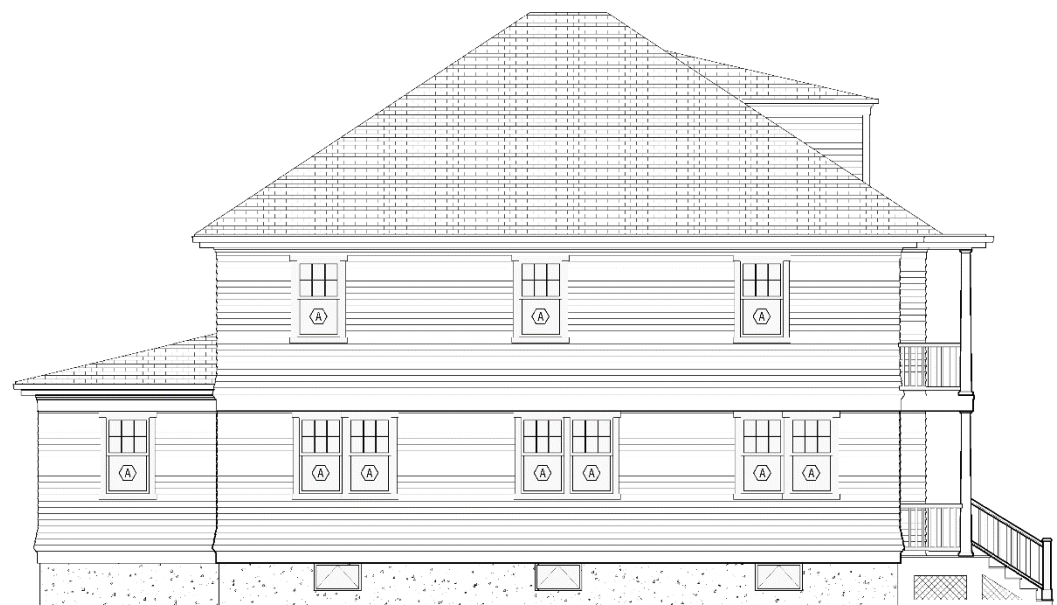
Site 8: 123, 127 Stratton Street



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Building Type Study  
*Development Preferences*



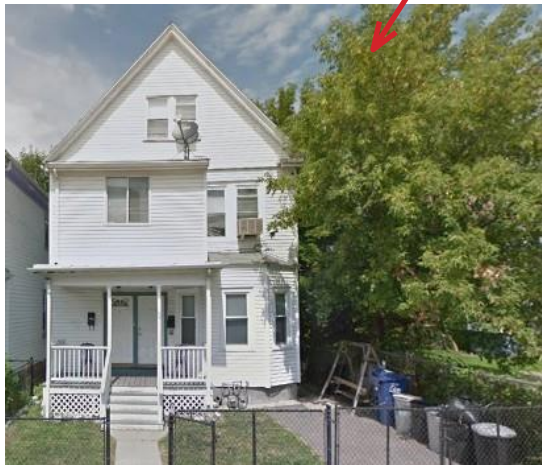
DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Side-by-Side Two Family

BB- Type Elevation Proposed





Balcony and bay windows on Callender street mirror other single and two family homes.



Proposed Elevation: TYPE A

Site 9: 105 107 Stratton Street



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Building Type Study

*Development Preferences*



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

One Family  
A- Type Elevation Proposed





Before



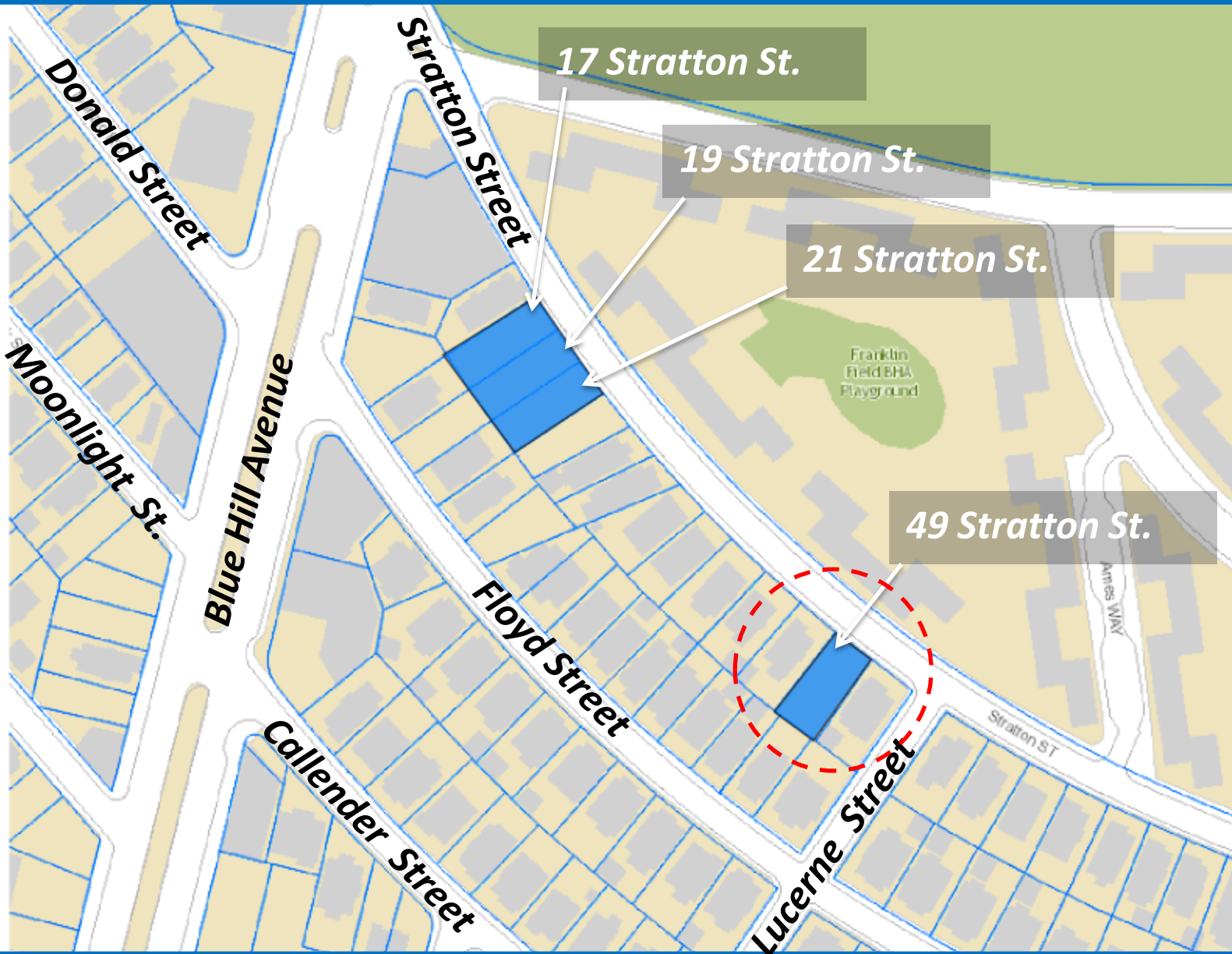
After



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Neighborhood Study  
*Street view*



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Site Map

*City Parcels*





17,19, 21 Stratton Street

Floyd Street

Stratton Street

49 Stratton Street



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Aerial View  
*City Parcels*





