



Misha & Puff

Dimitar

Boston Rug Delivery

Von Huene Workshop Music store

Little Children Schoolhouse

Zelda Jane Photography

Sous Design

La Morra Takeout · Delivery

The Studio

Sign in

NETA Bo
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2D

7/16 Site Walk Conversation – Dimensions for Eastern Portion of Corridor (OLS/Davis Path to Washington/High Street)

- Match Brookline Bank height (approx. 30' from Boylston Street sidewalk) as a max seemed “about right”
- In some cases, existing buildings were up to rear property line and 4 stories tall (five in the rear)
- Conversation about reusing existing buildings when possible, which as of right zoning could help
- Wanted flexibility of whether any landscaping or tree cover should be towards front or rear of property
- Existing Height allowed is 40'
- Existing Rear setback is $10 + L/10$, where L is the length of the building
 - 90' long building would require a 19' setback

Proposed Zoning for Eastern Part of Corridor

- By Special overlay, allow FAR to be exceeded if:
 - On-site affordable units, at least one
 - Multifamily building, including net increase of dwelling units by at least... **three?**
 - Property of at least 7,000 square feet
 - **50%** green roof minimum
 - Fossil fuel free construction
 - Front setback 20' from curb
- Allow flexibility of rear setback if shadow studies show proposal is better than existing conditions (encourages reusing existing buildings near rear property line)
- Require building to accommodate ground floor small café space, but not required as a use – provide flexibility
- Parking requirements options
 - Zero requirement for microunits (500 sq. ft.) or live-work units like River Road, but as of right
 - For multifamily that offers more affordable units than required by inclusionary zoning, allow residential parking to be reduced by half as of right (?)
 - At least driveway with turn around to accommodate service vehicles
 - Reduce for all uses further by special permit (?)
- Keep allowed height of 40' per G-1.0 district

Madris Site

Desired Building Height Max.	Allowed Building Height Existing	Allowed Building Height in G-2.0 with Public Benefits	Allowed FAR in G-2.0 with Public Benefits
Similar to Madris building (approx. 48' from Boylston Street sidewalk)	40'	60' (all of site is in buffer zone)	2.0 (if in buffer zone) 2.5 (if not in buffer zone) *propose flexibility of buffer zone if shadow impacts compared to existing conditions do not effect dwelling units

- Residential uses require 20% landscaped space in G-2.0
- Suggest parking relief by special permit if all affordable units are provided on site, and a minimum of one

Boylston Place Site

Desired Building Height Max.	Allowed Building Height Existing	Allowed Building Height in G-2.0 with Public Benefits	Allowed FAR in G-2.0 with Public Benefits
5 to 6 stories	40'	70' (none of site is in buffer zone)	2.5 (not in buffer zone)

- Residential uses require 20% landscaped space in G-2.0
- Suggest parking relief by special permit if all affordable units are provided on site, and a minimum of one
- Update design standards for additional setbacks from curb and existing residential
- Need to double-check how rear lot line requirements would be treated

Valvoline/ Dunkin' Donuts Site

Desired Building Height Max.	Allowed Building Height Existing	Allowed Building Height in G-2.0 with Public Benefits	Allowed FAR in G-2.0 with Public Benefits
4 to 5 stories	40'	40' to 70' permitted 50' from M District	2.5 (not in buffer zone)

- Residential uses require 20% landscaped space in G-2.0
- Suggest parking relief by special permit if all affordable units are provided on site, and a minimum of one
- Update design standards for additional setbacks from curb and existing residential
- Add flexibility on rear lot lines if overall siting and open space for neighborhood is better than required
- Add no build zones on zoning map for Dunkin Donuts & OLS sites (add that PBIS must conform to Open Space save areas?)

Zoning Package

- Map Change
 - Change Northwest corner from L-0.5 to G-2.0 (including 9th Grade Academy & Madris site)
 - Change Valvoline & Dunkin Donuts from M-1.0 to G-2.0 with no build zone for back of site
 - Change business building on White Place to G-1.0 district
- Changes to PBIs
 - Additional parking relief by special permit if affordable units onsite
 - Flexibility of FAR (not height) if same/better than existing shadow impacts
 - Add overlay to eastern part of corridor for as of right – “flexible zone”
 - PBIs must conform to “preserved open space map”
- Overlay Zoning for eastern corridor to permit as of right

Design Guideline Update (Tom)

- Setback 20 feet to accommodate sidewalks and street trees along Boylston Street
- Height less than 45 feet within 50 feet of adjacent residential structures
- Minimum building height of three stories is encouraged in G-2.0 districts
- Side and rear yard setback of 20 feet