

# **INTERPRETATION & TRANSLATION**



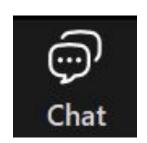
#### **AVAILABLE LANGUAGES**

- English
- Spanish
- Cape Verdean Creole Interpretation
- Haitian Creole
- Vietnamese

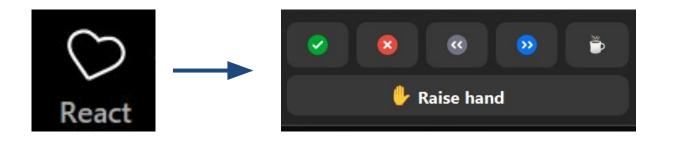


**TRANSLATED SLIDES** 

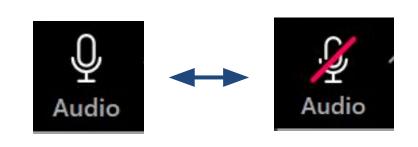
http://bosplans.org/WHB3Slides1209



Use the chat to type a comment or ask a question at any time – city staff will moderate the chat



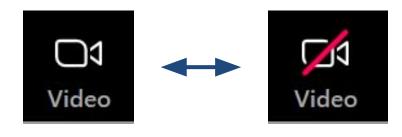
To raise your hand, click on "Participants" at the bottom of your screen, and then choose the "Raise Hand" option in the participant box



Mute/unmute - Participants will be muted during the presentation -

the host will unmute you during discussion if you raise your hand and

it is your turn to talk



Turns your video on/off

# B

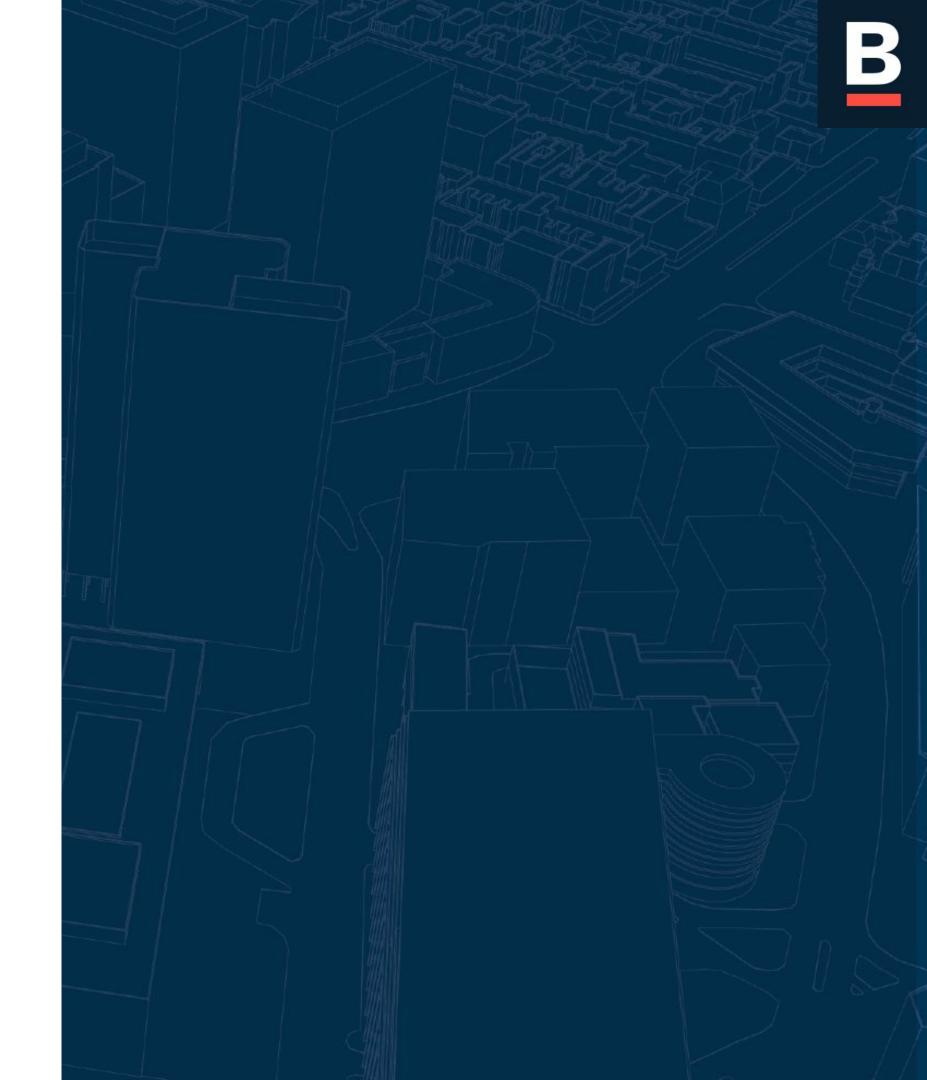
# PLEASE HELP US ENSURE THAT THIS CONVERSATION IS A PLEASANT AND PRODUCTIVE EXPERIENCE FOR ALL ATTENDEES.

- Be respectful of everyone's time
- Use kind language
- Keep the discussion focused on the topic
- Remain muted until called on (use the "Raise Hand" function on Zoom for comments or questions)
- Please limit responses to two minutes or less.
- · Wait to raise additional questions until all others have had an opportunity
- If we are unable to get to your question tonight, please enter comments on the project website: (link) or email <a href="mailto:yoon.cha@boston.gov">yoon.cha@boston.gov</a>

# **TABLE OF CONTENTS**

#### **GOAL OF TODAY'S MEETING**

- Overview of Welcome Home, Boston Phase 3 RFP
- Developers present proposals for **Dorchester & Hyde Park** sites
- Share feedback and ask questions on proposals / RFP process
- 1 OVERVIEW OF WELCOME HOME, BOSTON PHASE 3
- 2 SUMMARY OF PROPOSALS
- 3 DEVELOPER PRESENTATION
- 4 Q&A
- 5 NEXT STEPS & IMPORTANT LINKS





# WELCOME HOME, BOSTON PHASE 3 OVERVIEW

## **BUILDING ON CITY-OWNED LAND**



Disposition is the way in which Boston develops vacant or underutilized city-owned land to create more affordable, equitable, and resilient uses

Real Estate Division
analyzes subject parcel
and provides
recommendation

Real Estate Division drafts a Request for Proposal (RFP). RFPs lay out the guidelines for proposals, submission requirements, and evaluation criteria RFP is released and developers submit proposals

Strongest proposal is chosen based on evaluation criteria and community feedback Developer secures all design, financing, permits and is ready to break ground

DUE DILIGENCE RFP VISIONING RFP DRAFTING RFP REVIEW RELEASE RFP

DEVELOPER PRESENTATION

TENTATIVE DESIGNATION

FINAL DESIGNATION

**DISPOSITION** 

Public Meetings to share recommendations, receive feedback, and gather ideas

Draft RFP Guidelines shared with community for comments

Public Meeting to review RFP proposals Public Meetings led by entitlement/ permitting process Ground lease or sale executed;
Development
breaks ground

# WELCOME HOME, BOSTON

Initiative to help low- and moderate- income Bostonians become homeowners

- New family-sized condo units built on city-owned land
- Low-density, match the neighborhood context

#### PHASE 1 (2022) & PHASE 2 (2023):

- 80-100% Area Median Income (AMI) households
- 144 Units in Dorchester & Roxbury



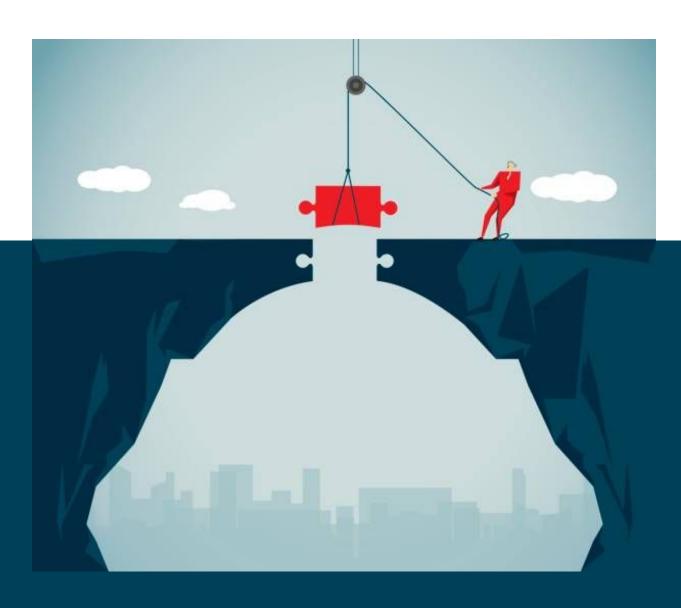
## THE "MISSING MIDDLE"



# There is a growing "missing middle" of prospective homebuyers that don't qualify for income-restricted housing, but cannot afford market-rate housing

Maximum Sale Price of a 100% AMI, 2-bd condominium in Boston (2024)

\$348,088



Median Sales Price of a Market Rate, 2-bd condominium in Boston (2024)

\$790,000



# WHB PHASE 3 APPROACH

- 1. Expand opportunities to "missing middle" buyers (households earning 120~135% AMI)
- 2. City-led community engagement and preliminary due diligence
- 3. Leverage public land
- 4. Encourage innovation in housing delivery methods

# WHB3 RFP: COMMUNITY ENGAGEMENT



#### **COMMUNITY FEEDBACK**

#### **Neighborhood Priorities**

- provide off-street parking spaces
- preserve mature trees and green space

#### **First-Time Homebuyer Preferences**

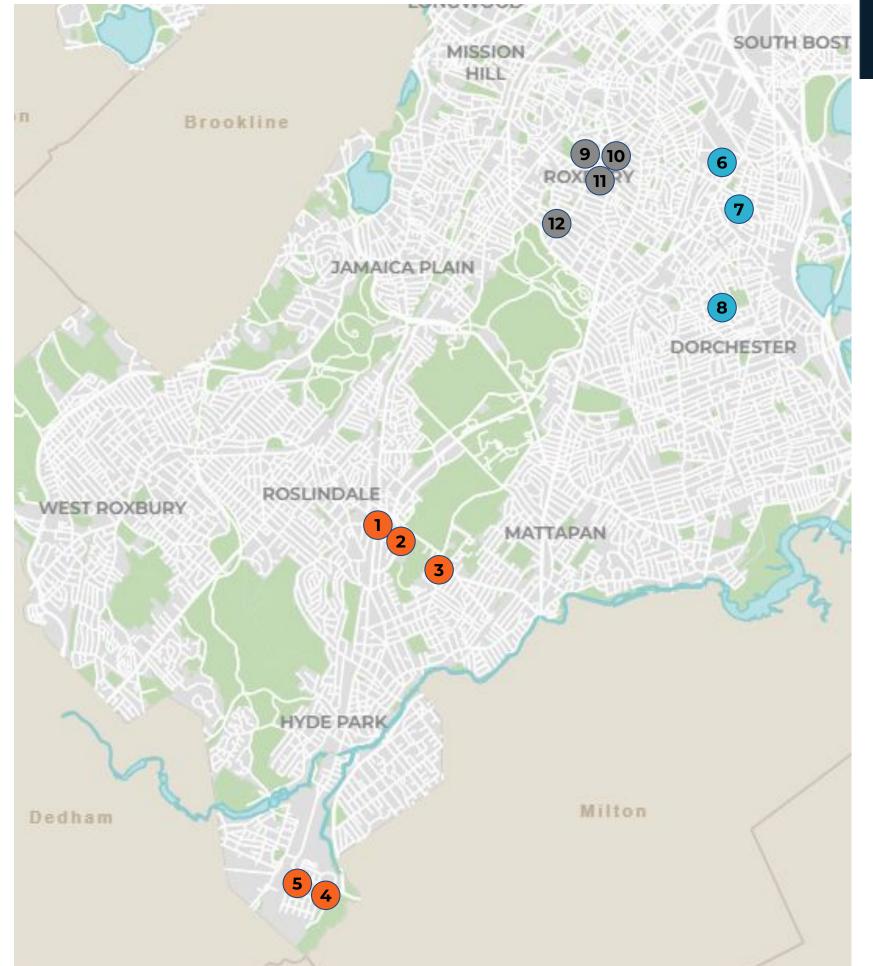
- willingness to trade off desirable features for lower unit price
- valued private outdoor space, larger unit size, and off-street parking
- need for accessible units

#### Outreach

- (4) Community Meetings
- First Home Survey
- Outreach to city councillors, state representatives, neighborhood associations, residents
- Local newspaper, neighborhood email blast, social media, postcard mailer, door-to-door knocking

Site	Street Address	Assessing ID	Area (sf)	Appraised Value	Neighborhood	
1	8 Eastman St	0703788000	4,599	\$300,000		
	63 Stoughton St	1301368000	1,949	<b>#200 000</b>	Dorchester	
2	1 Everett Ave	1301369000	3,537	\$300,000		
	64 Tampa St	1803419000	3,178	<b>#205.000</b>	Hyde Park	
3	66 Tampa St	1803418000	3,385	\$325,000		
4	Colchester St (A)	1809674000	5,976	\$335,000		
5	Colchester St (B)	1809676000	6,000	\$335,000		
6	19 Laurel St	1201590000	3,300	\$300,000		
7	11-13 Catawba St	1201146000	5,570	\$300,000	Roxbury	
8	14 Catawba St	1201610000	4,950	\$300,000		
9	100 Ruthven St	1203160000	5,394	\$300,000		

- 9 sites in Dorchester, Roslindale, Hyde Park and Roxbury
- 3,000-7,000 sq. ft. vacant lots in residential neighborhoods
- Proponents may respond to 1 or multiple sites at once



# WHB3 RFP: DEVELOPMENT OBJECTIVES



# Quality homeownership units for 120-135% AMI first-time homebuyers

- Unit sales prices within estimated max.
   purchasing power (\$500,000~600,000)
- Preference for lower sales prices
- 0~3-bed units allowed, preference for 2-bed units.



### Encourage Contextual Development

- Design responds to the existing scale and architectural character of neighboring context.
- Follow RFP's Design Guidelines



## Incorporate Community Feedback

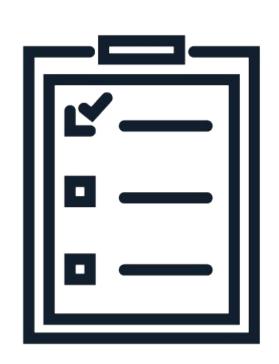
- Reflect community priorities identified through public meeting and summarized in the Community Feedback section.
- Preference for successfully addressing the priorities and preferences identified



# Promote Innovation in Housing Delivery

- Utilize innovative construction methods or delivery model to reduce costs, timelines, construction impact
- Preference for integrating innovation for a more inclusive/efficient/resili ent housing delivery ecosystem

# **COMPARATIVE EVALUATION CRITERIA**



#### 1. Ability to Execute

The extent to which the development team's qualifications, relevant experience, and capacity to deliver the proposed project as presented and on schedule.

#### 2. Development Concept

Alignment of the proposed project's program with the Development Objectives

#### 3. Exceptional Urban Design and Sustainability

Alignment of the project's vision, design, and program with the Urban Design Guidelines, Resilient and Sustainable Design Guidelines, and zoning and regulatory requirements.

#### 4. Strength of the Finance Plan

Strength and viability of the financing plan, and the development team's experience financing projects of similar complexity.

#### 5. Diversity, Equity and Inclusion ("DEI") Plan (25%)

Clarity and strength of the proponent's DEI Plan to create meaningful, achievable opportunities for people of color, women, and M/WBEs across all phases of the project.



