

**Responsiveness of Bartlett Place Development Plan to RFP issued in 2006**

**Desired objectives of 2006 Bartlett RFP**

**Responsiveness of Approved Development Plan to RFP Objectives**

**Urban Design**

<p><i>The RFP calls for reinforcing the physical, social and economic fabric of Roxbury [Sect 3.1] by the following:</i></p>	
<p>Public gathering spaces [Sect 3.1] Use open space as an organizing element; variety of open spaces, public and private [Sect 4.2.3.A]</p>	<p>The 15,000 SF public plaza is the focal point of the site, designed to attract and engage residents, shoppers and other visitors continuously. Other open spaces include a community garden, rooftop greenhouses, a 9,000 SF orchard and garden, a dog walk, children's play areas</p>
<p>Enhance physical connections [Sect 3.1] through:</p>	
<p>Pedestrian-friendly streetscapes: frequent public entrances, views of ground floor uses, seasonal uses of sidewalks [Sect 4.1]</p>	<p>New sidewalks and streets will be built to "complete street" guidelines to maximize pedestrian experience. Multiple public entrances provided on each of four edges. Washington Street sidewalks sized to permit outdoor retail-related sitting and vending.</p>
<p>Strong visual Washington Street façade compatible with surrounding urban fabric. [Sect 4.1]</p>	<p>Washington Street facade creates strong streetscape at scale of nearby Dudley Square and hitting the minimum density desired by the RFP; agreement was reached with BRA and DND design staff that much of the surrounding urban fabric is not the desired standard for compatibility as it includes the sober houses on Guild Street , two vacant lots, two parking lots, a one-story Cadillac parts store and junkyard, a one-family home and a two-family home on Bartlett Street, a one-story factory, and a former one-story garage now used as a church.</p>
<p>Edge buildings should reflect and enhance scale of existing buildings. [Sect 4.2.1.B]</p>	<p>Regarding Bartlett St, Lambert Ave and Guild St, proposed building reflect and enhance scale of existing buildings, sized at scale of brick townhome-style buildings on Guild Street. BRA, DND and Civic Design Commission design staff requested more density at corners of Guild Street and Lambert Ave and Bartlett Street and Lambert Ave.</p>
<p>Connectivity: Safe, pleasant pedestrian and bike connections to transit, local streets, bike paths [Sect 4.2.1.A.]; should connect to neighborhood network of paths [Sect 4.2.1.B] with pedestrian access at all four edges of site [Sect 4.2.1.A.]</p>	<p>Article 80 review finalized a grid of pedestrian and bike paths on eh site connecting to existing network of neighboring streets and paths, with multiple points of entry on each of the four edge streets, enabling walking and biking from the neighborhood through the site on the way to Dudley Square.</p>
<p>Consider pathway access at Guild and Lambert. [Sect 4.2.1.B]</p>	<p>This is provided.</p>

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<p>Paths and sidewalks with street furniture: bus shelter, bike racks, benches and seating, outdoor lighting [Sect 4.2.1.B]</p>	<p>Desired street furniture will be provided along new sidewalks and the new 15,000 public plaza. All pathways will be safe and well-lit.</p>
<p>Green on edges: verge between curbs and sidewalks and plaza areas; native trees to recall history [Sect 4.2.1.C]</p>	<p>Program includes this.</p>
<p>Principal vehicle access/egress should be via Washington and Bartlett streets [Sect 4.2.1.A.]</p>	<p>Site plan and traffic plan provides for this.</p>
<p>Connectivity: extend neighborhood streets into the site [Sect 4.2.1.B]</p>	<p>Of the four streets leading to the site (ie, hitting the site at a 90 degree angle), two of them are extended into the site, St. James and Thornton. It was determined that extending the other streets, Lambert Street and Norfolk Street, into the site would be prohibitively expensive and drastically affect the program and site plan. This is because there is over a forty foot grade change from Washington Street to Lambert Avenue, created when the site was carved out of Fort Hill 140 years ago. To extend those streets would require rebuilding the hill. Similarly, to extend Thornton Street in a straight line into the site would require rebuilding the hill. According to the project's civil engineer, assuming that the lower 5 acres of the site is filled up to 20 feet in order to rebuild the hill, this amounts to approximately 160,000 cubic yards, which translates into approximately more than 10,000 truck trips for a cost upward of \$3.5million.</p>
<p><i>The RFP calls for sustainable development strategies including:</i></p>	
<p>Highly sustainable development utilizing green building design [Sect 3.1] to promote healthy housing, goal of LEED certifiable [Sect 4.2.3.A.4]</p>	<p>The buildings will be LEED-certifiable, and Building B will receive the actual LEED certification. Health housing is a feature of all of Nuestra's recent projects; this includes features such as hard flooring (no carpet), a very tight building envelope to keep out water and pests, configuring air circulation to ensure high quality intake, reducing VOC emissions by wisely choosing paints, flooring and other materials and by banning smoking. In addition, the state Department of Public Health in 2013 conducted a "health impact assessment" of Bartlett Place and projected that the immediate neighborhood's "state of place" rating for community health will increase approximately 34% due to the development of Bartlett Place.</p>

