



Parcel P-12 Community Dialogue:  
Present & Discuss Outline of Development Guidelines

*April 27, 2017 ~ Josiah Quincy School Cafeteria*



**boston planning &  
development agency**

# Goal for Discussion and Presentation

Meeting #2: Parcel P-12, (project No. Mass. R-92),  
South Cove Urban Renewal Area

*Present outline of draft development guidelines for inclusion in a Request For Proposals (RFP) for private development of this parcel, reflecting both community and City interests.*

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# Agenda

1. **Introductions: BPDA Team and Schedule**
2. **Review of Parcel P-12 Context**
3. **Review of Site Constraints**
4. **Review of Past Planning Exercises**
5. **Outline of Draft Development Guidelines Based on 1/19/17 BPDA Workshop**
6. **Disposition Process: RFP and Developer Selection**
7. **Comments and Questions from Community**
8. **Next Steps**

# 1

## Introduction: Review BPDA Team & Schedule



# BPDA Team

The disposition of the remaining portion of Parcel P-12 is being managed by staff from BPDA and the City, which includes:

- **Real Estate and Real Estate Disposition**
- **Planning and Urban Design**
- **Development Review**
- **Housing and Compliance**
- **Legal**

# Schedule

- ✓ **Meeting #1: January 19, 2017** *Introduction to process/workshop.*
- ✓ **Meeting #2: April 27, 2017 (tonight)** *Outline draft development guidelines.*
- **Posting of Draft Development Guidelines on website by late May, followed by three week public comment period.**
- **Meeting #3: Wrap-up to discuss comments received.** *Date TBD – likely June.*
- **Tentative date for RFP Issuance – early Summer 2017.**
- **RFP responses due (60-90 days) from issuance.**

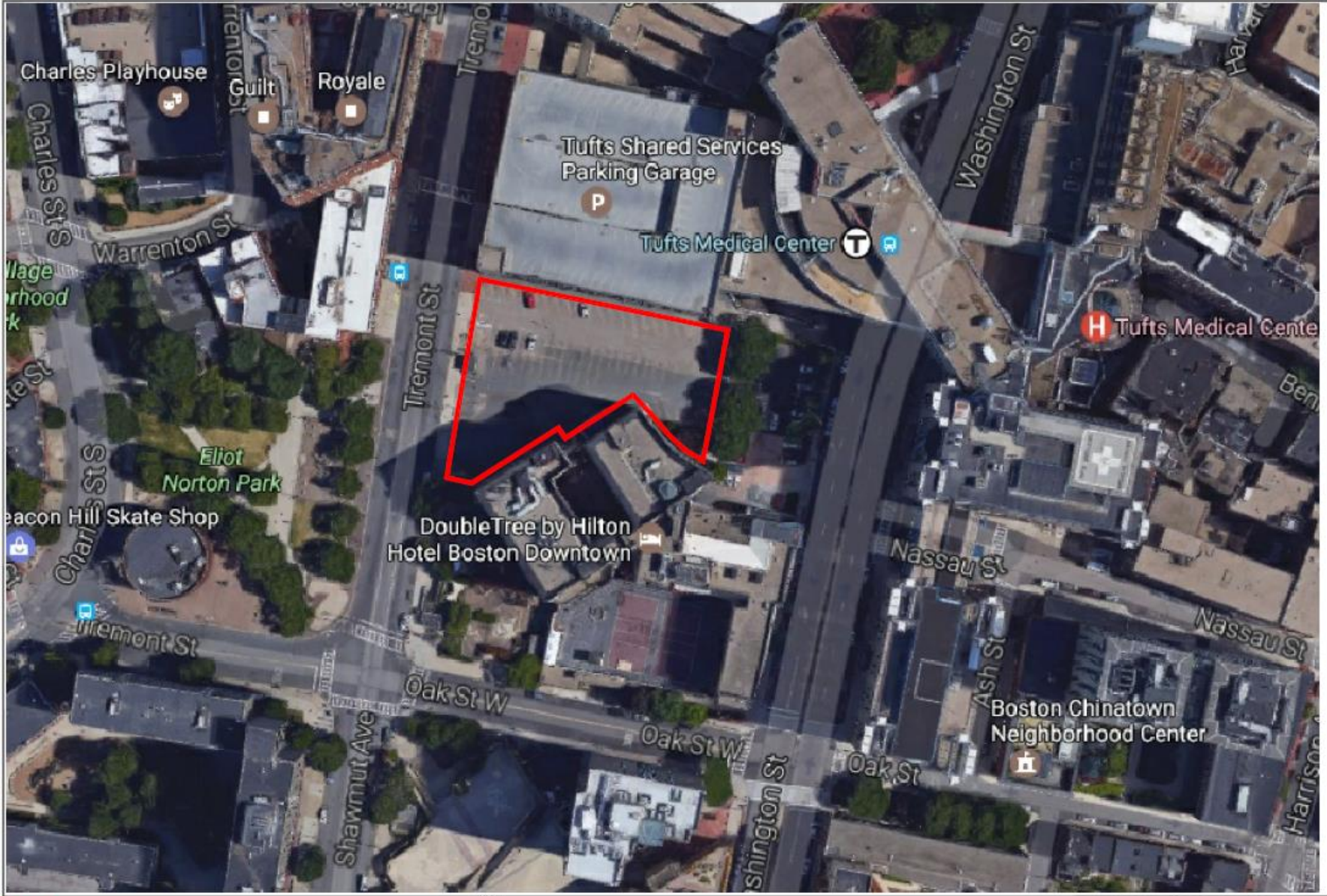
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## Parcel P-12 Context - Review



