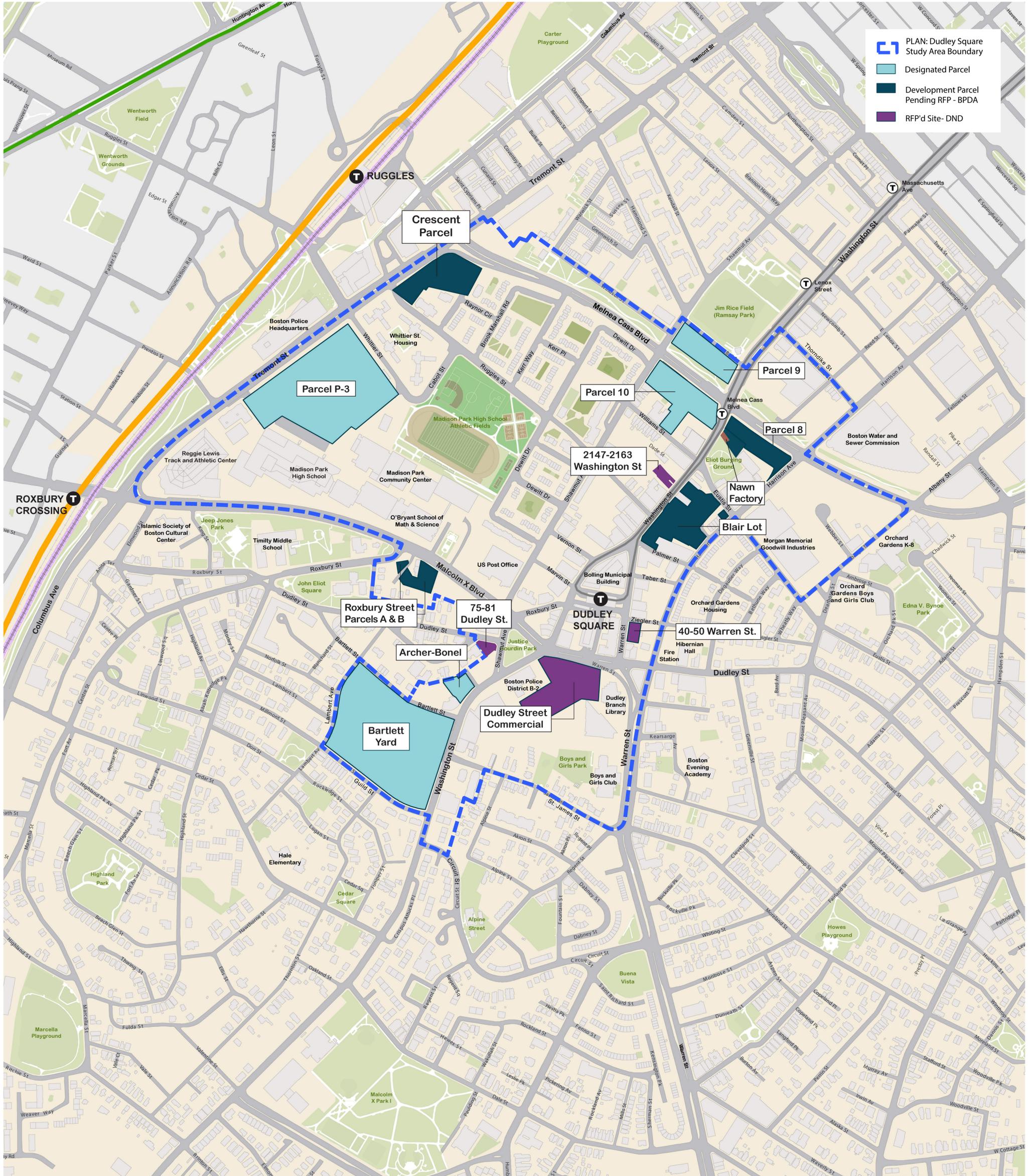


# PLAN: Dudley Square

Preserve. Enhance. Grow.

## Study Area Map

# STATION 1



# PLAN: Dudley Square

Preserve. Enhance. Grow.

