



105 Callender St.



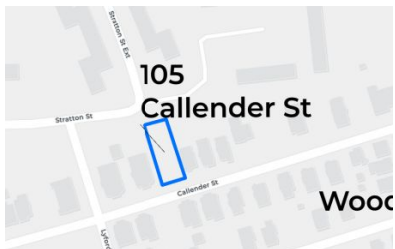
CONTEXT STUDY

Triple Decker and 1-2 Family Residential Homes

Homes maximize their lot size



105 Callender St.



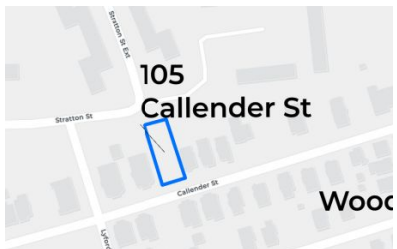
CONTEXT STUDY

Triple Decker and 1-2 Family Residential Homes

Homes maximize there lot size



105 Callender St.



DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

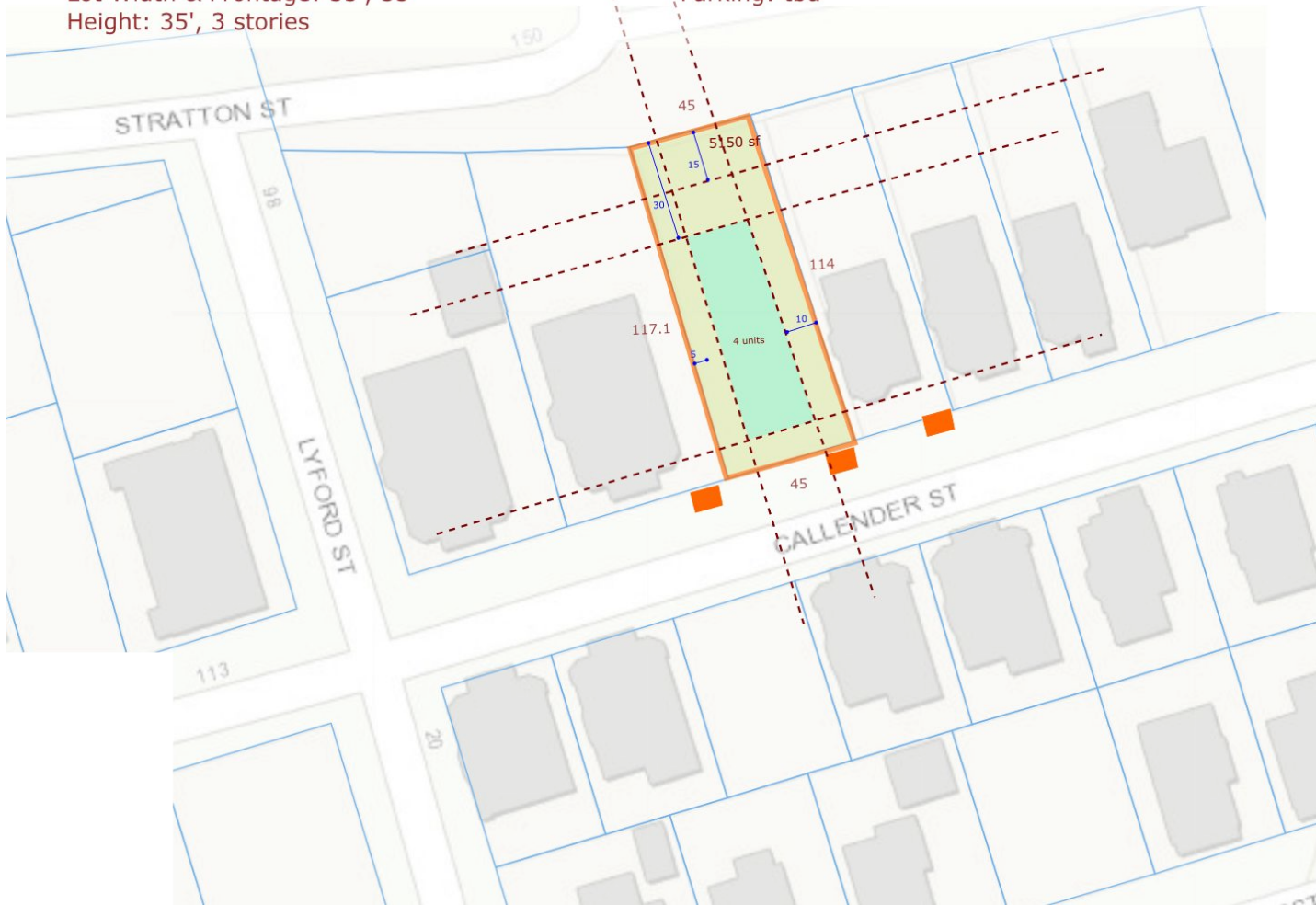
Covered Porches - Dormers and Bays

105 CALLENDER STREET

ZONING: MATTAPAN 3F-5000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment
Side Yard Setback: 10' (Building Code Min. 5')
Rear Yard Setback: 30'
Lot Width & Frontage: 35', 35'
Height: 35', 3 stories

FAR: 0.8
Lot Area: 5000 for 1 or 2 units; 2500 for each add'l
Open Space: 400 sf/ unit
Parking: tbd

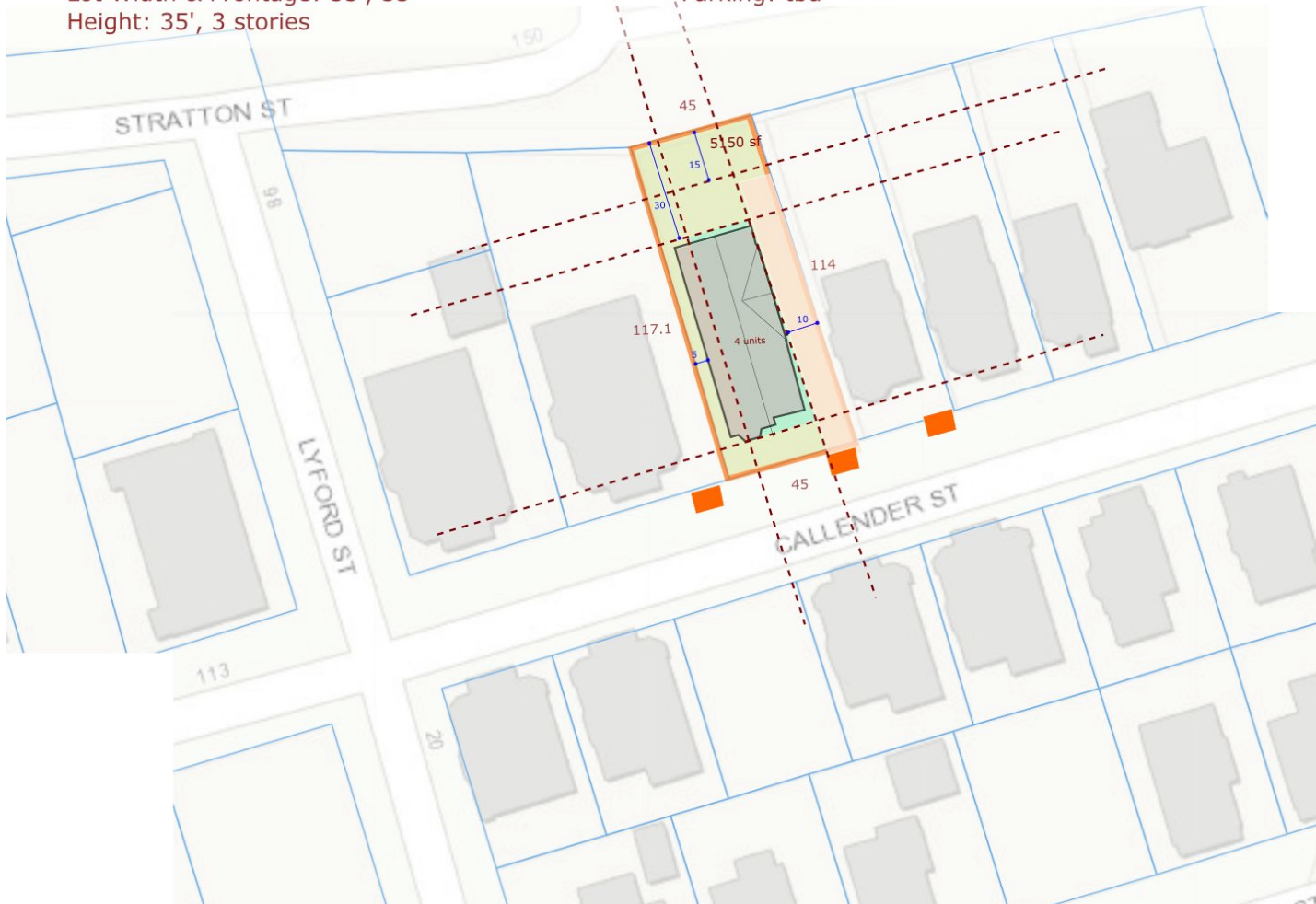


105 CALLENDER STREET

ZONING: MATTAPAN 3F-5000 Any other Dwelling or Use

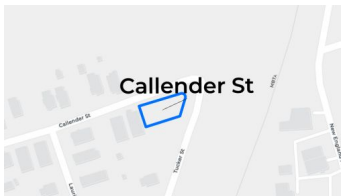
Front Yard Setback: 15' or modal alignment
Side Yard Setback: 10' (Building Code Min. 5'),
Rear Yard Setback: 30'
Lot Width & Frontage: 35', 35'
Height: 35', 3 stories

FAR: 0.8
Lot Area: 5000 for 1 or 2 units; 2500 for each add'l
Open Space: 400 sf/ unit
Parking: tbd





30 Callender St.



AERIAL STUDY

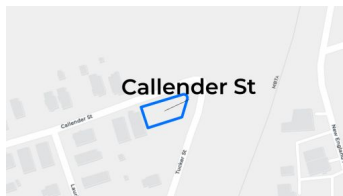
Existing building fabric is varied

Mix of large multifamily and single family homes.

