

# MID DORCHESTER ACTION PLAN

## Development GUIDELINES



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### Introduction

The Mid Dorchester Action Plan Development Guidelines are recommendations based on input from the community visioning and planning process for the publicly owned parcels in the Four Corners, Bowdoin/Geneva, and Codman Square areas of the “Mid”- Dorchester area. The community process, led by the Boston Redevelopment Authority (BRA) and the Department of Neighborhood Development (DND), focused on development opportunities and uses for vacant city owned parcels in the Mid Dorchester area.

The importance of the Development Guidelines is for a set of criteria to be in place for developers or stakeholders interested in acquiring the vacant city-owned properties. The guidelines provide a measure of what be deemed as appropriate uses or goals for each property. The guidelines will be the critical measure of a project merit and as such, the guidelines will be integrated within the Request for Proposals (RFPs) for each property. Potential development will be required to strongly adhere to the guidelines through the RFP evaluation process.



# 191 Bowdoin Street Development Guidelines

PARCEL ID:  
AREA:

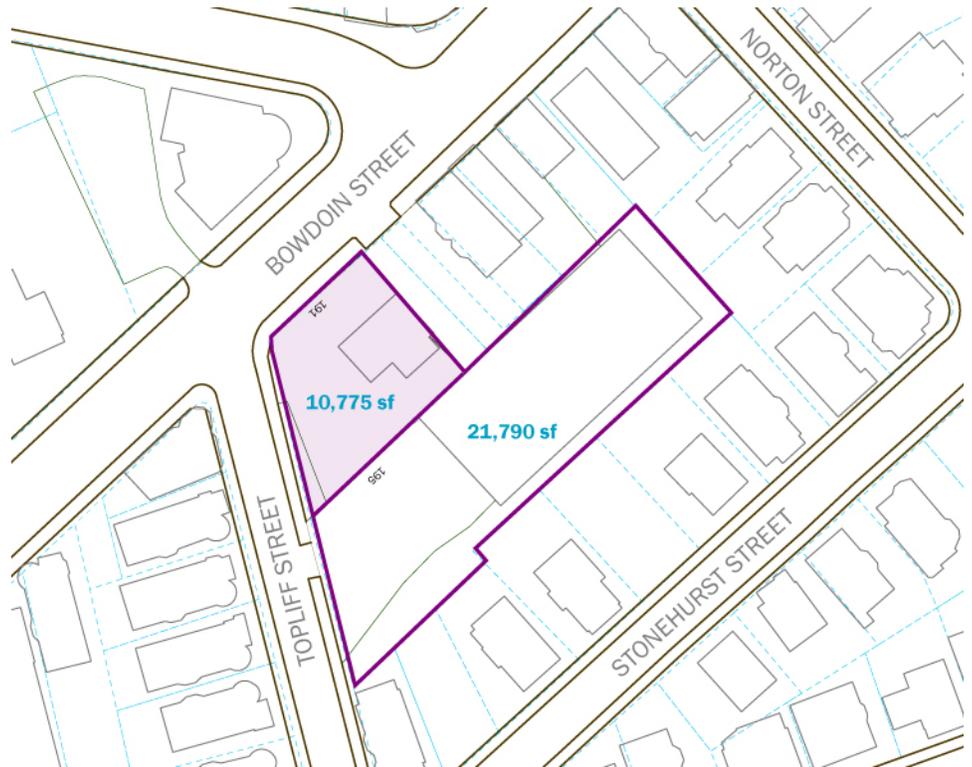
150129400  
10,778 sf

## Community Vision

A catalyst for economic development and investment in the Bowdoin/Geneva Main Street business district and surrounding community.

## Development Goals

191 Bowdoin Street is a significant “Gateway” parcel for the Bowdoin/Geneva business district. Therefore, the community looks toward redevelopment of this former gas station and repair shop as an opportunity to provide more commercial and/or institutional uses that would complement and further advance the business district. A mixed use project that would provide high quality housing and ground floor commercial or retail space would also be entertained.



### SITE PLAN

All maps and diagrams are for illustrative purposes only. Please visit such and such to obtain current and official documents.



CITY OF BOSTON OWNED



PRIVATE PARCEL

## Existing Conditions

### Site Description

191 Bowdoin is a 10,778 sf. site at the corner of Bowdoin St and Topliff St. A one-story vacant building, formerly a gas station, resides near the center of the site. The property is fairly level and is void of trees and other landscaping

### Context / Abutting Uses

The abutting parcel at 195 Bowdoin St, located directly behind 191 Bowdoin, is 21,790 sf. The parcel fronts Topliff St., stretching towards Norton St. The abutting parcels along Bowdoin St are smaller parcels with commercial and mixed-use uses. The majority of uses in the surrounding area are residential.

## Adjoining Parcels

Although 191 Bowdoin Street by itself is of an adequate size for redevelopment, interested parties that have site control of the vacant abutting property at 195 Bowdoin Street will be highly considered for this RFP. 195 Bowdoin Street, coupled with the city's property at 191 Bowdoin Street will yield the most significant redevelopment impacts and potentially most economically viable project.

## Environmental Conditions

Currently the City of Boston is working with our consultants using an EPA Cleanup Grant and City matching funds to move forward with closing the site within the MCP regulations.

## Zoning

The site is currently zoned "LC" for Local Convenience. The maximum allowed building height is 40 feet and the maximum FAR is 1.0. Parking ratios: Commercial, Retail, Office – 2 per 1,000 SF; Residential – 1 to 1.5 per unit.

The community's vision for these sites, as reflected in the Urban Design Guidelines of this RFP include a wide range of use, urban design, and building design goals that may or may not conform to the current zoning code.

Respondents to this RFP are encouraged to submit proposals that best respond to the Goals and Guidelines stated within this document. It is expected that respondents shall review all applicable zoning and seek approval for any deviations from the code through the Board of Appeal and/or the Boston Zoning Commission.



Existing structure at 191 Bowdoin Street

## Use Guidelines

The desired future uses of 191 Bowdoin Street (potentially combined with 195 Bowdoin Street) would catalyze the Bowdoin/Geneva business district with new complimentary commercial/retail/office tenants and/or provide a high-quality mixed use project.

### Commercial/Office/ Retail Uses

Commercial/office/retail uses at this site should provide complimentary uses to existing Bowdoin/Geneva businesses such as a bank, small grocery store, or a high-quality restaurant. Active retail / service areas should be located along the Bowdoin Street frontage.

### Community / Cultural Uses

The desired community/cultural uses would be a fitness center or institutional building. Proposals that provide community rooms or similar community functions are highly encouraged.

### Residential Uses

Multiunit high-quality residential or senior housing located over active ground floor uses

and or at the site interior would be considered. Parking and open space should be provided at the site interior.

## Design Guidelines

### Building Height & Massing

As this location has been identified as a major “Gateway” to the Bowdoin/Geneva business district, 3 to 4 Stories

Building height should be compatible with the scale and character that contributes to the neighborhood by maintaining similar shapes and sizes of traditional building features and building details of the area.

### Orientation & Street Wall

As this is a prominent corner parcel, the building should respond to both Bowdoin and Topliff with primary frontage on Bowdoin.

### Building Character & Materials

One story commercial block or multi-story mixed use commercial or apartment building typology of brick / masonry and or wood frame construction consistent with character of the area neighborhood. Include tall ground floor retail spaces with large display windows. Provide for high quality materials and building detailing.

Storefront windows and doors should be lit at night so as to contribute to ambient street lighting. Exterior window or door grates are not allowed; use interior open mesh grates when needed. Blank, unfenestrated walls should not be used along public streets.

