

# BYENVENI LAKAY OU, BOSTON FAZ 3

Prezantasyon Devlopè yo  
Dorchester and Hyde Park  
9 Desanm 2025



*Biwo Majistra pou Lojman  
(Mayor's Office of  
Housing)  
Depatman Planifikasyon*





# ENTÈPRETASYON AK TRADIKSYON

---

## LANG KI DISPONIB

- Anglè
- Espanyòl
- Kreyòl Cape Verdean
- Kreyòl ayisyen
- Vyetnamyen

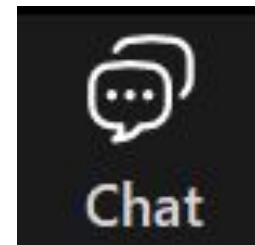


## DYAPOZITIV KI TRADUI YO

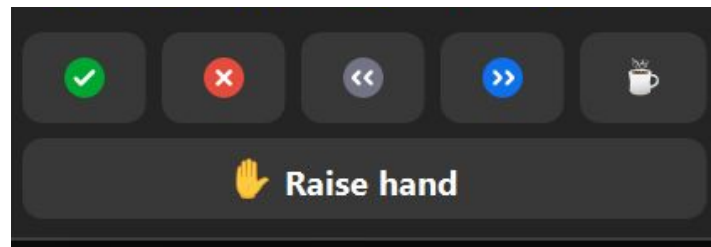
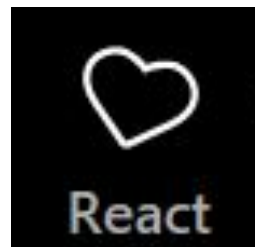
<http://bosplans.org/WHB3Slides1209>



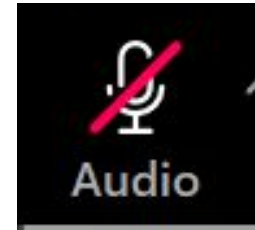
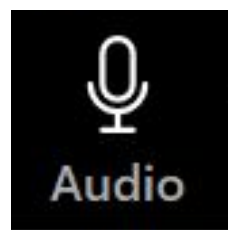
# KONSÈY POU ZOOM



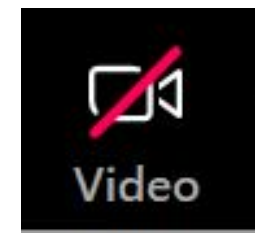
Itilize opsyon tchat la pou w ekri yon kòmantè oswa pou w poze yon kesyon a nenpòt ki moman – anplwaye vil la pral kontwole (oubyen sipèvize) tchat la



Pou w leve men w, klike sou "Participants (Patisipan)" anba ekran w lan, epi apre sa a chwazi opsyon "Raise Hand (Leve Men)" an nan kaz patisipan an



Mete/Retire sou silans - N ap mete patisipan yo sou silans pandan prezantasyon an - moun k ap anime a gen pou l retire w sou silans pandan konvèsasyon an si ou leve men w epi se tou pa w pou w pale



Pou ouvri videyo ou: Aktive videyo ou/Pou fèmen videyo ou: Dezaktive videyo ou



**TANPRI EDE NOU ASIRE KE KONVÈSASYON SA A  
SE YON EKSPERYANS KI AGREYAB EPI PWODIKTIF POU TOUT MOUN KI  
PREZAN.**

- Respekte tan tout moun
- Sèvi ak pawòl dous
- Kenbe diskisyon an konsantre sou sijè a
- Rete an silans jiskaske yo rele w  
(sèvi ak fonksyon "Leve Men" nan Zoom pou kòmantè oswa kesyon)
- Tanpri limite repons yo a de minit oswa mwens.
- Tann pou w poze lòt kesyon jouk lè tout lòt moun fin gen chans yo
- Si nou pa kapab reponn kesyon ou aswè a, tanpri mete kòmantè ou yo sou sit entènèt pwojè a: (lyen) oswa voye imèl bay [yoona.cha@boston.gov](mailto:yoona.cha@boston.gov)



# LIS SIJÈ YO

---

## OBJEKTIF REYINYON JODI A

*Diskite kijan chak pwopozisyon reponn ak priyorite kominote a nan a RFP a. Nou mande pou kòmantè yo konsantre sou fason chak ekip te reponn ak priyorite sa yo ak objektif jeneral pou kreye nouvo opòtinite pou vin pwopriyetè kay sou tè ki se pwopriyete vil la.*

- 1 BYENVENI LAKAY OU, APÈSI BOSTON FAZ 3**

---
- 2 REZIME PWOPROZISYON YO**

---
- 3 EKIP DEVLOPÈ YO**

---
- 4 Kesyon ak Repons**

---
- 5 SA NOU DWE FÈ APRE SA AK LYEN KI PI ENPÒTAN YO**

---



# BYENVENI LAKAY OU, APÈSI BOSTON FAZ 3

---

1



# BATI SOU TÈ KI POU VIL LA



Dispozisyon se fason Boston devlope teren vid oswa teren ki pa byen itilize ke vil la posede pou kreye itilizasyon ki pi abòdab, ekitab, ak rezistan





# BYENVENI LAKAY OU, BOSTON



*Inisyativ pou ede moun k ap viv Boston ki pa gen anpil lajan oswa ki gen mwayen, vin posede kay pa*

*yo*

- Nouvo apatman gwo ase pou fanmi yo konstwi sou tè ki pou vil la
- Fè l pou pa gen twòp moun, epi fè l ale ak jan katye a ye



## **PREMYE ETAP (2022) AK DEZYÈM ETAP**

**(2023):**

- 80 - 100% kay ki gen revni mwayèn (Area Median Income, AMI)
- 144 Inite Dorchester ak Roxbury



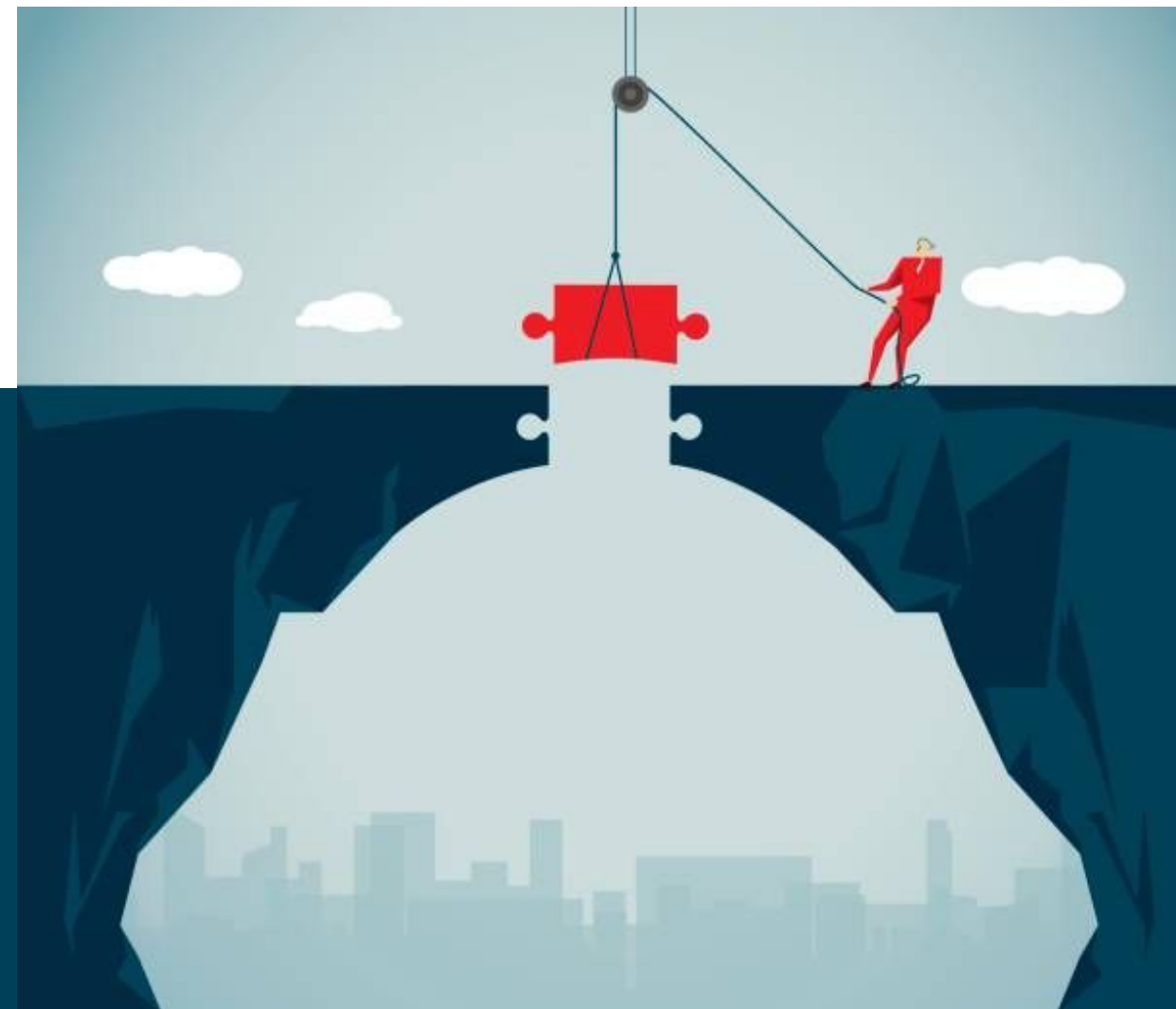


# "SA KI PA LA NAN MITAN AN"



*Gen plis moun kounye a ki vle achte kay, men yo pa kalifye pou  
kay leta mete kondisyon sou revni,  
epi yo pa gen ase lajan pou peye kay ki vann abityèlman sou  
mache a*

Pri Vant Maksimòm pou yon  
kondominyòm 2 chanm, 100% AMI, nan  
Boston (2024)  
**\$348,088**



Pri vant mwayèn yon kondominyòm 2  
chanm k ap vann nan pri nòmal nan  
Boston (2024)  
**\$790,000**



# APWÒCH FAZ 3 WHB LA

---

1

**Ogmante opòtinite pou achte "entèmedyè"**

(kay ki touche ant 120 ak 135% nan AMI)

2

**Angajman kominotè vil la ap dirije ak dilijans preliminè**

3

**Eksplwatasyon teren piblik**

4

**Ankouraje inovasyon nan metòd konstriksyon lojman**

## KÒMANTÈ KOMINOTE A

### **Priyorite Katye yo**

- bay espas pakin ki pa nan lari a
- prezève pyebwa ki byen grandi yo ak espas vèt yo

### **Preferans Moun Ki Ap Achte Kay Premye Fwa Yo**

- volonte pou sakrifye kèk karakteristik dezirab an favè yon pri inite ki pi ba
- Espas prive deyò agreyab, lojman ki pi laj, ak pakin ki pa nan lari a
- bezwen pou inite ki aksesib

### **Sansibilizasyon**

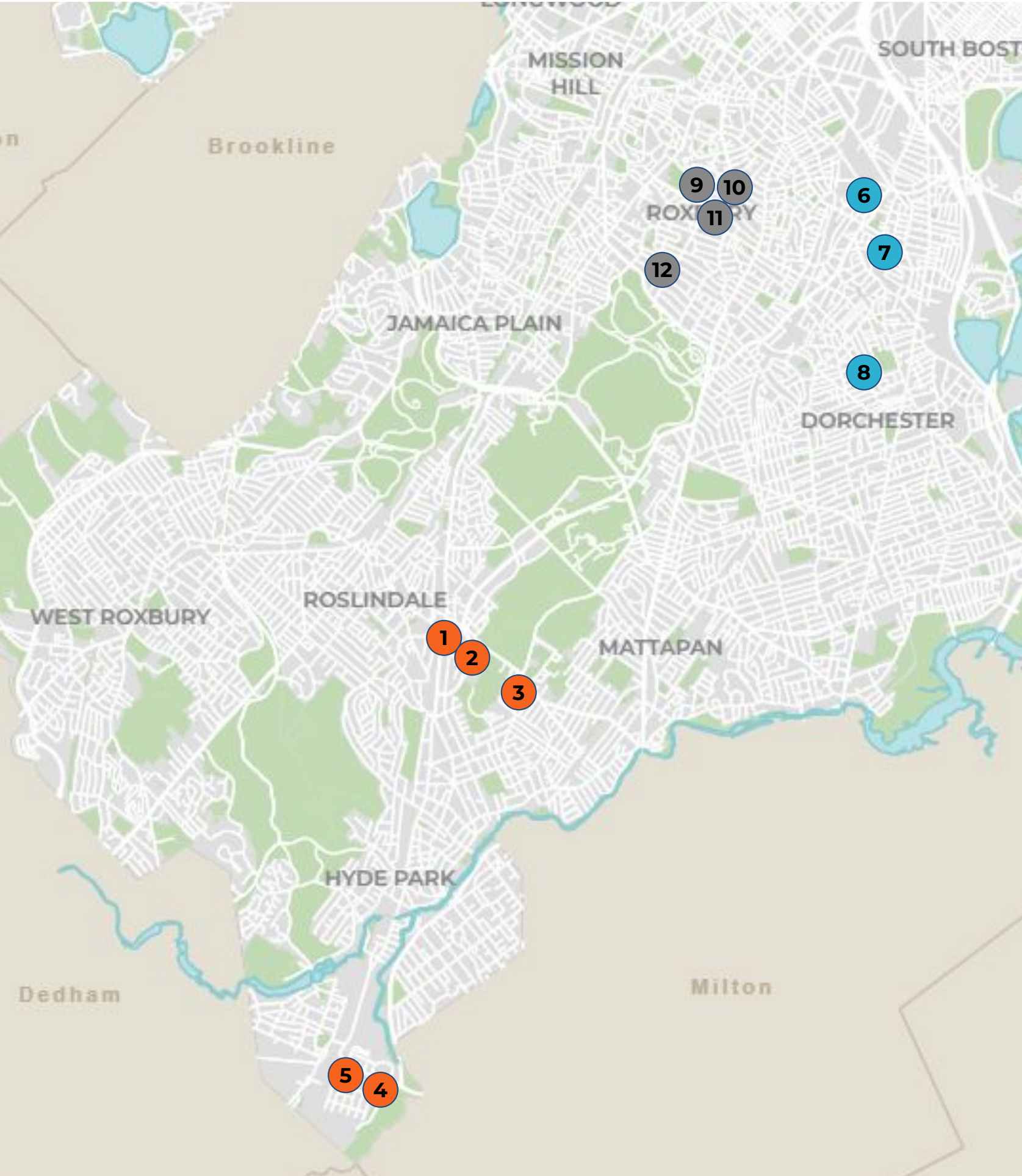
- (4) Reyinyon kominotè vityèl
- Premye Sondaj Sou Kay La
- Sensibilizasyon nan mitan konseye minisipal yo, reprezantan leta yo, asosyasyon katye yo ak rezidan yo
- Jounal lokal, kanpay imèl an mas nan katye a, medya sosyal, voye kat postal, kanpay pòt an pòt



# SIT WHB 3 RFP

Sit	Adrès Postal	Evalye Idantite	Zòn (sf)	Valè Estime	Katye
1	8 Eastman St	0703788000	4,599	\$300,000	Dorchester
2	63 Stoughton St	1301368000	1,949	\$300,000	
	1 Everett Ave	1301369000	3,537		
3	64 Tampa St	1803419000	3,178	\$325,000	Hyde Park
	66 Tampa St	1803418000	3,385		
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	Roxbury
7	11-13 Catawba St	1201146000	5,570	\$300,000	
8	14 Catawba St	1201610000	4,950	\$300,000	
9	100 Ruthven St	1203160000	5,394	\$300,000	

- 9 sit nan Dorchester, Roslindale, Hyde Park ak Roxbury
- Tè vid ki gen ant 3,000 a 7,000 pye kare nan katye kote moun rete
- Devlopè yo ka reponn ak youn oubyen plizyè sit alafwa.





# WHB3 RFP: OBJEKTIF DEVLÒPMAN



Lojman kalite siperyè ki fèt pou moun k ap achte yon kay pou premye fwa epi ki gen yon revni ant 120 ak 135% nan AMI.

- Pri lavant inite a nan limit yo estime pouvwa acha maksimòm nan (\$500,000 a \$600,000)
- Preferans pou pri lavant ki pi ba
- Apatman ki gen 0 a 3 chanm yo otorize, preferans pou apatman ki gen 2 chanm yo.



## Ankouraje Devlopman Kontekstyèl

- Desen an pran an kont echèl ki egziste deja a ak karaktè achitektiral kontèks ki anviwonnen li an.
- Suiv Direktiv Konsepsyon RFP yo



## Entegre Kòmantè Kominote a

- Reflete priyorite kominote a yo te idantifye pandan reyinyon piblik la epi rezime nan seksyon "Kòmantè Kominote a".
- Preferans pou trete priyorite ak preferans yo idantifye yo avèk siksè



## Fè Pwomosyon pou Inovasyon nan Distribisyon konstriksyon Lojman Yo

- Sèvi ak metòd konstriksyon inovatè oswa modèl distribisyon an pou diminye depans, reta ak enpak konstriksyon an
- Preferans pou entegre inovasyon pou kreye yon ekosistèm distribisyon lojman ki pi enklizif, efikas epi ki rezistan



# KRITÈ EVALYASYON KONPARATIF



## 1. **Kapasite pou egzekite**

Mezi kalifikasyon ekip devlopman an, eksperyans ki enpòtan an, ak kapasite li pou delivre pwojè pwopoze a jan yo prezante l la ak nan delè a.

## 2. **Konsèp Devlopman**

Aliyman pwogram pwojè pwopoze a ak Objektif Devlopman yo

## 3. **Konsepsyon Iben Eksepsyonèl ak Dirablite**

Aliyman vizyon, konsepsyon, ak pwogram pwojè a avèk Gid Konsepsyon Iben yo, Gid Konsepsyon Rezilyan ak Dirab yo, ansanm ak egzijans zonaj ak regilasyon yo.

