

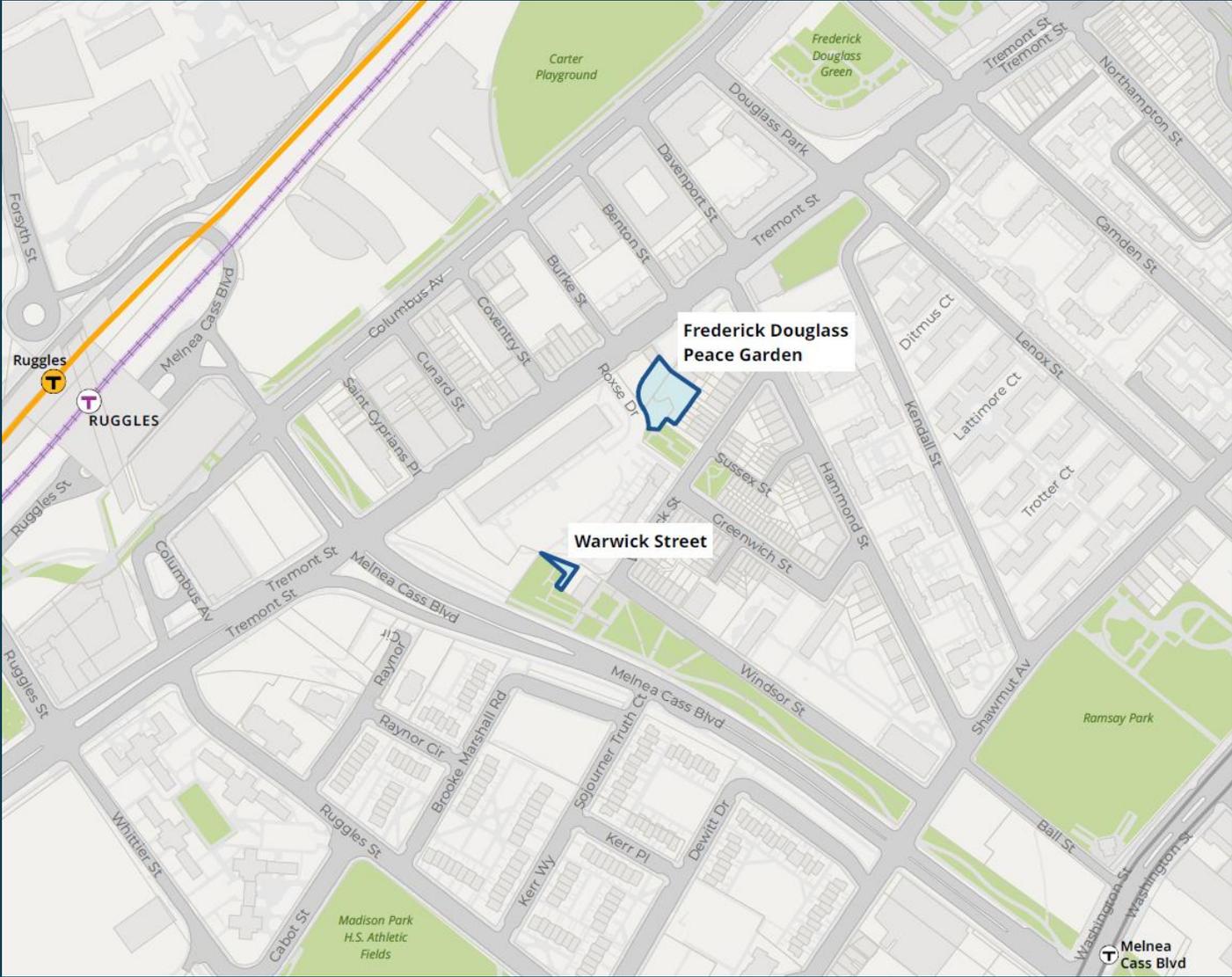
# Community Conversation

## BPDA-Owned Property: Lower Roxbury

Wednesday, November 6, 2019

Boston Water & Sewer Commission  
Second Floor  
980 Harrison Ave  
6:00 PM to 7:45 PM

