

29 Bradlee Street Urban Design Guidelines

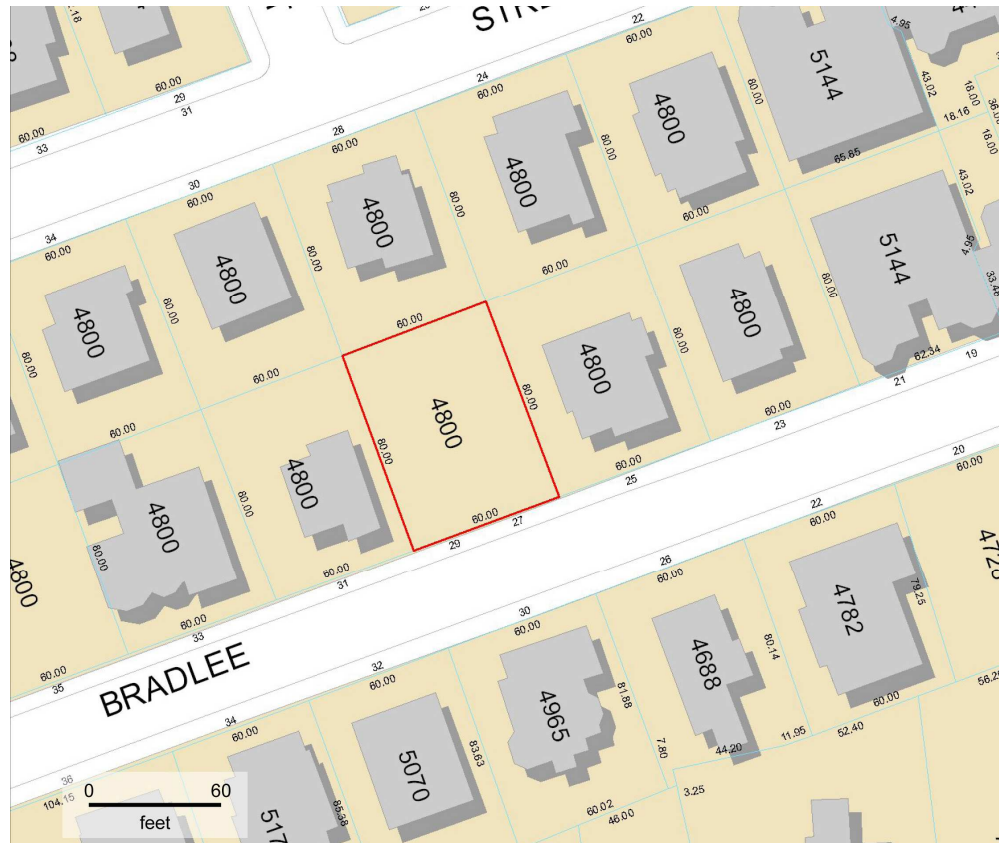
PARCEL ID: 1700082000
AREA: 4,800 sf

Community Vision

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

Development Goals

The development of these parcels will return two vacant sites 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 Residences.



SITE PLAN

All maps and diagrams are for illustrative purposes only.

Existing Conditions

Site Description

Located in the middle of Bradlee Street between School St. and Washington St. The property slopes up towards the east (Washington St.) side, and has a few trees towards the rear of the property.

Context / Abutting Uses

The neighborhood is comprised of large one and two family residential dwellings with pitched roofs. There is a brick multi-family apartment building at the Washington St. end of Bradlee St. There is a large playground and park also in this location. Retail uses are located a short walk away on Washington St. Multiple bus stops are also located along Washington St.

Environmental Conditions

Environmental and Site Assessment – See attached if applicable.

Zoning

ARTICLE 65

Dorchester 2F-5000	Required	Actual	Recommended
Min Lot Size	5000	(4800sf)	
Min Lot Width	40	60ft+	
Min Lot Frontage	40	60ft+	
Max FAR	.5	2400 sf	2400
Max Building Height	2.5 Stories/ 35 ft		2.5 Stories/ 35 ft
Min. Openspace	750 sf/ unit		1500sf
Min. Front Yard Depth	15		Nodal or 15'
Min. Side Yard Depth	10		10'
Min. Rear Yard Depth	20		20'
Min. Parking Ratio	1/unit 1.25/unit 1.5/unit		1/unit
Max Units	2 dwelling units/ building		2 total

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.

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.

Responses to this RFP are encouraged to submit proposals that best respond to the Goals and Guidelines stated with this document. It is expected that respondents shall review all applicable zoning and seek approval for any deviation from the code through the Board of Appeal and/or the Boston Zoning Commission.

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 2 Family detached and semi-detached dwellings are allowed by zoning. One and Two Family dwellings are the preferred residential use. Stacked units (or flats) are

preferred. Proposals are to retain the residential scale represented in the 2 and 3 Family houses surrounding the site. Large multi-family buildings are not acceptable proposals for this neighborhood context.

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 building height is not to unnecessarily shade other adjacent buildings. The buildings within the neighborhood are primarily large single-family gable and hip roof residences with dormers and articulated entry, bays and porches at the front, and porches at the rear. 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.

Orientation

The buildings are to orient to the primary street. Also 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 buildings are 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

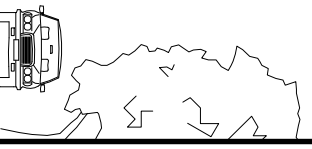
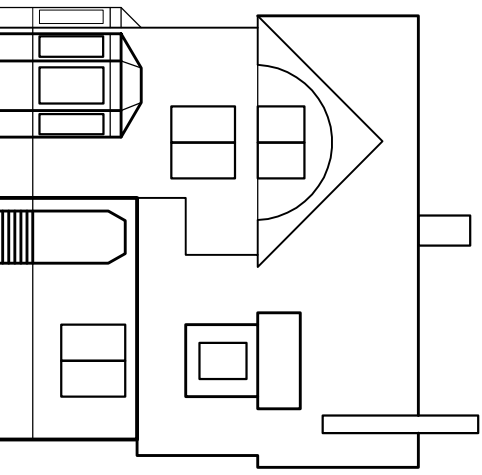
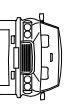
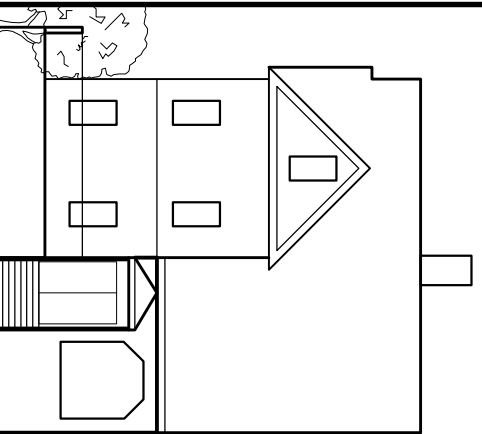
The redevelopment of these parcels is to enhance the overall sustainability of the residential neighborhood. Low impact development strategies are to be used.

