South Bay Kneeland Parcels
Agenda

Process
Anticipated Permits and Approvals
Review ITB
  Post-selection Planning
  Reggie Wong Park
  Affordable Housing
  Additional Planning Objectives
  Sales Terms
Air Quality
Next Steps
MassDOT Objectives and Opportunity

• Mixed-use, transit-oriented development
• New housing, including affordable units
• Job opportunities
• Real estate tax generation
• Strong placemaking
• Expanded public spaces and recreational opportunities
• Activated Kneeland Street
• Dynamic gateway into Boston
Community Input

Balancing the needs and desires of the community with market realities is essential.

- **Reggie Wong Park**
  - To be improved
  - Retained on-site

- **Affordable Housing**
  - 20% affordable and workforce housing

- **Jobs**
  - Employment and training opportunities for local residents to the extent commercially reasonable
SOUTH BAY KNEELAND STREET PARCELS
DRAFT Development Review & Community Process Schedule

<table>
<thead>
<tr>
<th>Year</th>
<th>MassDOT</th>
<th>BRA</th>
<th>MEPA STATE</th>
<th>Developer Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2021</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2022</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Community Process**
  - Develop Guidelines
  - Prepare ITB/Bid
- **Tentative Designation**
- **Community Process**
  - Post-Bid
- **Phase 2 South Bay Study**
- **PDA Process**
- **Article 80 Process**
- **MEPA Process**
- **Future Sale + Conveyance**
- **Design & Construction**
  - Phase I
- **Decommission/Demo Plant**
- **Future Phases**

**Developer Actions**
- Sale
- Final Design
- Construction

**Design/Finance**

**Construction**
- Decommission
- Demo

**Design/Finance**

**Construction**

[Massachusetts Department of Transportation]
## Anticipated Permits and Approvals

### Anticipated Permits and Approvals – **DRAFT 6-6-16**

<table>
<thead>
<tr>
<th>Agency</th>
<th>Permit/Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Local</strong></td>
<td></td>
</tr>
</tbody>
</table>
| Boston Redevelopment Authority                      | South Bay Planning Study Phase II  
                                                   | Article 80B Large Project Review and Execution of Related Agreements;                                                                         |
|                                                      | Article 80C Planned Development Area Review;                                                                                                    |
|                                                      | BRA Board Authorization;                                                                                                                        |
|                                                      | Section 80B-6 Certificate of Compliance                                                                                                         |
| Boston Transportation Department                    | Transportation Access Plan Agreement                                                                                                          |
|                                                      | Construction Management Plan through Article 80                                                                                                 |
| Boston Zoning Commission                             | Adoption/Approval of Planned Development Area;                                                                                                 |
|                                                      | Article 80C Planned Development Area Review                                                                                                   |
| Boston Civic Design Commission                       | Design Review                                                                                                                                     |
| Boston Department of Public Works/Public Improvement Commission | Curb Cut Permit(s);  
                                                          | Street Opening Permit;  
                                                          | Street/Sidewalk Occupancy Permit; Sidewalk Improvements;                                                                                 |
|                                                      | Temporary Earth Retention Permit;                                                                                                                |
|                                                      | Specific Repairs Permit;                                                                                                                        |
|                                                      | New Street Trees Permit;                                                                                                                         |
|                                                      | Discontinuances                                                                                                                                   |
# Anticipated Permits and Approvals

<table>
<thead>
<tr>
<th>Commission</th>
<th>Permits and Approvals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boston Water and Sewer Commission</td>
<td>Water and Sewer Connection Permits; Construction Site Dewatering Permit; Storm Drainage; Site Plan Review</td>
</tr>
<tr>
<td>Boston Fire Department</td>
<td>Flammable Storage Permit; Approval of Fire Safety Equipment</td>
</tr>
<tr>
<td>Inspectional Services Department</td>
<td>Building Permits; Certificates of Occupancy; Site Cleanliness Permit; Other Construction-Related Permits</td>
</tr>
<tr>
<td>Boston Landmarks Commission</td>
<td>Article 85 Demolition Delay Review</td>
</tr>
<tr>
<td>Boston Public Safety Commission</td>
<td>Permit to Erect and Maintain a Parking Structure</td>
</tr>
<tr>
<td>Boston Air Pollution Control Commission</td>
<td>Application for Exempt Spaces (if required)</td>
</tr>
</tbody>
</table>
# Anticipated Permits and Approvals