### Access & Parking

Site should be accessed from Bowdoin Street and exited onto Topliff Street. Surface parking should be located at the side or behind the building and screened from street views with landscaping and fencing. Building integrated or below grade parking should be situated so as to allow for active uses along the primary frontage.

The City is seeking to reduce car dependency by requiring the minimum parking necessary to allow new uses to flourish and the provision of spaces for car sharing that are easily accessible to local area residents and commuters. Shared parking strategies that maximize off-hours use of commercial parking spaces and to minimize the overall need and cost for off street parking are encouraged.

Surface parking areas should employ low impact strategies that reduce stormwater runoff and remove pollutants including pervious pavement, bio-swales and stormwater retention / reuse systems. Hardscaped and paved surfaces should be shaded and/or have a low Solar Reflectance Index rating, minimum SRI 29.

### Service & Loading

All service and loading areas should be located off-street and designed to prevent truck back-up maneuvers in the public right-of-way. Service areas should be out of public view and screened with landscaping and fencing.

### Site Open Space & Landscaping

Provide usable, semi-private open space for residential uses with no less than 50% of the open space area having green, soft landscaped surfaces.

Provide high quality landscaping throughout the site including drought resistant and native plant materials. Include plantings and ornamental fencing along edges and screening for all mechanical equipment and ventilation openings.

Preserve existing trees of significant size or character. Removed trees must be

replaced with new trees at rate of 2 new trees for each tree removed.

## Sustainable Development

The redevelopment of these parcels should enhance the overall sustainability of the Bowdoin Geneva neighborhood through a careful mix of new uses and compact, low impact development strategies.

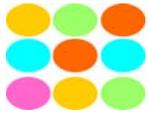
### Green Buildings

All new buildings are to be Green Buildings complying with City of Boston Green Building Zoning Article 37. Additionally all buildings are to be designed and constructed to meet the most appropriate USGBC LEED standard at the Silver level or better and comply with DND Healthy Homes Standards.

USGBC Certification is highly encouraged but not required.

Specific Green Building strategies should include a focus on the following:

- On-site Renewable Energy
- High Performance Energy Efficiency including Energy Star II or better certification
- Stormwater Management & “Green Streets”
- Sustainable Landscaping
- Urban Agriculture
- Transportation Demand Management



# 10-22 Bowdoin Street Development Guidelines

PARCEL ID: 1401419000, 1401418000  
AREA: 25,642 sf

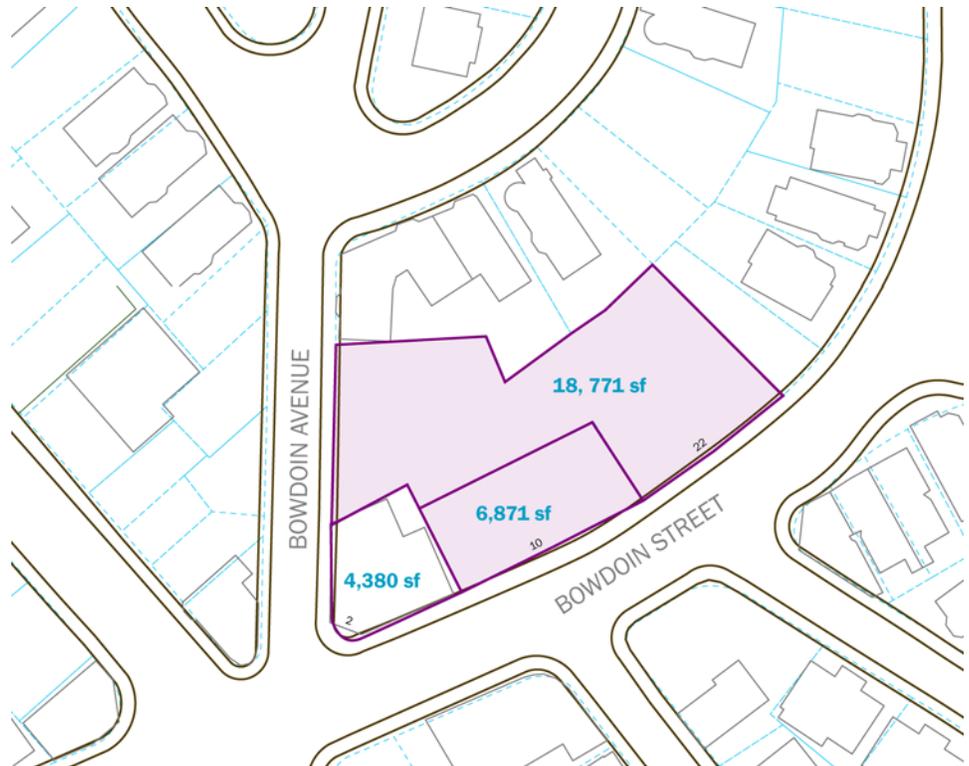
## Community Vision

A retail mini-anchor that will act as a catalyst for broader economic development and investment in the Four Corners Main Street business district and surrounding community.

## Development Goals

The site is situated at the main intersection of the Four Corners area and offers a significant “Gateway” development opportunity for the Four Corners Main Street business district.

The community would like to see new commercial/retail uses that complement existing district businesses and bring new businesses, access to goods and services, and jobs to the district. In addition to the above, a mixed use development of three to four stories with adequate parking would be entertained by the community.



### SITE PLAN

All maps and diagrams are for illustrative purposes only. Respondent should verify all existing conditions.



CITY OF BOSTON OWNED: 25,642 sf



PRIVATELY OWNED: 4,380 sf

## Existing Conditions

### Site Description

10-22 Bowdoin Street is comprised of two vacant parcels that abut a private parcel with a one story commercial building. The site fronts on Bowdoin Street and Bowdoin Avenue and is partially flat with a sloped area at the rear rising up from Bowdoin Street to Bowdoin Avenue. The site is partially vegetated with a mix of trees, grass, and weeds; and partially paved with asphalt.

## Context / Abutting Uses

The owner of the abutting one story building is relocating their business and would like to sell the building and site.

The site is located near the busy intersection of Washington and Bowdoin Streets with a bus stop located in front on Bowdoin St. The adjoining one story commercial building is currently occupied by a food service business.

Adjacent and to the north of the site is a neighborhood of two and three family wood frame residential buildings. West of the site is a three story mixed use building with residential over retail. South of the site are one story commercial and institutional use buildings and vacant land that is being planned for new commercial/retail uses. East of the site on Bowdoin Street is a two family wood frame residential building.

## Adjoining Private Parcel

Although 10-22 Bowdoin Street by itself is of an adequate size for redevelopment, a more significant opportunity could be realized by inclusion of the former City Fresh building/property. Respondent with control of the former City Fresh property will be highly considered for this RFP.

## Environmental Conditions

The City of Boston has performed a “PreScreening” analysis on 10-22 Bowdoin Street. The outcome of the analysis indicates there is no immediate evidence of potential “Reportable Environmental Conditions” on the parcels.

## Zoning

The site is currently zoned “LC” for Local Convenience. The maximum allowed building height is 40 feet and the maximum FAR is 1.0. Parking ratios: Commercial, Retail, Office – 2 per 1,000 SF; Residential – 1 to 1.5 per unit.

The community’s vision for these sites, as reflected in the Urban Design Guidelines of this RFP include a wide range of use, urban design, and building design goals that may or may not conform to the current zoning code.

