

Waverly, Alaska, Clifford and Blue Hill Parcels Community Meeting



Boys and Girls Clubs of Boston – Yawkey Club of Roxbury
115 Warren Street, Roxbury

February 15, 2018



Agenda

- Welcome/Introductions
- Summary of Neighborhood Homes Initiative
- Site Reviews and Design Models
- Discussion
- Next Steps



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
- 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



Neighborhood Homes Affordable Sales Prices

<u>AMI</u>	<u>1-Family</u>	<u>2-Family</u>
80%	\$294,000	\$385,000
100%	\$353,000	\$425,000



Evaluation Criteria

- Development Plan
- Design & Construction Quality
- Developer Experience and Capacity
- Financial Feasibility
- Construction Jobs/Employment
- Development Schedule
- Offer Price





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Aerial View

City Parcels





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Aerial View
City Parcels

Massachusetts
c.
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Google

29 Alaska Street

Site Context



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29 Alaska Street

Site Context

Single Family
(Variance Required)

3F-4000 Roxbury
Any other dwelling
4000 for 1 or 2 units
45
3/35
20_10_30
.8

3F-4000 Roxbury
Row
2000/1 unit
25
3/35
20_10_30
.8

Mansard Single
Family based on
Type A2

Existing
plantings

4865 sf

Site & Zoning Analysis

City Parcels



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Mansard Roof Shape on Alaska Street



Alaska Street Proposed Elevation: Type A-Mansard



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Building Type Study
Development Preferences



1

EXTERIOR ELEVATION - FRONT

NTS

Building Type Study

Development Preferences



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1 EXTERIOR ELEVATION - FRONT
NTS

Front Elevation



4 EXTERIOR ELEVATION - RIGHT
NTS

Side Elevation



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Type A Single family

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Neighborhood Study
Street view



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Neighborhood Study
Street view



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Aerial View
City Parcels

Waverly St
Boston, Massachusetts
Google, Inc.
Street View - Jul 2017



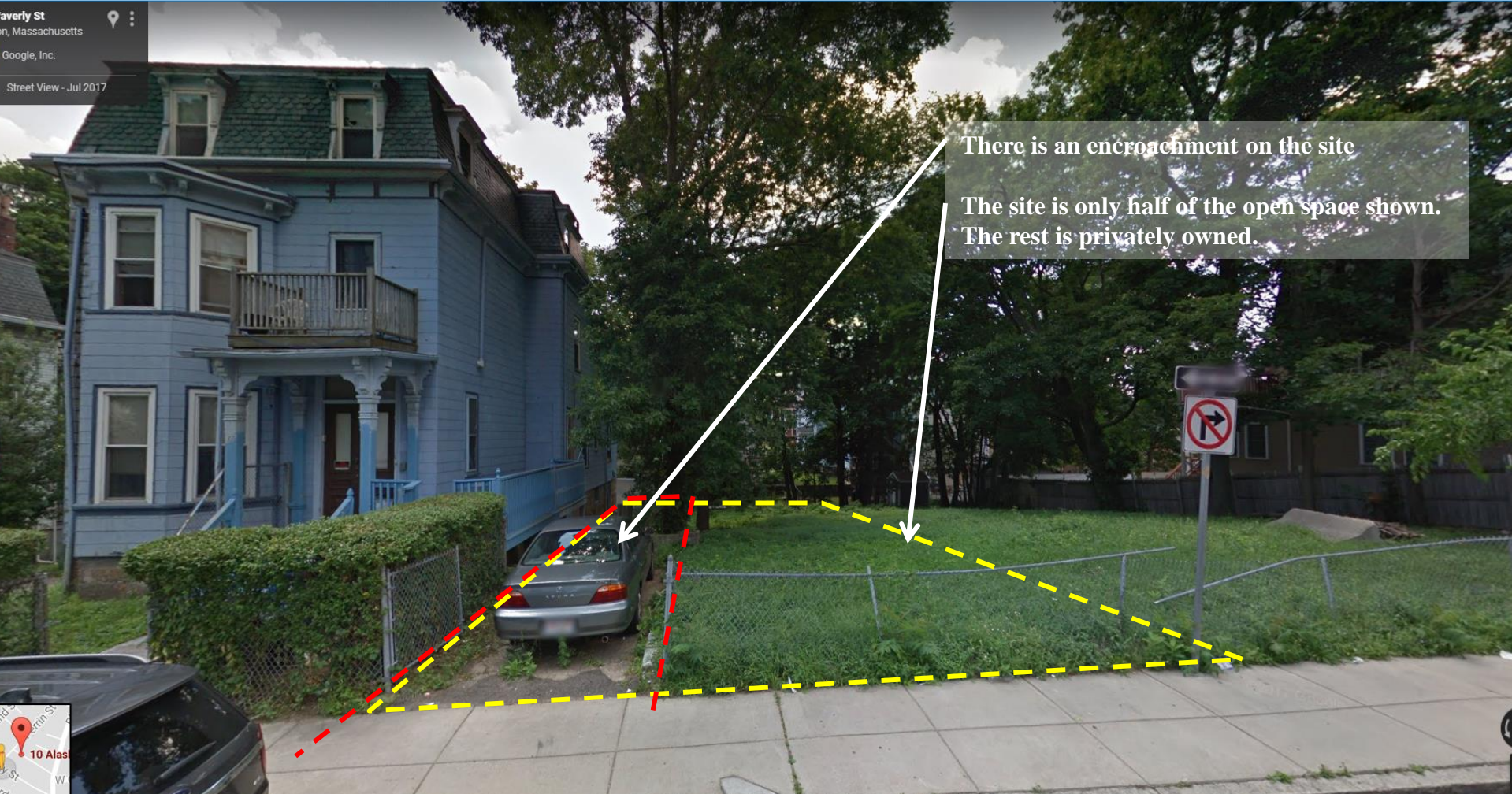
Mansard roof type



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35 Waverly Street
Site Context



There is an encroachment on the site
The site is only half of the open space shown.
The rest is privately owned.



de panel
achusetts
Google, Inc.
Street View - Jul 2017

Abutter has off street parking.



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35 Waverly Street

Site Context

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United States, MA
Roxbury



Alaska Street Proposed Elevation: Type A-Mansard



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Building Type Study

Development Preferences



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1 EXTERIOR ELEVATION - FRONT
NTS

