

**Pre-RFP Release
Community Meeting**
September 19, 2023

CO-CREATING BOSTON'S FUTURE-DECKER

Request for [Innovative] Proposals



English: For interpretation in Haitian Creole, Cape Verdean Creole, or Spanish,

1. Go to the horizontal control bar at the bottom of your screen. Click on “Interpretation.”
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in your selected language.

Kriolu Kabuverdianu: Gossim bu ta entra na reuniao na kriolu,

1. Bai na barra de controlo horizontal na parte inferior di computador bu kalka na “Interpretation”.
2. Depos kalka na idioma qui bu kre ovi.
3. Agora djabu sta ta entra na reuniaun em creole.

Kreyòl ayisyen: Pou entèpretasyon Kreyòl ayisyen,

1. Ale nan kontwòl ba nan pati anba ekran an epi Klike sou "Interpretation"
2. Apre sa, klike sou lang ke ou ta renmen tande a.
3. Kounye a ou gen aksè a reyinyon an Kreyòl ayisyen

Español: Para traducción en Español,

1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “Interpretation”.
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma “Español”.

Vietnamese: Dành cho phiên dịch tiếng Việt

1. Tìm thanh điều khiển ngang phía dưới màn hình của bạn. Bấm vào từ: "Interpretation"
2. Sau đó chọn ngôn ngữ mà bạn cần nghe.
3. Hiện tại bạn đang tham gia buổi họp bằng Tiếng Việt.



MEETING AGENDA

- I. Introductions & Meeting Objectives** (5 minutes)
- II. Project Overview & Update** (35 minutes)
- III. Questions, Comments & Discussion** (30-45 minutes)
- IV. Next Steps** (5 minutes)



The Boston Society for Architecture is a community committed to improving quality of life through architecture and design.



The Housing Innovation Lab tests new approaches to housing policy and design to accelerate housing production and achieve affordability for all Bostonians.

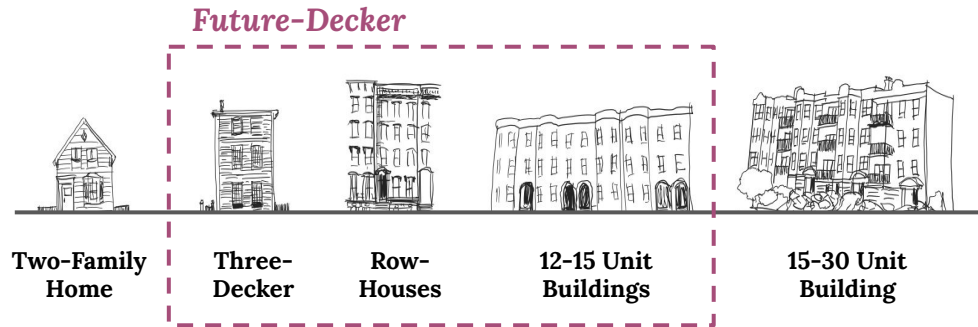


The Mayor's Office of Housing is responsible for developing affordable housing, housing the homeless, and managing the City's real estate.

MEETING OBJECTIVES

- I. Review Project Goals & Objectives
- II. Share Project Update and Survey Responses
- III. Gather Feedback on Proposed Community Vision
- IV. Review Timeline for RFP Release

Co-Creating the Future-Decker is a **two-phased** initiative where teams are invited to propose new multifamily housing that can efficiently be built on small sites.



Phase I

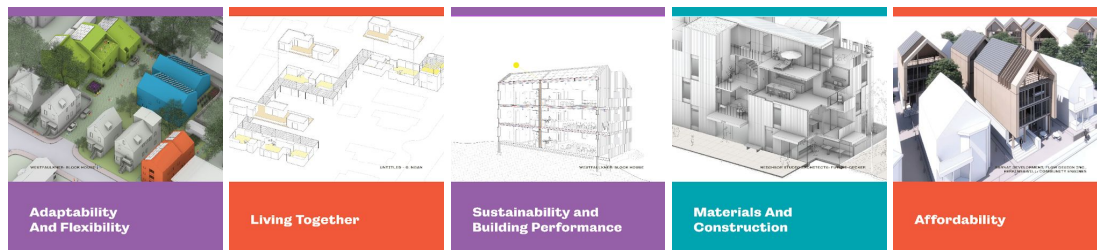
Request for Ideas (RFI) is released, inviting residents, advocates, designers, and all who are interested to share ideas for multifamily housing across 4 Boston neighborhoods.

