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INTRODUCTION

Overview
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*Orients the reader to the site.
Describes the development parcels in
words, maps and photos.*

PROPERTY DESCRIPTION

Site Description
Planning and Zoning Context

03

*Describes priorities for the
development and its operation.*

DEVELOPMENT OBJECTIVES AND GUIDELINES

Development Objectives
Design Guidelines

04

*Details how the developer should describe
their proposal including information about
their development team, and how the
team plans to finance their proposal.*

SUBMISSION REQUIREMENTS

Development Submission
Design Submission
Financial Submission

05

*All proposals which meet
Minimum Eligibility requirements
will be presented for public comment.
General Evaluation criteria will be
reviewed by City Hall staff and
representation from an Advisory Group.*

EVALUATION OF PROPOSALS

Minimum Eligibility Criteria
General Evaluation Criteria

06

*Information for potential
developers about how to access
special sources of financing.*

FINANCE

Housing
Commercial
Strand Theatre
Upham's Corner Branch Library

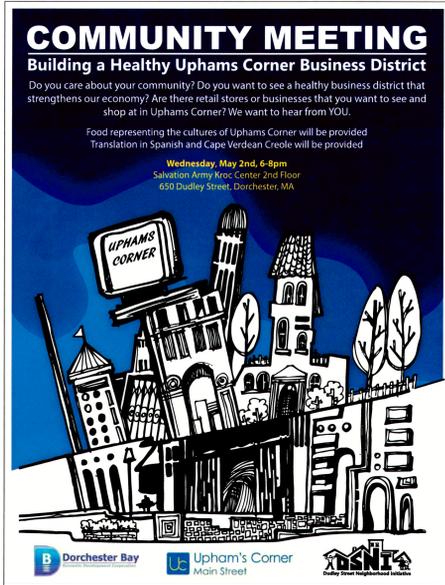
*Facilities that
support training,
classes, accelerator
programs.*

07

*Supplemental information such as
related planning studies, operational
reports, and other initiatives or plans
related to the district.*

APPENDIX

Community Feedback Incorporated into Development Guidelines



ABOUT THE PROJECT

The Uphams Corner retail district is a thriving cornerstone of the community with an array of retail offerings. Residents within and outside of Uphams Corner come to the district to meet their retail needs, whether that be grocery shopping, sprucing up their wardrobes or grabbing a bite to eat.

Uphams Corner has the potential to continue to strengthen its local economy. Various stakeholders have conducted extensive research on and engagement of the Uphams Corner community to identify its strengths and to develop a shared vision of Uphams Corner. These initiatives have included outreach efforts by Uphams Corner Main Streets (UCMS), the Dudley Street Neighborhood Initiative (DSNI) and Dorchester Bay (DBEDC), and the City of Boston. UCMAS commissioned a market study in 2016, conducted a survey of local business and property owners in spring 2018, and sponsored a community meeting in May 2018. DSNI and DBEDC conducted text campaigns and other outreach to residents in spring 2018, and the city has been engaged in area planning studies for the past six years, including the current Uphams Corner Implementation Plan.

The result of this outreach is community feedback that reflects a shared vision for Uphams Corner to be an arts and culture district that promotes historic preservation and economic development, and has a strong and healthy business district. UCMAS, DSNI and DBEDC teamed up to ask the community what kinds of retail would support this vision. This report summarizes the community's feedback.

GOALS

- Ensure that the community has ownership and a voice in implementing our shared vision for the future of Uphams Corner
- To communicate the community's preferences to property owners and future developers of retail space opportunities in an effort to implement our community's shared vision.

THE RESULTS

The information gathered from the spring 2018 community engagement activities and the May 2, 2018 community meeting resulted in a list of priority retail types that the community believes are essential for achieving the vision for Uphams Corner. The order of the priorities shown below directly reflects the community's preferences and desires for retail types in the Uphams Corner district.