Building Type Study

Development Preferences



1 EXTERIOR ELEVATION - FRONT
NTS



2 EXTERIOR ELEVATION - RIGHT
NTS



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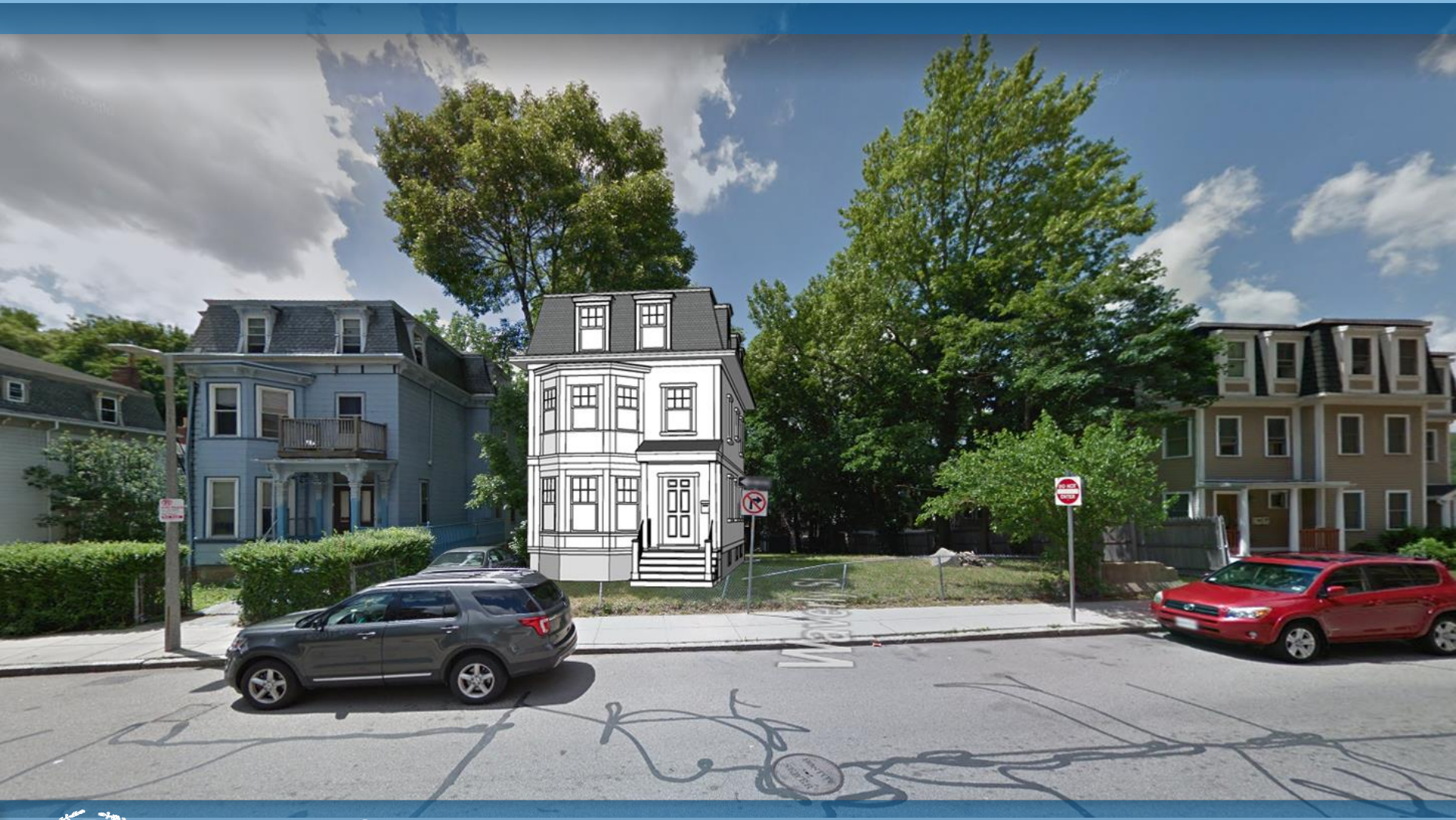
Type A Single family



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Neighborhood Study
Street view



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Neighborhood Study
Street view



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Aerial View
City Parcels

57 Waverly St
Boston, Massachusetts
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Street View - Jul 2017

Gable roof seems more in keeping With the historic character of the neighborhood. Rather than a flat Roof building.

Neighbor parks in the front yard
The property line is very close to The building.



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50-52 Waverly Street

Site Context

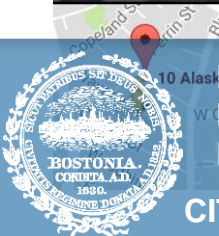
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53 Waverly St
Boston, Massachusetts
Google, Inc.
Street View - Jul 2017

Silver parcel owned
By multi-family building
owner.

Light Pole is too close to
Where a driveway would be
located for a side by side duplex.

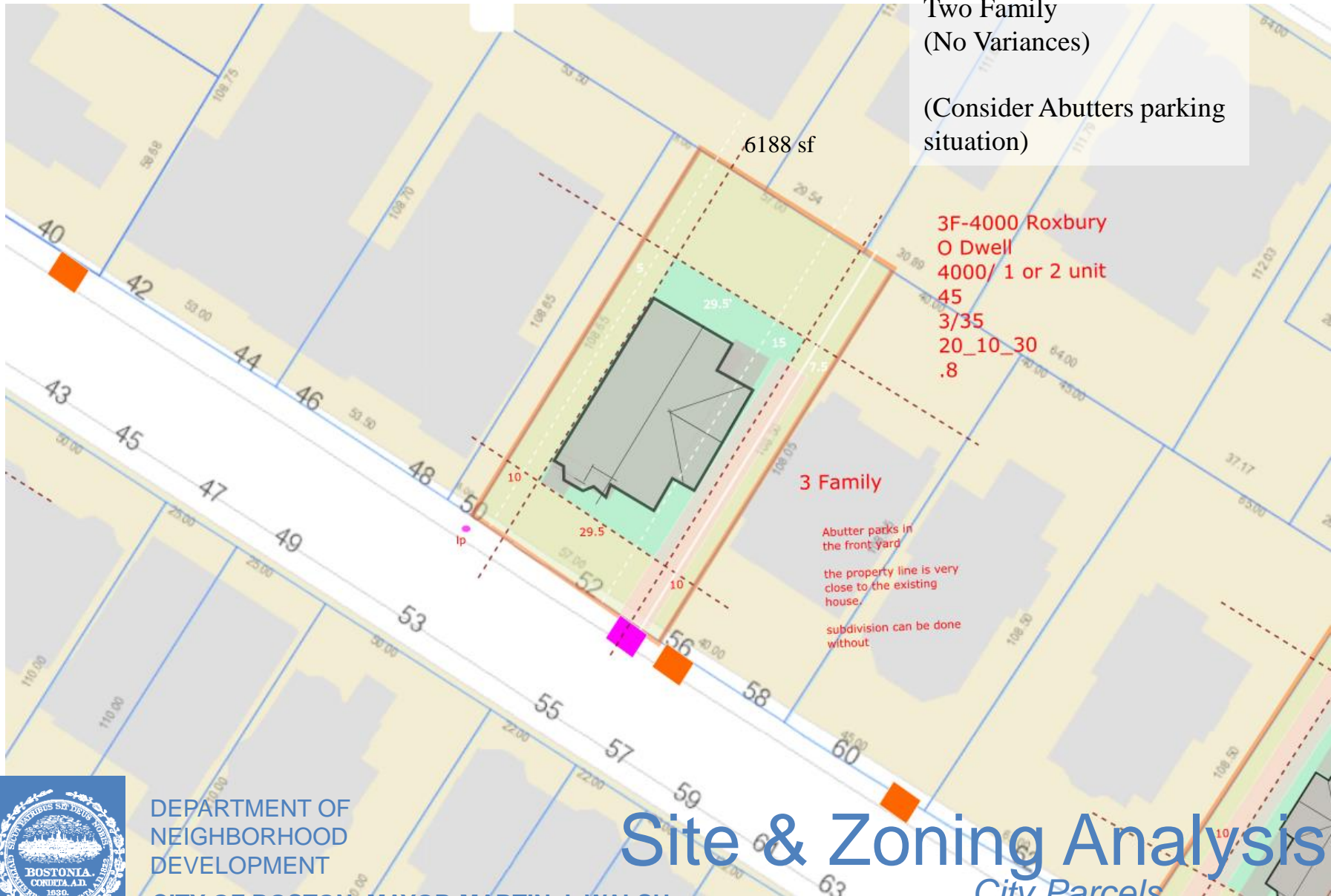


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50-52 Waverly Street

Site Context



Two Family
(No Variances)

(Consider Abutters parking situation)

6188 sf

3F-4000 Roxbury
O Dwell
4000/ 1 or 2 unit
45
3/35
20_10_30
.8

3 Family

Abutter parks in the front yard

the property line is very close to the existing house.

subdivision can be done without



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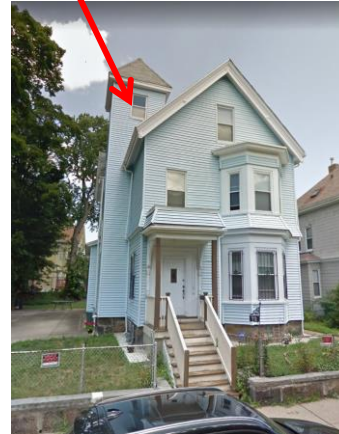
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Site & Zoning Analysis

