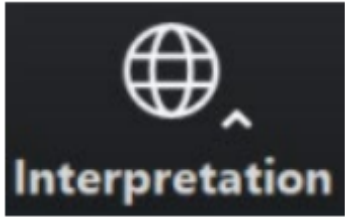




Envisioning Development at 7-9 Westminster Terrace

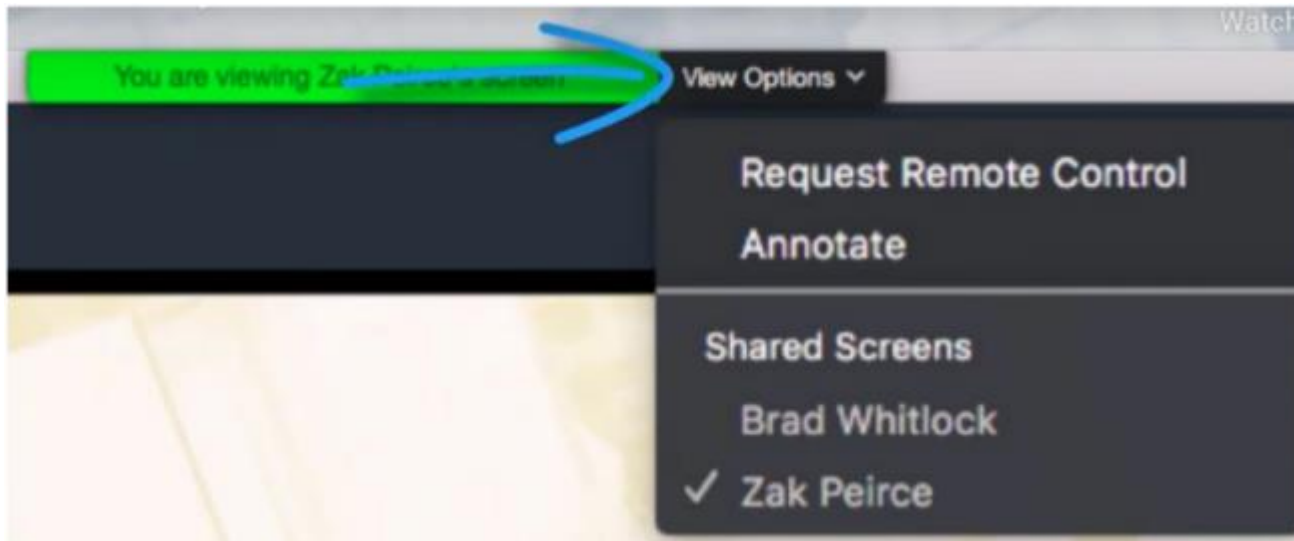
Interpretation and Translation



“Spanish” – for Spanish


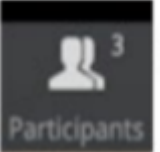


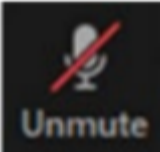
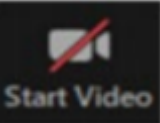
“Haitian Creole” – for Haitian Creole

“English” – for English



Zoom Tips

- Here are some tips on using Zoom for first-time users. Your Controls are at the bottom of the screen.

-  Use the chat to type a comment or ask a question at any time. Members of the BPDA will moderate the chat.
-    To raise your hand, click on “Participants” at the bottom of your Screen, and then choose the “Raise Hand” option in the participant box, or press *9 on your phone.
-  Mute/unmute – Participants will be muted during the presentation. The host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press *6
-  Turns your video on/off

