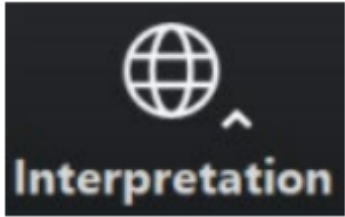




# Results of Grove Hall Parcels Visioning

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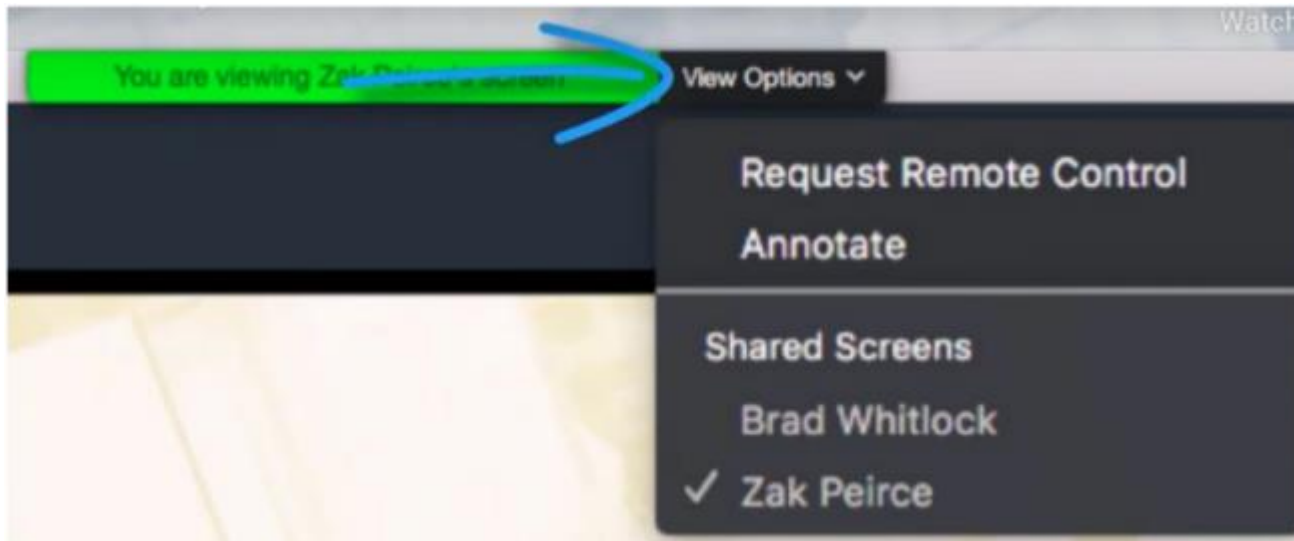
# Interpretation and Translation



“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

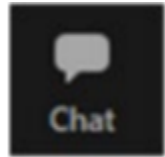
“English” – for English



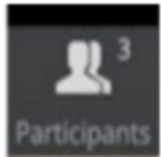
# Zoom Tips

Here are some tips on using Zoom for first-time users.

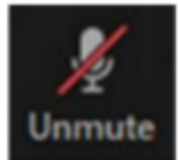
Your Controls are at the bottom of the screen.



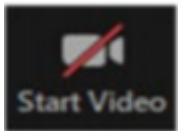
Use the chat to type a comment or ask a question at any time Members of the BPDA will moderate the chat.



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 posted on the Grove Hall Community Meeting Calendar webpage at <https://bit.ly/3vKtLLE> 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 or email [jonathan.short@boston.gov](mailto:jonathan.short@boston.gov)

