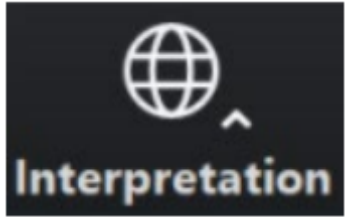




626 Warren Request for Proposal Community Meeting

Interpretation and Translation

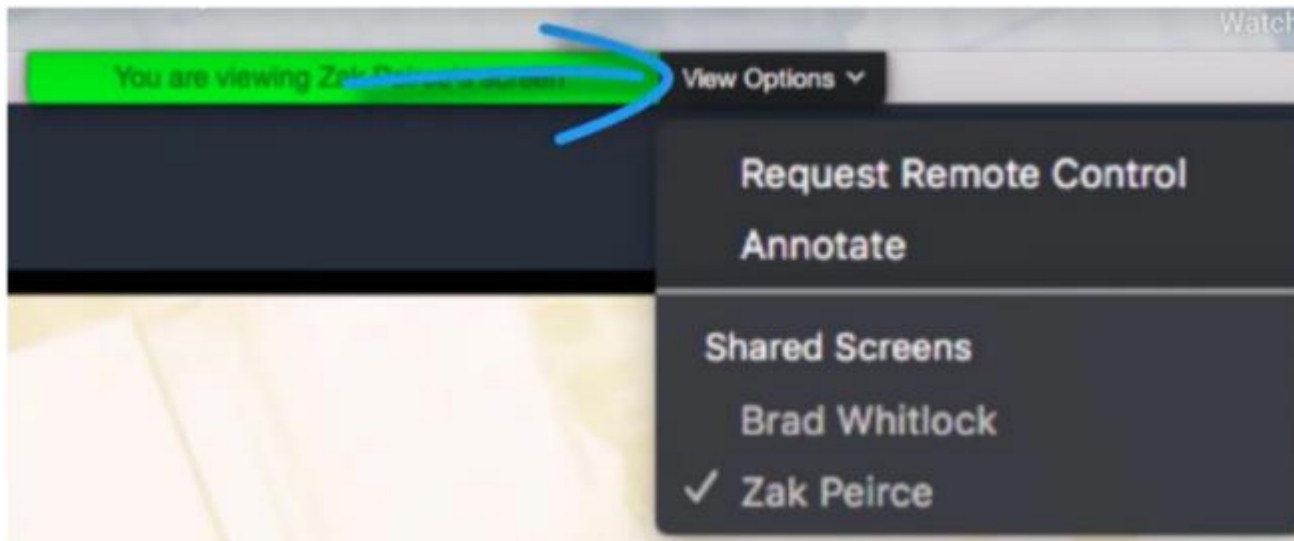


“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

“Cape Verdean Creole” – Cape Verdean Creole

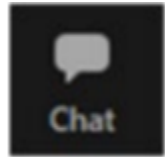
“English” – for English



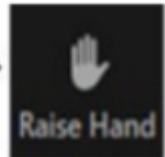
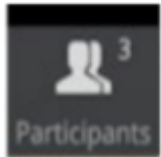
Zoom Tips

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

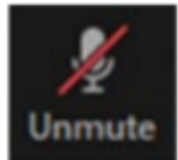
Your Controls are at the bottom of the screen.



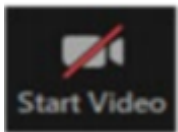
Use the chat to type a comment or ask a question at any time Members of the BPDA will moderate the chat.