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<p>Remediate site to achieve proposed development program [Sect 4.2.3.A.3]</p>	<p>Extensive studies and testing have been undertaken and a detailed remediation budget prepared, with extensive engagement by the EPA. Funds are committed for remediation of Phase 1 of Bartlett Place, consisting of Buildings B and A and the public infrastructure framing those two buildings and the site interior.</p>
<p>Transit-oriented development by: a mix of uses, low parking ratios, strong pedestrian environment, mobility options, multiple transit modes, easy access to transit [Sect 3.1] [Sect 4.2.3.A.6] [4.2.1.A]</p>	<p>Bartlett Place meets the desired transit-oriented objectives by providing a mix of uses, parking ratios below the zoning code (for example, a ratio of .5 for Building B), new streets built to the city's "complete streets" standard in order to maximize the pedestrian experience, a grid of biking and walking paths connection to neighborhood paths and to Dudley Square , a bus stop on Washington Street and a 3-minute walk to the second largest bus terminal in the state. Bike racks will provided for building residents and the public. The development team will seek to locate Zipcar spaces on the site.</p>
<p>Prefer less parking-intensive uses such office as opposed to big-box retail; shared parking arrangements among uses desired [Sect 3.1 goal 6]</p>	<p>The 54,000 SF of commercial includes 20,000 SF of office as desired by the RFP. Shared parking can easily be arranged on the 120 public on-street parking spaces, available to office and retail customers during the day and residents and visitors at night. A local church can use the public plaza for parking on Sundays.</p>
<p>Parking ratios as low as possible [Sect 4.2.1.A.2.]</p>	<p>The parking ratio for the first two buildings (Phase 1) is .5 spaces for each apartment. The parking ratio for the remaining phases has not been finalized.</p>
<p>Place retail, service, commercial uses along Washington Street and lower Bartlett Street edges. [Sect 4.2.2.A.3, 4.2.1.A.1]</p>	<p>Phase 1 accomplishes this, placing 54,000 GSF of retail, service and commercial uses in this area. Service and truck access as requested will be from Washington Street and lower Bartlett Street.</p>
<p>Integrate commercial uses with residential on floors above [Sect 4.2.2.A.1]</p>	<p>Phase 1 accomplishes this, with 102 apartments to be located above 54,000 GSF of commercial, service and retail.</p>
<p>Create view corridors from site to surrounding area [Sect 4.2.2.A.3] [Sect 4.2.3.A.2]</p>	<p>View corridors to be created include a primary corridor tracking the extension of St. James down from Tommy's Rock, through the site leading to the Refuge Church, a historic landmark at the corner of Guild and Lambert Avenue. A visual corridor will extend from Thornton Street will extend into the site across the large retaining wall with views of the public plaza and the Boston skyline. The buildings along Lambert Avenue are located so as to create view corridors leading from Lambert Street and Norfolk Street into the site.</p>
<p>Limit surface parking lots to commercial uses only [Sect 4.2.2.C.3]</p>	<p>The development plan limits permanent surface parking lots to commercial uses only. During development, an interim parking lot will be among the temporary uses on the interior portion of the site.</p>