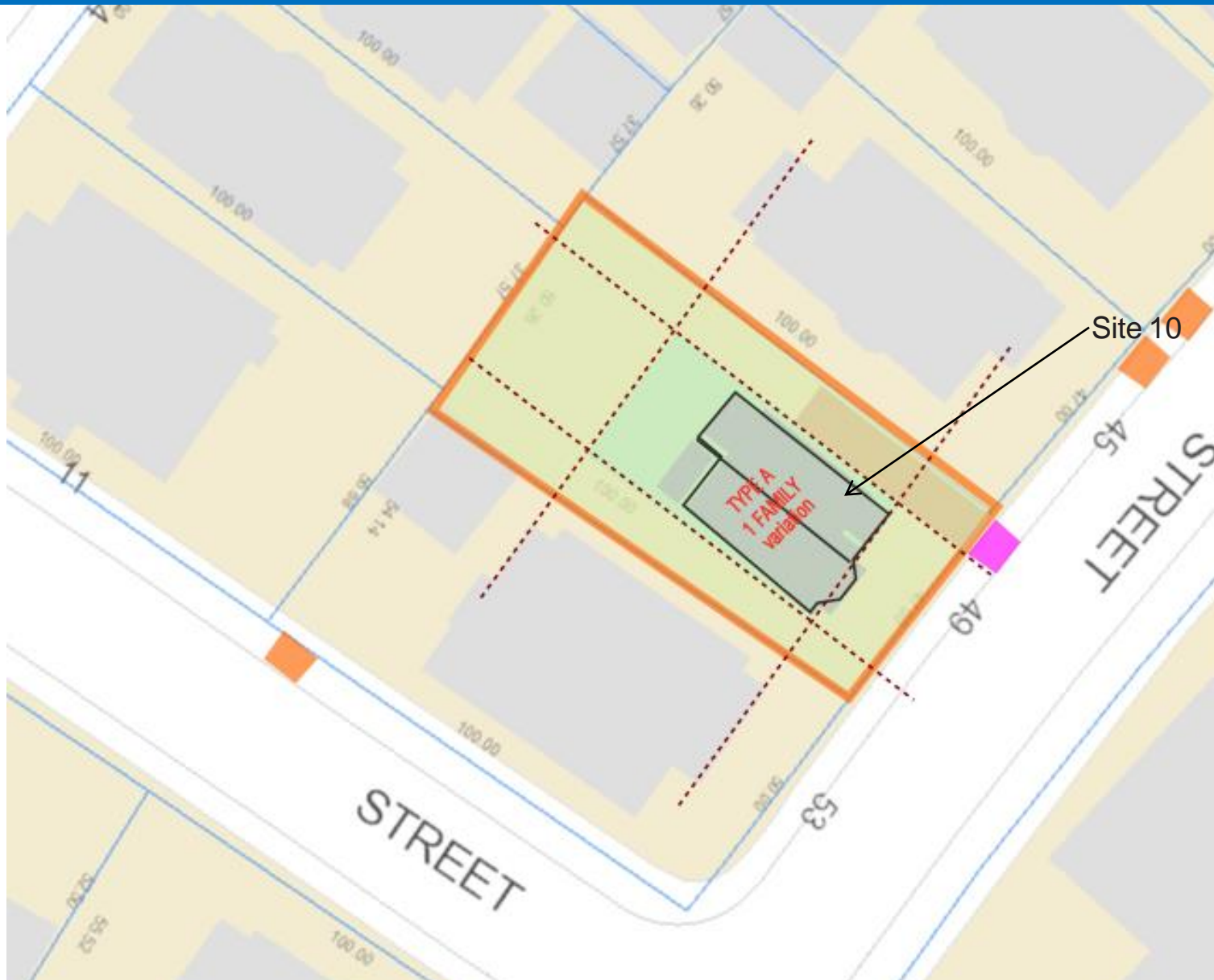
DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# 49 Stratton Street

*Site Context*





Site 10: 49 Stratton Street

Home model: 1 Family TYPE A

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Pre- serving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.

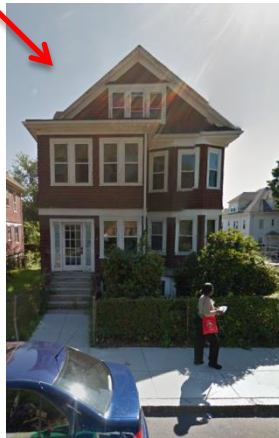
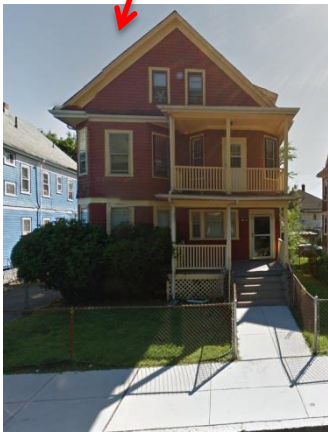


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Zoning Analysis

*Development Preferences*



Proposed Elevation: TypeA

Site 10: 49 Stratton Street



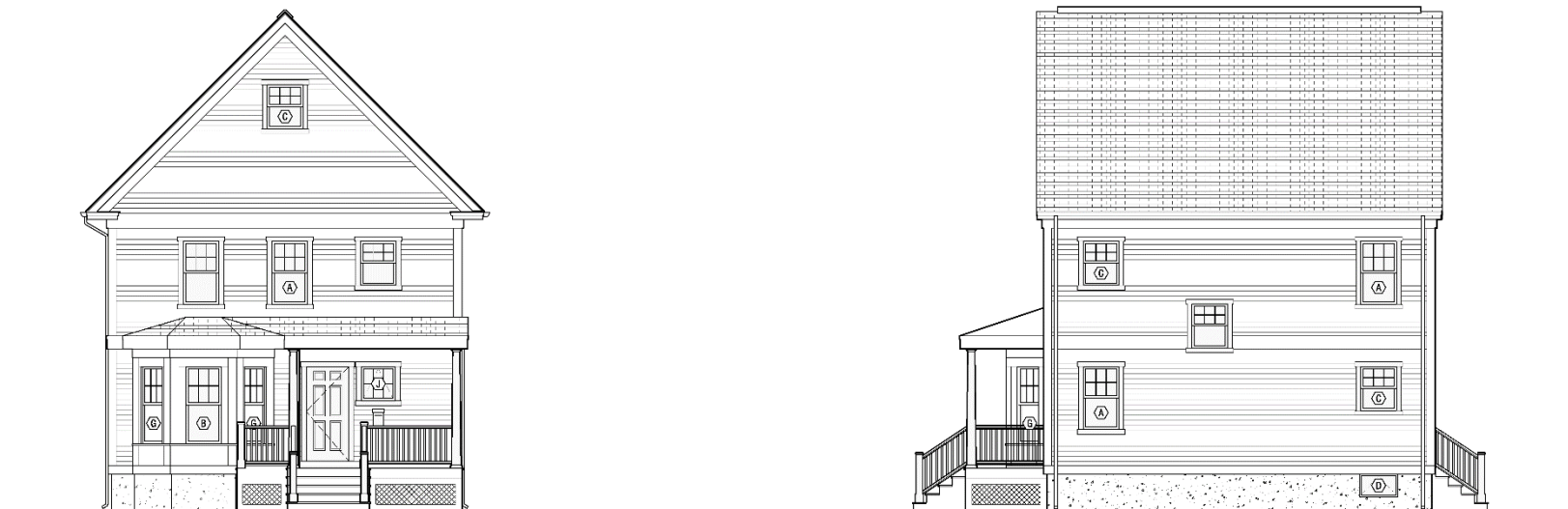
DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Building Type Study