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

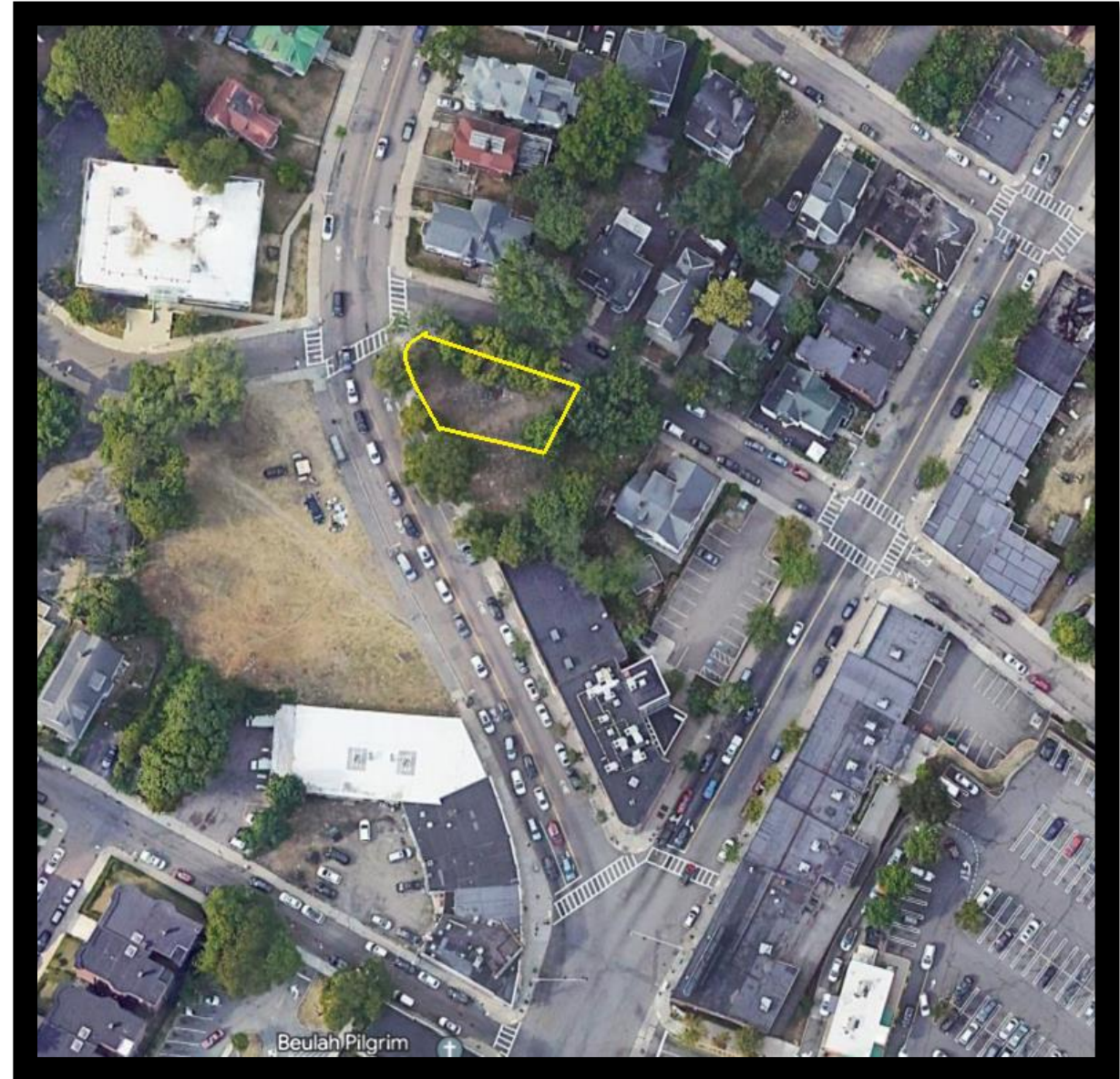
- At the request of community members, this event will be recorded posted on the 626 Warren Street Community Meeting: Request for Proposals Calendar webpage at <https://bit.ly/626WRFPCM> for those who are unable to attend the Zoom event live.
- Also, it is possible that participants may be recording 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 RFP draft development guidelines that 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 a part in the redevelopment of this site
- There are NO WRONG IDEAS. Please feel free to speak your mind!!!



