

WHAT YOU SAID AT LAST WORKSHOP ON HOUSING CHOICES

*Lo que ustedes dijeron la reunión pasada sobre tener opciones de hogar.
O que vocês disseram a última reunião sobre ter escolha de moradia.*

2.5 to 3.5 story apts,
condos, townhouses,
mixed res/retail



1.5 to 3.5-story apts,
condos, townhouses,
clustered, single family



3 story townhouses



Housing		
• 3-story woodframe multifamily residential • 2.5 to 3.5-story clustered-housing & townhouses • Smaller-scale 1-3-unit, & mixed-use residential		
• Beaver St opposite Dennison Park, Waverly St, Blandin Ave, Morton St, Taralli Terr	• 3/3.5-story apts/condos • 2.5/3-story townhouses • 3-story mixed residential/retail	H1
• Pelham apartments area incl Second St, Beaver Park Rd	• 3/4-story apts/condos • 2.5/3-story townhouses & clustered housing • 1.5/2.5-story single family	H2
• Pusan Rd & Kendall Ave	• 3-story townhouses	H3

WHAT YOU SAID AT LAST WORKSHOP ON SHOPPING & SERVICES

Lo que ustedes dijeron la reunión pasada sobre acceso a negocios y servicios.

O que vocês disseram a última reunião sobre acesso a lojas e serviços.

2 to 3 story mixed retail/residential, office

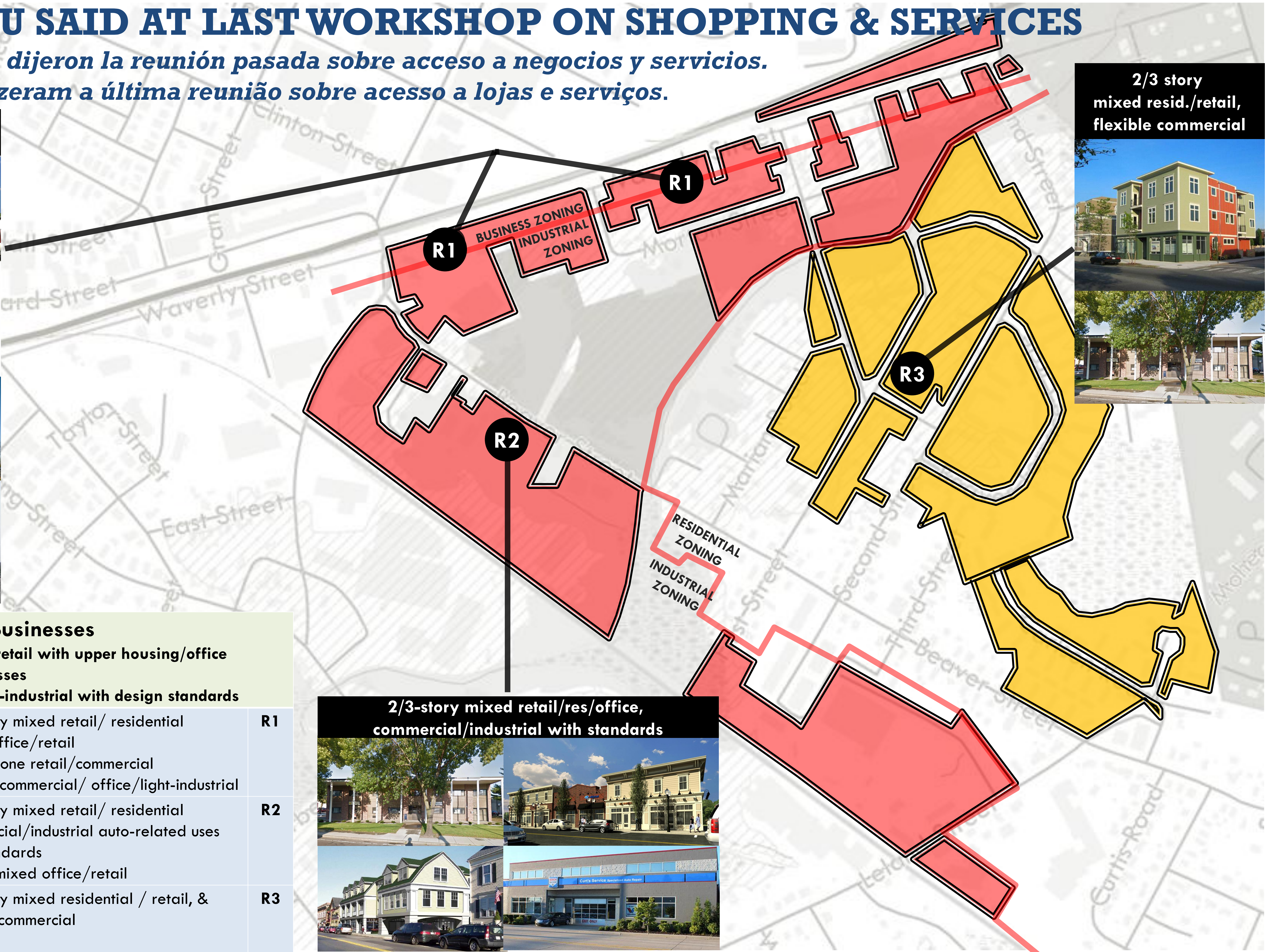


2/3 story mixed resid./retail, flexible commercial



Retail, Services & Businesses		
• 2 to 3-story mixed-use retail with upper housing/office • Single-use retail businesses • Commercial/office/light-industrial with design standards		
• Waverly St & Blandin Ave	• 2/3-story mixed retail/ residential • Mixed office/retail • Stand-alone retail/commercial • Flexible commercial/ office/light-industrial	R1
• Beaver St opposite Dennison Park	• 2/3-story mixed retail/ residential • Commercial/industrial auto-related uses with standards • 2-story mixed office/retail	R2
• Second St near Pelham apartments	• 2/3-story mixed residential / retail, & flexible commercial	R3

2/3-story mixed retail/res/office, commercial/industrial with standards



WHAT YOU SAID AT LAST WORKSHOP ON PARKS & STREETS

Lo que ustedes dijeron la reunión pasada sobre las calles y espacios públicos.
O que vocês disseram a última reunião sobre as ruas e espaços públicos.

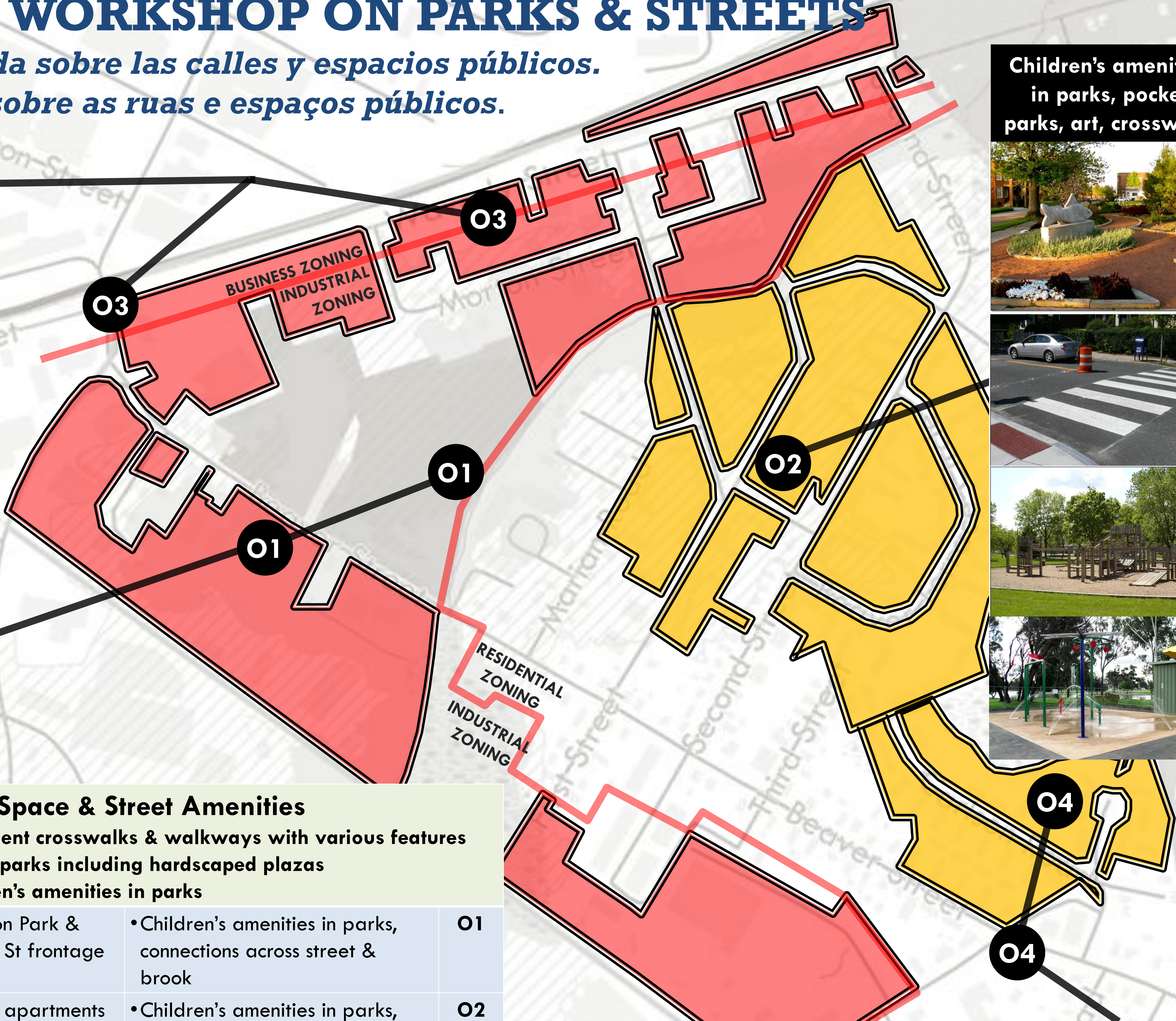
Crosswalks with bumpouts, outdoor seating, wide sidewalks