STATION 1

## 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.

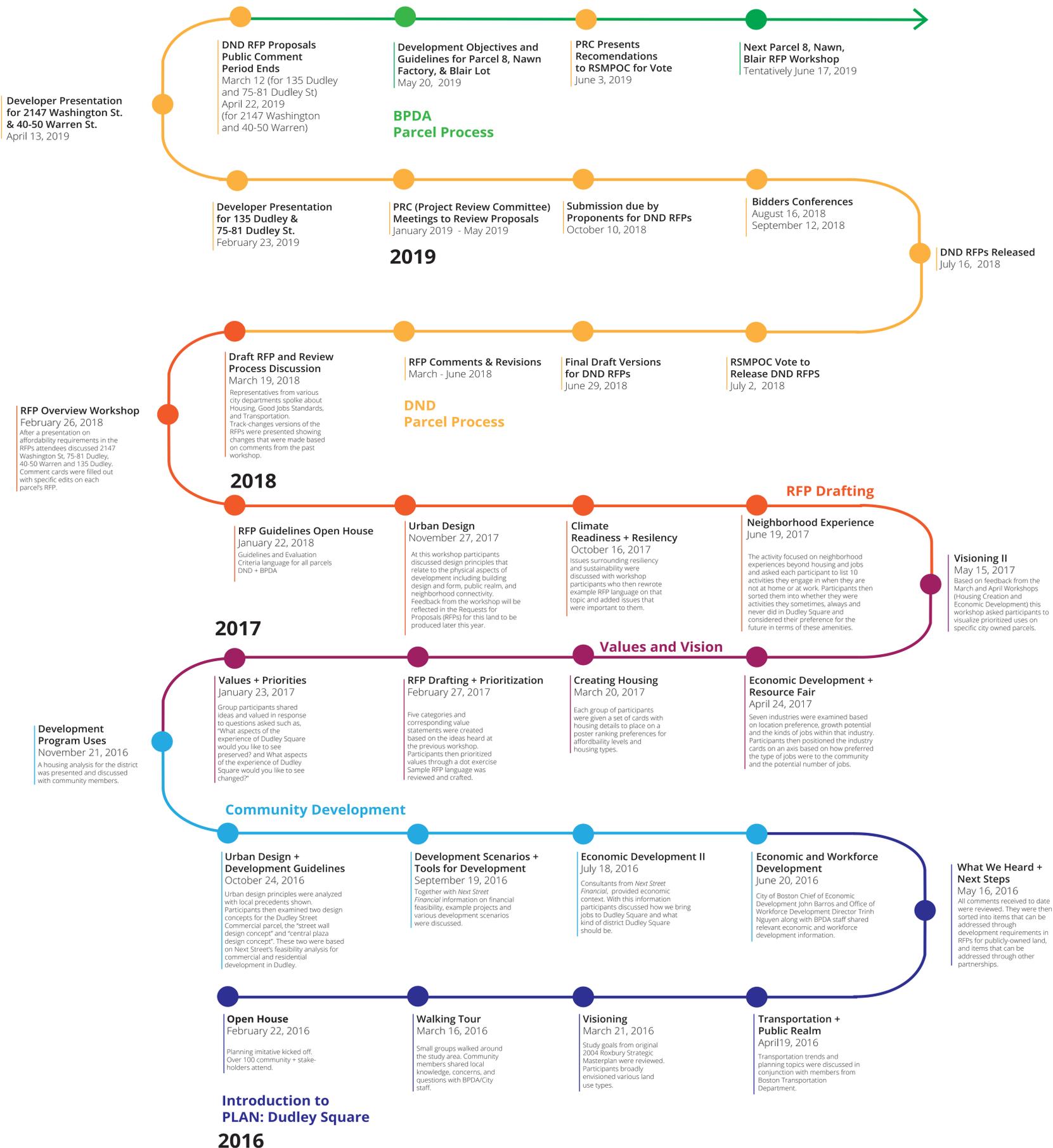
The goals of this study are to provide an inclusive community engagement process, create an updated vision with the community, and establish an implementation plan that will lead to the issuance of RFPs for publicly-owned parcels in Dudley Square.

To date the RFPs for 2147 Washington St, 135 Dudley St. (Dudley Commercial), 40-50 Washington St. and 75-81 Dudley St. have been issued and PRC members have been reviewing proposals.

**Tonight's Workshop** will focus specifically on development objectives and guidelines for the Nawn Factory, Parcel 8, and Blair lot and evaluation criteria within the Request for Proposals (RFPs).



### TODAY



# PLAN: Dudley Square

Preserve. Enhance. Grow.

## Evaluation Criteria

STATION 2



### Summary of Highly Advantageous Criteria



Criteria outlined with an orange box are criteria that are open to public comment and review by the Project Review Committee(s)

#### Development Concept

This Criterion is an evaluation of the Proposer's development plan relative to the Development Guidelines & Objectives set out in Section xx. Proposals that better fulfill the Development Guidelines and affordability requirements 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, we 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, including delivering affordable housing options that are more deeply affordable than outlined in the Development Objectives, will be ranked as **Highly Advantageous**.

#### Design Concept

This Criterion is an evaluation of the Proposer's development plan relative to the design guidelines outlined in Section xx. 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, we will seek community input in the form of a developer's presentation with opportunity for public comment.**

Proposals that are highly compatible with the Design Guidelines described in this RFP and meet more of the identified objectives than competing proposals will be ranked as **Highly Advantageous**.

#### Sustainable Development

This Criterion is an evaluation of the Proposer's sustainable and resilient development strategies relative to the objectives as specified in xx. 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, we 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

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 demonstrate 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

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. **To facilitate its evaluation of this Criterion, we will seek community input in the form of a developer's presentation with opportunity for public comment.**

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 Without Displacement

This is an evaluation of the relative strength of the proposal for achieving the development without displacement articulated by the community. Proposals will be considered and rated based on the comprehensiveness of the Developer's planned approach to assisting the current residents of Roxbury to remain in their community in the future, afford housing, and find pathways to economic opportunity. **To facilitate its evaluation of this Criterion, we will seek community input in the form of a developer's presentation with opportunity for public comment.**

Proposals that provide a comprehensive, highly reasonable, and achievable Development Without Displacement strategy for a project of the type proposed that is clearly superior to that of all other proposals shall be ranked **Highly Advantageous**.

#### 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 less advantageous proposals.

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

This Criterion evaluates the relative strength of the Proposer's employment strategy relative to the Boston Residents Jobs Policy and the strength of the Proposer's Good Jobs Plan submitted as part of minimum submission requirements. **To facilitate its evaluation of this Criterion, we will seek community input in the form of a developer's presentation with opportunity for public comment.**

Proposals that provide a comprehensive, highly reasonable, enforceable and achievable Good Jobs Strategy for the proposed project that is clearly superior to that of all other proposals shall be ranked as **Highly 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.

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

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 less advantageous proposals.

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

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 requested 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**.

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

Proposals that describe and quantify 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**.

## Development Without Displacement

### Development Without Displacement Plan

Developers must present a narrative explaining how their proposal supports the community's goal of "development without displacement." Specifically, this narrative should address how the proposed development will assist the current residents of Roxbury to remain in their community in the future, afford housing, and find pathways to economic opportunity. At a minimum this narrative should include the affordable housing production goals of the project and how the proposed rents meet the needs of Boston and Roxbury residents. This discussion should also identify how proposed sizes of units meet the needs of community members. Community members have suggested that larger unit sizes (2, 3 and 4 bedrooms) are needed for local families, while smaller unit sizes may be appropriate for seniors.

