**174-180 Norfolk Street, Dorchester**

**Proposed Development Guidelines and Objectives**

The development guidelines and objectives in this section were crafted from information collected at community meetings, phone calls, e-mails, and on-line comments received by DND.

The Successful Proposer must address each of the following considerations in his/her development concept narrative, construction description narrative and design documents, as appropriate. Further, the Successful Proposer must agree to work closely with the community to resolve any future issues that may arise as the development project moves forward.

Special emphasis should be made to ensure that maximum opportunities are afforded to local, small and disadvantaged businesses, as well as people of color and women, in the areas of job creation and training, business development and the procurement of goods, services and construction services in association with construction projects.

* 1. **Preferred Uses of the Property:**
* Residential Use or Mixed-Use (residential and commercial).
* Total of eight (8) residential units.
* All of the residential units affordable to households earning up to 60% of the Area Median Income (AMI).
* Residential affordability mix of less than 30% AMI (50% of the units), up to 50% AMI (25% of the units) and up to 60% AMI (25% of the units).
* All residential units at least 2-Bedrooms, with a minimum of 25% of the units being 3-Bedrooms.

Please Note: The community has expressed strong interest in "development without displacement."  Specifically, beyond the preferred deep affordability of the project and larger unit sizes mentioned above, community members have expressed interest in innovative strategies to support community stability - such as cooperative ownership, land trust participation, and rent-to-own strategies.

* If commercial space is included, the use should provide a community benefit, such as; providing healthy food options for neighborhood residents, urban agriculture, etc.
* As an additional community benefit, provide indoor and/or outdoor space that is accessible to neighborhood residents.
* Access/Egress to/from the property on Thetford Avenue.
* Sufficient parking on-site to accommodate the proposed development.
	1. **Unacceptable Uses of the Property:**

The community is not in favor of proposed developments that include passive commercial uses. In addition, any use considered to detract from the quality of life of neighborhood residents is strongly discouraged.