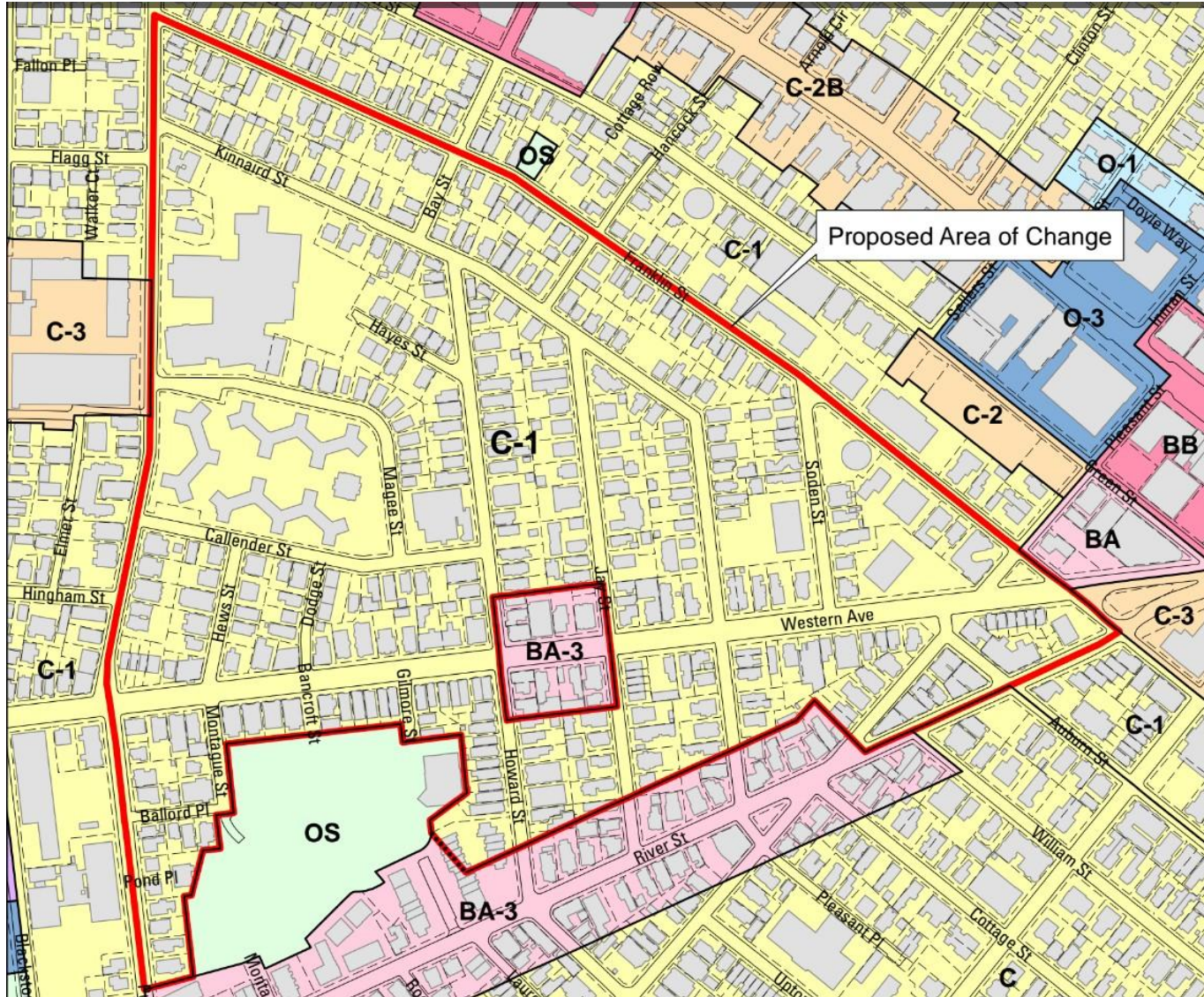


# Riverside Neighborhood Zoning Petition - March 30, 2016



## Petition to Rezone from C-1 to C

- Strong support for rezoning : 100 neighbors signatures on petition.
- Riverside is a target for developers.
- There are multiple structures being built on small lots
- Developers are going to the maximum limits for zoning at the detriment of the neighborhood character.
- Trend of increasing structure size
- Loss of open space and green space in Riverside.
- Water control and drainage - decrease in permeable surfaces. Current homes have already been affected by new construction.

# Riverside Neighborhood Zoning Petition - March 30, 2016

Riverside - existing - with open, permeable backyards.



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# Riverside Neighborhood Zoning Petition - March 30, 2016

## Riverside - newer structure



# Riverside Neighborhood Zoning Petition - March 30, 2016

Multiple structures on one lot - at max FAR - note minimal setbacks



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# Riverside Neighborhood Zoning Petition - March 30, 2016

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Multiple structures on one lot.. Loss of open space and increase in impermeable surfaces



