

Boston

COMPACT LIVING

Pilot



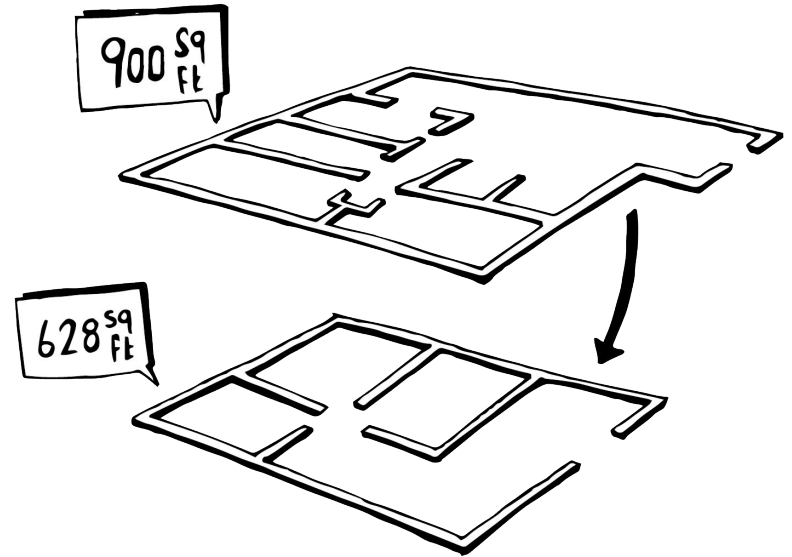
NEIGHBORHOOD
DEVELOPMENT



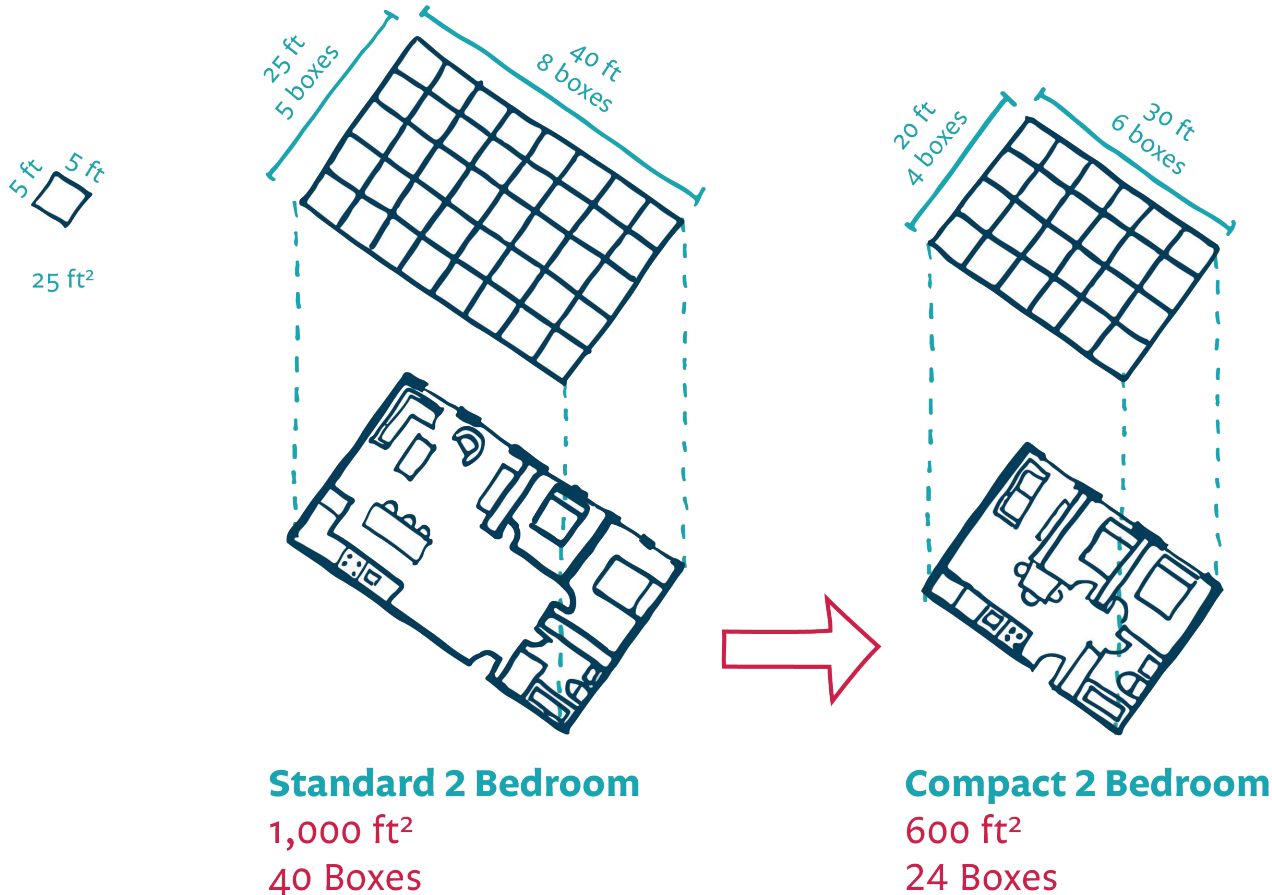
Boston
Transportation
Department

What is Compact Living?

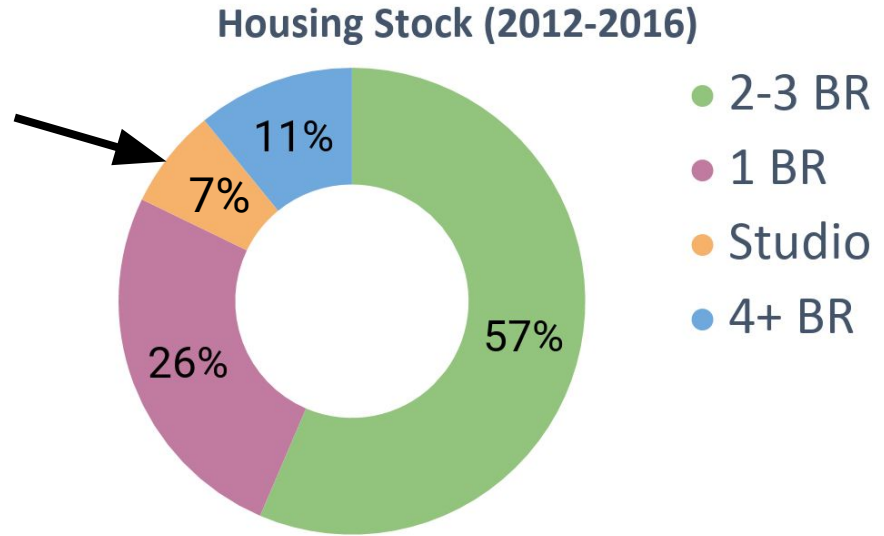
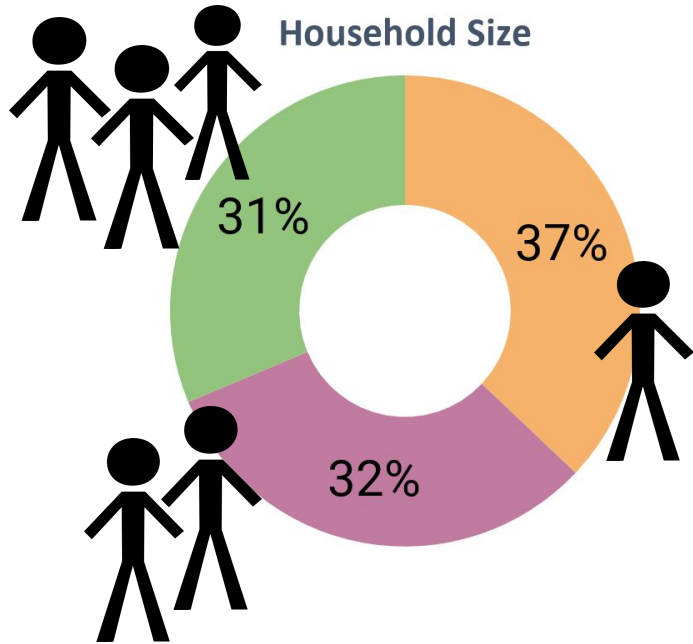
Compact Living is a new type of development in Boston that includes small, efficiently designed units and shared common areas, with easy access to places residents frequent, such as jobs, groceries, parks, playgrounds and libraries, offering a more affordable way for residents to live in their desired location.



What does Compact Living look like?



There is demand for smaller units in Boston



Source: U.S. Census Bureau, 2012-2016 5-year ACS, BPDA Research Division Analysis

What are the existing unit sizes allowed?

