

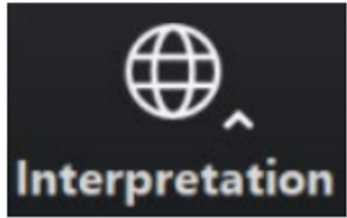


Fernboro Project – Draft Request for Proposal



boston planning & development agency

Interpretation and Translation

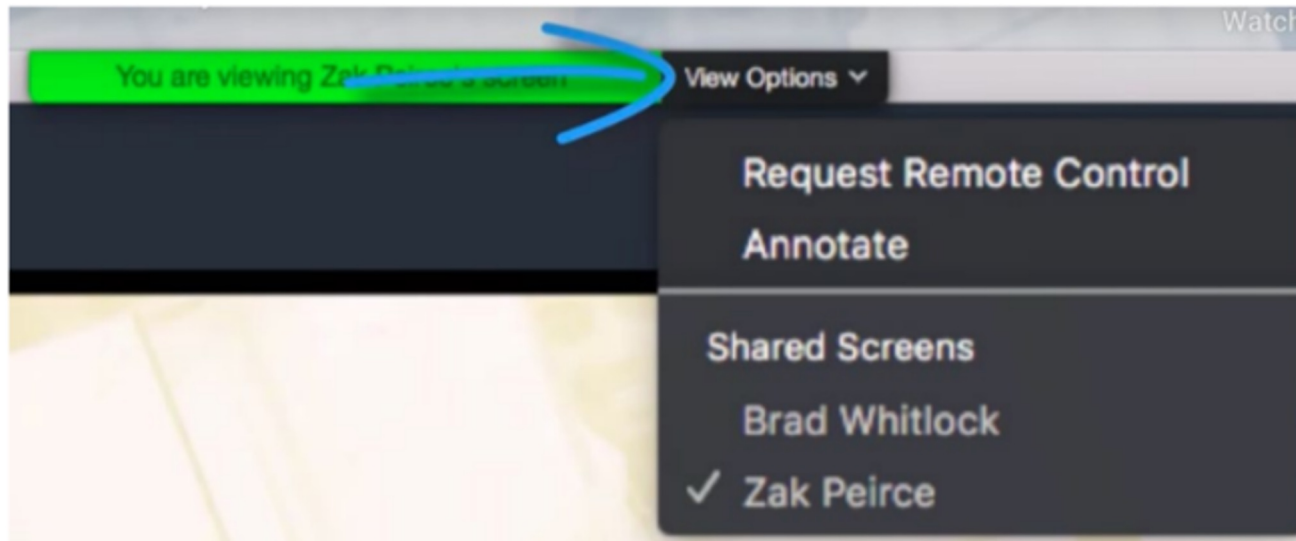


“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

“Cape Verdean Creole” – for Cape Verdean

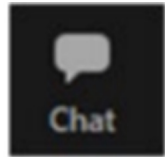
“English” – for English



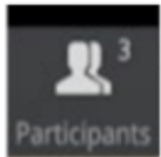
Zoom Tips

Here are some tips on using Zoom for first-time users.

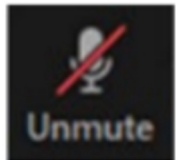
Your Controls are at the bottom of the screen.



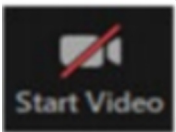
Use the chat to type a comment or ask a question at any time Members of the BPDA will moderate the chat.



To raise your hand, click on "Participants" at the bottom of your Screen, and then choose the "Raise Hand" option in the participant box, or press *9 on your phone.



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. To mute/unmute on your phone press *6