Food

Food establishments where community members can socialize

Sample Uses:

- A coffee shop with comfortable seating
- A place for dinner and drinks
- A cafe with healthy eating options
- Fast casual dining options
- Ethnic variety in cuisine types

Entertainment and Wellness

Spaces that encourage physical and mental wellness, fun outlets, and social gathering

Sample Uses:

- An arcade
- A karaoke bar
- A functional hall for celebrations, business events, and social gatherings
- A fitness studio with classes such as yoga, barre, etc.
- A wellness center with services such as massage and spa

Arts and Culture

Businesses and other spaces that create creative and artistic products and experiences

Sample Uses:

- A fashion design lab
- A recording studio or music school for youth
- Performing arts (live music, dance, theater, spoken word, etc.)
- Markets for local artists, crafts makers, and designers
- Cultivating emerging talent (in the creative phase)
- An indoor/outdoor performance space
- A gallery

Merchandise Retailers

Retailers that fill gaps for the everyday needs of local consumers, and retailers that offer discretionary goods and services

Sample Uses:

- A resale/trift store
- An office supply store
- A hardware store with an on-call handyperson or a building trade co-op
- A formalwear store
- Jewelry stores
- Sporting goods and hobby stores

Work Space

Affordable collaborative work space for small businesses

Sample Uses:

- Priority workspace for graduates of the Fairmount Innovation Lab
- Space for independent mental health and wellness practitioners
- Workforce training programs for local parents

NEXT STEPS

The Uphams Corner retail district offers opportunities to spur additional economic growth in the district and build a viable arts and culture district while meeting the needs and desires of the community. To maximize this opportunity, UCMAS will use the feedback from Uphams Corner residents and businesses to guide tenant selection across the district that aligns with these priorities and with the community's shared vision. DSNI and DBEDC will also use this when selecting tenants for the DN Community Building and for the Pierce Building.

Public Meeting on Commercial uses Hosted by DBEDC, UCMAS and DSNI May 2, 2018

HOUSING PRIORITIES

The City is committed to building affordable housing in Uphams Corner.

Is there a special population new housing should target?

SS+ Artist Other *People who have been displaced by gentrification in the area (see plan in Park Ave)*

Larger unit sizes will mean fewer units. What type of units should new housing include?

Larger units (3 or more bedrooms) Smaller units (micro or studio units) A mix of both

Housing typically comes with parking. How much parking should new housing include?

More Parking (more than 1 space per unit) Less Parking (fewer than 1 space per unit) No Parking

Affordable housing is grouped into several income brackets. Which bracket or brackets should be targeted?

Very Low - Low (targeting households making up to \$46,500) Moderate (targeting households making up to \$65,200) Middle (targeting households making up to \$83,300) Market Rate (no income restriction)

What about rental versus homeownership?

Rental Ownership *Upstate - a mix*

Is there something we forgot? Please write it on the back!

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What is a desire, concern, and/or question you have about the Uphams Corner Arts Innovation District, the Uphams Corner Implementation process / timeline, and/or the potential development scenarios?

Excited about the development of Uphams corner and more housing. Arts and Innovation piece seems so broad - maybe it will be defined later but I'm concerned that it is going to fail without more focus.

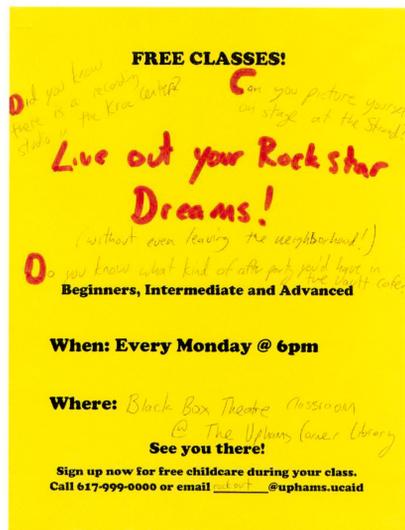
Youth Resident Artist Merchant/Entrepreneur City Staff Non-profit Staff Developer Other

Public Meeting on Residential & Commercial Uses April 4, 2018

What is a desire, concern, and/or question you have about the Uphams Corner Arts Innovation District, the Uphams Corner Implementation process / timeline, and/or the potential development scenarios?

All amazing ideas. A lot to take in. a lot of exciting opportunity. See a fine balance. Excited about new businesses. Stand!!! Let's get started!!!

Youth Resident Artist Merchant/Entrepreneur City Staff Non-profit Staff Developer Other



What is a desire, concern, and/or question you have about the Uphams Corner Arts Innovation District, the Uphams Corner Implementation process / timeline, and/or the potential development scenarios?

While I'm excited about activating the neighborhood, I'm very concerned about how 'activating' can lead to expedite gentrification -> Let's talk more about how the gray areas

Youth Resident Artist Merchant/Entrepreneur City Staff Non-profit Staff Developer Other

Public Meeting on Arts and Innovation District May 16, 2018

public spaces, cafes/bars with free WiFi, creative + innovators (especially with designs, creative workers) need places to hang out with WiFi.