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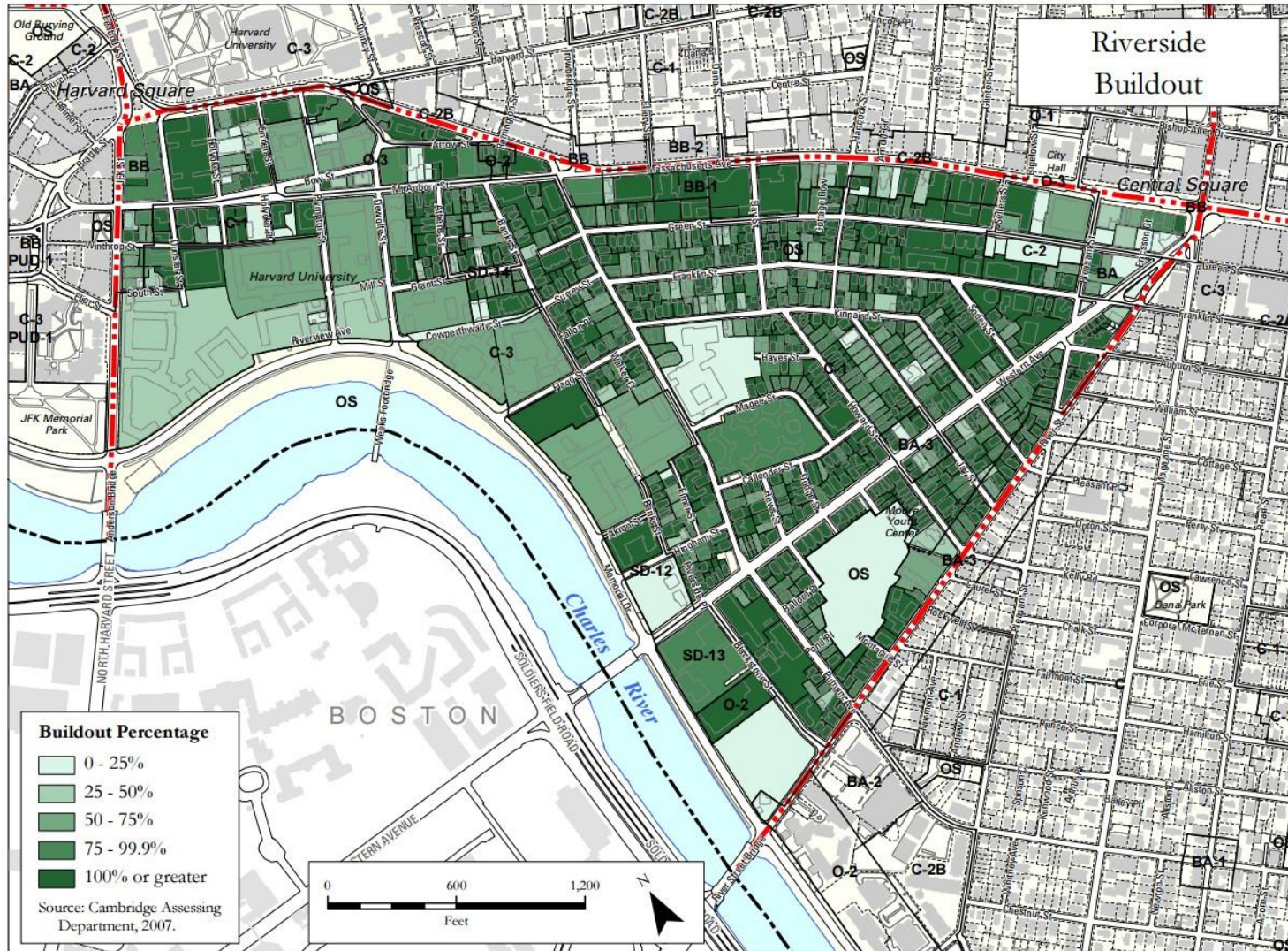


# Riverside Neighborhood Zoning Petition - March 30, 2016

parking and impermeable surfaces.



# Riverside Neighborhood Zoning Petition - March 30, 2016



## Riverside Planning History

### 2003 - Riverside Neighborhood Study

- **Character and Scale.** *Each of the subareas in Riverside has its own particular character and scale.*
- *Riverside residents place high value on the existing character and scale of the **Residential Core**....*
- *The Residential Core has already experienced changes to the original fabric...*
- *There are very few developable parcels in Riverside and even fewer multiple, contiguous parcels. Nevertheless, .....it is conceivable that development pressures could increase to the point that acquisition and demolition of existing small residential buildings might occur.*
- **High Water Table/Drainage.** *Riverside residents periodically experience flooded basements and in many cases have been unable to determine the cause.*
- *The Riverside Neighborhood experiences significant traffic impacts*
- *Riverside residents often find it difficult or impossible to locate on-street parking in the neighborhood*

## Riverside Planning History

### 2011 - Riverside Neighborhood Study Update

- *Explore ways to **reduce impervious surfaces** such as driveways in the neighborhood*
- *Explore option to reduce cut through traffic from Western Avenue side streets to avoid the Western Avenue back up during peak traffic hours.*
- *Improve biking conditions on Putnam Avenue.*

## CDD Memo and Other Observations

- The GIS maps are very useful for visualization
- FAR - 22% of parcels are “impacted” (0.6 - 0.75)
- Open Space - 11% impacted (30% - 36%)
- LA per DU - 14% impacted (1500 - 1800 sq.ft.)
- Add. Dwelling Unit Pot. loss - 26 (47 in C-1; 21 in C)  
Petition Area: 372 parcels, 1258 dwelling units,  
**Potential Additional DU Loss: 2%**
- The fact that 60% of parcels exceed current FAR is **not** a reason to give up on rezoning. We are looking at effect of future developments. The non-conforming parcels are have a distinct distribution (**see FAR map in CDD memo**). The Riverside Core is at or below FAR.
- Loss of open space in the core is a major issue.

## Nature of the Proposal - negative effects?

- Modest changes in zoning parameters - similar to Cambridgeport Seeking parity with Cambridgeport (C zoning)
- Small negative effects on current status - modest expansions of existing structures still possible.
- Positive impact going forward
- Prefer not to create micro-zoning for Riverside - but may be needed.



## Positive Effects of Proposal

- Preserve residential core open space
- Preserve core neighborhood character
- Reduce loss of permeable surfaces
- Maintain water drainage performance
- Allow developers to build to max allowed parameters with confidence.