City Parcels



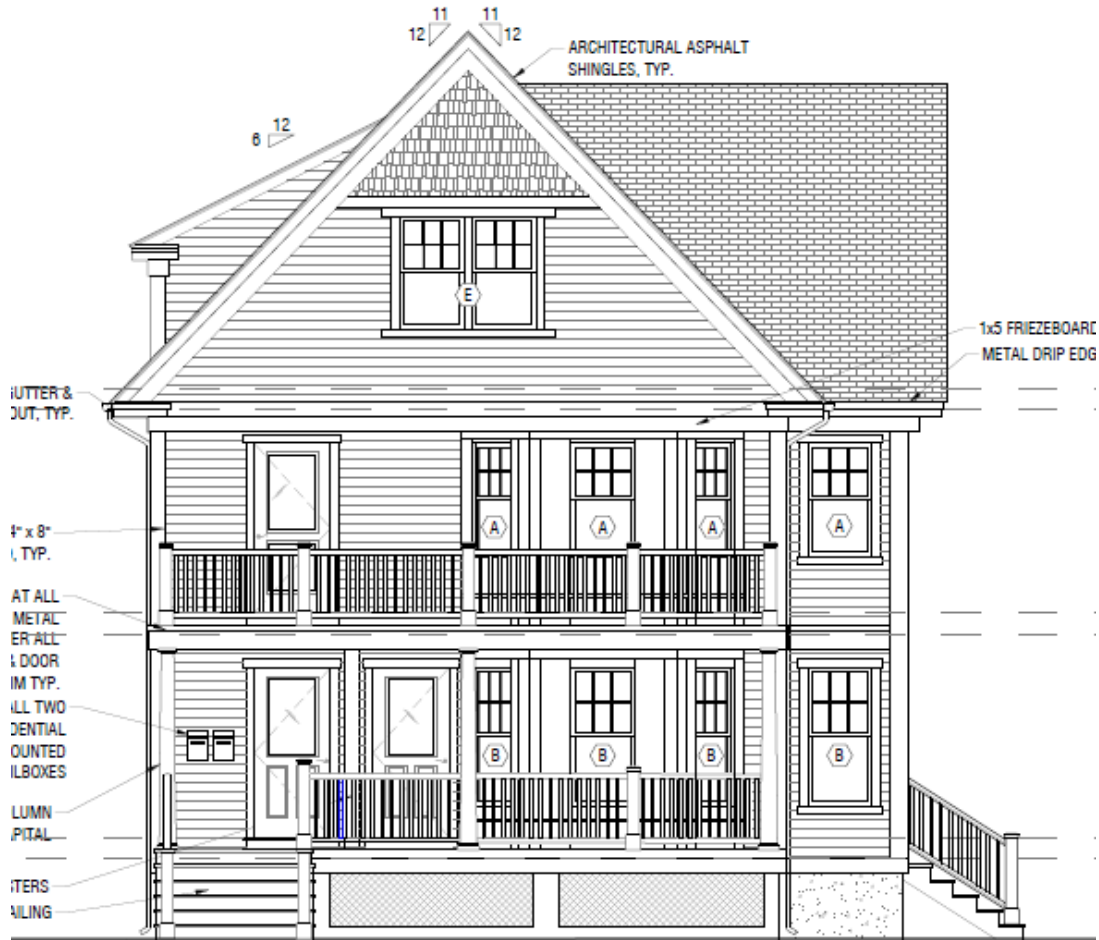
Waverly Street Proposed Elevations: Type B2 – Cross Gable



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Building Type Study

Development Preferences



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Type B2 Two Family



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Type B2 Two Family

57 Waverly St
Boston, Massachusetts
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Gable roof seems more in keeping With the historic character of the neighborhood. Rather than a flat Roof building.

Neighbor parks in the front yard
The property line is very close to The building.



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50-52 Waverly Street

Site Context

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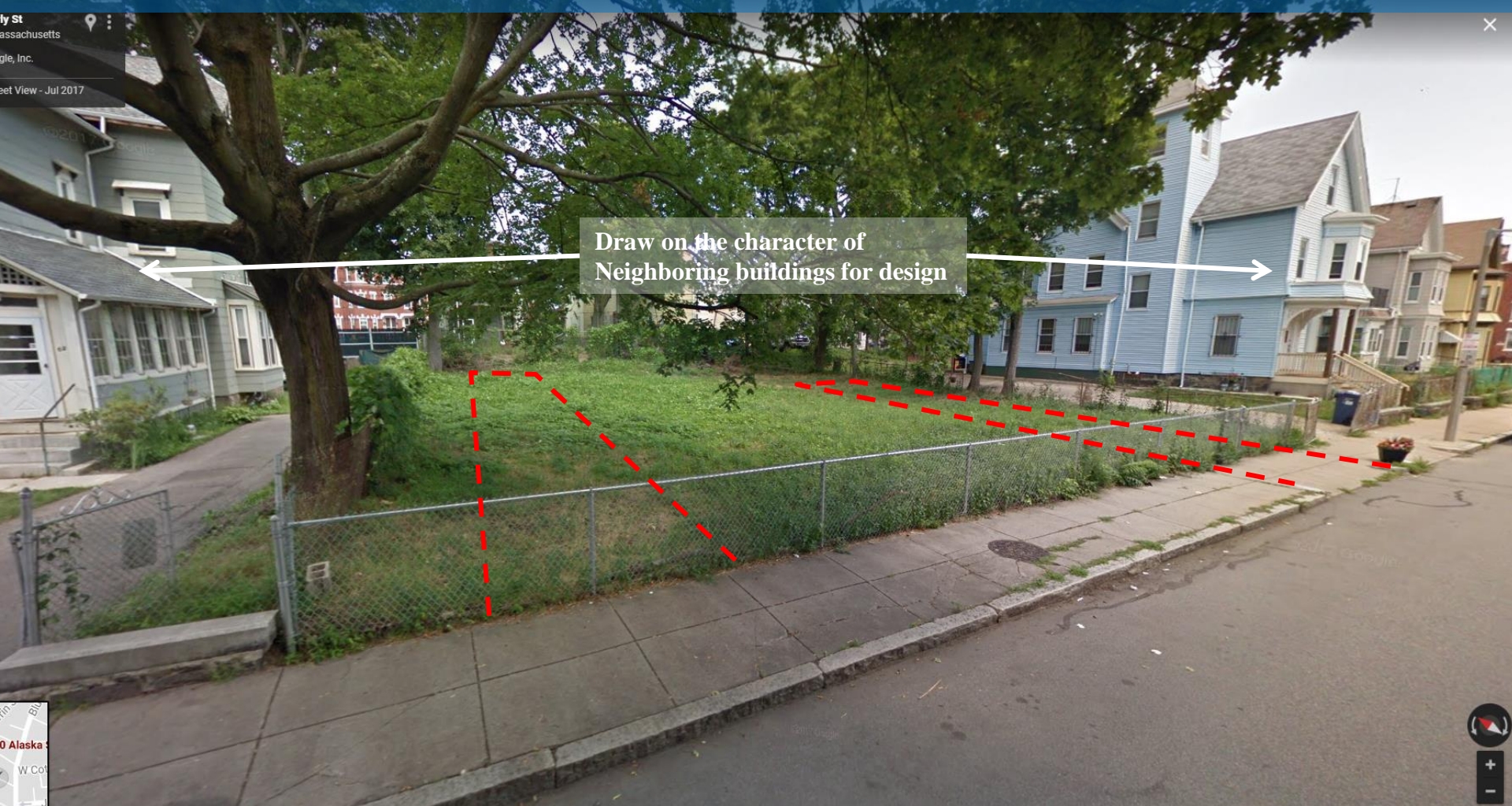
50-52 Waverly Street