# Properties: o Warwick St and Frederick Douglass Peace Garden



# Agenda

1. **Goal for discussion**
2. **Frederick Douglass Peace Garden**
3. **0 Warwick St**
4. **Urban Renewal Context**
5. **Discussion**

# 1

## Goal for discussion



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# Goal for discussion

**Introduce these properties and get feedback on what the community would like to see there in the future.**

# 2

## Frederick Douglass Peace Garden



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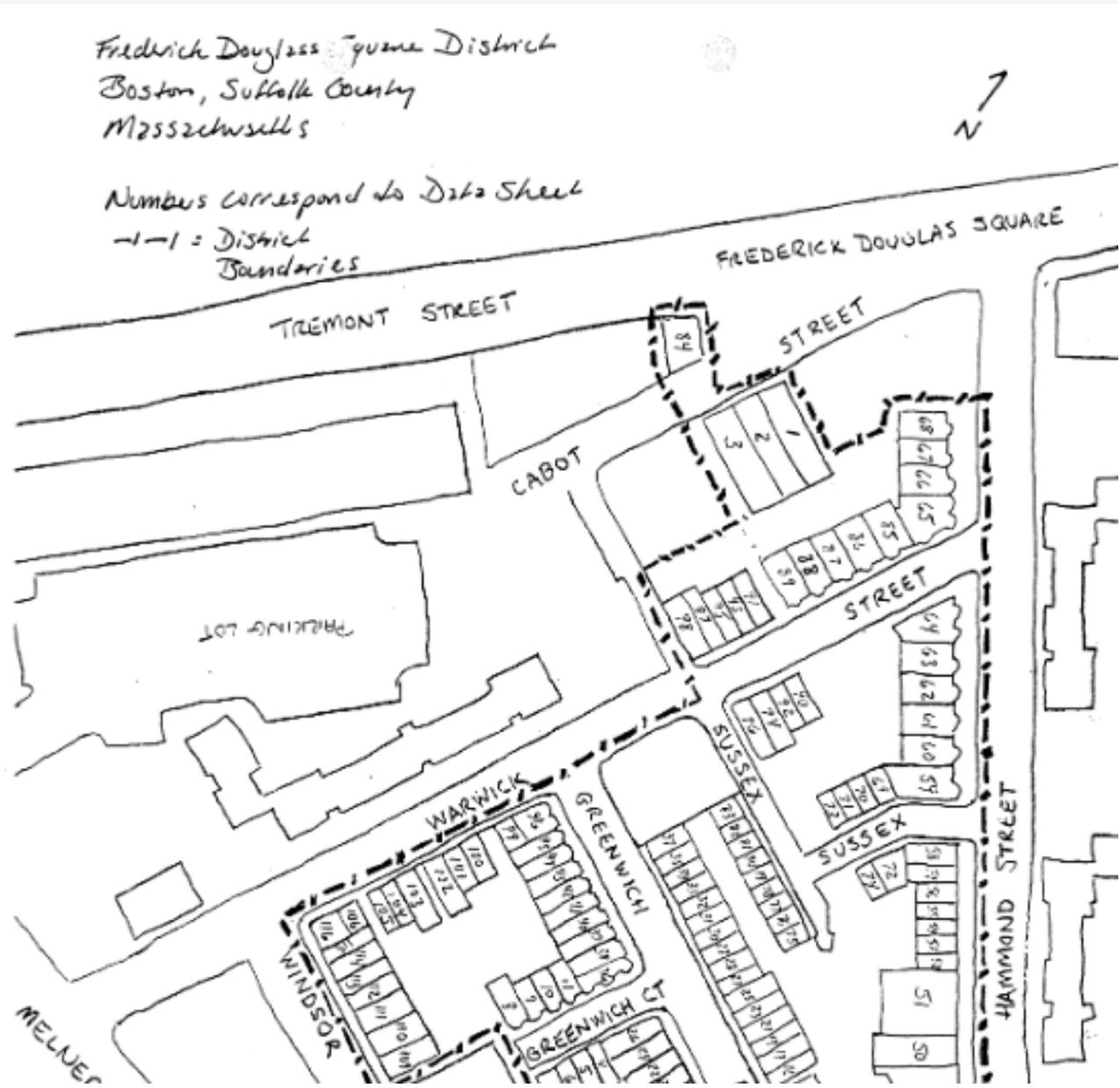
# Property Overview