## 4. **Fòs Plan Finansye a**

Fòs ak viabilité plan finansman an, ansanm ak eksperyans ekip devlopman an nan finansman pwojè ki gen menm konpleksite a.

## 5. **Plan Divèsite, Ekite ak Enklizyon ("DEI") (25%)**

Klarte ak fòs Plan DEI pwopone a pou kreye opòtinite enpòtan ak reyalizab pou moun ki gen koulè, fanm, ak M/WBE nan tout faz pwojè a.



# REZIME PWOPOZISYON YO

---

2



# DIFERANS NAN PWOPOZISYON AN



#	Pwomotè (antite ki pwopoze pwojè a)	Sit Dorchester ak Hyde Park yo					Sit Roxbury yo			
		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				



# PREZANTASYON EKIP DEVLOPÈ A

---

3





# Ambry Development

---





# AMBRY

---

DEVELOPMENT

## WELCOME HOME BOSTON

### PHASE 3

COMMUNITY PRESENTATION | DORCHESTER

DECEMBER 9, 2025

---



# 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



**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



**Dr. Agnes Vorbrott, AIA**  
Principal  
VVS | Sustainability Consultant



**Matt Grosshandler**  
VP of Operations  
Bald Hill Builders



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





# ABOUT US

## 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.

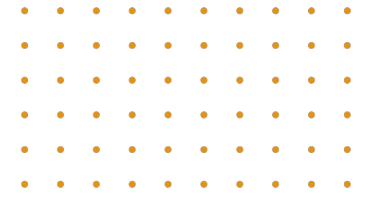
Currently, Ambry is the tentatively designated developer of 34 Wales Street through the Mayor's Office of Housing Welcome Home Boston, Phase 2 properties located in the Mattapan and Dorchester neighborhoods of the City of Boston. The proposed development consists of twelve (12) homeownership units on 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.

Source: Welcome Home, Boston - Phase 3 RFP\_pg.9

8 EASTMAN STREET



SITE #1 - REGULATIONS  
8 EASTMAN STREET | LOT SIZE 4,599 SF | 1 PARCEL



UNIT TYPE	UNIT SF	UNIT COUNT
STUDIO	450	2
1 BEDROOM	594	2
2 BEDROOM	839	6
TOTAL	—	10





View from Eastman Street

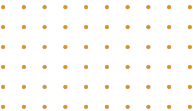


View from Columbia Road looking southwest towards Eastman Street

# 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	~	~

Lot Size: 4,599 SF

Building Footprint: 3,325 SF

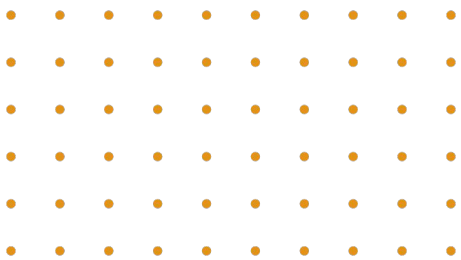
Gross Floor Area: 8,174 SF SF

Total Unit Count: 10 Units



# ELEVATIONS

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



EASTMAN STREET - NORTH ELEVATION



0' 5' 10' 20' 40'  
SCALE: 1/8" = 1'-0"

EAST ELEVATION



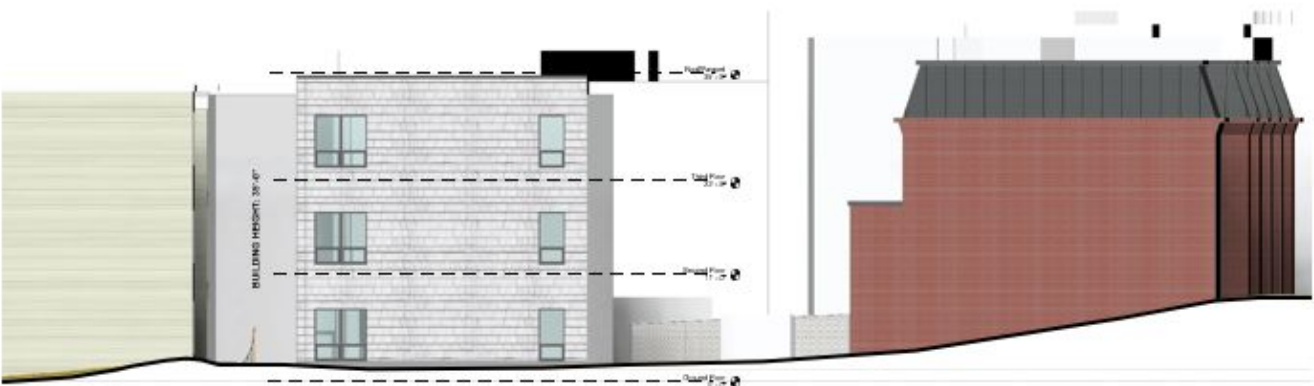
0' 5' 10' 20' 40'  
SCALE: 1/8" = 1'-0"

WEST ELEVATION



0' 5' 10' 20' 40'  
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION



0' 5' 10' 20' 40'  
SCALE: 1/8" = 1'-0"



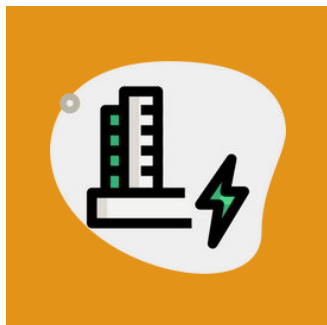
# SUSTAINABILITY + LANDSCAPE STRATEGY

## 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



ARCHITECTURE  
URBAN DESIGN

## ARCHITECT

Studio Luz Architecture  
MWBE



## GENERAL CONTRACTOR

Bald Hill Builders  
WBE

## DR. AGNES VORBRODT

### SUSTAINABILITY CONSULTANT

VvS  
WBE

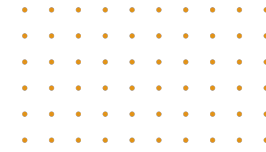
## MICHAEL VALDEZ

### GRAPHIC DESIGNER

RFP Graphic Designer  
Minority-owned Company

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:**





# 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

---





## BOLD VISION REAL ESTATE SOLUTIONS, LLC



Development Proposal  
Tampa Street Project, Boston, MA





**Carline Chery**

**BOLD VISION  
REAL ESTATE  
SOLUTIONS, LLC**



**Lucian Mcpherson**



**MCPHERSON  
DEVELOPMENT**



**Kevin Mapp**



**David King**



**David L. King Architects Inc.**



**Elton Elperin**



**Joshua Pompilus**



## Diversity and Inclusion:

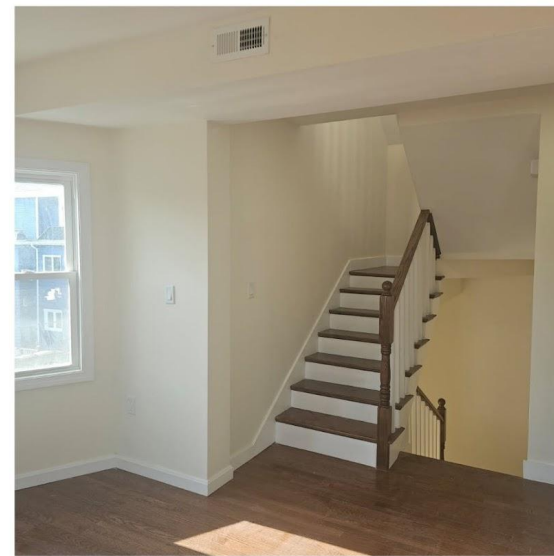
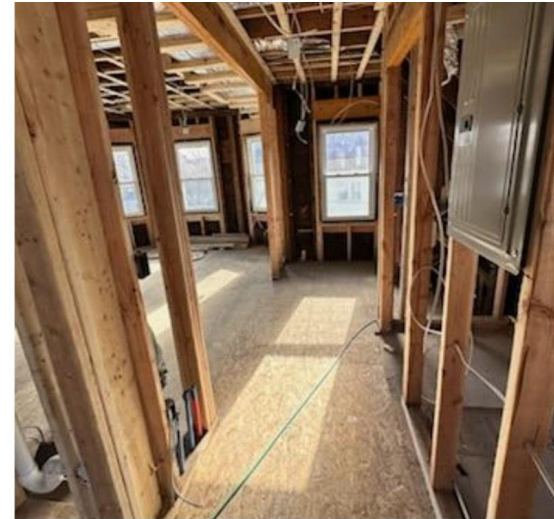
Both the developer on our team, and the contractor are operated by persons of color. Carline lives in Hyde Park and the Mcpherson Development is a certified MBE. Furthermore, our Team commits to engaging as many W/MBEs as possible throughout the project.

## Project Team

# Tampa Street Project, Boston, MA



# BOLD VISION REAL ESTATE SOLUTIONS, LLC



## 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.



# BOLD VISION REAL ESTATE SOLUTIONS, LLC



## 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

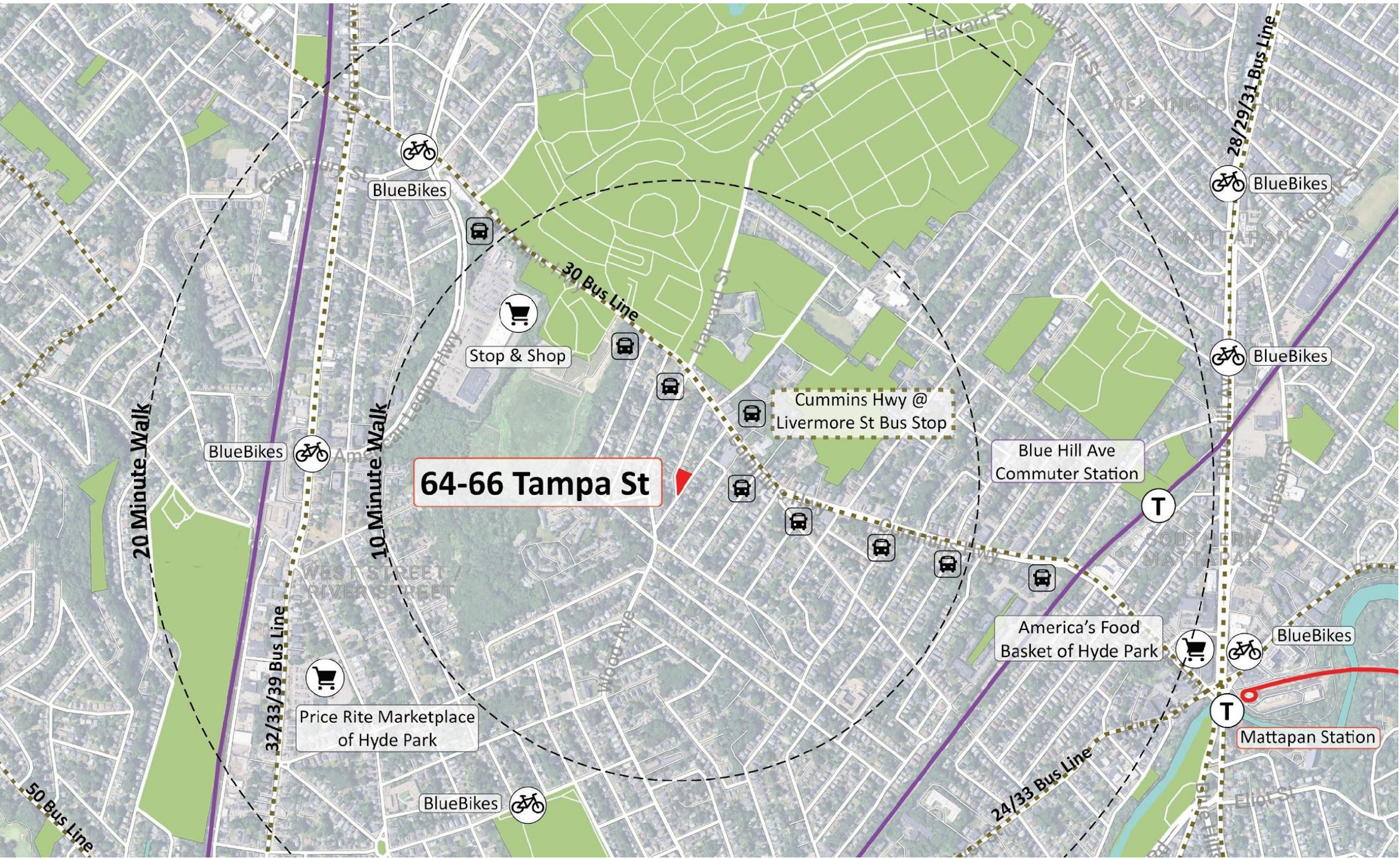


## LEED Addition / Renovation

- 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





Neighboring Houses on Tampa Street

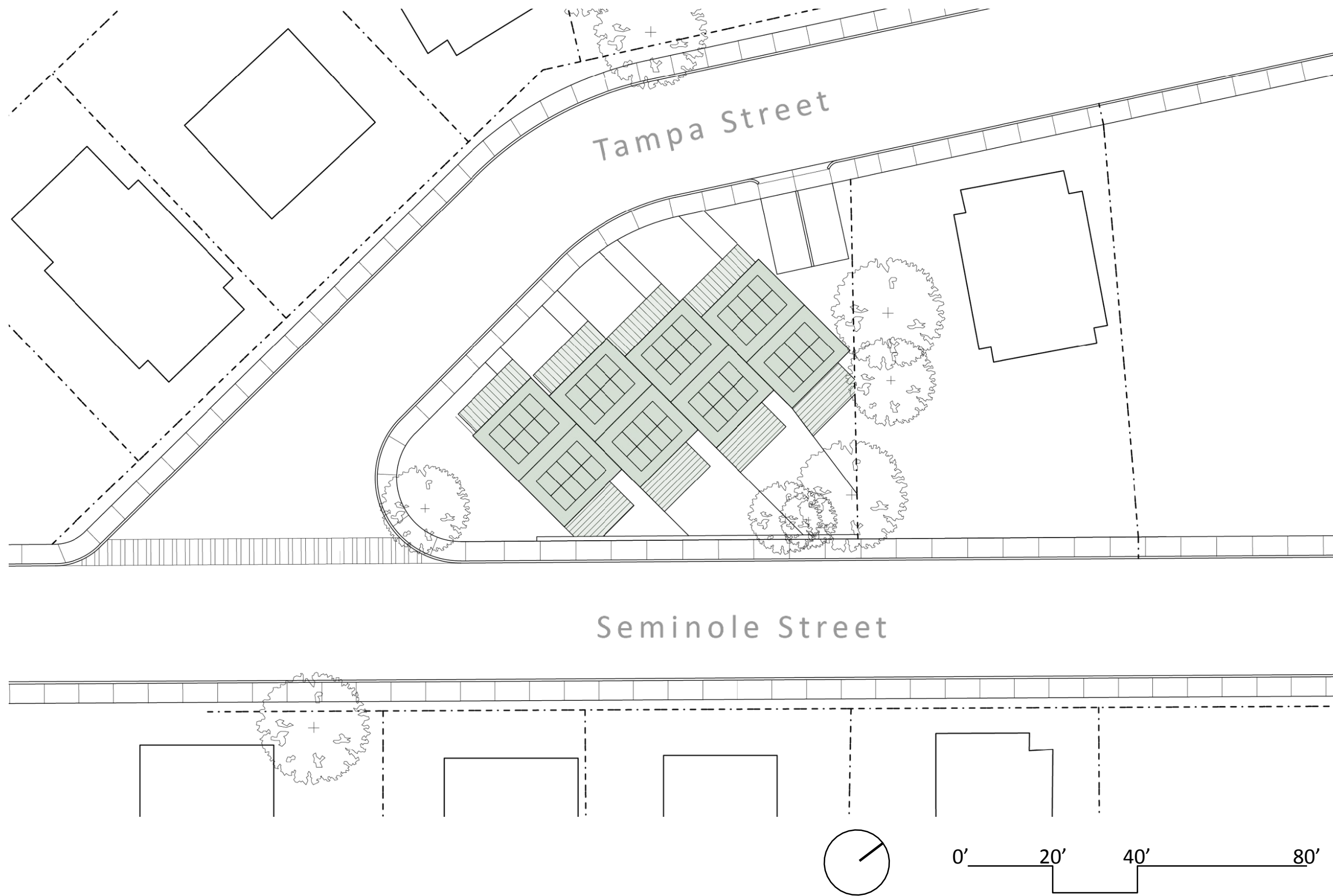


- The building reflects the scale of the neighborhood, and echo features of surrounding houses, such as gable roofs and front porches

