

151 Homes Ave. Urban Design Guidelines

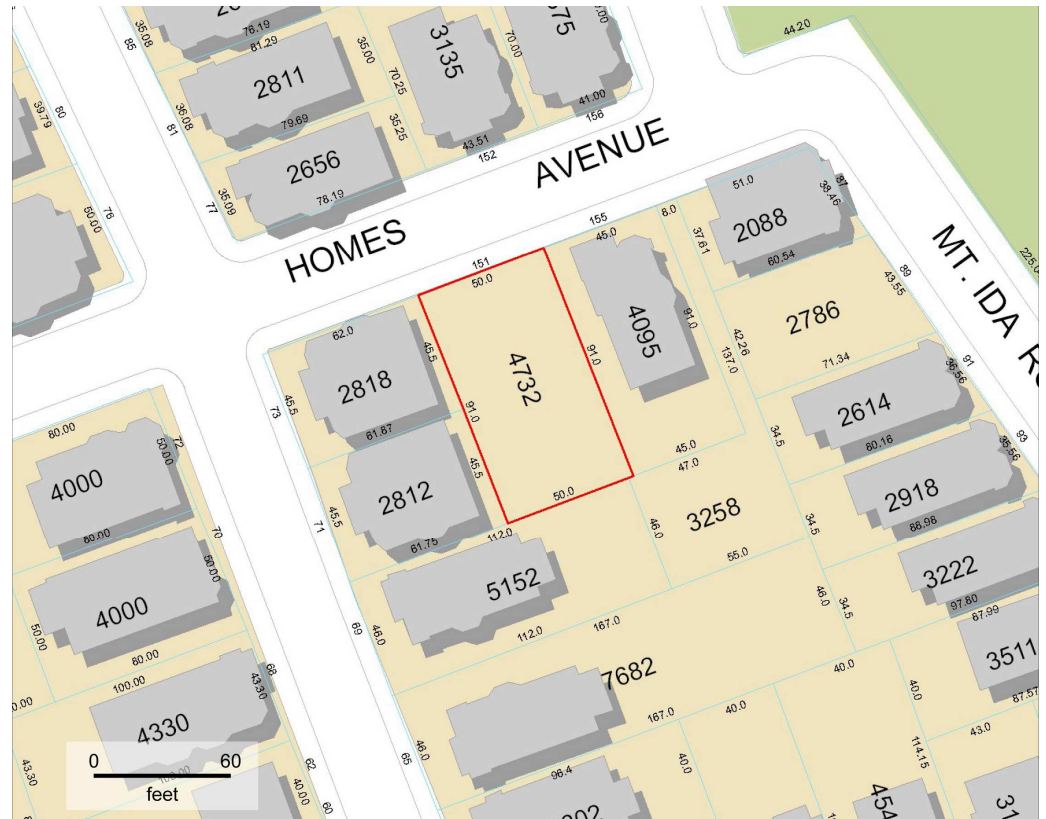
PARCEL ID: 1501451000
AREA: 4732 sf

Community Vision

New residential development for families that reinforce the existing residential context of dwellings within the neighborhood.

Development Goals

The development of this parcel will turn a vacant site to active use. Proposals are to comply with the community's vision for family sized residences of massing, scale and density that complement the existing housing fabric of the neighborhood of 2 and 3 Family Residencies.



Existing Conditions

Site Description

The site is composed of one large vacant parcel with a slight slope from west to east and some trees at its edges. Homes Street is a quiet street, which runs from Mt. Ida Road to Geneva Avenue.

Context / Abutting Uses

Two and three family wood frame residential dwellings directly abut the site. There are larger wood frame multi-family residential buildings to the north of the site. Ronan Park is a short walk from the site at the top of Homes Avenue. Retail uses are located within walking distance along Geneva Avenue, Adams Street and Dorchester Ave in Fields Corner.

Environmental Conditions

Environmental and Site Assessment – See attached if applicable.

Zoning

ARTICLE 65

Dorchester 3F-D-3000			
Triple Decker Detached	Required	Actual	Recommended
Min Lot Size	3000 sf	4732 sf	
Min Lot Width	30 ft	50 ft	
Min Lot Frontage	30 ft	50 ft	
Max FAR (Area)	1.3 (6152 sf)		1.03 (4900 sf)
Max Building Height	3 Stories/40 ft		3 Stories/40 ft
Min. Openspace	300 sf/ dwelling unit		900 sf
Min. Front Yard Depth	5 ft		Nodal / 5 ft
Min. Side Yard Depth	5 ft		5 ft
Min. Rear Yard Depth	15 ft		15 ft
Min. Parking Ratio	.7/unit 1/unit		.7/unit 1/unit
Max Units	3		3

The site is currently zoned "3F-D-3000" - Triple Decker Detached. The maximum allowed building height is 40' and the maximum FAR is 1.3. Parking requirements for residential development are 1 parking space per unit and .7 parking spaces per unit for affordable residential development.

Respondents to this RFP are encouraged to submit proposals that best respond to the Goals and Guidelines stated with this document. The community's vision for this site as reflected in the Urban Design Guidelines of this RFP, may or may not conform to the current zoning code. Respondents must review all applicable zoning code and when appropriate seek approval for any deviation from the code through the Board of Appeal and/or the Boston Zoning Commission if required.

Use Guidelines

The primary use is to be residential with a focus on significantly integrating passive and active openspace uses. Each residential dwelling unit must have direct access to openspace and share in the common area openspace required as a part of the development.

Commercial Office Uses

Not Recommended

Retail Uses

Not Recommended

Community / Cultural Uses

Places of Worship are allowed by zoning code. However this use is not recommended.

Residential Uses

The preferred residential use is a three family residential dwelling, which maintains the character of the neighborhood while optimizing the number of units and the amount of openspace on the site. A detached two family residential dwelling is also an acceptable use.

Open Space

The amount of openspace is to meet or exceed zoning.

Design Guidelines

Building Height & Massing

The building's height and massing are to be representative of the surrounding context and reinforce the residential scale of the existing housing stock. The buildings within the neighborhood have gable and hip pitched roofs, an articulated entry and rear porches. The building height is not to unnecessarily shade other adjacent buildings. The buildings within the neighborhood are single bay & double bay triple-decker flats. This character is to be reflected in proposals for the site.

Parking & Access

There are to be provisions for at least 1 parking space per unit. Proposals that meet or exceed the openspace requirement will be preferred over proposals that meet the parking requirement. Elderly developments may propose at lower parking to unit ratio.

Orientation

The building is face the primary street. The building's massing and roof shape are to take into account solar orientation and take advantage of opportunities for solar pv or solar thermal energy production.

Edges & Street Wall

The building is to align with the existing street wall. Fencing and landscaping at the edge of the property are to comply with DND Design Standards.

Building Character & Materials

Wood frame construction with siding, shingles, and detailing similar in character to the existing dwellings. Building materials are to comply with DND Design Standards. See attached drawings for examples.