Respondents to this RFP are encouraged to submit proposals that best respond to the Goals and Guidelines stated within this document. It is expected that respondents shall review all applicable zoning and seek approval for any deviations from the code through the Board of Appeal and/or the Boston Zoning Commission.



Bowdoin Street frontage with side of adjacent existing commercial building at left

## Use Guidelines

The primary use(s) should be commercial retail and / or service businesses that complement existing district businesses. In addition to new retail and / or service uses, office or residential uses on the upper stories would be entertained.

<b>Retail / Service Uses</b>	A principal / mini-anchor active retail or service business(es) located on the ground floor that complements existing district businesses with or without additional small retail / service businesses. Potential primary uses include a grocery store, pharmacy / convenience store or hardware store. Additional uses include sit-down restaurant, bank, coffee shop / bakery, apparel shop, and or toy shop.
<b>Office Uses</b>	Professional or business office uses may be included in the upper stories over ground floor retail / service space.
<b>Residential Uses</b>	Multi-unit residential uses may be included in the upper stories over ground floor retail / service uses. Provide a mix of unit types including studios, one and two bedroom units. Provide private and shared outdoor activity spaces such as balconies, patio / terraces and playgrounds.

## Design Guidelines

<b>Building &amp; Height Massing</b>	<p>Building height(s) should be 1 to 4 stories.</p> <p>Configure building height, scale, and massing to be compatible with surrounding buildings. The Bowdoin St / Bowdoin Ave corner / end of site should be emphasized with additional building massing and height (upper stories or raised parapet). Massing should be organized into one or two buildings but varied to reflect differing uses.</p>
<b>Orientation &amp; Street Wall</b>	<p>Orient the building at the sidewalk with the primary frontage on Bowdoin Street. Design and situate building massing to establish and enhance building street wall conditions along Bowdoin St.</p>
<b>Building Character &amp; Materials</b>	<p>One story commercial block or multi-story mixed use commercial or apartment building typology of brick / masonry and or wood frame construction consistent with character of the area neighborhood. Include tall ground floor retail spaces with large display windows. Provide for high quality materials and building detailing.</p> <p>Storefront windows and doors should be lit at night so as to contribute to ambient street lighting. Exterior window or door grates are not allowed; use interior open mesh grates when needed. Blank, unfenestrated walls should not be use along public streets.</p>
<b>Access &amp; Parking</b>	<p>Primary vehicle access should be from Bowdoin Street and located as far as feasible from the Washington St intersection at the east end of the site. Limited secondary vehicle access may be allowed off of Bowdoin Ave.</p> <p>The City is seeking to reduce car dependency by requiring the minimum parking necessary to allow new uses to flourish and the provision of spaces for car sharing that are easily accessible to local area residents and commuters. Shared parking strategies that maximize off-hours use of commercial parking spaces and to minimize the overall need and cost for off street parking are encouraged.</p>

Surface parking should be located at the side or behind the building and screened from street views with landscaping and fencing. Building integrated or below grade parking should be situated so as to allow for active uses along the primary frontage.

Surface parking areas should employ low impact strategies that reduce stormwater runoff and remove pollutants including pervious pavement, bio-swales and stormwater retention / reuse systems. Hardscaped and paved surfaces should be shaded and/or have a low Solar Reflectance Index rating, minimum SRI 29.

### Service & Loading

All service and loading areas should be located off-street and designed to prevent truck back-up maneuvers in the public right-of-way. Service areas should be out of public view and screened with landscaping and fencing.

### Site Open Space & Landscaping

Provide usable, semi-private open space for residential uses with no less than 50% of the open space area having green, soft landscaped surfaces.

Provide high quality landscaping throughout the site including drought resistant and native plant materials. Include plantings and ornamental fencing along edges and screening for all mechanical equipment and ventilation openings.

Preserve existing trees of significant size or character. Removed trees must be replaced with new trees at rate of 2 new trees for each tree removed.

## Sustainable Development

The redevelopment of these parcels should enhance the overall sustainability of the Four Corners neighborhood through a careful mix of new uses and compact and compact, low impact development strategies.

### Green Buildings

All new buildings are to be Green Buildings complying with City of Boston Green Building Zoning Article 37. Additionally all buildings are to be designed and constructed to meet the most appropriate USGBC LEED standard at the Silver level or better and comply with DND Healthy Homes Standards.

USGBC Certification is highly encouraged but not required.

Specific Green Building strategies should include a focus on the following:

- On-site Renewable Energy
- High Performance Energy Efficiency including Energy Star II or better certification
- Stormwater Management & “Green Streets”
- Sustainable Landscaping
- Urban Agriculture
- Transportation Demand Management



# 719 Washington Street Development Guidelines

PARCEL ID: 1701741000  
AREA: 8,558 sf

## Community Vision

Reuse or redevelopment of blighted former gas station

## Development Goals

The development goals for 719 Washington are either to provide significant enhancement of the current site into a high quality and complimentary commercial use or redevelopment of the entire site toward either a residential and/or low impact commercial usage.



## Existing Conditions

### Site Description

The site was formally a gas station at the intersection corners of Washington Streets and Dunbar Avenue. The front half of the site remains paved with asphalt, while the only vegetation on the site is grass located on both sides and behind the remaining building structure.

### Context / Abutting Uses

The site is within a residential district of two and three family homes, it is also among a mix of industrial, open space and institutional uses in the immediate surrounding area. To the south of the site along Washington Street there is a single family house; a three family home; and an auto mechanic business. To the west of the site along Dunbar Avenue there is a function hall.

## Environmental Conditions

The site was a former gasoline filling station and has a MA DEP Release Tracking Number that is detailed in section xx of this RFP. MA DEP online records indicate that the site has had Phase I, and Phase II/III investigations and the RTN was closed on 10/17/03 with a Class A2 Response Action Outcome (RAO).

## Zoning

The site is currently zoned "LC" for Local Convenience. The maximum allowed building height is 40 feet and the maximum FAR is 1.0. Parking ratios: Commercial, Retail, Office – 2 per 1,000 SF; Residential – 1 to 1.5 per unit.

The community's vision for these sites, as reflected in the Urban Design Guidelines of this RFP include a wide range of use, urban design, and building design goals that may or may not conform to the current zoning code.

Respondents to this RFP are encouraged to submit proposals that best respond to the Goals and Guidelines stated within this document. It is expected that respondents shall review all applicable zoning and seek approval for any deviations from the code through the Board of Appeal and/or the Boston Zoning Commission.



Existing structure at 719 Washington Street

## Use Guidelines

The primary use(s) should be commercial retail and / or service businesses that complement existing district businesses. In addition to new retail and / or service uses, redevelopment of the site for residential uses would be entertained.

### Commercial Office Uses

One to four stories building with professional/ business office uses over a base of commercial space and parking housed in or alongside the structure.

### Retail Uses

A low-impact retail or service business(es) located on the ground floor that complements existing district businesses. Potential primary uses include professional services, a sit-down restaurant, bank, coffee shop / bakery, small grocer, or apparel shop.

### Residential Uses

Multi-unit residential. Provide a mix of unit types including studios, one and two bedroom units. Provide private and shared outdoor activity spaces such as balconies, patio / terraces and playgrounds.

# Design Guidelines

The prominent location of this site offers a “gateway” redevelopment opportunity for the Codman Square business district. Redevelopment of this site should result in a significant building that anchors the site.

## Building Height & Massing

Building height(s) should be 1 to 4 stories.

Configure building height, scale, and massing to be compatible with surrounding buildings. Massing should be organized into one building but varied to reflect differing uses.

## Orientation & Street Wall

Orient the building with the primary frontage toward Washington Street. Design and situate building massing to establish and enhance building street wall conditions along Washington St.

