CORNER-IMPLEMENLATION

OCT 04, 2017

NOV 02, 2017

NOV 30, 2017

JAN 17, 2018

APR 04, 2018

MAY 16, 2018

JUN 28, 2018

NOV 28, 2018

MAR 20, 2018

Open House

Workshop Library

Workshop Strand Theatre

Workshop Library & Strand Theatre

Workshop Housing & Commercial Uses in Arts & Innovation District

UCWAG will review and edit draft language of RFP(s) for

sites) to be presented at 6/28 Community Meeting

City-owned properties (including Bank of America and Strand

Workshop Development Scenarios

Workshop Draft RFP Language

Workshop Refine RFP Language

City of Boston team and UCWAG

review public feedback to be

incorporated into final RFP

Community Meeting and Celebration

Upham's Corner Working Advisory Group (UCWAG) is an advisory body made up of community leaders. Many of the UCWAG members participated in earlier planning efforts and are very familiar with the history of the neighborhood.

A review of planning efforts which preceeded the Implementation process.

The Implementation process activates previous planning efforts by developing strategic parcels in the neighbor-

Planning initiatives whose principles inform this process include Imagine Boston 2030, the Upham's Corner Station Area Plan of the Fairmount Indigo Planning Initiative and Boston Creates.

What makes the Library in Upham's Corner special or unique?

The Library presented requirements for the future space including that it be a minimum of 15,000 square feet located entirely on the ground floor and that it be prominently located on the project site with independent street access.

Community members desired and supportive of:

- A Library and the Strand Theatre connection, either literally or figuratively
- Two anchors should work together to have a greater combined effect
- Additional space whose use would be based on the distinct identity of its neighborhood context
- An Arts District
- Programmatic uses such as rehearsal space, specialized performance space (Black Box theater) or production space (scene shop, set design, costume / prop production spaces)
- Library as an important institutional landmark and valued forum for knowledge, culture, and community exchange

A community discussion about the Strand Theatre as it was, as it is, and how it could be.

Programming that activates the theater as much as possible, is diverse both in what it presents as well as the audiences it attracts, prioritizing artwork from immigrant communities and communities of color.

Programming that includes youth programs and training, and is multidisciplinary including film, spoken word and hip hop, visual art, more than "traditional perform-

While some community members were excited about the potential for the Strand to bring positive economic development like restaurants or places for artists to sell their work, the majority of comments about neighborhood impact and change were fears about gentrification, leaving current residents behind, or losing the diversity of the community.

People posed many specific questions about how the Strand can operate sustainably in the future, including the need for more staff and marketing capacity, subsidies or funding to support diverse programs and affordability, and finding an operator who can keep the 1400 seat theater financially feasible for the community.

What we've heard & what we've learned.

The Library and the Strand Theatre should have collaborative programming. There is interest in the uses being physically connect-

If the Black Box can be accommodated in other locations (Library, DSNI or other locations in Upham's Corner) community members wanted to leave Strand Theatre in current configuration.

Discuss how housing and commercial spaces support the

Arts & Innovation District.

Community members expressed an interest in creating housing specifically for artists

Community members expressed a strong preference for projects which exceed the minimum affordability standards, typically defined as 1/3 low income, 1/3 middle income and 1/3 market rate.

Residents were most interested in rental opportunities.

Most residents were supportive of parking ratios lower than 1 car per unit, some even suggested that the development not provide parking at all.

What this means for development in Upham's?

A number of interactive workshop sessions were held. These focussed on the RFP process, housing, and what makes an Arts & Innovation District. Community members participated in a language activity, brainstorming a shared library/Strand event activity, development scenario activity, and shared a desire, concern or question they have

A community discussion about preferences and selection criteria.

Feedback from the community was incorporated into the priorities, criteria, and narrative of the RFP. Developers who want to submit bids will have to respond to the criteria in this document.

Putting our plans into action.

The community discussion continued with opportunities to see and interact with models of parcels. Reviewed the progress to date and affirmed priorities for the RFP.

See how the updated RFP incorporated feedback.

UCWAG meet to review and refine

the language of the RFP and

prepare to issue the proposals.

The City, DSNI, and UCWAG incorporate comments, concerns, and feedback from the community, including:

- Housing Affordability
- Development without Displace-
- DNI Land Trust and City Ground
- Commercial Support
- Artist Space and Housing
- The Strand
- Jobs and Equity
- Youth
- Parking
- Innovation

Spring 2019

Late Spring 2019

Late Summer 2019

Fall 2019

Winter 2019 Spring 2019

Fall 2020

Spring 2021

Fall 2022

Issue RFP(s)

Bidder's Conference

Evaluate Proposals

Designate Developer



Community Meetings & Public Comment Period

PUBLIC REVIEW,

Approvals

What's an RFP?

Break Ground

- CONSTRUCTION

Open

UCWAG Training. City of Boston Team, DNI, and UCWAG members will discuss timeline, responsibilities and roles, and have a brief orientation to the development review process.

City of Boston issues and DNI advertise RFP(s) for properties. Development Teams have 90 days to respond to RFP(s).

Prospective Development
Teams have the
opportunity to ask
questions about the
RFP(s) at the Strand.

City of Boston team and UCWAG review proposals to determine which ones are viable and fit the criteria expressed in the RFP(s).

Evaluating Proposals

Prospective Development Teams respond to RFP(s) with written proposals describing the scope of their proposed project, timeline, and budget.

Once all the responses are received, the City team and UCWAG review each proposal and prioritize the responses.

Community Meetings providing feedback to help designate a developer.

The City will host a Community Meeting where Development Teams present their proposals and answer questions. Residents have opportunity to give feedback on proposals that best fit community priorities.

The DSNI Board, City of Boston team, and UCWAG evaluate Development Team proposals. The DSNI Board and City of Boston team, along with input from the UCWAG, selects the Development Team.

Members of the UCWAG becomes

Project Review Committee for Upham's

Corner development projects.

Article 80 City of Boston

Process begins, which includes

community meetings and

public comment period.

Through Article 80, the City will host a series of community meetings and public comment periods to evaluate the design and impacts of the selected proposals. The Article 80 process may include, but is not limited to, review of a project's impacts on transportation, public realm, the environment, and historic resources.

we are asking for ongoing community presence to guide the Implementation of the Upham's Corner Arts and Innovation District.

An RFP is a document used to solicit services, in this case development. The RFP tells developers what the city is looking for and how the City will evaluate proposals.

LEGEND

community process

UCWAG

major decision

open for public comment