

# 10-22 Bowdoin Street Development Guidelines

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

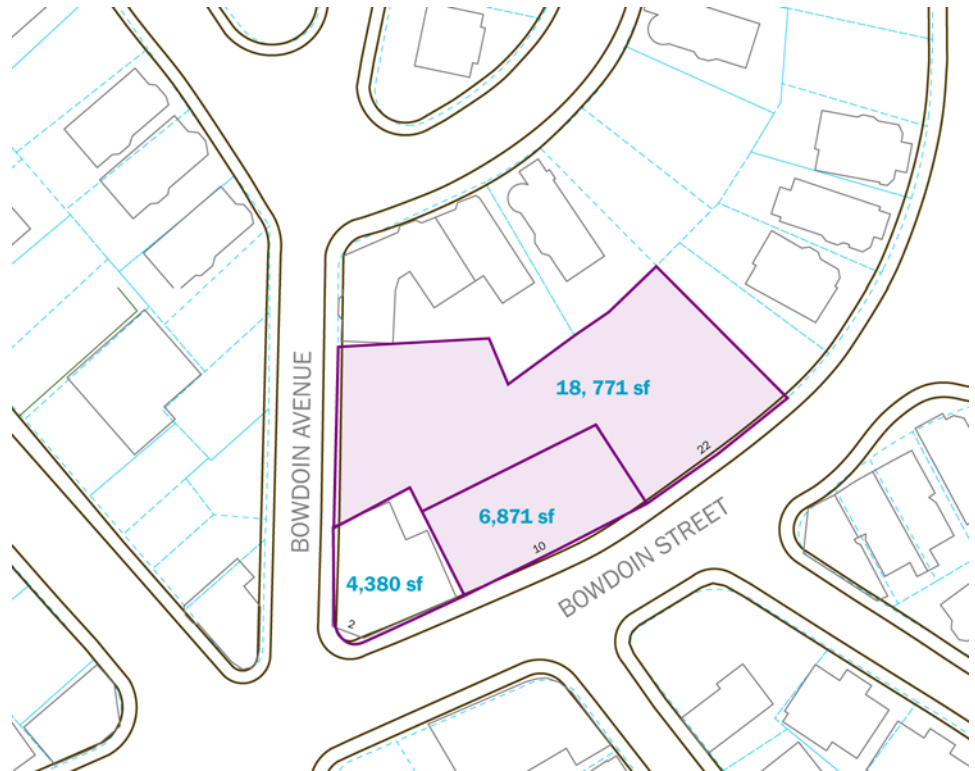
## Community Vision

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