Children's amenities in parks, connections across street & brook



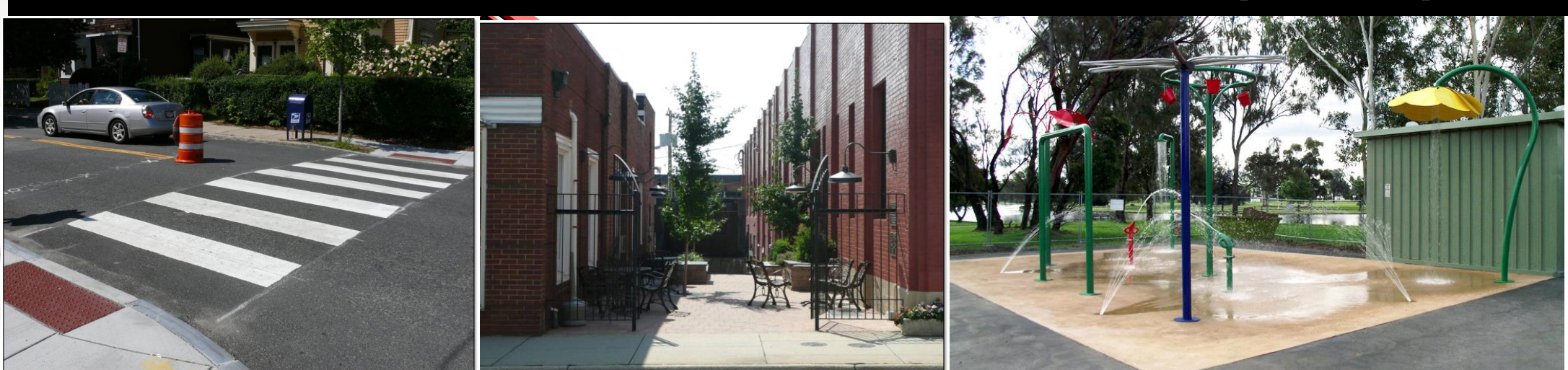
Open Space & Street Amenities		
- Prominent crosswalks & walkways with various features - Pocket parks including hardscaped plazas - Children's amenities in parks		
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Children's amenities in parks, pocket parks, art, crosswalks



Prominent crosswalks, children's water features, pocket parks



CONCERNS FROM LAST WORKSHOP. WHAT DO YOU THINK?
PREOCUPACIONES DEL ÚLTIMO TALLER. ¿QUÉ OPINA?

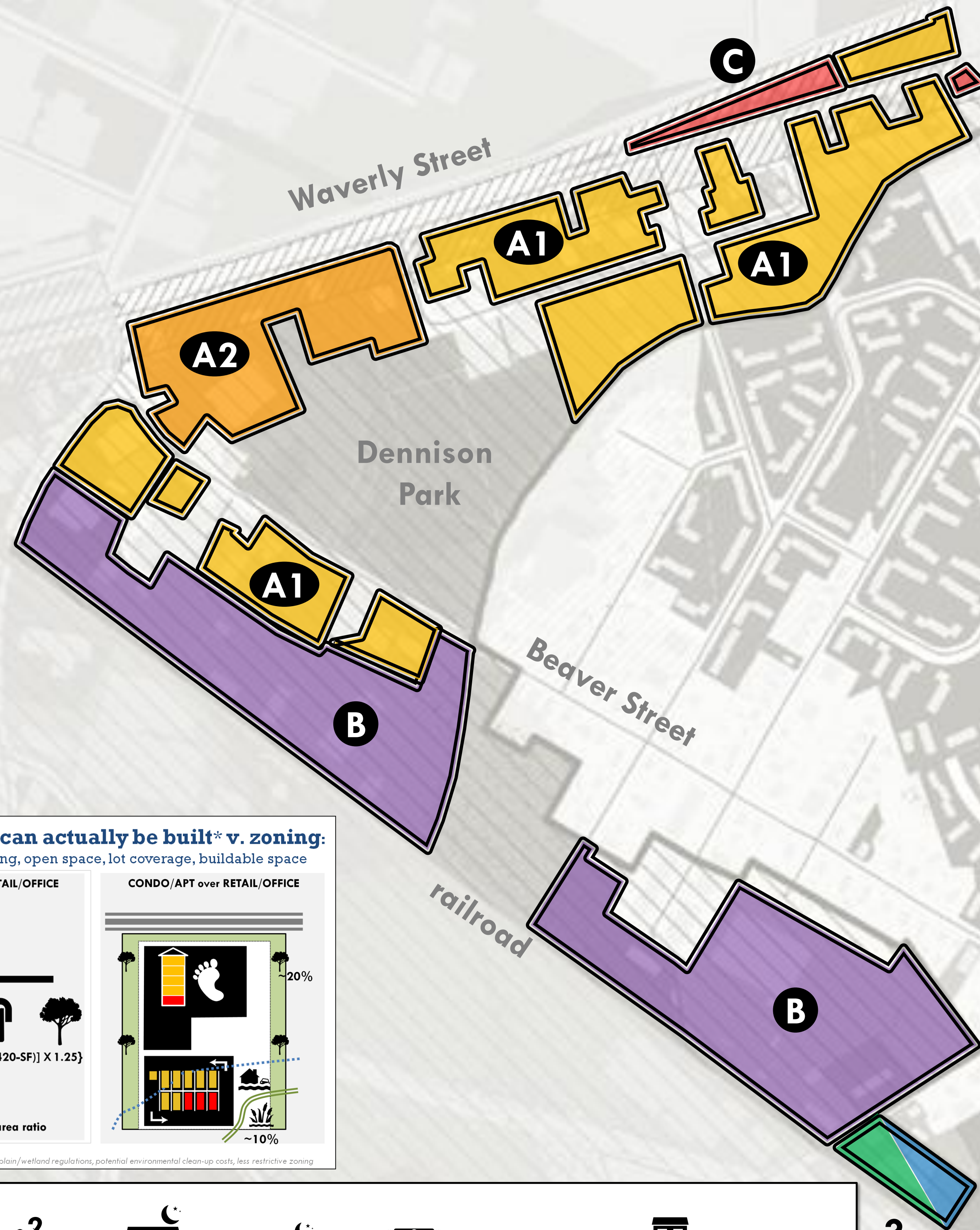
CONCERN / PREOCUPACIÓN	MORE IMPORTANT / MÁS IMPORTANTE	LESS IMPORTANT / MENOS IMPORTANTE
• Job training programs & apprenticeships • <i>Falta de trabajos de formación y aprendizaje</i>		
• Need retail, services & medical offices • <i>Falta de tiendas, servicios y consultorios médicos</i>		
• Beaver Dam Brook pollution clean-up • <i>Remediar contaminación del riachuelo Beaver Dam Brook</i>		
• Places to live you can afford • <i>Costo de vivienda dónde uno desee vivir</i>		
• Businesses crowding sidewalks • <i>Negocios desplazándose sobre las aceras</i>		
• Truck traffic disturbing neighbors • <i>Tránsito de camiones en áreas residenciales</i>		
• Auto-repair shops & other businesses not being good neighbors • <i>Industria automotriz incomoda vecinos</i>		
• Making sure people keep their property neat and clean. Making sure Town rules are enforced. • <i>Mejor mantenimiento de propiedades y aplicación de ordenanzas</i>		
• Keeping cars from going too fast, safety for walkers, signs, lights • <i>Apaciguar velocidad vehicular y colocar letreros/señales para peatones</i>		
• More public places to relax and play • <i>Más parques públicos para recreo y ocio</i>		
• More bike trails • <i>Más caminos de ciclismo</i>		
• Pollution & noise near Blandin Ave stores • <i>Contaminación y ruido cerca de los negocios en Blandin Ave</i>		
• Health clubs you can afford • <i>Membresías baratas para gimnasios</i>		



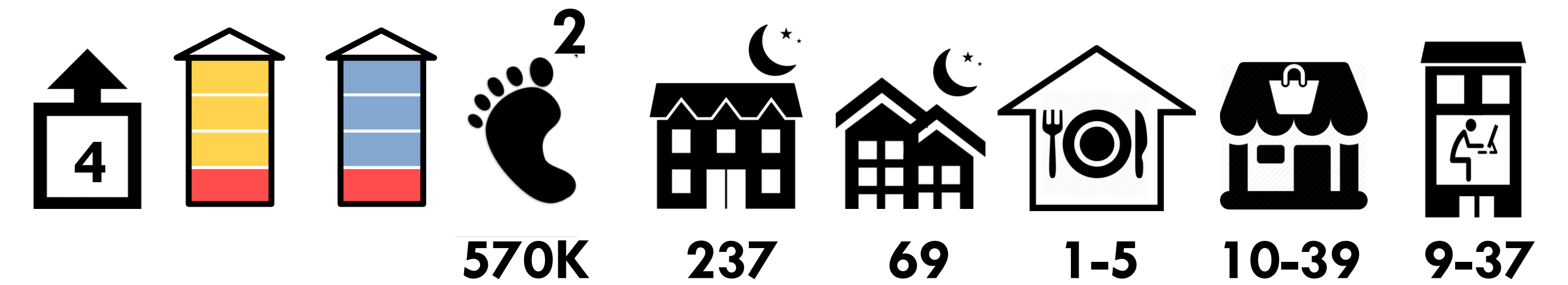
HOW MUCH YOU COULD FIT*

¿CUÁNTO DESARROLLO CABRÍA?

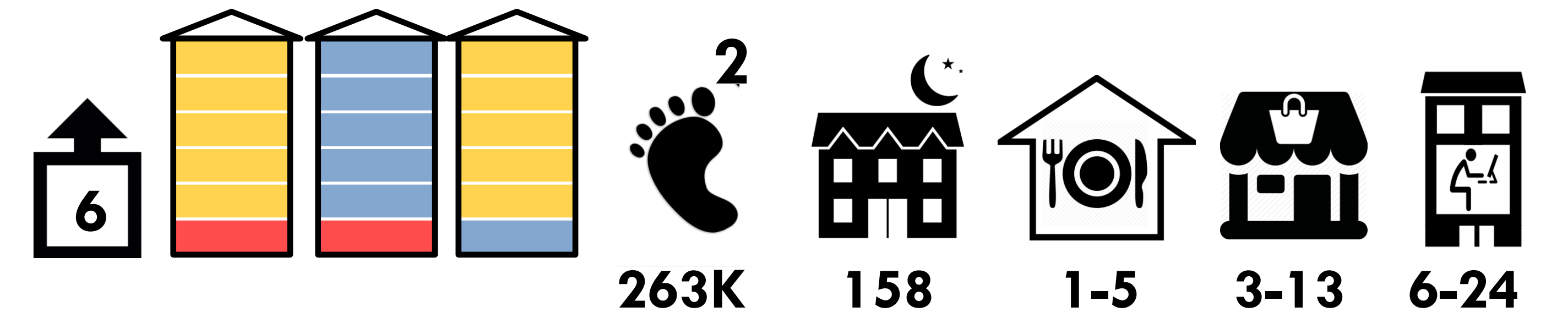
En cuanto a número de pisos, pies cuadrados, hogares, restaurantes, tiendas y oficinas si el mercado y municipio lo permiten.



