

Request for Proposals: 104 Walter Street

Community Meeting

February 23, 2021 6:00 PM



boston planning &
development agency

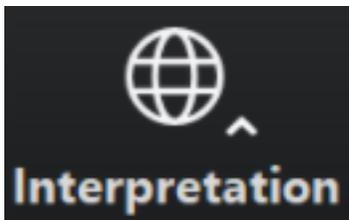
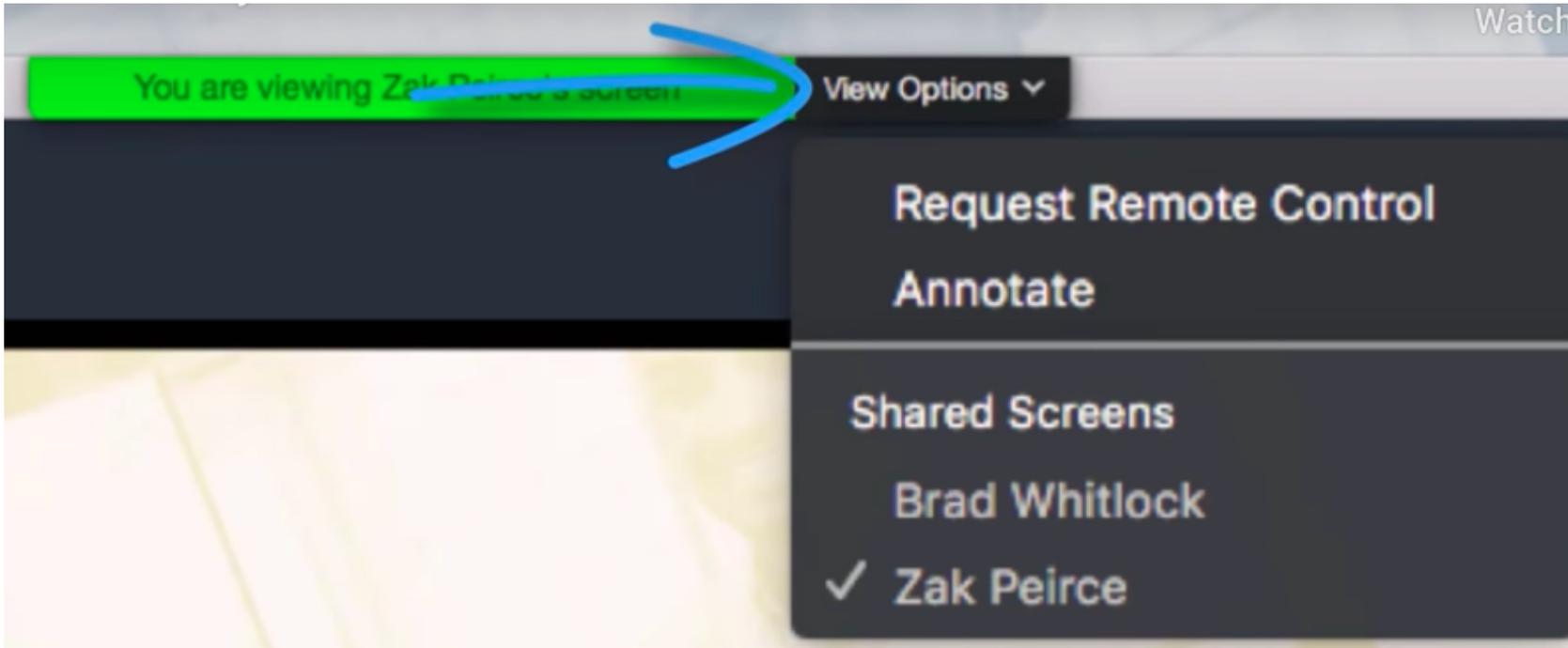
Meeting Recording

At the request of community members, this event will be recorded and posted online for those who are unable to attend the Zoom event live.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature.

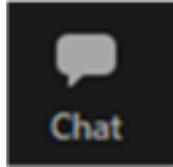
Interpretation and Translation



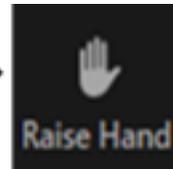
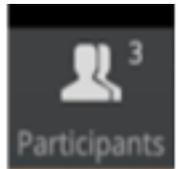
"Spanish" – for Spanish
"English" – for English

Zoom Tips

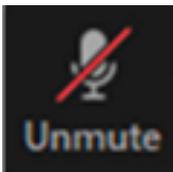
Your controls are at the bottom of the screen:



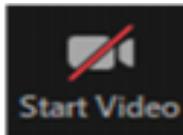
Use the chat to type a comment or ask a question at any time – BPDA staff will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

