

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

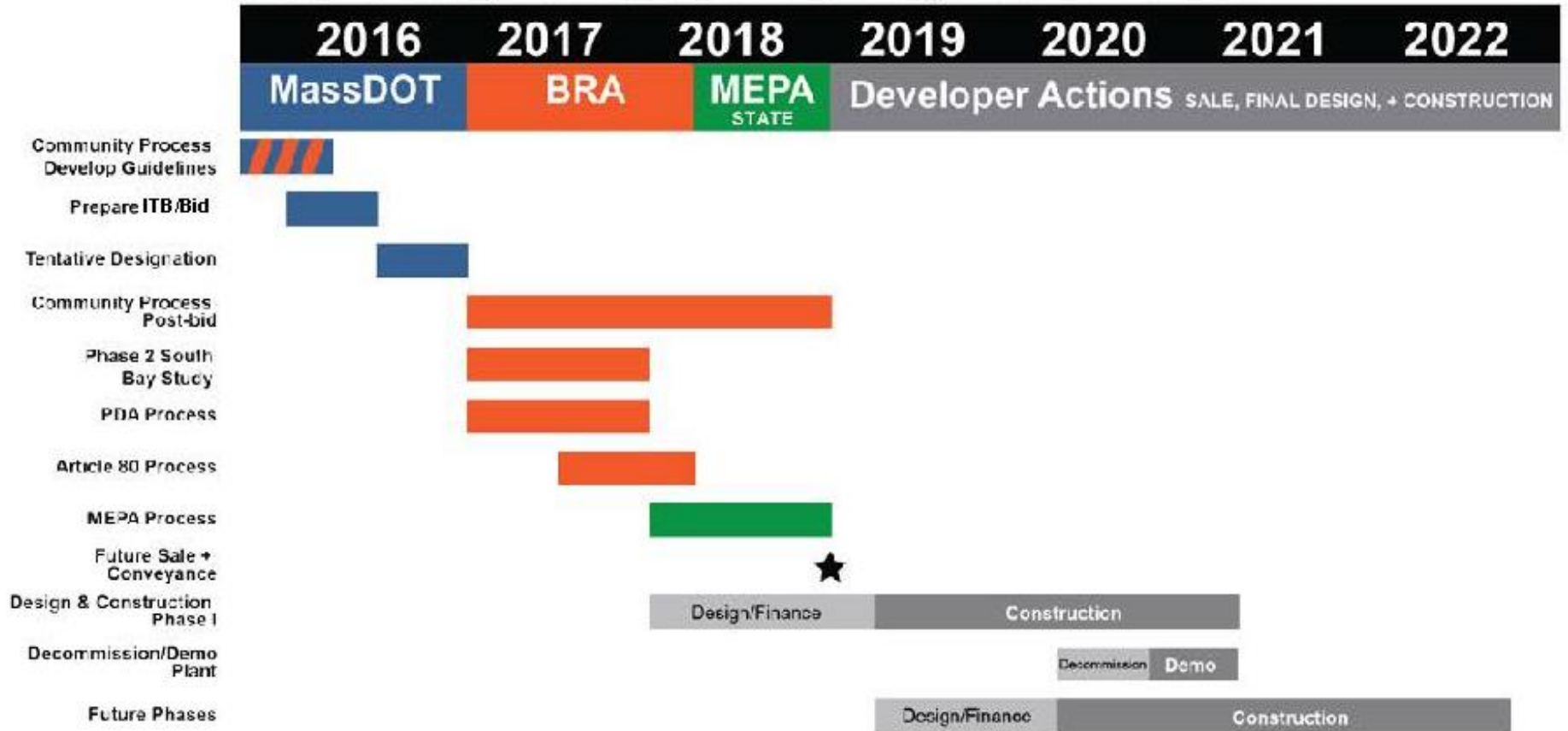
Community Input

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

Process

SOUTH BAY KNEELAND STREET PARCELS DRAFT Development Review & Community Process Schedule



Anticipated Permits and Approvals

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

Agency	Permit/Approval
Local	
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

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

Anticipated Permits and Approvals

State	
Executive Office of Energy and Environmental Affairs (EEA)	Massachusetts Environmental Policy Act (MEPA) Review
Executive Office of Transportation and Construction	Letter of consent pursuant to MGL Ch40 §54A
Massachusetts Water Resources Authority	Temporary Construction Dewatering Discharge Permit; Sewer Use Discharge Permit
Massachusetts Department of Transportation	Access to State Highway Permit; Section 61 Findings
Massachusetts Department of Environmental Protection	Chapter 91 Authorization consultation
Federal	
Federal Aviation Administration	Determination of No Hazard to Air Navigation
U.S. Environmental Protection Agency	NPDES Notice of Intent for Construction
Federal Highway Administration	Disposition Agreements Approval (Fair Market Value/Impacts to Highway); NEPA Review or Categorical Exclusion
State Historic Preservation Officer (Massachusetts Historic Commission)	Section 106 Memoranda of Agreement Approval

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

ITB Outline

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.

ITB Outline

Affordable Housing

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.

ITB Outline

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

ITB Outline

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

Air Quality

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>