

PLAN: Charlestown

Austin Street Scenarios + Development Guidelines Meeting

March 8th, 2023



Welcome

Jason Ruggiero, Community Engagement Manager

Meeting Recording

At the request of community members, this event will be recorded and posted on the PLAN: Charlestown project webpage at <http://bostonplans.org/PlanCharlestown> for those who are unable to attend the zoom event live.

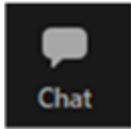
It is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

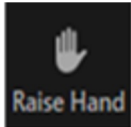
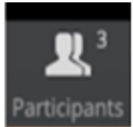
Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.

Zoom Tips

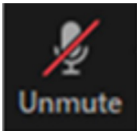
Welcome! Here are some tips on using Zoom for first-time users.
Your controls are at the bottom of the screen



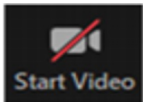
Use the chat to type a comment or ask a question at any time –
Members of the PLAN: Charlestown team will enable the chat at the end.



To raise your hand, click on “Participants” at the bottom of your
screen, and then choose the “Raise Hand” option in the participant box



Mute/unmute – Participants will be muted during the presentation –
the host will unmute you during discussion if you raise your hand and
it is your turn to talk



Turns your video on/off

Code of Conduct

- Virtual planning events will be held via the Zoom “Meeting” platform, which allows participants to control their engagement features such as “mute/unmute,” “camera,” and other features. Zoom Webinar does not allow these capabilities.
- During presentations, the chat feature will be turned off. The chat feature will be enabled once a presentation is complete. Participants are encouraged to raise their hands to ask questions if needed. The virtual “Raise Hand” feature is located at the bottom of the Zoom screen (hand icon).
- We strongly encourage speakers to turn on their cameras while speaking.
- Comments or questions from the public will be limited to 2 minutes of speaking time. Two questions per person at a time is the maximum. A 30-second follow-up comment after a staff member responds is allowed. These time limits will be strictly enforced.
- All attendees are expected to respect one another and any differences of opinion. We welcome differences of opinions, including opinions that differ from those of BPDA staff. Always assume good intentions when any contradictions or disagreements are made. Constructive comments and opinions should be aimed at topics, not people.
- Unacceptable behavior will not be tolerated. Examples of unacceptable behavior are instances such as the following, but not limited to:
 - Threatening to take unwarranted legal action against meeting participants
 - Bullying participants either in the chat or verbally out loud
 - Harassment including criticizing, mocking, or posing threats against participants
 - Threats or derogatory speech against BPDA staff or other participants
 - Grandstanding or exceeding allowed time limits
 - Other violations within this code of conduct
- Those who violate the code of conduct may be subject to the following actions:
 - Given a verbal or written warning
 - Muted for the entirety of the meeting or event
 - Removed from the meeting or event

For all meeting content:

<http://www.bostonplans.org/plancharlestown>

Agenda

- Austin St Parking Lot Overview
- RFP Development Guidelines
- Message from Sheila Dillon, Chief of Housing, Mayor's Office of Housing
- Questions & Answers
- Next Steps

If you have a follow up item, please reach out to Natalie Deduck (**Natalie.Deduck@boston.gov**) and we will be in touch as soon as possible.

Austin Street Parking Lots Overview

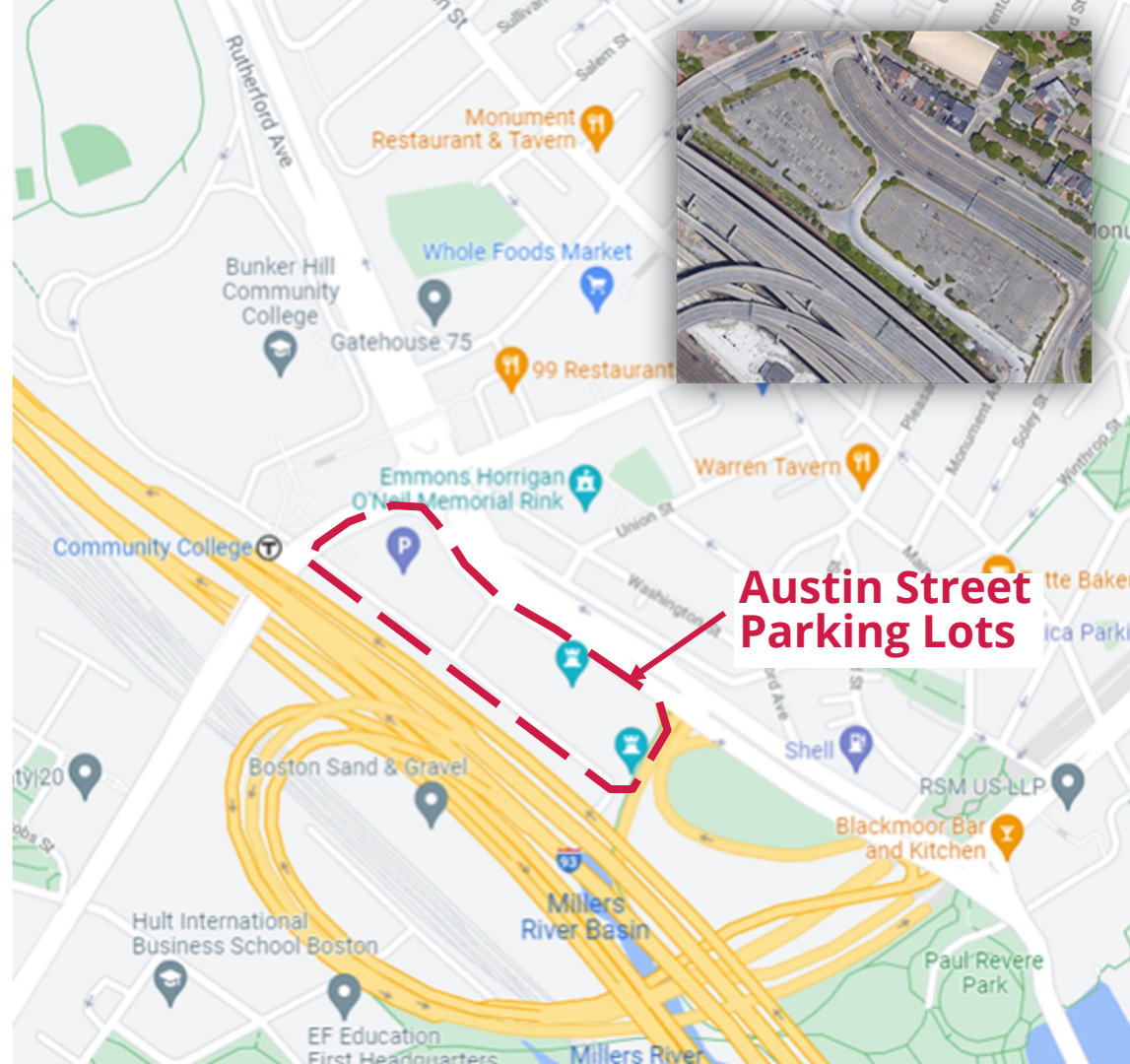
Rebecca Hansen, Director of Real Estate



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development agency**

Austin Street Parking Lots

Care and Custody	BPDA
Property Acreage	5.6 Acres
Current Use	Parking lots operated by BPDA and used by BHCC students

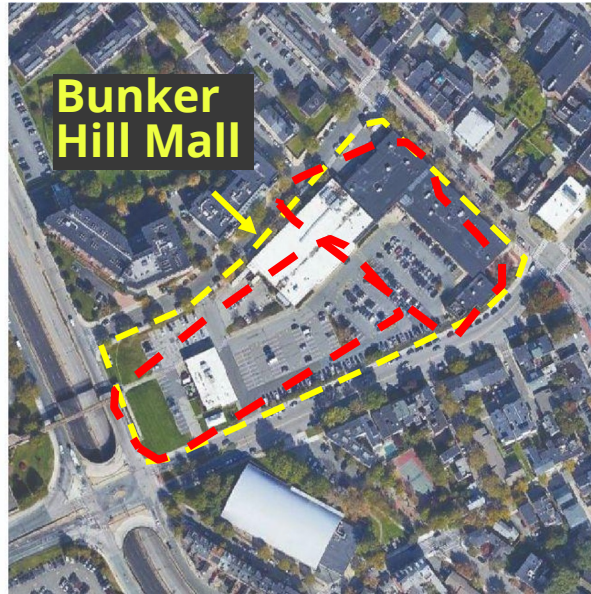


**Austin Street
Parking Lots**

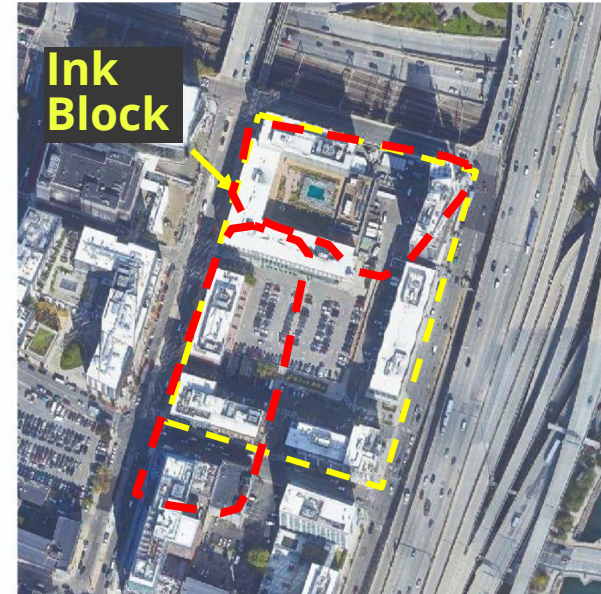
How Big is the Site?



Austin St Parking Lots
Charlestown
5.6 Acres



Bunker Hill Mall
Charlestown
6 Acres



Ink Block
South End
7 Acres

Why Now?

Citywide Land Audit

- The Land Audit is an inventory of all vacant or underutilized City-owned property.
- The data will guide the City in meeting Boston's most urgent needs, including **affordable housing, community development, and climate resilience.**

American Rescue Plan Act Funding

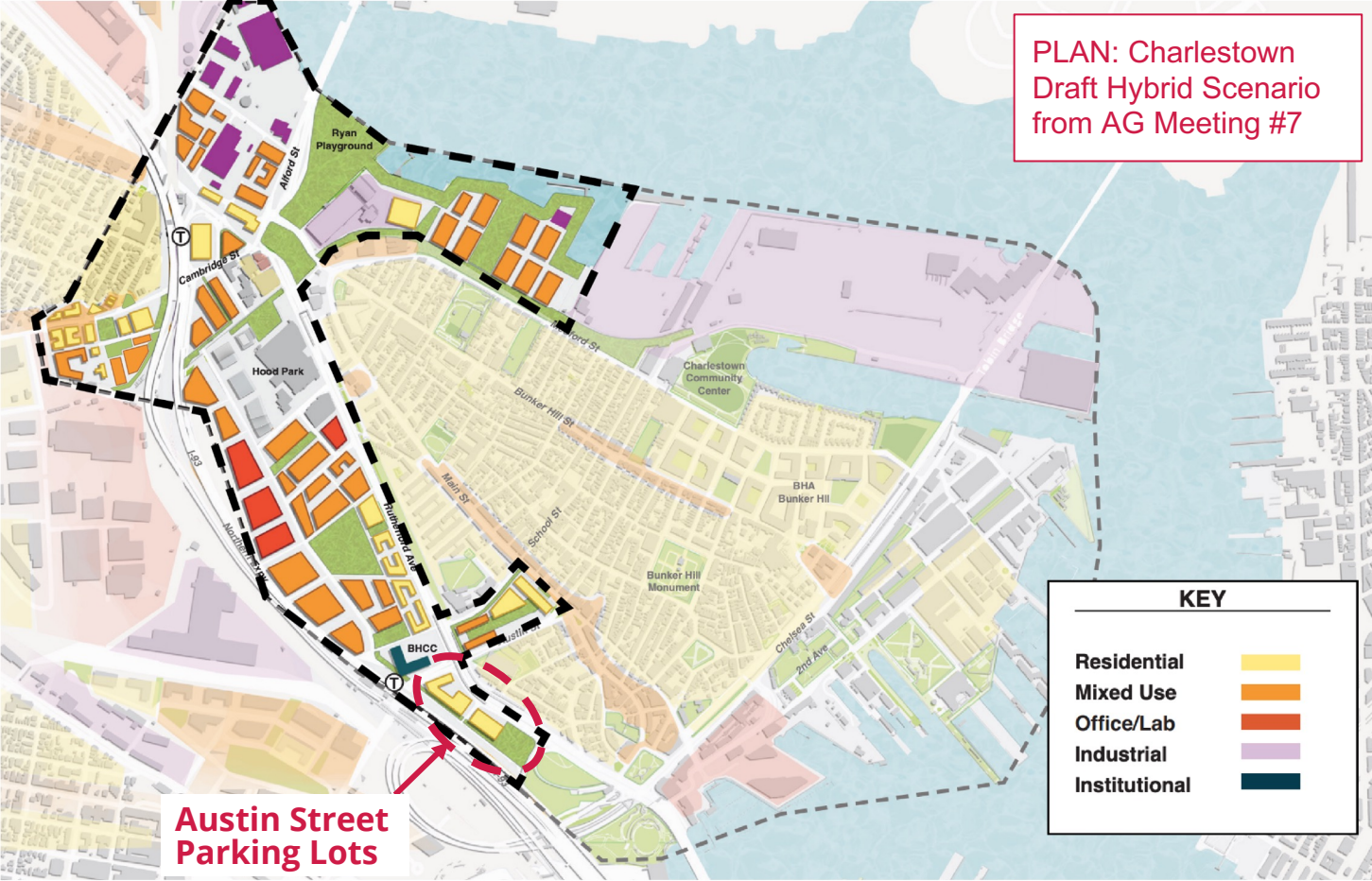
- Mayor Wu has dedicated funds through the **American Rescue Plan Act (ARPA)** to build affordable housing in mixed-income communities on key properties identified in the land audit
- This important funding source must be obligated by 2024



Public Land for Public Good: Citywide Land Audit

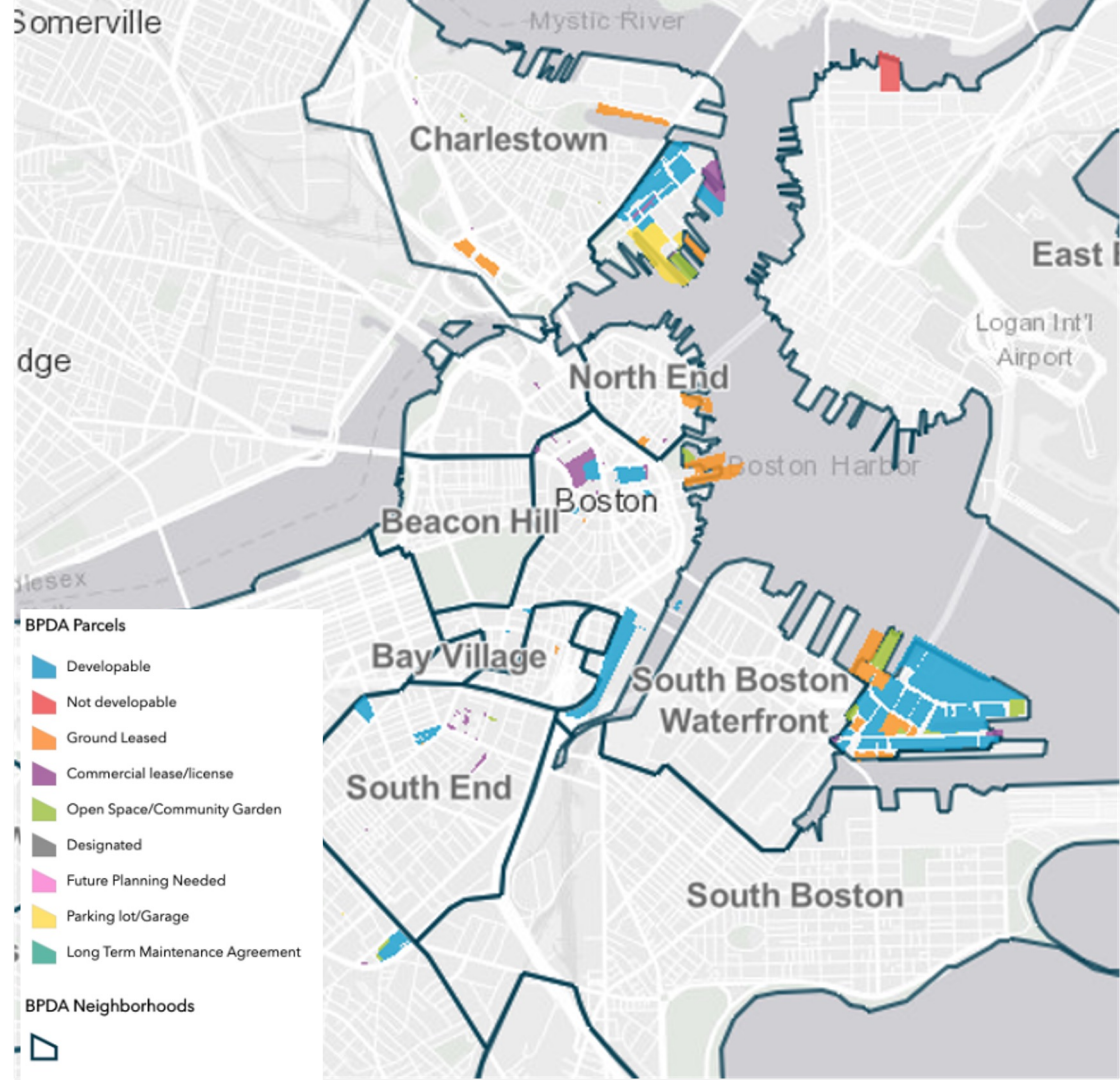


Why Now? - Planning Led Development



How does the BPDA lease land?

