

1 MacNeil Way Urban Design Guidelines

PARCEL ID: 1502191001
AREA: 5,217 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 1 to 3 Family Residences.



SITE PLAN
All maps and diagrams are for illustrative purposes only.

Existing Conditions

Site Description

The site is a relatively flat vacant parcel with a few trees and low vegetation accessible from both Eunice Street and MacNeil Way, a dead end street to the rear of the site off of Olney Street. The abutting neighbors use MacNeil Way as a driveway. Eunice Street is also a dead end cul-de-sac street off of Bowdoin Street.

Context / Abutting Uses

The neighborhood is composed of two and three family wood frame residential dwellings. To the east of the site is open space belonging to a private parcel. Retail uses are located a short walk on both Bowdoin Street and Geneva Avenue.

Environmental Conditions

Environmental and Site Assessment – See attached if applicable.

Zoning

ARTICLE 65

Dorchester 3F-5000			
	Required	Actual	Recommended
Min Lot Size (Area)	5000 for up to 2 units, 7500 for 3 units	(5217 sf)	
Min Lot Width	40	65.5' +	
Min Lot Frontage	40	65.5' +	
Max FAR (Area)	.5	(2608.5 sf)	2600 sf
Max Building Height	2.5 Stories/ 35 ft		2.5 Stories/ 35 ft
Min. Openspace	750/unit		1500 sf
Min. Front Yard Depth	15		15
Min. Side Yard Depth	10		10
Min. Rear Yard Depth	20		20
Min. Parking Ratio	1/unit		1/unit or .7/affordable unit
Max Units	2 to 3		2 units max

The site is currently zoned "2F-5000" for Two Family. The maximum allowed building height is 35' and the maximum FAR is .5. Parking requirements for residential development are 1/ unit and .7/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

1 to 3 family dwellings are acceptable residential uses. A two family dwelling is recommended in order to provide sufficient open space and meet FAR guidelines as of right. Housing specially developed for the Elderly, Veterans or formerly homeless can be

considered. A large multi-family building is not an acceptable proposal for this site.

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. 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. Elderly developments may propose at lower parking to unit ratio. Parking is most easily accessed from Eunice Street.

Orientation

The building is to orient to the primary street. The building massing and roof shape are to take into account the solar orientation of the building to take advantage of opportunities for solar (photovoltaic) 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 of better, Energy Star and comply with DND Design standards, which include healthy homes standards. USGBC Certification is highly

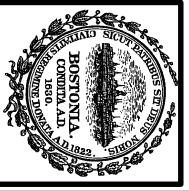
encouraged but not required.

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.

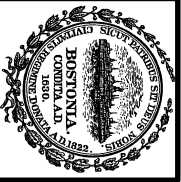


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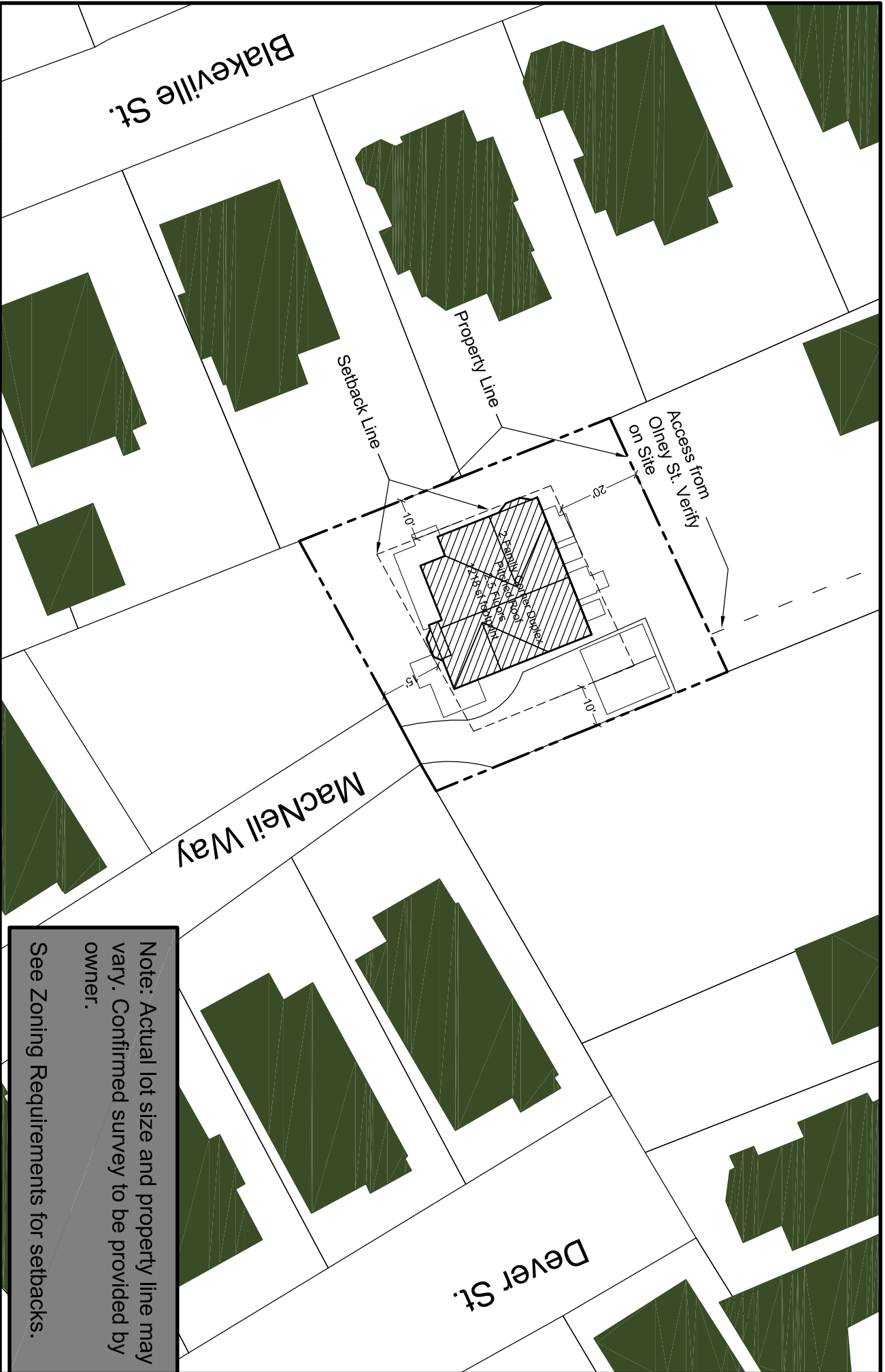
Mid-Dorchester Planning
1 MacNeil Way

