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Draft RFP Guidelines

PLAN: Dudley Square

Development

Objectives &

Guidelines and

Evaluation Criteria

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Development Objectives and Guidelines

Development Objectives

After careful analysis of the property, the Department of Neighborhood Development (DND) and the Boston Planning and Development Agency (BPDA), in collaboration with neighborhood residents and the Roxbury Strategic Master Plan Oversight Committee, have established development guidelines for the property.

The Proposer must address each of the considerations below in a development concept narrative, construction description narrative, and design documents as appropriate. Further, the Proposer must agree to work with DND, BPDA, and the community to resolve any future issues or concerns that may arise as the development project moves forward.

Preference will be given to responses that promote local business and job opportunities. Special emphasis is to be made in the proposals to provide the maximum opportunities for local, small and disadvantaged businesses, as well as people of color and women, in the areas of job creation and training, business development and the procurement of goods, services and construction services in association with construction projects. Proposals that combine adjoining parcels to increase economic feasibility, create jobs, and improve vehicular and pedestrian access are encouraged. If the proposed design makes use of adjacent parcels, the Proposer must demonstrate site control of such other parcels by way of a fully executed, and currently dated, Purchase and Sale Agreement or a signed, and currently dated, Option Agreement.

Development teams are encouraged to incorporate the vision of past planning projects, such as [Roxbury Strategic Master Plan](#) and [Dudley Vision](#) while capturing and addressing the current needs of the community for affordable housing (1/3 low income, 1/3 middle income, 1/3 market), economic development, and job opportunities. Emphasis on making the development a catalyst for the Arts, Culture, Commercial, Retail and History of this historic neighborhood are to remain paramount. Neighborhood amenities such as museums, art galleries, bookstores, entertainment venues, performance spaces and artist live/work are encouraged. Evening amenities and programming are strongly encouraged to provide activities that allow residents to stay local to the Dudley Square area for entertainment, shopping and dining to support local businesses.

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, preference will be given to projects that provide 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, two-thirds of the units should 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.

Please note that this parcel is in the vicinity of the Whittier Choice Neighborhoods program. This HUD funded initiative seeks to rebuild the existing Whittier BHA development, but also seeks to deconcentrate poverty

and invest in the people and places surrounding Dudley Square. This initiative is encouraging the creation of homeownership in nearby developments, and if a nearby development is rental, project-based Section 8 vouchers may be available to assist with more deeply affordable units.

Development Guidelines

The development is subject to Agency Development Review as set forth in the BPDA's Development Review Guidelines, which can be found on the Agency website at: <http://www.bostonplans.org/projects/development-review> and to the following guidelines as set forth below:

Resilient Development and Green Building Design Guidelines

Proposed projects should support the community's and City of Boston's Carbon Free, Climate Resilient, and Healthy Community goals.

The Dudley Square area is subject to multiple climate change related hazards based upon the City's comprehensive climate vulnerability and preparedness study, Climate Ready Boston (2016). Proposed projects should include resilient building and site strategies to eliminate, reduce, and mitigate potential impacts:

1. **Greenhouse Gas Reduction:** Proposed projects should exemplify Mayor Walsh's Carbon Free 2050 goals by striving for net zero or net positive energy use.
2. **Higher Temperatures & Heat Events:** Proposed projects should reduce heat exposure and heat retention in and around the building. Strategies should include the use of higher albedo building and paving materials and increased shade areas through landscaping, expanded tree canopy and shade structures.
3. **More Intense Precipitation:** Integrate strategies to both mitigate the impact of stormwater flooding to the site and reduce the site's contribution to stormwater flooding in the neighborhood. Strategies should focus on pervious site materials, enhanced landscaping and

Low Impact Development measures to capture and infiltrate stormwater.

4. **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.
5. **Sheltering in Place** - Provide for a cool/warm community room and essential systems to allow for extended sheltering in place and accommodating local residents during an extreme weather event or extended disruption of utility services.

