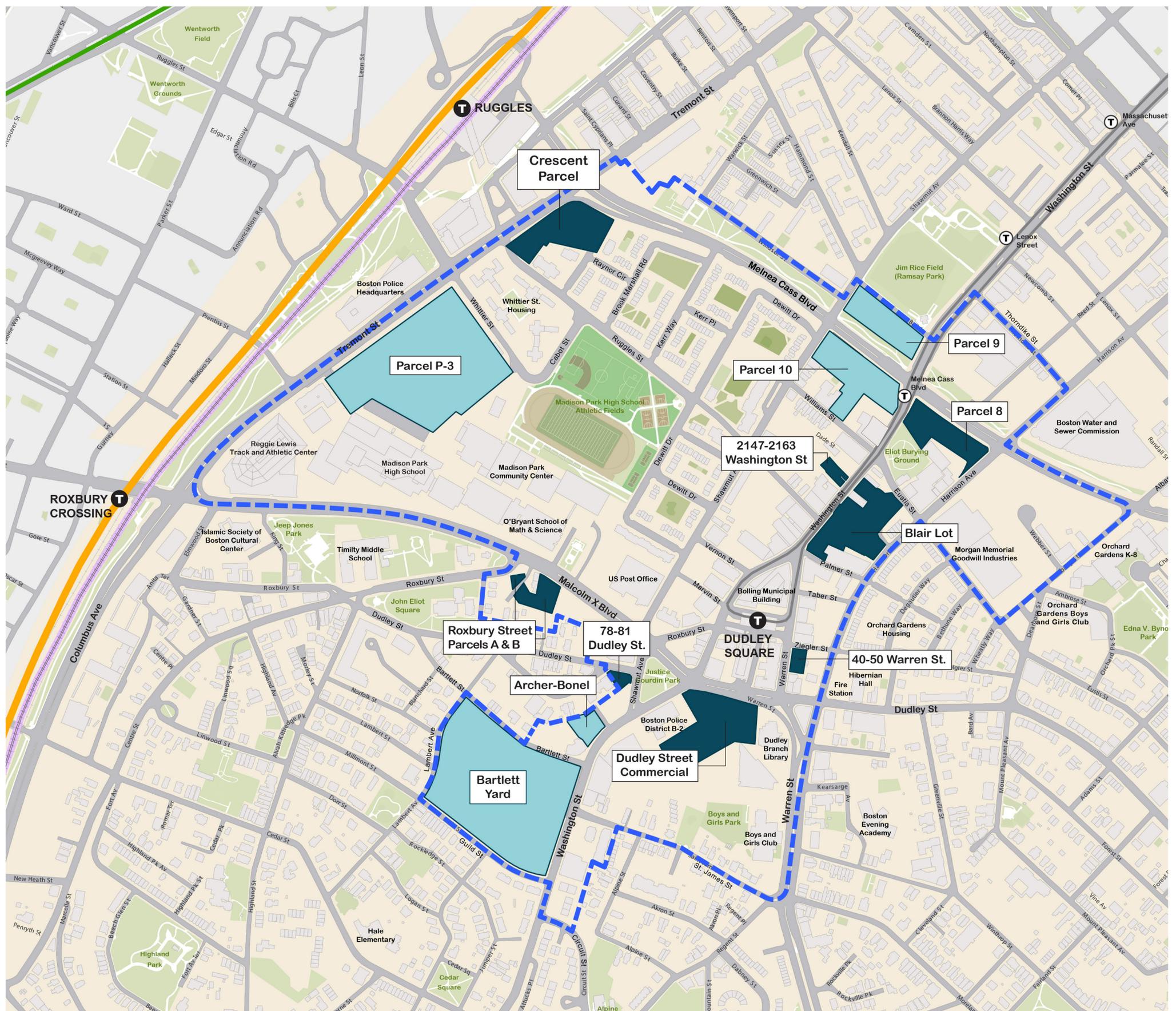


PLAN: Dudley Square

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Request for Proposal Summary Handout



PLAN: Dudley Square

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Comparative Evaluation Criteria



Summary of Highly Advantageous Criteria

Development Concept

This Criterion is an evaluation of the Proposer's development plan relative to the Development Guidelines & Objectives set out in Section 4. Proposals that better fulfill the Development Guidelines and affordability requirements relative to other proposals will be considered to be more advantageous. Proposals that do not meet the objectives specified in the Development Guidelines will be considered less advantageous. **To facilitate its evaluation of this Criterion, we will seek community input in the form of a developer's presentation with opportunity for public comment.**

Detailed, realistic proposals for development of the Property that are consistent with and which successfully address the Development Objectives and Development Guidelines, including delivering affordable housing options that are more deeply affordable than outlined in the Development Objectives, will be ranked as **Highly Advantageous**.

Design Concept

This Criterion is an evaluation of the Proposer's development plan relative to the design guidelines outlined in Section 3. Proposals that better fulfill the Design Considerations relative to other proposals will be considered to be more advantageous. Proposals that do not meet the objectives specified in the Design Considerations will be considered less advantageous. **To facilitate its evaluation of this Criterion, we will seek community input in the form of a developer's presentation with opportunity for public comment.**

Proposals that are highly compatible with the Design Principles and Objectives Section of this RFP and meet more of the identified objectives than competing proposals will be ranked as **Highly Advantageous**.

Sustainable Development

This Criterion is an evaluation of the Proposer's sustainable and resilient development strategies relative to the objectives as specified in Section 4(e). Proposals that better fulfill the Sustainable Development Objectives relative to other proposals will be considered to be more advantageous. Proposals that do not meet the Sustainable Development Objectives will be considered less advantageous. **To facilitate its evaluation of this Criterion, we will seek community input in the form of a developer's presentation with opportunity for public comment.**

Proposals that provide a detailed plan that exceeds LEED Silver certification and exceed the other requirements outlined in the Resilient Development and Green Building Design Guidelines will be ranked as **Highly Advantageous**.

Development Team Experience

This Criterion is an evaluation of the Proposer's experience and capacity to undertake the proposed project. This will be evaluated based on the Proposer's experience relative to that of other Proposers. Newly formed development teams and or Joint Venture Partnerships will be evaluated based on their combined development experience. Development teams with the greatest experience, especially experience in the city of Boston, will be considered to be more advantageous than development teams with less experience.

Proposals that provide all of the requested information regarding the development team's experience and capacity and demonstrate that the development team has successfully completed one or more similar projects in the city of Boston in the last five years, will be ranked as **Highly Advantageous**.

Diversity and Inclusion

This is an evaluation of the relative strength of the proposal for achieving diversity and inclusion in the proposed project. Proposals will be considered and rated based on the comprehensiveness of the Developer's planned approach to achieving participation, including specific strategies to achieve maximum participation of MWBEs in non-traditional functions as defined in the Diversity and Inclusion Plan in the Minimum Submission Requirements. The planned approach should be realistic and executable.

Proposals that provide a comprehensive, highly reasonable, and justifiable Diversity and Inclusion Plan for a project of the type proposed that is clearly superior to that of all other proposals shall be ranked **Highly Advantageous**.

Development Timetable

This Criterion evaluates the relative strength of the Proposer's Development Timetable relative to that of other proposers. Proposals that are able to start construction in timely manner and have a realistic construction schedule will be considered to be a more advantageous proposal. Proposals that are unable to commence in a timely manner, or have unrealistic construction schedules will be considered to be less advantageous proposals.

Proposals that provide a detailed development timetable that is feasible, demonstrates an understanding of the development process, and provides clear indication that the project will be completed within twelve (12) to eighteen (18) months of conveyance will be ranked as **Highly Advantageous**.

Good Jobs Standards for Full Time Employees

This Criterion evaluates the relative strength of the Proposer's employment strategy relative to the Boston Residents Jobs Policy and other employment opportunity preferences stated in this RFP. Good Jobs Standards are currently being developed.

Financial Capacity

This Criterion evaluates the relative strength of the Proposers financing plan relative to other proposals. Proposals that can show that they have confirmed financing offers to generate enough capital to fund most or all of their Development Budget will be considered to be more advantageous. Proposals that do not have confirmed financing sources or have confirmed financing for only part of the Development Budget will be considered less advantageous.

Proposals that include approved or conditionally approved financing to initiate and complete the proposed development within a definitive timeframe. Proposals that illustrate if the project will require federal, state or local subsidy, and otherwise provides a financial plan detailing and evidencing any and all proposed, available resources will be ranked as **Highly Advantageous**.

Financial Impact

This Criterion evaluates the financial impact to the City of Boston of the Proposer's Net Offer Price, which will be calculated by summing the Offer Price with any included request or identified need for funding relative to offers of other proposers. Proposals with a Net Offer Price above that of other proposers will be considered to be a more advantageous proposal, provided they remain consistent with the objectives and preferences outlined in this RFP. Proposals with a Net Offer Price below that of other proposers will be considered to be less advantageous proposals.

Proposals that include a Development Plan that is compatible with the Development Guidelines and Objectives; relies on no sources of public funding; and includes an Offer Price to the City not less than the Appraised Value will be ranked as **Highly Advantageous**.

Development Cost Feasibility and Operating Pro Forma

This Criterion evaluates the relative strength and completeness of the Proposer's Development Budget relative to other proposals. Proposals that most completely specify all anticipated costs and contingencies and are in line with current industry standards will be considered to be more advantageous. Proposals that have incomplete development budgets or have costs that are not consistent with industry standards will be considered less advantageous.

