

Meeting Agenda

- Meeting recap
- Affordable Housing
- Reggie Wong Park
- Parcel 27a
- Next Steps



Recap

Meeting 1: March 3

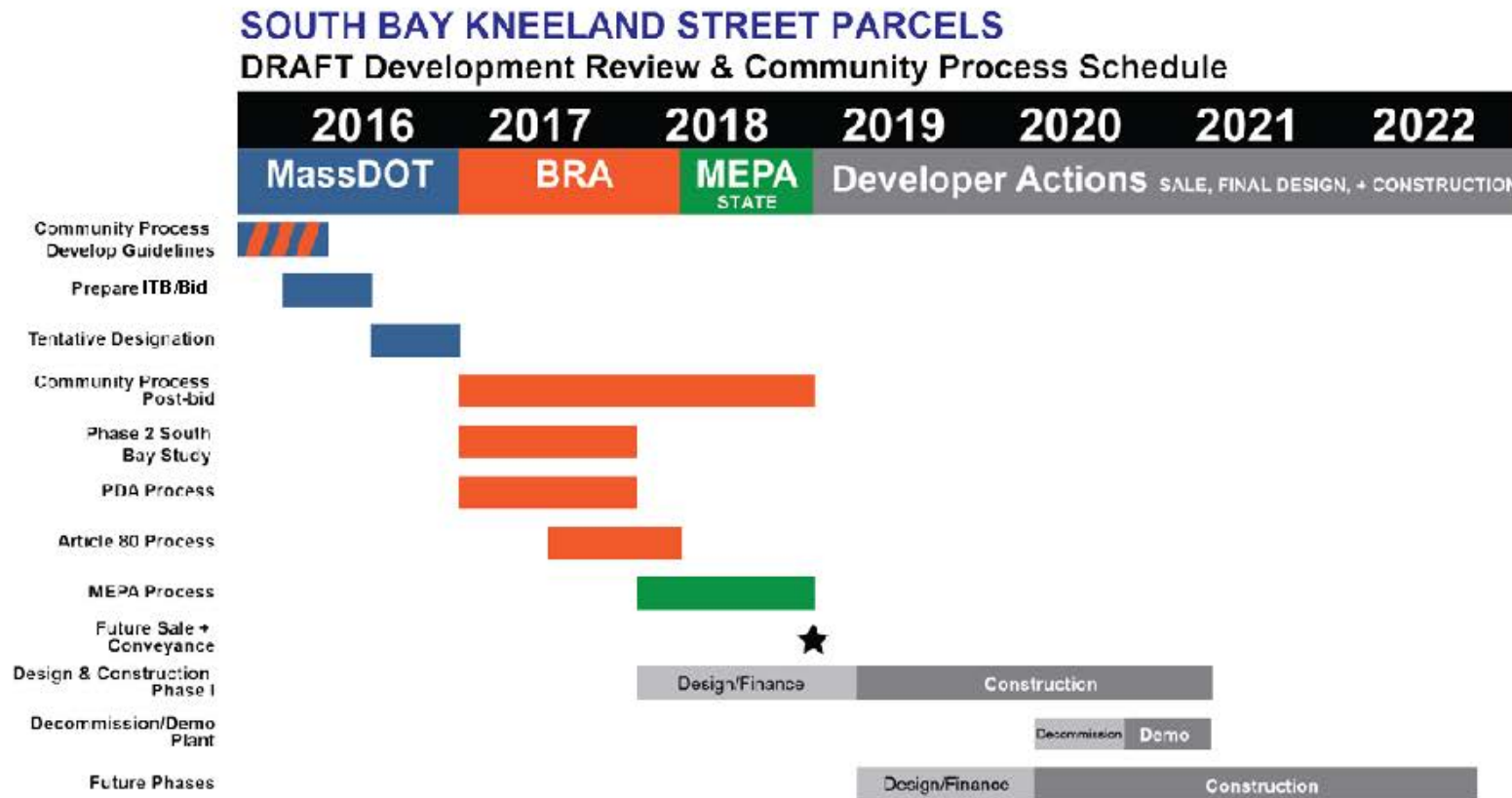
- Project Overview
- Public comment



Recap

Meeting 2: March 29

- Discussion of process: including schedule, planning & permitting
- Breakout session for community input to development guidelines