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. **Proposed projects should include the following:**

6. **Green Buildings:** Proposed projects should strive to achieve and surpass the US Green Building Council's requirements for LEED Platinum with a minimum requirement of LEED Silver Certified. Projects are to be registered upon Tentative Designation and certified by the US Green Building Council within one year of construction completion.
7. **Integrated Project Planning:** Project Teams should include a LEED Accredited Professional(s) with the appropriate specialty(s) and, for residential uses, a LEED Homes Rater. Proposals should describe the team's approach to integrated project planning and delivery including the use of preliminary and whole building energy modeling.
8. **Site Development:** Proposed projects should employ strategies to eliminate construction phase impacts including off-site tracking of soils and construction debris. Site designs should include strategies to reduce heat island and stormwater runoff impacts, and promote area natural habitats.

9. **Connectivity:** Proposed projects should 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, shared parking, transit pass programs, as well as car and bike share programs.
10. **Water Efficiency:** Proposed projects should 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.
11. **Energy Efficiency:** Proposed designs should minimize all energy uses 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.
- a. Passive building strategies should include: building orientation and massing; high performance building envelopes that are airtight, well insulated, and include high efficiency windows and doors; and natural ventilation and daylighting.
 - b. Active building strategies should include: 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.
12. **Renewable, Clean Energy Sources and Storage:** Proposed projects should include and maximize the potential for onsite solar PV. Additionally, clean energy (e.g. combined heat and power), electric battery, and thermal energy storage systems should be considered.

13. **Energy Efficiency Incentives:** Proposed projects should fully utilize federal, state, and utility energy efficiency and renewable energy programs. The proposal describe supporting programs.
14. **Indoor Environmental Quality:** Proposed projects should 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.
15. **Materials Selection:** Proposed projects should 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).
16. **Innovation:** Project teams are strongly encouraged to utilize both "off-the-shelf" products and practices as well as innovative strategies and "cutting edge" products to increase the sustainability and performance of the building.

Site Specifications

Dudley Square Urban Design Framework: Four Clusters

These city owned parcels in Dudley Square can be visualized as four clusters that by nature of their location within the district serve different roles. The overall Urban Design goals of the RFP are to leverage these parcel developments to create an enhanced public realm and promote development that includes: local neighborhood retail, entertainment and cultural destination uses, a mix of housing and commercial development opportunities that are focused on the needs of Roxbury residents.

The Gateway cluster is the Washington Street/Melnea Cass Gateway Parcels 8, 9, and 10. By their location along Melnea Cass, a major artery, this cluster of parcels including **Parcel 8** might be seen as accommodating a higher density as well as a wider variety of uses that may need automobile access, like a hotel, major retail anchor, commercial office/jobs creator and high density housing. Through a combination of use, massing and architecture this cluster has the potential to mark a major entry point into Dudley Square along Washington Street and act as a physical gateway into Dudley.

The Main Streets cluster consists of the **Blair Lot and 2147 Washington Street**. This cluster lies at the heart of the Dudley Square Main Streets District. A combination of significant residential, retail and cultural uses has the potential of complementing the Bolling Building and providing a new vibrancy to the Dudley Square retail experience. Development of this cluster therefore needs to be both a cultural/entertainment destination as well as provide continuity to the Main Street experience from Parcel 8 to the Dudley Commercial site.

The Dudley Commercial/Civic cluster includes the **Dudley Commercial site and 40-50 Warren Street**, as well as the library, courthouse, and the bus terminal. This cluster of civic buildings acts as a mixed use civic anchor. Development in this cluster has the potential to add density, a mix of uses that capitalizes on the bus terminal, and add 24 hour pedestrian activity to the area. A mixed use commercial and residential development with a significant public open space could complement the existing civic uses.

The Infill Cluster is composed of Parcels A & B and 75-81 Dudley Street. These scattered sites along Dudley Street are infill sites that are part of an existing fabric that need to respond to their immediate neighborhood context and reinforce existing adjacent uses.