Turns your video on/off



Recording

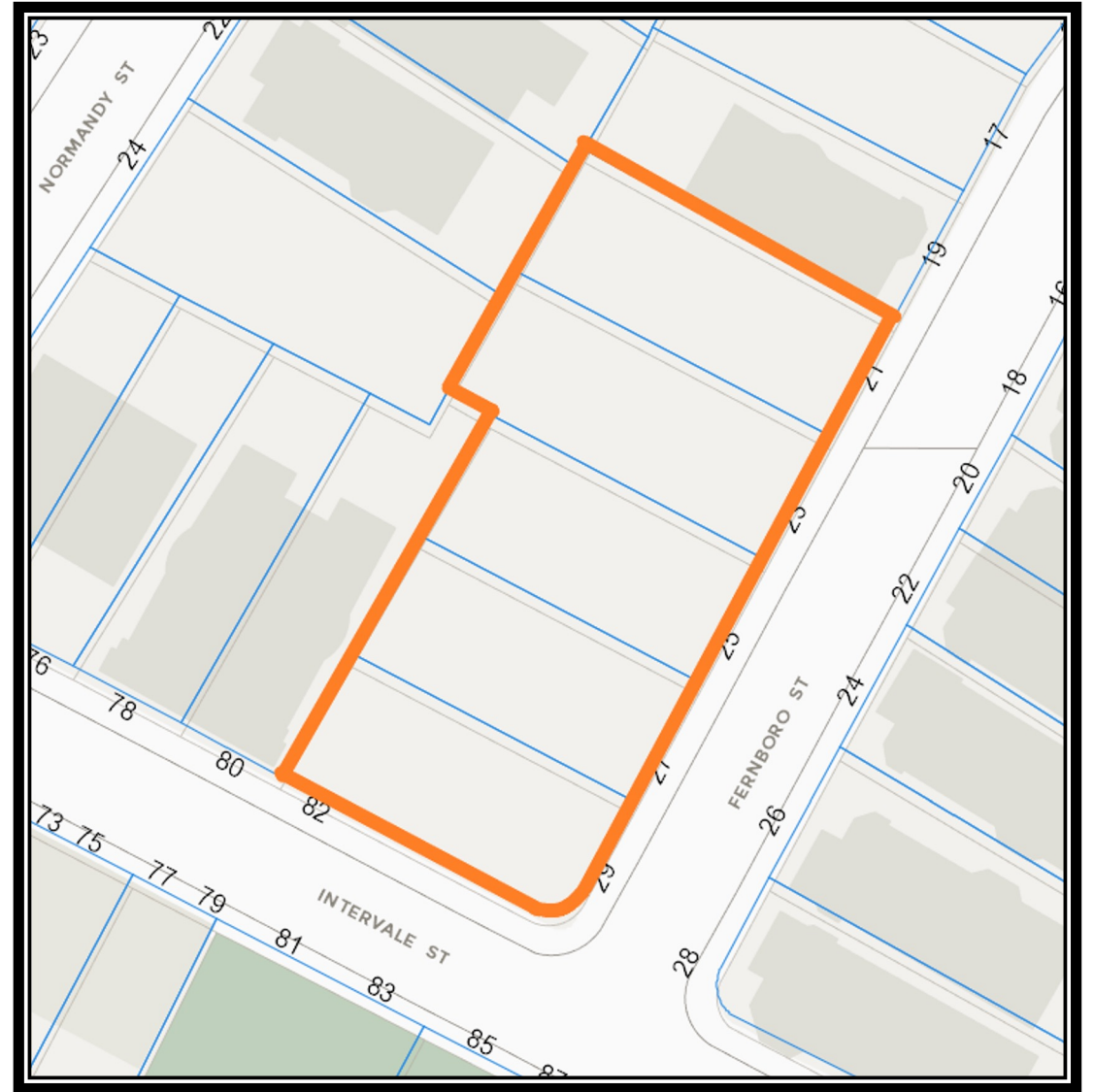
- At the request of community members, this event will be recorded posted on the Community Meeting: Discussion of Draft RFP for Fernboro Parcels Calendar webpage at [29-23A Fernboro Street RFP Public Meeting](#) webpage for those who are unable to attend the Zoom event live.
- Also, it is possible that 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.

Zoom Etiquette

- We want to ensure that this conversation is a pleasant experience for all attendees.
 - Please remain muted until called on. If you'd like to speak during this time, please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
 - Please be respectful of each other's time.
 - We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
 - If we are unable to get to your question at this meeting, please put them in the Chat at the end or email jonathan.short@boston.gov

What is Our Focus Today?

- **Presenting Answers to Community Comments/Concerns and showing the draft RFP's development guidelines for 29-23A Fernboro which were crafted based upon feedback received at the previous community meetings**
- This is your chance to guide the development of these sites.
- We want to hear your thoughts and ensure that all opinions are heard and play apart in the redevelopment of these sites
- There are NO WRONG IDEAS. Please feel free to speak your mind regarding these parcels.



Meeting Agenda

- I. Project Overview
- II. Follow Up on Community Request
- III. New Test Fits
- IV. Guiding Principles for Fernboro Disposition
- V. Discussion/Comments
- VI. Next Steps

I.