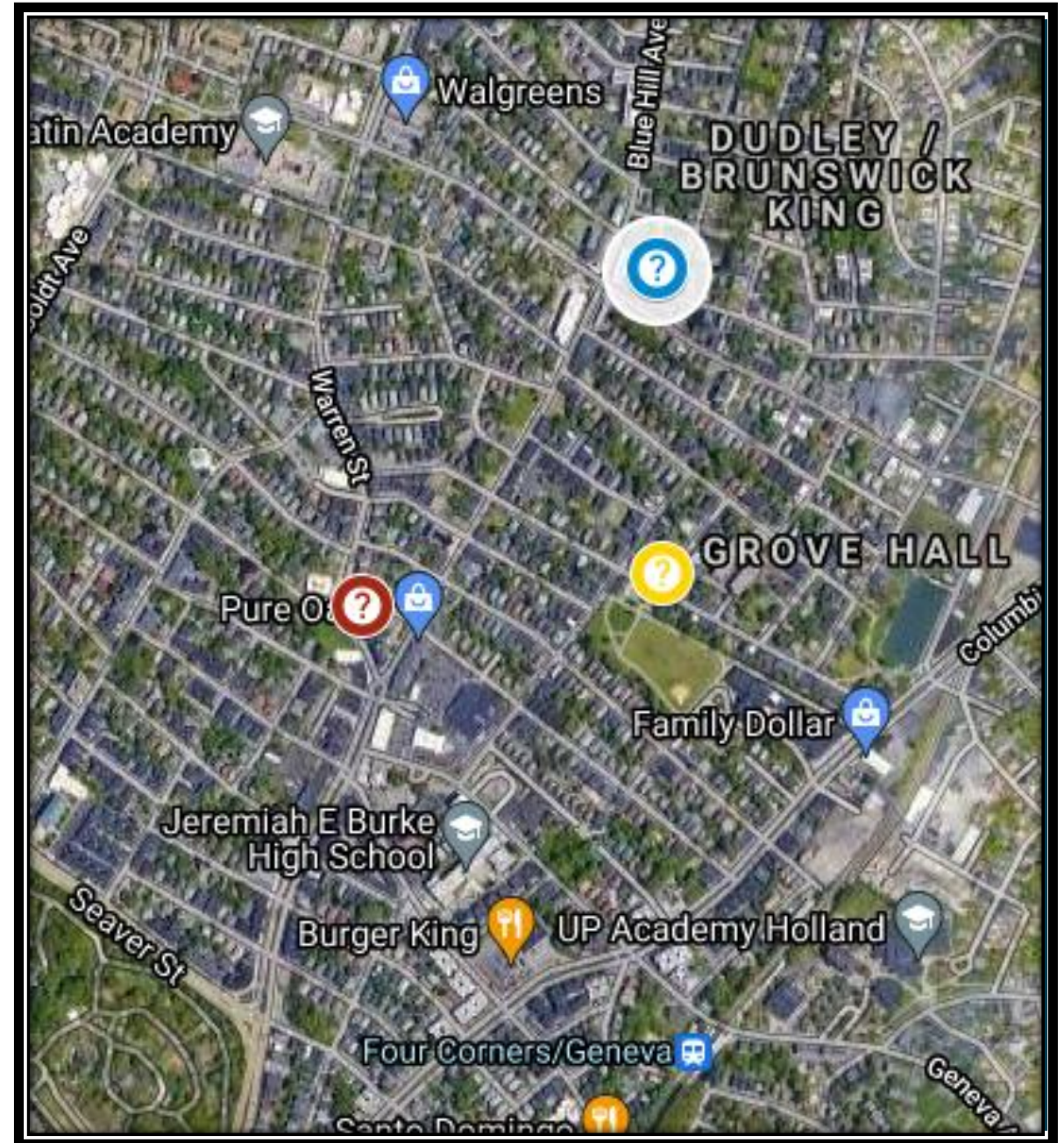
# Agenda

1. **The Questions Asked**
2. **The Information Gathered**
3. **Results, Plan of Action, and Discussion for 20R Dacia**
4. **Results, Plan of Action, and Discussion for 626 Warren Street**
5. **Results, Plan of Action, and Discussion for 27-29 Fernboro Street**



# What is Our Focus Today?

- The Questions
  - What are your thoughts on the plan of action?
  - What are your thoughts on the Test Fits shown?
  - What needs to be added or taken away?
- This is your chance to guide the development of these sites.
- All thoughts and opinions matter. There are NO WRONG IDEAS.
- Please feel free to speak your mind!!!



# The Information Gathered

## Population That Was Invited



**511**

participants invited to meeting

## Population That Claim



**64**

participants registered for meeting

## Population That Participated



**14**

actively participated with comments



# The Path Forward – 20R Dacia

## Plan of Action for The BPDA

- The parcel will be sold through the BPDA's abutter parcel program.
- After the meeting today, applications will be mailed to all abutters for an opportunity to apply.
- Previous maintenance to the parcel and applications by abutters will be taken into consideration for the sale of the parcel.

