

# PLAN: Dudley Square

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## Community Process To Date

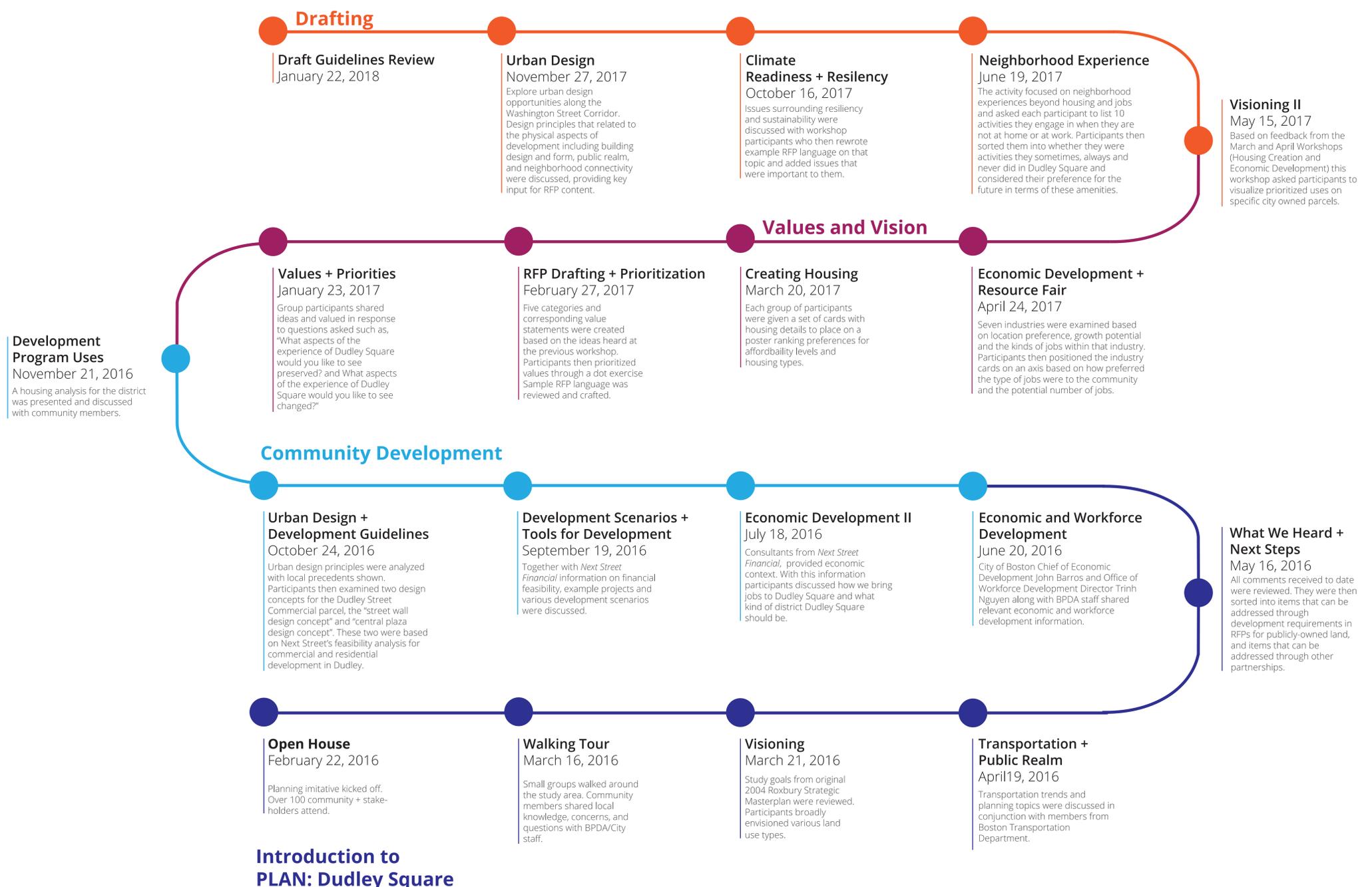
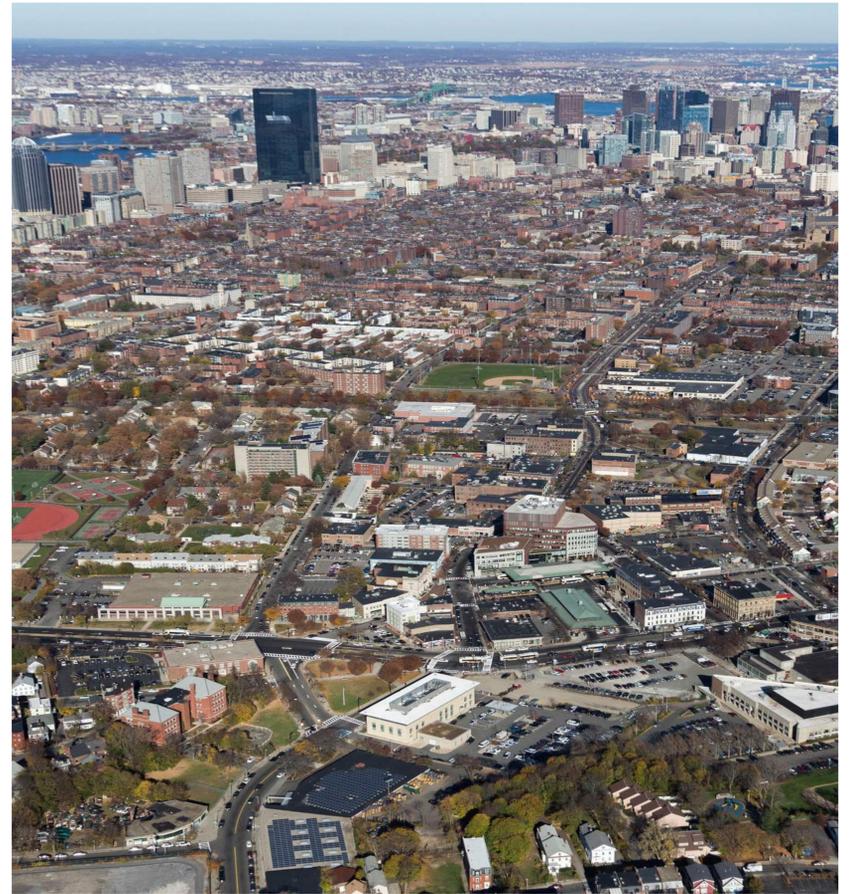


**PLAN: Dudley Square** is an initiative to think strategically about the types of uses and the scale of development best suited for the future of Dudley Square and Roxbury.

The goals of this study are to provide an inclusive community engagement process, create an updated vision with the community, and establish an implementation plan that will lead to the issuance of RFPs for publicly-owned parcels in Dudley Square.

**Tonight's Workshop** is an opportunity for the community members to provide feedback on draft guideline language that was developed over a 2 year community process. It is also an opportunity to learn more about the Request for Proposal (RFP) and Project Review Committee (PRC) processes.

Feedback from the workshop will be reflected in the RFPs released later this year. The community will have more opportunities to provide input as the RFP process continues.