Draft RFP Language

Design Guidelines

Design Guidelines

- Relationship between two anchor uses
 - The Strand Theatre and the Branch Library are intended to operate in partnership, and together form the foundation of the Upham's Corner Arts and Innovation District. These uses may be physically connected by a shared space or may be programmatically connected by the shared operation of a space.
 - The Strand Theatre is an important landmark in the neighborhood and is recognizable at distance by a mural on the back side of the building and a lighted marquee over the main entrance. Both the Branch Library and the Strand Theatre must be the most prominent features of the development.
- Ground floor and public realm
 - Ground floor uses must be active and publicly accessible.
 - Ground floor uses should be as porous as possible with generous visual connection to the public realm.
 - Opportunities to incorporate public art including lighting features, murals
 - Sidewalk and street edge conditions must promote publicly-accessibility and must produce a safe and engaging public realm. Street trees, sidewalk furniture and exterior lighting are important features of the proposal.
- Height and Massing
 - The properties are located in Dorchester's Neighborhood Shopping subdistrict and as such are permitted 1.0 FAR and 40' height as-of-right, however, increased height and density beyond what is currently allowed by zoning is considered appropriate given both current and historic context of the site.
 - Contextually relevant building heights along Columbia Road include the Strand Theatre, the Pierce Building, and Fox Hall.
 - Grade changes along the site on Columbia Road from Cushing Avenue to Hancock Street and across the site from Columbia Road to Wilbur street offer opportunities to lessen the impact of massing and height changes.
- Parking and Service
 - Maximize onsite, off-street parking that utilizes the unique layout and grade changes of the site.
 - Parking should not be located at ground floor or exposed to the public realm.
 - Buildings should not contain garage doors/parking entrances on the building frontage. Access to parking at the rear of the site and/or underneath buildings should be done in the least impactful manner.
- Sustainability and Resilience Strategies
 - The development is to be designed and constructed to achieve the most appropriate United States Green Building Council (USGBC) LEED standard at the Silver level or better. Compliance with DND Design Guidelines, including LEED for Homes Silver "Certifiable" (DND certification only, not USGBC certification), Energy Star and Healthy Homes Standards, and the City of Boston Green Building Zoning, Article 37, is required. Green building strategies should include the following:
 - Innovation
 - With development costs in mind, applicants are strongly encouraged to utilize both "off-the-shelf" products and practices as well as innovative strategies and "cutting edge" products to increase the sustainability and performance of the building(s). In either case, replicability and ease of use of innovations and best practices for future Boston residential projects of similar scale should be included.
 - Indoor Environmental Quality
 - Provide high quality healthy indoor environments by maximizing fresh air indoors and minimizing moisture and exposure to toxins and pollutants. Strategies should include:
 - Dry and mold free building designs including extended roof overhangs, proper ground surface drainage and non-paper gypsum board.
 - Passive and active fresh air systems and active ventilation at moisture and combustion sources. Building products and construction materials free of VOC's, toxins, hazardous chemicals, pollutants and other contaminants.
 - Entryway walk-off mats and smooth floor finishes that reduce the presence of asthma triggers, allergens and respiratory irritants.
 - Safe and easily cleaned and maintained built conditions.
 - Energy Efficiency
 - Energy efficiency strategies should at minimum include:

Consider running
Cushing Rd. to
understand & site
lines/BRT

STEAM (Thameside) Center
Using for
engineering, education
- Digital Fabrication
- Outdoors/Indoors
- Hands on
Is there space for this?

green space -
open space -
public space

Can we
open up the
space requirement
to allow for larger
size small business?
restaurant that
fit 100 people etc.

Wider sidewalks,
more street trees
Easier to cross
Columbia Rd -
move pedestrian
friendly

Ground floor space
for pop-up space
and/or galleries
Space at upper floor
education uses with
library and/or a
community college.
Outdoor space for art,
cafes, activities

What
the exact
areas the RFP
is covering
(land)

Draft RFP Language

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- Strand Theatre - The Strand Theatre is an invaluable asset to the community and an anchor of the Upham's Corner Arts and Innovation District. A successful response must propose an operating partner for the Strand Theatre.
 - The Strand Theatre is owned and will continue to be owned by the City of Boston. As a public asset for decades, the community has a long history of stewardship of the theater and involvement in programming. As part of this RFP, the operator must propose a plan for continued and long term community oversight and participation in the Strand Theatre.
 - The City of Boston is a committed partner in the operation of the Strand and is deeply invested in its long-term success. See Section 06 for relevant financial support related to the development of the Theatre. See Appendix X for more detail about current operations and capital improvements.
 - The proposed operator must be able to provide the following at the Strand Theatre and any additional proposed cultural spaces:
 - Cultural programming that is affordable and accessible to audiences in Upham's Corner
 - Culturally relevant programming for the diverse audiences in Upham's Corner which includes communities of color and immigrant communities
 - Creative youth development and/or workforce development/training
 - Programming that is inclusive of arts and culture disciplines/genres, such as: film, spoken word, visual arts, hip hop, theatre, music, dance, entertainment, and comedy.

