

174-176 Boylston Street & 23 Dalrymple Street Community Meeting June 16, 2022



City of Boston
Mayor Michelle Wu



Housing

Zoom Interpretation Services



English: For interpretation in [____],

1. Go to the horizontal control bar at the bottom of your screen. Click on "Interpretation."
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in [_____]

Haitian Creole: Pou entèpretasyon Kreyòl ayisyen,

1. Ale nan kontwòl ba nan pati anba ekran an epi Klike sou "Interpretation"
2. Apre sa, klike sou lang ke ou ta renmen tande a.
3. Kounye a ou gen aksè a reyinyon an Kreyòl ayisyen

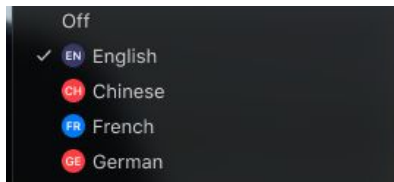
Spanish: Para traducción en Español,

1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla "Interpretation".
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma "Español".

1.



2.



3.

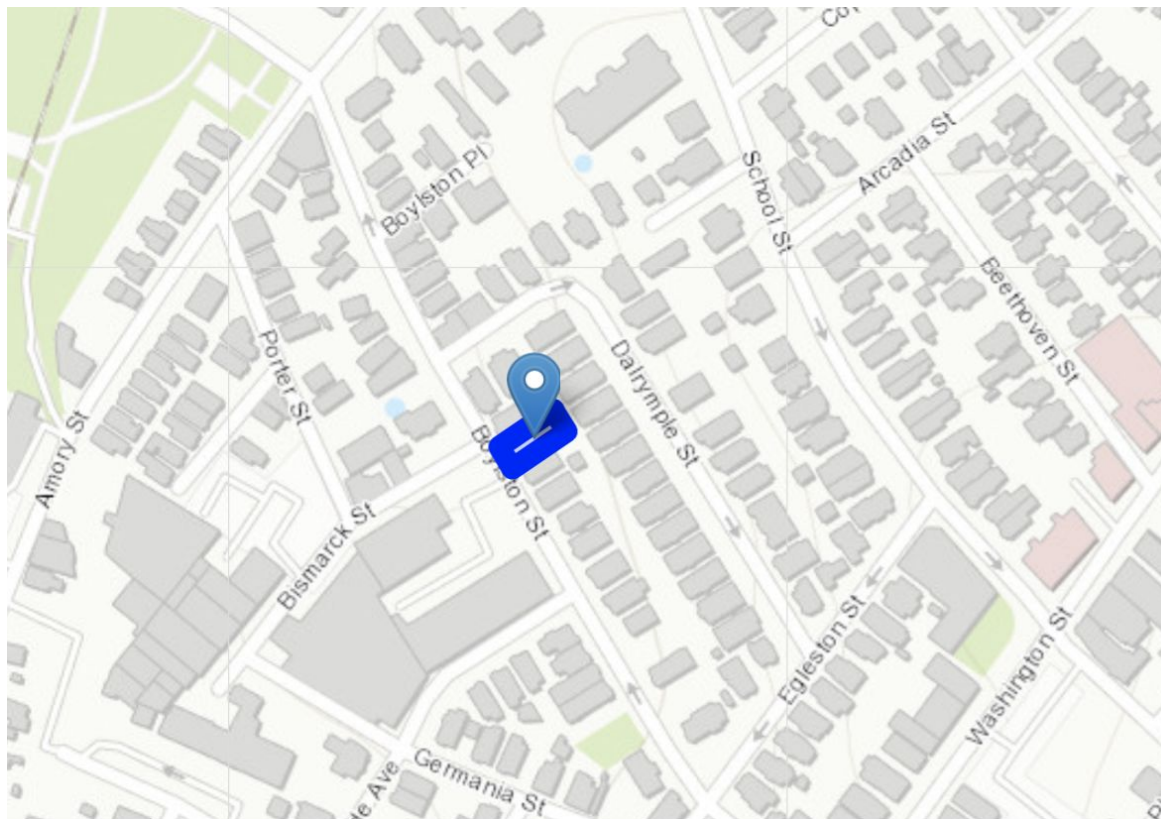




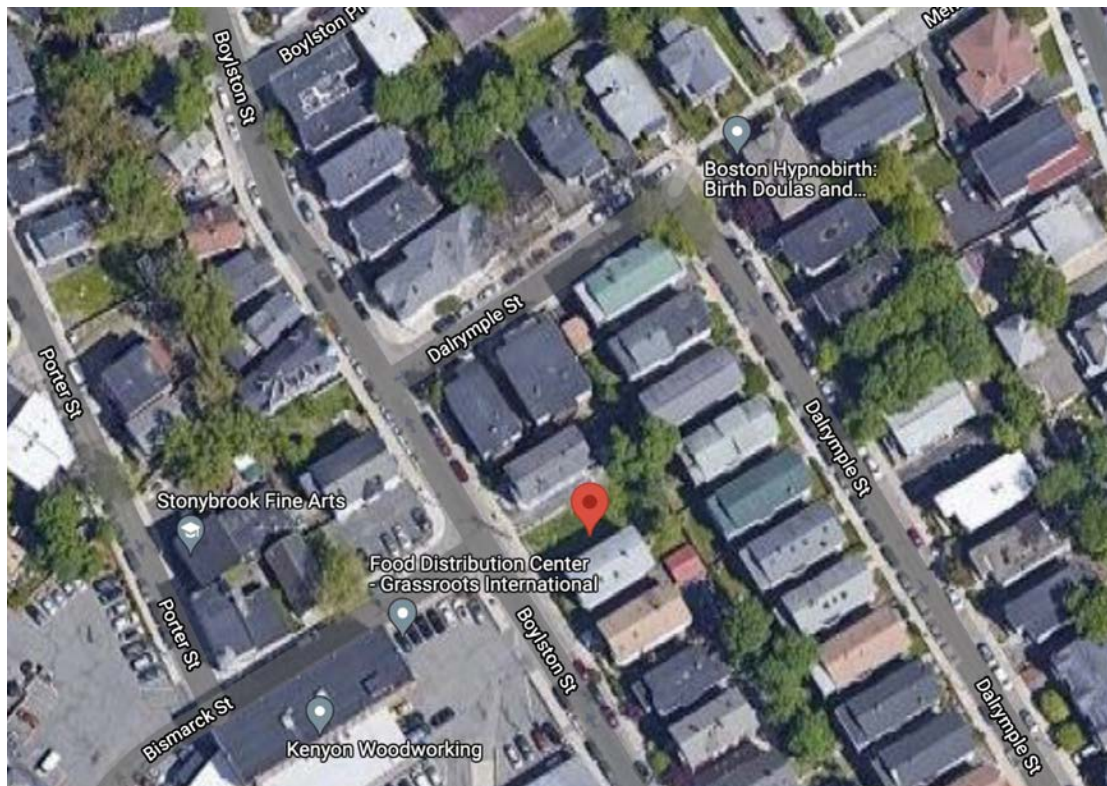
174-176 Boylston Street

Site

174-176 Boylston Street - Ward 11/Parcel 01358000, 3,150 SF - MAP



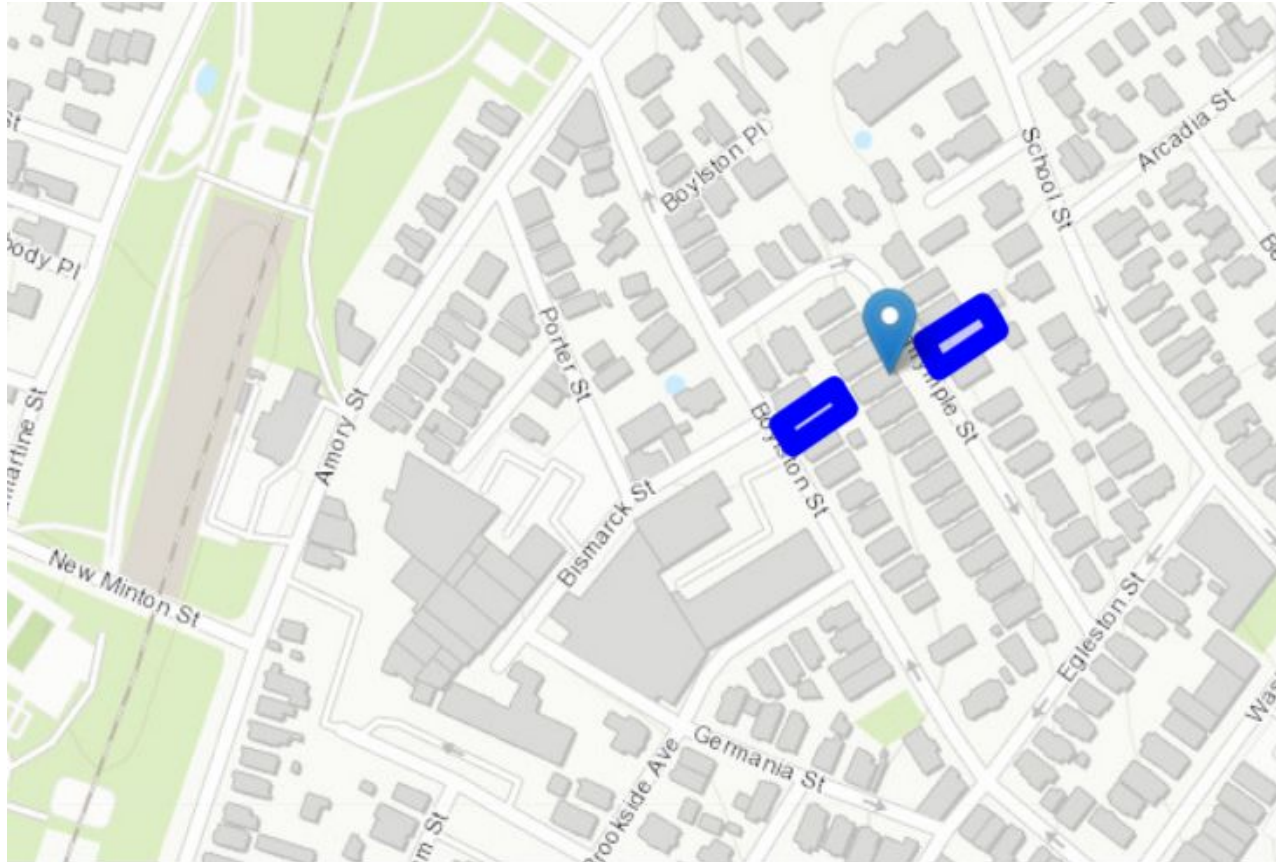
174-176 Boylston Street - Satellite View