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## Request for Proposal (RFP) Process



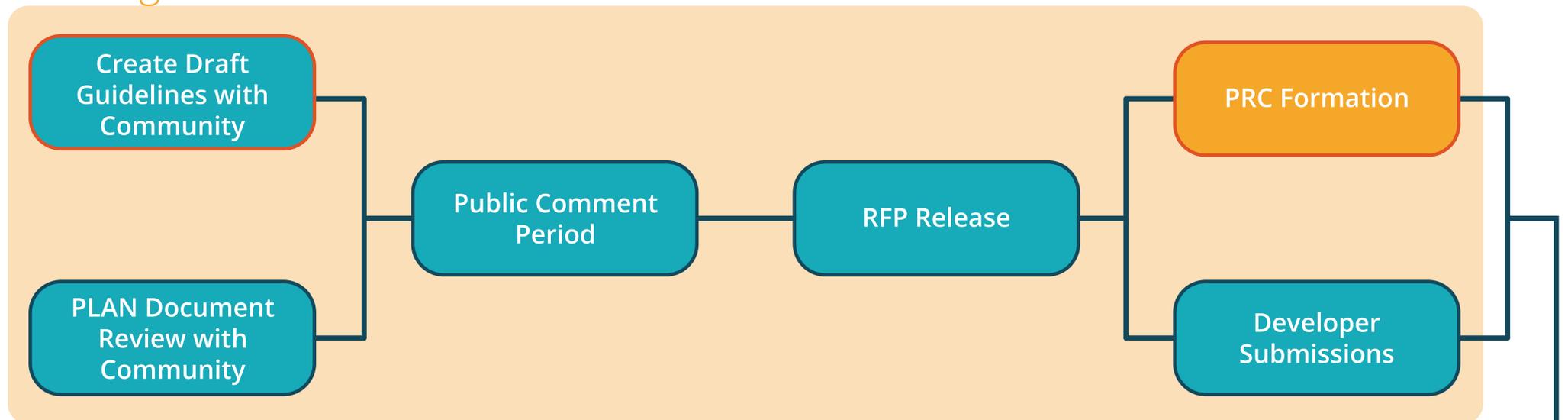
**Request for Proposal (RFP)** is a document issued by the City of Boston and BPDA when it requires goods or services from an outside contractor. In this instance, the City is using an RFP to sell and develop publicly owned land. The RFP outlines the scope of work required in detail. Generally, RFP responses (or “bids”) are reviewed by committee, and a shortlist of proponents are invited to present before the community and City before a final proponent is selected.

Below is an outline of the process. To initiate the process, City of Boston asks community members to make comments on the draft language of the RFP before accepting bids.

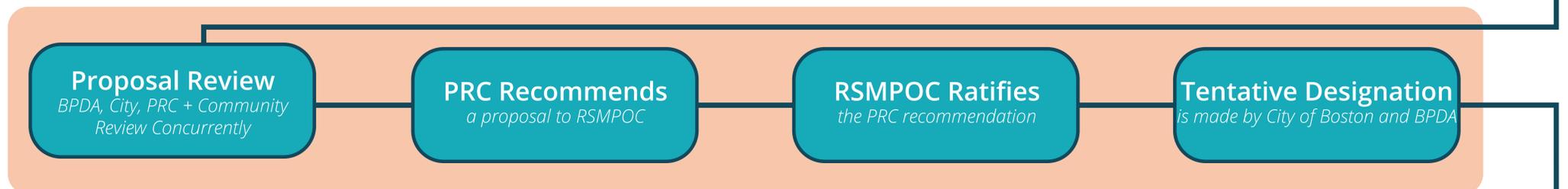


## 2-year Community Process Creating RFP Sections

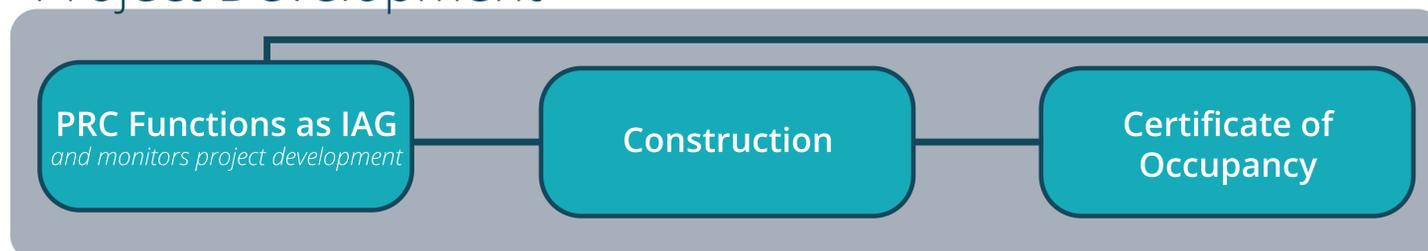
### Getting Started on RFP Process



### Evaluation



### Project Development



# PLAN: Dudley Square

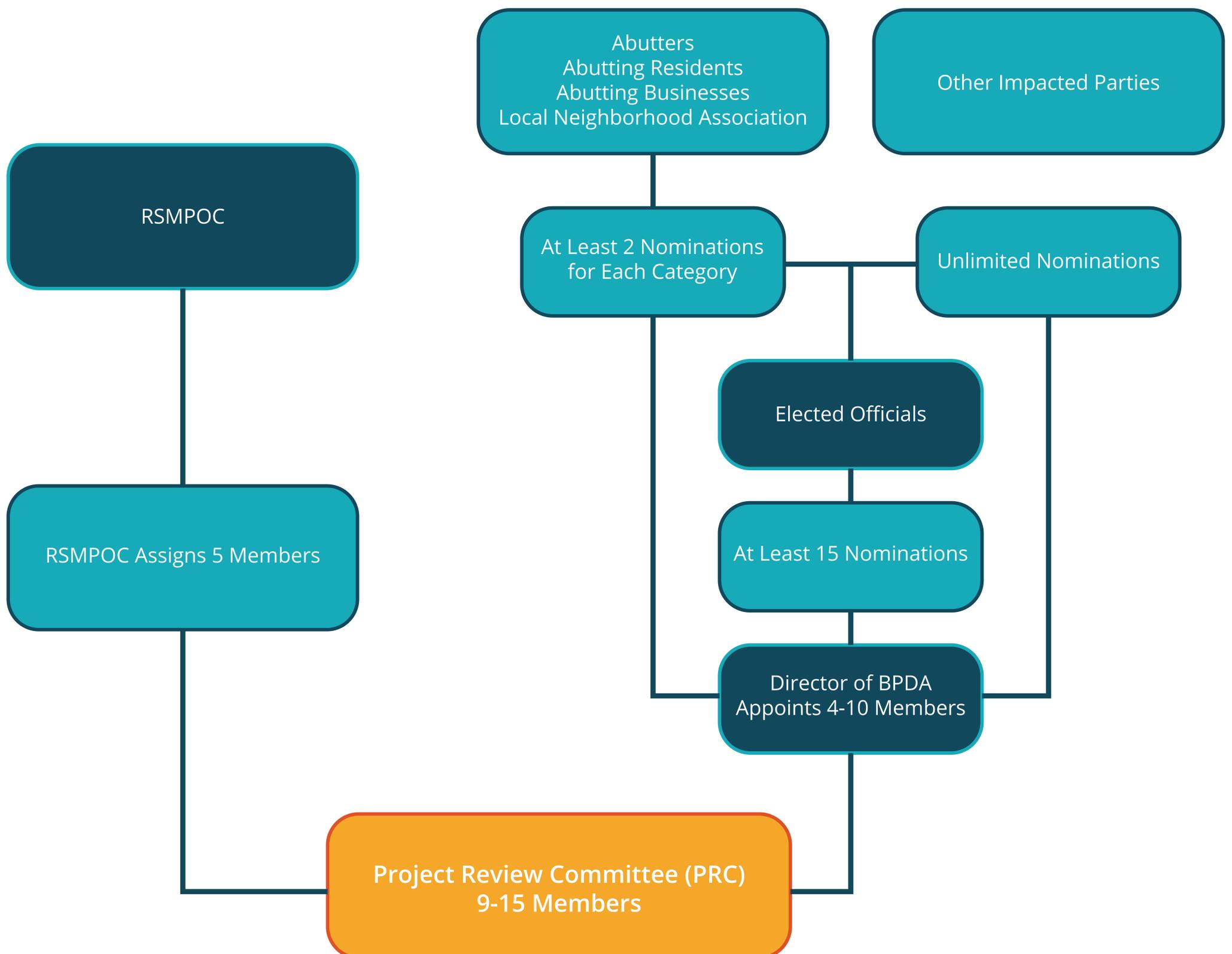
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## Project Review Committee (PRC) Selection



**Project Review Committee (PRC)** is a group of nominated community members that provides the City of Boston and Boston Planning & Development Agency with recommendations on which proposals best meet the criteria outlined in a Request for Proposal (RFP).

The PRC is formed by 5 members of the Roxbury Strategic Master Planning Oversight Committee (RSMPOC) and 4-10 other community members. Nominations can be made by a community member, an elected official, or through a self-nomination.



# PLAN: Dudley Square

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## Comparative Evaluation Criteria



### Summary of Highly Advantageous Criteria

#### Development Concept and Affordability | Page 27 of draft RFP

This Criterion is an evaluation of the Proposer's development plan relative to the Development Guidelines & Objectives set out in Section 4 of the RFP. Proposals that better fulfill the Development Guidelines and affordability requirements of 1/3 low-income units, 1/3, moderate-income units and 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**.