Recording

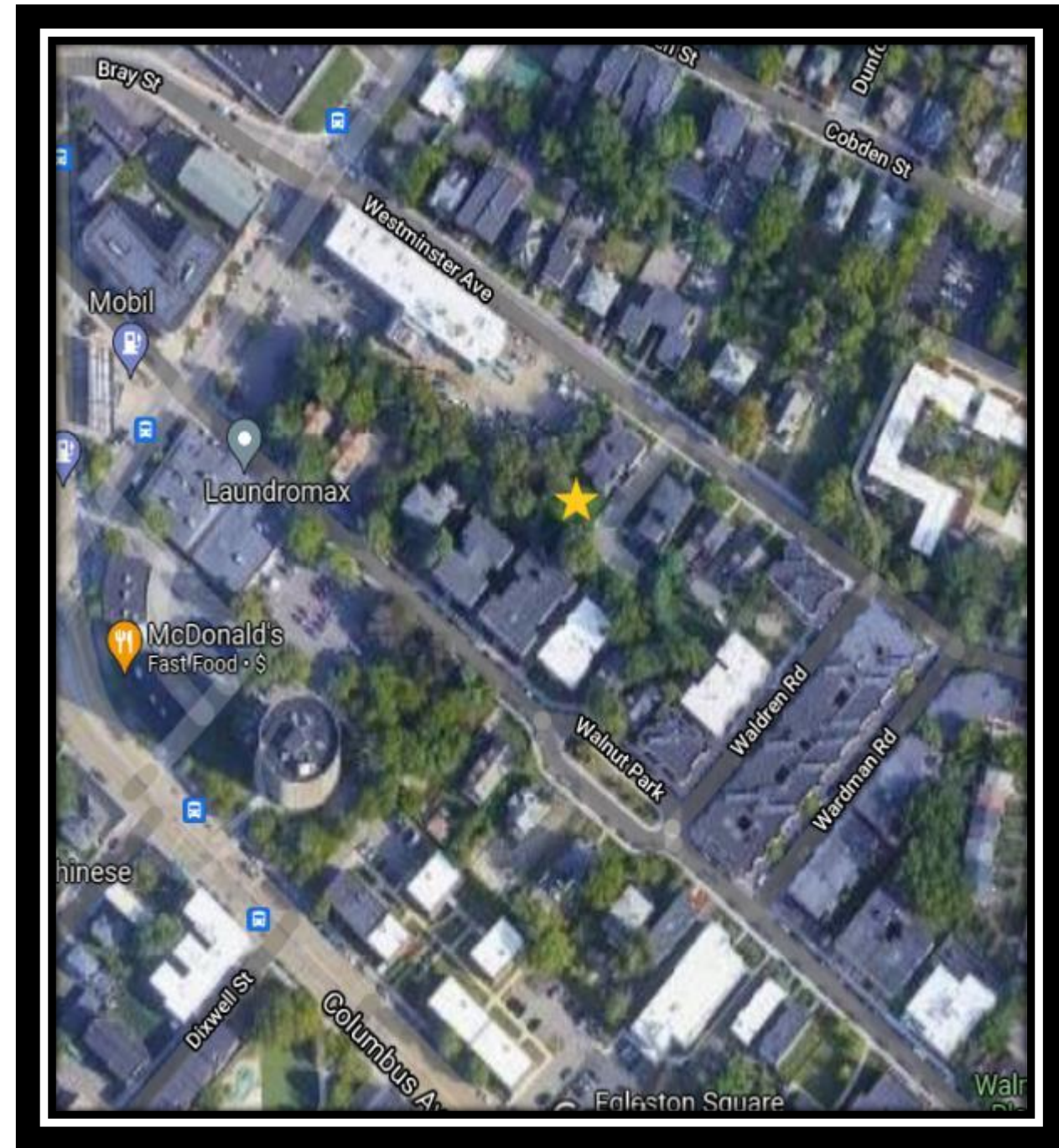
- At the request of community members, this event will be recorded and posted on the Envisioning of 7-9 Westminster Terrace Calendar webpage at <https://bit.ly/3IUjNvc> for those who are unable to attend the Zoom event live.
- Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If your camera and microphone are off, you can still participate through the text chat feature.

Zoom Etiquette

- We want to ensure that this conversation is a pleasant experience for all attendees.
 - Please remain muted until called on. If you'd like to speak during this time, please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
 - Please be respectful of each other's time.
 - We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
 - If we are unable to get to your question at this meeting, please put them in the Chat at the end of this meeting or email jonathan.short@boston.gov

What is Our Focus Today?

- The Question: **What are your thoughts, wants, and/or needs regarding the development of this site?**
- This is your chance to guide the development of these sites.
- We want to hear your thoughts and ensure that all opinions are heard and play a part in the redevelopment of these sites.
- There are **NO WRONG IDEAS**. Please feel free to speak your mind regarding these parcels.