A1 18.1 Acres - Mixed-Use with Residential



A2 6.4 Acres – Gateway Mixed-Use with Residential



B 24.7 Acres – Light Industrial BackLots with Assoc. Office



C 1.2 Acres – Small-Scale Retail with Office

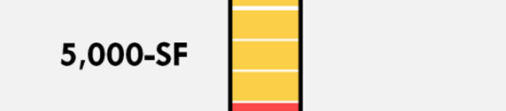


Testing what can actually be built* v. zoning:

Example: uses, parking, open space, lot coverage, buildable space

CONDO/APT over RETAIL/OFFICE

5,000-SF



{[1,000-SF + (7.5 + 3 X 420-SF)] X 1.25}

=

0.96

effective floor-to-area ratio

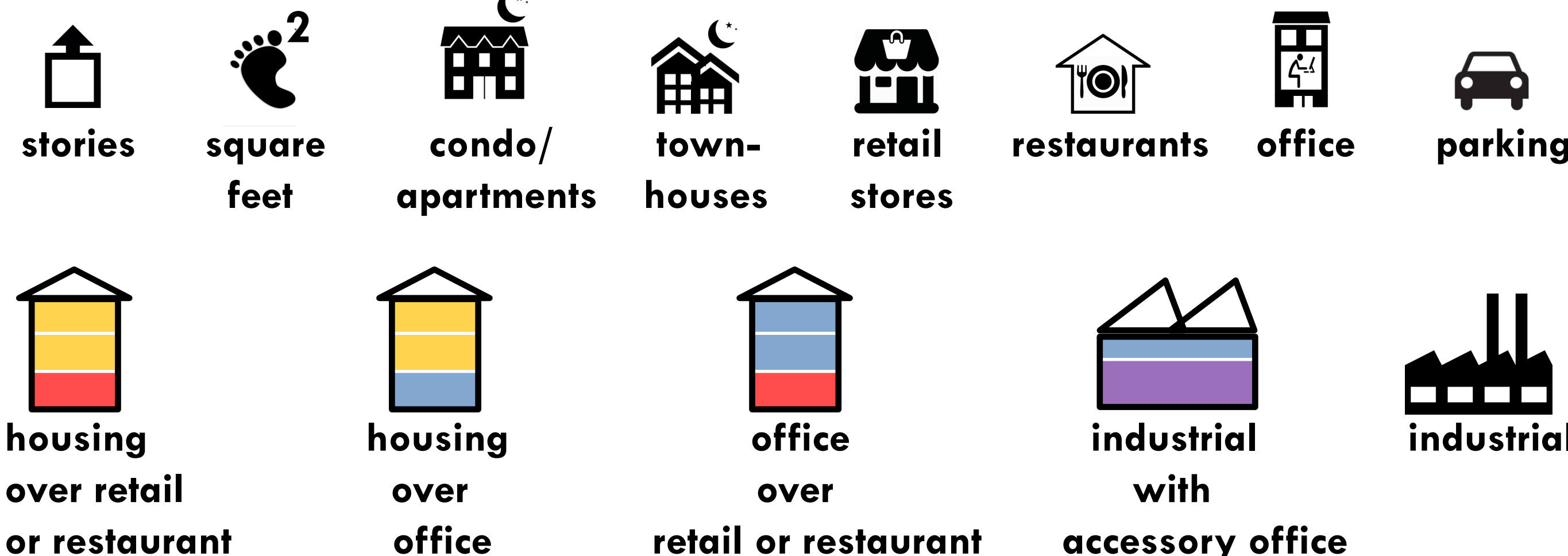
CONDO/APT over RETAIL/OFFICE

20%



~10%

subject to: market analysis, floodplain/wetland regulations, potential environmental clean-up costs, less restrictive zoning



* subject to: market analysis, floodplain/wetland regulations, potential environmental clean-up costs, less restrictive zoning

WHAT COULD IT LOOK LIKE?

WHAT DO YOU THINK?

Real projects in greater Boston that could physically fit. *

¿QUÉ OPINA?

Ejemplos de proyectos que podrían caber físicamente si el mercado y municipio lo permiten.

4

200K

80K

14K

120K

255+135

A Mission Hill, MA



B Reading, MA



4

22K

53

* 76

C Medford, MA



1-3

134K

32

222

D Brighton, MA



4

34

* parking under

stories

square feet

condo/apartments

town-houses

retail stores

restaurants

office

parking

* subject to: market analysis, floodplain/wetland regulations, potential environmental clean-up costs, less restrictive zoning

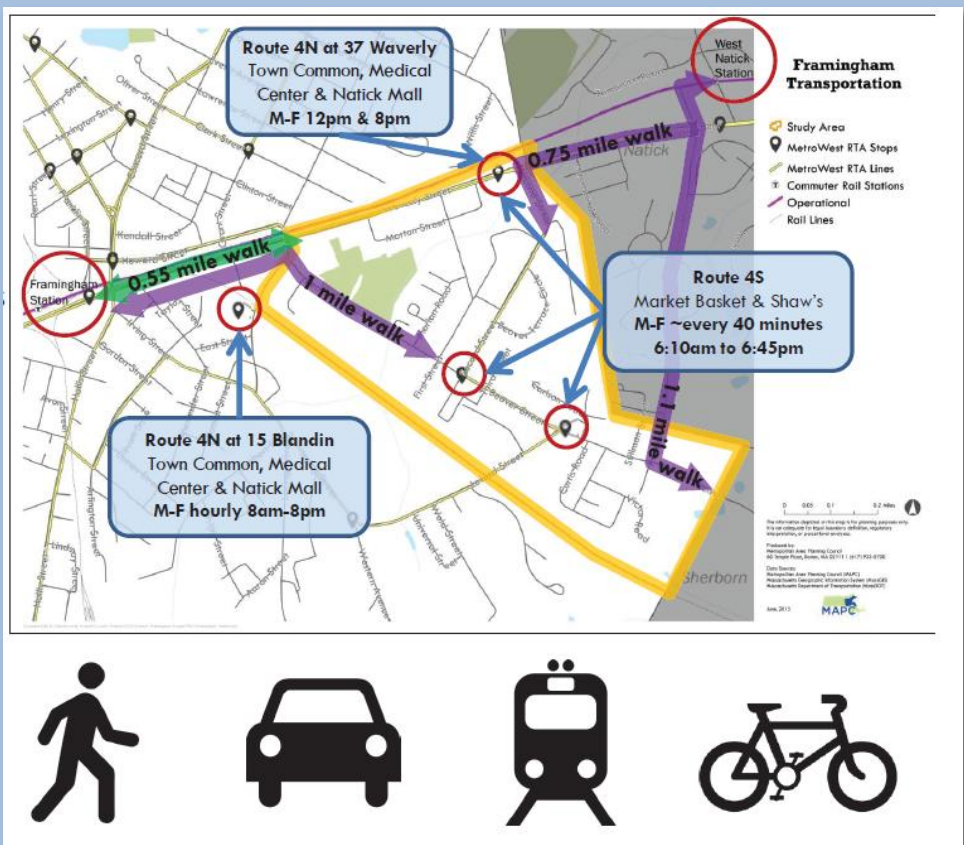
IMPROVING & GROWING NEIGHBORHOOD DEPENDS ON...

EL MEJORAMIENTO Y CRECIMIENTO DEL VECINDARIO DEPENDE DE...

- si el municipio permite variedad de viviendas y negocios en cantidades suficientes para crear una placita pública
- servicio de autobús extendido
- si la contaminacion ambiental se elimina para construir edificios habitables
- si todo lo anterior se resuelve para que propietarios e inversionistas se interesen en proponer mejoras y desarrollo

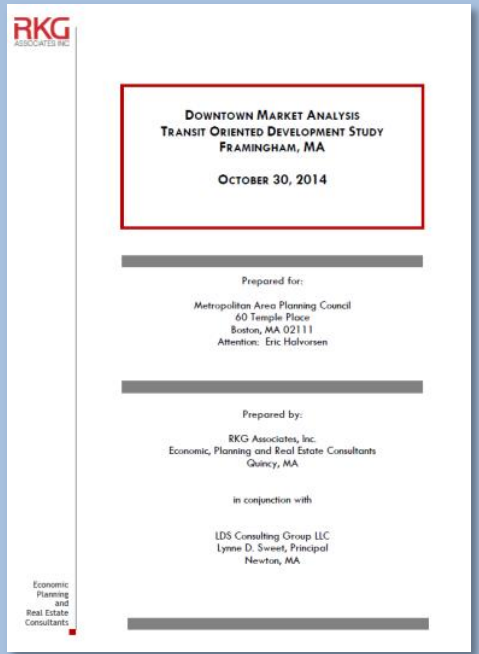
CAN YOU GET AROUND?

- attractive, safe sidewalks for residents and visitors?
- limited bus service M-F, no weekend service
- are there barriers from homes to businesses or parks?