# 626 Warren Street Results

# Thoughts Gathered in Community Visioning

- “As much open space or green space as possible”
- “There should be a minimum open space requirement on this parcel to encourage public quality of life”
- “Restaurant or dine-in situation would be great for that spot”
- “Attract a dine-in restaurant to this parcel...would be a convenient option for food service”
- “Reasonable affordable home ownership options”
- “There should be no more development of micro-unit. Focus on less dense, family focused developments
- “Grove Hall should be a vibrant commercial corridor...”
- “The community should have a bigger say in what's going on”
- “There is too much construction going on already. See what the community needs after the other developments are completed”

# The Path Forward

## Overarching Community Opinion

- The community would like to see the development of restaurant and homeownership opportunity
- The maintaining green space and low-density development is preferred
- A reduction to the amount of development that is active at one-time is preferred
- The community must have a say in the development

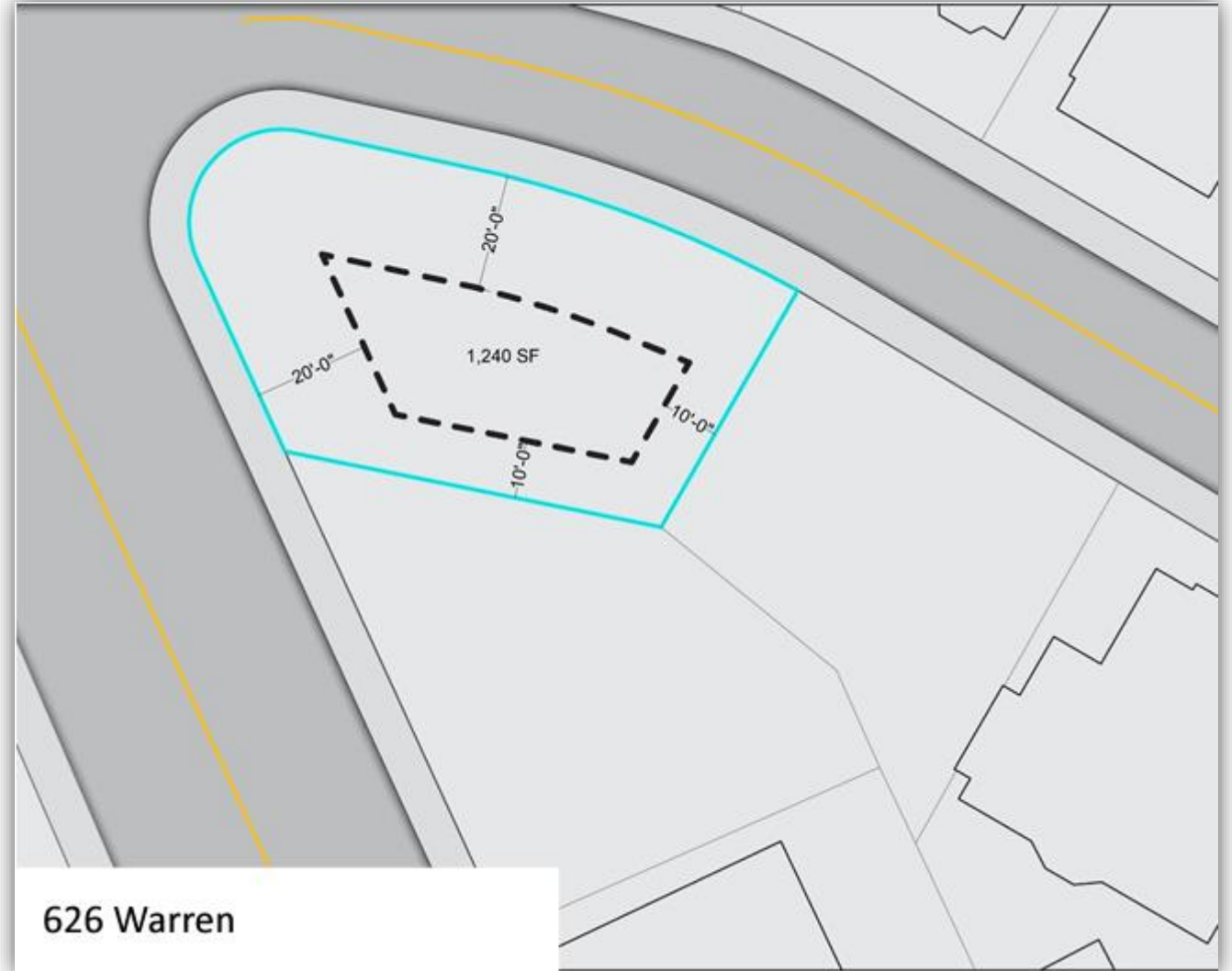