Infill site with a multi unit building of the same type and character of adjacent gable roof homes



30 Callender St.



CONTEXT STUDY

Triple Decker and 1-2 Family Residential Homes

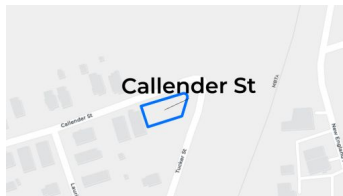
Homes maximize there lot size

Victory Urban Farm across the street



Google Earth
©2019 Google

30 Callender St.



CONTEXT STUDY

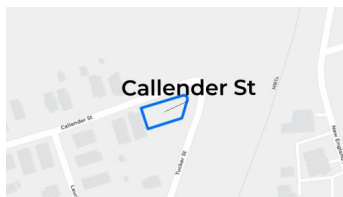
Triple Decker and 1-2 Family Residential Homes

Homes maximize their lot size

Victory Urban Farm across the street



30 Callender St.



CONTEXT STUDY

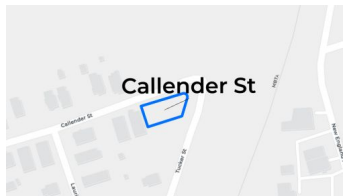
Triple Decker and 1-2 Family Residential Homes

Homes maximize their lot size

Victory Urban Farm across the street



30 Callender St.



DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches - Dormers and Bays

CALENDER STREET

ZONING: MATTAPAN 3F-5000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment

Side Yard Setback: 10' (Building Code Min. 5')

Rear Yard Setback: 30'

Lot Width & Frontage: 35', 35'

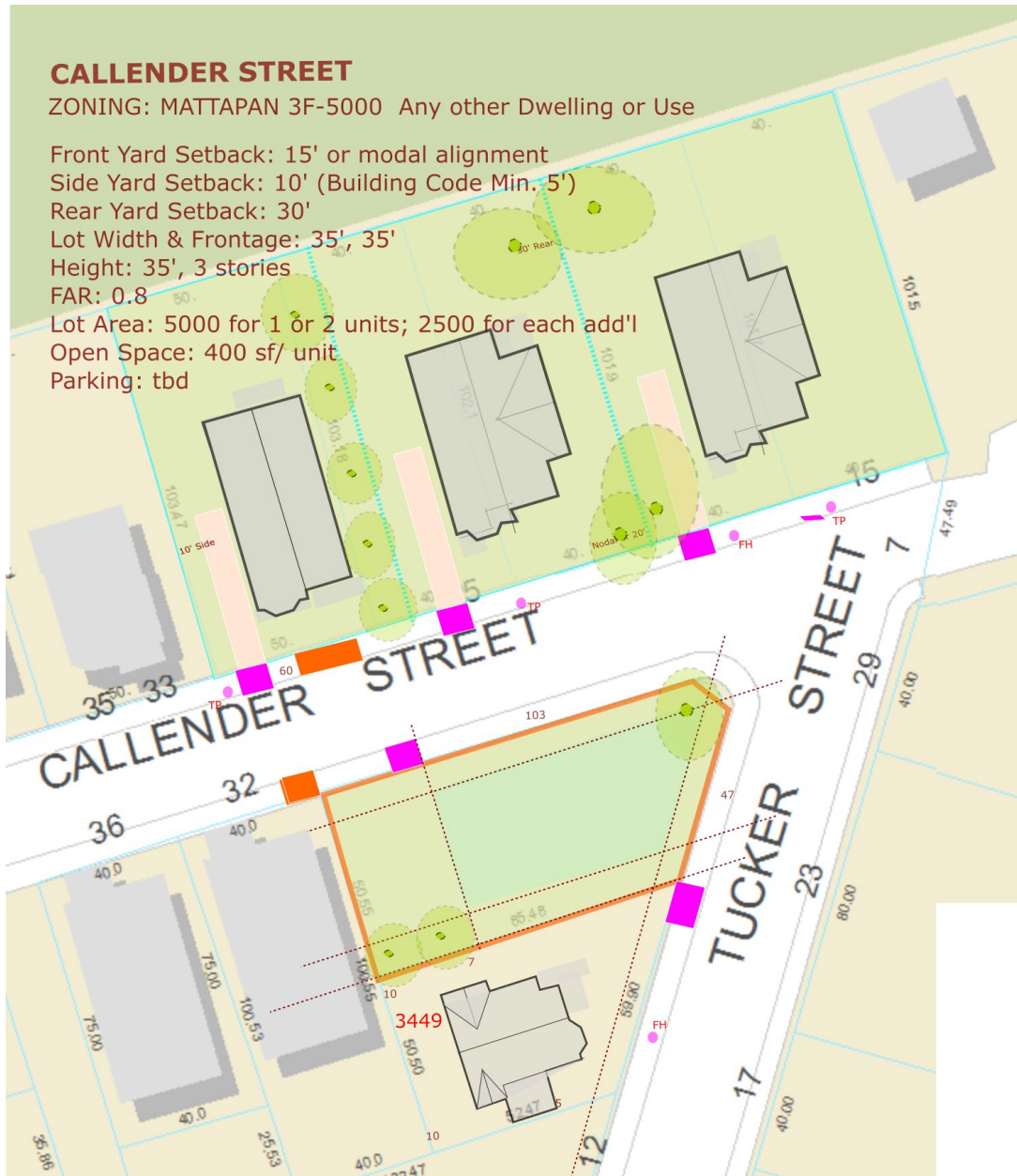
Height: 35', 3 stories

FAR: 0.8

Lot Area: 5000 for 1 or 2 units; 2500 for each add'l

Open Space: 400 sf/ unit

Parking: tbd



CALLENDER STREET

ZONING: MATTAPAN 3F-5000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment

Side Yard Setback: 10' (Building Code Min. 5')

Rear Yard Setback: 30'

Lot Width & Frontage: 35', 35'