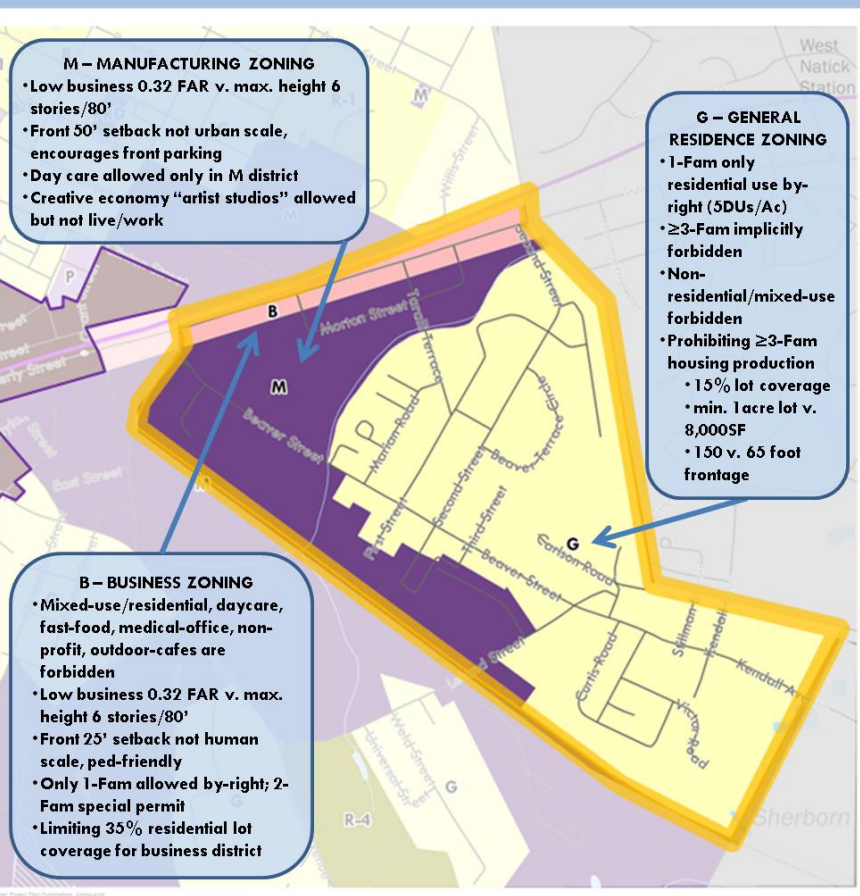
IS THERE A MARKET FOR HOMES & BUSINESSES?

- greatest potential
 - mixed-use instead of single-use
 - “roofs before retail”
 - office workers support restaurants
 - walkable near transit/downtown
 - 20-40 unit rental projects
 - 8-12 unit townhouses or flats
- 2015 Downtown TOD Study mapc.ma/FramDwtnMarket



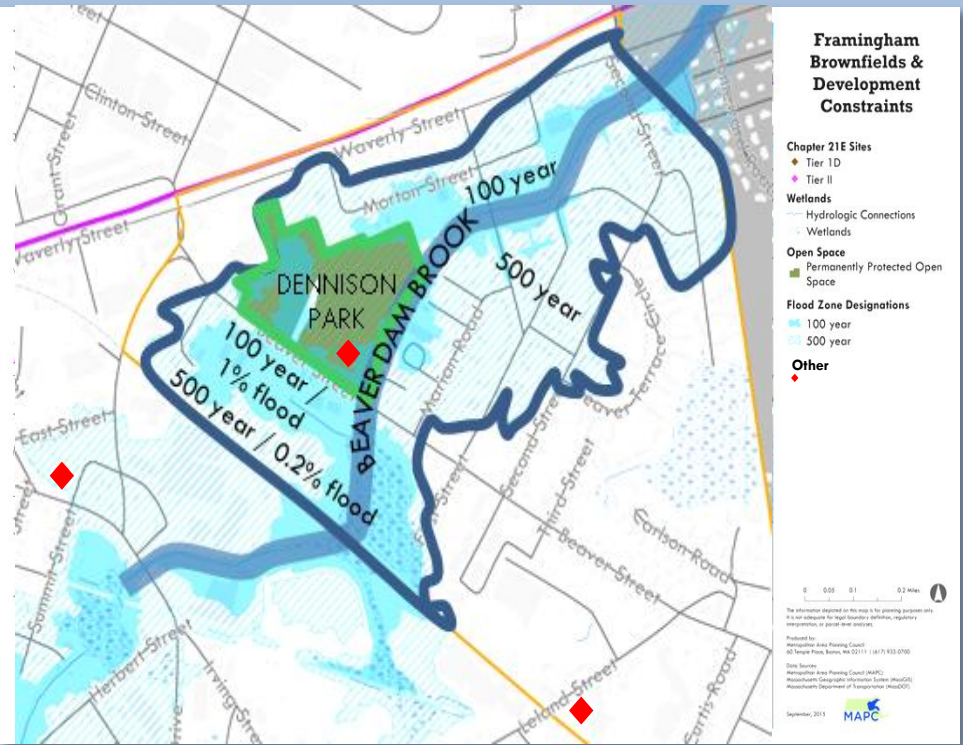
WILL ZONING ALLOW IT?

- mixed-use and multifamily not allowed
- can't build enough usable space on parcels
 - i.e, floor-to-area ratio too low for heights; 0.32 zoning v. 0.45 to 1.15 effective
- growth estimates assume amended zoning to encourage traditional walkable neighborhood



WHAT ABOUT CLEAN-UP & STORMWATER?

- level of clean-up affects
 - costs
 - what can be built: homes v. businesses v. parks
 - how much needs to be built to cover clean-up costs
- homes in floodplain require special permit
- zoning requires 125' buffer from wetlands



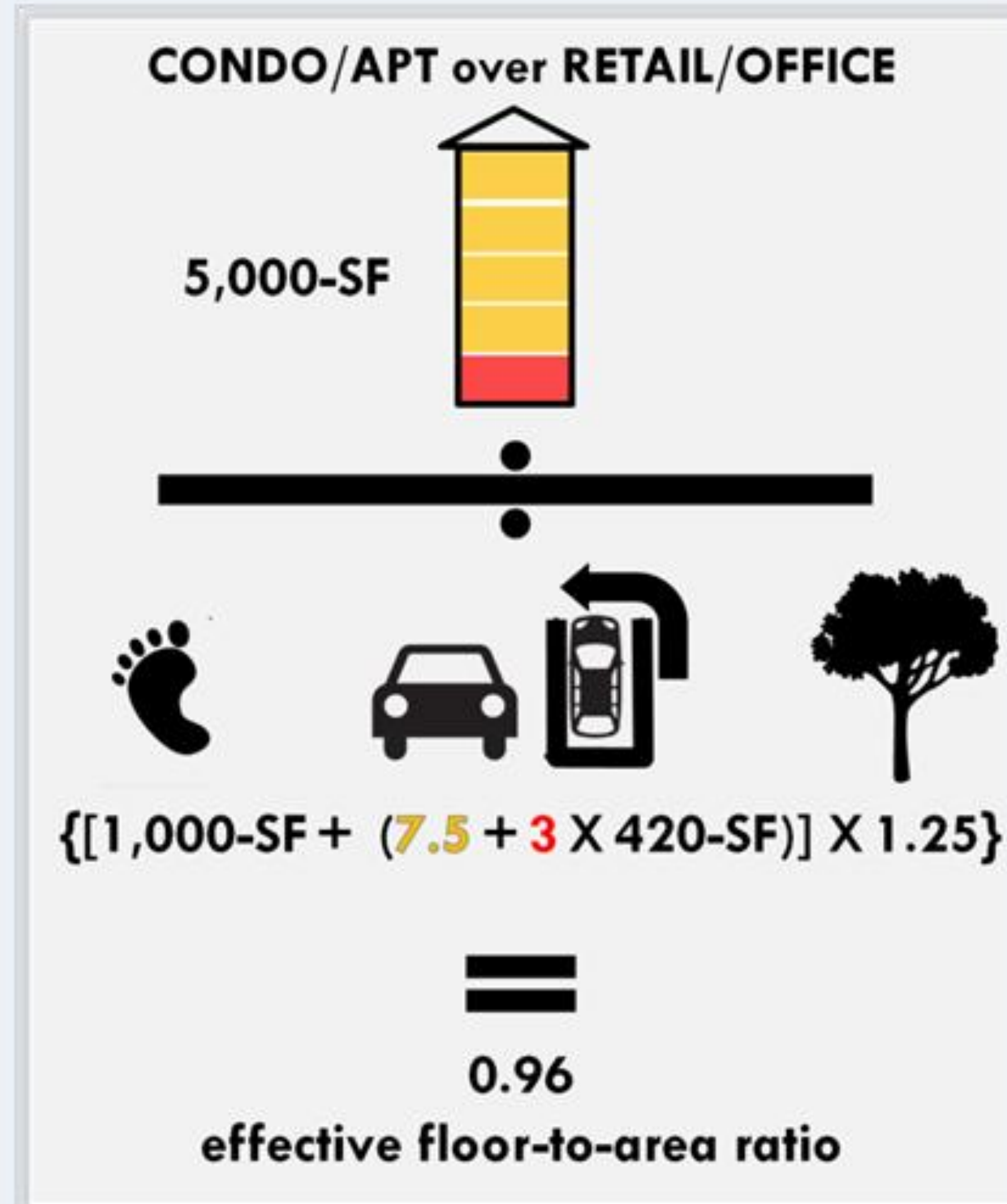
Comparing buildout analysis to a real project

Physically-possible* transformative project on gateway parcels

- Imagine a 5-story mixed-use building with stores & housing project
- on 3 acres of the large “Gateway parcels” at Waverly near Blandin



- Apply 0.96 effective FAR from analysis
- to fit parking & open space



- Results in 5-story, 126,000-sf project on 3 acres
 - 101 condo/apts
 - 3-10 stores (25,000-sf)

- Mixed-Use Ch.40R project
30 Haven St, Reading, MA



- 4-story, 91,000-sf project on 3/4-acres
 - 53 condo/apts
 - 22,000-sf retail

potential development subject to Town setting right conditions

** subject to: market analysis, floodplain/wetland regulations, potential environmental clean-up costs, less restrictive zoning*