Phase II

Request for Proposals to be released with the goal of receiving pilot proposals that experiment with new design and construction methods to create ownership housing models on small city-owned sites.

Phase I

In May 2021, the BSA and Housing iLab released a “Co-Creating Boston’s Future-Decker Request for Ideas” where participants ideated new housing models for multifamily housing by drawing inspiration from the triple-decker. The ideas from the RFI were showcased virtually and in person at the BSA and **five key themes** emerged from the 19 ideas submitted:



1. Adaptability and Flexibility

Adaptable across space and time

2. Living Together/Livability

Shared amenities, financing, governance, and maintenance

3. Sustainability and Building Performance

Buildings that are more efficient and resilient to climate change

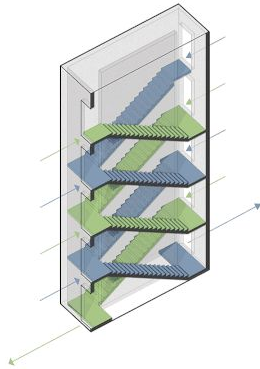
4. Materials and Construction

Supporting exploration of advanced construction methods and materials

5. Affordability

Holistic methods for securing funding for innovation

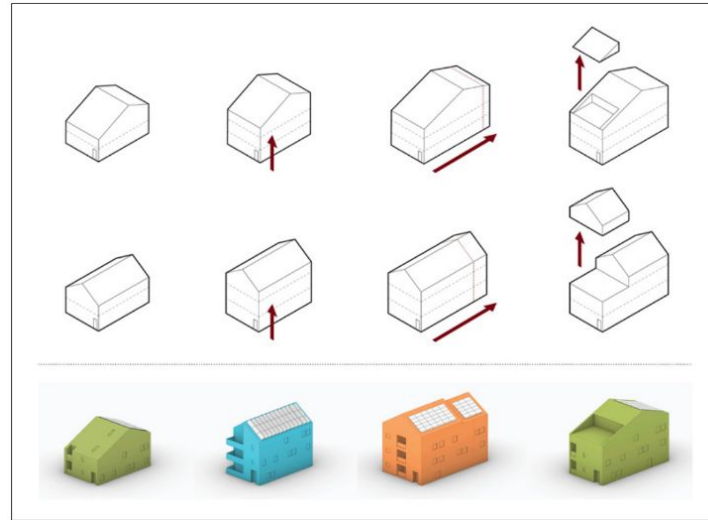
Examples of Adaptability and Flexibility in RFI Responses:



INTERLOCKING STAIR

Image Credit: ThoughtCraft
(image not submitted in RFI)

Central scissor stairs that can reduce square footage, while eliminating the need for hallways.

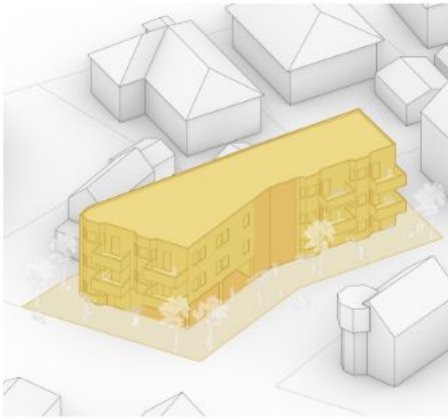


By: WestFaulkner

Standardized spaces that can be renovated and potentially expanded in the future with welcoming entry porches.