1. Conduct **due diligence and strategic planning** to determine which parcels to issue for development
2. Lead a **community process** to hear feedback about appropriate uses and design guidelines
3. Issue a **Request for Proposals (RFP)** that is open to all respondents. RFPs lay out the guidelines for proposals, submission requirements, and evaluation criteria.
4. **Evaluate** proposals with community feedback



Project Timeline

Project Study Begins



WE ARE HERE

2023

Goal RFP Release

Visioning + Goals Session with Community

October

Draft Scenarios for Community Review

December

Draft RFP for Community Review

March

Publish RFP

Development Guidelines

Natalie Deduck, Real Estate Development Officer



RFP Draft Goal

“The BPDA seeks to convey the Property to allow **mixed-use development** that, in conformance with PLAN Charlestown, will bring a mix of housing with an **emphasis on affordability** to the Charlestown area along with community-driven **ground floor activation and open space.**”

Overview of Development Objectives

Guideline	Detail
Conformance with PLAN Charlestown	Prioritize mobility connections into and within Charlestown, parks and open space, climate resiliency, affordable housing, as well as strategies to enhance the existing community and preserve its historic assets
Community-Driven Ground Floor Activation and Open Spaces	Prioritize uses such as neighborhood services, arts and culture uses, retail, restaurants, athletic uses, and community spaces.
Commitment to Affordable Housing	Prioritize maximum amount of affordable housing, with a mix unit sizes and rental / home ownership, with a mix of income levels, unit sizes, and rental / homeownership. Preference for proposals with greater numbers of family -size, homeownership units.
Ensuring Sustainable, Resilient, Healthy Development	Prioritize the City's goals for sustainable, resilient, and healthy new construction. Proposals should target net zero energy or net zero carbon performance and implement healthy building strategies. Ensure that air pollutants from highways hold low impact.
Arts and Culture	Prioritize music rehearsal spaces as they are most at risk of displacement in Charlestown. Proposals could also consider artist live/work, dance studios, music rehearsal and recording spaces, and makerspaces.



Conformance with PLAN Charlestown

- Creation of housing for a **range of income levels**, with an emphasis on deeply affordable and workforce housing, as well as **family-sized housing units**
- Creation of generous on-site public open spaces and a **sports practice field**
- Improving the sidewalks and public realm at all street edges around the project, in compliance with Boston Complete Streets Guidelines, including **street trees, protected bike lanes, and improved pedestrian experiences.**
- Incorporating **small scale retail spaces** to activate the ground floor and attract local businesses
- Incorporating space for **artists uses**, especially musician rehearsal space, potentially at the ground floor

Housing

- Deeper levels of affordability and/or a higher percentage of **income-restricted housing** in addition to market rate housing.
- Larger unit sizes of **two, three and four bedrooms** appropriate for families
- A **mix of rental and homeownership** units

Details

For proposals to meet eligibility, at least sixty percent (60%) of the residential units must be income-restricted to a maximum of 80% AMI for rentals and 100% AMI for homeownership.

For **HOMEOWNERSHIP** units to qualify for city funding:

- Units must be affordable to households at or below 100% of AMI; and
- At least half of all restricted homeownership units must be affordable to households at or below 80% of AMI.

For **RENTAL** units to qualify for city funding:

- Units must be affordable to households at or below 80% AMI; and
- 10% of ALL housing units must be set-aside for tenants at or below 50% AMI; and
- 10% of ALL housing units must be rented to homeless households* with an income at or below 30% AMI.

*As defined by MOH's Homeless Housing Set-Aside Policy

Transportation

The new development must be oriented strategically to make **easy connections** to/through the site and **to nearby community amenities** and transportation nodes such as the Community College Orange Line station, existing/planned and new bus stops, landmarks and public parks. The new development **should create and strengthen major public corridors** to enhance pedestrian connectivity, site access and circulation, encourage the use of public transit, and promote bicycle network connectivity.

Details

- Safety, views, and ease of navigation must be promoted in the site design.
- The proposed development should provide safe bike connectivity and must provide secure on-site bike storage for all users and residents.
- The City is advancing a full transformation of Rutherford Avenue with significant investment from City, State and Federal resources. The MBTA is progressing with a full transformation and modernization of the Orange Line, including full rolling stock replacement and station upgrades. Thoughtful coordination and consideration needs to be given to these projects in order to allow for a successful integration of the new development for all modes of transportation

Suggested Design Parameters

	Suggested at Scenarios Meeting	Updated Suggestion for the RFP
Maximum FAR	5.0	4.0 (1.0 decrease)
Maximum Height	250 ft	150 ft (100' decrease) <i>200 ft possible only at Austin Street/I-93 corner, for projects delivering excellent affordability.</i>
Lot Coverage	30-40%	30-40%
Open Space	1.5 to 3 acres	1.5 to 3 acres



Sustainable, Resilient, Healthy Development

- Proposals should include strategies that extend beyond the specific development site and enhance the sustainability, resiliency, and health of the surrounding community. Developments should include the City of Boston's 2050 Carbon Neutrality commitment, with an aim to target **net zero energy or net zero carbon performance**.
- Proposals should mitigate urban heat island effects through the creation of **new green open spaces and expanded public realm** (street-lined streets) on the site to serve the existing and anticipated community.
- Proposals should include healthy building strategies that include the implementation of building systems that **mitigate air pollution**.
- Initial and continuous monitoring would be required to ensure the health and safety of residents.

Arts + Culture Uses

PLAN: Charlestown and the Austin St lots present us with many opportunities to reimagine Arts & Cultural investments in the neighborhood.

The RFP contemplates the following uses:

- **Music Rehearsal**
- Artists' live / work spaces
- Galleries / Museums
- **Dance / Performance space**
- Market Places
- Maker Spaces
- Multi-Use Open Space

*Priority for
Charlestown*



Ground Floor Activation and Open Space

Ground Floor

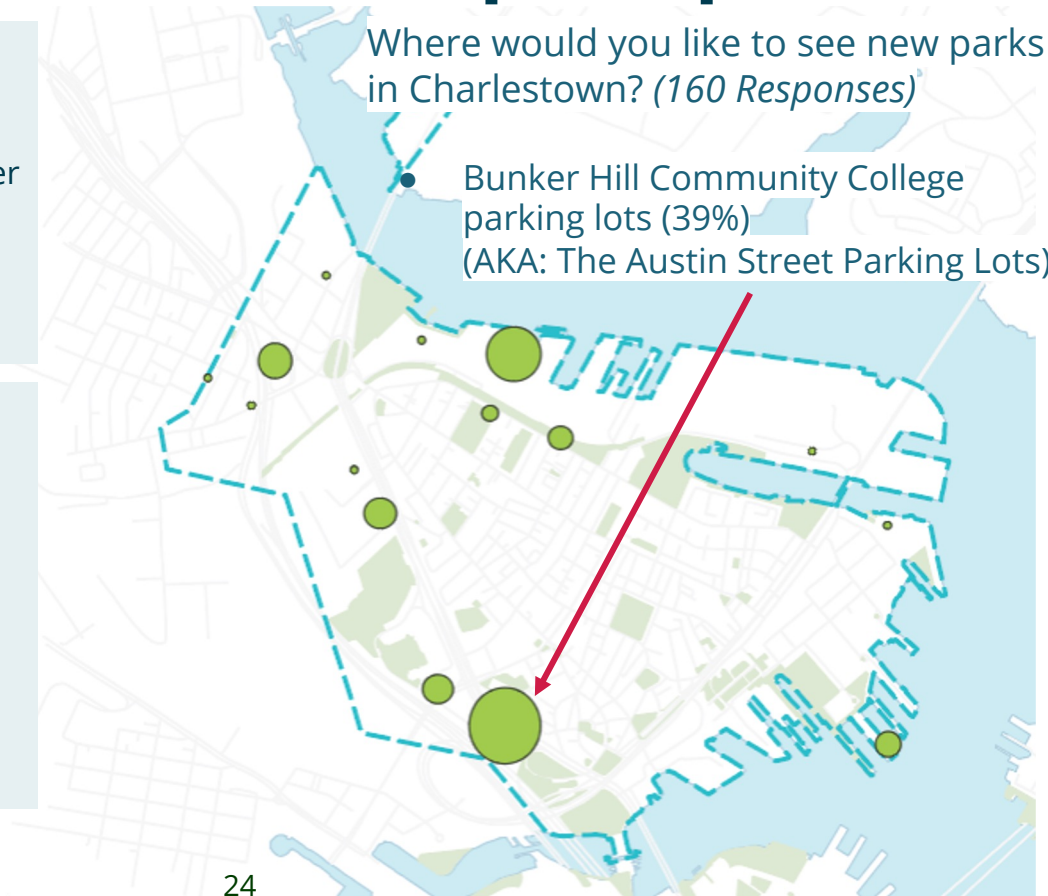
The Property should be developed in a manner that supports **ground floor activation** on the site. Proposals should prioritize uses such as **neighborhood services, retail, restaurants, athletic uses, and community spaces.**

Open Space

The community voiced that the delivery of a **sports field** as part of the development for **soccer and lacrosse** practices should be considered highly advantageous. Additional open spaces such as **recreation space** for the residents and **tree canopies** for a more climate resilient space are encouraged.

Where would you like to see new parks in Charlestown? (160 Responses)

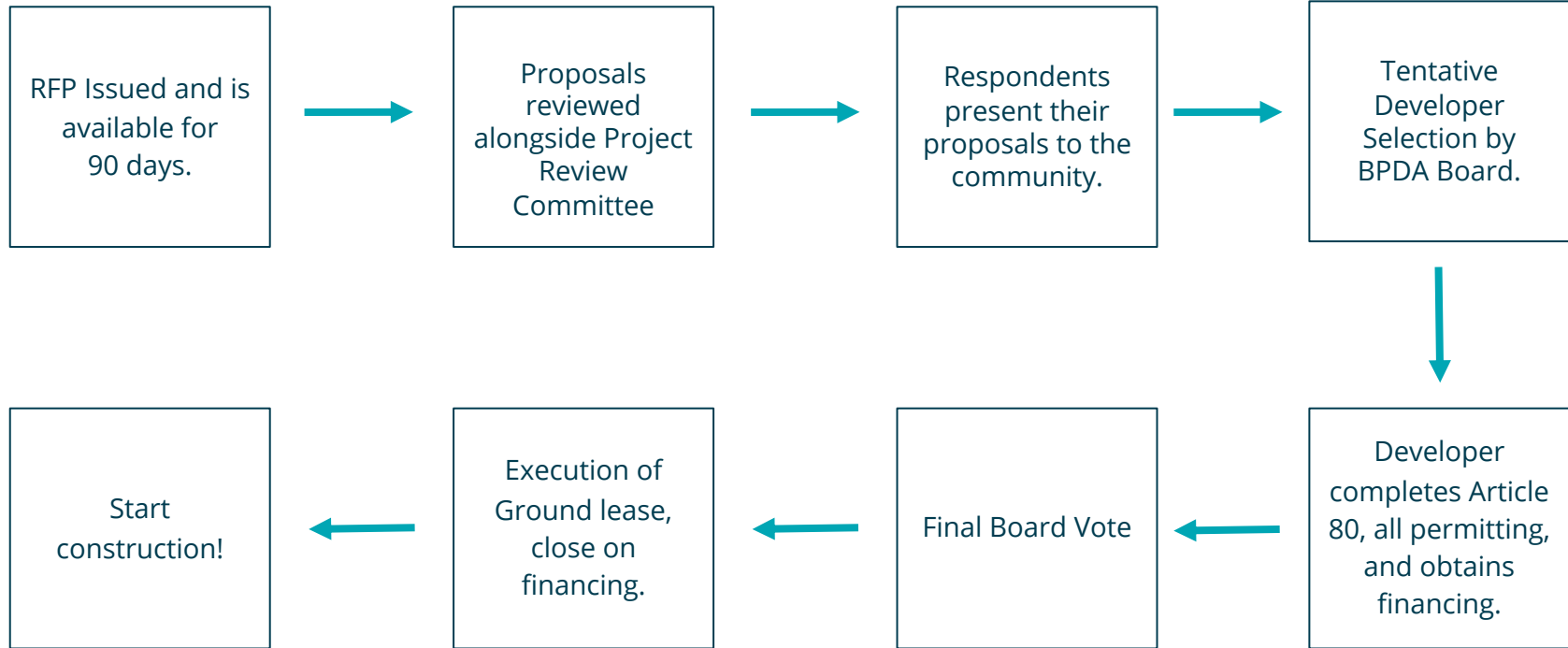
Bunker Hill Community College parking lots (39%)
(AKA: The Austin Street Parking Lots)



Evaluation Criteria

Guideline	Detail
Diversity and Inclusion Plan	Evaluates the comprehensiveness of the plan for creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the Property, including specific strategies to achieve maximum participation by people of color, women, and M/WBEs in pre-development, construction, and operations. Plans must be specific, realistic and executable. Comprises 25% of evaluation.
Development Concept	Evaluates the Proponent's development plan relative to the Development Objectives. To facilitate its evaluation of this criterion, the selection committee will seek community input in the form of a developer's presentation with opportunity for public comment.
Exceptional Development Program, Design and Public Realm Contribution	Includes description of development program, vision and aspirations for the project, quality, creativity and detail of design, extent to which the project is contextual with the area and complies with zoning and regulatory requirements. An assessment of the quality of contributions to the neighborhood and public realm will be evaluated as well.
Ability to Execute the Project / Strength of Financial Plan	Describes development team's experience and qualifications, quality of development and execution plan for the proposed project, ability to execute the proposed delivery schedule, development and operating costs are accurate for the construction and operation of the development as proposed. Relative strength of equity, debt and capital funding sources; Viability of finance plan including demonstrated previous experience to finance projects of similar complexity.
Ensuring Sustainable, Resilient, Healthy Development	Evaluates the Project Team's prioritization and capacity to create a development concept that is sustainable, resilient, and healthy. Proposals should target net zero energy or net zero carbon performance and implement healthy building strategies that ensure air pollutants from highways hold low impact.

Overview of the RFP Process



The Project Review Committee (PRC)

...will serve in an **advisory capacity** and provide community perspective throughout the RFP Review Process. As part of the review process, the PRC will **evaluate the developer submissions** based on the criteria developed through the RFP process and PLAN: Charlestown. The PRC will **provide recommendations** to the Boston Planning and Development Agency, where they will work towards a consensus on the preferred development team.

Requirements

Members of the Project Review Committee are expected to be an ambassador for their community. The goal is for the committee is to craft a recommendation on which proposal should be granted tentative designation. Members of the Project Review Committee should expect to attend at least 5-7 meetings to discuss the proposals.

Timeline

Prior to receiving the proposals for the site, the BPDA will issue an application for the interested Project Review Committee members.

Mayor's Office of Housing

Sheila Dillon, Chief of Housing



**boston planning &
development agency**

Q&A



Timeline

Project Study Begins

Visioning + Goals Session with Community

October

Draft Scenarios for Community Review

December

2023

Draft RFP for Community Review

March

NEXT STEP

Publish RFP

Goal RFP Release

Next Steps

Timeline	Detail
Mid March	The BPDA will incorporate any major feedback from this community session into the final draft.
Mid - Late March	The BPDA will post the RFP draft on the PLAN: Charlestown website.
Late March - Early April	There will be a comment period following us posting the RFP. These comments will also be considered before the final draft.

Thank you



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Appendix



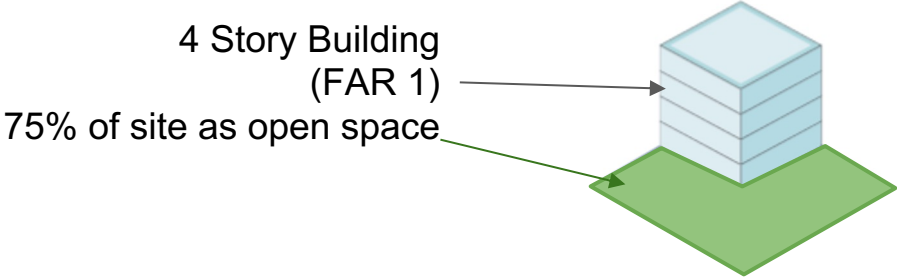
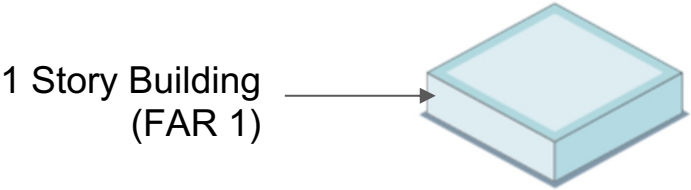
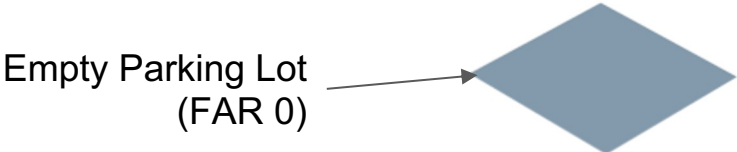
BPDA Scenarios Goals

The BPDA is NOT designing the potential development for the Austin Street Parking Lots.