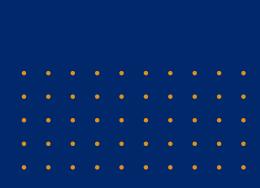
	Proponent	Dorchester & Hyde Park Sites 12/09 Presentation				Roxbury Sites 12/10 Presentation				
#		8 Eastman	63 Stoughton & 1 Everett	64-66 Tampa	Colchester (A)	Colchester (B)	19 Laurel	11-13 Catawba	14 Catawba	100 Ruthven
1	ACEDONE							X	X	
2	Ambry Development Group	X						X	X	X
3	Bold Vision Real Estate Solutions			X						
4	CWC Dev	X	X		X	X				
5	Ezy Street	X								
6	Haycon Building	X	X				X	X	X	X
7	HB.SA.MCM						X			X
8	KNG Realty Corp						X	X	X	
9	McPherson Development	X	X					X	X	X
10	Norfolk Design & Construction		X							
11	Stack Architecture & TAJ Development			X	X	X				











# **AGENDA**

- Development Team
- Developer Qualifications
- Dorchester Site Overview
- Design Concept
- Affordability & Unit Mix
- Parking Strategy
- Landscape Strategy
- Energy Approach
- Development Plan
- Development Schedule

# MEET OUR TEAM



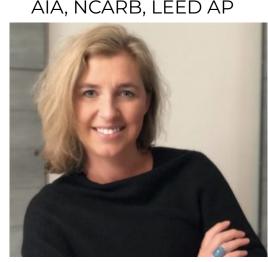
Willie Bodrick, II, J.D., M.Div.
Principal & Co-Founder
Ambry Development Group



Winston Bodrick, J.D.
Principal & Co-Founder
Ambry Development Group



Hansy Better Barraza
Principal & Co-Founder
Studio Luz Architects
AIA, NCARB, LEED AP



Dr. Agnes Vorbrodt, AIA

Principal

VvS | Sustainability Consultant



Brenda Laurenza
President
Bald Hill Builders



**Michael Valdez**Graphic Designer



Jonathan Nye
Partner
Brown Rudnick LLP



Alvin B. Carter III

Outside General Counsel

Brown Rudnick LLP



Watt Grosshandler
VP of Operations
Bald Hill Builders



**Kevin Quetti, PE**Principal & Founder
Boston Civil



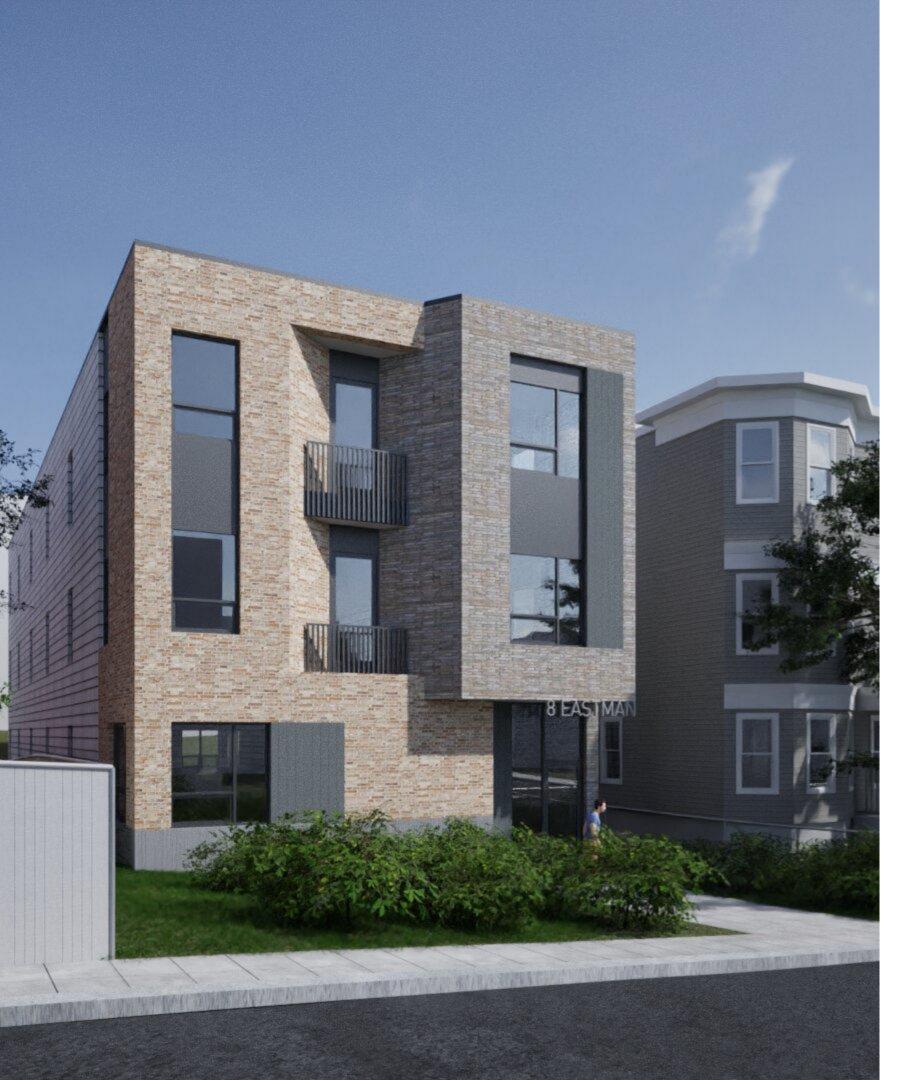
#### **AMBRY DEVELOPMENT GROUP**

Ambry is a minority-owned impact real estate development firm committed to creating sustainable and inclusive communities through innovative real estate projects. Our vision is to revitalize underserved neighborhoods, enhance economic opportunities, foster social equity, and increase generational wealth creation. During this housing crisis, Ambry's platform is focused on developing a diverse portfolio of affordable housing and homeownership, commercial uses, workforce, and transit-oriented housing in Boston and gateway cities across the Commonwealth. We are passionate about leveraging our expertise to create positive change and generate meaningful returns for our community.

Currently, Ambry is the tentatively designated developer of 34 Wales Street through the Mayor's Office of Housing Welcome Home Boston, Phase 2 properties located in the Mattapan and Dorchester neighborhoods of the City of Boston. The proposed development consists of twelve (12) homeownership units on a vacant parcel in Dorchester, with six (6) of such units reserved for households earning at or below 80% AMI and six (6) of such units reserved for households earning at or below 100% AMI.

The Social Impact Collective ("SIC") is the architect and lead designer of this project.





# SITE CONTEXT

The Eastman Street site sits within a diverse neighborhood of triple-deckers (c.1890–1910), brick rowhouses with mansard roofs (c.1870–1880), and nearby single-family homes. The site slopes upward from east to west toward Columbia Road.

Our proposal maximizes two-bedroom units (6 of 10 total) per community feedback while maintaining a three-story height consistent with the surrounding context. Inspired by the adjacent historic brick rowhouses, the building features brick cladding, a flat roofline, and bay projections aligned with neighboring facades.

Chamfered bays and balconies reflect local architectural rhythms and community priorities for private outdoor space. A defined entry canopy enhances street presence, and the generous front setback will be landscaped for resident use, with new tree plantings offsetting any removals during construction.



#### **LOT SIZE**

4,559 SF within 1 parcel

#### **ZONING DISTRICT**

Dorchester Neighborhood

#### **ZONING SUBDISTRICT**

3F-5000 Medium Residential

#### **ZONING OVERLAY**

N/A

Lot Size (sf): 4,599 SF Height (Max): 35', 2.5 Stories

#### **SETBACKS**

Front yard min. depth - 15 ft Side yard min. width - 10 ft Rear yard min. depth - 20 ft

#### **Open Space**

750 SF / Unit

#### **CONSTRUCTION TYPE**

Construction Type VA
Any Materials
All Wood Framing

#### **BUILDING FOOTPRINT**

3,325 SF

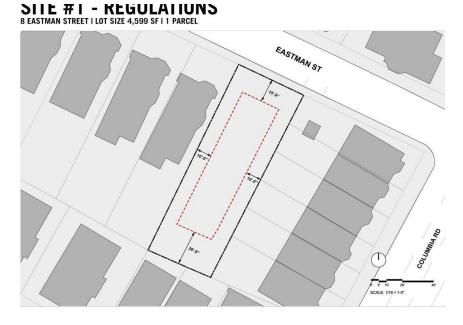
#### SITE CONDITIONS

The 8 Eastman Street site is a mid-block parcel with frontage along Eastman Street, offering clear access and visibility. It sits within a residential context defined by predominantly three-story triple-deckers, establishing the neighborhood scale. Existing mature trees on the parcel provide natural features that can be integrated into future site design.

# **8 EASTMAN STREET**















# SERVINAN BI

View from Eastman Street

View from Columbia Road looking southwest towards Eastman Street

# 8 EASTMAN STREET

#### **UNIT MIX | AFFORDABILITY**

UNIT MIX	120% AMI	SALE PRICE	TOTAL UNITS
STUDIO	2	\$327,744	2
1 BEDROOM	2	\$387,935	2
2 BEDROOM	6	\$445,590	6
TOTAL	10	\$4,104,898	10



View from Eastman Street looking southeast



# **GROUND FLOOR**

8 EASTMAN STREET | LOT SIZE 4,559 SF | 1 PARCEL



#### Program Breakdown:

UNIT TYPE	UNIT SF	UNIT COUNT	
1 BEDROOM	594	2	
2 BEDROOM	839	6	
STUDIO	450	2	
EGRESS	~	~	

Lot Size: 4,599 SF

**Building Footprint:** 3,325 SF

Gross Floor Area: 8,174 SF SF

Total Unit Count: 10 Units



# 2ND & 3RD FLOOR

8 EASTMAN STREET | LOT SIZE 4,559 SF | 1 PARCEL



#### Program Breakdown:

UNIT TYPE	UNIT SF	UNIT COUNT	
1 BEDROOM	594	2	
2 BEDROOM	839	6	
STUDIO	450	2	
EGRESS	~	~	

**Lot Size:** 4,599 SF

**Building Footprint:** 3,325 SF

Gross Floor Area: 8,174 SF SF

Total Unit Count: 10 Units



# **ROOF PLAN**

#### 8 EASTMAN STREET | LOT SIZE 4,559 SF | 1 PARCEL



#### Program Breakdown:

UNIT TYPE	UNIT SF	UNIT COUNT	
1 BEDROOM	594	2	
2 BEDROOM	839	6	
STUDIO	450	2	
EGRESS	2	~	

Lot Size: 4,599 SF

**Building Footprint:** 3,325 SF

Gross Floor Area: 8,174 SF SF

Total Unit Count: 10 Units



# **ELEVATIONS**

8 EASTMAN STREET | LOT SIZE 4,559 SF | 1 PARCEL

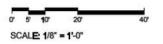
#### **EASTMAN STREET - NORTH ELEVATION**



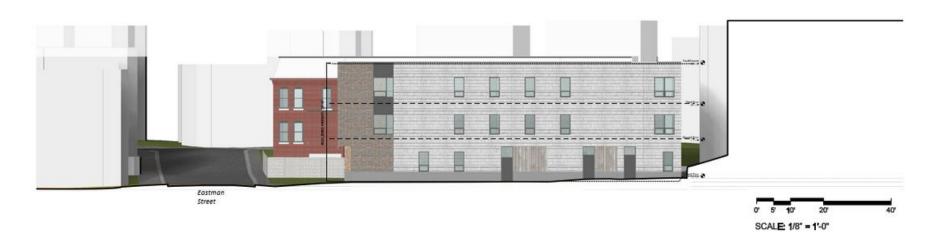
#### **EAST ELEVATION**





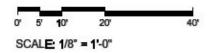


#### **WEST ELEVATION**



#### **SOUTH ELEVATION**







# SUSTAINABILITY + LANDSCAPE STRATEGY

#### SUSTAINABLE URBAN LIVING



8 Eastman is thoughtfully situated in an urban setting with access to public transportation and essential services, enhancing walkability and reducing dependence on single-occupant vehicles. The developments are designed to balance density with livability—integrating natural elements, efficient systems, and sustainable materials to promote health, comfort, and long-term environmental responsibility.

#### **BUILDING PERFORMANCE + SYSTEMS**



This building will feature high-performance envelopes with superior insulation, low-e glazing, and airtight construction achieving a HERS Index of 45—supporting the City's Carbon Neutral Boston 2050 goals. All systems will be fully electric, including air-to-air heat pumps and heat pump water heaters. LED lighting with smart controls and ultra-low-flow plumbing fixtures will reduce energy and water use. Each unit will include energy recovery ventilation with superior filtration to ensure healthy indoor air, and no combustion appliances or fireplaces will be used.



#### **SITE DESIGN + LANDSCAPE**

Limited green spaces will be designed to connect residents with nature while minimizing maintenance and environmental impact. Each site will feature native and drought-tolerant plantings, pollinator gardens for bees and butterflies, and on-site rainwater management systems. Light-colored paving, shade trees, and solar-ready high-albedo roofs will mitigate the urban heat island effect, while efficient full-cutoff exterior lighting will minimize light pollution. Two of the four buildings will include limited under-building parking to further reduce impervious surfaces and preserve open space.

#### **MATERIALS + HEALTHY INTERIORS**



Material selections will prioritize regional sourcing, recycled content, and sustainable forestry. Interior finishes such as flooring, paint, and sealants will meet low-emission standards (Greenguard Gold, FloorScore, or CRI Green Label Plus). The building and site will be entirely non-smoking, supporting occupant health and indoor air quality.



# DIVERSITY & INCLUSION



**DEVELOPER** 

Ambry Development Group

Minority-owned Company

STU DIO LUZ

ARCHITECTURE URBAN DESIGN

**ARCHITECT** 

Studio Luz Architecture MWBE Ambry recognizes that promoting diversity, equity, and inclusion ("D&I") is a moral imperative and a strategic advantage for our business. We are committed to fostering a work environment that embraces diversity, ensures equal opportunities, and values inclusivity. Our M/WBE-owned firms participating in the proposed development are as follows:



**GENERAL CONTRACTOR** 

Ball Hill Builders WBE

#### **DR. AGNES VORBRODT**

**SUSTAINABILITY CONSULTANT** 

VvS

**WBE** 



**GRAPHIC DESIGNER** 

RFP Graphic Designer Minority-owned Company



# **DEVELOPMENT PLAN**

Following ISD submission, the project will move to a Zoning Board of Appeals (ZBA) hearing, with Ambry continuing active community engagement to keep residents informed and involved. In parallel, Ambry will finalize budgets, secure financing, and coordinate with the BPDA to ensure compliance and readiness for construction led by Bald Hill Builders (WBE). The team will maintain transparency through regular updates, including permitting progress, funding alignment, and schedule milestones.

The development complies with Roxbury and Dorchester Neighborhood Design Guidelines and advances Boston's goals for workforce and affordable homeownership. Ambry will partner with the Boston Home Center to implement the City's Affirmative Fair Housing Marketing Plan, ensuring equitable outreach and fair buyer selection. Guided by community input, financial discipline, and regulatory integrity, Ambry is committed to delivering a high-quality, sustainable, and inclusive neighborhood development.









# DEVELOPMENT SCHEDULE





## BOLD VISION REAL ESTATE SOLUTIONS, LLC



Development Proposal Tampa Street Project, Boston, MA

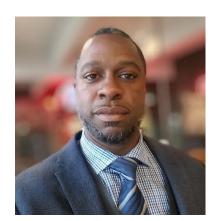


**Carline Chery** 

BOLD VISION REAL ESTATE SOLUTIONS, LLC



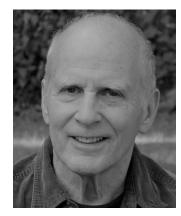
**Lucian Mcpherson** 



**Kevin Mapp** 



**David King** 



**Elton Elperin** 



**Joshua Pompilus** 



MCPHERSON DEVELOPMENT

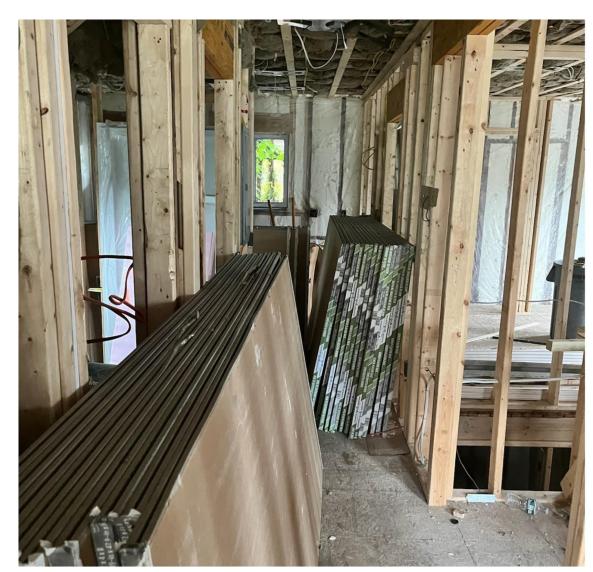




## Diversity and Inclusion:

Both the developer on our team, and the contractor are operated by persons of color. Carline lives in Hyde Park and the Mcpherson Development is a certified MBE. Furthermore, our Team commits to engaging as many W/MBEs as possible throughout the project.

# Project Team Tampa Street Project, Boston, MA







**Developer and Project Details** 

Carline Chery, the developer, undertook the transformation of a single-family residence into a two-family townhouse-style property.

Project Experience Tampa Street Project, Boston, MA







Property Information
Address: 1 Magnolia Ct, Everett, MA
Sale Information
The newly developed property was sold on April 1, 2025.



