

Welcome!

We're here tonight to

- Review what we heard
- Share proposed changes to draft recommendations for neighborhood residential areas based on community feedback
- Discuss next steps

What We Heard

- OCT 19 - Public Meeting
- OCT 24 - Gove Street Citizens Association
- NOV 02 - Advisory Group Meeting
- NOV 07 - Harborview Neighborhood Association
- NOV 14 - Jeffries Point Neighborhood Association
- NOV 15 - Pint with a Planner
- DEC 06 - Advisory Group Meeting
- DEC 20 - Maverick Central Neighborhood Association
- JAN 24 - Spanish Language Public Meeting
- FEB 08 - Advisory Group Meeting
- FEB 22 - Eagle Hill Civic Association
- + Meetings with elected officials
- + 34 written comments

What We Heard

“Properties that are currently zoned single family should remain as such. I completely understand that zoning changes need to take place to reduce the fact that the good majority of properties in East Boston do not conform to the current code as it stands, however changing an area such as this from single family to potentially multi-family housing does nothing for the neighborhood.”

“I love a classic Boston triple-decker, but in a housing crisis the large swathes of land in East Boston zoned for "three-family residences" really ought to be upzoned!”

What We Heard

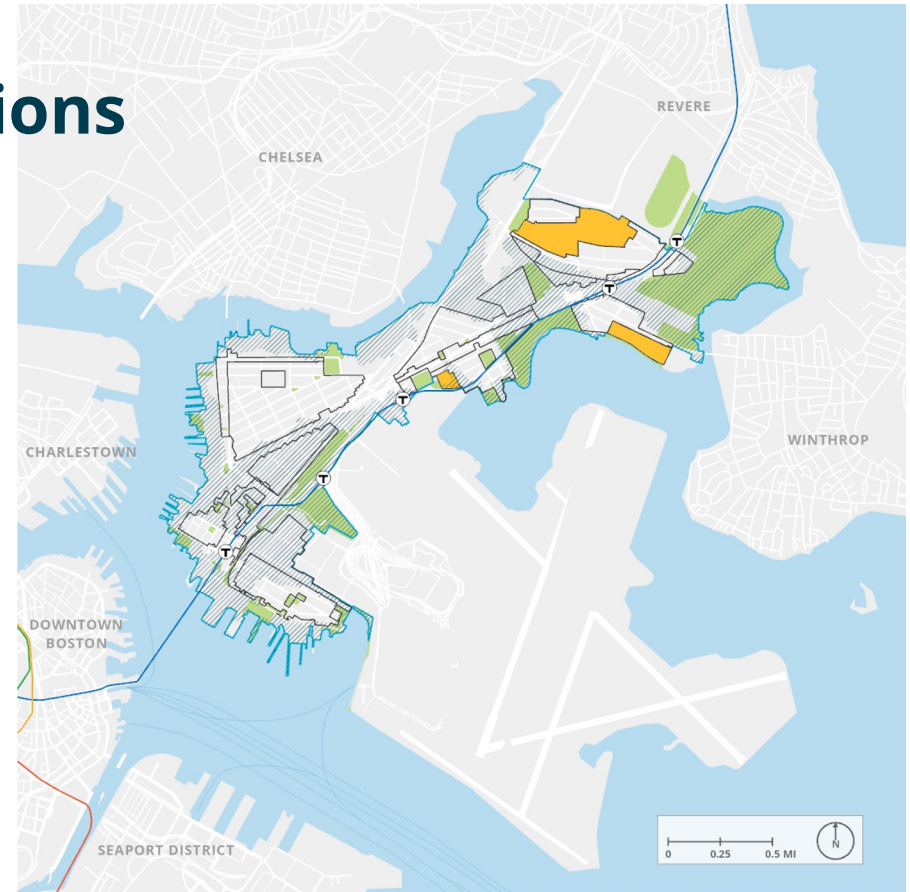
- Support for a form-based approach that encodes the scale and density of *existing* residential fabric
- Desire for more "family sized" housing and concern for proliferation of "micro-units"
- Desire for more neighborhood amenities
- Concern for reduction off-street parking requirements
- Concern for demolition of existing structures

