

719 Washington Street Development Guidelines

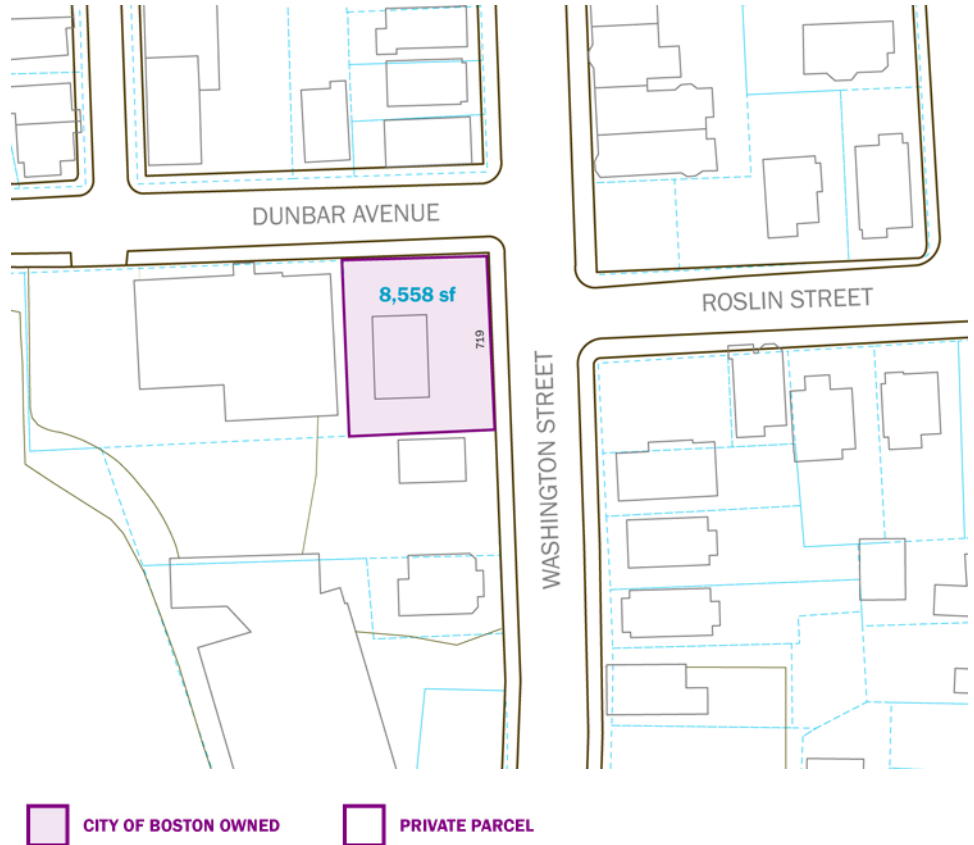
PARCEL ID: 1701741000
AREA: 8,558 sf

Community Vision

Reuse or redevelopment of blighted former gas station

Development Goals

The development goals for 719 Washington are either to provide significant enhancement of the current site into a high quality and complimentary commercial use or redevelopment of the entire site toward either a residential and/or low impact commercial usage.



Existing Conditions

Site Description

The site was formally a gas station at the intersection corners of Washington Streets and Dunbar Avenue. The front half of the site remains paved with asphalt, while the only vegetation on the site is grass located on both sides and behind the remaining building structure.

Context / Abutting Uses

The site is within a residential district of two and three family homes, it is also among a mix of industrial, open space and institutional uses in the immediate surrounding area. To the south of the site along Washington Street there is a single family house; a three family home; and an auto mechanic business. To the west of the site along Dunbar Avenue there is a function hall.

Environmental Conditions

The site was a former gasoline filling station and has a MA DEP Release Tracking Number that is detailed in section xx of this RFP. MA DEP online records indicate that the site has had Phase I, and Phase II/III investigations and the RTN was closed on 10/17/03 with a Class A2 Response Action Outcome (RAO). For more information regarding the environmental 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 719 Washington Street

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, redevelopment of the site for residential uses would be entertained.

Commercial Office Uses

One to four stories building with professional/ business office uses over a base of commercial space and parking housed in or alongside the structure.

Retail Uses

A low-impact retail or service business(es) located on the ground floor that complements existing district businesses. Potential primary uses include professional services, a sit-down restaurant, bank, coffee shop / bakery, small grocer, or apparel shop.

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

The prominent location of this site offers a “gateway” redevelopment opportunity for the Codman Square business district. Redevelopment of this site should result in a significant building that anchors the site.

Building Height & Massing

Building height(s) should be 1 to 4 stories.

Configure building height, scale, and massing to be compatible with surrounding buildings. 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.

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

Primary vehicle access should be from Dunbar Street and located as far as feasible from the Washington St intersection at the east end of the site.

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 Codman Square 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