Neighborhood Context

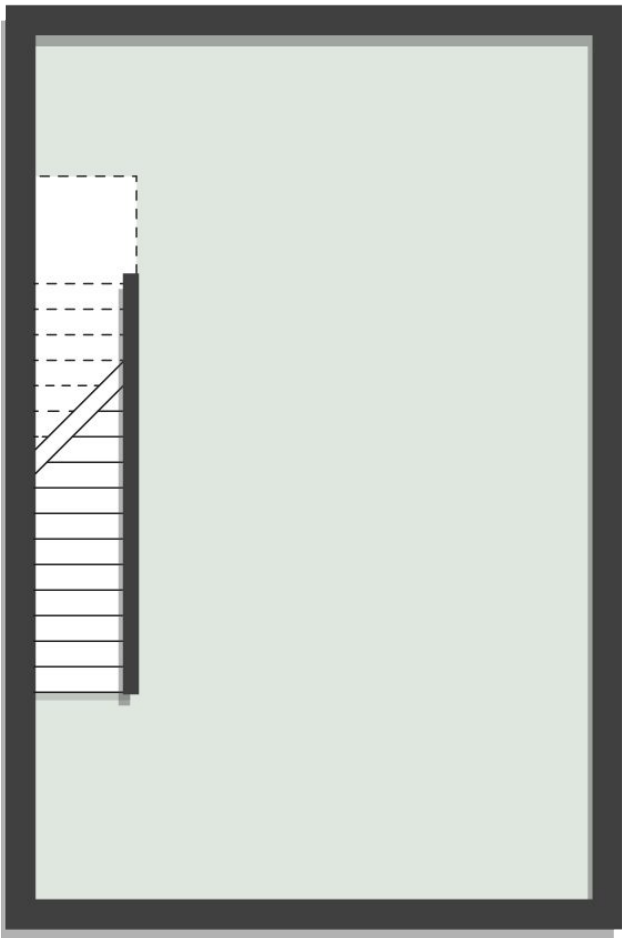
Tampa Street Project, Boston, MA



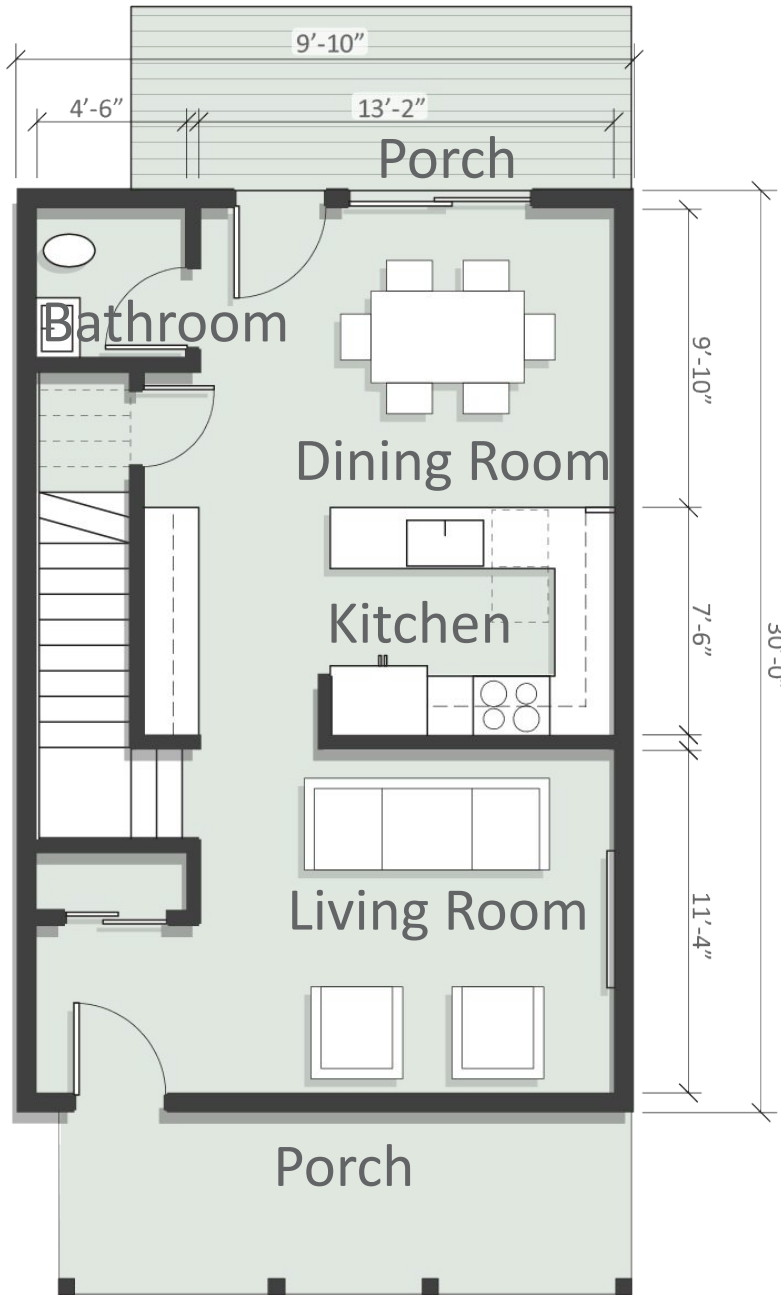


Site Plan  
Tampa Street Project, Boston, MA

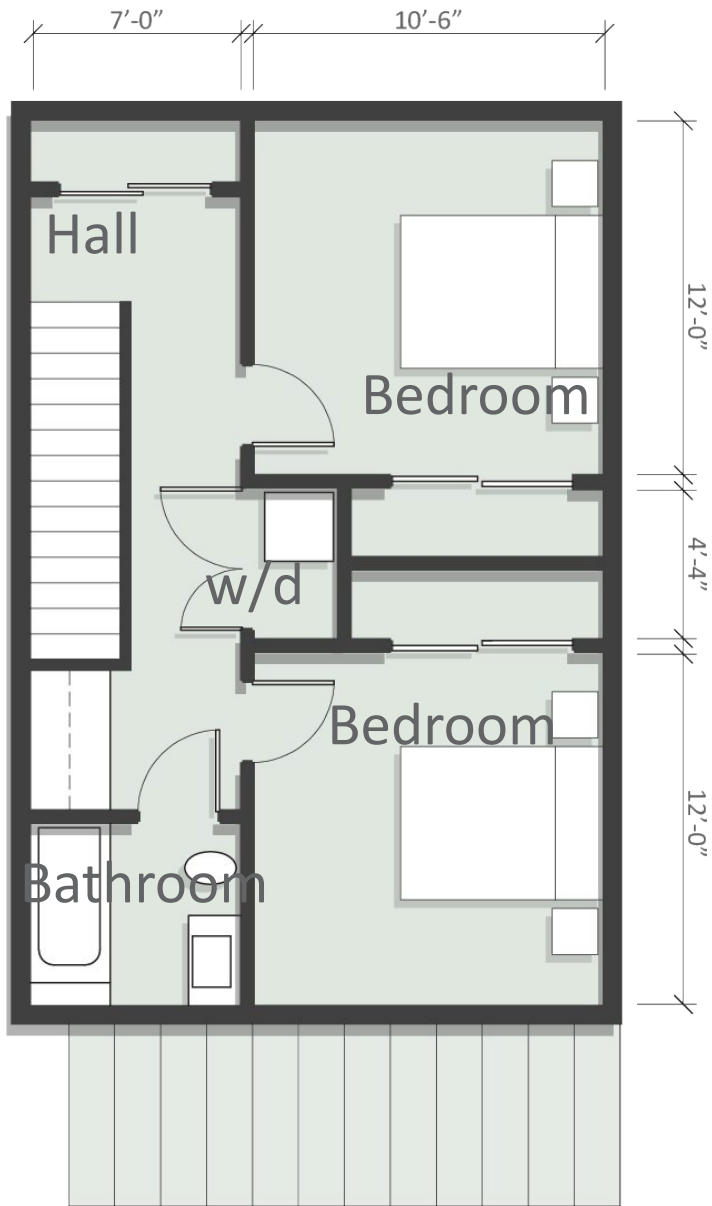




Basement



First Floor



Second Floor

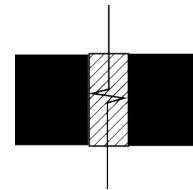
Floor Plans

Tampa Street Project, Boston, MA



# BOLD VISION REAL ESTATE SOLUTIONS, LLC

- Solar Ready Roof
- Combination of Ext / Int Insulation
- Reduced Thermal Bridging
- Heat Pumps for Heat-ing and Cooling

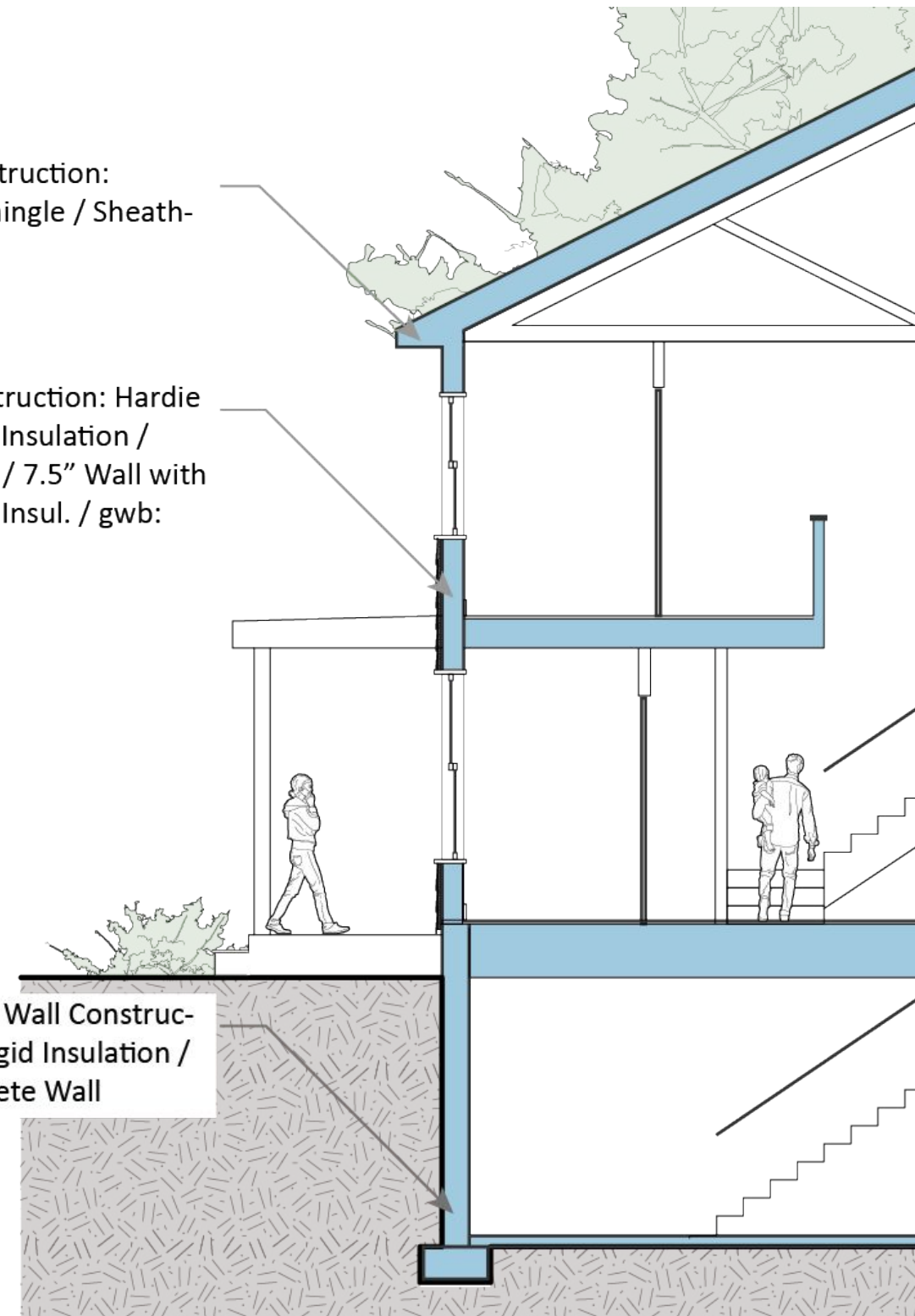


David L. King Architects Inc.

Roof Construction:  
Asphalt Shingle / Sheath-  
ing R50

Wall Construction: Hardie  
Plank / 1" Insulation /  
Sheathing / 7.5" Wall with  
rock-wool Insul. / gwb:  
R35

Basement Wall Construc-  
tion: 2" Rigid Insulation /  
10" Concrete Wall



Sustainable Features  
Tampa Street Project, Boston, MA





Rear Building Perspective  
Tampa Street Project, Boston, MA



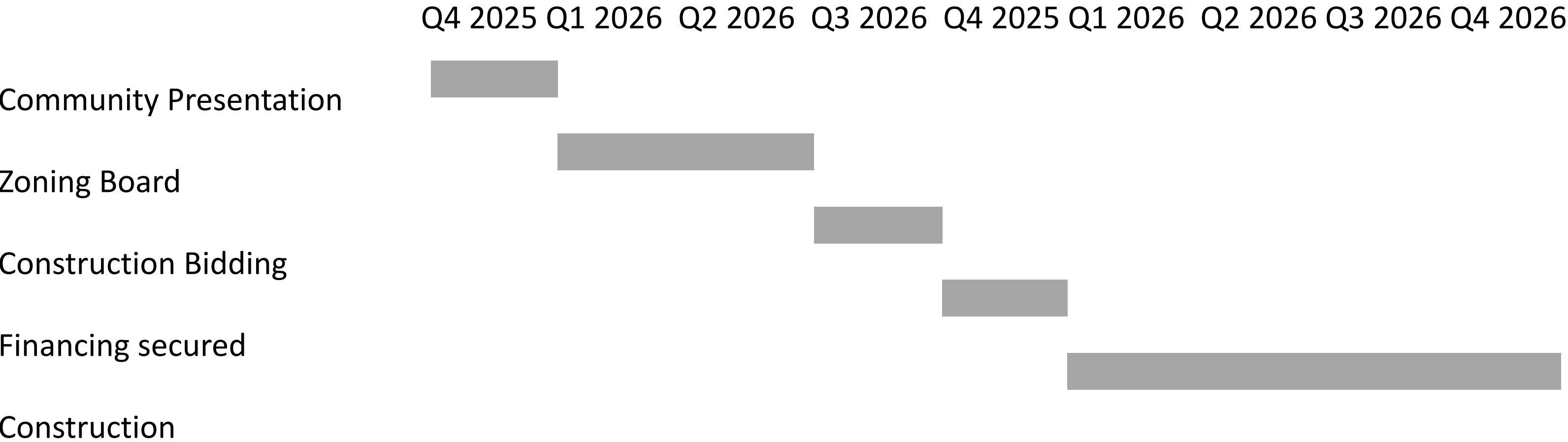


Landscape Plan

Tampa Street Project, Boston, MA



# Schedule for Tampa Road







Questions & Comments?  
Tampa Street Project, Boston, MA





# CWC Development

---





# 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



# CWC DEV LLC

## THE RIGHT TEAM

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



**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 PRINCIPLES

- Homes That Reflect How People Live
- Built to Endure and Perform
- Sustainable, Healthy, and Cost- Efficient
- Integrated within Existing Communities



