

PLAN: Dudley Square

Blair Lot RFP Summary

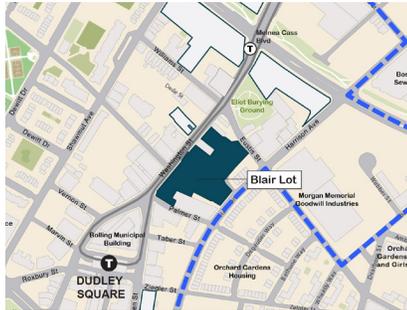
PHYSICAL ADDRESS 4-12 Palmer St; 2180-2190 Washington St; 2148 Washington St; 29 Eustis St; 2-6 Renfrew St

PARCEL ID 0802472000; 0802475000; 0802479000; 0802462000; 080245500

PARCEL SIZE (SF) 85,729 SF

PARCEL SIZE (ACRES) 1.9

CURRENT ZONING Dudley Square Economic Development Area (EDA)



PROPOSED USES

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- 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. Creative approaches to artist live/work space and cultural economic development strategies are encouraged.
- Commercial uses on the ground floor should create an active and engaging streetscape.

MASSING, HEIGHT & ORIENTATION

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- The height may vary between 6-15 stories. Taller buildings must minimize impacts on neighboring buildings and fit within the surrounding character.
- The main entrance must be on Washington St and the design shall continue the existing street frontage. Buildings should step down to respond to scale of Orchard Gardens.
- 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.
- 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.
- All projects should consider wind patterns at the surrounding pedestrian level.

Blair Lot RFP Summary

ARCHITECTURAL DESIGN & CHARACTER

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- The proposal should be unique and reflect Dudley Square's rich cultural and architectural history.
- 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 maintaining street wall continuity.
- Dumpsters and storage should be screened from public view and be located rear of the property, away from Washington Street.

ACCESS & CIRCULATION

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- 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 limiting visibility.
- Safety, views, and ease of navigation must be considered in the site design.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

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- 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.

PLAN: Dudley Square

Nawn Factory RFP Summary

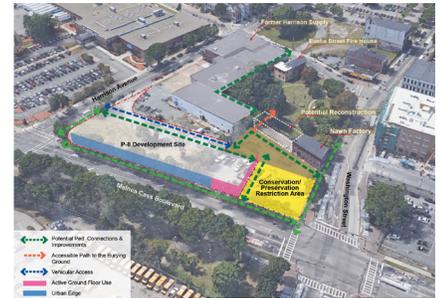
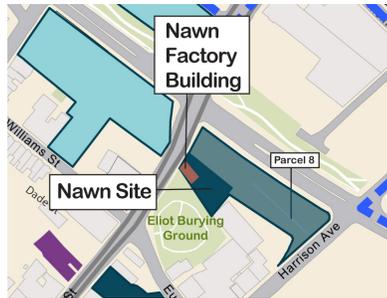
PHYSICAL ADDRESS 2080 Washington St.

PARCEL ID 0802426010; 0802426020

PARCEL SIZE (SF) 10,841 SF

PARCEL SIZE (ACRES) 0.25

CURRENT ZONING Roxbury Heritage State Park, Community Facilities, Neighborhood Design Overlay District, Eustis St. Protection Area



PROPOSED USES

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- The building uses must be a combination of retail, cultural and/or entertainment uses that contribute to the identity of the Dudley Square Cultural District and the Roxbury Heritage State Park. Office uses are possible at the ground floor as long as they create an engaging streetscape.
- The restoration of the Nawn Factory should include 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

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- The property sits between the proposed new Park at the corner of Melnea Cass Blvd and Washington Street, and the historic Eliot Burying Ground
- A Preservation Restriction on the property may prohibit, or strictly limit, any additional structures to be built on the Nawn site.
- Additional structures will be limited to the reconstruction of the demolished portion of the Nawn Factory on the original building footprint.
- New and original structures will be limited to 2 stories.

Nawn Factory RFP Summary

ARCHITECTURAL DESIGN & CHARACTER

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- The Nawn Building is a modest two-story vernacular Italianate factory building. 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

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- 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

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- 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 project should provide a new distinct and memorable public realm, with an enhanced sidewalks and walkways, signage.
- 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.
- Provide attractive and well maintained plantings throughout the site.

Parcel 8 RFP Summary

ARCHITECTURAL DESIGN & CHARACTER

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- 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

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- Main entrance to retail/lobby should be 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.
- Safety, views, and ease of navigation must be considered in the site design.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

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- 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.

Comparative Evaluation Criteria

The City will use the following Comparative Evaluation Criteria to compare the merits of all qualifying proposals.