## Plan of Action for The BPDA

- The BPDA will begin to put together an RFP for a mixed-use development that will provide commercial space on the first floor for food services and homeownership opportunities on the floors above
- Another meeting will be scheduled for the beginning of April to give the community an opportunity to discuss Development Objectives & Design Guidelines
- We will work to reduce the overlap between this development and the new transit line

# Site Zoning Examples

- Zoned MFR
  - FAR 1.0
  - 4 stories, 45' max
  - 800 SF (200/unit) open space
- Setbacks
  - 20' front yard
  - 10' side yard
  - 20' rear yard

1.0 parking ratio





# Design Approach Concept

The design approach shown are for discussion purposes only

- 626 Warren St.
  - Accommodate expanded bus stop
  - Negotiate acute corner at intersection of Warren and Sunderland
- Any combination of parcels
  - Relate to existing context (mix of commercial and residential, no buildings in immediate vicinity taller than 3 stories)
  - Maintain existing trees
  - Potentially expand sidewalks to conform with Complete Streets standards

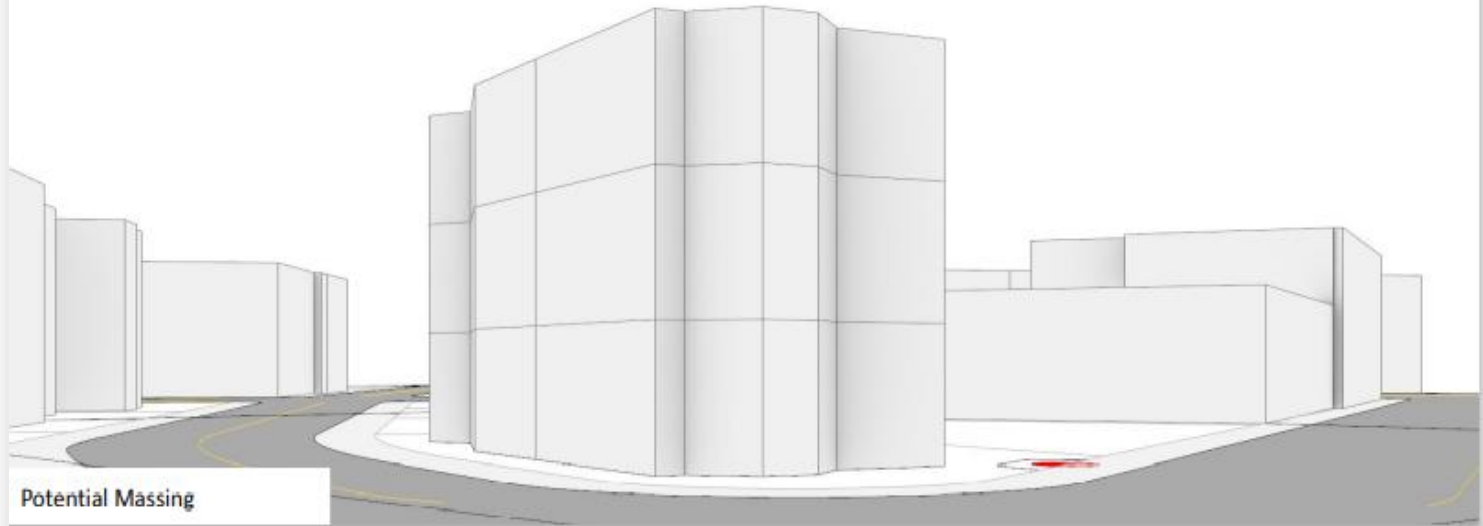
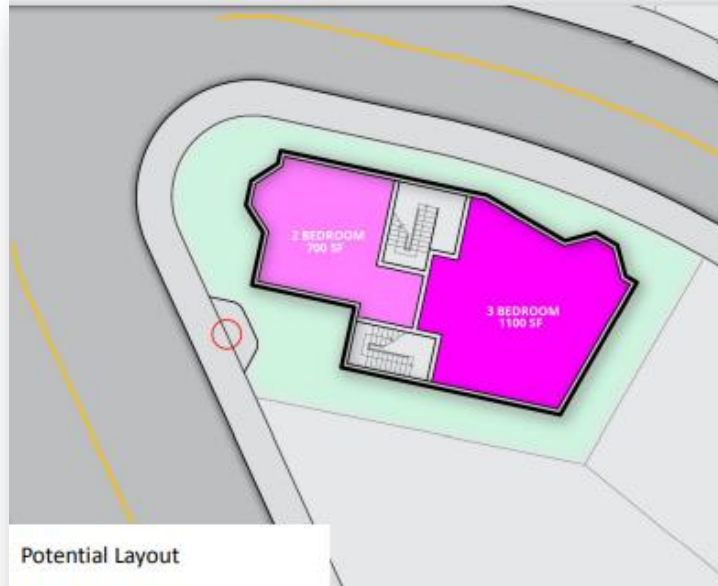
Most options need zoning relief for parking requirements