The proposed operator must be able to operate the Strand Theatre and any additional proposed cultural spaces such that:

- Rental spaces are affordable to local artists and performing arts groups and are accessible to the local community
- The development serves as a cultural anchor for the neighborhood, including audiences of color and immigrant communities
- There is a density of activity and simultaneous uses to activate Upham's Corner on a daily basis at a variety of times throughout the day and night

Any proposed development at the Strand Theatre must preserve its core function as performing arts venue. At 1,400 seats, the Theatre currently operates as a single-stage facility for the performing arts. The operator must articulate how their plan for the theater meets the needs of the community, either by maintaining the facility as it exists or making the case for physical changes that align with the needs articulated in Appendix X.

- Upham's Corner Branch Library - The Upham's Corner branch of the Boston Public Library is an invaluable asset to the community and an anchor of the Upham's Corner Arts and Innovation District. A successful response must provide space for dedicated use by the Upham's Corner Library.
 - Neighborhood branch locations are designed to participate in the community context which surrounds them. The Upham's Corner Branch Library intends to include a space or spaces which go beyond the typical programmatic requirements of the library to support the concept of an Arts and Innovation District generally, and potentially the Strand Theatre specifically.
 - The Branch Library requires, at minimum, 15,000 square feet. The final total square footage of the Branch Library will be determined in part by what additional space, if any, is shared with the Strand Theatre for additional Arts and Innovation programming. See Appendix X for more information about the concept of a hybridized uses related to the Arts and Innovation District.
 - The Branch Library must be prominently located within the district and located primarily, if not exclusively, in one continuous space at the ground floor. The space should be visible from the street with a dedicated entrance and prominent signage.
 - The building should have long spanning structure, prioritizing space which is as clear from visual obstruction as possible.

We need to keep the Post office in this Neighborhood

Simultaneous Multipurpose use for the Strand Potential for multiple theatres

Marketing and Public Realm and Public art to better access what the community wants in Upham's Corner

better language around this balance

Community wants to maintain the full scale Strand of public art and lose some

is 1400 seats bad proxy for core function

Make it clear the density of activity must include local activity (charge %) not just ship in shows + audience

one up this

emphasize no seats / historic nature of building

The library and theatre should work together and capitalize on the arts of the city to make the development unique and special, a local arts capital in the city.

-WHAT GEOGRAPHICAL CANVAS DO DEVELOPERS HAVE FOR LIBRARY?

LIGHT

Concrete stands - Year involvement starting at 10 yrs

LOADING DOCK BEHIND THE STRAND NEEDS TO STAY FOR PROPER FUNCTIONING OF THEATRE. CAN IT BE PUT IN RFP?

PROPERLY STAFFING THE STRAND UPDATING THE STAGE

How do we keep Strand economically sustainable and comfortable (seats)

for a new building it is less efficient to use different architects (cost, design issues, etc)

ENSURE THAT STRAND STAYS FOR PERPETUITY / BEYOND CURRENT ADMINISTRATION.

KEEPING STRAND ACCESSIBLE - keeping Cushing street open

Consider showing preferred library architect within RFP so that developer can consider architects that might be able to design library

Requirements -> staffing mechanics bit

Include information about how operators will be evaluated

to keep the theatre in place forever, its important to have it on writing, on NOA that address an comm. it won't go away

Provide respondents with information about capital needs and previously identified priorities for renovation and refreshing

marketing public art public realm

Open other spaces in Upham's that could house small scale coffee shops

Address comfort such as more legroom, wider seats, etc.

A variety of performance space sizes incl. rehearsal space will accommodate more uses.

Loading / access requirement

Requirements part of next meeting

make sure ideas about closing off balcony in Appendix

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Draft RFP Language

Development Guidelines for Residential and Commercial Uses

The creation of affordable housing and affordable commercial spaces is foundational to the concept of development without displacement. A successful response must deliver permanently affordable housing that serves the Upham's Corner community and promotes a mixed-income neighborhood. If the proposal includes commercial space, the space should participate in the concept of an Arts and Innovation district.