#### McPherson Development

- Certified Minority Business Enterprise (MBE)
- Delivered 30+ residential construction & renovation projects across MA & RI
- Successfully managed +\$50 million in construction value
- Completed ground-up and renovation projects ranging from single-family homes to 18-unit condominium buildings.









Project Experience
Tampa Street Project, Boston, MA





#### **Net-Zero House In Brookline**

- All Electric Project
- Air to water heat pump system
- 40 panel solar array



#### **LEED-Gold House in Lexington**

- Ground source heat pump
- Flash and batt insulation (8")
- .3 ACH50 blower door score

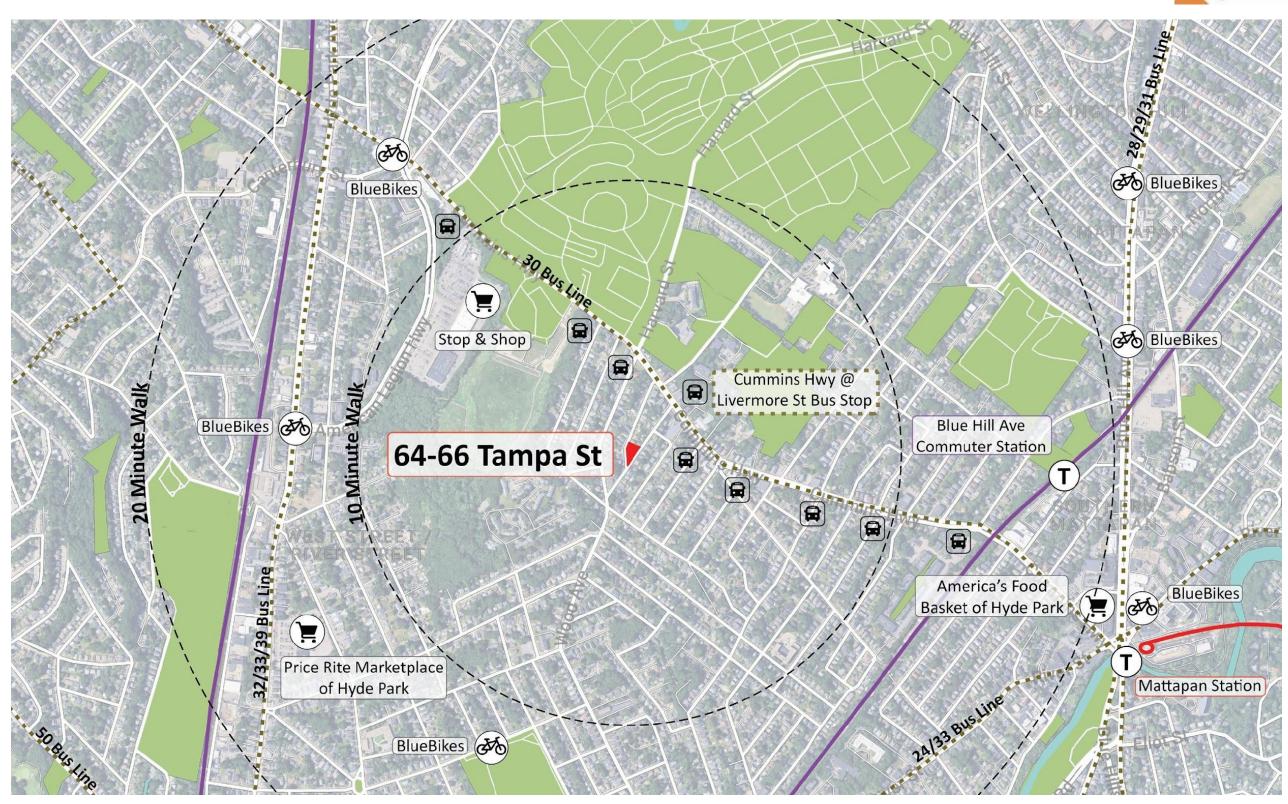


#### **LEED Addition / Renovation**

- Heating and cooling by heat pump
- Double wall with open cell insulation

Sustainable Design Experience Tampa Street Project, Boston, MA





Urban Context Map Tampa Street Project, Boston, MA





Aerial Perspective Tampa Street Project, Boston, MA



David L. King Architects Inc.









Neighboring Houses on Tampa Street

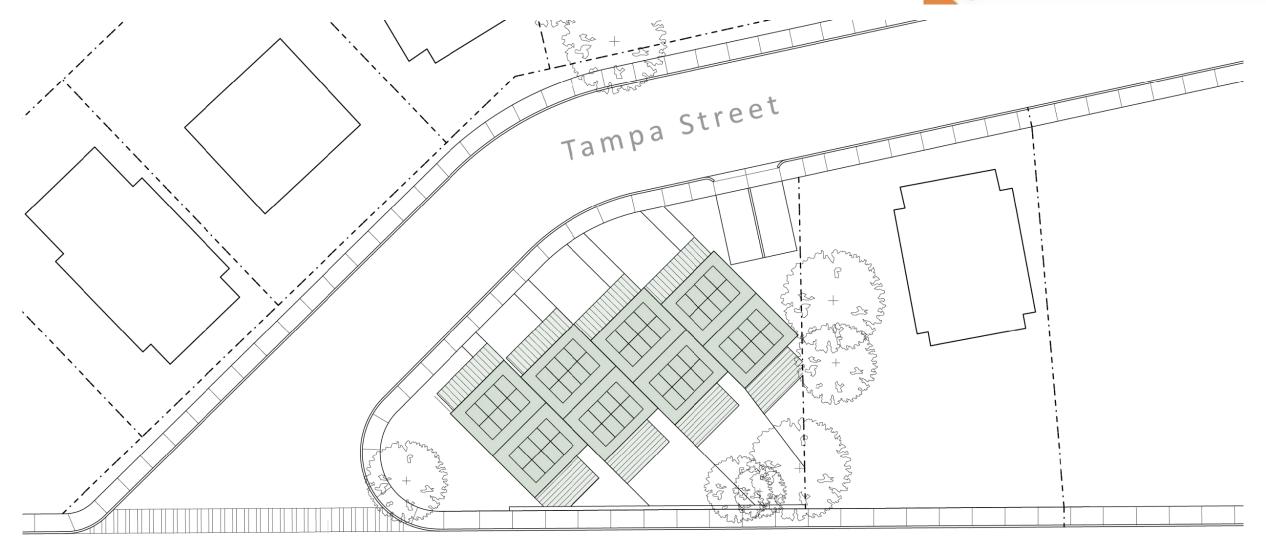


• The building reflects the scale of the neighborhood, and echo features of surrounding houses, such as gable roofs and front porches

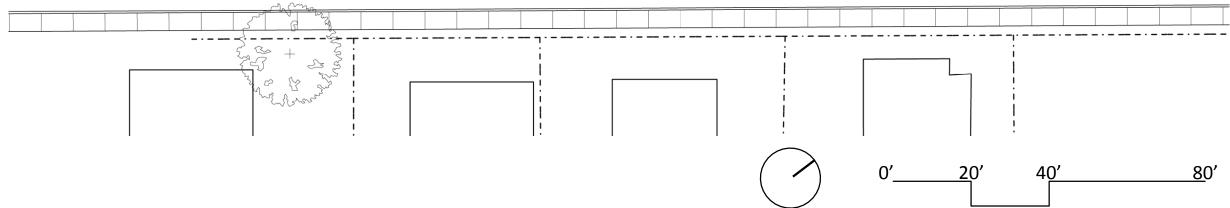
Neighborhood Context Tampa Street Project, Boston, MA



David L. King Architects Inc.

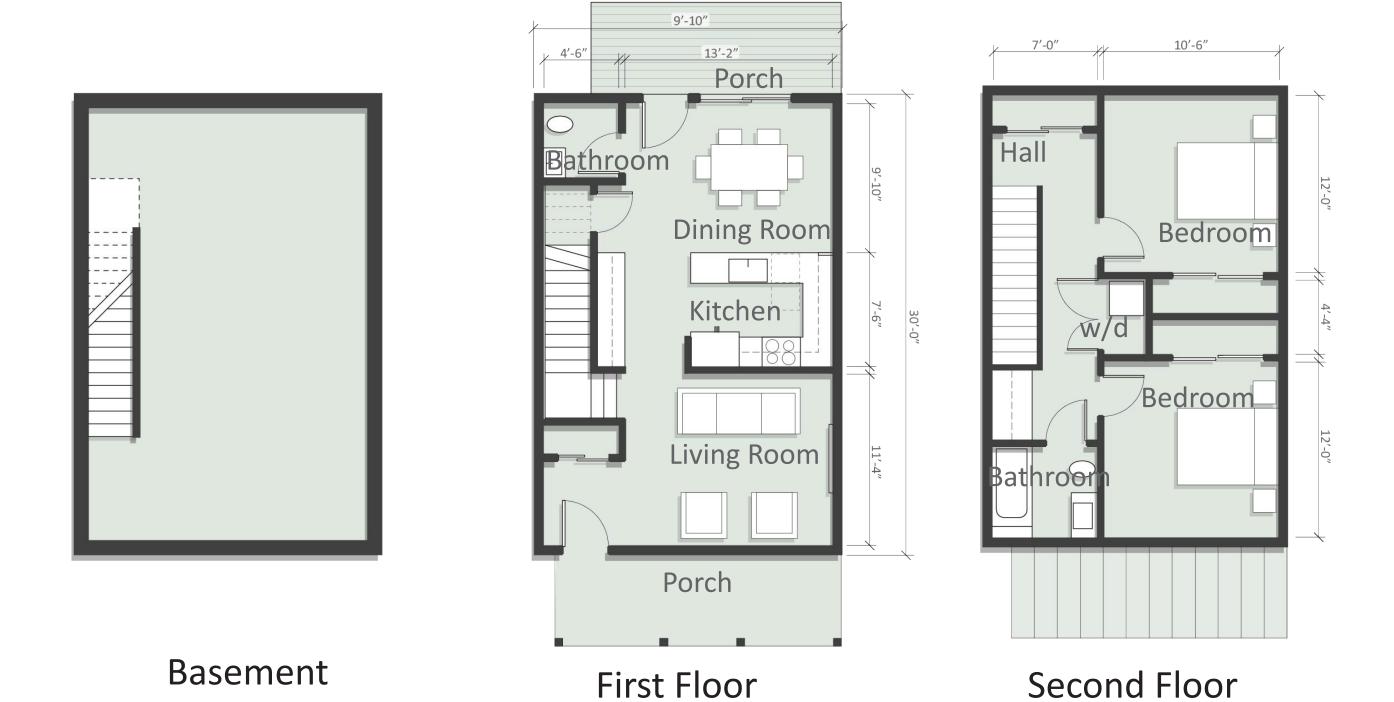


Seminole Street



Site Plan Tampa Street Project, Boston, MA





Floor Plans Tampa Street Project, Boston, MA

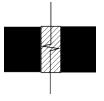
Solar Ready Roof



 Combination of Ext / Int Insulation



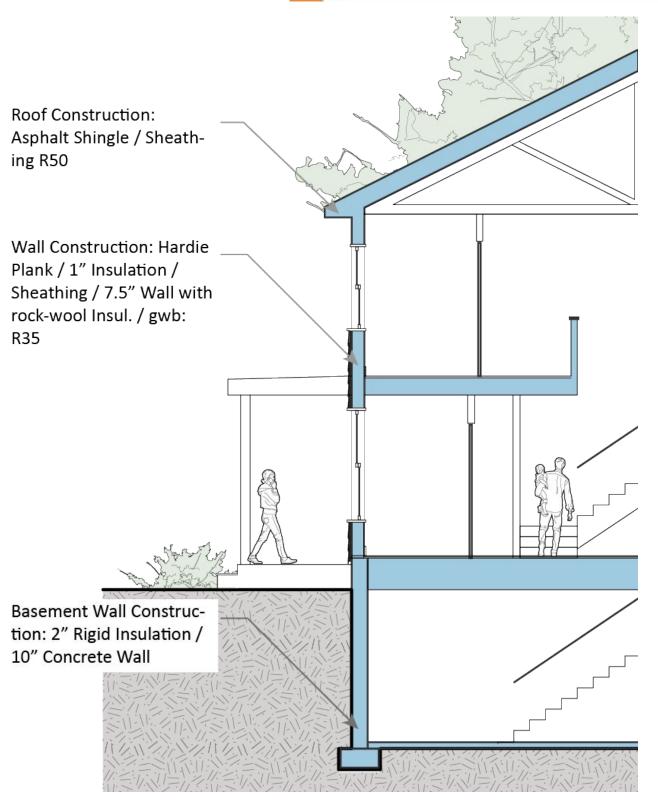
- Reduced Thermal Bridging
- Heat Pumps for Heat-ing and Cooling





Sustainable Features
Tampa Street Project, Boston, MA







Rear Building Perspective Tampa Street Project, Boston, MA



David L. King Architects Inc.



Landscape Plan
Tampa Street Project, Boston, MA



#### Schedule for Tampa Road

Q4 2025 Q1 2026 Q2 2026 Q3 2026 Q4 2025 Q1 2026 Q2 2026 Q3 2026 Q4 2026

**Community Presentation** 

**Zoning Board** 

**Construction Bidding** 

Financing secured

Construction

Schedule Tampa Street Project, Boston, MA



Questions & Comments?
Tampa Street Project, Boston, MA



## Welcome Home Phase 3

Prepared by:

CWC DEV LLC

Dariela Villon-Maga Kevin Maguire Sean Miller



December 10th, 2025









#### **AGENDA**

01 | BIG IDEA

02 | WHO WE ARE

03 | EASTMAN & STOUGHTON

04 | COLCHESTER A + B

05 | HOW WE DO IT

06 | Q&A







## 1. EXPERIENCED TEAM

- 2. FACTORY BUILT
- 3. REDUCED ON-SITE CONSTRUCTION PERIOD (4 MOS)
- 4. INCREASED HOUSING DENSITY
- 5. THOUGHTFUL DESIGN AT THE STREET
- 6. REDUCE COST
- 7. SUSTAINABLE DESIGN W
  OWNERSHIP AMENITIES
- 8. PRICE POINT ACCESSIBLE TO MISSING MIDDLE

## THE BIG IDEA

## CWC DEV LLC THE RIGHT TEAM



PROVEN
INNOVATORS
integrating
Development



Construction



**Affirmative Marketing** 







## GETTING IT DONE

134

Homeownership opportunities created or under development by CWC for first-time homebuyers in the last 5 years—a real chance at wealth creation

\$86M

Development
dollars managed
together by
CWC — ensuring
lenders make
impactful
investments in
historically
disadvantaged
communities in
Boston

**78%** 

Average
minority
participation on
construction
managed by
CWC—
leveraging
projects to
support growth
of minority
workers and
businesses













## CORE DESIGN













Strengthening Boston Communities







Built to Endure and Perform

**People Live** 

- Sustainable, Healthy, and Cost- Efficient
- Integrated within
  Existing Communities









## 8 EASTMAN

#### **CONSTRAINT ANALYSIS**













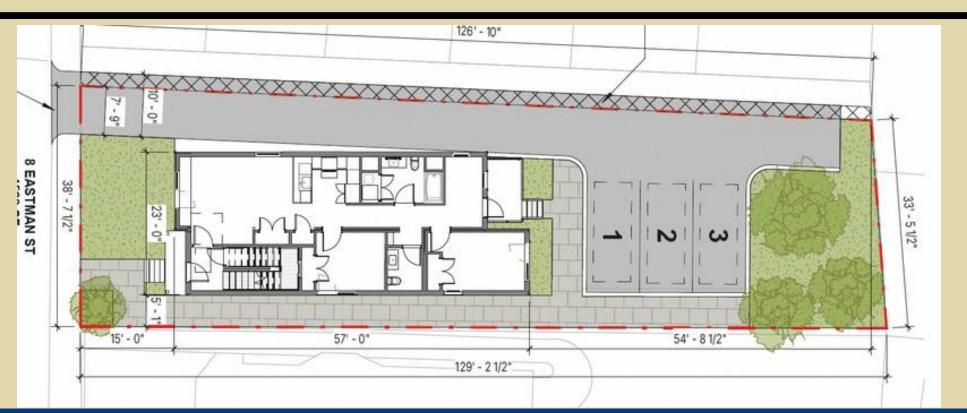






#### **AMENITIES**

- 1. OFF STREET PARKING
- 2. PRIVATE REAR BALCONY
- 3. FLEX/DEN SPACE
- 4. PANTRY/KITCHEN CABINET SPACE
- 5. DINNER SEATING FOR 6
- 6. FLEXIBLE OPEN PLAN