## 6 Unit Condos or Apartments

The unit layouts shown are for discussion purposes only

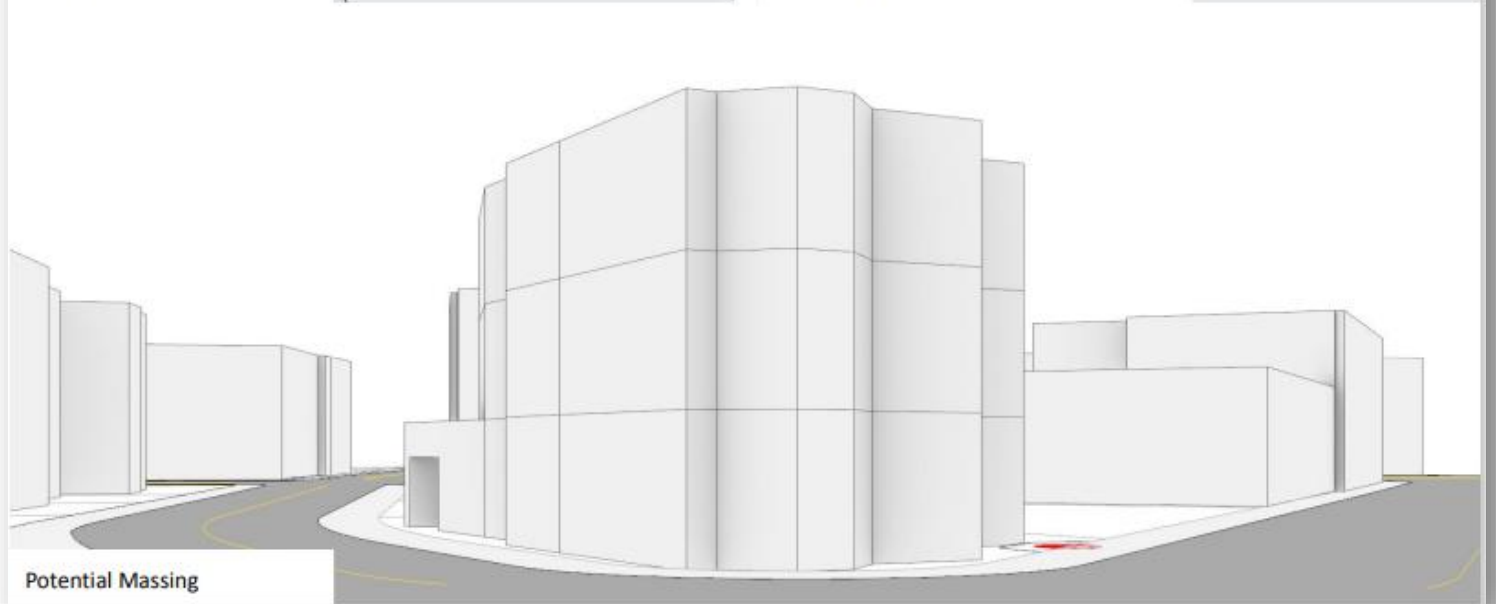
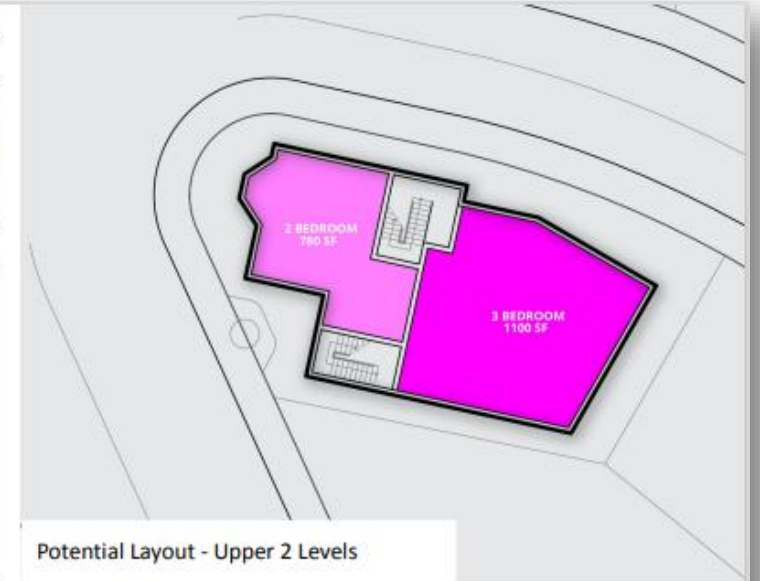
- 3 Stories
- Open Space: 2,570 SF
- Lot Coverage: 49%
- FAR: 1.46
- 6 Units
  - (3) 2 Bedroom units
  - (3) 3 Bedroom units
- No Parking