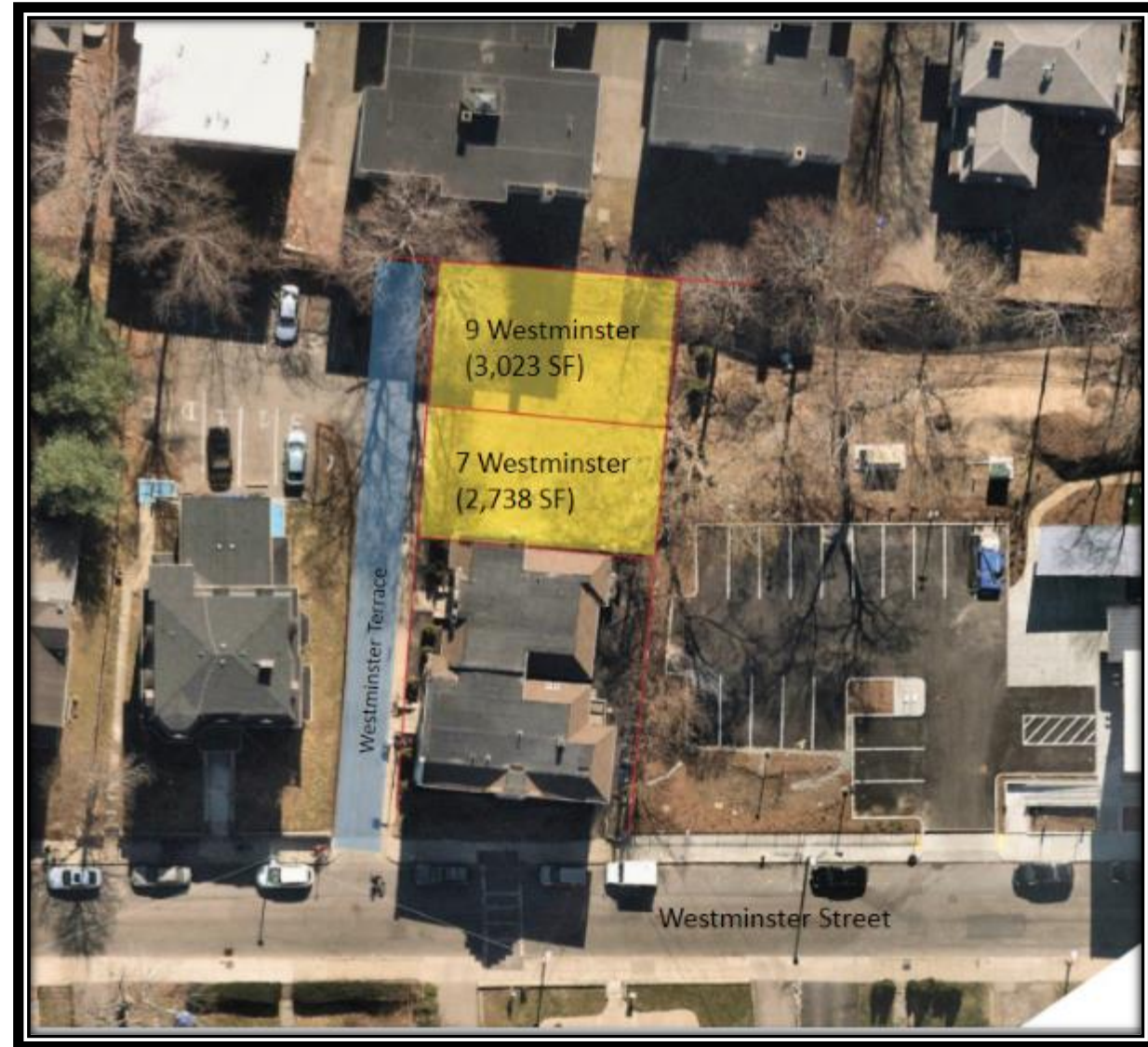


Agenda

1. **Current Site Characteristics**
2. **History of the Site**
3. **Development Examples**
4. **Thoughts and Opinions from the Community**