## 8 EASTMAN

# OF UNITS: 3

**UNIT TYPE: 2-BEDROOM FLAT** 

(INCLUDES DEN & PARKING)

PRICE: \$625K PER CONDO





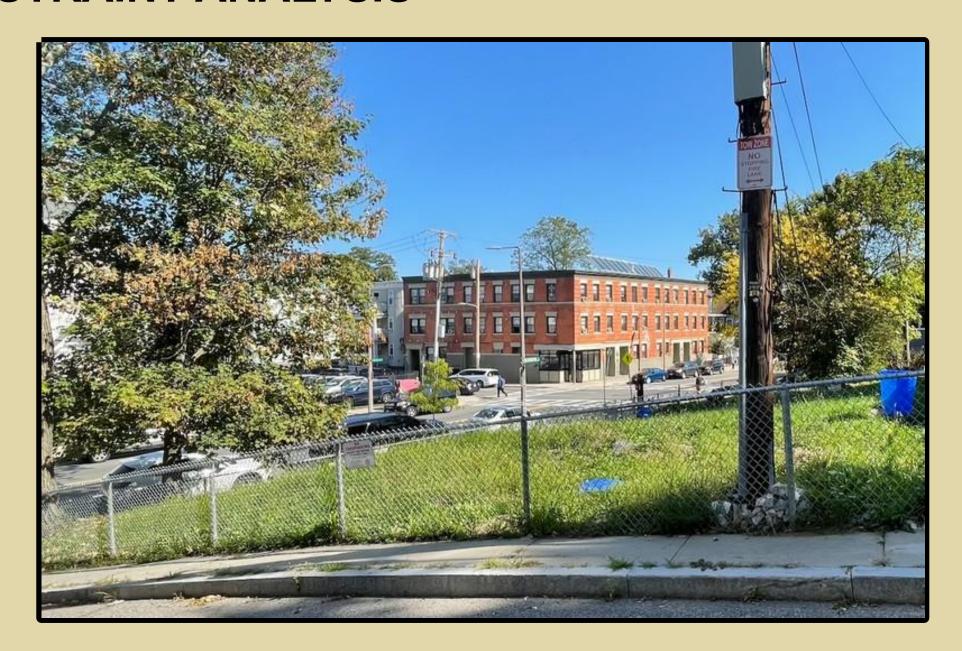






## STOUGHTON / EVERETT

#### **CONSTRAINT ANALYSIS**

















## STOUGHTON /

## EVERETT # OF UNITS: 5

UNIT TYPE: 2-BEDROOMS

(TOWNHOUSE STYLE DUPLEX)

PRICE: \$585K PER CONDO

- AMENITIES

  1. SELF CONTAINED TH
  - 2. PRIVATE FRONT DOOR/BACK DOOR
  - 3. PRIVATE REAR PATIO
  - 4. 2 LEVEL LIVING
  - 5. DINNER SEATING FOR 6
  - 6. FLEXIBLE OPEN PLAN







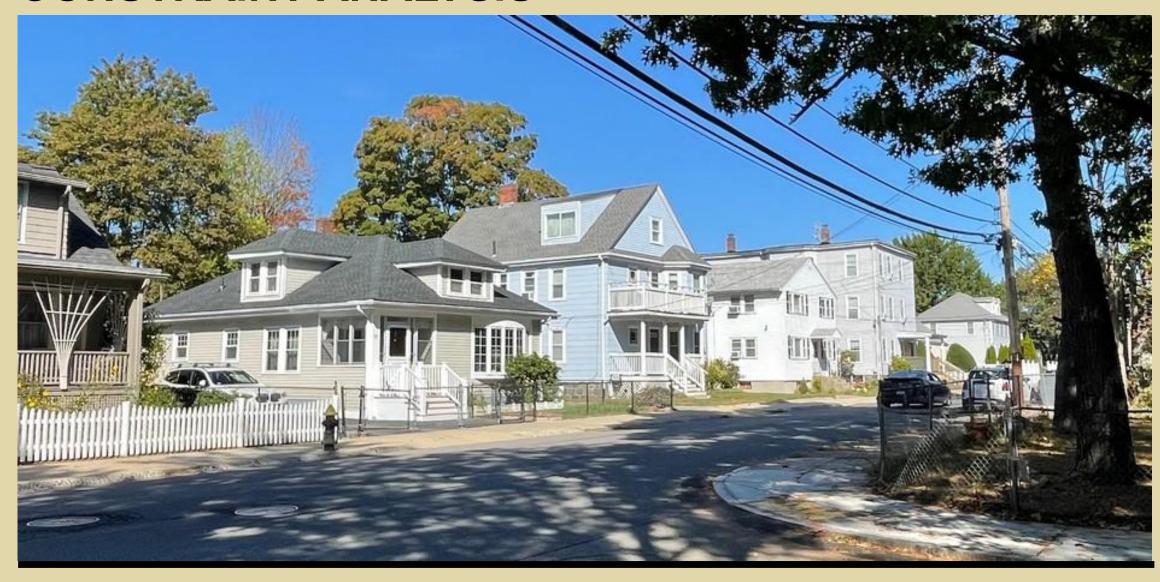






## **COLCHESTER A**

#### **CONSTRAINT ANALYSIS**













## **COLCHESTER A**

#### **AMENITIES**

- 1. OFF STREET PARKING
- 2. PRIVATE REAR PATIO
- 3. OPEN PLAN W FLEX SPACE
- 4. DINNER SEATING FOR 6
- 5. MATURE TREES ALONG COLECHESTER
- 6. AMPLE FRONT & SIDE YARD

# OF UNITS: 3

UNIT TYPE: 2-BEDROOM FLAT

PRICE: \$625K PER CONDO







43' - 43/16"



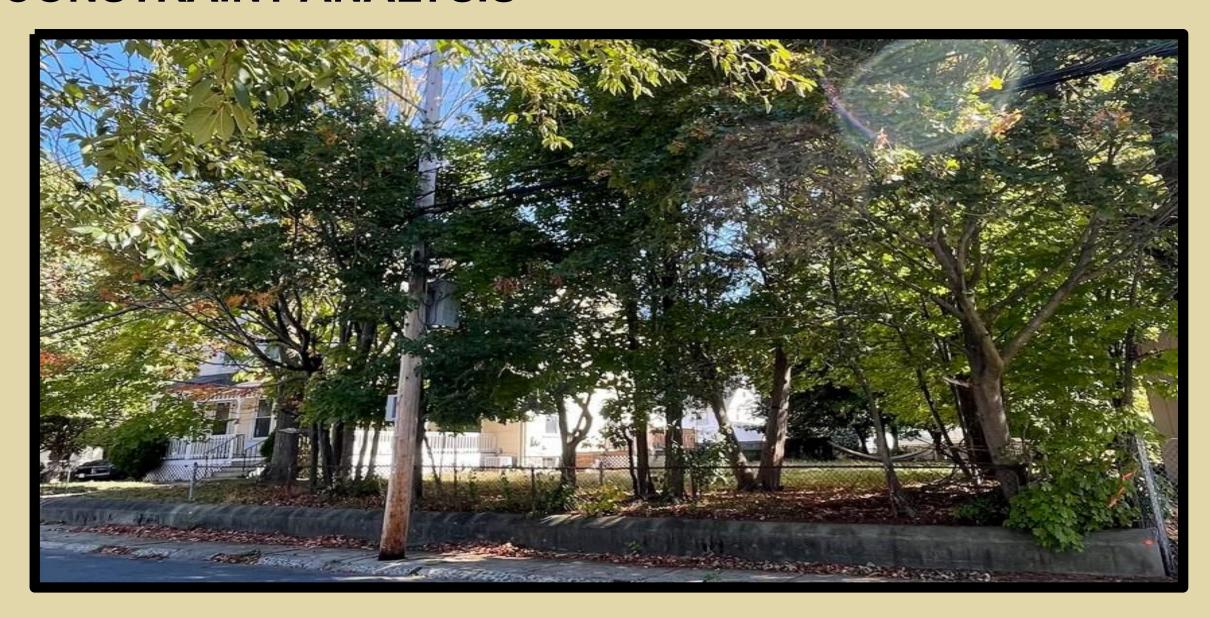


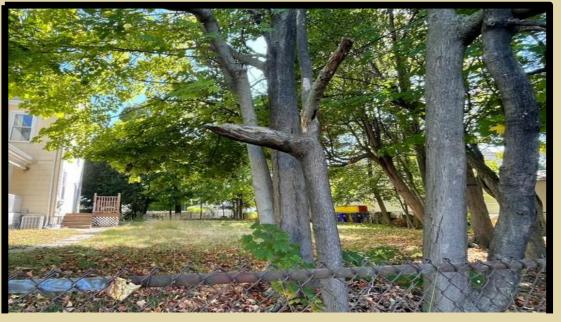




## COLCHESTER B

#### **CONSTRAINT ANALYSIS**















## COLCHESTER B

#### **AMENITIES**

- 1. OFF STREET PARKING
- 2. PRIVATE REAR PATIO
- 3. OPEN PLAN W FLEX SPACE
- 4. ENTRY ON COLCHESTER
- 5. MATURE TREES ALONG COLECHESTER
- 6. AMPLE FRONT & SIDE YARD

# OF UNITS: 3

**UNIT TYPE: 2-BEDROOM FLAT** 

PRICE: \$625K PER CONDO









### HOW DO WE DO IT

FRAMING, PLUMBING, ELECTRICAL, HEATING/COOLING, DRYWALL, KITCHENS, BATHROOMS, PAINTING, FLOORING

## ALL CONSTRUCTION DONE OFF SITE

3 MONTHS ONSITE
VS
12 MONTHS ONSITE







**OUR MODULAR PARTNER: REFRAME SYSTEMS** 





# THANK YOU FOR YOUR CONSIDERATION QUESTIONS?

**DECEMBER 10, 2025** 

PREPARED BY: CWC DEV LLC













Dorchester, MA 02125

**Homeownership for the Missing Middle** 

120-135% AMI Income-Targeted Development

Presented by

**Gabriella Woods & Reginald Woods** 

**Ezy Street LLC** 

#### **Meet Your Development Team**



#### **Gabriella Woods**

W/MBE Certified Developer

Role: Project Management & Real Estate Agent

- Financial controls & lender draws
- HOA setup & buyer closings
- Budget management & compliance
- Prior: 598R E 7th St, 16 Adams St, 70
   Bellevue St



#### **Reginald Woods**

MBE Certified Developer &

**Role:** Development & Construction Management

- Construction management & GC services
- Zoning strategy & compliance
- Local vendor management
- Prior: 84 & 92 Day St, 4 Adams St

**Track Record** 

40+

**Projects Completed** 

10 Years 100

%

**Active Development** 

**Boston Focus** 

Certified MWBE developers with authentic commitment to DEI—not as a checkbox, but as our identity.

#### **Full Professional Team**

#### **Jacob Levine**

#### **Architect**

Code-compliant design, permit submissions, zoning coordination

#### Jeremy Zade, PE

#### **Structural & Fire Protection**

Stamped plans, NFPA compliance, life-safety narratives

#### **Brittany Alkes**

#### **Insurance Broker**

Builder's risk, liability, condo master policies

#### **Ronald Cannucci**

#### **Construction Loan Originator**

Financing structure, draw protocols, lender coordination

#### **Rosemary Traini**

#### **Real Estate Attorney**

Acquisition, condo docs, buyer closings

#### **Ryan Spitz**

#### **Zoning Attorney**

Variance/special permit filings, board hearings

#### The Missing Middle Challenge

#### **The Problem**

Working families earning 120-135% AMI are priced out of Boston homeownership, yet earn too much to qualify for traditional affordable housing programs.

\$88k-\$103k

Target Household Income Range

\$502/sqft

Market Rate Average \$380/sqft

Our

Target

Price

Point

These are teachers, nurses, firefighters, and city workers who serve our community but cannot afford to live in it.

Units will be listed at \$550,000, \$575,000, and \$599,000.

#### **Building Design Concept**



#### **Building Stats**

• **Total GSF**: 6,461 SF

• Sellable NSF: 4,779 SF

• Open Space: 2,971 SF

• Balcony/Unit: 216 SF

#### **Design Features**

• Construction: Panelized

• Systems: All-electric, high-efficiency

• Safety: Fully sprinklered

• Windows: Oversized for natural light

#### **Our Solution: Attainable Homeownership**

#### **Three 3BR Condos**

- ~1,600 SF per unit Family-sized homes
- Modern, efficient design
- Private balconies (216 SF each)
- Dedicated basement storage

#### **Attainable Pricing**

- Target: \$380/sqft
- 24-32% below market comps ~\$200/month HOA fees
- Long-term affordability
- Developer-funded reserves

#### **Key Building Features**

- All-electric, high-efficiency systems
- Fully sprinklered (NFPA compliant)
- Panelized construction for speed

- Sub-metered utilities (transparent costs)
- Oversized windows (natural light)
- Energy-efficient envelope

Neighborhood Compatible: Architecture designed to complement surrounding homes with consistent elevations and character-appropriate materials.

## **Project Timeline & Milestones**

1

### **Design Complete**

**January 2, 2026** 

Final architectural and engineering plans

2

## **Financing Committed**

**February 2, 2026** 

Construction loan secured - FACO Lending

3

## **Permit Submission & Zoning Relief**

February 17 - June 22, 2026

Relief needed: lot size, setbacks, parking, FAR

4

#### **Construction Period**

July 6, 2026 - March 1,

2027
Panelized construction, local labor, weather-tight milestone

5

## Occupancy Ready

May 1, 2027

Move-in ready homes for families

## **Financial Structure**

Total Development Cost

\$3.16M

Construction Loan

> 70% ARV

Land Price Offer

\$100

Total	\$3	3.08M	
		Reserves	\$400k
Condo Sales Proceeds	\$1.725M	Contingencies (10%)	\$97.5k
Construction Loan (FACO)	\$1.155M	Soft Costs	~\$350k
Developer Equity	\$400k	Hard Costs	\$975k
Sources		Uses	
Sources & Uses			

**Financing Partner:** Finance of America Commercial (FACO) - Pre-qualified letter included. 10-12% interest-only construction loan with milestone draw schedule.

## **Community Benefits & Impact**

#### **Housing Impact**

- Three family-sized homeownership opportunities
- Long-term neighborhood stability
- Eliminates blight on vacant parcel
- Prevents unsafe site use

#### **Economic Impact**

- Expands local tax base
- Funds neighborhood improvements
- Creates construction jobs
- Supports local contractors

#### **Boston Residents Jobs Policy (BRJP) Compliance**

51%

Boston Resident Hours

40%

People of Color

12%

Women Workers

Design Compatibility: Building scale, materials, and façade rhythm align with surrounding homes, preserving neighborhood character while adding modern, efficient housing stock.











## **Technical Specifications**

#### **Building Systems & Materials**

#### Structure:

- Panelized construction system
- Engineered for rapid weather-tight milestone
- Durable exterior envelope
- Meets all MA Building Code requirements

#### **Mechanical Systems:**

- All-electric HVAC (high-efficiency heat pumps)
- Individual unit controls
- Energy-efficient hot water systems
- Sub-metered utilities per unit

#### **Life Safety**

- **Fire Protection:** NFPA 13R compliant sprinkler system
- **Egress:** Code-compliant fire separation
- Alarms: Smoke detection throughout
- Inspections: Third-party verification

#### **Finishes & Features**

- Windows: Energy-efficient, oversized
- Flooring: Durable, easy-maintenance
- Kitchens: Modern appliances included
- Storage: Basement units + in-unit closets

#### **Construction Methodology**

**Panelized Approach:** Building envelope fabricated off-site with precision manufacturing, then erected rapidly on-site. This reduces weather exposure, ensures quality control, and accelerates the schedule. Local licensed trades complete all interior finishes, MEP systems, and final commissioning.