Changes to Recommendations

- Reduction of allowed building height and maximum floorplate sizes in some subdistricts
- Introduction of a unit-density restriction
- Allow more ground-floor retail
- Align changes to off-street parking requirements with citywide reform efforts
- Provide incentives to retain existing housing by expanding ADU policy

Changes to Recommendations

- Reduction of building size
 - Decreased allowed building height down from 3 stories to 2 - ½ stories
 - Decreased allowed lot coverage from 50% down to 40%
 - Decreased maximum floorplate sizes down from 3,000 square feet to 2,000 square feet
- Cap allowed number of units by subdistrict
 - Up to 3-4 units in parts of Orient Heights and Bayswater furthest away from transit
- Citywide update to ADU policy could add an additional unit to all Neighborhood Residential areas

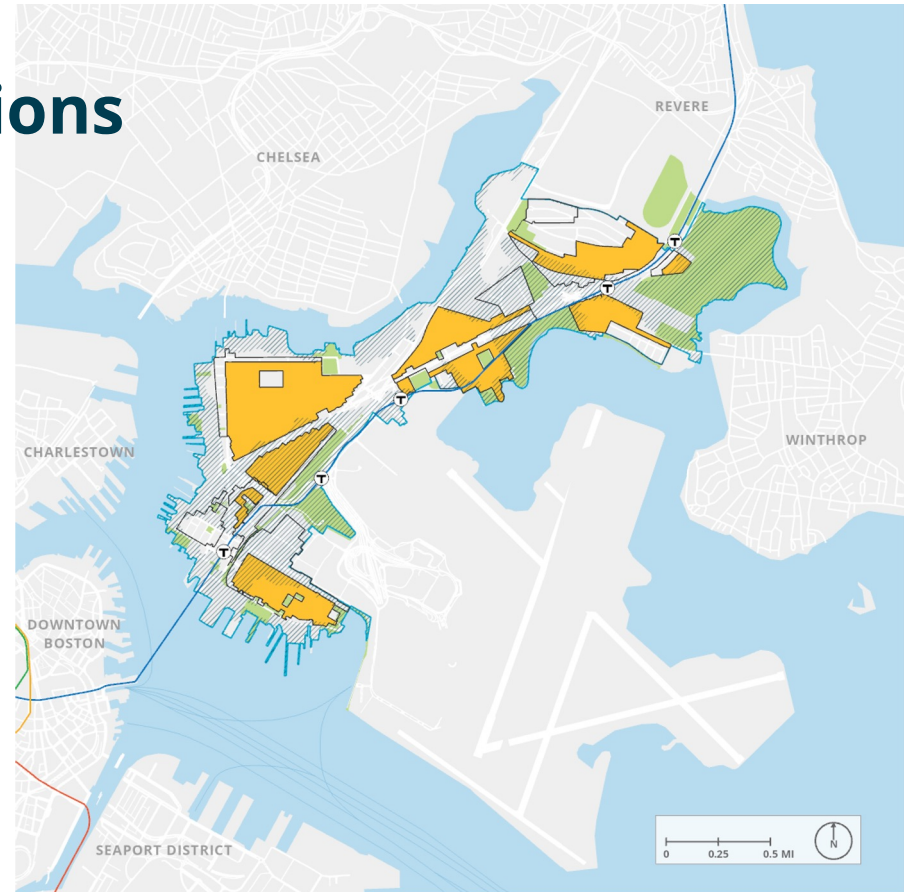


Resulting Unit Size - NR2.5

	60' wide x 100' deep 2-1/2 Stories x 2,000 Floorplate TOTAL GFA 5,000	30' wide x 100' deep 2-1/2 Stories x 1,500 Floorplate TOTAL GFA 3,750	20' wide x 100' deep 2-1/2 Stories x 1,000 Floorplate TOTAL GFA 2,500
# of Units in Building:	Square feet per unit:	Square Feet Per Unit:	Square Feet Per Unit:
1 unit	5,000	3,750	2,500
2 units	2,500	1,875	1,250
3-4 units	1,650	1,250	825