Loading & Access

N/A

Parking & Loading

Offset parking is to be provided. Paving area is to be minimized. Vegetative screening is to be used to provide buffer between adjacent properties.

Streetscape

N/A

Site Open Space & Landscaping

Provide usable, semiprivate openspace for residential use with no less than 50% of the openspace area having green soft landscaped surfaces. Proposals are to minimize the area used for parking, optimize yard space, incorporate porches into the building design, provide children with sufficient play space and provide areas for gardening using raised bed construction methods (Certified & tested topsoil and compost). Provide high quality landscaping throughout the site including drought resistant and native plant materials. Include plantings and ornamental fencing along edges and screening for all mechanical equipment and ventilation openings. Preserve existing trees of significant size and character. Removed trees must be replaced with 2 new trees for each tree removed. See DND Design Standards for additional information.

Sustainable Development

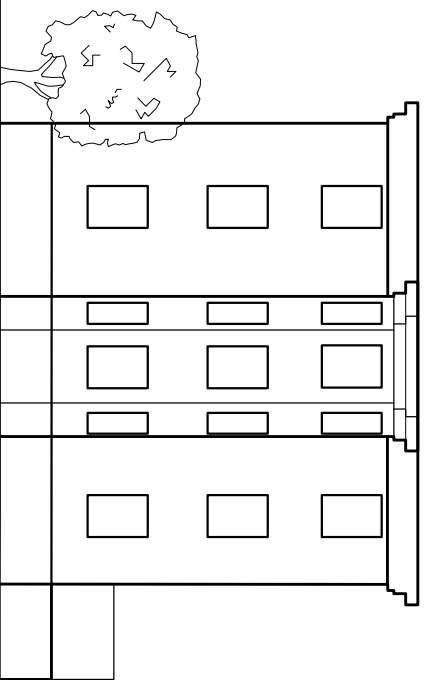
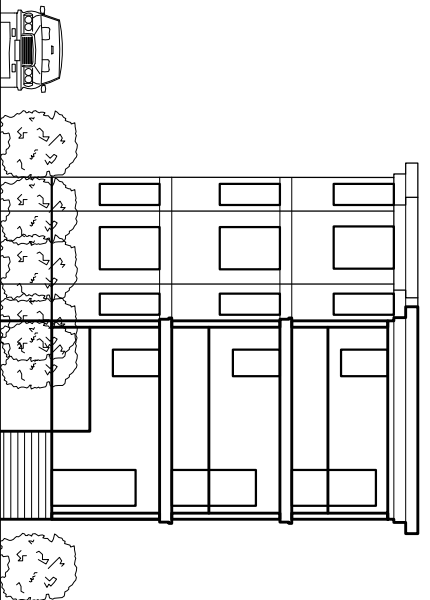
The redevelopment of these parcels is to enhance the overall sustainability of the residential neighborhood. Low impact development strategies are to be used.

Green Buildings

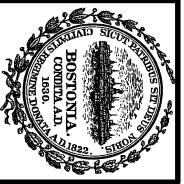
All new buildings are to comply with the city of Boston Green Building Zoning article 37. Additionally all buildings are to be designed and constructed to meet USGBC LEED for HOMES standard at the Silver level or better, Energy Star and comply with DND Design standards, which include healthy homes standards. USGBC Certification is highly encouraged but not required.

Specific Green building strategies are to include a focus on the following:

- Indoor Air Quality - Ducted Kitchen and bathroom Ventilation (ASHRAE 62.2 & Energy Star) and Low voc interior finishes.
- Reduction of Water use through Storm water management (rain gardens) and low flow fixtures.
- High R-value roof, wall and foundation insulation using advanced construction methods such as Structurally Insulated Panels, Insulated concrete forms, cellulose insulation, etc.
- High performance heating systems
- Energy star Lighting
- Solar Ready (PV Ready) Installation



Note: Refer to the DND Residential Design Standards for the minimum design and dimensional standards. The following drawings are included with the request for proposals to provide respondents with a specific design for the site. The drawings reinforce the community vision outlined in the urban design guidelines and are to be used as basis of design proposals for the site. All drawings are provided for illustration purposes only. Any inconsistency between the drawings and the site or design standards are to be resolved in conjunction with the design staff at DND.

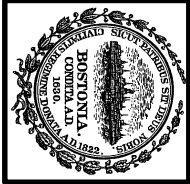


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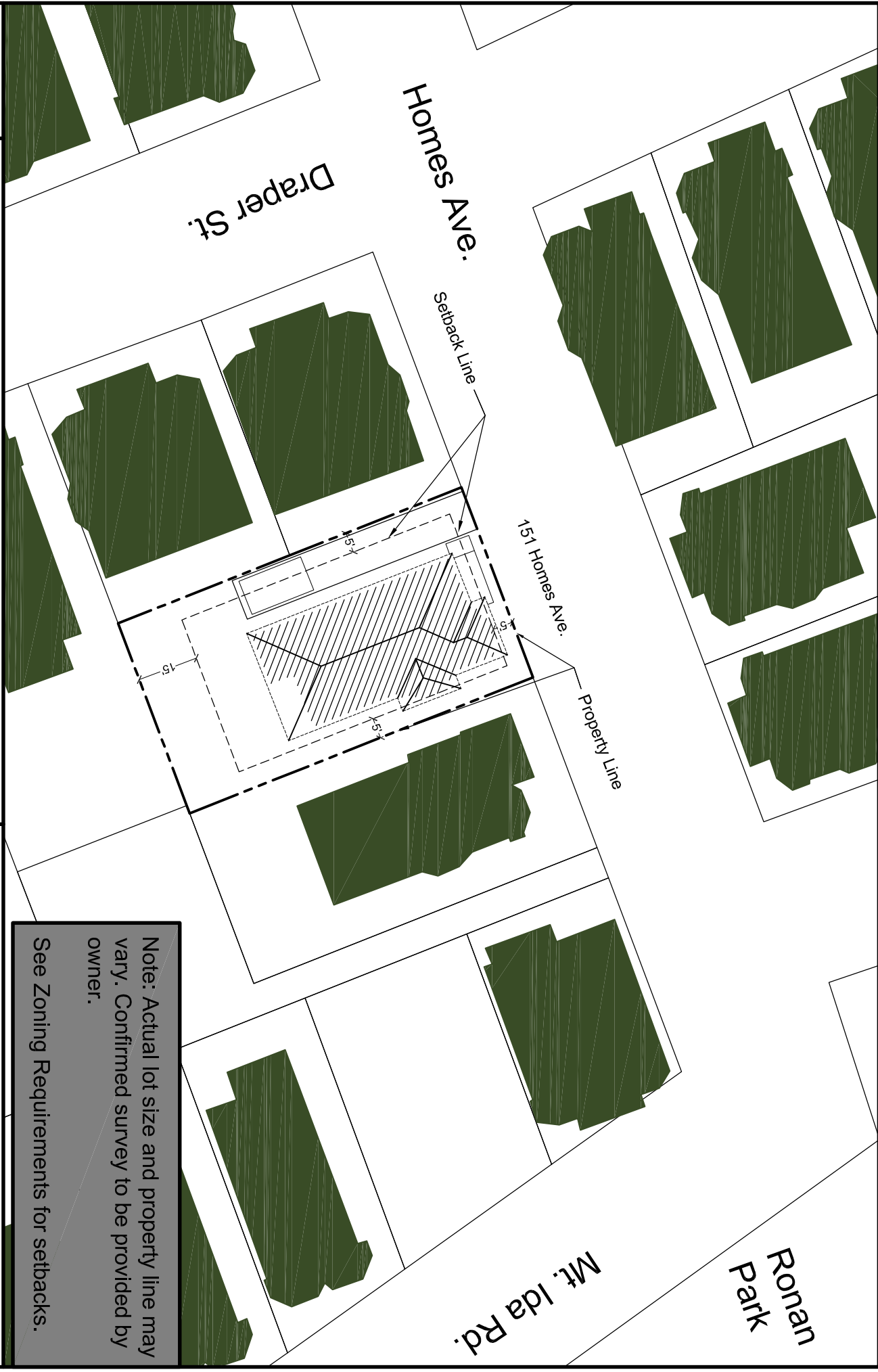
Mid Dorchester Planning
151 Homes Ave.