Site Elevation
Date: Aug. 2010

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



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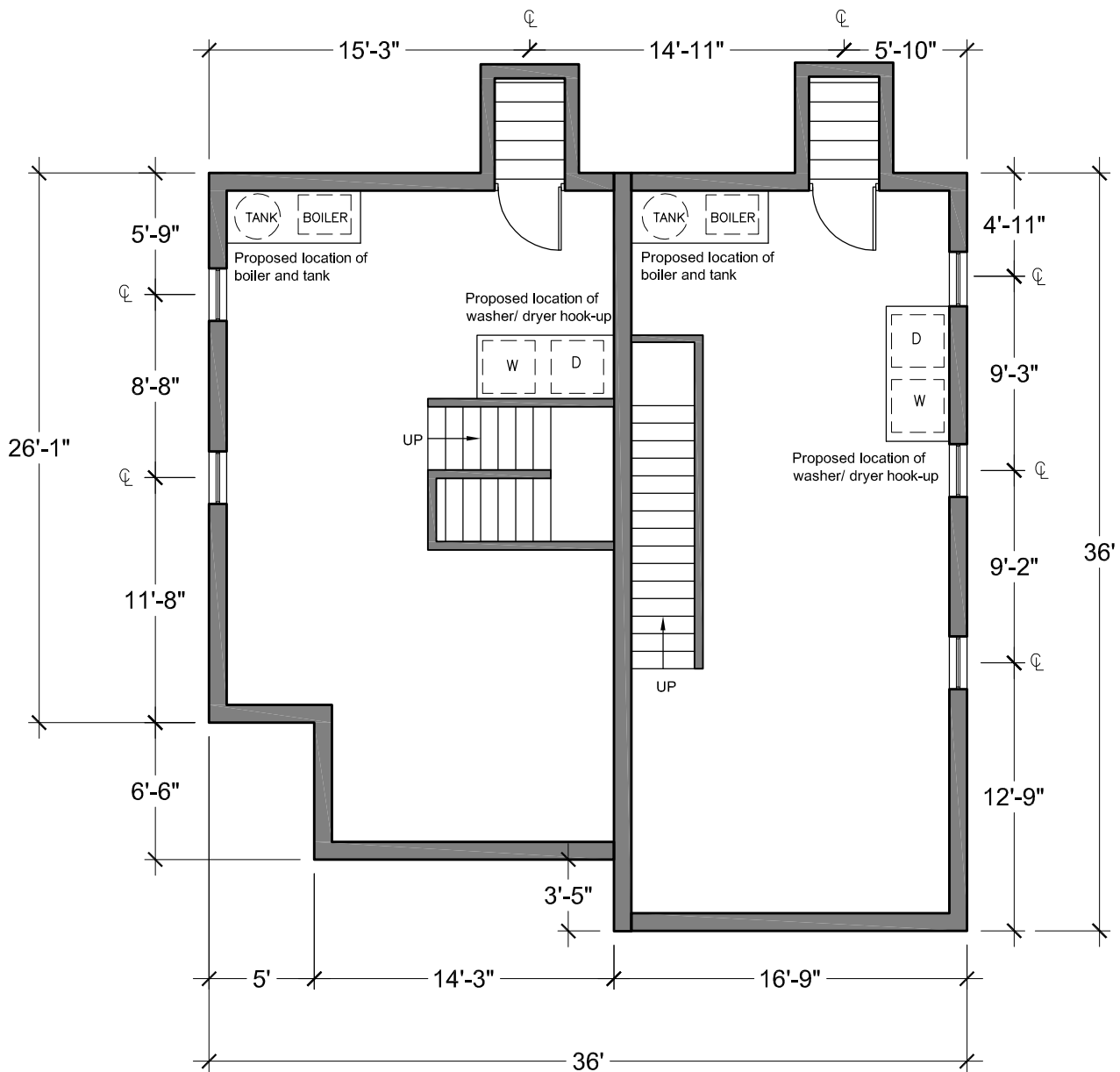


Note: Actual lot size and property line may vary. Confirmed survey to be provided by owner.
See Zoning Requirements for setbacks.