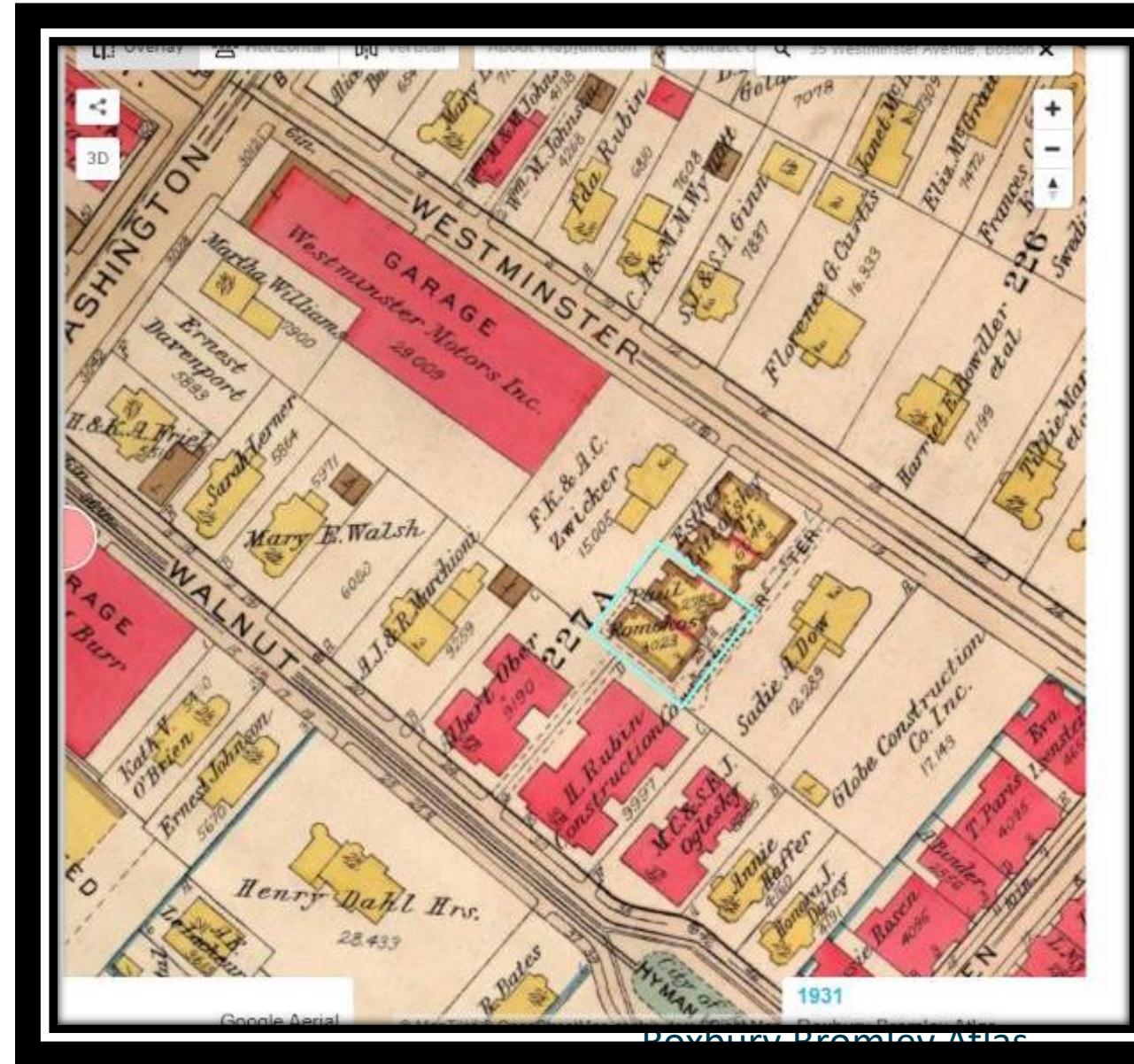
7-9 Westminster Terrace Overview

- Lot Size
 - 7 WT - 3,023 SqFt
 - 9 WT - 2,738 SqFt
 - Total - 5,761 SqFt
- Current Use: Vacant Lot
- Zoned MFR
- I have no knowledge of any previous community process regarding these parcels.
- Abutter Parcels
 - Site is abutted on the left and right by active apartments; Abutted to the north by the Elizabeth Stone House; Abutted to the south by an active parking lot.



History

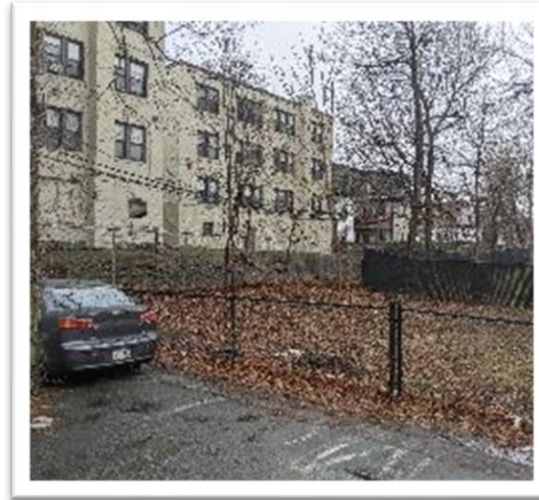
- Buildings constructed on Westminster Terrace were apartment buildings
- Wood frame buildings separated by brick walls
- Surrounding apartment buildings were all brick
- Housing razed between 1931-1969



1931

Current Condition

- The parcels are vacant lots
- There are several trees on the left side of 7 Westminster
- The parcels are abutted by a parking lot



Abutters and Surrounding Parcels



Apartment Property / APT 4-6 UNITS
Building SQFT: 6,462
Owner: Westminster Terrace LLC



Residential/Commercial Non-Profit
Organization
Building SQFT: 56,615
Owner: Elizabeth Stone House



Apartment Property
Building SQFT: 21,168
Owner: 182 Park Gardens Association

Development Interest from The Elizabeth Stone House



- Building emergency shelter for survivors of domestic abuse
- The development is envisioned to be a three-story building with up to 9 bedrooms for emergency shelter space.
- The parcels would be joined with the Elizabeth Stone House compound and housing will face Washington St.
- This would allow their clients in the emergency shelter to easily access all of the counseling and other resources located at the Stone House.