Proposals that include a Development and Operating Pro Forma that is consistent with the use DND and BPDA requested in this RFP and includes cost estimates that are appropriate for the proposed project and its ongoing operations, and is supported by documents such as estimates from recognized professionals or price quotes from licensed builders or contractors, will be ranked as **Highly Advantageous**.

Additional Benefits

This Criterion evaluates the Proposer's relative ability to provide benefits to the local community that are above those generated by the development itself. Proposals that offer benefits that the community most desires will be considered to be a more advantageous proposal. Proposals that offer less or no community benefits will be considered to be a less advantageous proposal. **To facilitate its evaluation of this Criterion, we will seek community input in the form of a developer's presentation with opportunity for public comment.**

Proposals that describe and quantify specific benefits that it will provide to the community, aside from the development of the property. The level of benefits provided will be superior to those provided by other Proposers will be ranked as **Highly Advantageous**.

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Affordable Housing

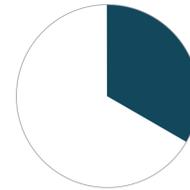


Affordable/Income-Restricted Housing

Where rental housing is included, and consistent with the goals identified in the most recent series of public discussions with the community, rental projects must provide a minimum of one-third of units to low-income households (ranging from less than 30% to 50% of Area Median Income (AMI) as defined by the U.S. Department of Housing and Urban Development), one-third of units to moderate-income households (up to 80% of AMI), and one-third of units at market rate. Where homeownership units are included, a minimum of two-thirds of the units must be targeted to households with a range of incomes from 60% to 100% of AMI, with the average AMI not to exceed 80% of AMI, and the remaining one-third of units may be market rate.

Preference will be given to projects that support neighborhood control and/or household wealth creation, whether it be through homeownership, the creation of a cooperative, and/or control by a community land trust. DND and BPDA affordability requirements require owner occupancy of income restricted homeownership units and prohibit subleasing of income restricted rental units. On this proposed project site, DND and BPDA will also require that market rental units have rental periods of at least one year. Market rental units will also be subject to sub-leasing restrictions, prohibiting either short-term rentals or rental services.

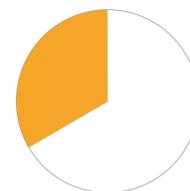
Preference will be given to projects with a mix of income levels such as:



1/3 of dwelling units should be available for low- or moderate-income households



1/3 of dwelling units should be available to moderate- or middle-income households



1/3 of dwelling units should be available at market rate rents and prices

Income ranges vary depending on whether they are rental or ownership units. See the tables below for specifics.

Rental Units

Income Category	Low Income	Moderate Income	Market Rate
Percent of Area Median Income (AMI)	Up to 50%	51% to 80%	Greater than 80%
Income Range ¹	Up to about \$45,000	\$45,000 - \$75,000	Greater than \$75,000
Estimated Rents ²	About \$600 - \$1,000	About \$1,200 - \$1,650	Market Rent

- Incomes are for a family of three
- Rents and sales prices are for two bedroom units

Ownership Units

Income Category	Moderate Income	Middle Income	Market Rate
Percent of Area Median Income (AMI)	60% to 80%	80% to 100%	Greater than 100%
Income Range ¹	\$55,000 - \$75,000	\$70,000 - \$93,000	Greater than \$93,000
Estimated Sales Prices ²	About \$145k - \$215k	About \$215k - \$275k	Market Price

- Incomes are for a family of three
- Rents and sales prices are for two bedroom units

PLAN: Dudley Square

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Resilient Developments & Green Buildings



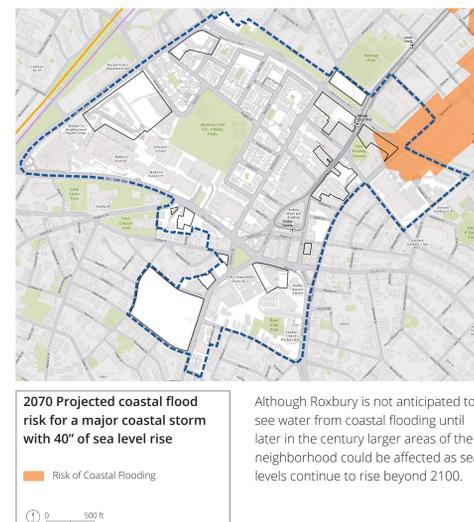
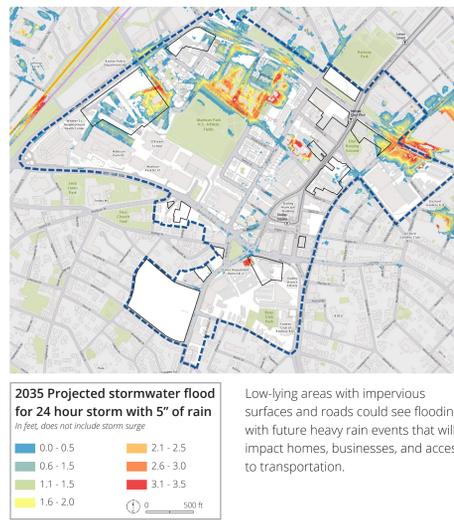
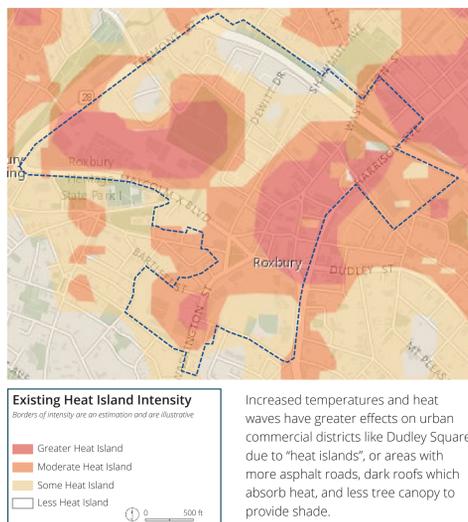
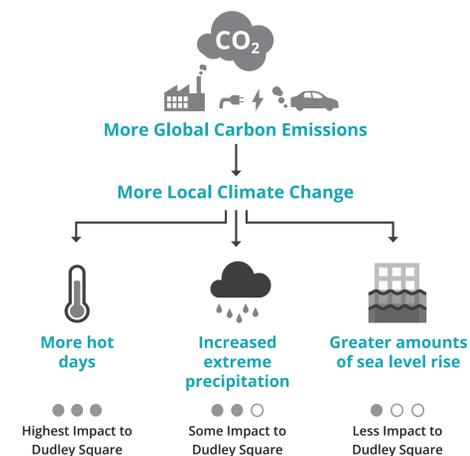
Resilient Developments take a comprehensive approach to addressing climate vulnerabilities. Projects should include resilient building and site strategies that eliminate, reduce, and mitigate present and future adverse impacts.

Climate Change will impact neighborhoods differently depending on the context.

Urban Heat Islands are concentrated in commercial districts like Dudley Square.

Stormwater Flooding from future heavy rain events can affect Dudley's low-lying areas.

Sea Level Rise is not anticipated to affect most of Dudley Square in the near future.



Greenhouse Gas Emissions

Exemplify Mayor Walsh's Carbon Free 2050 goals by striving for buildings that are net zero or net positive energy.

Higher Temperatures & Heat Events

Reduce heat exposure and heat retention in and around buildings include heat reflective building and paving materials, increased shade areas, more tree canopy, and shade structures.

More Intense Precipitation

Mitigate the impact of stormwater flooding to the site and reduce the site's contribution to stormwater flooding in the neighborhood.

Rising Sea Levels

Reduce risks of coastal and inland flooding through the elevating the base floor, critical utilities, mechanical systems and infrastructure above anticipated flood levels. Utilization of flood proof materials below any future flood level and relocating vulnerable use to higher floors.

Green Buildings support a comprehensive approach to addressing the adverse impacts of the built environment and to promoting human health and wellbeing of our communities. Projects should strive to achieve and surpass the US Green Building Council's (USGBC's) requirements for LEED Platinum with a minimum requirement of LEED Silver Certified.



E+ Roxbury Townhomes use high-performing materials that reduce wasted energy.



Awnings overhanging on the sidewalk provide shelter and shade for pedestrians during hot, summer days.



Street trees can provide a canopy that shades the street and sidewalks below. Trees can also help to reduce air pollution.

Site Development
Promote and support non-personal vehicle means of travel including walking and bicycling, public transit, and reduced personal vehicle travel. Strategies should include easily accessible, secure and enclosed bicycle storage space (see Boston Bicycle Parking Guidelines), shared parking, transit pass programs, and car and bike share programs.

Water Efficiency
Minimize water use and reuse storm and wastewater. Strategies should include low flow plumbing fixtures; rainwater harvesting and ground water recharging; and drought resistant planting and non-potable water irrigation.

Materials Selection
Include sustainably harvested and responsibly processed materials. Strategies should include products made with recycled and reclaimed materials; materials and products from responsibly harvested and rapidly renewable sources; and locally sourced products and materials (within 500 miles).

