

# Boystown Community Presentation ANC 5A

June 2025

Urban Atlantic Development

Teddy Swift and Vicki Davis

# Aerial Context View



# Aerial View of Boystown

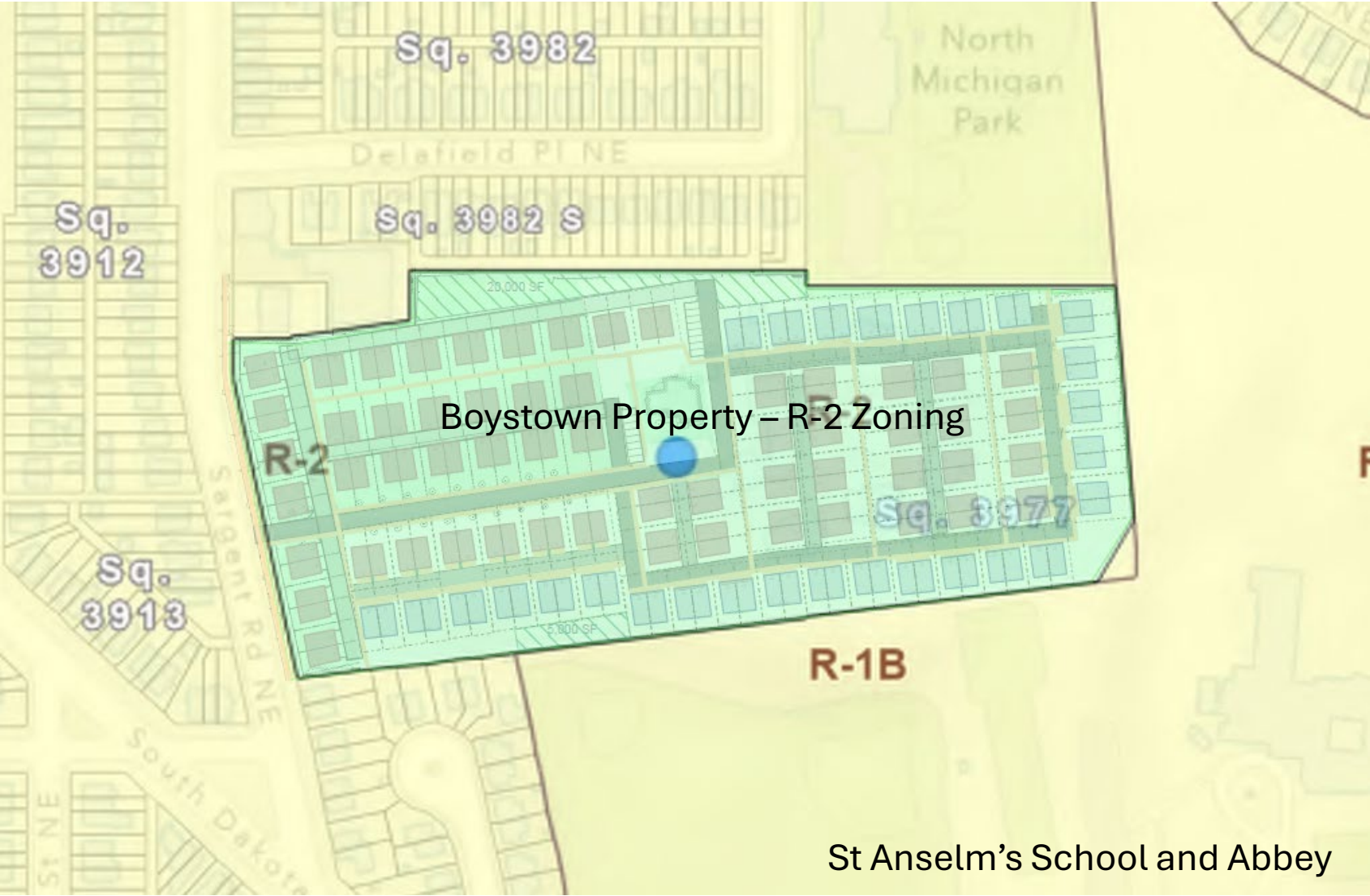




R-2

Development Standards for R-2	
Link to Zoning Regulations:	<a href="#">D § 2</a>
Zone District:	Residential Zone
Zone:	R-2
Building Category:	IZ Semi-Detached
Description:	Provide areas predominantly de
Dwelling Units:	1
Height (ft):	40
Stories:	3
Minimum Lot Width (ft):	30 (25 with special exception)
Minimum Lot Area (sq ft):	2500
Lot Occupancy (%):	40
Front Setback (ft):	No lesser or greater than existin
Rear Setback (ft):	20
Side Setback (ft):	8
Pervious Surface (%):	30
<i>The development standards shown are intended for reference use and are i</i>	