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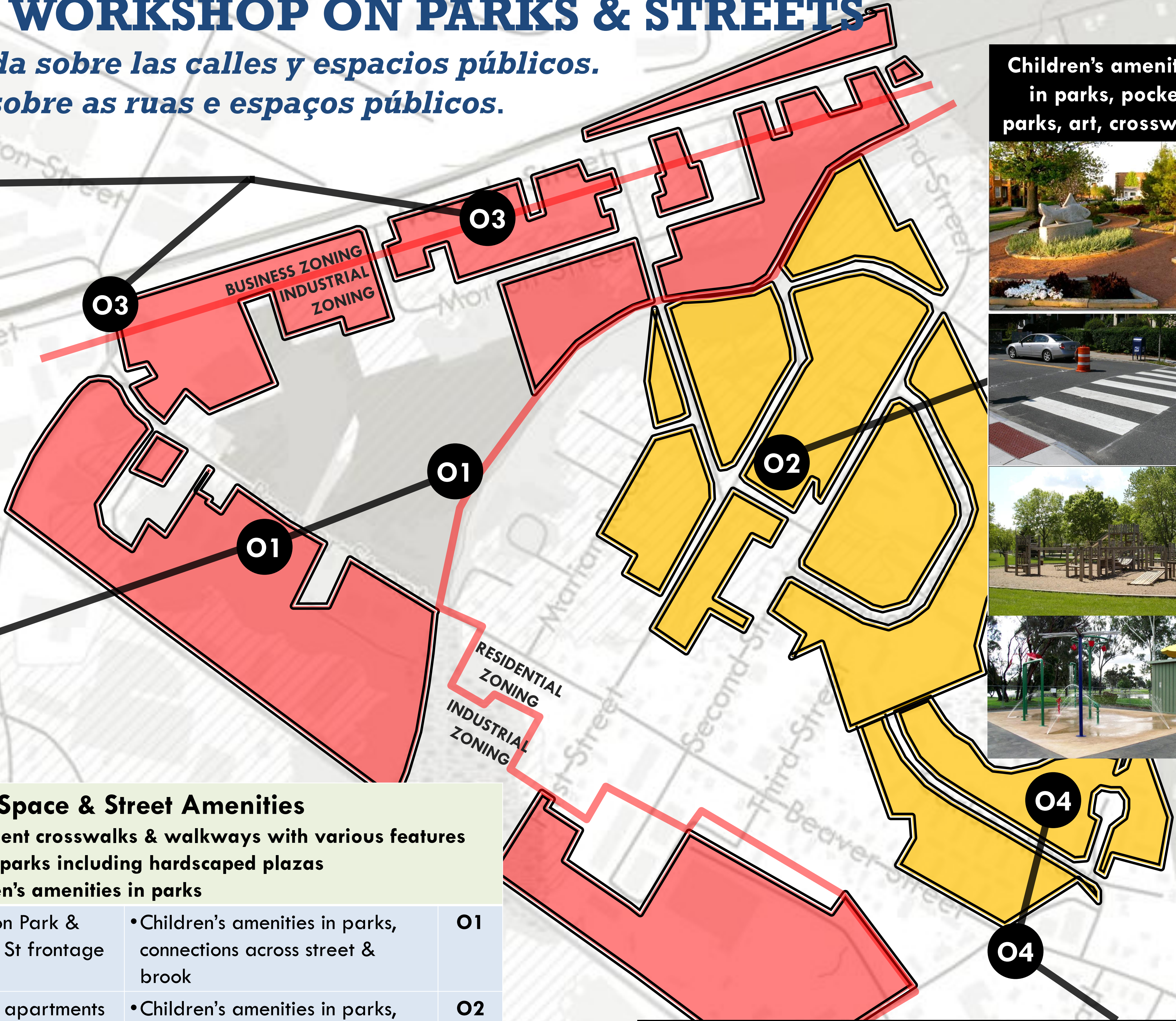
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Children's amenities in parks, connections across street & brook



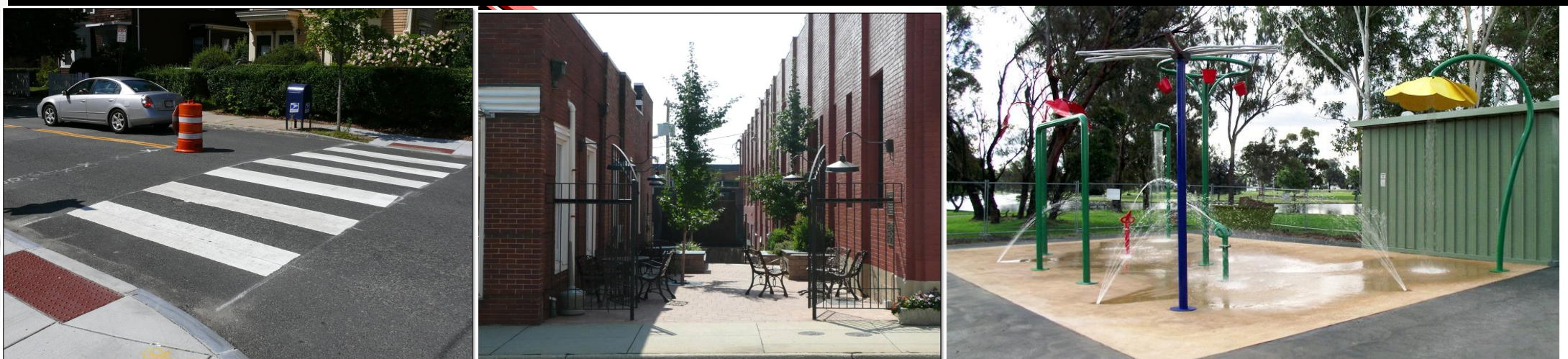
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Children's amenities in parks, pocket parks, art, crosswalks



Prominent crosswalks, children's water features, pocket parks



WHAT YOU SAID AT LAST WORKSHOP ON PARKS & GETTING AROUND

Which types of open spaces & street improvements are needed? What do you think of these? In what areas?
Lo que ustedes dijeron la reunión pasada sobre las calles y espacios públicos. ¿Qué opina? ¿ En qué áreas hacen falta?

01

Children's amenities in parks, connections across street & brook
Dennison Park & Beaver St frontage



02

Children's amenities in parks, pocket parks, art, crosswalks
Pelham Apartments



WHAT YOU SAID AT LAST WORKSHOP ON PARKS & GETTING AROUND

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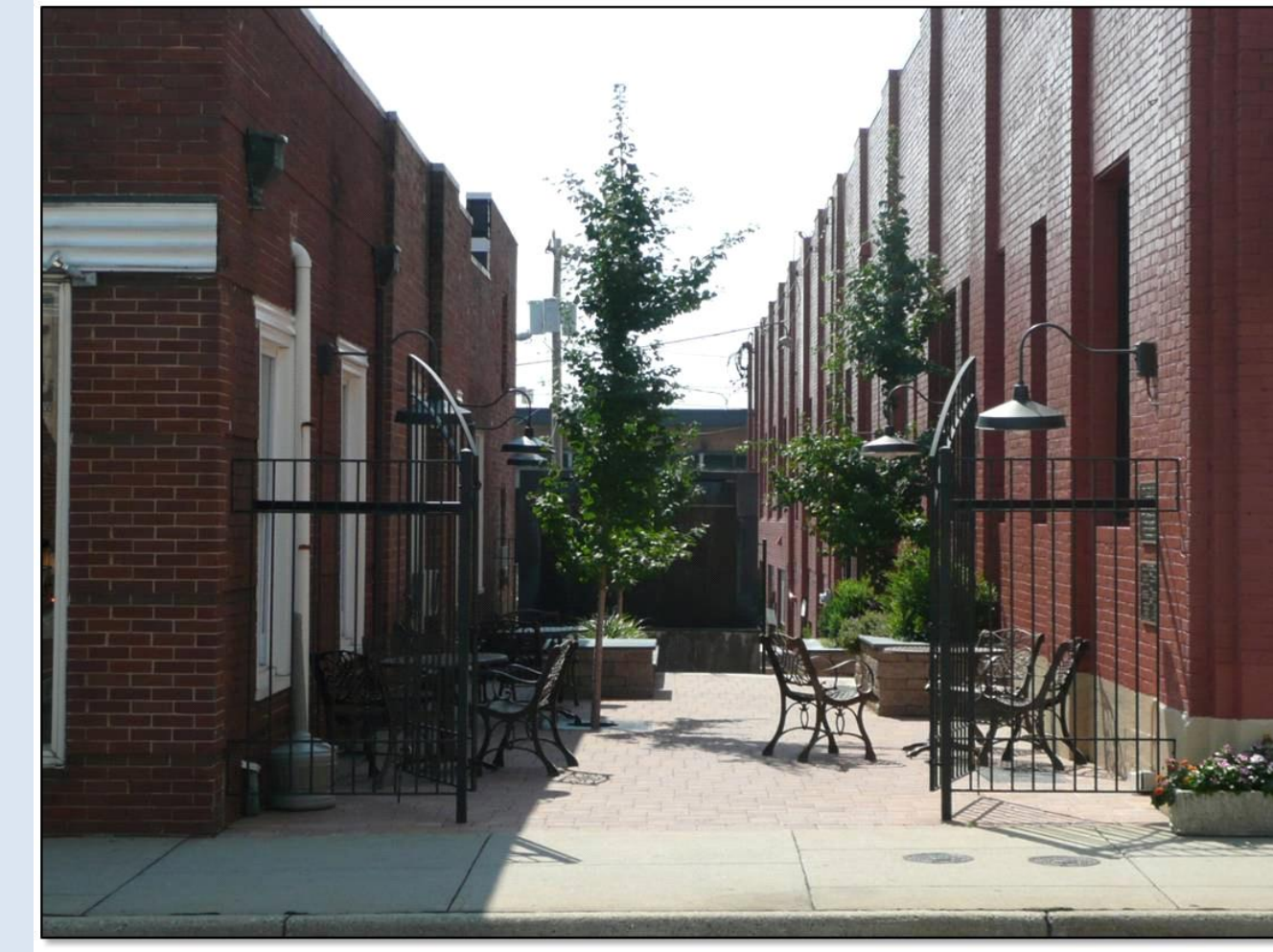
O3

Crosswalks with bumpouts, outdoor seating, wide sidewalks
Waverly Street



O4

Prominent crosswalks, children's water features, pocket parks
Pusan Rd, Beaver St at Leland St & Kendall Ave



WHAT YOU SAID AT LAST WORKSHOP ON SHOPPING, JOBS, & SERVICES

Which types of businesses do you need for services, shopping & jobs? What do you think of these? In what areas?
Lo que ustedes dijeron la reunión pasada sobre acceso a negocios y servicios. ¿Qué opina? ¿En qué áreas hacen falta?