#### Design Concept | Page 28 of draft RFP

This Criterion is an evaluation of the Proposer's development plan relative to the design guidelines outlined in Section 3 of the RFP. 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**.

#### Sustainable Development | Page 28 of draft RFP

This Criterion is an evaluation of the Proposer's sustainable and resilient development strategies relative to the objectives as specified in Section 4(e) of the RFP. 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 will seek community input in the form of a developer's presentation with opportunity for public comment.

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

#### Development Team Experience | Page 29 of draft RFP

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**.

#### Diversity and Inclusion | Page 32 of draft RFP

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

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

#### Development Timetable | Page 33 of draft RFP

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**.

#### Good Jobs Standards for Full Time Employees | Page 34 of draft RFP

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

#### Financial Capacity | Page 30 of draft RFP

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

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

#### Financial Impact | Page 31 of draft RFP

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**.

#### Development Cost Feasibility and Operating Pro Forma

Page 31 of draft RFP

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 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**.

#### Additional Benefits | Page 34 of draft RFP

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 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**.

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## Evaluation Criteria



### Minimum Threshold Requirements

All proposals must meet the following minimum threshold criteria:

- Only proposals that are received by the date, time, and at the location indicated in Section 4 of this RFP will be accepted.
- Proposals must include all documentation specified under Submission Requirements and meet the submission deadline.
- The proponent must not be experiencing any financial problems that might render it unable to complete the redevelopment of the Property.
- The proponent must demonstrate that it has adequate insurance and an appropriate risk management strategy.
- The Agency shall have determined that the proponent is in compliance with all applicable statutes governing conflict of interest.

### Comparative Evaluation Criteria

#### Development Concept and Affordability

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 1/3 low income units, 1/3, moderate income units and 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 will seek community input in the form of a developer's presentation with opportunity for public comment.

*Projects will be scored as: Highly Advantageous, Advantageous, or Not Advantageous*

#### Design Concept

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

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#### 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 will seek community input in the form of a developer's presentation with opportunity for public comment.

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#### 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.

*Projects will be scored as: Highly Advantageous, Advantageous, or Not Advantageous*

#### Diversity and Inclusion

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

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#### 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.

*Projects will be scored as: Highly Advantageous, Advantageous, or Not Advantageous*

#### Living Wage for Full Time Employees

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

*Projects will be scored as: Highly Advantageous, Advantageous, or Not Advantageous*

#### 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.

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#### Financial Impact

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#### 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 will seek community input in the form of a developer's presentation with opportunity for public comment.

*Projects will be scored as: Highly Advantageous, Advantageous, or Not Advantageous*

# PLAN: Dudley Square

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## 2147-2163 Washington Street



**PHYSICAL ADDRESS** 2147 - 2163 Washington Street

**PARCEL ID** 0902431000; 0902432000

**PARCEL SIZE (SF)** 8,067; 11,328 (19,395 total)

**PARCEL SIZE (ACRES)** .19; .26 (.45 total)

**CURRENT ZONING** Dudley Square Economic Development Area (EDA)

### PROPOSED USES

- A mix of commercial and residential uses are encouraged on the site
- Potential for contributing a significant cultural/entertainment use on the site.

### MASSING, HEIGHT & 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.

### 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.

### ACCESS & CIRCULATION

#### 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.

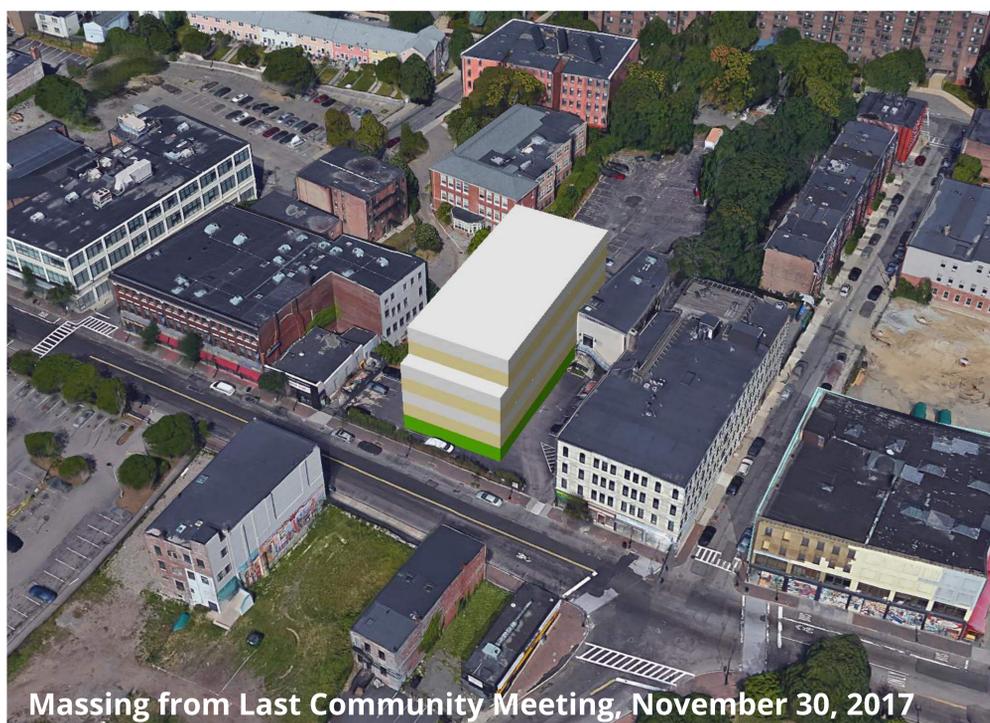
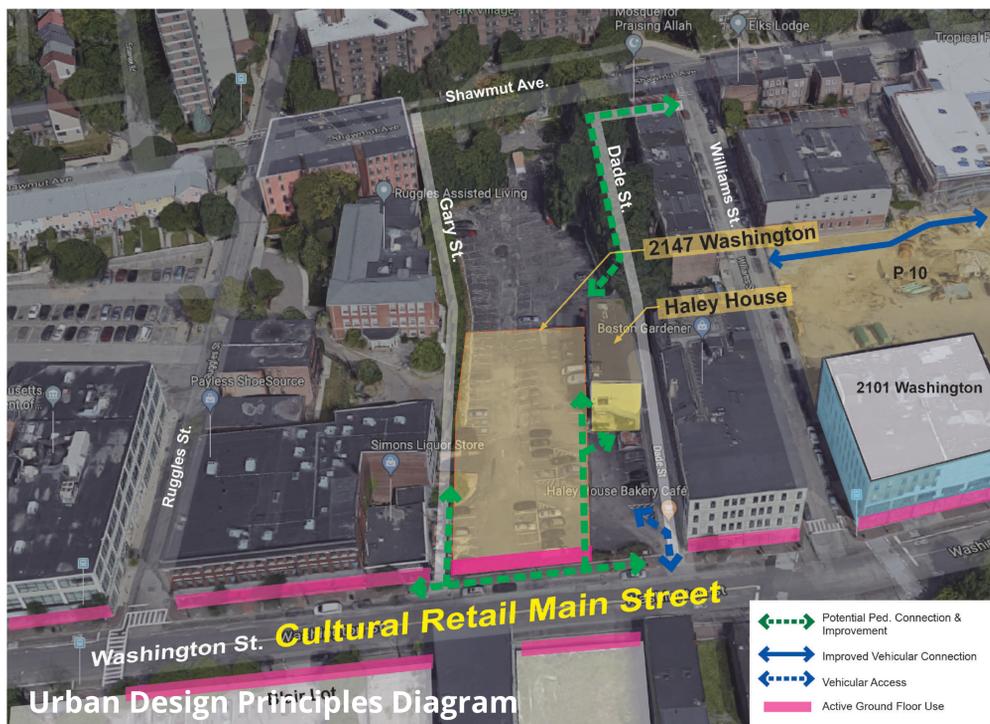
### OPEN SPACE, PUBLIC REALM & PUBLIC ART

#### General Guidelines:

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

- 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.
- Create a bold and inventive site design incorporating public art, particularly installations that are interactive and have a direct influence on the community, encouraging a sense of place.
- Provide attractive and well maintained plantings throughout the site. Use plants appropriate to the region and to all seasons that require little or no irrigation or irrigate with collected stormwater or gray water.