- The scenarios in this presentation are just ideas used to test what is possible. They are not proposed designs for the site.
- The scenarios should help further the community conversation about potential heights, density, lot coverage, and open space for the site.
- The scenarios offer development teams ideas, as a starting point for their proposals.
- The scenarios help identify key site opportunities and priorities to add to the development guidelines for the RFP.
- The scenarios do not consider building materials, styles, or details.

Explaining FAR

$$\text{FAR (Floor Area Ratio)} = \frac{\text{Gross Square Foot of Development}}{\text{Square Footage of Project Site}}$$

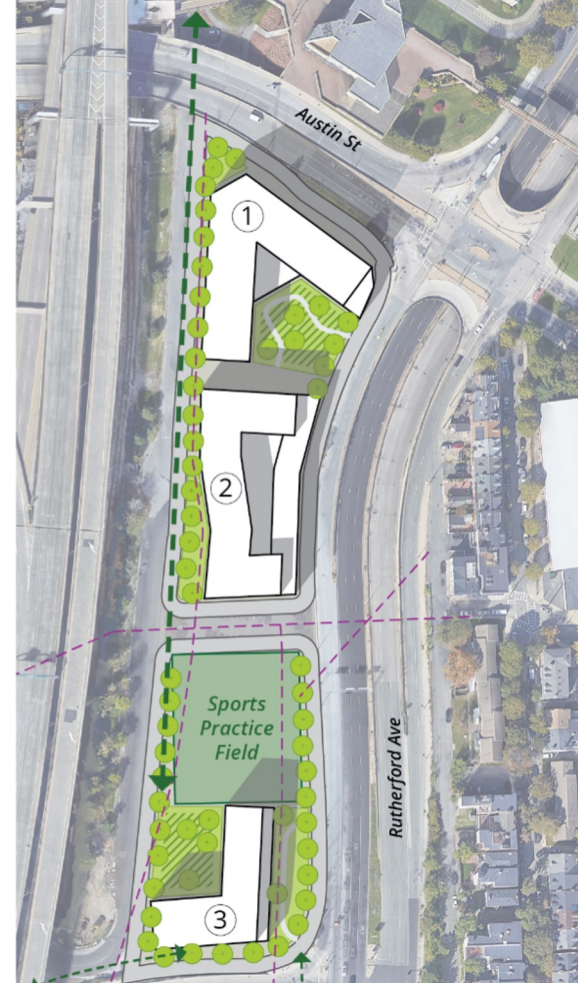




Scenario 1 - Linear Open Space
31% Lot Coverage

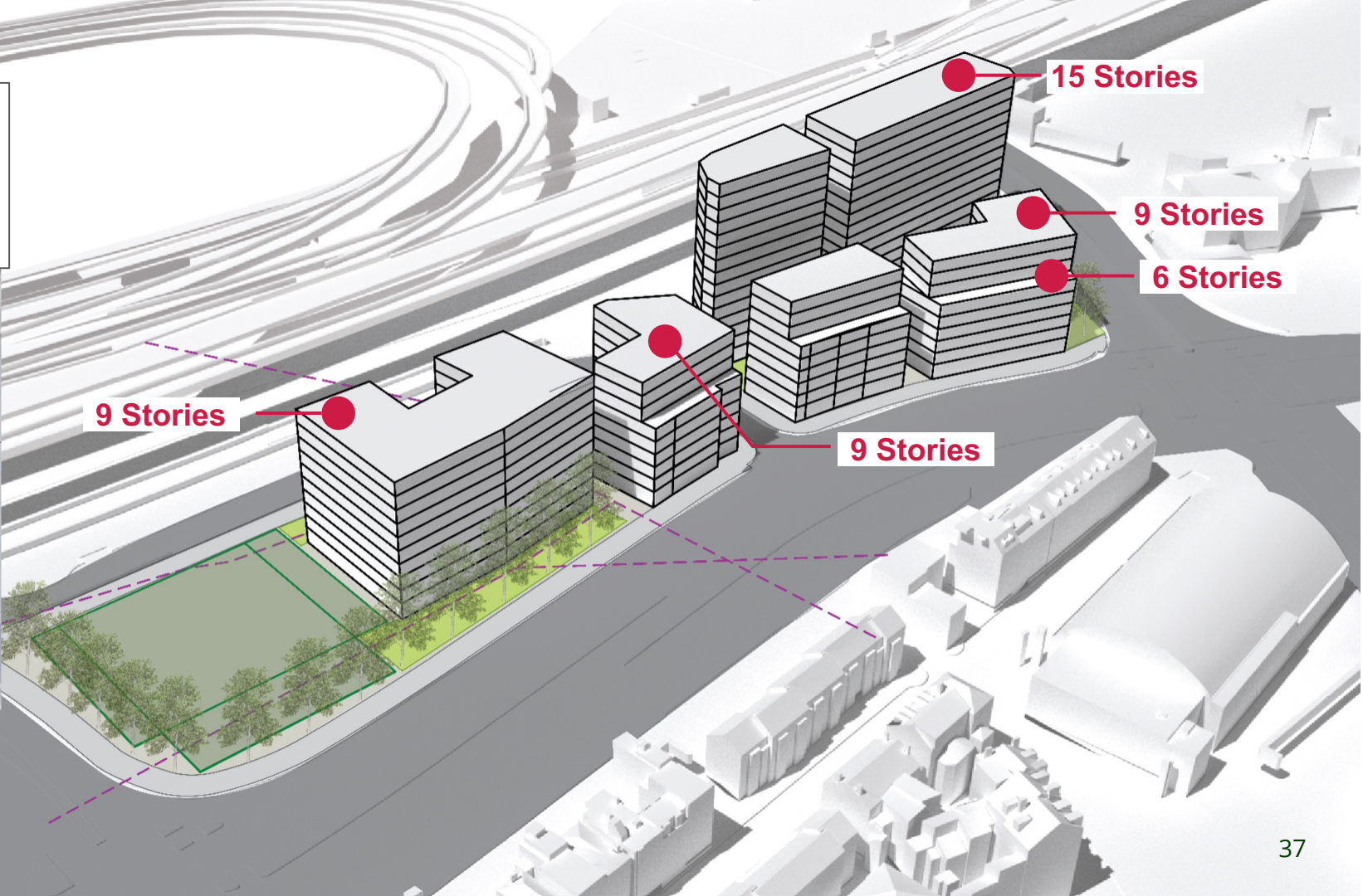
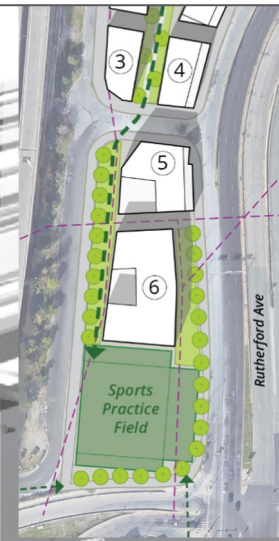


Scenario 2 - Protected Field
33% Lot Coverage



Scenario 3 - Central Field
32% Lot Coverage

etrics
:
Space:

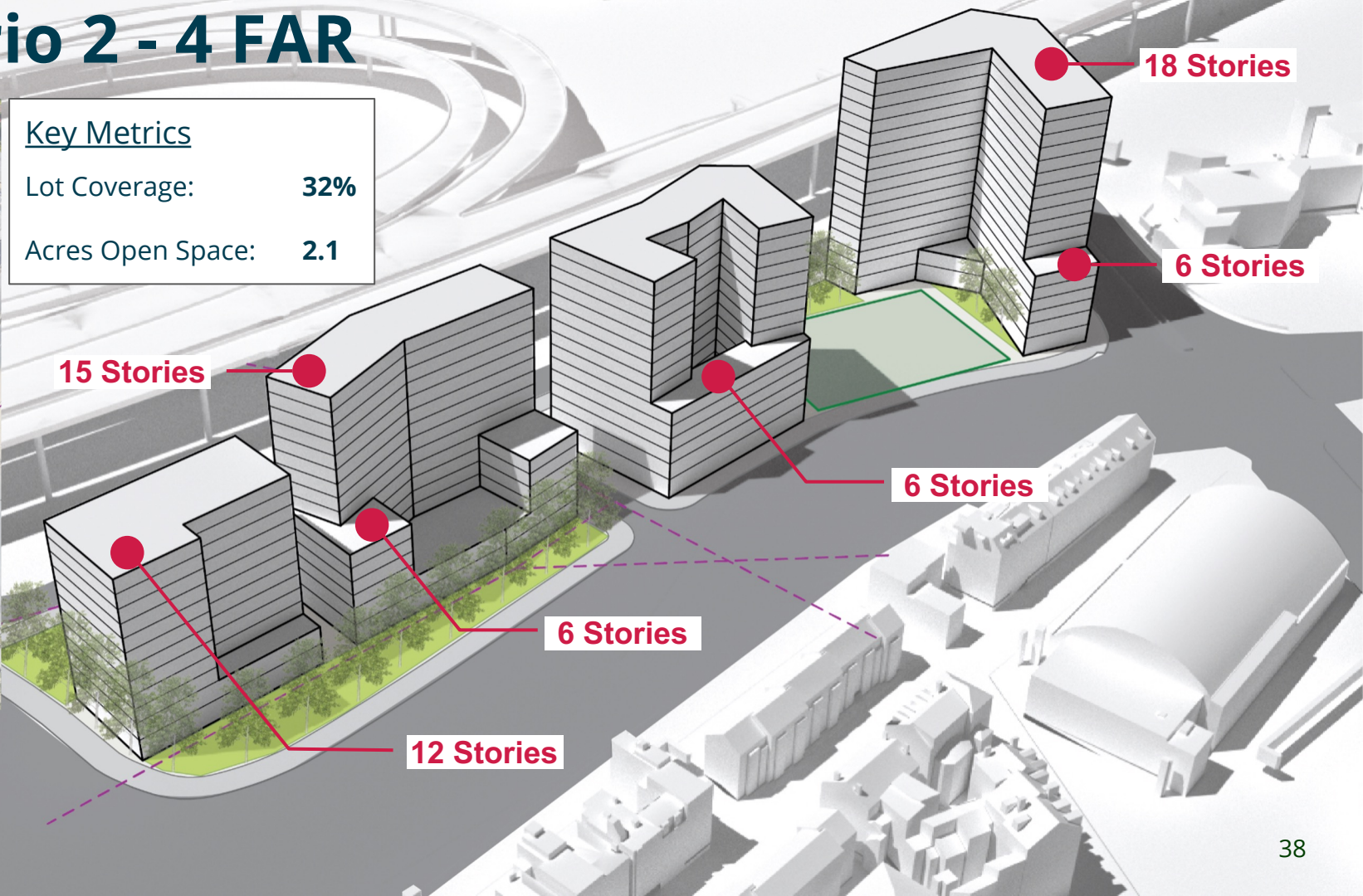
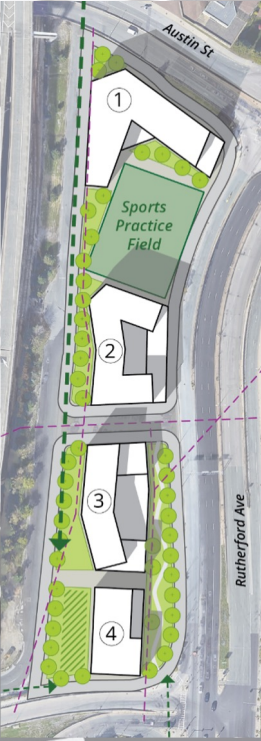


