



SAMPLE DEVELOPMENT GUIDELINES

This is a sample of the development guidelines for the Request For Proposals (RFP) for 872 Morton Street a City-owned property. This RFP is closed.

Development Guidelines

In cooperation with neighborhood residents, the Department of Neighborhood Development (DND) has established the following development guidelines for the property. The developer must address each of the following considerations, as expressed by the community, in a development concept narrative, construction description narrative & design documents, and agree to work with DND and community on any future issues that arise.

Land Use

Development Concept – The preference is for a mixed-use (residential & commercial) development in order to create housing and jobs for local residents, as well as to act as a catalyst for additional economic development in the surrounding area.

Residential – If housing is included in the proposal, the community is open to considering homeownership, rental, and senior housing.

Commercial – The proposed commercial uses must have limited noise and traffic impacts and not adversely affect the quality of life of the immediate abutters.

The proposed development should not include passive commercial uses such as warehouse or storage. In addition, the following uses are strongly discouraged: liquor store, nail salon, phone store & fast food. Rather, it should include clean commercial uses that bring jobs to the community.

Community Green Space – 5,000 square feet of vacant land must be set aside on the Hopkins Street parcel (Parcel ID # 1702184000) for use as community green space for the enjoyment of neighborhood residents. The design and naming of the community green space will be determined in collaboration with neighborhood residents/associations/organizations.

Parking – The proposed development must clearly demonstrate that it is providing adequate on-site parking for all residents, employees and/or customers in order to not overburden street parking used by area residents. The preference is for a minimum of one parking space for each residential unit.

Design

Context – Any new construction should be contextual with the existing neighborhood in terms of height, scale, massing, construction materials and visual appearance.

Energy Efficiency – Designs that exhibit superior energy efficiency, low carbon emissions and utilize green building technologies are preferred. Proposals that conform to the United States Green Building Council's "Leadership in Energy & Environmental Design" (LEED) Silver certification standard, or better, are encouraged.

Traffic – The design should minimize any increase in traffic, particularly as it impacts abutters.

Access and Egress – The design should explore creating or acquiring alternative means of access and egress from the site. The purpose of an alternative means of access & egress is to avoid impacting the abutters on Hopkins Street as well as the community green space on the Hopkins Street parcel.

Excavation – The design should not include any excavation activities that could undermine the structural integrity of the foundations of abutting properties.

Drainage – The design must appropriately address any drainage issues that impact abutters.

Landscaping – The design should provide adequate screening and buffering for the abutters, including green space where appropriate.

Improvements – Preference will be given for the following design elements; improved streetscape, lighting and signage.

Construction

Building Demolition – If necessary, the developer must agree to demolish existing structures in a manner that is of minimal disruption to the surrounding residences, in order to make way for a vacant site suitable to build a structure that is more energy efficient, functional and attractive.

Construction Plan – The construction plan must demonstrate how it will mitigate construction impacts on abutters during the construction period and the developer must have the capacity to complete the development quickly and efficiently to minimize disruption to the neighborhood.

Environmental – The construction plan should be cognizant of the property's former uses in order to be able to safely address any potential environmental hazards present, including but not limited to; asbestos, lead paint and underground storage tanks, if any. See Attachment 2.

Employment – The developer will abide by the Boston Resident Job Policy at a minimum and work with the community to maximize opportunities for construction employment and business opportunities for local residents, people of color and women on the project. The community prefers that the project conform to the standards advocated by the Boston Jobs Coalition.