*Development Preferences*





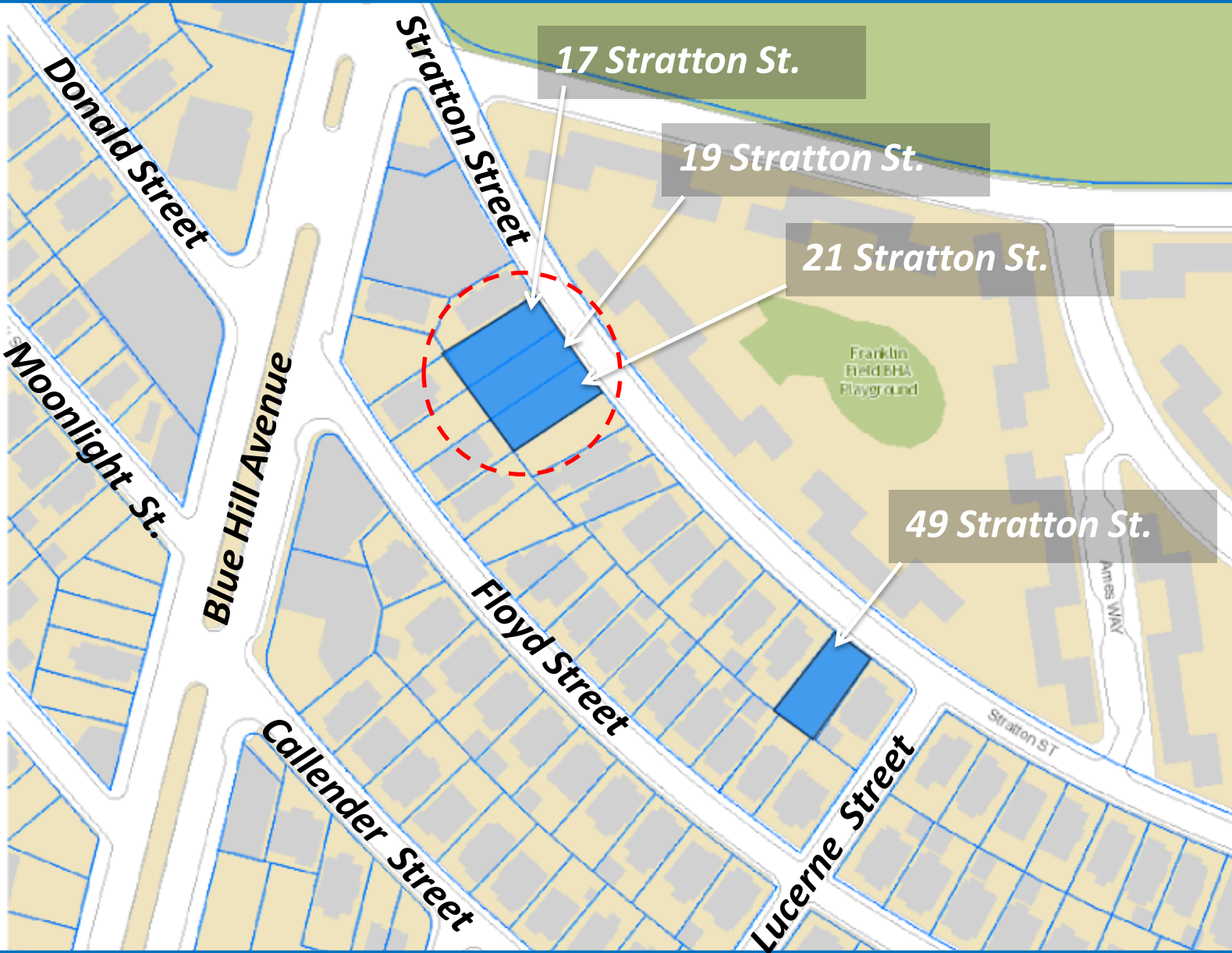
1 EXTERIOR ELEVATION - FRONT  
1/4" = 1'-0"



