



*A Quarter More : Exploring
Density in Greater Boston –
Everett Design Team 2*

Final Presentation
6/21/2022



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Increasing Density in Everett



WHY?

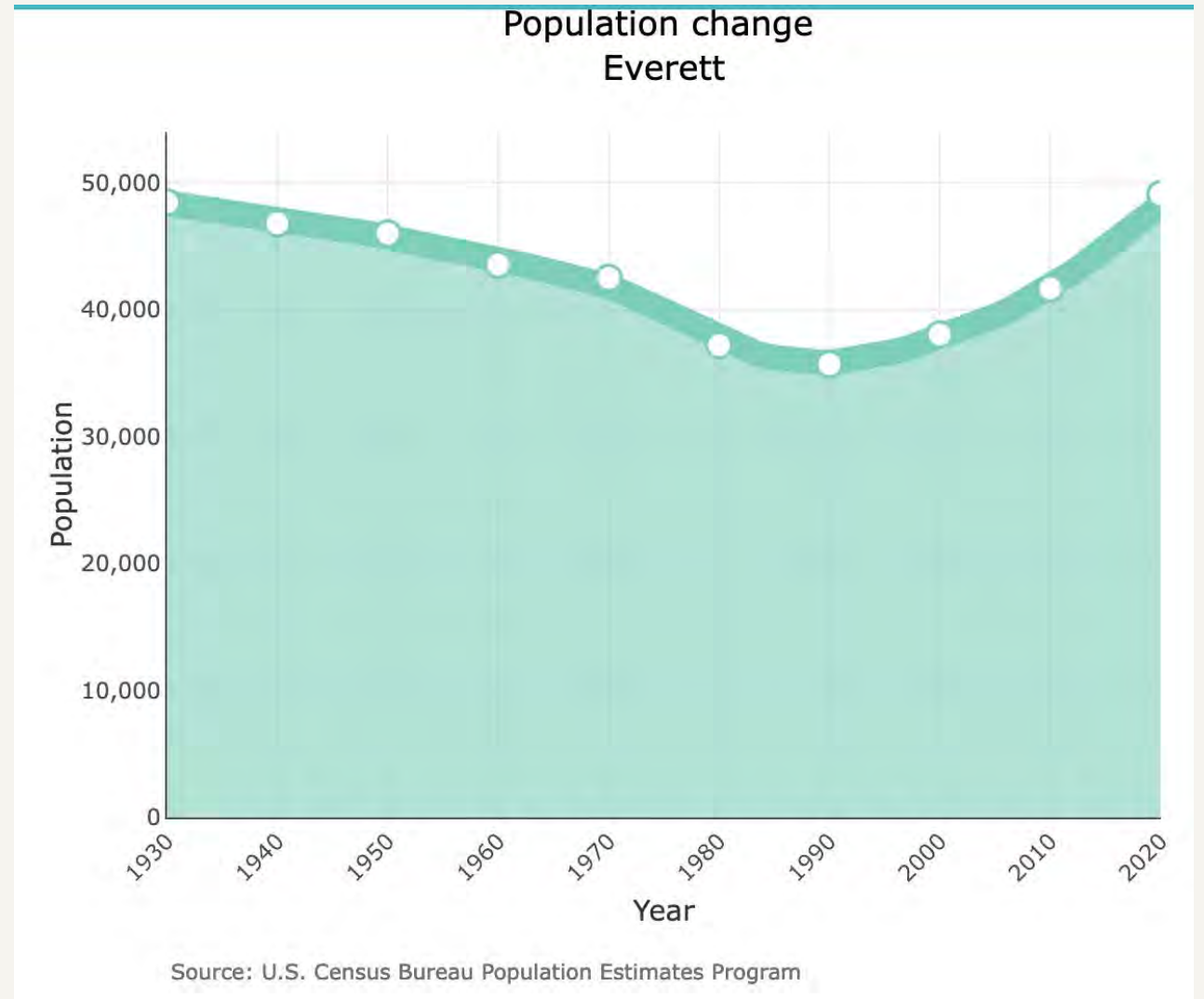
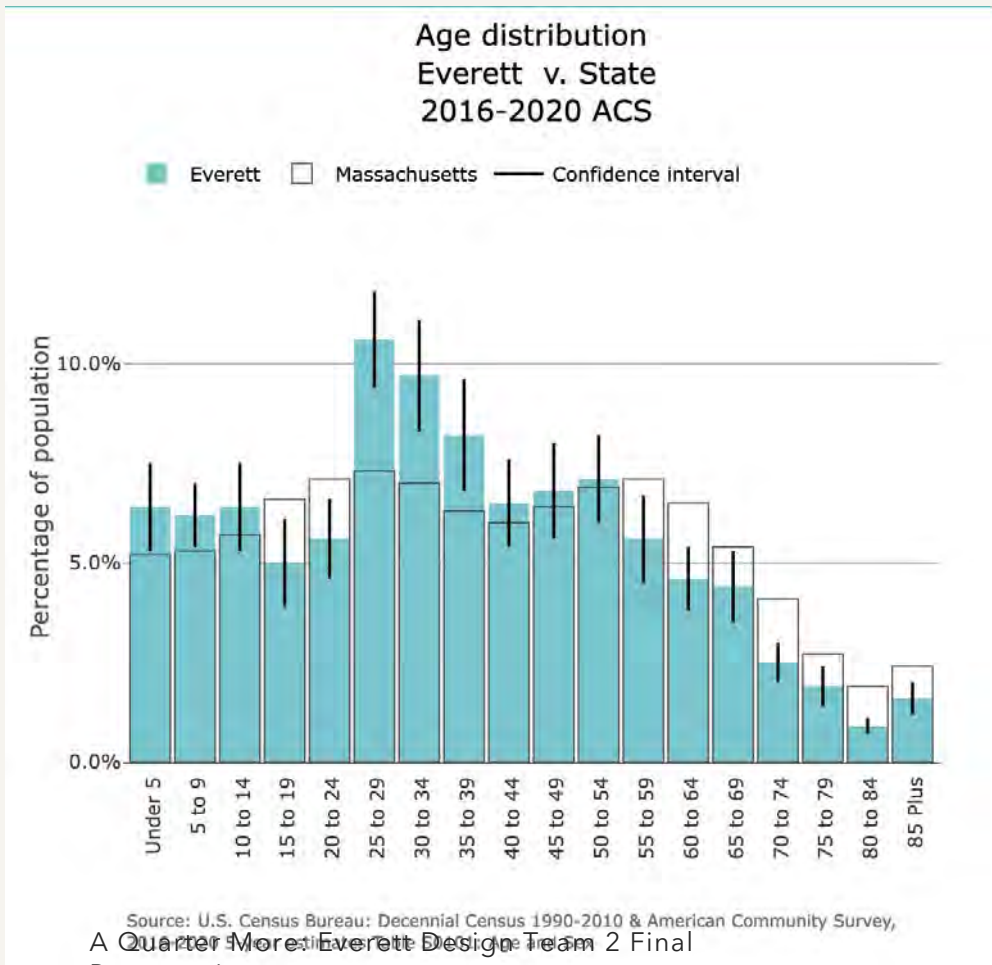


WHERE?



HOW?