Site Elevation
Date: Aug 2010

Scale: 1/16" = 1'-0"



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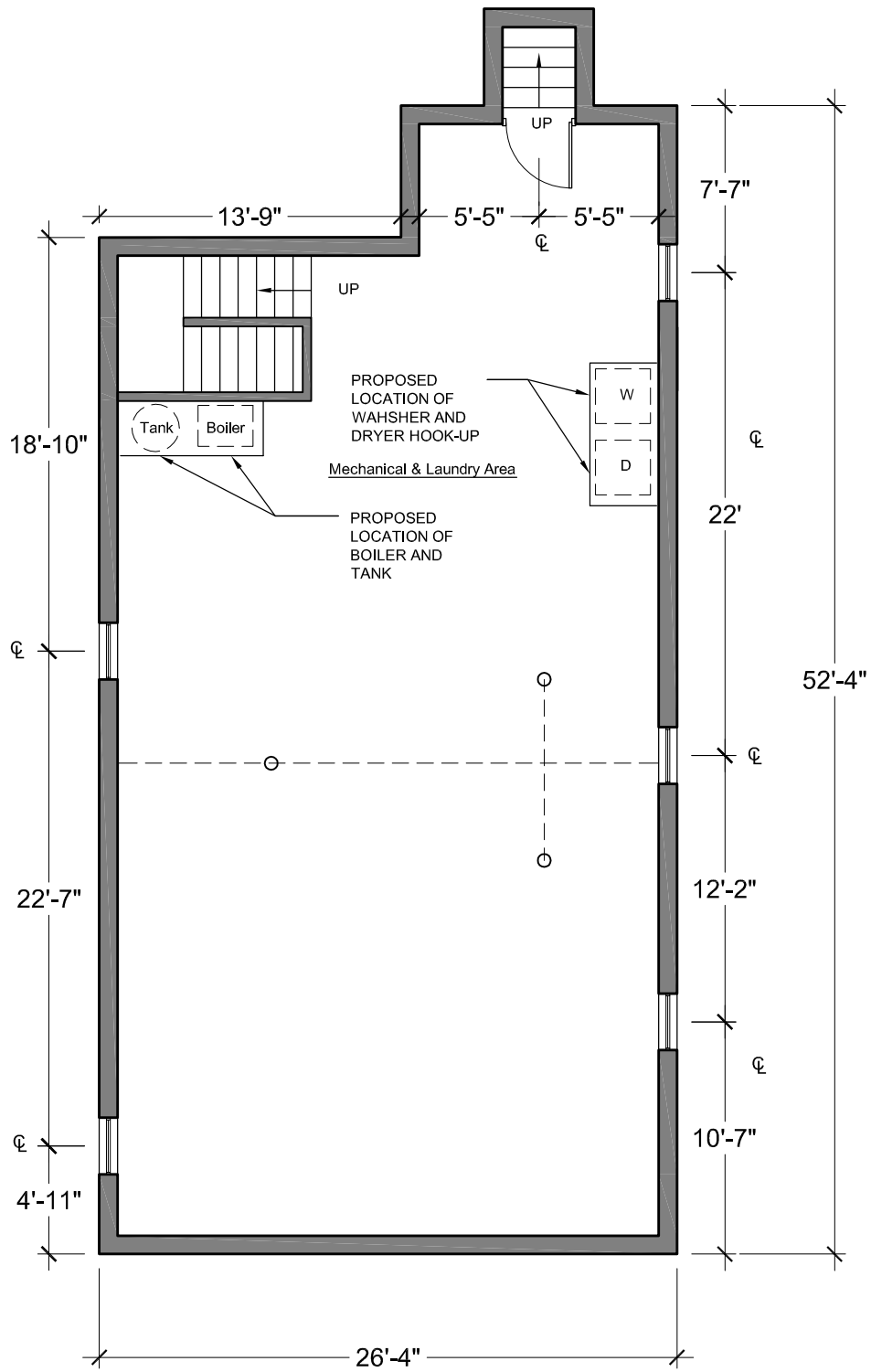


Note: Actual lot size and property line may vary. Confirmed survey to be provided by owner.
See Zoning Requirements for setbacks.

Mid Dorchester Planning
151 Homes Ave.

Site Plan
Date: Aug 2010

Scale: 1/32" = 1'-0"



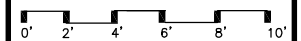
Mid Dorchester Planning - 151 Homes Ave.

