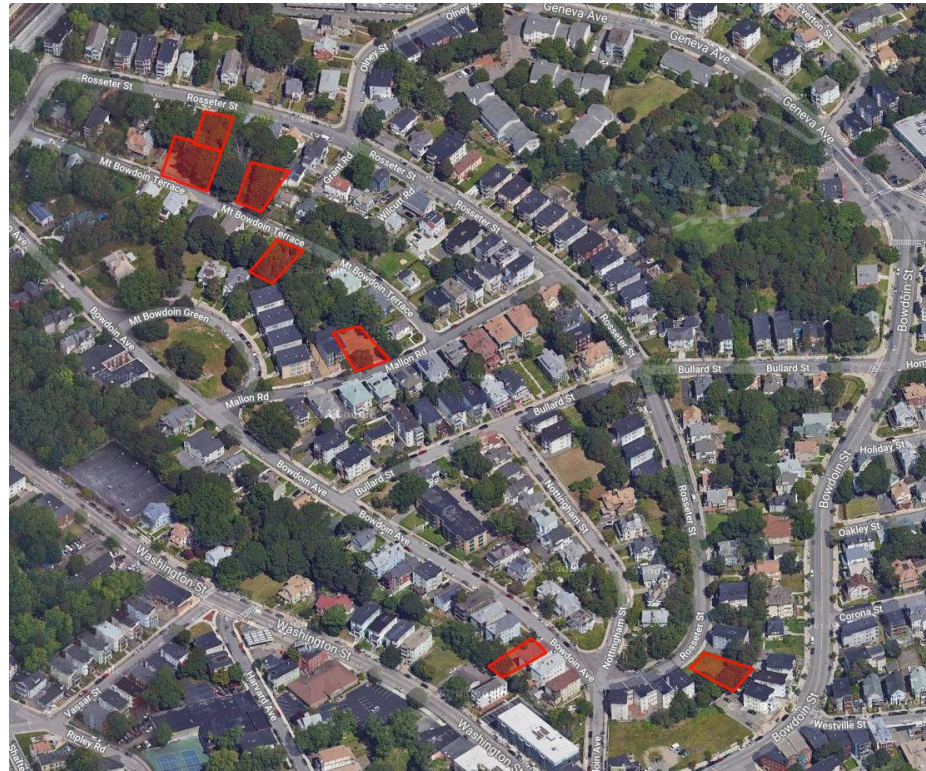


Neighborhood Homes Initiative



*Mount Bowdoin Mallon NHI Community Meeting
July 30, 2019*

CITY OF BOSTON
MAYOR MARTIN J. WALSH



DEPARTMENT OF
NEIGHBORHOOD
DEVELOPMENT



Site Information:

- Mount Bowdoin Terrace, Rosseter Street, Mallon Road, Bowdoin Avenue
- Seven parcels totaling 39,504 sf
- Community meeting on May 18 to discuss site challenges and new RFP

Agenda:

- Welcome/Introductions (5 mins)
- Summary of Neighborhood Homes Initiative (5 mins)
- Site Overview, Context & Zoning (5 mins)
- Site Review and Design Models (10 mins)
- Discussion (~20 mins)
- Next Steps Related to RFP (5 mins)



Summary of Neighborhood Homes Initiative

- New Homeownership Housing on City Vacant Land
 - Increasing the supply and opportunities for Homeownership Housing
- Homes Affordable to a Range of Incomes - Moderate, Middle and Market
- Subsidy Funding to Support Moderate and Middle Income Homes
- Reduced Acquisition Price for City Land to Promote Affordability and Good Design



Summary of Neighborhood Homes Initiative (cont.)

- Boston Home Center Will Market the Moderate and Middle Income Homes
- Prototype Design for All NHI Sites
- Community Participation To Select Design Prototype for Each Site
- Parcels packaged for small to mid-sized builders and developers.
 - Local Employment Opportunities
- Promote Quality Design



Design Principles:

- Mirror Existing Building Types
- Consistent Height & Massing
- Alignment with Street Wall
- Primary Entry - Oriented to the Street



Design Principles:

Building Composition

1. First Floor Elevated 3 to 5 feet above the sidewalk
2. Covered Porches
3. Individual Entries facing the street
4. Mirror the Roof shape & orientation of other homes on the street.
5. A Symmetrical alignment of windows, doors, bays and other elements.
6. Should mirror design elements of the neighborhood.



Design Principles:

Site Open Space & Landscaping

- Minimize paved areas used for parking (side & rear yards)
- Preserve significant trees, where possible.
- Replace trees to provide summer shading/winter screening.