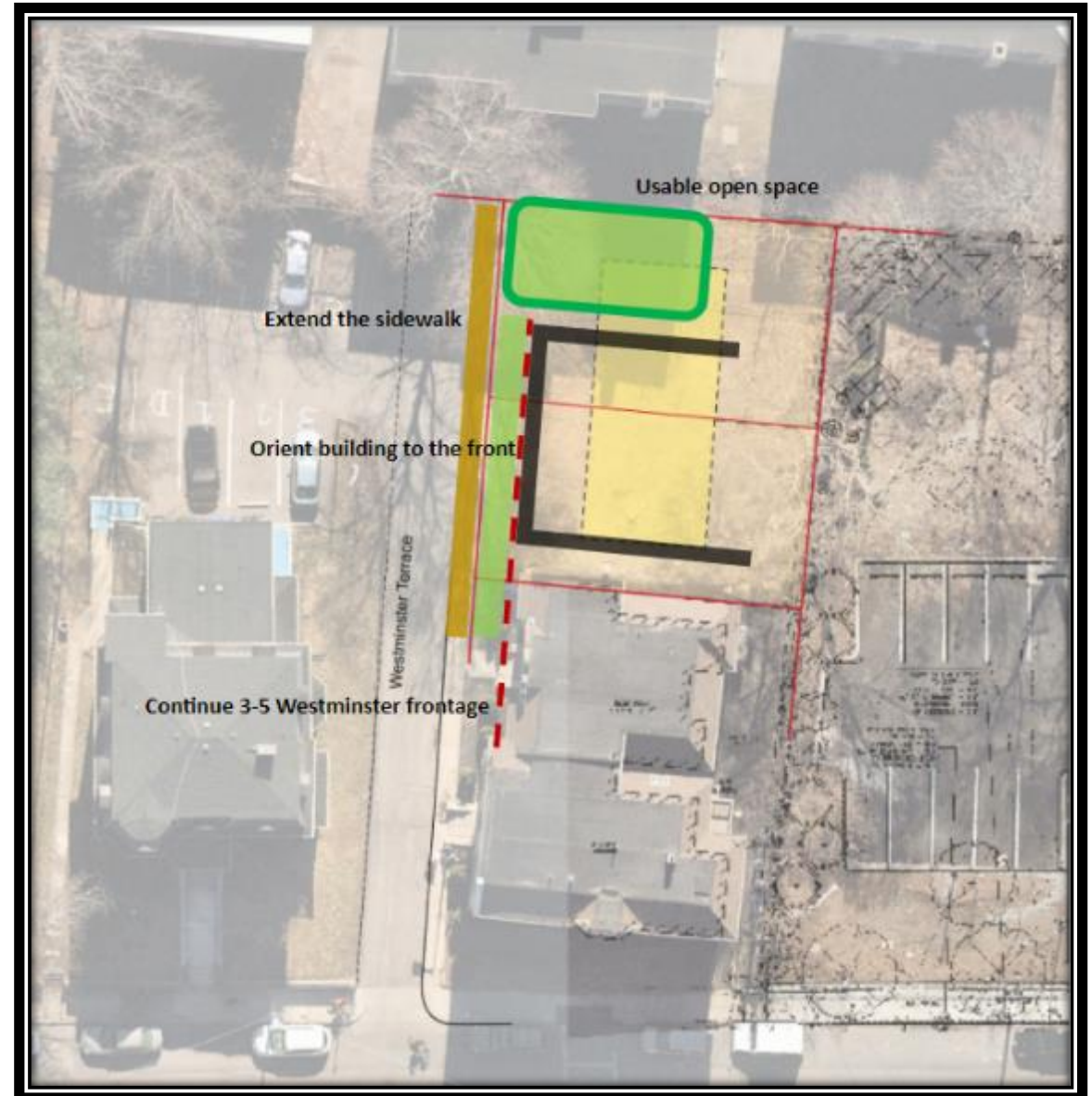
What Can Be Built on This Site?

- Article 50 Roxbury Neighborhood - MFR (Multi Family Residential) Zoning Sub-District
- Under MFR
 - 4 units
 - FAR 1.0
 - 4-story / 45 feet height
 - 800 SF (200/unit) open space
- Setbacks
 - 20' front yard
 - 10' side yard
 - 20' rear yard
 - 1.0 parking ratio