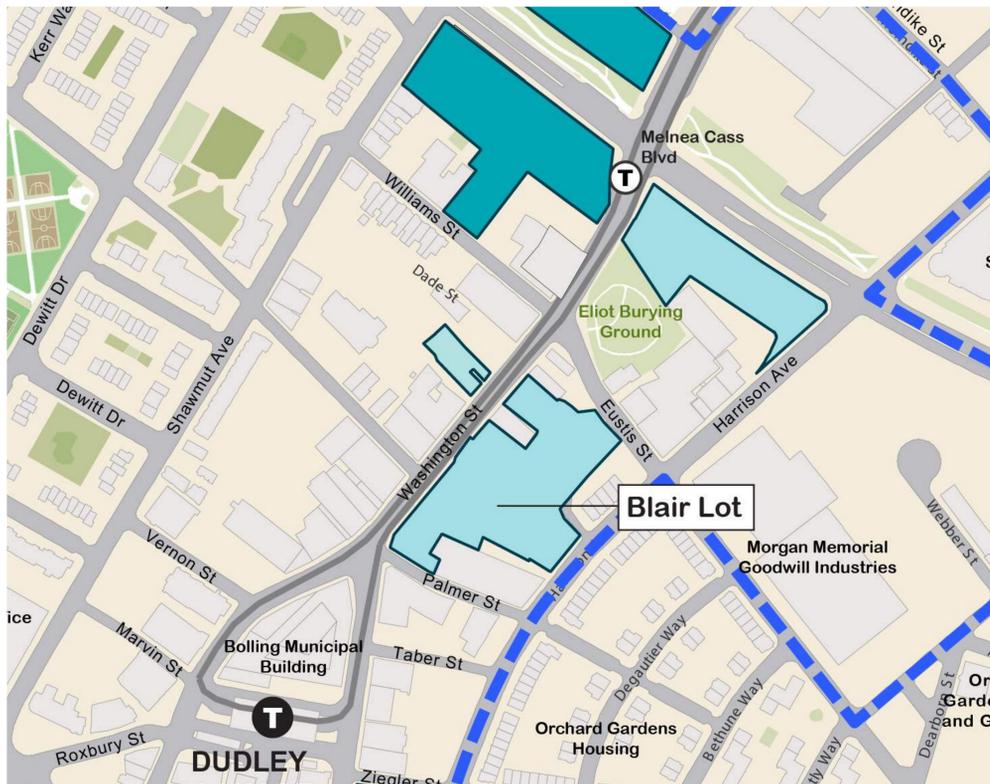


Massing from Last Community Meeting, November 30, 2017

# PLAN: Dudley Square

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## Blair Lot



<b>PHYSICAL ADDRESS</b>	4-12 Palmer St; 2180-2190 Washington St; 2148 Washington St
<b>PARCEL ID</b>	0802472000; 0802475000; 0802479000
<b>PARCEL SIZE (SF)</b>	85,729 SF
<b>PARCEL SIZE (ACRES)</b>	1.9
<b>CURRENT ZONING</b>	Dudley Square Economic Development Area (EDA)

- PROPOSED USES**
- The base of the buildings along Washington Street must be a combination of retail and commercial uses that contribute to the theme of local entertainment/retail and 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.
  - Any commercial uses on the site must address job creation that meets the needs of the neighborhood. Parking needed for the uses on the site must be provided on the site.
  - The upper levels must include residential units that address the housing needs in Dudley Square. Parking needed for the uses on the site must be provided on the site.

### MASSING, HEIGHT & ORIENTATION

#### 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.

### 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.

### ACCESS & CIRCULATION

#### 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.

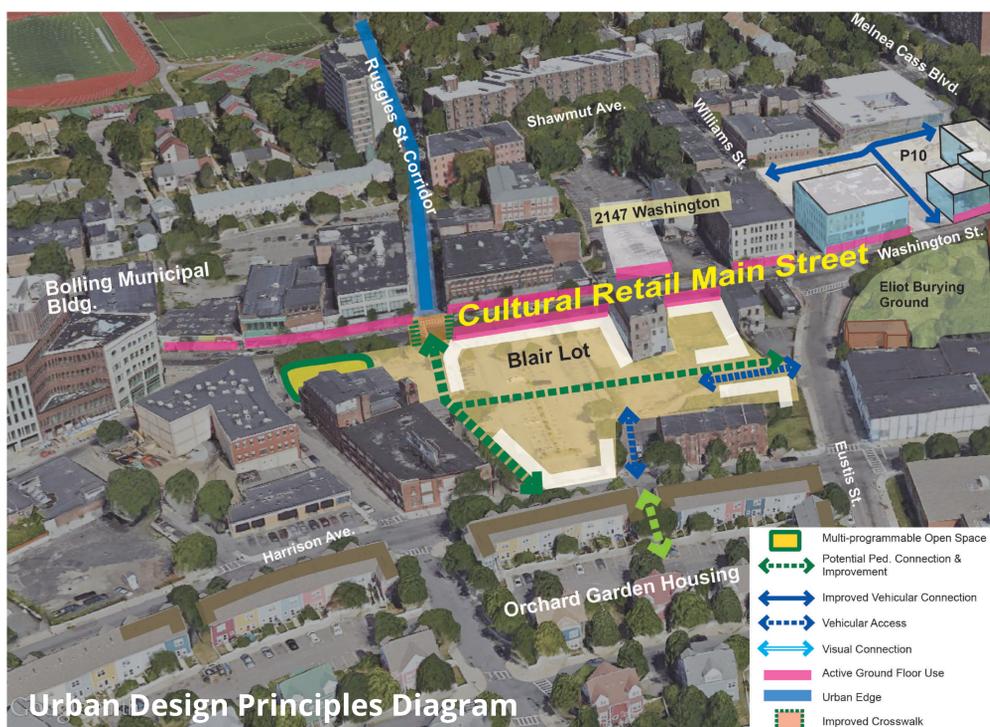
#### General Guidelines:

### OPEN SPACE, PUBLIC REALM & PUBLIC ART

- The Project must design and build a distinct and memorable public realm, with an enhanced sidewalk experience around the site that creates are 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:

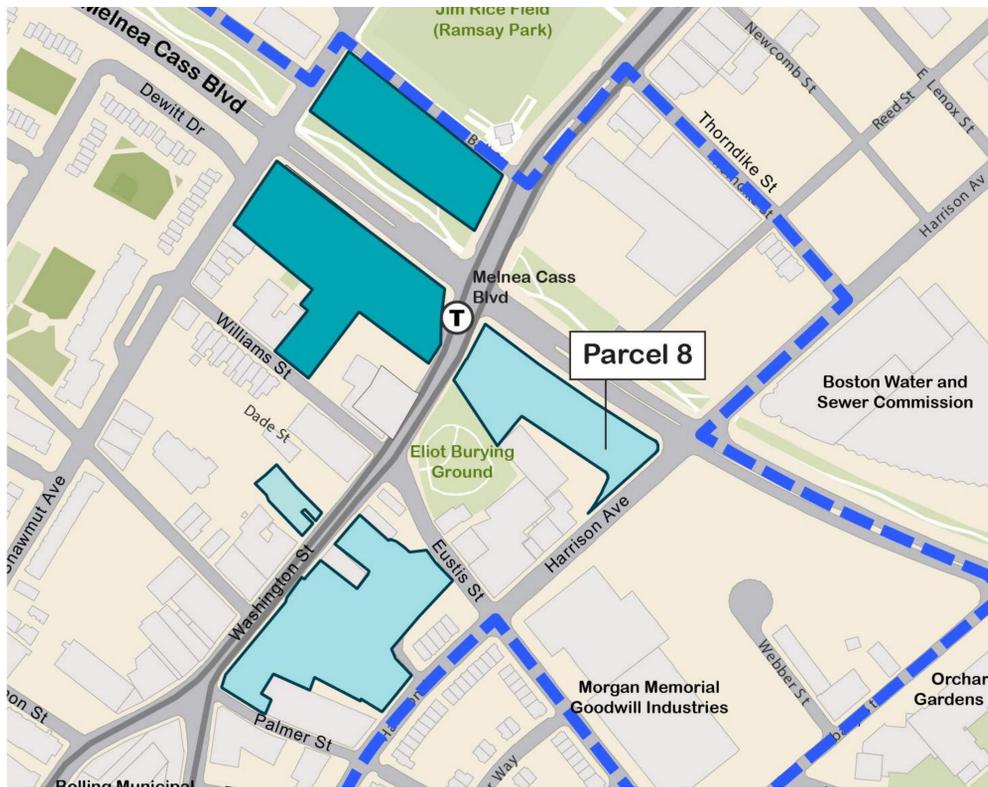
- The west end of the Blair Site along Washington Street towards the Bruce C. Bolling Municipal Building may accommodate a public open space that is programed for civic uses.
- The development must incorporate a series of open and green spaces, internal sidewalks and/or streets to break and organize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