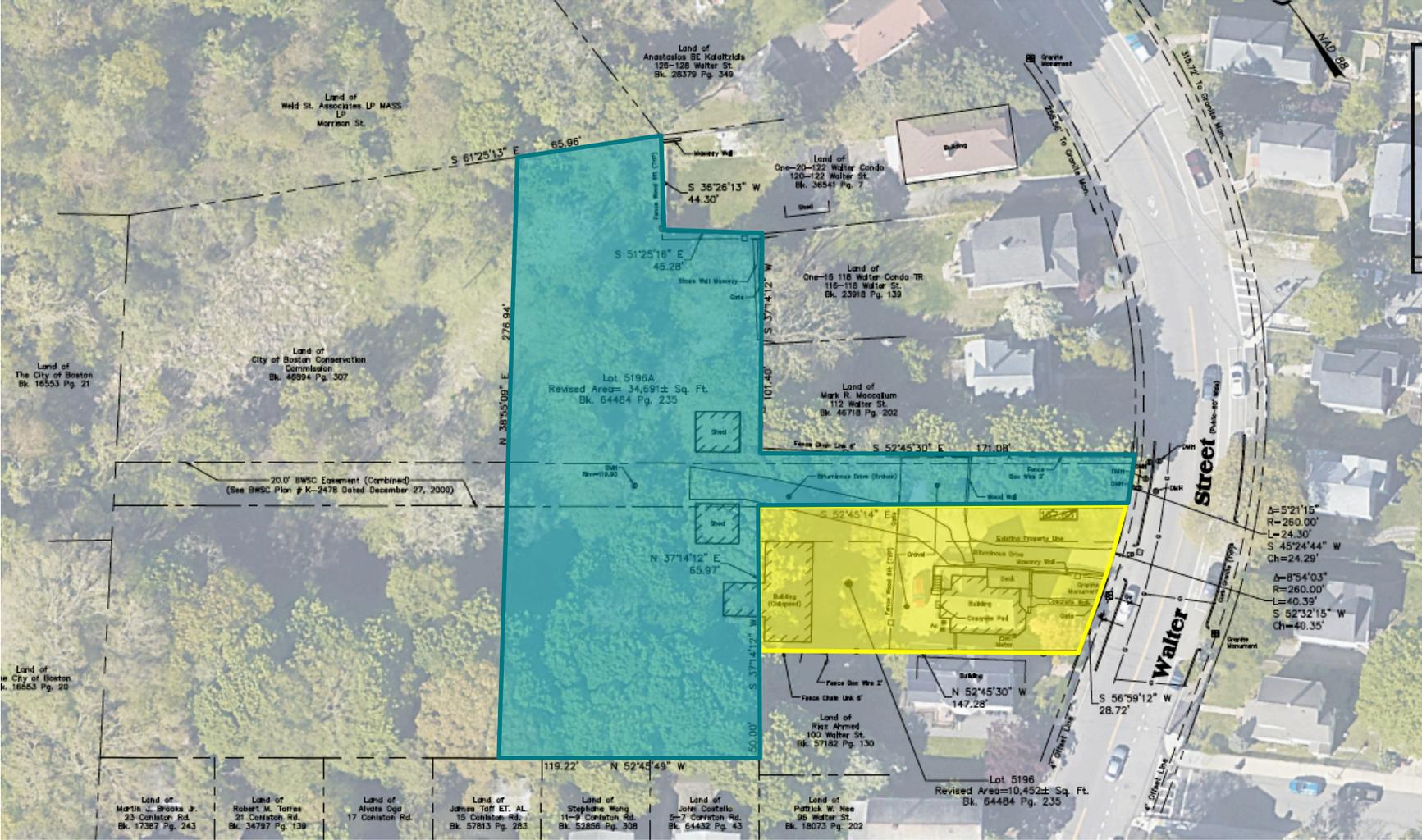
Zoom Etiquette

We want to ensure that this conversation is a pleasant experience for all attendees.

- All participants will be muted until the Q+A portion of the conversation. If you'd like to speak during this time please use the "Raise Hand" function in Zoom.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- If we are unable to get to your question at this meeting please put them in the Chat at the end or email **morgan.e.mcdaniel@boston.gov**.

108 Walter Street Update

The BPDA is in the process of conveying 108 Walter Street to the Boston Conservation Commission.