June 3, 2013

Robert Shortsleeve
Chairman
Zoning Board of Appeals
1010 Massachusetts Avenue, 4th Floor
Boston, MA 02118

Re: Minimum Square Footage Requirements for Downtown and Transit Oriented Developments

Dear Chairman Shortsleeve and Members of the Board:

In an effort to further clarify the Boston Redevelopment Authority's ("BRA's") standards on minimum square footage requirements, I would like to take this opportunity to expand upon a letter written to Michael Kineavy in March 2006 on this matter. In the letter, the BRA's policy on "metropolitan-sized" units located in the Downtown was outlined as follows:

- Metro-studio units – 450 square foot minimum
- Metro 1 units – 625 square foot minimum
- Metro 2 units – 850 square foot minimum

At this time, the BRA recognizes the current demand for smaller unit sizes within projects located not only in the Downtown, but also as part of transit oriented developments elsewhere in the City of Boston ("City"). The BRA classifies transit oriented development as projects located within a one (1) mile radius of public transportation. As such, the minimum square footage requirements described above also apply to transit oriented development across the City.

If you have any questions, please feel free to contact me at 617-918-4471.

Sincerely,


Kairos Shen
Chief Planner

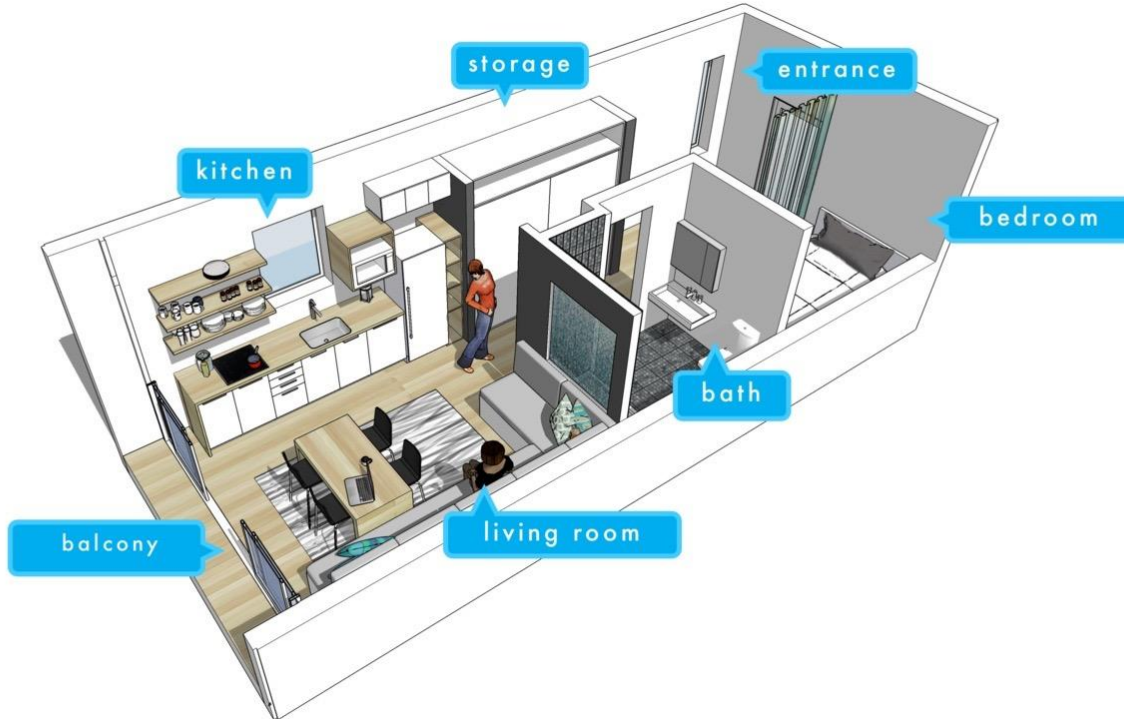
The 2013 Metro Unit Policy governs the square footage minimums for developments within 1 mile of transit.

Metro Units	Minimum SF
<i>Minimum unit size for developments within 1 mile of transit</i>	Studio 450 SF
	1 bed 625 SF
	2 bed 850 SF

What do residents think about compact living?