The development team's track record for supporting projects and policies which promote development without displacement should also be included. If applicable, the development team should include their experience preventing eviction of tenants when acquiring, developing and operating property. If the proposed development will result in the direct eviction of any current tenants on property owned or acquired by the development team, this must be disclosed and will generally be viewed negatively. Community members have expressed interest in innovative strategies to support community stability such as cooperative ownership, land trust participation, and rent-to-own strategies. Including elements such as these or other innovative strategies to prevent displacement will dramatically increase the favorability of the proposal.

### Comparative Evaluation Criteria

This is an evaluation of the relative strength of the proposal for achieving the development without displacement articulated by the community. Proposals will be considered and rated based on the comprehensiveness of the Developer's planned approach to assisting the current residents of Roxbury to remain in their community in the future, afford housing, and find pathways to economic opportunity. ***To facilitate its evaluation of this Criterion, we 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*

**Have a question or comment? Please leave it below or on your question/  
comment card.**

### 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, rental projects should provide a minimum of 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 may be at market rate. Where homeownership units are included, a minimum of two-thirds of the units must 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.

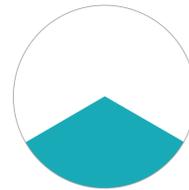
Preference will be given to projects that support neighborhood control and/or household wealth creation, whether it be through homeownership, the creation of a cooperative, and/or control by a community land trust. DND and BPDA affordability requirements require owner occupancy of income restricted homeownership 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.

\*Rental Projects will likely seek City funding, which requires at least 10% of units are for households making less than 30% AMI.

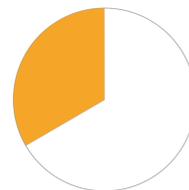
#### Projects should have a mix of income levels\*:



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



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



Up to 1/3 of dwelling units can 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.

\*Proposals with an alternative affordability mix will be considered.

#### 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 \$51,000	\$51,000 - \$81,600	Greater than \$81,600
Estimated Rents <sup>2</sup>	About \$600 - \$1,040	About \$1,100 - \$1,720	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>	\$61,200 - \$81,600	\$81,600 - \$102,000	Greater than \$102,000
Estimated Sales Prices <sup>2</sup>	About \$150k - \$222k	About \$222k - \$288k	Market Price

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

### Good Jobs Standards Plan

Developers must present a narrative explaining how their proposal supports the community's expressed priorities around supporting good permanent jobs at site and engaging in fair hiring practices which will support the participation of people of Roxbury and the immediate neighborhood. This narrative should include the respondent's commitments toward achieving the seven (7) good job standards criteria listed below. In addition, the respondent should explain how their performance against these commitments will be made public, evaluated and enforced in the years after construction is complete. To be clear, these standards are focused less on construction hiring and more on the people employed at the site after construction is complete. If the respondent believes that they are not able to achieve one or more of the standards listed below, this should be made clear in the response and an alternative commitment should be suggested.

#### The seven (7) priority good job standards are:

1. At least **51%** of the total employee work-hours performed on the Parcel, and for each employer occupying the Parcel, shall be by bona fide **Boston Residents**
2. At least **51%** of the total employee work-hours performed on the Parcel, and for each employer occupying the Parcel, shall be by **people of color**
3. At least **51%** of the total employee work-hours performed on the Parcel, and for each employer occupying the Parcel, shall be by women.
4. **Good Wages:** All employees shall be paid a salary or hourly wage equal to or greater than the Boston Living Wage - which shall be defined as \$16.89 on January 1, 2017 thereafter increasing annually by the rate of inflation
5. **Full-time employees:** At least 75% of all employees working on the Parcel, and at least 75% of all employees of each lessee, sublessee, or tenant working on the Parcel, shall be full-time employees. "Full time" shall mean at least 30 hours per week.
6. **Stable shifts:** All employees shall have a stable schedule appropriate for the field of work, defined as a work schedule that allows the employee to reasonably schedule other family care, educational, and work obligations; and a schedule that does not include "on-call" time and has a set weekly pattern that does not change more than two times per year shall be presumed to be stable.
7. **Benefits:** All full-time employees shall be offered the opportunity to opt into a company sponsored health insurance plan and coverage that meets Massachusetts Minimum Creditable Coverage (MCC).

These job standards are not applicable to small businesses with fewer than 15 employees or less than \$5 million in annual revenue. Therefore if all commercial businesses proposed are intended to be small businesses of this size or smaller, the respondent can optionally submit a good jobs narrative explaining why the jobs standards are not applicable due to this small business exemption and the proposal will be evaluated as "not applicable" on this criteria. However small businesses are encouraged to meet these goals as best as possible.

**Have a question or comment? Please leave it on your comment card!**

## Diversity and Inclusion

### Diversity and Inclusion Plan

Proposers must include a narrative setting forth a plan for establishing and overseeing a minority outreach program aimed at creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the Property. Proposals should reflect the extent to which the proposer plans to include meaningful participation by people of color, women, and M/WBEs in the following fields: construction; design, development; financing; operations; and ownership.

A Minority Business Enterprise or “MBE” is a firm that is owned, operated, and controlled by one or more individuals who are African American, Hispanic American, Native American, or Asian American who have at least 51% ownership of the firm.

A Woman Business Enterprise or “WBE” is a firm that is owned, operated, and controlled by one or more women who has or have at least 51% ownership of the firm.

Proposals will be considered and rated based on the comprehensiveness of the Proposer’s Diversity and Inclusion Plan for creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the Property, including specific strategies to achieve maximum participation by people of color, women, and M/WBEs in the fields of construction, design, development, financing, operations, and/or ownership. The Diversity and Inclusion Plan should be realistic and executable.

