



ARTS SPACES

*How do we ensure that we are building the types of art spaces needed?
What kinds of art spaces will be built through this RFP?*

Artist Creates/Space survey example is included in the RFP

Along with the input of local residents and artists, the "Boston Creates" Cultural Plan outlines the types of art spaces most needed in the city, including rehearsal space, black box theatre, gallery space, etc. Critical to this Cultural Plan is the understanding that there is a need for more affordable rehearsal and performance spaces as well as more opportunities for artists of color



On numerous occasions, community residents were asked to identify the potential spaces they would like to see. It was difficult to come up with a definitive list that we wanted developers to create, as there were many different points of view represented, including many different types of artists (i.e. visual, performing, culinary, etc). Developers will present their proposed use of space ideas to the community who will be able to provide feedback

ARTIST HOUSING

*Will there be long term sustainability and affordability?
How can local artists apply?*

Since all of the land will remain on a city ground lease, we are able to make sure units remain affordable. We added a clause in the RFP that ensures once it is made an artist unit- it will stay an artist unit regardless of if the original tenant moves out

We will also share information around what the recertification process is for artists in rentals



Beyond the RFP, both the city and DSN/ DNI are committed to holding developers accountable and to making strategic acquisitions to create long term affordability throughout the community

DEVELOPMENT WITHOUT DISPLACEMENT

*Will this project displace people or businesses from the community?
How will you evaluate developers' "development without displacement" plans?*

The process to develop the RFP has been grounded in identifying what residents want to see created- with affordable housing and commercial space being key components that will allow community members to live and work here

AMI (Area Median Income) is the statistic that is used by the federal government to determine eligibility for affordable housing programs

The RFP includes language that clearly states the city recognizes there may be funding needs to achieve project goals, and the city is willing to work with the selected developer(s) to provide City funding to get to the desired outcome

The City's parcels will be ground leased (99 year lease) with protective covenants/restrictions to ensure preservation of affordable housing and commercial space, similar to that of the DNI Land Trust

We will evaluate proposals based on the narrative developers submit, but we don't have any clear metrics developed, as of yet, to measure this. We are working with Professor Penn Loh of Tufts University to identify good tools for the future to better get at this idea

In the RFP, we ask developers to share what successful strategies they have used in the past and how have they tracked/measured success to ensure/minimize development without displacement

HOUSING AFFORDABILITY

*Define what affordable means!
Will affordability be realistic for our community?
How much of the housing will be affordable?*

Village Hall 2
Maximum Occupant
Load Not To Exceed
110 Persons

The Strand Theatre has a proud history of excellent youth programming. In this tradition, the Strand Operator plan requires a strategy for youth involvement and is an evaluation criteria

YOUTH

Ensure that youth participation is addressed in a meaningful way

DNI parcels will continue to exist on the DNI land trust

The Boston Public Library will remain a city property

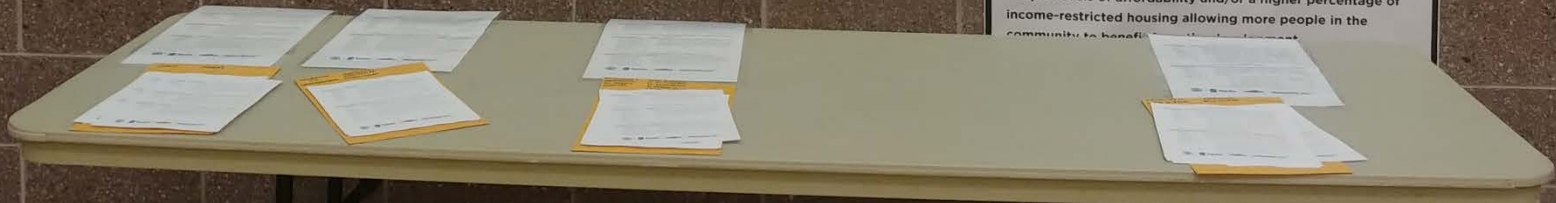
DNI LAND TRUST AND CITY GROUND LEASE

You should use DNI Land Trust or city ground lease to make sure homes stay affordable and there is a level of community control over development and long-term programming

There was little youth input into this RFP, and that is something the city and DNI would like to improve upon. DNI did work hard during the summer of 2018 to talk with youth about what they would like to see in the DNI building, but with limited staff they were not able to sustain the involvement. The City and DNI are committed to continue to engage youth throughout all phases of the RFP and project