Green Buildings

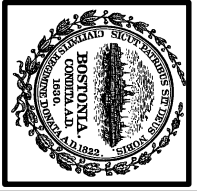
All new buildings are to comply with the city of Boston Green Building Zoning article 37. Additionally all buildings are to be designed and constructed to meet USGBC LEED for HOMES standard at the Silver level of better, Energy Star and comply with DND Design standards, which include healthy homes standards. 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.

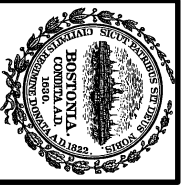


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Mid Dorchester Planning
29 Bradlee St.

Site Elevation
Date: Aug. 2010

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



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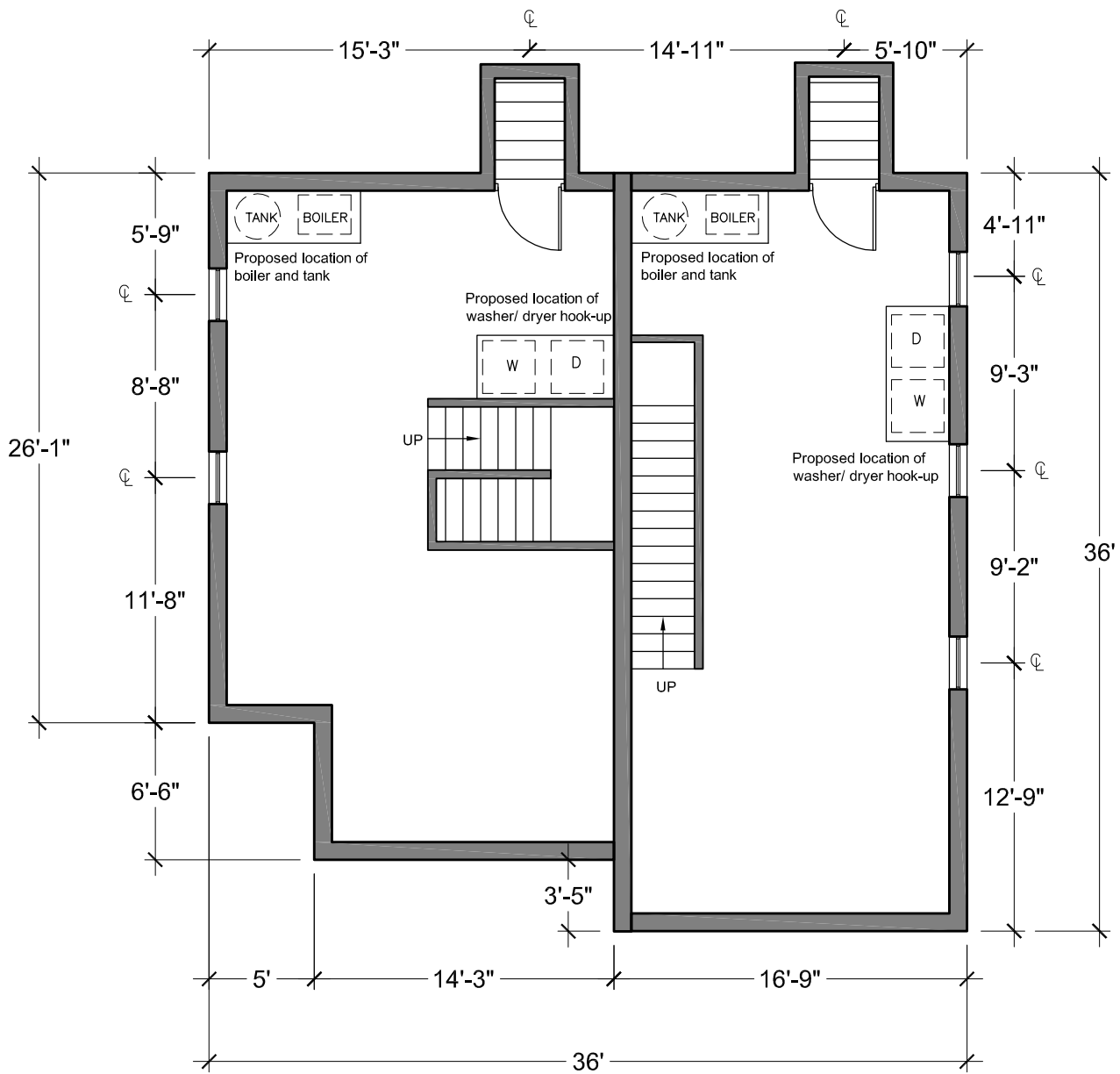


Note: Actual lot size and property line may vary. Confirmed survey to be provided by owner.
See Zoning Requirements for setbacks.

Mid-Dorchester Planning
29 Bradlee St.

Site Plan
Date: Aug. 2010

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



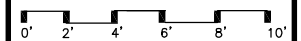
Mid-Dorchester Planning - 29 Bradlee St.