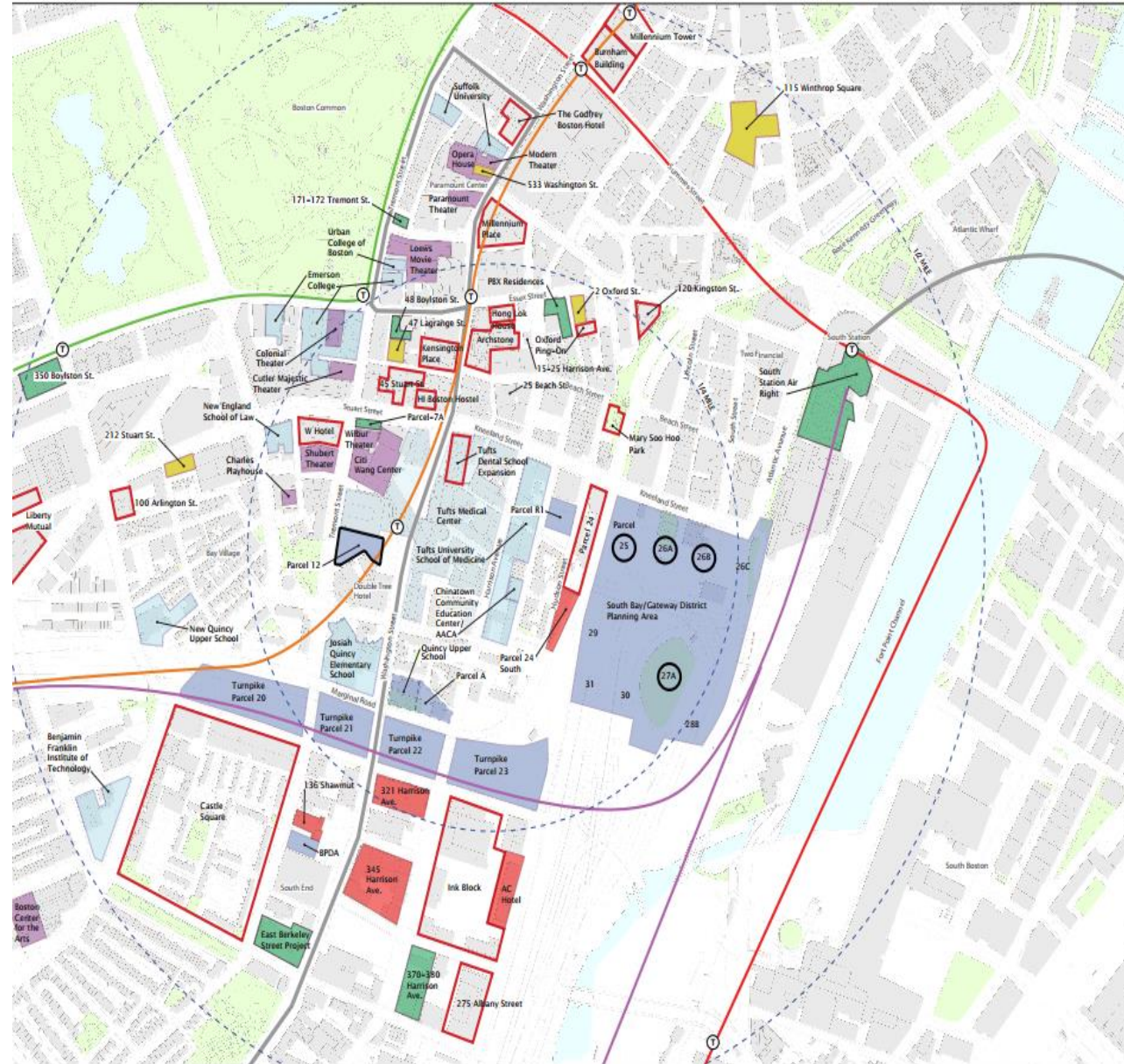


# Area Context





# Area Context



Chinatown/Leather District

April 2017

**KEY**

- Completed Projects
- Under Construction Projects
- Under Review Projects
- Board Approved Projects
- Public Land/Air Rights
- Theaters
- Schools