CLUSTER ONE: THE GATEWAY SITE

PARCEL 8:

Planning and Urban Design Context

Proposed buildings and site design must be consistent with the PLAN: Dudley Square Urban Design Guidelines. Parcel 8 along with Parcels 9 and 10 forms the “gateway” into Dudley Square along Washington Street from the north. Therefore, along with use, the massing, architecture, façade articulation, and location of entries must be reflective of the role that this parcel plays in the larger context of the square. To reflect the site’s location within the Dudley Square Cultural District any development must incorporate a complementary

mix of uses and design that is innovative, contextually appropriate, and highlights the historic sites that are adjacent to this parcel. Proposals that combine adjoining parcels to increase economic feasibility, public benefits and improve vehicular and pedestrian access are encouraged.

Use Guidelines

The use guidelines are reflective of the engagement process and are set forth to ensure alignment with community desires. Key use guidelines are as follows:

1. 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.
2. The upper levels must be a mix of housing and commercial uses that address the housing and job creation needs in Dudley Square and specific to Roxbury.
3. 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.

Urban Design Guidelines

The urban design guidelines are set forth herein to ensure that development of the Property preserves and enhances the distinct physical character of the neighborhood and respects the general scale of the surrounding neighborhood. Key urban design guidelines are as follows:

1. Massing, Height and Orientation

General Guidelines:

- Buildings must reinforce the existing street wall conditions.
- For building massing taller than surrounding context, buildings should employ a variety of setbacks and building heights that create a volume that is articulated, varied and dynamic, responds to special views and corridors, and ensures the building fits into its surrounding context.

Site-specific guidelines:

- Building location must be set back from corner of Washington Street and Melnea Cass Boulevard to allow for open space that

addresses the historic significance of the Nawn Factory building and the Eustis Street Architectural Conservation District

- New buildings must define the street edges along Melnea Cass and Harrison Ave.
- Building heights may vary from 6 to 15 stories with lower heights/massing stepping down towards Washington Street and the Eliot Burial Ground. 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.
- Building mass above six stories should be set towards Harrison Avenue, stepping down towards Washington Street.
- Building massing should acknowledge the special nature and gateway opportunity of the corner at Washington Street and Melnea Cass Boulevard.
- Employ visual or physical breaks to reduce monolithic feel and wall-like effect along Melnea Cass Boulevard frontage.

2. Architectural Design & Character

General Guidelines:

- New buildings should contribute to the identity of Dudley Square by recognizing its rich cultural and architectural history through designs that are responsive to both the area's history and current needs, allowing for a blend of old and new architectural expressions.
- 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.
- 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.
- Create a façade that is articulated, varied and dynamic on all faces of the building responding to special views and corridors.

Site-specific Guidelines:

- 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 enhance the Main Streets experience.

3. Pedestrian and Vehicular Access

General Guidelines:

- New development must be oriented to make easy connections to nearby community amenities such as transit stations, landmarks and public parks, as well as create or strengthen major public corridors that enhance connectivity through the square to the surrounding area.
- Creating welcoming interior and exterior public spaces for community oriented uses will allow for new development that is well-integrated within the neighborhood.
- 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.

Site-specific Guidelines:

- Primary pedestrian building entrances should be on Melnea Cass and Washington Street, with vehicular and service access from Harrison Avenue.
- 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.

4. Open Space, Public Realm and Public Art

General Guidelines:

- The Project must design and build a distinct and memorable public realm, with an enhanced sidewalk experience around the site that creates an active, vibrant, and attractive public realm and 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.

Site-specific Guidelines:

- 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.

CLUSTER TWO: THE MAIN STREET SITES

BLAIR LOT SITE

Planning and Urban Design Context

Development on Blair Lot and 2147 Washington Street must contribute to creating a new, high quality public realm in the center of Dudley Square that is engaging, community focused, and supports continuous pedestrian activity along the Washington Street corridor. The site's central location in Dudley Square needs to be capitalized upon to create a strong link that connects parcels 8, 9, 10 to the new anchor uses at Bolling Building and the Dudley Commercial site.