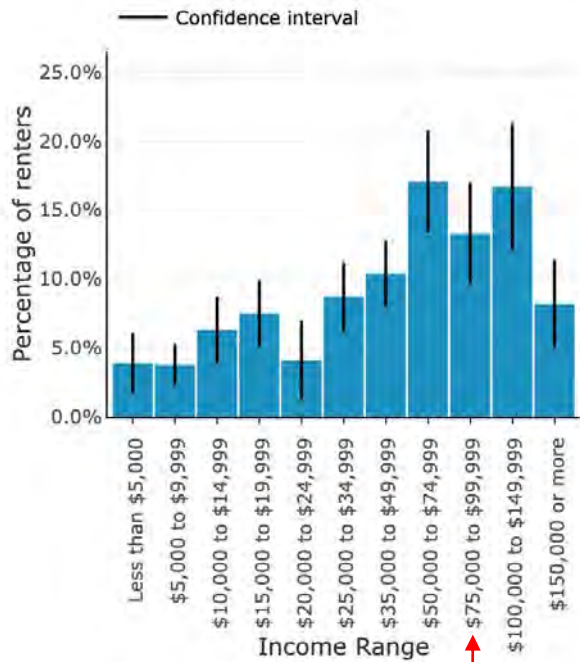
Demographics



- Young, Growing, Diverse population

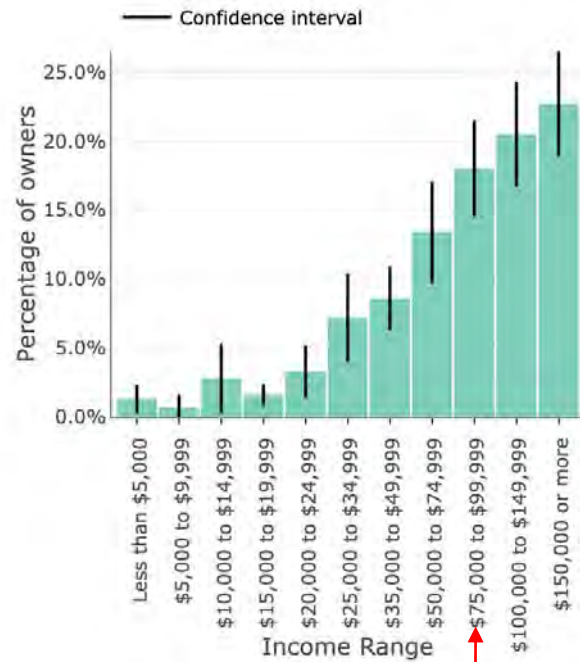
Demographics

Renter households by income
Everett

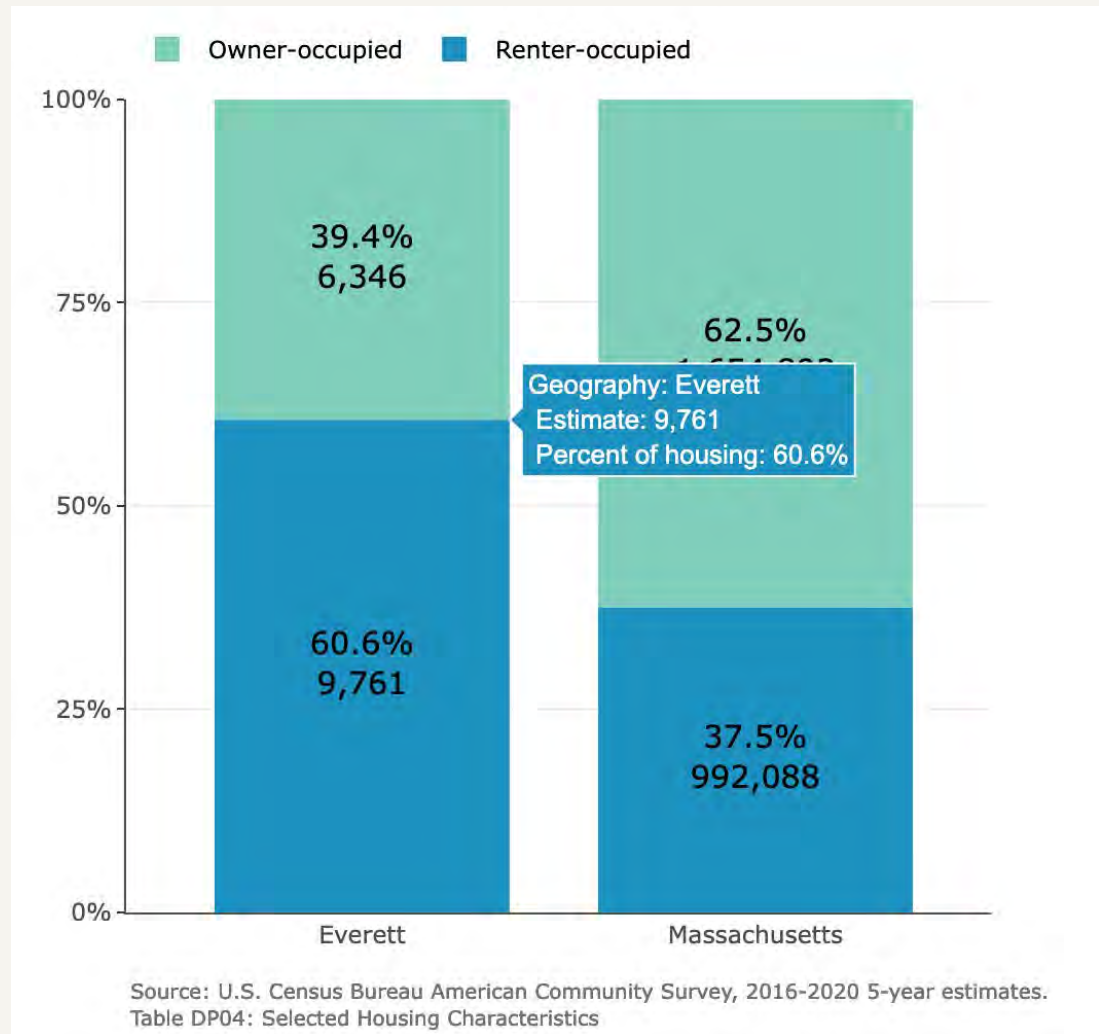


Source: U.S. Census Bureau American Community Survey, 2016-20
Table S2503: Financial Characteristics

Owner households by income
Everett



Source: U.S. Census Bureau American Community Survey, 2016-20
Table S2503: Financial Characteristics



- AMI in Greater Boston area - \$96,650 Year / 2 Person Household

- High Percentage of Rental Households
- Lower Incomes are Barrier to Homeownership

Affordable Housing

- Everett Needs - Very Low Income
- Inclusionary zoning policy
 - 80% AMI target - not covering gap for lower income residents
 - 30 Year timeframe - should be made permanent
 - Preference for local residents?
 - Changes in income over time?
- Current inclusionary zoning percentage (15%) not sufficient for need in Everett

