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: 0 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
Goal for discussion

Introduce these properties and get feedback on what the community would like to see there in the future.
Frederick Douglass Peace Garden
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
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
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
O Warwick Street
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.
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
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Feedback & Discussion
Opportunities to give feedback

- Email 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
- 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
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
- Introductory Public Meeting
- BPDA Issues Request for Proposals (RFP)
- Proposals Submitted to BPDA

Evaluation
- Proposal Review
  - BPDA evaluates all proposals against standard selection criteria

Board Protocol
- Final Designation
  - Once financing and permits are secured, BPDA Board votes to award the selected team final approval
- Permitting/Approvals
  - BPDA Board awards tentative designation; developer has 9-12 months for financing and permitting
- Board Recommendation
  - BPDA staff recommends the project at BPDA Board's monthly meeting

Construction
Certificate of Occupancy

Project Development

Public Presentation
- Top-ranked proposal(s) are presented for community feedback