

# PLAN: Dudley Square

Preserve. Enhance. Grow.

## Crescent Parcels - Parcel Map

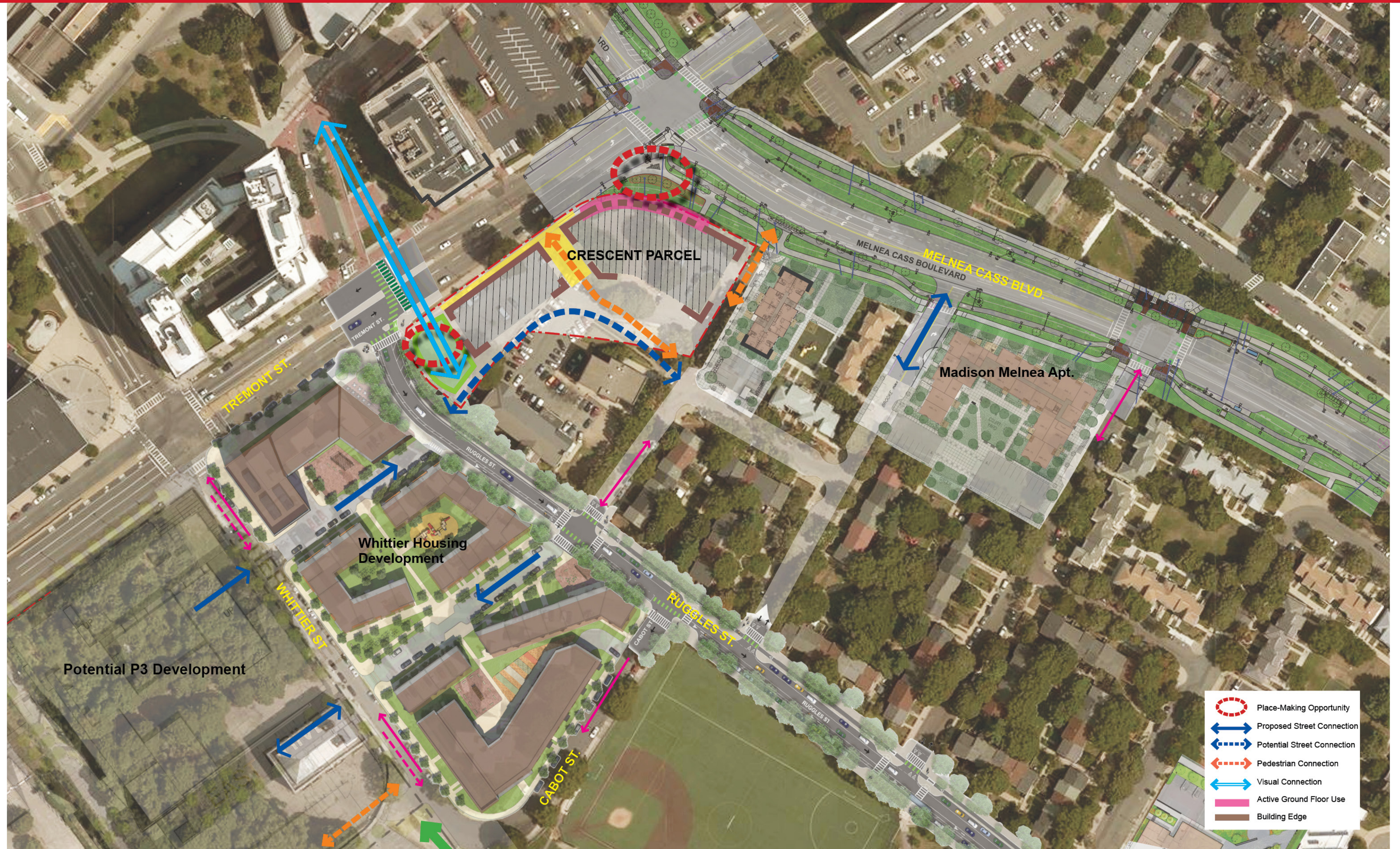




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## Crescent Parcels - Urban Design Principles