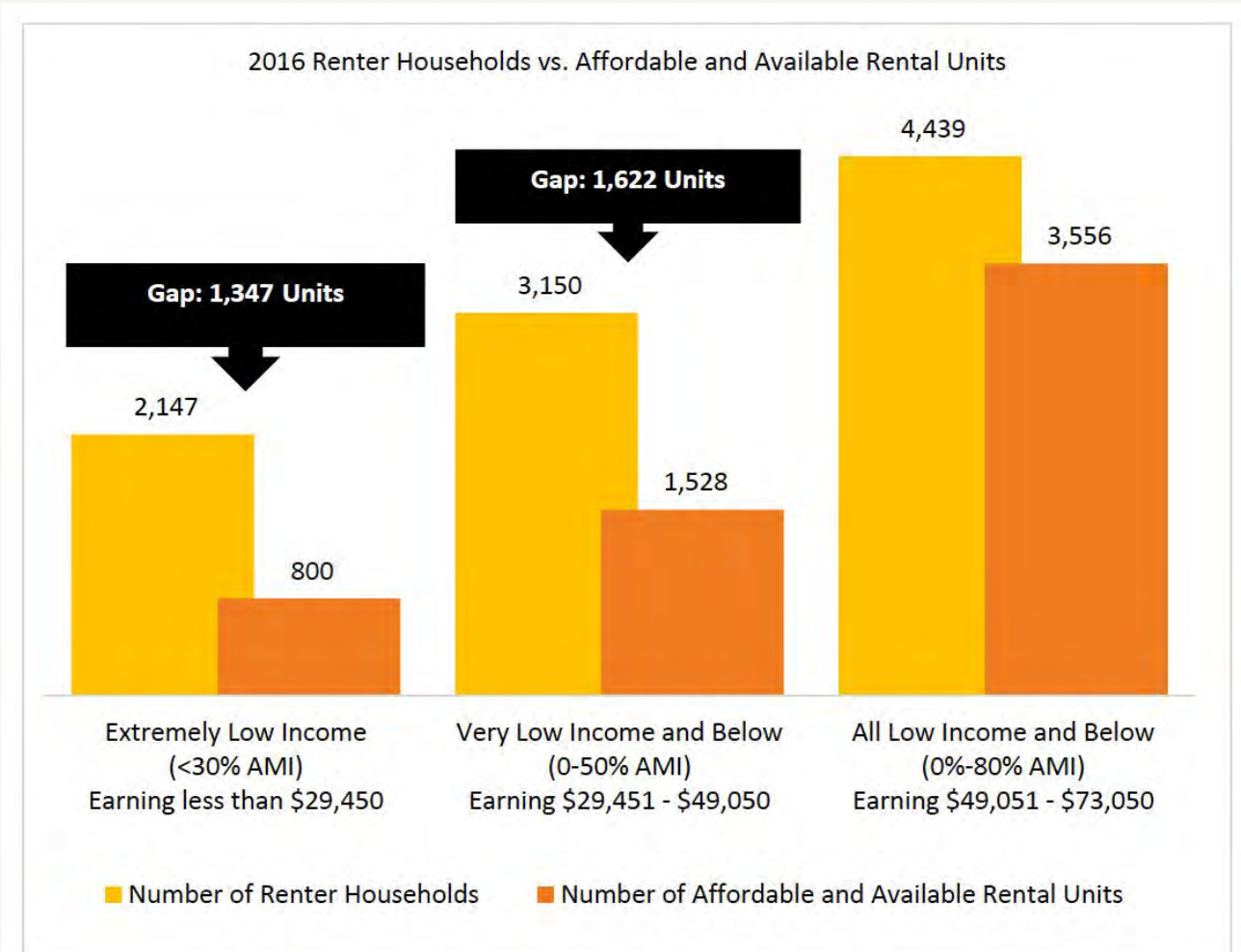
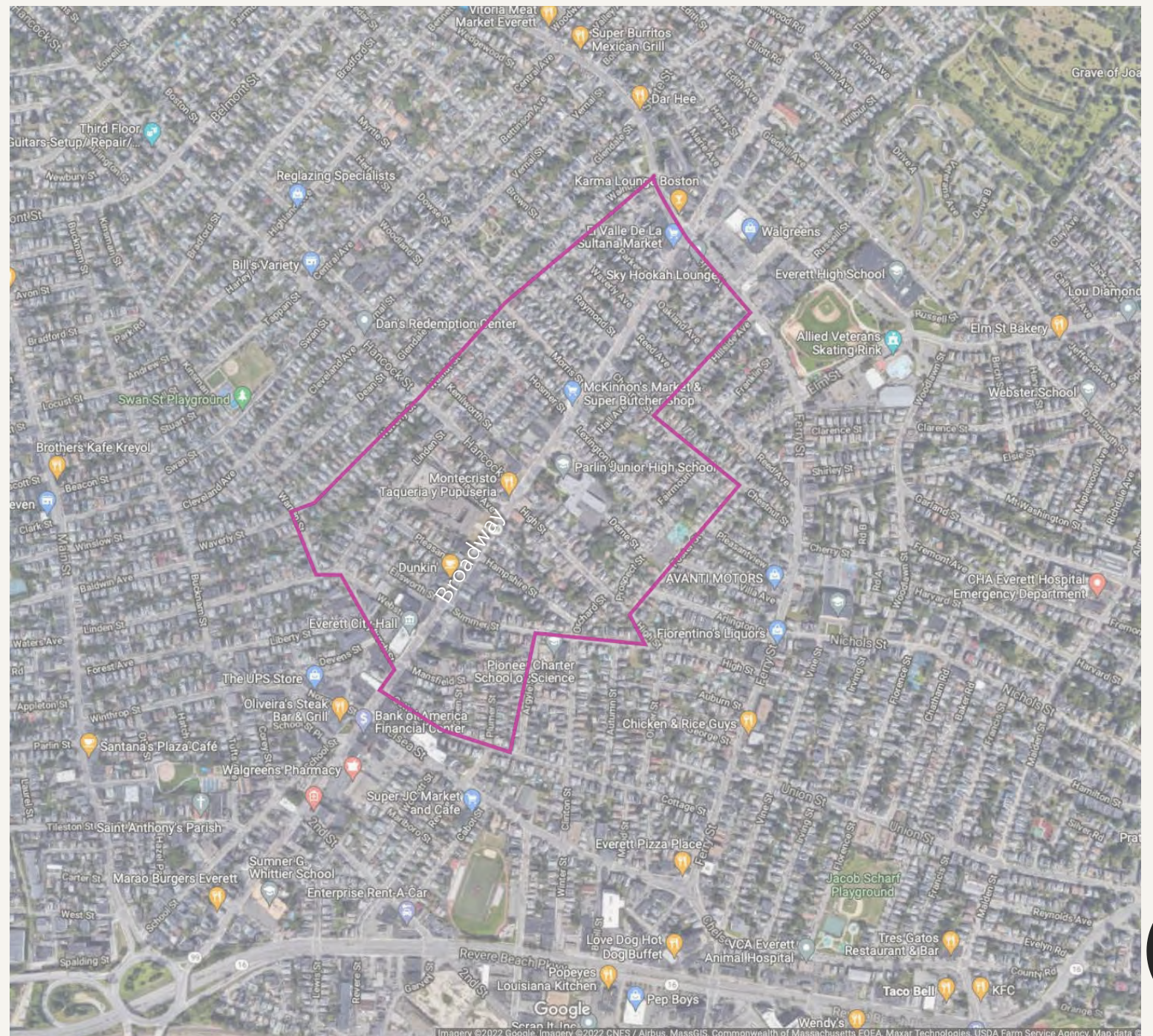


Figure 2: 2016 Renter Households vs. Affordable and Available Rental Units. Sources: American Community Survey 2016.

Study Area

- 10-12 blocks along Broadway, from City Hall North to Ferry St.
- Includes commercial uses along Broadway and adjacent residential districts



Site Analysis

- Mostly fully developed lots
- Typical 1-3 story scale
- Mixture of Residential and commercial uses at ground floor
- Existing retail along Broadway appears completely occupied
- High Walkability Score (92 rating) per [walkscore.com](https://www.walkscore.com)
- Highly used Transportation Corridor via dedicated bus lanes





Everett Housing Development

Current Strengths:

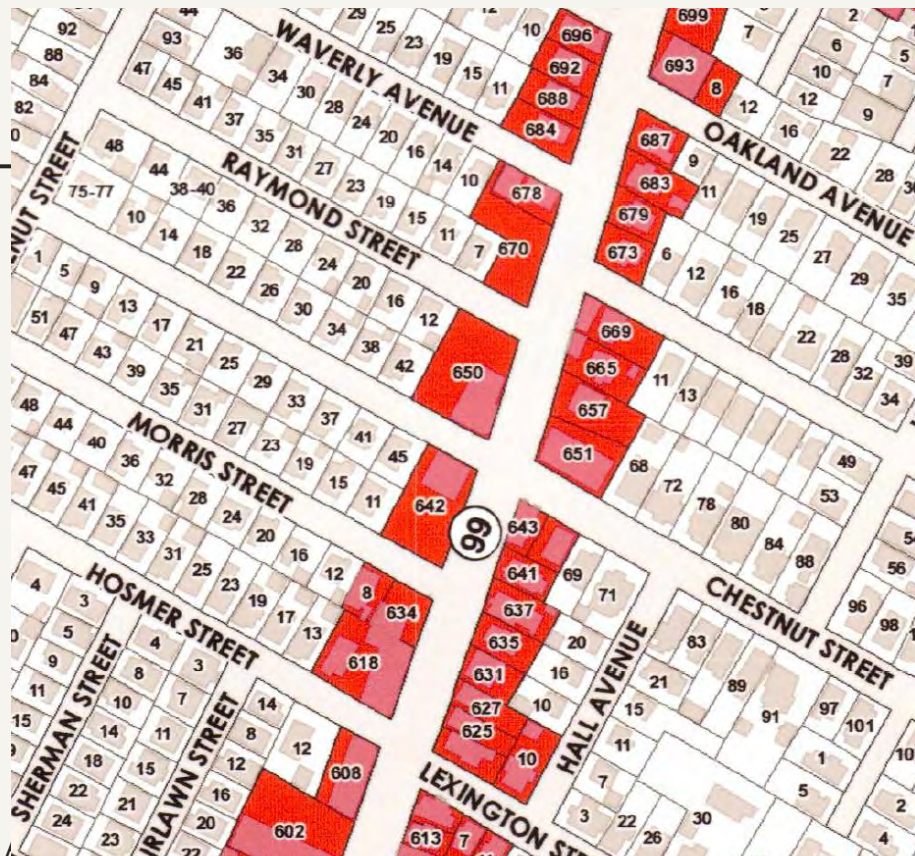
- Mixed-Use zoning allowed (residential/commercial)
- Removal of Parking Minimum Requirements
- 15% affordable inclusionary zoning requirement
- Large residential developments in Commercial Triangle area (helps increase supply of units)
- Proximity to Boston & Public Transportation Accessibility
- Good framework of initial studies and design guidelines for large developments (Commercial Triangle)



Major Challenges:

- Affordability of new developments for Everett residents
- Scale of new projects to exiting neighborhoods



Existing Zoning Analysis



 Business District  Dwelling District

Business District Zoning on Broadway

- District applied typically for commercial corridors (e.g. Broadway, Ferry, Main Street)
- Mixed-Use (commercial/residential) allowed
- FAR 1.5:1 for residential, 2.0 for commercial
 - Proposal - amend this to be 2.0 for both uses, to encourage residential/mixed-use
- 10' front setback for residential - none required for commercial
 - Proposal - remove additional setback for residential
- 7' setback required between Business and Dwelling district
 - Proposal - modify to 4' setback for residential use - to align with side setback requirements for residential district
 - Include upper level setback requirements above 3 stories
- 25' rear setback
 - Proposal - align rear and side setbacks to 4', with upper level setbacks
- 4 stories/65' height limit
 - 65' height could accommodate up to 6 stories of residential building - out of scale with existing context and scale
- Consider adding minimum open space requirement (10%) to include landscaping and limit massing.

