



44 Maple Community Meeting – Comment Review and RFP



bpda

Interpretation and Translation

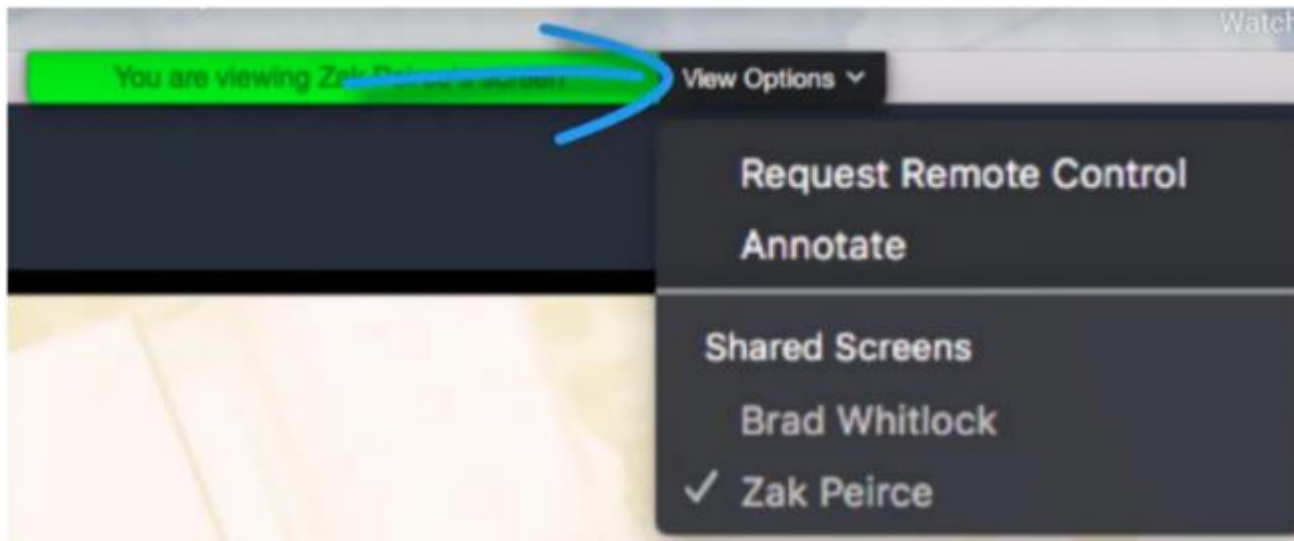


“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

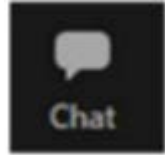
“Cape Verdean Creole” – for Cape Verdean

“English” – for English



Zoom Tips

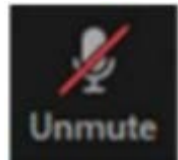
- Here are some tips on using Zoom for first-time users. Your Controls are at the bottom of the screen.