Site Context



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Aerial View
City Parcels



Draw on the character of
Neighboring buildings for design



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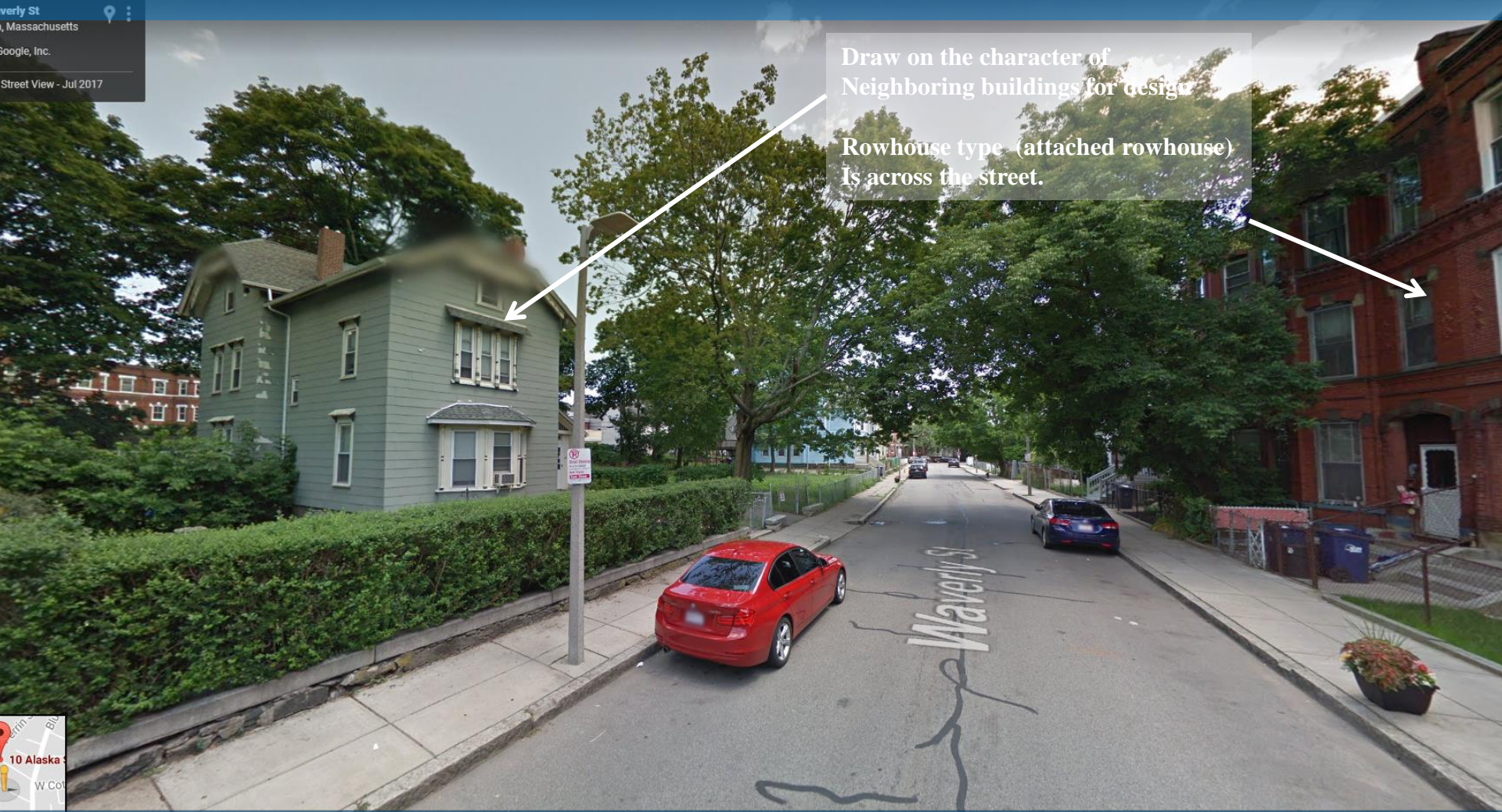
64 Waverly Street

Site Context

Google

Waverly St
Boston, Massachusetts
Google, Inc.
Street View - Jul 2017

Draw on the character of
Neighboring buildings for design
Rowhouse type (attached rowhouse)
Is across the street.

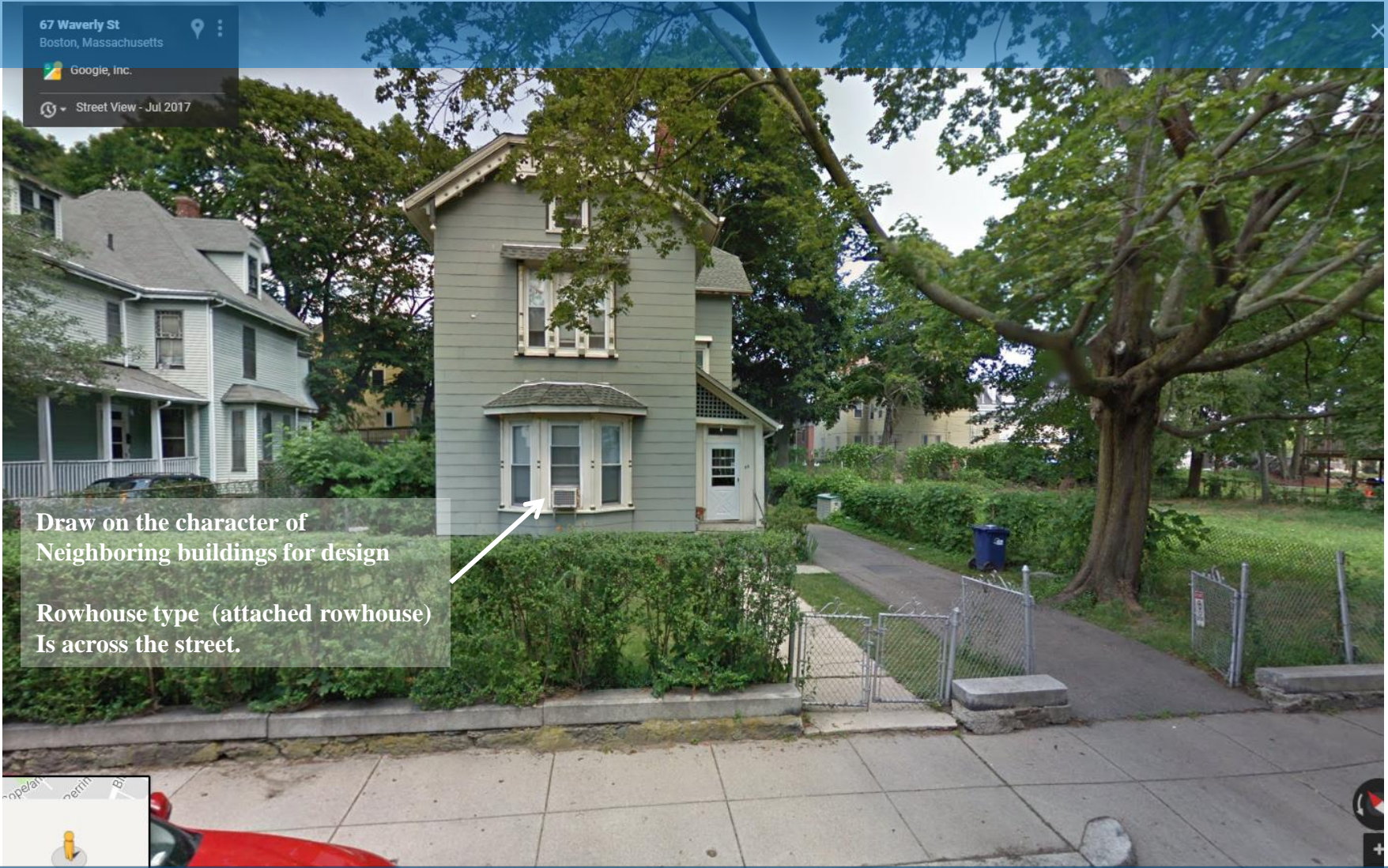


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64 Waverly Street

Site Context



67 Waverly St
Boston, Massachusetts
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Draw on the character of
Neighboring buildings for design

Rowhouse type (attached rowhouse)
Is across the street.



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Google

64 Waverly Street

Site Context

81 Waverly St
Boston, Massachusetts

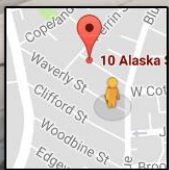
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Street View - Jul 2017