- 12,325 square feet
- Main portion of the property is the Frederick Douglass Peace Garden
- Portion of the property is the former Cabot St. Easement for car access to 1008-1012 Tremont St
- Passageway from Warwick Street must be kept open.
- Bessie Barnes Community Garden sometimes uses the portion of property abutting the garden
- Short walk to Ruggles station



# Property Overview

- Abuts the Frederick Douglass Square Historic District



# History of the Garden

- The South End Lower Roxbury Open Space Land Trust (SELROSLT) made improvements on the garden site with the involvement of community residents and Urban Ecology.
- The BRA granted and extended final designation for the property to SELROSLT multiple times from 1999 to 2009.
- From 2009 to 2016, the BRA entered into license agreements with the SELROSLT and then BNAN and the Trustees of Reservation for use and occupancy of the parcel.
- The last license agreement expired in 2016.



# Proposed Frederick Douglass Monument

DISCUSSION PURPOSES ONLY

TREMONT & CABOT  
CURRENT CONDITIONS @TREMONT & CABOT STREETS.



PROPOSED LOCATION FOR A FREDERICK MEMORIAL  
@TREMONT & CABOT STREETS.

PROPOSED LOCATION FOR A FREDERICK DOUGLASS MEMORIAL

PROPOSED LANDSCAPE IMPROVEMENT

RELOCATED MBTA BUS SHELTER



# Potential Objectives for RFP

- Maintain paved portion as driveway for 1008-1012 and this property
- Continue to allow Bessie Barnes access to portion abutting the Bessie Barnes garden
- Maintain a portion of the garden
- Develop 12-16 units of affordable housing



3

0 Warwick Street



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# Property Overview



# Neighborhood Context

- **90 Windsor Street:** Owned by UNLR, developing 40% affordable housing with community space
- **UNLR Community Garden:** Owned by the City of Boston Department of Neighborhood Development and operated by UNLR.
- **Roxse Residences**



# Proposal for 0 Warwick

- **The property has no street frontage, so it is best suited for use as open space, or as an assemblage parcel for residential development.**
- **We propose transferring the parcel to UNLR to support the 90 Windsor Street Development.**
- **Use rectangular portion for residential development and remaining portion as open space.**
- **This will make the 90 Windsor Street project more feasible and support the development of 40% affordable housing.**