## Building Character & Materials

One story commercial block or multi-story mixed use commercial or apartment building typology of brick / masonry and or wood frame construction consistent with character of the area neighborhood. Include tall ground floor retail spaces with large display windows. Provide for high quality materials and building detailing.

Storefront windows and doors should be lit at night so as to contribute to ambient street lighting. Exterior window or door grates are not allowed; use interior open mesh grates when needed. Blank, unfenestrated walls should not be use along public streets.

## Access & Parking

Primary vehicle access should be from Dunbar Street and located as far as feasible from the Washington St intersection at the east end of the site.

The City is seeking to reduce car dependency by requiring the minimum parking necessary to allow new uses to flourish and the provision of spaces for car sharing that are easily accessible to local area residents and commuters. Shared parking strategies that maximize off-hours use of commercial parking spaces and to minimize the overall need and cost for off street parking are encouraged.

Surface parking should be located at the side or behind the building and screened from street views with landscaping and fencing. Building integrated or below grade parking should be situated so as to allow for active uses along the primary frontage.

Surface parking areas should employ low impact strategies that reduce stormwater runoff and remove pollutants including pervious pavement, bio-swales and stormwater retention / reuse systems. Hardscaped and paved surfaces should be shaded and/or have a low Solar Reflectance Index rating, minimum SRI 29.

## Service & Loading

All service and loading areas should be located off-street and designed to prevent truck back-up maneuvers in the public right-of-way. Service areas should be out of public view and screened with landscaping and fencing.

## Site Open Space & Landscaping

Provide usable, semi-private open space for residential uses with no less than 50% of the open space area having green, soft landscaped surfaces.

Provide high quality landscaping throughout the site including drought resistant and native plant materials. Include plantings and ornamental fencing along edges and screening for all mechanical equipment and ventilation openings.

Preserve existing trees of significant size or character. Removed trees must be replaced with new trees at rate of 2 new trees for each tree removed.

## Sustainable Development

The redevelopment of these parcels should enhance the overall sustainability of the Codman Square neighborhood through a careful mix of new uses and compact and compact, low impact development strategies.

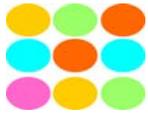
### Green Buildings

All new buildings are to be Green Buildings complying with City of Boston Green Building Zoning Article 37. Additionally all buildings are to be designed and constructed to meet the most appropriate USGBC LEED standard at the Silver level or better and comply with DND Healthy Homes Standards.

USGBC Certification is highly encouraged but not required.

Specific Green Building strategies should include a focus on the following:

- On-site Renewable Energy
- High Performance Energy Efficiency including Energy Star II or better certification
- Stormwater Management & “Green Streets”
- Sustainable Landscaping
- Urban Agriculture
- Transportation Demand Management



# 661 Washington Street & 12 Euclid Street

## Development Guidelines

PARCEL ID: 1701307000, 1701323000  
AREA: 25,430 sf

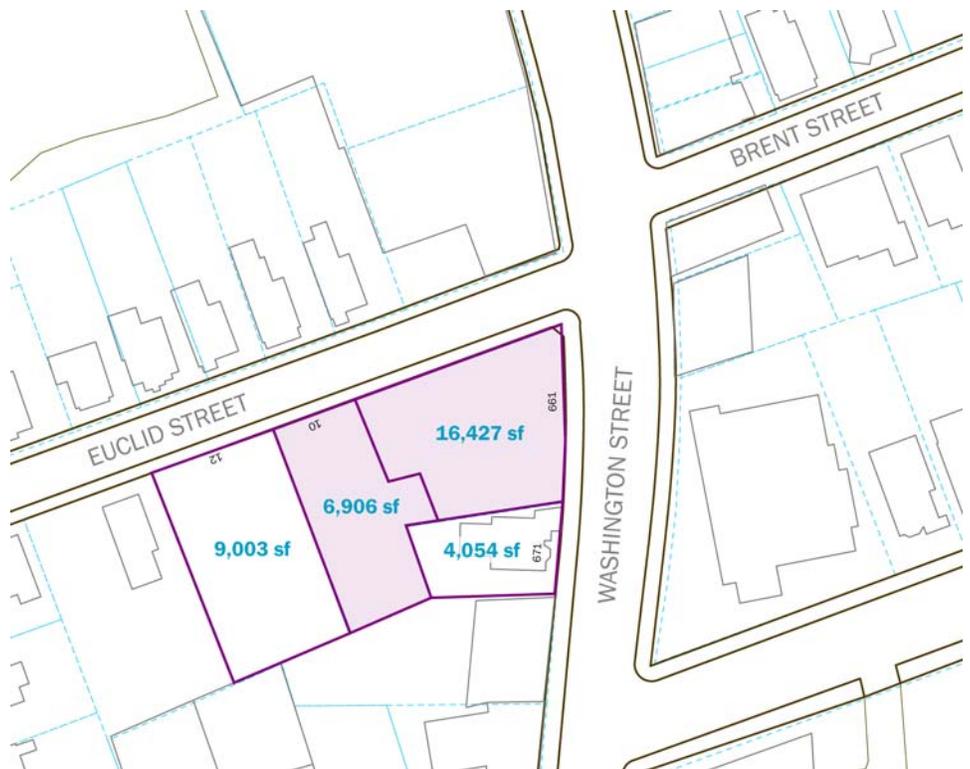
### Community Vision

Redevelopment of an underutilized property into a productive and beneficial use for the Codman Square business district.

### Development Goals

661 Washington Street is the largest city owned vacant parcel in the Codman Square business district. A strong preference for use of this site is an environmentally focused parking lot that would provide high quality landscaping and sustainability efforts. However, the most economically feasible potential for the site would be to reestablish the street wall with a retail/commercial presence and possibly mixed use development.

As this vacant parcel has been utilized as parking for various businesses and institutions, redevelopment of this property should maintain the current level of parking and provide shared parking arrangements that can help meet the needs of area businesses and/or institutions.



### SITE PLAN

All maps and diagrams are for illustrative purposes only. Please visit such and such to obtain current and official documents.



CITY OF BOSTON OWNED



PRIVATE PARCEL

### Existing Conditions

#### Site Description

The site is currently a mostly level site serving as a parking lot for local community uses.

## Context / Abutting Uses

Adjacent to the site along Euclid Street are parcels owned and operated by the Codman Square Health center. Across from the site on Euclid Street are double decker residential homes. Abutting and across from the site along Washington Street are parcels owned and operated by churches.

## Adjoining Parcels

The city is taking action to foreclose on the adjacent abandoned building and 4,054 sq ft parcel at 671 Washington Street. This could potentially increase the total square footage of potential development and increase the value of redevelopment at this significant corner in Codman Square.

## Environmental Conditions

The City of Boston has performed a “PreScreening” analysis on 661 Washington Street and 12 Euclid Street. The outcome of the analysis indicates there is no immediate evidence of potential “Reportable Environmental Conditions” on the parcels.

## Zoning

The site is currently zoned “LC” for Local Convenience. The maximum allowed building height is 40 feet and the maximum FAR is 1.0. Parking ratios: Commercial, Retail, Office – 2 per 1,000 SF; Residential – 1 to 1.5 per unit.

The community’s vision for these sites, as reflected in the Urban Design Guidelines of this RFP include a wide range of use, urban design, and building design goals that may or may not conform to the current zoning code.

Respondents to this RFP are encouraged to submit proposals that best respond to the Goals and Guidelines stated within this document. It is expected that respondents shall review all applicable zoning and seek approval for any deviations from the code through the Board of Appeal and/or the Boston Zoning Commission.