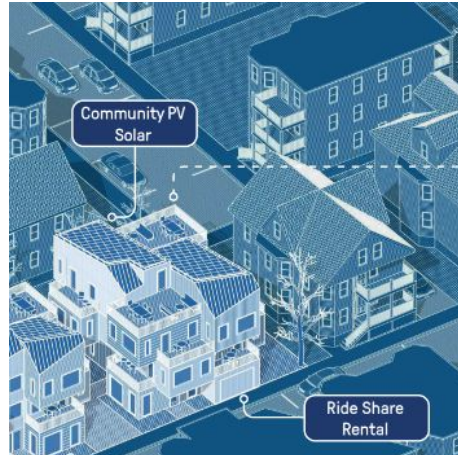
Note that this information is **not** meant to prescribe development on the sites, and is provided for illustrative purposes only.

Examples of **Living Together/Livability** in RFI Responses:



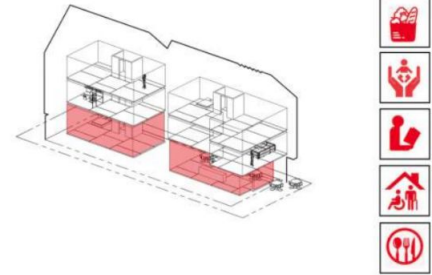
By: Merge Architects

Accessible first floor units and small, yet intentional shared spaces on ground floor.



By: Pink Projects

Electric Vehicle (EV) and Car Share opportunities.

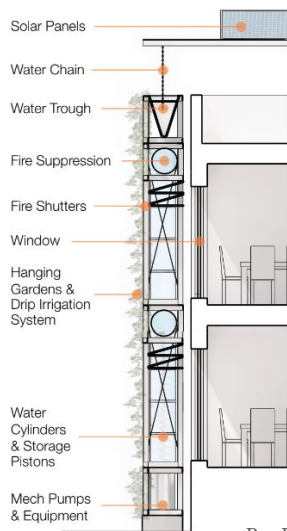


By: Barnat Development, Flow Design Inc, and Perkins&Will

Spaces that offer uses to residents of various ages, a true intergenerational use.



Examples of Sustainability and Health in RFI Responses:



By: PLA & RBLA



By: B. Bruce, H. Cunningham, O. Humphrey, & Team



Solar hot water collectors installed on the ground.

Image Credit: MassCEC

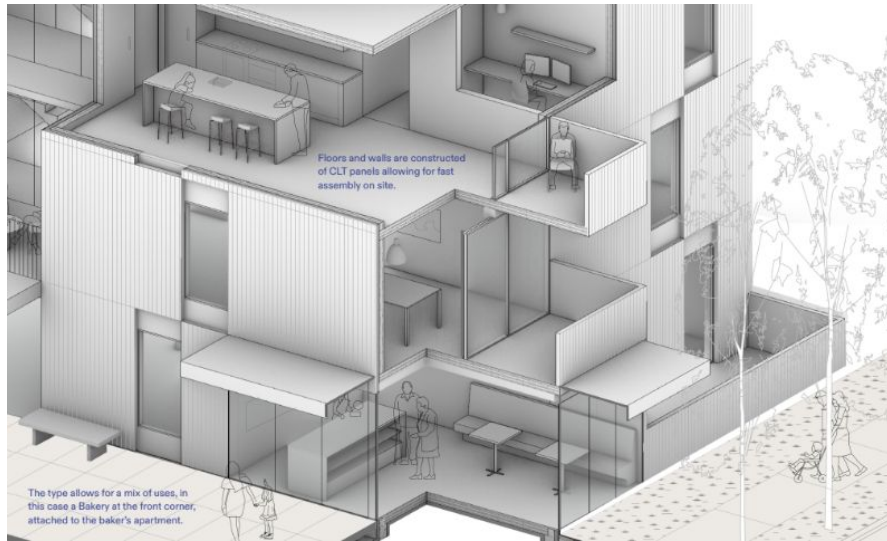
Green wall systems that add fire protection, creates healthy green spaces, and stores energy.

Native ecology into landscaping, new stormwater drainage and management solutions into landscaping and roof.

Use of Solar Hot Water (SHW) and Solar Assisted Heat Pumps (SAHPs) for domestic hot water load in small multi-family buildings.