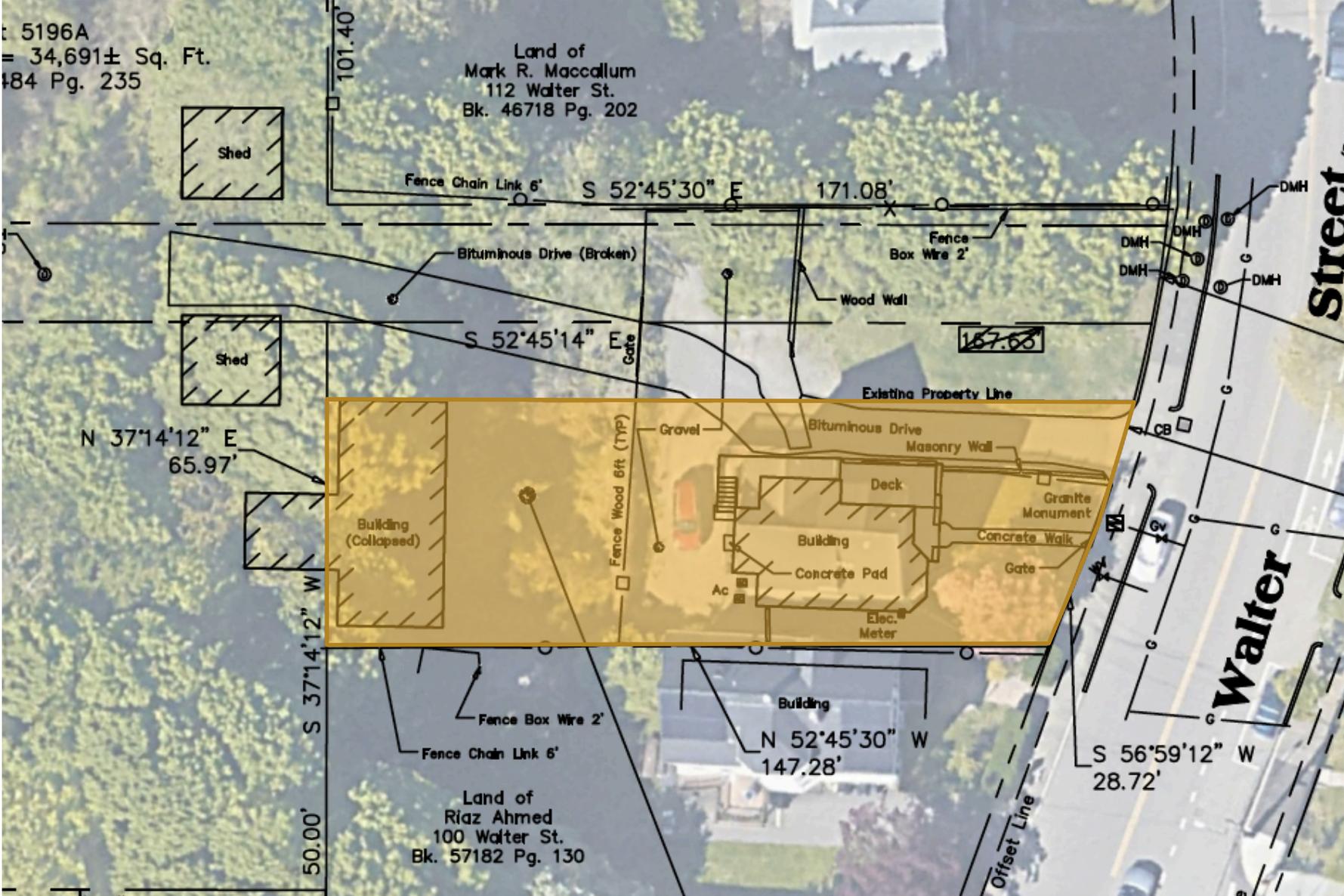
104 Walter Street

- Approximately 10,500 square foot site with a two-story house and a barn on the property
- The BPDA acquired 104-108 Walter Street in order to preserve 108 Walter Street as part of the Roslindale Urban Wild and create affordable homeownership on 104 Walter Street
- Our goal tonight is to get feedback on the RFP guidelines for 104 Walter Street