29-23A Fernboro Street Project Overview



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29-23A Fernboro Street Overview

- Number of Parcels: 5
- Total Square Footage: 14,914 SqFt
- All parcels are vacant
- 29-25 are vacant land
- 23-23A are covered by trees
- The Parcels began to be razed in 1969. Last building razed in 1991. Has been vacant ever since.
- Surround by triple deckers and double triple deckers



Facing N. From Intervale
Facing W. From Fernboro



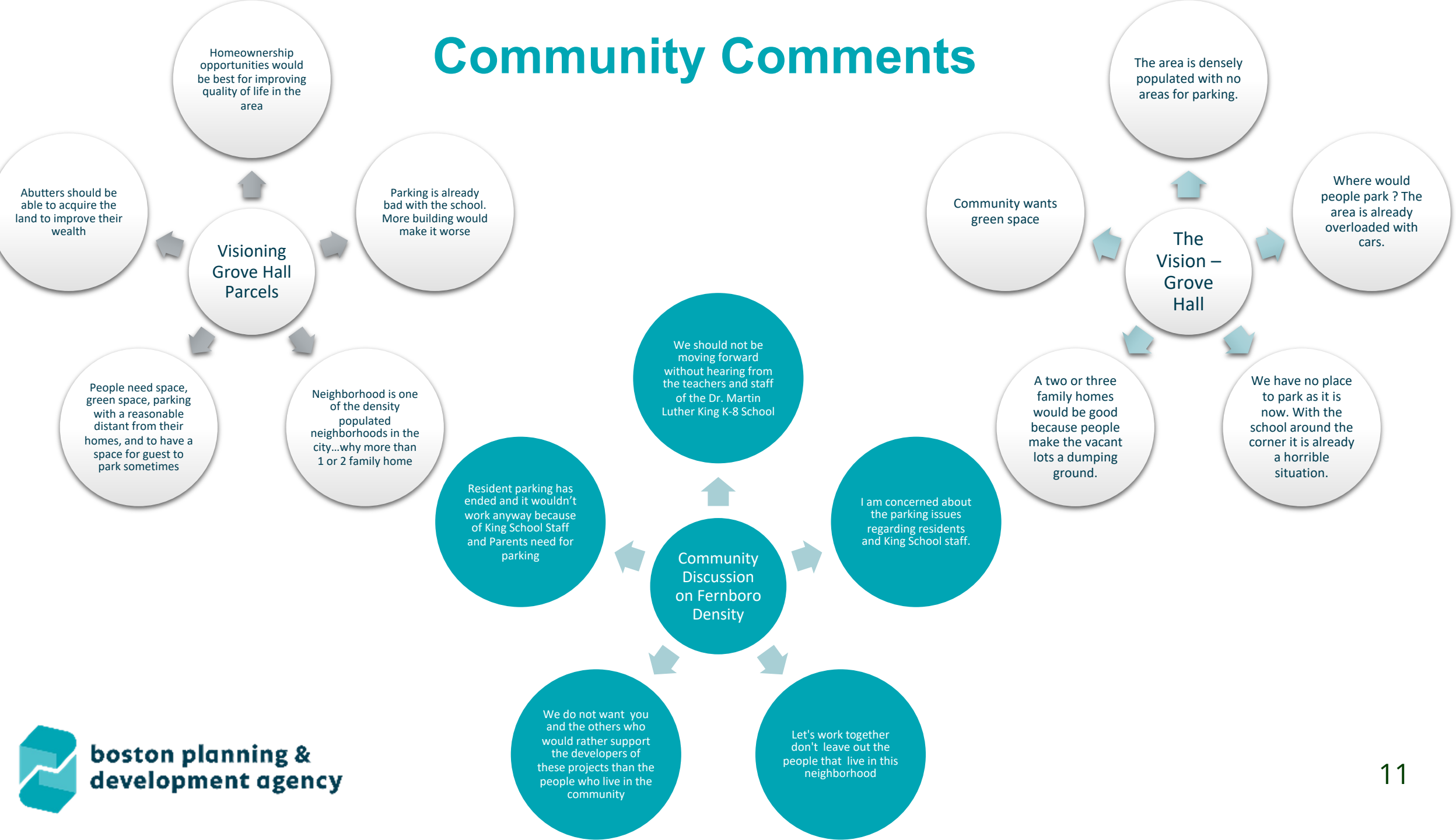
Facing S. Toward Intervale
Facing W. From Fernboro



II.