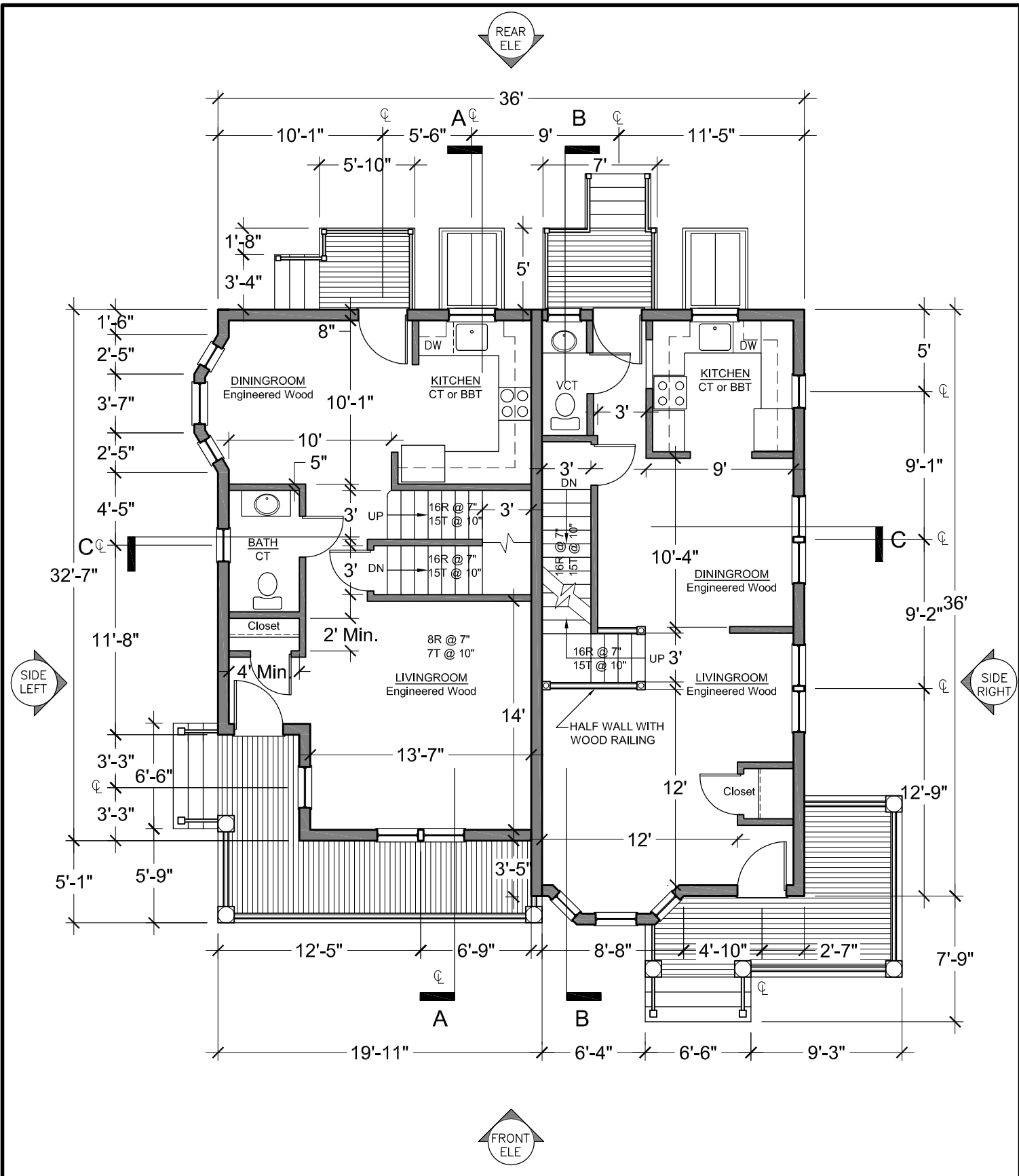
Basement Plan
Date: Aug. 2010



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





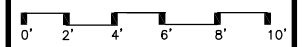
Mid-Dorchester Planning - 29 Bradlee St.

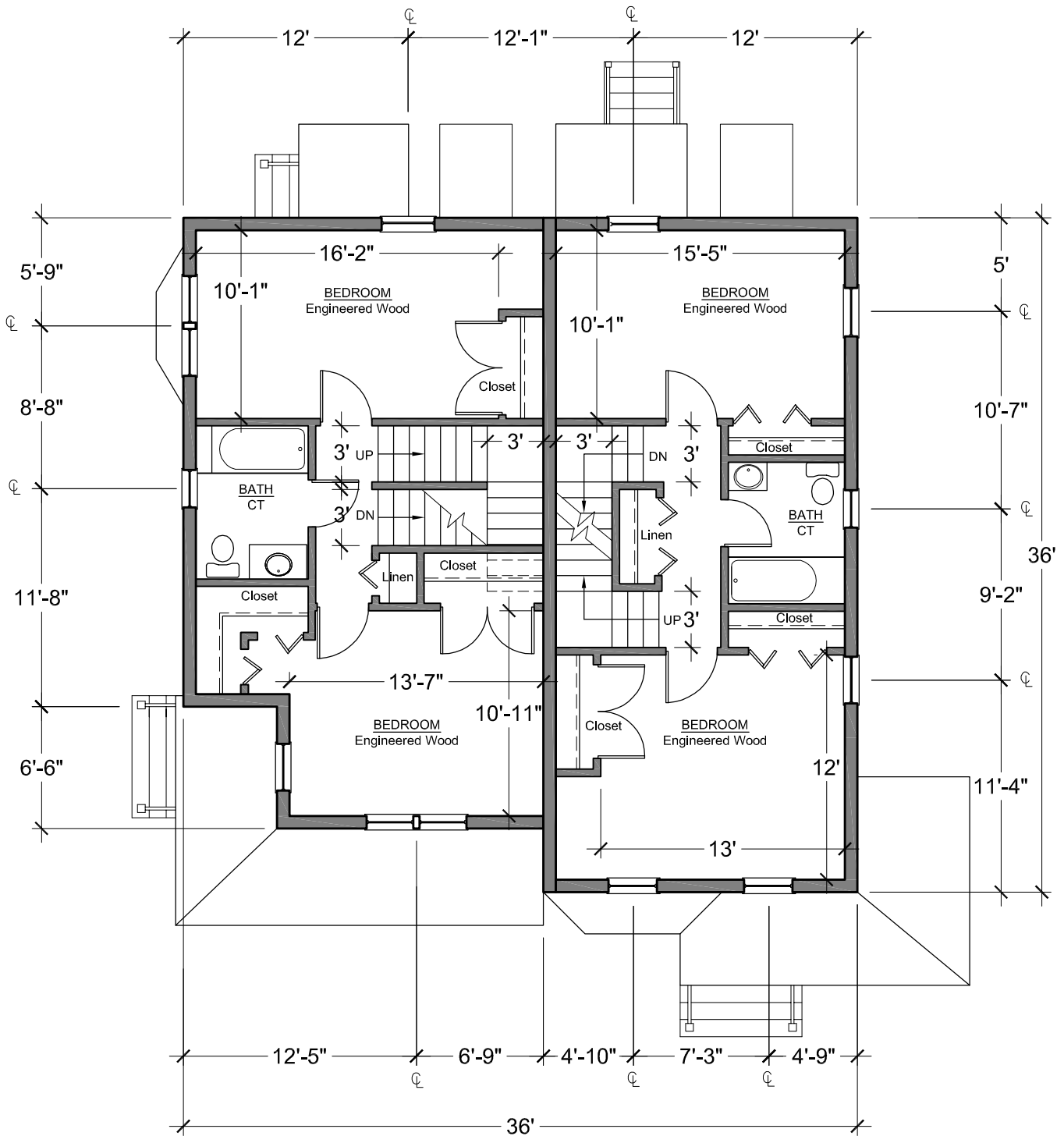
First Floor Plan
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Scale: 1/8" = 1'- 0"

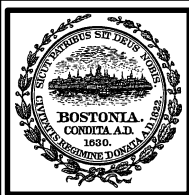




Mid-Dorchester Planning - 29 Bradlee St.