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Crescent Parcels - Massing Diagram





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## Malcolm X & Putnam - Parcel Map








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## Malcolm X & Putnam - Urban Design Principles



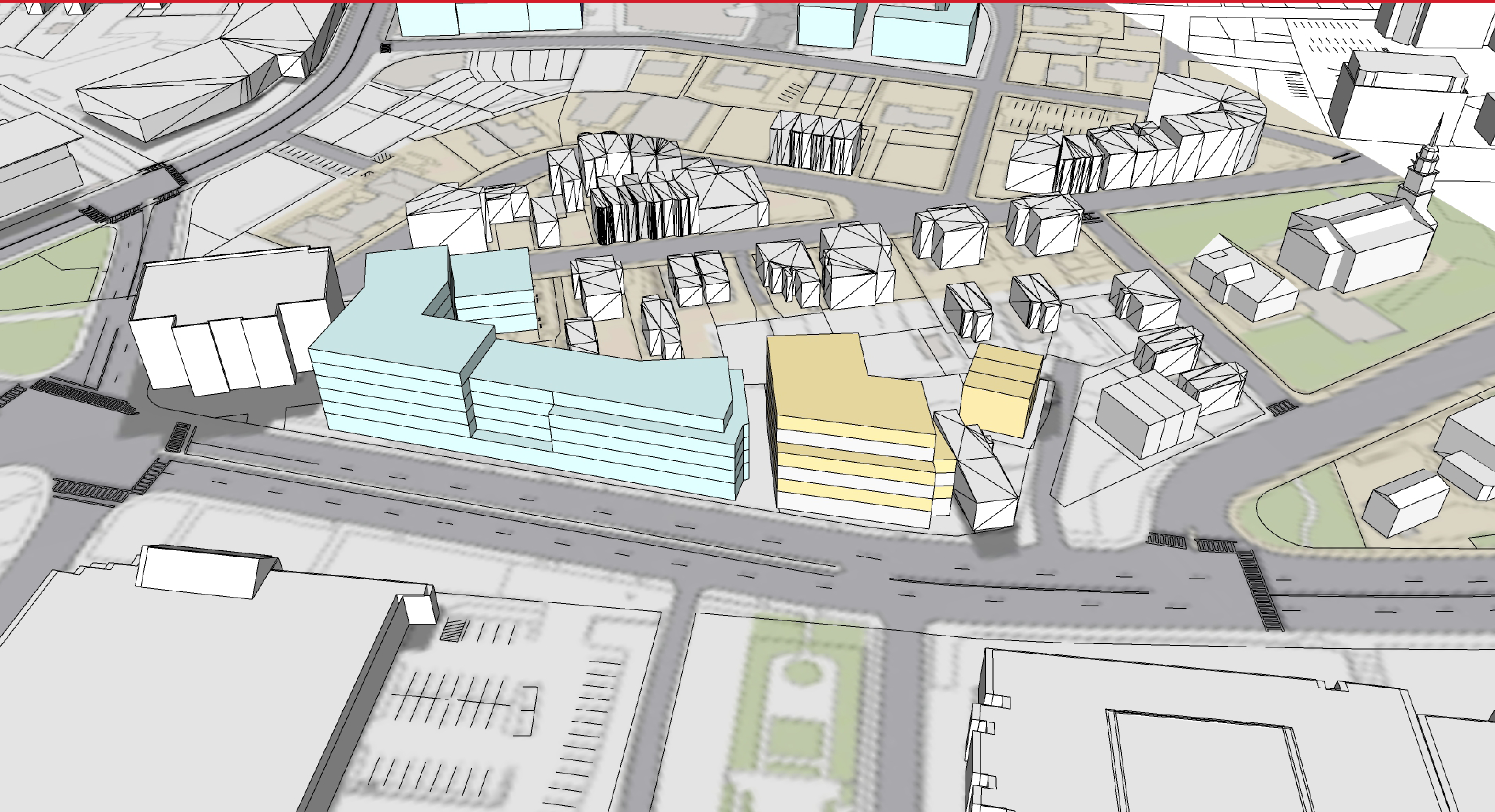
-  Place-Making Opportunity
-  Vehicular Access
-  Pedestrian Connection
-  Active Ground Floor Use
-  Building Edge



