

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: I do not believe this project should require a public parking component. It is too small and will be too costly.

I also think this should be a site where housing is 1/3rd, 1/3rd, 1/3rd.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 13
- General comment Other: _____

Edit: Height of buildings, 4-8 stories

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Make retail ground floor, step back upper floors 10 ft from front of building if it exceeds existing heights from off Ballistic to Portsmouth.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 15/16
- General comment Other: _____

Edit: More explicit language in the open space/PR/PA section to provide site specific parameters for what sort of open space development is preferred/necessary. Perhaps in the next step after the RFP.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 12
 - General comment Other: _____
- use guidelines - 1st floor

Edit: Encourage proposals that reference retail ~~studies~~ studies, consumer survey or other collection of public opinion.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: More housing is good to bring more shoppers to Dudley Sq especially at night.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: If ^{public} parking is removed, a garage should be built (at Dudley Commercial for example) to replace it. (Garage should be screened with housing.)

My Edit is for:

Parcel: 40-50 Warren

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: see below
- General comment Other: _____

Edit: Set back on ~~lower~~ upper floor not feasible given small size of lot. (Unless developed with an abutting lot). Parking not feasible (unless in combination with an abutting lot).

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____ General comment Other: _____

Edit: Perhaps parking could be incorporated
on Dudley Commercial where they have space
to make up for loss of parking on
this site!

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Do not rely heavily on "recent building precedents" for design and character because

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: -3 storeys not 6-12
Madison park partnership as neighboring development
not taller than what next to it

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 14
- General comment Other: _____

Edit: No parking for cars! Include bike accommodations and separated bike infrastructure on the street.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Roof top garden for use by residents and commercial tenants
Max of 4-5 stories to align w/ neighboring buildings

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 12
- General comment Other: _____

Edit: Use of the parcel: commercial Shared Economy ^{micro} entrepreneurship spaces w/ potential ownership opportunities
6 stories - 8 stories -> pg 12

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 12-14
- General comment Other: _____

Edit: height (6-12 stories) seems excessive for the small site and location. Ground floor commercial and parking seem unrealistic for the small site with residential. "feeding in back" may not be possible.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: ~~But~~ We need ~~at~~ housing here for low-income seniors. Parking is already tight here so this would create less parking needs.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Not 12 stories. only 4K sq ft should not have commercial on more than 1 floor.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Safety for all who live in the neighborhood
Stop homelessness
• Elderly housing (handicap accessible)

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Community Benefits Guidelines
ARE MISSING from RFP
Micro
Indigenous residents have spaces to create + produce

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: - All affordable - low Housing
30% AMI ↓↓
Priority - Elderly Housing
- Commercial should be
- job training
- light manufacturing
Using MBE on construction & post-construction

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: I would like to see a plan for
residents w/ good standard get an
opportunity to advance to homeownership
pay
ie: If someone get/ increases not be penalize
by rent increase.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Parking: 500 sq Ft from Dudley
sq. It's a transit-friendly site.
Surface parking behind building
parking is unnecessary. Again - parking is unnecessary
Emphasizing: Uber + Lyft if
will eat into the
Square Footage

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 10
- General comment Other: _____

Edit: Change to 1/3 - 30% ^{300 mi};
1/3 ^{60% AMI} 30-60;
1/3 60-90 AMI; 10% market
Too many market rate units are
already on track - 1102 TC 625; Rio Grande
200; Townsend - 325

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: I Like traditional architectural features
like Bay Windows and not stert
Block like facads

this site should complement the
adjecient Historical School Building

My Edit is for:

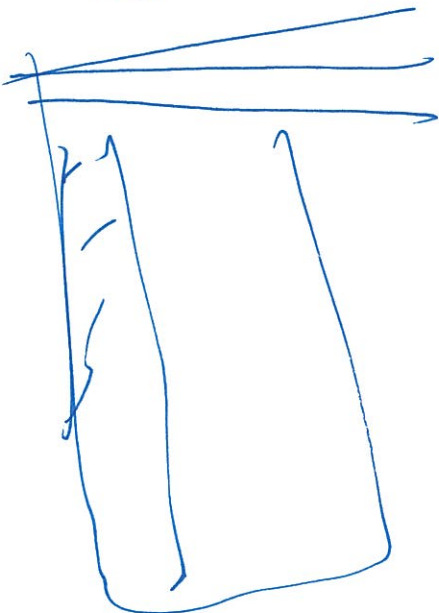
Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 12
- General comment
- Other: _____

Edit: Eliminate commercial use on
upper floors b/c given plot
size w/ cut down on housing



$$\begin{array}{r} 190 \\ 150 \\ 80 \\ 30 \\ \hline 15 \\ 465 \\ \hline \times 10 \\ \hline 4650 \end{array}$$

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Should be at least 12 stories
in my opinion to make site
feasible

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: A parking garage should be incorpo
rated into this project to cover additional
spaces removed, not only on this site but
adjoining sites such as 49-50 Warren.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 13
- General comment Other: _____

Edit: pg 13 -> There should be a change
with the height requirement as
well as overall zoning requirements
for this lot. It seems too
vague in the proposed RFP.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: RE SUSTAINABLE DEVELOPMENT
DEVELOPMENT SHOULD ^{UTILIZE STRATEGIC} MINIMIZE
WIND TUNNELS WHICH ALREADY
EXIST IN THIS NEIGHBORHOOD

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: 1) GOOD JOBS STANDARDS NEED TO BE
INCLUDED - AS A REQUIREMENT, NOT JUST
AN EVALUATION CRITERION
2) WILL THERE BE A CORRIDOR TO THIS ^{CURRENT} MILKINS
AREA BEHIND THIS PARCEL?

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 10
- General comment Other: _____

Edit: Affordable / income restricted
Housing should also include
mixed bedro 3 to 4 bedroom
units for low income / moderate
income.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: the evaluation committee needs to include
community members. this committee should not
be internal?? where is the public interaction?
do we even know who's on this committee?
why are people collecting checks from this instit-
ution & the sole people to make the final develop-
ment decisions?

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 38
PG 43
- General comment Other: _____

Edit: Boston Jobs Policy - Good Jobs Standards.
Standards should be included in contract language
as Appendix to COT to ensure developers are held
to the - Good Job Standards.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: The definition of "low-income" is constantly changing in these types of meetings. Usually it's deemed 70% AMI, tonight it's 30-50%. It needs to be definitively 30%, and the 1/3, 1/3, 1/3 cut up should require 1/3 to be for that income bracket, NOT low-moderate (which goes up 80%). Developers will choose the higher AMI units if given such a

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: 11
- General comment
- Other: _____

Edit: Though the homeownership restrictions were previously targeted to 80%, and this proposal reduces it to 60%, those opportunities for generating economic growth still remain open only to people who most housing development is created for/targeted to. Meaning that, people making <60% AMI do not have any

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: We must continue onward 4ward to make Haley house the center of our city. The people the old the young - We must metaphor grow be a part of our change our story our lives.
Janice & Esther.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: P 21
- General comment
- Other: _____

Edit: PG 21 - Diversity & Inclusion - This should be a requirement of all respondents to submit/include a D&I plan, not only to the greatest extent possible.

wide choice.

How can we combat against
rent increase?!
Why can or is it allow
to increase low income
rents a an alarming
price that's so unafford
able?! Rent control!!
Janice J

opportunities available to them. Rent to
own opportunities for people making
less should be available.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: City's historical records (digitized on developed parcels where Development Team incorporated Community Benefits in RFP

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: MAX out the Land Invite (ing around RFP.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: What are the liabilities or ^{liabilities} represented by on site pollution in the ground?