## OUR WORK TOGETHER

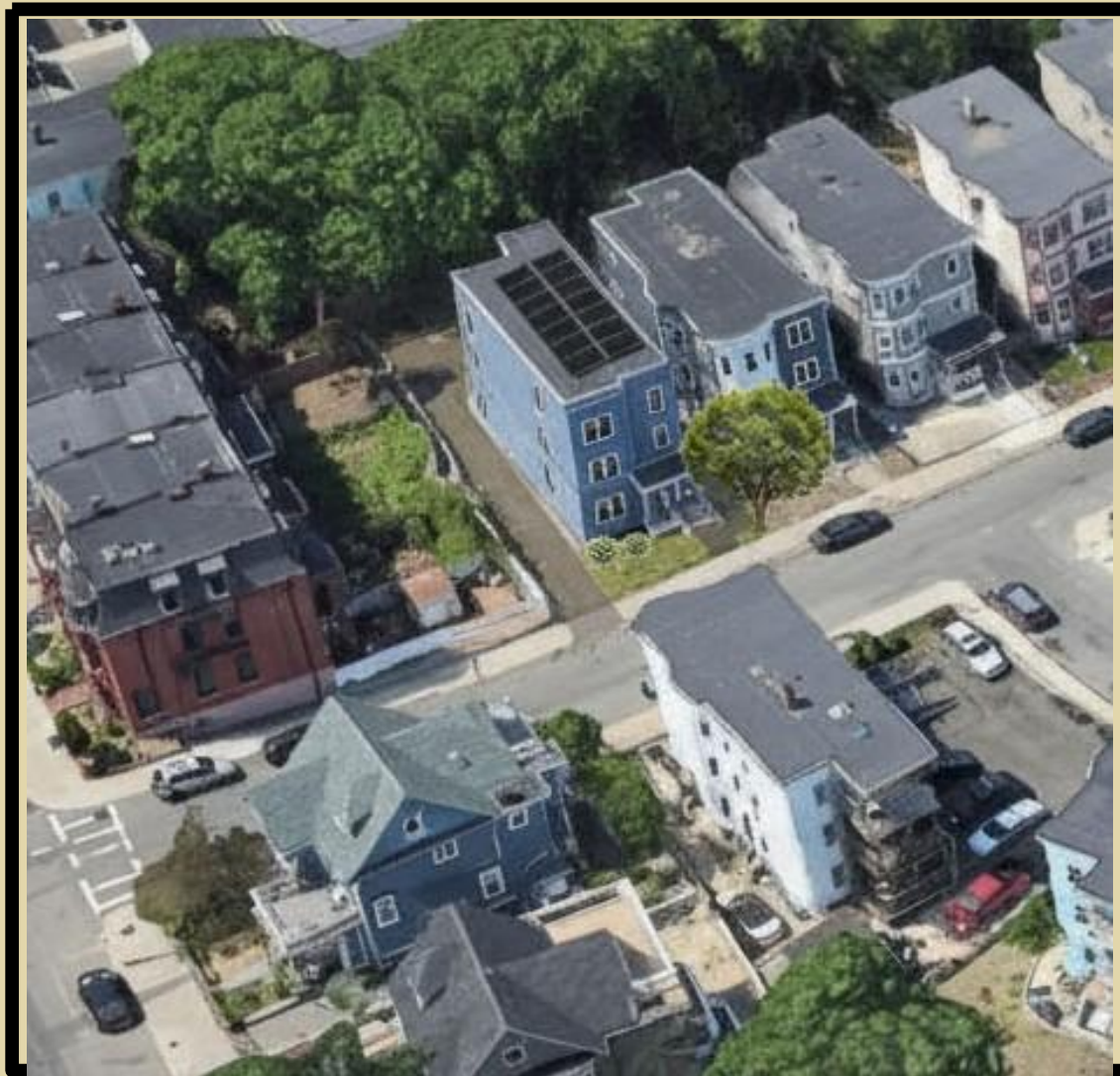
Welcome Home Phase 3





# 8 EASTMAN

## CONSTRAINT ANALYSIS





# 8 EASTMAN

## 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

# 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

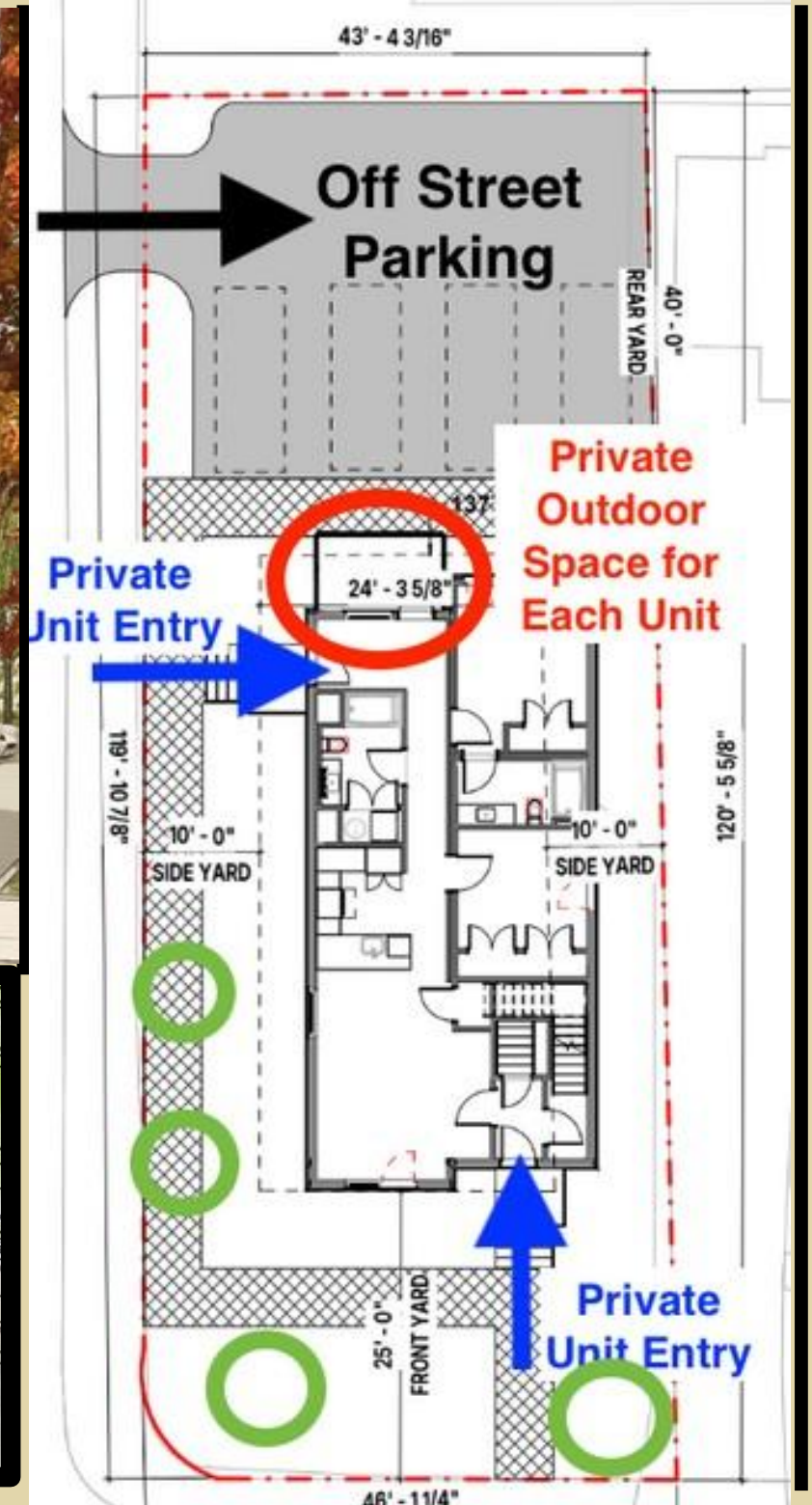
## AMENITIES

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





# COLCHESTER B

## CONSTRAINT ANALYSIS





# COLCHESTER B

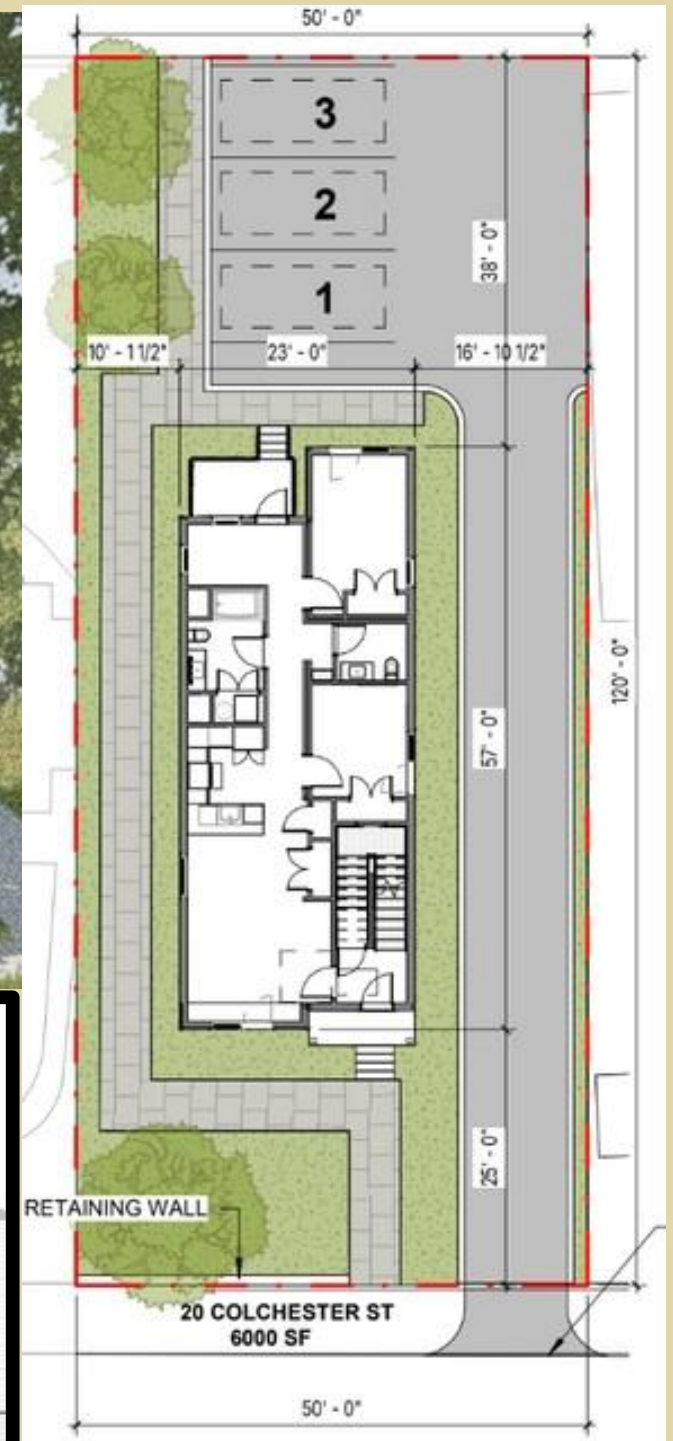
## AMENITIES

1. OFF STREET PARKING
2. PRIVATE REAR PATIO
3. OPEN PLAN W FLEX SPACE
4. ENTRY ON COLCHESTER
5. MATURE TREES ALONG COLCHESTER
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**



4 MODULES PER FLOOR



MODULAR TRIPLE-DECKER



## OUR MODULAR PARTNER: REFRAME SYSTEMS

Welcome Home Phase 3





# THANK YOU FOR YOUR CONSIDERATION QUESTIONS?

DECEMBER 10, 2025

PREPARED BY:  
CWC DEV LLC





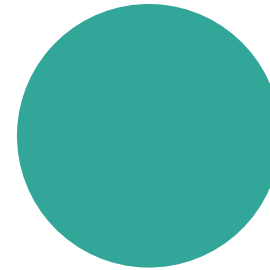


# Ezy Street LLC

---







# 8 EASTMAN STREET

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 &  
GC

**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

Active Development

100  
%

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.**

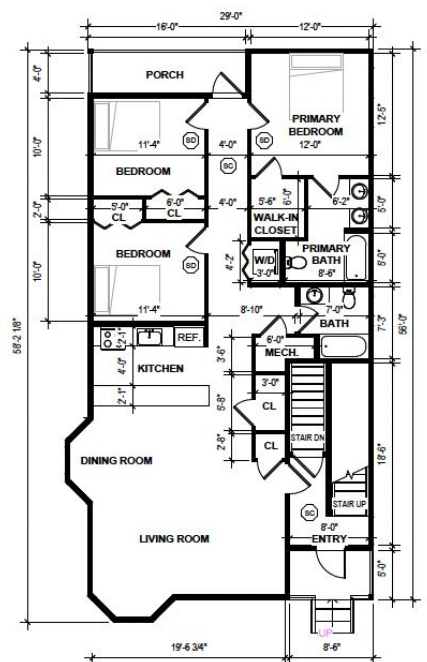


# Building Design Concept

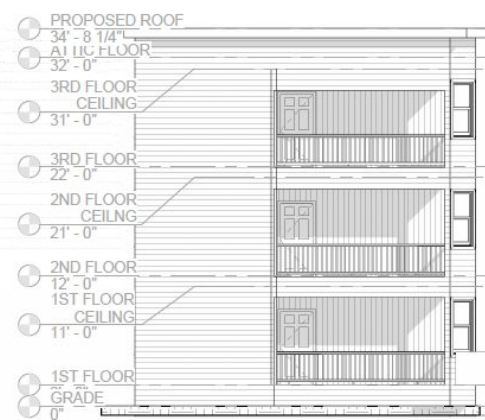
## Three-Family Ground-Up Development



1 PROPOSED  
A0.0



1 PROPOSED FIRST FLOOR PLAN



3 PROPOSED REAR ELEVATION  
A3.1 1/8" = 1'-0"



4 PROPOSED RIGHT ELEVATION  
A3.1 1/8" = 1'-0"

### 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



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

**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.



SOUTH VIEW OF SUBJECT PROPERTY



NORTH VIEW OF SUBJECT PROPERTY



SOUTHWEST VIEW OF SUBJECT PROPERTY



SOUTHEAST VIEW OF SUBJECT PROPERTY



SOUTH VIEW OF POLE-MOUNTED TRANSFORMER



EAST VIEW OF SUBJECT PROPERTY



# 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

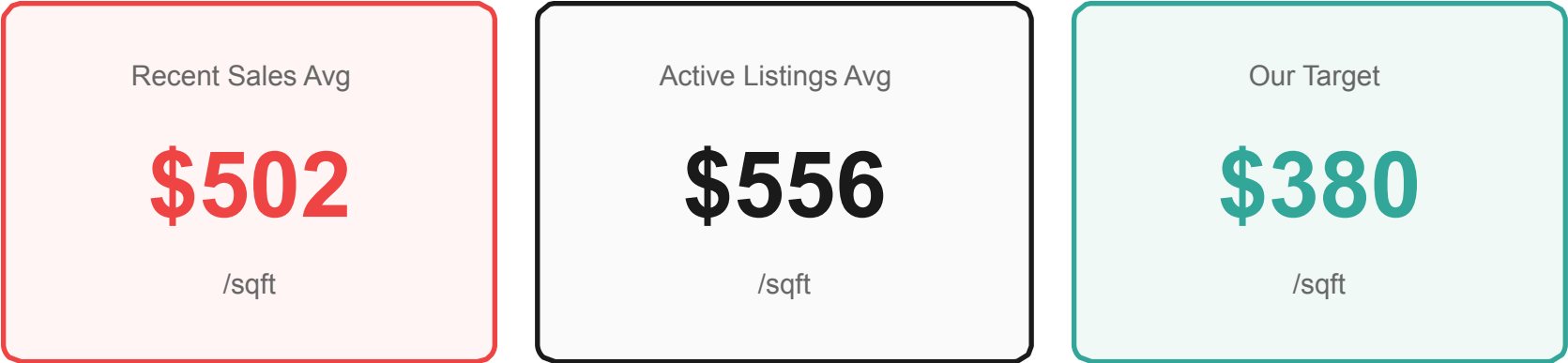
#### Cost Controls:

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



# Market Positioning

## Comparable Sales Analysis



## 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

## Financial Risk Management

### 10% Hard Cost Contingency

\$97.5k buffer for price volatility & scope growth

### \$400k Capital Reserves

Cash flow stability between draws

### Pre-Qualified Financing

FACO letter in hand, terms established

## Schedule Risk Management

### Panelized Construction

Weather-tight faster = reduced weather risk

### Licensed Local Trades

Reliable workforce, reduced delays

### Zoning Plan in Place

Relief strategy prepared with counsel

## 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 housing

## 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.

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

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

**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](mailto:gabriella@ezystreet.co)

[m](tel:781-864-4493) 781-864-4493

**Reginald Woods**

Developer & Project Manager

[reggie@ezystreet.com](mailto:reggie@ezystreet.com)

