DEVELOPMENT OBJECTIVES AND GUIDELINES FOR CRESCENT PARCELS AND MALCOLM X & PUTNAM PARCELS

October 21, 2019
Agenda

6:00 – Presentation

*Morgan McDaniel, Real Estate and Community Development Officer, BPDA*
*Muge Undemir, Senior Planner, BPDA*

6:30 – Open House: Discussion, Questions, and Comments

Community Process to Date

Evaluation Criteria

Crescent Parcels – Overview, Urban Design Context, and Development Objectives and Guidelines

Malcolm X & Putnam Parcels – Overview, Urban Design Context, and Development Objectives and Guidelines
Process to Date:

**Urban Design**
- Program uses: November 21, 2016
- Scenarios: September 19, 2016

**Development Scenarios**
- October 24, 2016

**Values and Vision**
- January 23, 2017
- RFP Drafting + Prioritization: February 27, 2017
- Creating Housing: March 20, 2017
- Econ Dev + Resource Fair: April 24, 2017
- Visioning II: May 15, 2017

**Drafting**
- RFP Guidelines: February 26, 2018
- DND Parcel Process: March 21, 2018
- Draft RFP and Review Process Discussion: March 19, 2018

**Visioning**
- March 21, 2016

**Transportation + Public Realm**
- April 19, 2016

**Introduction to PLAN: Dudley Square**
Parcel Status

Article 80 Review:

135 Dudley Street (Large project review)
2147 Washington (Large project review)
75-80 Dudley (Small project review)
40-50 Warren (Small project review)

RFPs Approved:

Blair Lot
Parcel 8
Nawn Factory

Looking for Project Review Committee Nominations

Ongoing Process:

Crescent
Malcolm X & Putnam
Results from DND Process

There were **265 total units** proposed.

- 51% of units are rental
- 49% of units are homeownership
Recommended Proposals form the DND process resulted in:

Out of the 265 units...

- 31 studios
- 74 one-bedrooms
- 142 two-bedrooms
- 18 three-bedrooms
2-year Community Process Creating RFP Sections

Getting Started on RFP Process

Create Draft Guidelines with Community

Public Comment Period

RFP Release

PRC Formation

Developer Submissions

PLAN Document Review with Community

Evaluation

Proposal Review
BPDA, City, PRC + Community Review Concurrently

PRC Recommends
a proposal to RSMPOC

RSMPOC Ratifies
the PRC recommendation

Tentative Designation
is made by City of Boston and BPDA

Project Development

PRC Functions as IAG
and monitors project development

Construction

Certificate of Occupancy
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Project Review Committee Selection

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Evaluation Criteria

**PRC + Community Evaluation Criteria (7)**
- Development Concept
- Design Concept
- Sustainable Development
- Diversity and Inclusion
- Development without Displacement
- Good Job Standards
- Additional Benefits

**Other Evaluation Criteria (4)**
- Development Team Experience
- Development Timetable
- Financial Capacity
- Development and Operating Cost Feasibility
Why are we here tonight?

- Continue the PLAN: Dudley Process
- Look at development guidelines and objectives that came up during the process
  - Crescent Parcels
  - Malcolm X & Putnam Parcels
- Ask questions and provide feedback
PLAN: Dudley Square
Urban Design
Crescent
Crescent
Crescent
Crescent
PLAN: Dudley Square

Malcolm X & Putnam
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Upcoming Meetings and Important Information

October 28, 2019
- Request nominations for PRC from Elected Officials

November 4, 2019
- RSMPOC Meeting (Bolling Building School Committee Room) – last RSMPOC meeting of the year

November 18, 2019
- Tentative next PLAN: Dudley Workshop

December 2, 2019
- PRC Nominations due

January 6, 2019
- RSMPOC Meeting (Bolling Building – 2nd Floor)