## **HOA Structure & Operations**

### Sustainable, Affordable HOA Model

Designed for predictable costs and long-term affordability for working families

### **Annual HOA Budget**

~\$200

Per Unit / Month

Total Annual: \$9,931

Includes: insurance, common electric, exterior care, snow removal, pest control, reserves

#### **Developer Support**

- 1 Year of Reserves
   Funded at closing for each unit
- 12-Month Warranty

  Developer warranty to HOA
- Owner Orientation
   Complete training & documentation

#### What's Included

#### At Closing:

- Master Deed recorded
- Trust & Bylaws established
- First owners' meeting
- Budget adopted

#### **Documentation:**

- O&M manuals
- Maintenance calendar
- Vendor lists
- Governing docs

#### **Cost Controls:**

- Sub-metered water
- Low maintenance (new)
- Energy-efficient systems
- Transparent budgeting

## **Market Positioning**

## **Comparable Sales Analysis**

Recent Sales Avg

\$502

/saft

Active Listings Avg

\$556

/sqft

Our Target

\$380

/sqft

### **Market Advantages**

- Below Market: 24-32% below comparable sales
- New Construction: No deferred maintenance
- Modern Systems: Energy efficient & sustainable
- Family Sized: True 3BR units (~1,600 SF)

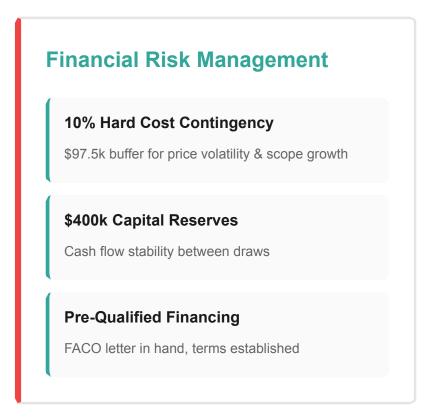
#### **Location Benefits**

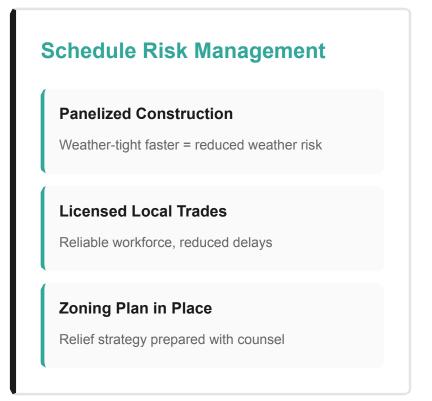
10-min walk to JFK/UMass T station

- 15 mins to Andrew Square
- Quick access to I-93
- Near South Bay Center & amenities

**Absorption Strategy:** Based on comparable sales data, 3 well-priced units expected to absorb within 60 days of completion. Our below-market pricing creates strong demand from target 120-135% AMI families currently priced out of neighborhood homeownership.

## **Risk Mitigation & Project Controls**





#### **Quality Controls**

#### **Pre-Development**

- Full professional team engaged
- Code analysis complete
- Budget aligned with specs

#### **During Construction**

- Weekly progress tracking
- Third-party inspections
- Change order review process

#### **Post-Construction**

- Punch list management
- 12-month warranty to HOA
- Owner education program

### **Insurance & Compliance**

- Builder's risk & liability coverage
- NFPA 241 safety planning

- Certified payroll compliance
- Regular BRJP monitoring

## Why Ezy Street for 8 Eastman?

### **Proven Track Record**

- 40+ projects completed in 5 years 100% Boston-focused portfolio
- Successful RFP experience Strong
- relationships with local trades

## **Mission Alignment**

- Purpose-built for missing middle Creating pathways to
- homeownership Supporting working
- families

Building community, not just

### **Certified MWBE Leadership**

Both principals are certified minority and women-owned business enterprise leaders, bringing authentic commitment to DEI goals—not as a checkbox, but as our identity.

Gabriella Woods: W/MBE Certified Reginald Woods: MBE Certified

Our lived experience informs our approach to capacity building, mentorship, and creating opportunities for other MWBE firms and diverse workforce.

We don't just meet DEI requirements—we embody them.

### **Ready to Execute**

**Financing Secured** 

Pre-qualified, proof of funds

**Team Assembled** 

Full professional roster ready to engage

**Timeline Aggressive** 

Occupancy by May 2027, no delays

## **Moving Forward Together**

# Let's Build Opportunity at 8 Eastman Street

Three families. Three homes. One pathway to the American Dream for Boston's working middle class.

3

Family-Sized Homes

\$380

Price/SF (24% Below Market)

May

2027

Families Moving In

#### **Contact Information**

#### **Gabriella Woods**

Developer & Project Manager

gabriella@ezystreet.co

m 781-864-4493

#### **Reginald Woods**

Developer & Project Manager reggie@ezystreet.com
301-518-6225



## Welcome Home Boston Phase III

# Haycon Building LLC

**Proposal Overview** 



## Dorchester & Hyde Park Sites:

8 Eastman

63 Stoughton

1 Everett





## **About Haycon**

- Have been working with the neighborhood since 2008
- Innovators in sustainable building
- Focus on reducing embodied carbon
- Expertise in Passive House and Mass Timber
- Committed to efficient and Affordable Housing solutions



## **Close Proximity Illustration**



Nearby Laydown Area
Team Resources & Equipment
Overcome Jobsite Challenges



## **Our Approach**

- Partnered with Thoughtcraft to explore new construction approaches
- Initial focus on prefabricated mass timber framing + SIP wall panels
- Goal: Faster construction and potential cost efficiencies



# Findings: Prefabrication vs Conventional

- Prefabrication increases overall project cost
- Prefabricated units exceed sale price thresholds in RFP
- Conventional construction is more cost-competitive



## **Proposed Solution**

- Use simplified development pipeline
- Employ traditional onsite construction techniques
- Aim to maintain sustainability and affordability goals



## **Current Case Study Work**

- Projects in Dorchester acting as owner, builder, and developer
- Two triple-deckers: 13 Bird Street & 53 Burrell Street
- Six-unit double triple-decker: 841 Columbia Road
- Integrated design-build model streamlines development and reduces soft costs



## **Community Benefits**

- Strong history of local workforce and W/MBE engagement
- Onsite construction increases opportunities for local trades
- Plan to deliver Passive House buildings to lower resident utility costs

## Closing...

- Thank you for the opportunity to submit the proposal
- Happy to provide additional submissions
- Everyone at Haycon looks forward to collaboration on Phase III





Welcome Home, Boston – Phase 3 Redevelopment and Sale of 11 Parcels in Dorchester, Hyde Park, and Roxbury

Developer Presentation

December 09, 2025



Building Homes, Strengthening Communities...

## **Lucian McPherson**



As Managing Director of McPherson Development, Lucian has led more than 30 construction and renovation projects across Massachusetts and Rhode Island, delivering complex developments on time and at scale.

## **Kevin Mapp**



With 30 years of experience at McDonald's, Nestlé, American Airlines, and Office Depot, Kevin brings expertise in operations, finance, and project management, ensuring efficient, on-budget project delivery.

## **Peter Vanko**

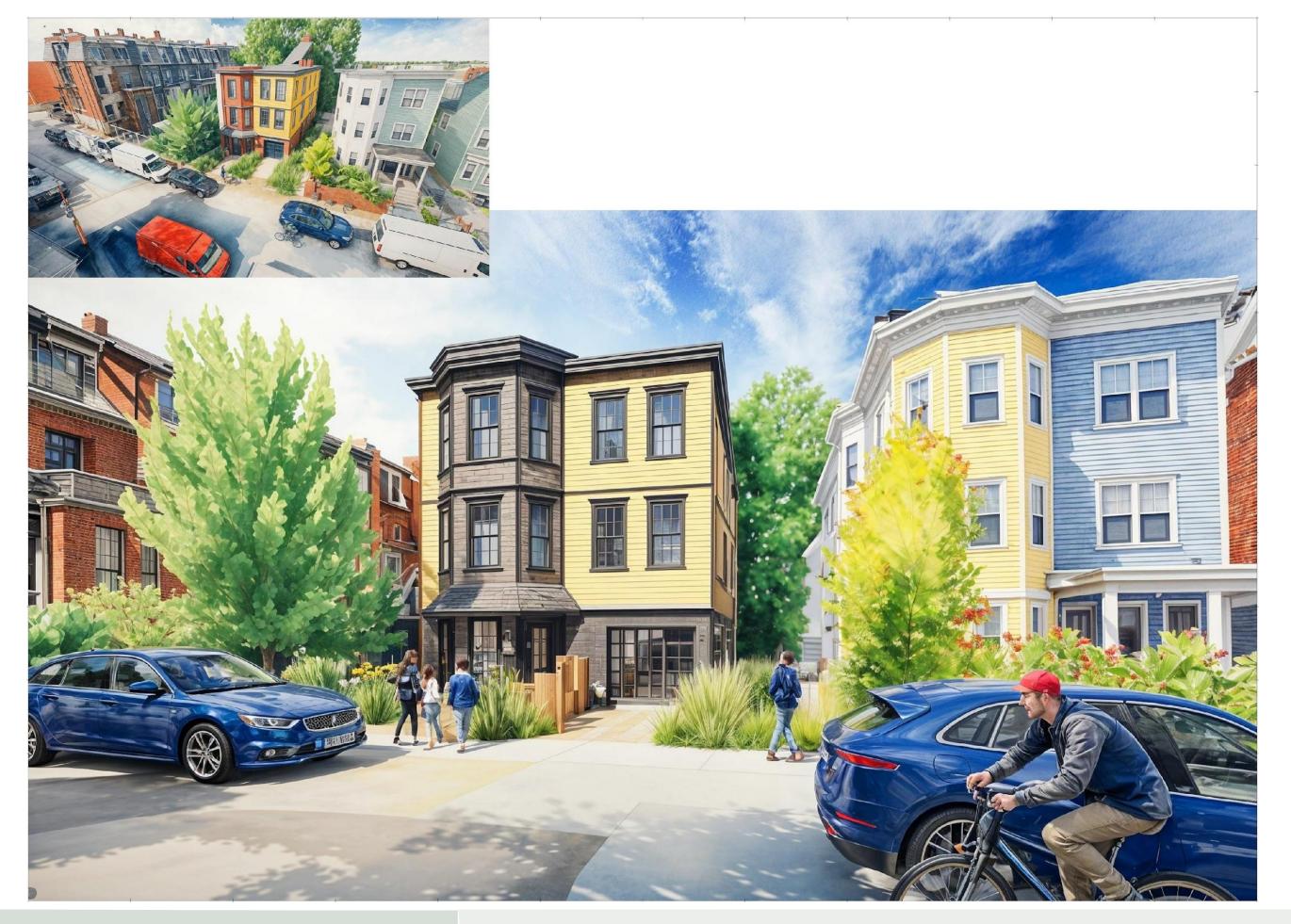


As Principal of Vanko Studio Architects, Peter brings extensive experience in affordable, multi-family, and mixed-use design, with a portfolio spanning historic restorations and sustainable projects.

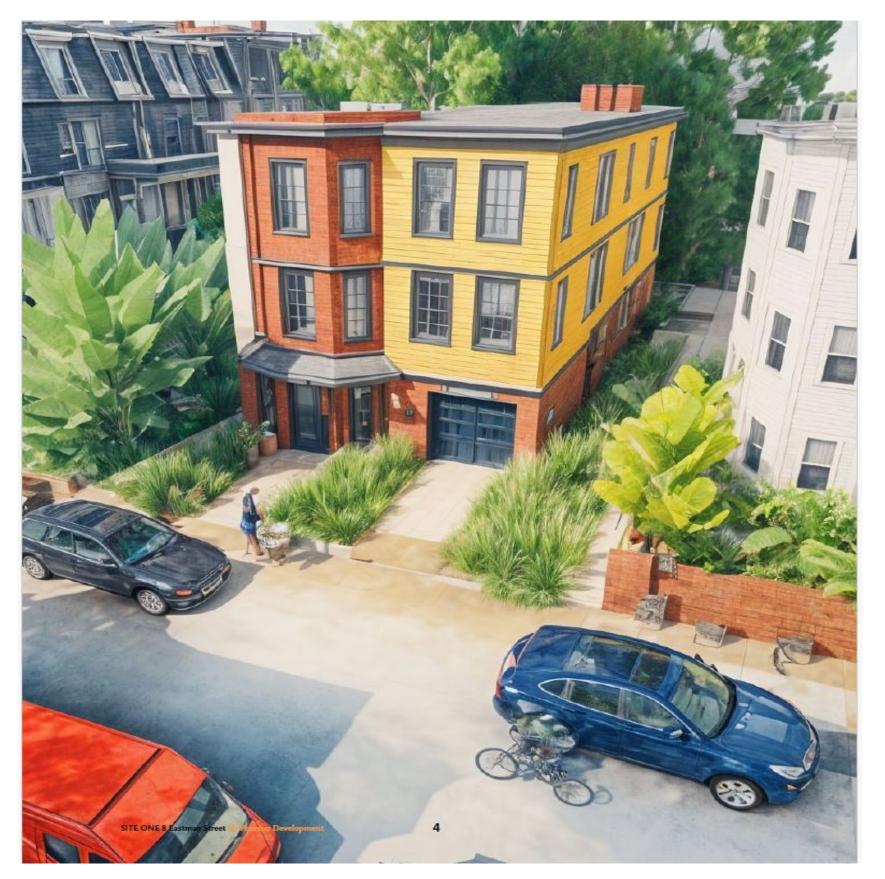
# Welcome Home Boston P3 Mission & Partnership with the City

- Mission on Attainable Homeownership McPherson
   Development is dedicated to creating attainable homeownership opportunities that strengthen communities and promote equity, diversity, and long-term neighborhood growth
- Workforce Housing Projects The St. Louis Schoolhouse Redevelopment exemplifies McPherson's success in equitable and sustainable workforce housing development
- **Strategic City Partnership -** Strategic collaboration with the City of Boston advances shared goals for inclusive, sustainable urban growth through innovative public-private partnerships.





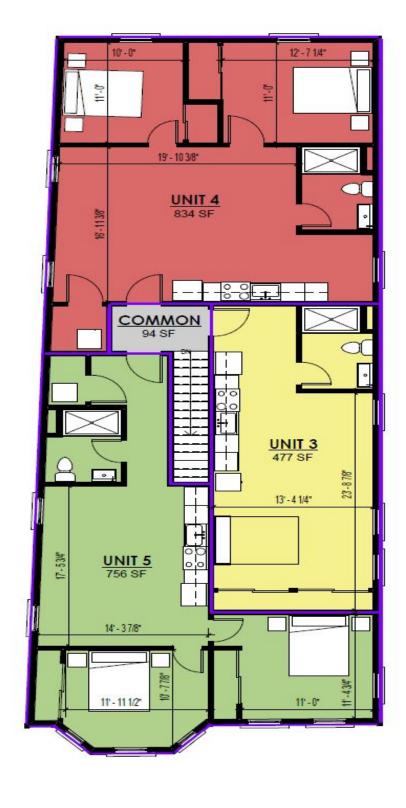
8 Eastman St Overview

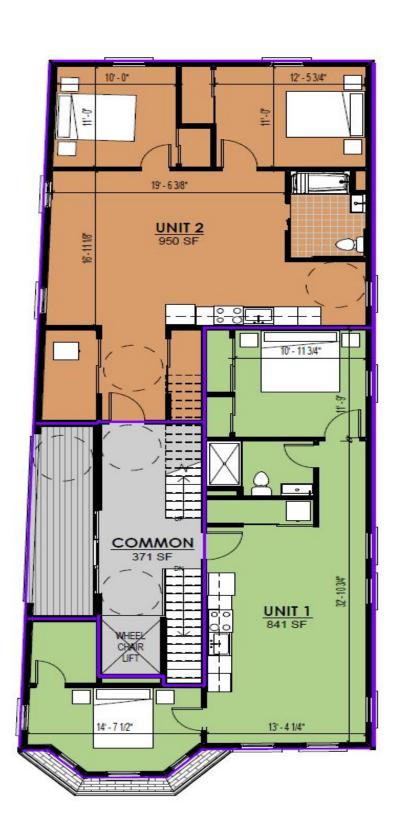


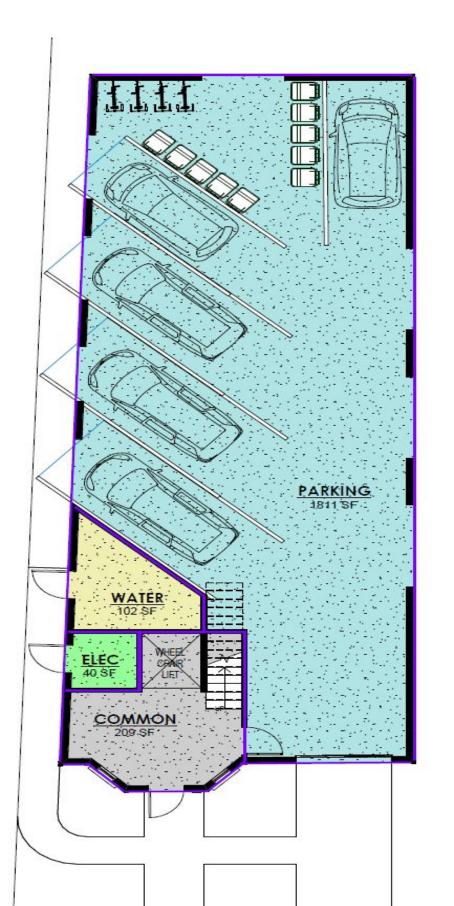
Key Data		
Land SF	4,599	
Building SF	6,488	
# of Floors	3	
Residential (units)	5	
Studio	1	
2 BD (units)	4	
Parking spaces	5	
AMI (units)	3 - 125% AMI	



8 Eastman St Floor Plan







## 8 Eastman St Design Vision & Approach

# Context-Sensitive

**Design**Design integrates seamlessly with existing neighborhood fabric, respecting local context and character.



## **Sustainable Features**

Incorporates all-electric systems, energy-efficient technology, and durable materials, targeting LEED Silver certification.