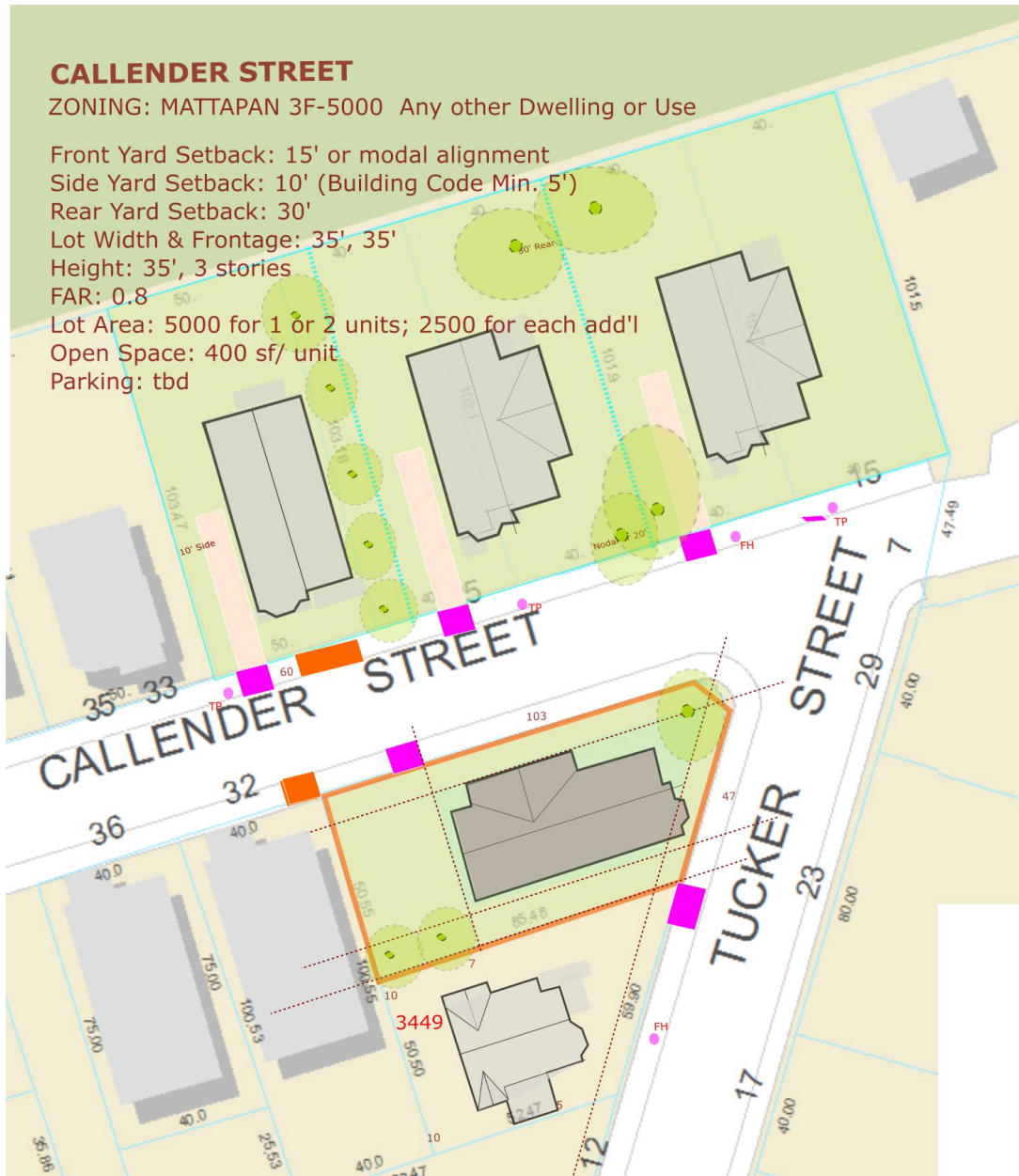
Height: 35', 3 stories

FAR: 0.8

Lot Area: 5000 for 1 or 2 units; 2500 for each add'l

Open Space: 400 sf/ unit

Parking: tbd



WELCOME HOME, BOSTON - TALBOT SOUTH

Summary

94 MILTON

65 BALLOU

71 BALLOU

105 CALLENDER

CALLENDER

1 Building

1 Building

1 Building

1 Building

1 Building

of Units

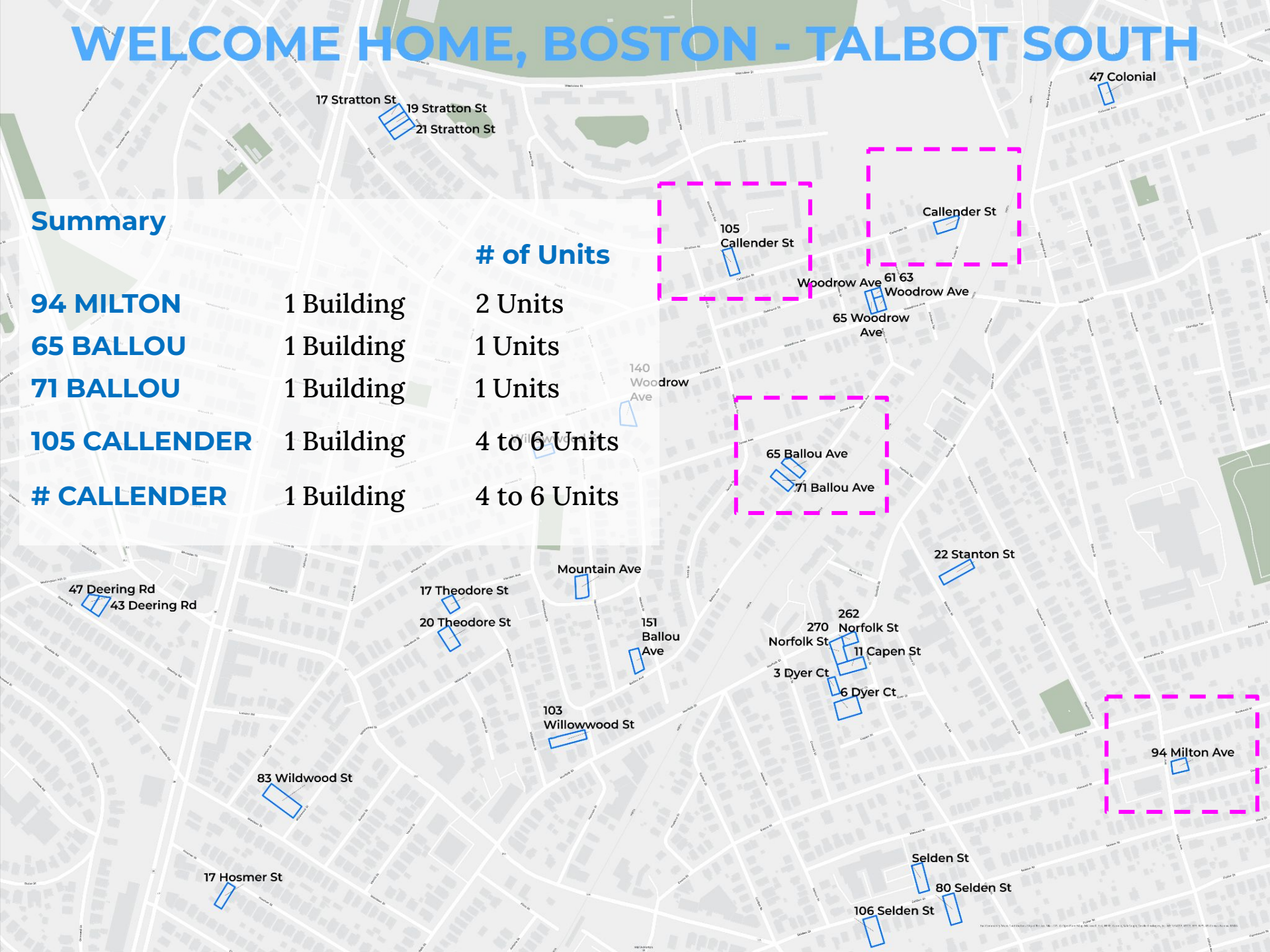
2 Units

1 Units

1 Units

4 to 6 Units

4 to 6 Units



17 Stratton St
19 Stratton St
21 Stratton St

47 Colonial

105 Callender St

Callender St

Woodrow Ave
61 63 Woodrow Ave
65 Woodrow Ave

140 Woodrow Ave

65 Ballou Ave
71 Ballou Ave

47 Deering Rd
43 Deering Rd

17 Theodore St
20 Theodore St

Mountain Ave

151 Ballou Ave

22 Stanton St

262 Norfolk St
270 Norfolk St
11 Capen St
3 Dyer Ct
6 Dyer Ct

103 Willowwood St

94 Milton Ave

83 Wildwood St

17 Hosmer St

Selden St

80 Selden St

106 Selden St

WELCOME HOME, BOSTON - TALBOT SOUTH

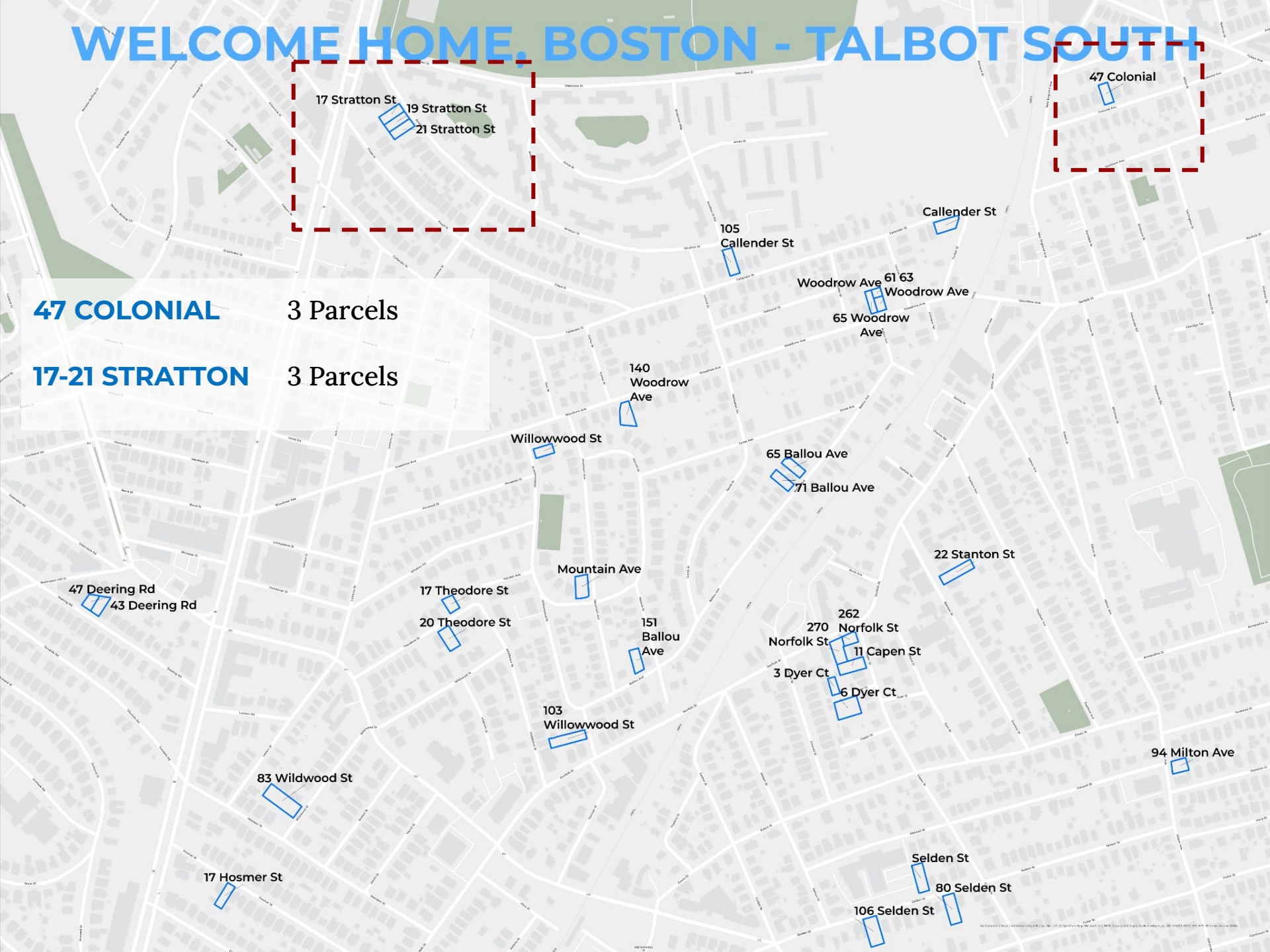


47 COLONIAL

3 Parcels

17-21 STRATTON

3 Parcels





17-19 Stratton St.

Blue Hill Ave

Google

17-19 Stratton St.



AERIAL STUDY

Existing building fabric is consistent

Adjacent to busy commercial corner, BHA housing and Harambe Park

Infill site with a multi unit building of the same type and character of adjacent gable and flat roof homes



17-19 Stratton St.



CONTEXT STUDY

Multifamily, Triple Decker and 1-2 Family Residential Homes

Homes maximize their lot size



17-19 Stratton St.



DESIGN PRINCIPLES

Consistent Height & Massing - Hip and Flat Roof shapes

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches

17-19 STRATTON STREET

ZONING: MATTAPAN 3F-5000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment
Side Yard Setback: 10' (Building Code Min. 5')
Rear Yard Setback: 30'
Lot Width & Frontage: 35', 35'
Height: 35', 3 stories

FAR: 0.8
Lot Area: 5000 for 1 or 2 units; 2500 for each add'l
Open Space: 400 sf/ unit
Parking: tbd



17-19 STRATTON STREET

ZONING: MATTAPAN 3F-5000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment
Side Yard Setback: 10' (Building Code Min. 5')
Rear Yard Setback: 30'
Lot Width & Frontage: 35', 35'
Height: 35', 3 stories

FAR: 0.8
Lot Area: 5000 for 1 or 2 units; 2500 for each add'l
Open Space: 400 sf/ unit
Parking: tbd





47 Colonial Ave.



AERIAL STUDY

Existing building fabric is consistent

Large multifamily homes.