Existing vacant site at 661 Washington Street

## Use Guidelines

The primary use(s) should be a new commercial or mixed use development. However, a strong preference for an environmentally focused parking lot that would utilize high quality landscaping and provide exemplary sustainability techniques is encouraged.

<b>Commercial Office Uses</b>	Provide commercial spaces with or without retail spaces below.
<b>Retail Uses</b>	A principal / mini-anchor active retail or service business(es) located on the ground floor that complements existing district businesses with or without additional small retail / service businesses.
<b>Community / Cultural Uses</b>	Provide community/cultural uses on the ground floor with or without office or residential spaces above.
<b>Residential Uses</b>	Multi-unit residential uses may be included in the upper stories over ground floor retail / service uses. Provide a mix of unit types including studios, one and two bedroom units. Provide private and shared outdoor activity spaces such as balconies, patio / terraces and playgrounds.
<b>Parking</b>	The community expressed interest in seeing the site continue to serve as parking for the area.

## Design Guidelines

<b>Building &amp; Height Massing</b>	<p>Building height(s) should be 1 to 4 stories.</p> <p>Configure building height, scale, and massing to be compatible with surrounding buildings. Washington St should be emphasized with additional building massing and height (upper stories or raised parapet). Massing should be organized into one building but varied to reflect differing uses.</p>
<b>Orientation &amp; Street Wall</b>	<p>Orient the building at the sidewalk with the primary frontage on Washington Street. Design and situate building massing to establish and enhance building street wall conditions along Washington St. In addition, the design should also take measures to address its frontage onto Euclid Street, a residential street.</p> <p>If developed for parking great care should be taken to create a pleasing buffer for pedestrians along the sidewalks and the parking lot. If not developed as parking the building should mimic the street wall and set back of the adjacent buildings on the block and meet the edge of the sidewalk.</p>
<b>Building Character &amp; Materials</b>	<p>One story commercial block or multi-story mixed use commercial or apartment building typology of brick / masonry and or wood frame construction consistent with character of the area neighborhood. Include tall ground floor retail spaces with large display windows. Provide for high quality materials and building detailing.</p> <p>Storefront windows and doors should be lit at night so as to contribute to ambient street lighting. Exterior window or door grates are not allowed; use interior open mesh grates when needed. Blank, unfenestrated walls should not be use along public streets.</p>
<b>Access &amp; Parking</b>	<p>Primary vehicle access should be from Washington Street or Euclid and located as. Limited secondary vehicle access may be allowed off of Washington Street.</p> <p>The City is seeking to reduce car dependency by requiring the minimum parking necessary to allow new uses to flourish and the provision of spaces for car sharing that are easily accessible to local area residents and commuters. Shared parking strategies that maximize off-hours use of commercial parking spaces and to minimize the overall need and cost for off street parking are encouraged.</p>

Surface parking should be located at the side or behind the building and screened from street views with landscaping and fencing. Building integrated or below grade parking should be situated so as to allow for active uses along the primary frontage.

Surface parking areas should employ low impact strategies that reduce stormwater runoff and remove pollutants including pervious pavement, bio-swales and stormwater retention / reuse systems. Hardscaped and paved surfaces should be shaded and/or have a low Solar Reflectance Index rating, minimum SRI 29.

### Service & Loading

All service and loading areas should be located off-street and designed to prevent truck back-up maneuvers in the public right-of-way. Service areas should be out of public view and screened with landscaping and fencing.

### Site Open Space & Landscaping

Provide usable, semi-private open space for residential uses with no less than 50% of the open space area having green, soft landscaped surfaces.

Provide high quality landscaping throughout the site including drought resistant and native plant materials. Include plantings and ornamental fencing along edges and screening for all mechanical equipment and ventilation openings.

Preserve existing trees of significant size or character. Removed trees must be replaced with new trees at rate of 2 new trees for each tree removed.

## Sustainable Development

The redevelopment of these parcels should enhance the overall sustainability of the Four Corners neighborhood through a careful mix of new uses and compact and compact, low impact development strategies.

### Green Buildings

All new buildings are to be Green Buildings complying with City of Boston Green Building Zoning Article 37. Additionally all buildings are to be designed and constructed to meet the most appropriate USGBC LEED standard at the Silver level or better and comply with DND Healthy Homes Standards.

USGBC Certification is highly encouraged but not required.

Specific Green Building strategies should include a focus on the following:

- On-site Renewable Energy
- High Performance Energy Efficiency including Energy Star II or better certification
- Stormwater Management & “Green Streets”
- Sustainable Landscaping
- Urban Agriculture
- Transportation Demand Management



# 322-336 Washington & 101 Bowdoin Development Guidelines

1401171000, 1401173000  
1401174000, 1401175000  
1401177000, 1401178000  
14, 616 sf

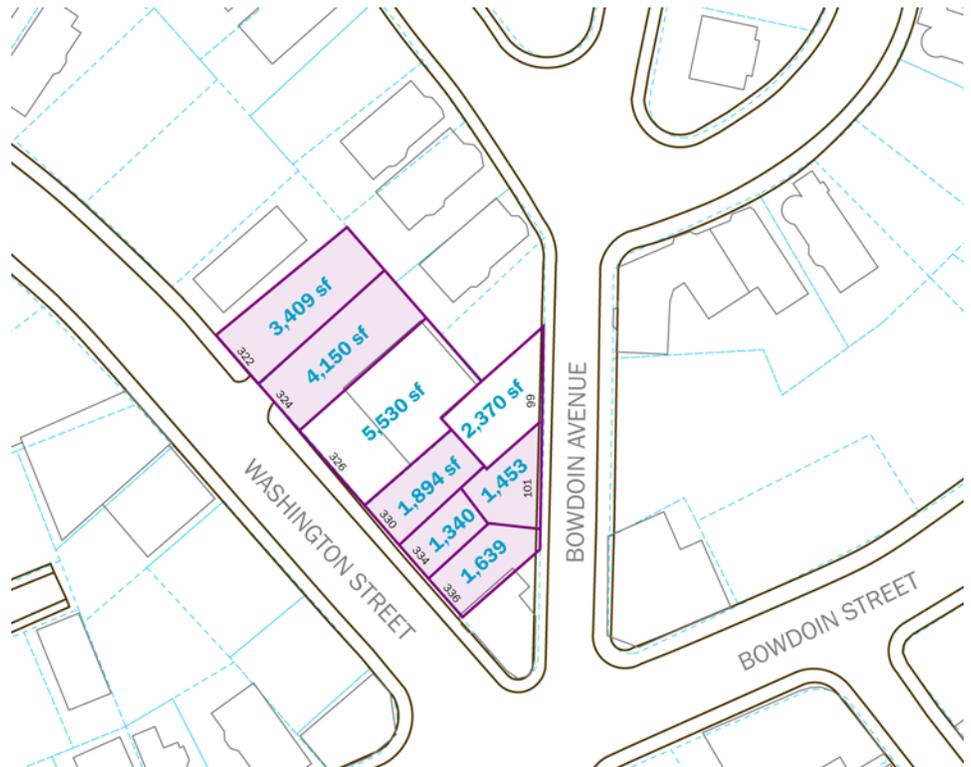
PARCEL ID:  
AREA:

## Community Vision

Activate vacant and underutilized parcels with commercial or mixed use development.

## Development Goals

322-336 Washington Street has the potential to provide additional and much needed commercial and/or residential uses to the Four Corners business district. The opportunity for ground level retail or local offices uses, and second and third floor office and/or residential use would further solidify the business district node around the Washington, Bowdoin, and Harvard Street location.