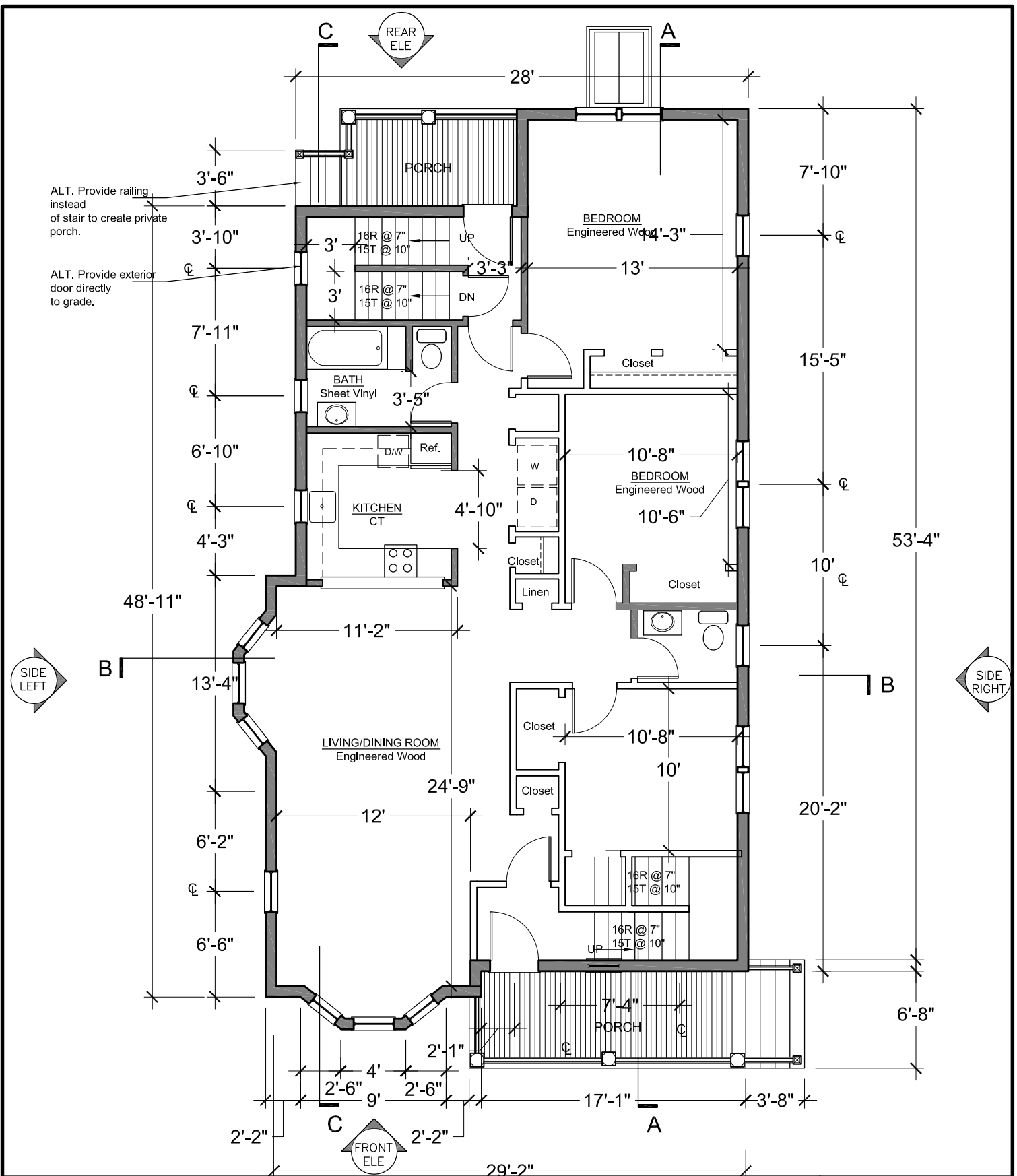
Basement Plan
Date: Aug 2010



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Scale: 1/8" = 1'- 0"





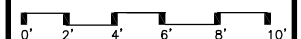
Mid Dorchester Planning - 151 Homes Ave.

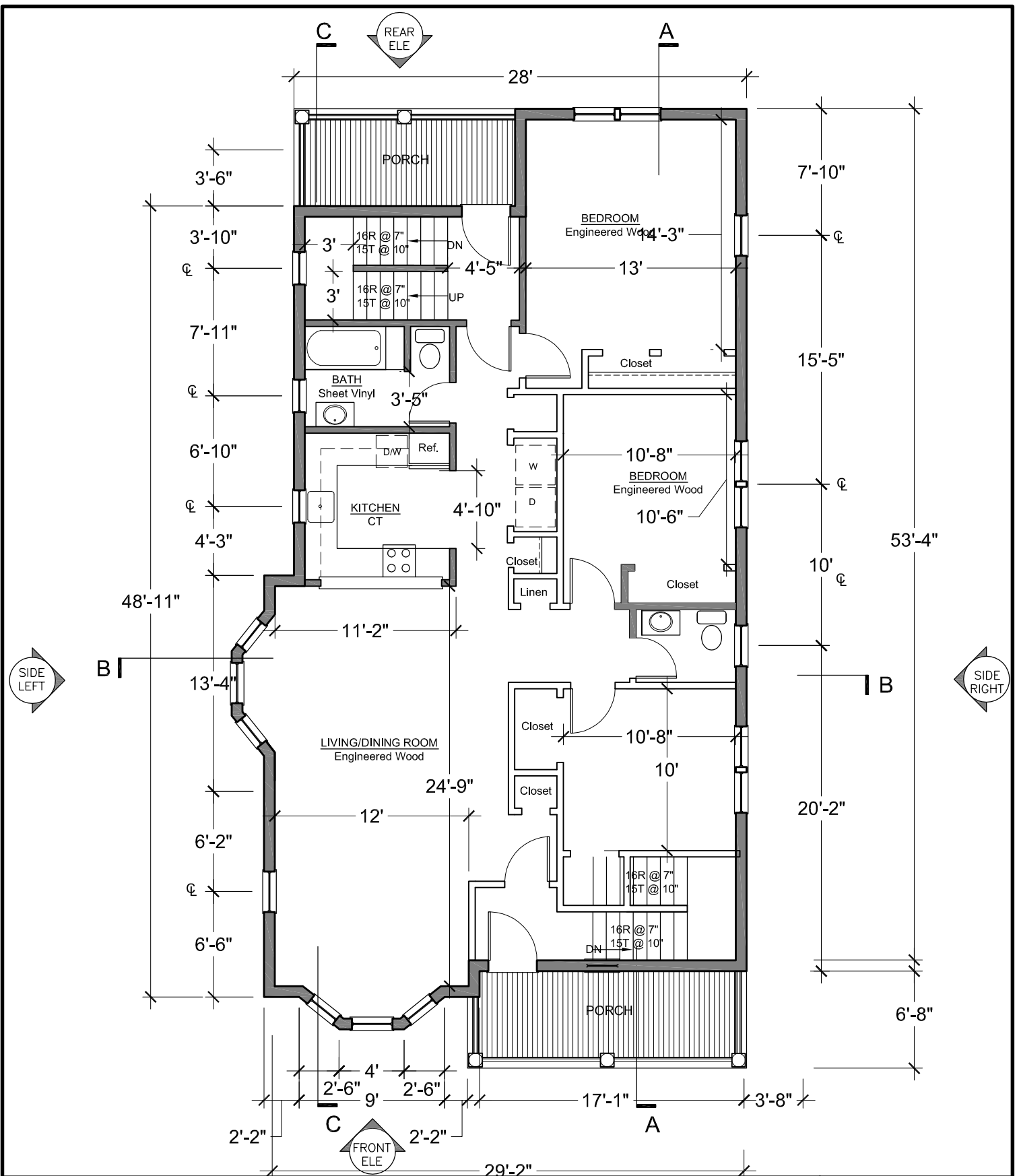
First Floor Plan
Date: Aug 2010



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Scale: 1/8" = 1'- 0"





Mid Dorchester Planning - 151 Homes Ave.