<table>
<thead>
<tr>
<th>State</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Office of Energy and Environmental Affairs (EEA)</td>
<td>Massachusetts Environmental Policy Act (MEPA) Review</td>
</tr>
<tr>
<td>Executive Office of Transportation and Construction</td>
<td>Letter of consent pursuant to MGL Ch40 §54A</td>
</tr>
<tr>
<td>Massachusetts Water Resources Authority</td>
<td>Temporary Construction Dewatering Discharge Permit; Sewer Use Discharge Permit</td>
</tr>
<tr>
<td>Massachusetts Department of Transportation</td>
<td>Access to State Highway Permit; Section 61 Findings</td>
</tr>
<tr>
<td>Massachusetts Department of Environmental Protection</td>
<td>Chapter 91 Authorization consultation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Federal</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Aviation Administration</td>
<td>Determination of No Hazard to Air Navigation</td>
</tr>
<tr>
<td>U.S. Environmental Protection Agency</td>
<td>NPDES Notice of Intent for Construction</td>
</tr>
<tr>
<td>Federal Highway Administration</td>
<td>Disposition Agreements Approval (Fair Market Value/Impacts to Highway); NEPA Review or Categorical Exclusion</td>
</tr>
<tr>
<td>State Historic Preservation Officer (Massachusetts Historic Commission)</td>
<td>Section 106 Memoranda of Agreement Approval</td>
</tr>
</tbody>
</table>
ITB Outline

Post-selection Planning Process

• Advisory Committee to be established by BRA

• Developer to prepare Phase 2 South Bay study in conjunction with the BRA and review with the Advisory Committee

• Study will be coordinated with PDA Master Development Plan Approval, Article 80 and MEPA processes
Planning objectives, use guidelines and requirements:

**Reggie Wong Park**

- Retain an improved Reggie Wong Park on-site.
- The State and/or City will continue to control the scheduling of the Park in consultation with the community.
The residential component will include affordable housing. A minimum of 20% of all residential units will be income restricted.

- 13% of residential units must be affordable to individuals and families as specified in the city’s current Inclusionary Development Policy (IDP).

- 7% shall be affordable to a range of individuals or families with annual income between 60% and 120% of AMI.

- The maximum average AMI of all income restricted units will be 90% of AMI.

- The city and state will work with developers to provide zoning relief and/or help identify public financial resources to support the development of income restricted housing beyond 13% of all residential units.
Additional Planning Objectives

• Provide a shell space, not to exceed 10,000 SF, within a building for a cultural/civic space.

• Integrate passive open space within the development that is accessible to the community.

• Developer will encourage tenants, to the extent commercially reasonable, to provide employment opportunities and training for local residents.
ITB Outline

Sales Terms

Obligations of Seller

Obligations of Purchaser

i. Proponent in all permitting processes

ii. Shell, stack and utility stubs for new Veolia plant

iii. Perpetual easement/99 year lease for new Veolia plant and 10 parking spaces

iv. Grant of necessary subterranean easements to install and maintain steam and utility lines

v. Demolition of existing Veolia plant, 185 Kneeland (if desired), site cleanup on disposition parcel

vi. Construction of deck over highway on Parcel 25, subject to MassDOT and FHWA review and approval

vii. Retention or relocation on-site of a functionally improved Reggie Wong Park. The State and/or City will continue to control the scheduling of the Park in consultation with the two adjoining communities and the Developer.

viii. Maintenance of access to Parcel 27 (Easement will be retained by MassDOT)

ix. Compliance with Kneeland Street height limit per Sec. 106 MOA

x. Inclusion of affordable housing of up to a minimum of 20% of all units as described in Section III.c.xii.
ITB Outline

Sales Terms

Conditions of Sale

• MEPA certificate
• Article 80 and PDA Master Development Plan Approval
• FHWA approval (both related to the highway system and Fair Market Value considerations)
• MassHistoric Section 106 approval of height along Kneeland St.
• Time limit for performance in obtaining required approvals above
ITB Outline

Submission Requirements

Envelope One – Responsible Bidder Qualifications
- Financial Capacity
- Experience
- Record of Performance
- Program and Financial Plan

Envelope Two – Bid Form
Selection

a) Review Bidder Qualifications package described in Section V, above. If bidder’s qualifications demonstrate the required financial capacity, project experience and is responsive to the Obligations of Purchaser they will be deemed a Responsible Bidder.

b) Only the Bid forms of Responsible Bidders will be opened and the project awarded to the highest responsible bidder, who will be the Designated Developer.
MassDOT and Tufts University have made arrangements to test air quality at Reggie Wong Park.
**Next Steps**

1. Post the ITB detailed DRAFT Outline
2. Extended comment period through Friday, June 17
3. Next Meeting: **Thursday, June 30**
Contact...

• Email comments to:
  – James Kersten MassDOT
    James.A.Kersten@dot.state.ma.us

• Deadline for submitting questions and comments is Friday, June 17

• Next Meeting:
  Thursday, June 30 at 10 Park Plaza, 6 pm

• Website: http://bit.ly/SouthBayKneeland