Scenario 2 - 4 FAR

Key Metrics

Lot Coverage: **32%**

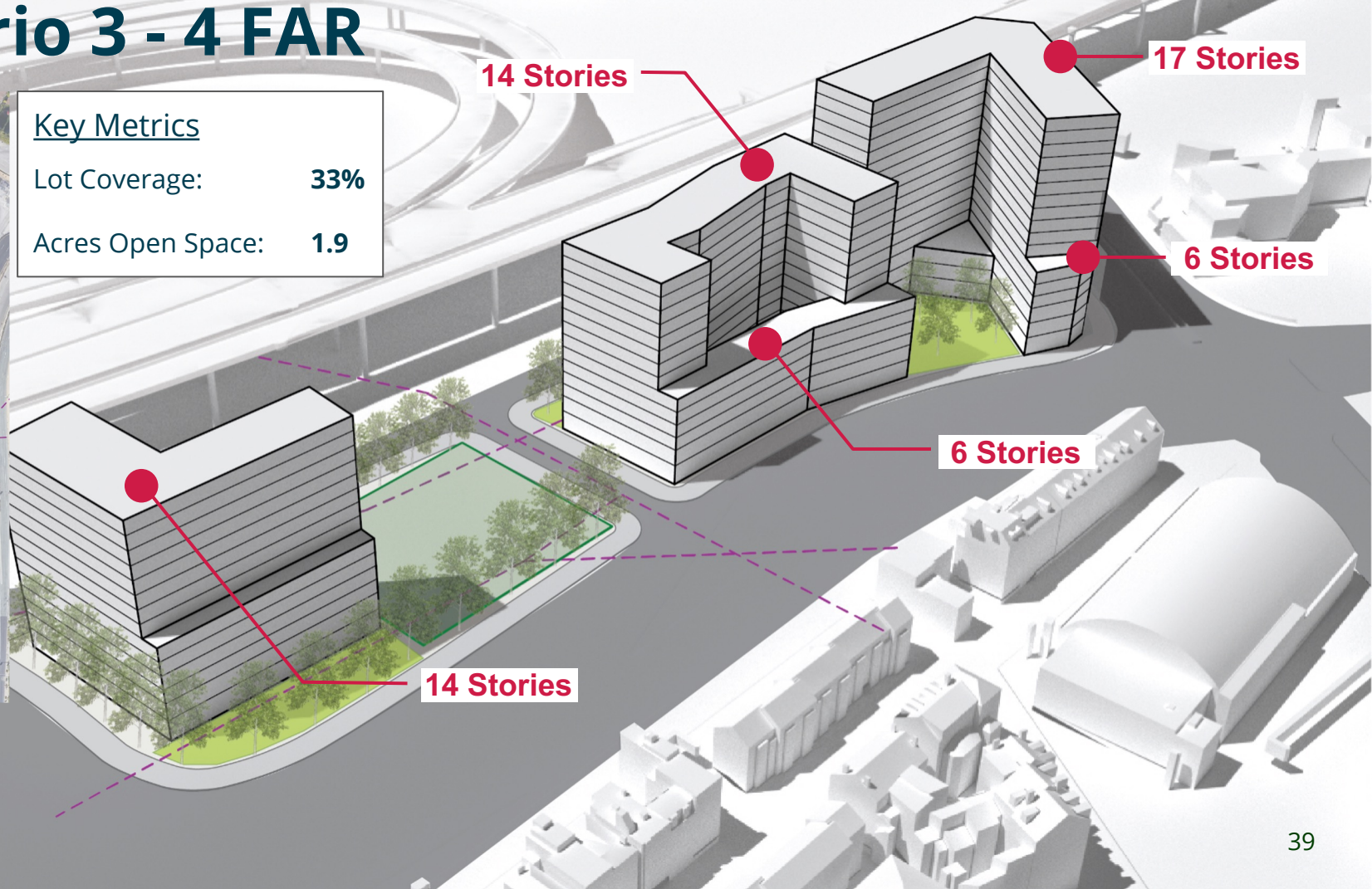
Acres Open Space: **2.1**



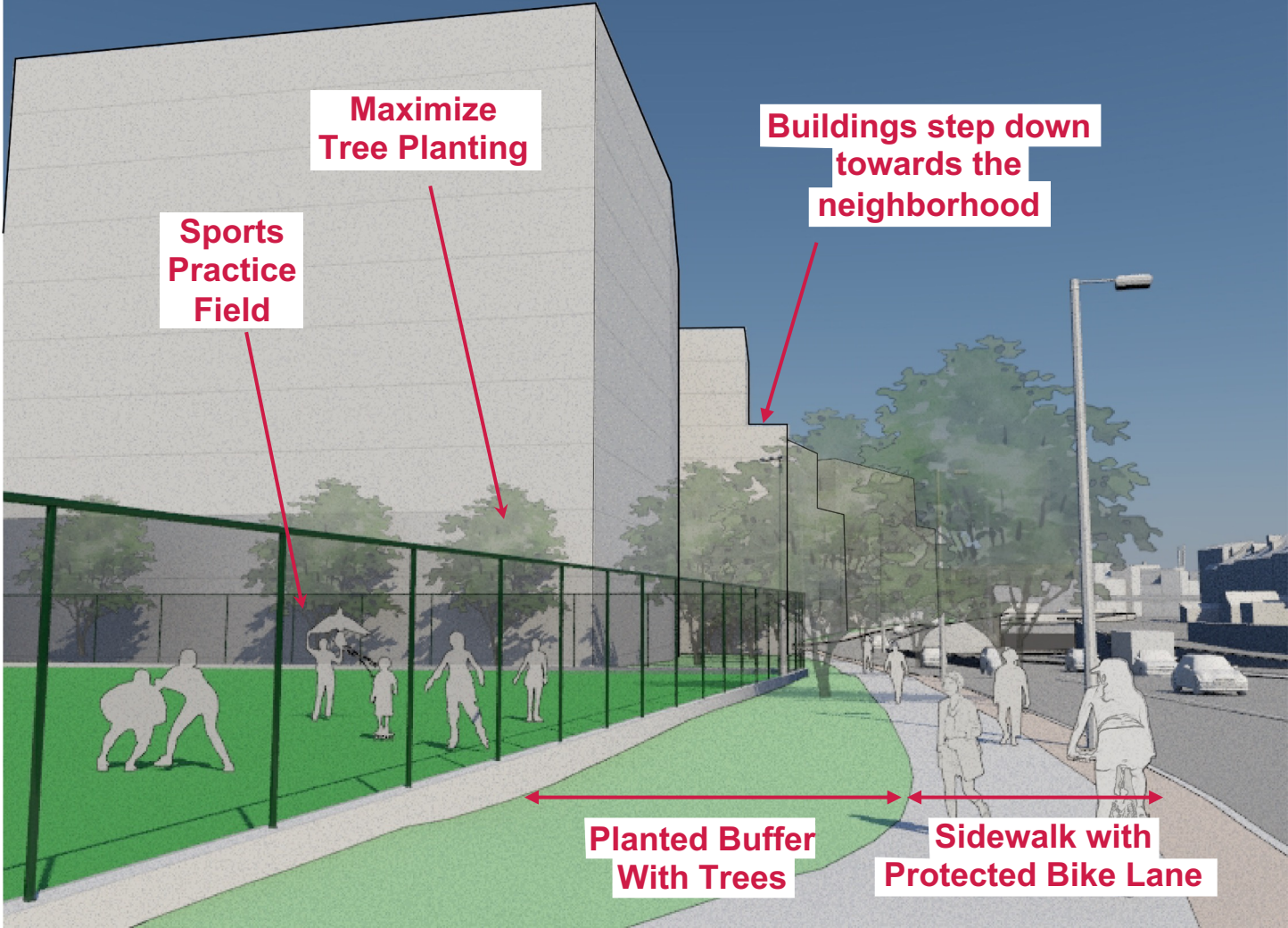
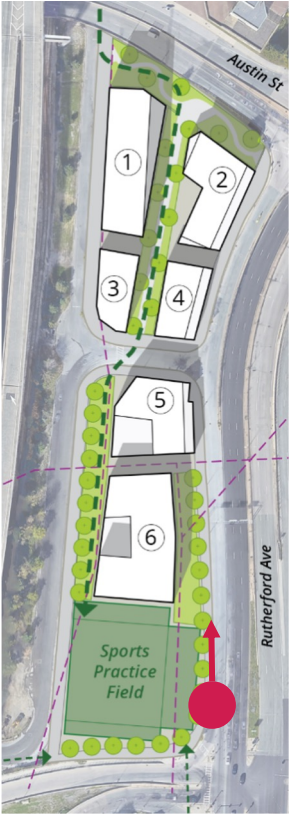
Scenario 3 - 4 FAR

Key Metrics

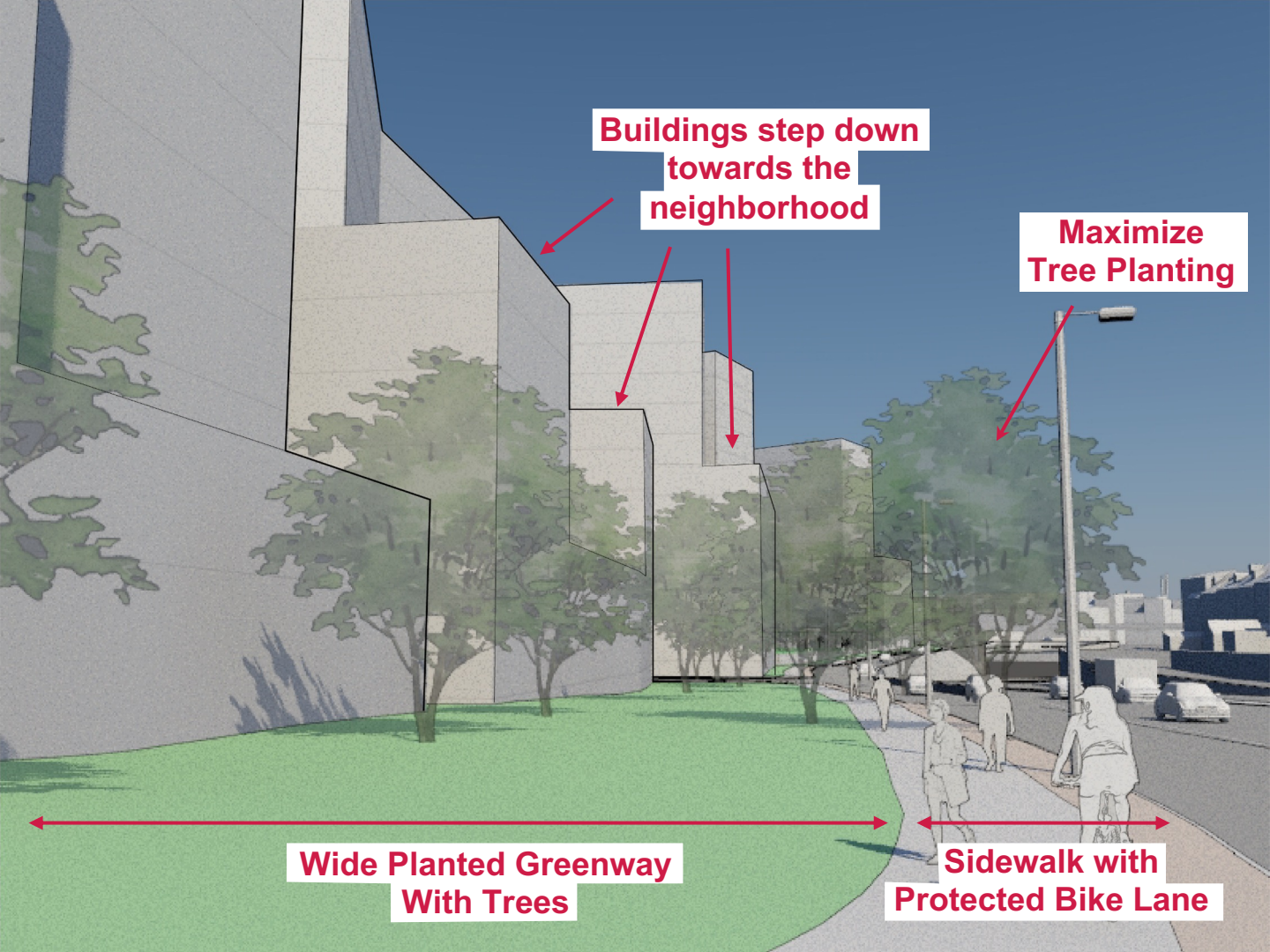
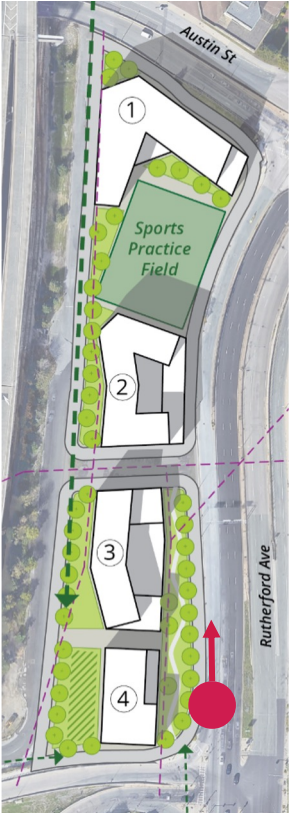
Lot Coverage: **33%**
Acres Open Space: **1.9**



Scenario 1



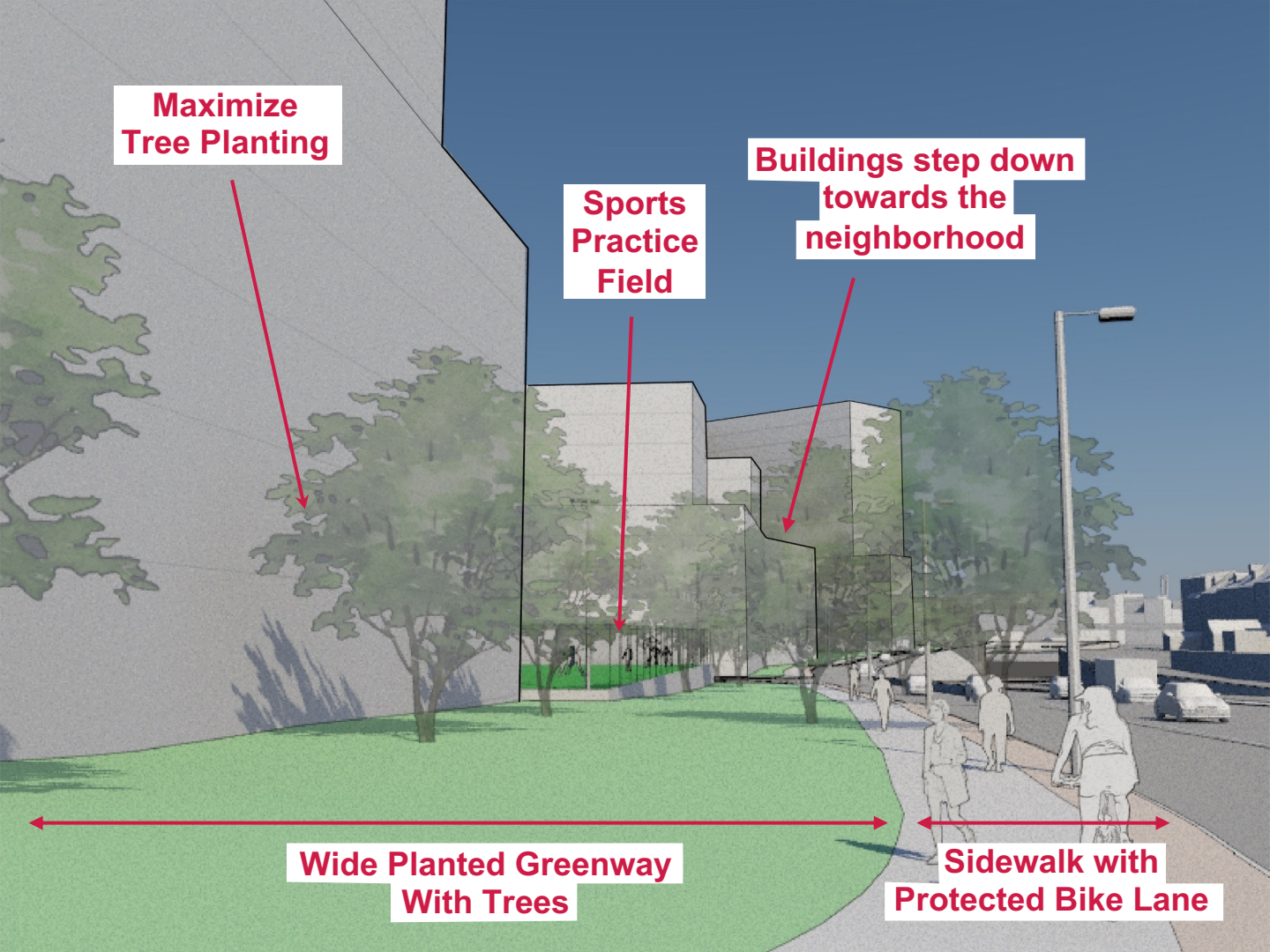
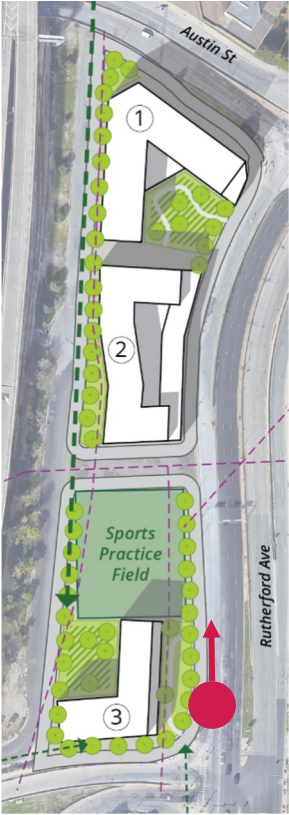
Scenario 2