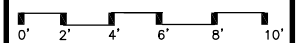
Second Floor Plan

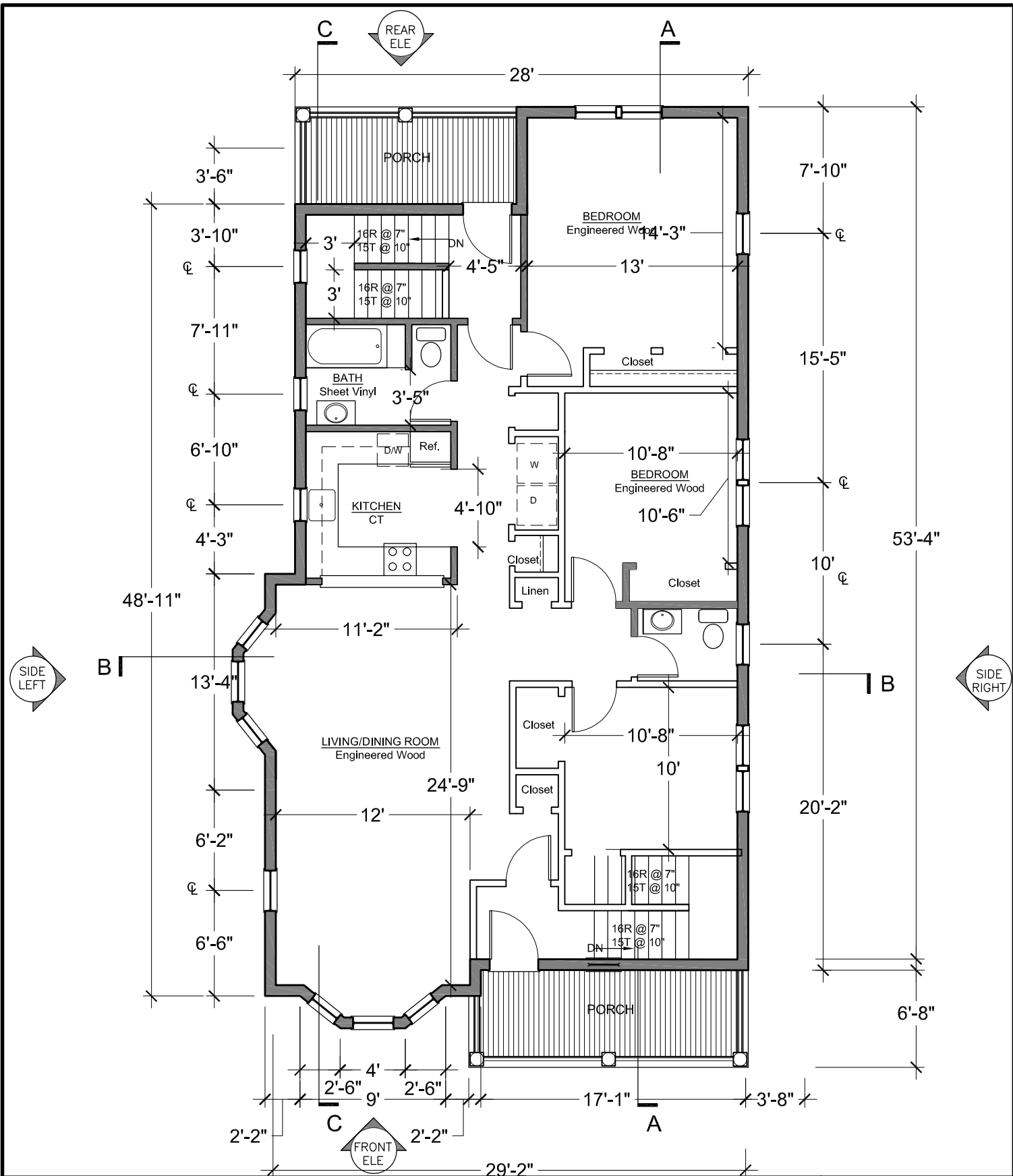
Date: Aug 2010



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Scale: 1/8" = 1'- 0"





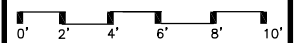
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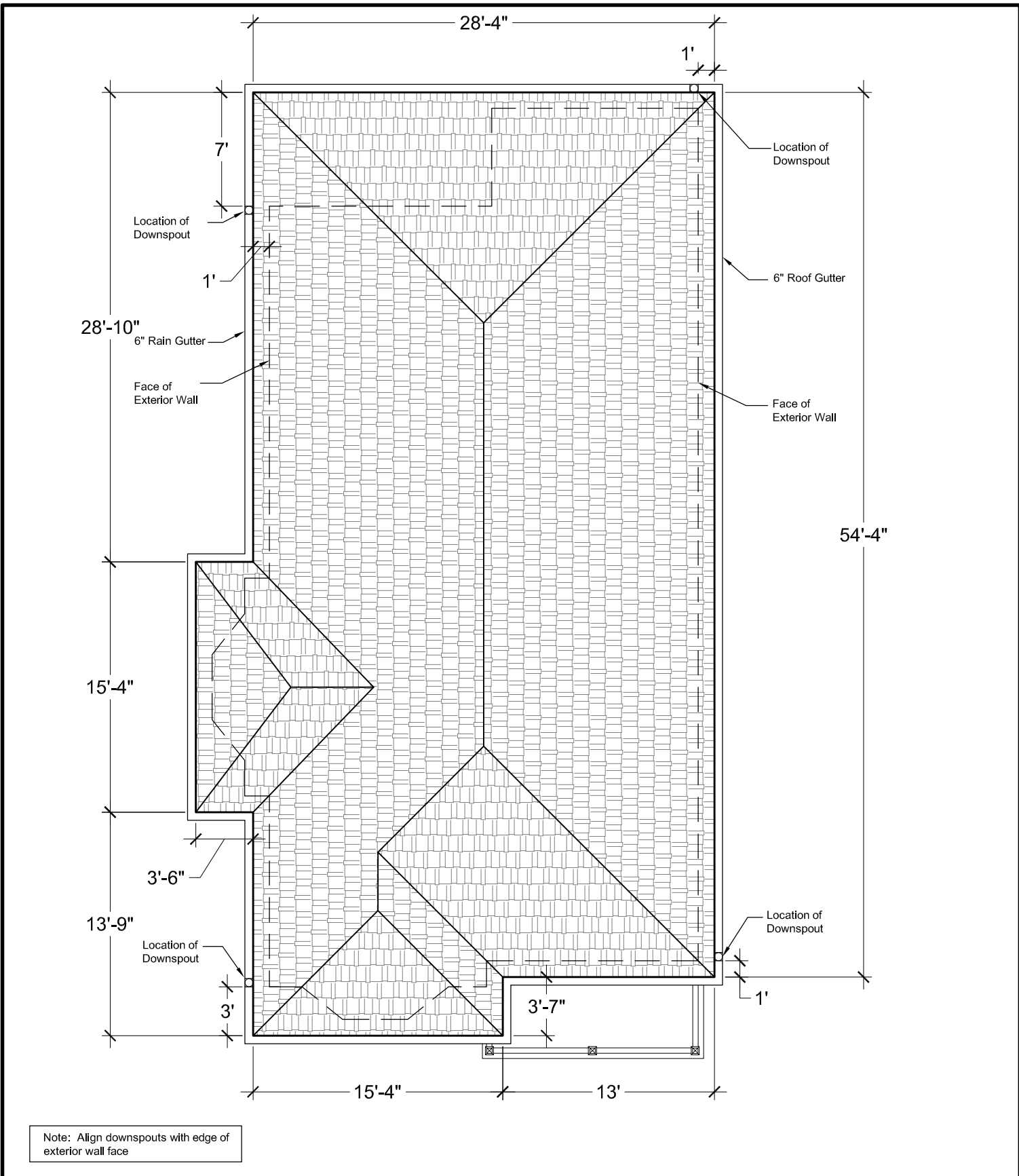
Third Floor Plan
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Scale: 1/8" = 1'- 0"