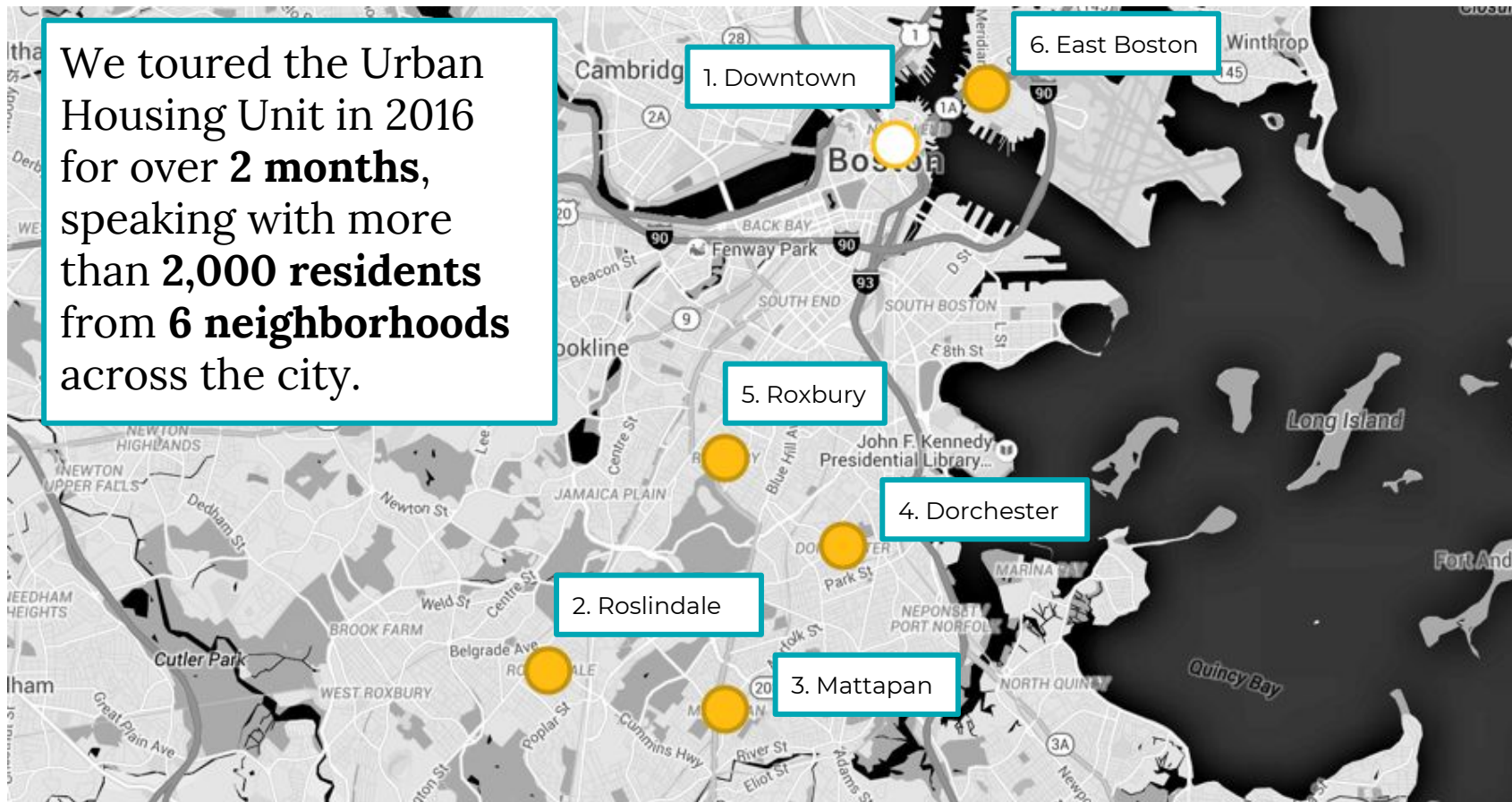


In 2016, we toured 385 square foot Urban Housing Unit around the city asking residents their thoughts about Compact Living.



What do residents think about compact living?