Wide Planted Greenway With Trees

Sidewalk with Protected Bike Lane

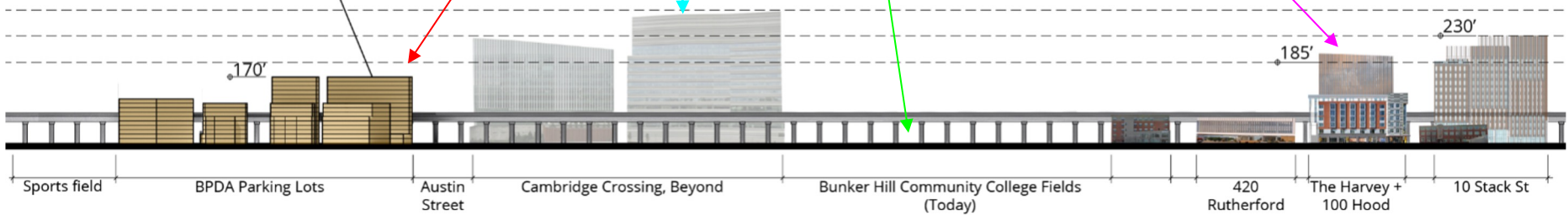
Scenario 3



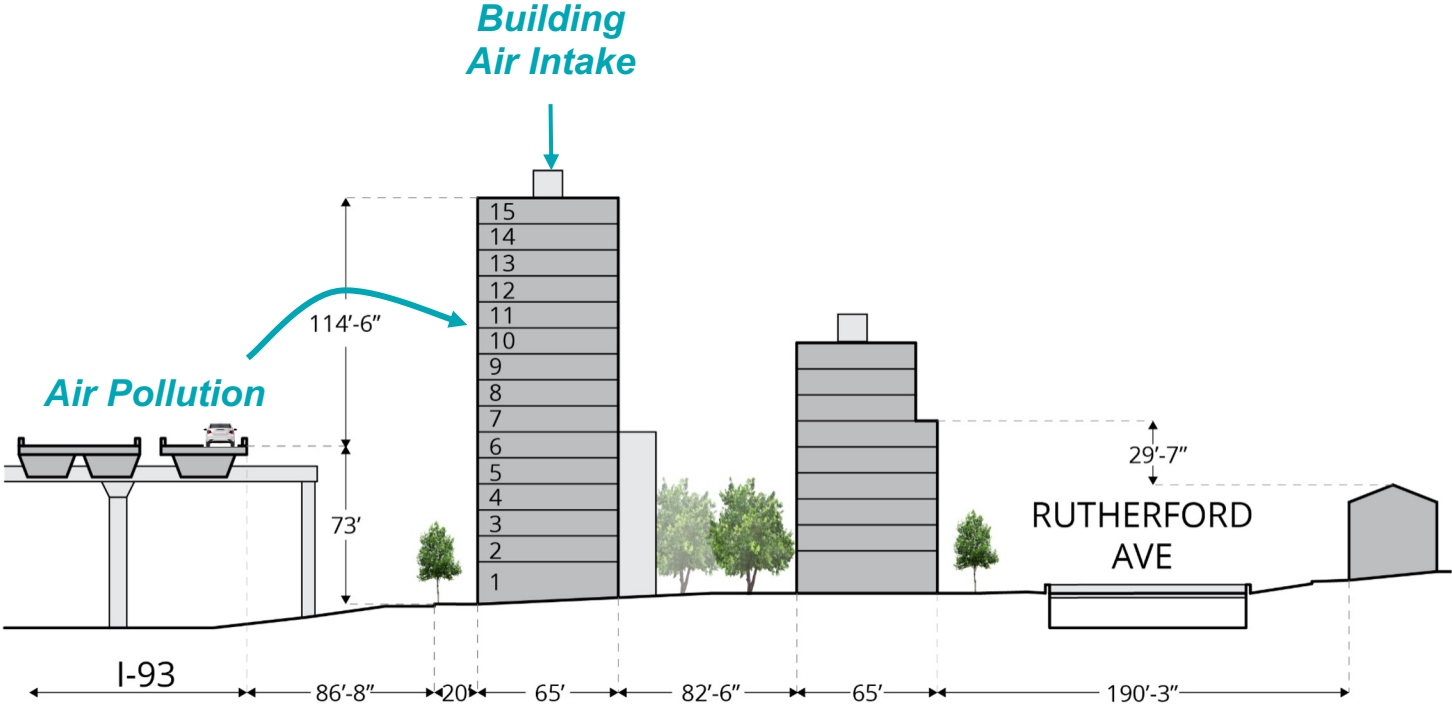
Rutherford Ave Elevation



Scenario 1 - FAR 3 at Austin St Parking Lots



Scenario 1 - Section Example



Suggested Design Parameters

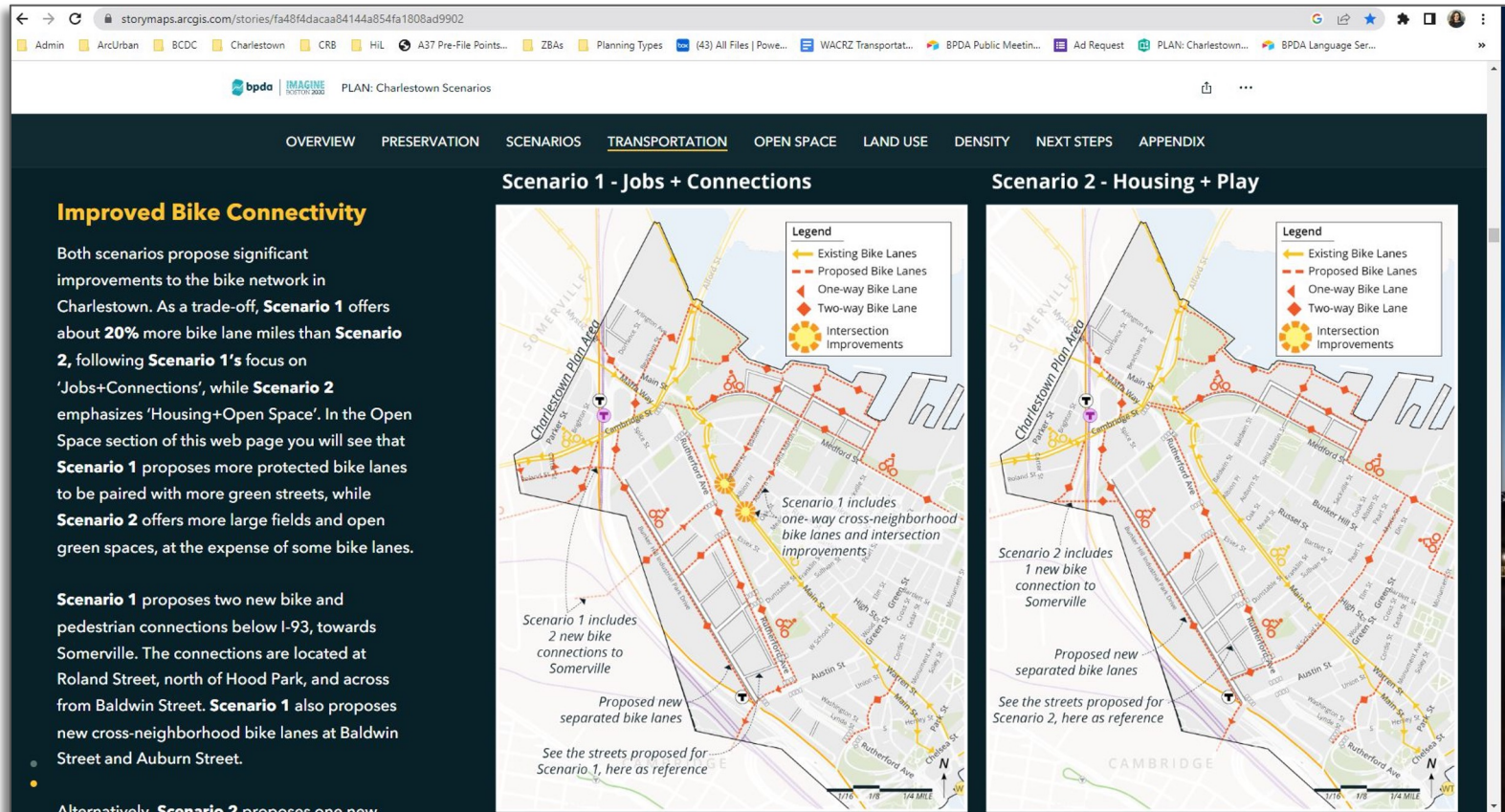
FAR: **3 to 5**

Lot Coverage: **30% to 40%** (*typically this is 50-70%*)

Open Space: **1.5 to 3 acres**

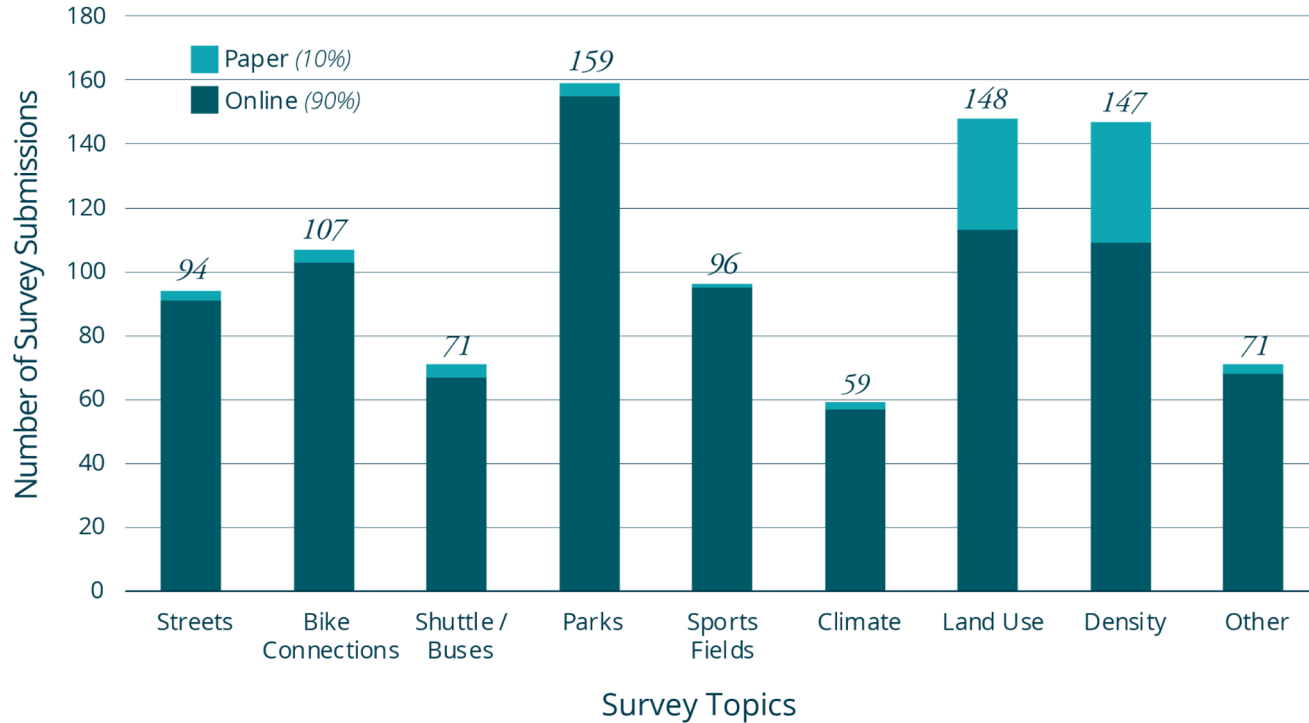
Max Height: **20 stories** (**≈250 ft**)

PLAN: Charlestown



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Survey Responses by Topic (952 Submissions)



PLAN: Charlestown

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Planning

- What is Planning?
- Imagine Boston 2030 Implementation
- Planning Initiatives
- Climate Change & Environmental Planning
- Downtown & Neighborhood Planning
- Privately Owned Public Spaces (POPS)
- Regulatory Planning & Zoning
- Transportation & Infrastructure Planning
- Institutional Planning
- Urban Design
- Urban Renewal

PLAN: Charlestown

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NEIGHBORHOOD

Charlestown

EVENTS

29 Sep PLAN: Charlestown Advisory Group Meeting

NEWS

June 15, 2022

[Download the results of the draft scenarios surveys \(PDFs, .zip file\)](#)

You can download all of the survey data here by going to our PLAN: Charlestown website.

Planning Led Development In Action

The City of Boston has a handful of key goals for the site(s), including:

- Create affordable and workforce housing
- Deliver on some key community needs and desires coming out of PLAN: Charlestown
- Support community-serving businesses
- Create wide sidewalks with space for street trees, protected bike lanes, benches, and plenty of walking space (i.e. apply Boston's Complete Streets Guidelines)
- Create and connect open spaces

Visioning Workshop + Takeaways

Patricia Cafferky, Senior Planner



**boston planning &
development agency**

Previous Workshop - 4 Breakout Rooms



The Questions

Room 1 - Housing

1. What levels of affordability should be targeted?
2. What should the mix of ownership to rental units be?
3. What types of housing should be included? (ex. compact, senior/supportive, student, etc)

Room 2 - Ground Floor Activation / Retail

1. What neighborhood services should be accommodated here?
2. What kinds retail/restaurants would you like to see accommodated here?
3. What kinds of community spaces would your neighborhood benefit from here?

Room 3 - Open Space

1. Who should the open space be for? (ex. Dogs, children, college students, seniors?)
2. What kinds of open spaces should be prioritized for inclusion? (ex. Butterfly gardens? Lacrosse/soccer fields? Playgrounds?)
3. How would you like to see climate resilience incorporated?

Room 4 - Mobility

1. Where should people access the site and how should they move around it?
2. What kinds of transportation infrastructure should be prioritized on the site?
3. How should the site tie into the city's larger transportation network?

Jamboards

ROOM 3 - OPEN SPACE

DISCUSSION QUESTIONS:

1. Who should the open space be for? (ex. Dogs, children, college students, seniors?)
2. What kinds of open spaces should be prioritized for inclusion? (ex. Butterfly gardens? Lacrosse/soccer fields? Playgrounds?)
3. How would you like to see climate resilience incorporated?

Need more open space in general.
Soccer + Lacross fields needed!
And a separate dog only area. -
Debbie

Need more space for sportsfields! Maxed out right now. Soccer and Lacross especially. Not all 6 acres needs to be parks - Allen



ROOM 4 - MOBILITY

DISCUSSION QUESTIONS:

1. Where should people access the site and how should they move around it?
2. What kinds of transportation infrastructure should be prioritized on the site?
3. How should the site tie into the city's transportation network?

Open up via duct across Rutherford for linking the lots to the community & open dual directions options enter and leaving the lots by car as well

Land Swap? w/ 275 medford street?

Gilmore Bridge connection

New ped & bike pathway from Cambridge St to Millers River walkway

Multi-modal connection to Community College Station: Bikes, walking, passenger vehicle drop-off.

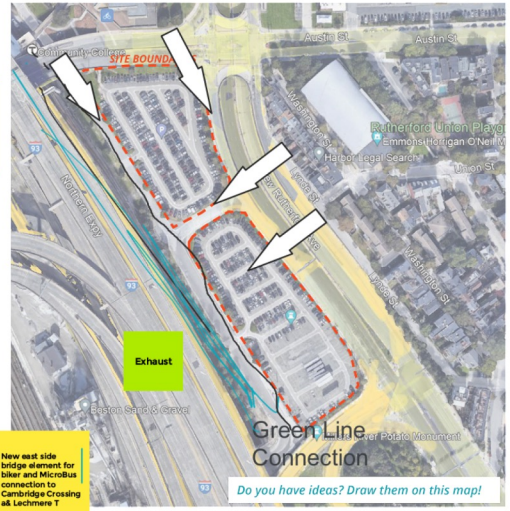
connecting and making a parallel street to the college (north)

What is the plan for student/ staff parking? Is that no longer going to be provided?

Additional Ped/Bike bridge over Rutherford Ave, to connect to the heart of Charlestown.

One or two access points?

Dedicated Bus Lane with stops that connect directly to developments at the Austin Street Lots.



Key Takeaways

Room 1 - Housing

1. Mix of affordable and market rate housing, as well as rental and homeownership
2. Mix of unit sizes / bedroom counts to provide more opportunities for families
3. Consider the health implications of housing alongside a major roadway

Room 2 - Ground Floor Activation / Retail

1. Create a public / nonprofit partnership so local organizations can lead a community development space.
2. Prioritize multiple, small scale retail spaces.
3. Incorporate uses that the neighborhood needs.

Room 3 - Open Space

1. Provide public space that services all ages, such as a park or a performing arts space.
2. Create sports fields, particularly for soccer and lacrosse.
3. Add trees to create a more climate resilient space.

Room 4 - Mobility

1. Open up the viaduct across Rutherford Ave to link the site with the community.
2. Enhance pedestrian and bike access
3. Include dedicated bus lanes with stops that connect to Austin Street Lots.

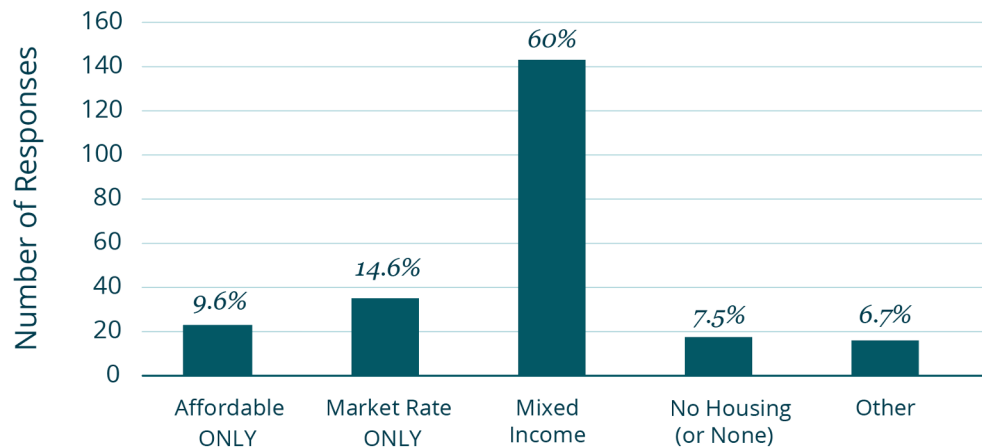
Progress Since Workshop

Meetings/Discussions With:

- Representative of the Charlestown Business Alliance
- The Charlestown Preservation Society (CPS)
- Representative of Charlestown Youth Soccer Association (CYSA)
- Boston Center for Youth and Families (BCYF)
- Dr. Douglas Brugge (Air pollution and health expert. Professor and Chair of the Department of Public Health Sciences at the University of Connecticut)
- The Mayor's Office of Arts & Culture (MOAC)
- The Mayor's Office of Housing (MOH)
- Bunker Hill Community College (BHCC)

Community Surveys

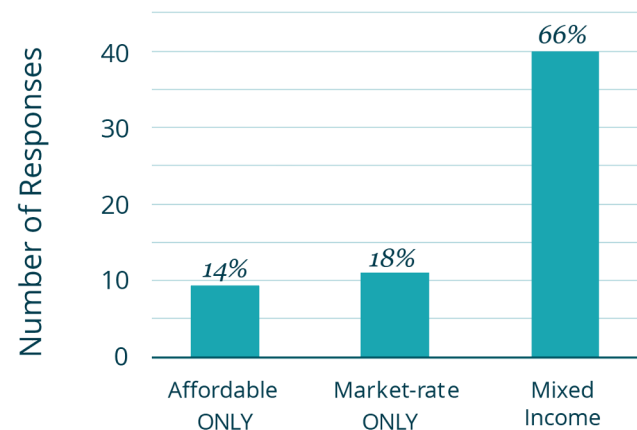
What types of housing would you like to see
(in terms of affordability?) (235 Responses)



Level of Affordability

Survey led by member of the
PLAN: Charlestown Advisory
Group (Charlestown resident)

What level of housing affordability should
be prioritized for new Charlestown
developments? (61 Responses)

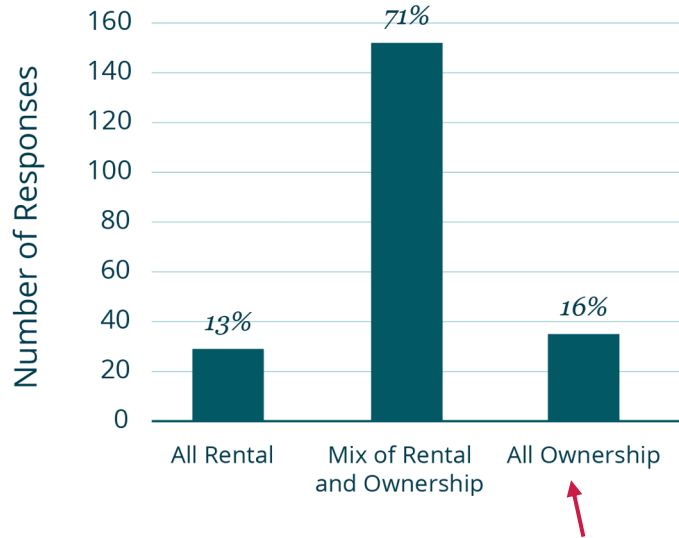


Level of Affordability

BPDA PLAN: Charlestown Survey
(July 2022)