# Accessibility and Inclusion

Prioritizes universal design to ensure housing is usable and welcoming for residents of all abilities.



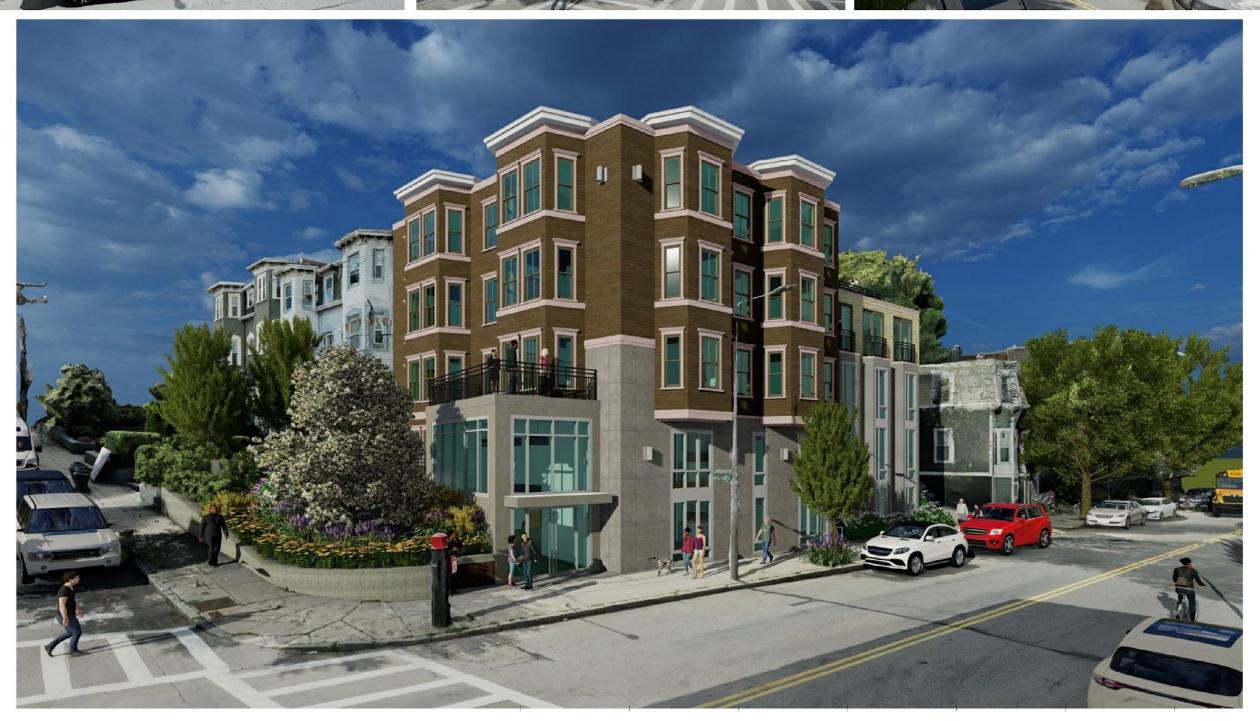
## **8 Eastman Street – Project Timeline**



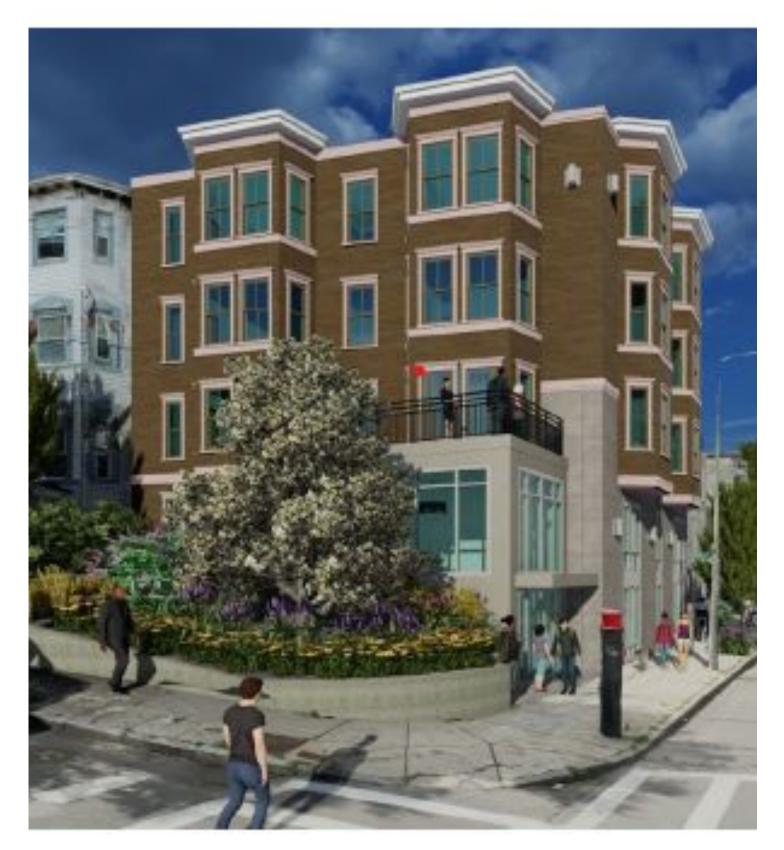




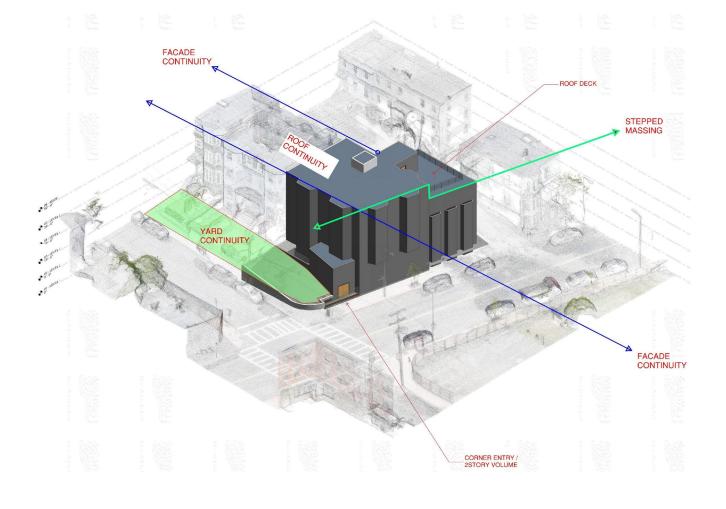




# Welcome Home Boston P3 63 Stoughton St Overview



Key Data			
Land SF	5,486		
Building SF	15,773		
# of Floors	5		
Residential (units)	16		
Studio (units)	5		
1 BD (units)	1		
2 BD (units)	8		
3 BD (units)	2		
125% AMI (units)	8		
130% AMI (units)	2		



# Welcome Home Boston P3 63 Stoughton St Floor Plan







# Welcome Home Boston P3 Design Vision & Approach

# Diverse Outdoor Living Spaces

A blend of private balconies and patios with shared decks and gathering areas offers residents both personal retreats and social spaces.



## **Sustainable Features**

Incorporates all-electric systems, energy-efficient technology, and durable materials, targeting LEED Silver certification.



# Accessibility and Inclusion

Prioritizes universal design to ensure housing is usable and welcoming for residents of all abilities.



## **63 Stoughton Street - Project Timeline**



Portfolio Overview & Experience

## Diverse Project Portfolio

McPherson
Development has
completed various
mixed-use and
residential infill projects
across Greater Boston.



# Project Delivery Excellence

The company reliably delivers projects on time and within budget, ensuring quality outcomes.



# **Community Engagement**

Strong community involvement is maintained throughout development to foster positive outcomes.



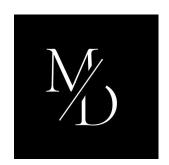
# Diversity and Inclusion

Certified minority-owned business highlights commitment to diversity and inclusion in development.



## Welcome Home Boston P3 Questions?





McPherson Development LLC (617) 297-8697 mail@mcphersondev.com

Follow us @mcphersondevco





McPherson Development LLC is developing the St. Louis Schoolhouse Condominiums at a former elementary school property

10. WJAR

Abandoned school building in Fall River to become affordable condo units

McPherson Development is converting the former St. Louis Parish Elementary School into 18 affordable condo units.

Mar 25, 2025

Universal Hub

Nine condos approved for Wendover Street in Dorchester

The Zoning Board of Appeal yesterday approved plans to build nine condos on what is now a vacant lot at 27 Wendover St. in Dorchester.

1 month ago













# **Our Team**

MBE Norfolk Design & VBE Construction

Developer & Contractor

WBE Neighbor Architects

Architecture / Design Team Lead

**WBE Maloney Properties** 

Property Manager

MBE RSEAssociates

Structural Engineering

MBE AS Collective

Landscape Architecture

WBE VvS Architects & Consul-

tants

Sustainability Consulting

**Zade Engineering** 

**MEPFP** 

WBE Samiotes Engineering
Civil Engineer

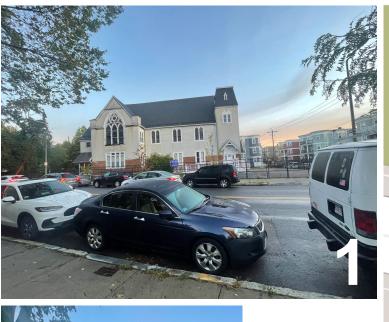
Fletcher Tilton

Zoning Attorney

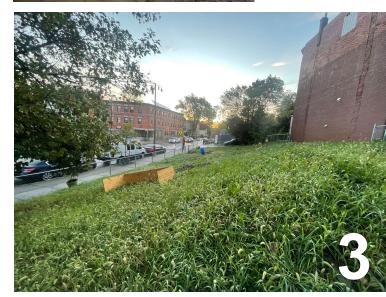




# **Site**



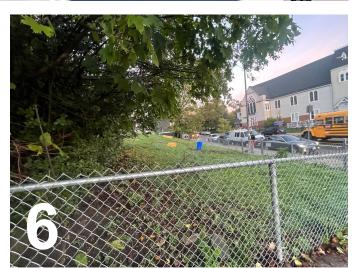










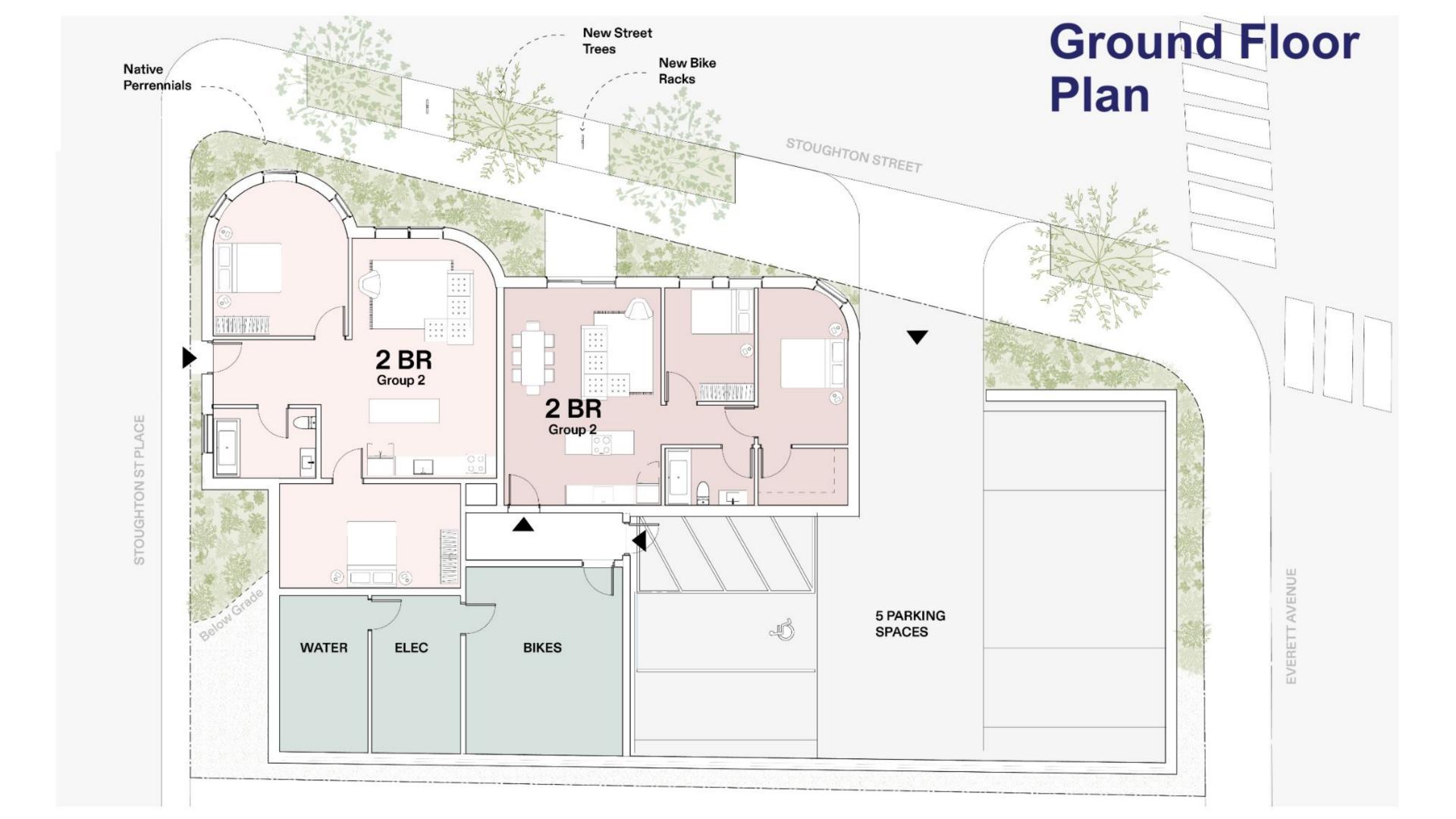


# **Space to Live**

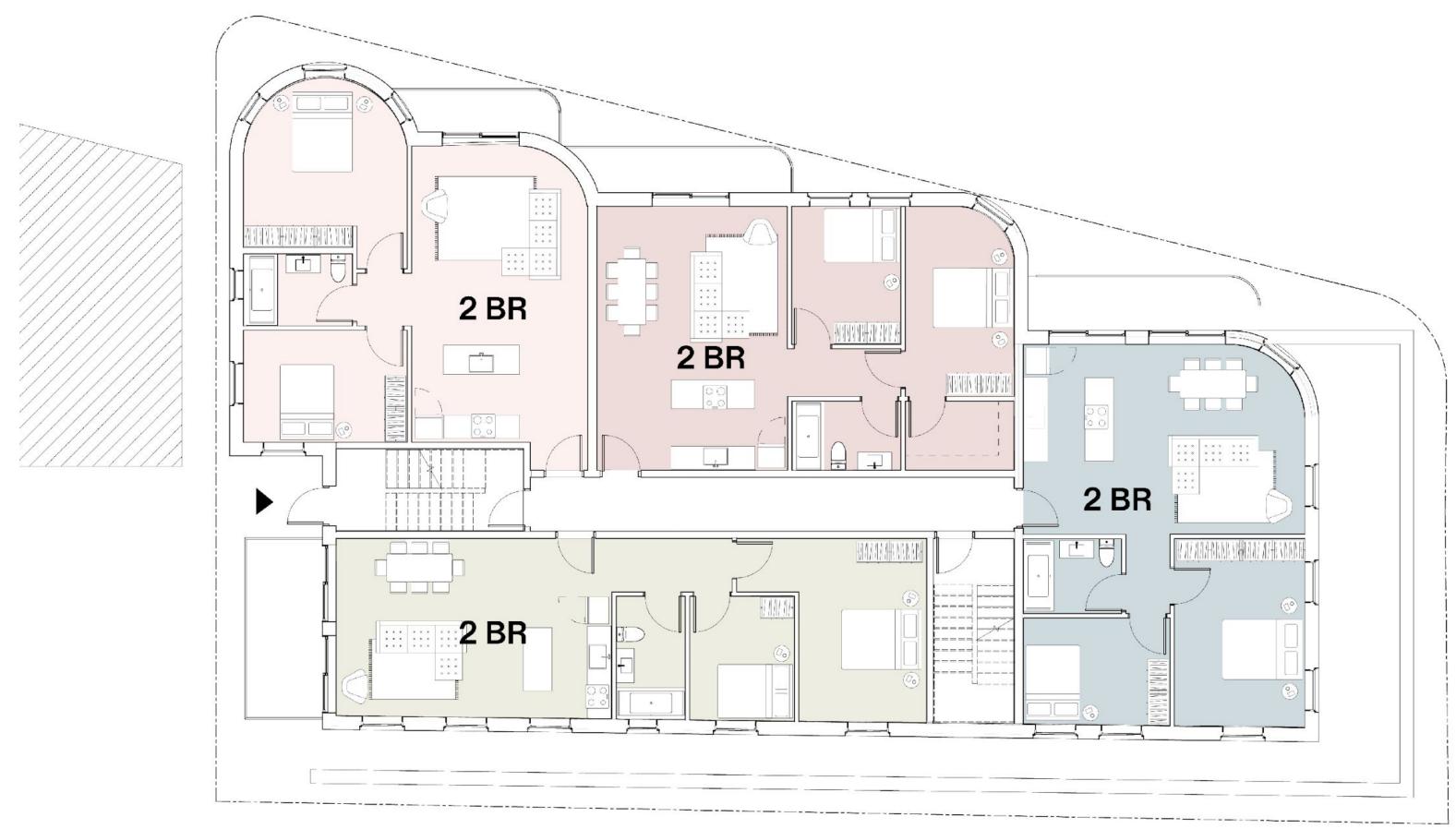
- 14 2-BR Units
- 6 Parking Spaces
- 14 Covered Bike Spaces
- Private balconies for each unit
- All electric heating and cooling
- Passive House
- PV ready
- Contextual Brick Façade
- Generous windows at all units
- Improved Public Realm