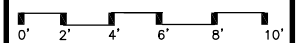
Second Floor Plan

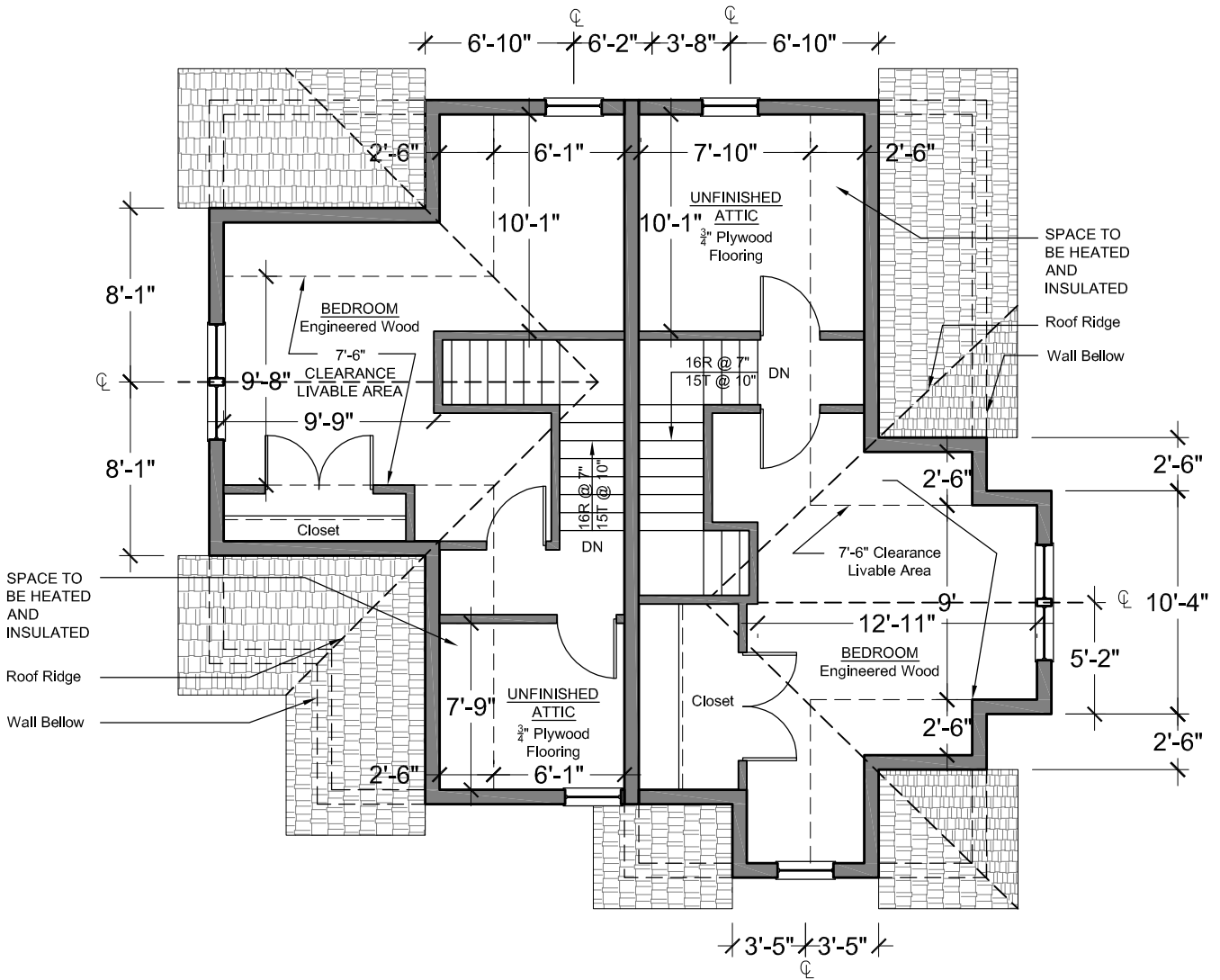
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Scale: 1/8" = 1'- 0"





Mid-Dorchester Planning - 29 Bradlee St.

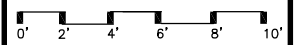
Attic Plan

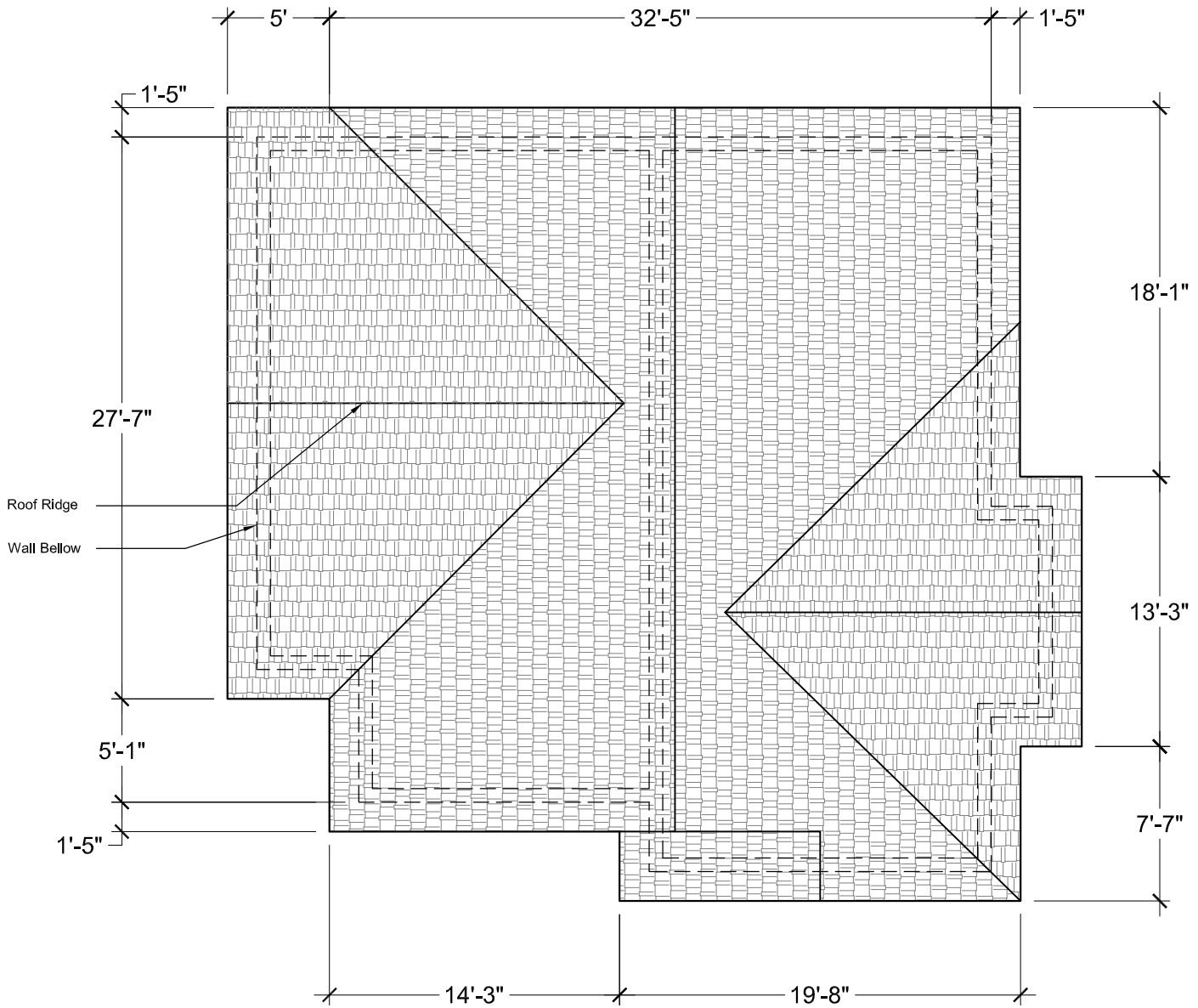
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Scale: 1/8" = 1'-0"