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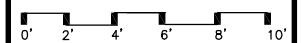
Roof Plan

Date: Aug 2010

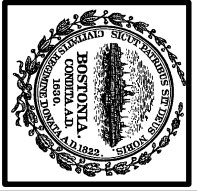
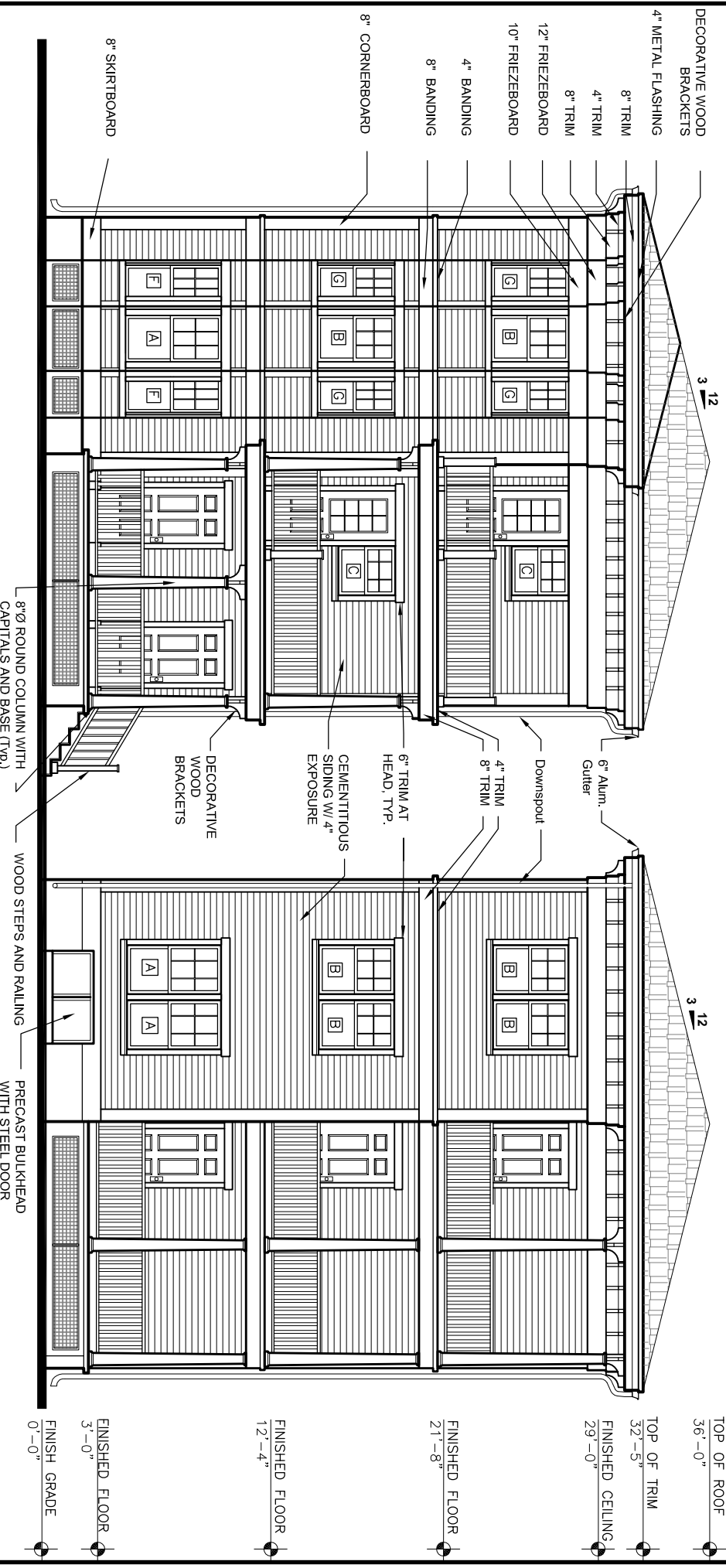
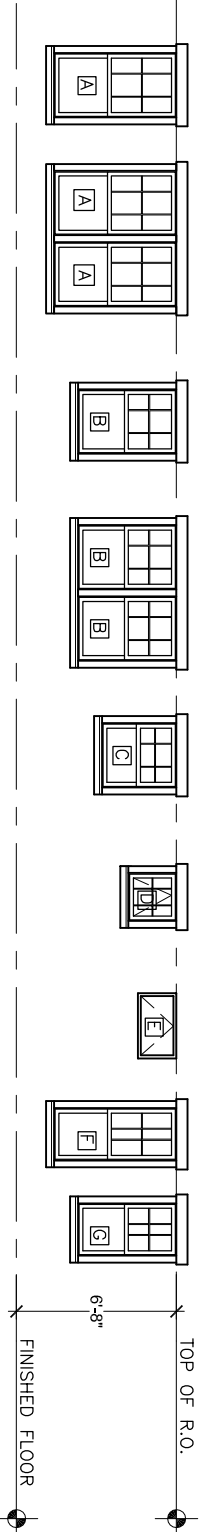


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Scale: 1/8" = 1'- 0"



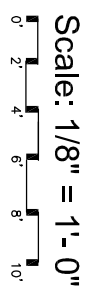
WINDOW SCHEDULE			
NO.	SIZE	TYPE	HEIGHT
A	2'-8"-1/8"	DOUBLE HUNG	4'-9"-1/4"
B	2'-8"-1/8"	DOUBLE HUNG	4'-1-1/4"
C	2'-8"-1/8"	DOUBLE HUNG	3'-1-1/4"
D	2'-0"-5/8"	AWNING	2'-0-5/8"
E	2'-8"-5/8"	BASEMENT	1'-3-1/3"
F	2'-2-1/8"	DOUBLE HUNG	4'-9-1/4"

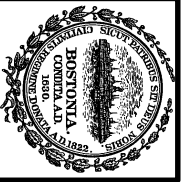


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151 Homes Ave.