Agenda

1. **Review of 626 Warren Street Site**
2. **Zoning Review**
3. **Guiding Principles for 626 Warren Street Disposition**
4. **Draft Development Objectives & Design Guidelines**
5. **Updated Schedule**
6. **Community Conversation**

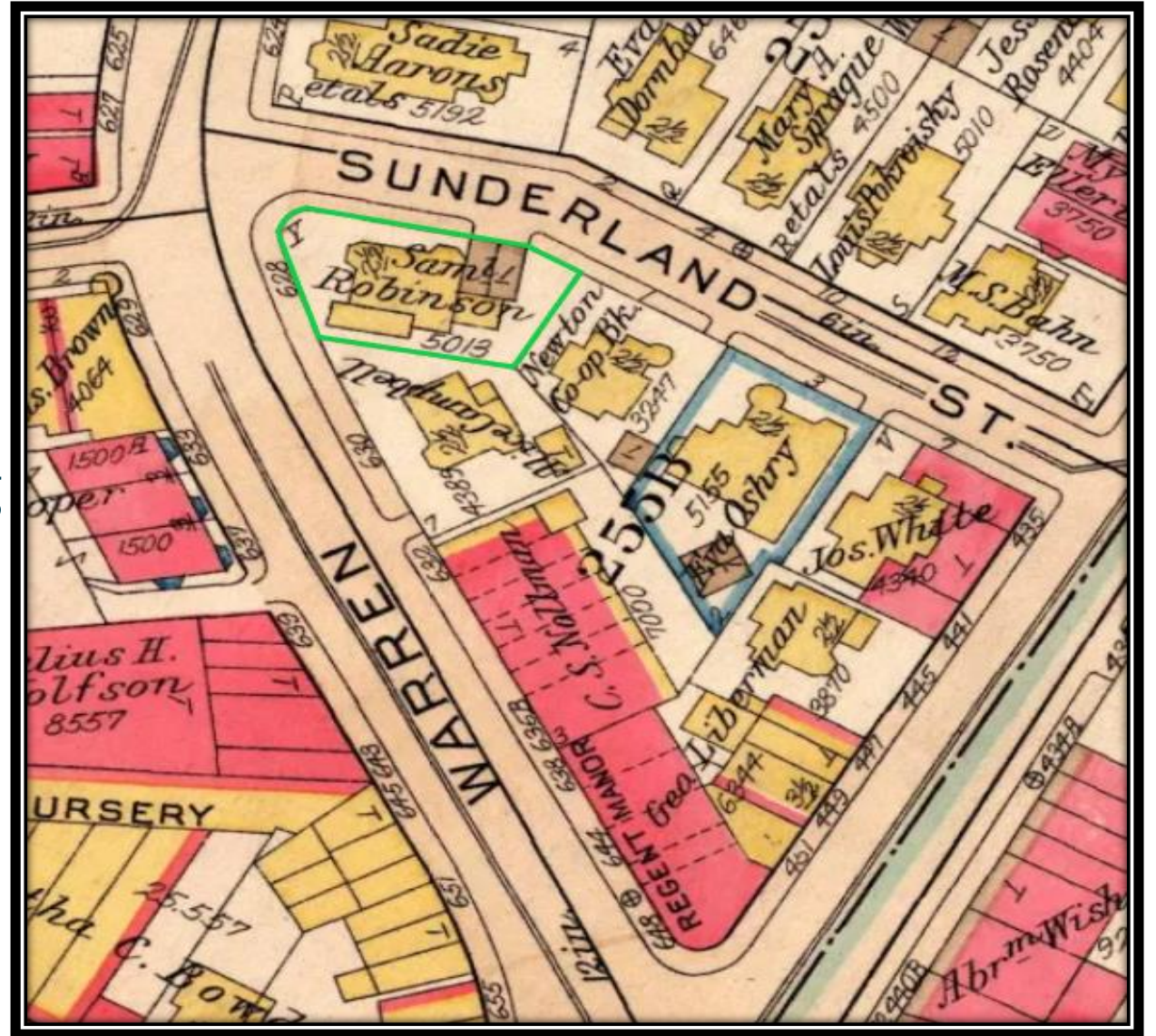
1

Review of the 626 Warren Street Site



History

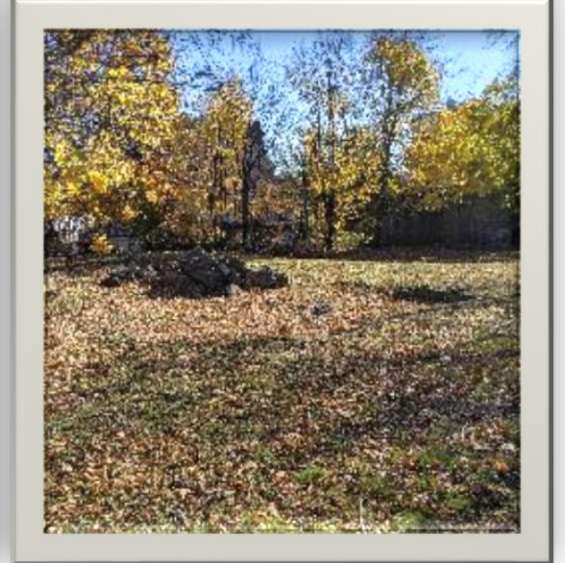
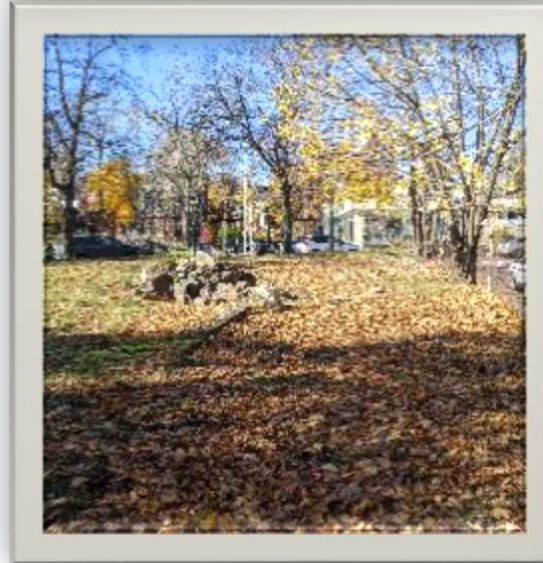
- Buildings constructed were mainly residential homes on Sunderland and Warren
- 2 ½ Story Residential Frame Building
- Same Building Types on Abutting Parcels
- Housing Razed between 1931-1969



Roxbury Bromley Atlas
1931

Current Condition

- The majority of the land is open green space.
- The edge of the parcel is surround by trees
- Pile of rocks in the northeast corner
- Land is held in with a retaining wall along Sunderland St.