### Comparative Evaluation Criteria

This is an evaluation of the relative strength of the proposal for achieving diversity and inclusions 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. ***To facilitate its evaluation of this Criterion, we 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*

**Have a question or comment? Please leave it below or on your question/comment card.**

# PLAN: Dudley Square

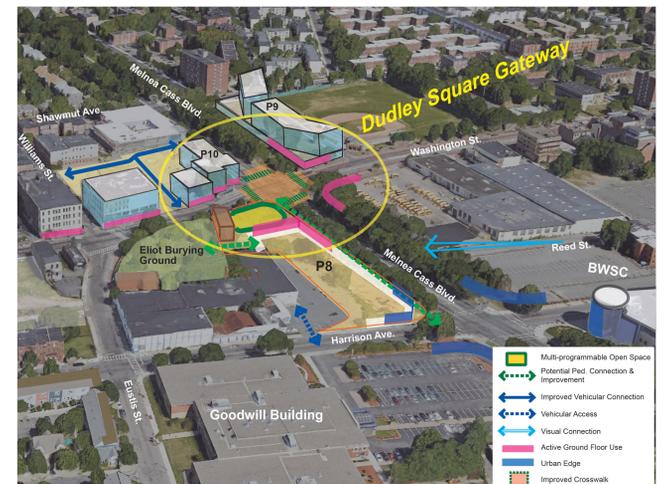
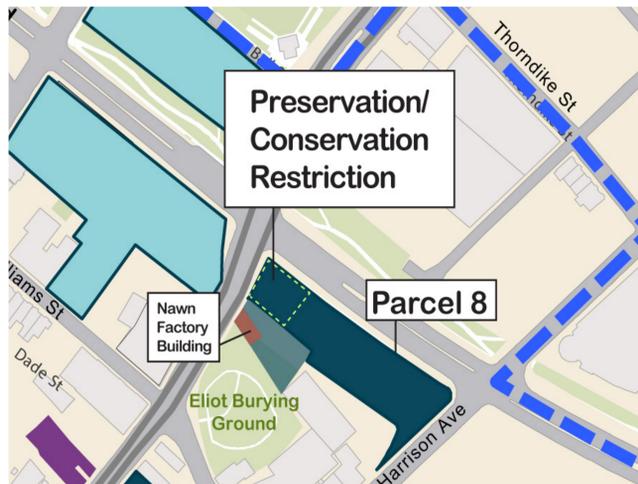
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## Parcel 8

# STATION 5



<b>PHYSICAL ADDRESS</b>	Washington Street; Harrison Avenue
<b>PARCEL ID</b>	0802426030; 0802426040
<b>PARCEL SIZE (SF)</b>	47,693 SF
<b>PARCEL SIZE (ACRES)</b>	1.09
<b>CURRENT ZONING</b>	Roxbury Heritage State Park Community Facilities, Neighborhood Design Overlay District, Eustis St. Protection Area



### DRAFT RFP TEXT

#### PROPOSED USES

- The base of the building must be a combination of retail, cultural and/or entertainment uses that contribute to the identity of Dudley Square Cultural District. Office uses are permissible at the ground floor level, provided that they create an active and engaging streetscape to enliven the neighborhood.
- The upper levels are required to have residential uses in order to address the housing needs in Dudley Square. However, partial commercial use is also permitted, as long as housing is a majority of the use of the upper floors.
- 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.
- The inclusion of a public park located at the Preservation/Conservation Restrictions area. The design must be subject to review by the Department of Conservation and Recreation ("DCR") and Massachusetts Historical Commission (MHC).

### SUMMARY

- The site must be used for housing and commercial uses, especially cultural, retail or entertainment uses.
- The ground floor must be commercial, retail, or cultural/entertainment uses and the upper floors are required to have residential uses. However, partial commercial use is also permitted, as long as housing is a majority of the use of the upper floors.
- A public park must be created in the Preservation/Conservation Restrictions area.

#### MASSING, HEIGHT & ORIENTATION

- New buildings must front and define the street edges along Melnea Cass Boulevard and Harrison Avenue. Buildings must remain set back from the corner of Washington Street and Melnea Cass Boulevard to allow for a significant open space that addresses the historic significance of the Nawn Factory building and the Eustis Street Architectural Conservation District.
- Building heights may vary from 6 to 15 stories with lower heights/massing stepping down towards Washington Street and the Eliot Burying Ground. Building masses above 6 stories should be set towards Harrison Avenue. Proposer should be aware of the guidelines associated with the Eustis Street Architectural Conservation District.
- Employ visual or physical breaks in the building massing along Melnea Cass Boulevard to provide for light, air and views and reduce a monolithic feel or wall-like effect along the street

- The building should be oriented to Melnea Cass Blvd and be set back from the streets to provide significant open space, protecting the Nawn Factory building.
- Building heights may vary from 6 to 15 stories with lower heights/massing stepping down towards Washington Street and the Eliot Burying Ground.
- The building is subject to review by the Landmarks Commission for the Eustis Street Architectural Conservation District guidelines.
- The building should have a varied street edge and allow for light, air and views through the site.

#### ARCHITECTURAL DESIGN & CHARACTER

- Building character should acknowledge the special nature and gateway opportunity of the corner at Washington Street and Melnea Cass Boulevard.
- Buildings may be contemporary in design but must be responsive to its immediate context and designed to respond to the area's history and current needs, allowing for a blend of old and new architectural expressions.
- Proposals are to express the distinction of retail, commercial, and other public uses at ground level to animate the edges of the street and help define the character of the neighborhood along Melnea Cass Boulevard and Washington Street.
- Proposed buildings should 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 Melnea Cass Boulevard.
- 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.

- The proposal should be unique and act as a gateway at the corner of Washington Street and Melnea Cass Boulevard.
- New construction may be modern in design but allow for a blend of old and new to accommodate the importance of the Nawn Factory building and surrounding neighborhood character.
- Commercial and retail space should be distinct from the rest of the building and be inviting to the community and pedestrians.
- The street level portion of the building should have ample windows and match the existing context.
- The building should be constructed of long-lasting, high-quality materials.

#### ACCESS & CIRCULATION

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

- Main entrance to retail/lobby should oriented to Melnea Cass Boulevard and Washington Street with service access along Harrison Avenue.
- The design should accommodate pedestrians and bicyclists and provide secure on-site bike storage.
- The project should provide adequate screened on-site parking and not promote on-street parking.