### SITE PLAN

All maps and diagrams are for illustrative purposes only. Please visit such and such to obtain current and official documents.

 CITY OF BOSTON OWNED  PRIVATE PARCEL

## Existing Conditions

### Site Description

The site faces Washington Street and can be accessed along Bowdoin Avenue. Half the site is vegetation consisting of deciduous trees, grass, and weeds; and the other half is paved over with asphalt. The site is fairly flat; there is a slight slope from Bowdoin Avenue towards Washington Street.

### Context / Abutting Uses

The site is located in an area with all types of uses. Adjacent to the site is a neighborhood of two and three family wood framed homes. One main feature is that it is located near a busy intersection, and it has a bus top right in front of the site. South of the site there is a three story mixed use building with residential use above. West of the site across the street there

are commercial and institutional uses buildings along with vacant land currently being planned for commercial/retail use in the future. East of the site along Bowdoin Street is another site with plans for commercial and residential uses.

### Adjoining Parcels

As the city owned vacant parcels by themselves lack a probability of development, combing the city own parcels with the adjacent underutilized parcels will establish a footprint that would allow for a feasible project to take place and would capture the vision and development goals for these parcels. Therefore, it is preferred that a potential interested candidate have site control of the parcels abutting the city owned land.

### Environmental Conditions

The City of Boston has performed a “PreScreening” analysis on 324, 330, 332, and 334 Washington Street. The outcome of the analysis indicates there is no immediate evidence of potential “Reportable Environmental Conditions” on the parcels.

### Zoning

The site is currently zoned “LC” for Local Convenience. The maximum allowed building height is 40 feet and the maximum FAR is 1.0. A small portion of 101 Bowdoin Street is contained within a 3F-5000 residential subdistrict. The maximum allowed building height is 2.5 stories or 35 feet and the maximum FAR is 0.5. Parking ratios: Commercial, Retail, Office – 2 per 1,000 SF; Residential – 1 to 1.5 per unit.

The community’s vision for these sites, as reflected in the Urban Design Guidelines of this RFP include a wide range of use, urban design, and building design goals that may or may not conform to the current zoning code.

Respondents to this RFP are encouraged to submit proposals that best respond to the Goals and Guidelines stated within this document. It is expected that respondents shall review all applicable zoning and seek approval for any deviations from the code through the Board of Appeal and/or the Boston Zoning Commission.



Existing vacant site at 334-336 Washington Street

## Use Guidelines

The desired future uses of 322-336 Washington Street would further catalyze the Four Corners business district with new complimentary commercial/retail/office tenants and/or provide a high- quality mixed use project.

- Commercial Office Uses** Commercial/office/retail uses at this site should provide complimentary uses to further develop the makeup of the district. Businesses such as a bank, or a high-quality restaurant. Active retail / service areas should be located along the Washington Street frontage.
- Retail Uses** A principal/mini-anchor active retail or service business(es) located on the ground floor that complements existing district businesses with or without additional small retail / service businesses.
- Community / Cultural Uses** The desired community /cultural uses would be a fitness center or institutional building. Proposals that provide community rooms or similar community functions are highly encouraged. Proposals could also provide community / cultural uses on the ground floor with or without office or residential spaces above.
- Residential Uses** Multi-unit residential uses may be included in the upper stories over ground floor retail / service uses. Provide a mix of unit types including studios, one and two bedroom units. Provide private and shared outdoor activity spaces such as balconies, patio / terraces and playgrounds.

## Design Guidelines

- Building & Height Massing** Building height(s) should be 1 to 4 stories.  
Configure building height, scale, and massing to be compatible with surrounding buildings. The Washington Street side should be emphasized with additional building massing and height (upper stories or raised parapet). Massing should be organized into one building but varied to reflect differing uses.
- Orientation & Street Wall** Orient the building with the primary frontage toward Washington Street. Design and situate building massing to establish and enhance building street wall conditions along Washington St.
- Access & Parking** Primary vehicle access should be from Bowdoin Street and located as far as feasible from the Washington St intersection at the east end of the site. Limited secondary vehicle access may be allowed off of Bowdoin Ave.  
  
The City is seeking to reduce car dependency by requiring the minimum parking necessary to allow new uses to flourish and the provision of spaces for car sharing that are easily accessible to local area residents and commuters. Shared parking strategies that maximize off-hours use of commercial parking spaces and to minimize the overall need and cost for off street parking are encouraged.  
  
Surface parking should be located at the side or behind the building and screened from street views with landscaping and fencing. Building integrated or below grade parking should be situated so as to allow for active uses along the primary frontage.  
  
Surface parking areas should employ low impact strategies that reduce stormwater runoff and remove pollutants including pervious pavement, bio-swales and stormwater retention / reuse systems. Hardscaped and paved surfaces should be shaded and/or have a low Solar Reflectance Index rating, minimum SRI 29.

## Service & Loading

All service and loading areas should be located off-street and designed to prevent truck back-up maneuvers in the public right-of-way. Service areas should be out of public view and screened with landscaping and fencing.

## Site Open Space & Landscaping

Provide usable, semi-private open space for residential uses with no less than 50% of the open space area having green, soft landscaped surfaces.

Provide high quality landscaping throughout the site including drought resistant and native plant materials. Include plantings and ornamental fencing along edges and screening for all mechanical equipment and ventilation openings.

Preserve existing trees of significant size or character. Removed trees must be replaced with new trees at rate of 2 new trees for each tree removed.

## Sustainable Development

The redevelopment of these parcels should enhance the overall sustainability of the Four Corners neighborhood through a careful mix of new uses and compact and compact, low impact development strategies.

## Green Buildings

All new buildings are to be Green Buildings complying with City of Boston Green Building Zoning Article 37. Additionally all buildings are to be designed and constructed to meet the most appropriate USGBC LEED standard at the Silver level or better and comply with DND Healthy Homes Standards.

USGBC Certification is highly encouraged but not required.

Specific Green Building strategies should include a focus on the following:

- On-site Renewable Energy
- High Performance Energy Efficiency including Energy Star II or better certification
- Stormwater Management & “Green Streets”
- Sustainable Landscaping
- Urban Agriculture
- Transportation Demand Management