Energy Efficiency
Minimize energy use with a priority on passive building strategies. Residential buildings should strive to achieve and surpass a HERS Index of 40 with a minimum of 45 (current Mass. Stretch Code is 55). Non-residential buildings should strive to achieve modeled performance 15% or more below the current Mass. Stretch Code with a minimum performance of 10% below code.

Passive building Strategies: Building orientation and massing; high performance building exteriors that are airtight, well insulated, and include high efficiency windows and doors; and natural ventilation and daylighting.

Active building Strategies: Energy Star high efficiency appliances and building heating, cooling, and hot water systems sized to meet, but not exceed, occupant needs; and high efficiency LED lighting fixtures and advanced lighting control systems and technologies.

Renewable, Clean Energy Sources and Storage: Include and maximize the potential for onsite solar PV, and consider clean energy (e.g. combined heat and power), electric battery, and thermal energy storage systems.

Indoor Environmental Quality
Provide high quality healthy indoor environments. Strategies should include extended roof overhangs, proper ground surface drainage and non-paper gypsum board in moist areas; passive and active fresh air systems and active ventilation at moisture and combustion sources; building products and construction materials should be free of VOC's, toxins, hazardous chemicals, pollutants and other contaminants; entryway walk-off mats and smooth floors that reduce the presence of asthma triggers, allergens and respiratory irritants; and easily cleaned and maintained finishes.

Innovation
Utilize "off-the-shelf" products and practices as well as innovative strategies and cutting edge products to increase the sustainability and performance of the building.

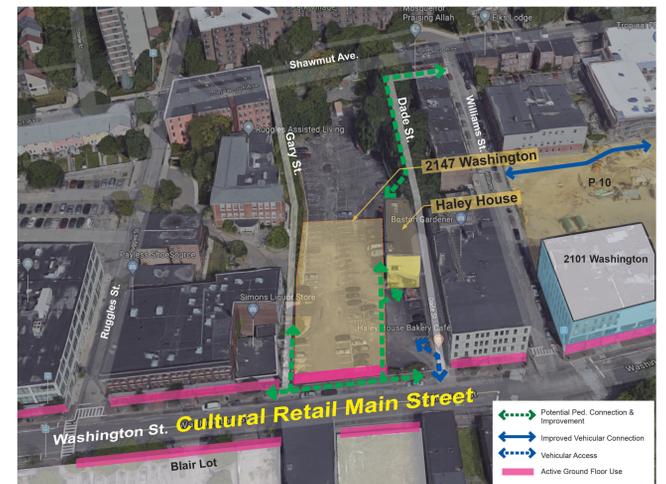
PLAN: Dudley Square

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2147-2163 Washington Street



PHYSICAL ADDRESS 2147 - 2163 Washington Street
PARCEL ID 0902431000; 0902432000
PARCEL SIZE (SF) 8,067; 11,328 (19,395 total)
PARCEL SIZE (ACRES) .19; .26 (.45 total)
CURRENT ZONING Dudley Square Economic Development Area (EDA)



DRAFT RFP TEXT

PROPOSED USES

- The Property must be developed with a mix of uses, incorporating both housing and commercial uses, which contribute to the theme of a cultural or entertainment location within the Dudley Square Cultural District.
- These uses are to further support neighborhood control and/or household wealth creation, whether it be through homeownership, the creation of a cooperative, and/or control by a community land trust.
- The base of the building must be a combination of retail, cultural and/or entertainment uses that contribute to the identity of the Dudley Square Cultural District.

MASSING, HEIGHT & ORIENTATION

- Proposed buildings shall front on Washington Street.
- A proposal for a building significantly taller in relationship to existing buildings in Dudley Square may be appropriate if it establishes a gateway to the community while providing a desired mix of uses and greater affordable housing opportunities to the area.
- A proposal for a building that is taller than adjacent surrounding buildings along the street should modulate and step massing so as to define a building height that is contextually appropriate with adjacent buildings.
- Configure massing so as to allow natural light down to the street and into open spaces that are internal and external to the building.
- Proposed interior program should be shaped to make use of natural light within the design of the building.
- Use the building's massing and articulation to break down the scale of the site and respect the surrounding character.

ARCHITECTURAL DESIGN & CHARACTER

- A Proposer should thoughtfully consider the historical and social context of Dudley Square, recent building precedents, and longevity of the building itself in the exterior design of the of the building.
- Architectural detailing (windows, doors, exterior cladding, masonry, etc.) are to be attractive and should be executed using materials of the highest quality and be compatible with existing buildings in the area. Material usage should strive to ground the building in the present and convey stability into the future.
- Proposals are to express the distinction of retail, commercial, and other public uses at ground level to animate the edges of the street and help define the character of the neighborhood along Washington Street.
- Proposed buildings must maintain the continuity of the street wall and provide a high percentage of transparency at ground level to achieve a continuous and engaging pedestrian experience along Washington Street.
- Building construction, materials and MEP systems must be of good quality and take advantage of sustainable building principles.

ACCESS & CIRCULATION

- Primary building entrances, lobby and a retail street frontage must be located on Washington Street.
- Design publicly accessible interior spaces such as lobbies, atriums and courtyards as intermediate public zones that allow for pedestrian passage through site to nearby destinations within the district.
- Adjacent paper streets and nearby Dade Street should be considered for providing vehicular access into the site.
- Service loading and unloading facilities should be located off-street and designed to prevent truck back-up maneuvers in the public right-of-way.
- Provide secure bicycle accommodations and storage for the various building users on site.
- Consider shared parking strategies that maximize off-hours use of commercial parking spaces (for use by residents and other establishments) and minimize the overall need and cost for off street parking.
- Surface parking should be located at the side or behind the building and screened from street views with landscaping and fencing. Building integrated or below grade parking should not break the continuity of the street frontage nor create exposed parking areas along the street frontage. The site change in grade must be considered to ascertain the feasibility of any proposed below grade parking.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

- Buildings along Washington Street must be sufficiently set back to provide for an enhanced sidewalk and public realm experience. Public realm improvements of sidewalks, street trees, and furniture should be well integrated into the development and create a continuously engaging street level experience along Washington Street.
- Create a bold and inventive site design incorporating public art, particularly installations that are interactive and have a direct influence on the community, encouraging a sense of place.
- Provide attractive and well maintained plantings throughout the site. Use plants appropriate to the region and to all seasons that require little or no irrigation or irrigate with collected storm or gray water.
- Use open spaces and green spaces to organize the site and building internally. Provide a mix of usable semi-private open spaces, including outdoor passive open spaces for building occupants.
- The selected proponent must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, paving, lights and street trees that occurs during construction.

SUMMARY

- The site must be used for housing and commercial uses, especially cultural or entertainment uses.
- The uses need to support neighborhood control and/or household wealth building.
- The ground floor must be commercial, retail, or cultural/entertainment uses.

- The main entrance must be on Washington Street.
- If buildings are much taller than their surroundings, then they should provide more affordable housing units or other community benefits.
- If the building were to go above 6 stories, it must be designed to allow light into the building and to the street.
- Taller buildings must minimize impacts on neighboring buildings and fit within the surrounding character.

- The proposed design must fit with the existing character of the neighborhood and its historic value.
- The building should be constructed of long-lasting, high-quality materials
- Commercial and retail space should be distinct from the rest of the building and be inviting to the community and pedestrians.
- The street level portion of the building should have ample windows and match the existing context.

- The main entrance to retail and lobby must be on Washington Street.
- Proposals should provide public space both inside the building and out. Interior public space should be prominent, easily accessible, and promote community interaction and engagement.
- The proposal should also allow pedestrians to cut through the building.
- Dade Street and other minor street should be used for vehicular access. Loading/unloading should be off-street and not interfere with the flow of traffic.
- The proposal should provide off-street parking and take advantage of shared parking opportunities. Curb cuts should not be made along Washington Street.

- The proposal should create activity along the street and provide street furniture for pedestrians and area residents.
- Public art should be incorporated into the project and be relevant to the community. Community members should be able to interact with the art when possible.
- The proposal should include native plants that grow year-round and can thrive with minimal maintenance. The plants should be able to be watered with collected stormwater or recycled water.
- Open space should be included on the site to benefit the community and building occupants.