Draw on the character of
Neighboring buildings for design



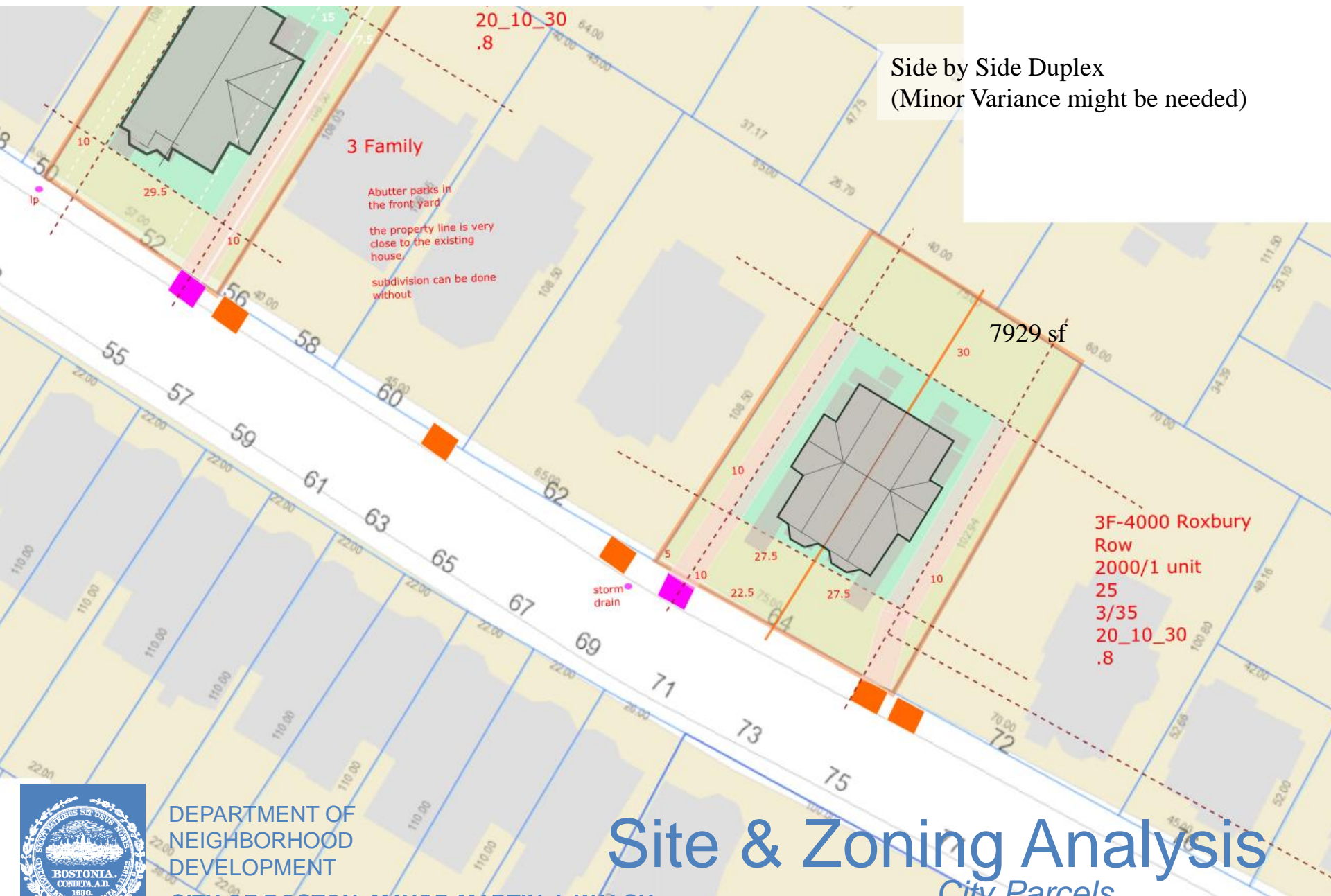
Google



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64 Waverly Street
Site Context



Side by Side Duplex
(Minor Variance might be needed)

3 Family

Abutter parks in the front yard
the property line is very close to the existing house.
subdivision can be done without

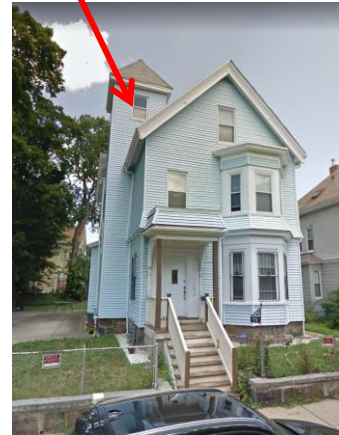
7929 sf

3F-4000 Roxbury Row
2000/1 unit
25
3/35
20_10_30
.8





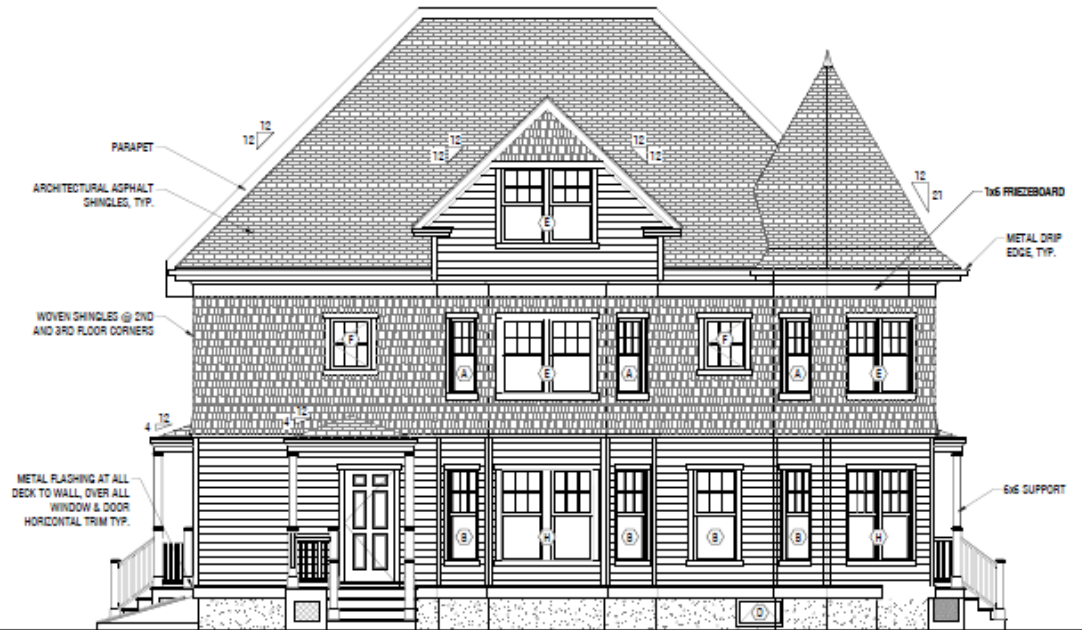
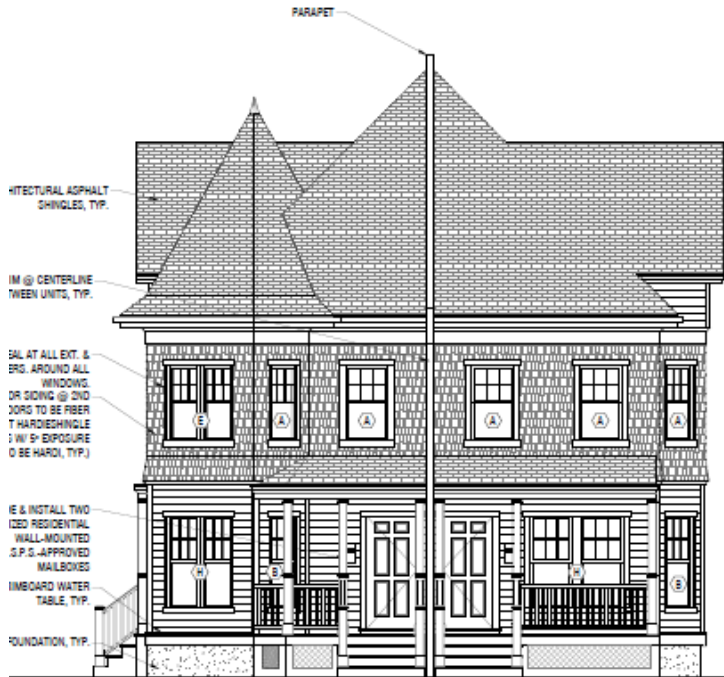
Waverly Street Proposed Elevation: Type E



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Building Type Study

Development Preferences



Type E elevations proposed



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Type E – Duplex

81 Waverly St
Boston, Massachusetts
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Draw on the character of
Neighboring buildings for design
-similar to duplex at Forrest & Vine



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Neighborhood Study
Street view



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Neighborhood Study
Street view



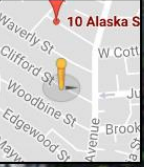
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Aerial View
City Parcels



Draw on the character of Neighboring buildings for design

Side by Side



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7840 st
58 Clifford Street
Site Context



Clifford St
Boston, Massachusetts
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58 Clifford Street