Follow Up on Community Request

Community Comments



Follow Up: Parking

- We have answered the community's request and reached out to BPS. Their position is as follows
 - They are supportive of affordable housing development.
 - They will look into using off-site parking program for the MLK School
 - If the MLK school is selected for Capital Improvements, on-site parking improvements will be in discussion
- The Resident Parking Permit program is active and ongoing
 - No one has ever stated that the program has ended
 - The comment by a BPDA employee stated was regarding the city's program prohibiting residents of certain new developments to receive resident permit parking stickers at the request of the community during the approval process. That program is on hold.

Follow Up: Green Space and Tree Encroachment

- Green Space and Maintain Mature Trees are Apart of the RFP
 - The proposed test fits for the site include green space in their designs.
 - Proponent will be requested to provide green space for the new residents.
 - Proponent will be required to conduct a tree assessment and determine which mature trees can be kept for the development.
- Tree Encroachment
 - Any tree root or branch encroachment into abutting property will be required to be removed by who the selected proponent will be.

Follow Up: Who Can Participate in RFP

- Request for Proposals are Open to The Public
 - Anyone that is interested in developing the parcels can submit a proposal for the project.
 - The RFP can be found on the BPDA Procurement Portal:
<https://www.bostonplans.org/work-with-us/procurement-portal>
 - All proposals submitted will be evaluated by the BPDA and MOH

III.

