

Parcel 8 RFP

July 22, 2019

Based on feedback received from the RFP draft presented at the June 16, 2019 community meeting, the following changes have been made:

- Proponents are encouraged to either coordinate with proponents responding to the Nawn Factory RFP, enter into partnerships with adjacent developments, or respond to both RFPs. (Page 13)
- This coordination is especially encouraged around access and circulation. (Page 22)
- The RFP includes additional emphasis on educational and job training uses. (Page 15)
- An additional urban design guideline was added under Open Space/Public Realm/Public Art to advance the goals of the Roxbury Cultural District. (Page 24)
- The Good Jobs Standards language is continuing to be edited and reviewed based on community feedback. (Page 29) An update on the language is forthcoming.
- BPDA urban designers made minor edits / additions to enhance climate change / sustainability language pertaining to Design Guidelines (Pages 24-27, 37, and 45)

Nawn Factory Site RFP

July 22, 2019

- In **Purpose**, the first sentence in the second paragraph is revised to read “DND will consider conveying the Property in order to allow development of a public, Roxbury-centric educational facility along with commercial, office and/or other non-profit public uses.” (p. 4)
- In **Development Objections, Nawn Factory Vision** Added “Developers are strongly encouraged to build out to the original footprint of the demolished portion of the Nawn factory” to the 2nd paragraph and added: “Rebuilding the demolished portion of the Factory is strongly encouraged” to the 4th paragraph (pg. 11).
- Clarified in the **Development Timeline Evaluation Criteria** that the \$500,000 is assumed as part of the necessary development funding resources (pg. 48).

Blair Lot RFP

July 22, 2019

Based on feedback received from the RFP draft presented at the June 16, 2019 community meeting, the following changes have been made:

- 100% of housing developed on the site is required to be homeownership units. Per the PLAN Dudley development objectives, a minimum of two-thirds of these units must be affordable to households with incomes ranging from 60% to 100% of AMI, with the average AMI not to exceed 80% of AMI. (Page 12)
- In addition to the parking requirements created by the new development, developers are required to provide hourly public parking on the site. The most advantageous proposal will provide a full replacement of the 94 existing public parking spaces. (Page 11)
- Parking is explicitly references in the comparative evaluation criteria for Development Concept. (See page 39).
- The community has expressed a preference for proposals that include the creation of commercial condominiums for small businesses is noted. (Page 11)
- An additional urban design guideline was added under Open Space/Public Realm/Public Art to advance the goals of the Roxbury Cultural District. (Page 21)
- The RFP already includes language that addresses community concerns about flooding and urban heat islands. (See “Resilient Development and Green Building Design Guidelines” on page 21.)
- The Good Jobs Standards language is continuing to be edited and reviewed based on community feedback. (Page 27) An update on the language is forthcoming.

- Based upon enhanced standards for “Resilient Development and Green Building Design Guidelines”, BPDA Urban Design has made some technical edits to certain sections within these guidelines, as follows:

Page 21 – Greenhouse Gas Reduction section.

Page 24 – Energy Efficiency section, introduction, and passive and active building strategies’ sections.