## 5 Unit Condo or Apartments

The unit layouts shown are for discussion purposes only

- 3 Stories
- Open Space: 1,750 AF
- Lot Coverage: 25%
- FAR: 1.37
- 5 Units
  - (3) 2 Bedroom units
  - (2) 3 Bedroom units
- 4 Parking Spaces



# Comment, Question, and Polling

- Please click the raise your hand option to be called on OR place your question in the comment section.
- **What are your thoughts about the play of action?**
- **What are your questions or thoughts about the designs shown?**
- **What changes would you like to see?**
- After the question-and-answer period you will be asked in a poll to select which designs you prefer.

# 27-29 Fernboro Street Results



# Thoughts Gathered in Community Visioning

- “6 units of housing seems appropriate on this site”
- “If something is built it must be a single family or two-family house”
- “Affordable homeownership opportunities was the request in previous community process”
- “Parcels should be offered to the abutters to purchases or...should be [affordable ]1 or 2 family homes...”
- “The community is too congested. Parking is difficult on this road”
- “Sometimes I have to park two blocks away...the teachers park on this street”
- “Considerations need to be made for parking...green space”
- “Leave the area as an open space...maybe a park/nice landscaped area”



# The Path Forward

## Overarching Community Opinion

- The community doesn't want an increase to the parking burden on the street. Preferably the community would like to the land to remain green space. However, if the land was developed, they would want development to only be single or two-family homes for affordable ownership opportunities.

## Plan of Action for The BPDA

- The BPDA will partner with MOH to develop the sites.
- We draft an RFP for the development of housing chosen by the community today.
- Another meeting will be scheduled for the beginning of April to give the community an opportunity to discuss Development Objectives & Design Guidelines