# PLAN: Dudley Square

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## Parcel 8



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

- PROPOSED USES**
- The base of the building must be a combination of retail, and commercial uses that contribute to the theme of entertainment/retail and location within the Dudley Square Cultural District.
  - The upper levels must be a mix of housing and commercial uses that address the housing and job creation needs in Dudley Square and specific to Roxbury.
  - The Nawn Factory building must be preserved and integrated into the development plan for the Property. The preference for the use of the Nawn Factory building is for an historical/interpretive use that highlights the history and culture of Dudley Square and Roxbury.

- MASSING, HEIGHT & ORIENTATION**
- 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.

- 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.

**ACCESS & CIRCULATION**

- 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:**

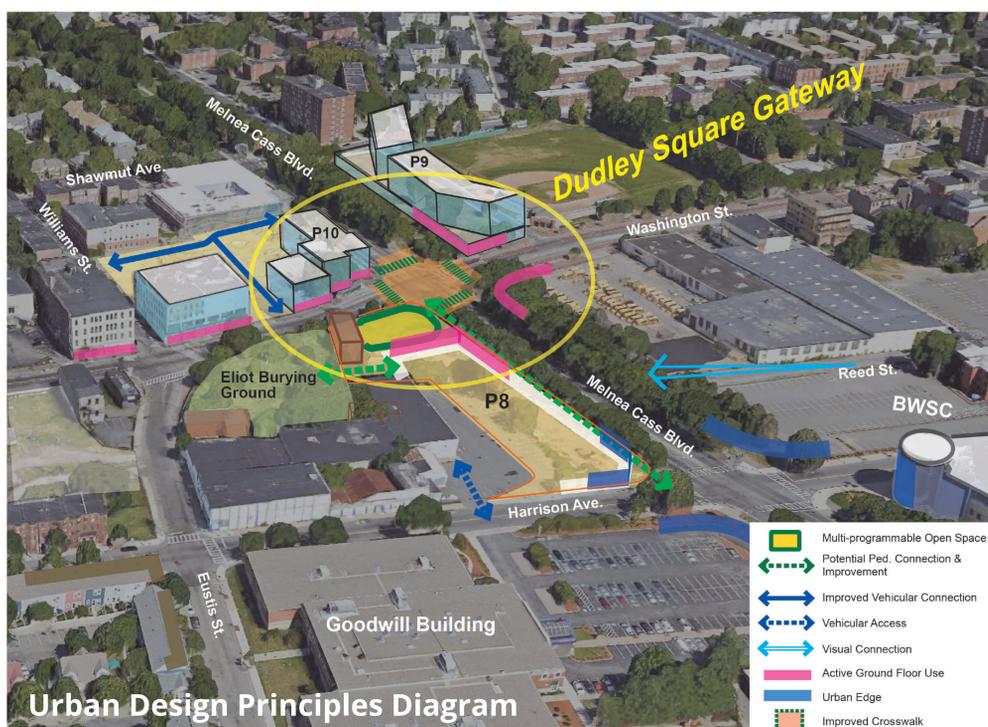
- Primary pedestrian building entrances should be on Melnea Cass and Washington Street, with vehicular and service access from Harrison Avenue.
- Proposals must demonstrate provisions of adequate but not excessive on-site parking for new residents, employees, and/or customers and strategies to prevent overburdening street parking used by area residents.

**OPEN SPACE, PUBLIC REALM & PUBLIC ART**

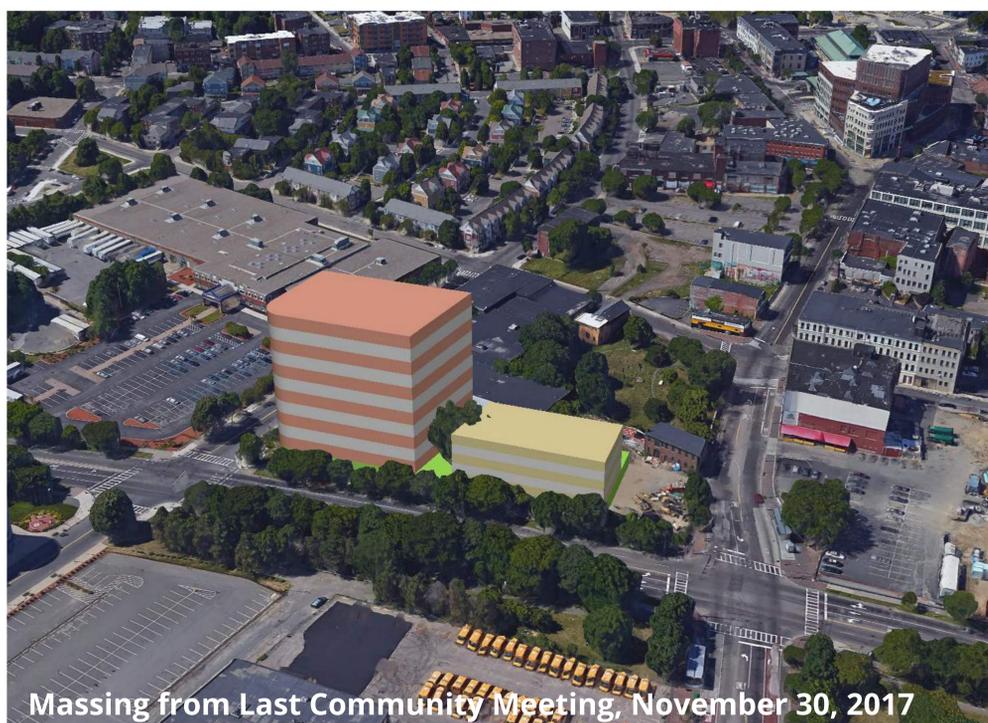
- General Guidelines:**
- The Project must design and build a distinct and memorable public realm, with an enhanced sidewalk experience around the site that creates are active, vibrant, and attractive public realm and encourages people to gather.
  - The selected proponent must repair and/or replace, 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.



Urban Design Principles Diagram

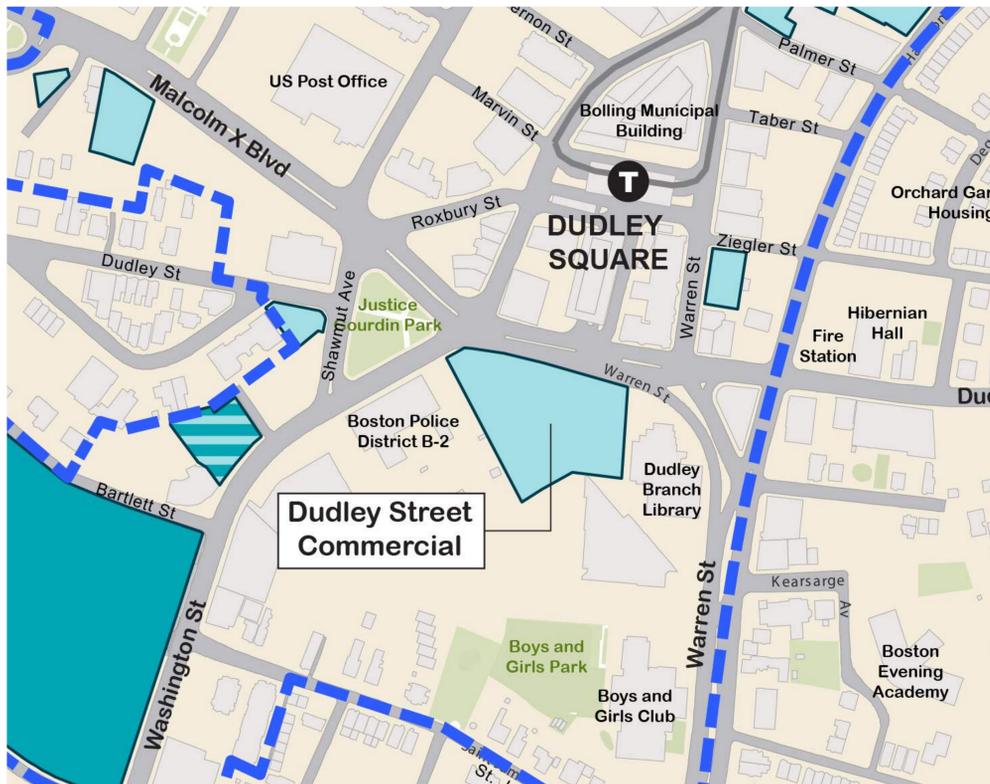


Massing from Last Community Meeting, November 30, 2017

# PLAN: Dudley Square

Preserve. Enhance. Grow.