Mid-Dorchester Planning
1 MacNeil Way

Site Plan
Date: Aug. 2010

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



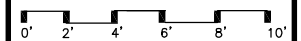
Mid-Dorchester Planning - 1 MacNeil Way

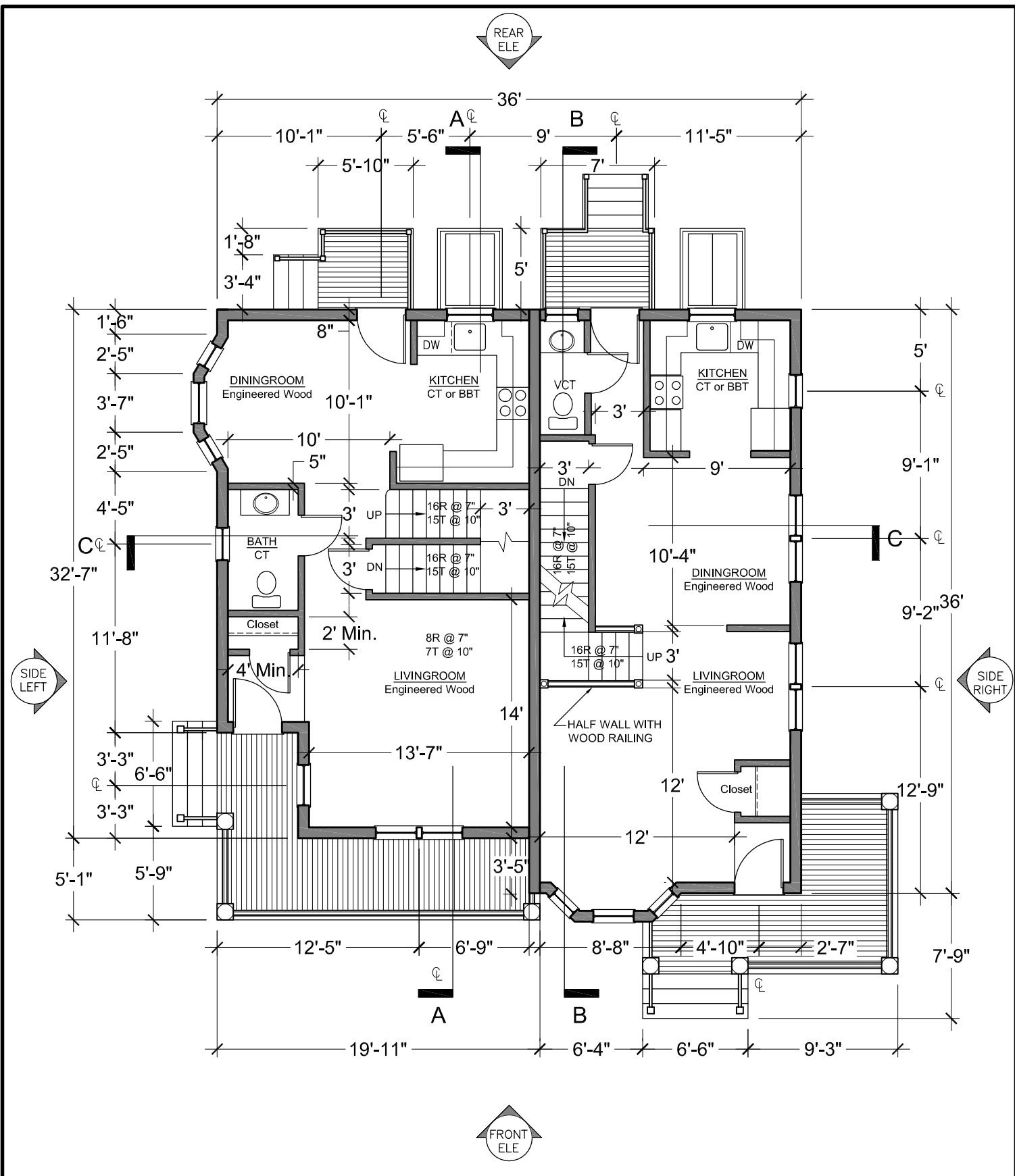
Basement Plan
Date: Aug. 2010



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





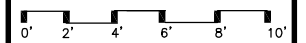
Mid-Dorchester Planning - 1 MacNeil Way

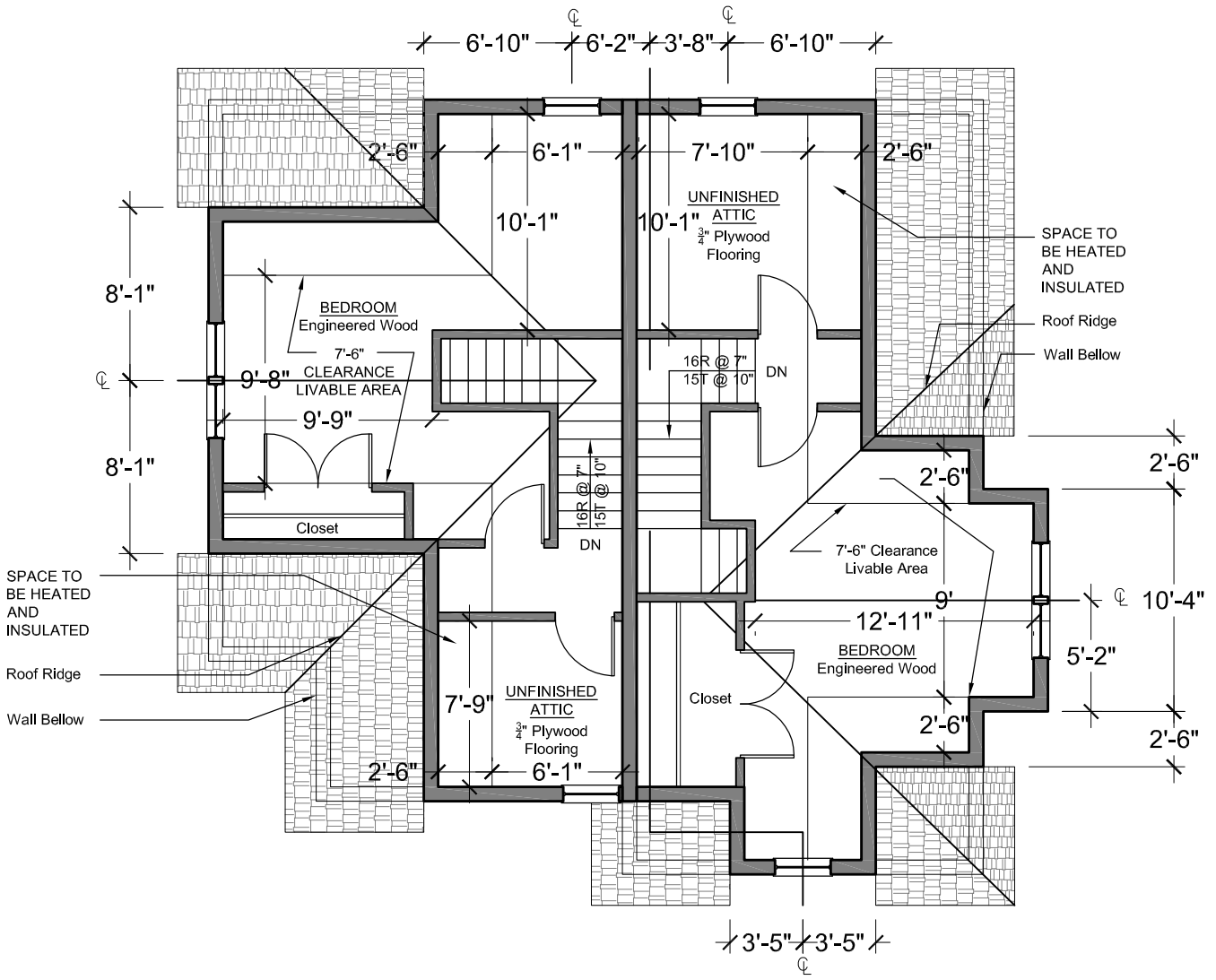
First Floor Plan