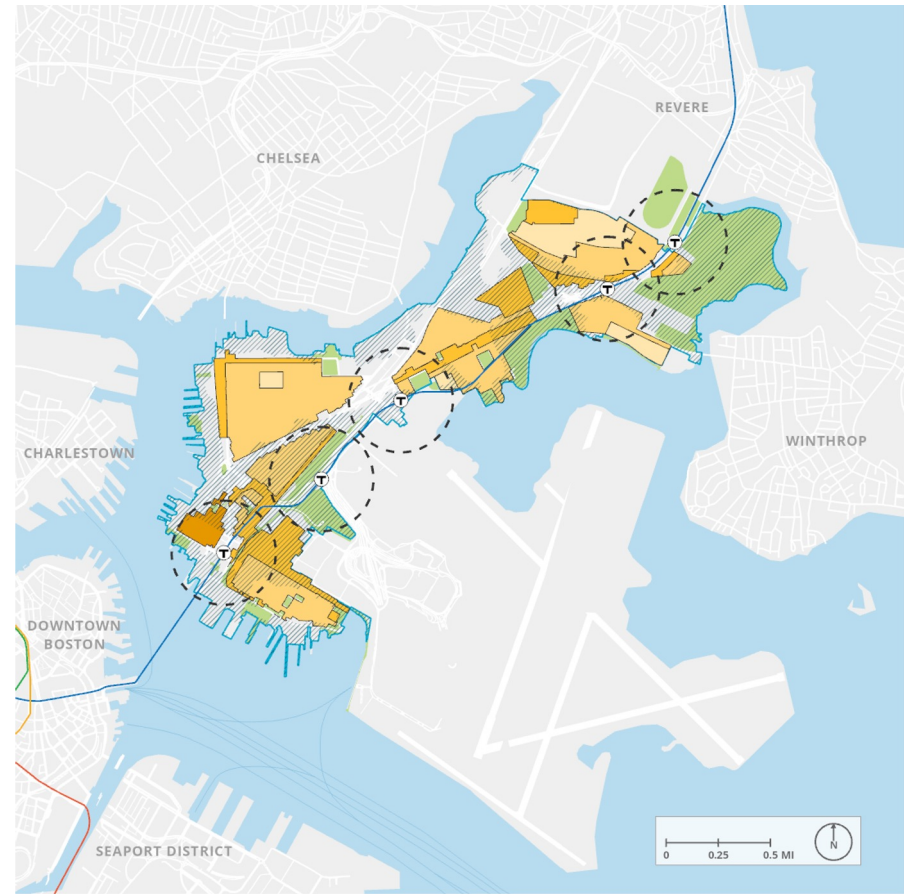
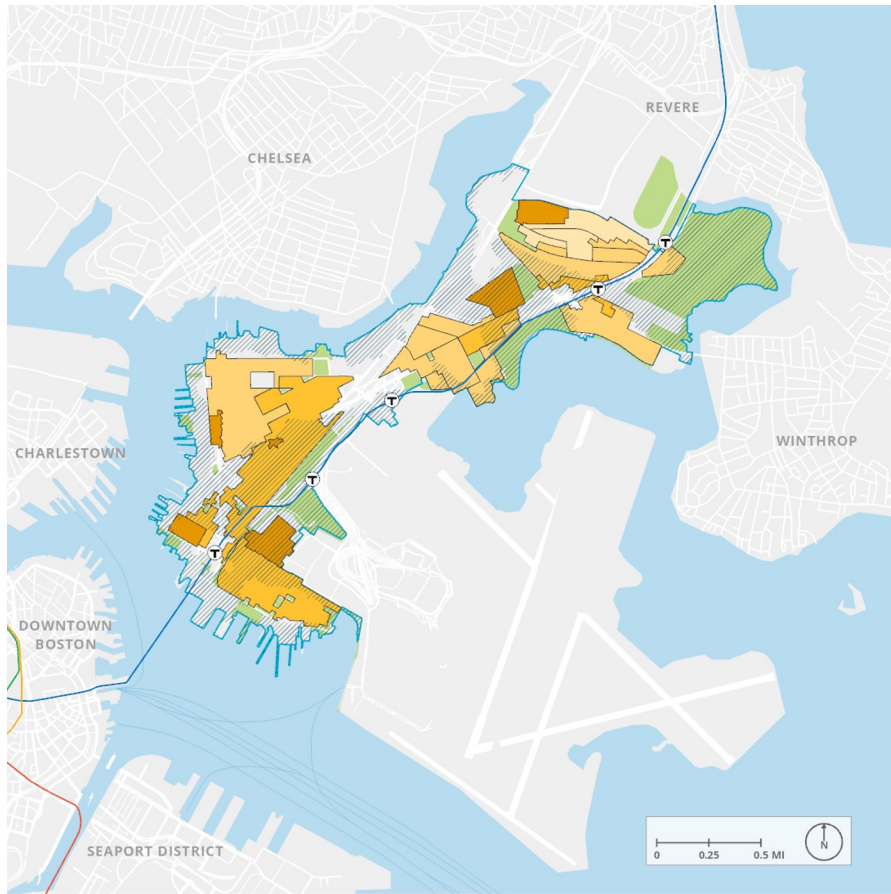
Changes to Recommendations