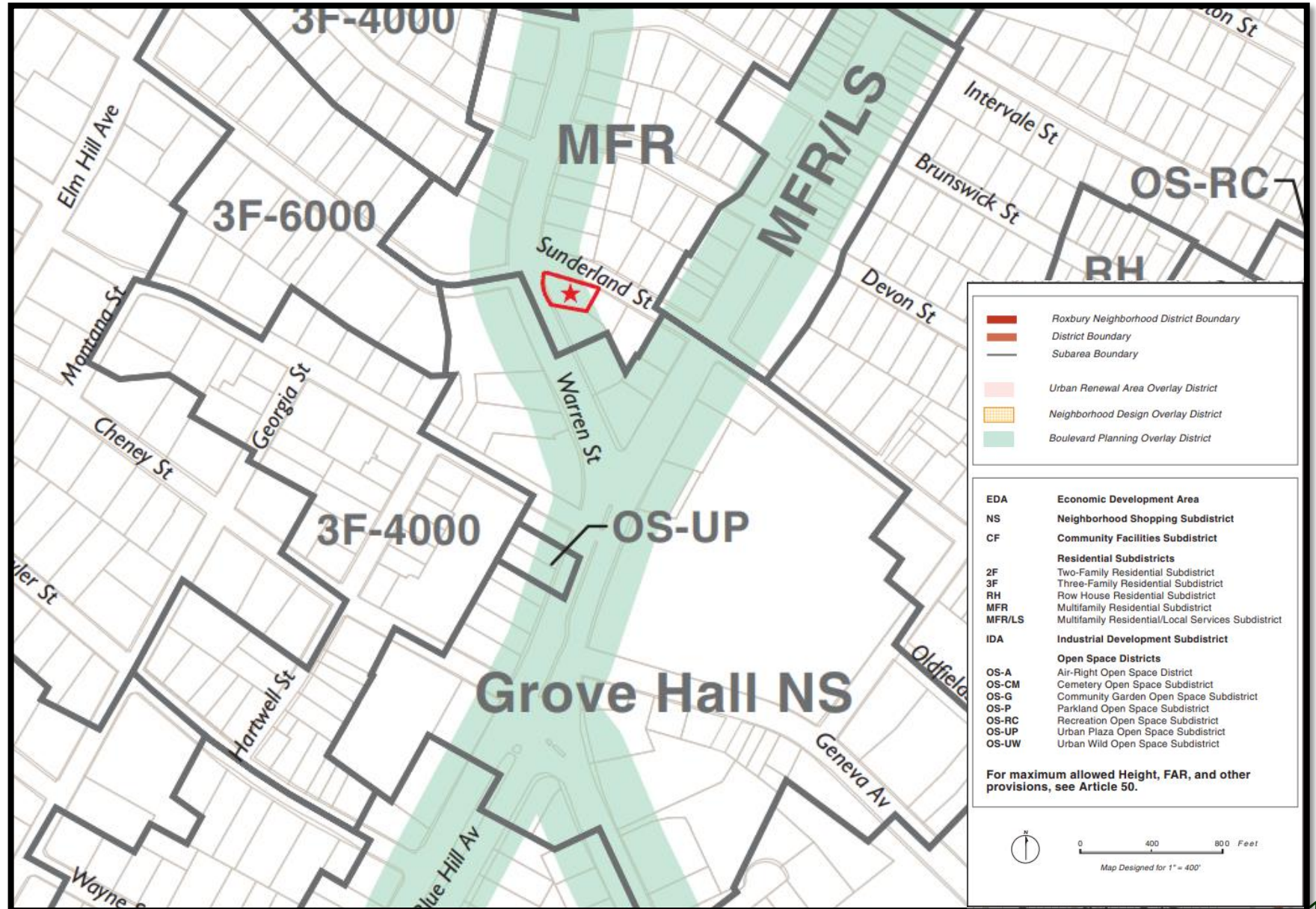


2

Zoning Review



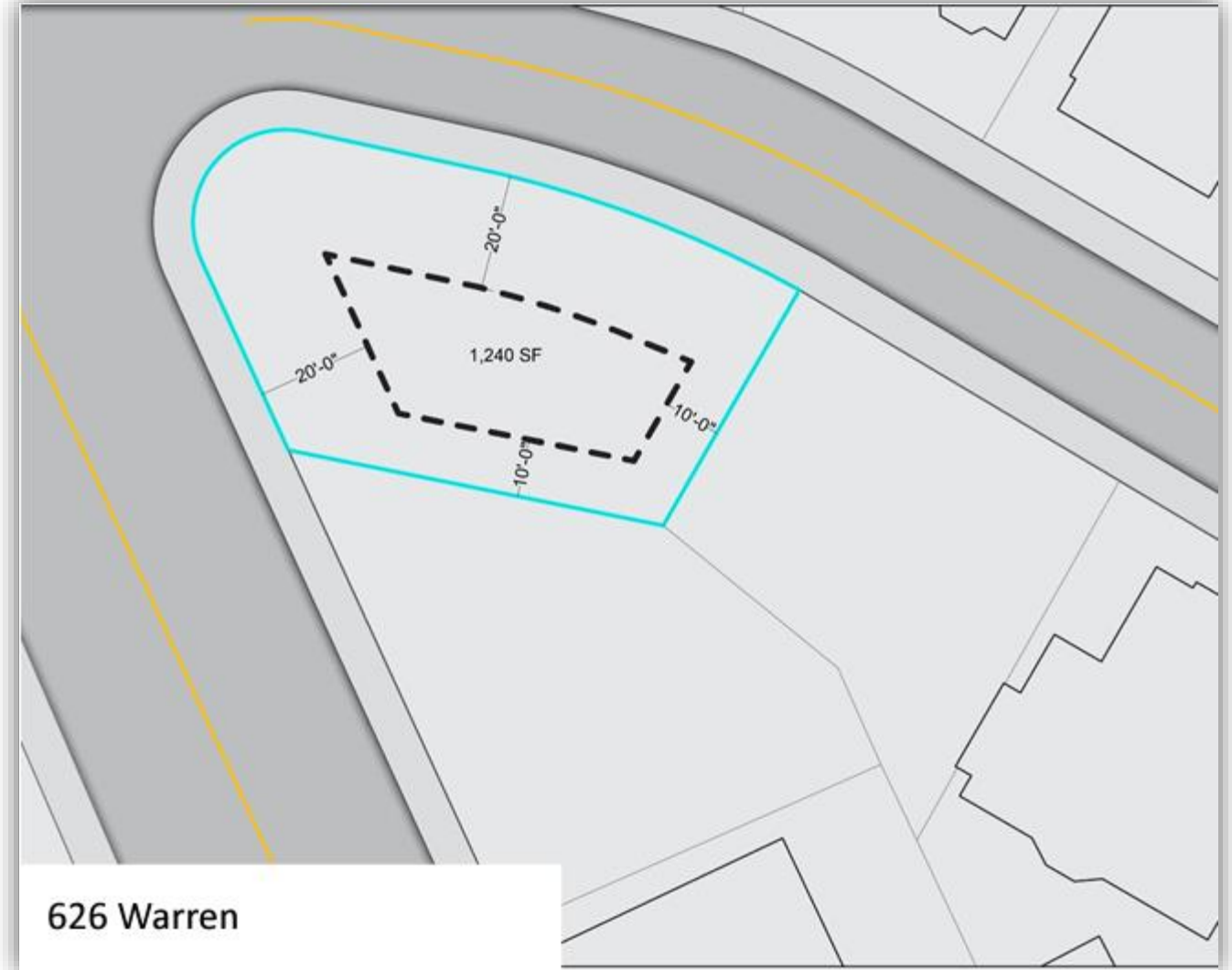
Zoning Map



Site Zoning Examples

- Zoned MFR
 - FAR 1.0
 - 4 stories, 45' max
 - 800 SF (200/unit) open space
- Setbacks
 - 20' front yard
 - 10' side yard
 - 20' rear yard

1.0 parking ratio



626 Warren

3

Guiding Principles for 626 Warren Street Disposition



Disposition Guiding Principles Derived From

- ✓ 626 Warren Street Community Visioning Exercise
 - ✓ The Roxbury Strategic Master Plan
- ✓ Comment from Neighborhood Leaders and Organizations

BPDA Disposition Goals and Objectives Consistent with Zoning Article 50

- Create Affordable Home Ownership opportunities for all segments of the Roxbury 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

Areas Identified in Community Visioning

- “Restaurant or dine-in situation would be great for that spot”
- “Attract a dine-in restaurant to this parcel...would be a convenient option for food service”
- “Reasonable affordable home ownership options”
- “There should be no more development of micro-unit. Focus on less dense, family focused developments”
- “Grove Hall should be a vibrant commercial corridor...”
- “As much open space or green space as possible”
- “There should be a minimum open space requirement on this parcel to encourage public quality of life”

4

Draft Development Objectives & Design Guidelines



DEVELOPMENT OBJECTIVES

Housing Affordability

- Provide affordable homeownership, rental, or temporary shelter to the community

Commercial Space

- Restaurant or Café as meeting place in the community

Parking

- Development may include off-street accessory parking to the Proposed Project
- Additional parking spaces