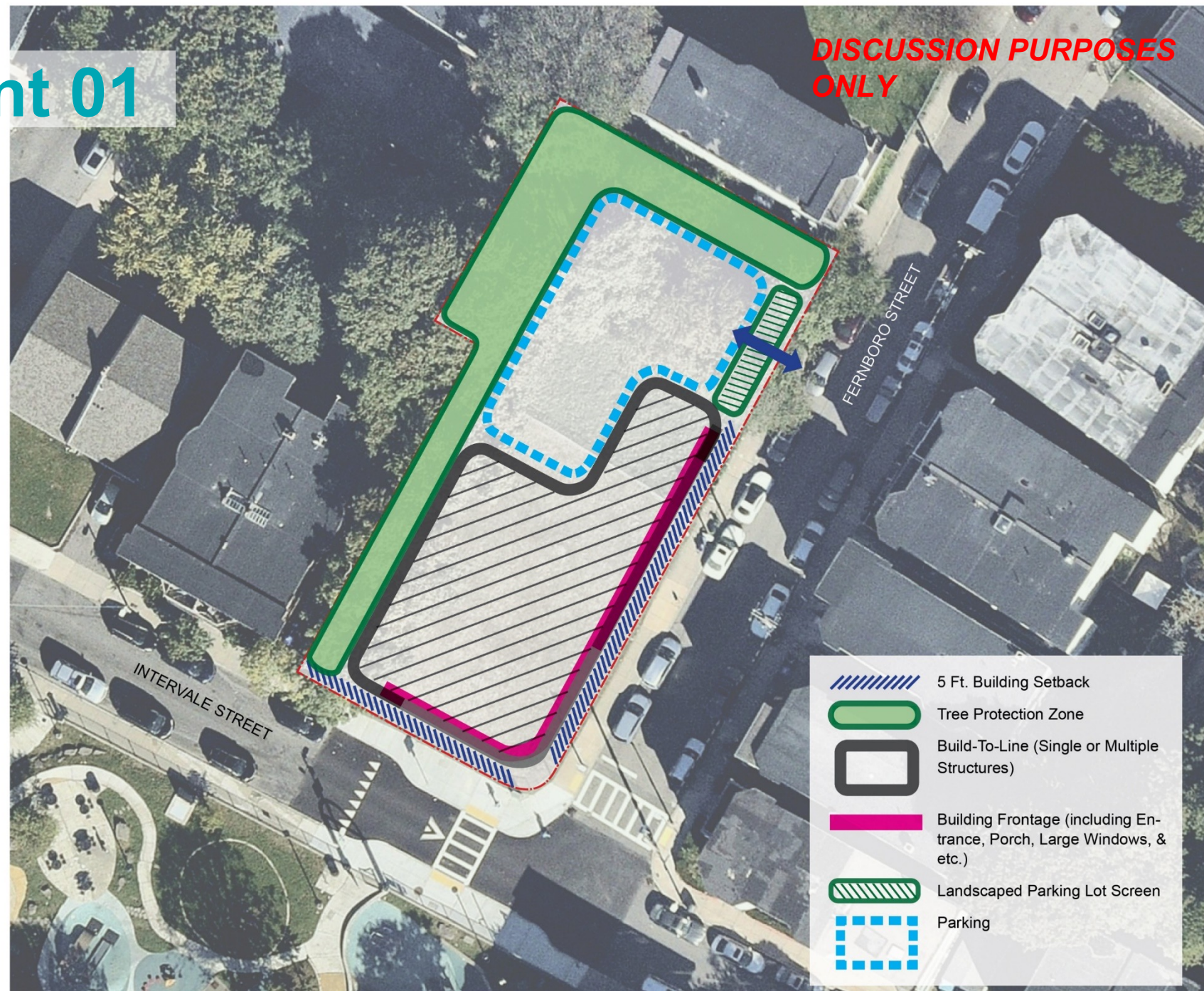
Site Design



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