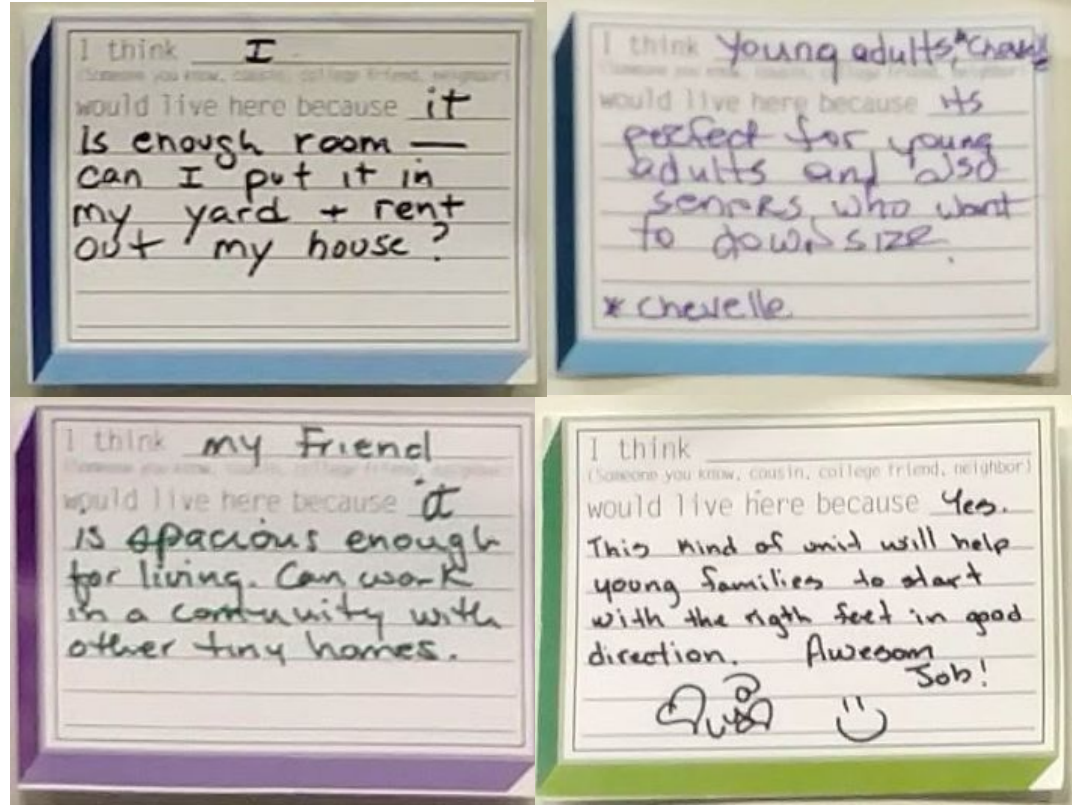
We toured the Urban Housing Unit in 2016 for over **2 months**, speaking with more than **2,000 residents** from **6 neighborhoods** across the city.



What do residents think about compact living?

We learned residents are interested in compact living if...

- it is **well designed**
- it has some **shared spaces** they need
- it has good **transportation** access to places they go



Who is Compact Living for?



Compact Living units are ideal for residents looking for more affordable living with easy access to transit, amenities, and services they need and enjoy.

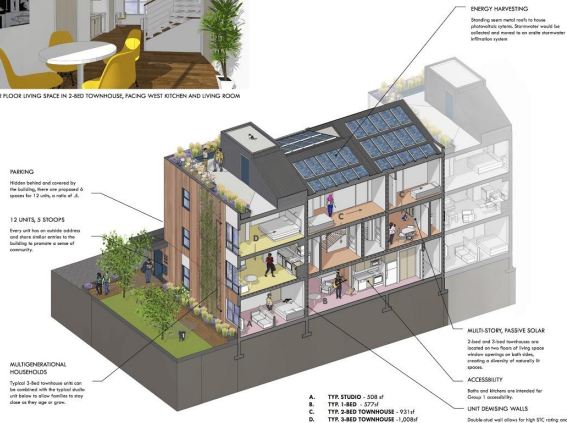
Compact Living can attract a wide diversity of residents, including:

- more affordable or space-efficient options for **existing residents** in their neighborhood
- **retirees and empty nesters** looking to downsize
- **people with disabilities** who benefit from increased affordability in proximity to services they need
- **young growing families** seeking more affordable two and three-bedroom apartments
- **young professionals** and **graduate students**

What do developers and designers think?



LOWER FLOOR LIVING SPACE IN 3-BED TOWNHOUSE, FACING WEST KITCHEN AND LIVING ROOM



We hosted a **Housing Innovation Competition** demonstrating that building Compact Living Developments can lead to housing that is affordable without subsidy.

We also hosted a **developer and designer working group** to inform the policy.

Compact Living Policy



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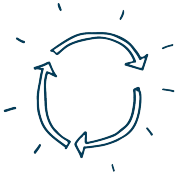
What are the *policy* goals of Compact Living?



1. **Increase housing affordability** through more units overall, including more IDP Units and alleviating market pressure on family-style homes.