Fencing & Screening

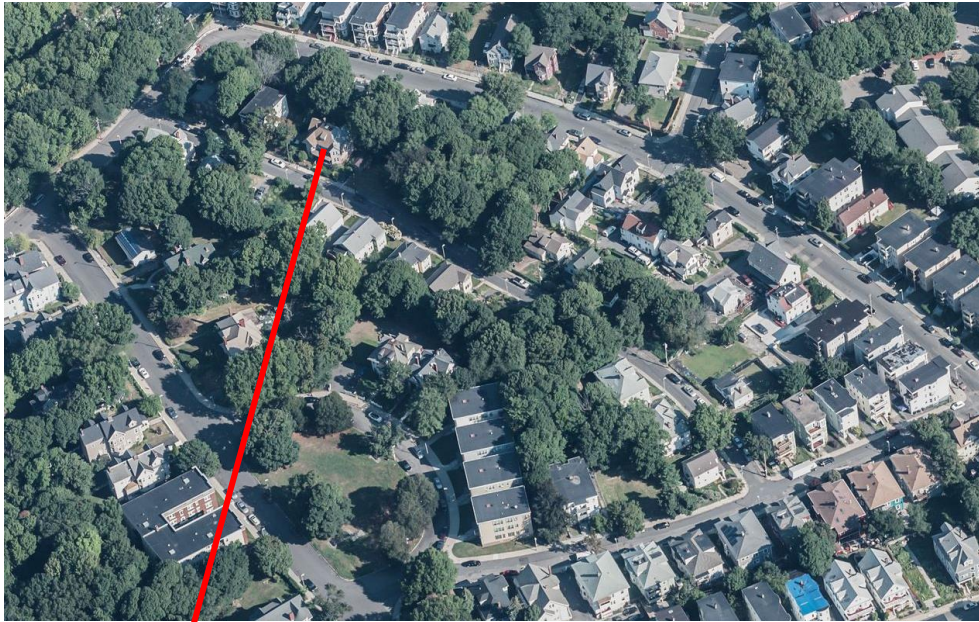
- Use Fencing and Plantings to screen and provide privacy.
- Fencing and Plantings at the front and along edges should mirror the character of these elements in the neighborhood.

- Flat & Level at the Front
- Slopes down toward rear
- A few mature trees

20 Mt Bowdoin Terrace

Site Context





Gable and Hip Roof Shape on Bowdoin Terrace



Bowdoin Terrace Proposed Elevation: Type E

- **Duplex**
- **Affordable/Affordable**
- **No basement**



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Building Type Study
Development Preferences



1 EXTERIOR ELEVATION - FRONT
NTS



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Building Type Study

Development Preferences



① EXTERIOR ELEVATION - FRONT
NTS



② EXTERIOR ELEVATION - RIGHT
NTS



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Type E Duplex



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Neighborhood Study
Street view

16 Mt Bowdoin Terrace
Boston, Massachusetts
Google, Inc.
Street View - Aug 2013



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Neighborhood Study
Street view



- Flat & Level at the Front
- Slopes up toward rear
- A few mature trees

29 Rosseter Street

Site Context



© 2013 Google [Report a problem](#) Image Date: September 2009



Lot Area increased
to 6000 + sf

29 Rosseter Street

- 4897 SF
- FAR .4 (1958 SF)
- 2.5 Stories
- 2 Family

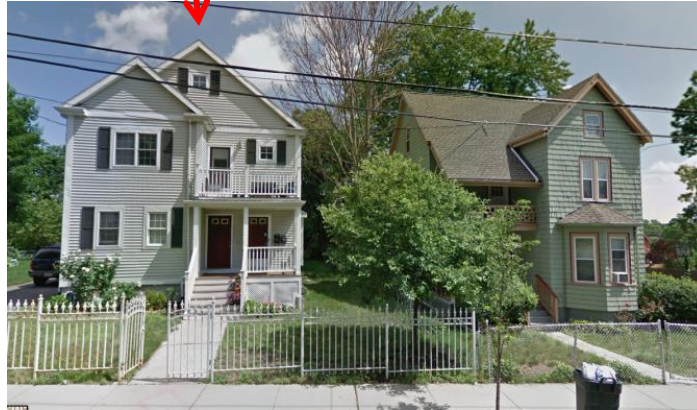
Single Family
TYPE A

TYPE MB
Corner
Duplex
38x38

Single Family
TYPE A2
29'x42'

Privately Owned
Parcels

Zoning
Analysis



Gable Roof Shape on Rosseter Street

- Reconfigured as two-family
- Market/Market
- No basement and attic



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Building Type Study
Development Preferences