Date: Aug. 2010



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





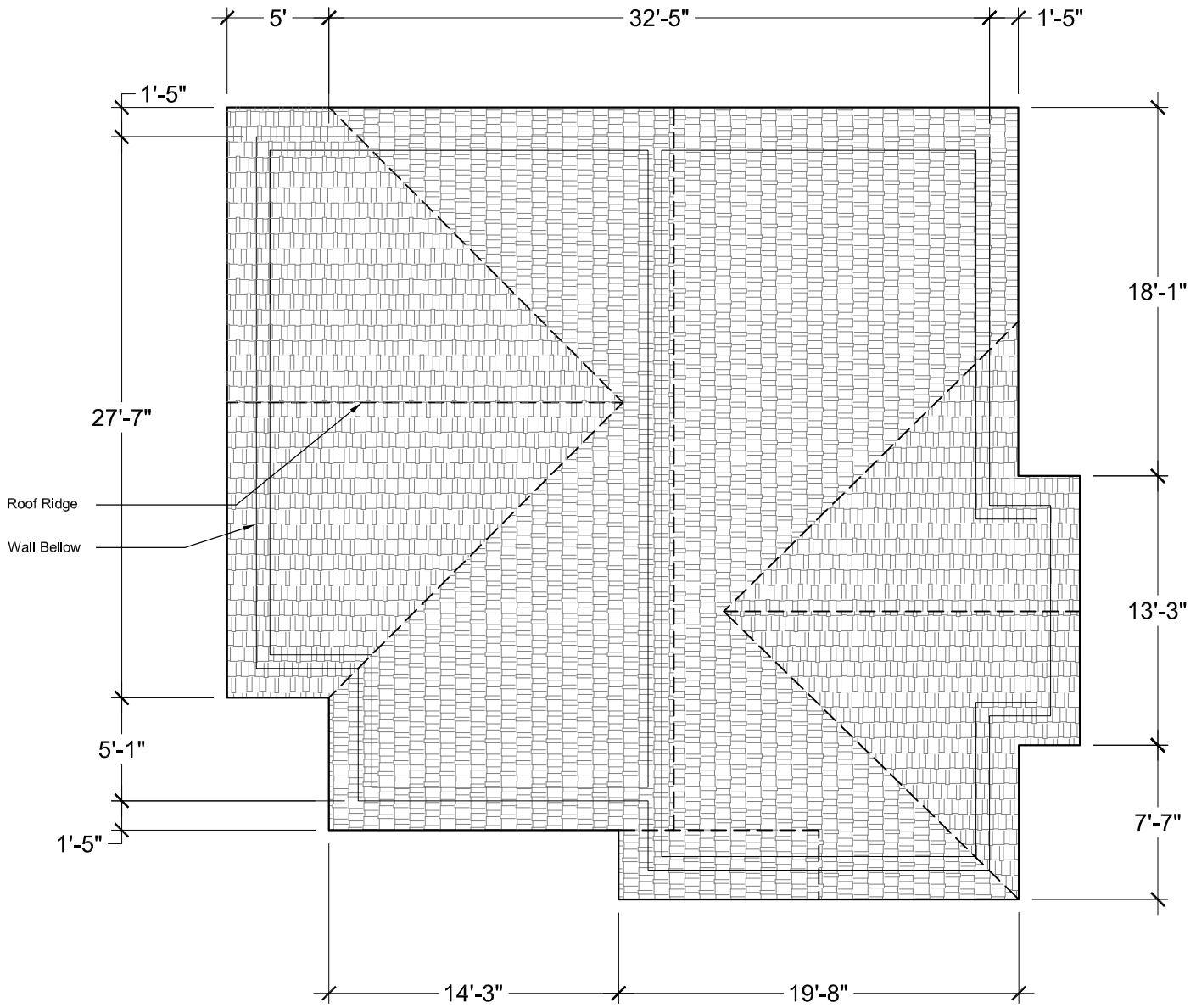
Mid-Dorchester Planning - 1 MacNeil Way

Attic Plan
Date: Aug. 2010



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



Mid-Dorchester Planning - 1 MacNeil Way

Roof Plan

Date: Aug. 2010

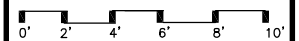


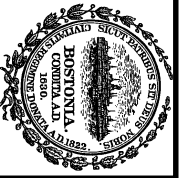
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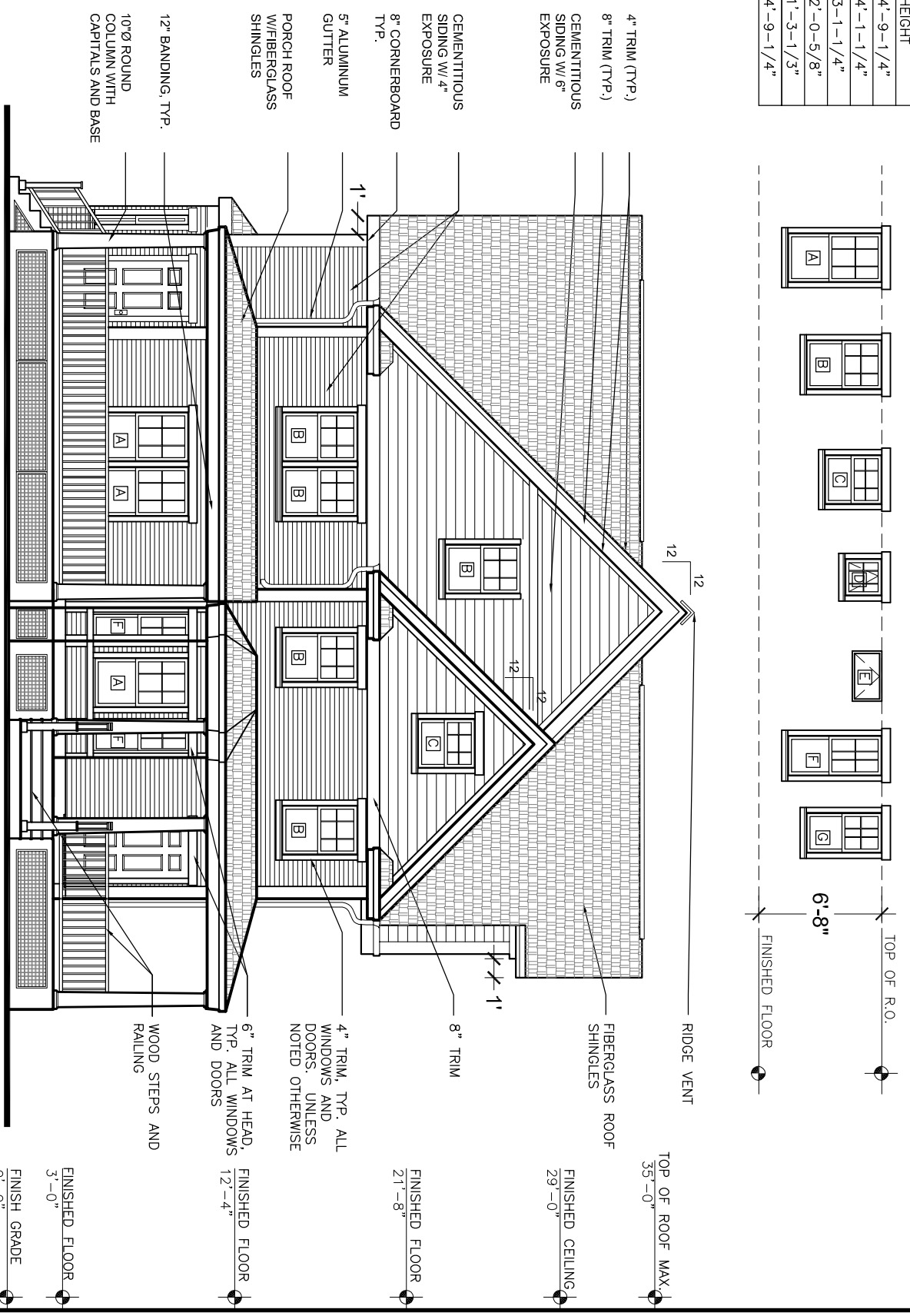
