

Community Conversation:

516 Main Street “EMS”
BPDA-Owned Parcels

Schrafft’s City Center Cafeteria

529 Main Street

6:00 P.M. to 8:00 P.M.

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Introductions & Goal for Discussion





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Goal for Discussion:

To obtain neighborhood feedback regarding a possible Request For Proposals (RFP) being contemplated by BPDA, seeking private development of the parcels as new, climate-resilient, permanent home for the EMS substation. This would be a mandatory community benefit as part of a larger, private development to benefit both community and City interests.

Agenda

1. **Introductions & Goal for Discussion**
2. **The Site & Zoning**
3. **EMS Substation Operations & Requirements**
4. **Development Goals & Objectives**
5. **RFP Development Guidelines**
6. **How the RFP & Developer Selection Process Works**
7. **Community Feedback**
8. **Next Steps**

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The Site & Zoning



516 & 0 Main Street



- Approximately 6,126 square feet, contains panelized metal building containing Charlestown EMS substation.
- Originally licensed from BRA in 1992 by Mass. Highway for EMS Substation, as Big Dig Community mitigation measure.
- Charlestown Urban Renewal Area, Project Mass. R-55, Portion of Parcel C-7.

Zoning

Zoning District :

Charlestown Neighborhood (Article 62),
Map 2E.

Zoning Subdistrict:

NS (Neighborhood Shopping)

Subdistrict Type:

Commercial / retail / shopping serving

Overlays: None.

Other Layers: FEMA Flood Zone,

Parks Design Review.



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EMS Substation Operations & Requirements



Boston EMS

Boston Emergency Medical Services (Boston EMS) is the City's municipal pre-hospital provider, responding to 9-1-1 emergency medical incidents across all neighborhoods of Boston.



Garage:

Two bay side-by-side garage on street level with employee parking. To include space for personnel lockers, kitchenette, restrooms, office and medical supply storage.

Operations:

- Boston EMS currently operates a 24-hour ambulance in Charlestown (Ambulance 15), a second bay would allow for the inclusion of a second (16-hour) ambulance, providing enhanced coverage.
- In 2018, Boston EMS responded to 2,534 incidents in Charlestown, requiring 3,276 responses, with 1,735 resulting in a transport.
- The median priority 1 response time in Charlestown in 2018 was 6.3 minutes; this has seen a year over year decline since 2015, although call volume to Charlestown has increased.
- Ambulance 15, the unit posted in Charlestown, responded to 1,834 incidents in Charlestown in 2018, 72.4% of the total incidents in the neighborhood.
- Call volume in Charlestown peaks in the 2PM hour block and drops to the lowest volume in the 3AM hour.

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Development Goals & Objectives



Development Goals and Objectives

- Establish and create a permanent home for the Charlestown EMS substation through a public-private partnership.
- Redevelop an underutilized and potentially blighted property with a project that enhances the neighborhood, provides jobs and economic development, and promotes transit-oriented growth.
- Ensure development in this area addresses flooding and climate resiliency.
- Provide an opportunity for increasing the supply and accessibility of housing in Charlestown, while requiring this public benefit.
- Collaborate with the community by obtaining feedback, and then conduct a property disposition via an open and competitive process.

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RFP Development Guidelines



Development Guidelines- Basis for an RFP

A Collaboration with the Community

- Request for Proposal (RFP) is the mechanism BPDA uses to dispose of property.
- BPDA holds community conversations soliciting feedback for development guidelines and then crafts RFP based upon this input.
- RFP contains boilerplate sections describing property, neighborhood, legal requirements. Also contains “*Comparative Evaluation Criteria*” which explain to potential proposers how their proposals will be evaluated.
- **Development Guidelines** stipulate things expected in proposed project such as: desired characteristics of building, use(s) of building, community benefits required.

Examples of Development Guidelines for an RFP

The objective for redevelopment of the Property is to create a mixed-use development that includes:

A replacement of the existing EMS substation with a permanent modern facility of the same square footage, including two vehicle bays and office space and ground floor commercial and / or retail space with residential housing above.

Proponents are encouraged to incorporate any privately owned abutting property into this project and in order to do so, must demonstrate site control of the abutting property by providing either a currently dated and valid Purchase & Sales or Option Agreement. Inclusion of the EMS station is a mandatory community benefit that is required by BPDA.