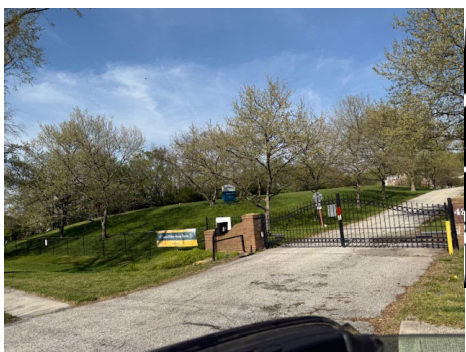
# Zoning Context



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Development Standards for R-2	
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Zone:	R-2
Building Category:	Semi-Detached
Description:	Provide areas predominantly develop
Dwelling Units:	1
Height (ft):	40
Stories:	3
Minimum Lot Width (ft):	30
Minimum Lot Area (sq ft):	3000
Lot Occupancy (%):	40
Front Setback (ft):	No lesser or greater than existing setb
Rear Setback (ft):	20
Side Setback (ft):	8
Pervious Surface (%):	30
<i>The development standards shown are intended for reference use and are not a s</i>	







# Site Development Benefits:

## Low Density Development

**70%** open space

**40%** green space

**30%** homes & central building footprints

**22%** drives

**6%** sidewalks – 1 mile – 6 ft wide

**½ Acre Common Green** at Center of site with 1928 building

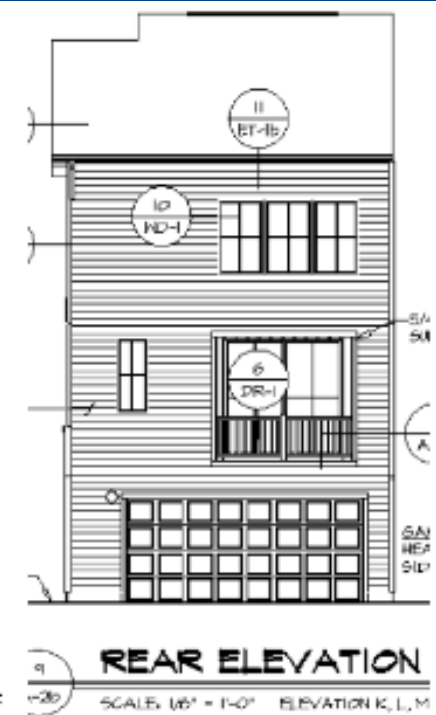
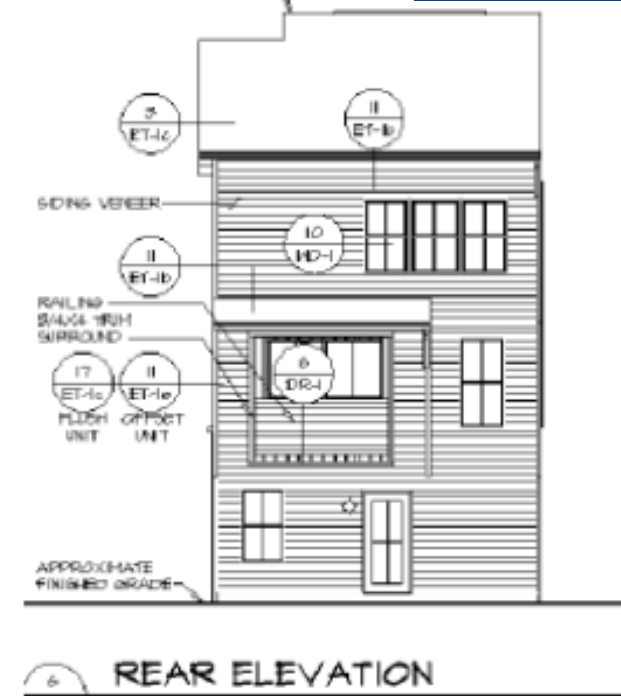
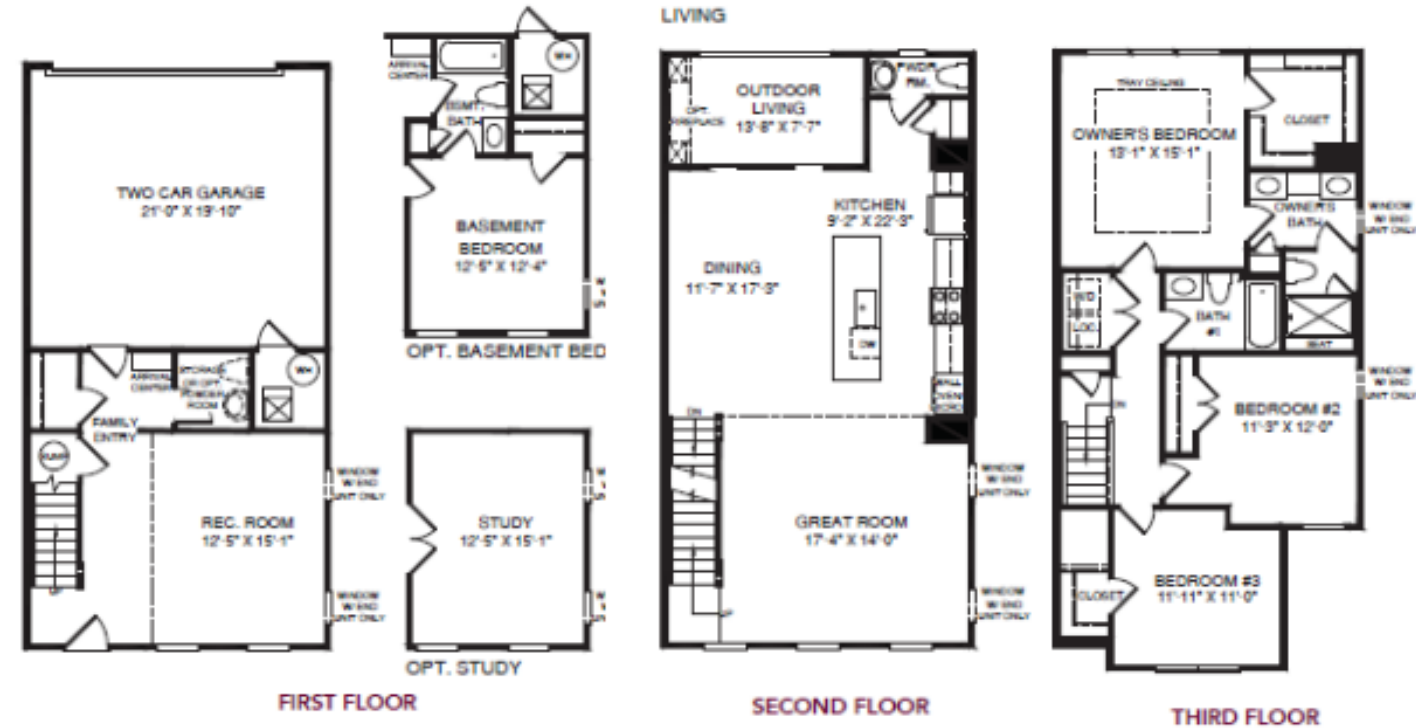
**Over 90 new trees** and landscaping