For each evaluation criterion set forth below, the City's selection committee shall assign a rating of Highly Advantageous, Advantageous or Not Advantageous.

1. Development Concept

This Criterion is an evaluation of the Proposer's development plan relative to the Development Objectives set out in Section 3. Proposals that better fulfill the Development Objectives 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 Objectives will be considered less advantageous. 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, will be ranked as **Highly Advantageous**.

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

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

2. Urban Design

This Criterion is an evaluation of the proponent's development plan relative to the Urban Design Guidelines set out in Section 03. Proposals that better fulfill the Urban Design Guidelines relative to other proposals will be considered to be more advantageous. Proposals that do not meet the objectives specified in the Urban Design Guidelines will be considered less advantageous. To facilitate its evaluation of this criterion, the selection committee will seek community input in the form of a developer's presentation with opportunity for public comment.

Proposals that are highly compatible with the Urban Design section of this RFP and fully address each subsection, provide more detail and meet more of the identified objectives than other proposals will be ranked as **Highly Advantageous**.

Proposals that are mostly compatible with the Urban Design section of this RFP and address each subsection), provide less detail and meet fewer of the identified objectives than other proposals will be ranked as **Advantageous**.

Proposals that are not compatible with the Urban Design section of this RFP and fully address each subsection provide little detail and meet fewer or none of the identified objectives than other proposals will be ranked as **Not Advantageous**.

Comparative Evaluation Criteria

3. Sustainable Development

This criterion is an evaluation of the extent to which the proponent addresses the Resilient Development and Green Building Design Guidelines (specified in section 03). Proposals that better fulfill these objectives relative to other proposals will be considered to be more advantageous. Proposals that do not fully address the Resilient Development and Green Building Design Guidelines will be considered less advantageous. To facilitate its evaluation of this Criterion, the selection committee will seek community input in the form of a developer's presentation with opportunity for public comment.

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

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

Proposals that address few subsections, do not provide a plan for LEED Silver certifiability, and do not meet minimum Resilient Development and Green Building Design Guidelines will be ranked as **Not Advantageous**.

4. Development Team Experience

This Criterion is an evaluation of the Proponent's experience and capacity to undertake the proposed project. This will be evaluated based on the proponent's experience relative to that of other proponents. 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 the greatest detail in the required information regarding the development team's experience and capacity and demonstrate that the development team has successfully completed one or more similar projects to the one proposed that are located in the city of Boston in the last five years, will be ranked as **Highly Advantageous**.

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

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

Comparative Evaluation Criteria

5. Financial Capacity

This Criterion evaluates the relative strength of the proponent's financing plan relative to other proposals. Proposals that provide evidence of confirmed financing offers to generate sufficient capital to fund most or all of their development budget will be considered to be more advantageous. Proposals that do not provide evidence of confirmed financing sources or only partially confirmed financing will be considered less advantageous.

Proposals that provide a complete financial submission, along with financial commitments and/or letters of interest from lenders, funders and/or equity investors; documentation of liquid equity and/or evidence of fundraising or financing to fully satisfy the development budget as presented; and demonstrate experience in previously successfully financing a similar development will be ranked as **Highly Advantageous**.

Proposals that provide a mostly complete financial submission, along with financial commitments and/or letters of interest from lenders, funders and/or equity investors, documentation of liquid equity and/or evidence of financing to fully satisfy the development budget as presented; but do not specifically demonstrate previous experience in successfully financing a similar development will be ranked as **Advantageous**.

Proposals that do not provide a complete financial submission nor evidence of, or documentation for any financing, funding sources or equity to satisfy the development budget; or the documentation or evidence of financing is insufficient or outdated, will be ranked as **Not Advantageous**.

6. Net Offer Price

This criterion evaluates the financial impact to the BPDA of the proponent'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 proponents. Proposals with a net offer price above that of other proposals will be considered to be more advantageous, provided it remains consistent with the development objectives and community preferences outlined in this RFP. Proposals with a net offer price below that of other proposals will be considered to be **Highly Advantageous**.

Proposals that do not include sources of public funding and include an offer price that meets or exceeds the appraised value of the Property will be ranked as Highly Advantageous.

Proposals that include an offer price that is less than the appraised value of the Property, but is not utilizing sources of public funding will be ranked as **Advantageous**.

Proposals that offer less than the appraised value of the Property and do not justify the basis for the reduction will be ranked as **Not Advantageous**.

7. Development and Operating Cost Feasibility

This Criterion evaluates the relative strength and completeness of the proponent's development budget relative to other proposals. Proposals that most completely specify all anticipated costs and contingencies and are consistent with current industry standards will be ranked as more advantageous. Proposals that contain incomplete development budgets or costs that are inconsistent with industry standards, will be ranked as less advantageous.

