

# Neighborhood Residential

# Vecindario Residencial



**Neighborhood residential areas refer to areas in the neighborhood that are primarily, though not exclusively, developed for housing**

Zonas de vecindarios residenciales en East Boston que son principalmente, pero no exclusivamente, para viviendas.

## Challenges and opportunities associated with neighborhood residential areas in East Boston include:

- » **Affordability** - Rising property values across the neighborhood pushes development pressure into neighborhood residential areas threatening "naturally occurring" affordable housing.
- » **Building dimensions** - Many existing buildings do not comply with zoning and are considered "non-conforming." That means that if those buildings were proposed today, they would require variances, and would not be "as-of-right."
- » **Uses** - Uses like corner stores, coffee shops, dry cleaners, and other small businesses are not allowed uses in neighborhood residential areas but provide desirable neighborhood amenities.
- » **Resilience** - More than half of East Boston's land area will be vulnerable to flooding in 2070. Retrofitting existing housing to prepare for that risk presents unique design challenges.
- » **Neighborhood Design Overlay Districts** - East Boston's Neighborhood Design Overlay Districts were established based on a landmarks survey overseen by the Boston Landmarks Commission. There are not clear guidelines for development within these districts.
- » **Parking Requirements** - Required parking ratios are defined by zoning. Parking ratios are currently driven by use and do not consider proximity to transit or other factors.
- » **Public Realm** - Narrow sidewalks limit the space available for street trees and street furniture.

Los desafíos y las oportunidades de las zonas de vecindarios residenciales incluyen:

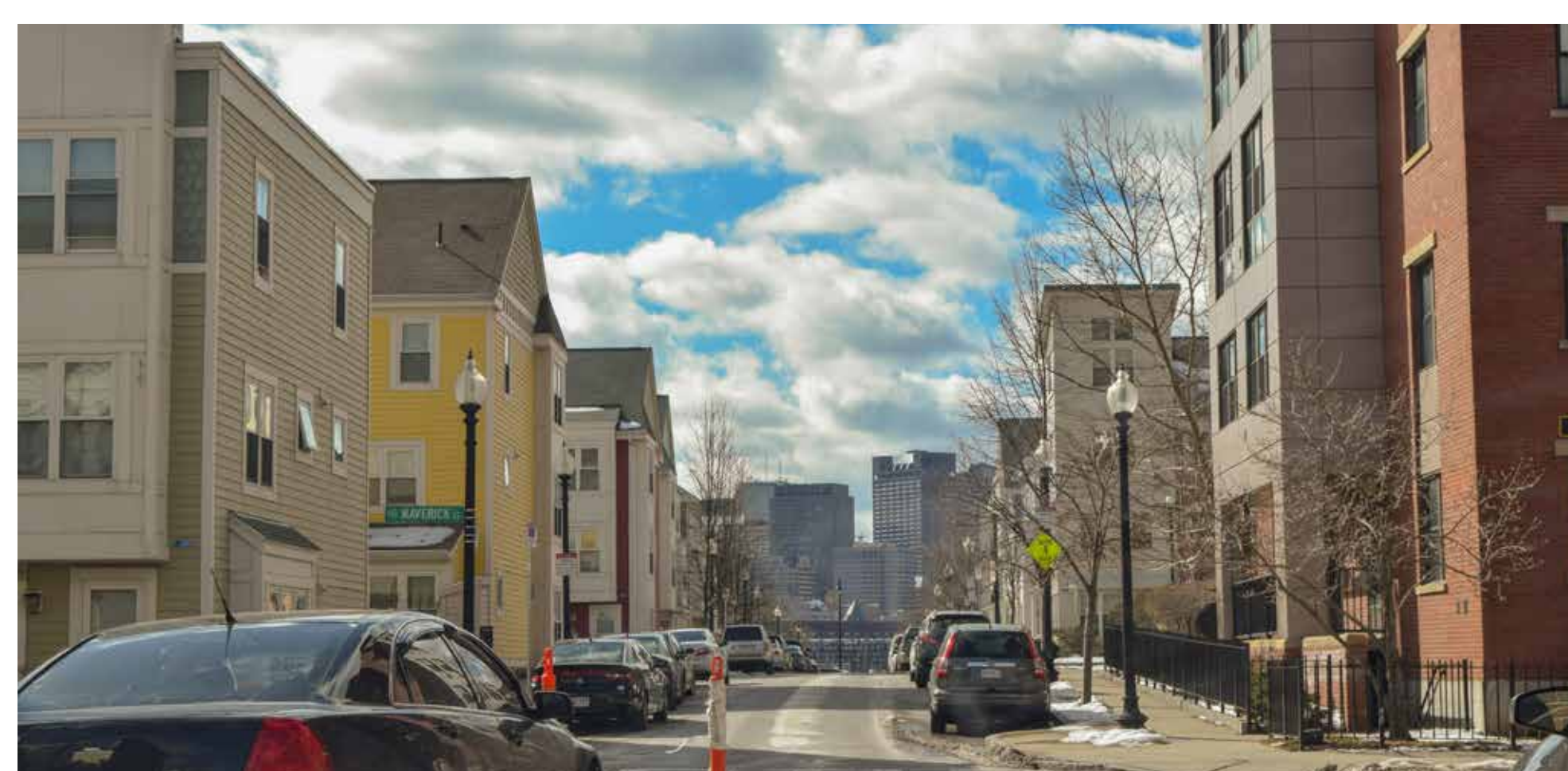
- » **Asequibilidad** - El aumento del valor inmobiliario produce presión en el desarrollo hacia zonas de vecindarios residenciales amenazando viviendas asequibles que "ocurren naturalmente".
- » **Dimensiones de los edificios** - Muchos edificios existentes no cumplen las normas de zonificación y son considerados como que "no cumplen los requisitos". Eso significa que si dichos edificios fueran propuestos hoy, requerirían variaciones y no serían "por derecho".
- » **Usos** - Usos como tiendas en las esquinas, cafés, tintorerías y otros pequeños comercios no son usos permitidos en las zonas de vecindarios residenciales pero brindan usos deseables en el vecindario.
- » **Resiliencia** - East Boston serán vulnerables a las inundaciones en 2070.
- » **Distritos de superposición del vecindario** - Estos distritos fueron establecidos según un estudio histórico. No existen directrices claras para el desarrollo dentro de estos distritos.
- » **Requerimientos de estacionamiento** - Los cocientes requeridos de estacionamiento son definidos por zonificación. Los cocientes de estacionamiento son actualmente determinados por el uso y no consideran la proximidad al tránsito u otros factores.
- » **Espacio público** - Veredas angostas limitan la disponibilidad de espacio para árboles y muebles en la calle.



## Community feedback

Walking tours and neighborhood and civic association meetings were important opportunities for the planning team to gather feedback related to the specific challenges and opportunities facing neighborhood residential areas. The BPDA hosted 6 neighborhood walking tours including Gove Street, Jeffries Point, Maverick Central, Eagle Hill, Harbor View and Orient Heights.

**Participación Ciudadana** - Los recorridos a pie y las reuniones de asociaciones de vecinos fueron muy importantes para que el equipo de planificación reuniera comentarios relacionados con los desafíos y oportunidades específicos a los que enfrentan las áreas residenciales de los vecindarios. El BPDA organizó 6 recorridos a pie por el vecindario, incluidos Gove Street, Jeffries Point, Maverick Central, Eagle Hill, Harbor View y Orient Heights.



## We want to hear from you!

Please take a moment to fill out the comment card at this station. If you're interested in talking more about neighborhood residential areas, we encourage you to participate in the PLAN: East Boston workshop on Thursday, October 24, 2019.

¡Queremos escucharte! - Tómese un momento para completar la tarjeta de comentarios en esta estación. Si está interesado en hablar más sobre las áreas residenciales del vecindario, lo alentamos a participar en el taller PLAN: East Boston el jueves 24 de octubre de 2019.