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

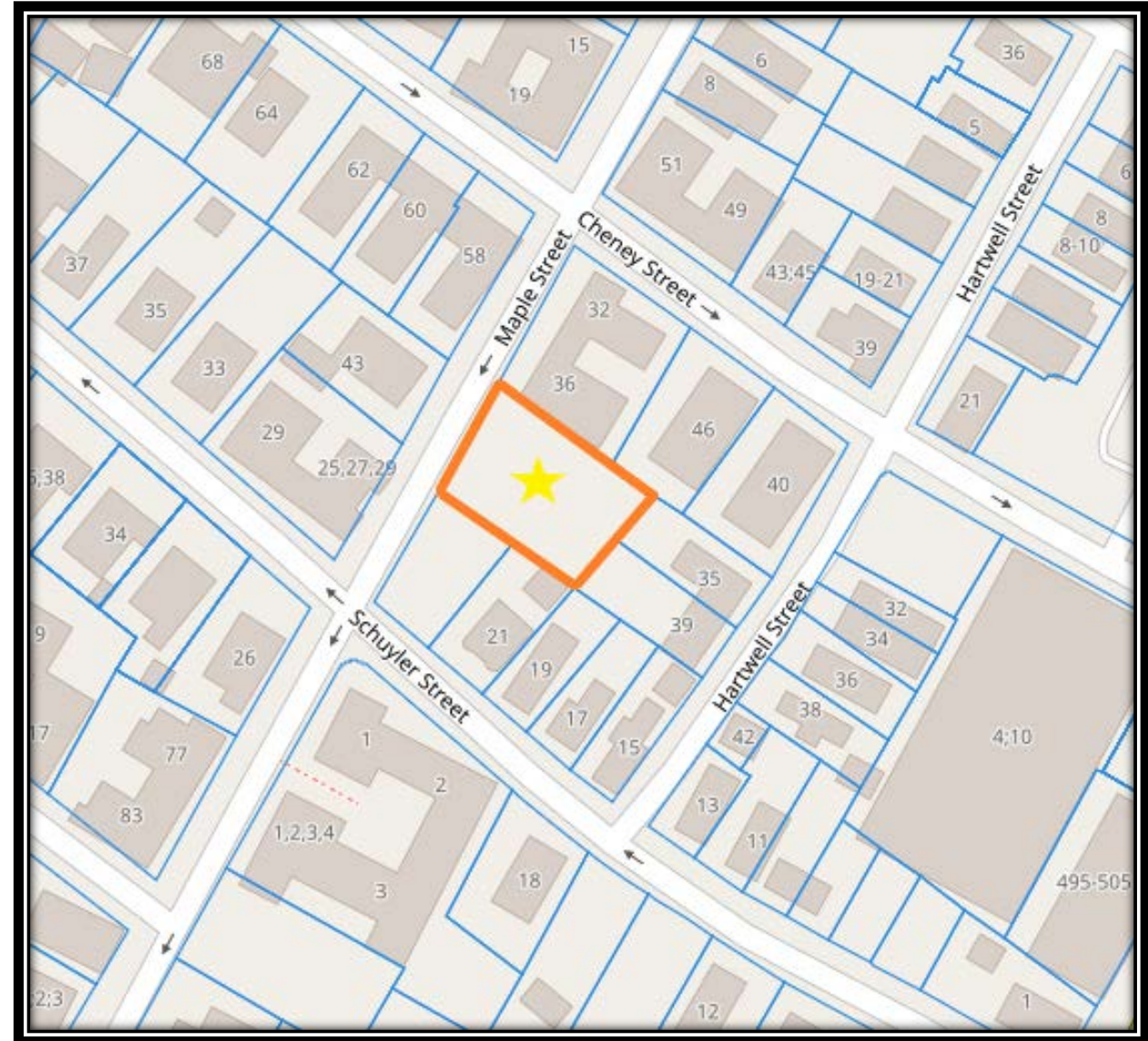
- At the request of community members, this event will be recorded posted on the 44 Maple Community Meeting – Comment Review and RFP Calendar webpage at <https://bit.ly/44MapleRFP> for those who are unable to attend the Zoom event live.
- Also, it is possible that participants may be recording the meeting 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 Community Comments, RFP draft, discussion on development guidelines crafted based upon community feedback**
- 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.



Agenda

1. **44 Maple Street Parcel Context**
2. **RFP Draft:**
 1. **Guiding Principles for 44 Maple Street Disposition**
 2. **Development Objectives**
 3. **Design Guidelines**
 4. **Evaluation Criteria**
3. **Feedback and Next Steps**

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44 Maple Street Parcel Context