**Parcel**

- Parcel 25 MassDOT to issue ITB issued 2016
- Parcel 12 BPDA to issue RFP 2017

# 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

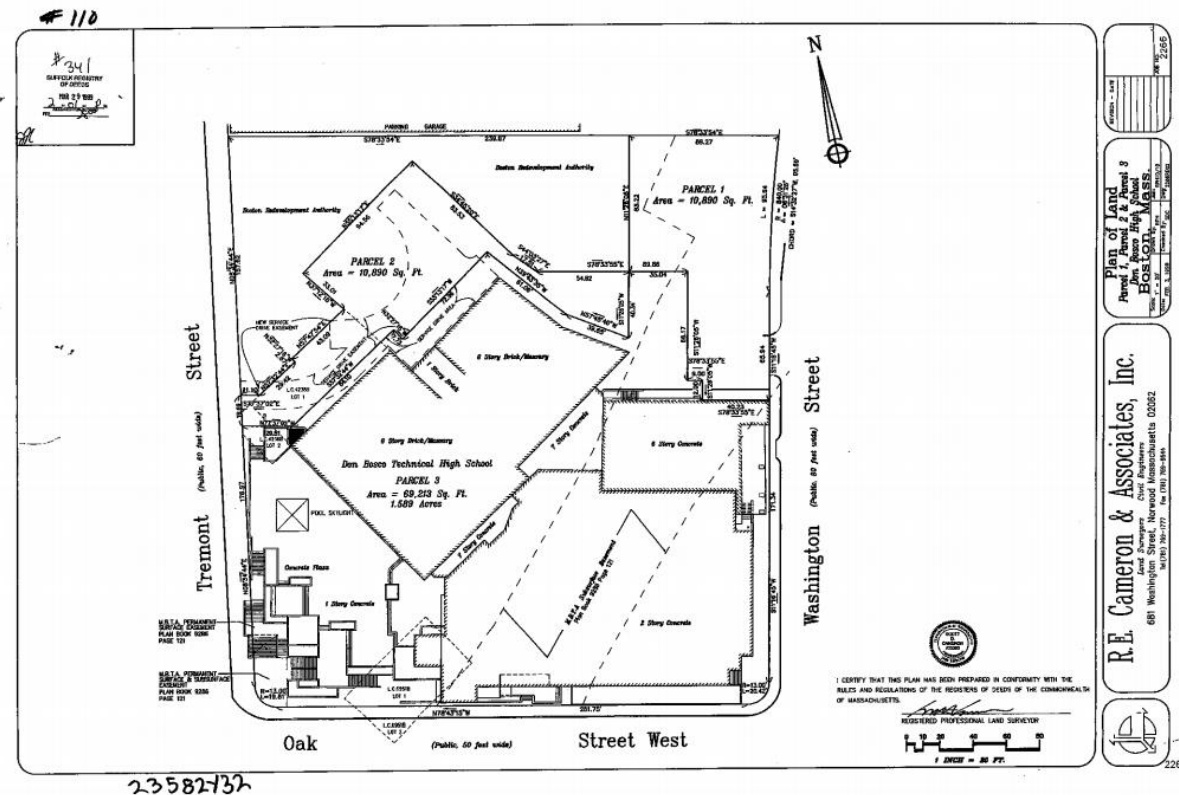
- Housing Priority Area
- Urban Renewal
- Groundwater Conservation Overlay District
- Restricted Parking