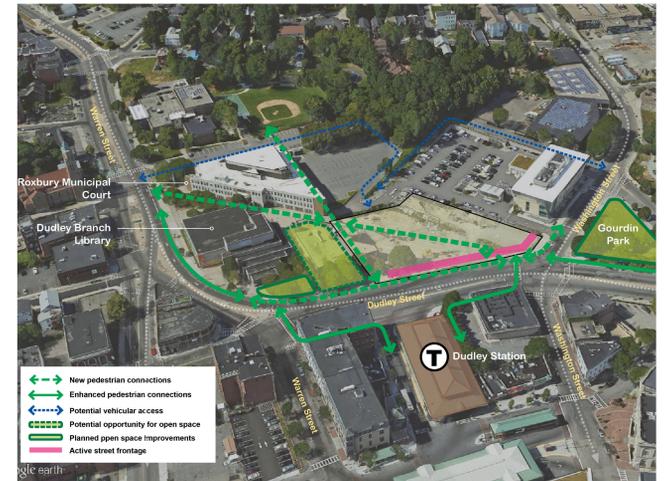
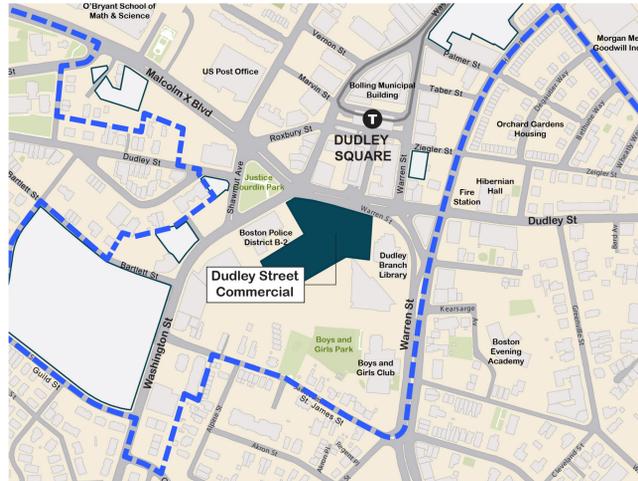
PLAN: Dudley Square

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Dudley Street Commercial



PHYSICAL ADDRESS	135 Dudley Street
PARCEL ID	1201180000
PARCEL SIZE (SF)	70,000 SF
PARCEL SIZE (ACRES)	1.6
CURRENT ZONING	Dudley Sq Economic Development Area (EDA)



DRAFT RFP TEXT

PROPOSED USES

- The base of the building must be a combination of retail and commercial uses that contribute to the theme of entertainment/retail and location within the Dudley Square Cultural District.
- The upper levels must be a mix of housing and commercial uses that address the housing and job creation needs in Dudley Square.
- Commercial uses on the site must address job creation that meets the needs of the neighborhood.
- A portion of the site must be used for a significant new public open space.
- Proposers are encouraged to make use of Optional Parcel 1 to address the parking needs for the project and potentially for the neighborhood at large. This parcel is concealed from the street and it could contain a parking garage that provides parking for the site, the BPD (replacement parking), and the public. Optional Parcel 2 could be used to provide vehicular access to a garage.

MASSING, HEIGHT & ORIENTATION

- Building massing should acknowledge the special nature of the corner towards Washington Street.
- Building heights could be significantly taller than the surrounding buildings, with taller building elements set back from the street edge.
- Taller building mass on the site should be set towards the middle of the site.
- Buildings must be sited to respect views down Washington Street and Warren Street.
- Buildings on the site must employ a variety of setbacks and building heights that respond to the immediate context, and create a volume that is articulated, varied and dynamic, so as to reduce a monolithic wall-like effect along Dudley Street and as seen from the bus terminal.

ARCHITECTURAL DESIGN & CHARACTER

- Develop an architectural character and place-specific design that acknowledges the context set by the historic Dudley Station bus terminal building as well as the new Bolling Building.
- Building materials must be of a high quality and expressive of the prominent location and special nature of the corner of Washington Street and Dudley Street.
- Proposals are to express the distinction of retail, commercial, and other public uses at ground level to animate the edges of the street and help define the streetscape along Malcolm X Boulevard.
- Proposed buildings must maintain the continuity of the street wall and provide a high percentage of transparency at ground level to achieve a continuous and engaging pedestrian experience along Malcolm X Boulevard.
- Building construction, materials and MEP systems must be of good quality and take advantage of sustainable building principles.
- Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the property and must be appropriately screened from view.

ACCESS & CIRCULATION

- Primary building entrances should be on Dudley Street, with service access from the rear of the site. Vehicular access will not be allowed from Dudley Street. There is a possibility of acquiring an easement to access the site through the existing driveway on the adjacent Courthouse parcel.
- The design of publicly accessible interior spaces such as lobbies, atriums and courtyards as intermediate public zones that allow for pedestrian connections between Dudley Street and Warren Street is highly encouraged.
- Any development on the site must consider topography (grade levels) throughout site to address vehicular and pedestrian circulation through site.
- Building(s) must be sited to create an integrated public/civic open space between this site and the newly renovated library, as well as to reinforce connections to surrounding recreational amenities such as The Boys & Girls Club Park beyond.
- Design should encourage bike and public transit use and provide secure on-site bike storage for all users and residents.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

- The creation of a new public/civic open space between the Dudley Public Library and the development site is a critical contribution. It must contribute to creating the future public realm of Dudley Square that is engaging, community focused, active and programmable.
- Create a bold and inventive site design incorporating public art, particularly installations that are interactive and have a direct influence on the community, encouraging a sense of place.
- Proposals that include significant green park space will be viewed favorably.
- The selected proponent must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, paving, lights and street trees that occurs during construction.
- Build and maintain a vibrant and enlivened streetscape by providing innovative landscape design and/or a mix of distinctive street furniture (light fixtures, benches, street trees), and wider sidewalks that allow for public and semi-public active spaces, especially where adjacent to new and existing retail, service, and cultural/civic uses.
- Provide attractive and well maintained plantings throughout the site. Use plants appropriate to the region and to all seasons that require little or no irrigation or irrigate with collected stormwater or gray water.

SUMMARY

- The site must be used for a mix of commercial and retail uses, especially cultural or entertainment uses.
- The ground floor must be commercial, retail, or cultural/entertainment uses and promote local job creation. Upper levels may be for commercial or residential uses
- Usable open space must be on the site for the community to enjoy.
- Optional Parcel 1 should be used for parking needs of the project and neighborhood.

- The design should pay careful attention to the corner of Washington and Dudley Street.
- Buildings significantly taller are welcome provided they are stepped back from the street and provide additional community benefit.
- The design should not block views down Washington and Warren Streets.
- The building should have a street edge that allows light, air and views through the site.

- The proposed design must fit with the existing character of the neighborhood and its historic value, but create a sense of place.
- Construction materials must be long-lasting and high-quality, emphasizing the importance of the site.
- The public should recognize unique uses through design and the ground floor must create an active sidewalk along Malcolm X Boulevard.
- Dumpsters and storage should be located at the rear of the property and not be visible to the public.

- The main entrance to retail and lobby must be on Dudley Street. Vehicular access is not permitted along Dudley Street.
- Interior public space should be prominent, easily accessible, and promote community interaction and engagement, and allow for pedestrian cut throughs to surrounding community amenities.
- The proposal must provide a public open space between it and the library.
- The design should promote bike and public transit and provide secure bike storage on-site.

- The open space between the proposal and the library must be made public and community focused to promote local activity and programs.
- The proposal should create activity along the street and provide street furniture for pedestrians and area residents.
- The proposal should include native plants that grow year-round and can thrive with minimal maintenance. The plants should be able to be watered with collected stormwater or recycled water.
- Public art should be incorporated into the project and be relevant to the community. Community members should be able to interact with the art when possible.

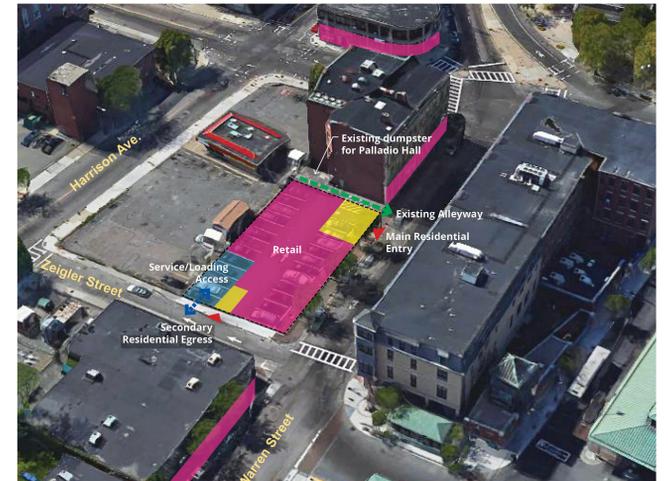
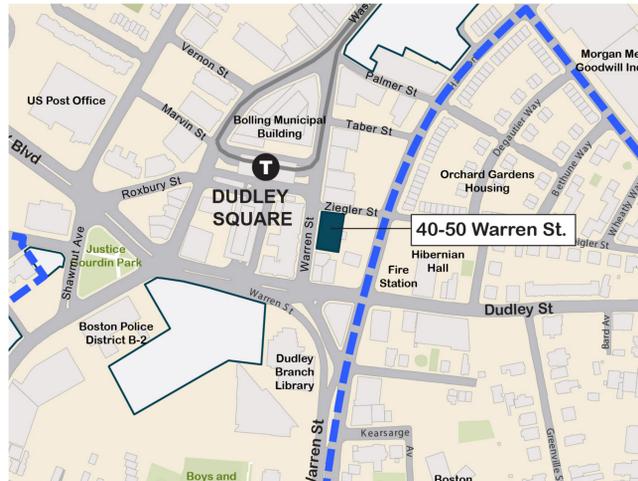
PLAN: Dudley Square

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40-50 Warren Street



Physical Address	40 - 50 Warren Street
Parcel ID	0802550000
Parcel Size (SF)	8,085 SF
Parcel Size (Acres)	0.19
Current Zoning	Dudley Square Economic Development Area (EDA)



DRAFT RFP TEXT

PROPOSED USES

- The base of the building must be a combination of retail, cultural and/or entertainment uses that contribute to the identity of the Dudley Square Cultural District. Office uses are possible at the ground floor as long as they create an active and engaging streetscape for the neighborhood.
- The upper levels must have residential uses that address the housing needs in Dudley Square. Commercial uses could be incorporated on the upper floors in addition to housing.
- Currently the site is used for public parking. Proposals that provide a public parking component will be evaluated more favorably.

