



191 Bowdoin Street Development Guidelines

PARCEL ID:
AREA:

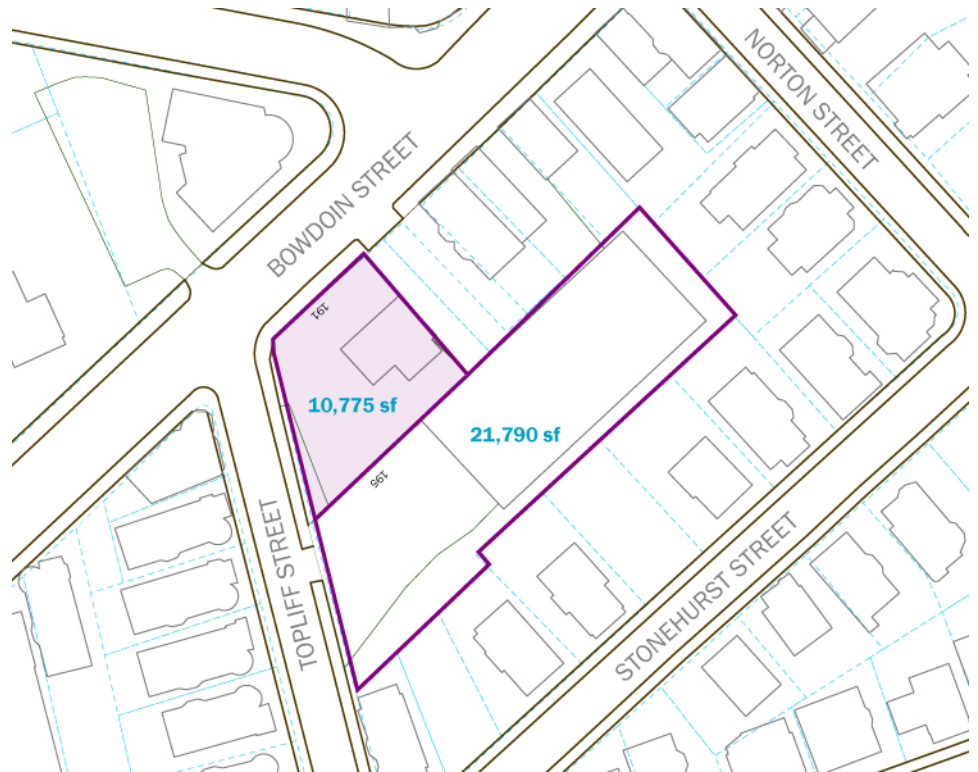
150129400
10,778 sf

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. For more information regarding the site's environment conditions, please see the Appendix of the RFP

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 use 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