The site's location between smaller scale residential fabric along Harrison Avenue and the retail and commercial uses along Washington Street are important site considerations. Proposals that combine immediate adjoining parcels to increase economic feasibility, public benefits and improve vehicular and pedestrian access are encouraged. Any development on the site must take advantage of access from Harrison Avenue to reduce traffic congestion on Washington Street and to enhance the pedestrian experience along Washington Street. New vehicular and pedestrian connections to address north-south connections from Ruggles Street corridor towards Harrison Ave, and east-west connections through the site are encouraged.

At a minimum, the site should accommodate a pedestrian connection through the site from Ruggles Street to Harrison Avenue.

Development on the Blair Lot Site must reinforce the Dudley Main Street through its mix of uses and street oriented design towards Washington Street that is innovative as well as contextual. Nevertheless, the vast majority of the lot is ideally suited for residential development which would bring the much needed residential population to support the retail businesses in the heart of Dudley Square.

Use Guidelines

The use guidelines are reflective of the engagement process and are set forth to ensure alignment with community desires. Key use guidelines are as follows:

1. 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 its location within the Dudley Square Cultural District. Arts and entertainment related ground level uses like jazz/music entertainment, performance space, food establishments, and art galleries are strongly encouraged.
2. Any commercial uses on the site must address job creation that meets the needs of the neighborhood.
3. The upper levels must include residential units that address the housing needs in Dudley Square.
4. Parking needed for the uses on the site must be provided on the site.

Urban Design Guidelines

The urban design guidelines are set forth herein to ensure that development of the Property preserves and enhances the distinct physical character of the neighborhood and respects the general scale of the surrounding neighborhood. Key urban design guidelines are as follows:

1. Massing, Height and Orientation

General Guidelines:

- Buildings must reinforce the existing street wall conditions.
- For building massing taller than surrounding context, buildings should employ a variety of setbacks and building heights that create a volume that is articulated, varied and dynamic, responds to special views and corridors, and ensures the building fits into its surrounding context.

Site-specific guidelines:

- Buildings on the site must be massed in such a way as to create 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.
- Building heights for building(s) on the Blair Lot site may vary from 6-15 stories with lower heights/massing stepping down towards Washington Street and Harrison Avenue.
- Taller building mass (above 6 stories) on the site 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.
- Development of discreet building blocks with a set of pedestrian spaces between them separating the buildings and creating a new network of programmed public spaces at ground level is encouraged.

2. **Architectural Design & Character**

General Guidelines:

- New buildings should contribute to the identity of Dudley Square by recognizing its rich cultural and architectural history through designs that are responsive to both the area's history and current needs, allowing for a blend of old and new architectural expressions.
- 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.
- 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.
- Create a façade that is articulated, varied and dynamic on all faces of the building responding to special views and corridors.

Site-specific Guidelines:

- 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.
- Develop an architectural character and place-specific design that acknowledges the context set by the historic building fabric along Washington Street as well as the new Bolling Building.
- Building construction, materials and MEP systems must be of good quality and take advantage of sustainable building principles.

3. **Pedestrian and Vehicular Access**

General Guidelines:

- New development must be oriented to make easy connections to nearby community amenities such as transit stations, landmarks and public parks, as well as create or strengthen major public corridors that enhance connectivity through the square to the surrounding area.
- Creating welcoming interior and exterior public spaces for community oriented uses will allow for new development that is well-integrated within the neighborhood.

Site-specific Guidelines:

- 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.

4. Open Space/Public Realm/Art

General Guidelines:

- The Project must design and build a distinct and memorable public realm, with an enhanced sidewalk experience around the site that creates an active, vibrant, and attractive public realm and 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.

Site-specific Guidelines:

- The west end of the Blair Site along Washington Street towards the Bruce C. Bolling Municipal Building may accommodate a public open space that is programmed 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.

2147-2163 WASHINGTON STREET

Planning and Urban Design Context

Development at 2147-2163 Washington Street should be well integrated and connected to the existing building fabric and contribute to a continuous pedestrian experience and active public realm along the Washington Street corridor. Given its central location in Dudley Square, the proposed design should contribute to the neighborhood's identity and architectural history and present a mix of uses that respond to the rich cultural heritage of the square. The importance of Haley House Bakery, directly abutting the parcel, and its location in the community must be acknowledged and supported. Respect of its ongoing operation and access will be an important site development consideration.