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

One Family  
A- Type Elevation Proposed



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Site Map

*City Parcels*



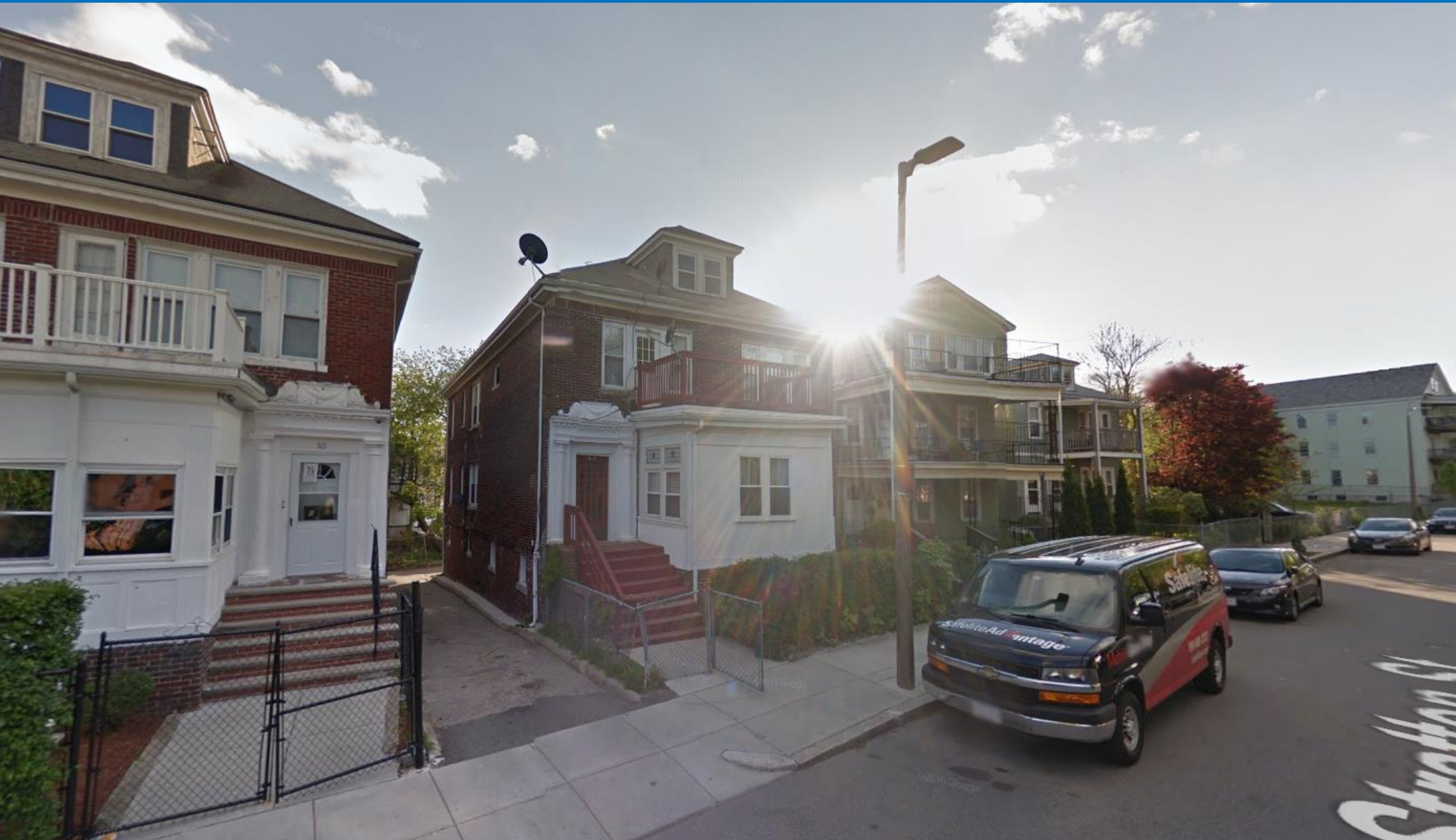


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

**Aerial View**  
*City Parcels*





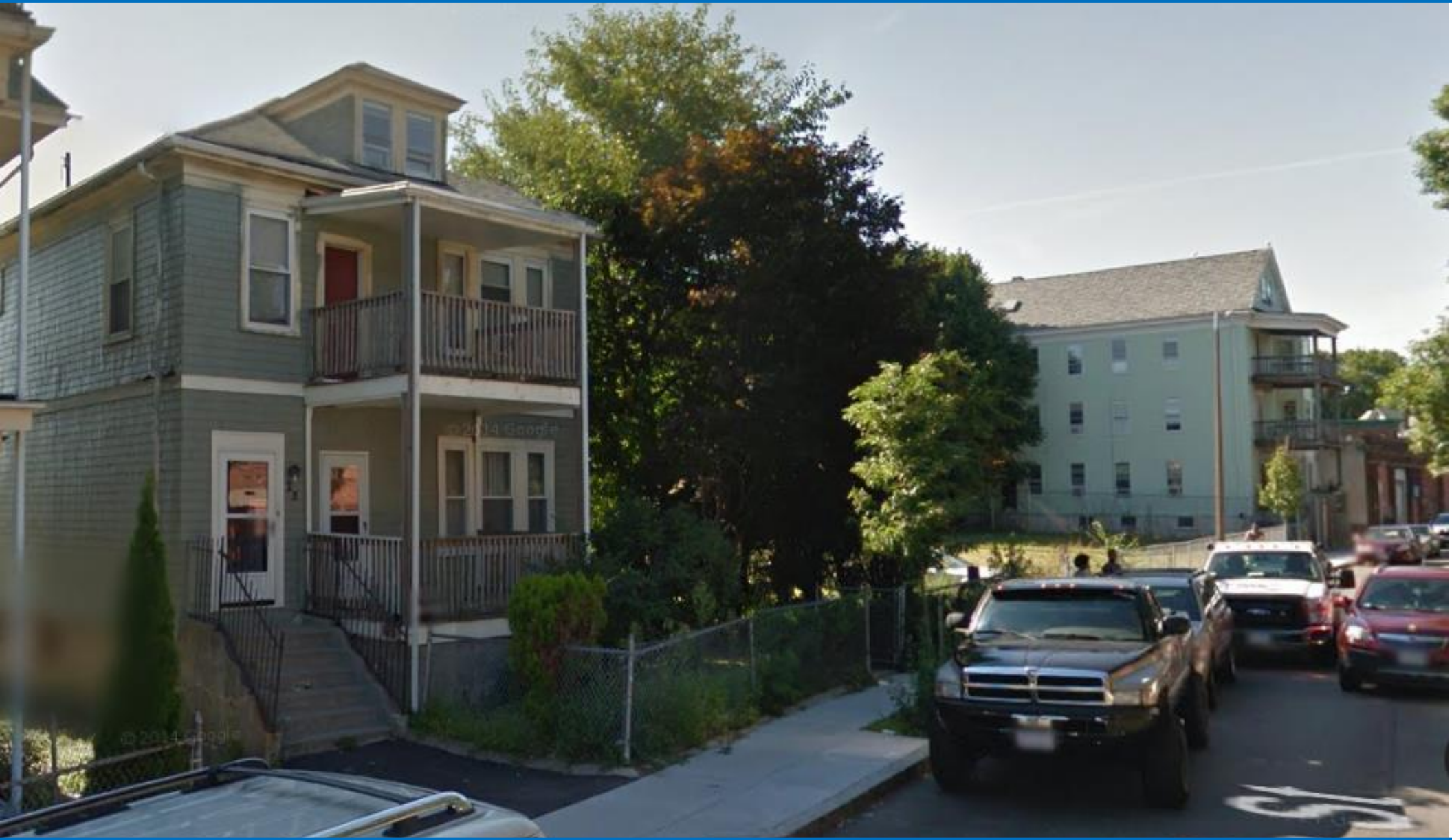
DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# 17,19,21 Stratton Street

*Site Context*



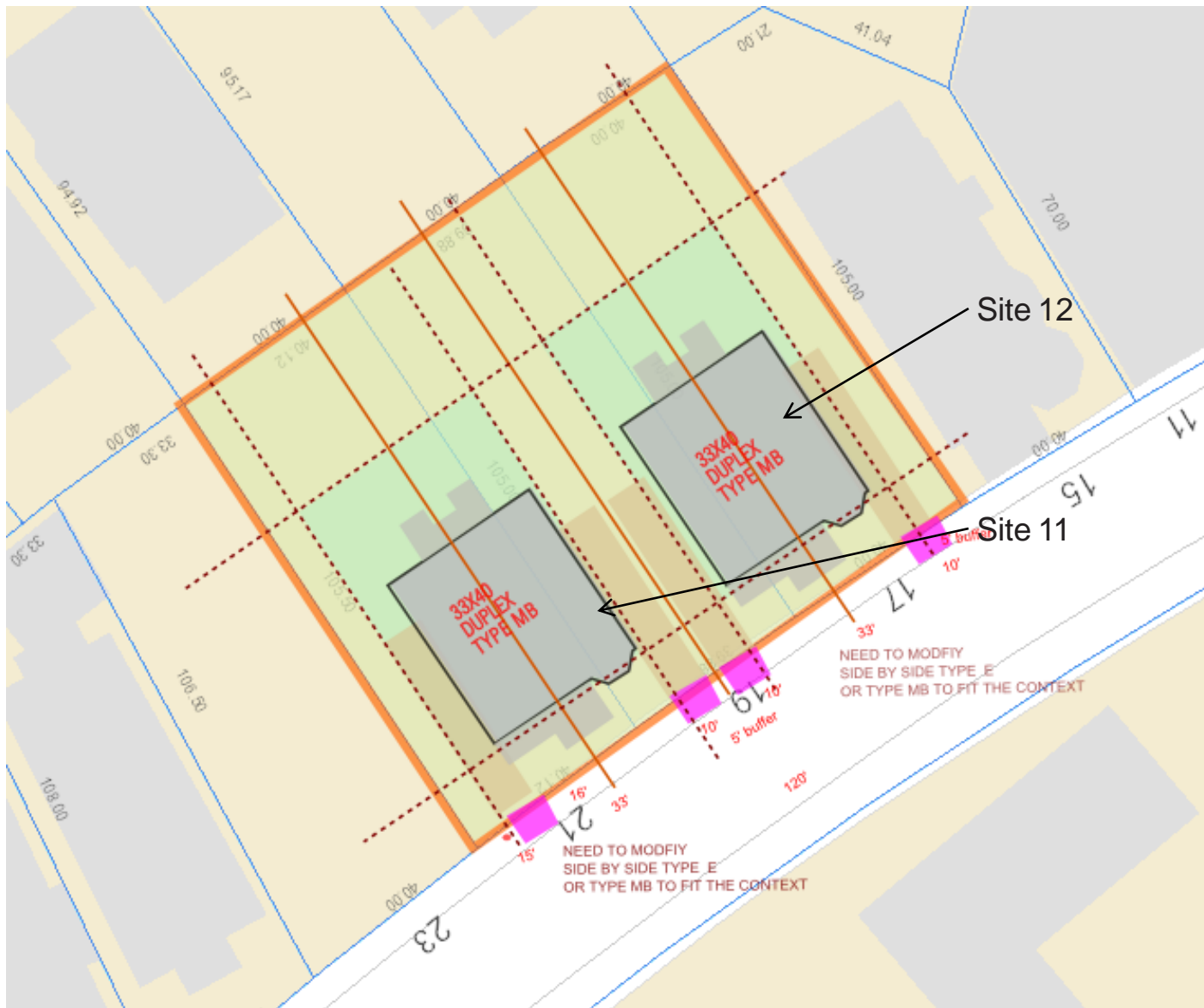


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# 17,19,21 Stratton Street

*Site Context*



Site 12

Site 11

Site 12: 17, 19 Stratton Street  
 Site 11: 21 Stratton Street

Home model: 2 Family TYPE BB Duplex

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Preserving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.