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Scale: 1/8" = 1'- 0"





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"



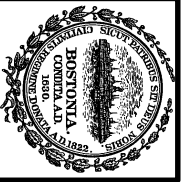
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1 MacNeil Way

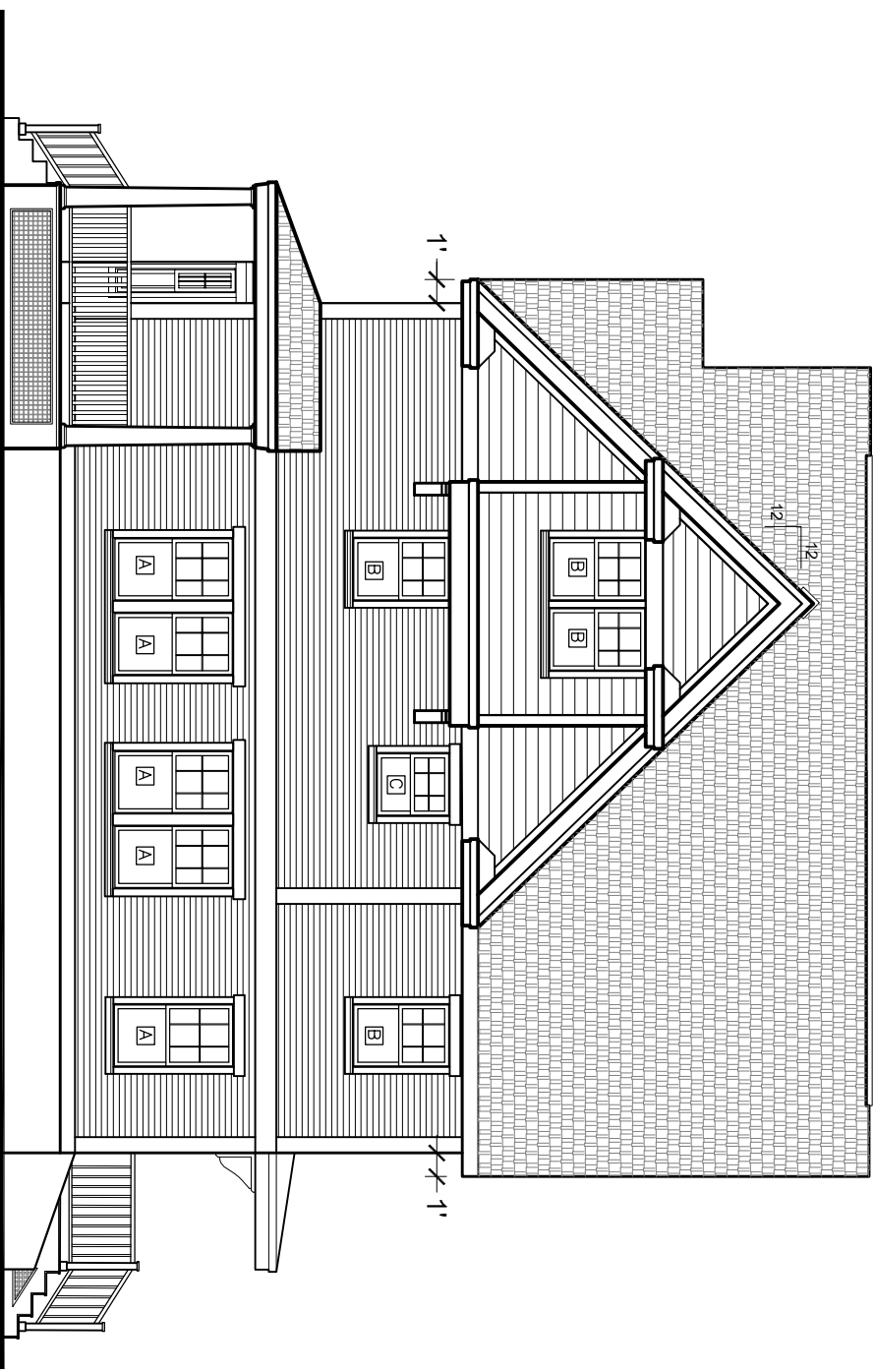
Front Elevations
 Date: Aug. 2010

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





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TOP OF ROOF MAX.
35'-0"