1 EXTERIOR ELEVATION - FRONT
NTS



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Building Type Study

Development Preferences



1 EXTERIOR ELEVATION - FRONT
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2 EXTERIOR ELEVATION - RIGHT
NTS



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Type A Two Family



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Neighborhood Study
Street view



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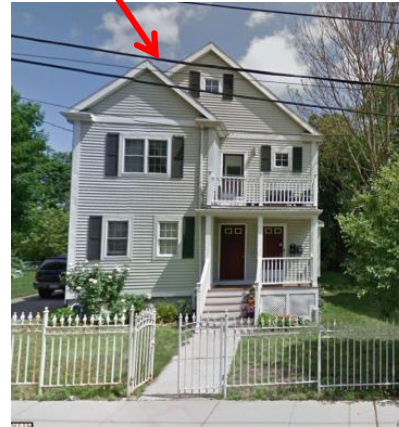
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Neighborhood Study
Street view



- Flat & Level at the Front
- Slopes down toward rear
- A few mature trees





- **Single-family**
- **Affordable**
- **No basement and attic**

Gable Roof Shape on Bowdoin Terrace



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Building Type Study
Development Preferences



1 EXTERIOR ELEVATION - FRONT
NTS



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Building Type Study

Development Preferences



① EXTERIOR ELEVATION - FRONT
NTS



② EXTERIOR ELEVATION - RIGHT
NTS



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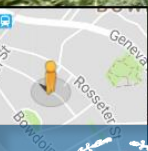
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Type A2 Single Family

24 Mt Bowdoin Terrace
Boston, Massachusetts

Google, Inc.

Street View - Aug 2013



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Neighborhood Study
Street view



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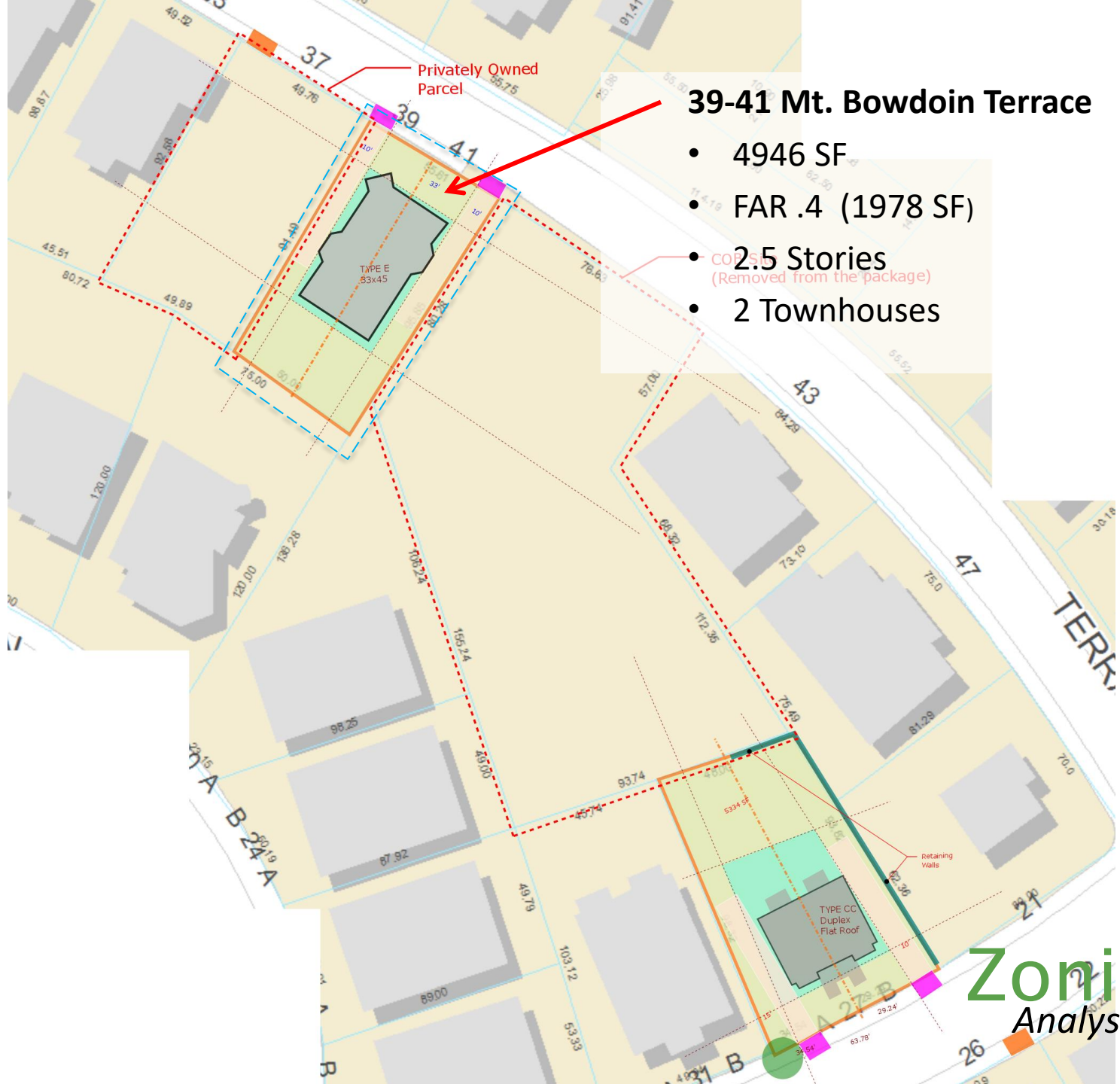
Neighborhood Study
Street view