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Malcolm X & Putnam - Massing Diagram

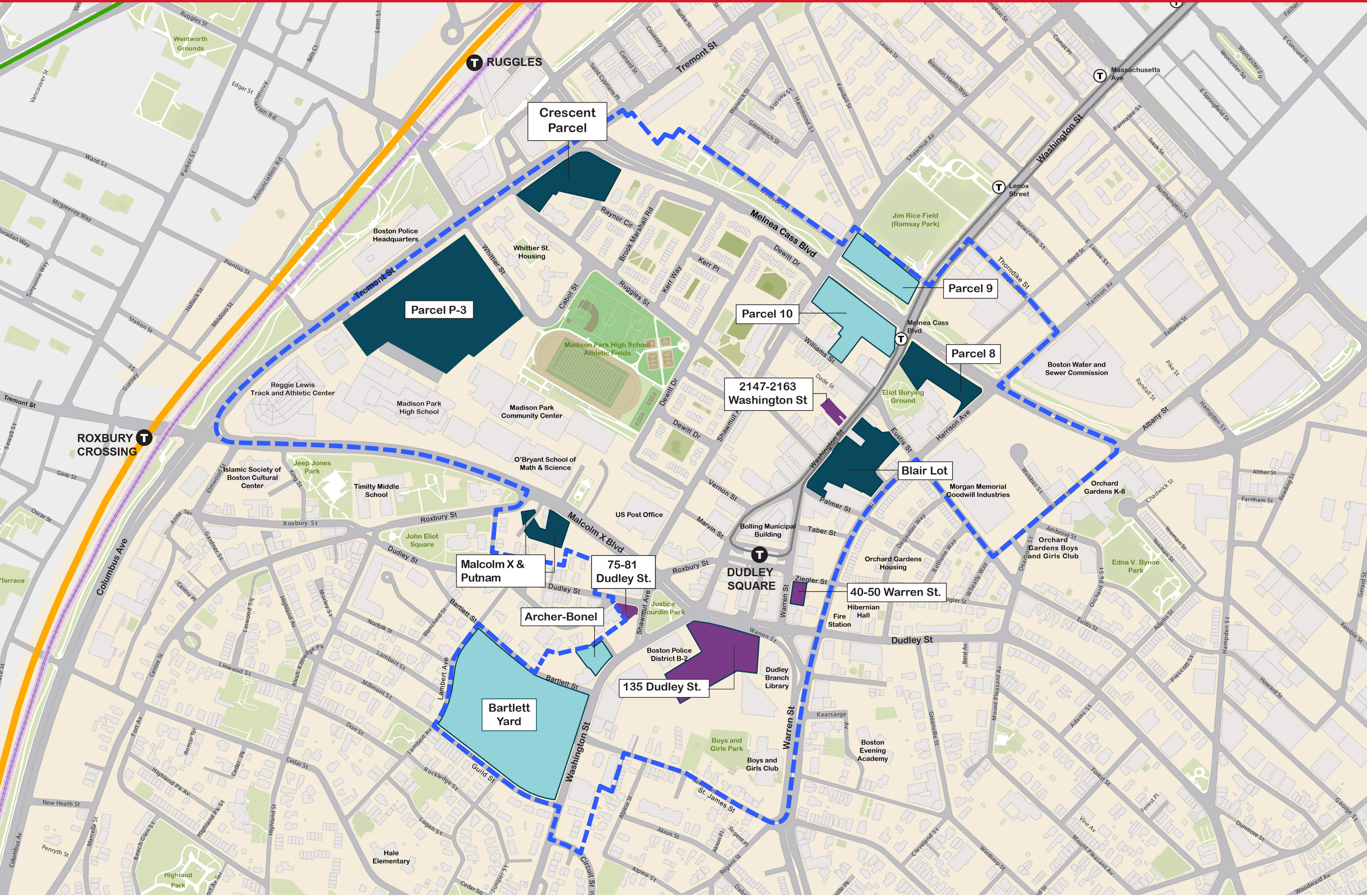








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## PLAN: Dudley Square Study Area