2. **Build community** on both a building scale and a neighborhood scale by creating spaces that encourage people to connect outside their unit.



3. **Promote sustainable development** creating less energy and less single occupancy vehicle trips.



4. **Encourage creativity and innovation** in how developers and designers meet the needs of residents.

Compact Living is defined by...

New construction of 10 or more units with unit sizes less than the square footage listed below:



studio: **450 ft²**
one-bedroom: **625 ft²**
two-bedroom: **850 ft²**
three-bedroom: **950 ft²**

Compact Living Policy
applies to any unit
less than these sizes!

*** MAX UNIT SIZES**

Minimum unit sizes are governed by building code

Developers who elect to build Compact Living Units must:

1. Comply with **Compact Living Design Guidelines** in order to ensure appropriate quality of life for residents of compact living units
2. Follow standard City of Boston **regulatory review processes** included in Article 80
 - a. Community process
 - b. Urban design review
3. Follow the City of Boston **Inclusionary Development Policy** even when otherwise complying with all other zoning regulations

Developments smaller than 15 and under 20,000sf must opt into the Article 80 process in order to participate in the Compact Living Pilot.

Inclusionary Development Policy

Updated IDP to include compact units

Income restricted rents/sales prices:

- Already existing rents and sales prices for micro units will be extended to other unit types
- 90% of standard rate for unit type

Amenity package:

- Prorated at discount
- Calculate discount between market and affordable rents

Unit dispersion:

- Income restricted units spread throughout building, similar to other developments
- If suites, all bedrooms within a single suite may be income restricted

Compact Living Design Guidelines

8 CITY OF BOSTON | COMPACT LIVING POLICY

Compact Living Unit Interior Design Standards

All interior spaces shall have clarity in spatial layout to avoid visual barriers to natural light or physical barriers that obstruct ease of movement. Detailed requirements for unit interiors are as follows:



Function: Unit interior plans including furniture layouts should be submitted for review. Plans should demonstrate sufficient space to accommodate functions including sleeping, lounging, dining, bathing, and cooking using standard furniture. Clearance dimensions should also be included to indicate maneuverability around these functions. If spaces are intended to serve multiple functions and require specialized furniture, the presumption is that furniture will be included as part of the unit. Floorplans that make use of specialized furniture should illustrate different use scenarios. In addition, cooking areas should include cooking appliances with fume ventilation, refrigerator, sink, food and utensil storage space, as well as contiguous food preparation surface areas not less than 4 square feet.



Storage: The design of Compact Living Units shall provide ample storage space, include, or demonstrate space to accommodate, closets and/or cabinets for essential items such as clothing, linens, and kitchen and bathroom supplies. If needed, supplement unit storage space with common area storage space for seasonal, large, and recreational items such as luggage, and bikes. We encourage creative storage solutions such as a lending library with common items that can be shared by residents to reduce in-unit storage needs.



Daylight: All habitable spaces shall have sufficient access to daylight and natural ventilation. Units shall provide a minimum ceiling height of 8'10", preferably 9 feet, and minimum window sizes of at least 6' tall and covering 11% of Habitable Room Area. Given the aspirations to maximize affordability, existing building code requirements, and the standardization of building materials, we recognize the challenges in meeting the ceiling height requirement and will consider modifications on a case by case basis. Recognizing these constraints, we encourage creative solutions to maximize daylight given the compact nature of the unit.

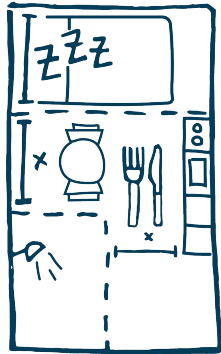
Compact Living Design Guidelines

These guidelines are not meant to be overly prescriptive. The goal is to encourage creativity, but ensure that these are livable, functional, thoughtfully-designed units with adequate exposure to light and air.