301-518-6225





# Haycon Building

---





Welcome Home Boston Phase III

# Haycon Building LLC

Proposal Overview





# Dorchester & Hyde Park Sites:

8 Eastman

63 Stoughton

1 Everett



HAYCON



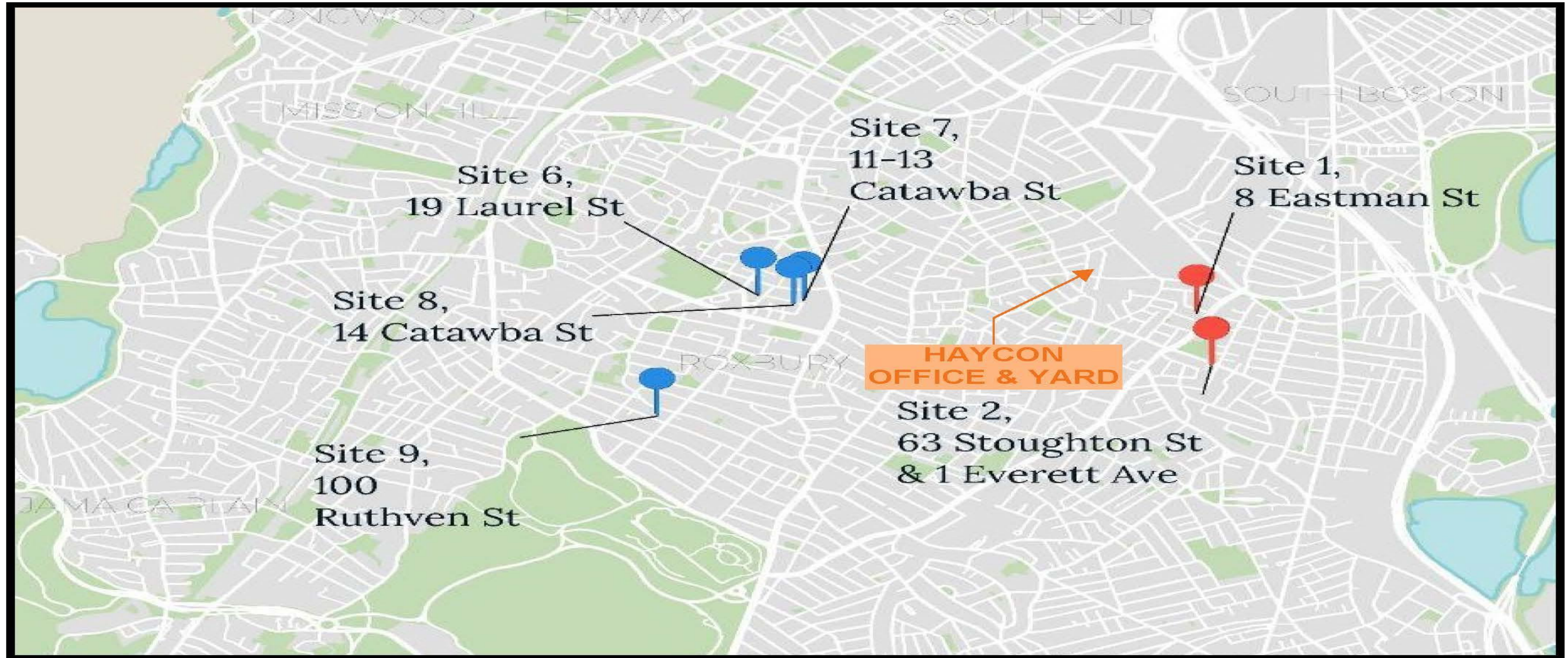
## About Haycon

- 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







# McPherson Development

---





# Welcome Home, Boston – Phase 3

## *Redevelopment and Sale of 11 Parcels in Dorchester, Hyde Park, and Roxbury*

Developer Presentation

*December 09, 2025*



MPHERSON DEVELOPMENT LLC



# Welcome Home Boston P3

*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 Street

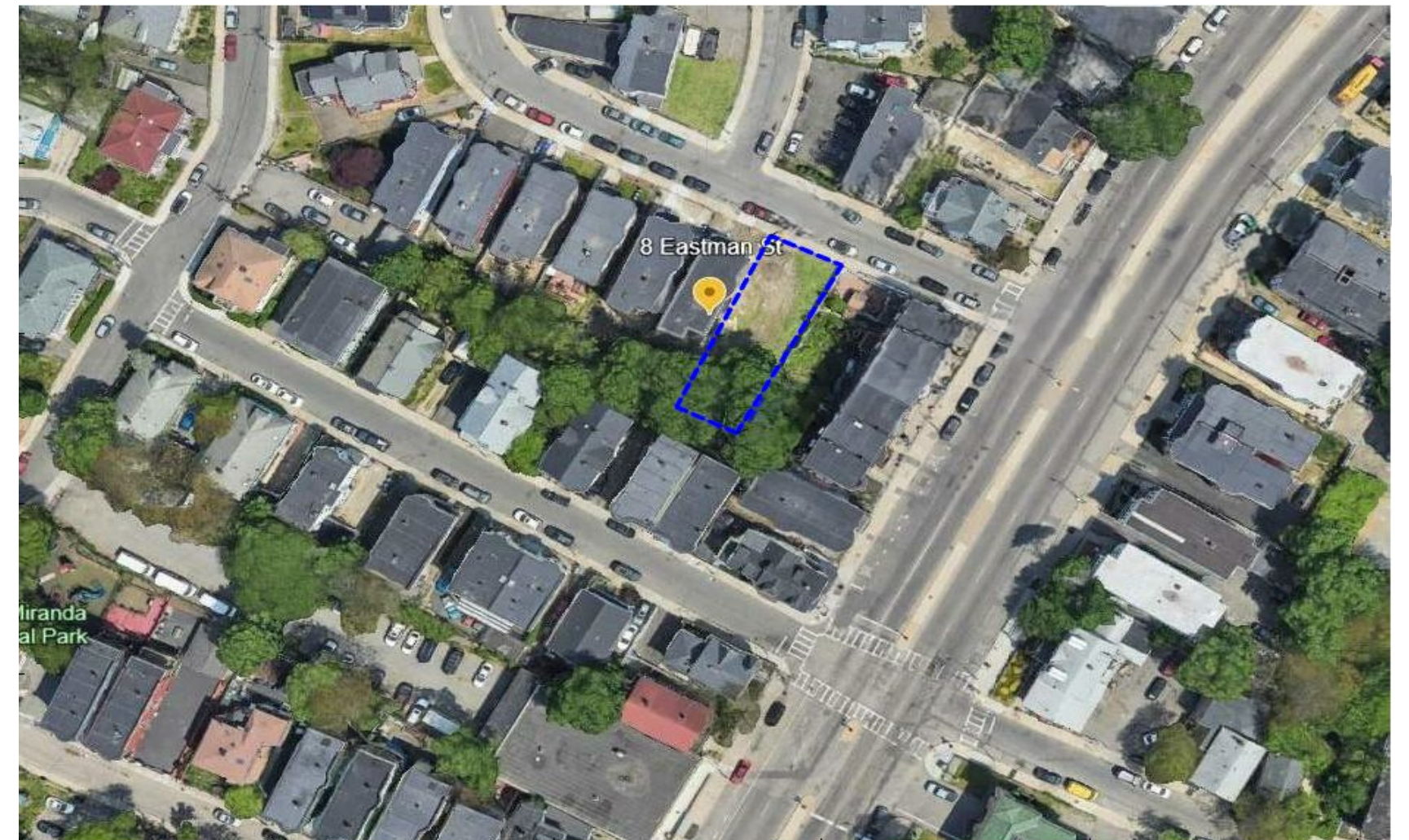


# Welcome Home Boston P3

## *8 Eastman St Overview*



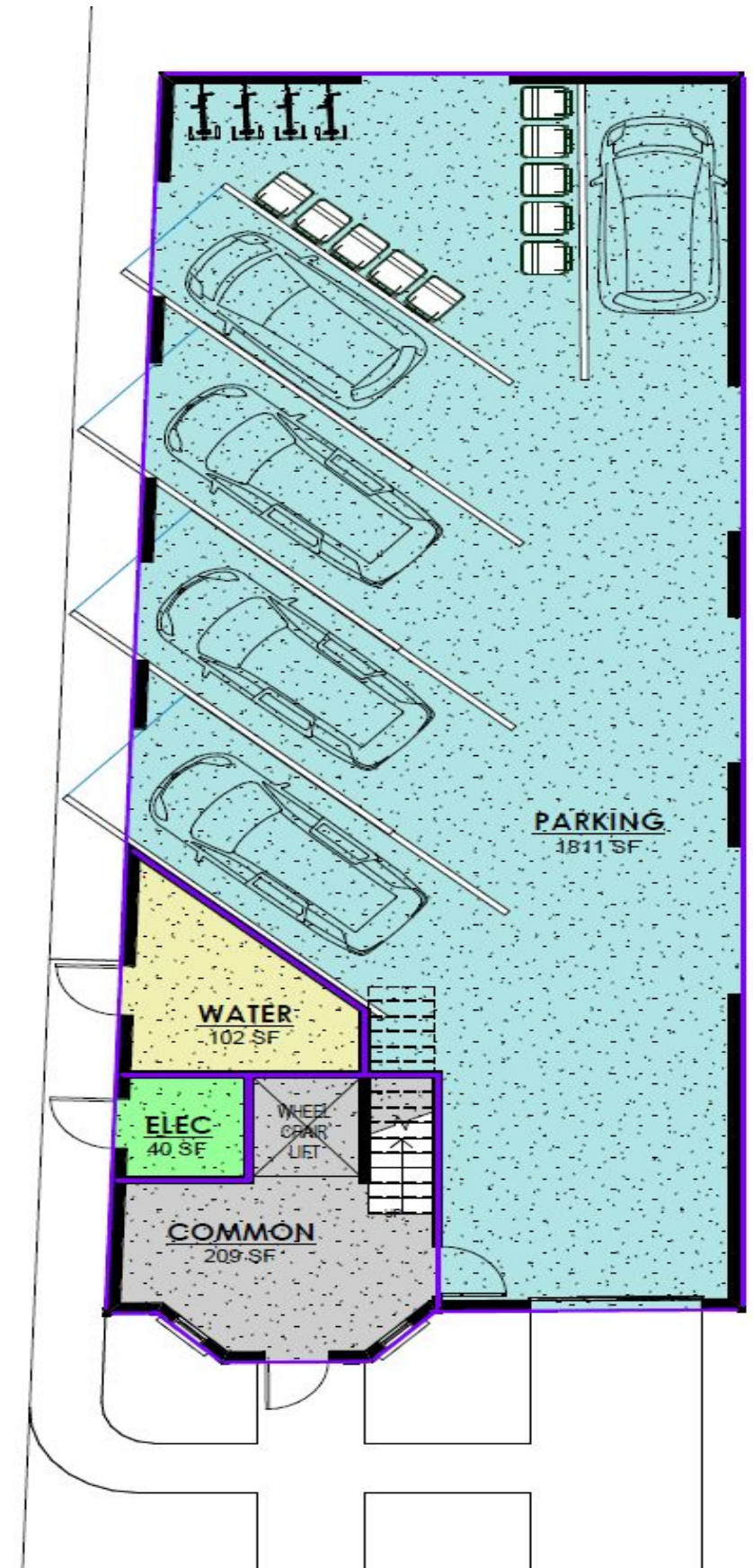
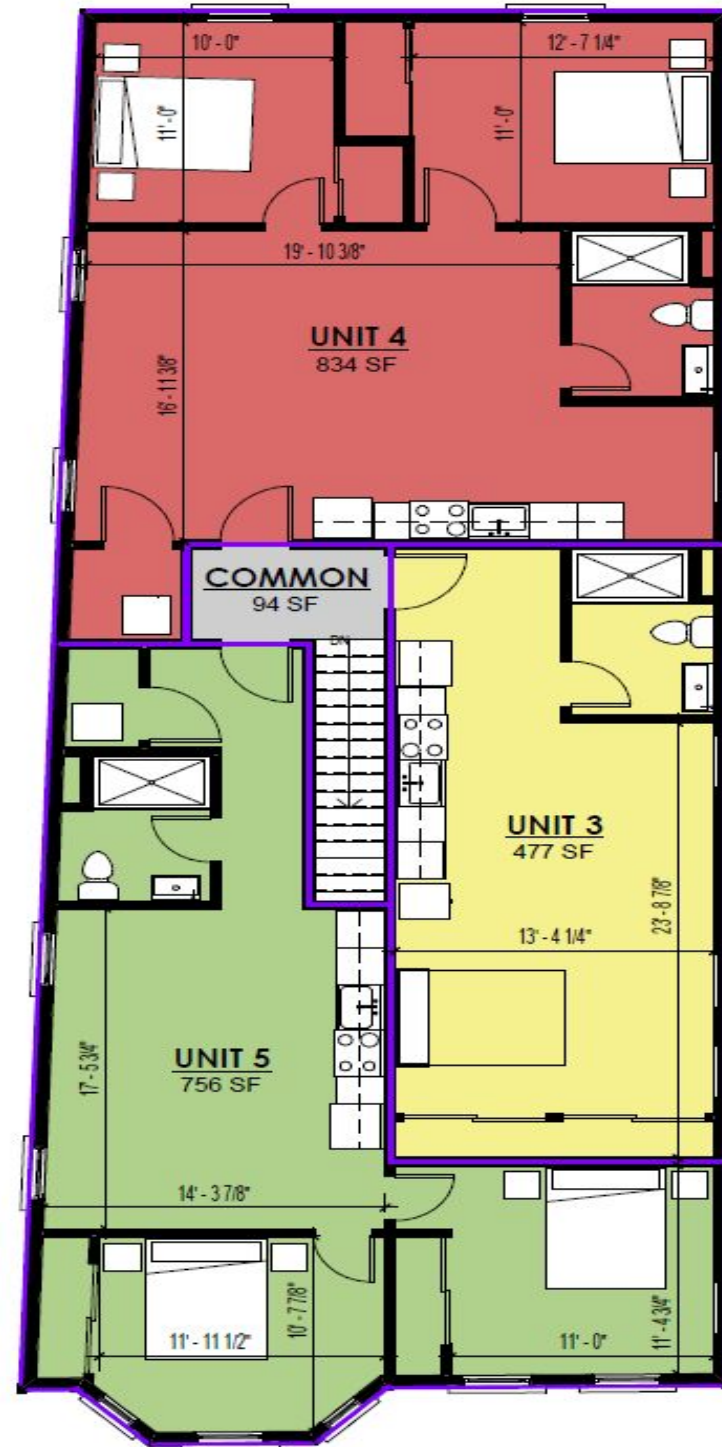
Key Data	
Land SF	4,599
Building SF	6,488
# of Floors	3
Residential (units)	5
Studio	1
2 BD (units)	4
Parking spaces	5
AMI (units)	3 - 125% AMI





# Welcome Home Boston P3

## 8 Eastman St Floor Plan





# Welcome Home Boston P3

## *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.





# Welcome Home Boston P3

## 8 Eastman Street – Project Timeline







63 Stoughton Street

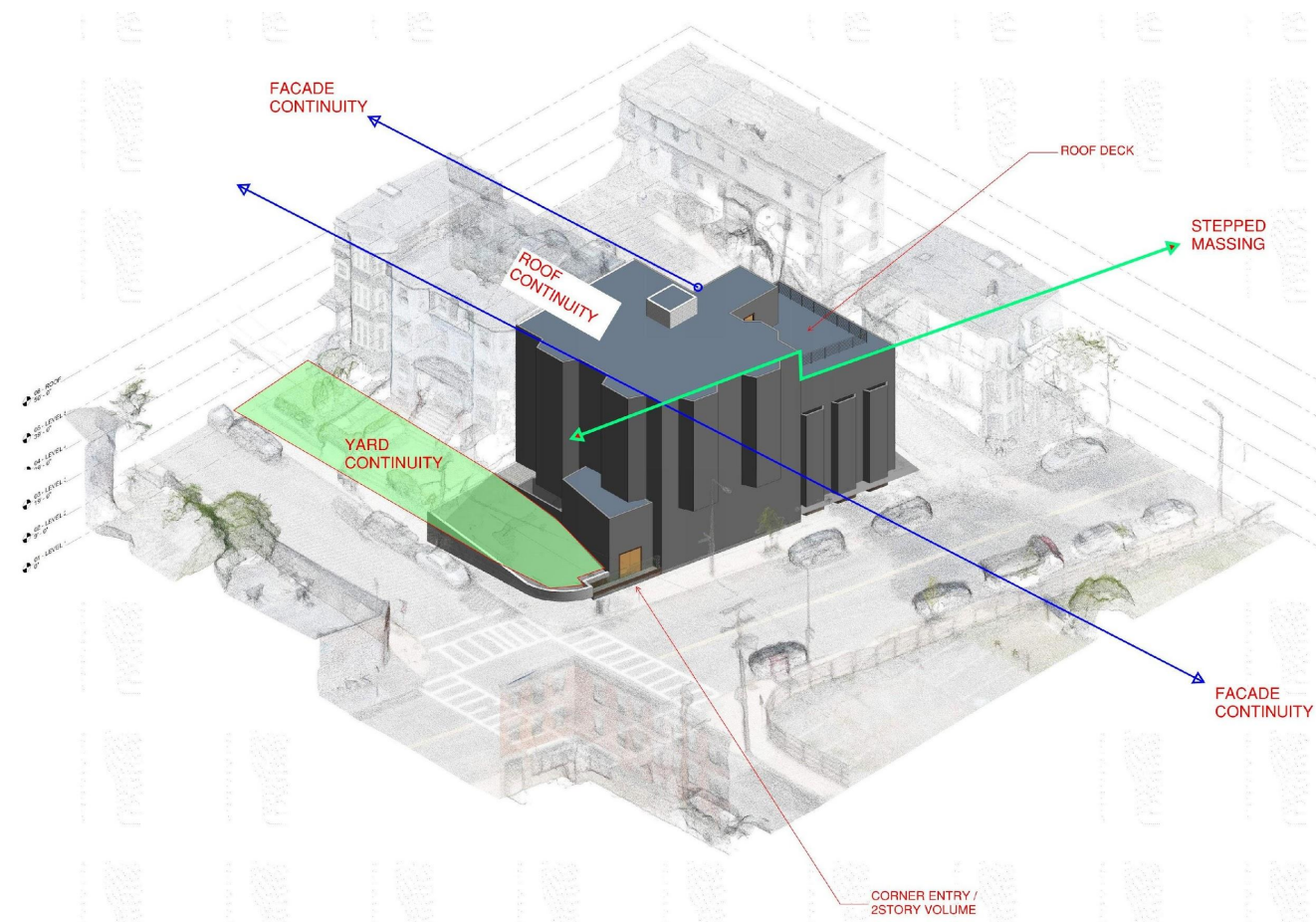


# Welcome Home Boston P3

## 63 Stoughton St Overview



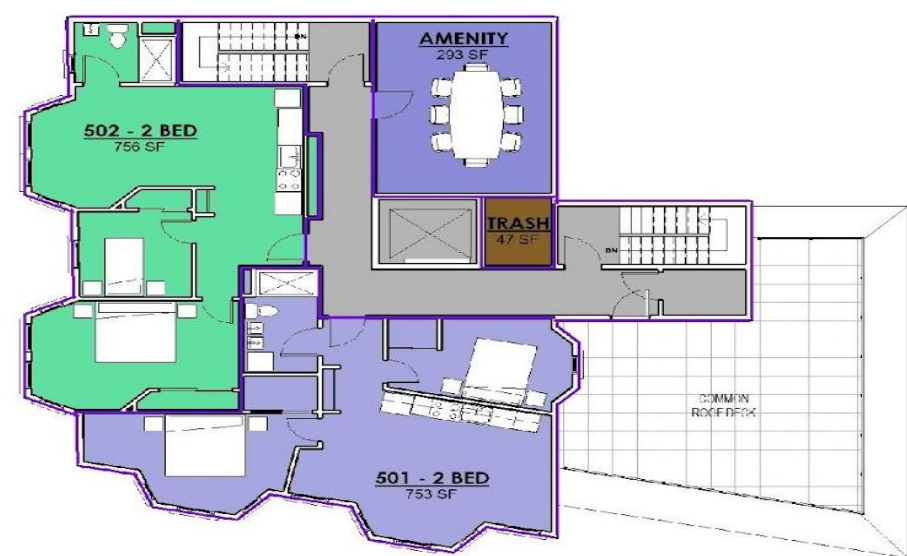
Key Data	
Land SF	5,486
Building SF	15,773
# of Floors	5
Residential (units)	16
Studio (units)	5
1 BD (units)	1
2 BD (units)	8
3 BD (units)	2
125% AMI (units)	8
130% AMI (units)	2





# Welcome Home Boston P3

## 63 Stoughton St Floor Plan



5 05 - LEVEL 5  
1" = 10'-0"



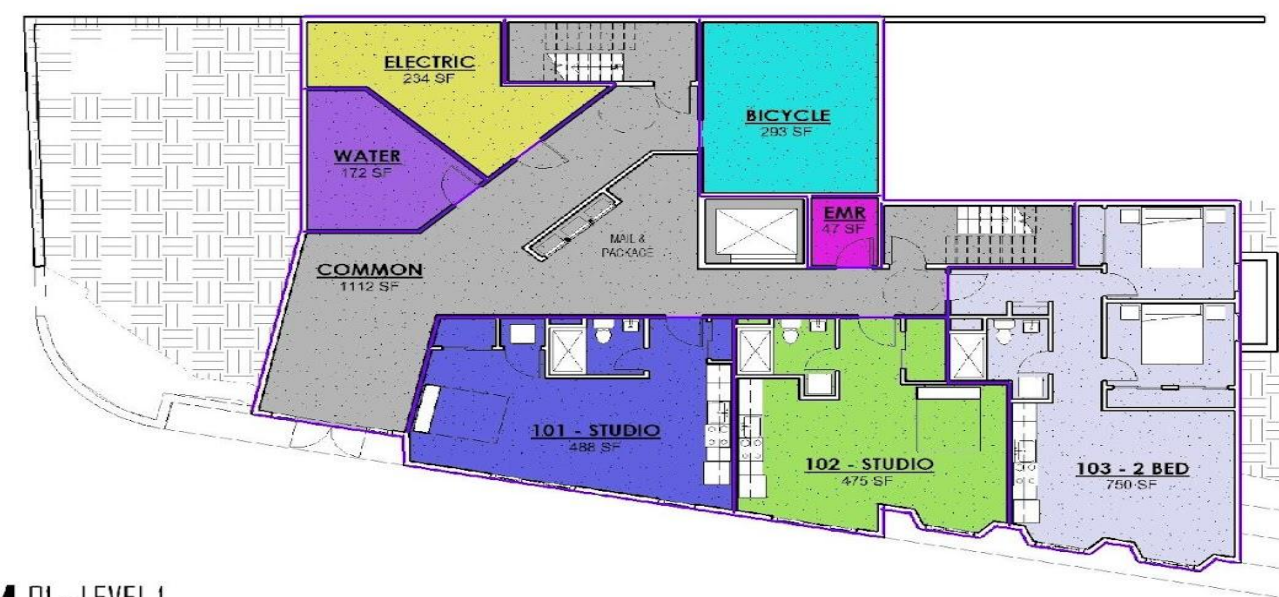
4 04 - LEVEL 4  
1" = 10'-0"



3 03 - LEVEL 3  
1" = 10'-0"



2 02 - LEVEL 2  
1" = 10'-0"



1 01 - LEVEL 1  
1" = 10'-0"



# 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.





# Welcome Home Boston P3

## 63 Stoughton Street – Project Timeline





# Welcome Home Boston P3

## *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

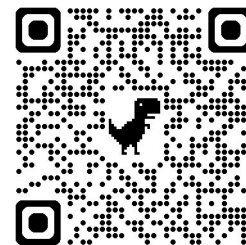
## Questions?