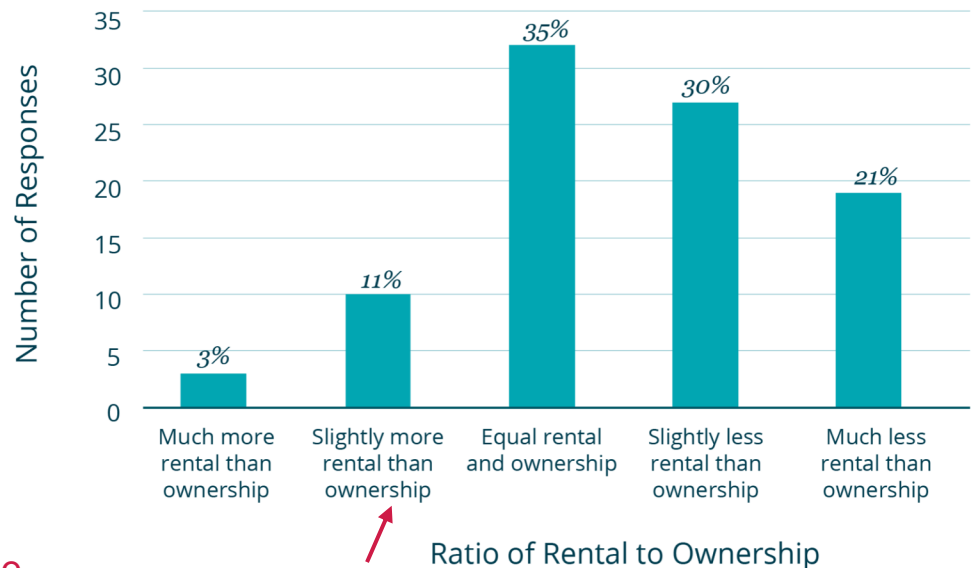
Community Surveys

Should the residential units be rented or owned? (216 Responses)



Survey led by member of the PLAN: Charlestown Advisory Group (Charlestown resident)

What should the ratio of Rental to Ownership be in new Charlestown housing developments? (91 Responses)

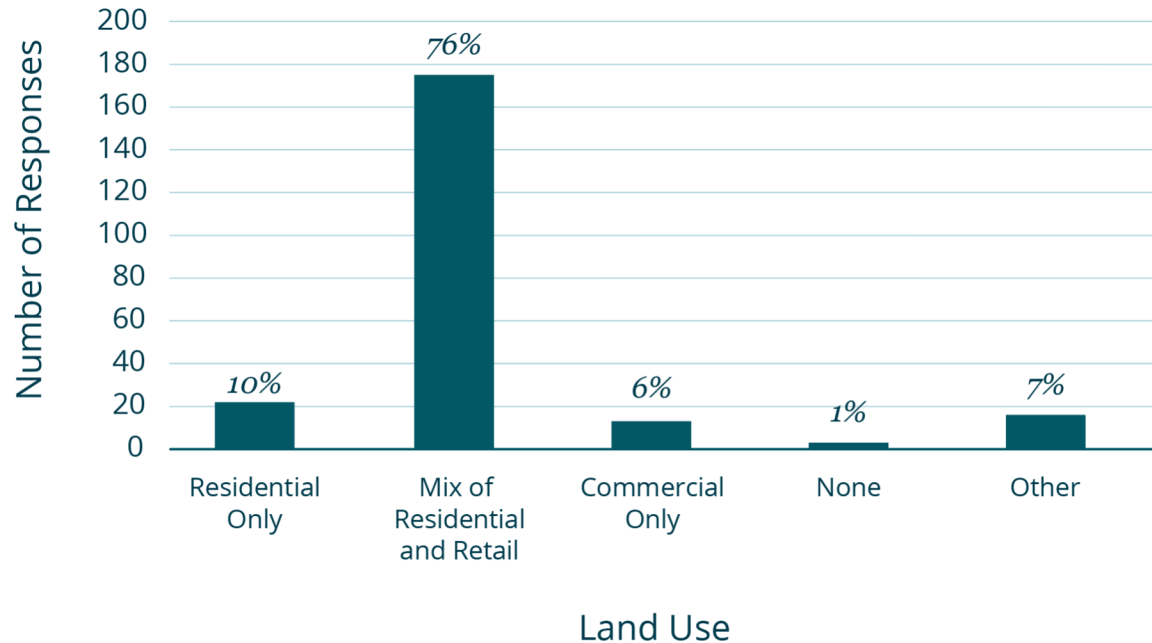


BPDA PLAN: Charlestown Survey (July 2022)

Community Surveys

Survey led by member of the PLAN: Charlestown Advisory Group (Charlestown resident)

Should the Austin Street Parking Lots be residential-only, commercial space, or a mix of residential and retail? (229 Responses)

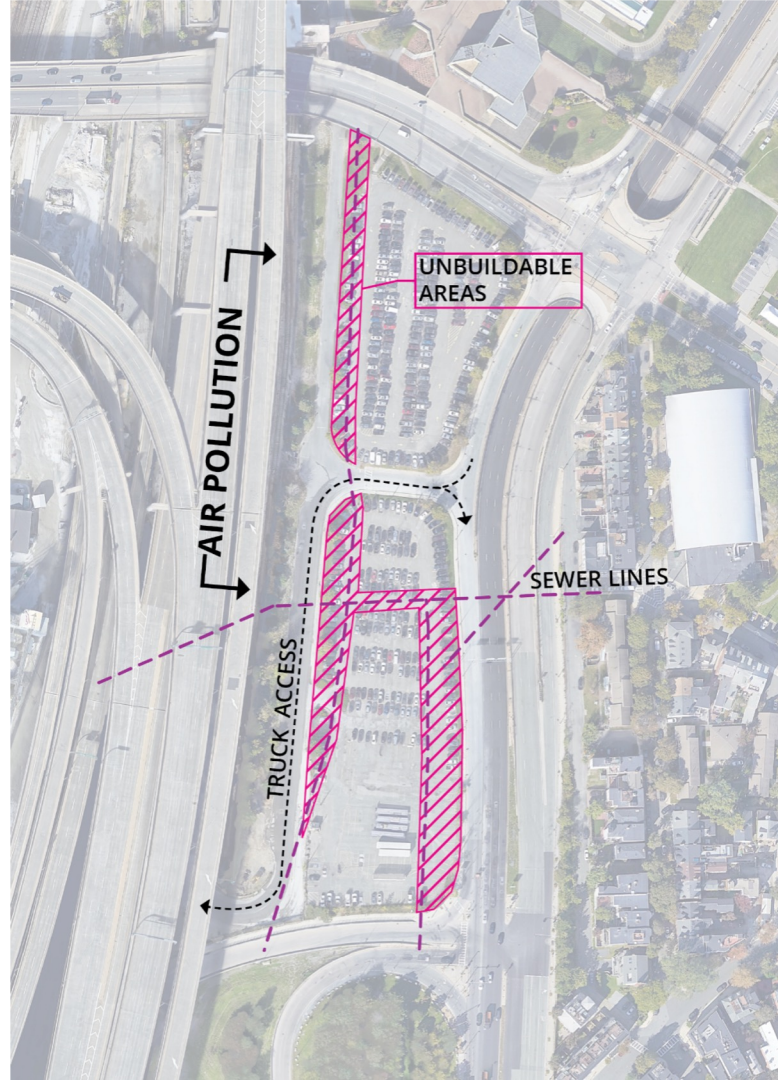
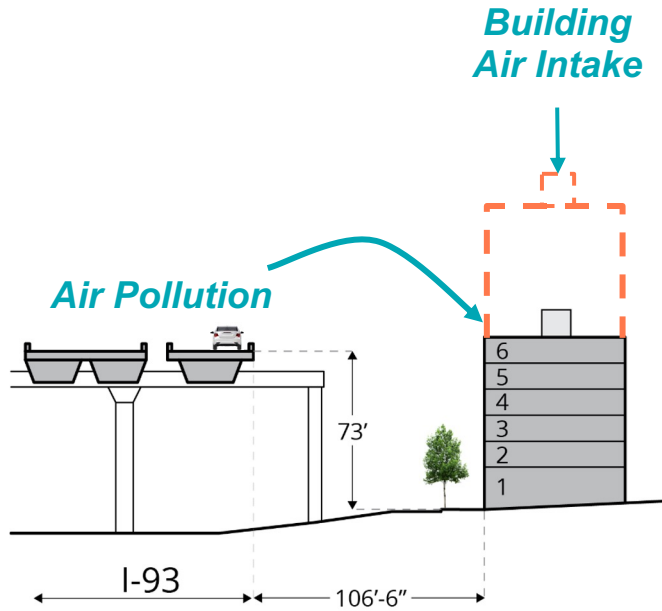


Air Pollution

- Proposals should include healthy building strategies that include the implementation of building systems that **mitigate air pollution**.
- Initial and continuous monitoring would be required to ensure the health and safety of residents.



Constraints



BPDA Scenarios Goals

The BPDA is NOT designing the potential development for the Austin Street Parking Lots.

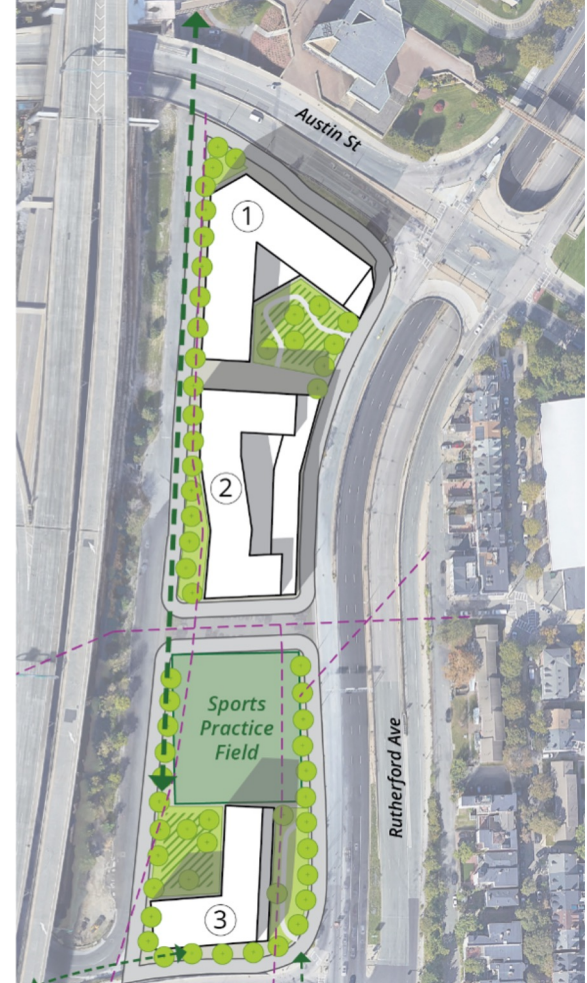
- The scenarios in this presentation are just ideas used to test what is possible. They are not proposed designs for the site.
- The scenarios should help further the community conversation about potential heights, density, lot coverage, and open space for the site.
- The scenarios offer development teams ideas, as a starting point for their proposals.
- The scenarios help identify key site opportunities and priorities to add to the development guidelines for the RFP.
- The scenarios do not consider building materials, styles, or details.



Scenario 1 - Linear Open Space
31% Lot Coverage



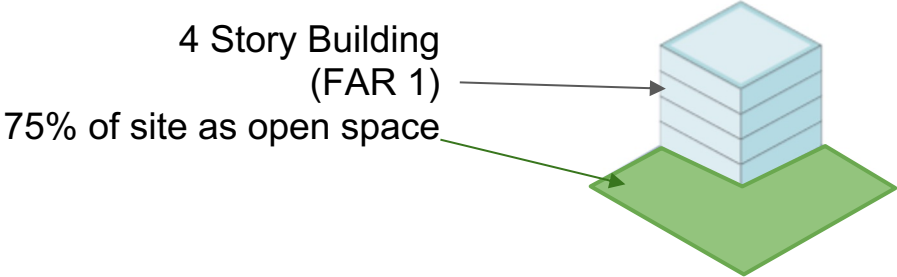
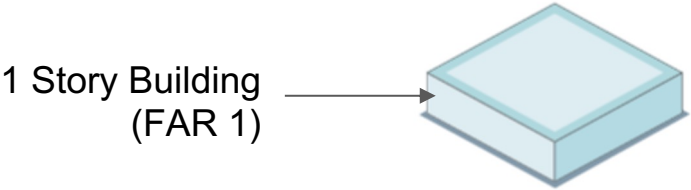
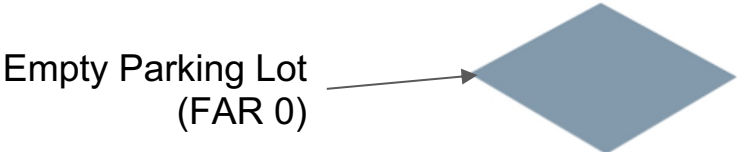
Scenario 2 - Protected Field
33% Lot Coverage



Scenario 3 - Central Field
32% Lot Coverage

Explaining FAR

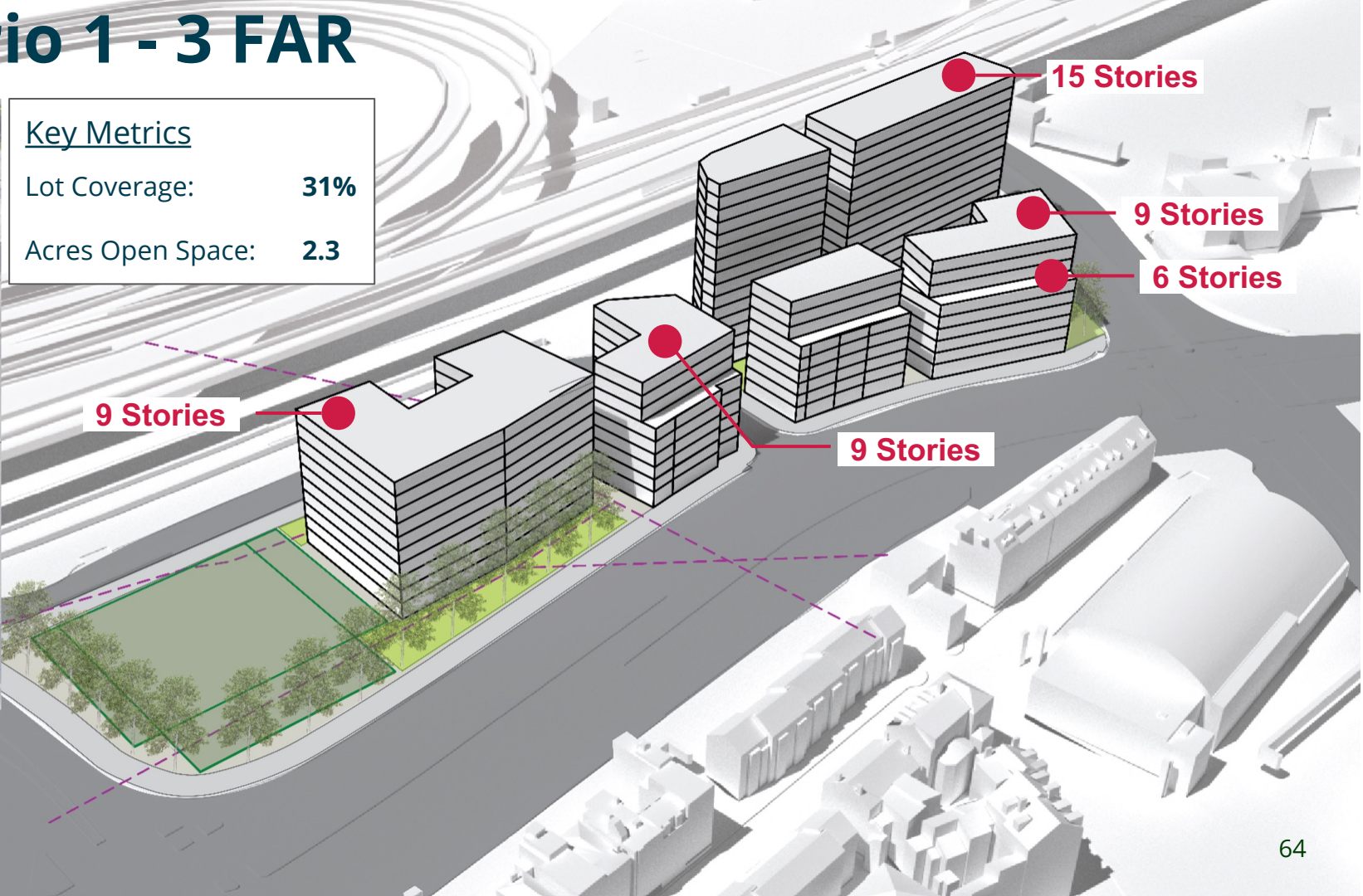
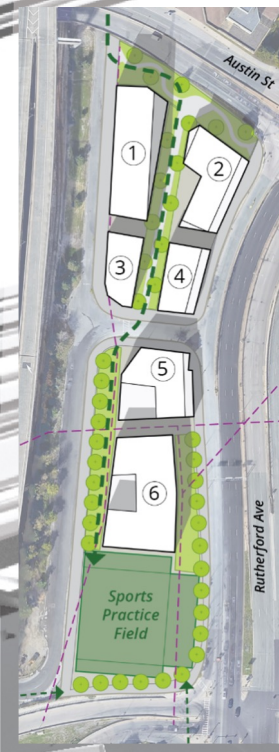
$$\text{FAR (Floor Area Ratio)} = \frac{\text{Gross Square Foot of Development}}{\text{Square Footage of Project Site}}$$



