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: 15/16  □ General comment  □ Other:

Edit: Most explicit language in the open space/PRPA section to provide site specific parameters for what sort of open space development is preferred/denouncing perhaps in the next site 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:

Edit: Shoe Retail ground floor, step back upper floors to fit from street of building if it avoids list of heights from F1 Building/3rd North

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: Encourage proposals that reference retail studies. Consider survey of 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: 40-50 Warren
□ 2147-2163 Washington  □ Dudley Commercial
□ 75-81 Dudley Street  □ 40-50 Warren
Type of Edit:
□ Page specific edit:  □ General comment  □ Other:

Edit: Set-backs on economy allowing not feasible given small size lot.

□ Consider developing with an exterior of (or)

□ Parking not available (unless it

□ parking in mid-rises is for)
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: ___

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: ___

Edit: No parking on 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: ___

Edit: "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: ___

Edit: Roof top garden for use by residents and commercial tenants

Max of 4 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: ___

Edit: "The height (6-10 stories) seems excessive for the small site and location. Ground floor commercial and parking seem reasonable for the small site with residential. Parking in back may not be possible."
My Edit is for:
Parcel: 2147-2163 Washington  Dudley Commercial
X 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
X 75-81 Dudley Street  40-50 Warren
Type of Edit: Page specific edit: General comment: Other:

Edit: Community Benefits Guidelines
Are missing from this
Inquiry, they need space to create
And promote

My Edit is for:
Parcel: 2147-2163 Washington  Dudley Commercial
X 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 with good standard get an
opportunity to advance to homeownership
ie: if someone get income increases not be penalized
by rent increase.

My Edit is for:
Parcel: 2147-2163 Washington  Dudley Commercial
X 75-81 Dudley Street  40-50 Warren
Type of Edit: Page specific edit: General comment: Other:

Edit: Parking: 5100 sq ft from Dudley
To: It's a transit-friendly site
Surface parking behind building
Parking unnecessary in Dudley
Empowering Dudley + LYFT
Will add to the
Square footage

My Edit is for:
Parcel: 2147-2163 Washington  Dudley Commercial
X 75-81 Dudley Street  40-50 Warren
Type of Edit: Page specific edit: General comment: Other:

Edit: Change to 400% 10% 10% Market
Too many market rate units are
c already on track: 6507-6505 Revere
3001 Tudor Scott-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 steel block like facades.

This site should complement the adjacent 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: ________ □ General comment □ Other: ________

Edit: Eliminate commercial use on upper floors to be given plot size will cut down on housing.
My Edit is for:
Parcel:
- 147-2163 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 "casked".

My Edit is for:
Parcel:
- 147-2163 Washington  □ Dudley Commercial
- 75-81 Dudley Street  □ 40-50 Warren
Type of Edit:
- Page specific edit: ___  □ General comment □ Other: ___

Edit: 13-P. There should be a change with the height requirements as well as overall zoning requirements for the lot. It seems too vague in the proposed RP.

My Edit is for:
Parcel:
- 147-2163 Washington  □ Dudley Commercial
- 75-81 Dudley Street  □ 40-50 Warren
Type of Edit:
- Page specific edit: ___  □ General comment □ Other: ___

Edit: Good jobs standards need to be included - as a requirement, not JUST an evaluation criterion. Current is not looking at value of Good jobs within this parcel.

My Edit is for:
Parcel:
- 147-2163 Washington  □ Dudley Commercial
- 75-81 Dudley Street  □ 40-50 Warren
Type of Edit:
- Page specific edit: ___  □ General comment □ Other: ___

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

My Edit is for:
Parcel:
- 147-2163 Washington  □ Dudley Commercial
- 75-81 Dudley Street  □ 40-50 Warren
Type of Edit:
- Page specific edit: ___  □ General comment □ Other: ___

Edit: Is parking garage should be incorporated above this parcel to cover additional spaces removed not only on this site but also adjoining such as 47-8 Warren.