Recap

Meeting 3: May 17

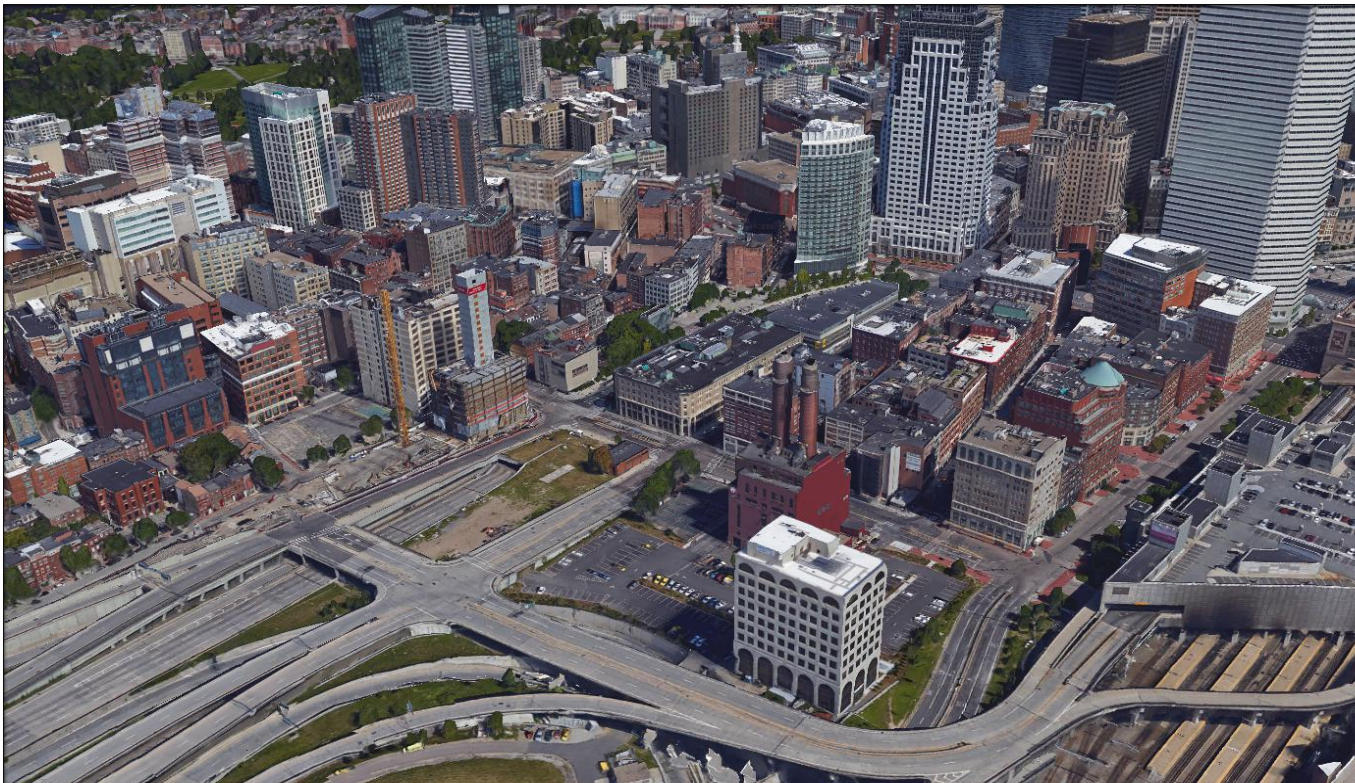
- Reviewed Parcel 27A analysis
- Invitation To Bid (ITB) Process
- Discussion of development considerations



Recap

Meeting 4 – June 7:

- Review of draft ITB outline
- Update on Affordable Housing and Reggie Wong Park
- Present draft development guidelines
- Extension of comment period through June 17th



Parcel 27A

Parcel 27A will be included in the ITB

- Your comments and advocacy have been heard
- The market will determine if Parcel 27A adds value to the larger development
- Offering Parcel 27A as an additional option to bidders on Parcels 25 & 26

Reggie Wong Park

- A functionally improved Reggie Wong Park will remain on-site, at least the size it is today
- The State and/or City will continue to control Park programing and scheduling in consultation with the community
- Additional open space will be provided throughout the site

Affordable Housing

A minimum of 20% of all residential units must be income restricted.