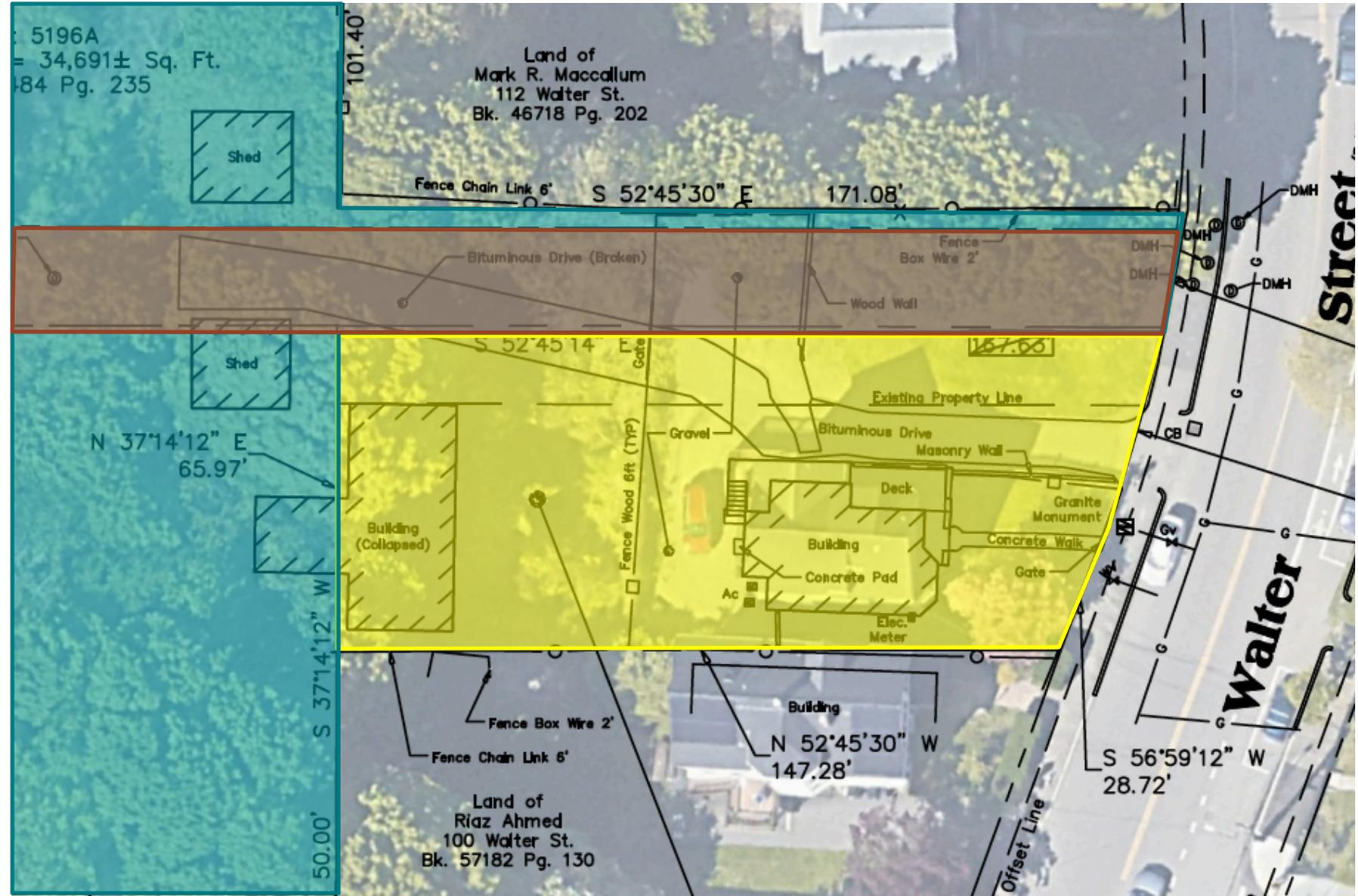
Site Context

Original 104 Walter Parcel



Site Context

-  Original 104 Walter Parcel
-  Original 108 Walter Parcel
-  BWSC easement
-  New 104 Walter Parcel



Development Objectives of the RFP:

- Four homeownership units of varying sizes
- All units affordable to households with income of 80%-100% AMI or below
- One parking space per unit, all parking and associated access from Walter Street must be provided on-site.
- No off-street parking for Wetlands visitors should be included.



General Design Guidelines

- Proposals will be expected to retain the existing house as part of the redevelopment proposal.
- The proposed design should enhance and complement the architectural characteristics of the area by carefully taking into consideration the existing building types, footprints, street frontages, height and architectural styles.
- The building height should be compatible with existing building heights in the area.
- Landscaping site improvements should include the use of loam and seed on all non-paved areas of the Property. New native trees, shrubs and other plantings are strongly encouraged at both the property lines and within the Property
- Existing mature trees over eight inch caliper should be pruned and protected. New native trees should be at least three and one-half inch caliper.
- Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the Property and appropriately screened from view.



Design Guidelines related to Urban Wild

- Black vinyl clad chain link fence (4 feet high) along the entirety of those two boundaries with 108 Walter
- 15 foot wide area inward from the fence line to be the edge treatment area on the long boundary with 108 Walter
- Columnar, evergreen tree plantings along the border of 104 Walter and 108 Walter
- Site plan should focus intensity of uses away from abutters and the Wetlands.

Design Guidelines



Next Steps

- Comments are due March 9.
 - Put your comments into the Chat section, and they'll get saved automatically (cannot be a private message).
 - Email comments to morgan.e.mcdaniel@boston.gov
- Issue RFP in early April
- Responses due in May
- Community presentations in late May-early June



Comments?