R1

2 to 3 story mixed retail/residential, office
 Waverly St & Blandin Ave



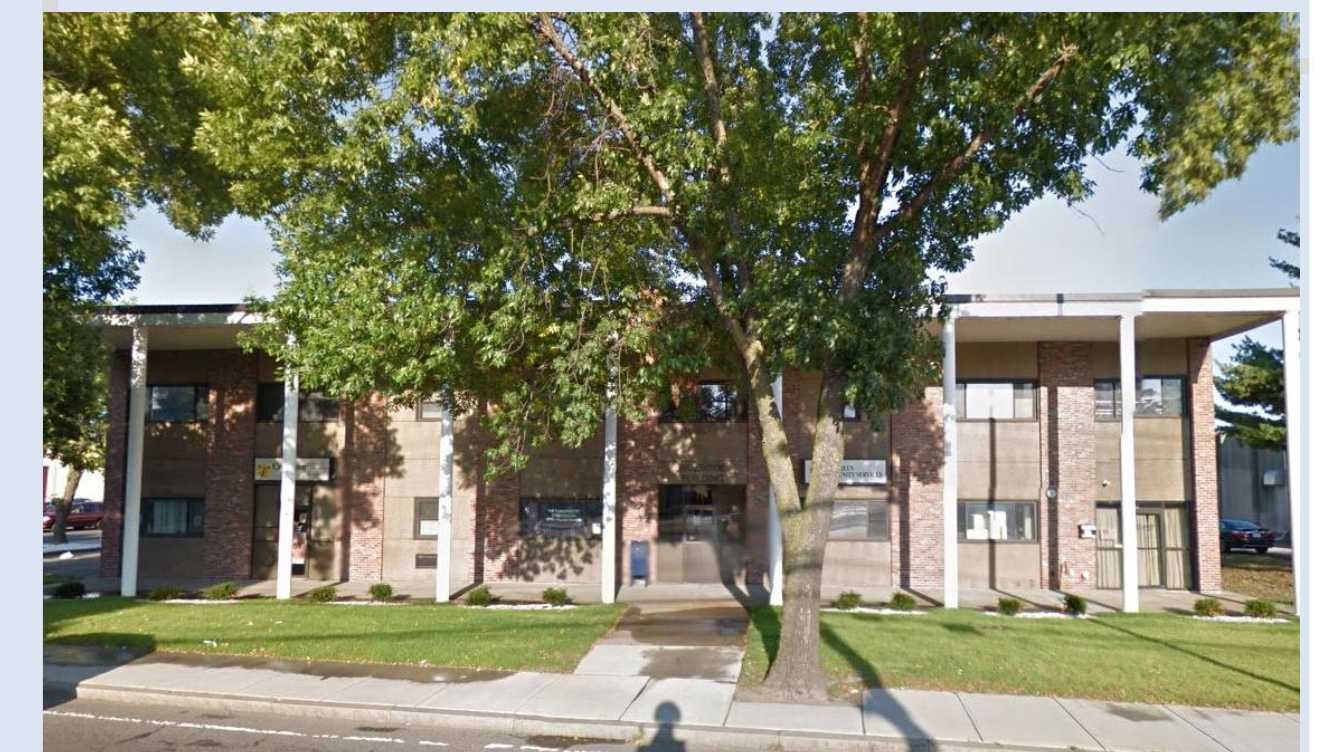
R2

2/3-story mixed retail/residential/office, commercial/
 industrial with standards - Beaver St opposite Dennison Park



R3

2/3 story mixed residential
 retail, flexible commercial
 Second St near
 Pelham apartments