#### OPEN SPACE, PUBLIC REALM & PUBLIC ART

- The proposal must provide a new distinct and memorable public realm, with an enhanced sidewalk experience around the site that creates an active, vibrant, and attractive public area that encourages people to gather.
- The Preservation/Conservation Restrictions area should be an inviting open space recognizing 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 Boulevard into Dudley Square.
- Create a bold and inventive site design incorporating public art, particularly installations that are interactive and historically significant.
- Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the property, must not abut the Nawn Factory Site, and be appropriately screened from view.

- The open space and sidewalk experience should be memorable and promote the community to gather and engage on the site.
- The proposal should create activity along the street and provide street furniture for pedestrians and area residents.
- The Preservation/Conservation Restrictions area should be an inviting open space recognizing the historic character of the adjacent Nawn Factory and Eustis Street Architectural Conservation District.
- Create a bold and inventive site design incorporating public art, particularly installations that are interactive and historically significant.
- Dumpsters and storage should be screened from public view and be located rear of the property and not be next to the Eliot Burying Ground.

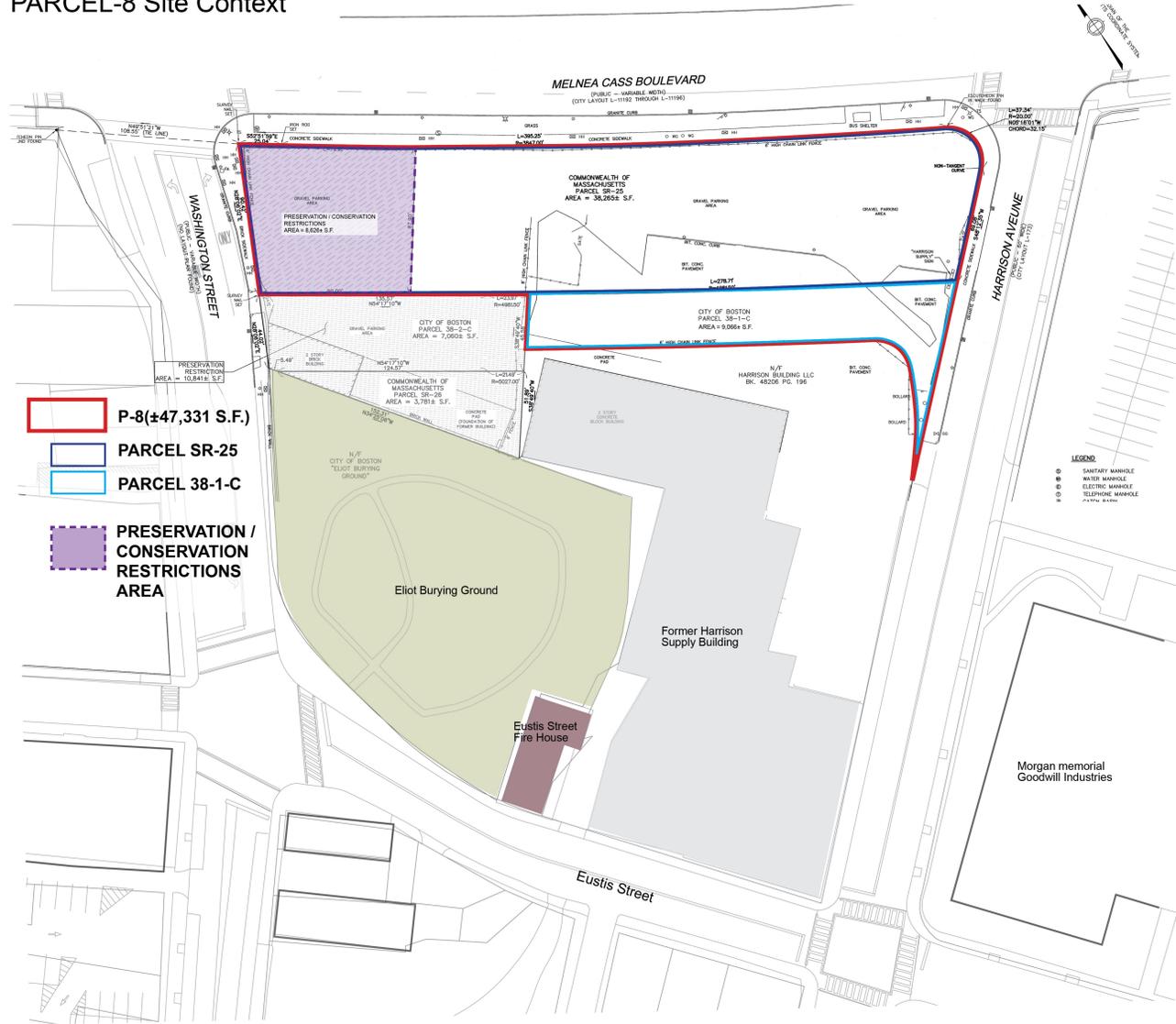
# PLAN: Dudley Square

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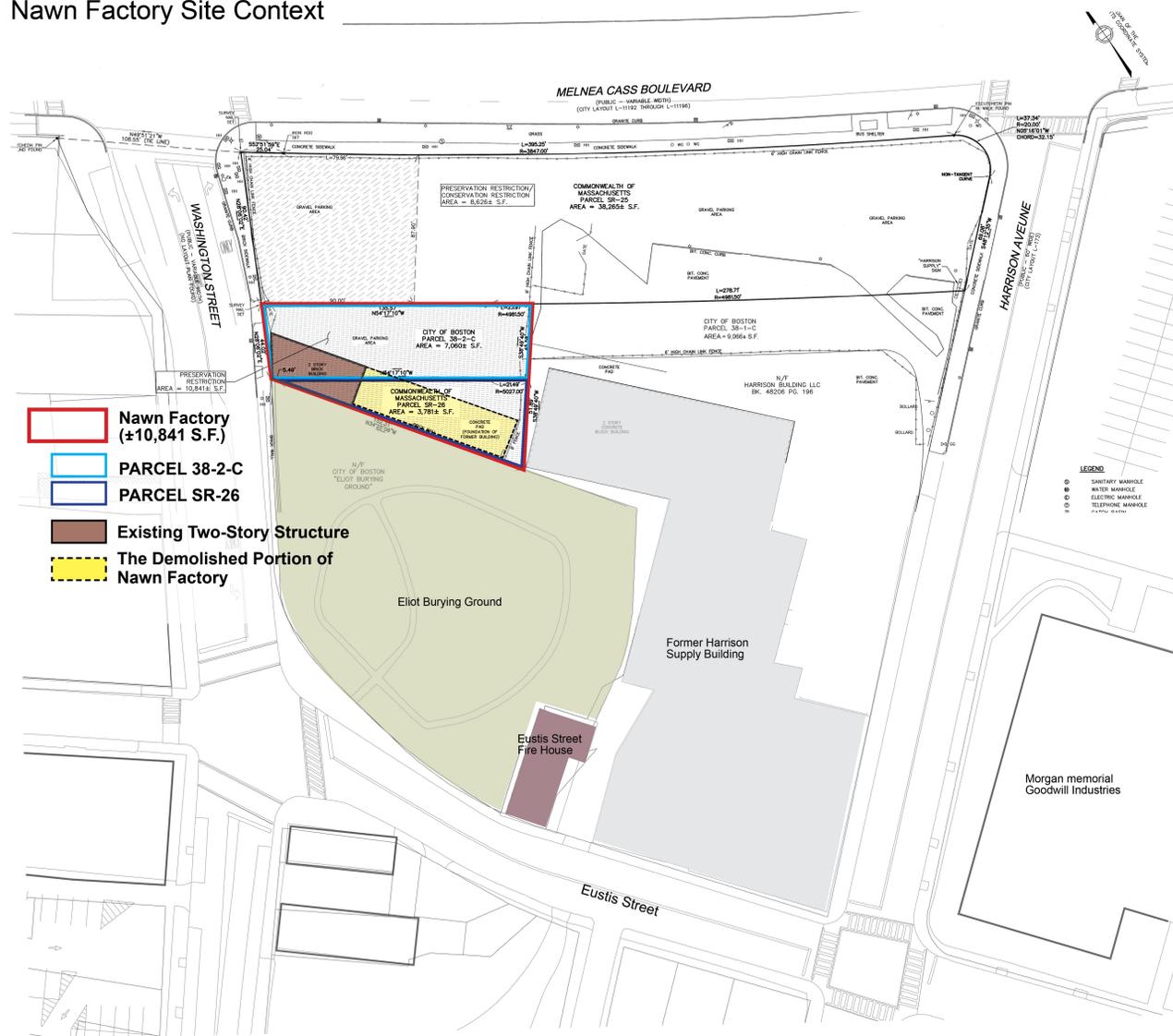
## Parcel 8 and Nawn Context



PARCEL-8 Site Context



Nawn Factory Site Context



# PLAN: Dudley Square

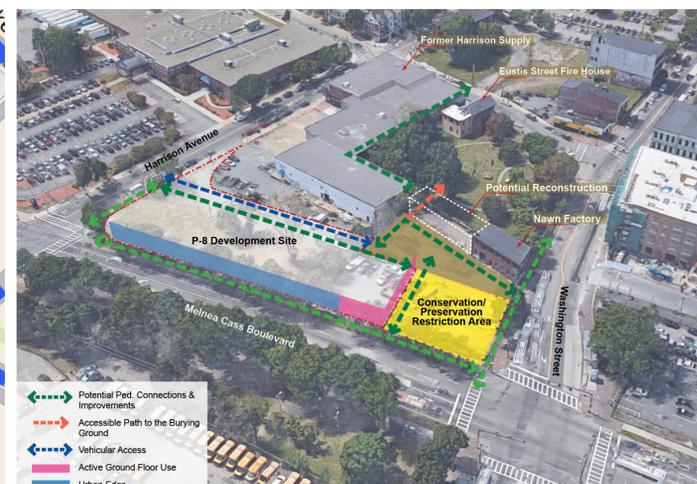
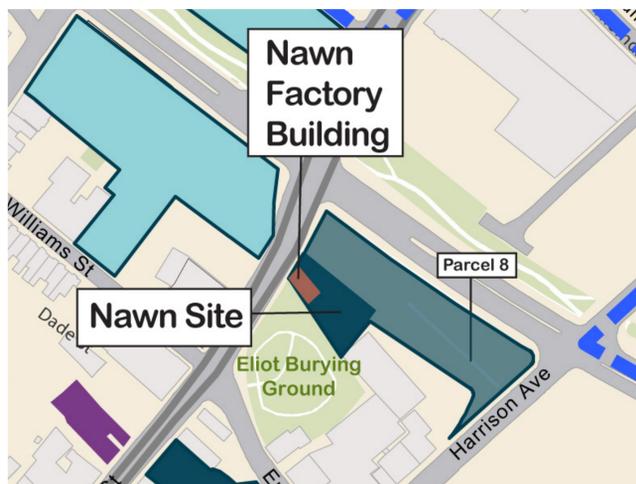
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## STATION 6

# Nawn Factory



<b>PHYSICAL ADDRESS</b>	2080 Washington St.
<b>PARCEL ID</b>	0802426010; 0802426020
<b>PARCEL SIZE (SF)</b>	10,841
<b>PARCEL SIZE (ACRES)</b>	0.25
<b>CURRENT ZONING</b>	Roxbury Heritage State Park Community Facilities, Neighborhood Design Overlay District, Eustis St. Protection Area



## DRAFT RFP TEXT

### PROPOSED USES

- First described as a visitors' center in the Commonwealth's Roxbury Heritage State Park Master Plan (1987), the Roxbury community envisions creating a place of engagement to showcase and honor the neighborhood's rich history and inform residents and visitors alike about the neighborhood's cultural activities.
- The community expressed a strong desire to have the property purchased and developed so that it will contribute to the larger Roxbury community. Given the key location, it should serve as a well and thoughtfully programmed space and a welcoming gateway that will strengthen and increase the connectivity from Downtown Boston to the central commercial core of Dudley Square.