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Developer to pay for infrastructure improvements on-site and off-site (sidewalks, street lights, street trees) [Sect 4.2.3.C]	The development team has a request pending before the state MassWorks program for funding to pay for these infrastructure improvements.
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**Program - Housing**

<p>Create mix of new housing with range of building types, rental and ownership opportunities, with a "focus" on homeownership [Sect 3.2 goal 1] [Sect 4.2.2.A.2], in part to provide wealth creation [4.2.3.B.1]</p>	<p>The development plan calls for 129 for-sale homes to be built, representing 40% of the total 323 homes to be constructed. In addition, an option to purchase will be created for the 48 market-rate and moderate-income renters in the two Phase 1 buildings along Washington Street.</p>
<p>The range of residential building types was described with a street-specific scale: Washington Street - 4 to 6 story mixed use; site interior - 4 to 6 story with open space; Guild Street - 2 to 3 story row houses; Lambert Ave - 2 to 3 story row houses; Bartlett St - 2 to 3 story row houses or larger [Sect 4.2.2.B.2]</p>	<p>The range of building types corresponds to the variety suggested by the RFP's street-specific scale. In order to achieve the density called for the by RFP, the row houses along Guild Street, Lambert Avenue and Bartlett Street will be 4-story buildings. In response to a suggestion by the BRA to maximize the housing at the most desirable locations, the buildings to be constructed at the corner of Lambert Avenue and Guild Street and at the corner of Lambert Avenue and Bartlett Street will be taller and denser than the suggested</p>
<p>Maximize the amount of affordable and moderate income housing [Sect 3.2 goal 1] The goal is a mix of incomes -- 1/3 affordable, 1/3 moderate, 1/3 at prevailing market rate. [Sect. 3.2 goal 1]</p>	<p>There will be 105 affordable homes (33% of the total), 70 moderate-income homes (21% of the total) and 148 market-rate homes (46% of the total).</p>
<p>Range of household types, seniors, young professionals, families [Sect 3.2. goal1]</p>	<p>The development includes a broad range of housing types. The apartments in Phase 1 are in mid-rise buildings and include studios, one-BR, two-BRs and three-BRs. A mid-rise senior building will be included in phase 2 along with townhomes with mostly smaller units, potentially for artists or young adult housing. Phase 3 is intended to be a mid-rise building with primarily two-BRs and three-BRs and some smaller units. The 129 homes in the homeownership phase are primarily townhomes with two-BRs and three-BRs, with three somewhat denser buildings.</p>

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**Program - Economic Development**

Maximize economic development and job creation potential per Roxbury Strategic Master Plan, with the following broad goals [Sect 3.1]:	
Jobs for Roxbury residents [Sect 3.1]	Over 50% of the 400 construction jobs will go to Boston residents, at least 60% of these jobs to workers of color.
Full-time jobs with benefits a priority [Sect 3.1 goal 4]	The 50 jobs to be created at the Building B grocery store will be full-time jobs with benefits. The goal for the 150 jobs to be created at Building A will be to maximize the number of full-time jobs with benefits.
Jobs should match range of skills in Roxbury including significant number of lower-skill jobs and career ladders [Sect 3.1 goal 4]	The 50 jobs at the grocery store will be consistent with the range of skills in Roxbury including lower-skill jobs.
Community and/or minority equity and ownership [Sect 3.1 goal 2]	The development team includes a community-owned company and a minority owned company, each with a 50% ownership position. The grocery store will be community-owned through a cooperative ownership structure.
Scale should be dense enough to create significant number of jobs [Sect 3.1 goal 6]; minimum density should be FAR of 1.3 to 1.8 [Sect 4.2.2.B.1]	FAR for site is 1.4; Building B is 1.51; Building A is 12.6; Phase 2 is 1.4; Phased 3 is 3.2; Phased 4 is 1.1. The 54,000 GSF of commercial and retail can support up to 200 permanent jobs.
Opportunities for local small business development including small- or moderate-scale retail [Sect 3.1, 3.2 goal 1]	Building A will contain multiple opportunities for local small businesses to locate including small- or moderate-scale retail.
51% or more contracting to MBEs [Sect 3.2 goal 3]	The project goal is at least 60% of contracting dollars to MBEs.
Diversify Roxbury's economic base [Sect 3.1 goal 5]	The development team seeks to locate retail businesses adding to the retail profile for Dudley Square, including one or more sit-down restaurants; and a grocery store featuring local, fresh, healthy foods.
Economic linkages to larger economy [Sect 3.1]	One goal for the development team is to locate an educational institution at the site to connect local residents to the regional economy through educational opportunities. An indirect connection to the "creative" economy (science, education, technology, math and the arts) is the targeted marketing of the market-rate units to creative economy workers and business owners. That is one objective of the branding campaign begun in 2013 with Bartlett Events.