# 317-337 Washington St & 6-8 Arvale Road Development Guidelines

1401440000, 1401443000  
1401445000, 1401458000  
1401459000  
23,385 sf

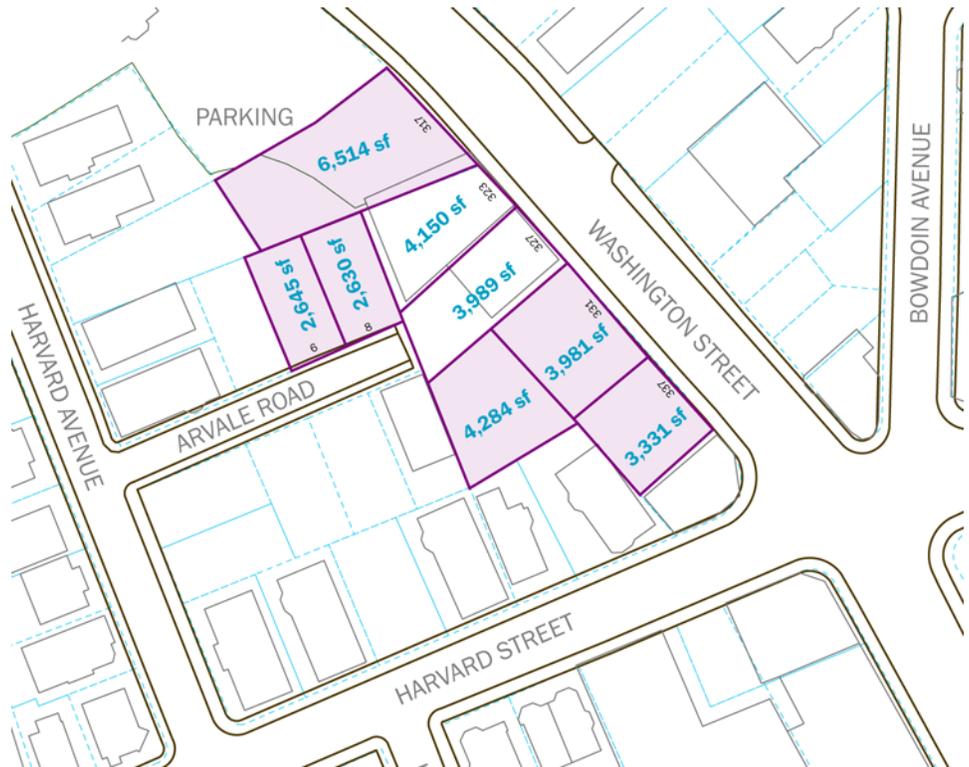
PARCEL ID:  
AREA:

## Community Vision

Activate vacant and underutilized parcels with commercial or mixed use development.

## Development Goals

317-337 Washington Street & 6-8 Arvale Road has the potential to provide additional and much needed commercial and/or residential uses to the Four Corners business district. The opportunity for ground level retail or local offices uses, and second and third floor office and/or residential use would further solidify the business district node around the Washington, Bowdoin, and Harvard Street location.



### SITE PLAN

All maps and diagrams are for illustrative purposes only. Please visit such and such to obtain current and official documents.

## Existing Conditions

### Site Description

The sites face Washington Street and can be accessed along Washington Street or Arvale Road Avenue. The majority of the sites contain vegetation consisting of deciduous trees, grass, and weeds. 317 Washington Street is paved over with asphalt. The sites are fairly flat.

### Context / Abutting Uses

The site is located in an area with all types of uses. West of the sites contain a neighborhood of two and three family wood framed homes. One main feature is that it is located near a busy intersection, and has on-street parking in front of the site. South of the site there is a three story mixed use building with residential/office use above. East of the site across the street there are a mix of uses and vacant land currently being planned for commercial/retail use.

## Adjoining Parcels

As the city owned vacant parcels by themselves lack a probability of development, combining the city own parcels with the adjacent underutilized parcels will establish a footprint that would allow for a feasible project to take place and would capture the vision and development goals for these parcels. Therefore, it is preferred that a potential interested candidate have site control of the parcels abutting the city owned land.

## Environmental Conditions

The City of Boston has performed a “PreScreening” analysis on 317 Washington Street. The outcome of the analysis indicates there is no immediate evidence of potential “Reportable Environmental Conditions” on the parcels.

The City of Boston has performed a Phase I Environmental Site Assessment on 331, 331R and 337 Washington Street. The assessment determined there were not any recognized environmental conditions on the sites.

## Zoning

The site is currently zoned “LC” for Local Convenience. The maximum allowed building height is 40 feet and the maximum FAR is 1.0. A small portion of 101 Bowdoin Street is contained within a 3F-5000 residential subdistrict. The maximum allowed building height is 2.5 stories or 35 feet and the maximum FAR is 0.5. Parking ratios: Commercial, Retail, Office – 2 per 1,000 SF; Residential – 1 to 1.5 per unit.

The community’s vision for these sites, as reflected in the Urban Design Guidelines of this RFP include a wide range of use, urban design, and building design goals that may or may not conform to the current zoning code.

Respondents to this RFP are encouraged to submit proposals that best respond to the Goals and Guidelines stated within this document. It is expected that respondents shall review all applicable zoning and seek approval for any deviations from the code through the Board of Appeal and/or the Boston Zoning Commission.



Existing vacant site at 317-337 Washington Street

## Use Guidelines

The desired future uses of 317-337 Washington Street would further catalyze the Four Corners business district with new complimentary commercial/retail/office tenants and/or provide a high- quality mixed use project.

<b>Commercial Office Uses</b>	Commercial/office/retail uses at this site should provide complimentary uses to further develop the makeup of the district. Businesses such as a bank, or a high-quality restaurant. Active retail / service areas should be located along the Washington Street frontage.
<b>Retail Uses</b>	A principal/mini-anchor active retail or service business(es) located on the ground floor that complements existing district businesses with or without additional small retail / service businesses.
<b>Community / Cultural Uses</b>	The desired community /cultural uses would be a fitness center or institutional building. Proposals that provide community rooms or similar community functions are highly encouraged. Proposals could also provide community / cultural uses on the ground floor with or without office or residential spaces above.
<b>Residential Uses</b>	Multi-unit residential uses may be included in the upper stories over ground floor retail / service uses. Provide a mix of unit types including studios, one and two bedroom units. Provide private and shared outdoor activity spaces such as balconies, patio / terraces and playgrounds.

## Design Guidelines

<b>Building &amp; Height Massing</b>	<p>Building height(s) should be 1 to 3 stories.</p> <p>Configure building height, scale, and massing to be compatible with surrounding buildings. The Washington Street side should be emphasized with additional building massing and height (upper stories or raised parapet). Massing should be organized into one building but varied to reflect differing uses.</p>
<b>Orientation &amp; Street Wall</b>	<p>Orient the building with the primary frontage toward Washington Street. Design and situate building massing to establish and enhance building street wall conditions along Washington St.</p>
<b>Access &amp; Parking</b>	<p>Primary vehicle access should be from Washington Street and utilize the existing curb-cut on 317 Washington Street. Limited secondary vehicle access may be allowed off of Arvale Road.</p> <p>The City is seeking to reduce car dependency by requiring the minimum parking necessary to allow new uses to flourish and the provision of spaces for car sharing that are easily accessible to local area residents and commuters. Shared parking strategies that maximize off-hours use of commercial parking spaces and to minimize the overall need and cost for off street parking are encouraged.</p> <p>Surface parking should be located at the side or behind the building and screened from street views with landscaping and fencing. Building integrated or below grade parking should be situated so as to allow for active uses along the primary frontage.</p> <p>Surface parking areas should employ low impact strategies that reduce stormwater runoff and remove pollutants including pervious pavement, bio-swales and stormwater retention / reuse systems. Hardscaped and paved surfaces should be shaded and/or have a low Solar Reflectance Index rating, minimum SRI 29.</p>

## Service & Loading

All service and loading areas should be located off-street and designed to prevent truck back-up maneuvers in the public right-of-way. Service areas should be out of public view and screened with landscaping and fencing.

## Site Open Space & Landscaping

Provide usable, semi-private open space for residential uses with no less than 50% of the open space area having green, soft landscaped surfaces.

Provide high quality landscaping throughout the site including drought resistant and native plant materials. Include plantings and ornamental fencing along edges and screening for all mechanical equipment and ventilation openings.

Preserve existing trees of significant size or character. Removed trees must be replaced with new trees at rate of 2 new trees for each tree removed.

## Sustainable Development

The redevelopment of these parcels should enhance the overall sustainability of the Four Corners neighborhood through a careful mix of new uses and compact and compact, low impact development strategies.