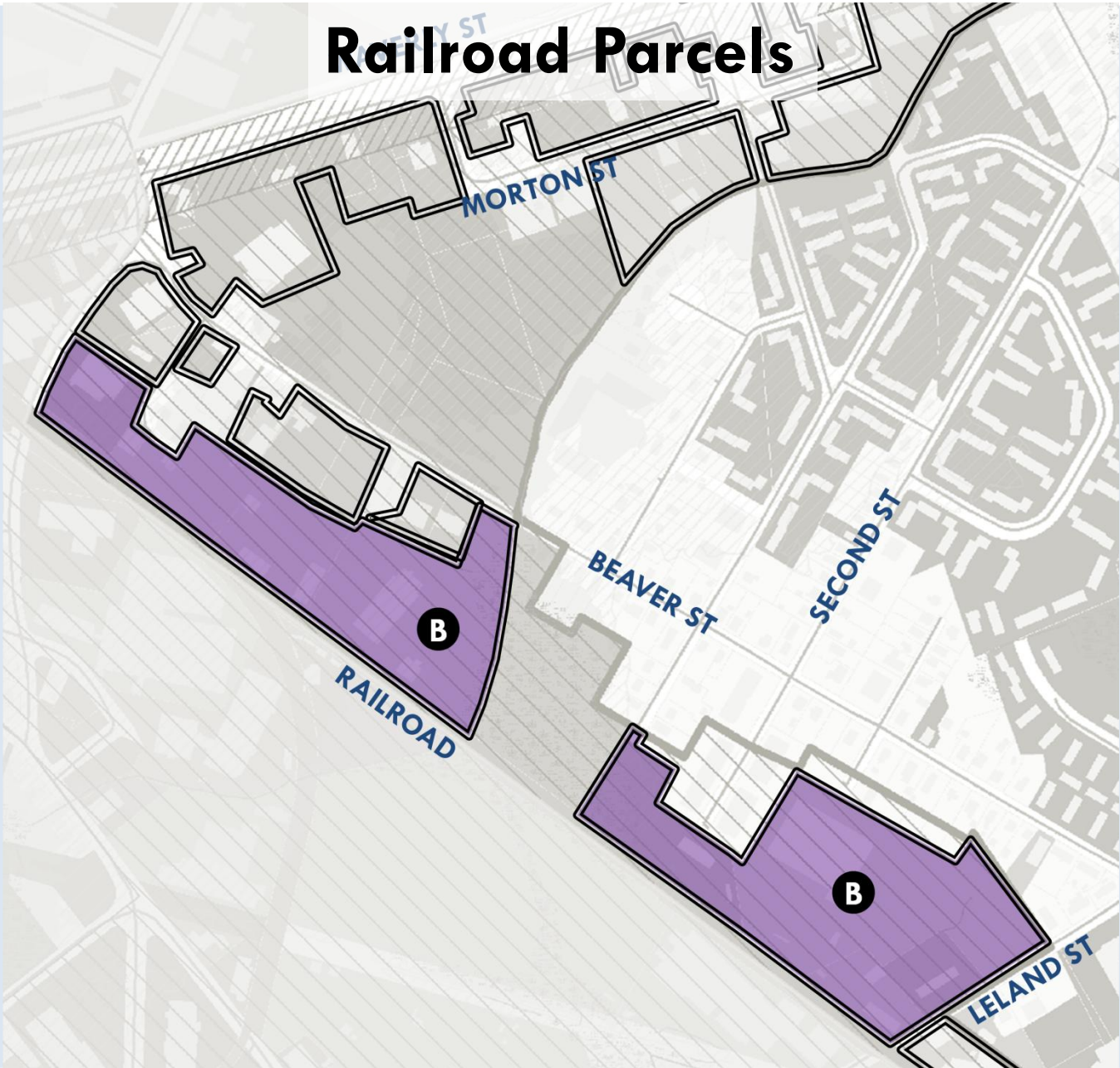
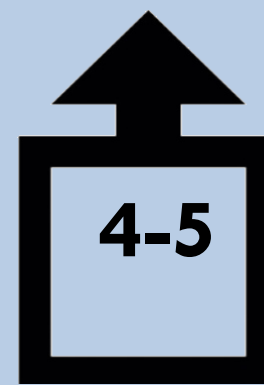
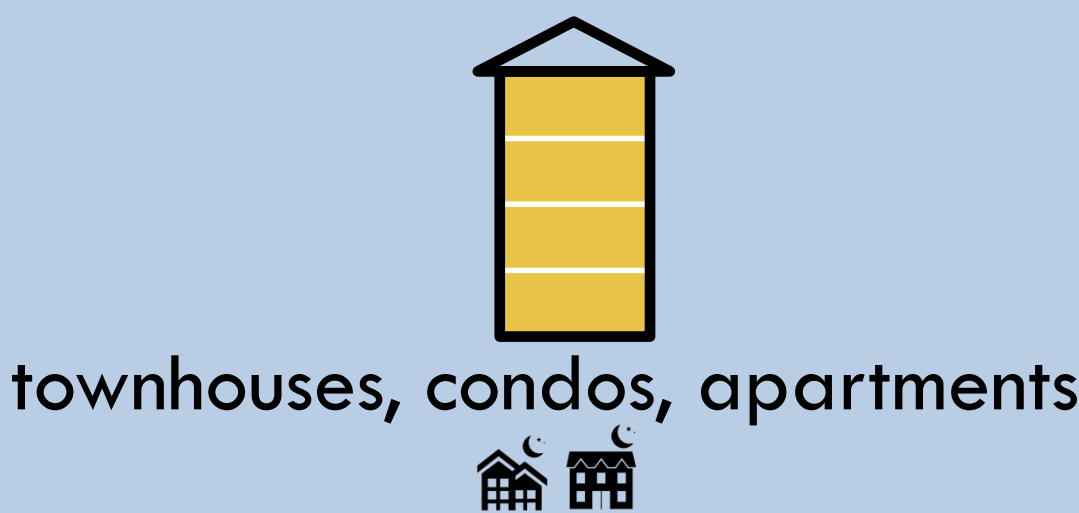
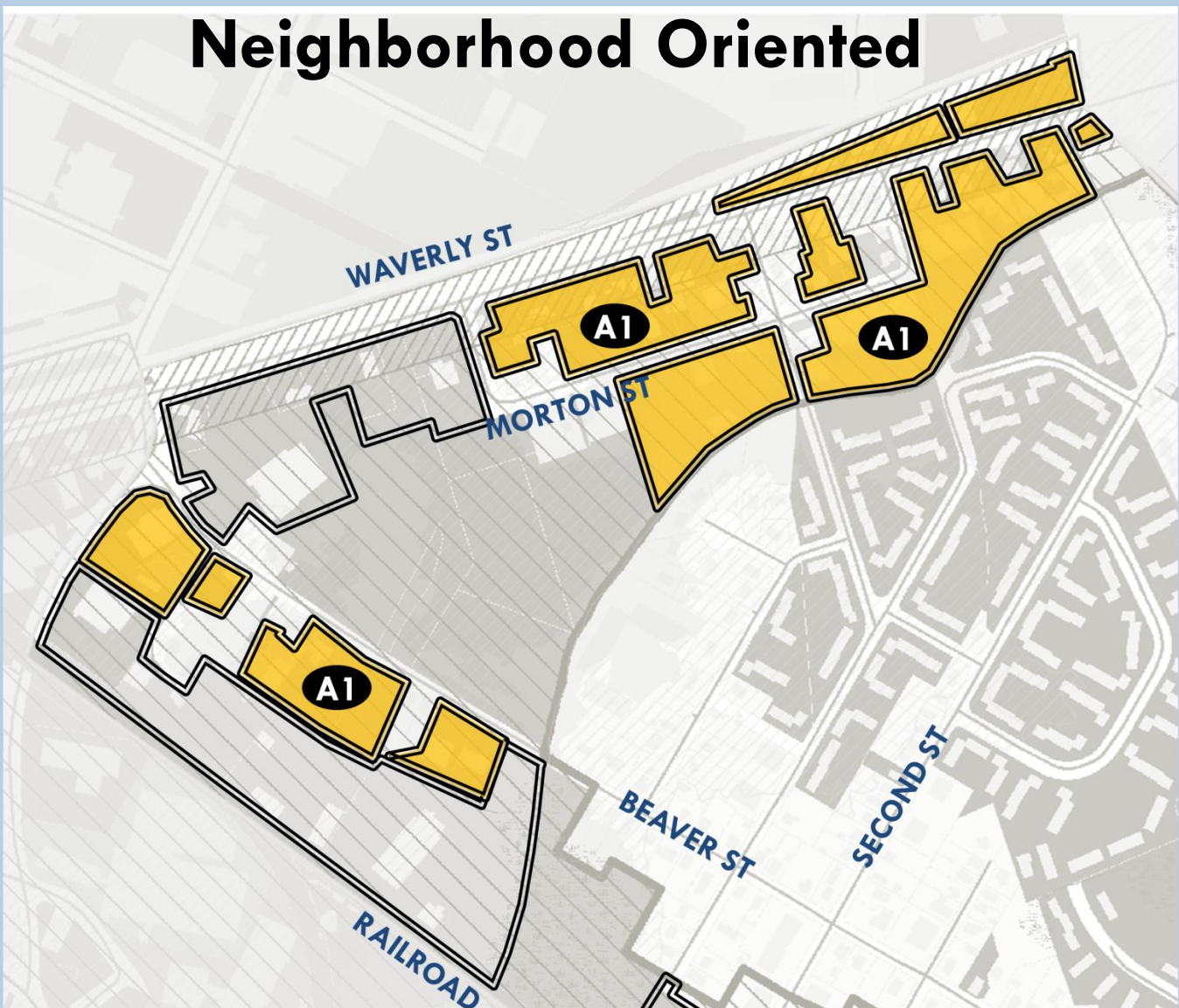
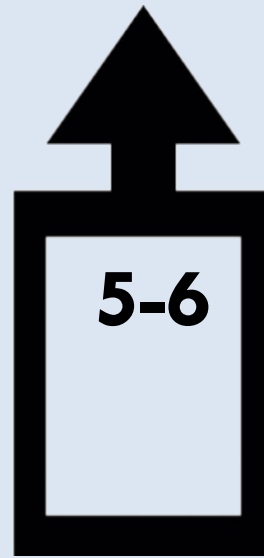
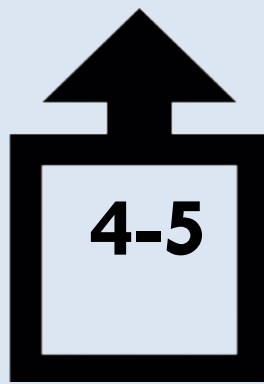
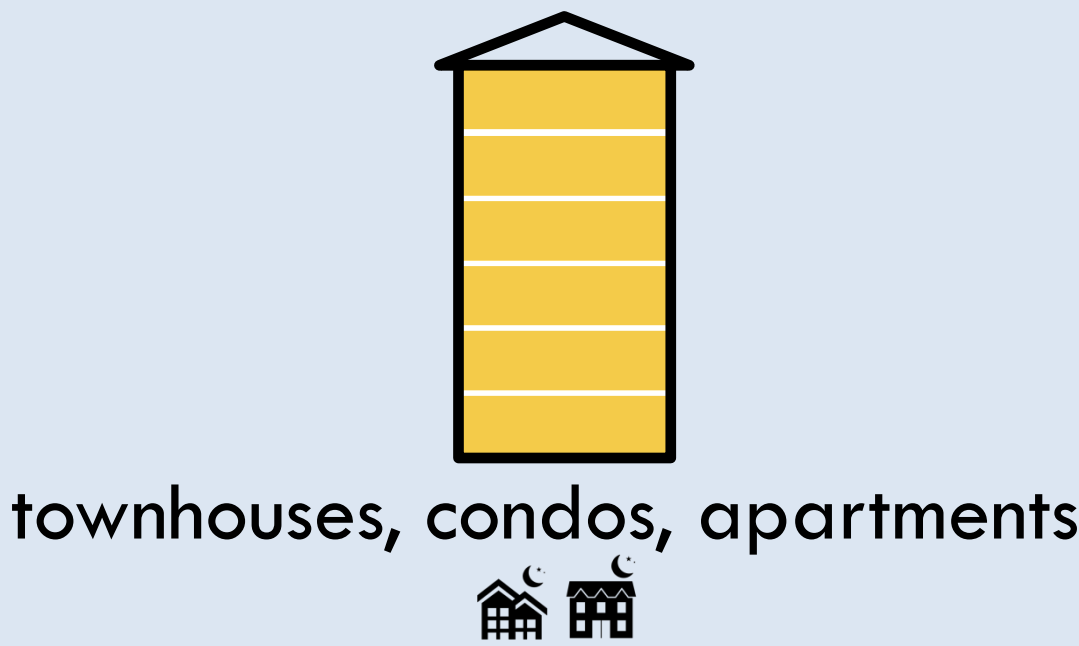
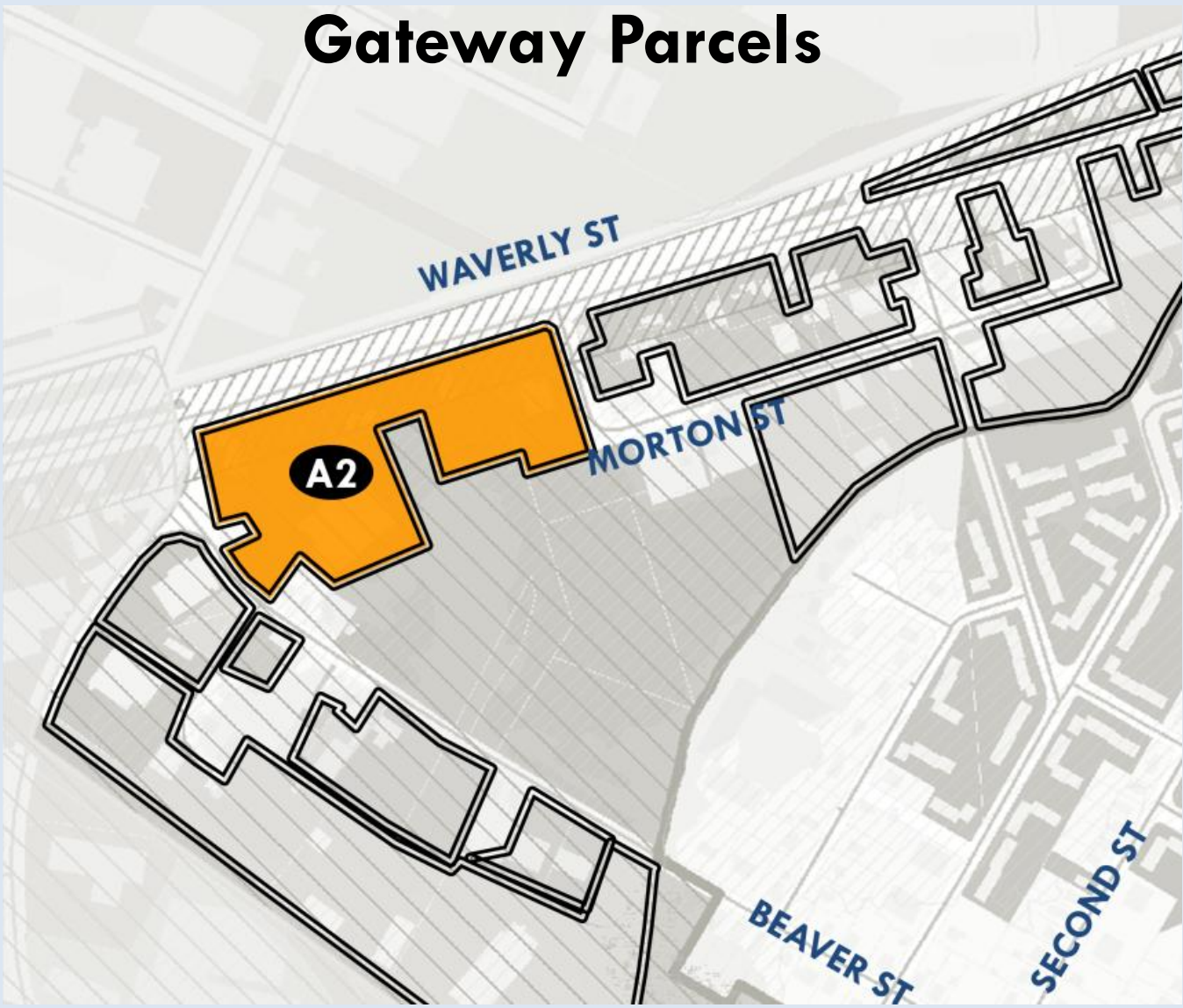


WHERE DO YOU SEE GROWTH?

¿dónde imaginas desarrollo?
¿qué tipo de usos? ¿edificios de usos múltiples o uso único?

WHAT KIND?

HOW TALL?
¿de cuántas plantas?



WHAT YOU SAID AT LAST WORKSHOP ON HOUSING CHOICES

Which housing types will you, your parents or children need? Improve existing in some areas & build new in other areas?
Lo que ustedes dijeron la reunión pasada sobre tener opciones de hogar. ¿Qué opina? ¿ En qué áreas hacen falta?