# Goals and Objectives of Article 38 and Midtown Cultural District Plan

- Development promoting balanced growth;
- Promote **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;
- Provide new and expanded facilities for community services; and
- **Encourage development of housing affordable to all segments of the community.**

# Urban Renewal Area

- Use and dimensions restricted by the **South Cove Urban Renewal Plan** (the "Plan")
- May require **minor modification** to the Plan



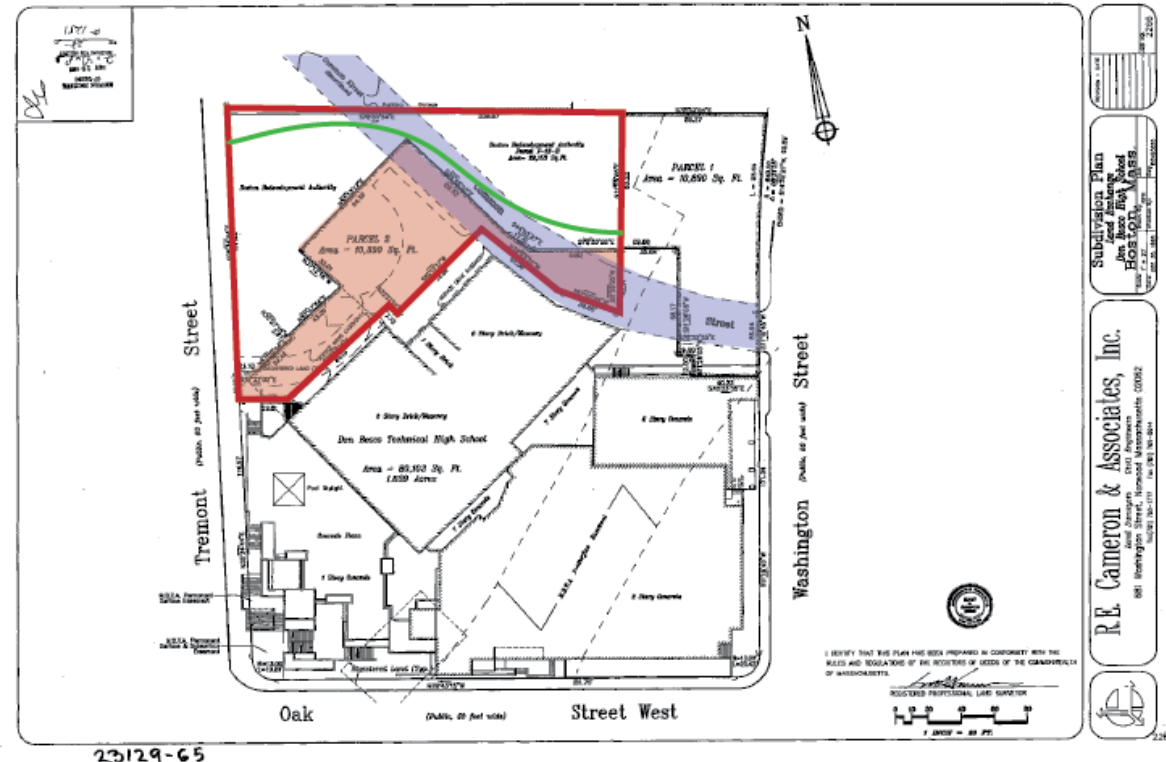


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## Site Constraints - Review

# Parcel Analysis and Site Constraints (Review)

- MBTA Silver and Orange Line easements run below;
- Parcel I corner section owned by CJ Washington Street LLC;
- Easement to CJ Washington Street LLC;
- Discontinued Common Street; and
- Need for pedestrian connection through site.



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## Past Planning Exercises



# Past Planning: Efforts Sponsored by the Community

2010 Chinatown Master Plan Goals	2015 Chinatown Community Visioning Charrette
Preservation of neighborhood culture, improve quality of life, healthier, cleaner community	P-12 as community hub serving all ages, neighborhood connectivity, ground floor commercial & community space.
Affordable housing & economic development	Neighbors want half the units income-restricted, mix of rental & ownership, large scale building to accommodate all goals.
Public & pedestrian safety	Improve intersection of Tremont St. & Oak St. West
Greener, cleaner community	Open space via courtyard and small gardens.
Transportation planning	Moderate amount of camouflaged parking.
Expand civic, community & public open spaces, reaffirm Chinatown's connections with its neighbors.	Maximize height while keeping neighborhood context and scale.



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## Outline of Proposed Development Guidelines

*Based upon Feedback Received at January 19, 2017 BPDA Community Workshop*



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# BPDA Community Workshop on January 19, 2017



Chinatown Parcel P-12  
DISPOSITION PROJECT