Use Guidelines

The use guidelines are reflective of the engagement process and are set forth to ensure alignment with community desires. Key use guidelines are as follows:

1. A mix of commercial and residential uses may be located on 2147 Washington Street.
2. The site also holds the potential for contributing a significant cultural/entertainment use on the site.

Urban Design Guidelines

The urban design guidelines are set forth herein to ensure that development of the Property preserves and enhances the distinct physical character of the neighborhood and respects the general scale of the surrounding neighborhood. Key urban design guidelines are as follows:

1. Massing, Height and Orientation

General Guidelines:

- Buildings must reinforce the existing street wall conditions.

- For building massing taller than surrounding context, buildings should employ a variety of setbacks and building heights that create a volume that is articulated, varied and dynamic, responds to special views and corridors, and ensures the building fits into its surrounding context.

Site-specific guidelines:

- A proposal for a building significantly larger 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 taller (6+ story) building is to carefully consider its relationship to adjacent buildings and the need to provide natural light down to the street and into open spaces that are internal and external to the building.
- The massing of the building is to be setback at upper floor levels along the street and the interior program is to be shaped to make use of natural light within the design of the building.

2. Architectural Design & Character

General Guidelines:

- New buildings should contribute to the identity of Dudley Square by recognizing its rich cultural and architectural history through designs that are responsive to both the area's history and current needs, allowing for a blend of old and new architectural expressions.
- 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.
- 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.
- Create a façade that is articulated, varied and dynamic on all faces of the building responding to special views and corridors.

Site-specific Guidelines:

- 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.
- 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.

3. Pedestrian and Vehicular Access

General Guidelines:

- New development must be oriented to make easy connections to nearby community amenities such as transit stations, landmarks and public parks, as well as create or strengthen major public corridors that enhance connectivity through the square to the surrounding area.
- Creating welcoming interior and exterior public spaces for community oriented uses will allow for new development that is well-integrated within the neighborhood.

Site-specific Guidelines:

- Primary building entrances, lobby and a retail street frontage must be located on Washington Street.
- Any development must not diminish the visibility and accessibility of Haley House from the street, impede access to Haley House or in any way devalue the prominence of the location of Haley House. Developers should discuss or demonstrate how their development supports the ongoing operation of Haley House.
- Dade Street, adjacent paper streets
- Encourage the design of 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 nearby destinations within the district.

CLUSTER THREE: THE CIVIC/COMMERCIAL MIXED USE SITES DUDLEY COMMERCIAL SITE

Planning and Urban Design Context

Dudley Commercial site, along with the Dudley Public Library, the Roxbury Municipal Courthouse, and the Dudley bus terminal form a cluster of civic buildings, creating a mixed use civic anchor on the southern end of Dudley Square. Development in this cluster has the potential to add density, a mix of uses that capitalizes on the bus terminal, and add 24-hour pedestrian activity to the area. A mixed use commercial and residential development with a significant public open space could complement the existing civic uses. The shape, size and location of the former B-2 site is appropriate for a higher density mixed use (residential/commercial) development site.

Use Guidelines

The use guidelines are reflective of the engagement process and are set forth to ensure alignment with community desires. Key use guidelines are as follows:

1. 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.
2. The upper levels must be a mix of housing and commercial uses that address the housing and job creation needs in Dudley Square.
3. Commercial uses on the site must address job creation that meets the needs of the neighborhood.

Urban Design Guidelines

The urban design guidelines are set forth herein to ensure that development of the Property preserves and enhances the distinct physical character of the neighborhood and respects the general scale of the surrounding neighborhood. Key urban design guidelines are as follows:

1. Massing, Height and Orientation

General Guidelines:

- Buildings should employ a variety of setbacks and building heights that create a volume that is articulated, varied and dynamic, responds to special views and corridors, and ensures the building fits into its surrounding context.

Site-specific guidelines:

- Building massing should acknowledge the special nature of the corner towards Washington Street.
- Building heights may range from 6-15 stories with taller building elements set back from the street edge.
- Taller building mass (above 6 stories) 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.