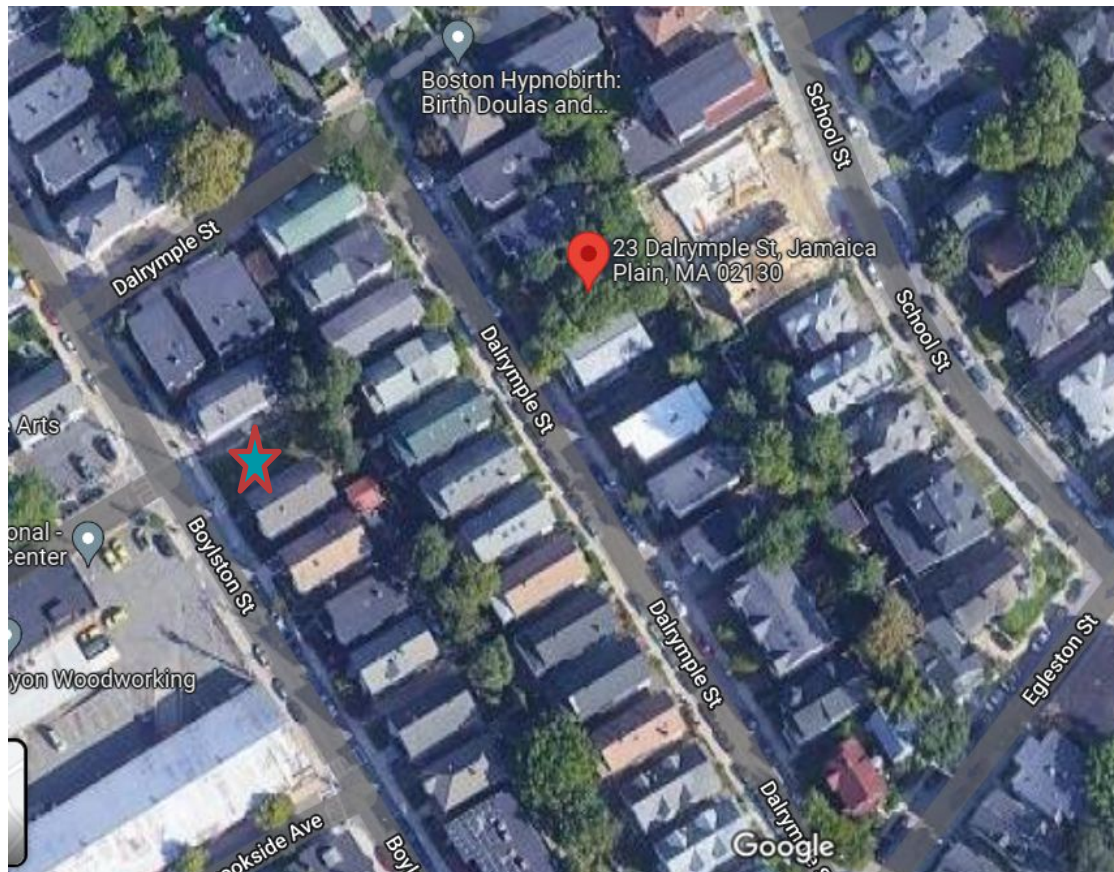
174-176 Boylston Street - Street View



23 Dalrymple Street - Ward 11/Parcel 01385000, 3,800 SF- MAP



23 Dalrymple Street - Satellite View



23 Dalrymple Street - Street View





174-176 Boylston Street

Process to Date

Community Process to Date

- On the Boylston parcel, MOH was approached with interest in developing a combined food growing and community gathering space, including a small building that could potentially host educational programming for preschool aged children as well as provide meeting space for the community.
- MOH visited an Egleston Square Neighborhood Association meeting June 7, 2021, to discuss the disposition process as well as get initial feedback on the proposed use.
- Community meeting held on September 30, 2021, to gather input from the community on the permanent use of this site.
- Support emerged for affordable homeownership housing with consideration for community use and food growing.
- The Dalrymple site has been added to the discussion given its close location.