- Cap allowed number of units by subdistrict
 - Most lots would allow up to 3 units, larger lots (>50' wide) allow up to 6 units
- Citywide update to ADU policy could add an additional unit to all Neighborhood Residential areas



Resulting Unit Size - NR3

	MINIMUM LOT WIDTH TO ALLOW UP TO 6 UNITS 50' wide x 100' deep 3 Stories x 3,000 GFA GFA = 9,000	Typical Parcel 35' wide x 100' deep 3 Stories x 2,000 Floorplate GFA 6,000	Smaller than average 20' wide x 100' deep 3 Stories x 1,000 Floorplate GFA 3,000
# of Units in Building:	Square Feet Per Unit:	Square Feet Per Unit:	Square Feet Per Unit:
1 unit	9,000	6,000	3,000
2 units	4,500	3,000	1,500
3 units	3,000	2,000	1,000
4 units	2,250	-	-
5 units	1,800	-	-
6 units	1,500	-	-



Dimensional Requirements at a Glance



Dimensional Requirements at a Glance

Subdistrict	Maximum # of Units	Maximum Building Height	Maximum Lot Coverage (%)	Minimum / Maximum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Building Width	Maximum Building Depth	Maximum Building Floorplate
NR 2.5	3 / 4	2.5	40 Mid 60 Corner	5 / 20	5	1/3 lot depth	50	50	2,000
NR 3	6	3	60 Mid 75 Corner	2.5 / 5	2.5	1/3 lot depth	50	70	3,000
NR 4	-	4	60 Mid 75 Corner	2.5 / 5	5	1/3 lot depth	120	70	8,000
NR 5	-	5	60 Mid 75 Corner	2.5 / 5	5	1/3 lot depth	120	70	8,000

Allow More Ground-floor Retail

- Allow ground floor retail on all “corner lot” conditions
- Allow a limited amount (1,500 - 3,000 square feet) of ground floor retail everywhere



Off-street parking Requirements

- Introduced policy-level recommendation at Squares and Corridors that proposed eliminating off-street parking minimums within a 1/4 mile radius of MBTA stations and lowering off-street parking minimums to .5 spaces / unit outside 1/4 mile radius of MBTA stations
- Recommendation consistent with citywide off-street parking requirement reform efforts.



Next Steps

Context

Neighborhood Residential areas are primarily, though not exclusively, intended for residential uses and typically consist of low-scale buildings.

