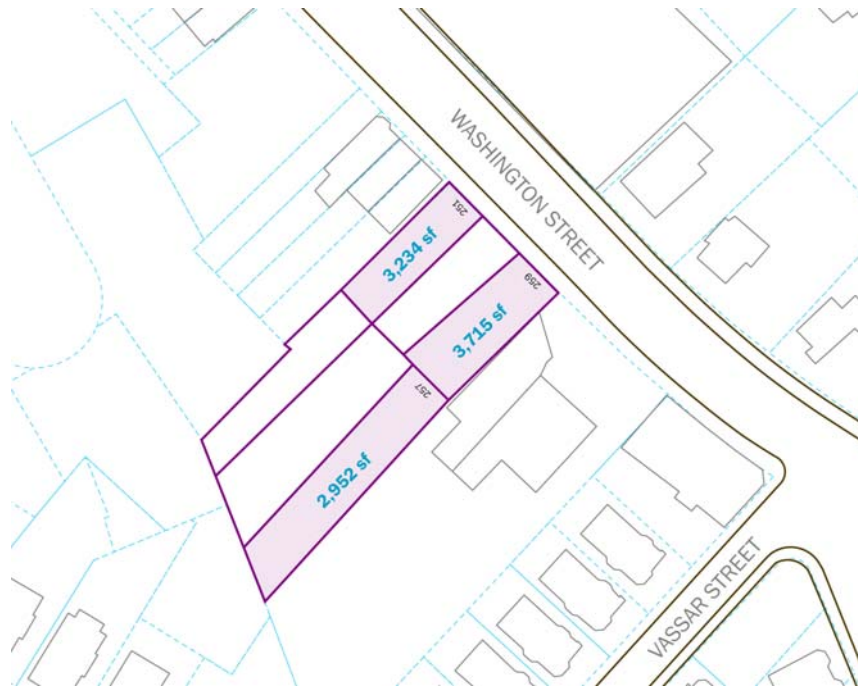


251, 259 & 0 Washington Street Development Guidelines

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