MASSING, HEIGHT & ORIENTATION

- Proposed buildings shall front on Warren Street.
- A proposal for a building significantly taller in relationship to existing buildings in Dudley Square may be appropriate if it establishes a gateway to the community while providing a desired mix of uses and greater affordable housing opportunities to the area.
- A proposal for a building that is taller than adjacent surrounding buildings along the street should modulate and step massing so as to define a building height that is contextually appropriate with adjacent buildings.
- Building massing must respond to its adjacencies to Palladio Hall and Dartmouth Hotel.
- Configure massing so as to allow natural light down to the street and into open spaces that are internal and external to the building.
- Proposed interior program should be shaped to make use of natural light within the design of the building.

ARCHITECTURAL DESIGN & CHARACTER

- A Proposer should thoughtfully consider the historical and social context of Dudley Square, recent building precedents, and longevity of the building itself in the exterior design of the building.
- Architectural detailing (windows, doors, exterior cladding, masonry, etc.) are to be attractive and should be executed using materials of the highest quality and be compatible with existing buildings in the area. Material usage should strive to ground the building in the present and convey stability into the future.
- Proposals are to express the distinction of retail, commercial, and other public uses at ground level to animate the edges of the street and help define the character of the neighborhood along Warren Street.
- Proposed buildings must maintain the continuity of the street wall and provide a high percentage of transparency at ground level to achieve a continuous and engaging pedestrian experience along Warren Street.
- Building construction, materials and MEP systems must be of good quality and take advantage of sustainable building principles.
- Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the property and must be appropriately screened from view.

ACCESS & CIRCULATION

- Primary building entrances, lobby and a retail street frontage must be located on Warren Street with vehicular and service access from Ziegler Street.
- Design publicly accessible interior spaces such as lobbies, atriums and courtyards as intermediate public zones that allow for pedestrian passage through site to nearby destinations within the district.
- The development must reinforce its locational advantages close to transit and in the heart of the Dudley Square Main Streets district.
- Service loading and unloading facilities should be located off-street and designed to prevent truck back-up maneuvers in the public right-of-way.
- Provide secure bicycle accommodations and storage for the various building users on site.
- Consider shared parking strategies that maximize off-hours use of commercial parking spaces (for use by residents and other establishments) and minimize the overall need and cost for off street parking.
- Surface parking should be located at the side or behind the building and screened from street views with landscaping and fencing. Building integrated or below grade parking should not break the continuity of the street frontage nor create exposed parking areas along the street frontage.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

- Buildings along Warren Street must be sufficiently set back to provide for an enhanced sidewalk and public realm experience. Public realm improvements of sidewalks, street trees, and furniture should be well integrated into the development and create a continuously engaging street level experience along Warren Street.
- To the extent possible, innovative, high impact temporary and permanent public art must be incorporated in the public realm.
- The selected proponent must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, paving, lights and street trees that occurs during construction.

SUMMARY

- The ground floor of the building must be used of retail, cultural and/or entertainment.
- Ground floor offices must create engaging streetscape the neighborhood can enjoy.
- Upper levels must be used for housing and meet the needs of the community.
- Proposals that provide public parking will be evaluated more favorably.

- Main entrances must be on Warren Street.
- Buildings taller than what already exists in the area must provide greater affordable housing and establishes a gateway to the community.
- The proposal must not take away from the Palladio Hotel and Dartmouth Hotel.
- Natural light must reach the street and public spaces on-site in addition to lighting the inside of the building.

- The proposed design must fit with the existing character of the neighborhood and its historic value, but create a sense of place.
- Construction materials should be long-lasting and high-quality. Multiple materials should be used to appear as though the building is multiple buildings.
- There needs to be a distinction between retail/commercial uses and other public uses.
- The street level should be varied with multiple entrances and be a pleasant pedestrian experience with ample windows.
- Dumpsters, mechanical equipment must be hidden from public view.

- Main entrances to the building must be on Warren Street with service access along Ziegler Street.
- Service loading/unloading must be off-street, screened from view and design so not to interrupt regular flow of traffic.
- The development should be transit oriented and on-site bicycle accommodations like secure bike storage should be provided.
- Shared parking strategies should be used to minimize the impact of parking on the site.
- Any on-site parking must be at the back of the property and screened from view.

- The proposal should create activity along the street and provide street furniture for pedestrians and area residents.
- Public art should be incorporated into the project and be relevant to the community. Community members should be able to interact with the art when possible.
- The developer must repair or replace any damage to the existing streetscape caused by construction.

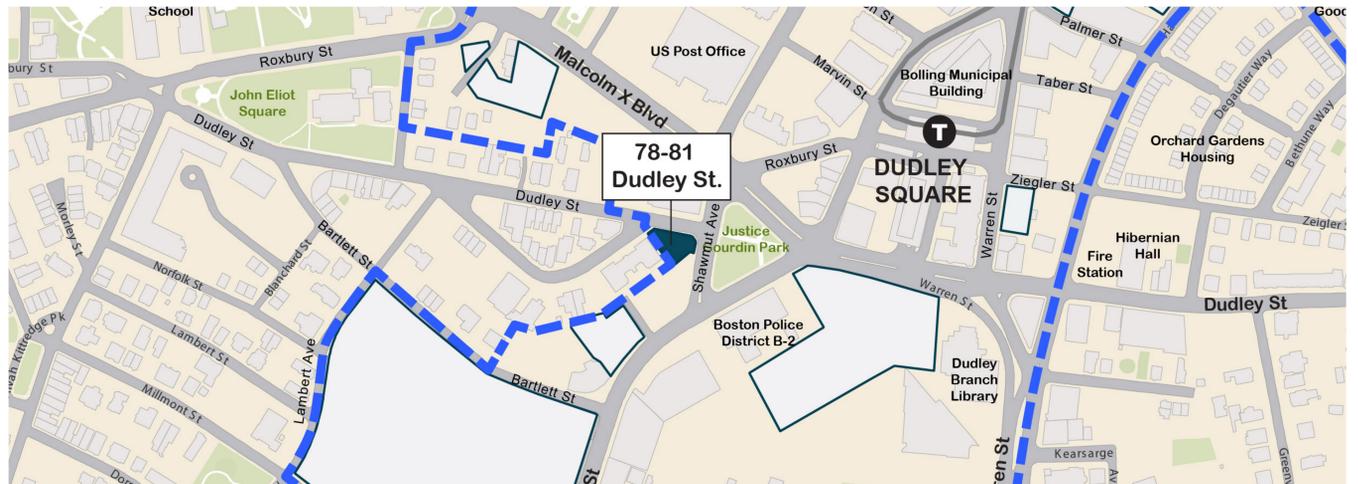
PLAN: Dudley Square

Preserve. Enhance. Grow.

75-81 Dudley Street



Physical Address	75-81 Dudley Street
Parcel ID	0903215010
Parcel Size (SF)	8,141 SF
Parcel Size (Acres)	0.19 acres
Current Zoning	3F-4000; Neighborhood Design Overlay District



DRAFT RFP TEXT

PROPOSED USES

- The base of the building must be a combination of retail, cultural and/or entertainment uses that contribute to the identity of the Dudley Square Cultural District. This is particularly important given the site's prominent location on Dudley Square Plaza. Office uses are possible at the ground floor as long as they create an active and engaging streetscape for the neighborhood.
- The upper levels must have residential uses that address the housing needs in Dudley Square. Commercial uses could be incorporated on the upper floors in addition to housing.

MASSING, HEIGHT & ORIENTATION

- A proposal for a building significantly taller in relationship to existing buildings in Dudley Square may be appropriate if it establishes a gateway to the community while providing a desired mix of uses and greater affordable housing opportunities to the area.
- A proposal for a building that is taller than adjacent surrounding buildings along the street should modulate and step massing so as to define a building height that is contextually appropriate with adjacent buildings on the lower floors and upper floor levels are set back.
- Configure massing so as to allow natural light down to the street and into open spaces that are internal and external to the building.
- Proposed interior program should be shaped to make use of natural light within the design of the building.

ARCHITECTURAL DESIGN & CHARACTER

- A Proposer should thoughtfully consider the historical and social context of Dudley Square, recent building precedents, and longevity of the building itself in the exterior design of the building.
- Architectural detailing (windows, doors, exterior cladding, masonry, etc.) are to be attractive and should be executed using materials of the highest quality and be compatible with existing buildings in the area. Material usage should strive to ground the building in the present and convey stability into the future.
- Proposals are to express the distinction of retail, commercial, and other public uses at ground level to help define the character of the neighborhood at Dudley Square Plaza.
- Proposed buildings must provide a high percentage of transparency at ground level to achieve a continuous and engaging pedestrian experience facing Dudley Square Plaza.
- Building construction, materials and MEP systems must be of good quality and take advantage of sustainable building principles.
- Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the property and must be appropriately screened from view.