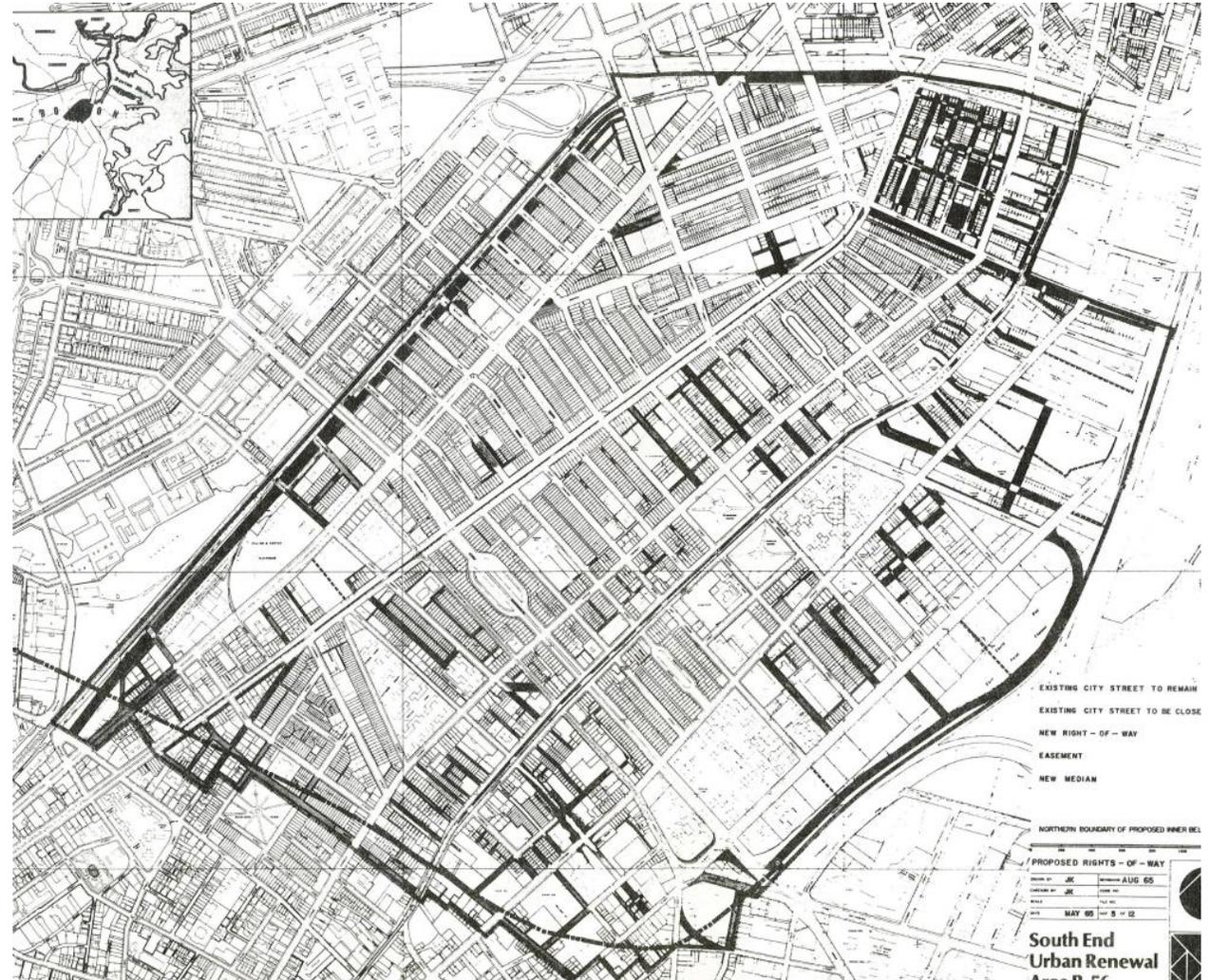
# 4

## Urban Renewal Context



# Urban Renewal

- Both properties are part of the South End Urban Renewal Area.
- If community feedback conflicts with the Urban Renewal Plan, we will make a Minor Modification to the Plan.
  - Notify City Council, DHCD, and elected officials 30 days prior to vote
  - Notice in local newspaper 7 days prior to vote



# 5

## Feedback & Discussion



# Opportunities to give feedback

- Email [morgan.e.mcdaniel@boston.gov](mailto:morgan.e.mcdaniel@boston.gov). Comment period closes on November 20.
- Download the presentation and submit a comment online:  
[bostonplans.org/planning/planning-initiatives/lower-roxbury-properties](https://bostonplans.org/planning/planning-initiatives/lower-roxbury-properties)
- Leave a comment on the Site Plan board
- Share your thoughts now
- Second meeting will be in early January