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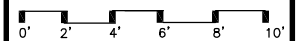
Roof Plan

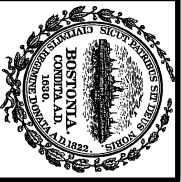
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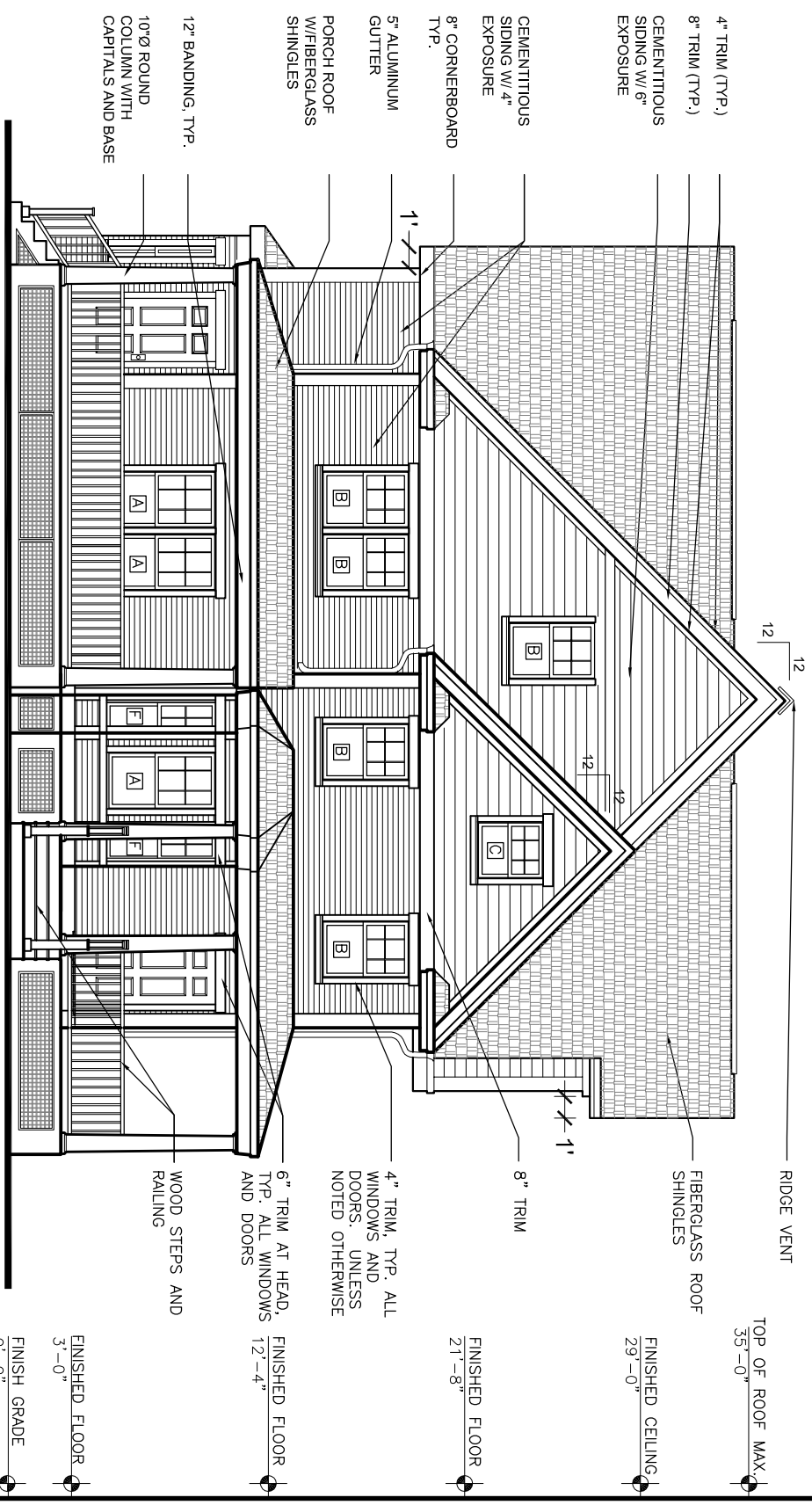
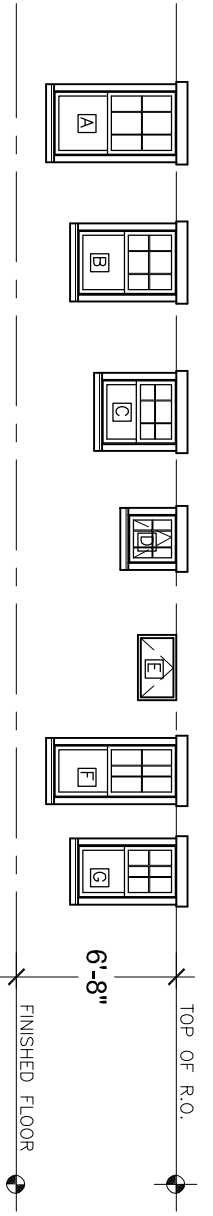
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Scale: 1/8" = 1'- 0"





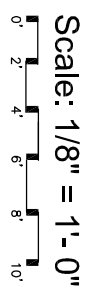
WINDOW SCHEDULE			
NO.	SIZE	TYPE	HEIGHT
A	2'-8-1/8"	DOUBLE HUNG	4'-9-1/4"
B	2'-8-1/8"	DOUBLE HUNG	4'-1-1/4"
C	2'-8-1/8"	DOUBLE HUNG	3'-1-1/4"
D	2'-0-5/8"	AWNING	2'-0-5/8"
E	2'-8-5/8"	BASEMENT	1'-3-1/3"
F	2'-2-1/8"	DOUBLE HUNG	4'-9-1/4"

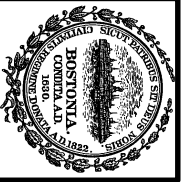


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Mid-Dorchester Planning
29 Bradlee St.