PLANNING GOAL (taken from the 2016 Community Visioning for Parcel P-12)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	UPDATE LANGUAGE - HOW?
Build a large-scale <b>housing development</b> <i>大規模發展房屋</i>	✓		
Require <b>50% of total housing units to be affordable</b> at 30% AMI to 60% AMI <i>50% 可負擔房屋</i>	✓		<i>60%+ Affordable housing more lower income housing</i>
<b>Enhance intersection</b> of Tremont Street and Oak Street West to Chinatown neighborhood	✓		<i>more pedestrian friendly safe</i>
Include both <b>commercial/retail space AND community space</b> at ground level	✓		<i>underground parking underground parking But no hotel! Commercial for small businesses does not affect residents Quality of Life Organized community activities</i>
Make Parcel P-12 a Chinatown <b>community hub</b> for all ages and family members	✓		
Have a <b>moderate amount of GSF for parking</b> ; not to dominate street view			<i>*limit parking, income from parking goes to housing Subsidies for people facing displacement</i>
Create <b>open space</b> via courtyard and <small>small</small> gardens <i>more</i>	✓		
<b>Maximize height to maximize density</b> while accounting for neighborhood scale			
			<i>NO HOTEL!</i>
			<i>resident decision making role in picking the project &amp; developer throughout the whole process. Community critical beyond dupt process?</i>

# Key Elements for Development Guidelines:

Based on Feedback from Breakout Groups at 1/19/17 BPDA Community Workshop

## **Create a large-scale, mixed-use development balancing residential neighborhoods of Chinatown and Bay Village with Midtown Cultural District, Tufts New England Medical Center, YMCA and Josiah Quincy Elementary School**

- Maximize housing affordability. Strive for half of the units should be income-restricted.
- Mix of homeownership and rental units. Maximize family-sized units.
- Maximize the number of income restricted rental units available to households with incomes of 30% to 60% of the Area Median Income (AMI).
- Income-restricted homeownership units should be targeted to households with incomes of less than 100% of AMI, and the average AMI should not exceed 90% AMI.
- Preference for ground floor commercial and retail spaces, preferably local small businesses and community space such as affordable daycare or library.