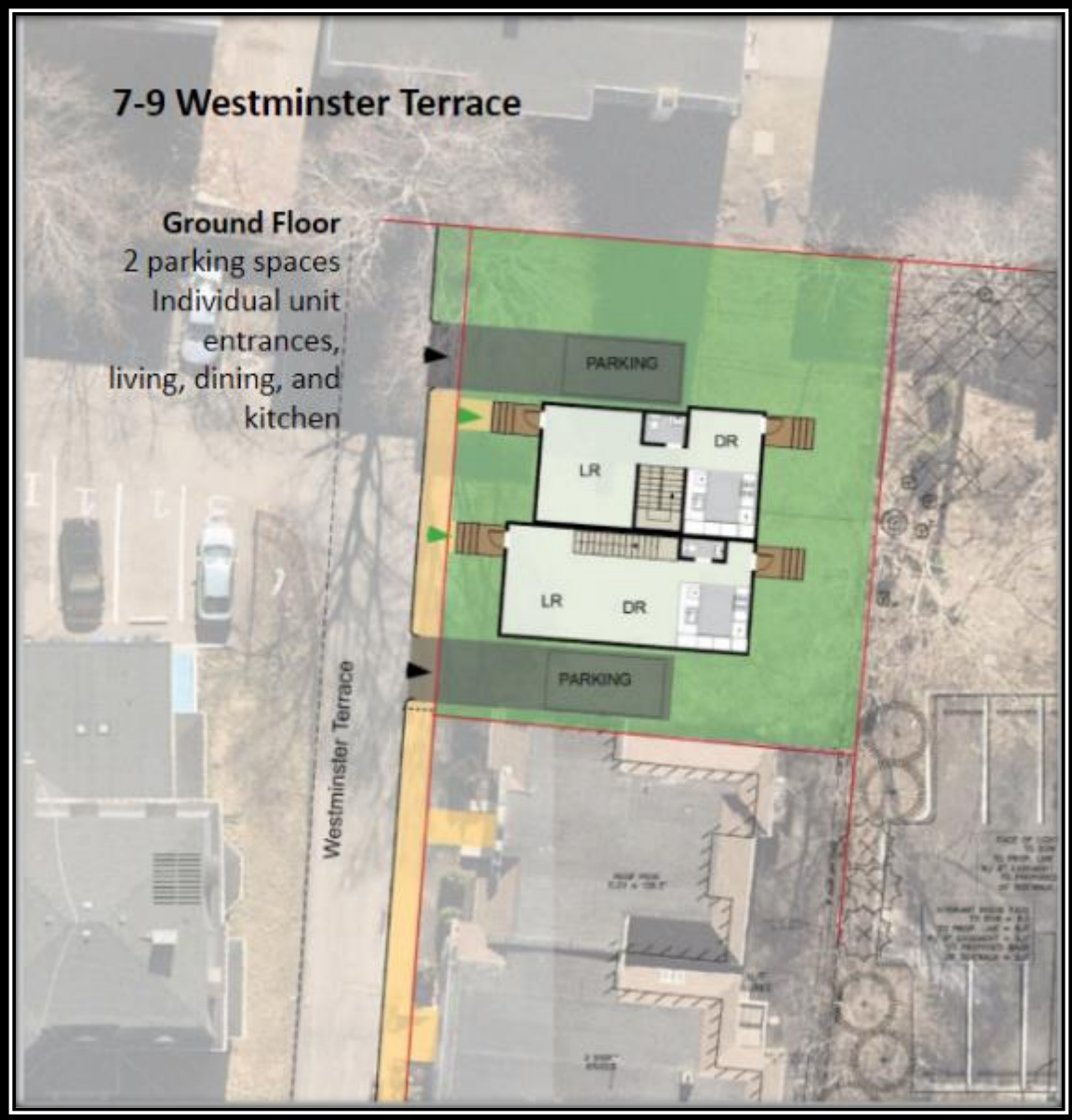
Site Design Approach

- Extend the sidewalk
- Align the frontage with 3-5 Westminster, including the front yard setback
- Orient the development to Westminster Terrace
- Provide usable open space
- On-site parking, with a one-to-one parking ratio
- The set back dimensions required by the Zoning can be reconfigured for the efficient building footprint or unit layouts
- Position the building footprint to preserve the existing mature trees



