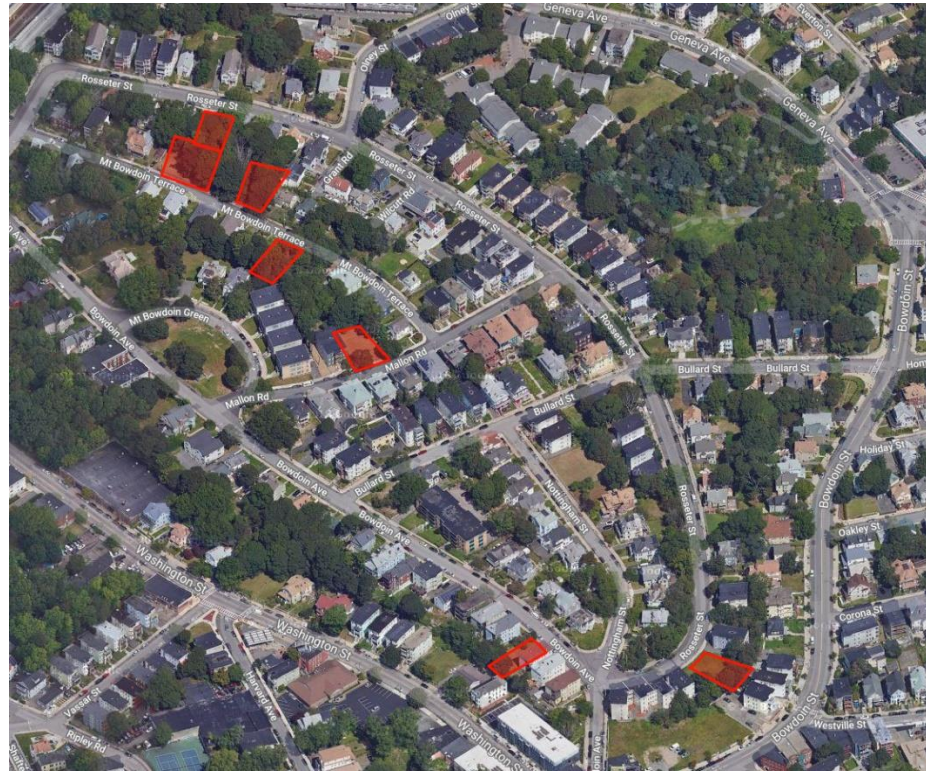


Neighborhood Homes Initiative



*Mount Bowdoin-Mallon NHI Community Meeting
February 11, 2020*

CITY OF BOSTON
MAYOR MARTIN J. WALSH



DEPARTMENT OF
NEIGHBORHOOD
DEVELOPMENT

Agenda:

- Welcome/Introductions
- History and Community Process
- Brief Summary of the Neighborhood Homes Initiative
- Site Review
- Introduction of Mount Bowdoin-Mallon Development Team
- Discussion and Next Steps



History and Community Process:

- Involvement with Mount Bowdoin Betterment Association and Greater Corners Action Coalition in the Community Process.
- The Guild has been helpful as a meeting location.
- Community meeting on May 18, 2019 to discuss site challenges and new RFP.
- A follow-up community meeting was held July 30, 2019.
- RFP Issued September 3, 2019 with due date October 8, 2019.



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

- 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



Examples of NHI Housing







Site Information:

- 20,24, 39-41 Mount Bowdoin Terrace;
- 29 & 154 Rosseter Street;
- 27 Mallon Road;
- 81 Bowdoin Avenue
- Seven parcels totaling 39,504 sf