Infill site with a multi unit building of the same type and character of adjacent flat roof homes



47 Colonial Ave.



CONTEXT STUDY

Multifamily and Triple Decker Residential Homes

Homes maximize their lot size



47 Colonial Ave.



CONTEXT STUDY

Multifamily and Triple Decker Residential Homes

Homes maximize their lot size



47 Colonial Ave.



DESIGN PRINCIPLES

Consistent Height & Massing - Flat Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches



47 Colonial Ave.



DESIGN GUIDELINES

- Consistent Height & Massing
- Alignment with the street wall
- Primary Entry Oriented to the street
- Covered Porches

47 COLONIAL AVE

ZONING: DORCHESTER 3F-6000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment

Side Yard Setback: 10' (Building Code Min. 5')

Rear Yard Setback: 30'

Lot Width & Frontage: 50', 50'

Height: 35', 2.5 stories

FAR: 0.4

Lot Area: 6000; NA for each add'l

Open Space: none sf/ unit

Parking: tbd



47 COLONIAL AVE

ZONING: DORCHESTER 3F-6000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment

Side Yard Setback: 10' (Building Code Min. 5')

Rear Yard Setback: 30'

Lot Width & Frontage: 50', 50'

Height: 35', 2.5 stories

FAR: 0.4

Lot Area: 6000; NA for each add'l

Open Space: none sf/ unit

Parking: tbd



WELCOME HOME, BOSTON - TALBOT SOUTH



Summary

47 COLONIAL

1 Building

of Units

4 to 6 Units

17-21 STRATTON

2 Buildings

8 to 12 Units

47 Deering Rd
43 Deering Rd

17 Theodore St
20 Theodore St

Mountain Ave

151 Ballou Ave

103 Willowood St

83 Wildwood St

17 Hosmer St

105 Callender St

Callender St

Woodrow Ave
61 63 Woodrow Ave
65 Woodrow Ave

140 Woodrow Ave

Willowood St

65 Ballou Ave
71 Ballou Ave

22 Stanton St

262 Norfolk St
270 Norfolk St
11 Capen St
3 Dyer Ct
6 Dyer Ct

94 Milton Ave

Selden St

80 Selden St

106 Selden St

WELCOME HOME, BOSTON - TALBOT SOUTH

43,47 DEERING

3 Parcels

83 WILDWOOD

1 Parcel



47 Deering Rd
43 Deering Rd

83 Wildwood St

17 Hosmer St

17 Stratton St
19 Stratton St
21 Stratton St

105 Callender St

Callender St

Woodrow Ave
61 63 Woodrow Ave
65 Woodrow Ave

140 Woodrow Ave

Willowwood St

65 Ballou Ave
71 Ballou Ave

Mountain Ave

17 Theodore St
20 Theodore St

151 Ballou Ave

22 Stanton St

262 Norfolk St
270 Norfolk St
11 Capen St
3 Dyer Ct
6 Dyer Ct

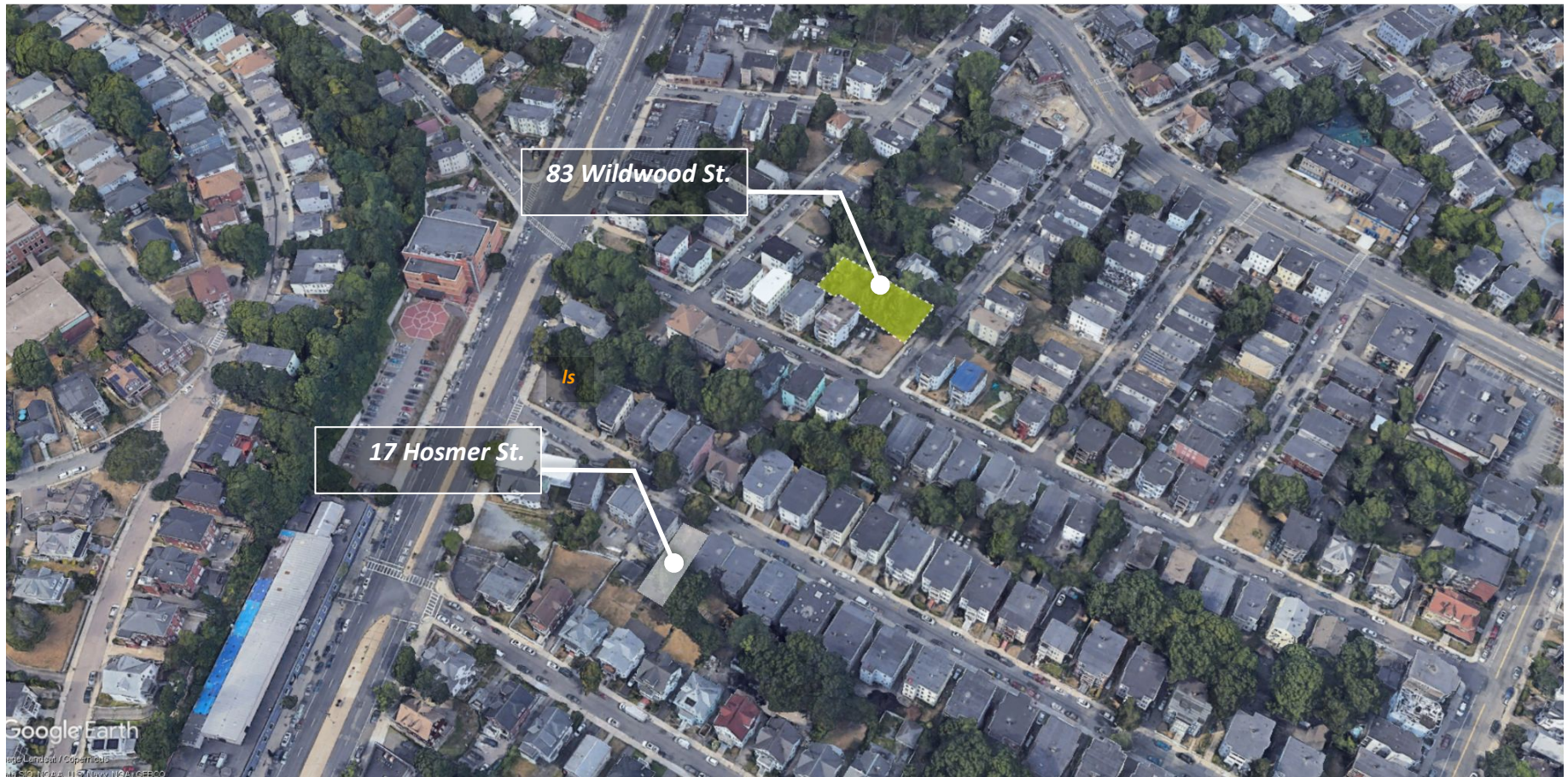
103 Willowwood St

94 Milton Ave

Selden St
80 Selden St

106 Selden St

47 Colonial



83 Wildwood St.



AERIAL STUDY

Fabric of Multifamily Buildings

Large Residential Homes are adjacent to the site.

Neighborhood Commercial Areas & Transportation access is a short walk on Blue Hill Avenue



83 Wildwood St.

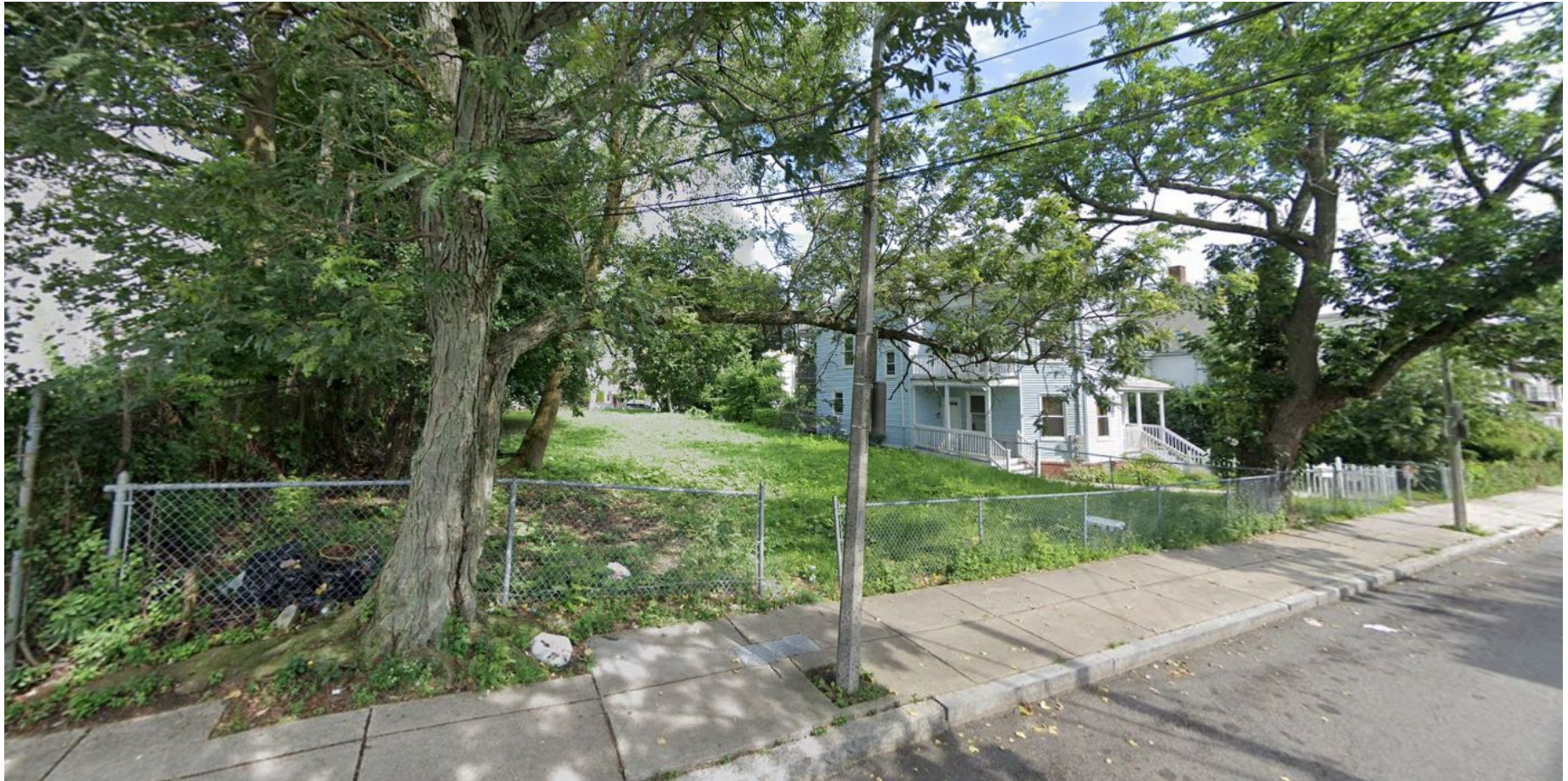


CONTEXT STUDY

Multifamily, Triple Decker and 1-2 Family Residential Homes

Preserve Trees as buffer; Create Openspace at the front yard

Respect the scale and character of 1-2 Family Homes



83 Wildwood St.



CONTEXT STUDY

Multifamily, Triple Decker and 1-2 Family Residential Homes

Preserve Trees as buffer; Create Openspace at the front yard

Very Large Site



83 Wildwood St.



DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches - Create Openspace at front