ACCESS & CIRCULATION

- Primary building entrances, lobby and a retail street frontage must be located on Shawmut Ave and Dudley Street.
- Service loading and unloading facilities should be located off-street and designed to prevent truck back-up maneuvers in the public right-of-way.
- Provide secure bicycle accommodations and storage for the various building users on site.
- Consider shared parking strategies that maximize off-hours use of commercial parking spaces (for use by residents and other establishments) and minimize the overall need and cost for off street parking.
- Surface parking should be located at the behind the building and screened from street views with landscaping and fencing. Building integrated or below grade parking should not break the continuity of the street frontage nor create exposed parking areas along the street frontage. The site change in grade must be considered to ascertain the feasibility of any proposed below grade parking.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

- The buildings must create an inviting public realm of sidewalks and street trees and street furniture that is well integrated and create a continuous and engaging street level experience along Shawmut Avenue and Dudley Street.
- To the extent possible, innovative, high impact temporary and permanent public art must be incorporated in the public realm.
- The selected proponent must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, paving, lights and street trees that occurs during construction.

SUMMARY

- The ground floor of the building must be used of retail, cultural and/or entertainment.
- Ground floor offices must create engaging streetscape the neighborhood can enjoy.
- Upper levels must be used for housing and meet the needs of the community.

- Buildings taller than what already exists in the area must provide greater affordable housing and establishes a gateway to the community.
- Proposals that are taller than their neighbors should not take away from the scale of the existing buildings.
- Natural light must reach the street and public spaces on-site in addition to lighting the inside of the building.

- The proposed design must fit with the existing character of the neighborhood and its historic value, but create a sense of place.
- Construction materials should be long-lasting and high-quality. Multiple materials should be used to appear as though the building is multiple buildings.
- There needs to be a distinction between retail/commercial uses and other public uses.
- The street level should be varied with multiple entrances and be a pleasant pedestrian experience with ample windows.
- Dumpsters, mechanical equipment must be hidden from public view.

- Main entrances to the building must be on Shawmut and Dudley Streets.
- Service loading/unloading must be off-street, screened from view and design so not to interrupt regular flow of traffic.
- On-site bicycle accommodations like secure bike storage should be provided.
- Shared parking strategies should be used to minimize the impact of parking on the site.
- Any on-site parking must be at the back of the property and screened from view.

- The proposal should create activity along the street and provide street furniture for pedestrians and area residents.
- Public art should be incorporated into the project and be relevant to the community. Community members should be able to interact with the art when possible.
- The developer must repair or replace any damage to the existing streetscape caused by construction.

PLAN: Dudley Square

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Blair Lot



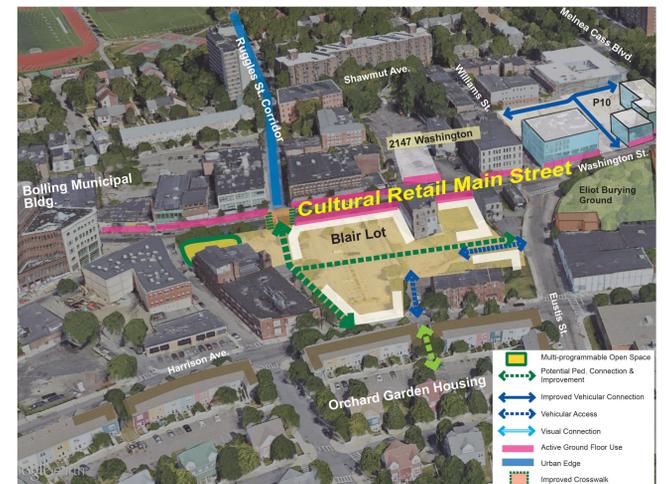
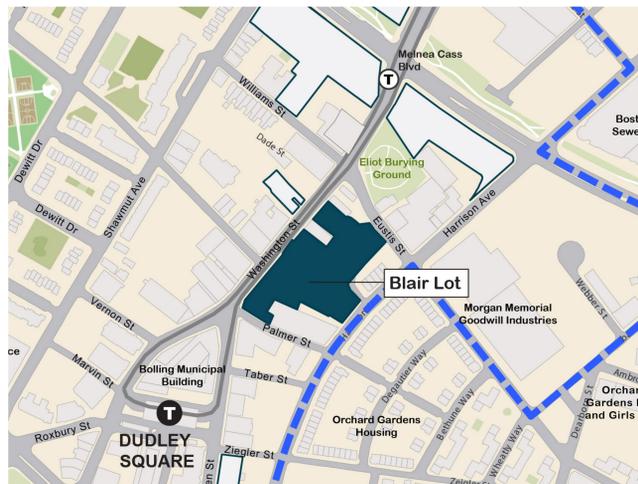
PHYSICAL ADDRESS 4-12 Palmer St; 2180-2190 Washington St; 2148 Washington St

PARCEL ID 0802472000; 0802475000; 0802479000

PARCEL SIZE (SF) 85,729 SF

PARCEL SIZE (ACRES) 1.9

CURRENT ZONING Dudley Square Economic Development Area (EDA)



DRAFT RFP TEXT

PROPOSED USES

- The base of the buildings along Washington Street must be a combination of retail and commercial uses that contribute to the theme of local entertainment/retail and benefit the site's location within the Dudley Square Cultural District. Arts and entertainment related ground level uses like jazz/music entertainment, performancespace, food establishments, and art galleries are strongly encouraged.
- Any commercial uses on the site must address job creation that meets the needs of the neighborhood.
- The upper levels must include residential units that address the housing needs in Dudley Square.
- Parking needed for the uses on the site must be provided on the site.

MASSING, HEIGHT & ORIENTATION

- Buildings on the site must be massed in a manner that creates a continuous street wall along Washington Street.
- Buildings must be sited to respect views down Washington Street with the Bruce C. Bolling Municipal Building as the focal point.
- A proposal for a building significantly taller in relationship to existing buildings in Dudley Square may be appropriate if it establishes a gateway to the community while providing a desired mix of uses and greater affordable housing opportunities to the area.
- A proposal for a building that is taller than adjacent surrounding buildings along the street should modulate and step massing so as to define a building height that is contextually appropriate with adjacent buildings on the lower floors and upper floor levels are set back.
- Building heights for building(s) on the Blair Lot site may vary from 6 - 15 stories. Taller building masses should be set towards the center of the site and step down to respond to the scale of the Orchard Gardens housing along Harrison Avenue and existing buildings along Washington Street.
- Buildings should be separated through a network of pedestrian streets and/or programmable open spaces to provide visual relief and reduce the scale of this large parcel through the creation of discreet building blocks that respect the surrounding street and block patterns.

ARCHITECTURAL DESIGN & CHARACTER

- A Proposer should thoughtfully consider the historical and social context of Dudley Square, recent building precedents, and longevity of the building itself in the exterior design of the building.
- Architectural detailing (windows, doors, exterior cladding, masonry, etc.) are to be attractive and should be executed using materials of the highest quality and be compatible with existing buildings in the area. Materials usage should strive to ground the building in the present and convey stability into the future.
- Expressing the distinction of retail, commercial, and other public uses at ground level can animate the edges of the street and help define the character of the neighborhood along Washington Street.
- Proposed buildings must maintain the continuity of the street wall and provide a high percentage of transparency at ground level to achieve a continuous and engaging pedestrian experience along Washington Street.
- Building construction, materials and MEP systems must be of good quality and take advantage of sustainable building principles.
- Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the property and must be appropriately screened from view.

ACCESS & CIRCULATION

- Primary building entrances should be on Washington Street wherever possible, with service access from Harrison Avenue.
- The building configuration must include an extension of Ruggles Street through the site to Harrison Avenue as a vehicular and/or pedestrian connection.
- Incorporate publicly accessible interior spaces such as lobbies, atriums and courtyards as intermediate public zones that promote community interaction and engagement while allowing for pedestrian passage to other destinations within the district.
- Any structured parking must be well designed and buffered with residential or other uses that limit visibility of the garage use from the public ways.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

- The west end of the Blair Lot along Washington Street towards the Bruce C. Bolling Municipal Building may accommodate a public open space that is programed for civic uses.
- The development must incorporate a series of open and green spaces, internal sidewalks and/or streets to break and organize development on the site, respecting the scale of the surrounding context.
- Build and maintain a vibrant and enlivened streetscape by providing innovative landscape design, a mix of distinctive street furniture (light fixtures, benches, street trees), and wider sidewalks that allow for public and semi-public active spaces, and creates a continuous public realm experience along Washington Street.
- Create a bold and inventive site design incorporating public art (temporary or permanent), particularly installations that are interactive and have a direct influence on the community, encouraging a sense of place.

SUMMARY

- The site must be used for housing and commercial uses, especially cultural, art or entertainment uses.
- Commercial uses must create new jobs that meet the needs of the neighborhood.
- The upper floors must be residential and meet the needs of the community.
- All parking for the uses must be off-street and provided on site.

- The main entrance must be on Washington St and the design shall continue the existing street frontage.
- If buildings are much taller than their surroundings, then they should provide more affordable housing units or other community benefits.
- If the proposal were to go above 6 stories, it must be designed to allow light into the building and to the street.
- Taller buildings must minimize impacts on neighboring buildings and fit within the surrounding character.
- Buildings must be sited to provide pedestrian cut throughs and respect the views along Washington Street with the Bruce C Bolling building being the focus.

- The proposed design must fit with the existing character of the neighborhood and its historic value.
- The building should be constructed of long-lasting, high-quality materials
- Commercial and retail space should be distinct from the rest of the building and be inviting to the community and pedestrians.
- The street level portion of the building should have ample windows and match the existing context.
- Dumpsters and storage should be screened from public view and be located rear of the property, away from Washington Street.

