Parcel P12c Community Conversation

Welcome & Introductions!!

November 21st, 2022
Zoom Virtual Meeting
Zoom Meeting Process...

- Attendees may participate via the chat feature, as well as by using the “Raise Hand” function of Zoom. When you hit the “Raise Hand” button a staff moderator will know to unmute your computer. Please be mindful of background noise.
- During the presentation, attendees will be able to submit comments and questions to the hosts via the chat. We’ll address questions after the presentation.
- During the discussion section, attendees will be able to chat with BPDA staff and other attendees.
Zoom Tips!

Here are some tips for Zoom Users.

The controls are located at the bottom of your 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.
Meeting Recording …

- This meeting will be recorded and be made available upon request 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.
Goal for Discussion and Presentation

Parcel P-12c, 290 Tremont St (Project No. Mass. R-92),
South Cove Urban Renewal Area, Chinatown

Present possible draft development guidelines for inclusion in a Request For Proposals (RFP) for private development of P12c, reflecting community and City interests. Prioritize creation of affordable housing.
Agenda

Review of Parcel P-12C Site and Context
Review of Past Development Guidelines Crafted at Community Workshops
Review of Possible Development Guidelines for the Future Site
How Disposition Process Works: RFP and Developer Selection
Comments and Questions from Community
Next Steps
Parcel P-12c Site Review
Area Context
Prior P12C Tentatively Designated Project

- Developer had been selected to redevelop P12c at December 2018 BPDA Board

- Development team was a collaboration between Asian CDC, Tufts Shared Services (owner of adjacent garage); CJ Boston (owner of adjacent DoubleTree Hotel); & Milliennium Boston (providing offsite affordable housing payment from its Winthrop Center Condo project)

- Project was approx. 200 units of affordable housing, expansion of Tufts’ garage, addition to hotel and a community space intended for BPL branch.

- In 2021, tentative designation was allowed to lapse as partners were severely impacted by economic fallout of COVID-19 pandemic which impacted healthcare, hotel industry and condominium markets

- Note that Chinatown BPL branch is now included in BPDA’s Parcel R-1 project
What’s different this time?

There are new and different **funding sources** available that may be applied to future development of this site.

**No library** on this site. A branch library will now be located on the vacant site at **R1**, 48-58 Tyler Street and 49-63 Hudson Street.
Zoning

Zoning District - Article 38 Midtown Cultural District

- Height as-of-right 250’
- Floor Area Ratio (FAR): 12.0
- FAA allows approximately 360’

Overlay Districts

- Housing Priority Area
- Urban Renewal
- Groundwater Conservation Overlay District
- Restricted Parking
Goals and Objectives of Article 38 and Midtown Cultural District Plan

• Direct downtown development that promotes **balanced growth** for Boston;

• Prevent overdevelopment of the Financial District and the Back Bay by promoting **mixed-use development** in Midtown;

• Revitalize Midtown as the region's center for performing and visual arts by rehabilitating historic theaters and creating new cultural facilities for the city's nonprofit arts community;

• **Protect the quality of life and provide for expansion of the thriving Chinatown neighborhood by creating affordable housing and business opportunities, and by controlling institutional expansion in the area;**

• Preserve Boston's historic resources and public open spaces....and environmentally beneficial qualities;

• Provide new and expanded facilities for community services;

• **Create a new residential neighborhood downtown by encouraging the development of housing which is affordable to all segments of the community.**
Site Constraints
- 2010 Chinatown Master Plan
- 2015 P12C Chinatown Visioning Charrette
- 2016 P12C Community Visioning
- 2017 + 2018 P12C Community Visioning
- 2020 Chinatown Master Plan Update
- Parcel R-1 Community Visioning
Areas Identified in Community Visioning - a Foundation for Crafting RFP Development Guidelines

- “Mixed-use building with a high percentage of affordable housing opportunities, possibly subsidized by market rate units”
- “Homeownership to maximize opportunities”
- “Some larger, family-sized units”
- "Height acceptable as long as lots of affordability provided”
- "Common areas promoting community activities”
- "Ground floor activation with grocery store, day care, community use”
- "Open space achieved with courtyard areas, terraces, green roof areas”
- "Emphasis on youth and elder activities”
Possible Draft Development Guidelines

Based upon Feedback Received at previous BPDA Community Workshops
### Possible Draft for Development Guidelines

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<thead>
<tr>
<th>Guideline</th>
<th>Detail</th>
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<tbody>
<tr>
<td><strong>Affordability</strong></td>
<td>Preference for the maximum amount of housing units affordable to area residents. Some market units could help subsidize affordable units. Mix of homeownership and rental units, as well as mix of number of bedrooms.</td>
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<td><strong>Commercial</strong></td>
<td>Reinvigorate streetscape. Commercial and retail spaces meeting residents’ needs, like small businesses, community spaces such as affordable child care</td>
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<td><strong>Pedestrian</strong></td>
<td>Encourage pedestrian passageway through development to Eliot Norton Park, Wang YMCA, Josiah Quincy Elementary School and housing. Enhance pedestrian safety - Tremont Street and Oak Street - traffic light improvements, traffic calming features.</td>
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<td><strong>Mobility</strong></td>
<td>Prioritize access to non-vehicle forms of transit. Limited parking.</td>
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<td><strong>Green Space</strong></td>
<td>Courtyard, small garden areas, green roof.</td>
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<tr>
<td><strong>Height</strong></td>
<td>Develop to maximum height permissible to achieve all desired uses. FAA regulations limit to approximately 360 feet (approximately 36 stories).</td>
</tr>
<tr>
<td><strong>Design</strong></td>
<td>Ensure that development preserves and enhances the distinct physical character of neighborhood, conforms to the general scale of the surrounding area, respecting residential, commercial and institutional elements.</td>
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RFP and Developer Selection Process
Sample RFP
Typical Comparative Evaluation Criteria:

**Diversity and Inclusion Plan**
- Evaluates the comprehensiveness of the plan for creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the Property, including specific strategies to achieve maximum participation by people of color, women, and M/WBEs in pre-development, construction, and operations. Plans must be specific, realistic and executable.
- *This criterion comprises 25% of the BPDA’s comparative evaluation of each proposal submitted.*

**Ability to Execute the Project**
- Development team’s experience and qualifications, quality of development and execution plan for the proposed project, ability to execute the proposed delivery schedule, development and operating costs are accurate for the construction and operation of the development as proposed.

**Exceptional Development Program, Design and Public Realm Contribution**
- Description of development program, vision and aspirations for the project, quality, creativity and detail of design, extent to which the project is contextual with the area and complies with zoning and regulatory requirements. quality of contributions to the neighborhood and public realm.

**Strength of Financial Offer and Finance Plan**
- Relative strength of equity, debt and capital funding sources; Viability of finance plan including demonstrated previous experience to finance projects of similar complexity
Next Steps

• The BPDA will continue to collect additional feedback on possible development from the Chinatown community. (Now through January)

• The BPDA will present a draft of the Request for Proposals (RFP) to the community before we release it. (January/February)

• BPDA will release a RFP and collect responses.

• The BPDA will then review all proposals. The developers will present them to the community for review as well.

• Once a proposal has been selected, the developer will begin the permitting process and obtain financing.
Community Conversation: Let’s Hear From You!
Thank you!