## SUMMARY

- Approximately 1200 SF to be used as an indoor public history and engagement center and provide cultural and educational programming
- Includes interpretive history displays that describe the geographic, cultural and contextual importance of Roxbury
- Orientation center for Roxbury's cultural district and gateway to Roxbury Heritage State Park
- Commercial uses such as café/restaurant and/or office space and other compatible cultural uses.

### MASSING, HEIGHT & ORIENTATION

- Sited on two parcels totaling 10,841 SF, the Nawn Factory Building faces Washington Street. The Factory is two story structure with with approximately 3,725 SF per floor. Behind the building, the foundation walls of demolished portions of the building are visible.
- Because of the importance of this property to the history of Roxbury, the Commonwealth of Massachusetts requires that a Preservation Restriction be placed on the property. This restriction (which is expected to be in place prior to the release of the RFP) will prohibit or strictly limit the building of any additional structures on the property.

- The Property sits between the proposed new Park at the corner of Melnea Cass Blvd and Washington Street, and the historic Eliot Burying Ground
- The building faces Washington Street and straddles two parcels that total 10,841 SF
- The Nawn factory is a 2-story structure with approximately 7,450 SF of floor space
- A Preservation Restriction on the property may prohibit, or strictly limit, any additional structures to be built on the Nawn site

### ARCHITECTURAL DESIGN & CHARACTER

- Building construction must take into consideration the existing standards of the community, i.e., building height, mass, and scale. The Successful Proposers must take a preservationist approach to the property maintaining The Secretary of the Interior Standards for Preserving, rehabilitation, Restoring, and Reconstructing Historic Buildings. All designs must be approved by Boston Landmarks Commission and Massachusetts Historical Commission.
- The building restoration and design must include a thoughtful exterior with attractive windows, doors, and exterior cladding and/or masonry, while maintaining the existing historic integrity of these elements. The architectural integrity and appearance of the building must not be altered in any significant way and the historic character and authenticity must be maintained.
- A Proposer must demonstrate the capacity to interpret and develop the public open space and archeologically significant foundations.

- The Nawn Building is a modest two-story vernacular Italianate factory building
- Former uses included locksmith shop, blacksmith and tannery
- Portions of the building have been demolished over time but foundation walls are visible
- Plans for reuse and restoration of the existing structure should follow historic preservation guidelines, and will require approval from Massachusetts Historical Commission and Boston Landmarks Commission.
- Any additional structures proposed for the site should be consistent with the Preservation Restriction and will also require approvals from MHC and Boston Landmarks Commission

### ACCESS & CIRCULATION

- Primary pedestrian access to the Nawn Factory site should be on Washington Street.
- Proposals should work with adjacent developments to create a network of pedestrian/bike through-block connections for Washington Street, Melnea Cass Boulevard, Harrison Avenue, and Eustis Street.
- Proposals should develop accessible design to the Eliot Burying Ground in consultation with the Boston Landmark Commission.
- Design of pedestrian paths should respond to the park design of the Preservation/Conservation area located at the northwest corner of P-8 as well as pedestrian and bike accommodation improvements that are currently undertaken by the Boston Transportation Department and the Public Works Department for the Dudley Square area.
- Vehicular and service access should be from Harrison Avenue, which will require a coordinated vehicular circulation with P-8 development.
- Proposals must develop adequate but not excessive parking strategies for new employees, and/or customers and visitors to prevent on-site parking and overburdening street parking used by area residents.
- Safety, views and ease of navigation must be considered in the site design. Night safety is a particular concern of neighborhood residents, so exterior lighting must be carefully designed not to conflict with the architectural and historical significance of the site and create well-lit open spaces without any dark pocket in landscape and streetscapes.

- Primary pedestrian access to the Nawn Factory site should be on Washington Street.
- Proposals should work with adjacent developments to create a network of pedestrian/bike through-block connections for Washington Street, Melnea Cass Boulevard, Harrison Avenue, and Eustis Street.
- Proposals should develop accessible design to the Eliot Burying Ground in consultation with the Boston Landmark Commission.
- Vehicular and service access should be from Harrison Avenue, which will require a coordinated vehicular circulation with P-8 development.
- Safety, views and ease of navigation must be considered in the site design.

### OPEN SPACE, PUBLIC REALM & PUBLIC ART

- The Nawn Building will include interior public space as a requirement of development.
- The Project must provide a new distinct and memorable public realm, with an enhanced sidewalks and walkways, signage and other elements that are complementary to the restored Nawn Factory building
- The developer is strongly encouraged to work with the Parcel 8 designated developer to ensure that the conservation restricted area of Parcel 8 and the Nawn Factory parcels have complementary and consistent plans for the use of the open space
- As an important element of the Roxbury Heritage State Park, the open space plan for the Nawn Building parcels will be subject to review and approvals from the Boston Landmarks Commission and the Massachusetts Historical Commission.

- Open Space design and uses should be consistent with and enhance the Nawn Building re-use as an historical and cultural resource center for the community.
- The development of the Nawn Building site should complement the development of the park located at the Preservation Conservation Restrictions area at Washington Street and Melnea Cass Boulevard.
- Design approvals will be required from Boston Landmarks Commission and Massachusetts Historical Commission.