Scenario 1 - 3 FAR

Key Metrics

Lot Coverage: **31%**
Acres Open Space: **2.3**

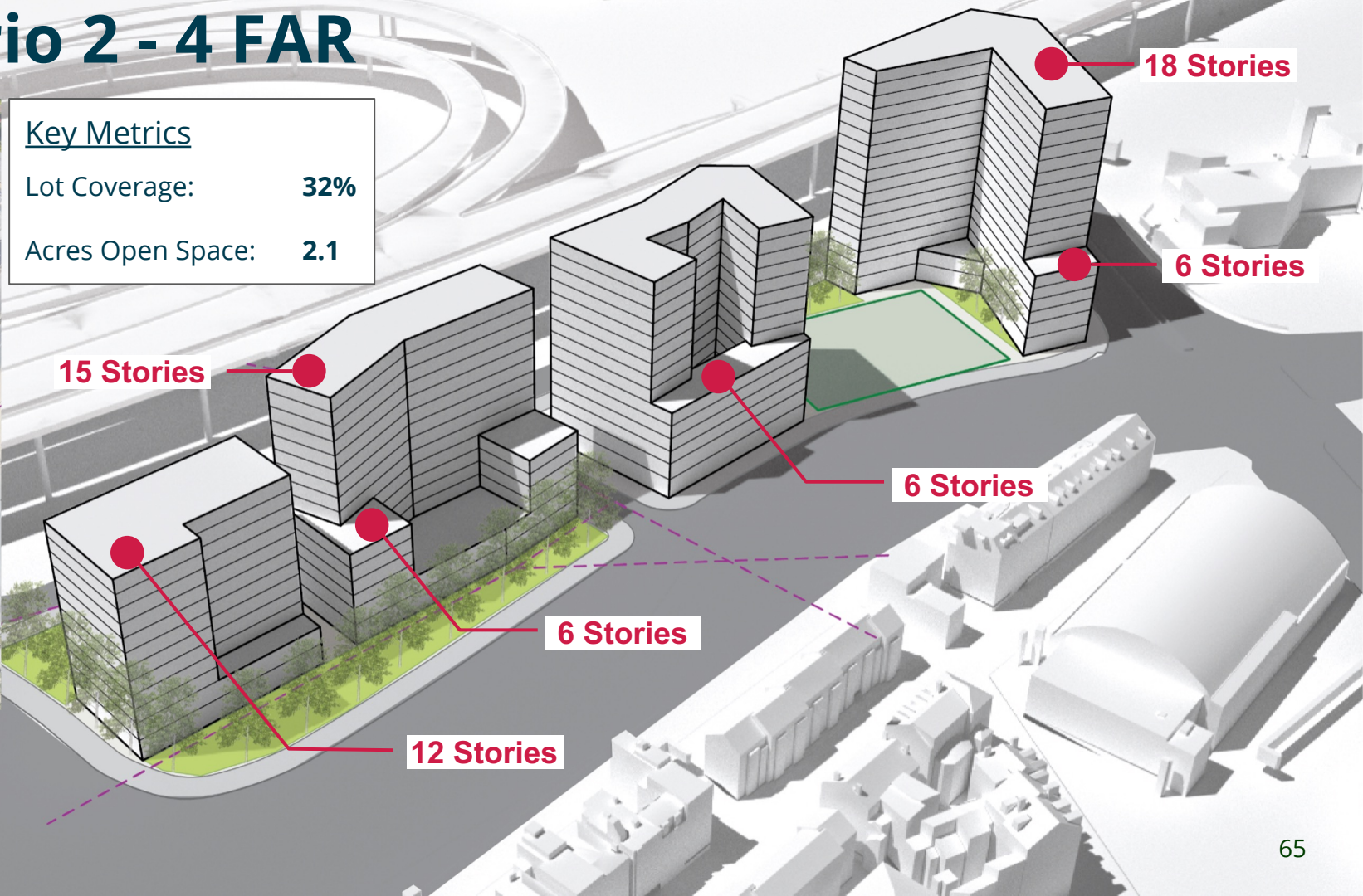
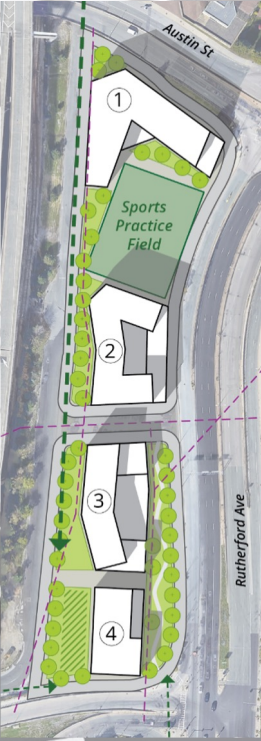


Scenario 2 - 4 FAR

Key Metrics

Lot Coverage: **32%**

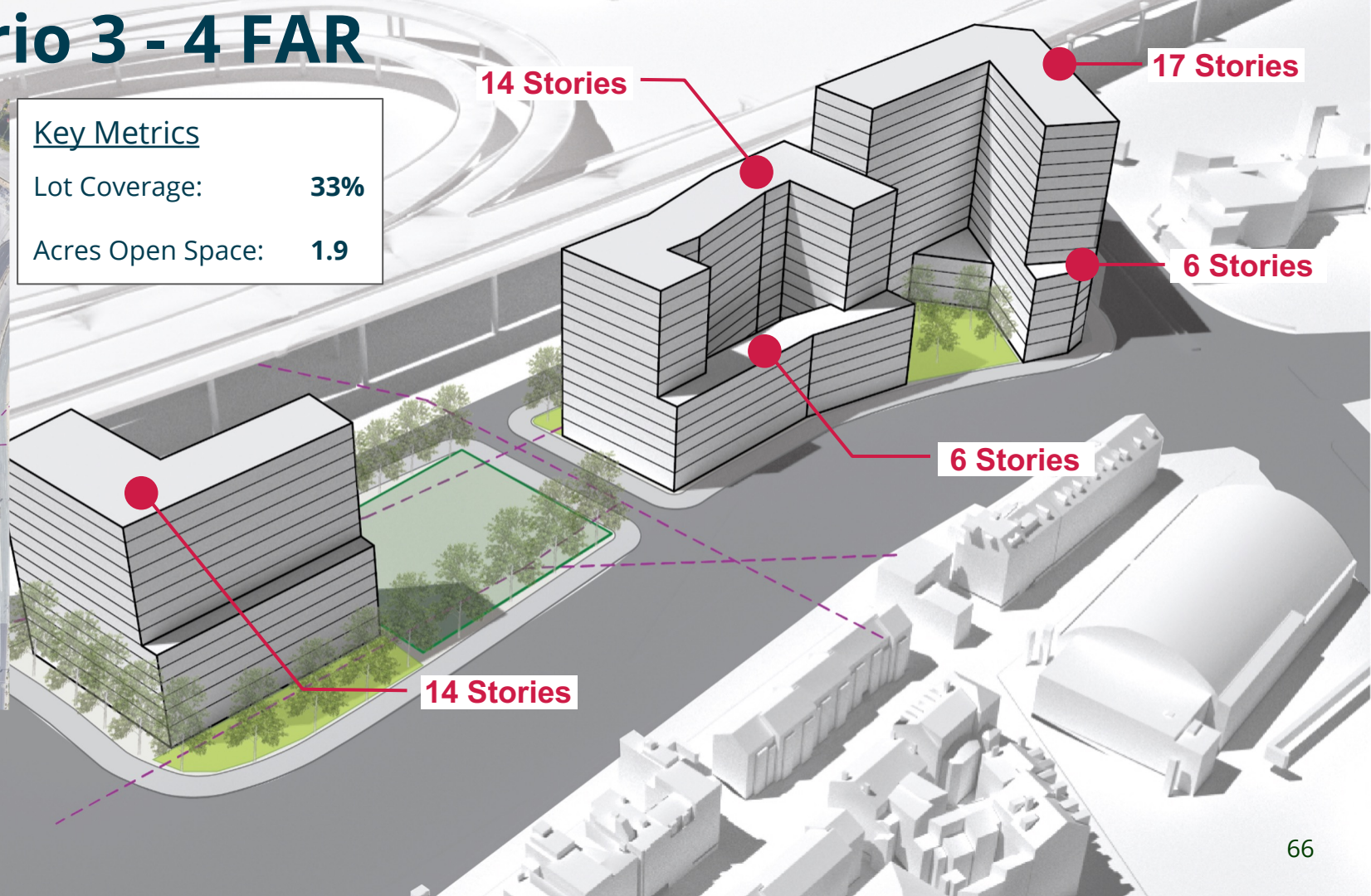
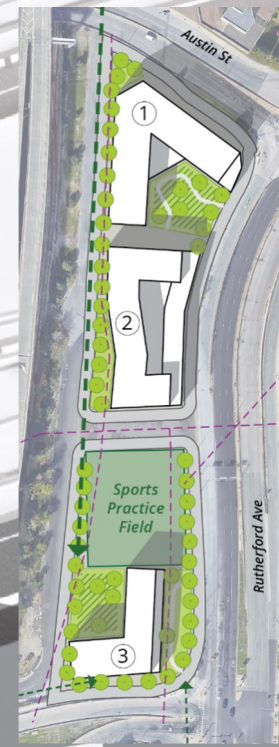
Acres Open Space: **2.1**



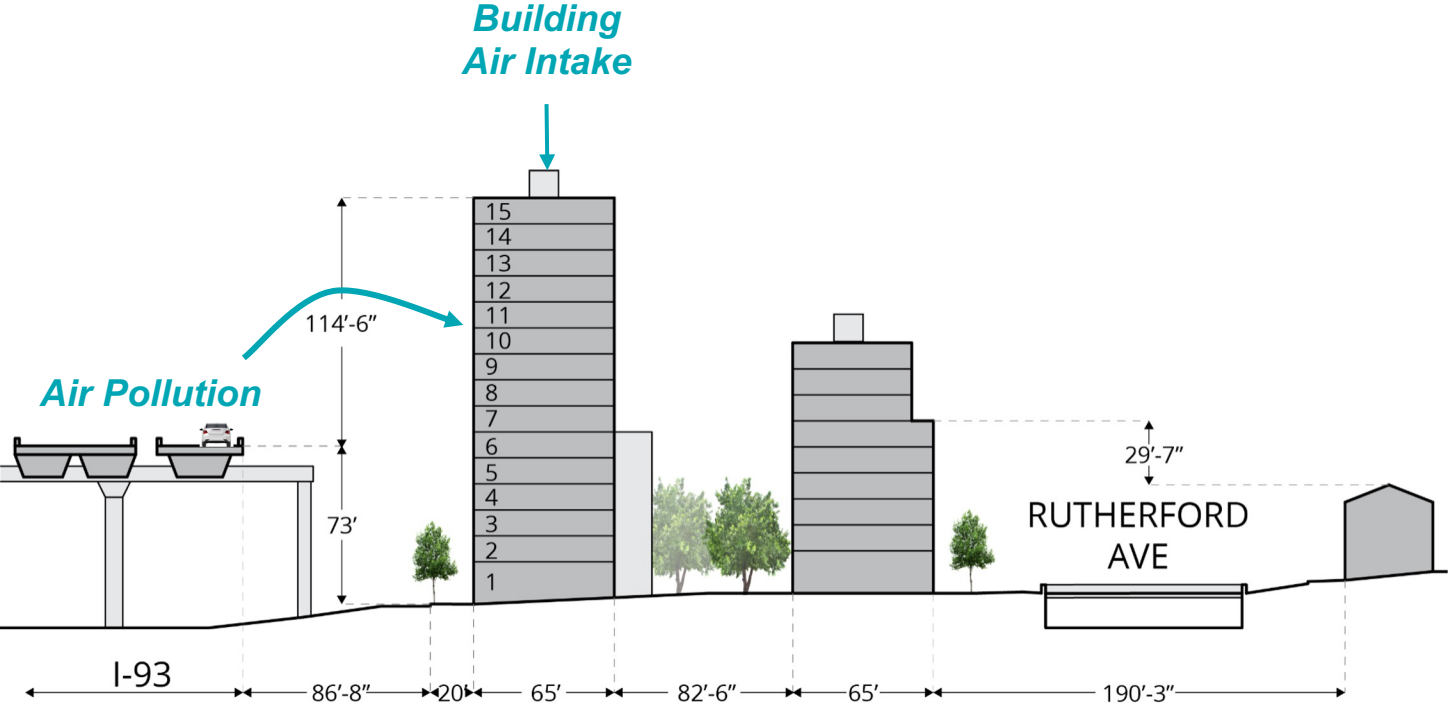
Scenario 3 - 4 FAR

Key Metrics

Lot Coverage: **33%**
Acres Open Space: **1.9**

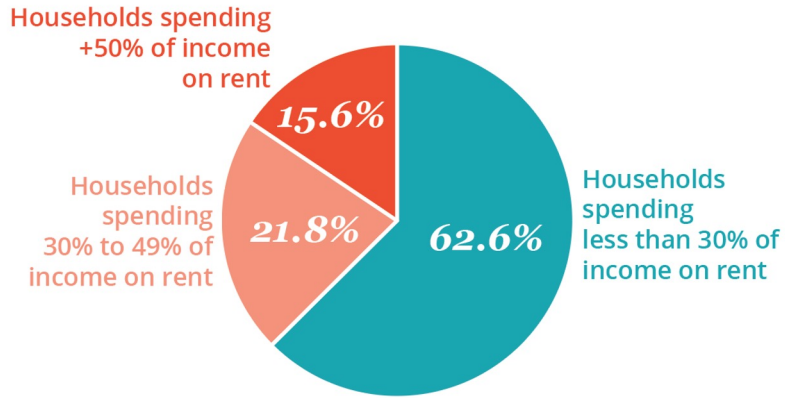


Scenario 1 - Section Example

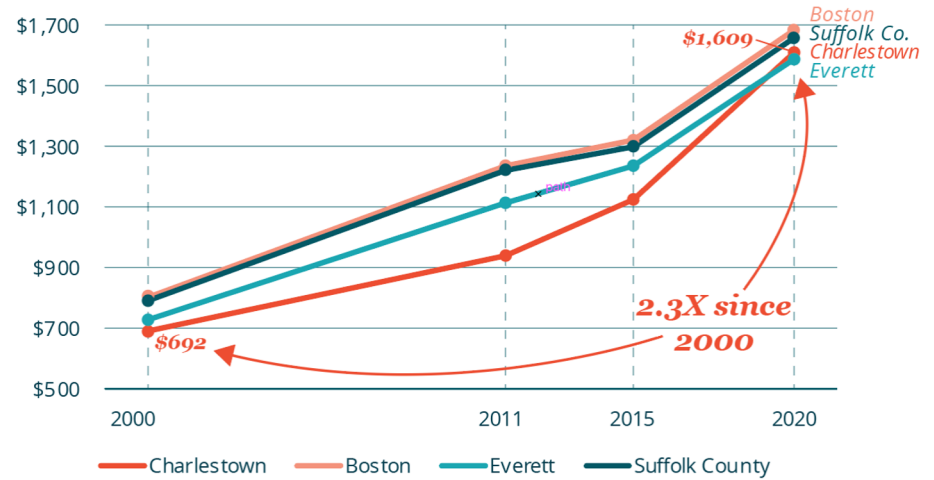


Housing Need

Charlestown Rent Burdened Households in 2020 (ACS 5-year data)



Median Rents Over Time in Charlestown and Nearby Geographies (ACS 5-year and Census data)



