

317, 331, 337 & 0 Washington St and 6-8 Arvale Road Development Guidelines

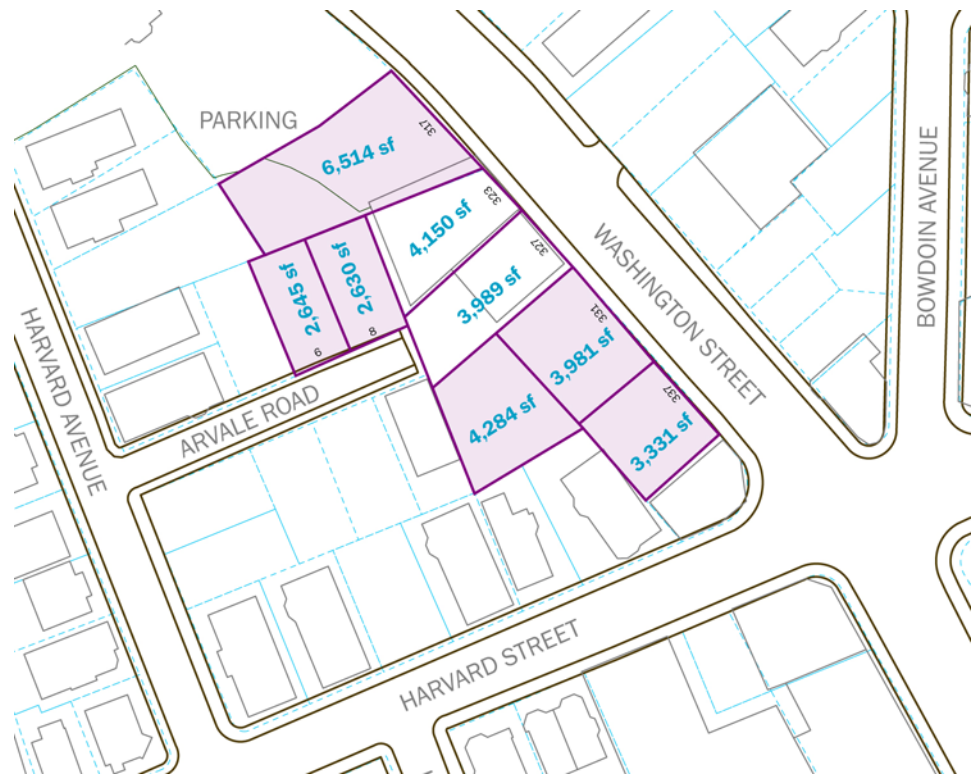
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PARCEL ID:
AREA: 23,385 sf

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.

 CITY OF BOSTON OWNED  PRIVATE PARCEL

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.

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 &

Building height(s) should be 1 to 3 stories.

Height Massing

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 Washington Street and utilize the existing curb-cut on 317 Washington Street. Limited secondary vehicle access may be allowed off of Arvale Road.

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