**10% percent** of Homes are Inclusionary Zoning for affordable homeownership

Boystown Site Plan



# Home Plans





# 1. Preservation

**Preservation of Heritage trees** at South, removal of invasive and hazard trees at northern alley.



**Working with HPO and community to preserve the existing 1928, 8,000sf, Building** at center of site and celebrate Catholic Contribution.



**Preserving 400 ft long main entry and allee of trees** and green space



## 2. Connection

**Opening** former closed institutional site to the community



```
graph TD; A[Opening former closed institutional site to the community] --> B[Removal of 20,000 cu yds. of Fort Totten Metro fill to open site and improve Drainage and Flooding issues with neighbors]; B --> C[Working with Community on future central building and common area uses.]; C --> D[Pedestrian Community Connection to North Michigan Park Recreation Center];
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**Working with Community** on future central building and common area uses.

**Pedestrian Community Connection** to North Michigan Park Recreation Center



### 3. Transportation & Parking

**Support Community Zone Parking preference** for on Sargent Rd



```
graph TD; A[Support Community Zone Parking preference for on Sargent Rd] --> B[Provide sufficient onsite parking for homeowners and visitors and users of main building.]; B --> C[Privately funded, quality maintenance onsite by HOA of sidewalk, drives, and landscape.]; C --> D[Open to add in the intersection green area maintenance at Sargent Rd and S. Dakota Ave.]; D --> E[Work with DDOT to Implement Traffic Mitigation Plan];
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**Provide sufficient onsite parking** for homeowners and visitors and users of main building.

**Privately funded, quality maintenance** onsite by HOA of sidewalk, drives, and landscape.

**Open to add in the intersection green area maintenance** at Sargent Rd and S. Dakota Ave.

**Work with DDOT to Implement Traffic Mitigation Plan**

# Development of 166 to 170 Semi-detached Duplex Units

## Boystown Site Plan

- Low Density Development
- 70% open space
- 40% green space
- 30% homes & central building footprints
- 22% drives
- 6% 6 ft-wide sidewalks =1 mile of walkways
- 1/2 Acre Common Green at Center of site with 1928 building
- Over 90 new trees and landscaping
- 10% percent of Units are Inclusionary Zoning for affordable homeowners



### R-2 Semi-detached zoning

- 2,500 SF lot min.
- 40% lot occupancy
- 30 ft min lot width
- 8 ft side yard min.
- 20 ft rear yard min.
- 40 ft height limit
- 3 story limit



## 4. Preliminary Development Timeline