Proposals with development and operating pro formas that include cost estimates that are appropriate

Comparative Evaluation Criteria

for the proposed project and its ongoing operations, and are supported by documents such as estimates from recognized professionals or price quotes from licensed builders or contractors, will be ranked as **Highly Advantageous**.

Proposals with development and operating pro formas that include cost estimates that are appropriate for the proposed project and its ongoing operations, but do not provide supporting documentation for the most significant costs will be ranked as **Advantageous**.

Proposals that do not submit development and operating pro formas or include development and operating pro formas that lack in detail, or are not realistic or appropriate for the project and its ongoing operations, will be ranked as **Not Advantageous**.

8. Diversity and Inclusion Plan

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

Proposals that provide a detailed and documented Diversity and Inclusion Plan that is superior to that of other proposals and is able to clearly demonstrate how it will attain its objectives, will be ranked Highly Advantageous.

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

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

9. Development Timetable

This Criterion evaluates the relative strength of the proponent's development timetable relative to that of other proponents. Proposals that are able to start construction in a timely manner and have a realistic construction schedule will be considered to be more advantageous. 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 a time frame that is efficient and reasonable for a project of its type, will be ranked as **Highly Advantageous**.

Proposals that provide a feasible development timetable, demonstrate a general understanding of the development process, but either lack detail and/or indicate that the project will be completed in a longer time period than other similar projects will be ranked as **Advantageous**.

Comparative Evaluation Criteria

Proposals that fail to provide a development timetable or propose a development timetable that is not timely or practical and/or demonstrates a lack of understanding of the development process will be ranked as **Not Advantageous**.

10. Good Jobs Standards for Full Time Employees

This criterion evaluates the relative strength of the proponent's employment strategy narrative to respond to the seven point "Good Jobs" standard as articulated in the Submission Requirements section of this RFP. Narratives that are more comprehensive, complete and are able to document a credible implementation plan, will be ranked more highly advantageously. To facilitate its evaluation of this Criterion, BPDA will seek community input in the form of a developer's presentation with opportunity for public comment.

Proposals that provide a comprehensive, complete and documented Good Jobs Plan narrative that is superior to that of other proposals and is able to clearly demonstrate how it will attain its objectives, will be ranked **Highly Advantageous**.

Proposals that provide a comprehensive, complete and documented Good Jobs Plan that is similar or equal to all other submitted proposals will be ranked **Advantageous**.

Proposals that do not provide a comprehensive, complete and documented Good Jobs Plan that is inferior to other submitted proposals will be ranked **Not Advantageous**.

11. Development Without Displacement & Affordable Housing

This is an evaluation of the relative strength of the proposal for achieving affordability and development without displacement as articulated by the community. Proposals will be considered and rated based on the percentage of and depth of affordability achieved combined with the comprehensiveness of the proponent's planned approach to assisting the current residents of Roxbury to remain in their community in the future, experience stability in their housing situations, afford housing, and find pathways to economic opportunity. To facilitate its evaluation of this criterion, the BPDA will seek community input in the form of a developer's presentation with opportunity for public comment.

Proposals that provide a higher percentage of affordable housing at levels of affordability that exceed that of other proposals submitted; and include a comprehensive, highly reasonable, and achievable "Development without Displacement" strategy for a project of the type proposed that is clearly superior to those included in all other proposals will be ranked as **Highly Advantageous**.

Proposals that provide an amount of affordable housing that is equal to most other proposals, at levels of affordability that equal that of most other proposals submitted; include a reasonable and justifiable "Development without Displacement" strategy for a project of the type proposed that is similar or equal to other submitted proposals will be ranked as **Advantageous**.

Proposals that provide a lower percentage of affordable housing at levels of affordability that is less than that of most other proposals submitted; do not provide a credible or detailed "Development without Displacement" strategy for a project of the type proposed; and/or propose a "Development without Displacement" strategy that is substantively inferior to other submitted proposals will be ranked as **Not Advantageous**.

Comparative Evaluation Criteria

12. Additional Community Benefits

This Criterion evaluates the proponent'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 more advantageous. Proposals that offer less or no community benefits will be considered to be less advantageous. To facilitate its evaluation of this Criterion, the BPDA 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 will be provided to the community, aside from the development of the property, that are clearly superior to those provided by other proponents will be ranked as **Highly Advantageous**.

Proposals that describe and quantify specific benefits that will be provided to the community, aside from the development of the property, that are equal to those provided by other proponents will be ranked as **Advantageous**.

Proposals that do not sufficiently describe and / or quantify specific benefits to the community, aside from the development of the property, and/or provide benefits that are inferior to those provided by other proponents will be ranked as **Not Advantageous**.

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