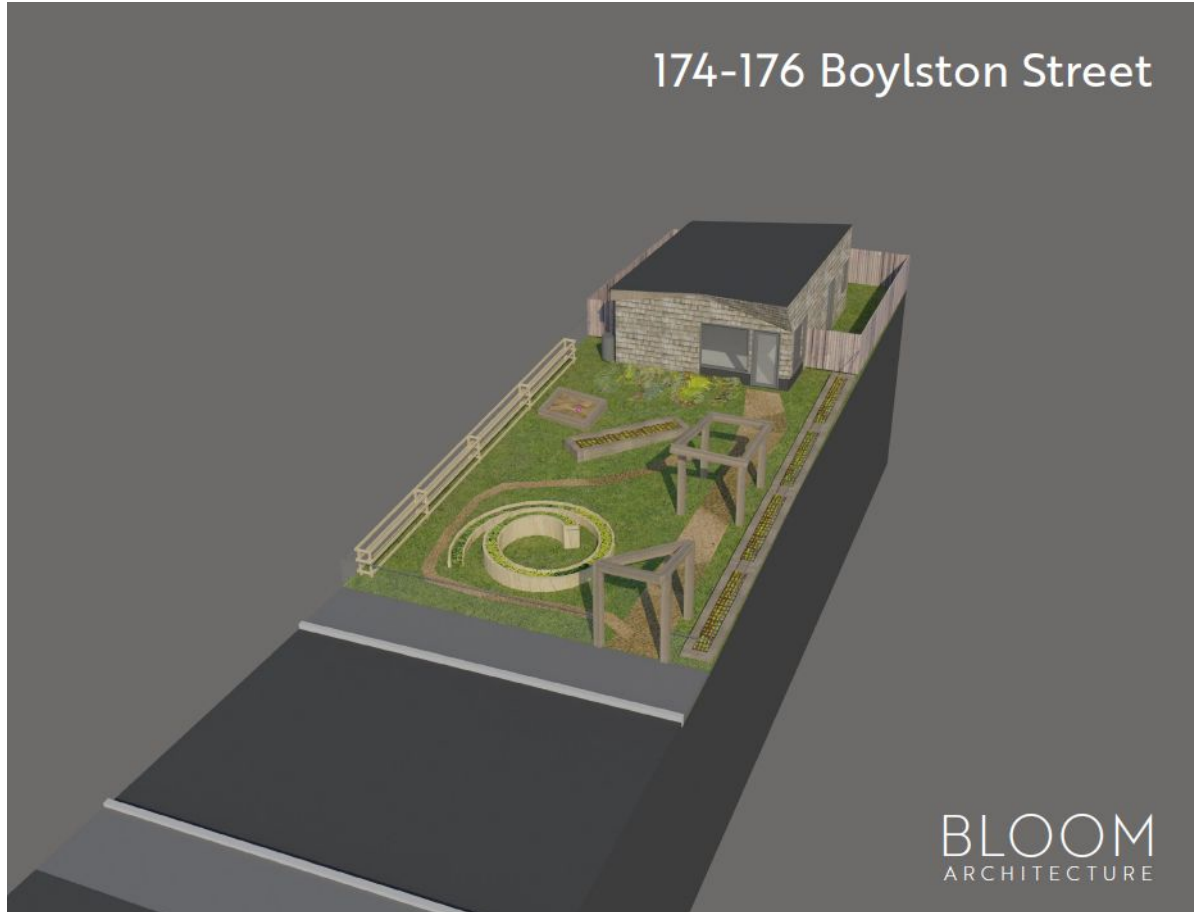
174-176 Boylston Street

Design Possibilities

174-176 Boylston Street – Combined Community/Educational Space & Food Production



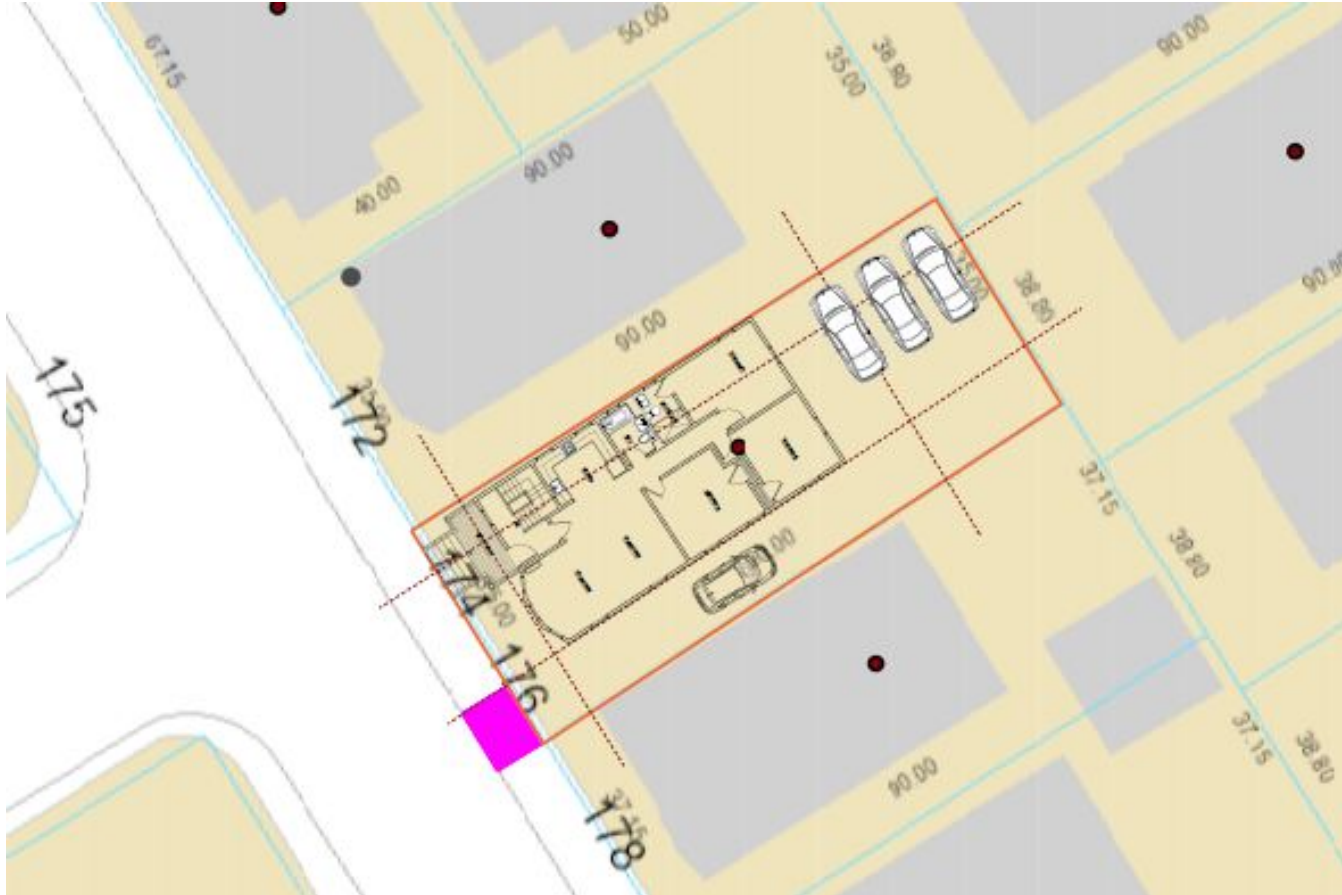
174-176 Boylston Street – Combined Community/Educational Space & Food Production



174-176 Boylston Street – Housing Possibility #1 – Three 3BR units with parking and attic



174-176 Boylston Street – Housing Possibility #1 – Three 3BR units with parking and attic – 1st floor plan



174-176 Boylston Street – Housing Possibility #2 – Five units – 1BR-3BR, parking



174-176 Boylston Street – Housing Possibility #2 – Five units – 1BR-3BR, parking



**174-176 Boylston Street – Housing Possibility #3 – Three to four units –
1BR-3BR, freight farms, community space, rooftop garden, no parking**



**174-176 Boylston Street – Housing Possibility #3 – Three to four units, freight
farms, community space, rooftop garden, no parking – 1st floor plan**



174-176 Boylston Street – Housing Possibility #4 - Three to four units, freight farms, community space, attic, no parking





**174-176 Boylston Street & 23
Dalrymple Street**

Development Scenarios

Housing Options

- **Home Ownership/ Condos**
 - **Affordable Homeownership- Mix of 80% AMI and 100% AMI**
 - **Mixed Income**
 $\frac{1}{3}$ Moderate (80% AMI) & $\frac{1}{3}$ Middle (100% AMI) and $\frac{1}{3}$ Market
 - **Market Rate**
- **Rental**
- **Bedroom mix (individual or family size)**

Incomes

Household Size	Moderate/Affordable Income Limit (@ or below 80% AMI)
1	\$67,700
2	\$77,350
3	\$87,000
4	\$96,650
5	\$104,400
6	\$112,150