- 13% of residential units must be affordable to individuals and families as specified in the City's current Inclusionary Development Policy (IDP)
- An additional 7% shall be affordable to a range of individuals or families with annual income between 50% and 120% of AMI
- The maximum average AMI of all income restricted units will be 90% of AMI
- The City and State will work with developers to provide additional assistance – including zoning relief and/or public financial resources

Next Steps – ITB and Selection

- Issue the Invitation to Bid to the development community (July)
- Developers will have 4 months to submit qualifications and bid
- MassDOT and Veolia review packages
- Bid envelopes of qualified bidders are opened at public meeting
- MassDOT and Veolia recommend selection to their respective boards (Early 2017)

Next Steps – Community Process

- After a developer is designated, the BRA will establish an advisory group to inform the planning and development review process
- BRA and State permitting processes
- When all City and State processes are complete and all permits are granted, the sale of the land will close and construction will commence

Thank You

Please provide any further comments and questions to:

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Project information can be found online at:

<http://www.massdot.state.ma.us/SouthBayKneeland>

or

<http://bit.ly/SouthBayKneeland>

Anticipated Permits and Approvals

Anticipated Permits and Approvals – DRAFT 6-6-16	
Agency	Permit/Approval
Local	
Boston Redevelopment Authority	South Bay Planning Study Phase II Article 80B Large Project Review and Execution of Related Agreements; Article 80C Planned Development Area Review; BRA Board Authorization; Section 80B-6 Certificate of Compliance
Boston Transportation Department	Transportation Access Plan Agreement Construction Management Plan through Article 80
Boston Zoning Commission	Adoption/Approval of Planned Development Area; Article 80C Planned Development Area Review
Boston Civic Design Commission	Design Review
Boston Department of Public Works/Public Improvement Commission	Curb Cut Permit(s); Street Opening Permit; Street/Sidewalk Occupancy Permit; Sidewalk Improvements; Temporary Earth Retention Permit; Specific Repairs Permit; New Street Trees Permit; Discontinuances

Anticipated Permits and Approvals

Boston Water and Sewer Commission	Water and Sewer Connection Permits; Construction Site Dewatering Permit; Storm Drainage; Site Plan Review
Boston Fire Department	Flammable Storage Permit; Approval of Fire Safety Equipment
Inspectional Services Department	Building Permits; Certificates of Occupancy; Site Cleanliness Permit; Other Construction-Related Permits
Boston Landmarks Commission	Article 85 Demolition Delay Review
Boston Public Safety Commission	Permit to Erect and Maintain a Parking Structure
Boston Air Pollution Control Commission	Application for Exempt Spaces (if required)

Anticipated Permits and Approvals

State	
Executive Office of Energy and Environmental Affairs (EEA)	Massachusetts Environmental Policy Act (MEPA) Review
Executive Office of Transportation and Construction	Letter of consent pursuant to MGL Ch40 §54A
Massachusetts Water Resources Authority	Temporary Construction Dewatering Discharge Permit; Sewer Use Discharge Permit
Massachusetts Department of Transportation	Access to State Highway Permit; Section 61 Findings
Massachusetts Department of Environmental Protection	Chapter 91 Authorization consultation
Federal	
Federal Aviation Administration	Determination of No Hazard to Air Navigation
U.S. Environmental Protection Agency	NPDES Notice of Intent for Construction
Federal Highway Administration	Disposition Agreements Approval (Fair Market Value/Impacts to Highway); NEPA Review or Categorical Exclusion
State Historic Preservation Officer (Massachusetts Historic Commission)	Section 106 Memoranda of Agreement Approval