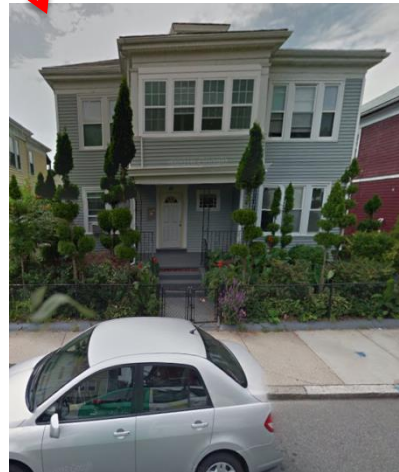
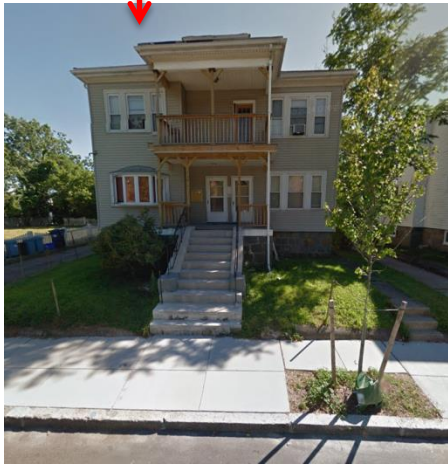
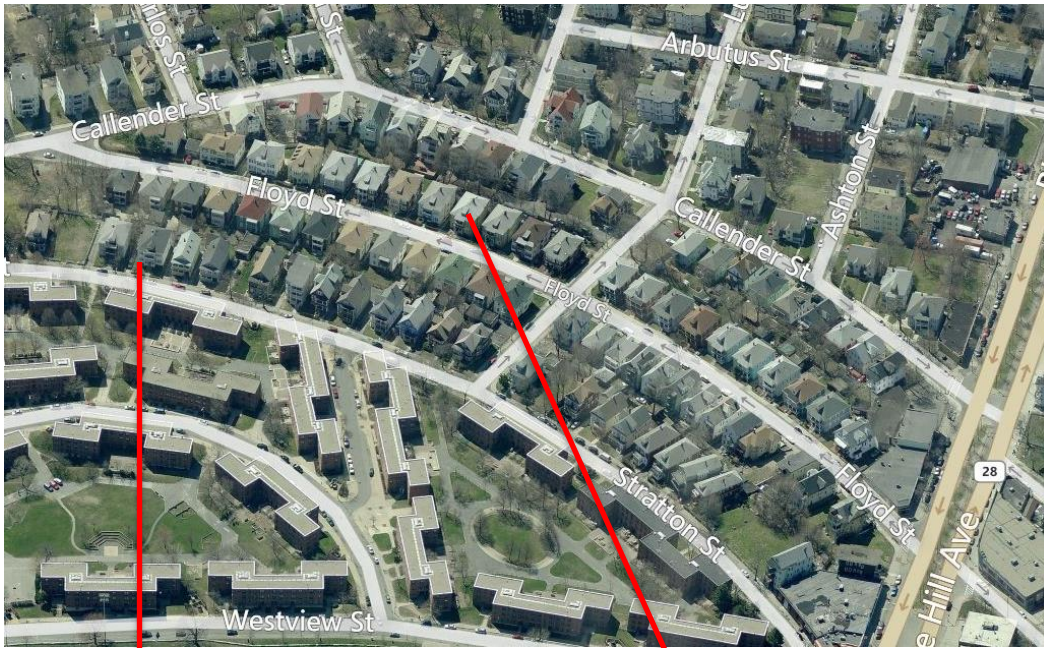
DEPARTMENT OF  
 NEIGHBORHOOD  
 DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Zoning Analysis

*Development Preferences*





Proposed Elevation: TYPE BB

Site 12: 17, 19 Stratton Street  
Site 11: 21 Stratton Street

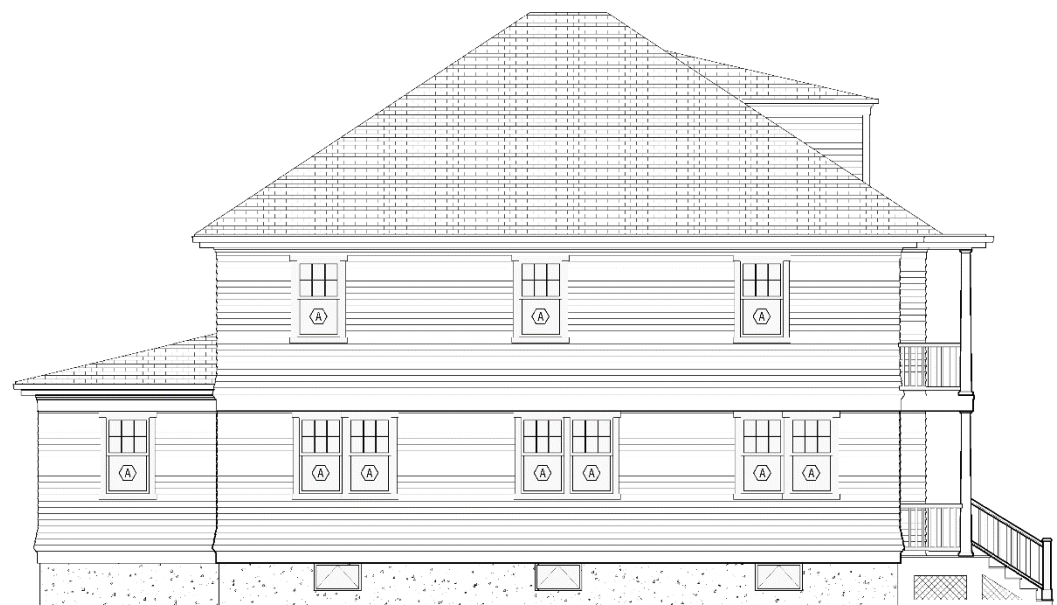


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Building Type Study

*Development Preferences*



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Side-by-Side Two Family

BB- Type Elevation Proposed





Before



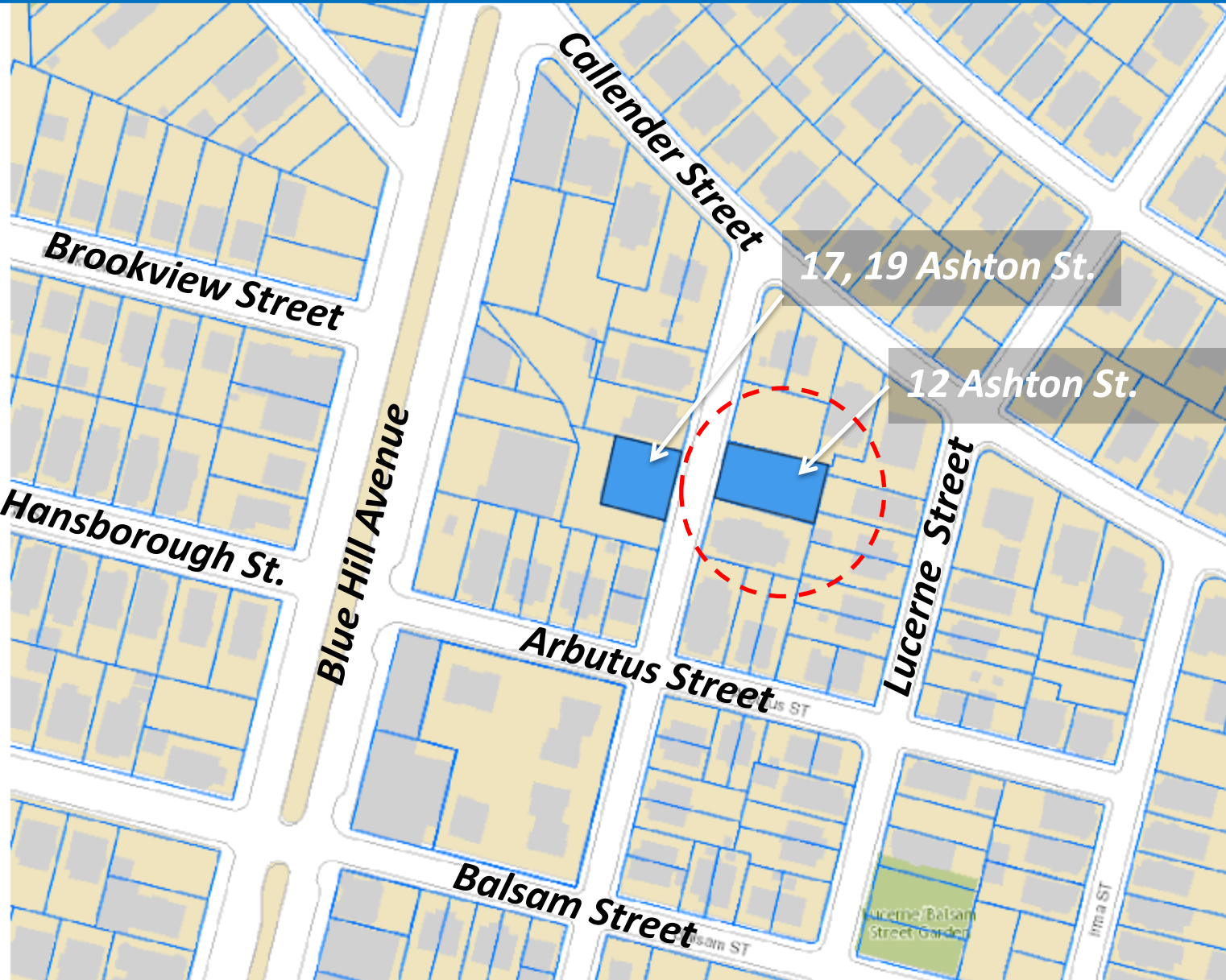
After



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Neighborhood Study  
*Street view*



17, 19 Ashton St.