2. Architectural Design & Character

General Guidelines:

- New buildings should contribute to the identity of Dudley Square by recognizing its rich cultural and architectural history through designs that are responsive to both the area's history and current needs, allowing for a blend of old and new architectural expressions.
- 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.
- 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.
- Create a façade that is articulated, varied and dynamic on all faces of the building responding to special views and corridors.

Site-specific Guidelines:

- 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.

3. Pedestrian and Vehicular Access

General Guidelines:

- New development must be oriented to make easy connections to nearby community amenities such as transit stations, landmarks and public parks, as well as create or strengthen major public corridors that enhance connectivity through the square to the surrounding area.
- Creating welcoming interior and exterior public spaces for community oriented uses will allow for new development that is well-integrated within the neighborhood.
- Design should encourage bike and public transit use and provide secure on-site bike storage for all users and residents.

Site-specific Guidelines:

- 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
- 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 reinforce connections to surrounding recreational amenities such as The Boys and Girls Club Park beyond.

4. Open Space/Public Realm/Art

General Guidelines:

- The Project must design and build a distinct and memorable public realm, with an enhanced sidewalk experience around the site that creates an active, vibrant, and attractive public realm and 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.
- 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.

Site-specific Guidelines:

- 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.

40-50 WARREN STREET

Site-specific Guidelines:

- Development must reinforce its locational advantages close to transit and in the heart of the Dudley Square Main Streets district.
- The location of the site could support either residential or commercial use above, with retail at street level.
- Buildings on the site may be 4-6 stories (70 feet) in height with active retail frontage and entrances along Warren Street.
- Building massing must respond to its adjacencies to Palladio Hall and Dartmouth Hotel.
- Building massing and character must reinforce the existing street wall and retail character.

CLUSTER FOUR: THE INFILL SITES

PARCEL A&B, 75-81 DUDLEY STREET

Planning and Urban Design Context

These three parcels are part of an existing established fabric of the neighborhood and need to respond to the existing adjacent uses and building form. Buildings on these sites need to acknowledge their presence on a major artery of the city and therefore the high public visibility of the three sites.

Use Guidelines

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.

Urban Design Guidelines

1. Massing & Height

- 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.
- Buildings on Parcel A must integrate the changes in topography in the overall massing and design of the building.

2. Architectural Design & Character

- Buildings must reinforce adjoining context in character.

3. Pedestrian and Vehicular Access

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

4. Open Space/Public Realm/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.

CRESCENT PARCEL

Planning and Urban Design Context

The Crescent Parcel positioned at such a strategic location should serve as the Gateway to the community and the City, enhancing the place-making opportunity and ensuring a safe and active pedestrian environment for the intersection of Tremont Street, Melnea Cass Boulevard and Columbus Avenue. New development for the Crescent Parcel should be coordinated with the Melnea Cass Boulevard Design Project for the redesign of the intersection of Tremont Street and Melnea Cass Boulevard.

Along with its Gateway location, the Crescent Parcel development is required to play an integral role to ensure the compatible transition in urban form and scale among potential redevelopments along the frontage of Tremont Street and Melnea Cass Boulevard which are comprised of Parcel P-3, the current Whittier Street Housing site and the Madison Park in-fill housing development site.

Use Guidelines

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, medical sector, and green jobs. Consideration should be given to including use and space for locally owned businesses that cater to the community and for activating the corner of Tremont Street and Melnea Cass Boulevard.

Urban Design Guidelines

1. Massing, Height and 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.

2. Architectural Design & Character

- Vary materials to reflect different buildings and uses (residential/commercial/community facility).
- Provide inconspicuous screening of building mechanical equipment and ventilation openings. Provide for high quality materials & detailing throughout.
- 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.

3. Pedestrian and Vehicular Access

- 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.