**boston planning &
development agency**

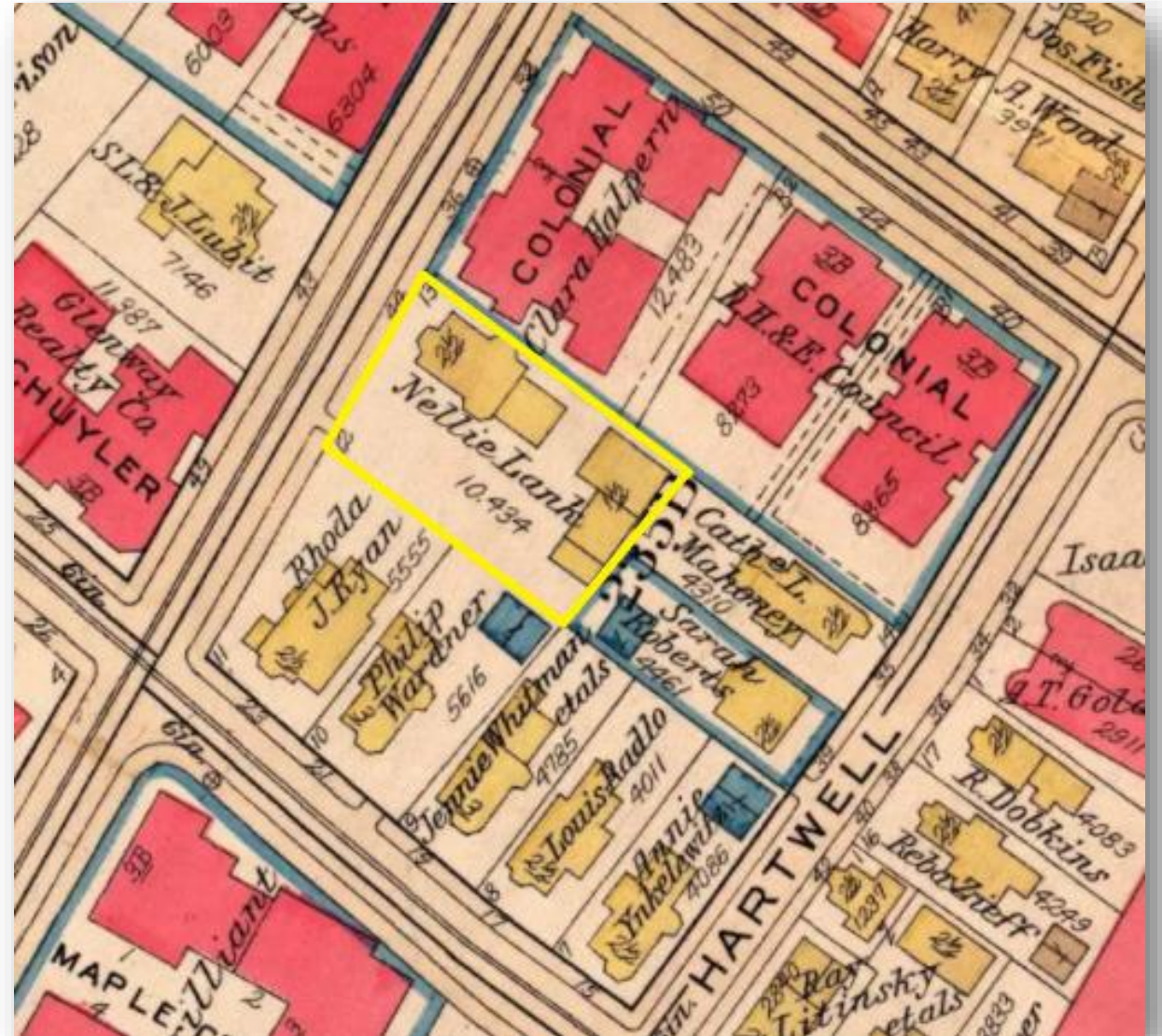
44 Maple Overview

- Lot Size
 - 10,406 SqFt
- Current Use: Vacant Lot
- Zoned MFR
- Abutter Parcels
 - The lot is abutted on three sides by apartments, triple deckers and single-family homes



History

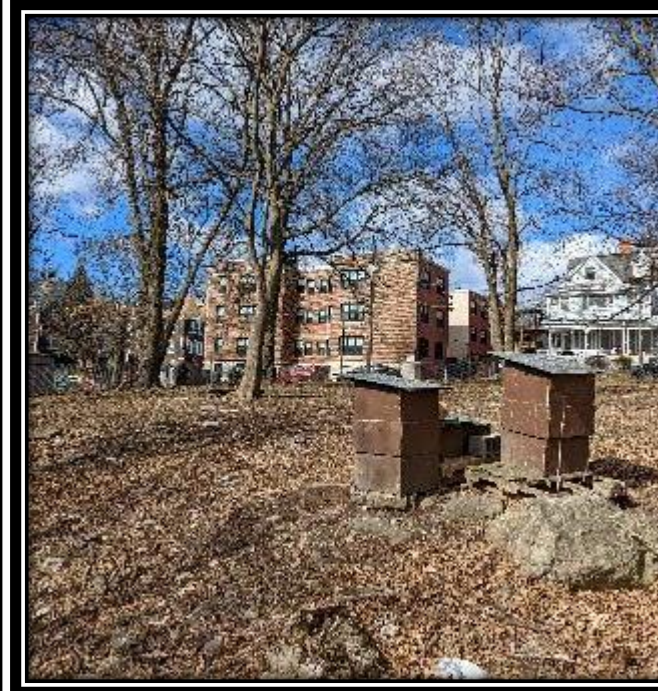
- The original housing on the parcel were two triple deckers
- Both buildings were wood framed
- The abutting apartment buildings are all brick and housing was wood.
- Housing razed between 1931-1968