Proposals – New Developments

- Align zoning (FAR and setbacks) to encourage residential development on sites by right
- Provide development bonuses (FAR/height) in targeted sites (25% + affordability instead of baseline 15%)
- Don't allow a variance for reduction of affordable housing unit provision (for environmental remediation)
- Promote ADU's – throughout residential districts (adding a fourth unit on triple decker = 25% density increase)
- Promote alternate development types to increase density (such as micro-units)
- Require active ground floor uses on commercial streets, parking required to be set behind
- Don't sell public land – lease it and require affordable housing development.

Proposals – Stability

- Make affordability requirements permanent (remove 30 year limit on affordable housing units)
- Require a percentage of inclusionary zoning units for 30-50% AMI units as well as 80% AMI
- Place limits on rent increases ¹
- Use just cause protections to limit evictions
- Encourage Homeownership through training and first time home buyer funds
- Encourage renters to purchase properties from landlords prior to sale to developers
- Target development fees and affordable housing funds for creation of affordable units and subsidizing affordable rental units and purchase downpayments

Site Development Studies

1. Small infill site on Broadway:
Single Story narrow depth retail site
2. Conversion of City-Owned Property to Housing
Old High School site on Broadway
3. Transit Oriented Redevelopment Site
Ferry and Broadway commercial site re-development



Case Study 1: Broadway Infill Site



Existing Condition:

- Small Lot - 7,614 SF
- Narrow depth on Broadway (50'-60')
- Approx. 100' Frontage on Broadway
- Current Use: 1-story retail building - approx. 1,150 SF
- 15 Surface Parking Spaces

Case Study 1: Broadway Infill Site

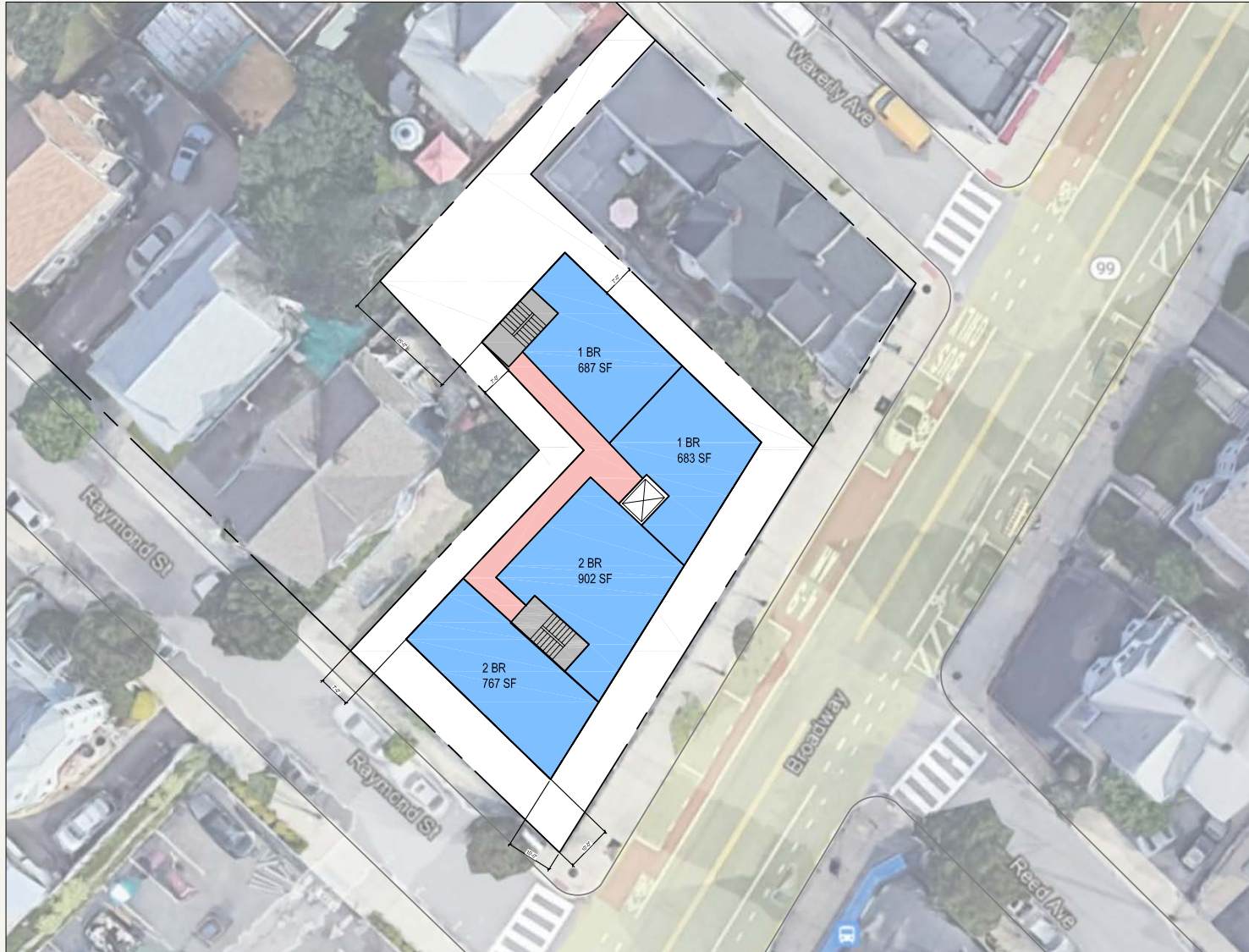


Level 1

Redevelopment Scenario 1 - Existing Business Zoning

- 10' Front and 25' Rear Residential Setback
- 7' Setback adjacent to Residential Lot
- 1.5 FAR for Residential

Case Study 1: Broadway Infill Site



Resi. Level

Redevelopment Scenario 1 - Existing Business Zoning

- 10' Front and 25' Rear Residential Setback
- 7' Setback adjacent to Residential Lot
- 1.5 FAR for Residential
- Results in :
 - 11,421 SF FAR
 - 3.5 Stories
 - 8 Units (1 Affordable)
 - Single Loaded Corridor
 - 4 Units / Floor