# PLAN: Dudley Square

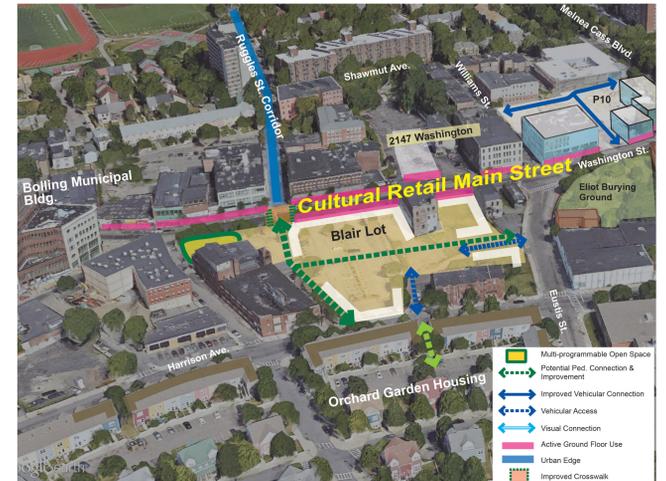
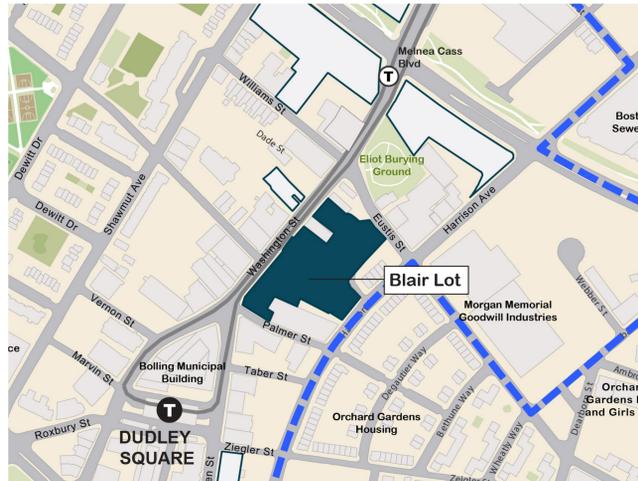
Preserve. Enhance. Grow.

## Blair Lot

# STATION 7



<b>PHYSICAL ADDRESS</b>	4-12 Palmer St; 2180-2190 Washington St; 2148 Washington St; 29 Eustis St; 2-6 Renfrew St
<b>PARCEL ID</b>	0802472000; 0802475000; 0802479000; 0802462000; 080245500
<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)



### DRAFT RFP TEXT

#### 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 befit the site's location within the Dudley Square Cultural District. Arts and entertainment related ground level uses like jazz/music entertainment, performancespace, food establishments, and art galleries are strongly encouraged.
- Any commercial office, retail, or arts related uses on the site must address job creation that meets the needs of the neighborhood.
- The upper levels must include residential units that address the housing needs in Dudley Square.
- New development will be strongly encouraged to provide replacement public parking onsite at an hourly rate to support local retail and businesses

#### MASSING, HEIGHT & ORIENTATION

- Buildings on the site must be massed in a manner that creates a continuous street wall along Washington Street.
- Buildings should be sited to respect views down Washington Street with the Bruce C. Bolling Municipal Building as the focal point.
- A proposal for a building significantly taller 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 proposal for a building that is taller than adjacent surrounding buildings along the street should modulate and step massing so as to define a building height that is contextually appropriate with adjacent buildings on the lower floors and upper floor levels are set back.
- Building heights for building(s) on the Blair Lot site may vary from 6 - 15 stories. Taller building masses 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 and existing buildings along Washington Street.
- Buildings should be separated through a network of pedestrian streets and/or programmable open spaces to provide visual relief and reduce the scale of this large parcel through the creation of discreet building blocks that respect the surrounding street and block patterns.

#### ARCHITECTURAL DESIGN & CHARACTER

- 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 building.
- 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.
- 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 along Washington Street.
- 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.
- Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the property and must be appropriately screened from view.

#### ACCESS & CIRCULATION

- 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.

#### OPEN SPACE, PUBLIC REALM & PUBLIC ART

- The west end of the Blair Lot 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.

### SUMMARY

- The site must be used for housing and commercial uses, especially cultural, art or entertainment uses.
- Commercial office, retail, or arts related uses must create new jobs that meet the needs of the neighborhood.
- The upper floors should be residential or commercial and should meet the needs of the community.

- The main entrance must be on Washington St and the design shall continue the existing street frontage.
- A proposal for a building that is taller than adjacent surrounding buildings along the street should modulate and step massing so as to define a building height that is contextually appropriate with adjacent buildings.
- Buildings should be configured to allow natural light down to the street and into open spaces that are internal and external to the building.
- Taller buildings must minimize impacts on neighboring buildings and fit within the surrounding character.
- Buildings should be sited to provide pedestrian cut throughs and respect the views along Washington Street with the Bruce C Bolling building being the focus.

- The proposed design should fit with the existing character of the neighborhood and its historic value.
- The building should be constructed of long-lasting, high-quality materials
- Commercial and retail space should be distinct from the rest of the building and be inviting to the community and pedestrians.
- The street level portion of the building should have ample windows and match the existing context.
- Dumpsters and storage should be screened from public view and be located rear of the property, away from Washington Street.

- The main entrance to retail and lobby should be on Washington Street with service access along Harrison.
- Interior public space should be prominent, easily accessible, and promote community interaction and engagement, and allow for pedestrian cut throughs.
- The proposals should respond to the Ruggles Corridor design by incorporating through-block connections to Harrison Avenue.
- Any parking garage proposed must be screened with residential or other uses.

- Open space should be provided on the west side of the site and allow for community programming.
- A series of open spaces and sidewalks should be provided on the property between proposed buildings to allow the community to walk through the site.
- The proposal should include native plants that grow year-round and can thrive with minimal maintenance. The plants should be able to be watered with collected stormwater or recycled water.
- Public art should be incorporated into the project and be relevant to the community. Community members should be able to interact with the art when possible.