12 Ashton St.



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Site Map  
*City Parcels*





17,19 Ashton Street

12 Ashton Street

Blue Hill Avenue

Callender Street

Ashton Street

Arbutus Street

Lucerne Street

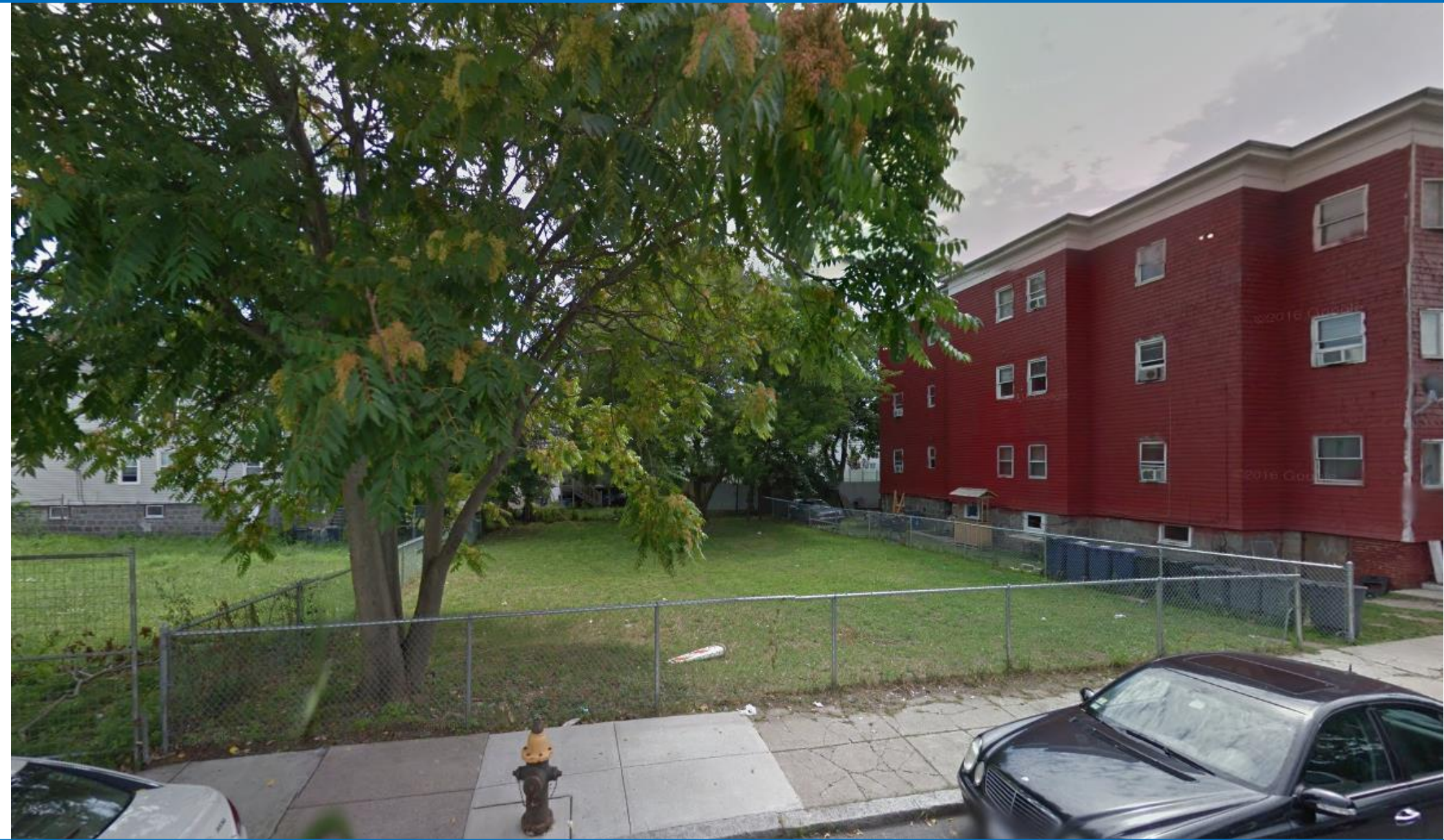


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Aerial View  
*Development Preferences*





DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# 12 Ashton Street

*Site Context*



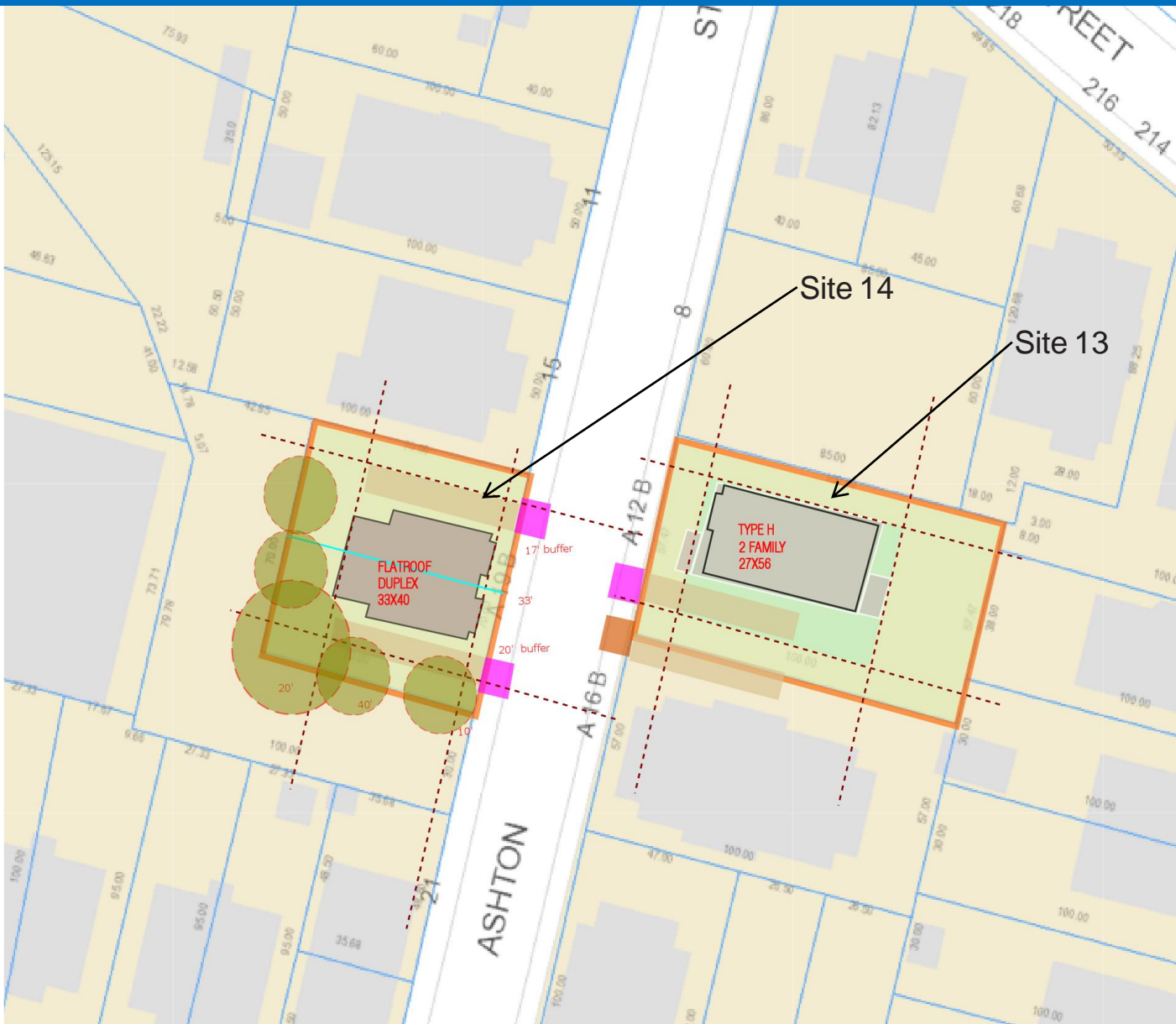


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# 19 Ashton Street

*Site Context*



**Site 14: 17 19 Ashton Street**

Home model: 2 Family TYPE FLAT ROOF Duplex

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Pre- serving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.