Roxbury Bromley Atlas
1931

Current Condition

- The land is currently vacant
- There are multiple fully grown trees on the lot
- There are items that have been placed on the lot that will be removed prior to disposition



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Request for Proposal (RFP) Draft



Community Comments Regarding the Use

- All of the comments that were received for the use of the land was for a community garden and public open space.
- Comments provided further context into what the community would like to see a such a development.
 - Sonoma Maple Schuyler Tenant Association is well respected and gardens next the parcel. They should be able to acquire the parcel.
 - Art installations that focus on history of the area, families, and the elders of the community.
 - Sitting areas and shading to keep the location hospitable.
 - Outdoor space used for urban farming
 - Site activation such as a splash pad or things of that nature so families can play together
 - Safe is highly important, Fencing is important but should be decorative to the area.



Community Comments Regarding Sustainability and Safety

- Safe is highly important. There are concerns about improper uses of the site.
- Fencing is important but they should be decorative to the area.
- Maintaining the mature trees is important and they help to stop the heat island effect.

Guiding Principles for 44 Maple Street Disposition

- An open space/community garden use with a sustainable maintenance plan will be considered most highly advantageous.
- Creation of an space that families and elders in the Grove Hall Community will be able to safely rest, play, and participate in urban farming.
- Making the parcel a destination by utilizing art detailing the area's history and families.
- Ensuring that all parts of the development fulfill a purpose and add to the decorative nature of the development.
- Protection of the environment by maintaining the mature trees on the land and planting fruit bearing trees and bushes

Development Objective: Open Space Use

- Honor the history of the Grove Hall Community
- Include trees, shrubs, perennials and garden-scaled furnishings, such as benches, trellises, fencing and gates.
- The design of the garden should promote rest, play, gardening, and ease of long-term maintenance.
- Any design changes should be conducted with local community input.
- Proponents are encouraged to coordinate with the abutting Sonoma Maple Schuyler Tenant Association Community Garden,
- Sustainable plan for long-term maintenance

Design Guidelines: Circulation

- Accommodate the extension of existing pedestrian passageways and create new ones on the site.
- Use new trees, shrubs and other plantings create comfortable, legible pedestrian connections to neighboring community gardens and parks.
- All development should be decorative and be apart of the beautification of the parcel.
- The inclusion of art installations to assist in place making is strongly requested by the community

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RFP Draft: Evaluation Criteria



1. Ability to Execute the Project as proposed

- Development team qualifications and experience
- Feasibility of development and operating budget
- Development schedule
- Sustainable maintenance plan for garden with ongoing funding



2. Exceptional Design, Development Program and Public Realm Contribution

- How well does the proposal address the development objectives?
- How well does the proposal address the design guidelines?
- Is the proposed design high-quality, creative, innovative, and contextual?
- How does the development contribute to the public realm?
- What community benefits does the proposal offer?

3. Financial Capacity

- Does the proposal have a feasible financing plan?
- Does the proposal provide evidence of confirmed financing offers to fund its development budget?

4. Diversity and Inclusion Plan

- How comprehensive, realistic, and executable is the proposal's Diversity and Inclusion plan?
- Does it include specific strategies for maximum participation by people of color, women, and M/WBEs in the fields of:
 - Construction
 - Design
 - Development
 - Financing
 - Operations
 - Ownership

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Feedback & Next Steps

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.



Opportunities to give feedback

- Email jonathan.short@boston.gov.
- Visit <https://bit.ly/44MapleRFP> to download the presentation, download the RFP, and submit a comment online.
- Comment period closes on October 12.



Next Steps

- Hold another public meeting if needed
- Submit Request to Advertise to the BPDA Board
- Release RFP with a three-month response period
- Developer presentations to the community
- Selection and Tentative Designation

FIN

Email jonathan.short@boston.gov

Comment period closes on October 12