83 Wildwood St.



DESIGN PRINCIPLES

Consistent Height & Massing - Gable Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

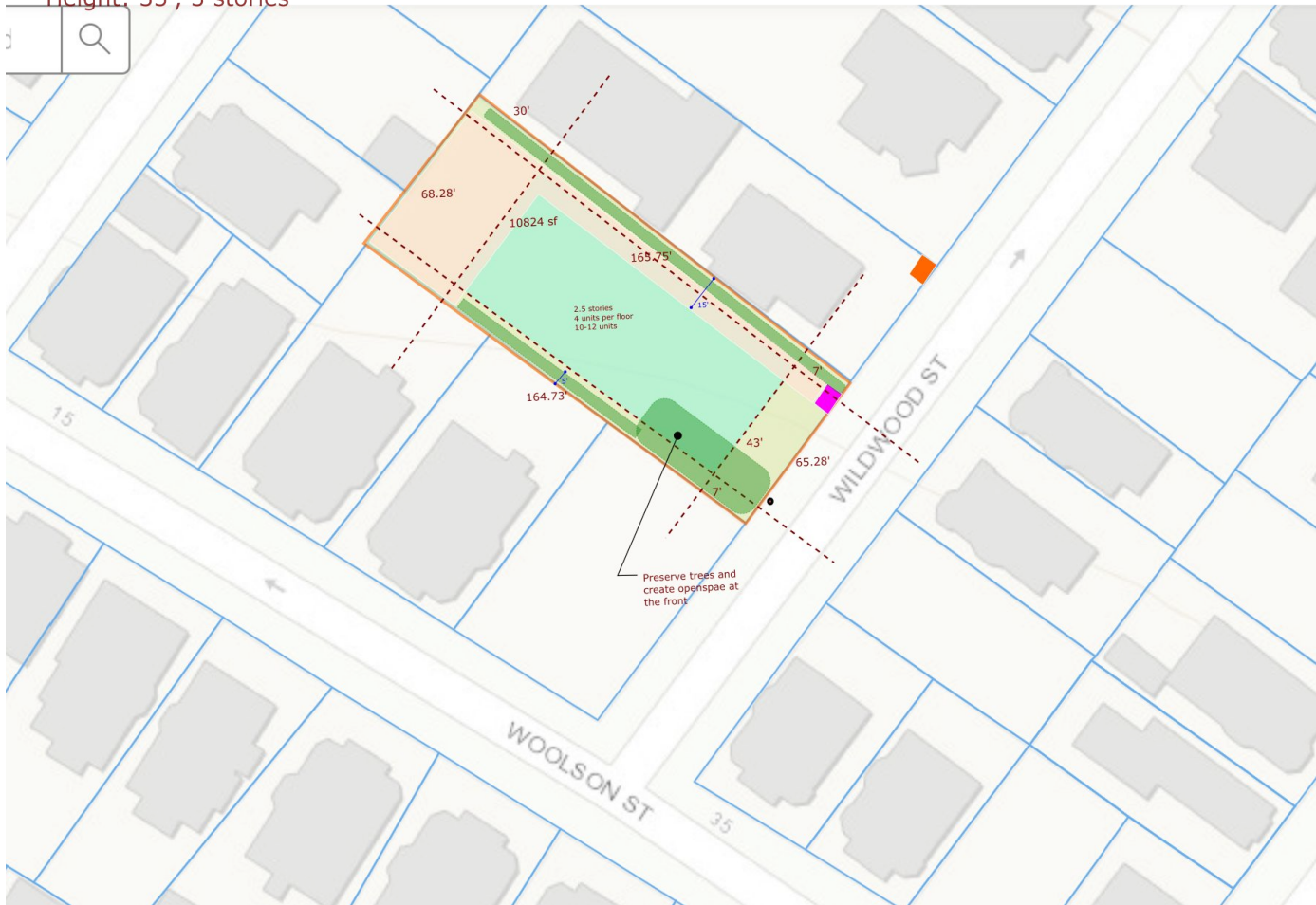
Covered Porches - Create Openspace at front

83 WILDWOOD STREET

ZONING: MATTAPAN 3F-6000 Any other Dwelling or Use

Front Yard Setback: 10' or modal alignment
Side Yard Setback: 7' (Building Code Min. 5')
Rear Yard Setback: 30'
Lot Width & Frontage: 45', 45'
Height: 35', 3 stories

FAR: 0.8
Lot Area: 6000 for 1 or 2 units; 3000 for each add'l
Open Space: 600 sf/ unit
Parking: tbd

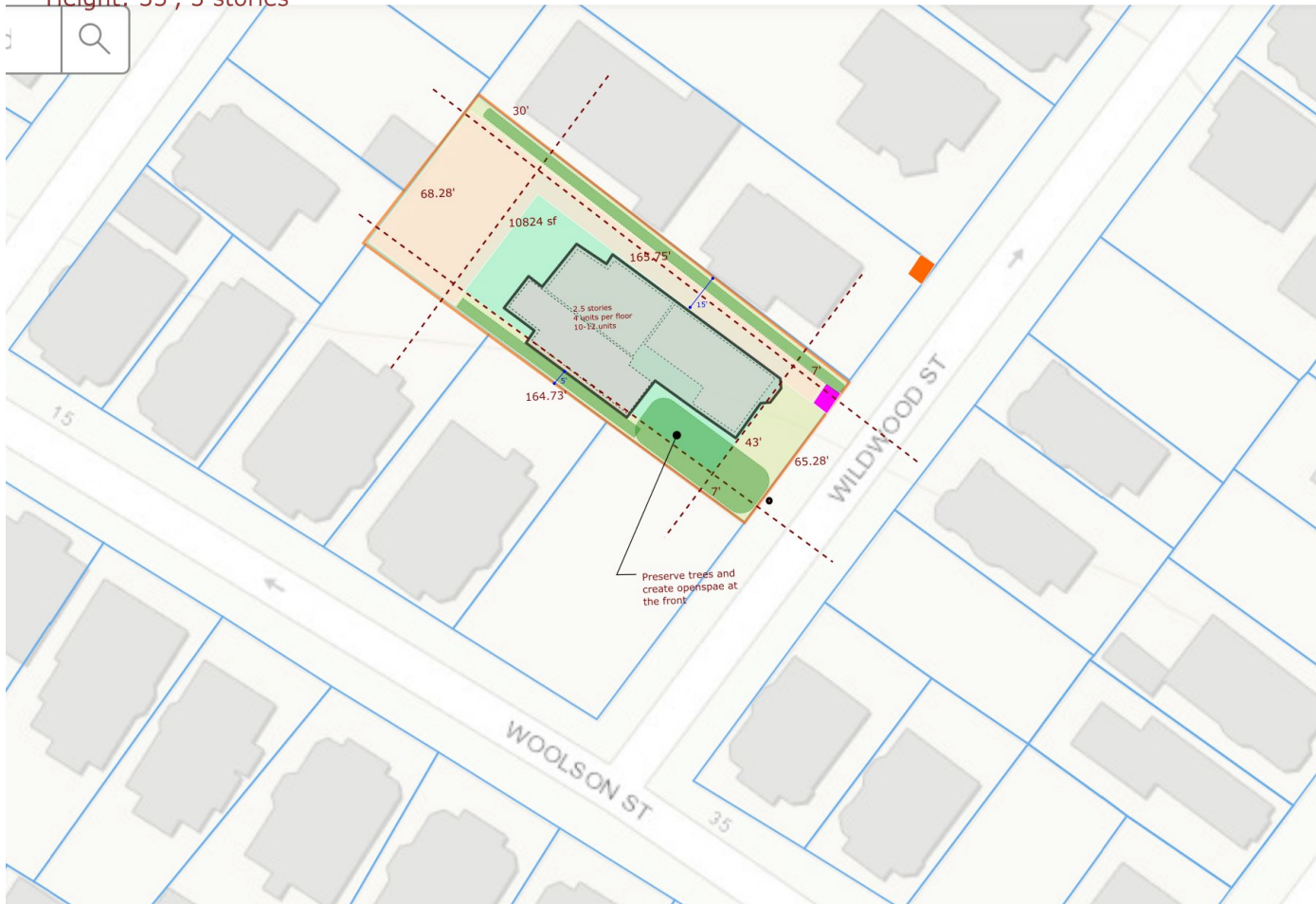


83 WILDWOOD STREET

ZONING: MATTAPAN 3F-6000 Any other Dwelling or Use

Front Yard Setback: 10' or modal alignment
Side Yard Setback: 7' (Building Code Min. 5')
Rear Yard Setback: 30'
Lot Width & Frontage: 45', 45'
Height: 35', 3 stories

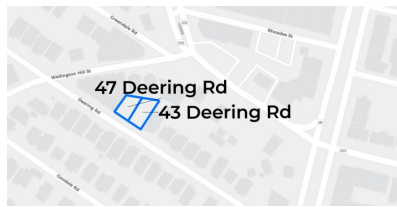
FAR: 0.8
Lot Area: 6000 for 1 or 2 units; 3000 for each add'l
Open Space: 600 sf/ unit
Parking: tbd





43, 47 Deering Rd.