H1

2.5 to 3.5 story apartments, condos, townhouses, mixed residential/retail – Beaver St opposite Park, Waverly St, Blandin Ave, Morton St, Taralli Terr



H2

1.5 to 3.5-story apartments, condos, townhouses, clustered housing, single family – Pelham apartments area incl Second St, Beaver Park Rd



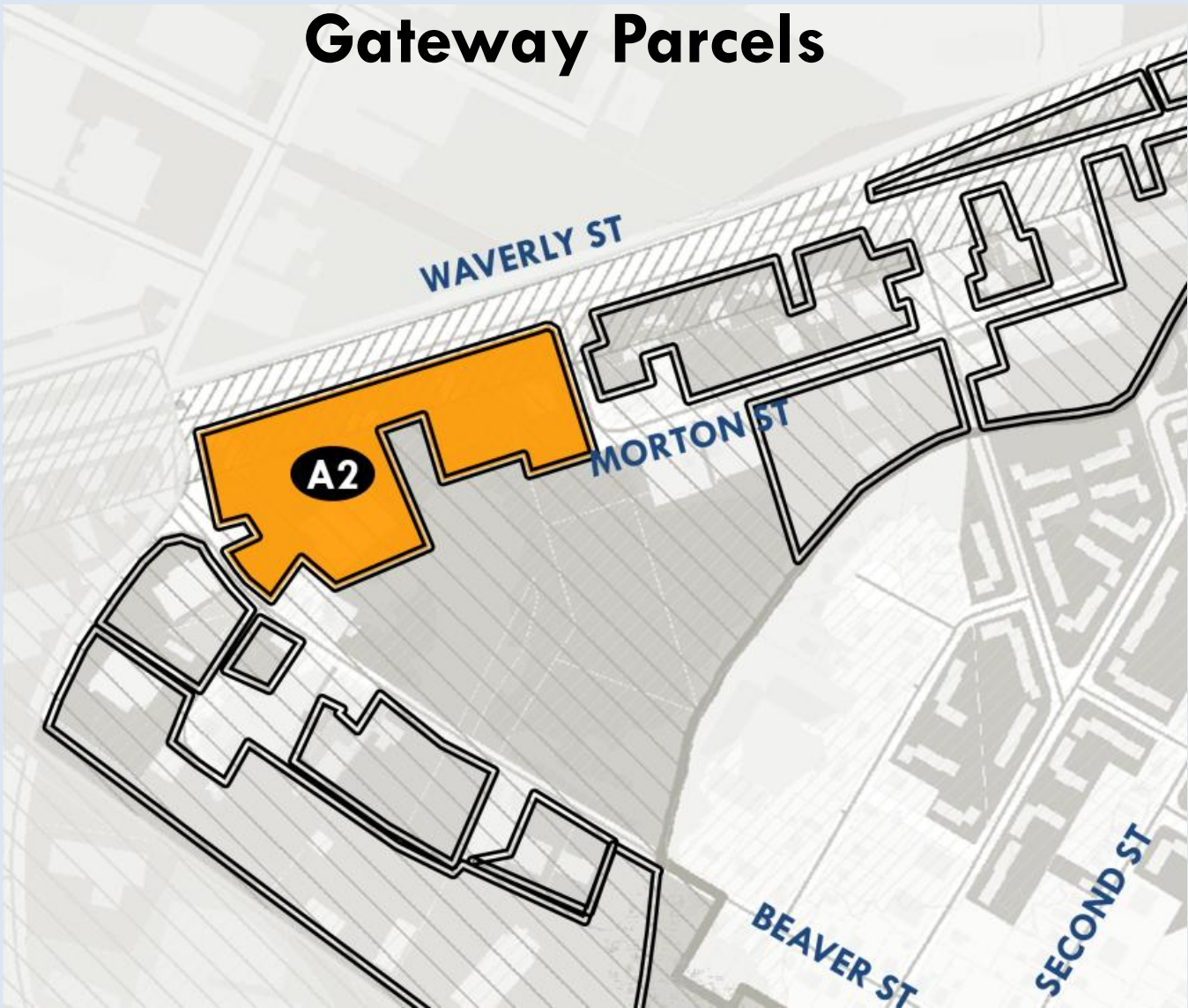
H3

3 story townhouses Pusan Rd & Kendall Ave



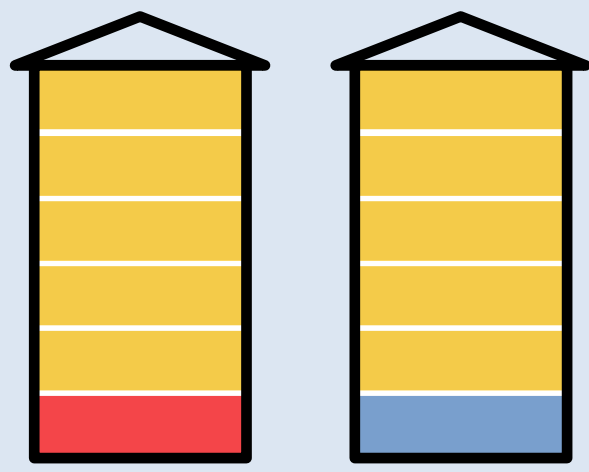
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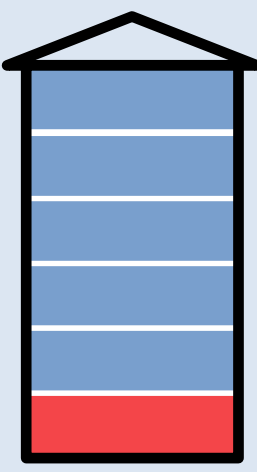


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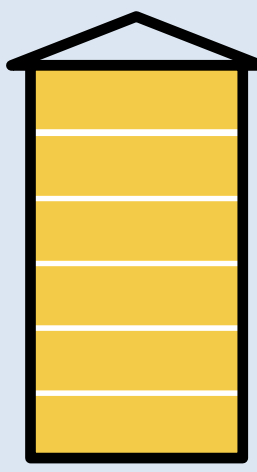
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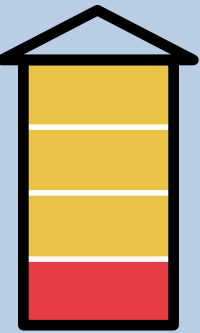
housing over retail, restaurant, office



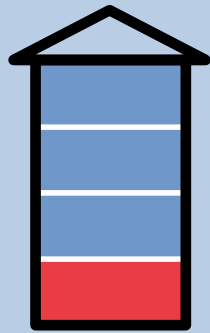
office over retail



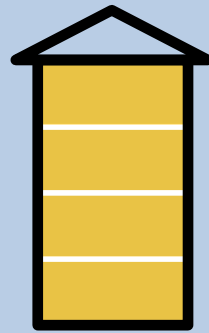
townhouses, condos, apartments



housing over retail, restaurant, office



office over retail

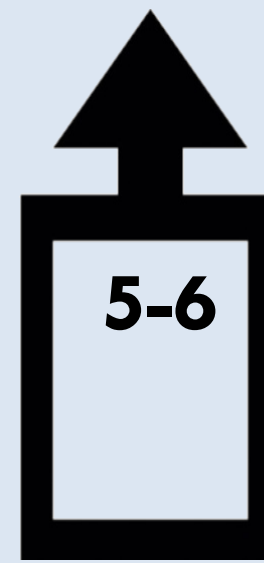
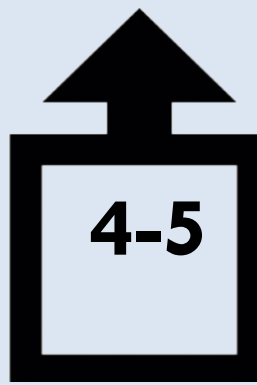
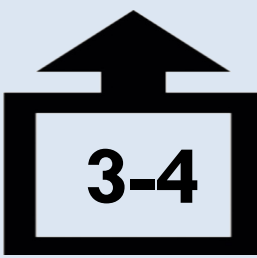


townhouses, condos, apartments



HOW TALL?

¿de cuántas plantas?



WHAT DO YOU THINK?

put 6 green dots
in green column
for "most important" issues



put 6 yellow dots
in yellow columns
for "less important" issues



¿QUÉ OPINA?

ponga 6 puntos verdes
en la columna verde
para asuntos
"más importantes"



ponga 6 puntos amarillos
en la columna amarilla
para asuntos
"menos importantes"



O QUE VOCÊ ACHA?

bote 6 pontos verdes
na coluna verde
para questões
"mais importantes"



bote 6 pontos verdes
na coluna verde
para questões
"mais importantes"



WHAT DO YOU THINK?

put 5 green dots
on photos showing
“most important”
improvements at those
locations



put 5 green dots
on photos showing
“most important”
improvements at those
locations



¿QUÉ OPINA?

ponga 5 puntos verdes
en las fotos mostrando las
obras “más importantes”
en esos lugares



ponga 5 puntos amarillos
en la fotos mostrando las
obras “menos importantes”
en esos lugares



O QUE VOCÊ ACHA?

bote 5 pontos verdes
nas fotos ensinando as
melhoras “mais
importantes” nesses
lugares



bote 5 pontos verdes
nas fotos ensinando as
melhoras
“mais importantes” nesses
lugares



WHAT DO YOU THINK?

put 5 green dots on photos showing "most necessary" businesses at those locations



put 5 yellow dots on photos showing "least necessary" businesses at those locations



¿QUÉ OPINA?

ponga 5 puntos verdes en las fotos mostrando los negocios "más necesarios" en esos lugares



ponga 5 puntos amarillos en la fotos mostrando los negocios "menos necesarios" en esos lugares



O QUE VOCÊ ACHA?

bote 5 pontos verdes nas fotos ensinando as lojas "mais necessários" nesses lugares



bote 5 pontos verdes nas fotos ensinando as lojas "menos necessários" nesses lugares



WHAT DO YOU THINK?

put 1 green dot per line under “what kind?” column for “most needed” development



put 1 green dot per line under “how tall?” column for building floors



¿QUÉ OPINA?

ponga 1 punto verde por línea debajo de columna “¿cuál tipo?” para desarrollo “más necesario”



ponga 1 punto verde por línea debajo de columna “¿cuántos pisos?” para tamaño de edificios



O QUE VOCÊ ACHA?

bote 1 ponto verde por linha embaixo da coluna “qual tipo?” para desenvolvimento “mais necessário”



bote 1 ponto verde por linha embaixo da coluna “quantos andares?” para tamanho dos prédios



WHAT DO YOU THINK?

put 5 green dots
on photos showing
“most desired” housing
types at those locations



put 5 yellow dots
on photos showing
“less desired” housing
types at those locations



¿QUÉ OPINA?

ponga 5 puntos verdes
en las fotos mostrando
tipos de vivienda
“más deseados”
en esos lugares



ponga 5 puntos amarillos
en la fotos mostrando
tipos de vivienda
“menos deseados”
en esos lugares



O QUE VOCÊ ACHA?

bote 5 pontos verdes
nas fotos ensinando
tipos de moradia “mais
desejados” nesses lugares



bote 5 pontos verdes
nas fotos ensinando tipos
de moradia “mais
desejados” nesses lugares



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O QUE VOCÊ ACHA?

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bote 1 ponto verde por linha embaixo da coluna “quantos andares?” para tamanho dos prédios