4. Open Space/Public Realm/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.

05

Evaluation of Proposals

Description of Evaluation Process

Proposals must meet the City's Minimum Eligibility Criteria as described below. The Selection Committee shall then assign a composite ranking for each proposal it evaluates based upon the weighted Comparative Evaluation Criteria as described below. The Most Highly Advantageous proposal from a Proposer meeting both the Minimum and Comparative Evaluation Criteria will be selected.

The evaluation process is designed to maximize community input and control over the development process. DND and BPDA will seek community input in order to establish a final evaluation on the Comparative Evaluation Criteria.

To facilitate the collection of community input, DND and BPDA will require Proposers that meet threshold criteria to present their plans of development to the community and respond to questions and comments from the Roxbury Strategic Master Plan Oversight Committee. The Selection Committee will then factor community input received at this presentation into the final overall rating.

Award of Contract

Prior to designation by the Public Facilities Commission, the "Most Highly Advantageous Proposer," who has satisfied the Minimum Eligibility Criteria and is found to have the overall most highly advantageous composite rating based on the Comparative Evaluation Criteria, will be subject to a final

Statutory Compliance Review to determine compliance with various City regulations, ordinances and policies. DND and BPDA will review and evaluate proposals promptly after the submission deadline of June 25, 2018.

DND and BPDA reserve the right to obtain the opinion of Counsel regarding the legality and sufficiency of proposals. A proposal may be rejected if it is incomplete, illegible, or conditional. DND and BPDA reserve the right to award contracts to multiple Proposers, to reject any or all proposals, to waive any informality in the proposal process, or to cancel in whole, or in part, this solicitation if it is in the best interest of the City to do so.

An acceptable offer will not include conditional requirements, such as:

- Altering the square footage of the Property;
- Proposing a use for the Property beyond those specified in Section 3. Development Guidelines and Objectives; or
- Proposing a use for the Property that does not benefit the residents of Boston.

The contract will be awarded, if at all, to the responsive, responsible Proposer(s) that receives the highest overall composite rating in the evaluation process.

Minimum Threshold Requirements

All proposals must meet the following minimum threshold criteria:

1. Only proposals that are received by the date, time, and at the location indicated in Section 4 of this RFP will be accepted.
2. Proposals must include all documentation specified under Submission Requirements and meet the submission deadline.
3. The proponent must not be experiencing any financial problems that might render it unable to complete the redevelopment of the Property.
4. The proponent must demonstrate that it has adequate insurance and an appropriate risk management strategy.

5. The Agency shall have determined that the proponent is in compliance with all applicable statutes governing conflict of interest.

Withdrawal of Proposals

Proposals may be withdrawn either personally, by written request or by electronic request at any time prior to the scheduled closing time of receipt of proposals.

Comparative Evaluation Criteria

The Agency will use the following Comparative Evaluation Criteria to compare the merits of all qualifying proposals. For each evaluation criterion set forth below, the Agency's selection committee shall assign a rating of Highly Advantageous, Advantageous or Not Advantageous. The selection committee shall then assign a composite rating of Highly Advantageous, Advantageous or Not Advantageous for each proposal it evaluates. All comparative evaluation criteria shall be weighed equally.

To facilitate evaluation of these Criteria, DND and BPDA will seek community input in the form of a developer's presentation with opportunity for public comment as supported and directed by the Roxbury Strategic Master Plan Oversight Committee.

1. **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 of $\frac{1}{3}$ low income units, $\frac{1}{3}$, moderate income units and $\frac{1}{3}$ market rate units 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, DND and BPDA 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, will be ranked as **Highly Advantageous**.

Realistic proposals for development of the Property that are consistent with the Development Objectives and Development Guidelines but do not completely or satisfactorily address all issues identified in them will be ranked as **Advantageous**.

Proposals for development of the Property that are not consistent with the Development Objectives or Development Guidelines and/or do not address most of the issues identified by them will be ranked as **Not Advantageous**.

2. 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, DND and BPDA will seek community input in the form of a developer's presentation with opportunity for public comment.***

The Proposer's development plan is highly compatible with the Design Principles and Objectives Section of this RFP and meets more of the identified objectives than competing proposals will be ranked as **Highly Advantageous**.