My Edit is for:
Parcel:
- 147-2163 Washington  □ Dudley Commercial
- 75-81 Dudley Street  □ 40-50 Warren
Type of Edit:
- Page specific edit: ___  □ General comment □ Other: ___

Edit: RE DEVELOPMENT UTILIZATION: Development should 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: The definition of “low-income” is constantly changing in these types of meetings. Usually it’s deemed 70% AMI. Tonight it’s 38-50%. It needs to definitively be 30%, and the YS, YS, YS cut up should remain to be 43% of that income bracket, NOT law 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%, this proposal reduces it to 60%. These opportunities for generating economic growth still remain open only to people who meet 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: P 21 □ General comment  □ Other: _______

Edit: P 21 - Diversity & Inclusion - This should be a requirement of all residents to submit include a RAZ plan not only to the people 'raced' possible...

Janice & Esther.
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 unaffordable?!
Rent control!!

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: The city's historical records digitized on developed parcels where development years incorporate community benefits in KPD.

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 of being relocated? Reason: by on site plan.

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: Park space to be programmed by library and Vibernan Hall. Dudley Town common area with 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: More explicit language that details
what 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: Language + metrics need to exist to break down exactly what displacement means for the community - both quantitatively and qualitatively. This to extent a condition 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: Who is Pay for the 21E? If the area is not the 21E ... 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: Open space incorporated btw 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: Mix use with Seniors and Job for Sake; also Medical Health Care and K-12

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 area 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.

<table>
<thead>
<tr>
<th>2147-2163 Washington Street</th>
<th>Blair Lot</th>
<th>Parcel 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dudley Commercial</td>
<td>Crescent Parcel</td>
<td>Parcels A&amp;B, 75-81 Dudley Street, 40-50 Warren Street</td>
</tr>
</tbody>
</table>

*Handwritten notes:*
- Traffic concerns, do transportation study 1st
- 3-4 floors parking?
- Who wants to live above?
- Plan with the library!
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.

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<td>SUGGESTED PREFERENCES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUPPLEMENTAL COLLABORATION W LIBRARY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CITY TO POSSIBLY PROVIDE TAX CREDITS FOR BUSINESSES</td>
<td></td>
<td></td>
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<tr>
<td>HOW LARGE A GARAGE?</td>
<td></td>
<td></td>
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<tr>
<td>TRANSPORTATION ISSUES</td>
<td></td>
<td></td>
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<td>MBTA TRAFFIC</td>
<td></td>
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<tr>
<td>HOUSING AFFORDABILITY</td>
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<tr>
<td>BUNDLING THE RFPs</td>
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<tr>
<td>COMMUNITY BENEFITS</td>
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<tr>
<td>ADDITIONAL BENEFITS</td>
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<tr>
<th>Evaluation Criteria</th>
<th>Affordable Housing</th>
<th>Resilient Developments &amp; Green Buildings</th>
</tr>
</thead>
</table>
Without copy of draft RFP for "Dudley commercial" and is major contradiction of the proposal that we as the owners are reduced to remembering the promise made verbally assurances from the mediator than we should...
Edit: If I make $47,500/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 with $513 to use for life ins, car note, car ins, and day care, just to name a few.
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.

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<td><strong>Define definitions for “Needs of area.”</strong> listed in Proposed Uses section</td>
<td></td>
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</tr>
<tr>
<td>Define “Community benefits” for all RFPs</td>
<td></td>
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</tbody>
</table>
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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 into any of the other similar Bidder Community Benefit in the plan. Additional Benefits 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. The plan language leaves it up to providers 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 8 to require all developers to submit an anti-displacement 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 defined in any of these RFPs. This has been a problem 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: 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 the RFP report to release, and site license should be sufficient comment period. This should also be added in a pending 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 spaces in all parcels to combat the heat island effect in Dudley Square. Not just Article 60 open space. Green streets and plantings should be impacted.

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

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: To the interim periods when drafts are being made, the RFP more transparency into discussions that are being and the process of integrating community feedback would be helpful. Email/visit on the website meeting minutes or edits that have been finalized. This would help community members feel 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 into the RFP: each building is required to have 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

Type of Edit:
☐ Page specific edit:    ☐ General comment       ☐ Other:       Amend Article 50 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.