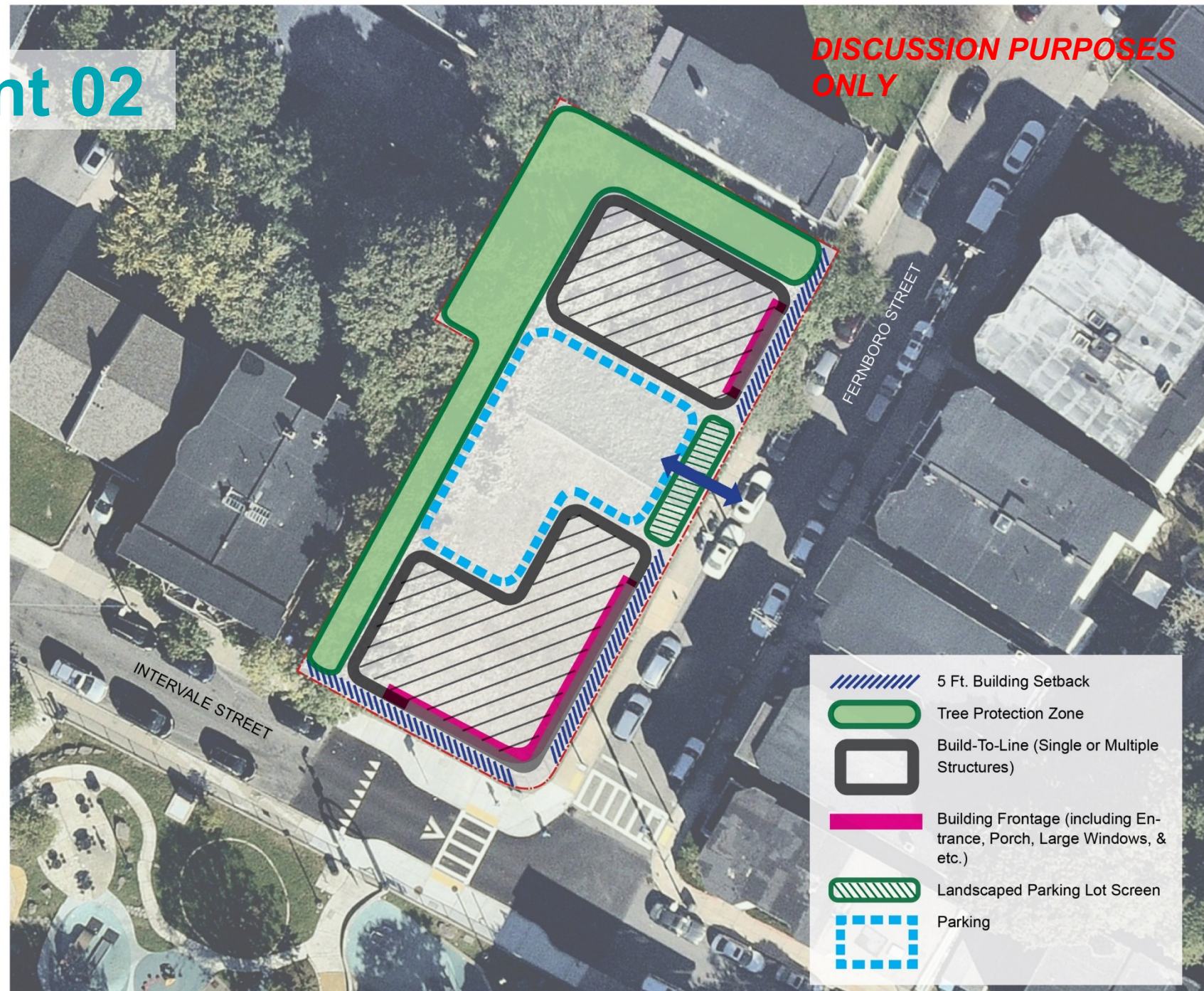
Site Development 01