FINISHED CEILING
29'-0"

FINISHED FLOOR
21'-8"

FINISHED FLOOR
12'-4"

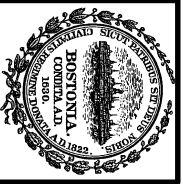
FINISHED FLOOR
3'-0" MAX.

FINISH GRADE
0'-0"

Mid-Dorchester Planning
1 MacNeil Way

Left Elevation
 Date: Aug. 2010

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

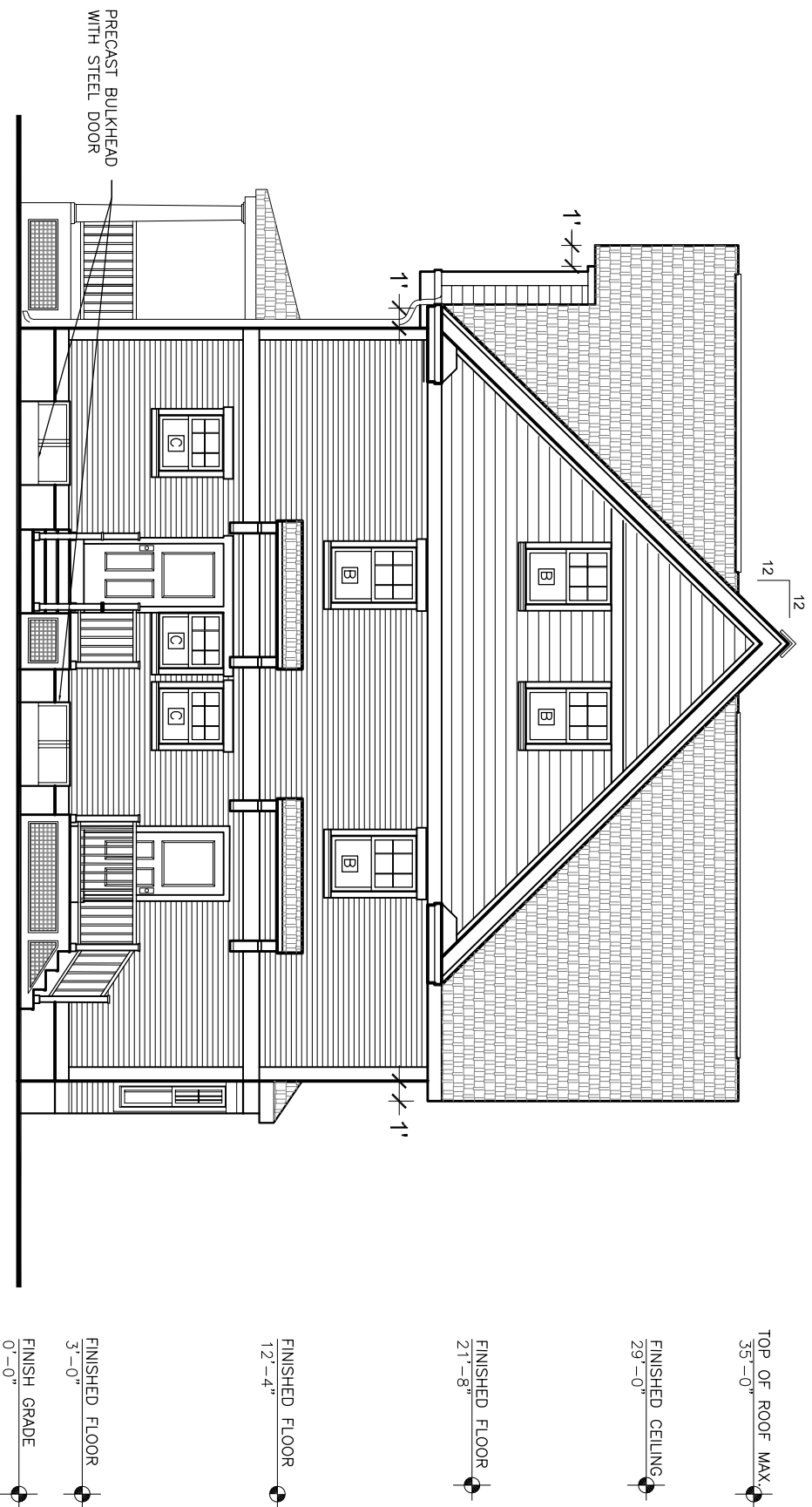


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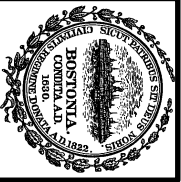
Mid-Dorchester Planning
1 MacNeil Way

Rear Elevations
 Date: Aug. 2010

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



- TOP OF ROOF MAX. 35'-0"
- FINISHED CEILING 29'-0"
- FINISHED FLOOR 21'-8"
- FINISHED FLOOR 12'-4"
- FINISHED FLOOR 3'-0"
- FINISH GRADE 0'-0"