Site 1&2: 20 Mt. Bowdoin Terrace/29 Rosseter



Site 3: 24 Mt. Bowdoin Terrace



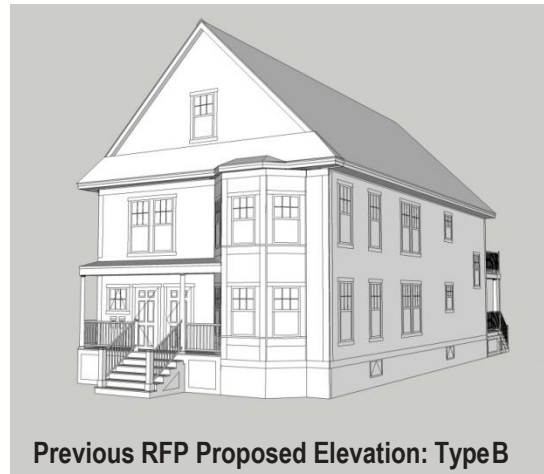
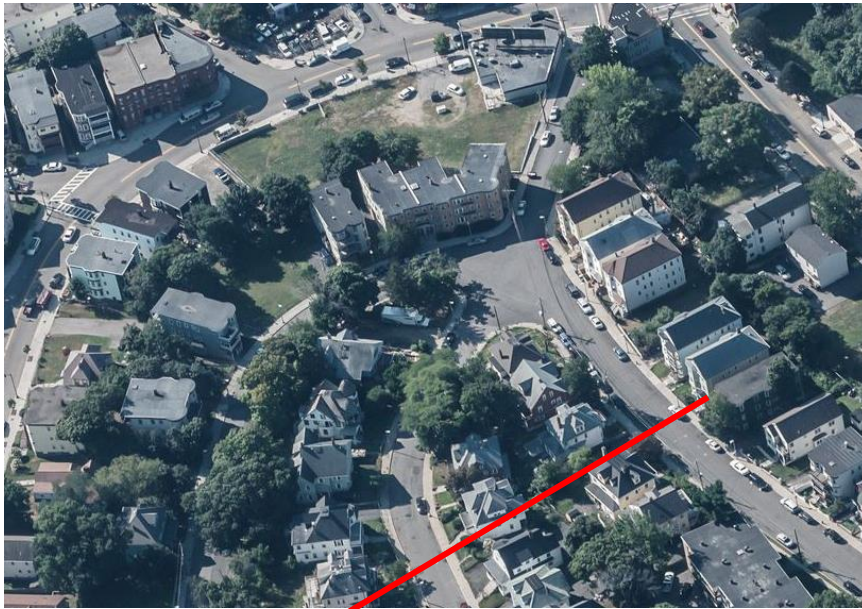
Site 4: 39-41 Mt. Bowdoin Terrace



Site 5: 27 Mallon Street







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

Gable Roof Shape on Bowdoin Street



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Building Type Study
Development Preferences





Flat Roof Shape on Bowdoin and Mallon Streets

- Duplex
- No basement



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Building Type Study
Development Preferences

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

20 Mt Bowdoin Terrace

Site Context



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



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Neighborhood Study
Street view