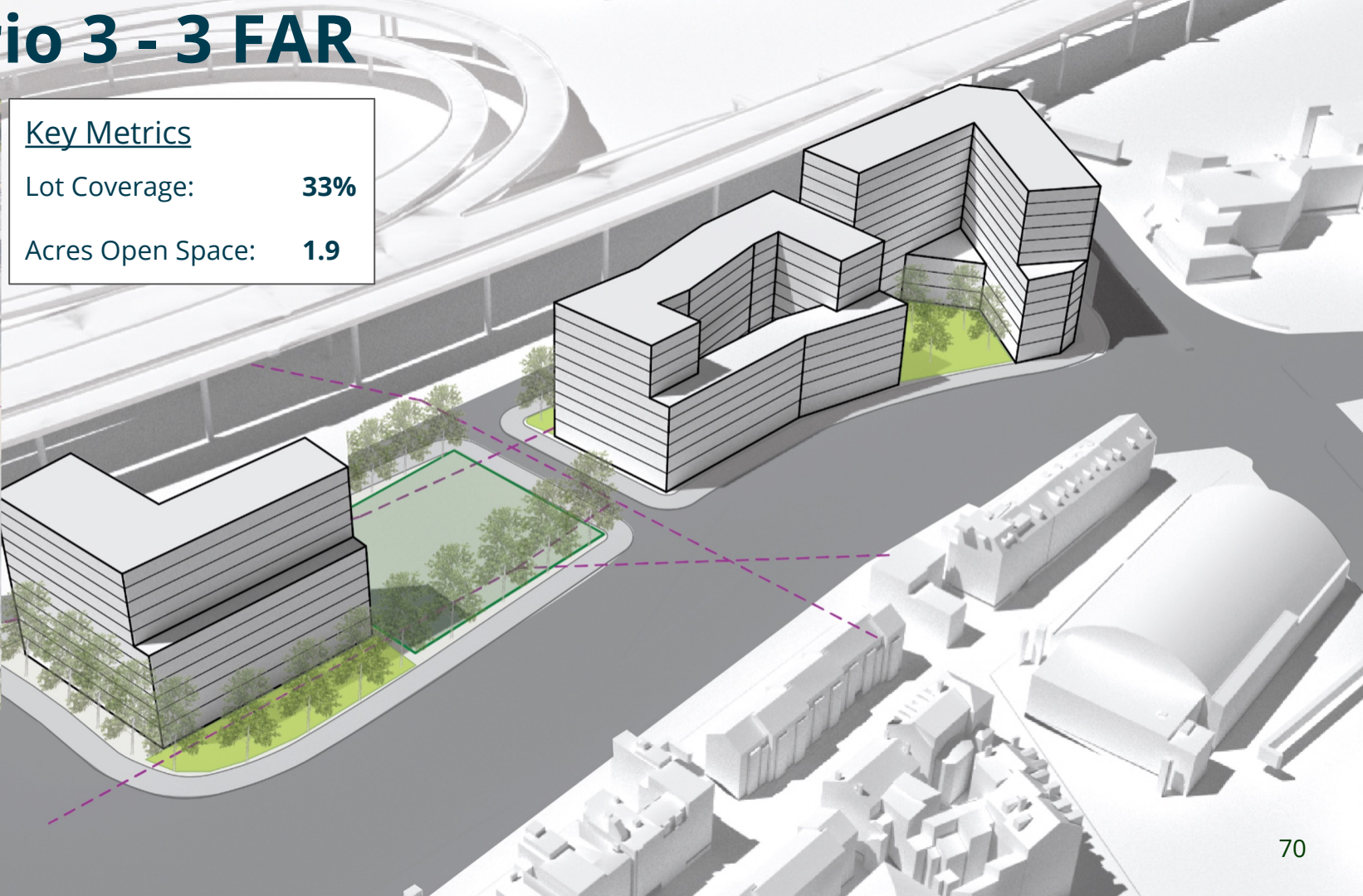
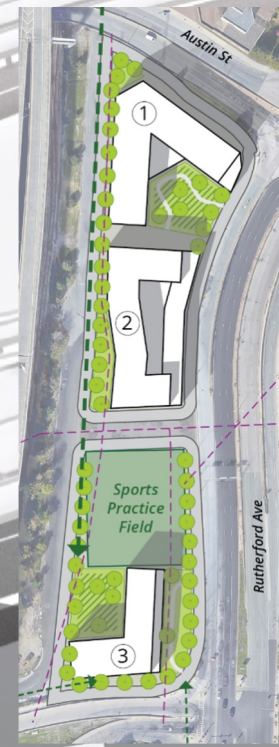
Development without Displacement

- Proponents must discuss how their proposed development will assist the current residents of Boston to afford to remain living in their community.
- The Proponent should include details on its development team's track record of supporting projects and policies that promote development without displacement and should discuss their experience with preventing eviction of tenants when acquiring, developing and operating property.
- Proponents are encouraged to use the [Housing and Household Composition Community Profile tool](#) to tailor proposed affordability levels, bedroom composition, etc. to advance fair housing goals.

Scenario 3 - 3 FAR

Key Metrics

Lot Coverage: **33%**
Acres Open Space: **1.9**

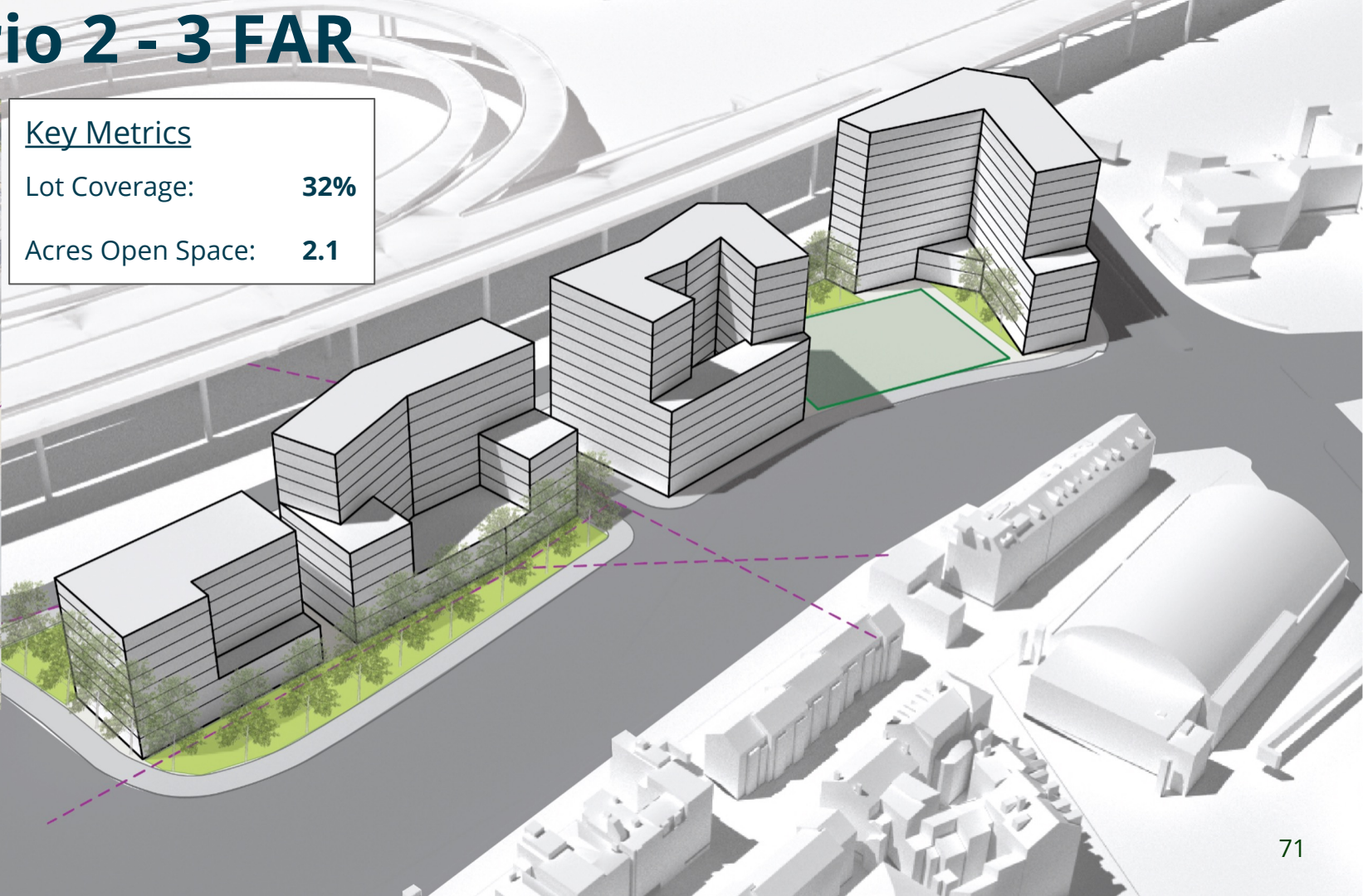
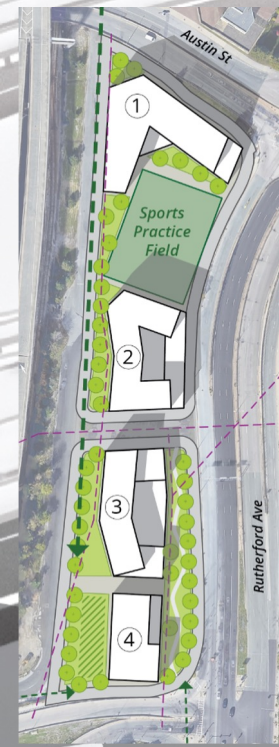


Scenario 2 - 3 FAR

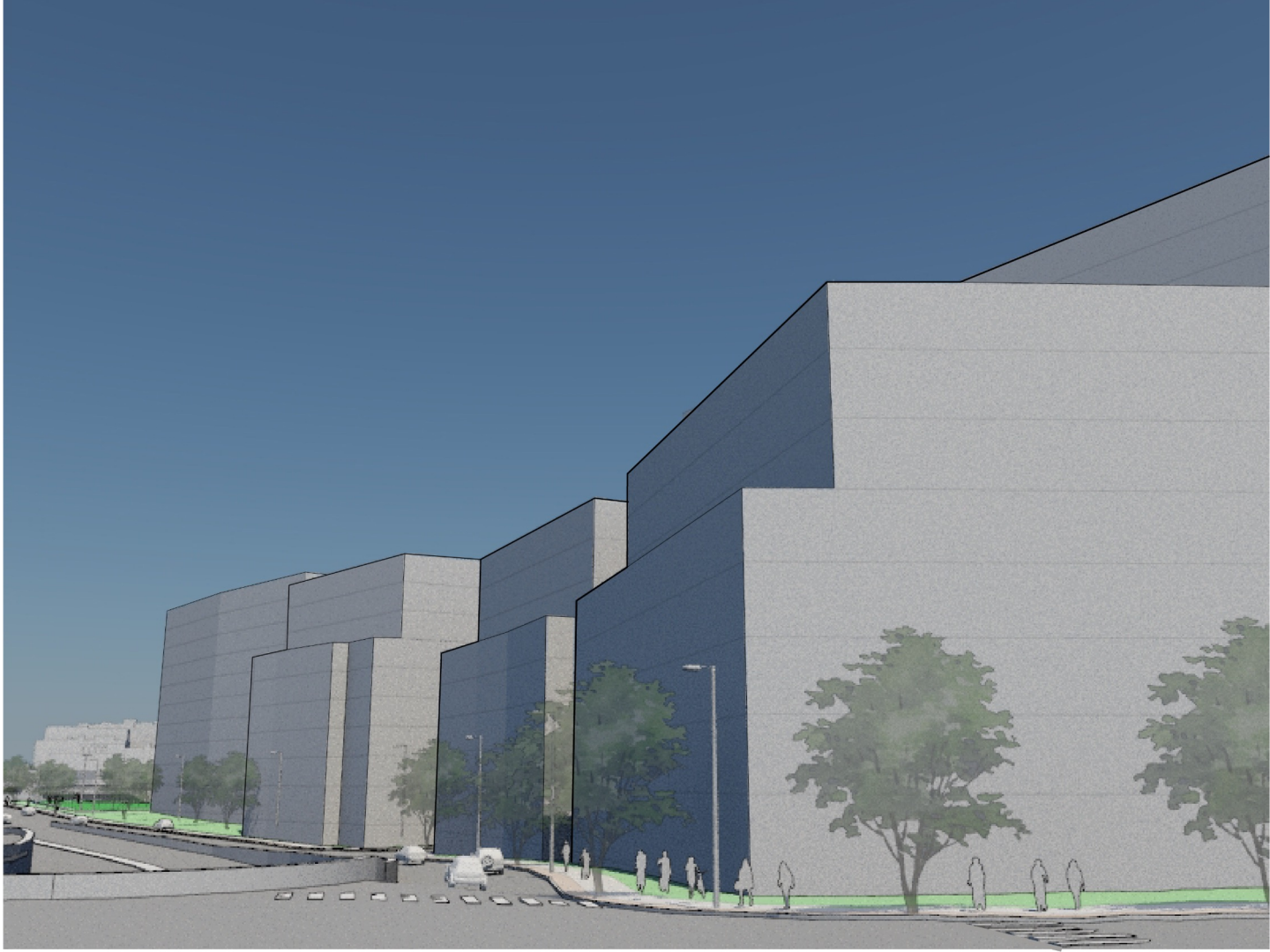
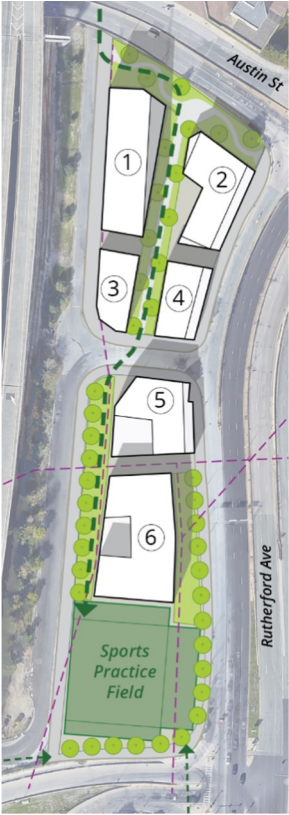
Key Metrics

Lot Coverage: **32%**

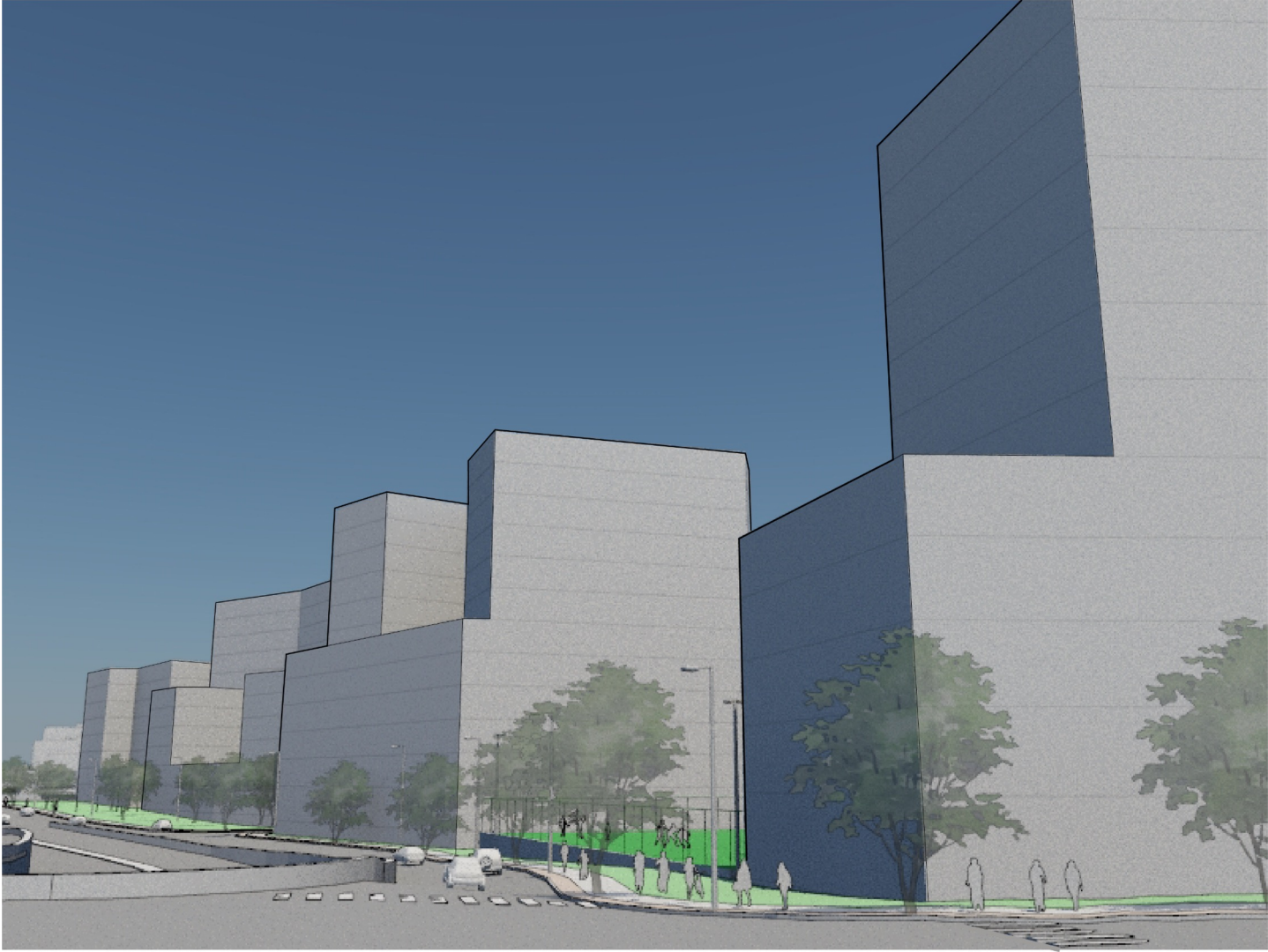
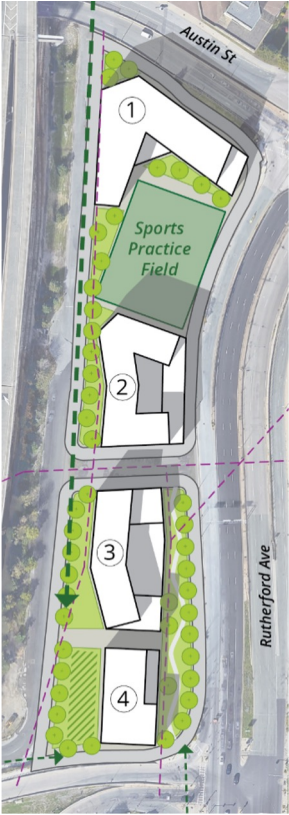
Acres Open Space: **2.1**



Scenario 1



Scenario 2



Scenario 3