# Typical Upper Floor Plan





# INTRODUCTION TO NORFOLK

Norfolk Design & Construction

2014

Year Establish

Minority Business Enterprise

**Business Status** 

Veteran Business Enterprise Land Development

**Project Management** 

**Construction Management** 

**Commercial Construction** 

**Utility Construction** 



# **Development Team**



Education

Bachelor Degree in Construction
Management
Wentworth Institute of Technology 2007
Master Degree in Project
Management
Northeastern University

Experience

20+ Years of
Project /Construction Management

United State Marine Corp Veteran

Overseen \$160M Annual Capital Program

Real Estate / Development / Estimating



Education

Engineering
Boston University 2006
Master of Business Administration
University of Massachusetts Boston

19+ Years of
Project /Construction Management

Experience managing residential,
commercial and utility projects ranging
from \$500K to \$50M

Real Estate Professional



## Norfolk Relevant Experience



#### 353-359 Blue Hill Avenue Dorchester, MA

- 5 Affordable Unit
- Year Built: 2024-202
- 9 Bedroom
- Approximately 7,000 S
- Commercial Space
- Sustainability Focuses
- Integrated Desig



#### 91-395 Blue Hill Avenue

- 10 Affordable Uni
- Year Built: 2024-2025
- 10 Bedrooms
- Approximately 9,000 SF
- Commercial Space
- Sustainability Focused
- · Integrated Design



#### 30-36 Milfred Avenue Mattapan, MA

- 6 Affordable Unit
- Year Built: 2024
- Open Concept
- 12 Bedrooms
- Approximately 5500 SF
- Sustainability Focused
- Community Garden



Elmont Norwell Developmen Dorchester, MA

- 8 Affordable Units
- NHI Project
- Year Builty 2023 2024
- 22 Bedrooms
- Approximately 12,000 SI
- High Efficiency Plumbing & HVA Systems



#### Geneva Avenue Development Dorchester, MA

- 26 Affordable Units
- Year Built: 2024-2025
- 4 Buildings
- Approximately 24,000 SF
- Sustainability Focused
- Elevat



#### MIT McCormick Hall Cumbridge, MA

- Comprehensive modernization of 2 Dorms
- MEP/FP Infrastructure Upgrade
- Window & Facade Renovations
- · Interior Ungrad
- · Elevator Enhancemen



#### Elmont Norwell Development Dorchester, MA

- Affordable Units
- NHI Project
- Year Built: 2022-2023
- 14 Bedroom
- Approximately 7500 SI
- High Efficiency Plumbing & HVAC Systems



#### Scattered Sites Development Dorchester, MA

- 9 Affordable Units
- NHI Project
- Year Built: 2023—2024
- 22 Bedrooms
- Approximately 12,000 SF
- High Efficiency Plumbing & HVAC Systems



#### 23-25 Roseberry Road Mattapan, MA

- 2 Affordable Units
- Year Built: 2021
- 6 Bedrooms
- Approximately 3200 SF
- . High Efficiency Water Heater
- · High Efficiency Heating Systems
- 2 Garages



#### 8-10 Loring Place

- 2 Condorniniums
- Year Built: 2019
- 7 Redmams
- Approximately 1900 SF Each
- High Efficiency Water Heater
- High Efficiency Heating Systems
- 2 Car Driveway



#### Harvard Street Development Dorchester, MA

- 24 Affordable Units
- Year Built: 2024-2025
- 3 Buildings
- Approximately 29,000 SF
- High Efficiency Plumbing & HVAC Systems
- Integrated Design



#### The Dimock Center Roxbury, MA

- Dimock Z Building Repoyation
- (4) Floors Gut Renovatio
- Historical Preservation
- MEP/FP Infrastructure Upgrade
- Fac ade Restoration
- Pacade Restorati









# **Project Quality Showcase**











# Why Norfolk

#### **Experience**

10+ Years of Development Experience

• 60+ Affordable Homeownership Units

#### **Program**

• 14 Family Size Two-Bedroom units

• 6 Parking spaces

Private Open space for each unit

Bike Room

Passive House

#### Services:

- Developer /Construction Management
- Marketing

#### **Marketing / Execution**

- Collaborative Community Approach
- Fair Housing Marketing Process (lottery, fair housing)
- 22 Affordable Homeownership Units Completed

#### **Sustainability**

• Experience in Design / Execution of Passive House Projects

#### **Diversity, Equity & Inclusion (DEI)**

• +/- 60% Workforce Participation







64-66 Tampa St



Colchester St (A)



Colchester St (B)

# WELCOME HOME BOSTON PHASE 3

DEVELOPER DESIGN SUBMISSION PRESENTATION

GROUP B PARCELS: 64-66 Tampa St, Site 3 Colchester St (A), Site 4 Colchester St (B), Site 5

TAJ DEVELOPMENT, LLC

**STACK** architecture + development

#### **DEVELOPMENT TEAM**

Taj Stack WHB is a mission-driven joint venture formed by Taj Development and Stack Architecture & Development; two emerging MBE firms with deep roots in Boston's neighborhoods and a proven record delivering small-scale, missing-middle housing. After years of collaborating on projects across the city, we formalized our partnership to expand access to capital, scale our impact, and bring our shared commitment to equitable, sustainable development to the WHB3 sites.

Together, we combine Taj's strength in construction and small-project delivery with Stack's expertise in architecture, Passive House–level performance, and integrated project management. Our team's collective experience, spanning dozens of 1–40-unit developments, zoning relief in multiple neighborhoods, and partnerships with long-time landowners, gives us the technical depth, local knowledge, and operational discipline to deliver these homes on time, on budget, and with lasting community benefit. We are a unified team with tested working methods, complementary skills, and a shared mission: to build high-quality, contextual, attainable housing for Boston families.



CATRIEL TULIAN, AIA
STACK ARCHITECTURE, LLC

# **STACK** architecture

Architect (MBE):
Stack Architecture LLC
555 E 2nd Street
Boston, MA 02127
Jose Catriel Tulian - Owner
catriel@stack-arc.com
617.519.8643



GARY WEBSTER
TAJ DEVELOPMENT, LLC



General Contractor (MBE):
Taj Development LLC
49 Mather Street
Dorchester, MA 02124
Gary Webster, Jr. - Owner
tajdevelopmentllc@gmail.com
617.291.8524

### **TEAM EXPERIENCE**



32 Rockview Street, Jamaica Plain



810 Washington Avenue, Revere



2-8 Bowdoin Street, Dorchester



72-80 Fort Avenue, Roxbury





1-3 Lyford Street, Dorchester



36-38 Murray Hill Rd, Roslindale



49-51 Brown Avenue, Roslindale



512-514 Poplar Street, Roslindale

#### **DEVELOPMENT PROPOSAL**

#### **Purpose & Alignment:**

- Fully aligned with Development Submission goals, advancing feasibility, community benefit, and high-quality design.
- Three new two-family homes (six units total) expand attainable homeownership opportunities for Boston residents in a familiar neighborhood scale.

#### **Attainable Homeownership at 125% AMI:**

- Homes are intentionally sized, specified, and priced for first-time buyers at 125% AMI.
- Supported by Boston Home Center resources: down-payment assistance, classes, and a resident-preference lottery.

#### **Family-Forward Housing:**

- All units are **2-bedroom** homes that prioritize livability, functionality, and long-term family stability.
- Direct, individual entries and clear address identity support a sense of ownership and privacy.

#### **Responsive, Community-Driven Development:**

- Reflects local priorities: compatible scale, practical parking, preserved green space, and predictable neighborhood form.
- Straightforward, cost-efficient construction minimizes disruptions & supports long-term affordability.

#### **Economic & Workforce Impact:**

- Strong local and **M/WBE participation** commitments across design, construction, and maintenance.
- Paid **pre-apprenticeship placements** for neighborhood residents.
- · Procurement prioritizes nearby small businesses to keep investment in the community.

#### **Homebuyer Support & Long-Term Affordability:**

- Homes carry permanent income restrictions to preserve affordability over time.
- Free on-site **homebuyer readiness workshops** offered with BHC partners to prepare buyers for successful homeownership.



64-66 Tampa St



Colchester St (A)



Colchester St (B)



#### **Design Narrative**

- Contextual Design: Buildings blend into the existing neighborhood while enhancing community character and livability.
- Quality & Comfort: Homes stand out through durability, efficiency, and long-term sustainability.
- Team Expertise: Deep experience with MOH design standards, urban design, and resilient, sustainable housing.

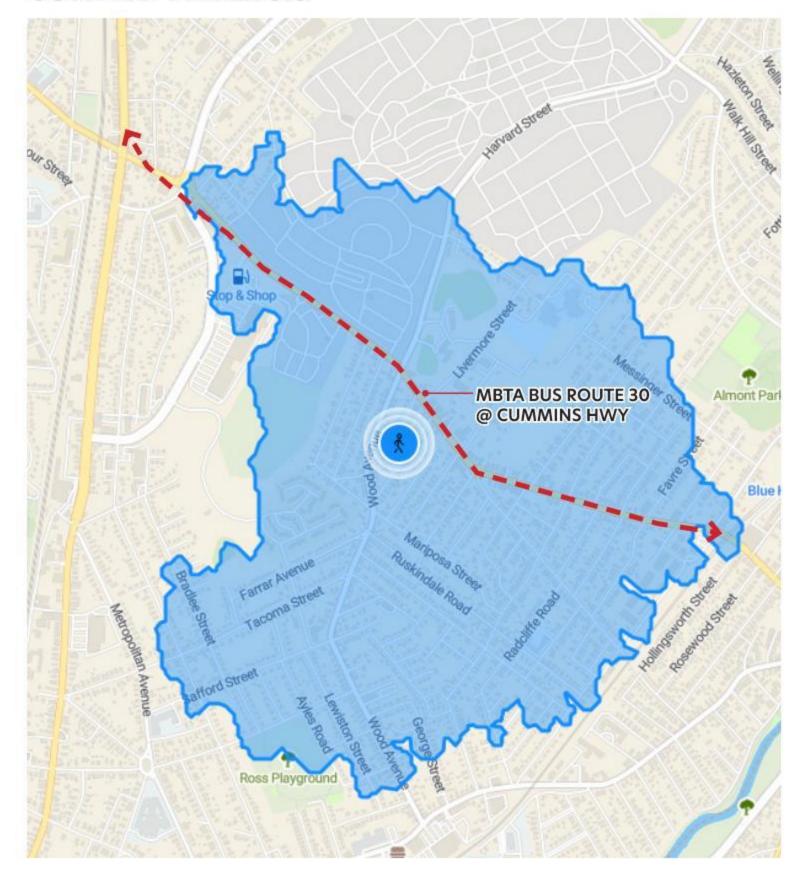
#### **Urban Design Highlights**

- Street Presence: Entries face the street; setbacks match context; porches and lighting reinforce the public realm.
- Neighborhood Fit: Two-family homes match local height, massing, and rhythm.
- Open Space & Parking: Rear/side parking only; usable private yards; no front-yard parking.
- Landscape & Trees: Native planting, permeable paving, and protection of mature trees.
- Public Realm: Sidewalks, paving, lighting, and street trees restored at project closeout.

#### Resilient & Sustainable Design

- **Exceeds Stretch Code:** Passive-first approach with airtight, compact, all-electric design.
- Efficient Systems: Heat pumps, ERVs, LED lighting, Energy Star appliances.
- Renewable Ready: Solar-ready roofs and pathways for future PV installation.
- Stormwater & Heat: Permeable paving, tree canopy, and infiltration on-site.