43, 47 Deering Rd.



AERIAL STUDY

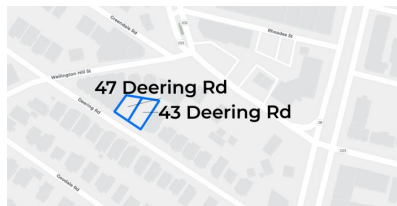
Existing building fabric is consistent

Adjacent to large brick multifamily building

Infill site with a multi unit building of the same type and character of adjacent flat roof homes



43, 47 Deering Rd.



DESIGN PRINCIPLES

Consistent Height & Massing

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches



45 Deering Rd.



CONTEXT STUDY

Multifamily and Triple Decker Residential Homes

Building Character - Brick/Masonry or Siding?

Create/Preserve Tree Canopy as buffer

Limited area for Parking



45 Deering Rd.



DESIGN PRINCIPLES

Consistent Height & Massing - Flat Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porch - Angular Bays

43-47 DEERING ROAD

ZONING: MATTAPAN 3F-5000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment
Side Yard Setback: 10' (Building Code Min. 5')
Rear Yard Setback: 30'
Lot Width & Frontage: 35', 35'

Height: 35', 3 stories
FAR: 0.8
Lot Area: 5000 for 1 or 2 units; 2500 for each add'l
Open Space: 400 sf/ unit
Parking: tbd



WELCOME HOME, BOSTON - TALBOT SOUTH

Summary

43, 47 DEERING

1 Building

of Units

4 to 6 Units

83 WILDWOOD

1 Building

9 to 12 Units



47 Deering Rd
43 Deering Rd

83 Wildwood St

17 Hosmer St

17 Theodore St
20 Theodore St

Mountain Ave

103 Willowood St

151 Ballou Ave

105 Callender St

140 Woodrow Ave

65 Ballou Ave

71 Ballou Ave

262 Norfolk St
270 Norfolk St
11 Capen St
3 Dyer Ct
6 Dyer Ct

106 Selden St

Selden St

80 Selden St

22 Stanton St

Woodrow Ave
61 63 Woodrow Ave
65 Woodrow Ave

Callender St

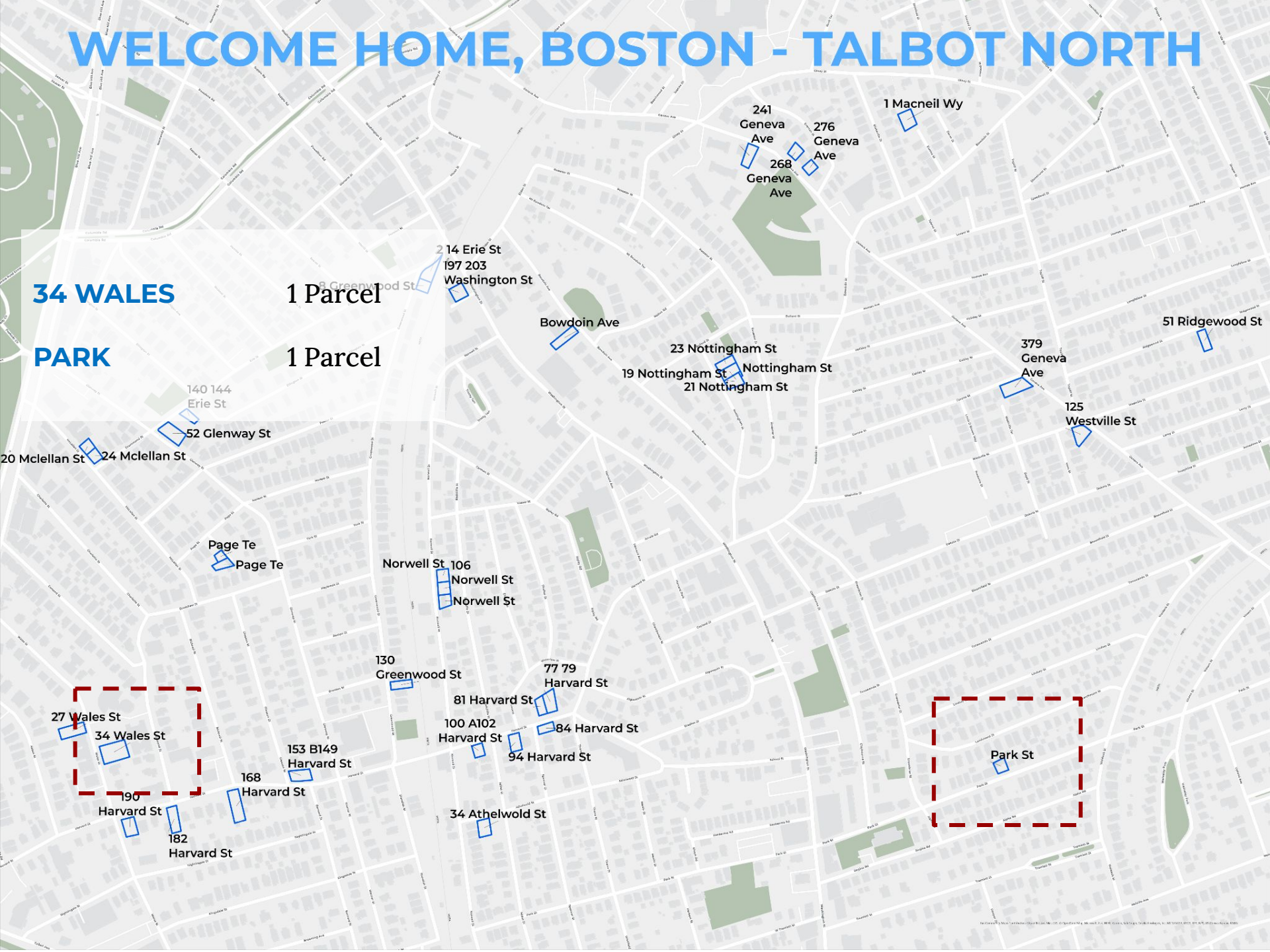
47 Colonial

94 Milton Ave

WELCOME HOME, BOSTON - TALBOT NORTH

**34 WALES
PARK**

**1 Parcel
1 Parcel**



241 Geneva Ave
276 Geneva Ave
268 Geneva Ave

1 Macneil Wy

214 Erie St
197 203 Washington St

Bowdoin Ave

23 Nottingham St
19 Nottingham St
21 Nottingham St

379 Geneva Ave

51 Ridgewood St

140 144 Erie St

52 Glenway St

125 Westville St

20 Mclellan St
24 Mclellan St

Page Te
Page Te

Norwell St 106
Norwell St
Norwell St

130 Greenwood St
77 79 Harvard St

27 Wales St
34 Wales St

81 Harvard St
100 A102 Harvard St
84 Harvard St
94 Harvard St

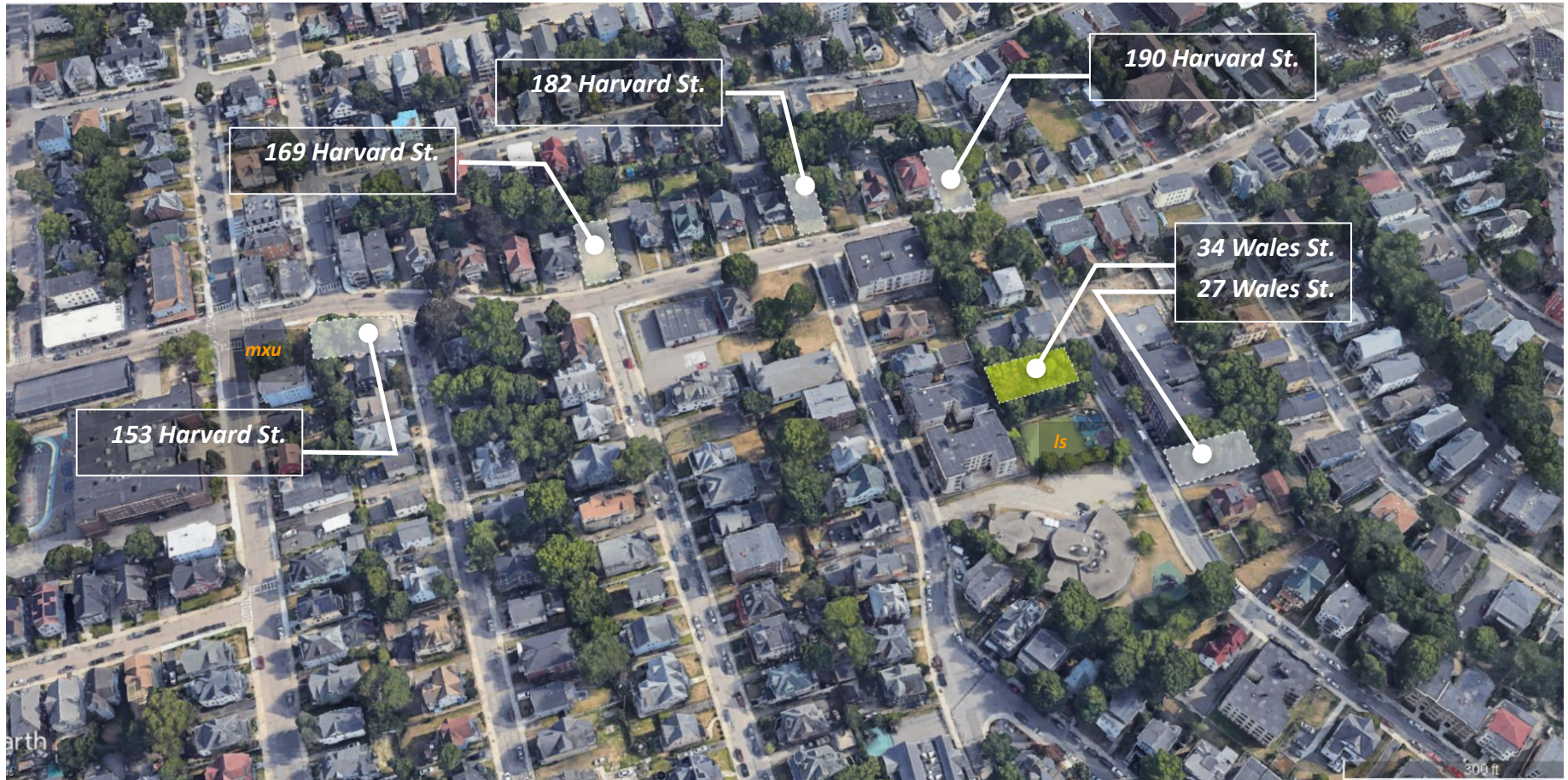
153 B149 Harvard St

168 Harvard St

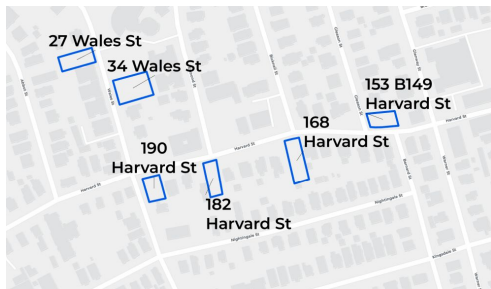
190 Harvard St
182 Harvard St

34 Athelwold St

Park St



27, 34 Wales St. + 153, 169, 182, 190 Harvard St.