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Lay groundwork for long-term, sustained economic benefits for the neighborhood [Sect 3.1]	The provision of 129 homeownership opportunities and multiple small business opportunities will make possible long-term equity appreciation and wealth creation on the site for neighborhood residents.
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**Partnerships and linkages**

<p>Form appropriate partnerships with area organizations, businesses, educational institutions, hospitals, developers, local small businesses to address goals [Sect 3.1]</p>	<p>The primary relationships with area b businesses will be leasing relationships. Specific tenants identified by the development team for long-term lease relationships include a community-owned grocery store, a minority-owned restaurant, a locally-owned restaurant, locally-owned food trucks, a locally-owned gym and office space to be operated by an educational institutions graduating the highest number of persons of color in the state.</p>
<p>Development partnerships between MBEs, community-based developers and community-based nonprofit organizations are especially encouraged. [Sect 3.2 goal 2]</p>	<p>The ownership team is a partnership between two local small businesses based in Roxbury, one a certified MBE and the other a certified nonprofit MBE.</p>
<p>Developer team must have positive track record of projects in Roxbury, Boston or other urban areas [Sect 5.1.2]</p>	<p>Windale has developed and sold over 100 homes in Roxbury over the past 15 years, primarily market rate and also moderate-income homes. Nuestra has developed and sold over 150 homes to first-time homebuyers in Dorchester and Roxbury during this same time period, mostly to moderate-income buyers. Nuestra has developed and owns over 700 rental apartments and over 55,000 SF of commercial property. Windale and Nuestra each have exceeded 60% for MBE contracting dollars and 60% for employing workers of color in our projects over the past 15 years. Nuestra and its senior leaders have experience in all the many financing sources and strategies needed to carry out the Bartlett Place development plan, including New Markets Tax Credits, state and local low-income housing tax credits, state and local historic preservation tax credits, state environmental tax credits, state and federal brownfields grants, and housing subsidies including CDBG, HOME, NHT, state AHT and BRA inclusionary zoning.</p>



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<p>Leverage resource of Roxbury including workforce, youth, demographic diversity, existing businesses [Sect 3.1]</p>	<p>As noted, Nuestra and Windale each have strong track records in placing workers of color in construction jobs, averaging over 60% for projects undertaken over the past 15 years. Nuestra has engaged an experienced and effective local outreach agency to maximize the hiring of local workers on its projects undertaken since 2009.</p> <p>Youth will be engaged in Bartlett Place in two ways. Housing for young adults will be developed in the interior phase of the site, following the lead of Mission 180, a Roxbury-based coalition that recently identified the need for housing serving the many young adults aged 18 to 26 in need of affordable small apartments combined with services building their capacity to gain education and obtain work. Also, Youth Build Boston, a local construction job training agency, will place their graduate into apprentice positions during construction. YouthBuild Boston has already been engaged at the site, for the construction of street furniture used during Bartlett Events programming in 2013.</p> <p>Regarding diversity, Nuestra and Windale are uniquely positioned to help the many demographic components of Roxbury access the multiple opportunities for jobs, businesses and housing to be made available at Bartlett Place. The two companies have well-</p>
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