- Sloping Site
- Ledge

39 41 Mt Bowdoin Terrace

Site Context







- **Duplex**
- **Affordable/Affordable**
- **No basement**

Gable Roof Shape on Bowdoin Terrace



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Building Type Study
Development Preferences



1 EXTERIOR ELEVATION - FRONT
NTS



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Building Type Study

Development Preferences



① EXTERIOR ELEVATION - FRONT
NTS



② EXTERIOR ELEVATION - RIGHT
NTS

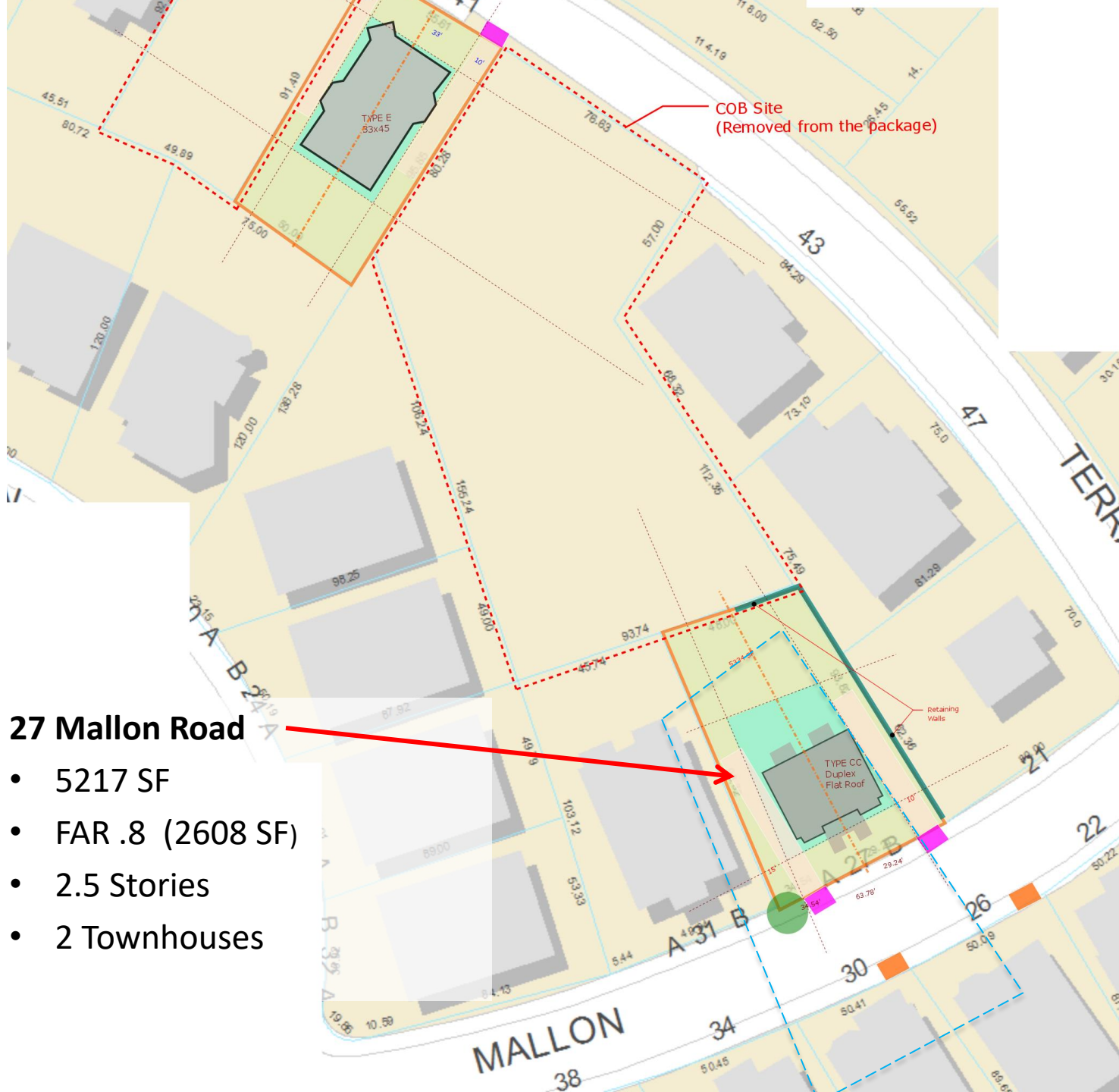


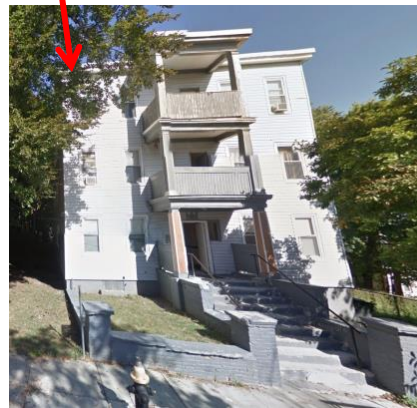
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Type E Duplex







Flat Roof Shape on Bowdoin and Mallon Streets