2-Unit Town Home Concept

The unit layouts shown are for discussion purposes only

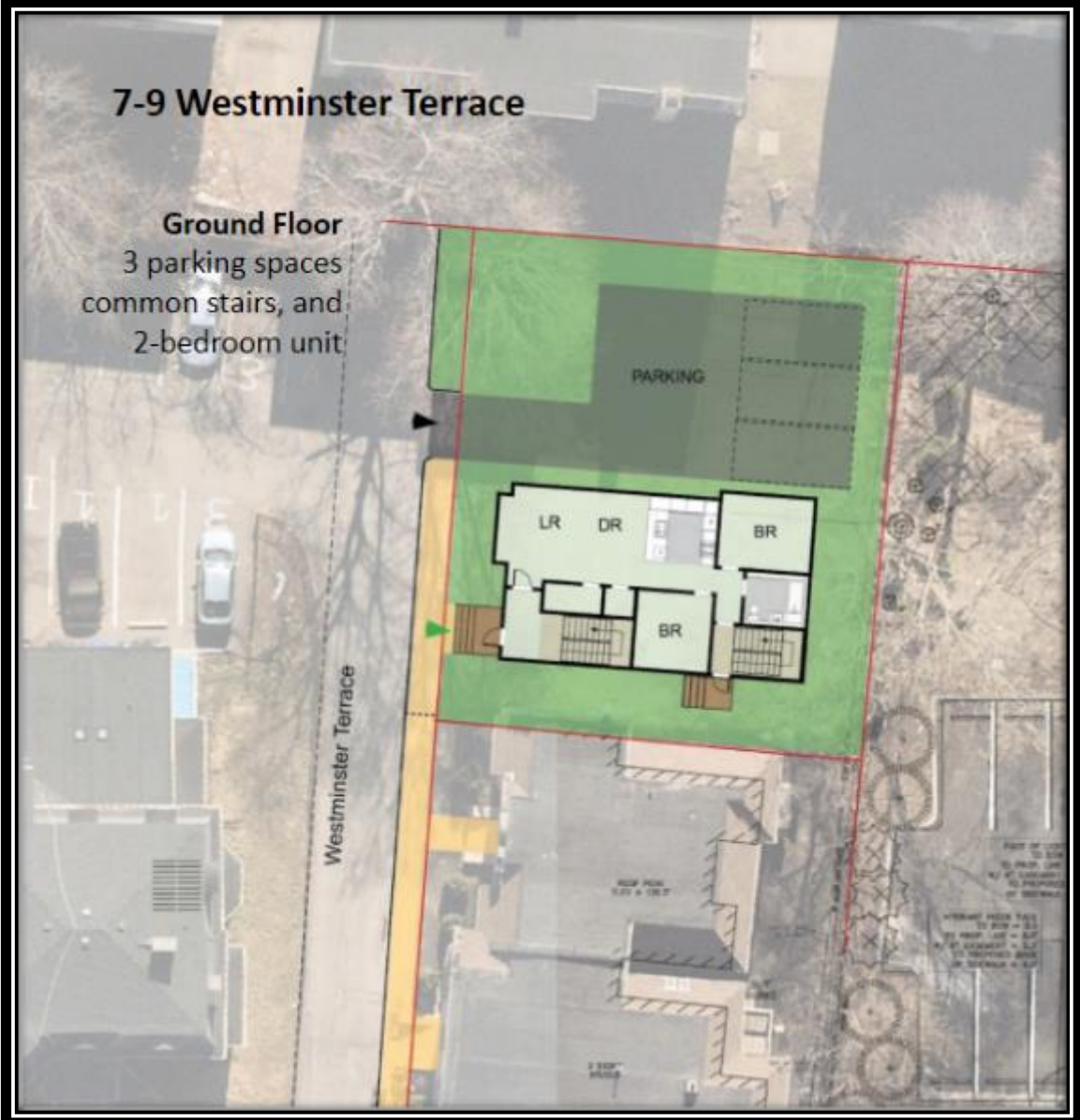


2nd Floor
2 bedrooms



3rd Floor
Master bedroom

1,700 to 1,800 sq. ft. 3-Bedroom Unit



3-Unit Unit-Per-Floor Concept

The unit layouts shown are for discussion purposes only

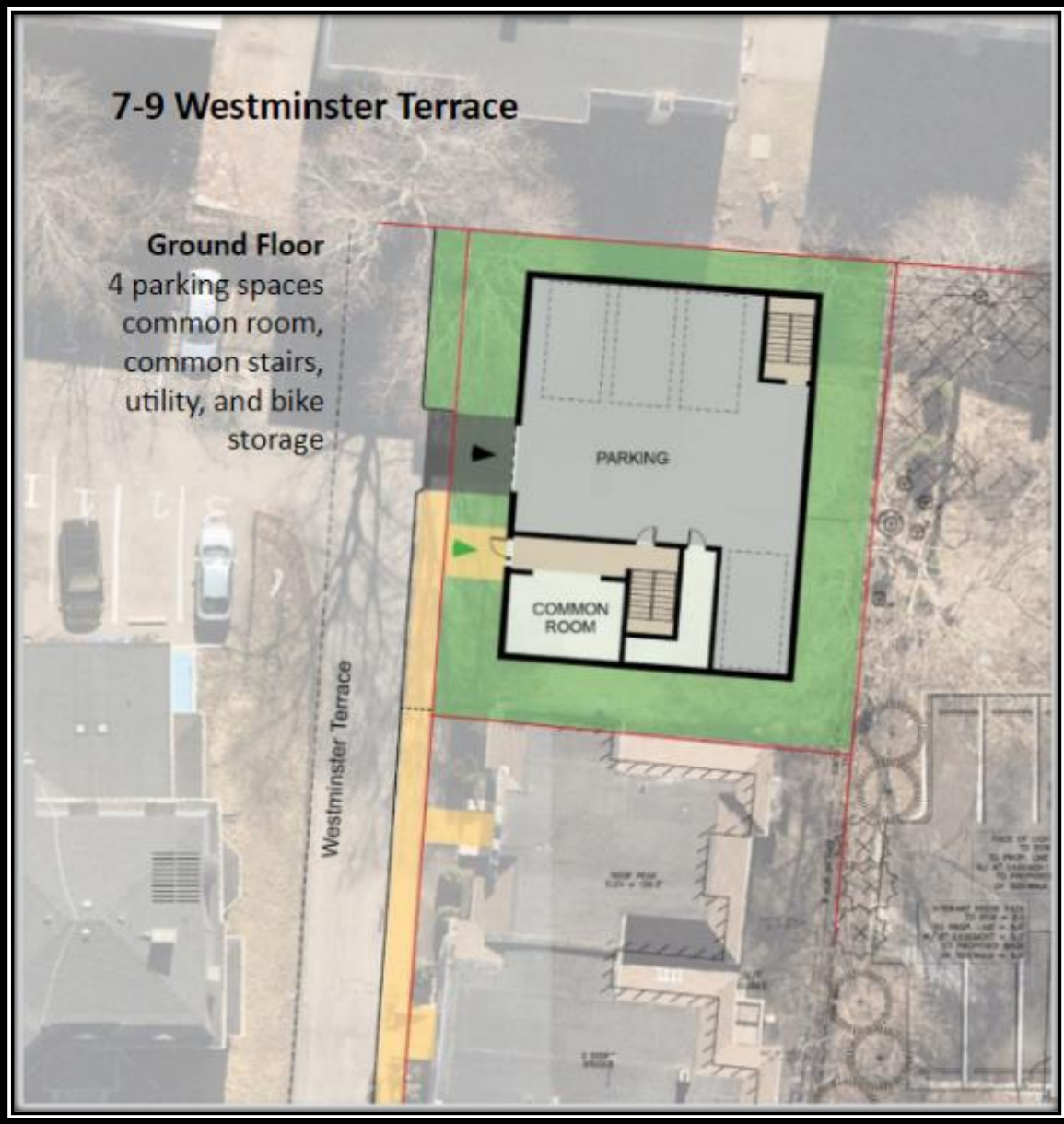


2nd & 3rd Floor
2-bedroom unit per floor

1,050 sq ft 2-Bedroom unit

7-9 Westminster Terrace

Ground Floor
4 parking spaces
common room,
common stairs,
utility, and bike
storage



4-Unit Apartment Concept

The unit layouts shown are for discussion purposes only



2nd & 3rd Floor

2 2-bedroom unit per floor

Massing Concept

The massing shown is for discussion purposes only.

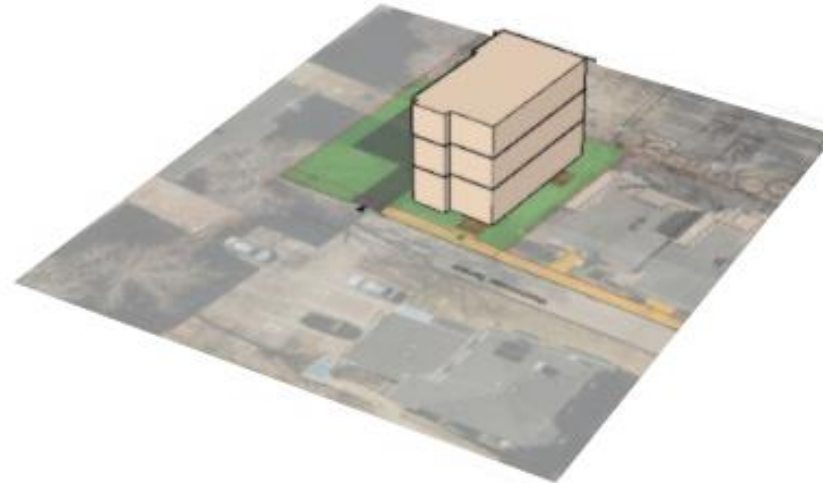
2-Unit Town Home Concept



Development Summary

- 1,360 SF footprint
- 3,770 SF open space, excluding parking
- 3,500 GFA – 0.6 FAR
- 2 driveway parking spaces