Case Study 1: Broadway Infill Site

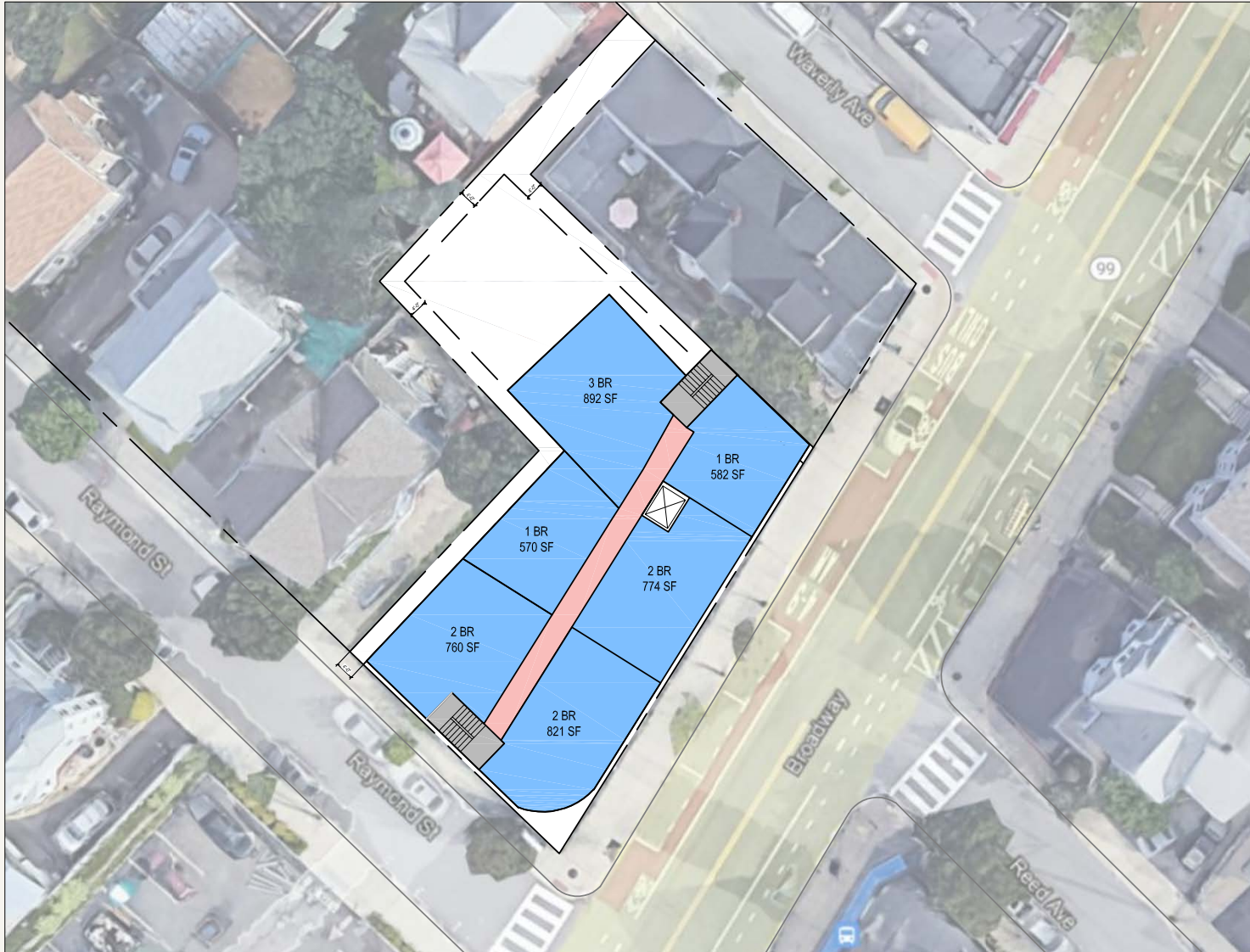


Level 1

Redevelopment Scenario 2 - Modified Business Zoning

- 0' Front Setback (Match Commercial Use)
- 4' Side Setback (Match Dwelling District)
- 2.0 FAR for Residential (Match Commercial Use)

Case Study 1: Broadway Infill Site

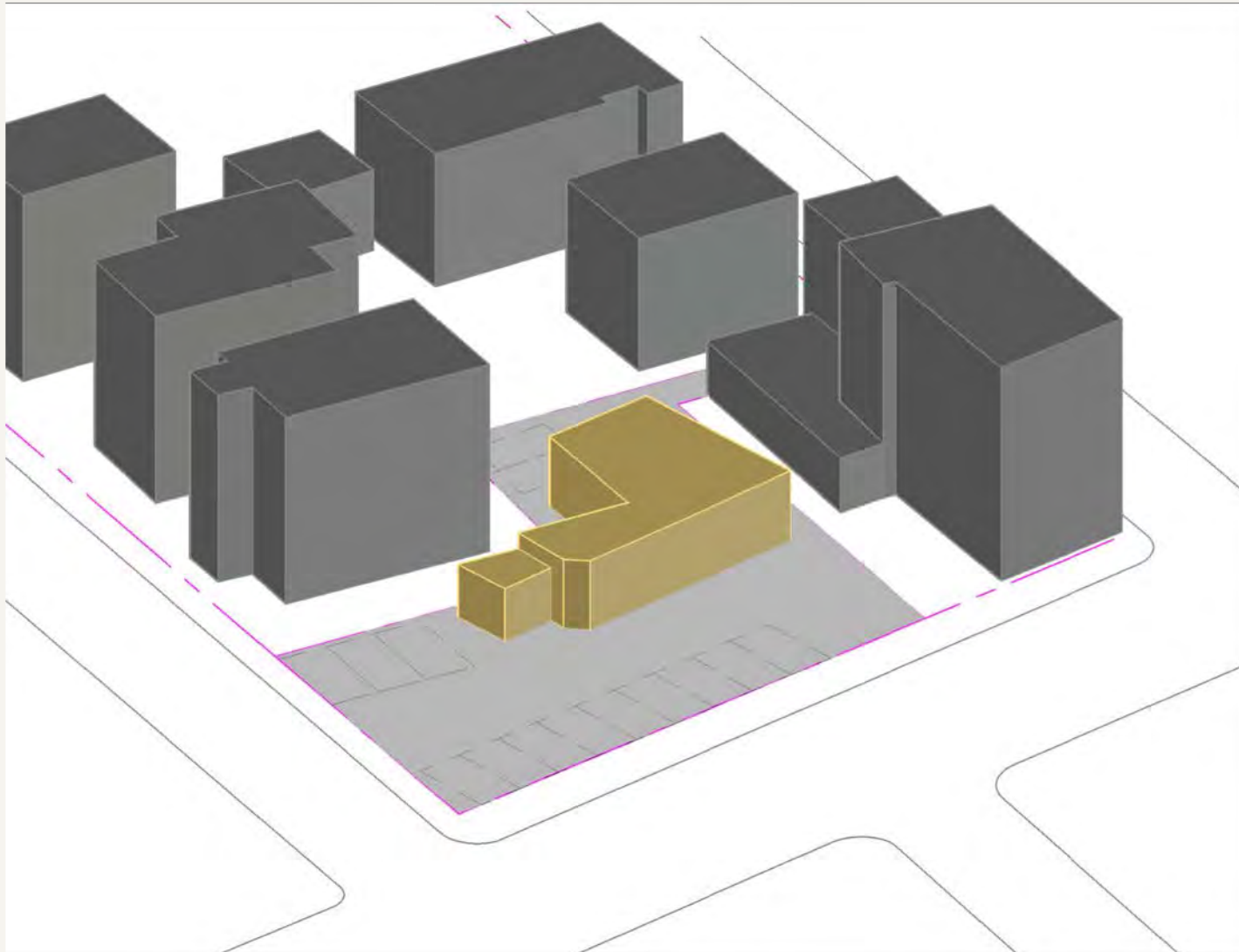


Upper Level

Redevelopment Scenario 2 - Modified Business Zoning

- 0' Front Setback (Match Commercial Use)
- 4' Side Setback (Match Dwelling District)
- 2.0 FAR for Residential (Match Commercial Use)
- Results in :
 - 15,228 SF FAR
 - 3.5 Stories
 - 15 Units (2-3 Affordable)
 - Double-Loaded Corridor
 - 6 Units / Floor