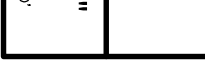
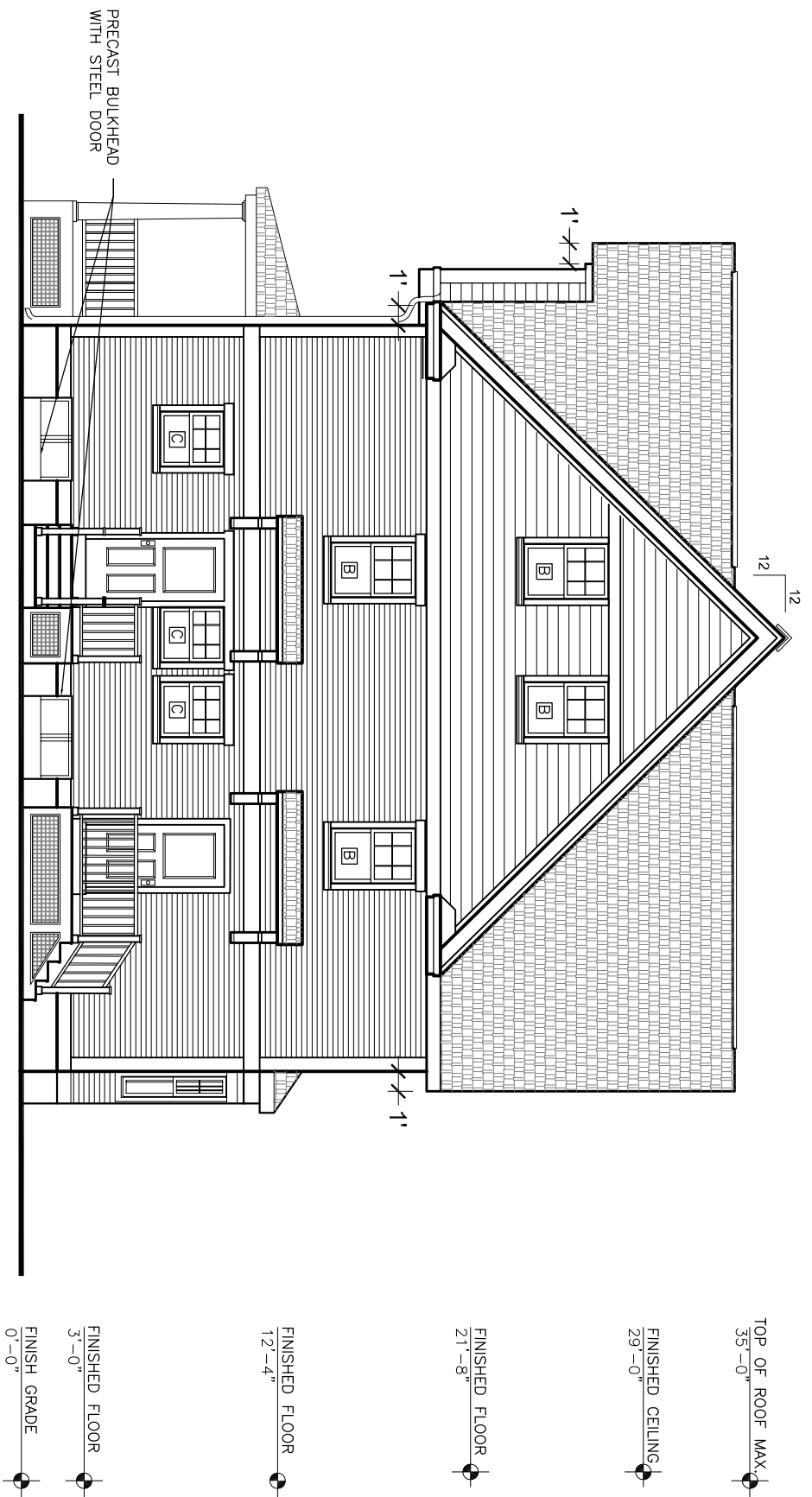


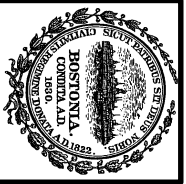
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Mid-Dorchester Planning
1 MacNeil Way