Compact Living Design Guidelines

I. UNIT INTERIOR

Minimizing personal space without reducing livability



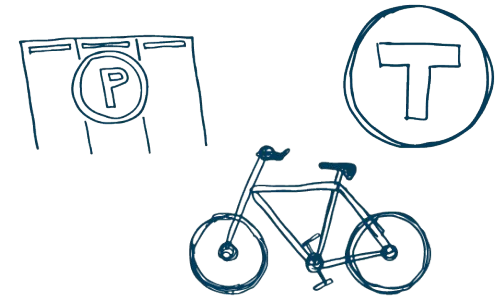
II. SHARED SPACES

Fostering resident community through thoughtful, shared amenities



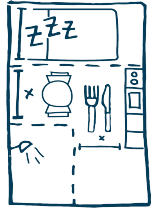
III. TRANSPORTATION

Reducing impacts on community and costs for residents



I. UNIT INTERIOR GUIDELINES

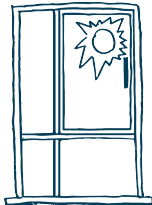
Minimizing personal space without reducing livability



Function: demonstrate sufficient space to accommodate functions including sleeping, lounging, dining, bathing, and cooking (if special furniture required it should be included)

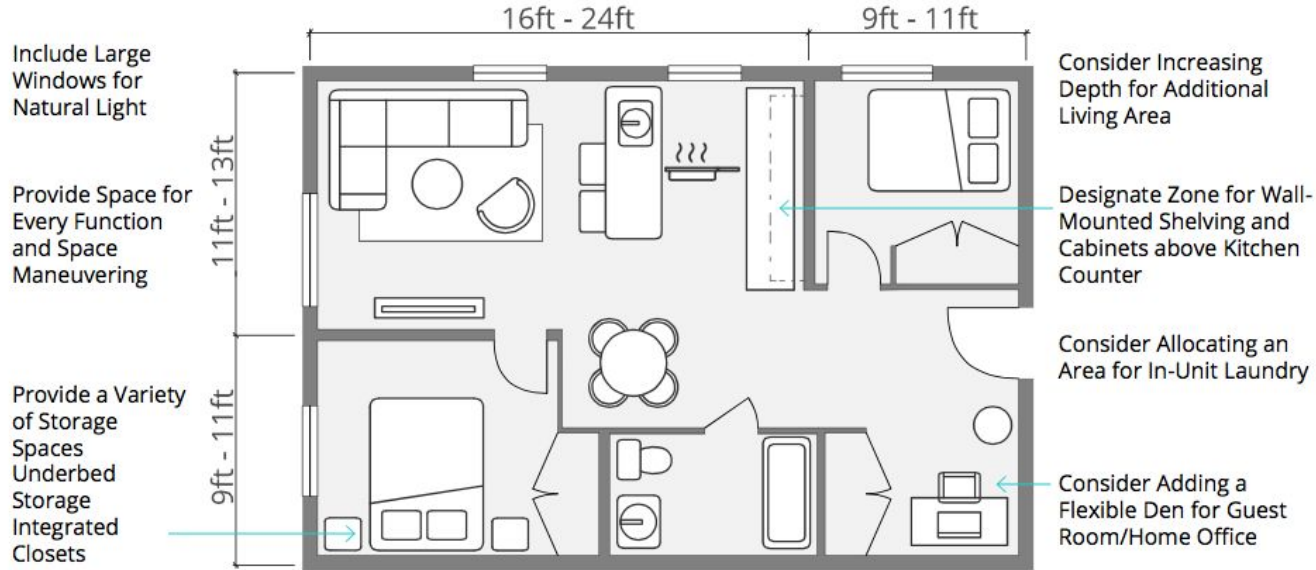


Storage: provide ample storage space to accommodate. If needed, supplement unit storage space with common area storage space



Daylight: maximize access to daylight and natural ventilation by providing minimum ceiling height of 8' 10" feet and windows sizes at least 6' tall and covering at least 15% of Habitable Room Area.

I. UNIT INTERIOR GUIDELINES



- * Unit Interior diagrams are meant to encourage a variety of solutions to functionality and design
- * Diagrams provide a range of dimensions (noted on floorplan) to suggest creativity in design
- * BPDA Design Review will focus on unit interior function and design during review processes

II. SHARED SPACES GUIDELINES

Fostering resident community through thoughtful, shared interior and exterior amenities

Smaller unit interiors will be supplemented by resident amenity space, evaluated in the context of the unit size and area amenities.

Building Size

10-14 units

15-29 units

30 or More Units

Required Shared Space

Some shared space desirable; evaluated case by case basis

40 Square Feet per Unit Minimum

+ 20 Square Feet per each additional Unit over 29

Sample calculation for a 43-unit development:

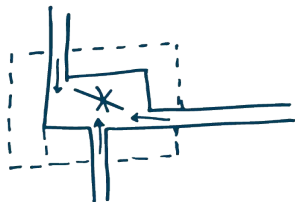
29 units x 40 ft² + 14 units x 20 ft² = 1440 ft² of shared amenity space

II. SHARED SPACES GUIDELINES

Fostering resident community through thoughtful, shared interior and exterior amenities



Function: Shared spaces should facilitate social interaction and contribute to a sense of community. Shared spaces should use Universal Design principles so that people of all ages and abilities can utilize the space.