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: need to include good jobs standards as a requirement.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Park space to be programmed by library and Hibernian Hall, Dudley Town Common area w/ green space for people to relax

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Language + metrics need to exist to break down exactly what displacement means for the community - both quantitative and qualitative. This to extract a commitment from developers to make an actual effort to prevent active agents of displacement.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: More explicit language that details that developers will be given preferential treatment if in their proposals they promise to hire members of the immediate community for the construction, as well as ensuring members of the immediate community have opportunities to own or rent the space.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: 1) - City's definition of community benefits; 2) Traffic study of developing area - 3) - Why more affordable housing?

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Who is pay for the ZIE
If the area is not cleared. Will
they pick the cleaning fee. The ZIE
cost.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: _____
Plan with the library design
and topography

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Open safe space incorporated b/w
the Dudley Library and Area B2 along
Dudley Street and Warren St.
This should be included in the
RFP if possible.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Significant height - 10-12
stories, seems appropriate here.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Mix use with Seniors
and Job for folks in the
area. ALSO Medical
Health care AND KIDS

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment Other: _____

Edit: Should integrate and route
comm benefits to Dudley library.
The Master Plan describes a
Public Research Center as part of
that we should integrate like
the Schomburg center in Harlem

RFP Guideline Feedback: (Please hand-in so we have your comments)

Please provide any comments, things that are missing, or ways to improve the guidelines and criteria.

2147-2163 Washington Street	Blair Lot	Parcel 8
Dudley Commercial	Crescent Parcel	Parcels A&B, 75-81 Dudley Street, 40-50 Warren Street
<p>traffic concerns, do +transportation study 1st 3-4 floors of parking? who wants to live above? plan with the LIBRARY!</p>		
Evaluation Criteria	Affordable Housing	Resilient Developments & Green Buildings

RFP Guideline Feedback: (Please hand-in so we have your comments)

Please provide any comments, things that are missing, or ways to improve the guidelines and criteria.

2147-2163 Washington Street	Blair Lot	Parcel 8
Dudley Commercial	Crescent Parcel	Parcels A&B, 75-81 Dudley Street, 40-50 Warren Street
<ul style="list-style-type: none"> - SUGGESTED PREFERENCES - IN COLLABORATION W LIBRARY - CITY TO POSSIBLY PROVIDE TAX CREDITS FOR BUSINESSES - HOW LARGE A GARAGE? - TRANSPORTATION ISSUES MBTA, TRAFFIC - HOUSING AFFORDABILITY - BUNDLING THE RFPs - COMMUNITY BENEFITS - ADDITIONAL BENEFITS 		
Evaluation Criteria	Affordable Housing	Resilient Developments & Green Buildings

Without copy of draft RFP for "Dudley Commercial" and with its apparent contradiction of the synopsis that we do have - we are reduced to remembering of trusting more verbal assurances from the moderator than we should

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Need starter business space.
First Floor can be shared workspace for Roxbury entrepreneurs, maker spaces.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: - Elderly senior citizen w/ elevator
- ground Floor training

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Need transparency on ~~the~~ evaluation process. Does PBC have veto power? Done says they do if they strongly reject a project but we need clarity on what the PBC needs to do specifically to veto. Majority? Consensus? what if consensus can't be reached? we need this clarified ASAP, before PBC committees close

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: is it stated in the RFP that the public is restricted for 99 years for recordable housing

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Misleading affordability guidelines by representing 50% AMI as low income, 30% should be low income. BPDA should bring Box income distribution to each meeting as to not mislead people about affordable standards. Public housing waiting list + expiring use date myth that low-income housing isn't needed. Use 30-30-30-10 standard Market need binding jobs standards

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Most of Roxbury is below 50% AMI closer to 30% if I'm not mistaken. We need a better breakdown of the low income affordability requirement since 80% is difficult for us.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Misleading affordability guideline by representing 50% AMI as low income, 30% AMI should be low-income. We require language to list. The entire process should be on hold until there is a clearer process.