Thank  
you!



**McPherson Development LLC**  
(617) 297-8697  
[mail@mcphersondev.com](mailto:mail@mcphersondev.com)

Follow us @mcphersondevco



### MassHousing Announces \$5 Million in Commonwealth Builder Funding to Create 18 New Homes for Purchase by Moderate-Income, First-Time Homebuyers in Fall River

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

APRIL 09, 2024

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





# Norfolk Design & Construction

---





# Welcome Home Boston 3 63 Stoughton Street and 1 Everett Street





# Our Team

- MBE VBE** **Norfolk Design & Construction**  
Developer & Contractor
- WBE** **Neighbor Architects**  
Architecture / Design Team Lead
- WBE** **Maloney Properties**  
Property Manager
- MBE** **RSE Associates**  
Structural Engineering
- MBE** **AS Collective**  
Landscape Architecture
- WBE** **VvS Architects & Consultants**  
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

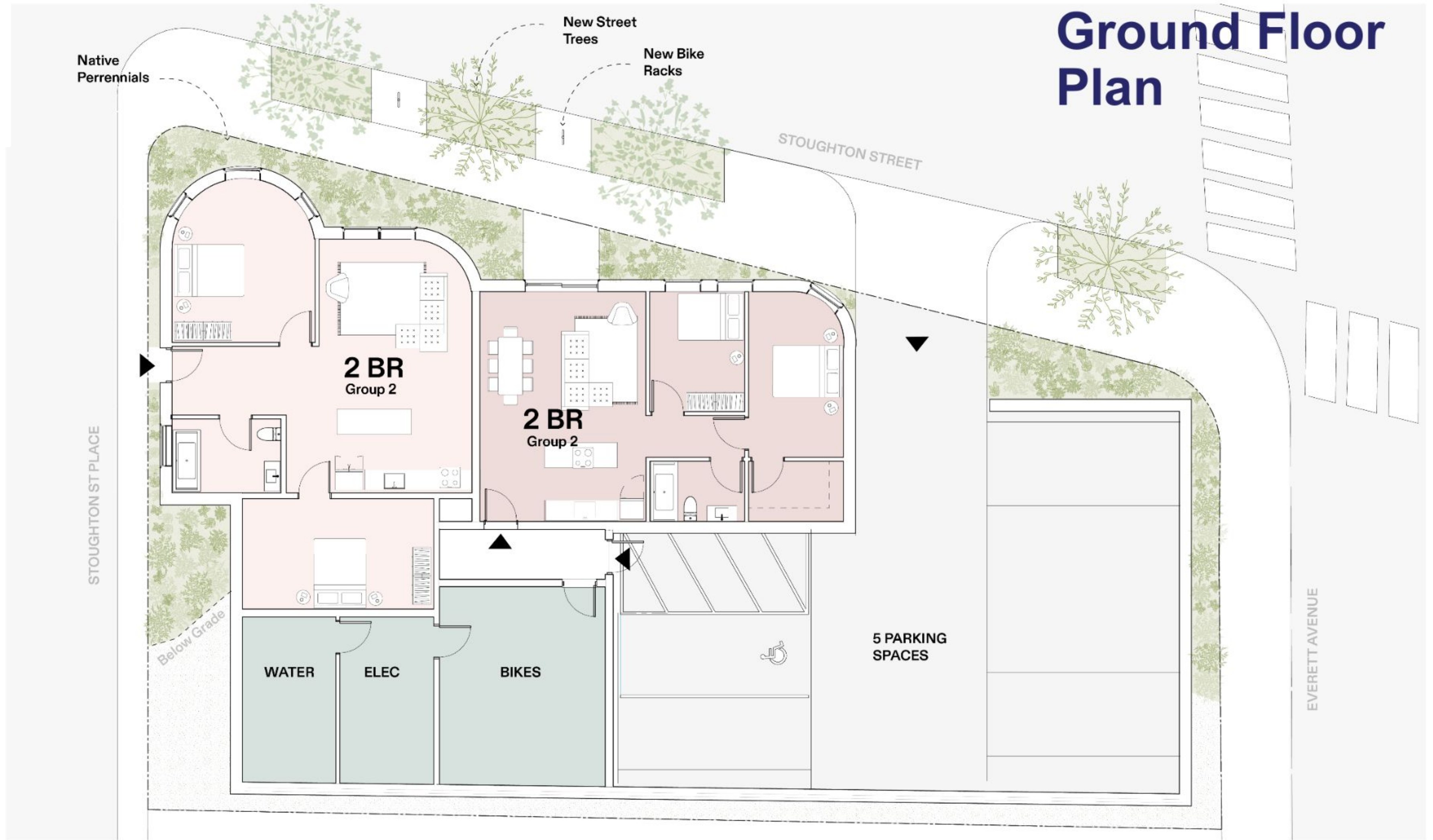






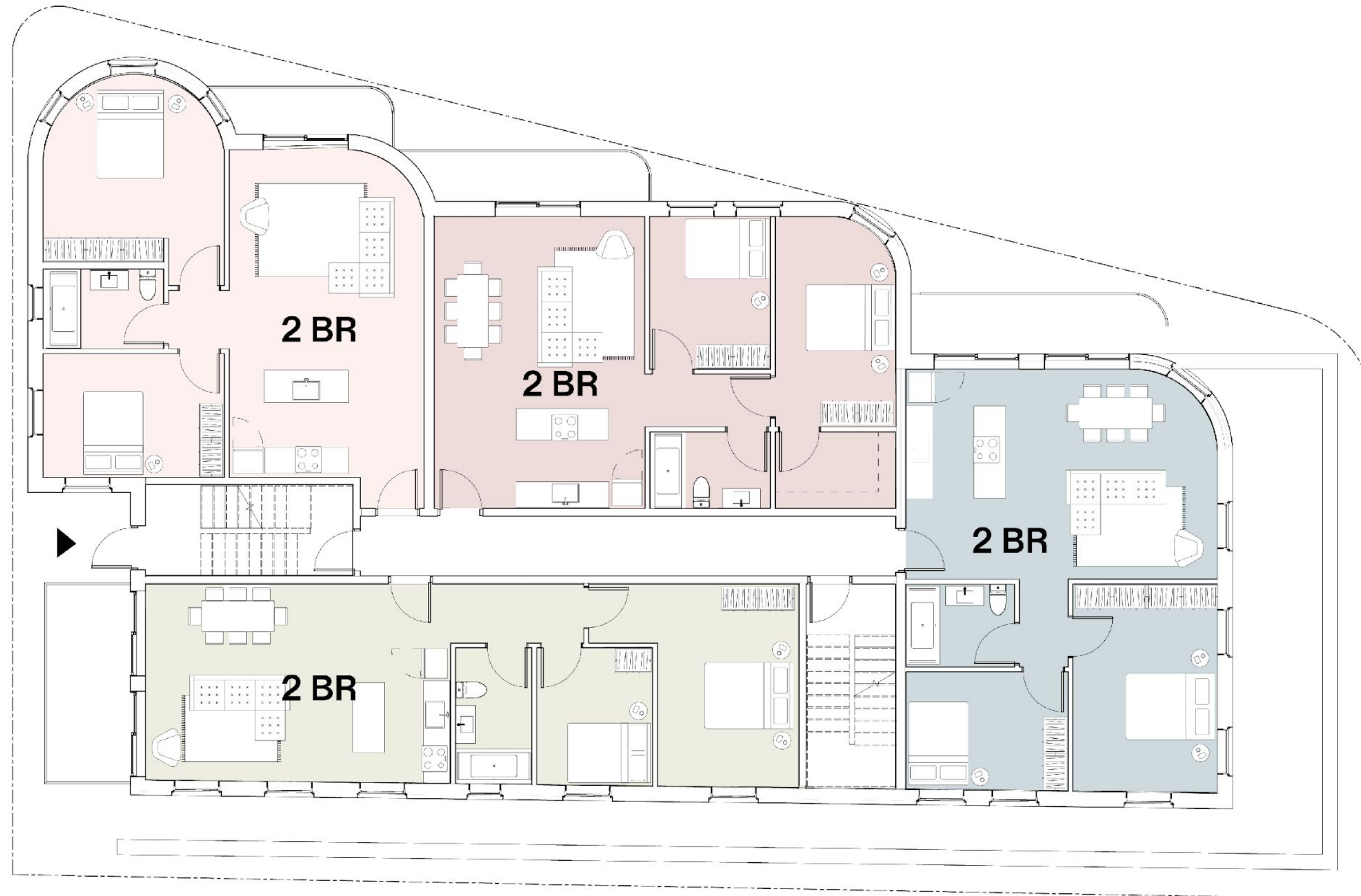


# Ground Floor Plan





# 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



Adler Bernadin  
President / Founder  
Norfolk Design & Construction

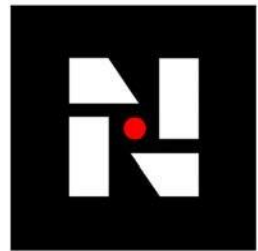
Education	<b>Bachelor Degree in Construction Management</b> Wentworth Institute of Technology 2007 <b>Master Degree in Project Management</b> Northeastern University
Experience	20+ Years of Project /Construction Management
Highlights	United State Marine Corp Veteran  Overseen \$160M Annual Capital Program  Real Estate / Development / Estimating



Duane Boyce  
Vice President / Founder  
Norfolk Design & Construction

Education	<b>Bachelor Degree in Mechanical Engineering</b> Boston University 2006 <b>Master of Business Administration</b> University of Massachusetts Boston
Experience	19+ Years of Project /Construction Management
Highlights	Experience managing residential, commercial and utility projects ranging from \$500K to \$50M  Real Estate Professional





**NORFOLK**  
Design and Construction

## Norfolk Relevant Experience



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

- 5 Affordable Units
- Year Built: 2024-2025
- 9 Bedrooms
- Approximately 7,000 SF
- Commercial Space
- Sustainability Focused
- Integrated Design



**391-395 Blue Hill Avenue**  
*Dorchester, MA*

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



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

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



**Elmont Norwell Development**  
*Dorchester, MA*

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



**Geneva Avenue Development**  
*Dorchester, MA*

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



**MIT McCormick Hall**  
*Cambridge, MA*

- Comprehensive modernization of 2 Dorms
- MEP/FP Infrastructure Upgrade
- Window & Facade Renovations
- Interior Upgrades
- Elevator Enhancements



**Elmont Norwell Development**  
*Dorchester, MA*

- 6 Affordable Units
- NHI Project
- Year Built: 2022-2023
- 14 Bedrooms
- Approximately 7500 SF
- 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**  
*Hyde Park, MA*

- 2 Condominiums
- Year Built: 2019
- 2 Bedrooms
- 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 Renovation
- (4) Floors Gut Renovation
- Historical Preservation
- MEP/FP Infrastructure Upgrade
- Elevator Enhancements
- Facade Restoration



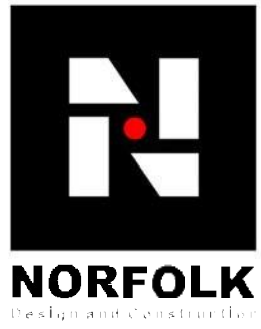








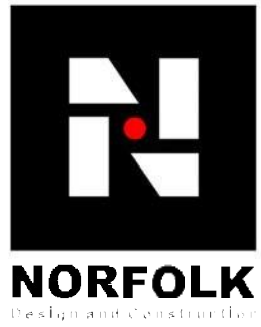




# Project Quality Showcase







# 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**







# Stack Architecture & TAJ Development

---





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](mailto: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](mailto:tajdevelopmentllc@gmail.com)  
617.291.8524



# TEAM EXPERIENCE



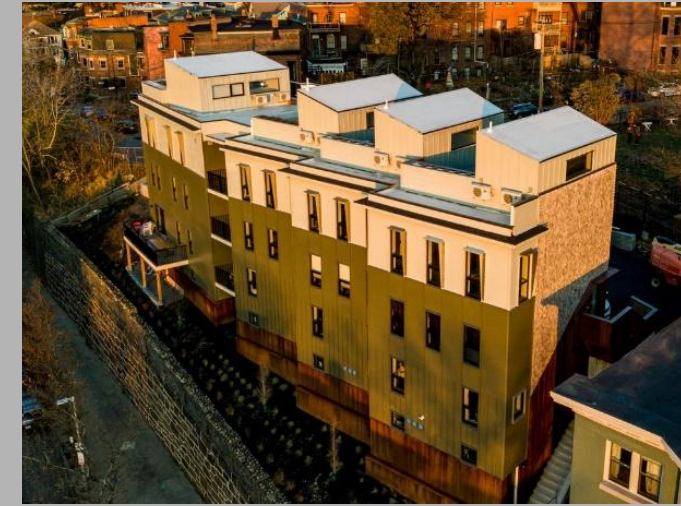
32 Rockview Street,  
Jamaica Plain



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)