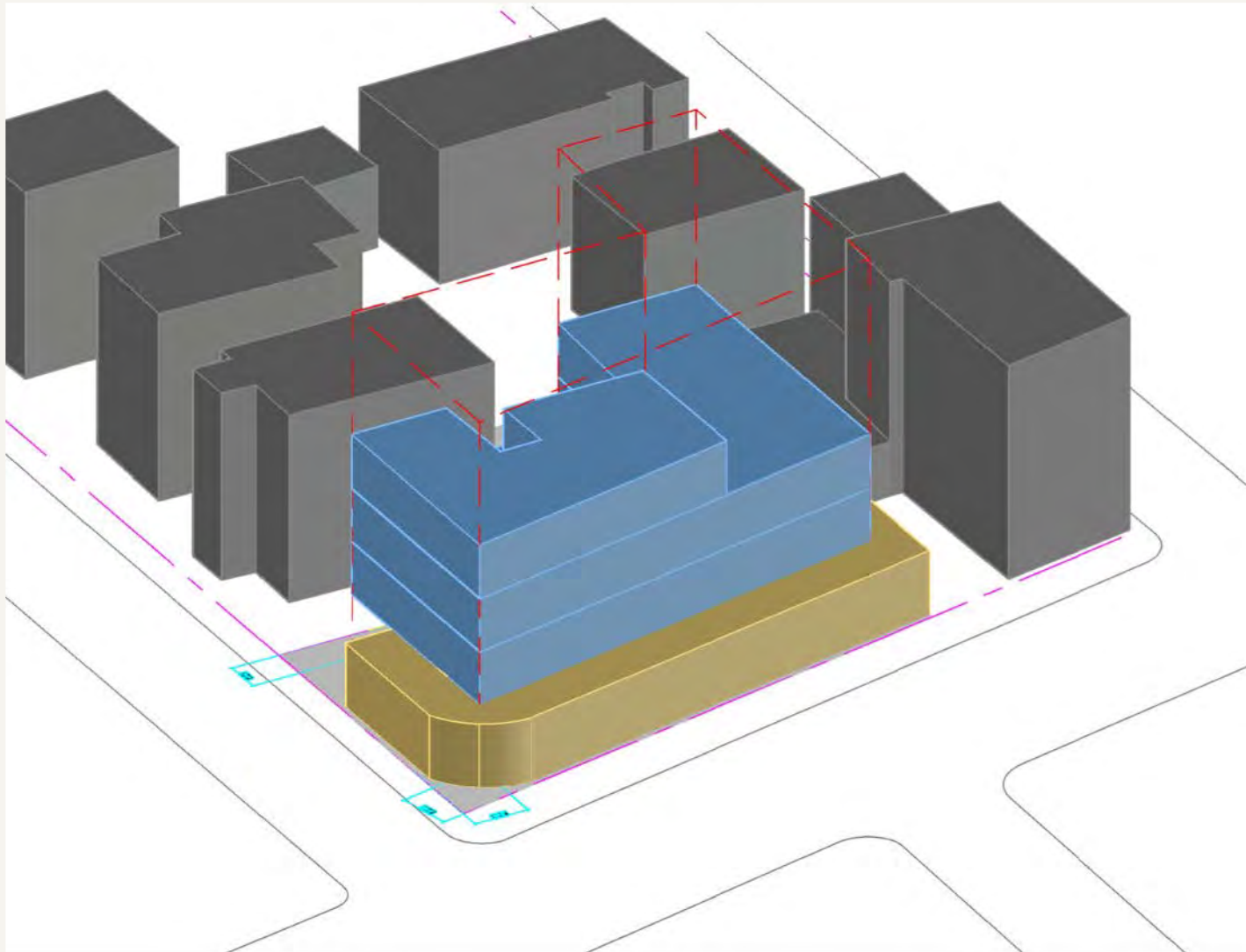
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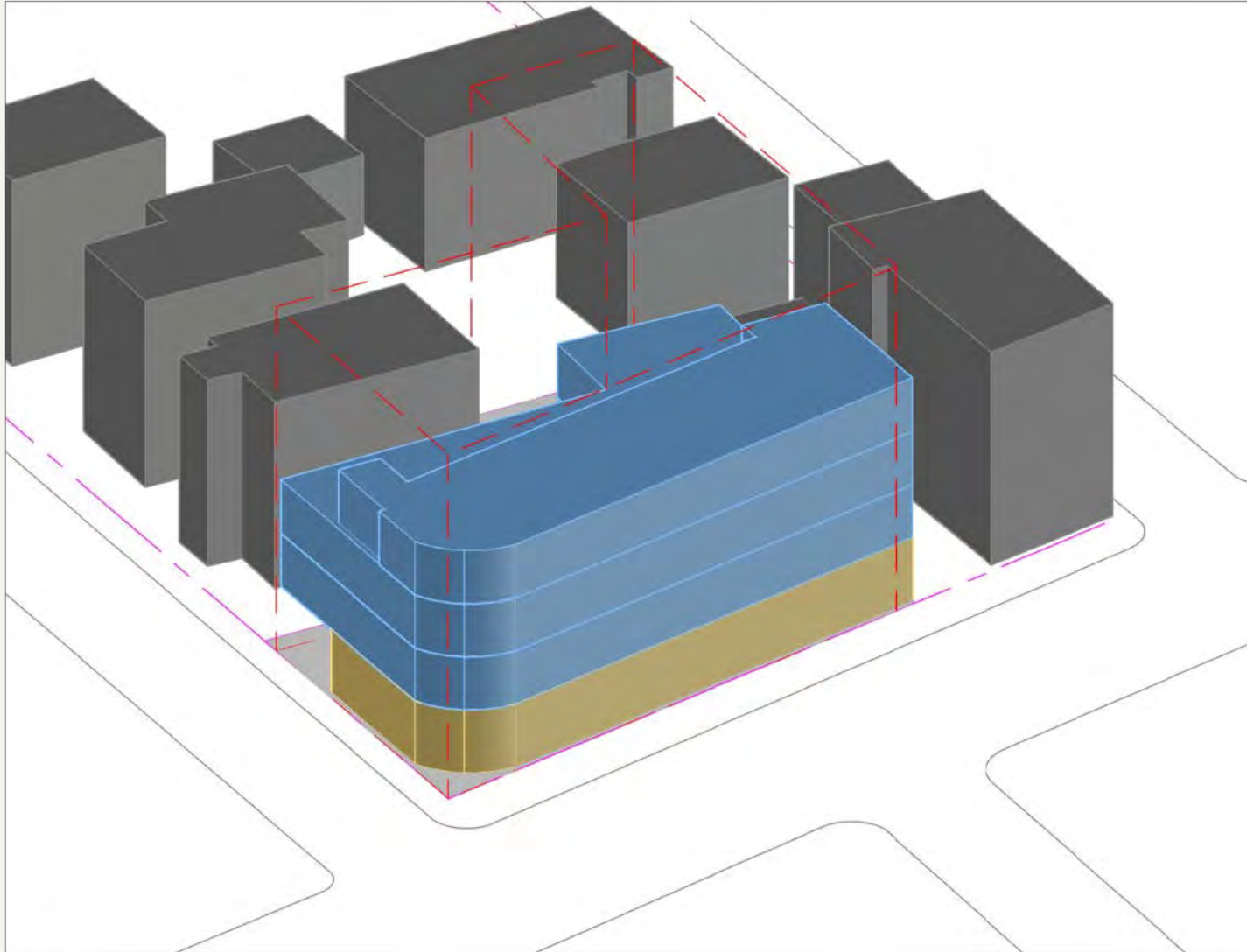
Case Study 1: Broadway Infill Site



Redevelopment Scenario 1 - Existing Business Zoning

- 10' Front and 25' Rear Residential Setback
- 1.5 FAR for Residential
- Results in :
 - 11,421 SF FAR
 - 3.5 Stories
 - 8 Units (1 Affordable)
 - 9 Parking Spaces

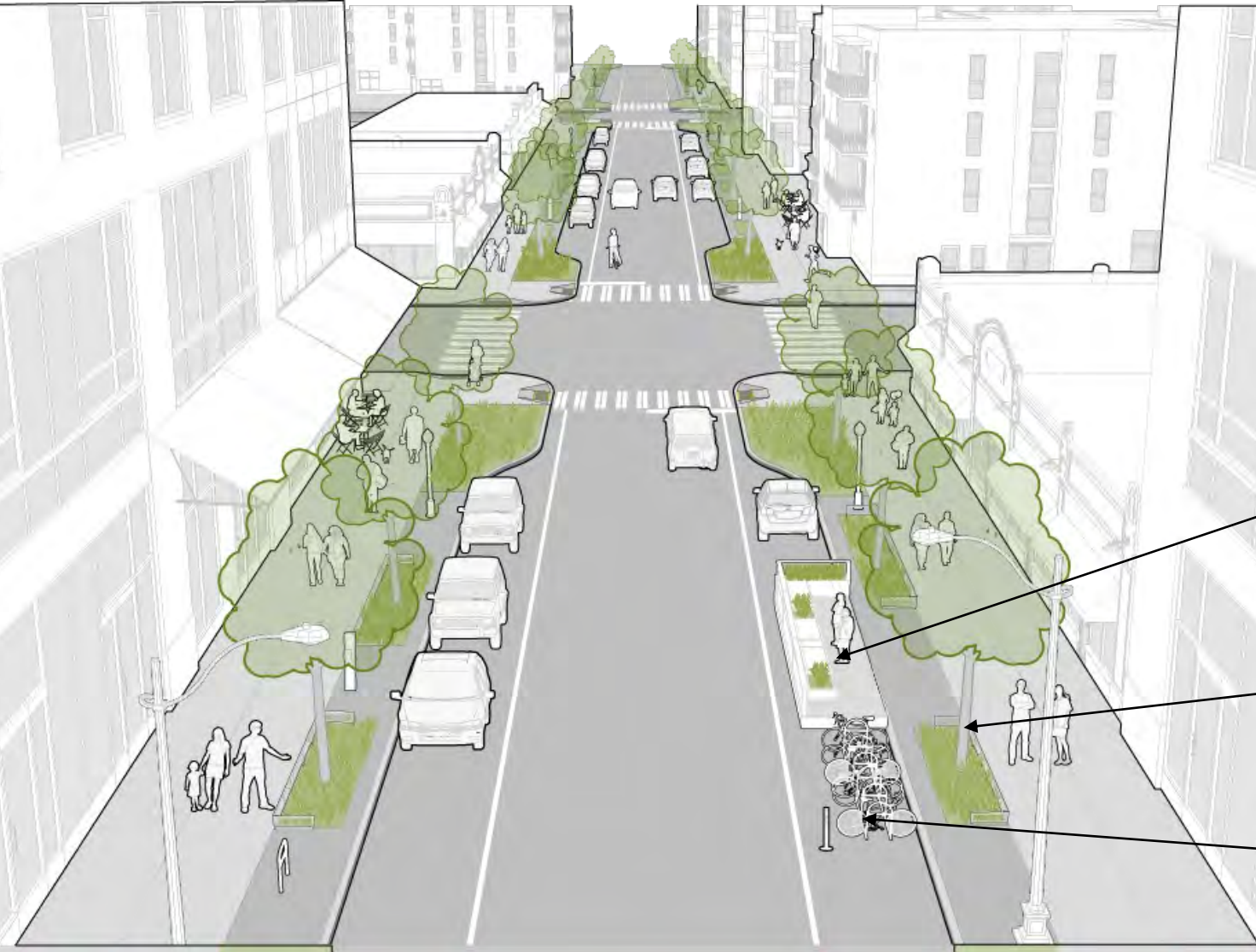
Case Study 1: Broadway Infill Site



Redevelopment Scenario 2 - Modified Business Zoning

- 0' Front and 4' Side Setback (Match Commercial Use)
- 2.0 FAR for Residential (Match Commercial Use)
- Results in :
 - 15,228 SF FAR
 - 3.5 Stories
 - 15 Units (2-3 Affordable)
 - Double-Loaded Corridor
 - 6 Units / Floor