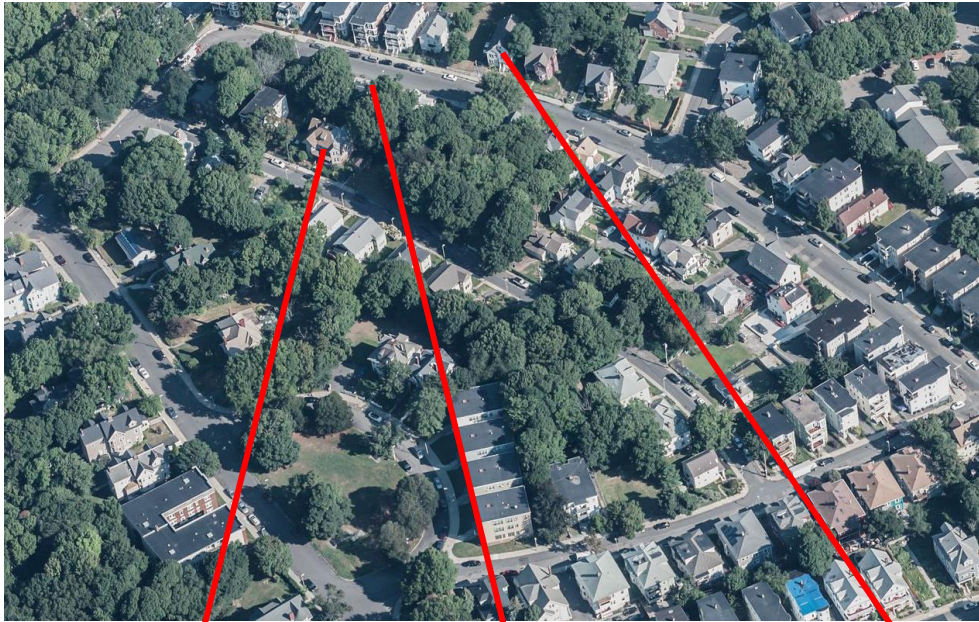


- Flat & Level at the Front
- Slopes down toward rear
- A few mature trees

24 Mt Bowdoin Terrace

Site Context





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

Gable Roof Shape on Bowdoin Terrace



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Building Type Study
Development Preferences

- Sloping Site
- Ledge

39 41 Mt Bowdoin Terrace

Site Context





- **Duplex**
- **No basement**

Gable Roof Shape on Bowdoin Terrace



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Building Type Study
Development Preferences



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

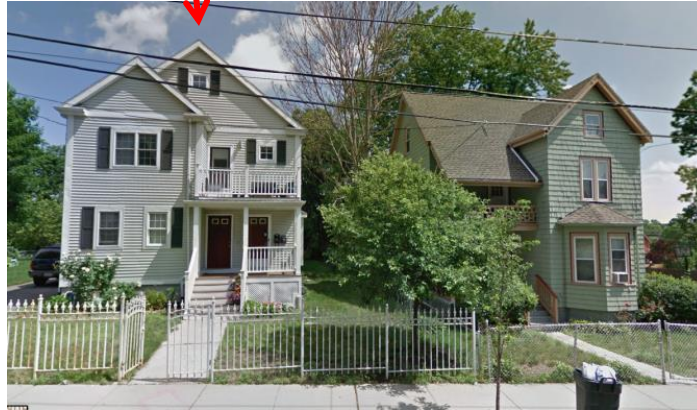
29 Rosseter Street

Site Context



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





Gable Roof Shape on Rosseter Street

- Reconfigured as two-family
- No basement and attic

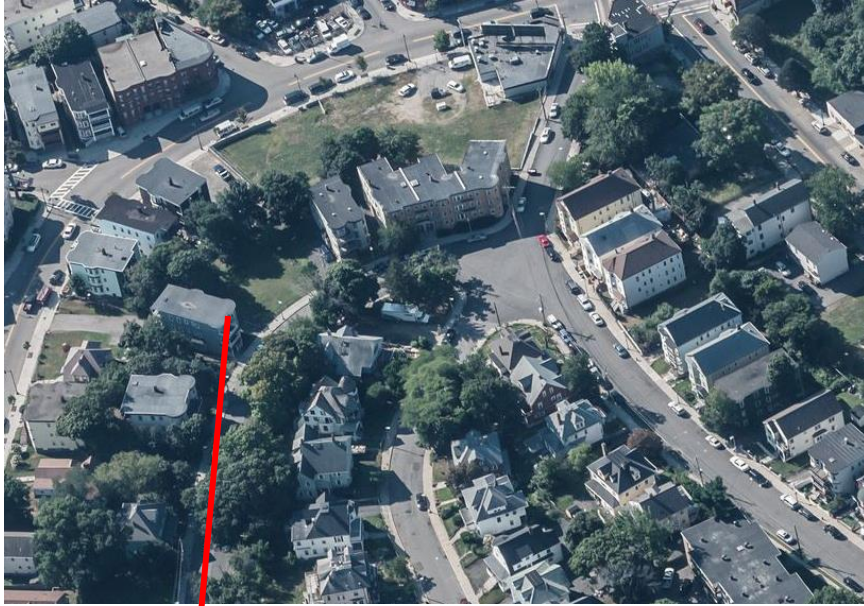


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Building Type Study
Development Preferences