My Edit is for:

Parcel:

2147-2163 Washington Dudley Commercial

75-81 Dudley Street 40-50 Warren

Type of Edit:

Page specific edit: _____ General comment Other: Housing & Affordability

Edit: If I make \$75K/yr and get paid bi-weekly at 26 payroll checks per year I make \$2,884/mo. If 25% of my bi-weekly check is used to pay taxes and benefits, I bring home \$2,163/mo for my household of two (parent + child). If I have to pay rent of \$1,650 I am left w/ \$513 to use for Life Ins, Car Note, Car Ins and day care, just to name a few. → over

The affordability requirements need to be revisited so the hypothetical life long Roxbury resident used in my example can TRULY be able to rent at an affordable level in Roxbury.

remember Housing
For the elderly

RFP Guideline Feedback: (Please hand-in so we have your comments)

Please provide any comments, things that are missing, or ways to improve the guidelines and criteria.

2147-2163 Washington Street	Blair Lot	Parcel 8
<p>Define definitions for "Needs of area" listed in Proposed uses section</p>		
Dudley Commercial	Crescent Parcel	Parcels A&B, 75-81 Dudley Street, 40-50 Warren Street
		
Evaluation Criteria	Affordable Housing	Resilient Developments & Green Buildings
		<p>Define "Community benefits" for all RFPs</p>

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Incorporate the definition of Community Benefit. Perhaps Patrose stated Community Benefits falls under "Additional Benefits" BUT there needs to be a clear understanding what Community benefits are.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Please define "Additional Benefits" these should be based on principles as communicated by members of the community over past 10+ yrs. Refer to RSMF for guiding principles. Current language leaves it up to respondents to define benefits.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Amend Article 80 to require ALL Developers to Submit an Anti-Displacement Impact Statement documenting its effect on the neighborhood.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Community benefits are not clearly identified in any of these RFP's... This has been come up consistently throughout the Plan Dudley process. Please include clear definitions and/or guidelines around community benefits.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Income Standard that should be used to calculate housing affordability should be based on either the Boston Median Income or Neighborhood median income whichever is low.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: RNC's position is that NO RFPs should be issued until we as residents can work w/ the City to establish a set of anti-displacement policies to protect the neighborhood.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: we need: (1) Housing for those earning \$30,000/year or less. i.e. this housing should be affordable for those who live here now (2) There must be jobs created for Dudley residents + built-in enforcement mechanisms to be sure this happens.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: We need more green space in Dudley! Trees, parks, grass, social space for people to spend time outside

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Good Jobs standards. This language must be included in any RFP prior to release, and there should be sufficient comment period. This should also be included in a binding agreement between developer and city.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Parcels should be leased (via ground lease) to maintain city control over benefits to community over time.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: We need community benefits on all parcels that include funding for neighborhood amenities, as well as on site amenities such as community gardens, playgrounds, physical activity (like outdoor gyms), trees.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Include green elements in all parcels to combat the heat island effect in Dudley Square. Not just Article 90 requirements. Green roofs w/ plantings would be important.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Elderly Housing. (MICRO) w/ ELEVATOR

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: In the interim periods when edits + drafts are being made to the RFP, more transparency into the discussions that are being had and the process of integrating community feedback would be helpful. Email/post on the website meeting minutes or edits that have been finalized. This could help community members feel like their concerns are being actively addressed.

My Edit is for:

Parcel:

- 2147-2163 Washington Dudley Commercial
- 75-81 Dudley Street 40-50 Warren

Type of Edit:

- Page specific edit: _____
- General comment
- Other: _____

Edit: Language that should be incorporated in the RFP: Each building is required to have 2/3 of affordable housing. It is not allowed to put 2/3 of all affordable housing in one building.

My Edit is for:

Parcel:

2147-2163 Washington Dudley Commercial

75-81 Dudley Street 40-50 Warren

** Amend Article*

Type of Edit:

Page specific edit: _____ General comment Other: _____

X to include Anti-Displacement

Edit: Roxbury Neighborhood Council's
position is that no
RFP be issued until the
Roxbury Residents can work
w/ the City to establish a
set of anti displacement
policies to protect the

neighborhood.