- Duplex
- Affordable/Affordable
- No basement



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Building Type Study
Development Preferences



1 EXTERIOR ELEVATION - FRONT
NTS



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Building Type Study

Development Preferences



1 EXTERIOR ELEVATION - FRONT
NTS



2 EXTERIOR ELEVATION - RIGHT
NTS



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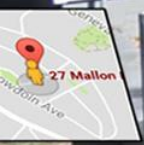
Type CC Duplex



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Neighborhood Study
Street view



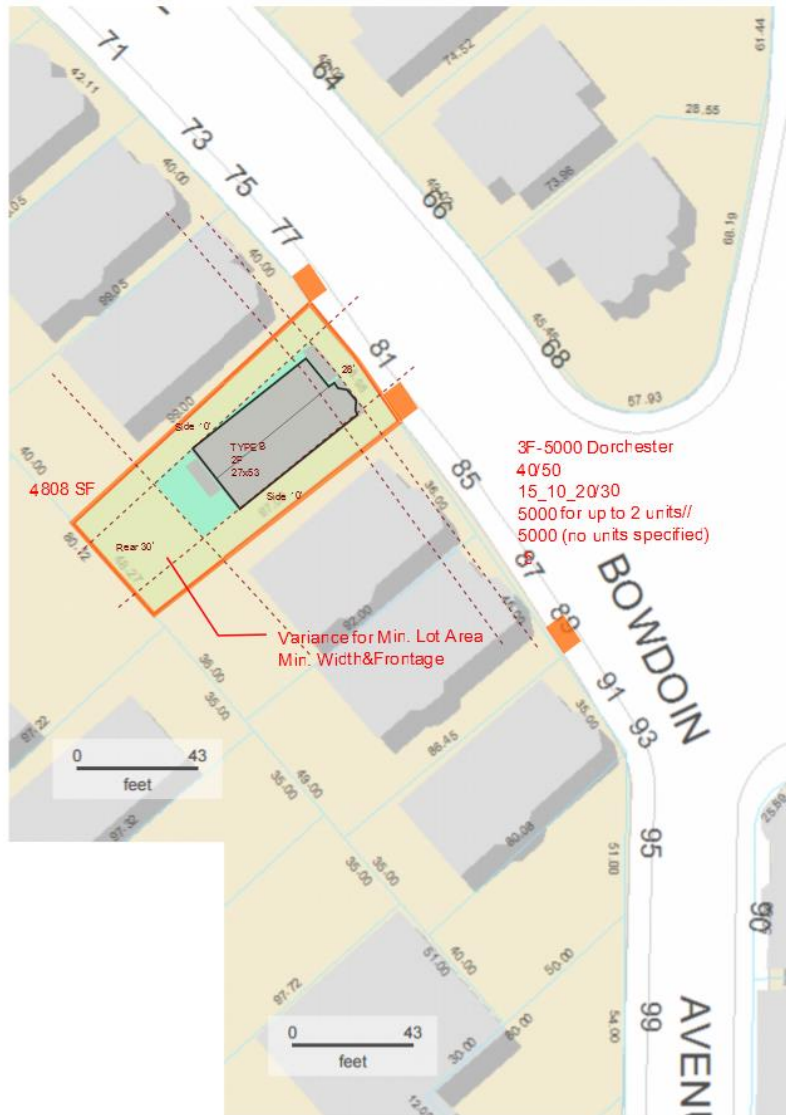
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Neighborhood Study
Street view