# Draft Urban Design Guidelines:

Based on Feedback from Breakout Groups at 1/19/17 BPDA Community Workshop

- Desired street wall activation through ground floor commercial/retail spaces or other community amenities (e.g., library, daycare, etc.).
- Pedestrian access and other through-block connections to improve neighborhood connectivity.
- Opportunity for traffic light improvements and other streetscape design strategies that consider pedestrians, bus traffic, and other active modes of transportation.
- Ameliorate any negative visual impacts of parking through design or landscaping.
- Open space should be evaluated in context of the neighborhood, block, and parcel. Opportunities for additional green space are desirable.
- Develop building to maximum height permissible to achieve all desired uses.



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## RFP and Developer Selection Process



# RFP & Developer Selection Process: Sample RFP



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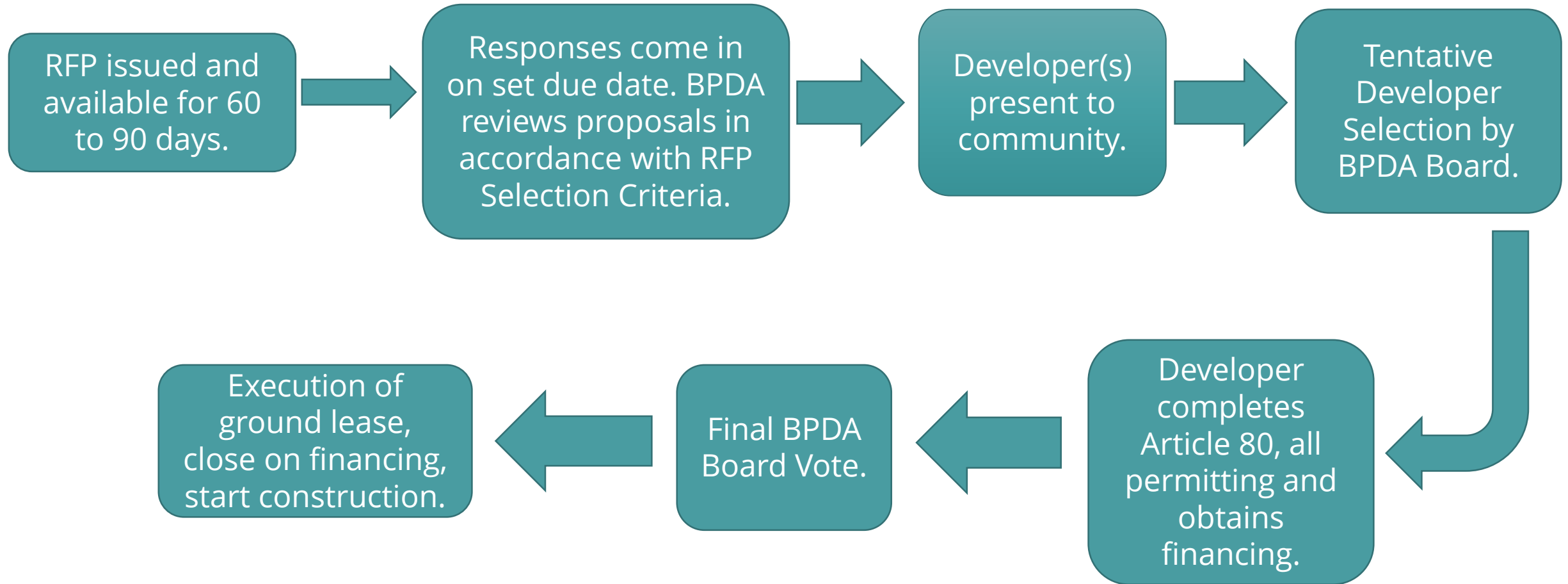
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# RFP and Developer Selection Process



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## Comments and Questions from Community



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## Next Steps