## Dudley Commercial



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

- PROPOSED USES**
- The base of the building must be a combination of retail and commercial uses that contribute to the theme of entertainment/retail and location within the Dudley Square Cultural District.
  - The upper levels must be a mix of housing and commercial uses that address the housing and job creation needs in Dudley Square.
  - Commercial uses on the site must address job creation that meets the needs of the neighborhood.

- MASSING, HEIGHT & 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.

- 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.

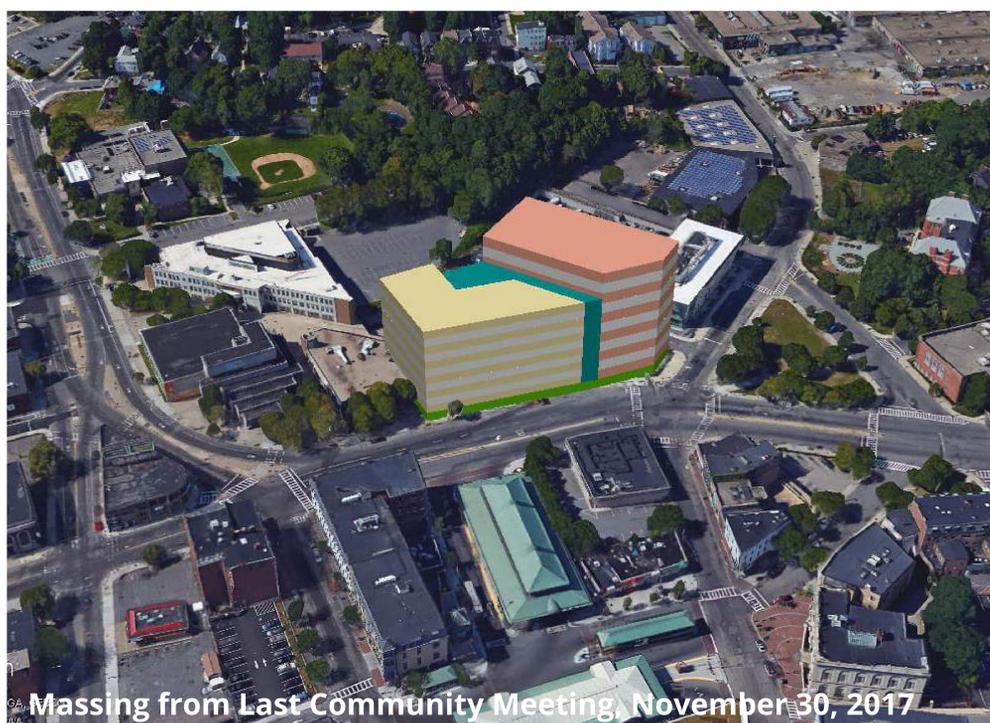
- Site-specific Guidelines:**
- Develop an architectural character and place-specific design that acknowledges the context set by the historic Dudley Station bus terminal building as well as the new Bolling Building.
  - Building materials must be of a high quality and expressive of the prominent location and special nature of the corner of Washington Street and Dudley Street.

- ACCESS & CIRCULATION**
- 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.

- OPEN SPACE, PUBLIC REALM & 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 are 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.

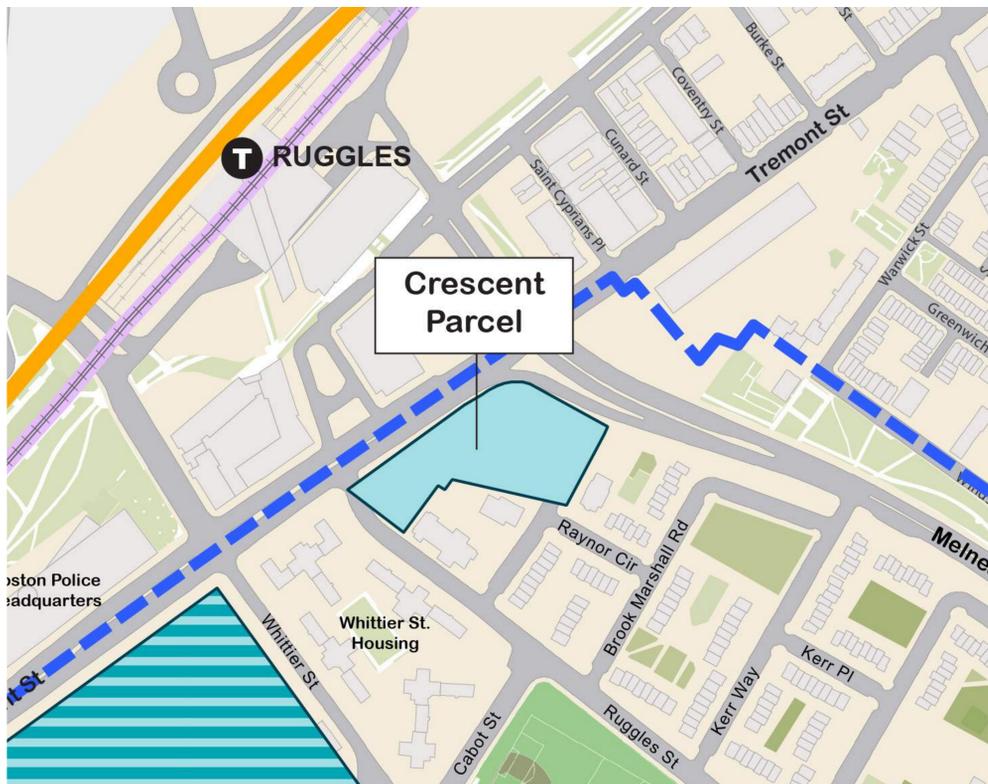


Massing from Last Community Meeting, November 30, 2017

# PLAN: Dudley Square

Preserve. Enhance. Grow.

## Crescent Parcel



<b>PHYSICAL ADDRESS</b>	Ruggles Street, Tremont Street, Melnea Cass Boulevard
<b>PARCEL ID</b>	0902279000; 0902284000; 0902240020; 0902240010; 0902240000; 0902225005; 09022250000; 0902346010
<b>PARCEL SIZE (SF)</b>	78,208 SF
<b>PARCEL SIZE (ACRES)</b>	1.87
<b>CURRENT ZONING</b>	Dudley Sq Economic Development Area (EDA)

