Re-Envisioning Wollaston

Neighborhood Planning around the Wollaston MBTA Station

Photo by Michael Day
Presentation will cover:
• Recap first public meeting
• Identification of Opportunities and Impediments
  • Market Analysis
  • Zoning
  • Transportation Connectivity
• Next Steps
Focus areas for Wollaston

Half-Mile Area

Study Area
What we heard from you...

What do you value most about Wollaston?
- Convenience and proximity
- Walkability, transportation options
- Safe, diverse, and historical neighborhood

Where are the best opportunities for new housing?
- MBTA parking lot
- Above current retail on Beale/Hancock
- CVS parking lot

What types of businesses could be supported?
- Restaurants, pubs, family-friendly establishments
- Neighborhood grocer
- Community space

What improvements could better connect the neighborhood?
- Streetscape improvements
- Bike facilities on Beale and Hancock
- Sidewalk improvements
How does this translate into opportunities?
So What Now?

Identify the Impediments

Act on the Opportunities
What’s the Market for New Development?

Residential Development:

• Renter-Occupied Unit Demand
  • Estimates show potential demand of 530 units per year at rents starting at $1,875/month
  • Also potential demand of 946 units per year at rents $1,500/month and below

Impediments/Challenges

• Market Competition
• Construction Costs vs. Rents
• Zoning Constraints
What’s the Market for New Development?

Retail Development:

• Potential Retail Demand
  • Estimates show potential demand of 10,000 – 15,000 square feet of new retail development
  • Much of the spending power will go to supporting existing businesses, good for existing retailers

Impediments/Challenges

• Market Competition
• Absorption from Existing Retailers
What’s the Market for New Development?

Office Development:

• Potential Retail Demand
  • Low demand for new office in Wollaston
  • Could work if developer already had an end user lined up

Impediments/Challenges

• Market Competition – North Quincy/Quincy Center
• Quincy’s office vacancy rate is at 20%
Key Take Aways – Market Analysis

Opportunities:
• Demand for residential is positive for Wollaston
• Demand for retail is modest for Wollaston
• Demand for office is weak for Wollaston

Impediments/Challenges
• Construction Costs vs. Achievable Rents
• Market Competition and Absorption
• Zoning Constraints

So what can be done to warm the market?
Zoning

How do we assess the impact of zoning on a parcel?
Existing Zoning

Quincy TOD, Study Area and Zoning Districts
## Existing Zoning

### Business B and C Dimensional Requirements, City of Quincy

<table>
<thead>
<tr>
<th></th>
<th>Max FAR</th>
<th>Min lot area (sf)</th>
<th>Min lot area/DU</th>
<th>Setbacks</th>
<th>Min lot frontage</th>
<th>Min open space/DU (sf)</th>
<th>Height max. stories</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Front</td>
<td>Side</td>
<td>Rear</td>
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<tr>
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<td>1.5</td>
<td>5,000</td>
<td>None</td>
<td>15</td>
<td>20</td>
<td>60</td>
<td>None</td>
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<tr>
<td>Business C</td>
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<td>5,000</td>
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<td>None</td>
<td>60</td>
<td>None</td>
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<tr>
<td>Business B</td>
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<td>5,000</td>
<td>None</td>
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<td>None</td>
<td>60</td>
<td>None</td>
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<tr>
<td>Business B residential or SP uses</td>
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<td>60</td>
<td>None</td>
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<tr>
<td>Business C MF or mixed-use</td>
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<td>42,000</td>
<td>500</td>
<td>See *</td>
<td>See *</td>
<td>See *</td>
<td>100</td>
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</table>

*Equal to \( \frac{1}{4} \) the height of the building

### Business B and C Parking Requirements, City of Quincy

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Office</th>
<th>Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business B</td>
<td>1.5 spaces/unit</td>
<td>1 sp/300 sf</td>
<td>1 sp/200 sf</td>
</tr>
<tr>
<td>Business C</td>
<td>1.5 spaces/unit</td>
<td>1 sp/600 sf</td>
<td>1 sp/400 sf</td>
</tr>
</tbody>
</table>
Parking and setbacks limit development

1 Acre Parcel
43,560 sqft

Development at 3.5 FAR
152,460 sqft
6 story building

Actual development after setbacks and parking requirements
How does this impact a parcel in Wollaston Center?

Unable to create continuous building frontage, parking takes up too much space.
Potential Zoning Changes

Create an overlay district for Wollaston Center to address zoning impediments

• Change minimum lot size to 5,000 SF for mixed-use and multi-family development

• Remove front and side yard setbacks

• Change residential parking requirements to minimum of 0.5 spaces per unit and a maximum of 1.0 spaces per unit

That’s how you get this type of development!
What are the impediments to developing the MBTA lot?
Option 1 – Large Development to Cover Costs

First Floor
Retail

10-12 Stories

Parking for
Development

Open Space
Option 2 – Smaller Development with Subsidies

First Floor Retail

5 - 6 Stories

Parking for Development
So What’s the Solution?

Create a special TOD overlay district for the MBTA site that allows higher density and lower parking requirements.

The City, MBTA and any private developer need to work together to create a development plan that balances MBTA parking replacement with the costs of development.

- Consider reducing the amount of T parking
- Consider sharing parking between development and the T
- Consider unique funding sources for the replacement parking
Ever Wonder Who Parks at the MBTA Station?
Why Aren’t More People Walking/Biking?
Expanding Access to the Station

Existing Beale Street from Old Colony Avenue to Greenwood Avenue

- MBTA Parking Lot
- 8’ Sidewalk
- 27’ Thru Lane
- 12’ Left Turn Lane
- 12’ Thru Lane
- 8’ Parking Lane
- 8’ Sidewalk

Wollaston Wine & Spirits

Proposed Beale Street from Old Colony Avenue to Greenwood Avenue

- New Mixed-Use Building on MBTA Lot
- 12’ Sidewalk
- 5’ Bike Lane
- 11’ Thru Lane
- 11’ Left Turn Lane
- 11’ Thru Lane
- 5’ Bike Lane
- 8’ Parking Lane
- 12’ Sidewalk

Wollaston Wine & Spirits
Public Realm Improvements

Continue Streetscape

Creative Uses for Unused Space?

Reactivate Neighborhood Assets
Visualize the Future and Act!

- Bike Lanes
- Wall Art
- Upper Story Development
- Signage
- Pedestrian Improvements
- Food Carts
- Landscaping
Remainder of the Meeting

Open House to Review/Comment/Ask Questions about the Recommendations!

MAPC and City staff will be posted around the room to answer questions and talk to you about the recommendations.
THANK YOU FOR YOUR PARTICIPATION!

FINAL REPORT WILL BE POSTED TO OUR WEBSITE

Additional information can be found at: www.mapc.org/envision-wollaston