

95R Thornton Street

Proposed Development Guidelines for RFP for 99-Year Lease

Site and Design Objectives (site specific)

- The site should be developed for use as an urban farm, community garden, and community gathering space.
- The majority of the site should be utilized as open space. Only structures that are accessory to the primary open space use may be proposed.
- Proposals should include plans for community programming for all ages; preference will be given to plans that include intergenerational programming.
- Proposals should allow for regular public access to the site.
- Proposals must include a comprehensive maintenance plan to keep the site in excellent condition.
- Community members have expressed a preference for a diversity across all aspects of the development team, especially with regard to contracting as detailed in the evaluation criteria.
- Mature trees on the site over three inches in diameter at breast height should be preserved. Tree pruning and removal must be conducted in accordance with the City's of Boston's [public tree protection ordinance](#).

Development Guidelines (for all Grassroots RFPs)

1. Invest substantially in improvements to the property, thereby providing greater benefits to the surrounding community. All gardens and open spaces must be open to the public and made available for regular community use.
2. Demonstrate improvements that are permanent in nature and intended to provide a long-term public benefit.
3. Plan for an ongoing dialogue with community residents, including them in both the development of design proposals and the long-term operations of the space, allowing residents to take a leading role in the organization and management of activities.
4. 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.

Development Standards (for all Grassroots RFPs)

- o Preserves desirable site conditions and features
- o Promotes accessibility for handicapped individuals
- o Repairs or replaces inadequate site infrastructure or furnishings
- o Maintains or restores visibility throughout the site
- o Appropriate site assessment and soil conditions
- o Ensures health and safety of gardeners or users of the open space
- o Appropriate treatment or remediation of any site hazards or contamination
- o Addresses concerns and needs of abutting residential property owners
- o Provides site improvements posing minimal risk or liability to landowner
- o Incorporates energy, soil, and water conservation measures
- o Avoids the use of any invasive plant species
- o Limits the use of impermeable surfaces

Diversity and Inclusion Plan Evaluation Criteria (for all Grassroots RFPs)

The City of Boston is committed to ensuring that vendors who work on the City's behalf utilize procurement practices that are fully open to the inclusion of small and local businesses, including Small Local Business enterprises, Minority Business Enterprises, Woman Business Enterprises, and Veteran-Owned Small Business Enterprises. Please describe the efforts that you have taken, or will take, to ensure that your selection of subcontractors and suppliers for this contract will be meaningfully open to such companies. Diversity and Inclusion throughout the whole development team will be evaluated. If you will not utilize subcontractors and suppliers on this particular contract, please describe any efforts or practices of your company over the past two years that demonstrate a practice making subcontracting and supplier opportunities available to such companies. In describing your plan, please include specifics.

- *Highly Advantageous:* The proposal demonstrates that the proposer has taken concrete steps to identify, contact, and consider such companies as subcontractors and suppliers for the project. The proposer has actually selected such a company to be a subcontractor, or has included a description of why sound business practices led to the selection of other subcontractors and suppliers despite meaningful engagement with Small Local Business enterprises, Minority Business Enterprises, Woman Business Enterprises, and Veteran-Owned Small Business Enterprises. Where a proposer will not utilize subcontractors or suppliers on the contract, it has described specific practices over the past two years that actually made subcontractor and

supplier opportunities available to such companies. The proposer demonstrates diversity and inclusion throughout the entire team as well.

- *Advantageous*: The proposal sets forth a detailed and actionable plan to identify, contact, and consider Small Local Business enterprises, Minority Business Enterprises, Woman Business Enterprises, and Veteran-Owned Small Business Enterprises as subcontractors and suppliers for the project. Where a proposer will not utilize subcontractors or suppliers on the contract, it has described specific practices over the past two years to identify, contact, and consider subcontractor and supplier relationships with such companies. The proposer demonstrates diversity and inclusion through other parts of the team, but not all.
- *Not Advantageous*: The proposal does not set forth a detailed or actionable plan to identify, contact, and consider Small Local Business enterprises, Minority Business Enterprises, Woman Business Enterprises, and Veteran-Owned Small Business Enterprises as subcontractors and suppliers for the project, and where a proposer will not utilize subcontractors or suppliers on the contract, it has not described specific practices over the past two years to identify, contact, and consider subcontractor and supplier relationships with such companies.