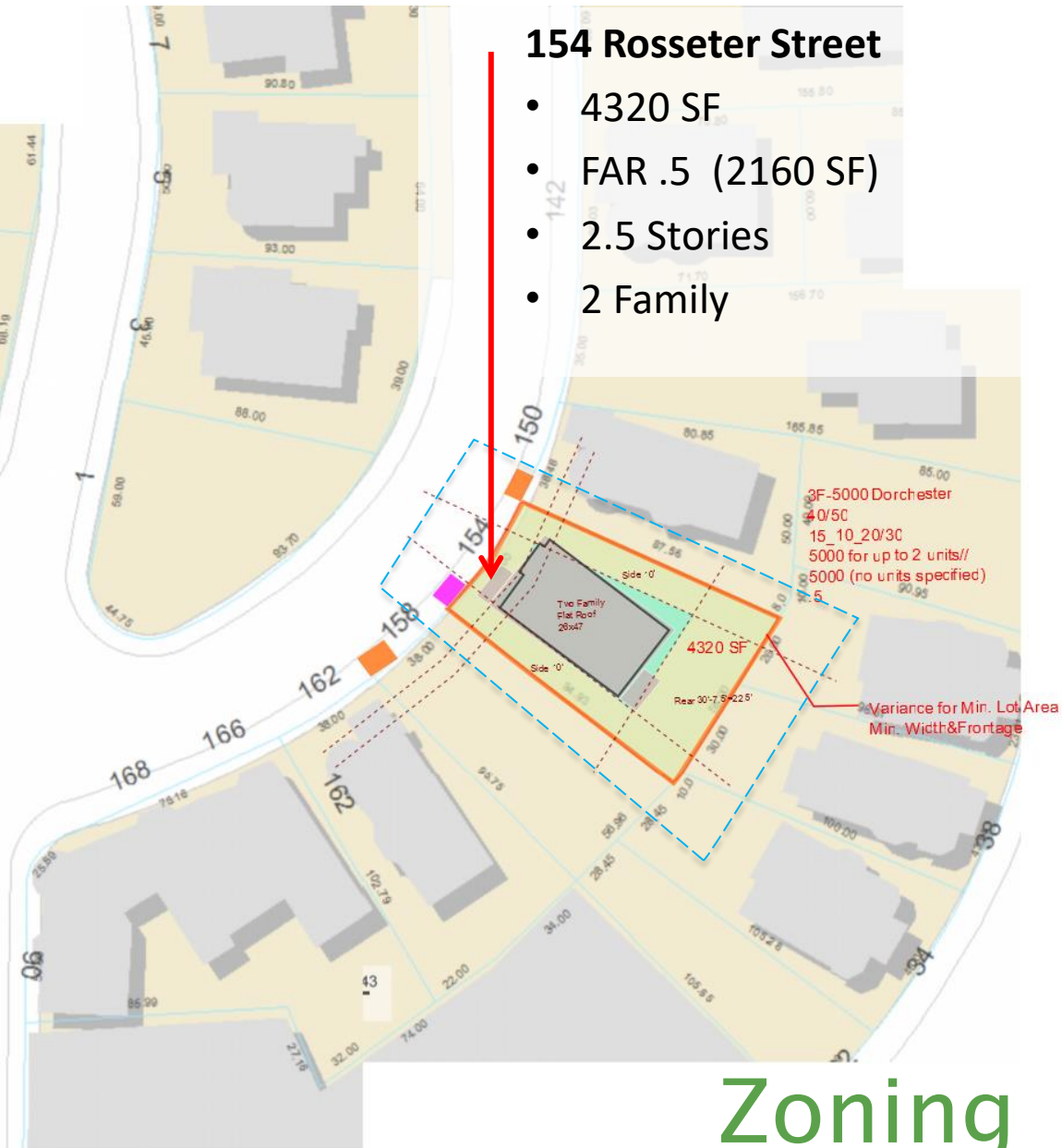


- 3 Family – 5000 Zoning



154 Rosseter Street

- 4320 SF
- FAR .5 (2160 SF)
- 2.5 Stories
- 2 Family



Zoning
Analysis



Flat Roof Shape on Rosseter Street



Rosseter Street Proposed Elevation: Type C

- **Duplex**
- **Affordable/Affordable**
- **No basement**



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Building Type Study
Development Preferences



1 EXTERIOR ELEVATION - FRONT
NTS



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Building Type Study

Development Preferences



1 EXTERIOR ELEVATION - FRONT
NTS



2 EXTERIOR ELEVATION - RIGHT
NTS



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Type C Duplex



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Neighborhood Study
Street view