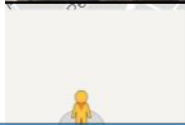
Site Context

58 Clifford St
Boston, Massachusetts

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Mansard roof type



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58 Clifford Street

Site Context



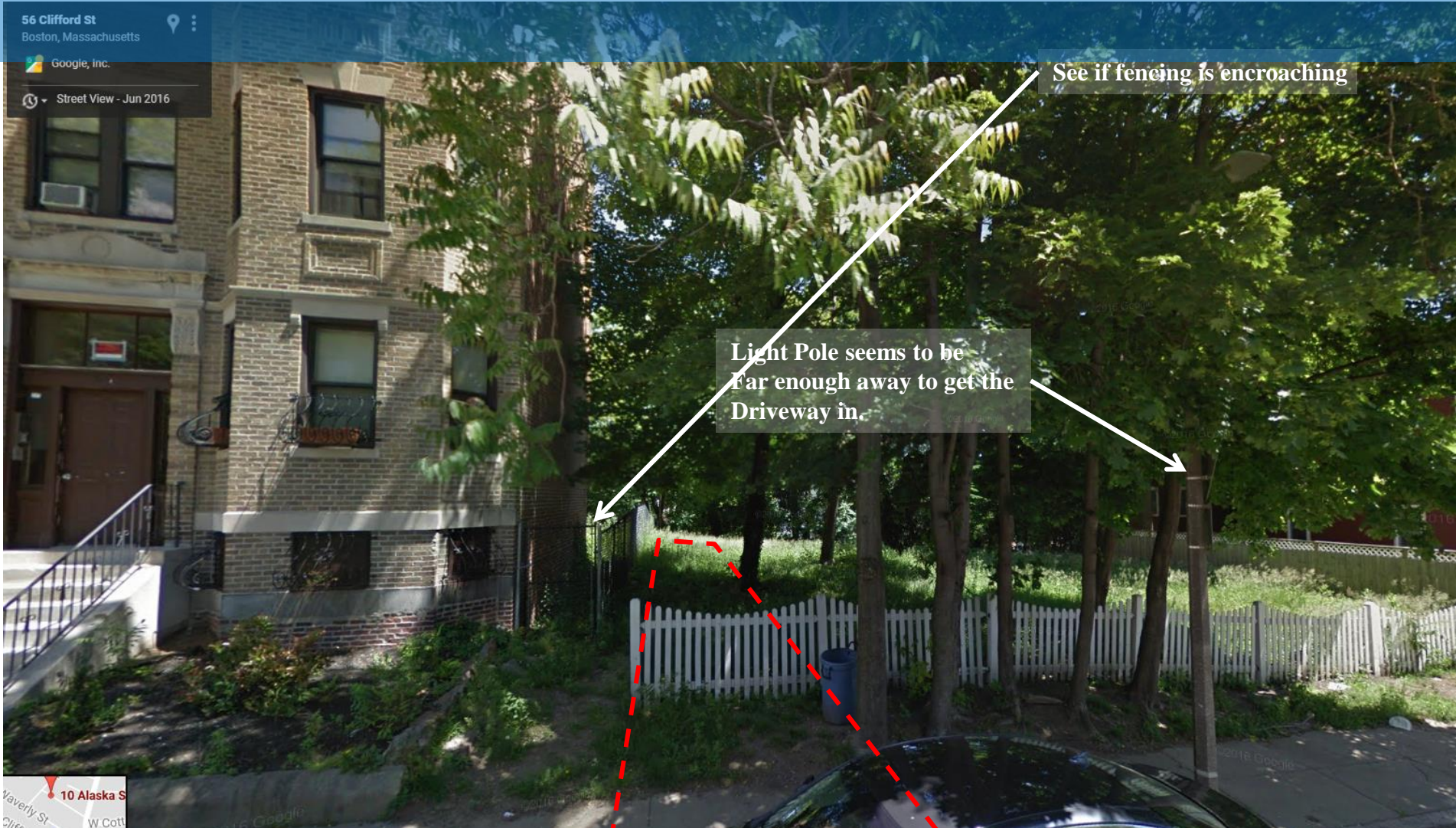
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58 Clifford Street

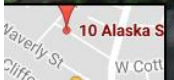
Site Context

56 Clifford St
Boston, Massachusetts
Google, Inc.
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See if fencing is encroaching

Light Pole seems to be far enough away to get the Driveway in.



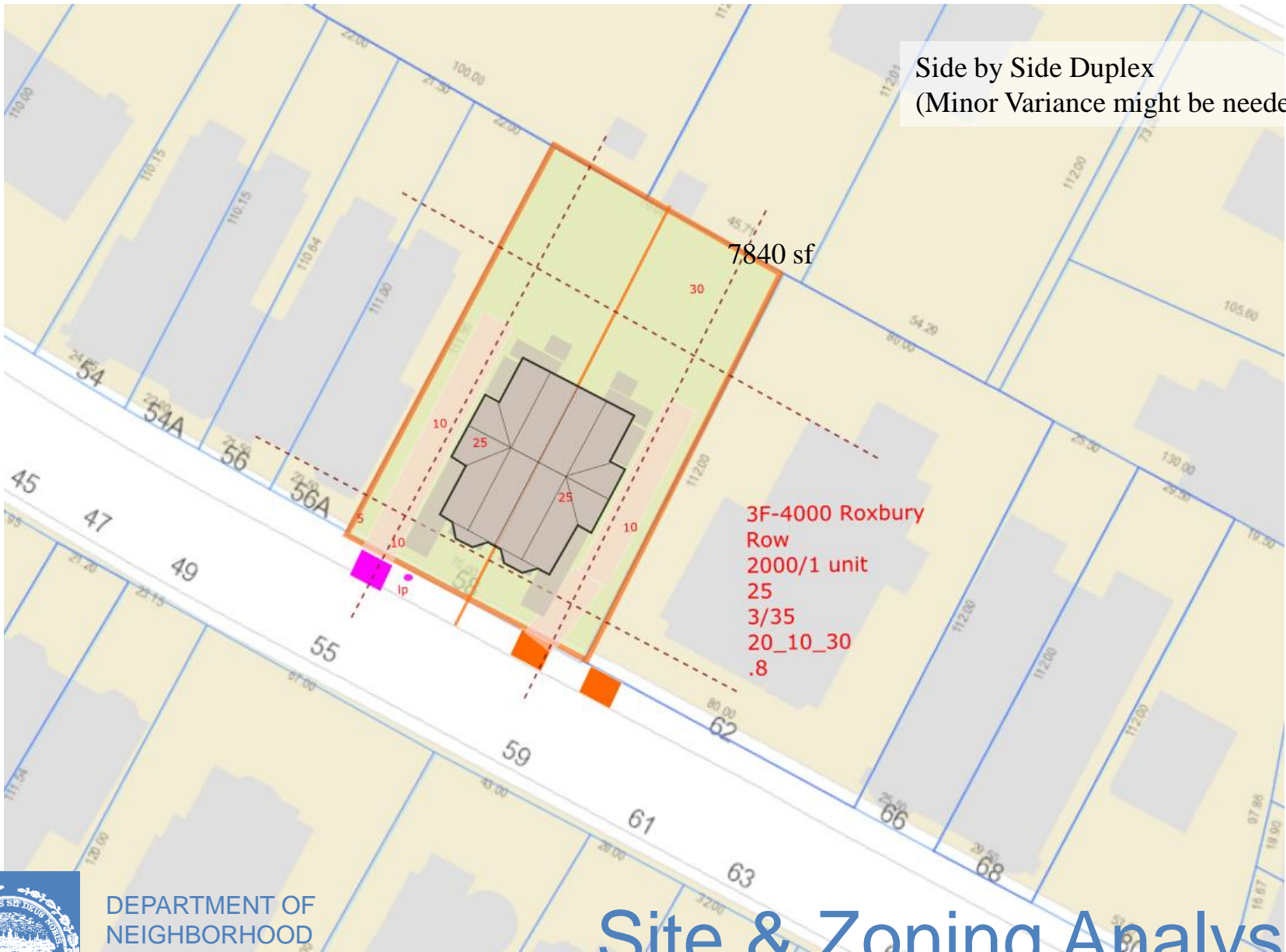
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58 Clifford Street

Site Context

Image capture: Jun 2016



Side by Side Duplex
(Minor Variance might be needed)

7840 sf

3F-4000 Roxbury Row
2000/1 unit
25
3/35
20_10_30
.8





Clifford Street Proposed Elevation: Type CC-Mansard



Mansard Roof Shape on Alaska Street





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

rd St
Massachusetts
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Neighborhood Study
Street view



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Neighborhood Study
Street view