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

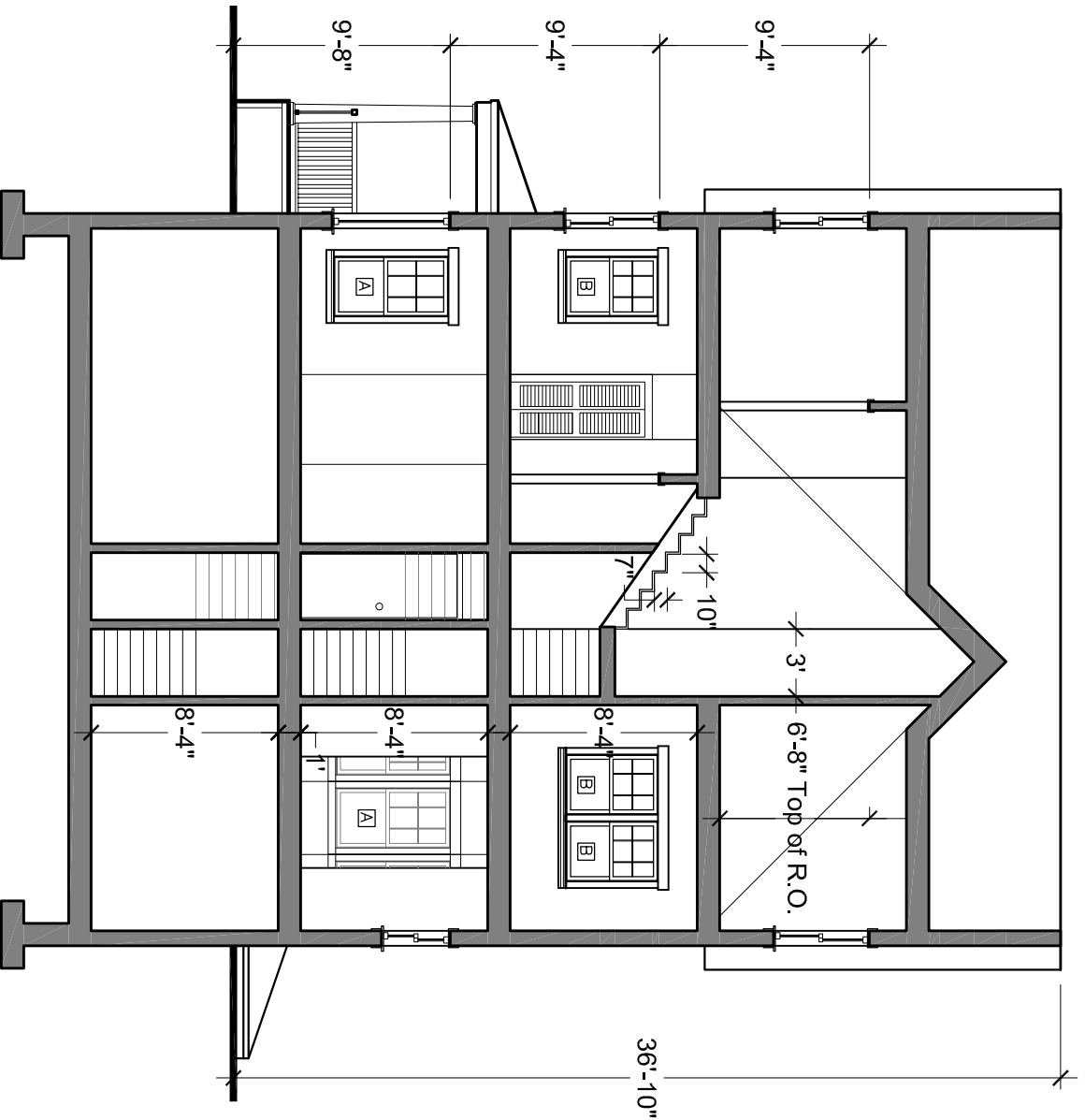




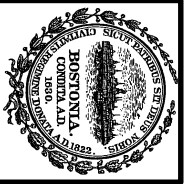
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Mid-Dorchester Planning
1 MacNeil Way

Section AA
Date: Aug. 2010



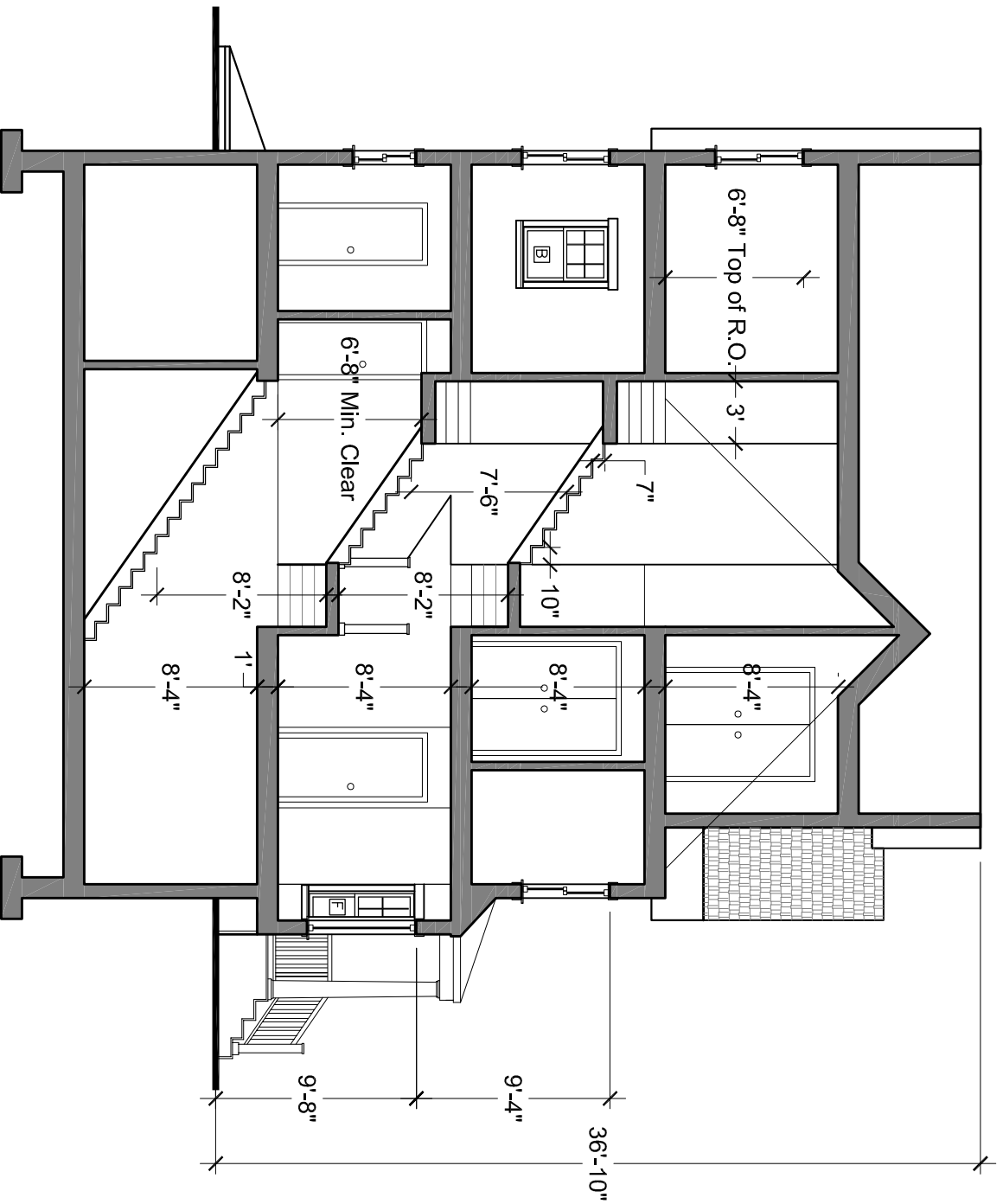
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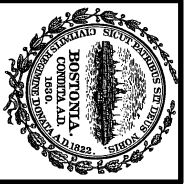
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Mid-Dorchester Planning
1 MacNeil Way

Section BB
Date: Aug. 2010



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



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Mid-Dorchester Planning
1 MacNeil Way

Section CC
Date: Aug. 2010

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