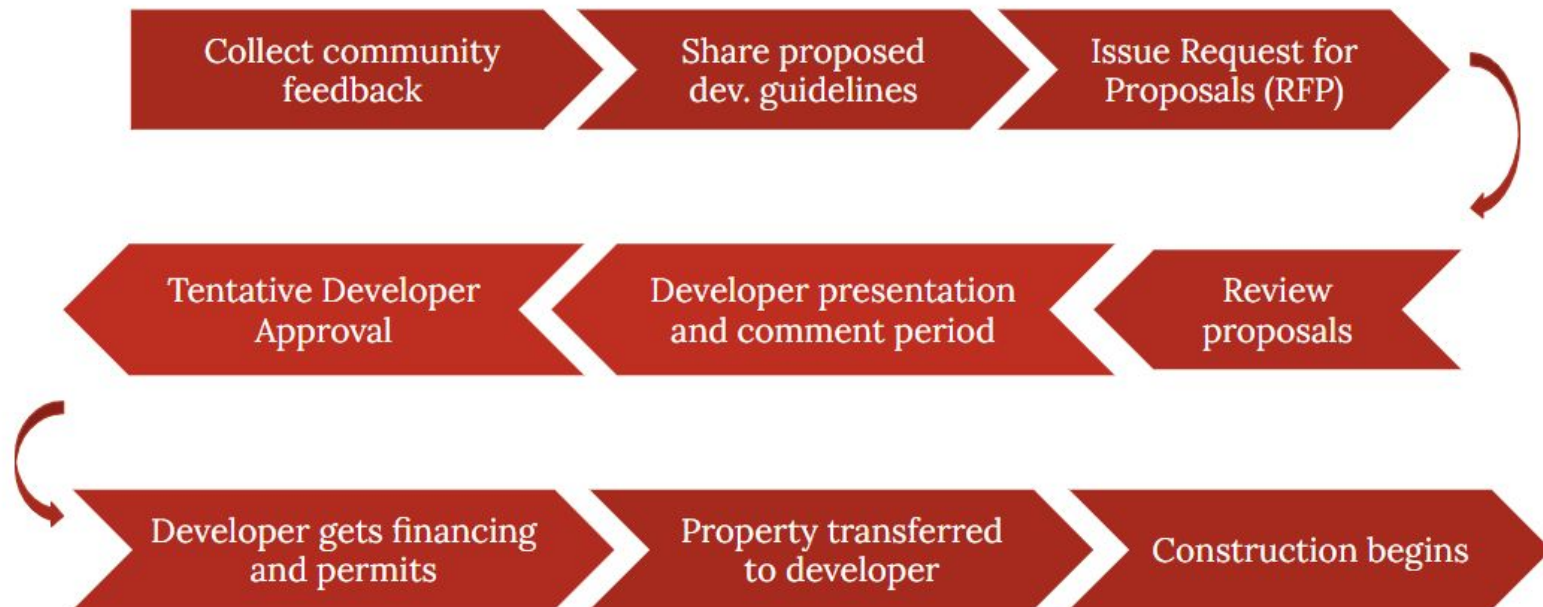
Household Size	Middle Income Limit (@ or below 100% AMI)
1	\$84,600
2	\$96,650
3	\$108,750
4	\$120,800
5	\$130,500
6	\$140,150



**174-176 Boylston Street & 23
Dalrymple Street**

Next Steps

Next Steps



Next Step/ Potential Timeline

RFP drafted, reviewed and approved – est. August 2022

Developers response due – est. Sept 2022

Proposed developer(s) presentation at meeting– est. Oct. 2022

Tentative Designation – est. Dec. 2022

Design and Development pre-development stage- Qtr 1, 2 -2023

Possible Zoning Board of Appeals- Qtr. 2- 2023

Fund Commitment- Qtr. 3- 2023

Construction begins - Qtr. 3, 4- 2023



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Dalrymple Street**

Discussion: Comments and Questions

WE WANT TO HEAR FROM YOU!

- What are your thoughts about these possible permanent uses of this space?
- What type of housing would you like on these sites (ownership? rental? affordability? unit mix?)?
- Would you like to see this space used for housing as well as open space?
- Do you have specific components you think should be included in the development of the site?
- Is there anything you would NOT want to see on this site?
- Any other comments, questions, or concerns?



Thank you for your feedback!

Comment period open until
June 30, 2022

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