- Up to 12-Unit development
- Height should be 3-stories to be compatible with the surrounding buildings
- Preserve existing healthy mature trees
- Parking provided at a 1:1 ratio
- Minimize visibility of parking and consider concealment behind building(s)



Site Development 02

- Up to 12-Unit development
- Height should be 3-stories to be compatible with the surrounding buildings
- Preserve existing healthy mature trees
- Parking provided at a 1:1 ratio
- Minimize visibility of parking and consider concealment behind building(s)



III.

Guiding Principles and Draft RFP



Disposition Guiding Principles Derived From

Three Fernboro Parcels Community Meetings

The Roxbury Strategic Master Plan

Comments from Elected Officials, Neighborhood Leaders, and
Neighborhood Organizations



BPDA and MOH Disposition Goals and Objectives Consistent with Zoning Article 50

- Create **Affordable Home Ownership opportunities** for all segments of the Dorchester Community
- Provide **off-street parking** to residents coming into the area
- **Maintain the mature trees** on the lot and **keep as much green space** as possible
- Design and plan **innovative housing** and its integration with the neighborhood's social and economic structure
- Maintenance agreement between the residents to **keep the property clean and well maintained.**

Development Objectives

Housing

The development of a maximum of 12 residential units. Following 1/3, 1/3, 1/3.

*MOH will subsidize a portion of the affordable units.

Parking

Creation of off-street parking at a 1:1 ratio to the units built and spaces created.

Family Oriented

Whenever possible, a high percentage of the dwelling units on site shall be for families of more than one individual.

Compatibility

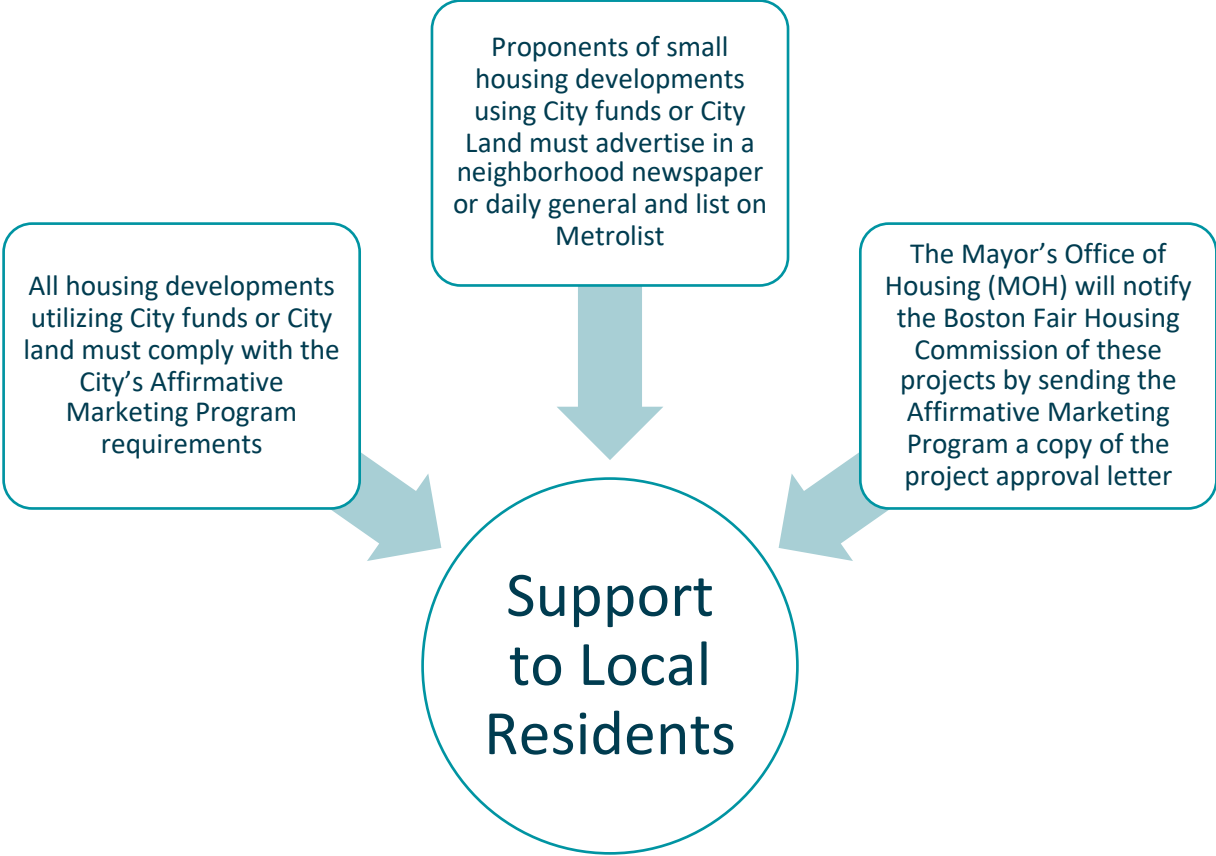
Development shall be consistent and compatible with surrounding existing and proposed development context.