Front & Rear Elevations
Date: Aug 2010





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Mid Dorchester Planning
151 Homes Ave.

Left Elevation
 Date: Aug 2010

Scale: 1/8" = 1'-0"
 0' 2' 4' 6' 8' 10'



3/12

TOP OF ROOF
36'-0"

TOP OF TRIM
32'-5"

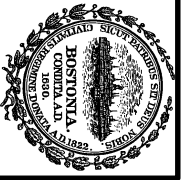
FINISHED CEILING
29'-0"

FINISHED FLOOR
21'-8"

FINISHED FLOOR
12'-4"

FINISHED FLOOR
3'-0"

FINISH GRADE
0'-0"

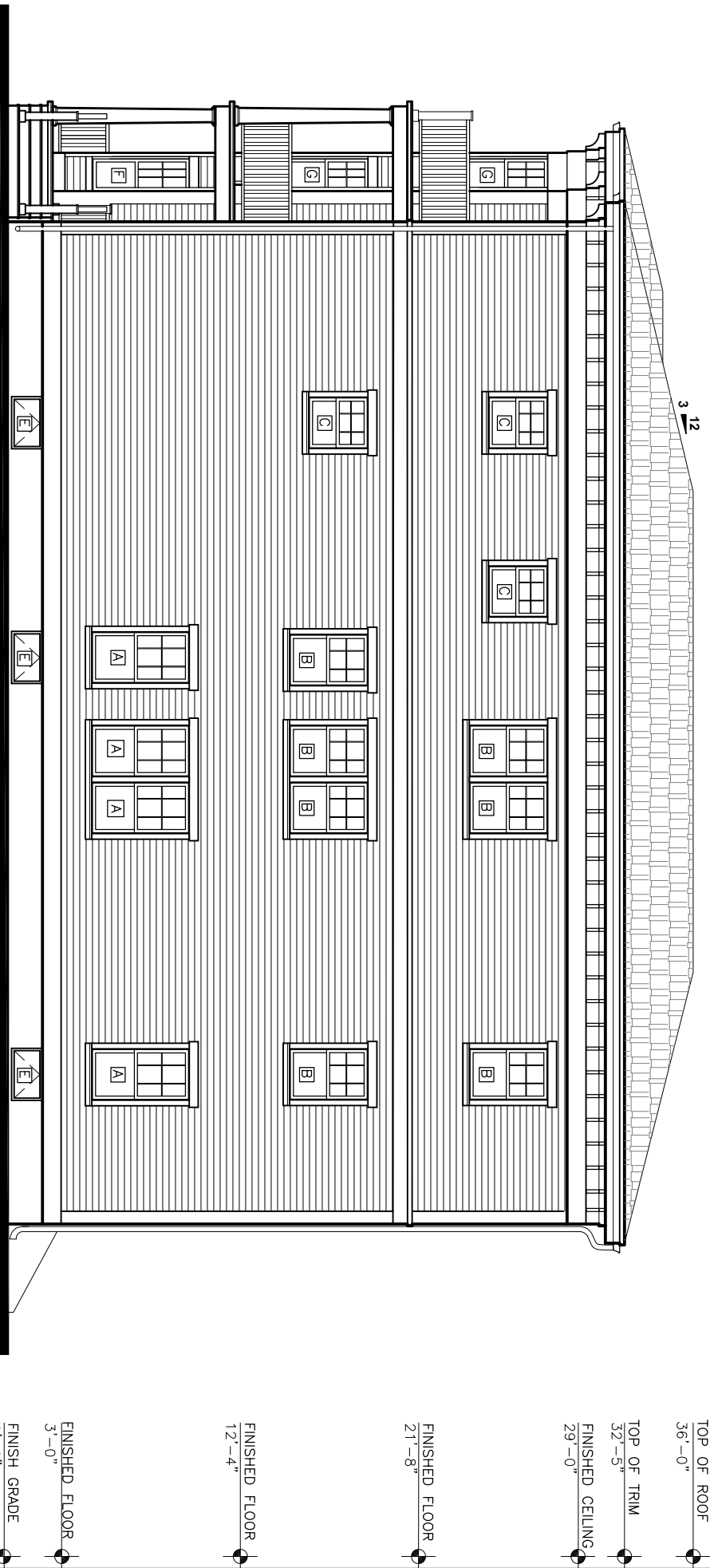


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Mid Dorchester Planning
151 Homes Ave.

Right Elevation
Date: Aug 2010

Scale: 1/8" = 1'-0"
0' 2' 4' 6' 8' 10'



3/12

TOP OF ROOF
36'-0"

TOP OF TRIM
32'-5"

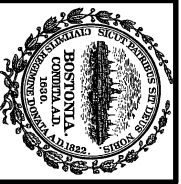
FINISHED CEILING
29'-0"

FINISHED FLOOR
21'-8"

FINISHED FLOOR
12'-4"

FINISHED FLOOR
3'-0"

FINISH GRADE
0'-0"

