

**WELCOME HOME, BOSTON - PHASE 3:  
DRAFT RFP OBJECTIVES & GUIDELINES FOR PUBLIC COMMENT**

**NOTICE:**

This document includes the draft Request for Proposal (“RFP”) Objectives and Design Guidelines for the Welcome Home, Boston - Phase 3 for public comment. **Please note that this document is not a final RFP, and contents of the final RFP are subject to change.**

# PROPERTY DESCRIPTION

## SITE DESCRIPTION

This RFP seeks proposals for 12 parcels of vacant land totalling approximately 52,570 square feet, located in Dorchester, Hyde Park, and Roxbury neighborhoods of Boston (see Table 1). The location of the Properties can be viewed on the Interactive Map at: [bosplans.org/WHB3InteractiveMap](https://bosplans.org/WHB3InteractiveMap).

Site	Parcel	Street Address	Assessing ID	Area (sf)	Zoning	Neighborhood
1	1	8 Eastman St	0703788000	4,599	3F-5000	Dorchester
2	2	63 Stoughton St	1301368000	1,949	3F-5000	
	3	1 Everett Ave	1301369000	3,537	3F-5000	
3	4	151 Homes	1501451000	4,732	3F-D-3000	
4	5	64 Tampa St	1803419000	3,178	1F-6000	Hyde Park
	6	66 Tampa St	1803418000	3,385	1F-6000	
5	7	Colchester St (A)	1809674000	5,976	1F-6000	
6	8	Colchester St (B)	1809676000	6,000	1F-6000	
7	9	19 Laurel St	1201590000	3,300	3F-4000	Roxbury
8	10	11-13 Catawba St	1201146000	5,570	3F-4000	
9	11	14 Catawba St	1201610000	4,950	3F-4000	
10	12	100 Ruthven St	1203160000	5,394	3F-4000	

Table 1: Welcome Home, Boston - Phase 3 Sites

**Applicants may apply for a single or multiple sites in the RFP. Applicants are encouraged to consider clusters of sites that would promote efficient and cost-effective construction approaches and feasibility of the overall project.**

# DEVELOPMENT OBJECTIVES AND DESIGN GUIDELINES

## DEVELOPMENT OBJECTIVES

The BPDA seeks to redevelop the Properties in a manner consistent with the following goals:

- 1. Deliver quality homeownership units for first-time homebuyers earning 120-135% of Area Median Income at the lowest possible sales price.**
  - Proposals may include a mix of 1-bed, 2-bed, or 3-bed units. Preference will be given to proposals that maximize the number of 2-bed units.
  - To discourage “flipping,” units must be owner-occupied, and the resale price will be capped to allow for 5% appreciation per year, compounding, for a period of up to five years. The City will verify owner occupancy status annually during this time period.
- 2. Encourage Contextual Development**
  - The Design of the proposals should respond to the existing scale and architectural character of neighboring context. Proposals should follow massing and design principles developed by the Planning Department and community in the [Design Guidelines](#).
- 3. Promote Innovation in Housing Delivery**
  - Proponents are encouraged to utilize efficient and cost-effective construction methods such as offsite or industrialized construction to reduce costs, shorten construction timelines, minimize the impact on surrounding neighborhoods, and meet Boston’s carbon neutrality and sustainability goals. Proponents are encouraged to explore how these methods can complement and expand opportunities for local workers, trades, and small businesses. Preference will be given to proposals that demonstrate how innovation can help build a more inclusive, efficient, and resilient housing delivery ecosystem.

## **MARKETING**

The City, through the Boston Home Center, will market the homes and approve income-eligible, bank-approved buyers for the developer through a lottery process. Developers are expected to collaborate with the City to schedule open houses and offer access to the property for the City and prospective buyers to support the marketing process.