Building Open Space

Shall includes private outdoor residential space(s) including balconies, porches, and patios.



Development Objectives Cont.



Development Objectives Cont.

- **Development without Displacement**: Proposals must describe measures they will take to avoid displacement of existing residents of the Dorchester neighborhood. As part of their submission, proponents must include a narrative describing how their proposal supports the community's goal of "development without displacement."

Development Objectives Cont.

**Diversity
and
Inclusion**

RFP Respondents must submit a Diversity and Inclusion Plan which reflects the extent to which they plan to include significant and impactful economic participation, employment, and management roles by people of color, women, and certified M/WBEs to participate in the development of the Property.

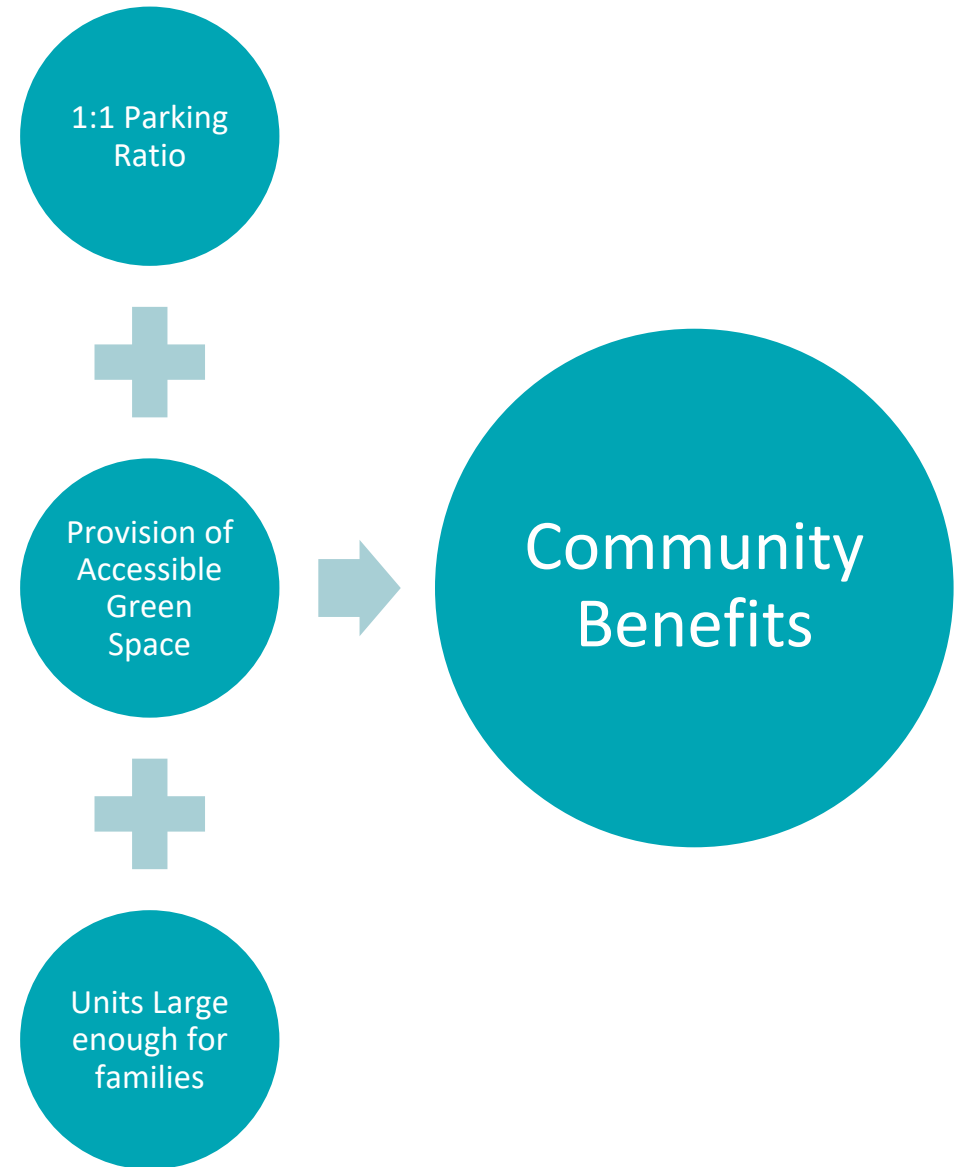
**25% of
Evaluation**

The Diversity, Equity and Inclusion Plan should reflect economic participation and management roles by people of color, women, and M/WBEs in all phases of development, including but not limited to: Pre-development, Construction, and Ongoing Operations

The Diversity and Inclusion Plan should include the following good faith measures relating to M/WBE participation: Providing information on the M/WBE firms participating, the nature of their participation in each phase(s) and the extent to which such M/WBE involvement is committed as of the date of proposal submission.

Development Objectives Cont.

- Proposals must also describe specific contributions to the project above and beyond the development objectives described above. Proponents that rely heavily on public subsidy to achieve the development objectives of this RFP may lack the additional resources to commit to offering community benefits. However, all proposals must include a community benefits narrative in order to address the overall community contribution of the proposed development.



Design Guidelines: Urban Design

Unit Size	Community members have expressed a preference for a range of unit sizes, including larger unit types appropriate for families, i.e. two and three bedrooms.
Parking	A 1:1 off-street parking ratio should be provided to limit the use of on-street parking. Proponents should also explore strategies to minimize the need for parking by encouraging car and ride sharing services and use of Blue Bike shared bicycle stations, to decrease parking needs both for the development.
Architectural Design	The proposed design should enhance and complement the architectural characteristics of the area 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. Exterior lighting should be Dark Sky compliant.
Height	The building height should be compatible with existing building heights in the area.
Landscaping	Landscaping site improvements should include the use of loam and seed on all non-paved areas of the Property. New trees, shrubs and other plantings are strongly encouraged at both the property lines and within the Property. Any exposed concrete foundation should be screened by landscaping treatment. Existing mature trees over eight (8) inch caliper should be pruned and protected. New trees should be at least three and one-half inch (3-1/2) caliper.
Repair of Damage	The selected proponent must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, public paving, lights, tree roots, and street trees that is currently present and occurs during construction.
Fencing	Any fencing used on the site should be designed to beautify the area and selected to reflect location and function properly.
Disposal	Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the Property and appropriately screened from view.

Resilient Development Guidelines

Greenhouse
Gas
Reduction

Higher
Temperatures
& Heat Events

More Intense
Precipitation

Rising Sea
Levels

Sheltering in
Place



IV.

Moving into Discussion

Comments and Q&A

- Please click the raise your hand option to be called on OR place your question in the comment section.
- **What are your thoughts, wants, and/or needs regarding the Request for Proposal?**
- You will be asked to take a poll at the end of questioning.



The Schedule and Providing Feedback

Proposed Schedule

NEXT STEPS:

- A draft of the Development Guidelines will be placed on the Community Meeting: Discussion of Draft RFP for Fernboro Parcels Calendar webpage.
- A comment period will be open for four weeks
- RFP Issuance – May or June
- RFP responses due (60 days) from issuance – Summer 2023

How to Provide Feedback to go into the RFP

- Send an email to Jonathan at Jonathan.Short@boston.gov
- Leave a voicemail for Jonathan at 617-918-6234
- The comment period will be open for one month. Ending on April 19th.



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FIN

Email jonathan.short@boston.gov

Phone: 617-918-6234

Comment period closes on April 19th