Front Elevations
 Date: Aug. 2010



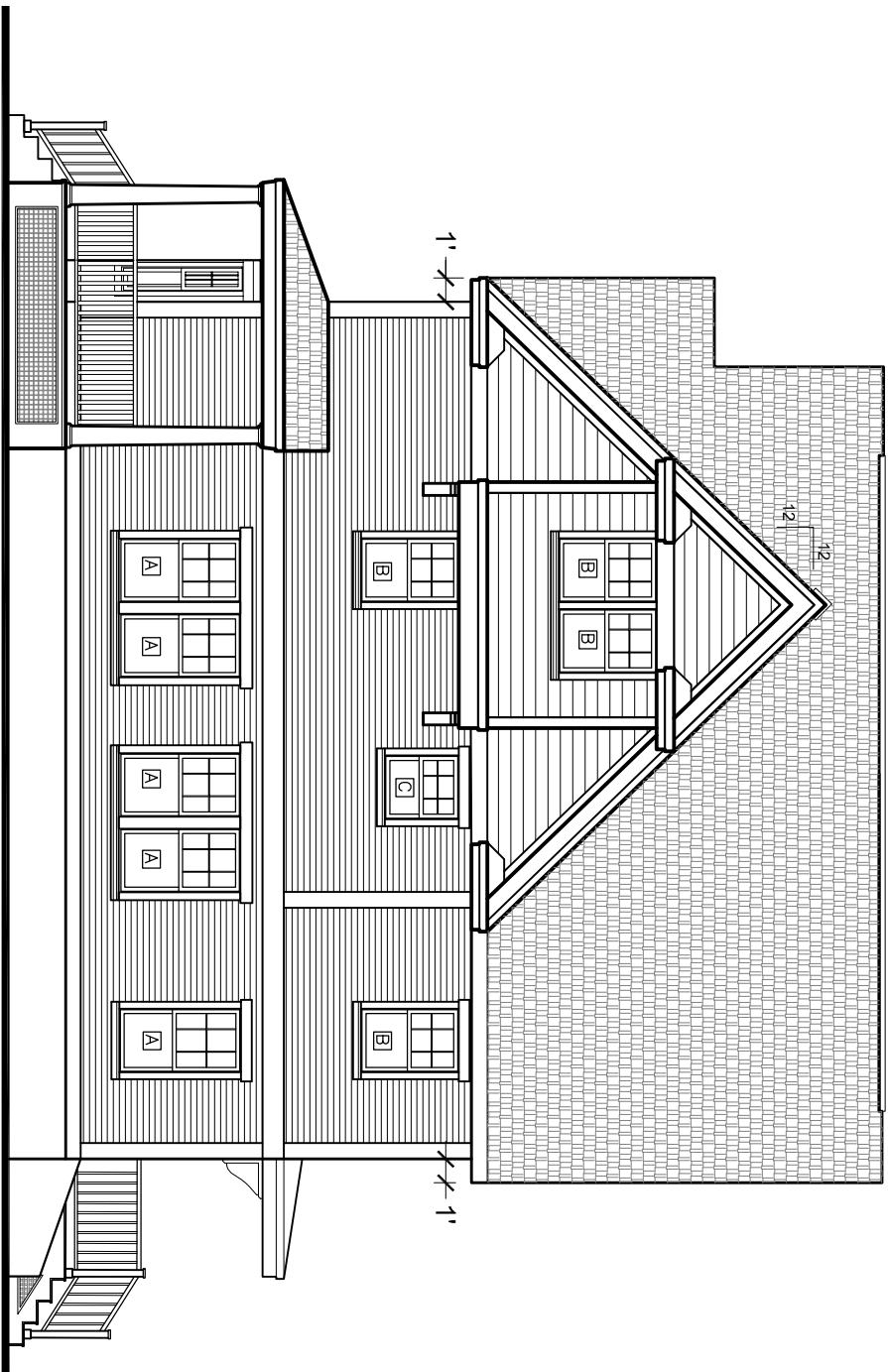


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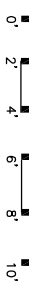
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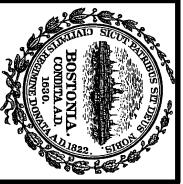
Left Elevation
Date: Aug. 2010

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" MAX.
- FINISH GRADE
0'-0"