# Neighborhood Residential Vecindario Residencial

<p><b>PLAN: East Boston</b></p> <p><b>Neighborhood Residential</b></p> <p>We often talk about "preserving the essential character" of neighborhood residential areas. What are some of the features of the built environment that define the "essential character" of East Boston's neighborhood residential areas?</p> <p>A menudo hablamos sobre "proteger el carácter esencial" de las zonas de vecindarios residenciales. ¿Cuáles son algunas de las características del ambiente construido que definen el "carácter esencial" de las zonas de vecindarios residenciales de East Boston?</p> <p>Many people will insist that a five-story building would spoil the character of the neighborhood. BPD's response was that not all buildings are a threat. Should have mentioned height and/or look (if street, windows, etc.) or the aesthetic appeal. Community will differ. Both are important. Like how existing buildings and neighborhood look throughout the neighborhood and it is a study from the past. In fact, I would suggest that some buildings that seem to be coming along in the "meeting middle" and define a middle ground between...</p> <p>bpda October 08, 2019</p>	<p><b>PLAN: East Boston</b></p> <p><b>Neighborhood Residential</b></p> <p>3-family and large multi-family units. In addition, it has been very hard to find family-sized units in the city since if my concerns would be to live in the city, but could not find housing that would be nice for their children. Can the city maintain larger units?</p> <p>They can't let about parking. Consider parking around and a survey of why people have used for groups, children, etc?</p> <p>Some people want a high inclusionary zoning program. My fear is that during the permitting the high inclusionary zoning building for families would then be no new residential construction, including planned residential projects that get changed to commercial instead. 30% affordable sounds great, but 30% of 0 housing is 0.</p> <p>I think another reason housing isn't a big part of the neighborhood character, and the character of many new neighborhoods like Beacon Hill and the Back Bay. The new high scale housing stands out (and apart) from the rest of the neighborhood. Consider design guidelines that break up projects into smaller sections.</p> <p>The triple-decker was not handed down from God. The buildings should serve the people, not the other way around.</p> <p>bpda October 08, 2019</p>	<p><b>PLAN: East Boston</b></p> <p><b>Neighborhood Residential</b></p> <p>We often talk about "preserving the essential character" of neighborhood residential areas. What are some of the features of the built environment that define the "essential character" of East Boston's neighborhood residential areas?</p> <p>A menudo hablamos sobre "proteger el carácter esencial" de las zonas de vecindarios residenciales. ¿Cuáles son algunas de las características del ambiente construido que definen el "carácter esencial" de las zonas de vecindarios residenciales de East Boston?</p> <p>East Hills historic architectural character</p> <p>Scale</p> <p>bpda October 08, 2019</p>	<p><b>PLAN: East Boston</b></p> <p><b>Neighborhood Residential</b></p> <p>What are other challenges or opportunities in East Boston's neighborhood residential areas?</p> <p>¿Cuáles son otros desafíos u oportunidades en las zonas de vecindarios residenciales en East Boston?</p> <p>A challenge in the zone are transportation, as a road network. Lack of bike night street with places of pollution from cars + planes + lack of natural like during the sidewalks of safety. People are getting fatter &amp; stressed. Plus are currently in a heavy build of present road zones!</p> <p>bpda October 08, 2019</p>	<p><b>PLAN: East Boston</b></p> <p><b>Neighborhood Residential</b></p> <p>We often talk about "preserving the essential character" of neighborhood residential areas. What are some of the features of the built environment that define the "essential character" of East Boston's neighborhood residential areas?</p> <p>A menudo hablamos sobre "proteger el carácter esencial" de las zonas de vecindarios residenciales. ¿Cuáles son algunas de las características del ambiente construido que definen el "carácter esencial" de las zonas de vecindarios residenciales de East Boston?</p> <p>I value the services provided to the residents. Underdocumented community programs to put more in for services. Development includes the program of services that not just the reorganization of project.</p> <p>I value the affordability in home buying + rent along with the rich culture which it can add to the community risk of displacement.</p> <p>bpda October 08, 2019</p>	<p><b>PLAN: East Boston</b></p> <p><b>Neighborhood Residential</b></p> <p>We often talk about "preserving the essential character" of neighborhood residential areas. 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