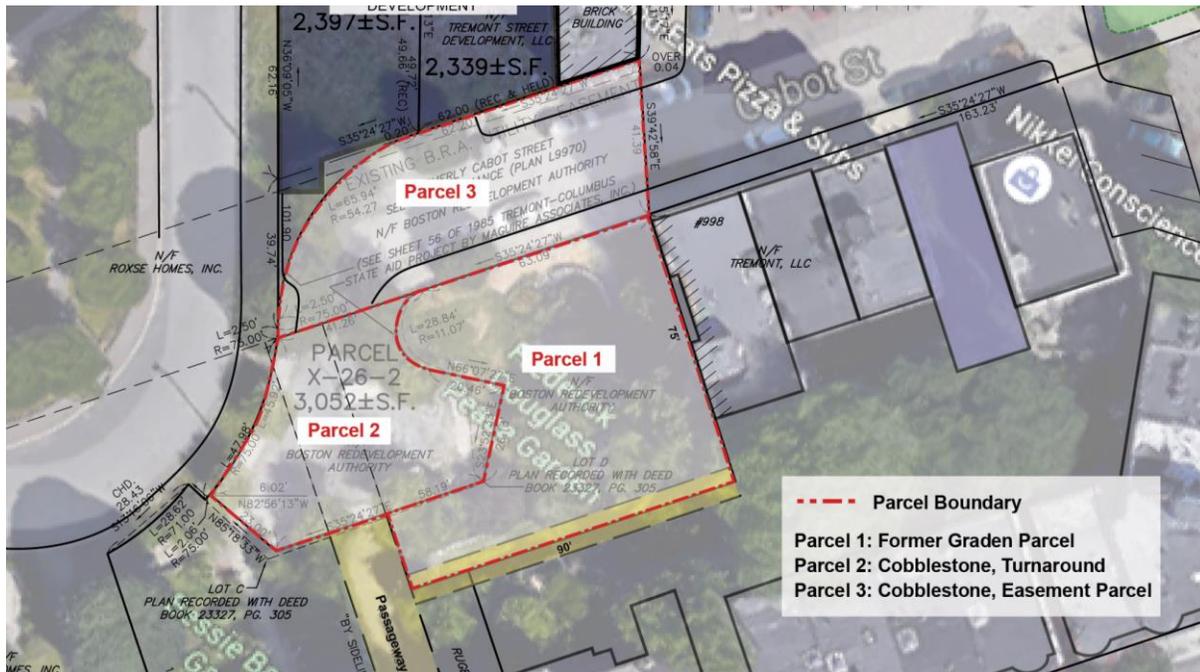


Property Summary

The BPDA seeks creative and innovative proposals that will address the climate and open space needs of the Lower Roxbury community and honor the history of the Frederick Douglass Peace Garden. The Property is located on Parcel X-26B in the South End Urban Renewal Area, Project No. Mass. R-56.

The Property is comprised of three parcels approximately 12,325 square feet of vacant land, comprised of three parcels:

	Assessing ID	Zoning Subdistrict	Notes
Parcel 1	0901930010	Row house residential	The original site of the Frederick Douglass Peace Garden.
Parcel 2	0901925020	Row house residential and open space: garden	Portion of discontinued Cabot Street. Sixteen-foot passageway running through it must be kept open to access by the public.
Parcel 3	0901925010	Multi-family residential and row house residential	Portion of discontinued Cabot Street. Subject to an easement to allow parking access for the tenants of 1008-1012 Tremont Street.



Community Conversation

Roxse Homes Community Room, 1050 Tremont Street | 2.5.20 | 6:00PM – 8:00PM

Development Objectives

An open space or community garden use will be considered most highly advantageous. We will also consider creative proposals for affordable residential uses that address the community's desires for open space and climate resilience. All proposals must align with the key principles below:

- **Energy positive:** On-site renewable energy resources that generate more energy than needed by site occupants.
- **Environmentally positive:** Positively impact the environmental function and service of the site, and address climate resilience needs including storm water and heat island concerns.
- **Equity positive:** Contribute to the social and financial wellbeing of the community. Any development plan should engage minority and women owned businesses and honor the history of the Frederick Douglass Peace Garden. Residential development should create affordable housing opportunities and prevent displacement of current residents.

Guidelines for open space use:

- Honor the history of the original Frederick Douglass Peace Garden
- Include trees, shrubs, perennials and garden-scaled furnishings, such as benches, trellises, fencing, and gates.
- The design of the garden should be modified to encourage better site lines into the site and ease of long-term maintenance. Design changes should be conducted with local community input.
- Proponents are encouraged to coordinate with the Bessie Barnes Community Garden, which currently occasionally uses a portion of the Property for mulch and soil deliveries.
- Proponents must have a sustainable plan for long-term maintenance.