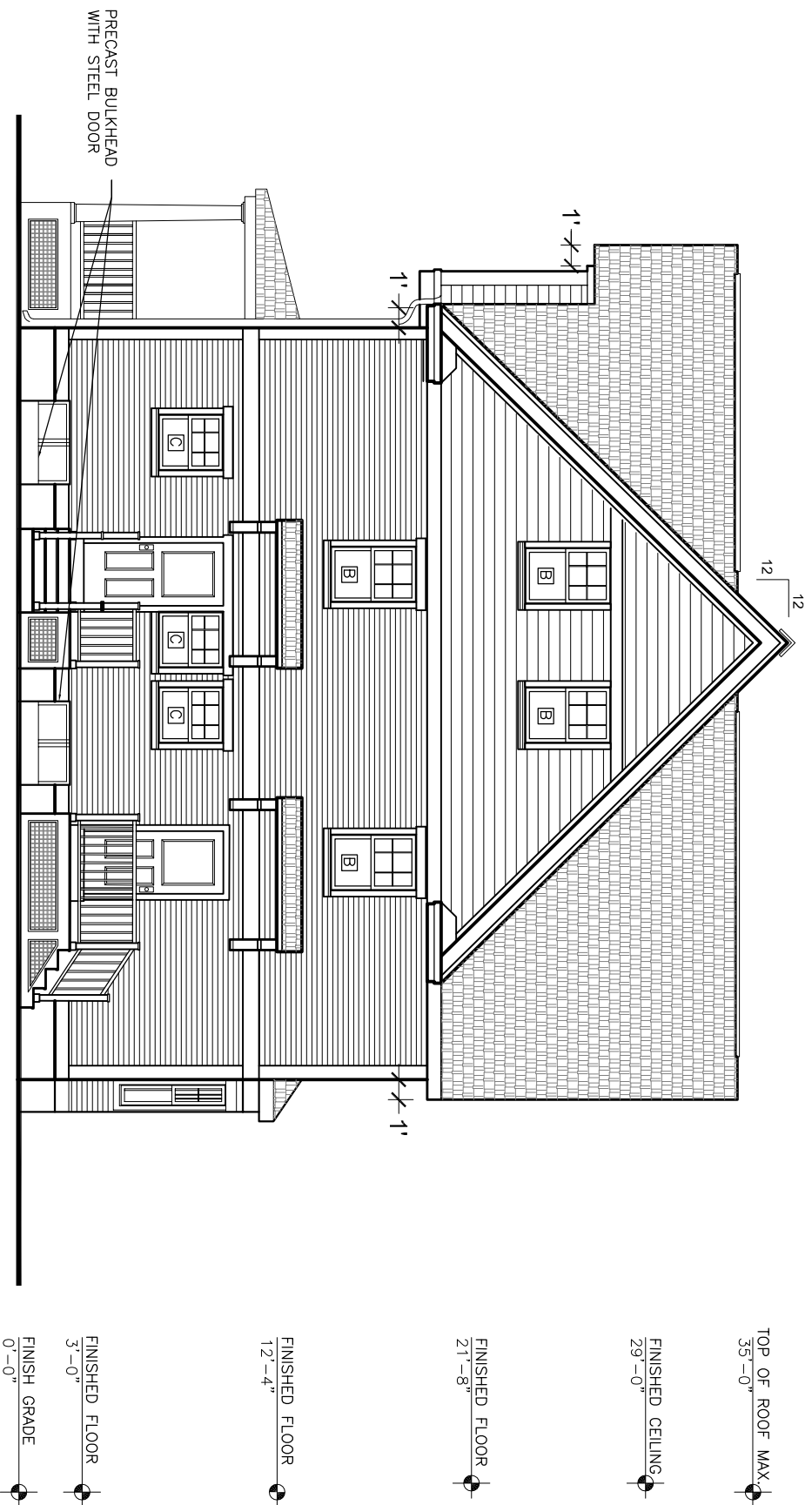


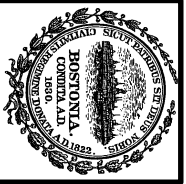
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Mid-Dorchester Planning
29 Bradlee St.

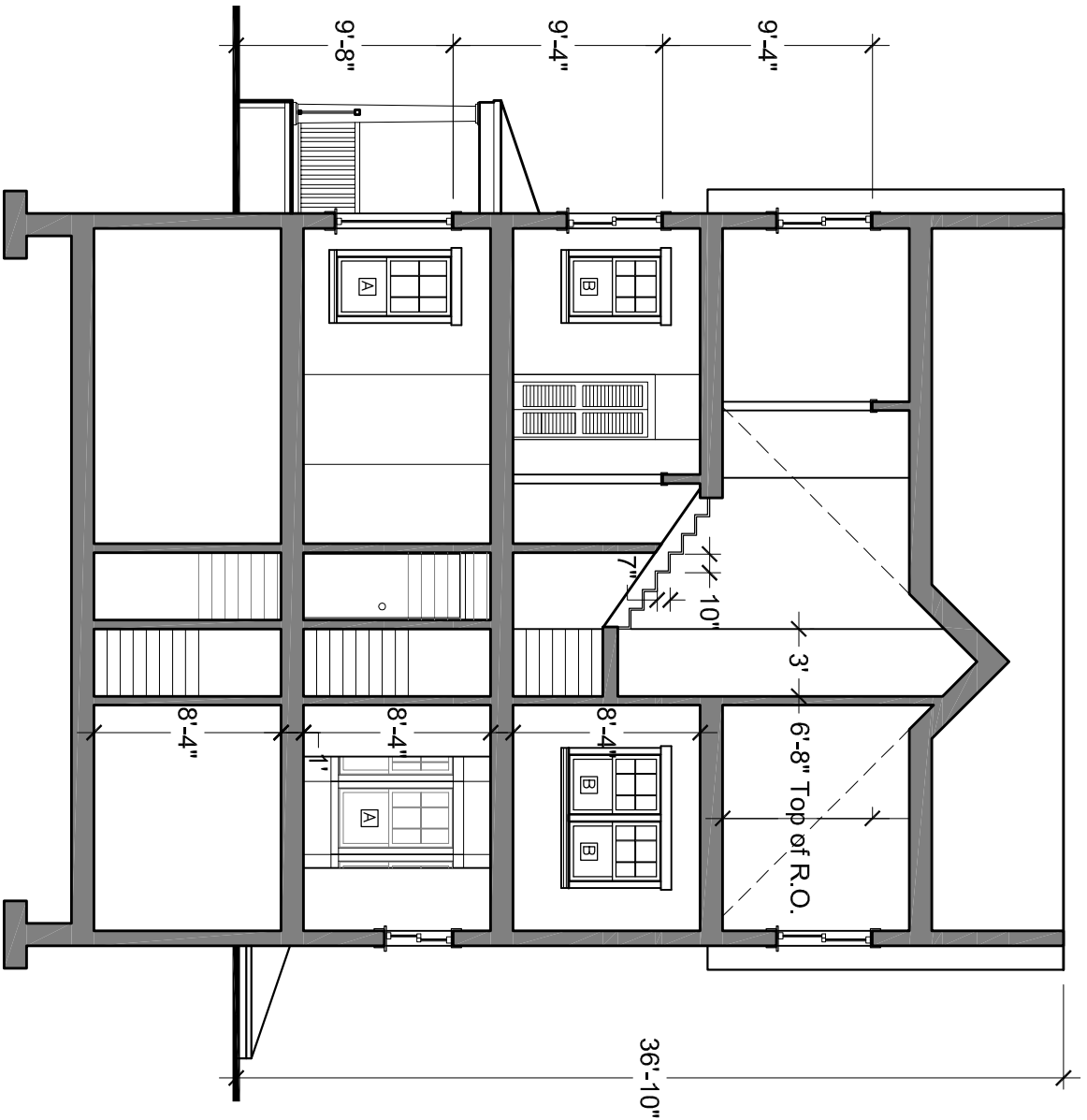
Right Elevation
 Date: Aug. 2010

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





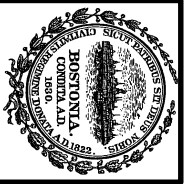
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29 Bradlee St.