Neighborhood Residential areas cover 457 acres of East Boston and account for more land area than any other character area in this study. Initially developed on the highlands of the neighborhood's original island geography, Neighborhood Residential areas spread over time as landfill connected low-lying areas and housing demand to support a primarily immigrant workforce grew.

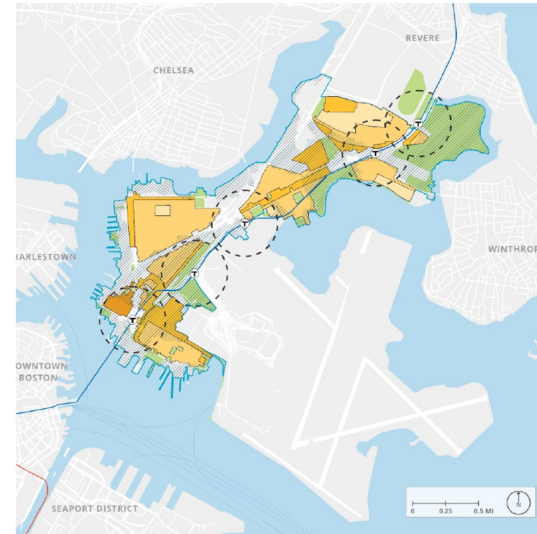
Climate Change

Climate change threatens to exacerbate this issue. Today, 23% of the land area of East Boston is in the current FEMA flood hazard zone, and the City of Boston projects that more than half of East Boston's building stock will be exposed to coastal flooding at the 1-percent annual chance event as soon as the 2070s. Nearly three-quarters of East Boston's current housing stock is from 1939 or earlier, and aging housing stock built in low-lying areas of the neighborhood created by landfill is particularly vulnerable to flooding and will be challenging to retrofit.

Rapid and Unpredictable Development

The neighborhood is in the midst of a resurgence in population and an increase in housing production that began in the early 2000s. Much of this new housing is concentrated in apartment-style buildings in formerly industrial areas, though some is the result of infill development in established residential areas. Though infill development represents a relatively low volume when compared to the total amount of residential development proceeding in East Boston, it presents the most direct impact on existing residents. Restrictive zoning, particularly in residential areas, prohibits most development, and as a result, almost all of East Boston's development requires zoning relief. East Boston has among the highest annual rates of Zoning Board of Appeal cases compared to other Boston neighborhoods.

Despite the increase in housing production, housing costs continue to rise. In East Boston, 24 percent of renter-occupied households and 19 percent of owner-occupied households were considered severely burdened by housing costs as of 2017.



Neighborhood Residential Areas are at the confluence of the compounding problems of climate change, rapid development, and outdated street design.

Proposed Neighborhood Residential Subdistricts and Zoning Overlays

- NR 2.5 - 40
- NR 3 - 50
- NR 4 - 50
- NR 5 - 50
- Coastal Flood Resilience Overlay District
- 5-minute walking radius
- Open Space

Outlook

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
Complete listening sessions	Advisory Group Meeting Revised Neighborhood Residential FEB 08	Workshop - Revised Neighborhood Residential (ENG) MAR 02 Revised Neighborhood Residential (SPN) MAR TBD	Release final draft of Squares and Corridors and Neighborhood Residential Areas Advisory Group Meeting - Waterfront & Evolving Industrial Areas	BPDA Board Action on Squares and Corridors and Neighborhood Residential Areas Workshop - Border Street and Inner Harbor Waterfront and Lower Chelsea Creek (ENG) Workshop - Border Street and Inner Harbor Waterfront and Lower Chelsea Creek (SPN)	BZC on Squares and Corridors and Neighborhood Residential Areas Workshop - Waterfront Upper Chelsea Creek and Saratoga Street EDA (ENG) Workshop - Waterfront Upper Chelsea Creek and Saratoga Street EDA (SPN)	Neighborhood Block Party Release Draft Plan	BPDA Board Action - Waterfront and Evolving Industrial Areas