Guidelines for affordable housing development:

- Any proposal for affordable housing uses must also include publicly-accessible open space on the property, and must provide a plan for its long-term maintenance.
- The garden must be no less than one-quarter of the total area of the Garden parcel.
- Residential units may be targeted to a range of incomes, with a maximum income at 100% of AMI and the average income not to exceed 80% of AMI. Proposals that can reach deeper levels of affordability and/or a higher percentage of income-restricted housing are preferred.
- Units may be rental or homeownership.

Guidelines for sustainable, resilient, and healthy development:

- Exemplify the City's goals for sustainable, resilient and healthy development, including Mayor Walsh's Carbon Neutral Boston 2050 commitment.
- Any new construction should be net-energy positive, all-electric, with enhanced building envelope solutions and passive system strategies and onsite solar renewable energy generation.
- Enhance the sustainability, resiliency, and health of the surrounding community.
- Specifically address solutions for extreme heat conditions and storm water flooding.



Displacement prevention guidelines: Proposals must describe measures they will take to:

- Avoid displacement of existing residents of the Roxbury neighborhood
- Assist the current residents of Roxbury to afford to remain living in their community
- Find pathways to economic opportunity.

Community benefits guidelines:

- Proponents must describe specific contributions that will ensue as a result of their proposed redevelopment of the Property that are above and beyond the development objectives.
- Community benefits should include a continuing contribution toward the Frederick Douglass art piece and landscape space currently being designed for the corner of Tremont Street and Hammond Street.

Design Guidelines

- Accommodate the existing pedestrian passageways.
- Coordinate vehicle access from Tremont Street with the abutting 1008-1012 Tremont Street development.
- Extend the public sidewalk to the garden entrance and the front door of any new construction.
- Use new trees, shrubs and other plantings create comfortable, legible pedestrian connections to neighboring community gardens and parks.
- Design should be compatible with the distinct architectural character of the adjacent Frederick Douglass Square Historic District.
- New construction should be designed and programmed to activate the extended street frontage and reinforce the streetscape of the neighborhood.
- The building height should be compatible with existing building heights in the neighborhood.

Resilient Development and Green Building Guidelines: Based upon Climate Ready Boston 2016, the Lower Roxbury area is subject to multiple climate change related hazards. Proposed projects should include resilient building and site strategies to eliminate, reduce, and mitigate potential impacts:

- **Enhance community resiliency:** Reduce heat island conditions, contribute to green space network in the neighborhood, and repair neighborhood fabric.
- **Greenhouse Gas Reduction:** Proposed projects should exemplify Mayor Walsh's Carbon Free Boston 2050 goals by striving for zero carbon emission or energy positive performance.
- **Higher Temperatures & Heat Events:** Proposed projects should reduce heat exposure and heat retention in and around the building(s) and surrounding district.
- **More Intense Precipitation:** Proposed projects should integrate strategies to both mitigate the impact of storm water flooding to the site and reduce the Property's contribution to storm water flooding in the neighborhood.



Evaluation Criteria

- 1. Ability to execute the project as proposed**
 - a. Development team qualifications and experience
 - b. Feasibility of development and operating budget
 - c. Development schedule
 - d. Sustainable maintenance plan for garden with ongoing funding
- 2. Exceptional design, development program, and public realm contribution**
 - a. How well does the proposal address the development objectives?
 - b. How well does the proposal address the design guidelines?
 - c. Is the proposed design high-quality, creative, innovative, and contextual?
 - d. How does the development contribute to the public realm?
 - e. What community benefits does the proposal offer?
- 3. Financial capacity**
 - a. Does the proposal have a feasible financing plan?
 - b. Does the proposal provide evidence of confirmed financing offers to fund its development budget?
- 4. Diversity and Inclusion Plan**
 - a. How comprehensive, realistic, and executable is the proposal's Diversity and Inclusion plan?
 - b. Does it include specific strategies for maximum participation by people of color, women, and M/WBEs in the fields of construction, design, development, financing, operations, and ownership?
- 5. Displacement Prevention:** How comprehensive is the proposal's approach to assist the current residents of Roxbury to:
 - a. Remain in their community in the future
 - b. Afford housing
 - c. Find pathways for economic opportunity
- 6. Sustainable Development:**
 - a. How well does the proposal address heat island and storm water concerns?
 - b. Is the development energy-positive and carbon-neutral?
 - c. How well does the proposal address the resilient development and green building guidelines?