Moreland Street

Blue Hill Ave

63-65 Blue Hill Ave



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Aerial View
City Parcels

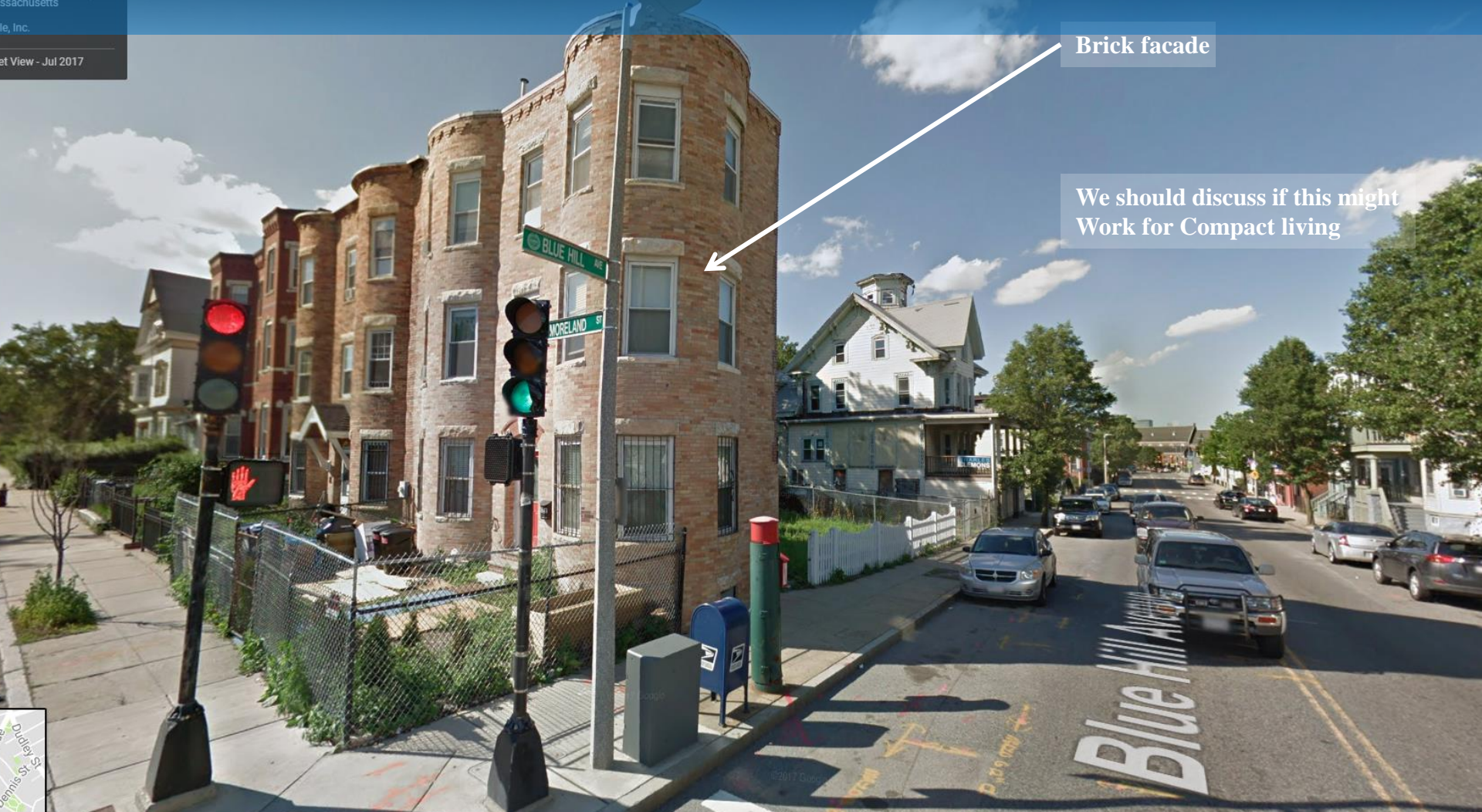
FOR COMMUNITY DISCUSSION ONLY -

Separate into a tough site condition and no parking package of sites

Blue Hill Avenue
Massachusetts
Development, Inc.
Aerial View - Jul 2017

Brick facade

We should discuss if this might
Work for Compact living



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Google

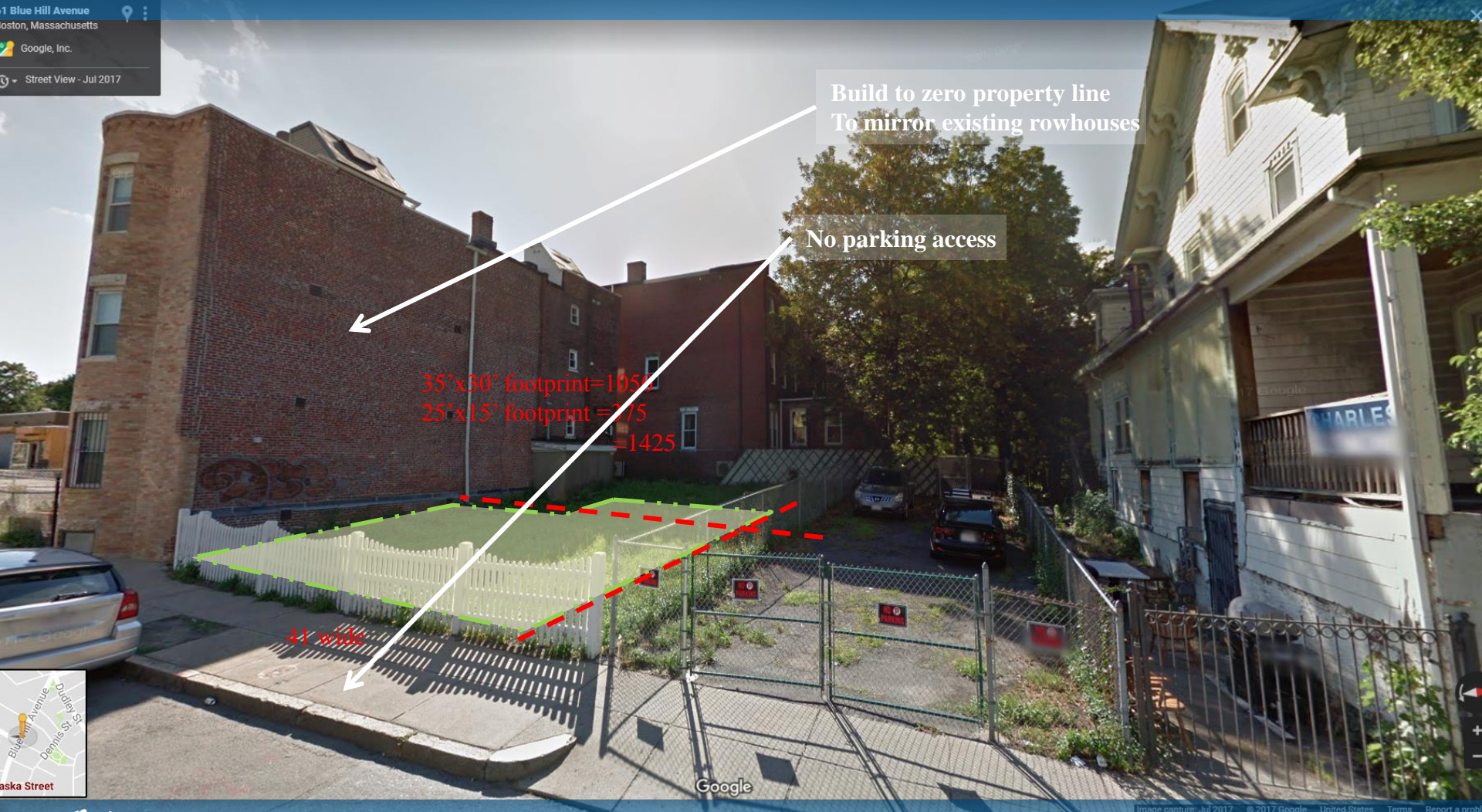
63-65 Blue Hill Avenue

Site Context

Image capture: Jul 2017 © 2017 Google United States Te

FOR COMMUNITY DISCUSSION ONLY -

Separate into a tough site condition and no parking package of sites



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63-65 Blue Hill Avenue

Site Context

1 Family Rowhouse
(Variance needed)

MFR Roxbury
Detached Semi 1 or 2 Family
3000/1 or 2 units
40/40
3/35
20_5 or 10_30
1

2442sf

single family rowhouse

Side by Side Rowhouse
(Variance needed)