#### **CONTEXT ANALYSIS**





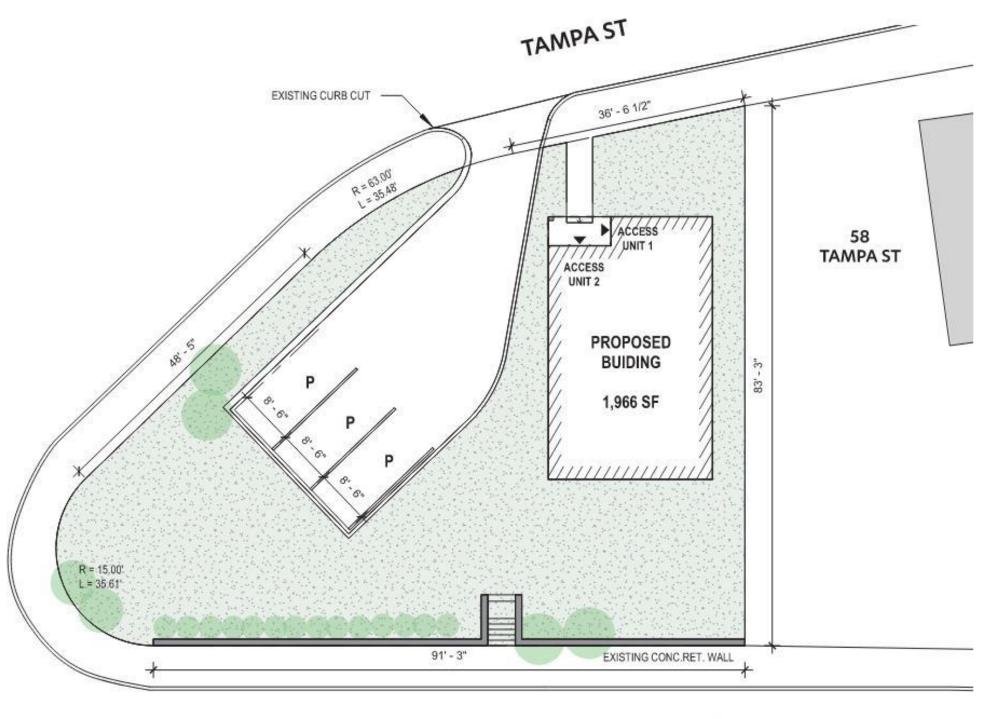


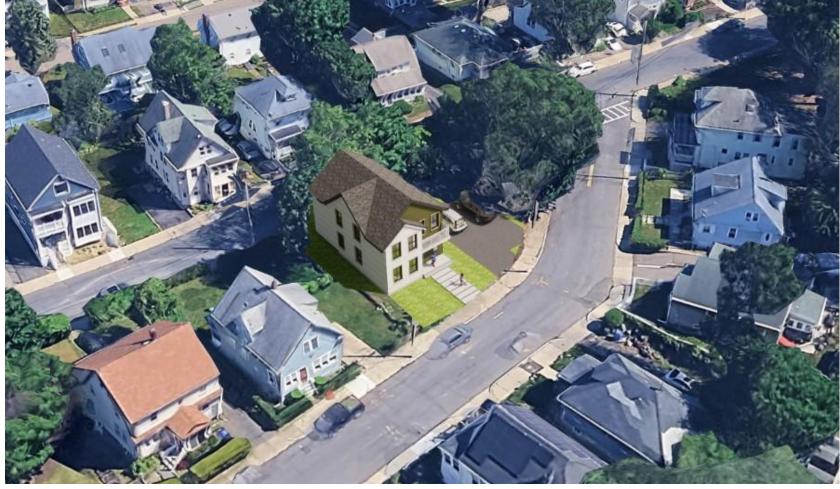
15 MIN. WALKING DIAGRAM

SITE MAP

#### SITE PLAN

#### **AERIAL VIEW & STREET WALL ELEVATION**







Gross Floor Area: 1,966 sf

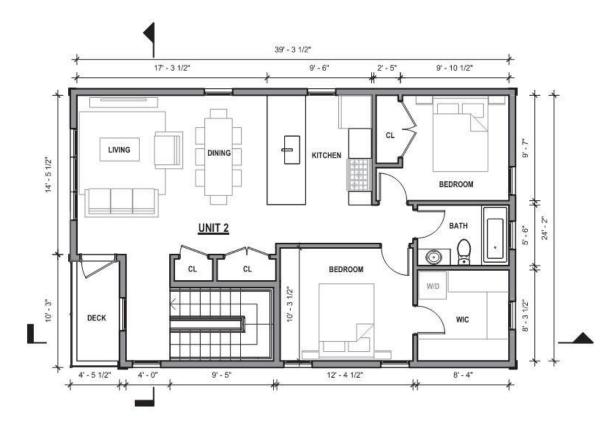
**Unit 1**: 874 sf **Unit 2**: 1,092 sf

SEMINOLE ST



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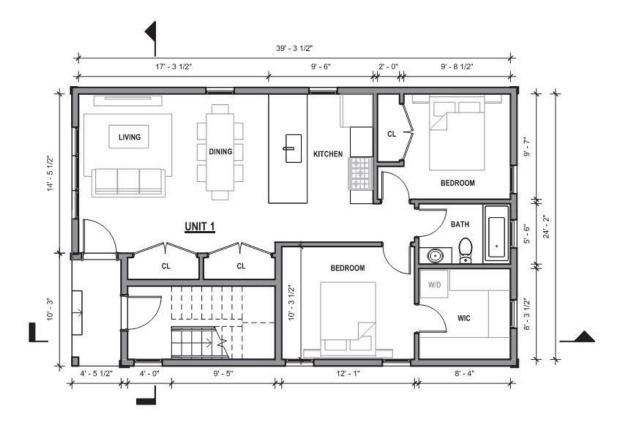
**NW ELEVATION** 

**SW ELEVATION** 

EEVEL 2
11'-0"

LEVEL 1
1-2"

LEVEL 2



SECTION 02 SECTION 01

LEVEL 1

64-66 Tampa St, Site 3

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#### Colchester St (A), Site 4



#### Colchester St (B), Site 5



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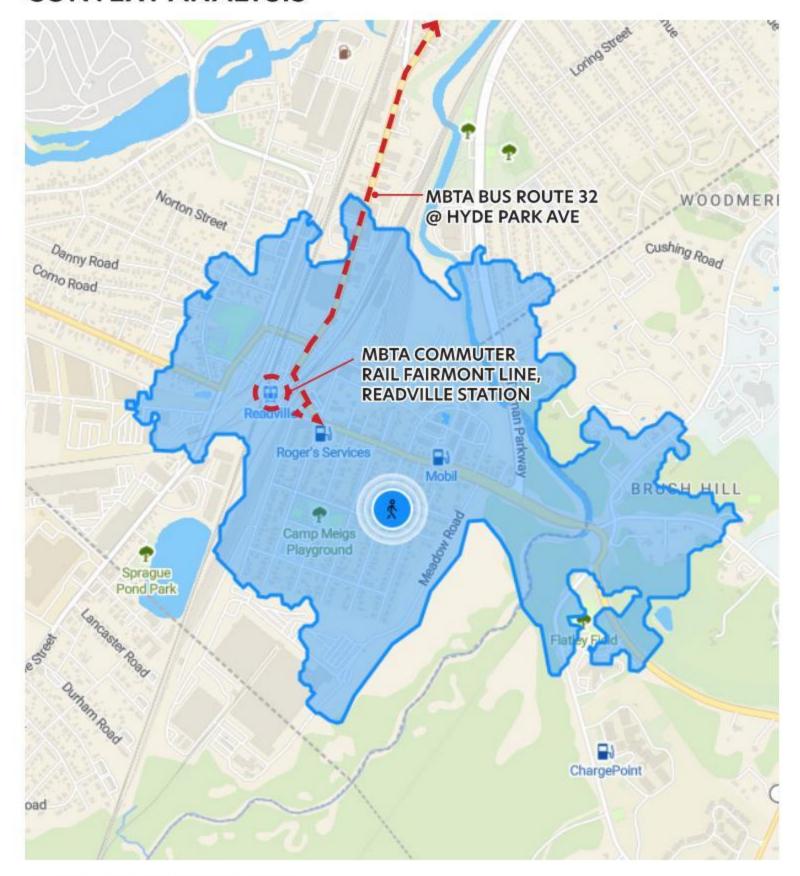
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#### **CONTEXT ANALYSIS**



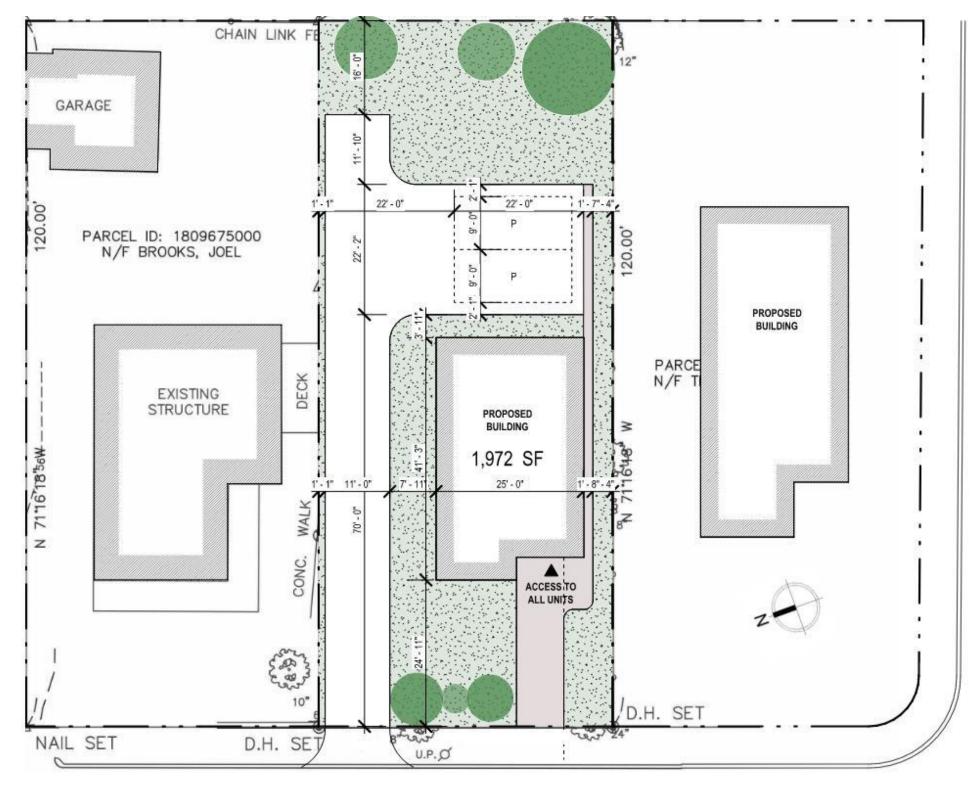




15 MIN. WALKING DIAGRAM

SITE MAP

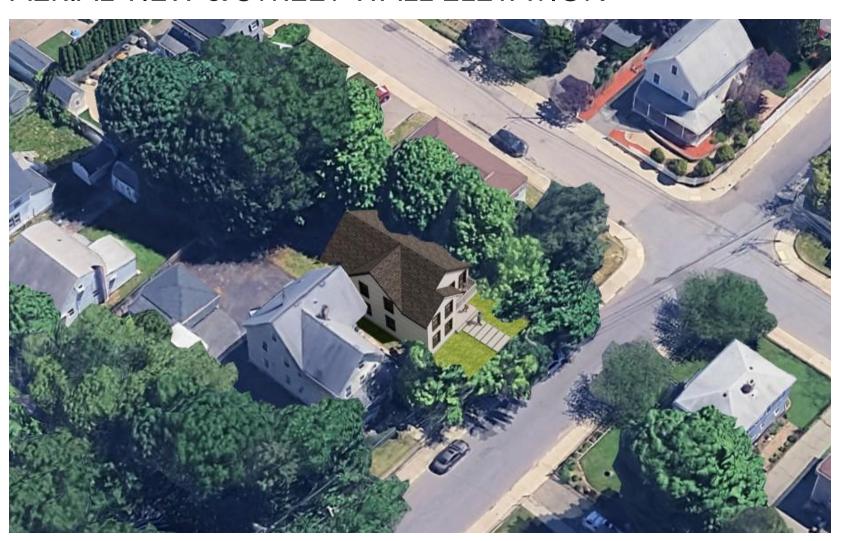
#### SITE PLAN



Gross Floor Area: 1,972 sf

**Unit 1:** 883 sf **Unit 2:** 1,089 sf

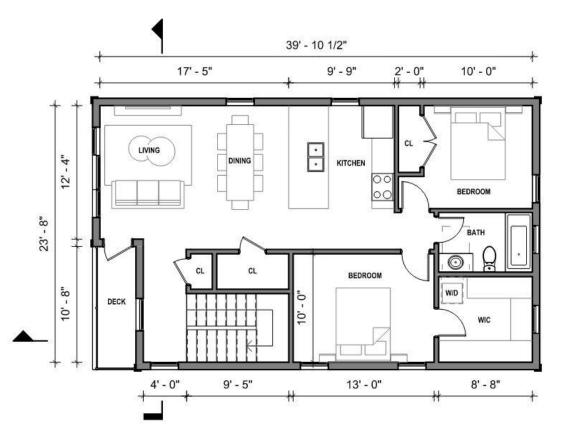
#### **AERIAL VIEW & STREET WALL ELEVATION**





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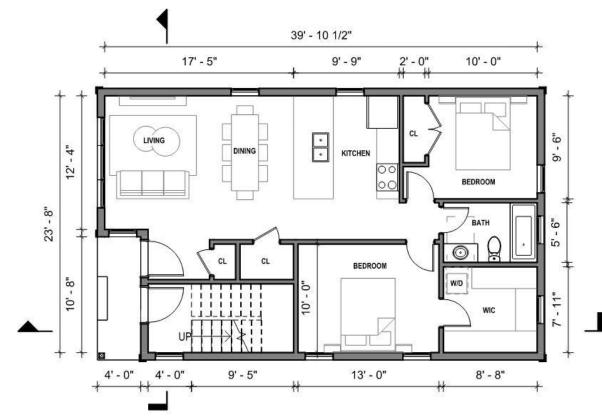


#### **WEST ELEVATION**

**SOUTH ELEVATION** 



LEVEL 2



SECTION 02 SECTION 01

LEVEL 1

Colchester St (A), Site 4

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#### SITE PLAN

#### 50' - 0" NAIL IN FE NAIL SET IN FENCE POST 50.00' W 50.00' CHAIN LINK FENCE 5' - 4" 11' - 0" 25' SARAGE PARCEL ID: 1809675000 N/F BROOKS, JOEL 110'-0" LAWTON ST. EXISTING STRUCTURE ACCESS UNIT 2 PROPOSED BUILDING 2,008 SF ACCESS UNIT 1 22' - 10" CONC. S.B.C. FOUND -55 NAIL SET D.H. SET 50' - 0" COLCHESTER ST. Gross Floor Area: 2,008 sf

#### **AERIAL VIEW & STREET WALL ELEVATION**





**Unit 1:** 1,004 sf **Unit 2:** 1004 sf



Colchester St (B), Site 5

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#### **OUR VISION DELIVERS:**

- CONTEXTUAL DESIGN
- NEIGHBORHOOD EXPERIENCE
- SUSTAINABLE CONSTRUCTION
- DIVERSE TEAM

THANK YOU!







#### PLEASE BRIEFLY INTRODUCE YOURSELF:

• Your Name & Your Neighborhood

#### **PROMPTING QUESTIONS:**

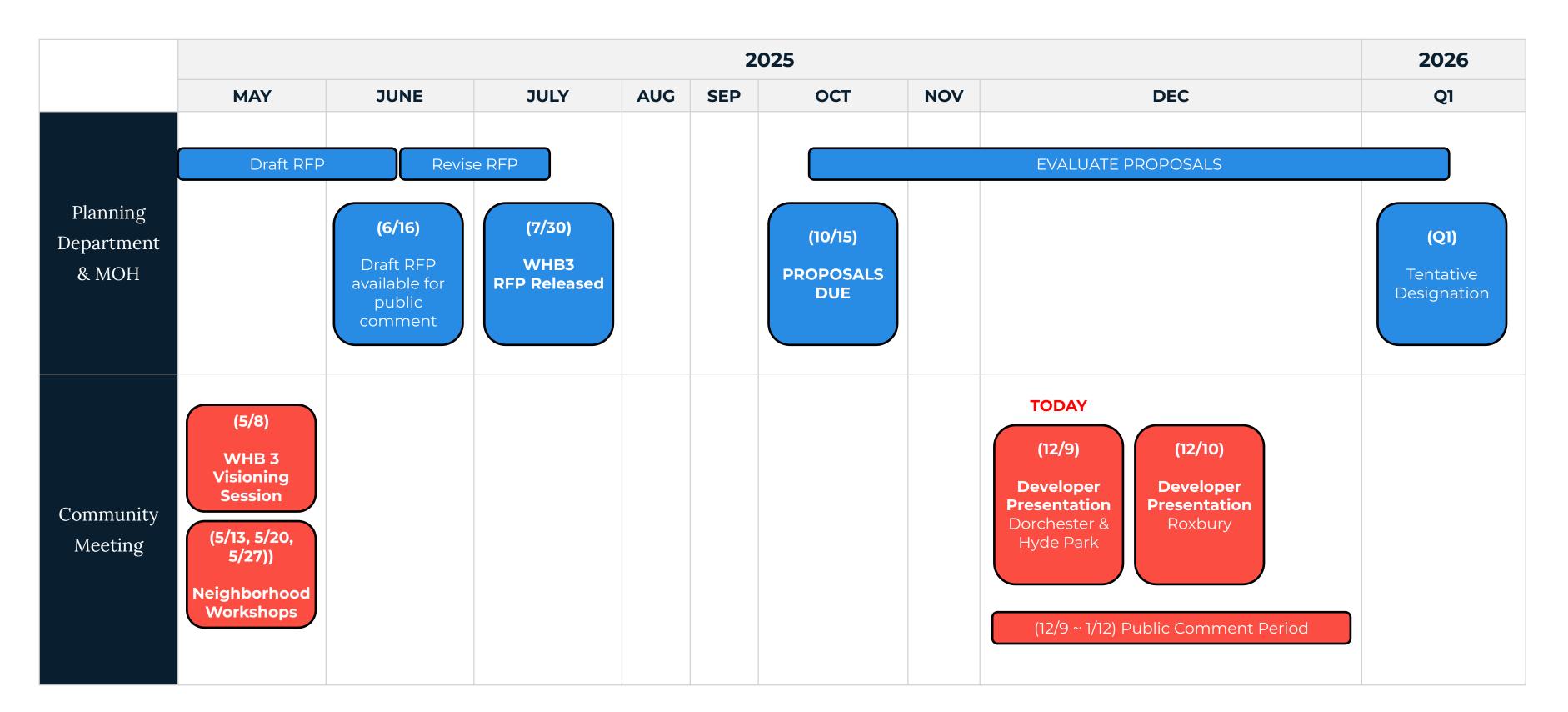
- How do the proposals balance creation of homeownership opportunities with thoughtful stewardship of the features on each site?
- Are the design decisions understandable given the RFP goals and site constraints?
- Based on what you heard, does the developer seem prepared to deliver the project on time and as described?





# TIMELINE / NEXT STEPS





<sup>\*</sup>Timeline is tentative and subject to change

# THANK YOU

## **HAVE QUESTIONS?**

**YOON CHA** 

Senior Real Estate Development Officer,

Planning Department

yoon.cha@boston.gov

**PROJECT WEBSITE** 



bosplans.org/WHB3