- 3-story/ 35 feet

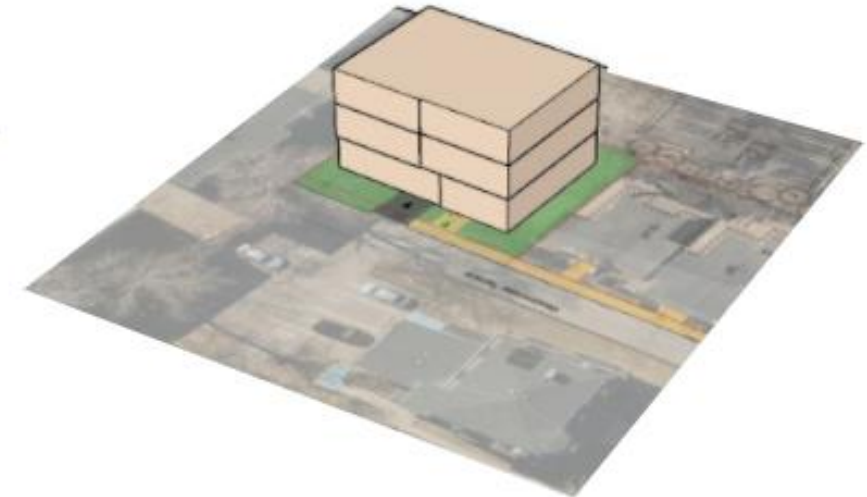
3-Unit Unit-Per-Floor Concept



Development Summary

- 1,300 SF footprint
- 3,170 SF open space, excluding parking
- 3,700 GFA – 0.65 FAR
- 3 surface parking spaces
- 3-story/ 35 feet

4-Unit Apartment Concept



Development Summary

- 2,760 SF footprint
- 3,000 SF open space
- 6,480 GFA – 1.13 FAR (without 1,800 SF parking)
- 4 parking spaces
- 3-story/ 35 feet

Comments and Q&A

- Please click the raise your hand option to be called on OR place your question in the comment section.
- **What are your thoughts, wants, and/or needs regarding the development of this site?**
- You will be asked to take a poll at the end of the discussion.



THANK YOU FOR COMING!

- Please send any additional comments to my email below
- Jonathan.short@boston.gov
- **Comment period will be open for two weeks**
- Next meeting will discuss drafting the RFP.
- SEE YOU THERE!