# 12 Condo or Rental Units Concept

The unit layouts shown are for discussion purposes only

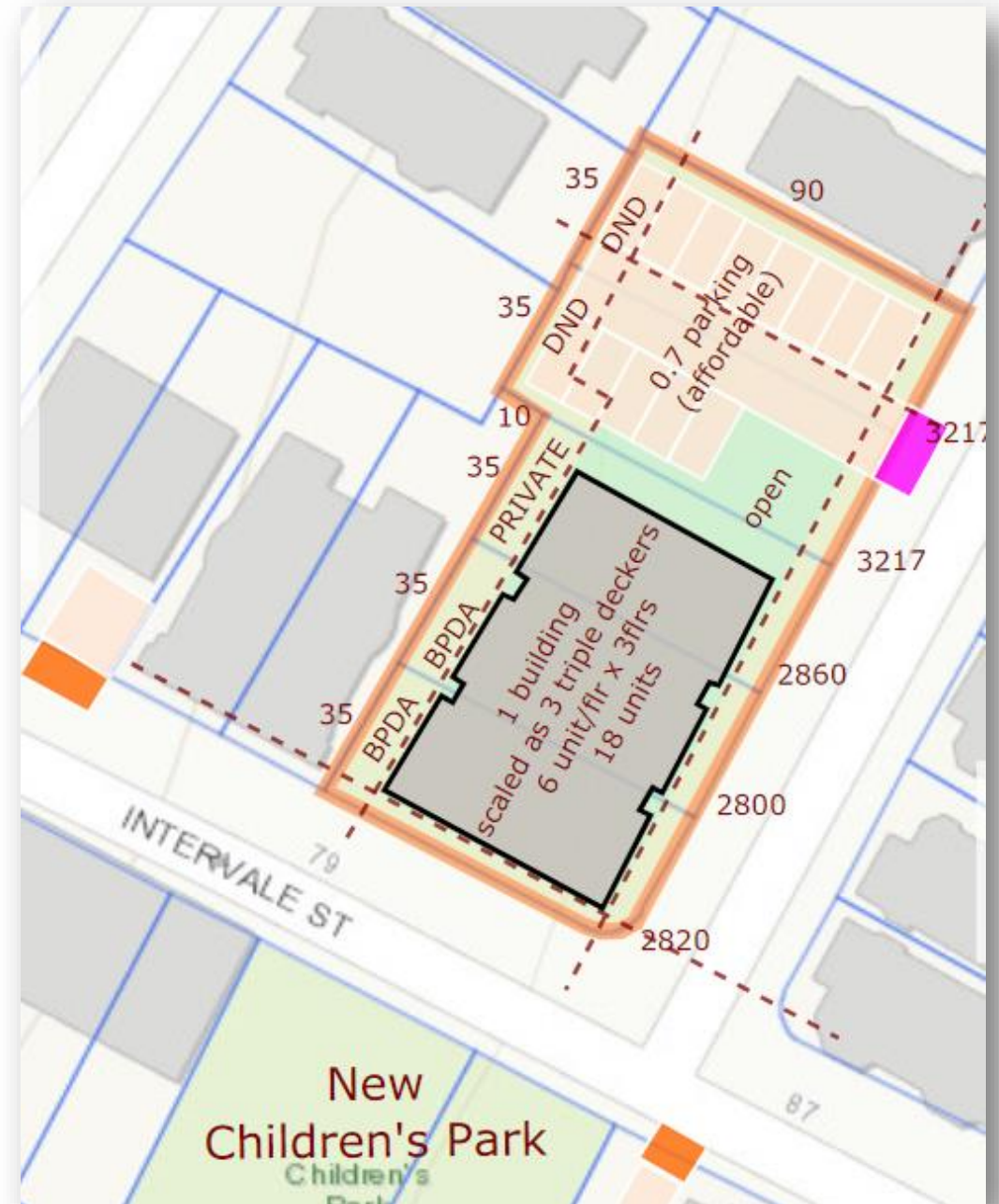
- Two buildings with height 35 feet/ 3 stories
- Each floor would have 2 units for a total of 6 units in each building
- Off street parking with 1 space for each unit



# 18 Condo or Rental Units Concept

The unit layouts shown are for discussion purposes only

- One building scaled as 3 triple deckers
- There would be 6 units per floor for a total of 18 units
- There would be a parking lot built that would provide 13 spaces for the building





# 7 Ownership Rowhouses Concept

The unit layouts shown are for discussion purposes only

- 7 fee-simple rowhouses with a 35-foot height
- There would be a driveway easement which would allow a one-way driveway for all homes
- There would be one parking space for each home.