# Appendix

How RFP & selection process works



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# The RFP Document

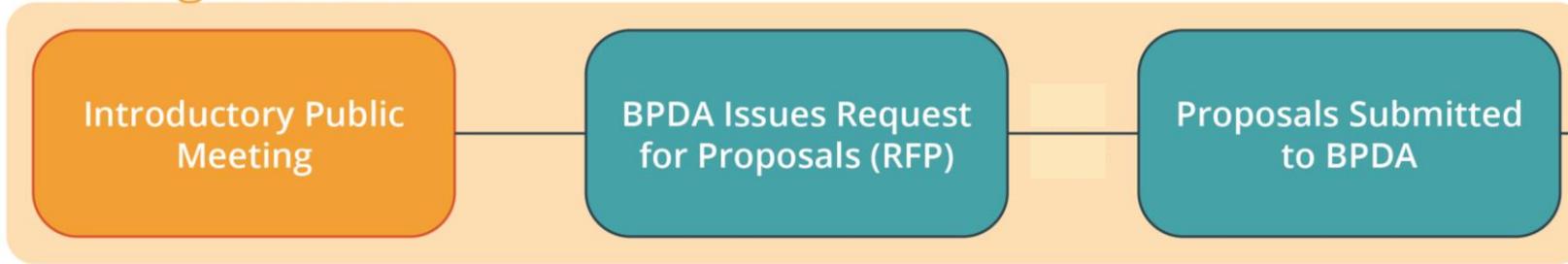
- **Request for Proposal (RFP) is the mechanism BPDA uses to dispose of property and preserve public assets by putting them back into productive use.**
- **Description of property, neighborhood, zoning, planning, and legal requirements.**
- **Guidelines stipulate things expected in proposed project such as: desired characteristics of building, use(s) of building, community benefits required, sustainability and resiliency.**
- **Comparative Evaluation criteria**

# Comparative Evaluation Criteria

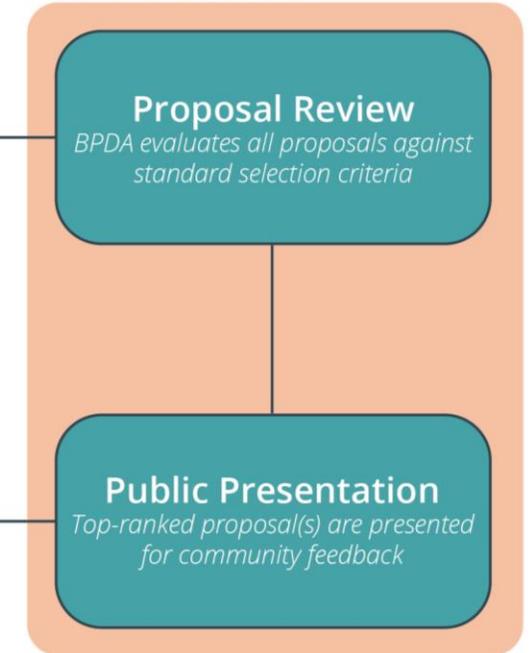
- **Ability to Execute the Project**
- **Exceptional Development Program, Design and Public Realm Contribution**
- **Strength of Financial Offer and Finance Plan**
- **Diversity and Inclusion Plan**

# How the RFP and Developer Selection Process Works

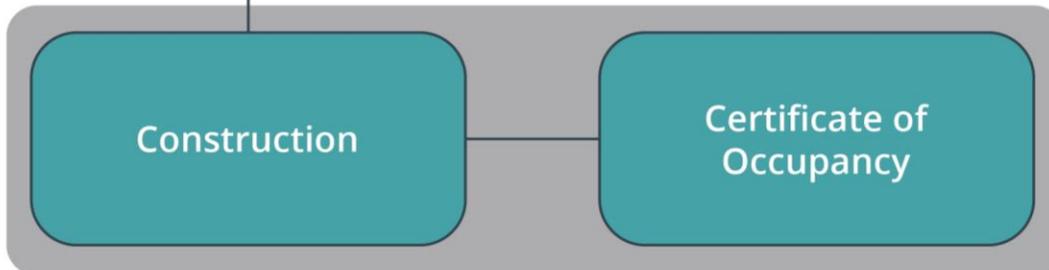
## Getting Started



## Evaluation



## Board Protocol



## Project Development