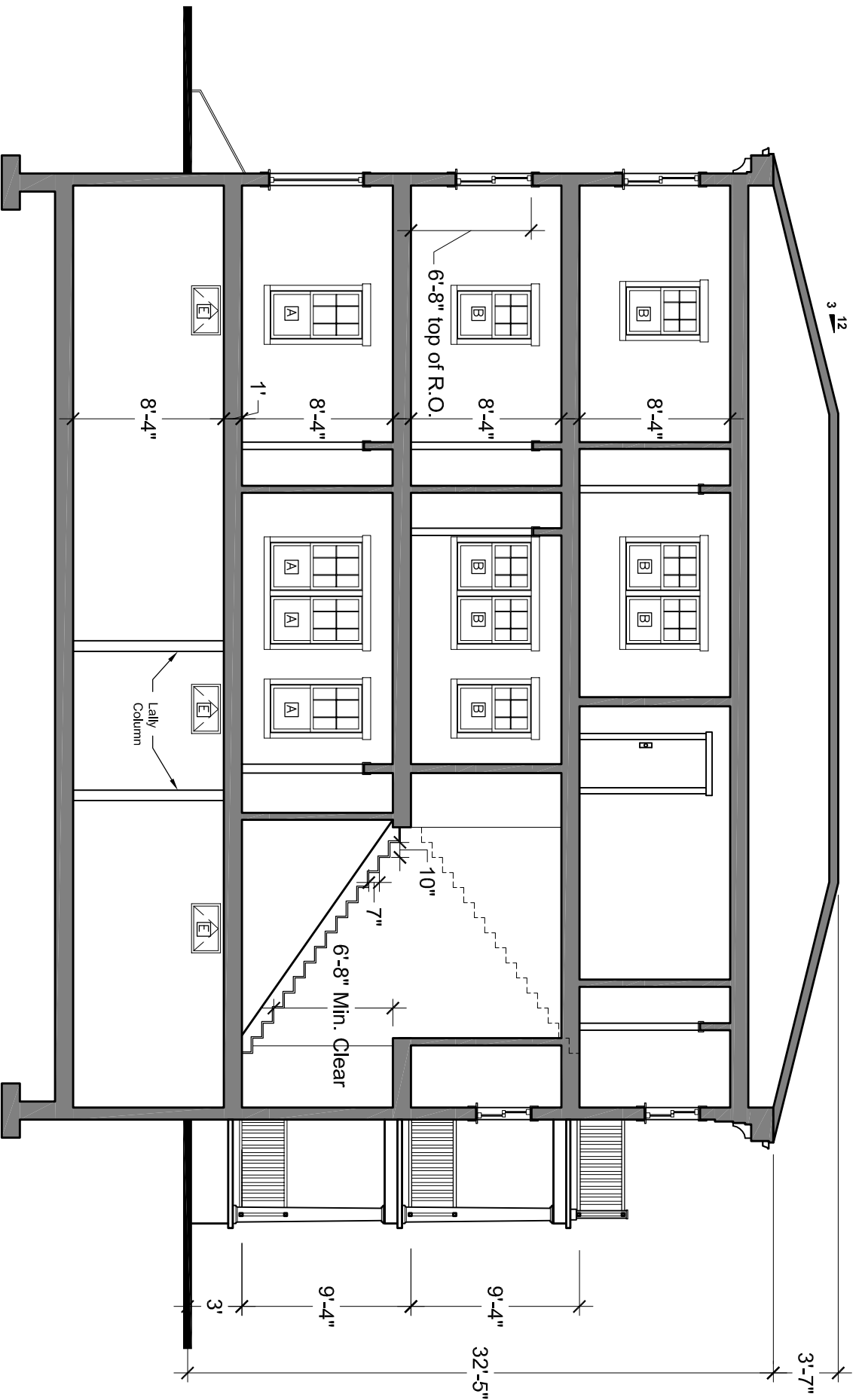


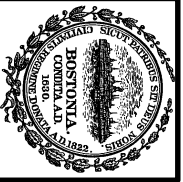
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Mid Dorchester Planning
151 Homes Ave.

Section AA
Date: Aug 2010

Scale: 1/8" = 1'-0"
0 2 4 6 8 10'



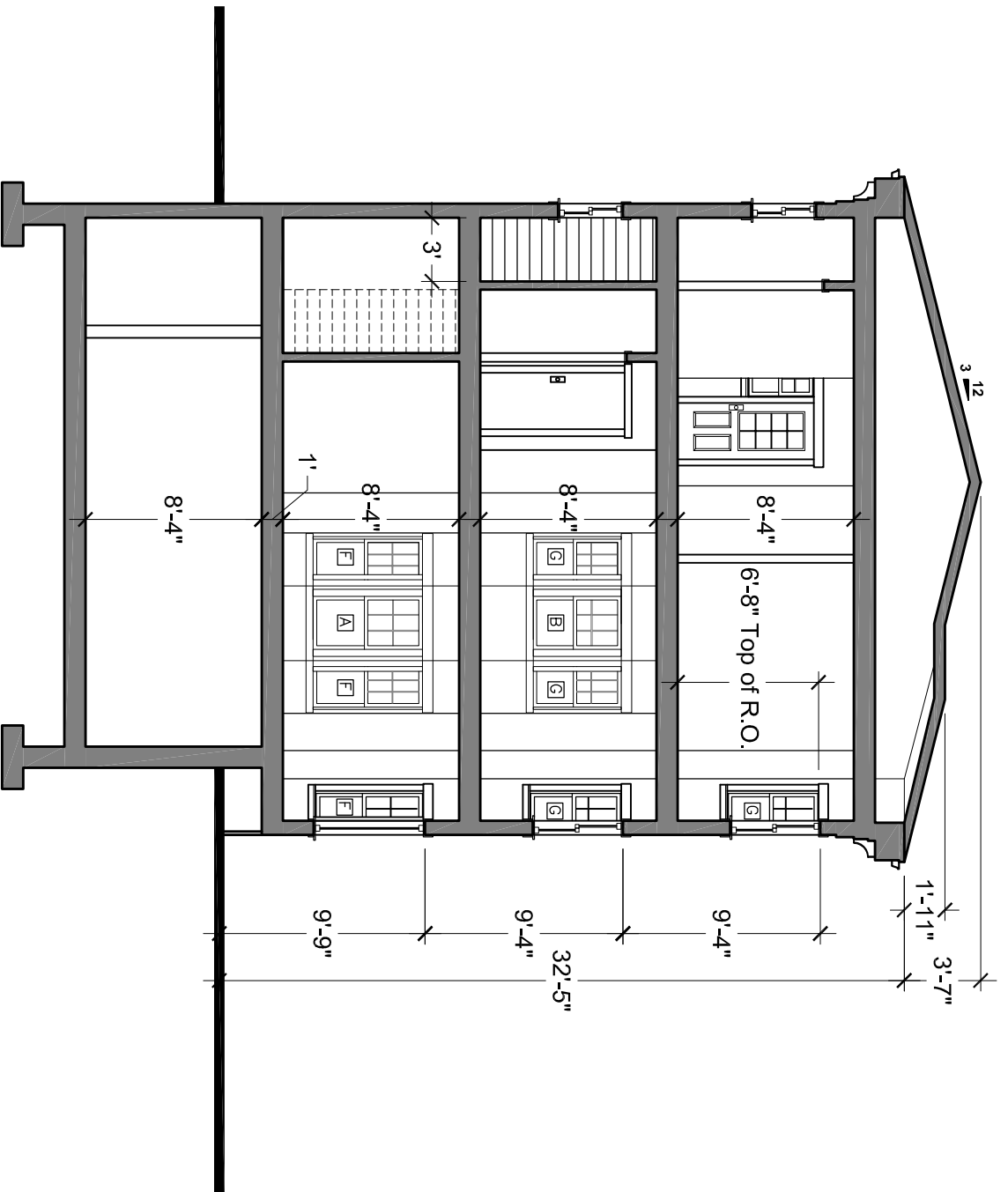


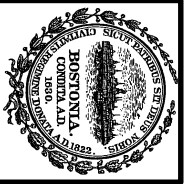
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Mid Dorchester Planning
151 Homes Ave.

Section BB
Date: Aug 2010

Scale: 1/8" = 1'-0"





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Mid Dorchester Planning
151 Homes Ave.

Section CC
Date: Aug 2010

Scale: 1/8" = 1'-0"
0' 2' 4' 6' 8' 10'