MFR Roxbury
Rowhouse
3000/upto 4 units
30/30 for each bldg
3/35
20_0_30
.8

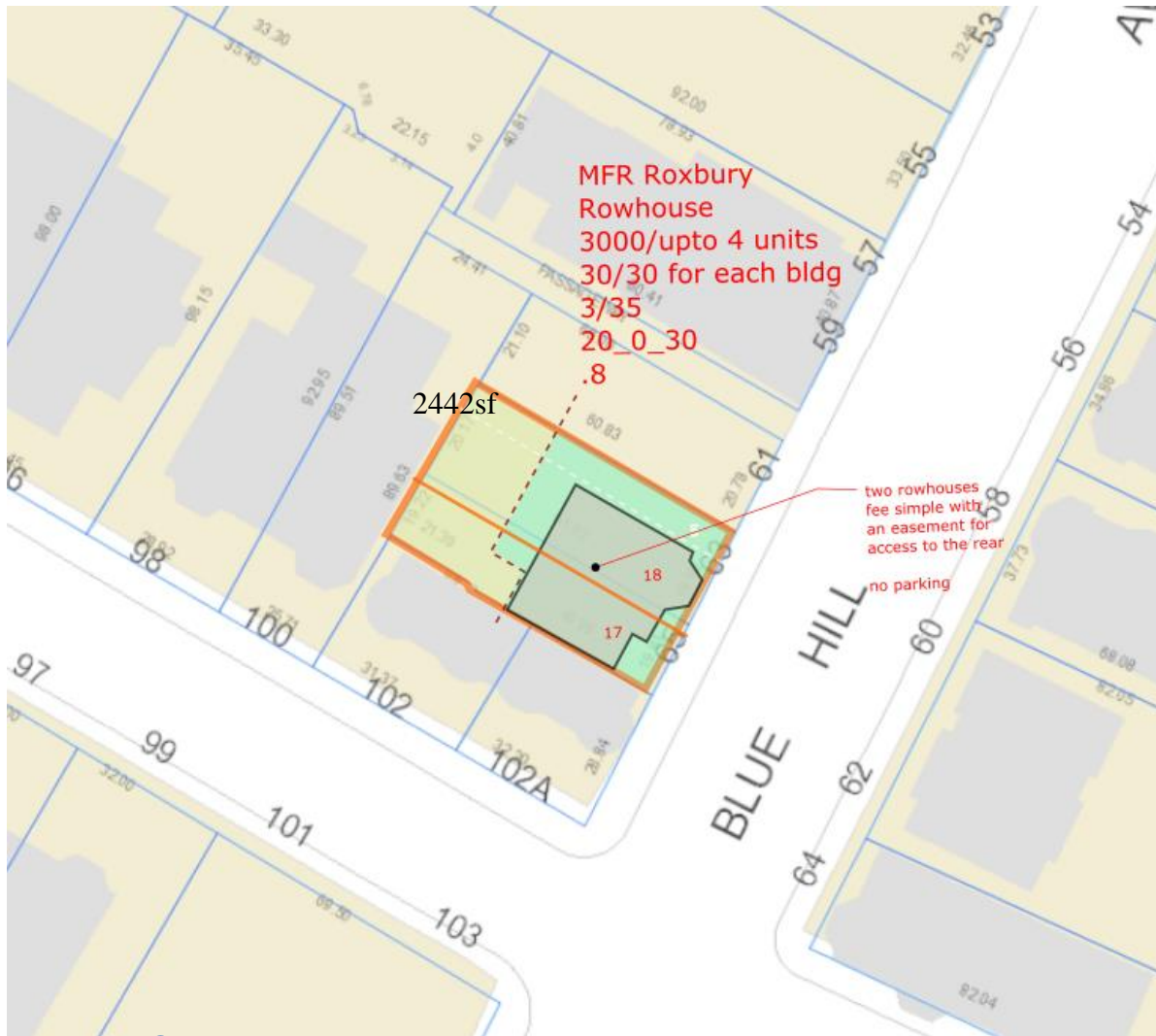
2442sf

two rowhouses
fee simple with
an easement for
access to the rear

no parking

Doesn't work, parking is too close to intersection





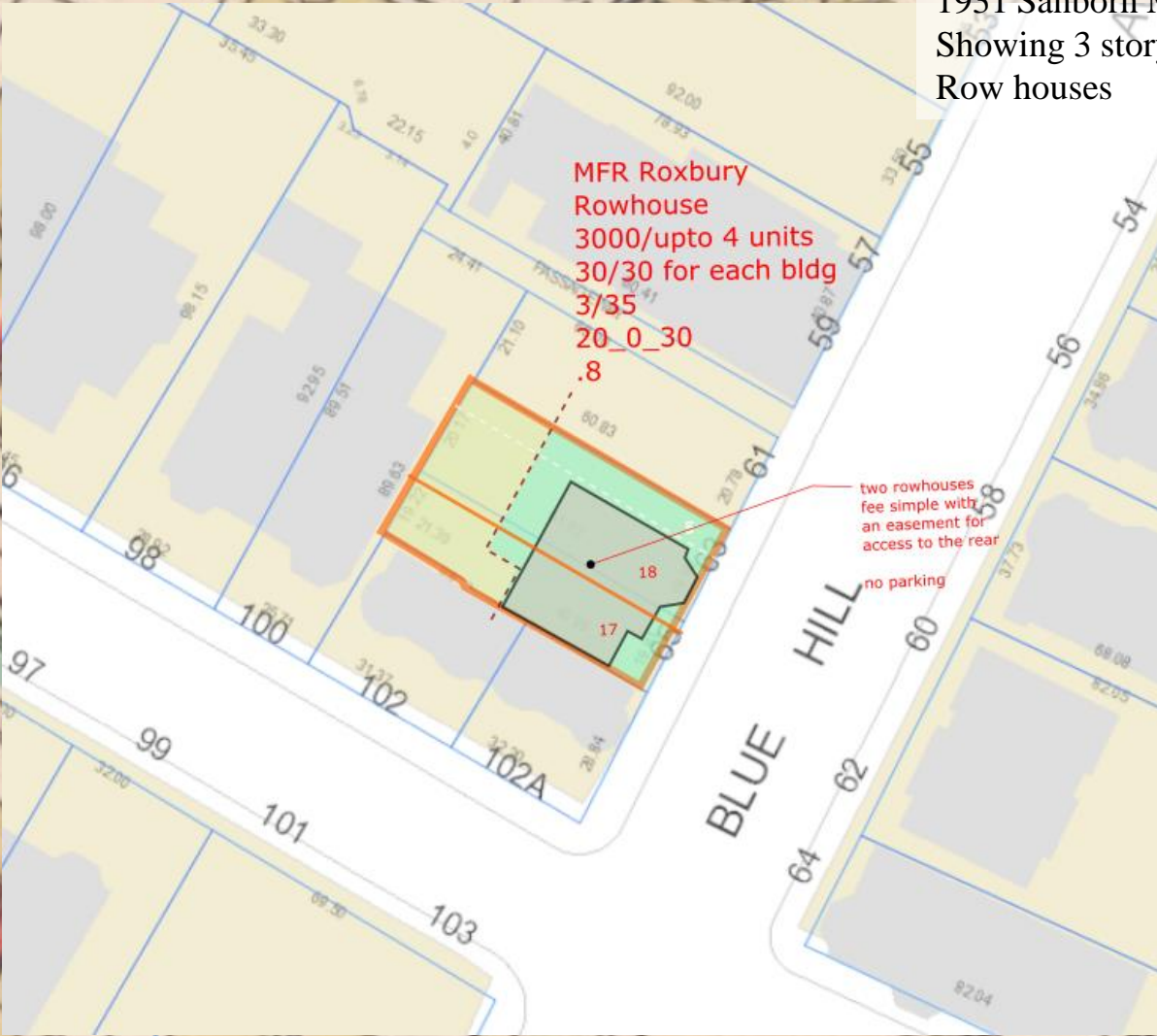
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Site & Zoning Analysis

City Parcels

1931 Sanborn Map
Showing 3 story attached
Row houses



DISCUSSION

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Next Steps

- DND Issues Request for Proposal
- DND Review and Evaluate Applications
- Highest Rated Developer Presents Plan at Neighborhood Meeting
- DND Designates Developer



THANK YOU!

DND Contacts:

Christopher Rooney, Development Officer, REMS

617-635-0493

christopher.m.rooney@boston.gov

William Epperson, Assistant Director, REMS

617-635-0498

william.epperson@boston.gov

Please direct comments to the website located at:

<https://buildinghousing.boston.gov/project/waverly-alaska-clifford-neighborhood-homes-015c5>