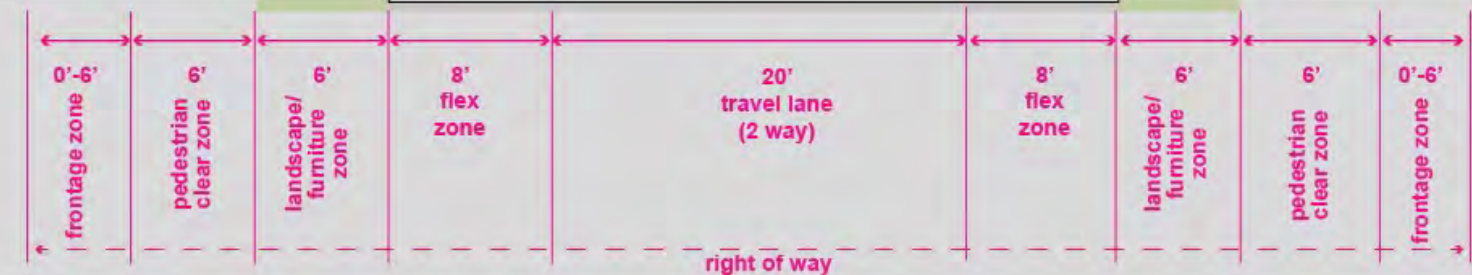
Streetscape Improvements



Allow for restaurant seating in spill out / "flex zone" in place of parking spaces (off-peak hours for bus lanes)

Provide street trees/planting zones

Encourage Bicycling with bike racks and bike share locations



Source: City of Seattle Right-of Way Improvements Manual

Case Study 2: City Redevelopment Site



Existing Condition

- 3.5 Acre Site
- Former High School
- Approx. 220' Frontage on Broadway
- Later Additions out of scale with residential buildings on Linden St. and Maple Ave.

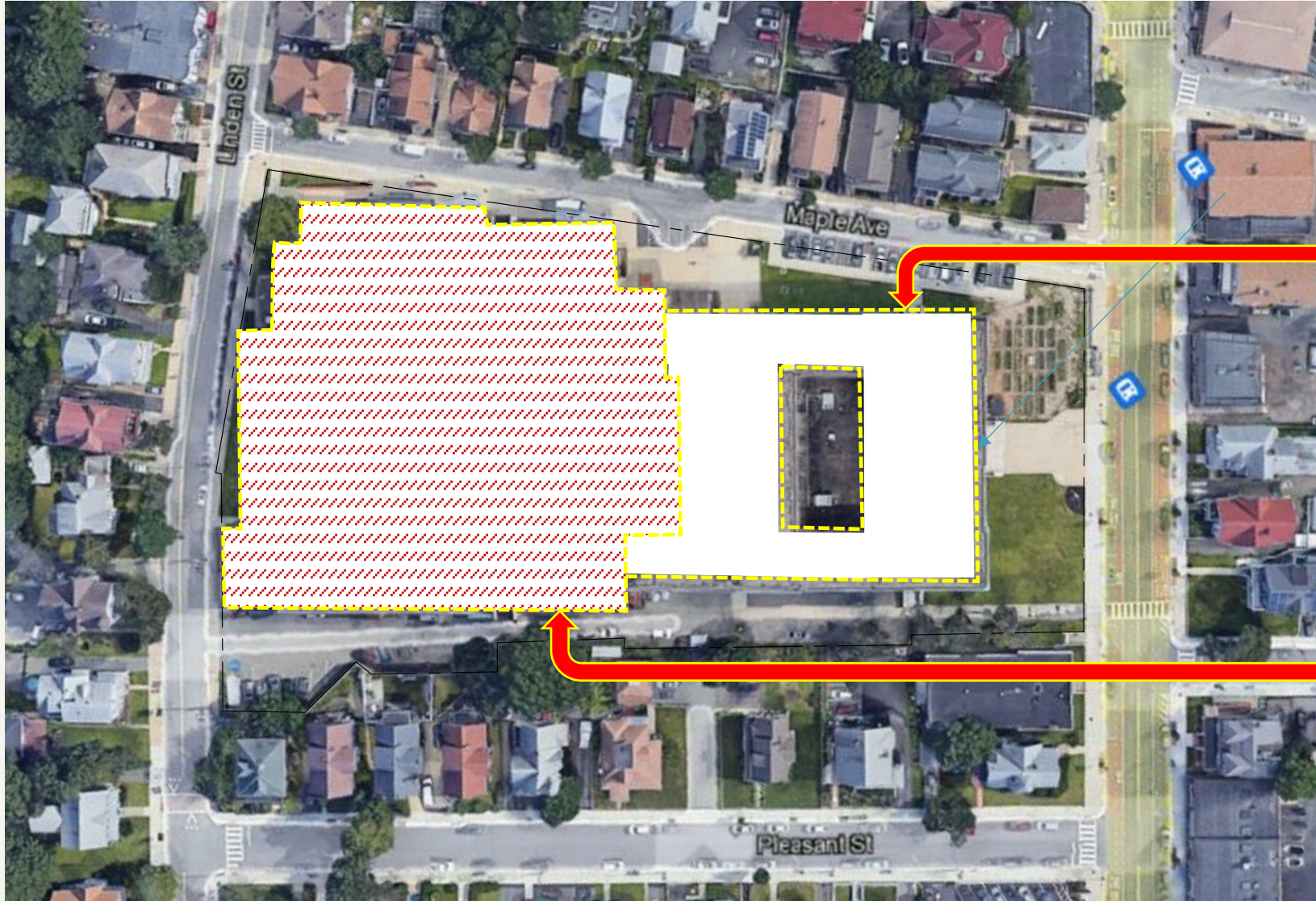
Case Study 2: City Redevelopment Site



Existing Condition

- 3.5 Acre Site
- Former High School
- Rear addition to school building not in character with adjacent residential development

Case Study 2: City Redevelopment Site



Preserve Existing School Building for conversion to residential units

Remove later additions for redevelopment into contextual residential buildings

Case Study 2: City Redevelopment Site



Level 1

Proposed Redevelopment - Level 1

- Addition of parking podium—approximately 80 parking spaces
- Preserve green open space along Broadway
- Preserve +/-25 Parking Spaces on site
- Creation of 9 Duplexes and 1 Fourplex on Maple & Linden
- Provide Lobby & Courtyard at Level 1 of Existing School
- 29 Residential Units in former school building
- Additional Green Space on site

Case Study 2: City Redevelopment Site



Proposed Redevelopment - Level 2

- +/-21,00 SF Amenity/Community Space on second level of new construction
- Lounge and Outdoor Terrace area at level 2
- 31 Residential Units in former school building
- Creation of 9 Duplexes and 1 Fourplex on Maple & Linden

Level 2

Case Study 2: City Redevelopment Site



Proposed Redevelopment - Levels 3 - 4

- 33 Residential Units per floor in former school building
- +/- 31,000 SF floorplate

• TOTAL RESIDENTIAL UNITS:

1 BR - 69

2 BR - 45

3 BR - 34

TOTAL - 148

Level 3-4

Case Study 2: City Redevelopment Site

Development Summary

Estimated development cost: \$51.6 million

- Demolition of portion of existing building (59,200 SF * \$20/SF) = \$1.2 million
- Renovation of existing school (124,780 SF * 250 / SF) = \$31.2 million
- Structured parking (26,700 SF * \$80 / SF) = \$2.136 million
- Community facility (26,700 SF * \$250 / SF) = \$6.675 million
- 10 detached residential buildings, 22 units (33,000 SF * \$250 / SF) = \$8.25 million
- Landscaped open space (40,000 SF * \$15/SF) = \$600,000
- Paved road / surface parking (21,500 SF * 70/SF) = \$1.5 million