- Residential Uses

- Housing may include rental and/or ownership opportunities. Community expressed preference for rental housing.

- Artist Set-aside

- 20% of all units must be set-aside as Artist Housing
- Artists Housing should be offered at a range of Affordability targets but cannot exceed 70% of AMI
- Artist Housing Unit Mix should be reflective of the unit mix proposed for other rental housing
- A traditional artist studio space consists of 1,000 square feet of live/work. A more compact artist live/work space may be proposed, provided the layout of the unit maximises open space and includes at least 150 SQ FT of workspace
- Artist Housing should be clustered in the building(s)
- Artists must be certified by the City

- Affordability

- The following guidelines apply to publicly owned parcels
 - While Area Median Income (AMI) is defined by the U.S. Department of Housing and Urban Development for the Greater Boston region (\$97,050 for a household of 3), it is important to acknowledge that the median income defined by Boston city-limits is lower (\$66,222 unadjusted by household size), and the median income in Dorchester is lower still (\$52,119 unadjusted by household size)
 - Proposals which achieve deeper levels of affordability and/or a higher percentage of income-restricted housing are preferred. Preference will also be given to projects that include affordability at many income levels (e.g. 30%, 40%, 50%, 60%, 70%, 80% of AMI, etcetera)
 - Affordability should be preserved in perpetuity
 - One-third of all rental units must be provided for low income households. These units should target households making less than 30% AMI and are not to exceed 60% of AMI. DND requires that projects provide a minimum of 10% of the overall units as homeless set-aside units at 30% AMI or less.
 - One-third of all ownership units must be provided for low income units not to exceed 80% of AMI.
 - One-third of all rental and/or ownership units must be provided for middle income households. These units should target a range of affordability options. The average AMI for these units are not to exceed 100% AMI.
- The following guidelines apply to privately owned parcels
 - Must comply with City of Boston Inclusionary Development Policy (IDP)
 - Proposals which are able to contribute beyond IDP requirements either by quantity (delivering a greater number of units) or by affordability (delivering units at a deeper affordability) will be preferred.

- Unit mix and size

- Unit mix should include studios, 1-bed, 2-bed and 3-bedroom units
- Unit sizes should adhere to typical unit sizes as described in DND Design Standards.

- Commercial Uses

- Size

- Most businesses currently operating in Upham's Corner operate out of spaces 1500 square feet or smaller. Commercial spaces should be appropriately sized to accommodate the needs of existing businesses, or attract new businesses participating in the Arts and Innovation district. See Appendix X for more information about sizing commercial spaces for Arts and Innovation uses.

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- While affordability in the commercial market is not formally regulated, the proposal must demonstrate strategies intended to preserve affordable commercial space. Strategies may include local business set-asides, arts / creative business set-asides, subsidised rents or funding subsidies for tenant fit-out or other technical assistance.

- Tenanting

- Proponents should working with Upham's Corner Main Streets to help identify commercial tenants that are highly desired by neighborhood. See Appendix X for further details regarding encouraged / discouraged businesses.

Funding for Neighborhood Parks Art

Low Very Low Low income Housing

ENSURE THAT DEVELOPERS ARE KEPT ACCOUNTABLE THAT THEY STICK WITH THEIR PROMISES FOR AFFORDABLE COMMERCIAL SPACES.

Housing NO Small Rooms Space

AFFORDABLE HOUSING
- ENSURE SUFFICIENT STORAGE SPACE
- HOUSING FOR HOMELESS

A Healthy Neighborhood needs to be vibrant Post 7PM - RFP may ask for space for sit down restaurant

Set aside city resources to help subsidize affordable commercial

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Parking

Artist housing - 1 or 2 year periods of occupancy to encourage opportunity and turnover.

Important to keep it an invigorating and youthful arts environment.

Student (control) - Debating UP the area had more young people in the area.

POST OFFICE HAS TO STAY NEAR TO WHERE IT CURRENTLY IS - PUT IT IN RFP

More than 10% affordable units being built in the area.

Commercial business subsidy to support FIL / early stage creative entrepreneurs

Common commercial space, such as mini-malls with food, small shops

how to encourage businesses between Fil and brick-and-mortar businesses, eg. Bow Market or long term pop-ups

Commercial affordability - language to preserve existing businesses - language to promote art/creative businesses

Artists who cannot be certified make at other units?

Youth - what are we doing to incorporate the youth w/ this new development?

Shared artist space commercial - is this? editing? space?

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