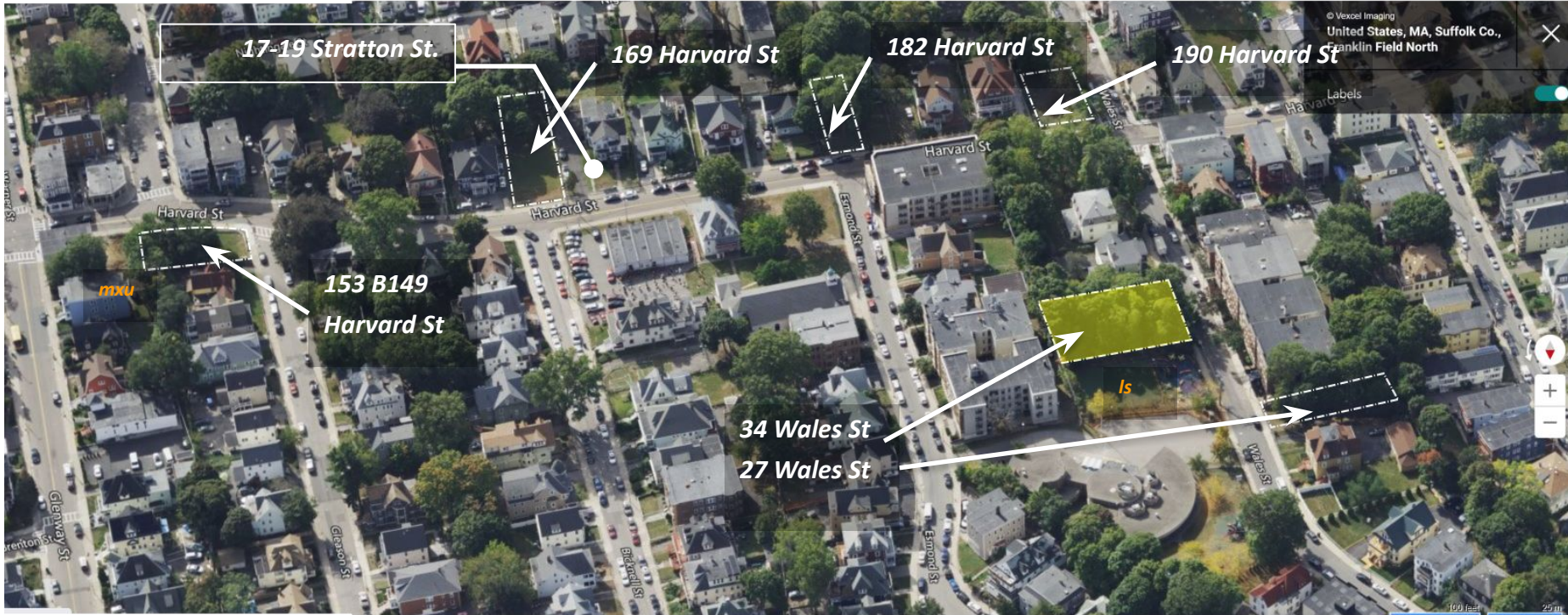


AERIAL STUDY

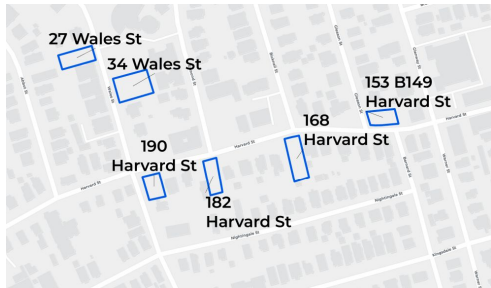
Existing building fabric is varied

Adjacent to large brick multifamily building and playground (Openspace)

Infill site with a multi unit building of the same scale as adjacent wood frame homes



27, 34 Wales St. + 153, 169, 182, 190 Harvard St.

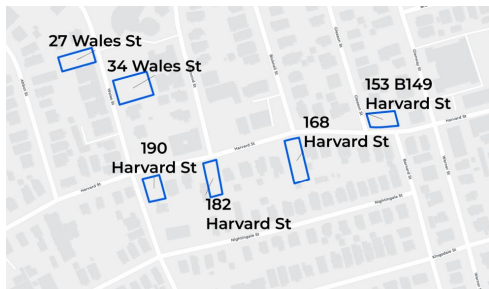


DESIGN PRINCIPLES

- Consistent Height & Massing
- Alignment with the street wall
- Primary Entry Oriented to the street
- Covered Porches



34 Wales St.



CONTEXT STUDY

Multifamily and Large Residential Homes

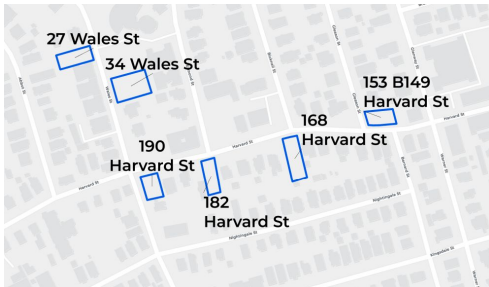
Building Character - Brick/Masonry or Siding?

Preserve Tree Canopy at the rear of the site

Grade change - Off Street Parking



34 Wales St.



CONTEXT STUDY

Multifamily and Large Residential Homes

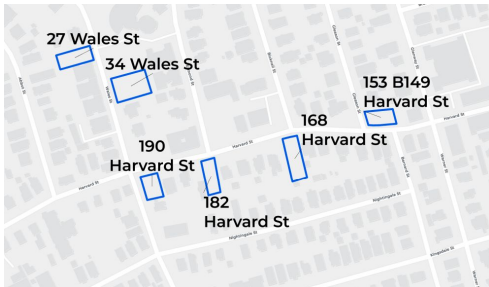
Building Character - Brick/Masonry or Siding?

Preserve Tree Canopy at the rear of the site

Grade change - Off Street Parking



34 Wales St.



DESIGN PRINCIPLES

Consistent Height & Massing - Flat Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches - Rectangular Bay

34 WALES STREET

ZONING: MATTAPAN 3F-5000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment

Side Yard Setback: 10' (Building Code Min. 5')

Rear Yard Setback: 30'

Lot Width & Frontage: 35', 35'

Height: 35', 3 stories

FAR: 0.8

Lot Area: 5000 for 1 or 2 units; 2500 for each add'l

Open Space: 400 sf/ unit

Parking: tbd



34 WALES STREET

ZONING: MATTAPAN 3F-5000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment

Side Yard Setback: 10' (Building Code Min. 5')

Rear Yard Setback: 30'

Lot Width & Frontage: 35', 35'