Estimated development income: \$56.6 million

- Sale of 30% of units (44 total) at \$200,000 avg. (max. 50% AMI purchasers) = \$8.8 million
- Sale of 20% of units (30 total) at \$300,000 avg. (max. 80% AMI purchasers) = \$9 million
- Sale of 50% of units (74 total) at \$525,000 avg. (market rate purchasers) = \$38.8 million
- **Profit: +/- \$5 million**
- Profit would be reinvested in land bank to fund affordable housing or purchase other properties and create similar developments

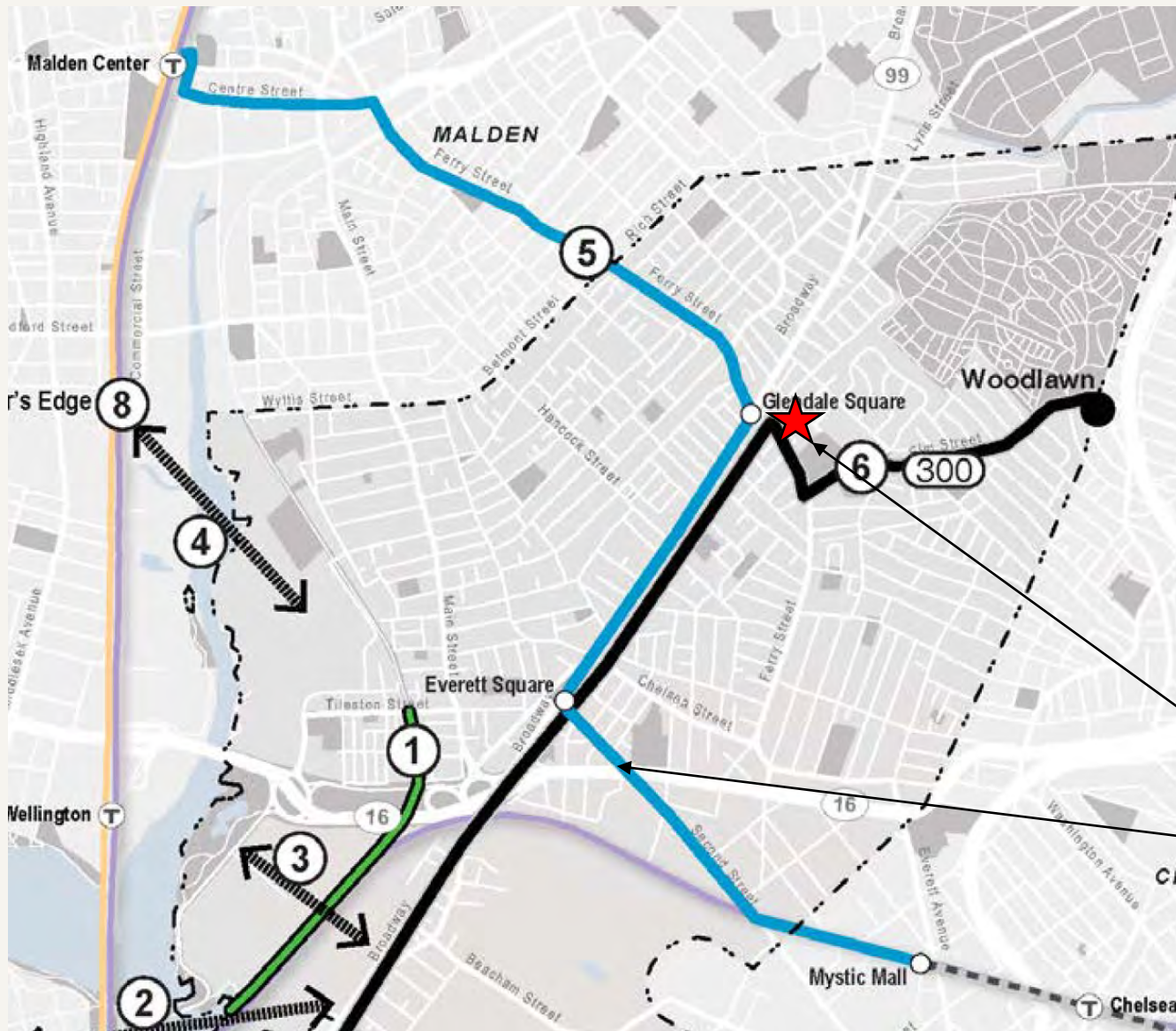
Case Study 3: Ferry & Broadway T.O.D.



Existing Condition

- 2.5 Acre Site
- Approx. 300' Frontage on Ferry St.
- Single Story Retail Strip Mall – approx. 40,000 SF Retail
- +/- 130 Surface Parking spaces in parking lot

Case Study 3: Ferry & Broadway T.O.D.



Site Location

- Potential stop for Silver Line bus between Chelsea and Malden Center T stops
- Routing up Ferry St. or Broadway potentially
- Referenced in Everett's Transit Action Plan report recommendations

Case Study Site Location

Everett's Proposed Silver Line Route in Blue

Case Study 3: Ferry & Broadway T.O.D.



Site Location

- Potential stop for Silver Line bus between Chelsea and Malden Center T stops
- Multiple redevelopment sites in the area

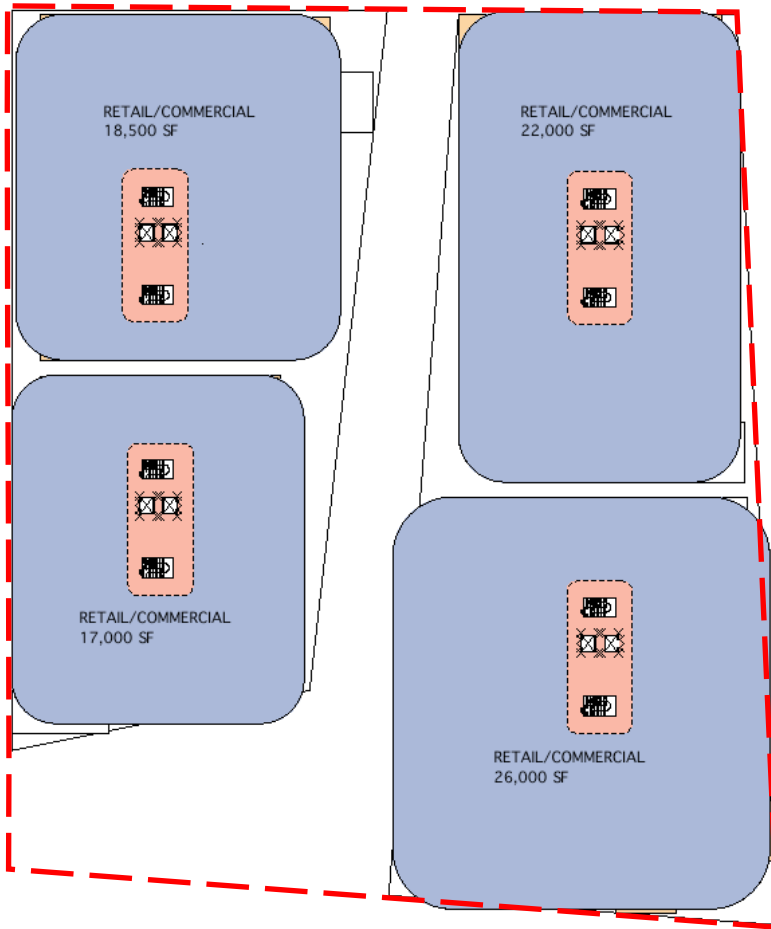
Case Study 3: Ferry & Broadway T.O.D.



Proposed Redevelopment

- Approx. 366,000 SF above grade GFA (FAR 3.25)
- Below grade parking (+/-300 spaces)
- Parking could also be included in second level podium
- 10,000 SF of open space at ground floor (8,000 SF landscaped and 2,000 SF plaza space at Ferry St.)
- Silver Line Bus Station included in site
- 60,000 SF retail uses at ground floor
- Potential for retail and commercial use on 2nd floor (avg. 20,000 SF floor plates each)
- 300 residential units @ 1,000sf avg. (studio to 3 BR mix)
- For increased FAR on site, 25% min. affordable units required (75 units)
- Stepping of massing required away from streets for upper levels

Case Study 3: Ferry & Broadway T.O.D.



Level 2 - Commercial Option



Level 2 - Residential Option

Case Study 3: Ferry & Broadway T.O.D.



Level 4 - Residential



Level 7&8 - Residential

Additional Policies for Homeownership and Rental Opportunities



Encourage affordable housing by government development agency and/or local nonprofit community organizations



Promote training and entrepreneurship opportunities for local residents and small businesses to encourage stability and retention of residential community



Encourage Homeownership through multi-lingual first time home buyer classes and first time home buyer funds



Study alternate home ownership models and Encourage renters to purchase properties from landlords prior to sale to developers



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Questions /
Discussion