-  PLAN: Dudley Square Study Area Boundary
-  Designated Parcel
-  Development Parcel Pending RFP - BPDA
-  RFP'd Site - DND

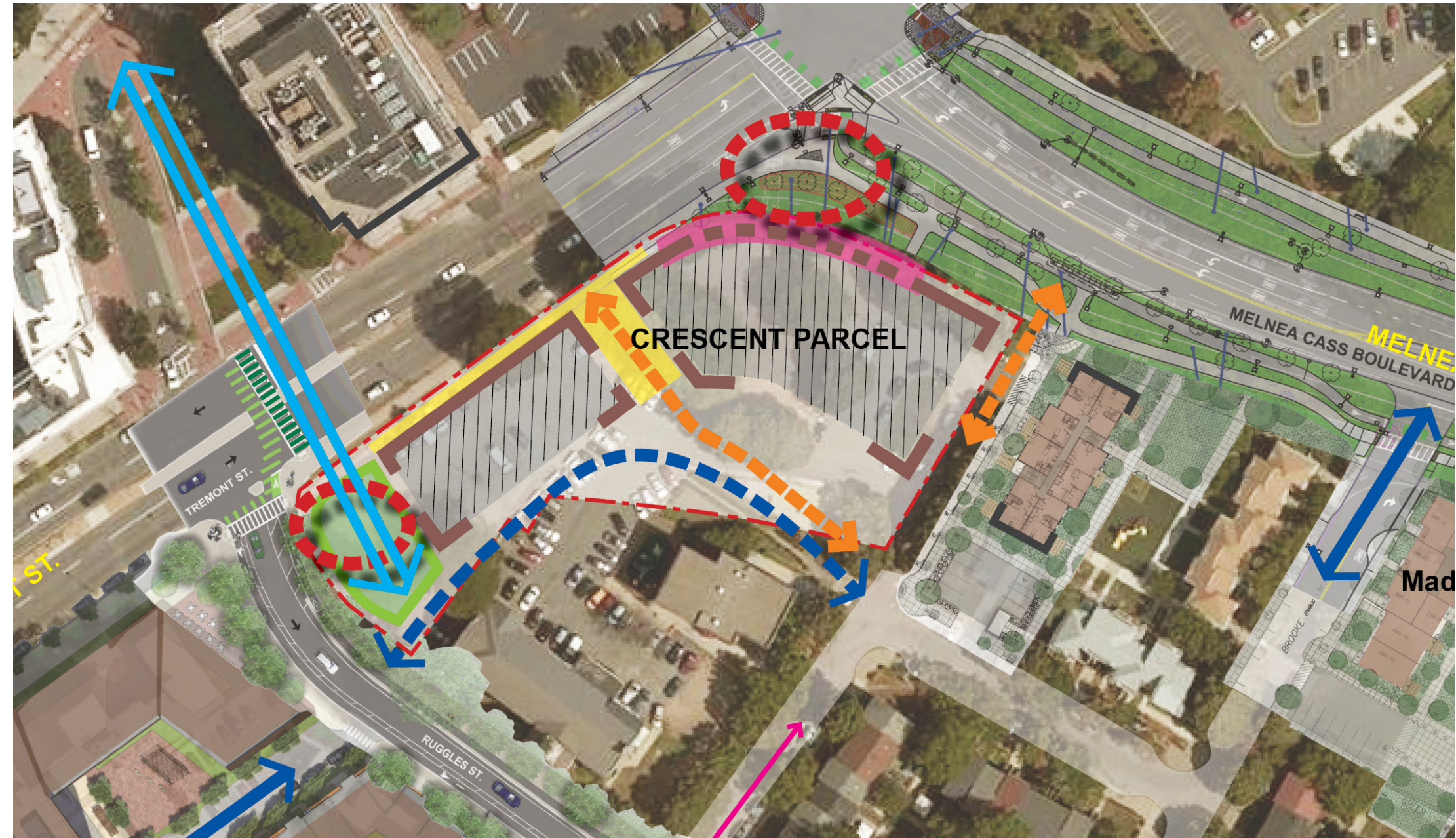


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## Crescent Parcels

<b>PHYSICAL ADDRESS</b>	1130 Tremont Street, 175-177 Ruggles Street Melnea Cass Boulevard
<b>PARCEL IDs</b>	0902284000, 0902279000, 0902240020, 0902240010, 0902225000, 0902225005, 0902240000, 092346010
<b>PARCEL SIZES (SF)</b>	74,208
<b>PARCEL SIZES (ACRES)</b>	1.7
<b>CURRENT ZONING</b>	Boulevard Planning District, U-District South End Urban Renewal Area Campus High Urban Renewal Area



### DRAFT SUMMARY OF IDEAS

#### PROPOSED USES

- The site can be programmed for a variety of uses including, but not limited to: housing, institutional/commercial office, retail, or cultural uses, and space for the health sector and green jobs.
- The site should incorporate and follow objectives as outlined in PLAN: Dudley Square.
- Uses and space can be dedicated to locally owned businesses that cater to the community and activate the corner of Tremont Street and Melnea Cass Boulevard.

#### MASSING, HEIGHT & ORIENTATION

- Heights may range between 60-150 ft. Proposals that include additional height must clearly demonstrate the benefit to the community.
- Buildings should respect the surrounding low scale residential.
- Buildings should use setback and stepback and heights that create a volume that responds to special views and corridors, reinforce street wall conditions, and make certain the building fits well in its surrounding context.
- Massing should be modulated to reduce appearance of size and provide breaks.

#### ARCHITECTURAL DESIGN & CHARACTER

- New buildings should contribute to the identity of the district by recognizing the urban context of the intersection of Tremont and Melnea Cass BLVD through consideration of building materials.