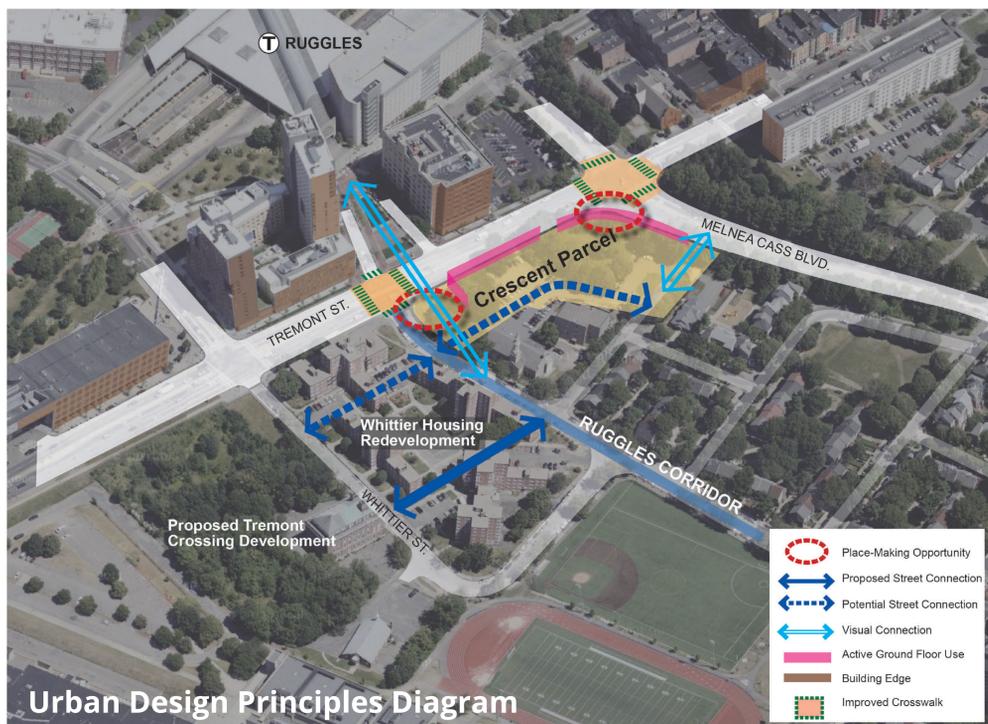
- PROPOSED USES**
- Explore a variety of uses and programs, including, but not limited to: institutional/commercial office, retail, community or cultural uses, and space for the health, medical sector, and green jobs.
  - Consideration should be given to including use and space for locally owned businesses that cater to the community and for activating the corner of Tremont Street and Melnea Cass Boulevard.

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

- ARCHITECTURAL DESIGN & CHARACTER**
- 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.

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

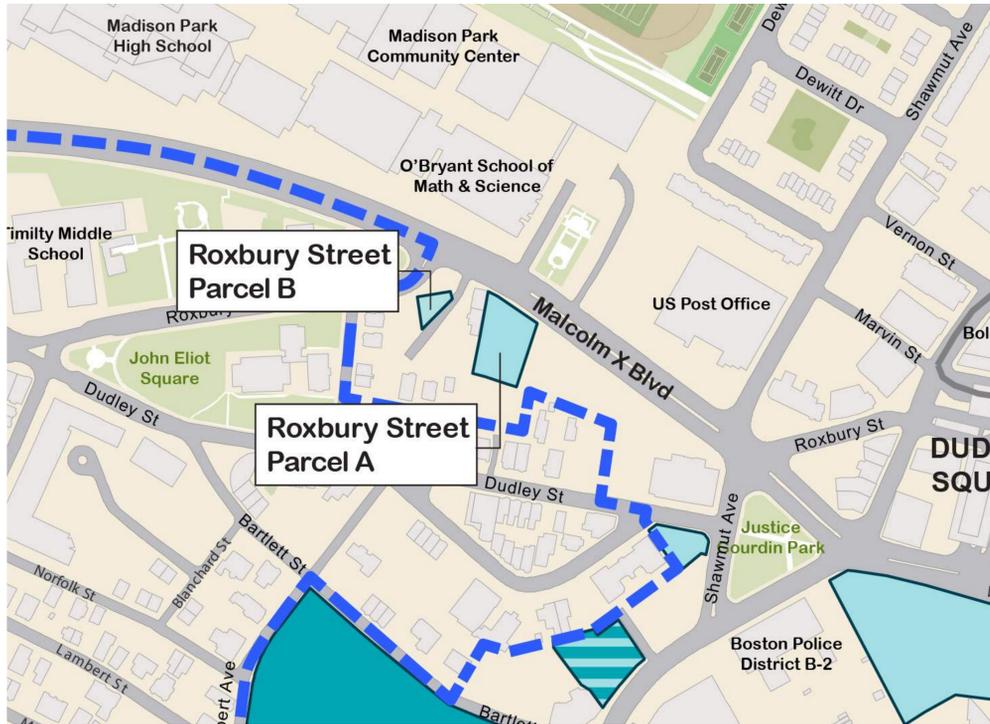
- OPEN SPACE, PUBLIC REALM & PUBLIC ART**
- Provide enhanced streetscapes with landscaped sidewalks, attractive street lighting, street furniture and enhanced paving, with a focus at the corner of Tremont Street and Melnea Cass Boulevard.
  - Use landscaping materials and surface treatments to delineate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



# PLAN: Dudley Square

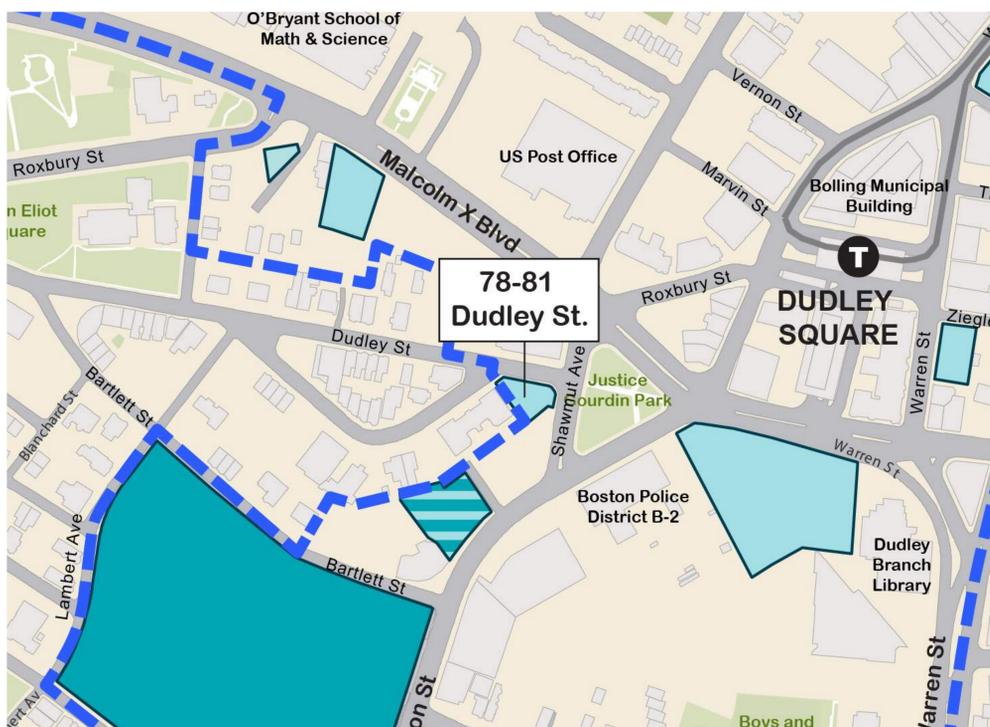
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## Parcels A & B, 75-81 Dudley Street, 40-50 Warren Street