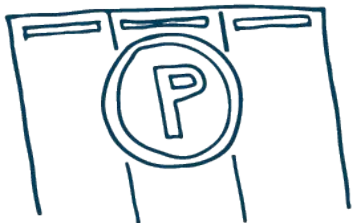


Location: located along common path of travel and with good access to natural light.



Management: include plan for operating and maintaining, and encourage creative programming.

III. TRANSPORTATION GUIDELINES: PARKING



Reduced Parking Ratio

Parking reductions seek to avoid costly overparking recognizing there is less demand for parking near transit and with residents of compact living.

Parking maximums are tied to a development's walking-distance from a transit station, defined as an MBTA Subway stop.

Distance from Transit Stop	Maximum Parking Ratio
Within 0.25 miles	0.25
Between 0.25 and 0.5 miles	0.5
Beyond 0.5 miles	0.75

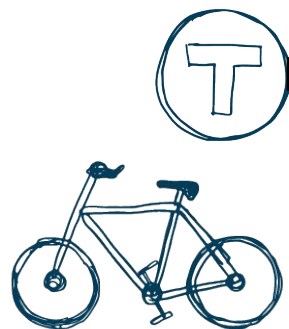
To minimize the impact on on-street parking, **residents of compact developments will not be allowed to obtain neighborhood residential permit parking stickers.** Developers must notify prospective residents prior to the signing of a lease or purchase of a unit.

III. TRANSPORTATION GUIDELINES: TDM

Include Transportation Demand Management (TDM) Measures

Enacting TDM measures will improve mobility and access for residents, reduce congestion and air pollution, and increase safety by promoting walking, bicycling, public transit, and other sustainable modes of transportation.

Compact developments will include TDM strategies based on the number of parking spaces. Developments with **10-14 units are only responsible for fulfilling 4 points.**



Points

Number of Parking Spaces

TDM

0 - 5 Parking Spaces

10 Points

6 - 10 Parking Spaces

11 Points

11 - 15 Parking Spaces

12 Points

16 - 20 Parking Spaces

13 Points

Each Additional 10 Parking Spaces

1 Point

(rounded up)

III. TRANSPORTATION GUIDELINES: TDM

Reducing impacts on community and costs for residents

6pts

- Shuttle bus service
- On-site childcare
- 50% subsidized transit (in perp)
- Unbundle parking
- No parking

2pts

- 1 car share space
- Delivery amenities
- Multimodal wayfinding
- 6 mon 100% subsidized transit
- Parking 25% below max

4pts

- 2 car share spaces
- 1yr 100% subsidized transit
- Parking 50% below max
- 100% subsidized bike share (in perp)

1pts

- 1 mon subsidized transit
- Transportation marketing
- Bike repair station
- 1 yr bike share membership

III. TRANSPORTATION GUIDELINES: TDM

Example: 16 parking spaces = 13 points

6pts

Shuttle bus service

On-site childcare

50% subsidized transit (in perp)

Unbundle parking

No parking

2pts

1 car share space

Delivery amenities

Multimodal wayfinding

6 mon 100% subsidized transit

Parking 25% below max

4pts

2 car share spaces

1yr 100% subsidized transit

Parking 50% below max

100% subsidized bike share (in perp)

1pts

1 mon subsidized transit

Transportation marketing

Bike repair station

1 yr bike share membership

Small space doesn't have to mean small living



boston planning &
development agency



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141 Westville St

In order to achieve affordability (\$650 to \$850 monthly rent), the design of the building and individual units is a study in efficiency and compromises. The studio apartments have a small square footage and are outfitted with minimal but adequate features for one-person living.

**Visit the full scale model on display at 141 Westville St
Dorchester.**



ORI

Ori is introducing robotic interiors to modern urban living. Robotic interiors transform the way we conceive of using space, allowing architects, designers and developers to create enhanced living, working and leisure spaces for urban populations that are affordable, beautiful and multi-functional.

Take a look at Ori's collection of robotic interiors and its vision for transformed urban living at orisystems.com, and reach out to the Ori team for more information.



SLEEP



LIVE



WORK



DRESS



DISCUSSION + QUESTIONS

More information here: www.boston.gov/housing/compact-living



boston planning &
development agency



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