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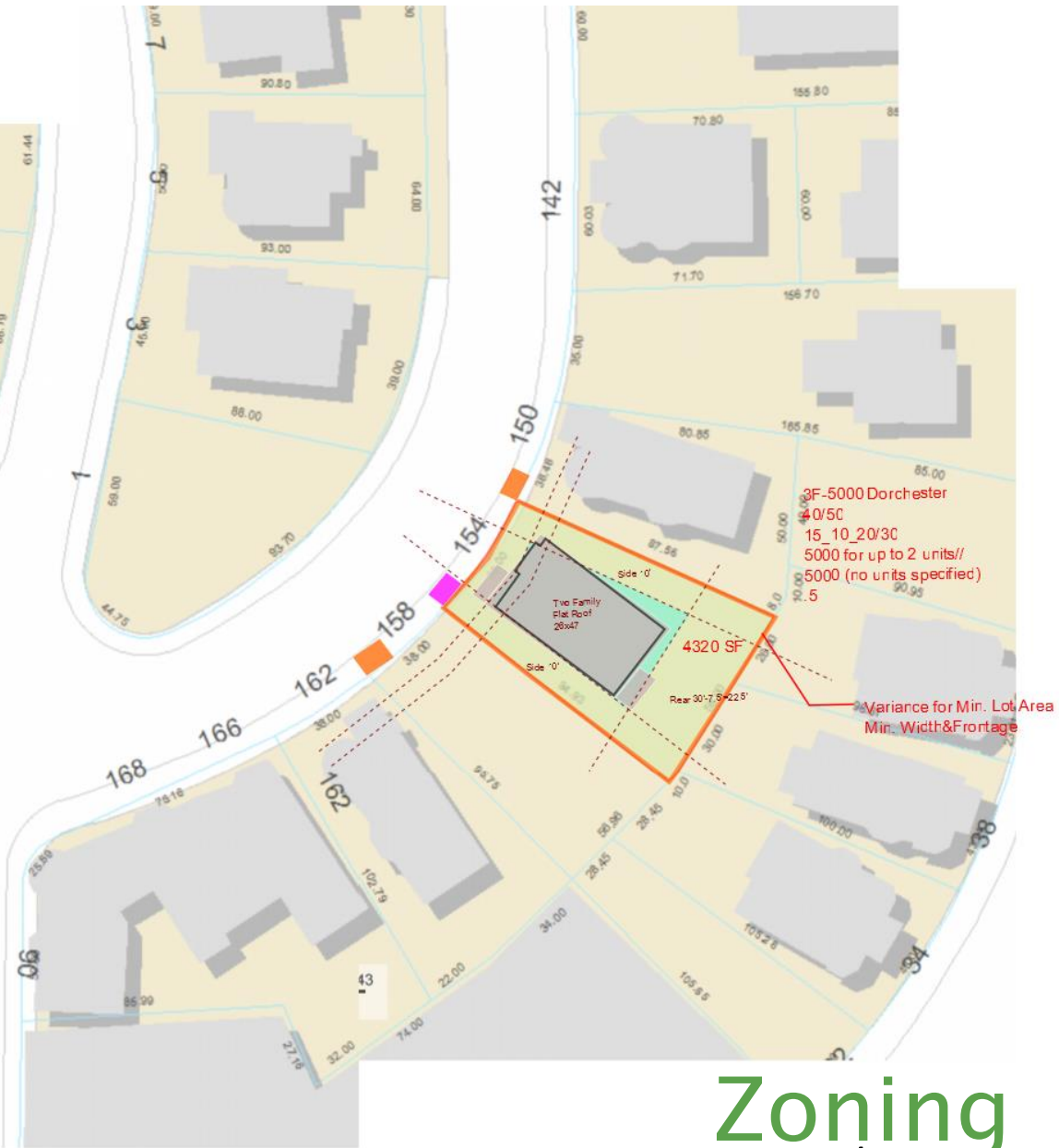
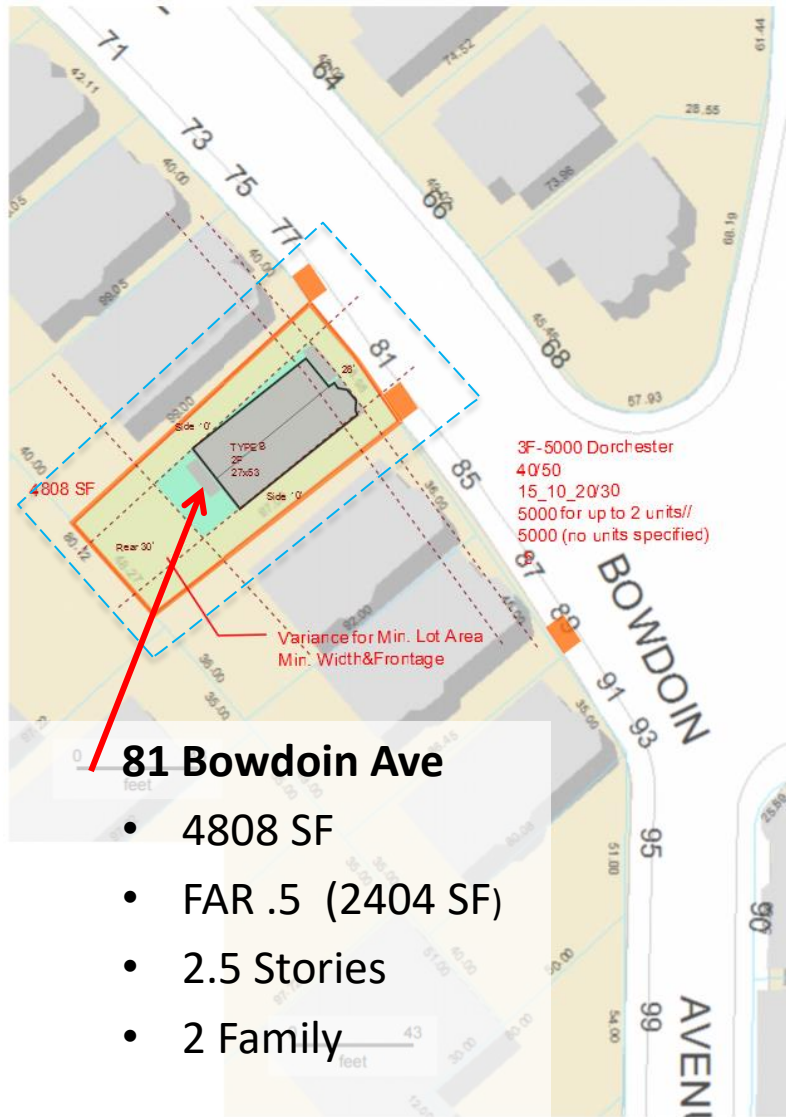
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Neighborhood Study
Street view