## 64-66 Tampa St, Site 3



## 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



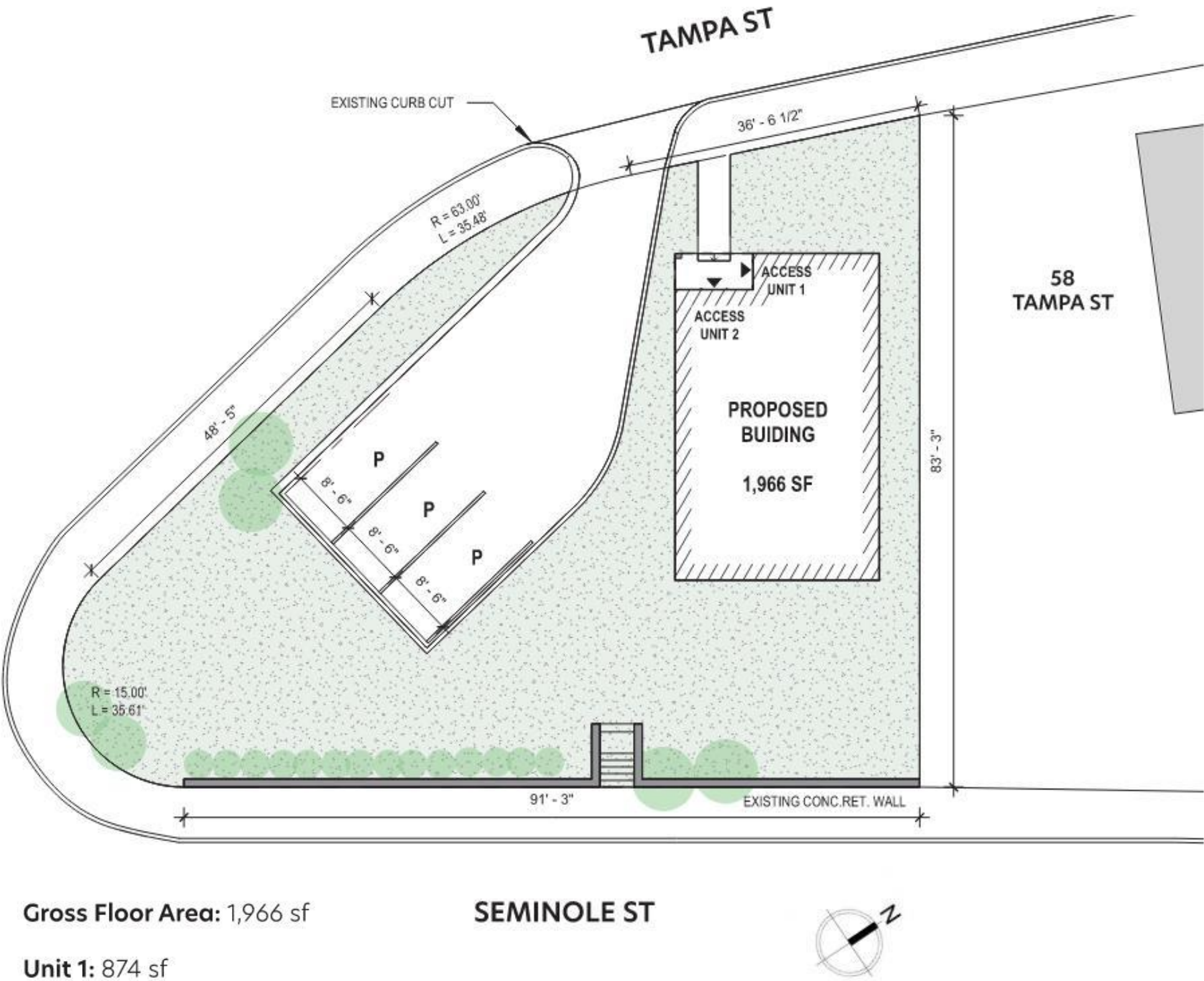
15 MIN. WALKING DIAGRAM



SITE MAP



SITE PLAN



Gross Floor Area: 1,966 sf

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

SEMINOLE ST



AERIAL VIEW & STREET WALL ELEVATION







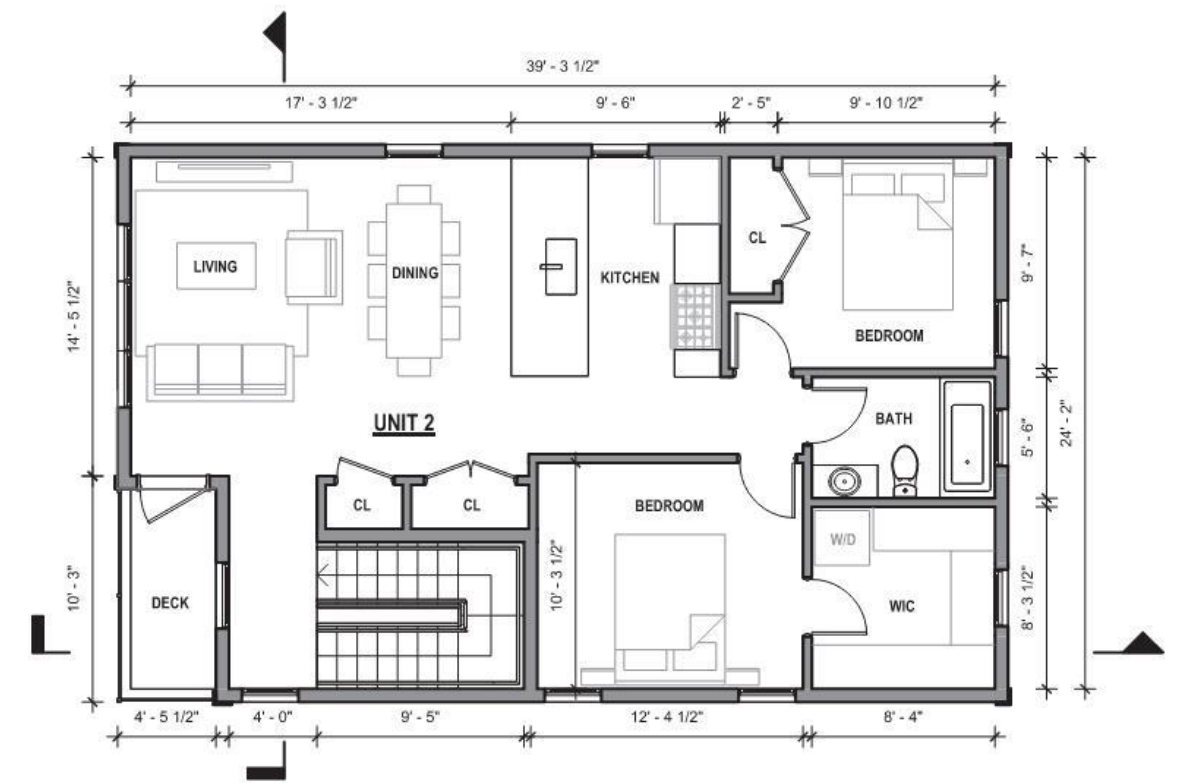
NW ELEVATION

SW ELEVATION

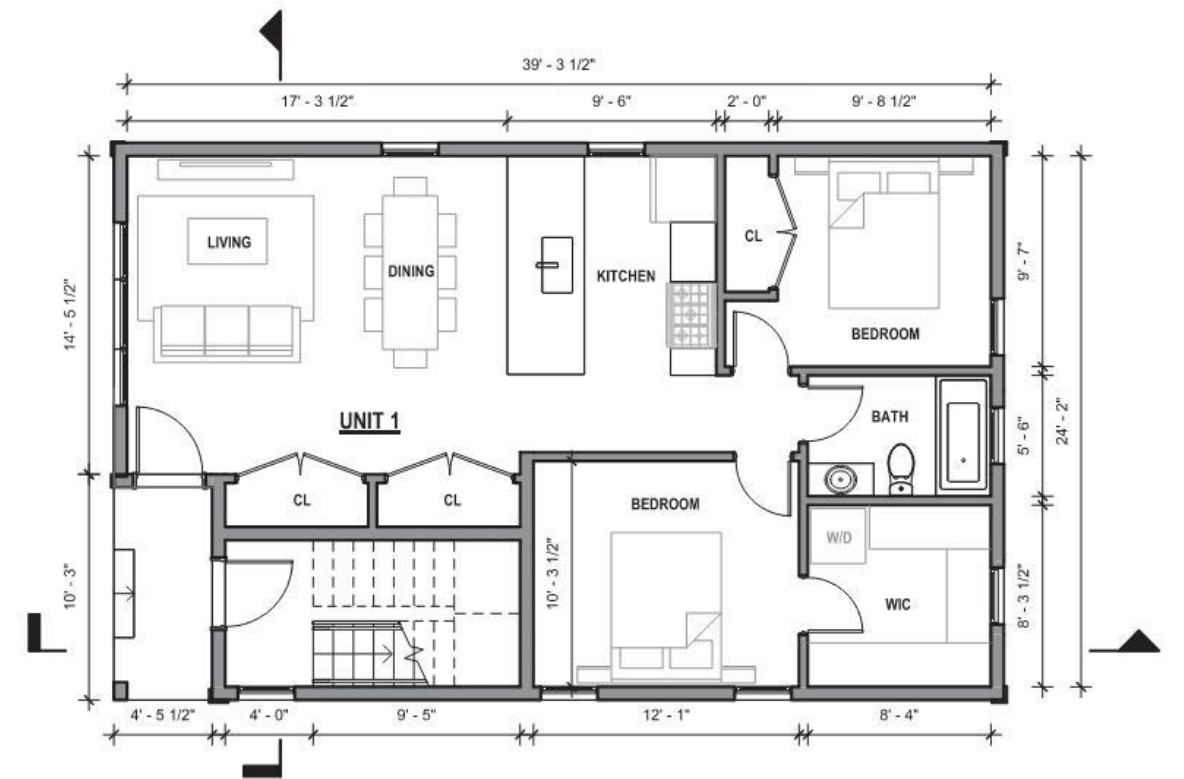


SECTION 02

SECTION 01



LEVEL 2



LEVEL 1



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



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



## 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

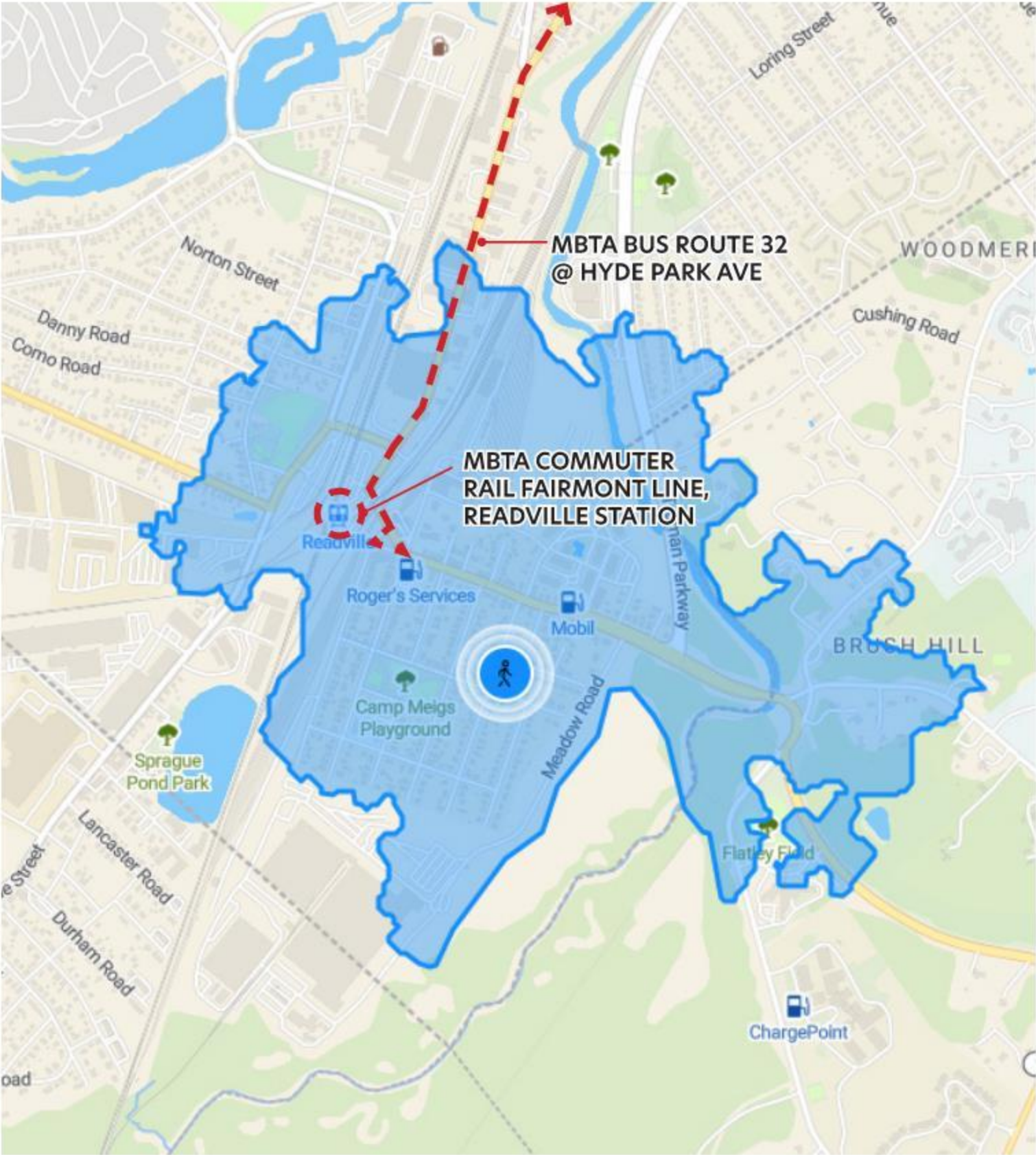
- **Street Presence:** Entries face the street; setbacks match context; porches and lighting reinforce the public realm.
- **Neighborhood Fit:** Two-family homes match local height, massing, and rhythm.
- **Open Space & Parking:** Rear/side parking only; usable private yards; no front-yard parking.
- **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