- The main entrance to retail and lobby must be on Washington Street with service access along Harrison.
- Interior public space should be prominent, easily accessible, and promote community interaction and engagement, and allow for pedestrian cut throughs.
- The project must extend Ruggles Street to Harrison to create vehicular and pedestrian access.
- If a parking garage is proposed, it must be screened with residential or other uses.

- Open space should be provided on the west side of the site and allow for community programming.
- A series of open spaces and sidewalks should be provided on the property between proposed buildings to allow the community to walk through the site.
- The proposal should include native plants that grow year-round and can thrive with minimal maintenance. The plants should be able to be watered with collected stormwater or recycled water.
- Public art should be incorporated into the project and be relevant to the community. Community members should be able to interact with the art when possible.

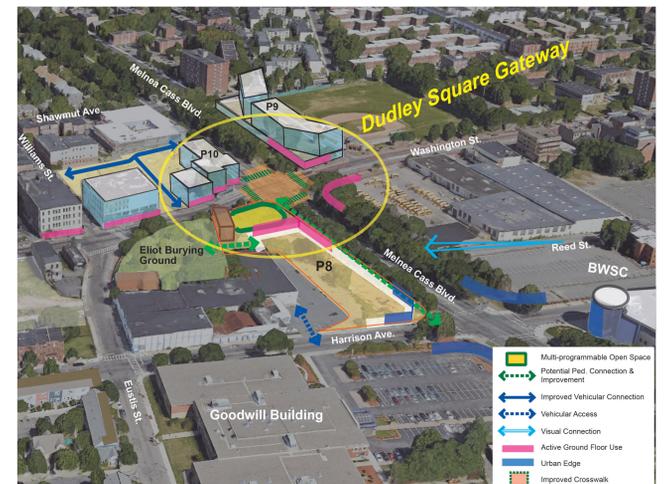
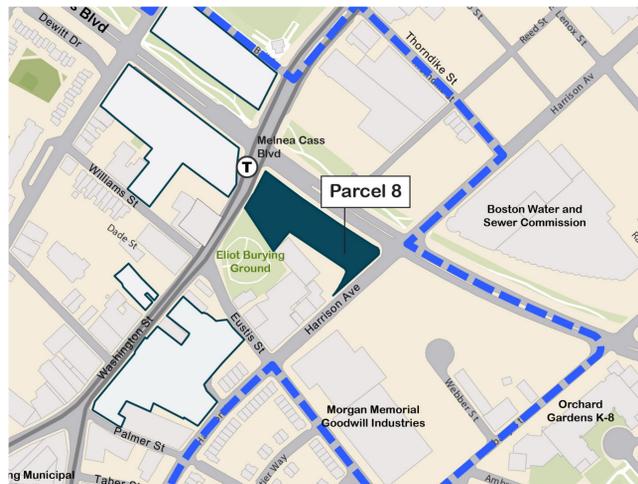
PLAN: Dudley Square

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Parcel 8



PHYSICAL ADDRESS	Washington Street; Harrison Avenue
PARCEL ID	0802426010; 0802426020; 0802426030; 0802426040
PARCEL SIZE (SF)	54,632 SF
PARCEL SIZE (ACRES)	1.25
CURRENT ZONING	Roxbury Heritage State Park Community Facilities, Neighborhood Design Overlay District, Eustis St. Protection Area



DRAFT RFP TEXT

PROPOSED USES

- The Property must be developed with a mix of uses, incorporating both housing and commercial uses, which contribute to the theme of a cultural or entertainment location within the Dudley Square Cultural District.
- Preference will be given to projects that support neighborhood control and/or household wealth creation, whether it be through homeownership, the creation of a cooperative, and/or control by a community land trust.
- The base of the building must be a combination of retail, cultural and/or entertainment uses that contribute to the identity of Dudley Square Cultural District.
- The Nawn Factory building must be preserved and integrated into the development plan for the Property. The preference for the use of the Nawn Factory building is for an historical/interpretive use that highlights the history and culture of Dudley Square and Roxbury.

MASSING, HEIGHT & ORIENTATION

- New buildings must front and define the street edges along Melnea Cass Boulevard and Harrison Avenue. Buildings must remain set back from the corner of Washington Street and Melnea Cass Boulevard to allow for a significant open space that addresses the historic significance of the Nawn Factory building and the Eustis Street Architectural Conservation District.
- Building heights may vary from 6 to 15 stories with lower heights/massing stepping down towards Washington Street and the Eliot Burial Ground. Building masses above 6 stories should be set towards Harrison Avenue. Proposer should be aware of the guidelines associated with the Eustis Street Architectural Conservation District as taller building heights will require approval from the Landmarks Commission.
- Employ visual or physical breaks in the building massing along Melnea Cass Boulevard to provide for light, air and views and reduce a monolithic feel or wall-like effect along the street.

ARCHITECTURAL DESIGN & CHARACTER

- Building character should acknowledge the special nature and gateway opportunity of the corner at Washington Street and Melnea Cass Boulevard.
- The Nawn factory building must be preserved and integrated into the development. New buildings may be contemporary in design but must be responsive to its immediate context and designed to respond to the area's history and current needs, allowing for a blend of old and new architectural expressions.
- Proposals are to express the distinction of retail, commercial, and other public uses at ground level to animate the edges of the street and help define the character of the neighborhood along Melnea Cass Boulevard and Washington Street.
- Proposed buildings must maintain the continuity of the street wall and provide a high percentage of transparency at ground level to achieve a continuous and engaging pedestrian experience along Melnea Cass Boulevard.
- Architectural detailing (windows, doors, exterior cladding, masonry, etc.) are to be attractive and should be executed using materials of the highest quality and be compatible with existing buildings in the area. Materials usage should strive to ground the building in the present and convey stability into the future.

ACCESS & CIRCULATION

- Primary pedestrian building entrances should be on Melnea Cass and Washington Street, with vehicular and service access from Harrison Avenue.
- Design should respond to landscape, pedestrian and bike accommodation improvements as part of the Melnea Cass Design project, encouraging bike use and secure on-site bike storage for users and residents.
- Proposals must demonstrate provisions of adequate but not excessive on-site parking for new residents, employees, and/or customers and strategies to prevent overburdening street parking used by area residents.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

- The Project must provide a new distinct and memorable public realm, with an enhanced sidewalk experience around the site that creates an active, vibrant, and attractive public area that encourages people to gather.
- The selected proponent must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, paving, lights and street trees that occurs during construction.
- Create an inviting open space at the corner of Washington St. and Melnea Cass Blvd. This space should recognize the historic character of the adjacent Nawn Factory and Eustis Street Architectural Conservation District.
- Provide a public realm of sidewalks, street trees, and street furniture that is well integrated into the development and creates a continuous and engaging street level activity along Washington Street from Melnea Cass into Dudley Square.
- Create a bold and inventive site design incorporating public art, particularly installations that are interactive and have a direct influence on the community, encouraging a sense of place.
- Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the property, must not abut the Eliot Burying Ground, and be appropriately screened from view.

SUMMARY

- The site must be used for housing and commercial uses, especially cultural or entertainment uses.
- The uses need to support neighborhood control and/or household wealth building.
- The ground floor must be commercial, retail, or cultural/entertainment uses.
- The Nawn Factory building must be preserved and it would be preferred that the factory be used in such a way as to highlight the neighborhood's history and culture.

- The main entrance must be on Melnea Cass Blvd and be set back from the streets to provide significant open space, protecting the Nawn Factory building.
- Buildings should be around 6 to 15 stories. The building must be lower near Washington St and Eliot Burying Grounds.
- The building is subject to review by the Landmarks Commission and must meet the Eustis Street Architectural Conservation District guidelines.
- The building should have a varied street edge and allow for light, air and views through the site.

- The proposal should be unique and act as a gateway at the corner of Washington and Melnea Cass.
- New construction may be modern in design but allow for a blend of old and new to accommodate the importance of the Nawn Factory building and surrounding neighborhood character.
- Commercial and retail space should be distinct from the rest of the building and be inviting to the community and pedestrians.
- The street level portion of the building should have ample windows and match the existing context.
- The building should be constructed of long-lasting, high-quality materials.

- Main entrance to retail/lobby must be on Melnea Cass and Washington with service access along Harrison.
- The design should accommodate pedestrians and bicyclists and provide secure on-site bike storage.
- The project should provide screened on-site parking and not promote on-street parking.

- The open space and sidewalk experience should be memorable and promote the community to gather and engage on the site.
- The proposal should create activity along the street and provide street furniture for pedestrians and area residents.
- The proposal should include native plants that grow year-round and can thrive with minimal maintenance. The plants should be able to be watered with collected stormwater or recycled water.
- Public art should be incorporated into the project and be relevant to the community. Community members should be able to interact with the art when possible.
- Dumpsters and storage should be screened from public view and be located rear of the property and not be next to the Eliot Burying Ground.