Proposals that include most, but not all required drawings and design documents, with designs that achieve most, but not all of the BPDA's Development Objectives and Urban Design Guidelines and/or utilize adequate, but not high quality, durable materials will be ranked as **Advantageous**.

Proposals that include few of the required drawings and design documents, with designs that do not adequately achieve most of the BPDA's Development Objectives and Urban Design Guidelines, and/or utilize inferior quality materials will be ranked as **Not Advantageous**.

3. 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, DND and BPDA 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**.

Proposals that provide a feasible plan for LEED Silver certification and meet Resilient Development and Green Building Design Guidelines will be ranked as **Advantageous**.

Proposals that fail to provide plan for LEED Silver certification and do not meet minimum Resilient Development and Green Building Design Guidelines will be ranked as **Not Advantageous**.

4. 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 demonstrates 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**.

Proposals that provide most of the requested information regarding the development team's experience and capacity and illustrates that, although the development team has not successfully completed any similar projects in the City of Boston, it has successfully completed one or more similar projects elsewhere, or can demonstrate transferable experience from another type of project, will be ranked as **Advantageous**.

Proposals that do not include any of the requested information regarding the development team's experience and capacity and do not demonstrate that the development team has successfully completed a similar project to the one proposed, will be ranked as **Not Advantageous**.

5. **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**.

The Proposer must be able to demonstrate experience in successfully raising funds in this manner for another significant project. Proposals that provide a feasible financing plan using public (federal, state or local subsidy) sources, and private funding, to initiate and complete the development and include letters of interest for all sources of debt and equity, indicated with timelines for commitments, will be ranked as **Advantageous**.

Proposals that provide a financing plan to initiate and complete the development but do not include letters of interest from funding sources or any other evidence of potential sources of private and public debt and equity; and/or include little to no documentation of a financial plan, will be ranked as **Not Advantageous**.

6. **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 a less advantageous proposal.

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**.

Proposals that include an Offer Price less than the Appraised Value, but reasonably justified as necessary in order to maintain compatibility of the Development Plan with the Development Guidelines and Objectives while relying on no sources of public funding will be ranked as **Advantageous**.

Proposals that include a Development Plan that is either not compatible with the Development Guidelines and Objectives, or relies heavily on public sources of funding that adversely impact the Development Schedule relative to other Proposals will be ranked as **Not Advantageous**.

7. **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 request 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**.

Proposals that include a Development and Operating Pro forma that is consistent with the use DND and BPDA request in this RFP and includes cost estimates that are appropriate for the proposed project and its ongoing operations, but do not provide supporting documentation for the most significant costs will be ranked as **Advantageous**.

Proposals that do not submit a Development and Operating Pro forma or include a Development and Operating Pro forma that is lacking in detail, or not realistic or appropriate for the project and its ongoing operations, will be ranked as **Not Advantageous**.

8. **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**.

Proposals that provide a reasonable and justifiable Diversity and Inclusion Plan for a project of the type proposed that is similar or equal to all other submitted proposals shall be ranked **Advantageous**.

Proposals that do not provide a credible or detailed Diversity and Inclusion Plan for a project of the type proposed, and/or propose a Diversity and Inclusion Plan that is substantively inferior to all other submitted proposals shall be ranked **Not Advantageous**.

9. **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 a less advantageous proposal.

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**.

Proposals that provide a feasible development timetable, demonstrate a general understanding of the development process, but either lack detail and/or indicate that the project will be completed in more than eighteen (18) months to twenty-four (24) months of conveyance will be ranked as **Advantageous**.

Proposals that fail to provide a development timetable or propose a development timetable that is either impractical, demonstrates a lack

of understanding of the development process or indicates that the project will be completed in more than 24 months will be ranked as **Not Advantageous**.

10. **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.

11. **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, DND and BPDA will seek community input in the form of a developer's presentation with opportunity for public comment.***

Proposals that describes and quantifies 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**

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

Proposals that do not sufficiently describe and quantify specific benefits to the community, aside from the development of the property. The level of benefits provided would be inferior to those provided by other Proposers will be ranked as **Not Advantageous**