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Examples of **Materials and Construction** in RFI Responses:



By: Neighbor Studio

Prefabricated Cross Laminated Timber walls and floors

And in the region:



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Examples of **Affordability** in RFI Responses:



By: Irena Matulic

Middle-Income ownership opportunities for individuals and families.



By: Leonardi Aray Architects LLC

Limited equity co-operative model to ensure long term affordability.

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Phase II

A **Request for [Innovative] Proposals (RFiP)** will be released with the goal of creating ownership housing models with the benefits of Boston's beloved triple-deckers.

Two small, residential, city-owned infill sites in Dorchester (379 Geneva Avenue) and Mattapan (569 River Street) will be included in the RFP and teams will seek to **address Boston's unmet need for "missing middle" for-sale housing through the use of innovative design, construction methods, and/or materiality.**



Highest selected themes (in order):

1. **Affordability**
2. **Adaptability and Flexibility**
3. **Sustainability and Building Performance**
4. **Materials and Construction**
5. **Livability**



To view the survey, scan the QR code or visit

<https://bit.ly/future-decker-survey-2022>

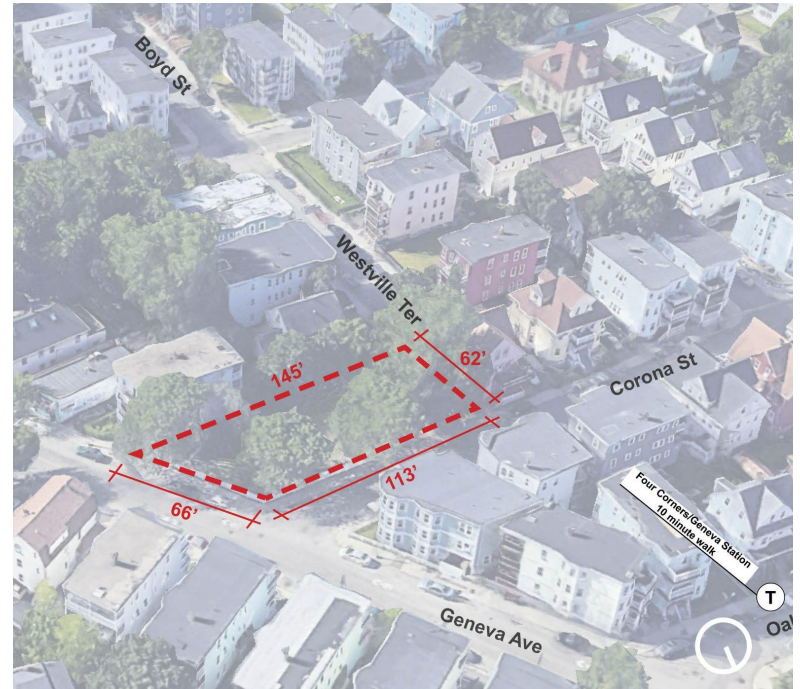


Phase II: Community Survey Responses

- **369 GENEVA AVE**
 - **Highlighted Uses:** affordable homeownership, rental, open space, educational, cultural, arts, community uses, and typical commercial/retail

“I am favoring affordable homeownership geared toward first time home buyers because it is sorely lacking citywide and added homeownership will help create a more stable environment on Geneva Ave.”

- Resident



SITE 2: 569 RIVER STREET

Phase II: Site Conditions

- **569 RIVER STREET**

Parcel ID 1801709000: 6,984 square feet; at the corner of Marcy Road & River Street intersection)



Phase II: Community Survey Responses

- **569 RIVER STREET**

- **Highlighted Uses:** A mix of homeownership and rental, and Typical Commercial/Retail

“As one of the neighbors, I personally feel 9 to 12 apartments should be able to fit in that area with a few parking spaces for those tenants with cars.”