- Architectural detailing to be attractive and should be executed using materials of the highest quality and be compatible with existing buildings in the area.
- Commercial 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 transparent facades, tall storefront display windows, and canopies.

#### ACCESS & CIRCULATION

- Promote an accessible pedestrian environment with circulation along street edges as well as throughout the site.
- Utilize prominent crosswalks, controlled pedestrian signals, and median space to comfortably connect the site across Tremont Street and Melnea Cass Boulevard.
- Situate service and support spaces towards the interior of the block, with service and truck access from Ruggles Street.
- Potential street connections throughout the site.
- The design should encourage bike and public transit use and must provide secure on-site bike storage for all users and residents.

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

- Provide enhanced streetscapes and landscaped sidewalks, attractive street lighting, street furniture, and enhanced paving, with a focus at the corner of Tremont Street and Melnea Cass Blvd.
- Ensure adequate open space accessible by the public.
- Use the corners of Ruggles and Tremont Street, as well as Melnea Cass and Tremont, as placemaking opportunities emphasizing these locations as gateways to Dudley Square.

### PLEASE SHARE YOUR COMMENTS BELOW

#### PROPOSED USES COMMENTS

#### MASSING, HEIGHT & ORIENTATION COMMENTS

#### ARCHITECTURAL DESIGN & CHARACTER COMMENTS

#### ACCESS & CIRCULATION COMMENTS

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



# PLAN: Dudley Square

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## Malcolm X & Putnam Parcels

<b>PHYSICAL ADDRESS</b>	2 Putnam Place 120 Roxbury Street Malcolm X Boulevard
<b>PARCEL IDs</b>	0903268010, 0903265000, 0903265001, 0903261000
<b>PARCEL SIZES (SF)</b>	27,773
<b>PARCEL SIZES (ACRES)</b>	.63
<b>CURRENT ZONING</b>	3F-4000 Campus High Urban Renewal Area