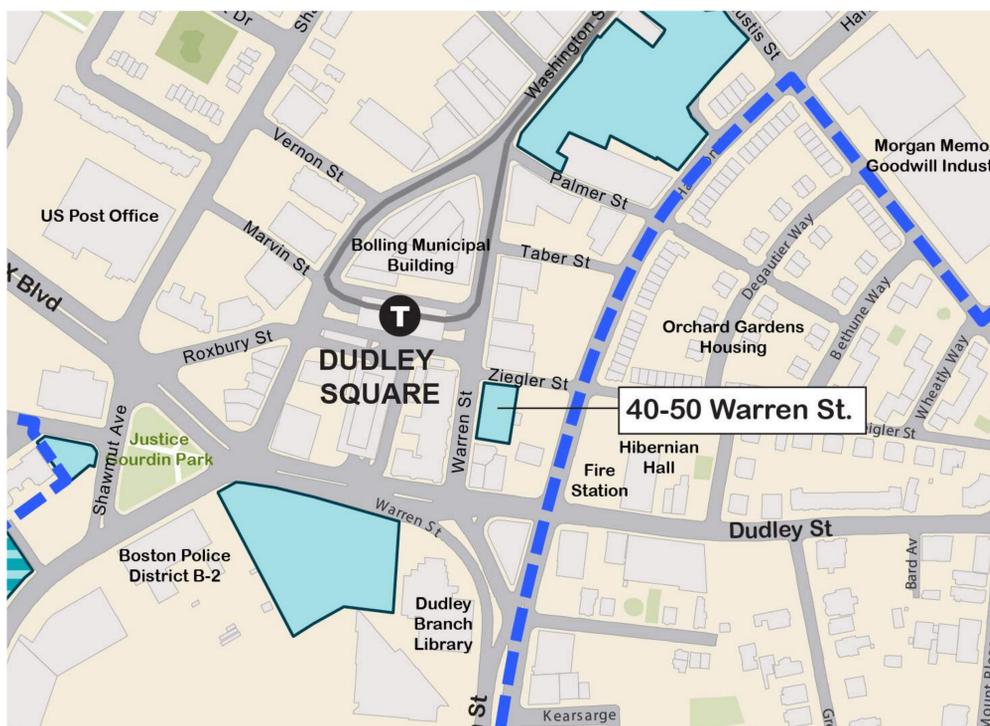
**Physical Address** Parcel A: Malcolm X Boulevard, Parcel B: 120-122 Roxbury Street  
**Parcel ID** Parcel A: 0903268010, Parcel B: 0903261000  
**Parcel Size (SF)** Parcel A: 23,617 SF, Parcel B: 2,937 SF  
**Parcel Size (Acres)** Parcel A: 0.54, Parcel B: 0.07  
**Current Zoning** 3F-4000; Neighborhood Design Overlay District

- PROPOSED USES** • The upper levels must be a mix of housing and commercial uses that fit the immediate context while addressing the housing and job creation needs in Dudley Square and specific to Roxbury.
- MASSING, HEIGHT & ORIENTATION** • 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.
- ARCHITECTURAL DESIGN & CHARACTER** • Buildings must reinforce adjoining context in character.
- ACCESS AND CIRCULATION** • Entries to buildings and public uses must be designed and located to help activate the street frontage and add vitality to Malcolm X Boulevard.
- OPEN SPACE, PUBLIC REALM AND PUBLIC ART** • The buildings must create an inviting public realm of sidewalks and street trees and street furniture that is well integrated and create a continuous and engaging street level experience along Malcolm X Boulevard.  
 • To the extent possible, innovative, high impact temporary and permanent public art must be incorporated in the public realm.



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

- PROPOSED USES** • The upper levels must be a mix of housing and commercial uses that fit the immediate context while addressing the housing and job creation needs in Dudley Square and specific to Roxbury.
- MASSING, HEIGHT & ORIENTATION** • 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.
- ARCHITECTURAL DESIGN & CHARACTER** • Buildings must reinforce adjoining context in character.
- ACCESS AND CIRCULATION** • Entries to buildings and public uses must be designed and located to help activate the street frontage and add vitality to Malcolm X Boulevard.
- OPEN SPACE, PUBLIC REALM AND PUBLIC ART** • The buildings must create an inviting public realm of sidewalks and street trees and street furniture that is well integrated and create a continuous and engaging street level experience along Malcolm X Boulevard.  
 • To the extent possible, innovative, high impact temporary and permanent public art must be incorporated in the public realm.



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

- PROPOSED USES** • The location of the site could support either residential or commercial use above, with retail at street level.
- MASSING, HEIGHT & ORIENTATION** • Building massing must respond to its adjacencies to Palladio Hall and Dartmouth Hotel.  
 • Buildings on the site may be 4-6 stories (70 feet) in height with active retail frontage and entrances along Warren Street.
- ARCHITECTURAL DESIGN & CHARACTER** • Building massing and character must reinforce the existing street wall and retail character.
- ACCESS AND CIRCULATION** • Development must reinforce its locational advantages close to transit and in the heart of the Dudley Square Main Streets district.
- OPEN SPACE, PUBLIC REALM AND PUBLIC ART** • The buildings must create an inviting public realm of sidewalks and street trees and street furniture that is well integrated and create a continuous and engaging street level experience along Warren Street.

# PLAN: Dudley Square

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## Affordable Housing

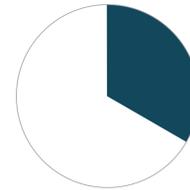


### Affordable/Income-Restricted Housing

Where rental housing is included, and consistent with the goals identified in the most recent series of public discussions with the community, 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.

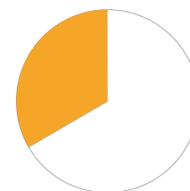
### Preference will be given to projects with a mix of income levels such as:



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



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



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

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

### Rental Units

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

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

### Ownership Units

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

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

# PLAN: Dudley Square

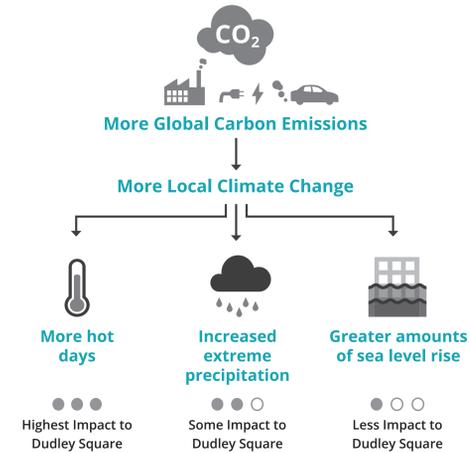
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## Resilient Developments & Green Buildings

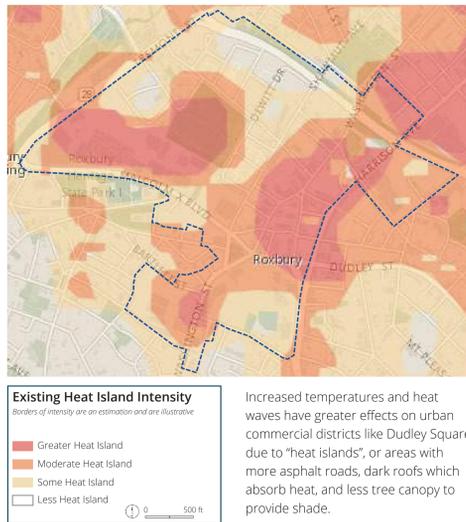


**Resilient Developments** take a comprehensive approach to addressing climate vulnerabilities. Projects should include resilient building and site strategies that eliminate, reduce, and mitigate present and future adverse impacts.

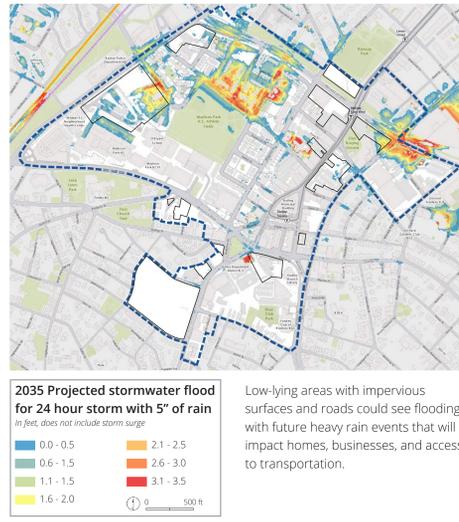
**Climate Change** will impact neighborhoods differently depending on the context.



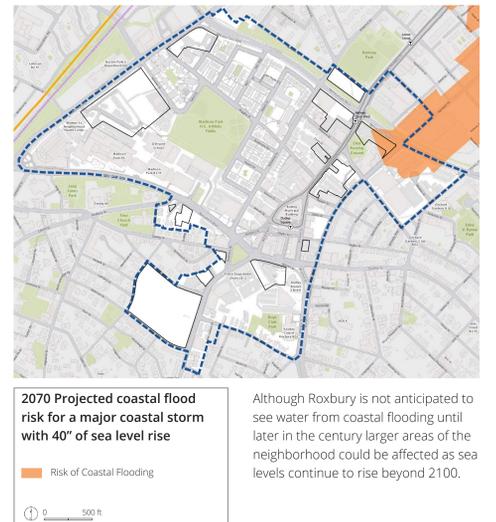
**Urban Heat Islands** are concentrated in commercial districts like Dudley Square.



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



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



### Greenhouse Gas Emissions

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

### Higher Temperatures & Heat Events

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

### More Intense Precipitation

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

### Rising Sea Levels

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

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



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



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



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

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

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

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

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

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

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

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

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

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