Example of Design Guidelines for an RFP

- The proposed design should enhance the architectural characteristics of the neighborhood by carefully taking into consideration the existing building types, footprints, street frontages, height and architectural styles. Architectural detailing should be executed using materials of the highest quality and be compatible with existing buildings in the area.
- The proposed design must include a core and shell of at least **(to be determined)** square feet that must be able to be built out to accommodate a two bay Emergency Medical Substation and related facilities.

Examples of Evaluation Criteria

- Development Concept
- Development Team Experience
- Design
- Development and Operating Proforma
- Financial Capacity
- Development Timeline
- Diversity and Inclusion Plan
- Price Offer

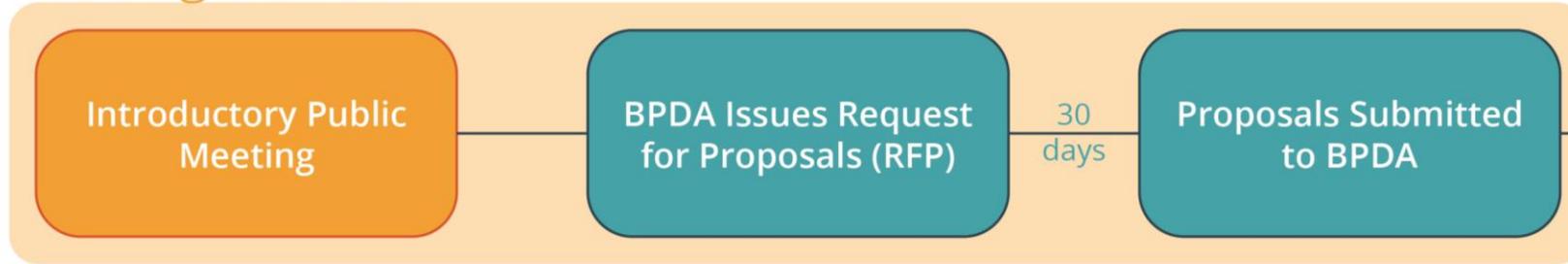
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How the RFP & Selection Process Works

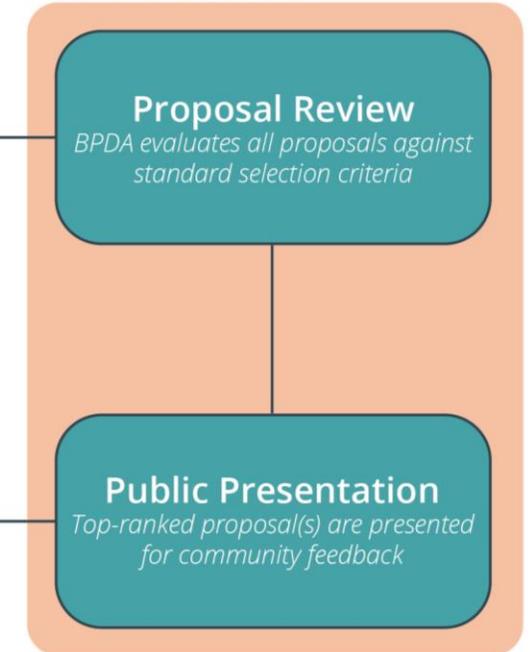


How the RFP and Developer Selection Process Works

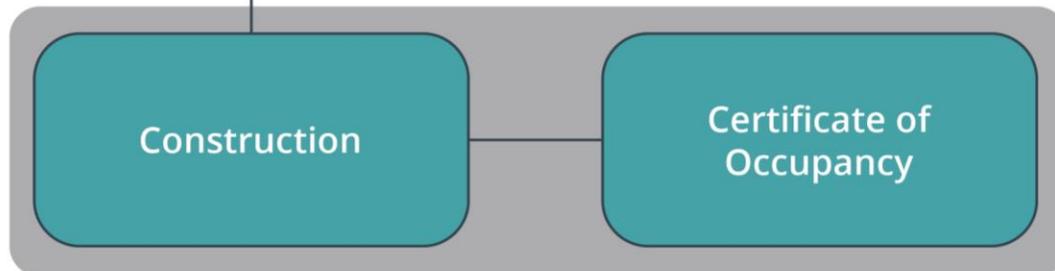
Getting Started



Evaluation



Board Protocol



Project Development

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Community Feedback



We'd Like to Hear from You --

Are there any other considerations you think should be addressed in the RFP?

Any specific design elements that should be included?

Anything you'd like to add to the Development Guidelines?

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Next Steps



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