

**INVITATION TO BID RE-OFFERING
LEASE OF DEVELOPABLE AREA AND AIR RIGHTS
RIVERSIDE STATION, GROVE STREET, NEWTON, MA.**

BID FORM E: PROJECT DESCRIPTION

The Bidder must demonstrate compatibility of the proposed development program with MBTA operations. The program must not materially interfere with any MBTA operations at or near the site.

Development Proposal		Reference Tab	Reference Page
1	Provide a clear, conceptual description of the development proposed on the Parcel(s).		
2	State the overall gross floor area of the proposed buildings by use.		
3	What is the estimated maximum height and maximum number of stories?		
4	Describe the nature of the development program including proposed uses (e.g., specific types of community, office or retail uses) and the estimated square footage of each use and parking requirements		
5	If residential uses are proposed: (i) describe the number of units and sizes; (ii) state whether units will be rental, condominium, or other; and (iii) state the percentage and number of proposed affordable units (if any).		
6	State how the proposed uses will relate programmatically to the surrounding land uses and host community.		
7	Include any additional materials, especially visuals that would assist in understanding your proposal.		
8	Describe site access concepts in and around the Property including highway access.		

MBTA Operations Compatibility		Reference Tab	Reference Page
9	Describe the compatibility of the program with existing MBTA operations on the Property. Identify any proposed changes to current MBTA operations.		
10	Construction phasing in relation to disruption of MBTA facilities including general area size and duration including: - parking – site, public, and MBTA employee, equipment, rolling stock; - station access and circulation – public and MBTA operational, - bus terminal and related bus facilities, - MBTA operational areas – tracks, maintenance facilities, structures		
11	Discuss temporary arrangements during construction including off-site parking if appropriate		
12	Discuss proposed permanent changes to existing Station and compensatory facilities		
13	Discuss any project benefits and enhancements to the Station		
14	Discuss any “green” technologies to be employed in the project.		

**INVITATION TO BID RE-OFFERING
LEASE OF DEVELOPABLE AREA AND AIR RIGHTS
RIVERSIDE STATION, GROVE STREET, NEWTON, MA.**

Community Uses and Benefits		Reference Tab	Reference Page
15	Describe the extent, nature, and location of all community uses and benefits included in the development proposal, whether on- or off-site.		

Project Schedule		Reference Tab	Reference Page
16	Include a proposed development schedule.		

Permits and Approvals		Reference Tab	Reference Page
17	Identify all permits and approvals required for the proposed development. Explicitly identify any conditional or special permits, variances, rezoning, waivers, or other relief from any regulation or statute that will be required in order to develop the proposed project. Bidders are responsible for reviewing and understanding all the requirements of applicable City, state, and federal regulations and statutes.		

Supplementary Information		Reference Tab	Reference Page
18	If there is additional information that you believe would be helpful in evaluating your ability to develop the Parcel, please add that information here.		