- Resident

“One or two affordable homeownership units and green space such as public park or community garden”

- Resident



Phase II: Community Engagement Key Takeaways

- **Honor Existing Context & Uses**
 - Draw upon existing housing types to create innovative designs for buildings that effectively utilizes advanced construction methods and materials, while remaining contextually responsive with the existing neighborhood.
- **Promote Mixed-Income Housing**
 - Develop for-sale units affordable to households with a range of incomes is a key community value.
- **Enhance Neighborhood Sustainability**
 - New housing typology must further Boston's sustainability and energy consumption reduction goals, in addition to proposals for development that are suited to the existing neighborhood uses.
- **Increase Safety & Vibrancy**
 - All new buildings and uses should promote pedestrian, bicycle, and public transit use by only using the minimum parking necessary to allow new uses to flourish and calm existing traffic
- **Equity & Inclusion**
 - Promoting diversity in development, increasing efforts to mitigate displacement, and creating economic opportunities for all Bostonians.
- **Local Business & Job Opportunities**
 - Development of the parcels should enhance the local economy and provide local job opportunities

- What, if anything, would you add to the Community Vision (pasted below)?
 - Do you have any thoughts or questions you would like to share with us?
-

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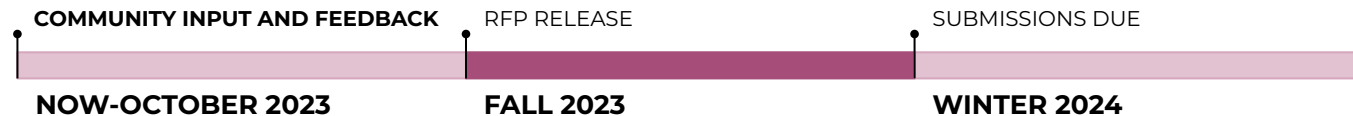
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Timeline

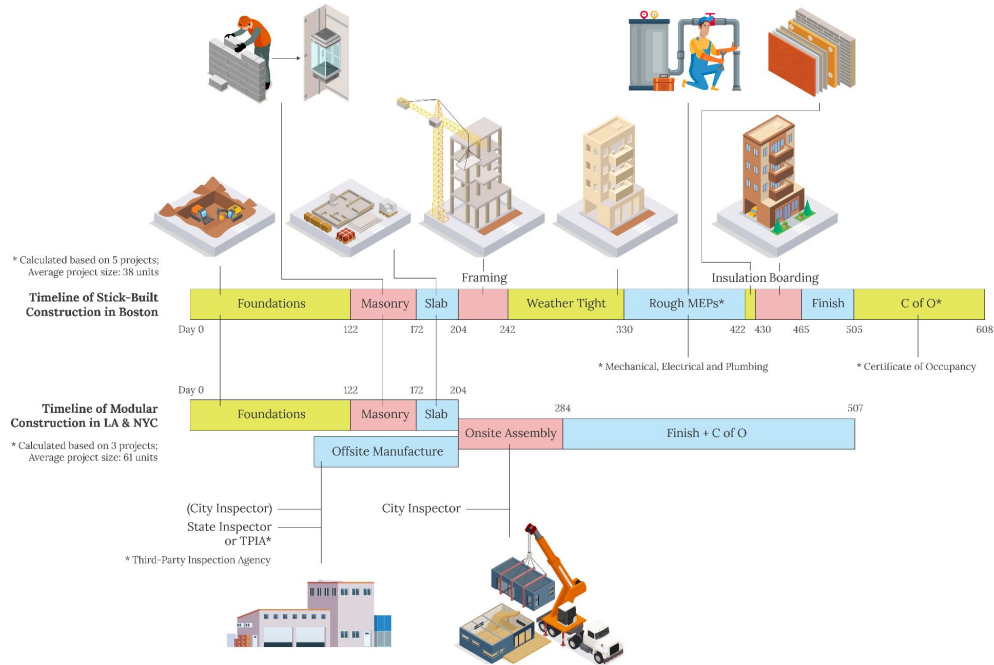


Stay Involved

Please contact us at 617-635-0259, email at future-decker@boston.gov, or join our [mailing list](#) to stay up to date about the initiative.

You can still complete the survey within the next 15 days to share your thoughts for each/both sites. <https://bit.ly/future-decker-survey-2022>

Examples of Materials and Construction in RFI Responses:



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