Site 14

Site 13

**Site 13: 12 Ashton Street**

Home model: 2 Family TYPE H- Jones

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Pre- serving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Zoning Analysis

*Development Preferences*





Proposed Elevation: TYPE H

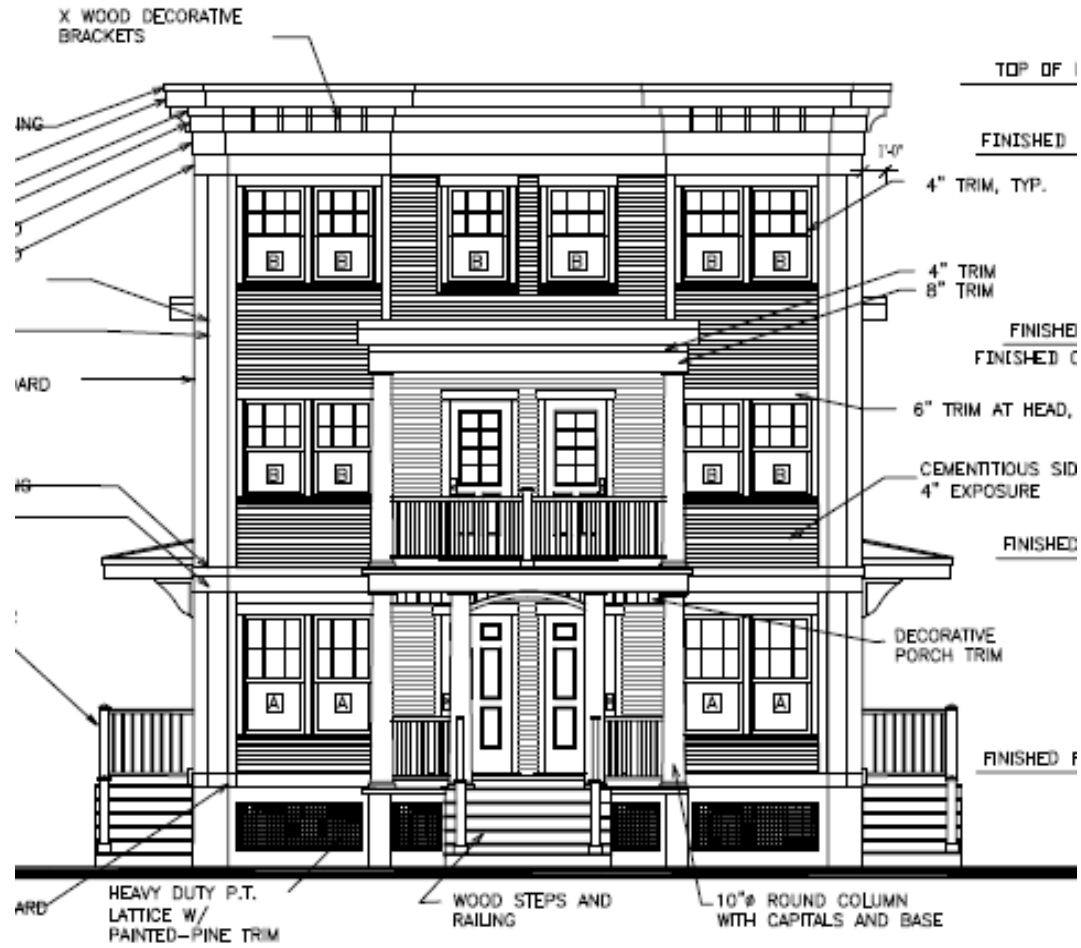
Site 13: 12 Ashton Street



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Building Type Study  
*Development Preferences*