The RFP states:
At least one-third of all rental units must be provided for low-income households, targeting households making less than 30% AMI and not to exceed 60% of AMI included in this, the city requires that projects provide a minimum of 10% of the overall units as homeless set-aside units at 30% AMI or less
Another one-third must be provided for middle income households, where the average AMI for these units is not to exceed 100% AMI
Finally, one-third can be market rate units
Units should target a range of affordability options and must be preserved in perpetuity for rental housing units

However, in the RFP, we noted that the median income for residents of Upham's Corner is below that of the AMI. Because of this, preference is given to proposals that achieve deeper levels of affordability and/or a higher percentage of income-restricted housing allowing more people in the community to benefit from development



DSNI and the City will work with the chosen developer(s), alongside the community, to ensure the spaces developed reflect the community's interests and the needs of an Arts & Innovation district

Also included the 2015 Neighborhood Innovation District Report in the supplemental content, which includes four lead recommendations to inform present and future designs for the Arts & Innovation district

INNOVATION

What is innovative about this "Arts & Innovation" District?

In the RFP, we list the following items as strongly encouraged uses: entertainment, dining, creative industries, fashion, small business incubators, etc. In addition, we note mission-aligned tenants such as businesses that participate directly in the concept of an Arts and Innovation District, and especially those committed to supporting and showcasing local artists (visual, performance, textile, written etc.) are strongly encouraged

Included a new section (Preface) which places this effort into a broader historical context, including the innovative partnership with DSNI/DNI, the city's acquisition of the parcels and implementation of Imagine Boston 2030 expanded neighborhoods pilot which focuses on enabling economic mobility and local innovation, preserving affordability and preventing displacement, as well as the mixed-use building model for development of a public (Uphams Corner Branch Library) private partnership

Both a comprehensive Diversity and Inclusion Plan and an Employment Plan must be provided. Details are outlined in the Comparative Evaluation Documentation section of the Submission Requirements



An Employment Plan must be provided which describes a planned approach to meeting the goals outlined in the Boston Residents Jobs Policy, as well as convey previous experience in past projects. Proposals that offer paid internships in addition to full-time wage work will be evaluated more favorably

JOBS AND EQUITY

*How can we be assured that there will be equity in the developer's hiring practices?
What about diversity at the top? How will we judge the diversity of the development team(s) and their subcontractors?*

In the RFP, we spell out that "Special emphasis should be made to ensure that maximum opportunities are afforded to local, small and disadvantaged businesses, as well as people of color and women, in the areas of job creation and training, business development and the procurement of goods, services and construction services in association with construction projects"



The WAG will continue to work closely with the City, DNI and the designated Operator of the Strand on providing advice and guidance about programming and community involvement. The City will include terms in the ground lease that will require the Operator to work with a community advisory group regarding culturally relevant programming that reflects the Upham's Corner community

The city will hire an arts consultant to help the WAG look more critically at the various proposals to see if they provide adequate space for a variety of arts resources that incorporate and compliment what is offered in the Strand and library spaces

STRAND

*Will the city help support the operations of the Strand to keep it sustainable and affordable?
Is the Theatre going to remain a 1400 seat venue?
Community Control/ will there be an advisory group?
Will the new operator of the Strand prioritize culturally relevant programming that reflects the community and the regional African diaspora?*



The city has not required any specific size of the Strand. Developers are free to propose what they think will work best, and their proposal will be evaluated by the city and the WAG



The Strand Theatre will remain a city property

Additional budget information from past running of the Strand was added to the supplemental information

COMMERCIAL SUPPORT

*Ensure space is provided for existing and new community oriented businesses!
Is the city investing in local businesses? How are you offering resources/incentives to support affordable commercial space?*

There are currently limited formal mechanisms to support the development of affordable and community-focused commercial space. However, we intend to work with the selected developer(s) to identify and secure funding to support these community goals

The community will have an opportunity to meet with all of the developers to hear about their plans and the uses they prioritize

The survey of preferred new businesses (done with residents and merchants) by UCMS, DSNI, and Dorchester Bay is in the attachments of the RFP

The developer is asked to share what they have done previously to choose businesses, however it is also clearly noted that the selected developers will be expected to seek the input of the City, DSNI and Upham's Corner Main Streets to identify commercial tenants that are highly desired by neighborhood

In the RFP, we list the types of businesses we heard the community say they want to see



TRANSPORTATION

*Ensure that transportation/parking is addressed in a comprehensive manner
Will there be parking for the Strand or the Ferry?
Will there be parking for the new housing?*

Included a new section in the 16 Hamlet (municipal lot) parcel that references the 2014 Uphams Corner planning studies recommendation, which states: "All projects must put forward a comprehensive approach meeting their projects transportation needs, including parking, service, loading, bicycles, and transit access"



Transportation issues related to development projects will be discussed in length during the Article 80 review process