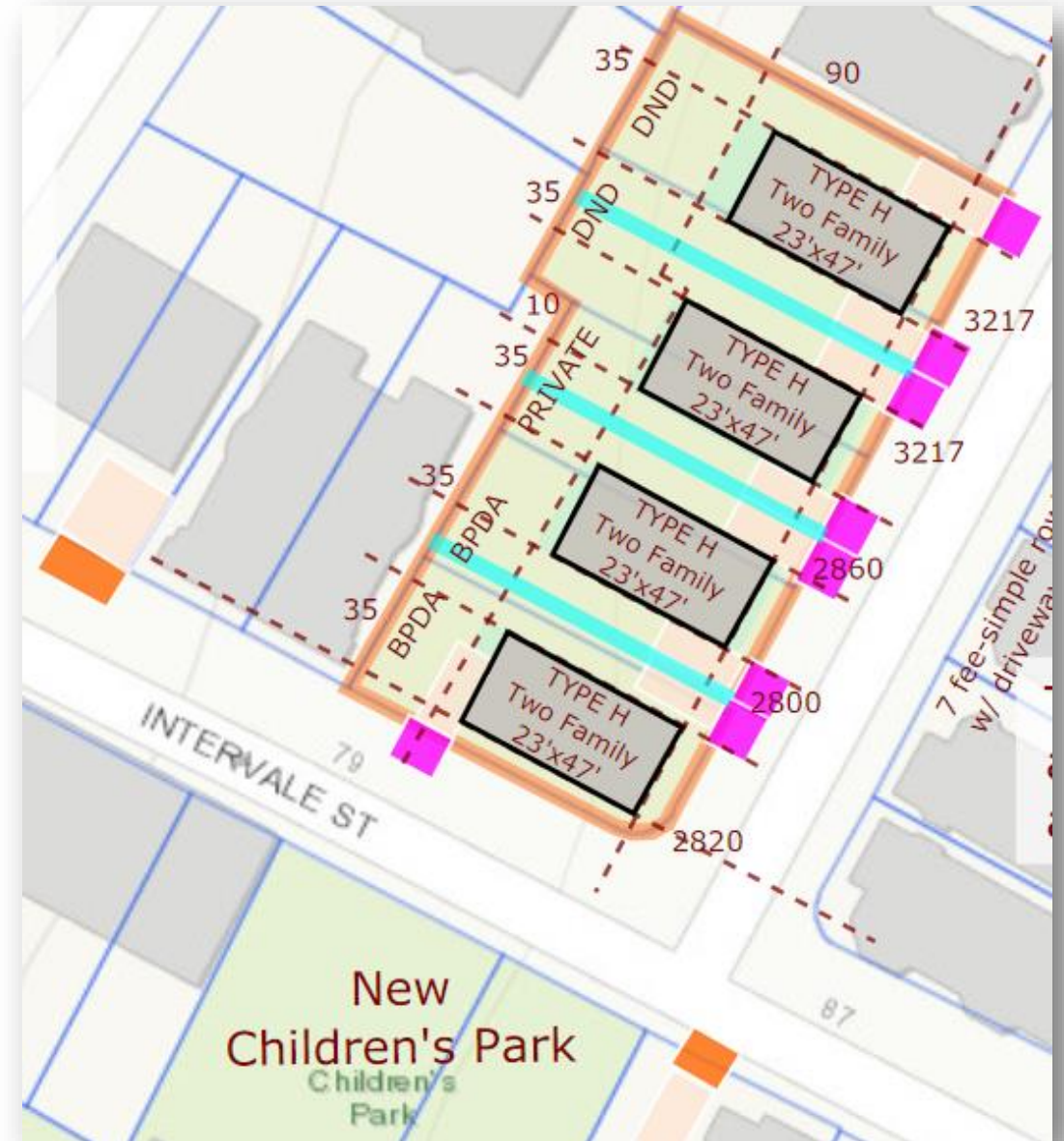




# 4 Two-Family Houses Concept

The unit layouts shown are for discussion purposes only

- 4 two-family homes with connected units' side by side.
- This design provides the most green space but it sacrifices street parking to do so.
- Each home has off street parking



# Comment, Question, and Polling

- Please click the raise your hand option to be called on OR place your question in the comment section.
- **What are your thoughts about the plan of action?**
- **What are your questions or thoughts about the designs shown?**
- **What changes would you like to see?**
- After the question-and-answer period you will be asking to select which designs you prefer.

# THANK YOU FOR COMING!

- Please send any additional comments to my email below
- [Jonathan.short@boston.gov](mailto:Jonathan.short@boston.gov)
- The comment period will be left open for 2 weeks
- Going forward these parcels will be divided into their own projects
- The next meetings for the Warren and Fernboro parcels will discuss the development of the RFPs
- SEE YOU THERE!