Height: 35', 3 stories

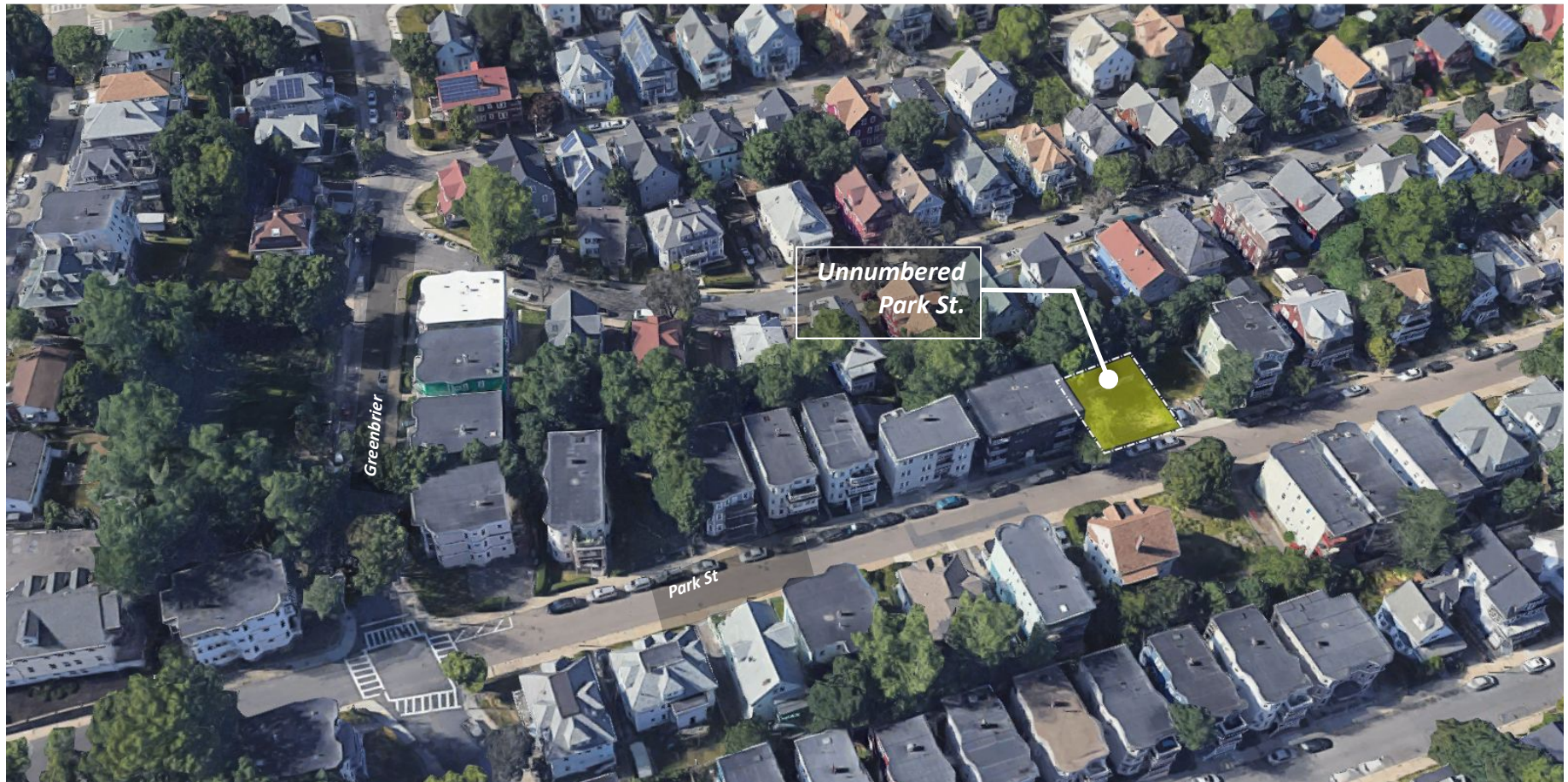
FAR: 0.8

Lot Area: 5000 for 1 or 2 units; 2500 for each add'l

Open Space: 400 sf/ unit

Parking: tbd





Unnumbered Park St.



AERIAL STUDY

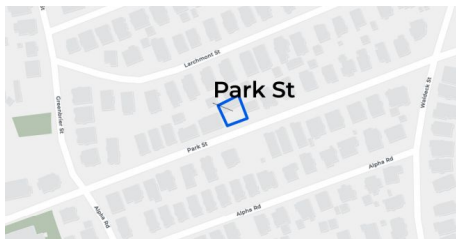
Existing Building Fabric is Consistent

Infill Site with a Building of the same type and character of adjacent Multifamily Homes

Walking distance to Commercial Areas on Washington Street; A MBTA Station is located in the neighborhood.



Unnumbered Park St.



CONTEXT STUDY

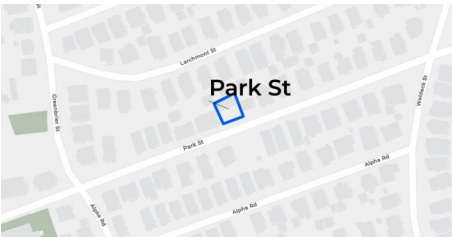
Multifamily, Triple Decker and 1 & 2 Family Residential Homes

Homes maximize their lot size

Limited area for Parking



Unnumbered Park St.



DESIGN PRINCIPLES

Consistent Height & Massing - Flat Roof Shape

Alignment with the street wall

Primary Entry Oriented to the street

Covered Porches - Angular Bays

PARK STREET

ZONING: DORCHESTER 2F-5000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment
Side Yard Setback: 10' (Building Code Min. 5')
Rear Yard Setback: 30'
Lot Width & Frontage: 50', 50'
Height: 35', 2.5 stories

FAR: 0.5
Lot Area: 5000; NA for each add'l
Open Space: none sf/ unit
Parking: tbd

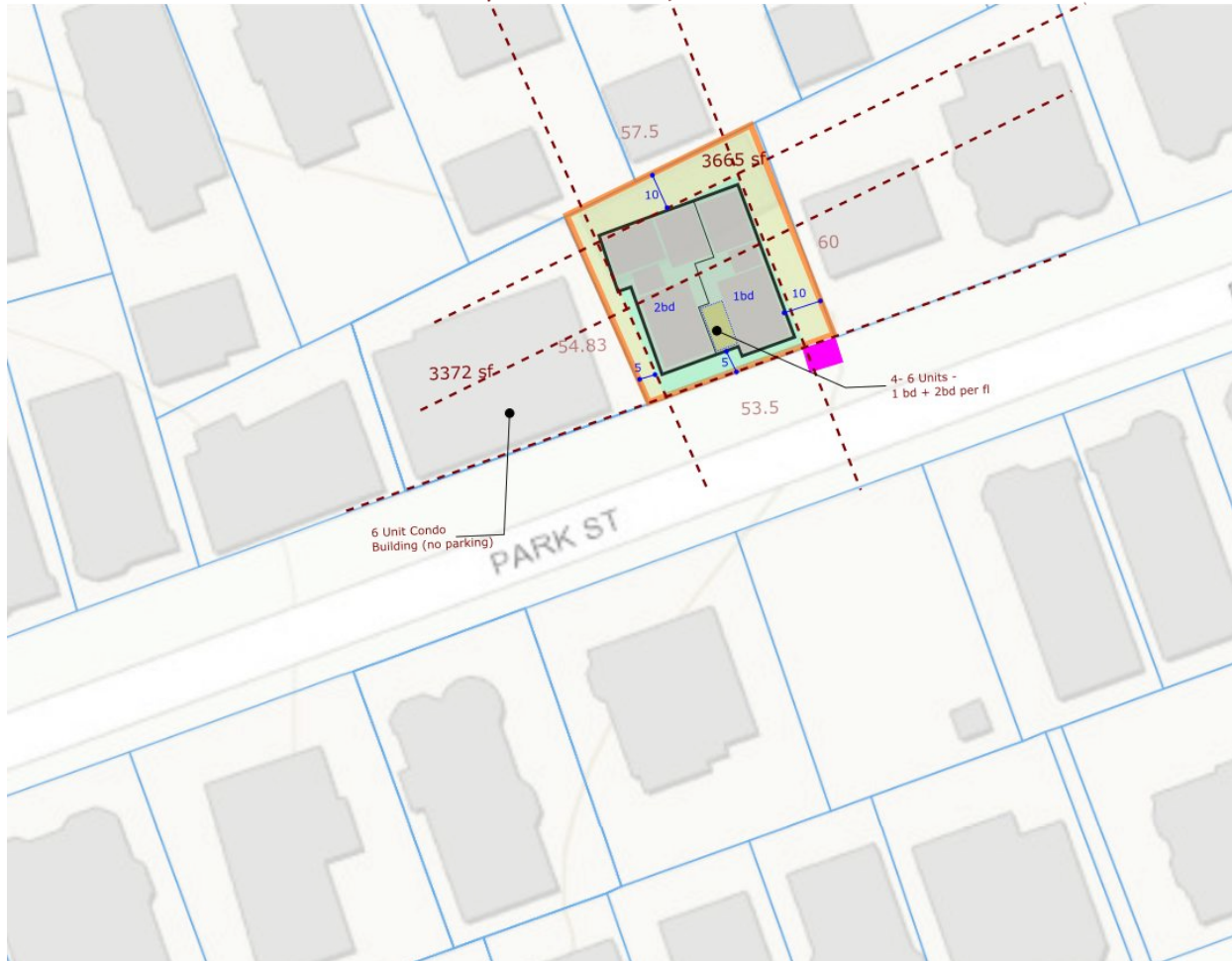


PARK STREET

ZONING: DORCHESTER 2F-5000 Any other Dwelling or Use

Front Yard Setback: 15' or modal alignment
Side Yard Setback: 10' (Building Code Min. 5')
Rear Yard Setback: 30'
Lot Width & Frontage: 50', 50'
Height: 35', 2.5 stories

FAR: 0.5
Lot Area: 5000; NA for each add'l
Open Space: none sf/ unit
Parking: tbd



WELCOME HOME, BOSTON - TALBOT NORTH

Summary

34 WALES

PARK

1 Building

1 Building

of Units

12 Units

4 to 6 Units

27 Wales St
34 Wales St
190 Harvard St
182 Harvard St

153 B149 Harvard St
168 Harvard St

130 Greenwood St

81 Harvard St
100 A102 Harvard St
94 Harvard St
34 Athelwold St

Norwell St 106
Norwell St
Norwell St

77 79 Harvard St

214 Erie St
197 203 Washington St
8 Greenwood St

Bowdoin Ave

23 Nottingham St
19 Nottingham St
21 Nottingham St

241 Geneva Ave
268 Geneva Ave
276 Geneva Ave

1 Macneil Wy

379 Geneva Ave

125 Westville St

51 Ridgewood St

WHB Phase 2 Next Steps



B

Next Steps

Fall - Winter 2022

MOH began engaging with the community about the development of ~70 parcels in Dorchester and Mattapan for the Welcome Home, Boston Program. We collect feedback and requirements to help shape the forthcoming RFPs.

Summer 2023

Community outreach introducing the parcels for Phase 2 RFP/community feedback.

Winter 2023-24

Phase 2 proposals due. MOH and recommended development teams will present Phase 2 eligible proposals at a virtual community meeting/public comment period. In addition, Phase 3 RFP will be released with proposals expected in Q1 2024.

Spring 2023

Phase 1 RFP issued for 20 parcels in the Dorchester neighborhood. Proposals were due in June 9, 2023.

Fall 2023

MOH will issue the 2nd RFP for ~20 parcels. MOH and recommended development teams from Phase 1 to present proposals at a virtual community meeting / public comment period. MOH will complete the evaluation of Phase 1 proposals and make recommendations for Developer Designation.

Spring 2024

MOH will complete the evaluation of Phase 2 proposals and make recommendations for Developer Designation. Phase 3 proposals due. MOH and recommended development teams will present Phase 3 eligible proposals at a virtual community meeting/public comment period.



Q & A

B

WE WANT TO HEAR FROM YOU!

Visit our website for more information and updates, to submit feedback,
and to use the interactive mapping tool:

<https://www.boston.gov/housing/welcome-home-boston>

Or scan:



We will be accepting comments regarding this RFP until August 31, 2023
Questions?

THANK YOU!