PLAN: Dudley Square

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Crescent Parcel



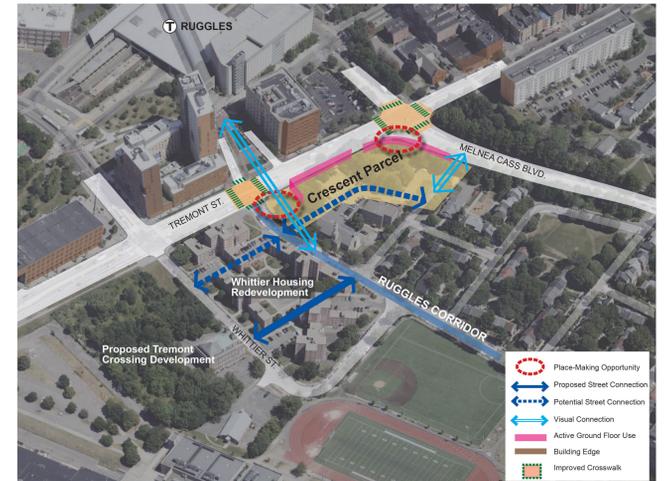
PHYSICAL ADDRESS Ruggles Street, Tremont Street, Melnea Cass Boulevard

PARCEL ID 0902279000; 0902284000; 0902240020; 0902240010; 0902240000; 0902225005; 09022250000; 0902346010

PARCEL SIZE (SF) 78,208 SF

PARCEL SIZE (ACRES) 1.87

CURRENT ZONING Dudley Sq Economic Development Area (EDA)



DRAFT RFP TEXT

PROPOSED USES

- The developer should explore a variety of uses and programs, including, but not limited to: institutional/commercial office, retail, community or cultural uses, and space for the health sector and green jobs. Including uses and space for locally owned businesses that cater to the community and for activating the corner of Tremont Street and Melnea Cass Boulevard will be viewed favorably.

MASSING, HEIGHT & ORIENTATION

- Building Height and Massing must not exceed the maximum dimension required under the Urban Renewal designation.
- Modulate massing to reduce the appearance of size and provide breaks for light, air and views.
- Development should respect the low scale residential development of the Madison Park housing site.

ARCHITECTURAL DESIGN & CHARACTER

- Provide high quality materials & detailing throughout. Vary materiality to reflect different buildings and uses (residential/ commercial/community facility).
- Provide inconspicuous screening of building mechanical equipment and ventilation openings.
- Provide minimal set-backs from the street that will allow for a comfortable and lively pedestrian and retail environment.
- Ensure frequent entrances, transparent facades, tall storefront display windows, canopies and attractive building materials.

ACCESS & CIRCULATION

- Development should enhance the street connectivity by aligning its vehicular circulation with the existing and or proposed streets.
- Promote an accessible pedestrian environment with circulation along active street edges.
- Provide direct access to nearby transit including MBTA bus stops.
- Use prominent crosswalks, controlled pedestrian signals, and median space to comfortably connect the site across Tremont Street and Melnea Cass Boulevard.
- Situate service and support spaces towards the interior of the block with service and truck access from Ruggles Street.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

- Provide enhanced streetscapes with landscaped sidewalks, attractive street lighting, street furniture and enhanced paving, with a focus at the corner of Tremont Street and Melnea Cass Boulevard.
- Use landscaping materials and surface treatments to delineate and enhance the pedestrian and bicycle areas as needed.
- Ensure adequate open space accessible by the public.
- Provide attractive and well maintained plantings throughout the site. Use plants appropriate to the region and to all seasons that require little or no irrigation or irrigate with collected stormwater or gray water.

SUMMARY

- A variety of uses will be considered for the site, especially ones that promote locally owned businesses.

- The building height must not be more than what is outlined in the Urban Renewal Designation and not take away from the homes at Madison Park.
- The design should be varied to allow for adequate light, air and views through the site.

- Construction materials should be long-lasting and high-quality. Multiple materials should be used to appear as though the building is multiple buildings.
- Dumpsters, mechanical equipment must be hidden from public view.
- The street level should be varied with multiple entrances and be a pleasant pedestrian experience.

- The proposal should not negatively impact current traffic flow by using or extending current streets.
- The building should provide a pleasant pedestrian experience with direct access to MBTA bus stops.
- Supportive uses should be interior to the proposal and not take away from the presence of primary, community uses.
- Truck access should be along Ruggles street.

- Open space should be provided on-site and allow for community programming.
- A series of open spaces and sidewalks should be provided on the property between proposed buildings to allow the community to walk through the site.
- The proposal should include native plants that grow year-round and can thrive with minimal maintenance. The plants should be able to be watered with collected stormwater or recycled water.

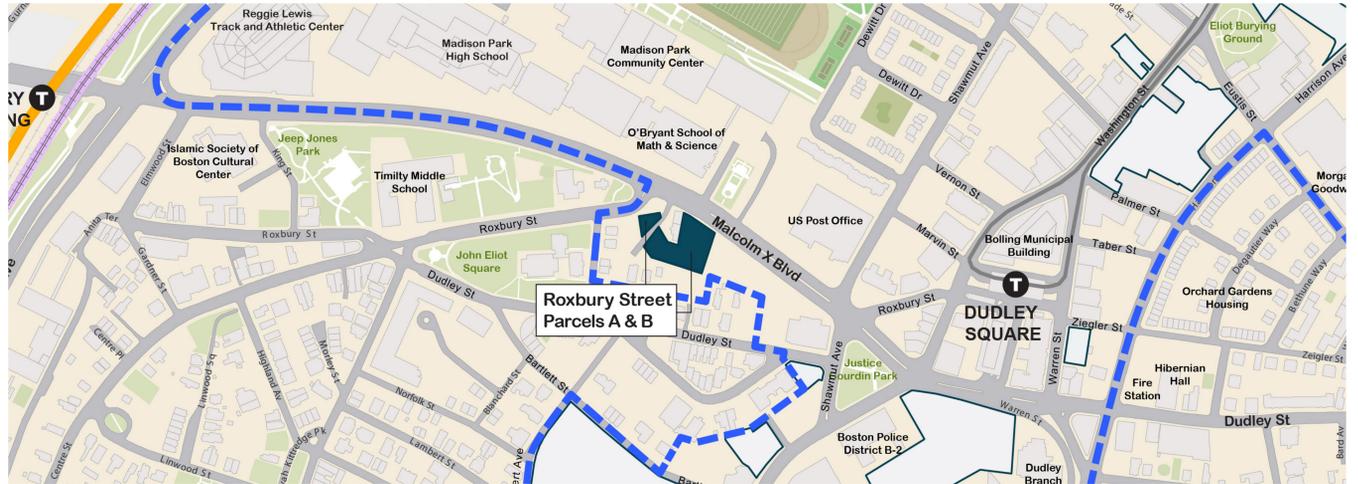
PLAN: Dudley Square

Preserve. Enhance. Grow.

Roxbury Parcel A&B



Physical Address	Parcel A: Malcolm X Boulevard, Parcel B: 120-122 Roxbury Street
Parcel ID	Parcel A: 0903268010, 0903265000, 0903265001 Parcel B: 0903261000
Parcel Size (SF)	Parcel A: 24,869 SF, Parcel B: 2,937 SF
Parcel Size (Acres)	Parcel A: 0.57, Parcel B: 0.07
Current Zoning	3F-4000; Neighborhood Design Overlay District



DRAFT RFP TEXT

PROPOSED USES

- The upper levels must be a mix of housing and commercial uses that fit the immediate context while addressing the housing and job creation needs in Dudley Square and specific to Roxbury.

MASSING, HEIGHT & ORIENTATION

- Proposed building must front Malcolm X Boulevard.
- Heights of buildings may range from 40-60 feet but need to acknowledge their immediate context in fitting into the existing height and massing context.
- A proposal for a building significantly taller in relationship to existing surrounding buildings may be appropriate if it establishes a gateway to the community while providing a desired mix of uses and greater affordable housing opportunities to the area.
- A proposal for a building that is taller than adjacent surrounding buildings along the street should modulate and step massing so as to define a building height that is contextually appropriate with adjacent buildings.
- Buildings on Parcel A must integrate the changes in topography in the overall massing and design of the building

ARCHITECTURAL DESIGN & CHARACTER

- Buildings must reinforce adjoining context in character.

ACCESS & CIRCULATION

- Entries to buildings and public uses must be designed and located to help activate the street frontage and add vitality to Malcolm X Boulevard.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

- The buildings must create an inviting public realm of sidewalks and street trees and street furniture that is well integrated and create a continuous and engaging street level experience along Malcolm X Boulevard.
- To the extent possible, innovative, high impact temporary and permanent public art must be incorporated in the public realm.
- Provide a mix of usable semi-private open spaces, including outdoor passive open spaces for building occupants.
- Provide attractive and well maintained plantings throughout the site. Use plants appropriate to the region and to all seasons that require little or no irrigation or irrigate with collected storm or gray water.

SUMMARY

- The upper floors must be a mix of housing and commercial that meet the needs of the community.
- The building must front Malcolm X Boulevard.
- The height of the building may be between 40-60 feet but may not take away from neighboring buildings.
- Taller buildings must provide greater affordable housing or other benefits.
- The design should respond to changes of elevation on the site.
- Buildings must reinforce adjoining context in character.
- Entries to buildings and public uses must be designed and located to help activate the street frontage and add vitality to Malcolm X Boulevard.
- The proposal should create activity along the street and provide street furniture for pedestrians and area residents.
- Public art should be incorporated into the project and be relevant to the community. Community members should be able to interact with the art when possible.
- Interior public spaces should be provided for residents and the community.
- The proposal should include native plants that grow year-round and can thrive with minimal maintenance.