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## DESIGN GUIDELINES

### Urban Design Guidelines

The urban design guidelines are set forth herein to ensure that development of the Properties responds to the existing scale and is sensitive to the architectural character of neighboring buildings and activates the public realm. The following points outline in greater detail what design elements should be considered. For additional information about Citywide Design Guidelines, please see <https://www.bostonplans.org/urban-design/urban-design-initiatives/boston-design-guidelines>.

1. Site design considerations should prioritize the building's location on the site. The building should be oriented to the primary street frontage and align to the existing front facades of neighboring buildings. The building's placement should reinforce the streetscape with thoughtful contributions to the public realm.
2. The proposed building design should reflect and complement the architectural characteristics of the surrounding area. Reinforcing the scale and architectural style of existing homes help maintain the overall neighborhood character. Design elements to consider include referencing existing buildings' massing, height, composition, architectural character, and architectural details.
3. Building heights should balance compatibility with existing building heights and programmatic requirements. Additional building components to consider include but are not limited to bays, front porches, balconies, roofline, and entry sequences.
4. Proponents should explore site strategies that balance parking requirements while promoting active, usable, open space on the ground floor. If possible, usable open space should be located at the front of the building to engage with the public realm.

5. New trees, shrubs, and other plantings are strongly encouraged at both the Properties lines and within the Properties. Permeable paving should be considered for any necessary paved surfaces.
6. Existing healthy, mature trees should be preserved and maintained wherever possible. Upon designation, the selected proponent should engage a certified arborist to help the project team guide the design and implementation of tree protection measures.
7. Proponents are responsible for repairing and/or replacing any alteration or damage of existing sidewalks, paving, lights and street trees that occur during construction.

## Resilient and Sustainable Design

Proposed projects should support the City of Boston's Carbon Neutral, Climate Ready, and Healthy Community goals including the 2019 Carbon Free Boston and [Climate Ready Boston 2016](#) reports and MOH's Zero Emission Buildings guidebook for affordable housing projects.

The following guidelines are to help proposed projects meet state Stretch and Specialized Energy Code requirements. Proposed designs should include innovative approaches to addressing the adverse impacts of new construction, promoting the human health and wellbeing of building occupants and surrounding communities, ensuring new buildings are adapted to future climate conditions, and as follows:

### 1. **Green Net Zero Carbon Building:**

- a. Prioritize passive building strategies including building orientation and massing; high performance building envelopes that are airtight, well insulated, have appropriate window to wall ratios, and include high efficiency windows and doors; and natural ventilation and daylighting.
  - b. Active building strategies should include Energy Star high efficiency appliances and equipment, dedicated outside air systems with energy recovery ventilation, air or ground source heat pump systems for building thermal conditioning and hot water heating, and high efficiency LED lighting fixtures and lighting controls.
  - c. Maximize the potential for onsite solar PV and renewable energy generation and install systems prior to construction completion.
  - d. Proposed projects must be fossil-fuel free and should strive for net zero energy or energy positive performance.
2. **Energy Efficiency Incentives:** Assess available federal, state, and utility energy efficiency and renewable energy incentive programs. Upon Tentative Developer Designation, Proposed Projects must register with [Mass Save](#) and report on incentives accessed and utilized including support for preliminary building performance modeling, certifications, equipment, building performance.
3. **Leadership Building Rating Systems:** Voluntary use of third-party green building leadership rating systems that reflect integrated project planning

and comprehensive sustainability practices and achieve upper tier certified or certifiable outcomes.

4. **Urban Heat & Higher Temperatures:** Designs should minimize heat retention in and around buildings and reduce heat exposure by using higher albedo building and paving materials and increased shade areas through landscaping, expanded tree canopy and shade structures.
5. **Precipitation Events:** Design should minimize stormwater runoff by using pervious site materials and enhanced landscaping measures to capture and infiltrate stormwater.

Projects larger than 15 units or 20,000 SF should see Article 37 Green Net Zero Carbon Buildings and Climate Resiliency Guidelines for additional requirements.