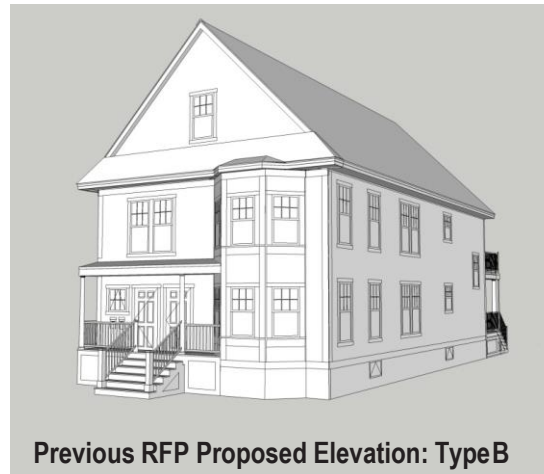


81 Bowdoin Ave.
Site Context

- 3 Family – 5000 Zoning



Zoning
Analysis



- **Two-family**
- **Market/Market**
- **No basement and attic**

Gable Roof Shape on Bowdoin Street



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Building Type Study
Development Preferences



1 EXTERIOR ELEVATION - FRONT
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Building Type Study

Development Preferences



1 EXTERIOR ELEVATION - FRONT
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2 EXTERIOR ELEVATION - RIGHT
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Type A Two Family

Summary:

- Mix of single-family, two-family, and duplexes
- 2.5 or 3 Stories in height
- 2 and 3 bedroom units
- 1 parking space per unit

Potential Project Scope:

- 11 buildings (duplex = 2)
- 13 units
- 9 affordable units and 4 market-rate units

We want to hear from you!



Evaluation Criteria

- **Development Plan**
- **Design & Construction Quality**
- **Developer Experience and Capacity**
- **Financial Feasibility**
- **Construction Jobs/Employment**
- **Development Schedule**
- **Offer Price**



Next Steps & RFP Process

- DND Issues Request for Proposal ~ **August 19**
- DND Review and Evaluate Applications
- Highest Rated Developer Presents Plan at Neighborhood Meeting ~ **Thursday, October 3**
- DND Designates Developer



THANK YOU!

Winnie Zhang / 617-635-0102 / winnie.zhang@boston.gov

Jonathan Spillane / 617-635-0248 / jonathan.spillane@boston.gov

Go to buildinghousing.boston.gov for updates.