Section AA
Date: Aug. 2010

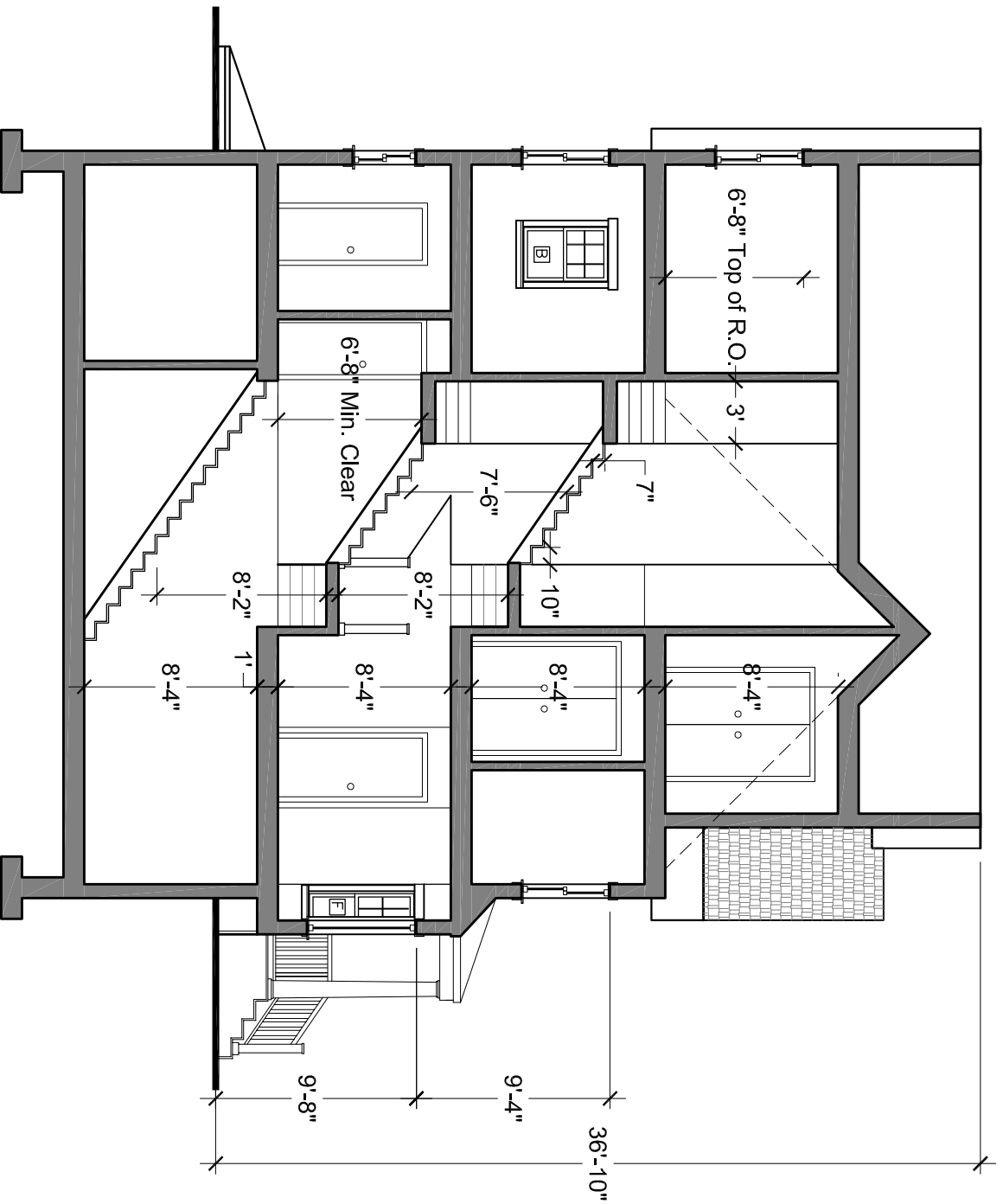
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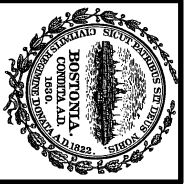
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Mid-Dorchester Planning
29 Bradlee St.

Section BB
Date: Aug. 2010



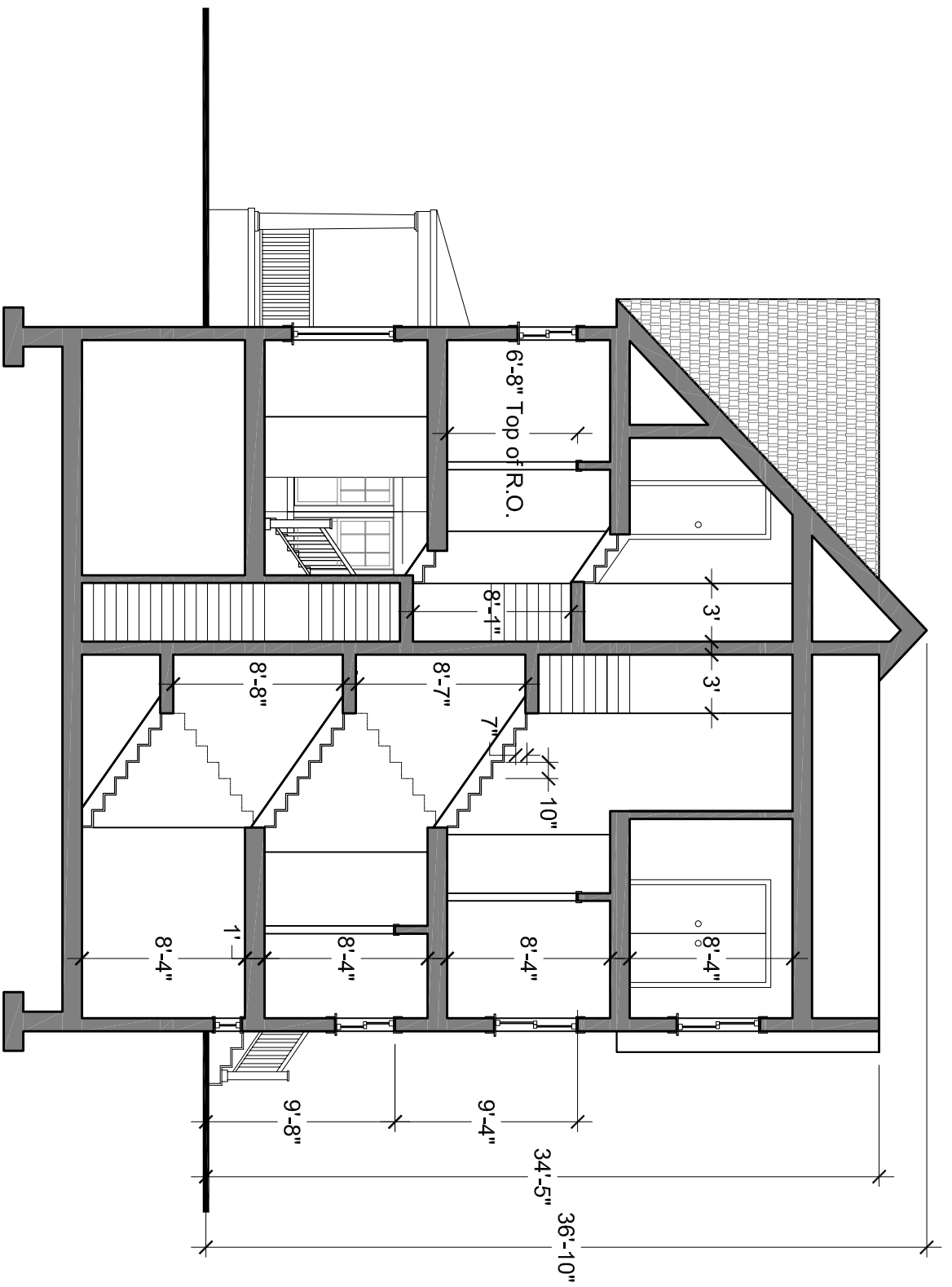
Scale: 1/8" = 1'-0"
0' 2' 4' 6' 8' 10'



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Mid-Dorchester Planning
29 Bradlee St.

Section CC
Date: Aug. 2010



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