154 Rosseter St.
Site Context



Flat Roof Shape on Rosseter Street



- **Duplex**
- **No basement**



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Building Type Study

Development Preferences

RFP– Evaluation Criteria

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



THANKS

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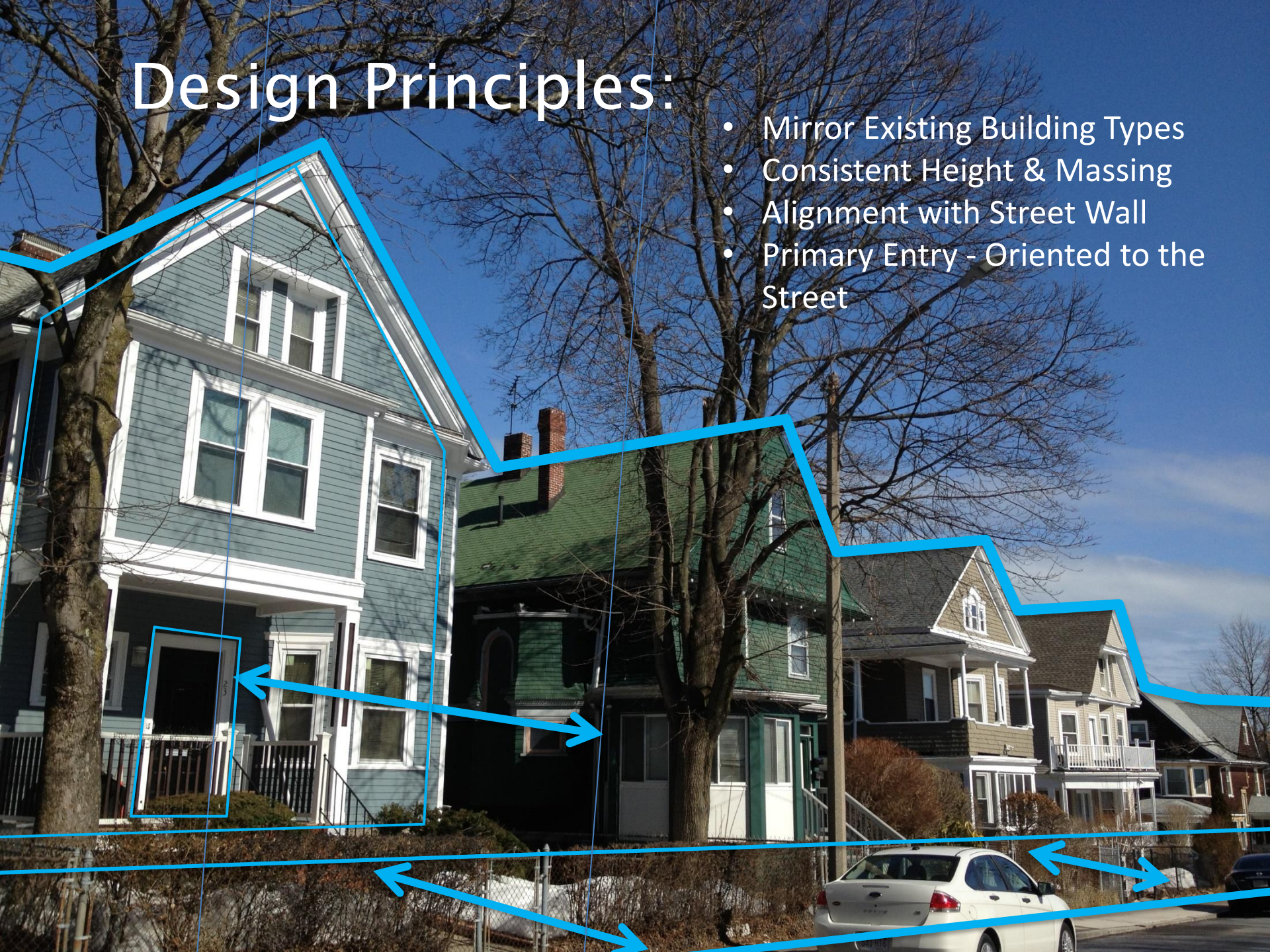
John.Feuerbach@cityofboston.gov

Want to see Power Point or Comment?

<https://bit.ly/2RZfjdx>

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.