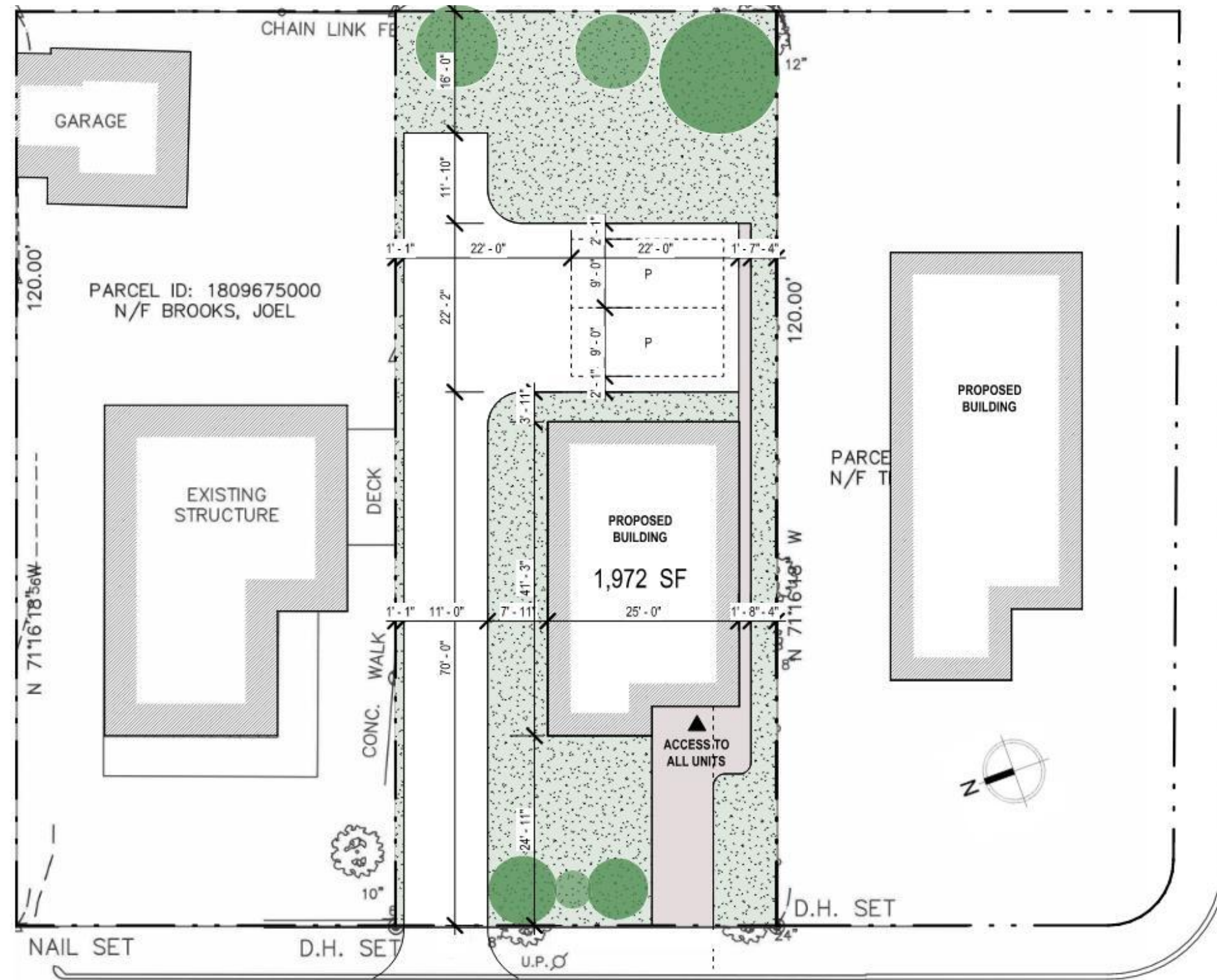
15 MIN. WALKING DIAGRAM



SITE MAP



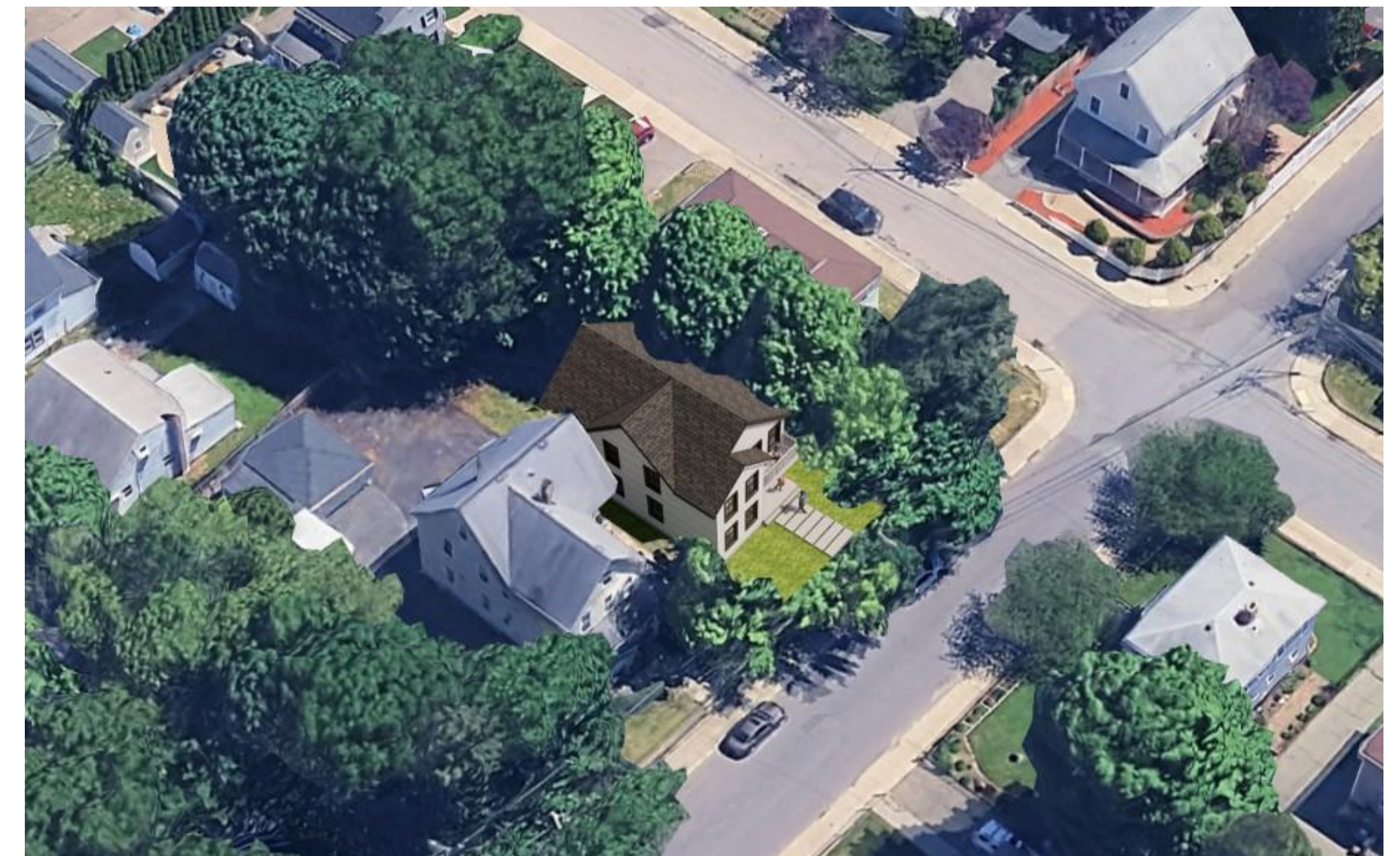
## SITE PLAN



**Gross Floor Area:** 1,972 sf

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

## AERIAL VIEW & STREET WALL ELEVATION



16 COLCHESTER ST.

COLCHESTER ST., SITE 4

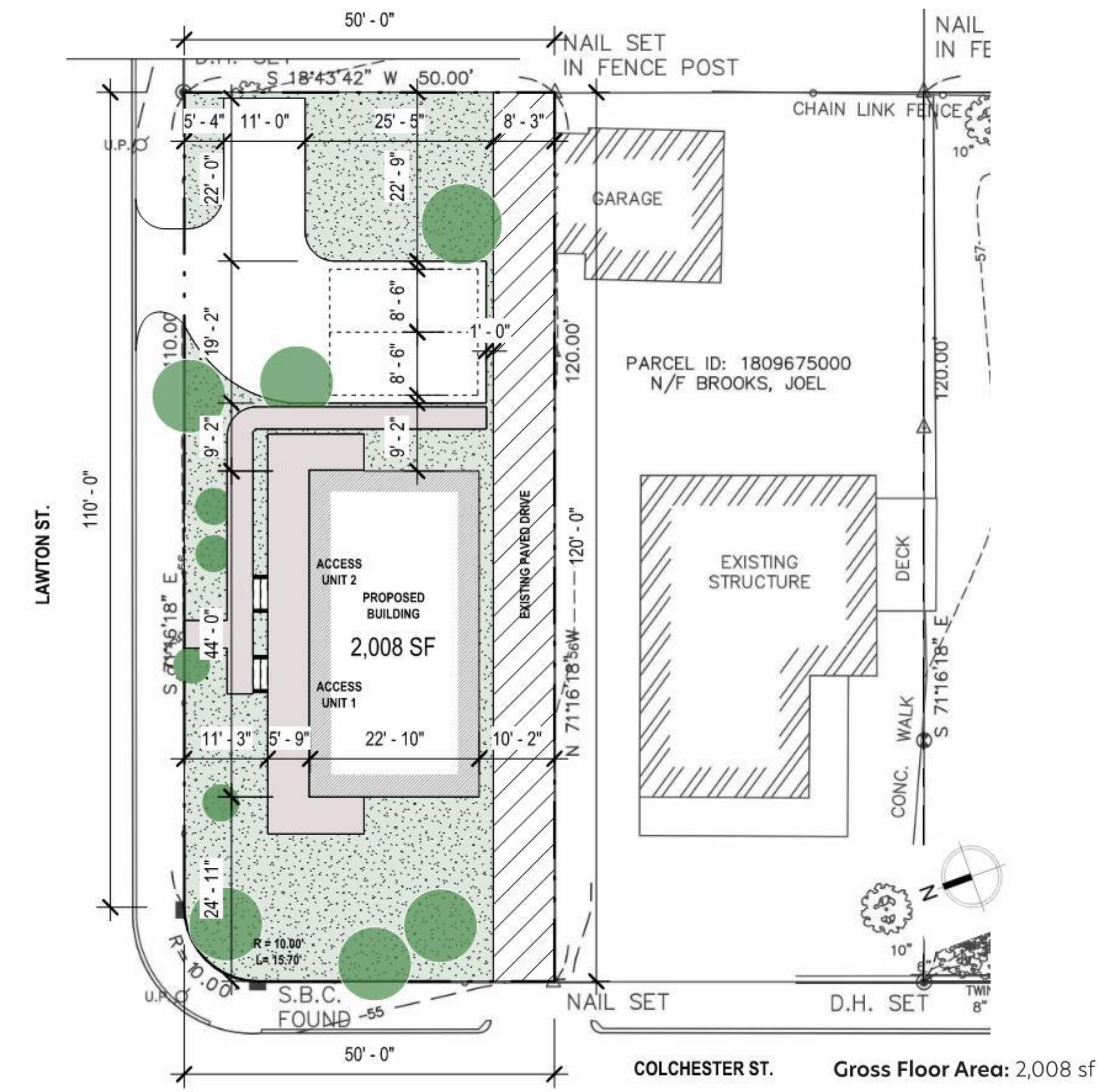
40 STANBRO ST







SITE PLAN



AERIAL VIEW & STREET WALL ELEVATION



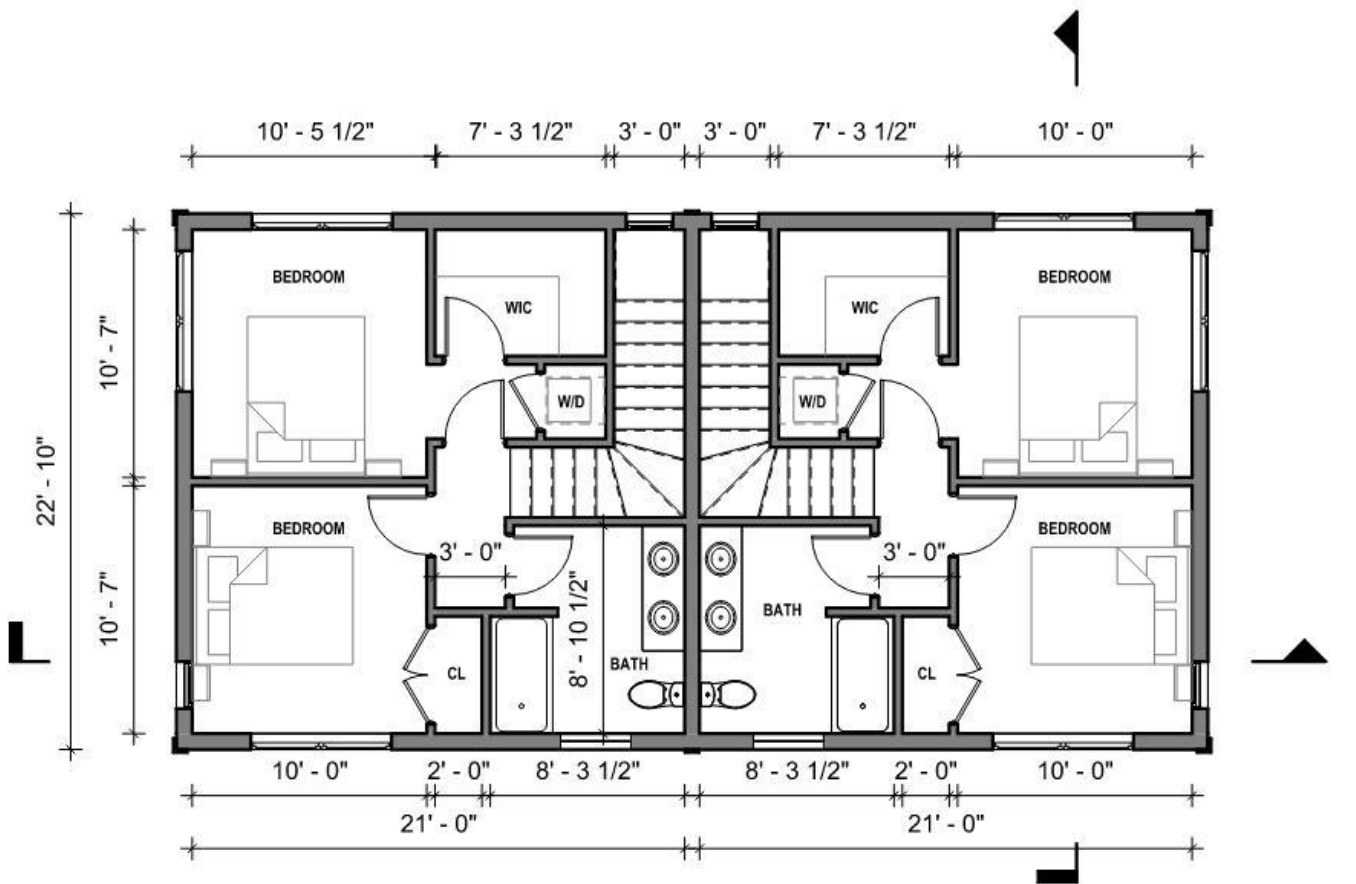




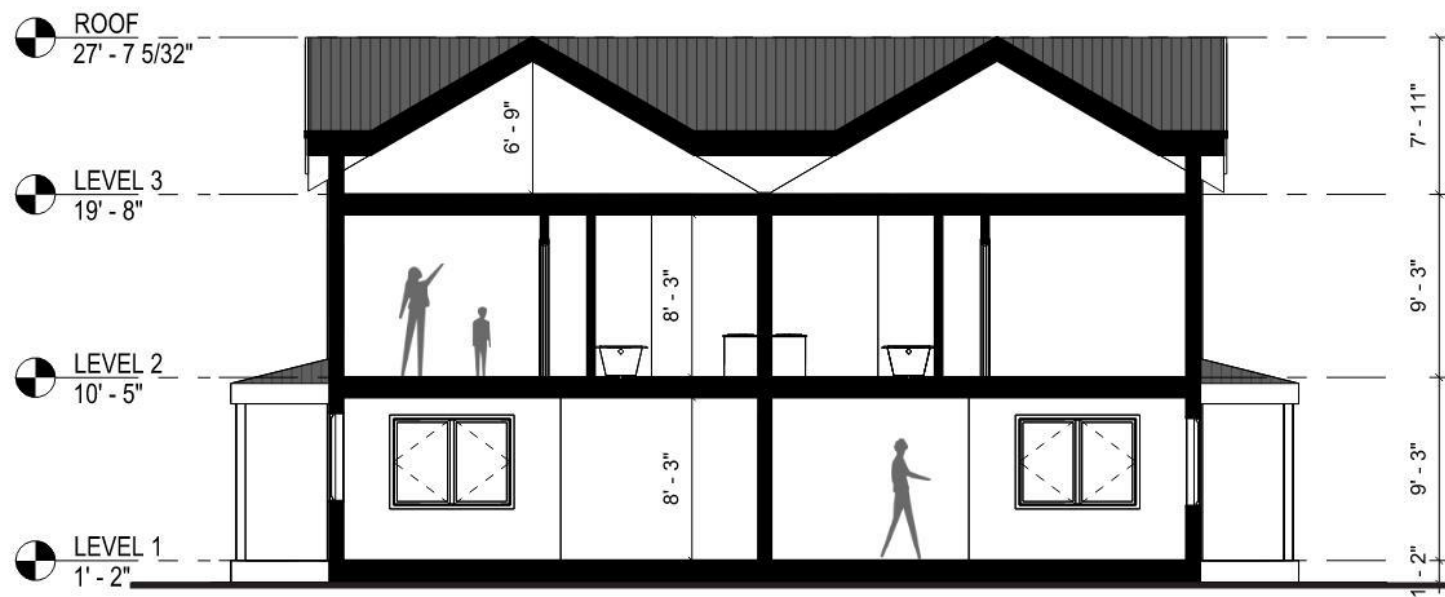
**NORTH ELEVATION**



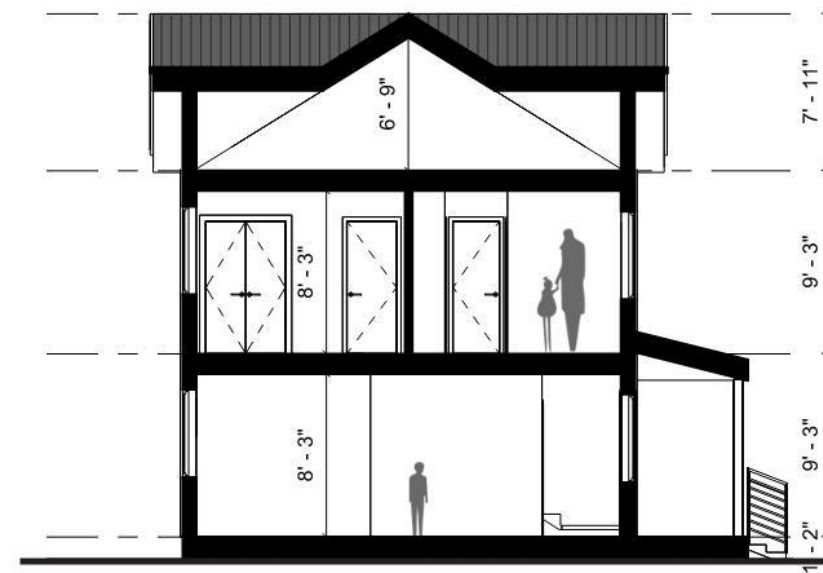
**WEST ELEVATION**



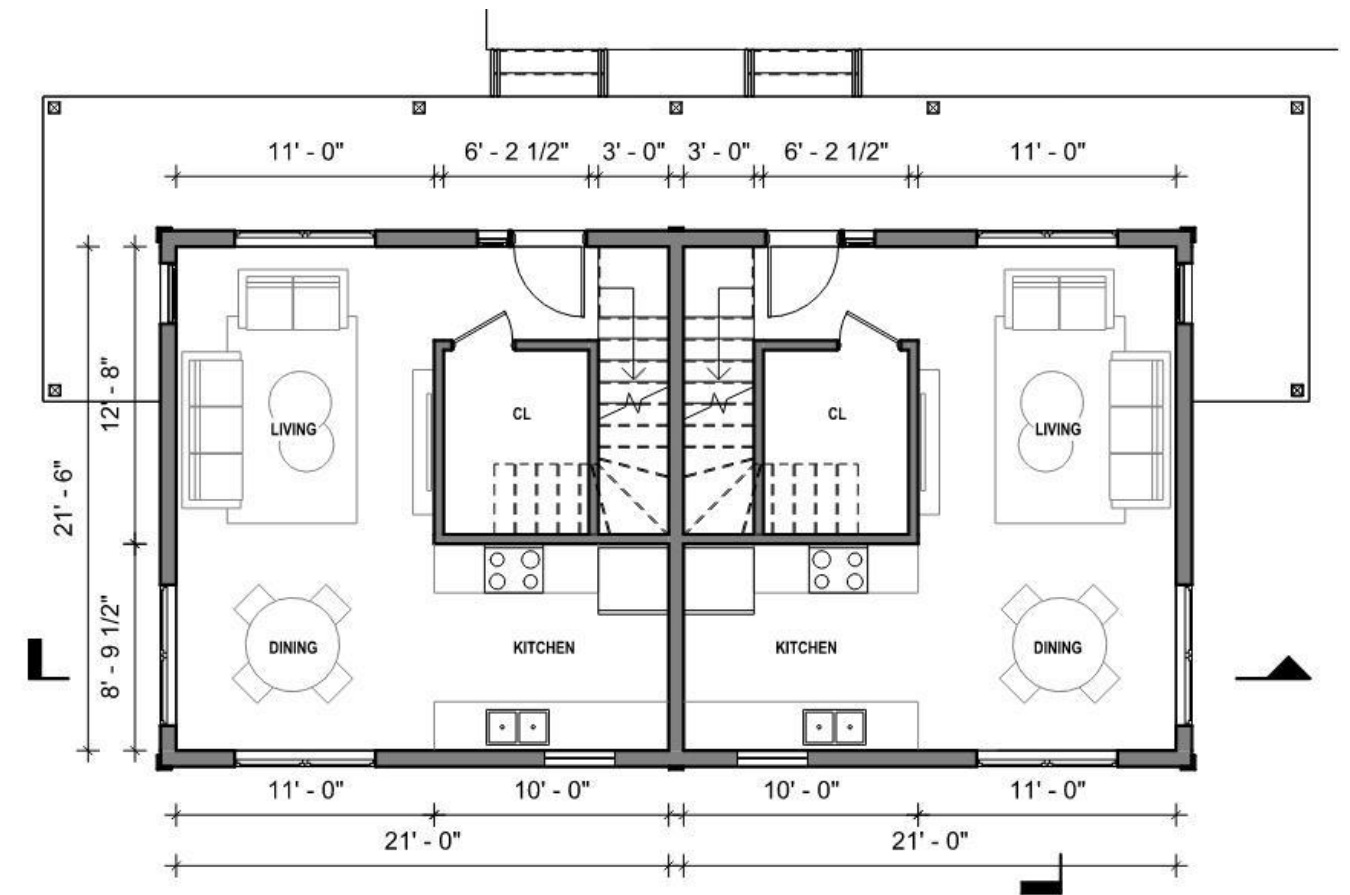
**LEVEL 2**



**SECTION 02**



**SECTION 01**



**LEVEL 1**





OUR VISION DELIVERS:

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

THANK YOU!





# Kesyon ak Repons

---

4



## TANPRI, PREZANTE TÈT OU BYEN VIT:

- Non Ou ak Katye Ou

## KESYON YO SIJERE:

- Kijan pwopozisyon yo etabli kreyasyon opòtinite pou moun vin pwopriyetè kay ak jesyon byen reflechi sou karakteristik chak sit yo?
- Èske desizyon konsepsyon yo konpreyansib lè nou konsidere objektif RFP yo ak kontrent sit la?
- Dapre sa ou tandè a, èske devlopè a sanble pare pou delivre pwojè a alè epi dapre deskripsyon an?





**SA NOU DWE FÈ APRE SA AK LYEN KI PI  
ENPÒTAN YO**

5



# PLAN TRAVAY / PWOCHEN ETAP



	2025								2026
	ME	JEN	JIYÈ	OUT	SEPTA NM	OKTÒB	NOVAN M	DESANM	K1
Depatman Planifikasyon ak Ministè Lasante	Bouyon RFP		Revize RFP			EVALYE PWOPOZISYON YO			
		(16/6) Bouyon RFP a disponib pou tout moun ka bay opinyon yo	(30/7) WHB3 Piblikasyon RFP			(15/10) DAT LIMIT POU SOU MISYON PWOPOZISYO N YO			(KESYON1) Chwa Pwovizwa
Reyinyon Kominotè	(8/5) Sesyon Vizyalizasyon WHB 3							JODI A (9/12) Prezantasyon Devlopè a Dorchester ak Hyde Park	
	(13/5, 20/5, 27/5)) Atelye nan katye a							(10/12) Prezantasyon Devlopè a Roxbury  (09/12 ~ 1/12) Peryòd Konsiltasyon Piblik	

\*Kalandriye a ka chanje nenpòt ki lè



# MÈSI

## OU GEN KESYON?

YOON CHA

Responsab Prensipal Developman Imobilye,  
Depatman Planifikasyon  
[yoon.cha@boston.gov](mailto:yoon.cha@boston.gov)

SIT ENTÈNÈT  
PWOJÈ A



[bosplans.org/WHB3](https://bosplans.org/WHB3)



Planning Department

CITY of **BOSTON**