### DRAFT SUMMARY OF IDEAS

#### PROPOSED USES

- The site must be programmed for housing with the ground floor along Malcolm X for potential commercial uses.
- Site along Putnam place could be programmed as townhomes.
- Uses and space should be dedicated to locally owned businesses that cater to the community and activate Malcolm X Boulevard.
- Proposals may consider artist live/work space and other cultural economic development strategies.
- Open space should also be incorporated on the site(s), responding to the residential neighborhood with rear yards along Dudley Street

#### MASSING, HEIGHT & ORIENTATION

- Height may range between 40-60 ft (up to 6 stories) and should acknowledge immediate surrounding context. Buildings should respect the surrounding low scale residential along Putnam Pl. and Roxbury St.
- Building should front Malcolm X Boulevard.
- Buildings should employ setback and stepback and building heights that create a volume that is articulated, varied, and dynamic, responds to special views and corridors, and reinforces existing street wall conditions
- Buildings must integrate the changes in topography in the overall massing and design.

#### ARCHITECTURAL DESIGN & CHARACTER

- The proposal should thoughtfully consider the historical and social context of John Eliot Square and recognize that it is a part of a historically-significant streetscape.
- Building design should carefully tie into and complement the existing urban fabric through a careful consideration of building materials that emphasize the longevity of the building itself with the highest quality and design to be compatible with nearby existing buildings.
- Commercial space should be distinct from the rest of the building and be inviting to the community and pedestrians.
- Proposed buildings must maintain the continuity of the street wall and provide a high percentage of transparency at the ground level

#### ACCESS & CIRCULATION

- Promote an accessible pedestrian environment with circulation along street edges as well as throughout the site.
- Primary building entrances, lobbies, and retail street frontage must be located on Malcolm X Boulevard.
- Service loading and unloading facilities should be located off-street and designed to prevent truck back-up maneuvers in the public right-of-way.
- The design should encourage bike and public transit use and must provide secure on-site bike storage for all users and residents
- Building-integrated or below-grade parking should not break the continuity of the street frontage nor create exposed parking areas along the street frontage.

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

- Provide a mix of usable semi-private open spaces, including outdoor passive open spaces for building occupants.
- Placemaking opportunities on the corner of Malcolm X Boulevard and Roxbury Street/Putnam Place.
- Create an inviting public realm of sidewalks and street trees and furniture that is well integrated and creates a continuous and engaging street level experience.
- To the extent possible, incorporate innovative, high impact temporary and permanent public art into the public realms.

### PLEASE SHARE YOUR COMMENTS BELOW

#### PROPOSED USES COMMENTS

#### MASSING, HEIGHT & ORIENTATION COMMENTS

#### ARCHITECTURAL DESIGN & CHARACTER COMMENTS

#### ACCESS & CIRCULATION COMMENTS

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



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## Evaluation Criteria

### 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 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 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 fully consistent with and which successfully address the Development Objectives and Development Guidelines, including delivering affordable housing options that are more deeply affordable than that of other proposals submitted, will be ranked as **Highly Advantageous**.

#### Urban Design Concept

This Criterion is an evaluation of the Proposer's development plan relative to the Urban Design Guidelines outlined in Section xx. 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, 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 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**.

#### Sustainable Development

This Criterion is an evaluation of the extent to which the proponent addresses the Resilient Development and Green Building Design Guidelines as specified in section xx. 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, 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 addresses all subsections, exceeds LEED Gold certifiability, and exceeds the other requirements outlined in the Resilient Development and Green Building Design Guidelines 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 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, we 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**.

#### Development Without Displacement

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, we 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 shall be ranked **Highly Advantageous**.

#### 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" standards 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, we 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 GJS Plan narrative that is superior to that of other proposals and is able to clearly explain its strategy for how it will attain its objectives, will 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**.

#### 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 commitment 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**.

#### Financial Impact

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 proposers will be considered to be less 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**.

#### 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 in the city of Boston in the last five years, will be ranked as **Highly Advantageous**.

#### 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 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**.

#### Additional 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 a more advantageous proposal. Proposals that offer less or no community benefits will be considered to be 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 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**.