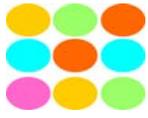
## Green Buildings

All new buildings are to be Green Buildings complying with City of Boston Green Building Zoning Article 37. Additionally all buildings are to be designed and constructed to meet the most appropriate USGBC LEED standard at the Silver level or better and comply with DND Healthy Homes Standards.

USGBC Certification is highly encouraged but not required.

Specific Green Building strategies should include a focus on the following:

- On-site Renewable Energy
- High Performance Energy Efficiency including Energy Star II or better certification
- Stormwater Management & “Green Streets”
- Sustainable Landscaping
- Urban Agriculture
- Transportation Demand Management



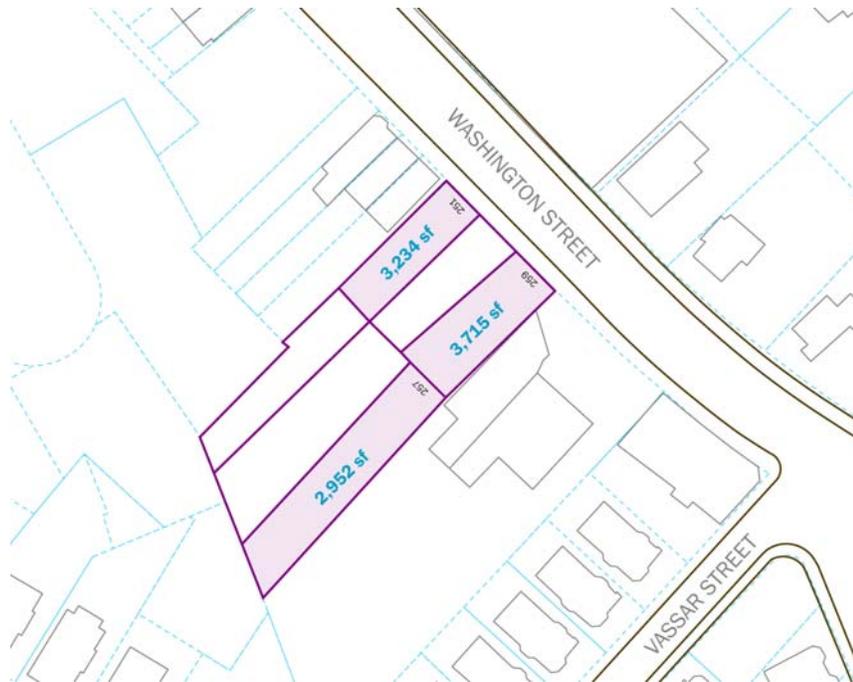
# 251-259 Washington Street

## Development Guidelines

PARCEL IDS: 1401556000, 1401561000,  
AREA: 1401560000  
9,901 sf

**Community Vision** Quality Housing

**Development Goals** Multifamily Residential building(s) that would provide quality housing in the Four Corners area and replace underutilized city owned vacant land and privately held used automobile dealership.



### SITE PLAN

All maps and diagrams are for illustrative purposes only. Please visit such and such to obtain current and official documents.

 CITY OF BOSTON OWNED  PRIVATE PARCEL

## Existing Conditions

**Site Description** The sites owned by the City of Boston vary in development. 251 is a level undeveloped parcel; the other lots are wooded and sloped.

**Context / Abutting Uses** The Northwest adjacent parcels contain a small section of row houses while the Southeast adjacent parcel is an auto body shop. Across the street are residential double deckers and a small one story commercial strip.

**Adjoining Parcels** The city owned vacant parcels by themselves lack a probability of development. Combining the city own parcels with adjacent underutilized parcels will establish a footprint that would allow for a feasible project to take place and capture the vision and development goals for these parcels. Therefore, it is preferred that a potential interested candidate have site control of the parcels abutting the city- owned land.

## Environmental Conditions

The City of Boston has performed a “PreScreening” analysis on 251-259 Washington Street. The outcome of the analysis indicates there is no immediate evidence of potential “Reportable Environmental Conditions” on the parcels.

## Zoning

The site is currently zoned “3F-5000” or three family residential dwellings. The maximum allowed building height is 2.5 stories or 35 feet and the maximum FAR is 0.5. Parking ratios: Commercial, Retail, Office – 2 per 1,000 SF; Residential – 1 to 1.5 per unit.

The community’s vision for these sites, as reflected in the Urban Design Guidelines of this RFP include a wide range of use, urban design, and building design goals that may or may not conform to the current zoning code.

Respondents to this RFP are encouraged to submit proposals that best respond to the Goals and Guidelines stated within this document. It is expected that respondents shall review all applicable zoning and seek approval for any deviations from the code through the Board of Appeal and/or the Boston Zoning Commission.



existing vacant parcel at 251 Washington Street

## Use Guidelines

The desired future uses of 251-259 Washington Street (combined with private properties) would provide high quality housing in the Four Corners district.

### Commercial/Office/ Retail Uses

Active ground floor uses on the first floor below residential uses would be considered

### Community / Cultural Uses

Proposals that provide an institutional building would be considered

### Residential Uses

Multi-unit residential. Provide a mix of unit types including studios, one and two bedroom units. Provide private and shared outdoor activity spaces such as balconies, patio / terraces and playgrounds.

## Design Guidelines

### Building Height & Massing

Building height should be compatible with the scale and character that contributes to the neighborhood by maintaining similar shapes and sizes of traditional building features and building details of the area.

### Orientation & Street Wall

The structure should be oriented toward Washington Street, meeting the sidewalk, though another orientation along the side of the site may also be appropriate in the case of a courtyard apartment-style building.

## Building Character & Materials

Multi-story apartment building typology of brick / masonry and or wood frame construction consistent with character of the area neighborhood. Provide for high quality materials and building detailing.

## Access & Parking

Vehicle access should be from Washington St.

The City is seeking to reduce car dependency by requiring the minimum parking necessary to allow new uses to flourish and the provision of spaces for car sharing that are easily accessible to local area residents and commuters. Shared parking strategies that maximize off-hours use of commercial parking spaces and to minimize the overall need and cost for off street parking are encouraged.

Surface parking should be located at the side or behind the building and screened from street views with landscaping and fencing. Building integrated or below grade parking should be situated so as to allow for active uses along the primary frontage.

Surface parking areas should employ low impact strategies that reduce stormwater runoff and remove pollutants including pervious pavement, bio-swales and stormwater retention / reuse systems. Hardscaped and paved surfaces should be shaded and/or have a low Solar Reflectance Index rating, minimum SRI 29.

## Site Open Space & Landscaping

Provide usable, semi-private open space for residential uses with no less than 50% of the open space area having green, soft landscaped surfaces.

Provide high quality landscaping throughout the site including drought resistant and native plant materials. Include plantings and ornamental fencing along edges and screening for all mechanical equipment and ventilation openings.

Preserve existing trees of significant size or character. Removed trees must be replaced with new trees at rate of 2 new trees for each tree removed.

## Sustainable Development

The redevelopment of these parcels should enhance the overall sustainability of the Four Corners neighborhood through a careful mix of new uses and compact, low impact development strategies.

### Green Buildings

All new buildings are to be Green Buildings complying with City of Boston Green Building Zoning Article 37. Additionally all buildings are to be designed and constructed to meet the most appropriate USGBC LEED standard at the Silver level or better and comply with DND Healthy Homes Standards.

USGBC Certification is highly encouraged but not required.

Specific Green Building strategies should include a focus on the following:

- On-site Renewable Energy
- High Performance Energy Efficiency including Energy Star II or better certification
- Stormwater Management & “Green Streets”
- Sustainable Landscaping
- Urban Agriculture
- Transportation Demand Management