FRONT ELEVATION

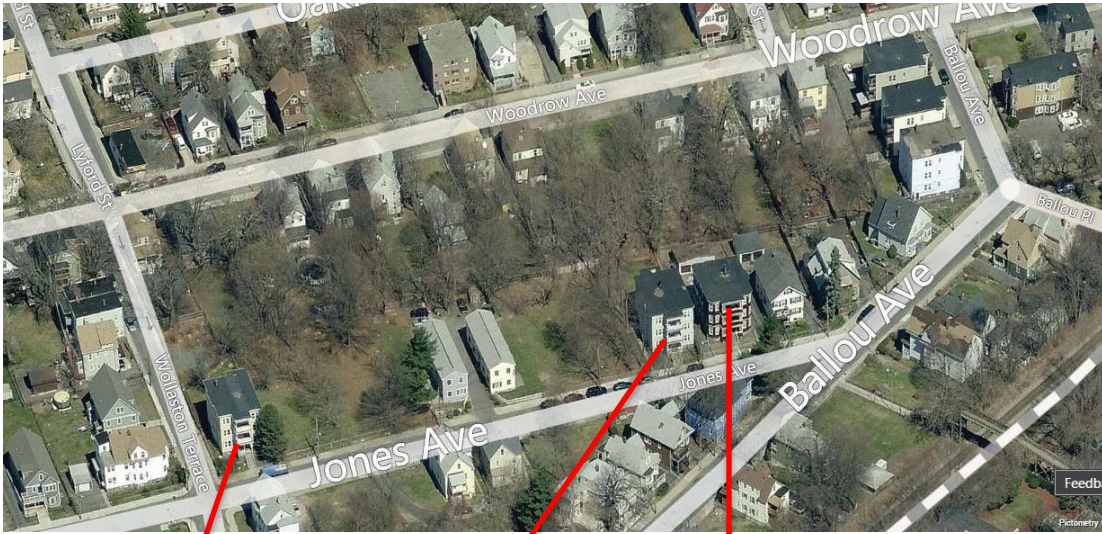


DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

Two Family  
H- Type Elevation Proposed





Proposed Elevation: Type H

Site 14: 17 19 Ashton Street

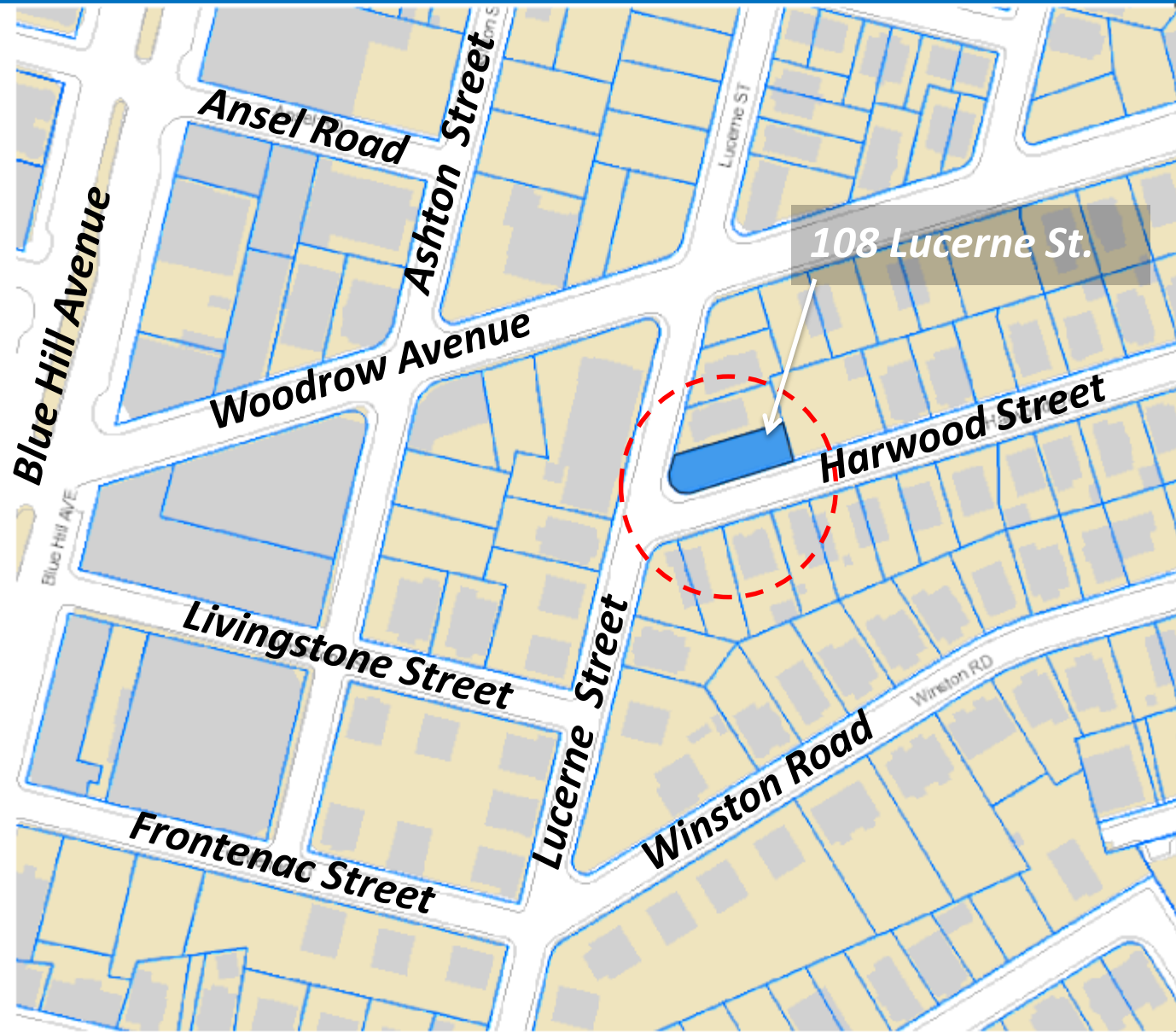
Bay windows and balconies on Jones Avenue multi-family residences



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

**Building Type Study**  
*Development Preferences*



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Site Map

*City Parcels*





DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

**Aerial View**  
*Development Preferences*





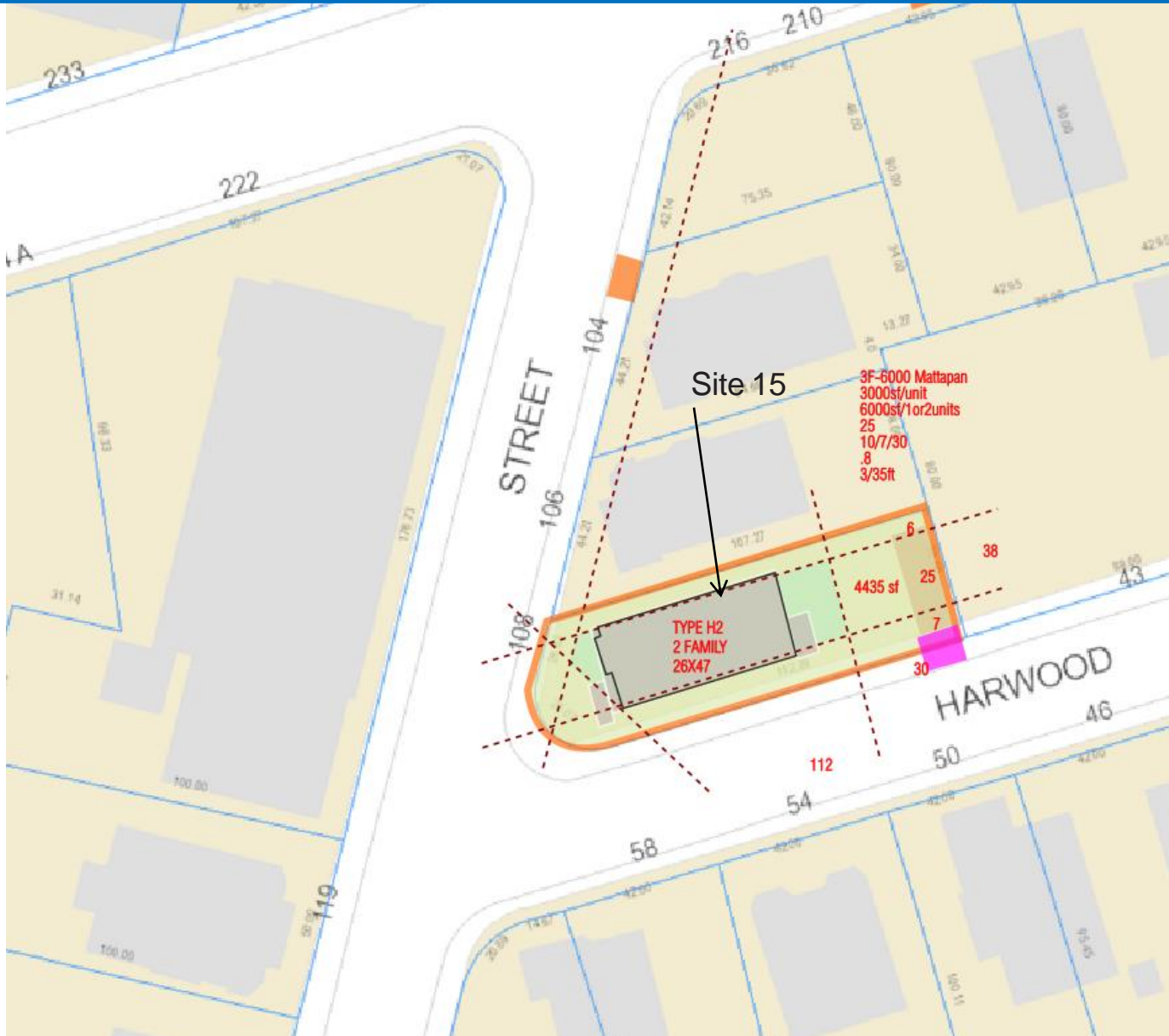
DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Lucerne Street

*Site Context*





Site 15: 108 Lucerne Street

Home model: 2 Family TYPE H- Jones

Special Design Modifications: House Details enhance a relationship with the existing neighborhood. Using elements such as an elevated first floor, street facing entries, gable, or hip shape roof, and symmetrical alignments of

Site Preferences/Parking: Minimized paved areas used for parking and one off-street parking space per unit. Pre- serving trees where possible and replacing if needed. Using Fencing and Plantings to screen and provide privacy as match in the surrounding neighborhood.



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

# Zoning Analysis

*Development Preferences*



Proposed Elevation: Type H

Site 15: 108 Lucerne Street

Bay windows and balconies on Jones Avenue multi-family residences



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

**Building Type Study**  
*Development Preferences*





DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH

**Two Family**  
H- Type Elevation Proposed

# Summary and Discussion

- 17 Parcels along Callender, Floyd, Stratton, Lyford, Lucerne and Ashton Street
- All parcels total approximately 83,456 square feet
- Zoning is 3F-5000 and 3F-6000
  
- 15 new homes
  - 4 single-family homes
  - 4 two-family homes
  - 7 side-by-side duplex homes
  - 26 new housing units





## Next Steps

- DND Issues Request for Proposal (RFP).
- DND Reviews and Evaluates Developer Proposals.
- Community meeting to introduce RFP respondent(s); developer(s) present proposal.
- DND Designates Developer if Community Agrees.



# DND Contact

Tom McKay, Development Officer  
(617) 635-0182  
[thomas.mckay@boston.gov](mailto:thomas.mckay@boston.gov)

Visit our website: [Property.Boston.Gov](http://Property.Boston.Gov)  
Keywords: Callender|Floyd Neighborhood Homes



DEPARTMENT OF  
NEIGHBORHOOD  
DEVELOPMENT

CITY OF BOSTON, MAYOR MARTIN J. WALSH