Green Space

- The proposed project should seek to maintain the mature trees on the parcel

Bifurcated Development Guild Lines

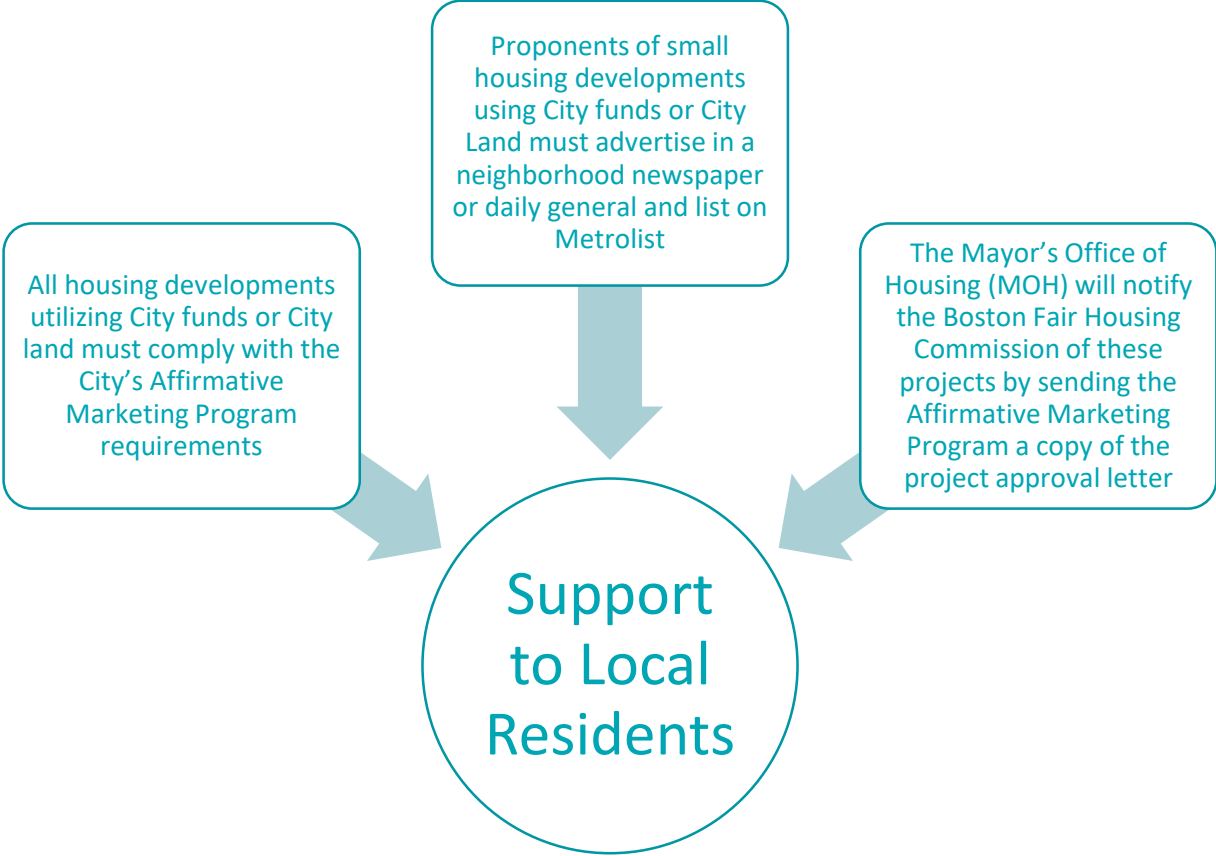
Residential Development

- **Housing Affordability:** Proponent will be responsible for securing the resources necessary to support affordable rental or homeownership opportunities in the development
- **Housing Models:** Preference will be given to proposals that provide homeownership units with two to four bedrooms
- **Parking:** Proponents will be required provide a 1 to 1 parking ratio
- **Green Space:** Proposed projects should seek to maintain the mature trees on the parcel.

Mixed-Use Development

- **Consistency with Area Planning History:** Proposal should capture and address the current needs of the community for affordable housing, community development, and wealth creation through homeownership.
- **Ground Floor Space:** The Property should be developed in a manner that benefits the Grove Hall neighborhood by investing in the public realm, particularly through ground-floor activation on the site.
- **Roof-Top Planting Opportunities:** Project should include urban farming or community gardening strategies in these areas and for the building residents.
- **Equitable Mobility:** The new development must be oriented and programmed strategically to make easy connections to/through the site and to nearby community amenities and transportation nodes such as Grove Hall Mecca, existing bus stops, landmarks, and public parks like Franklin Park.

Development Objectives Cont.



Development Objectives Cont.

- **Development without Displacement**: Proposals must describe measures they will take to avoid displacement of existing residents of the Roxbury neighborhood. As part of their submission, proponents must include a narrative describing how their proposal supports the community's goal of "development without displacement."
- **Selection Preference for Individuals and Families Displaced by Washington Park Urban Renewal**: In remembrance and understanding of the harm caused by Urban Renewal, families and individuals previously displaced from the Washington Park Urban Renewal Project Area due to past clearance and redevelopment activity of the Boston Redevelopment Authority ("Displacees"), must be given preference during the affordable housing lottery and market rate lease up and sales.

Development Objectives Cont.

Diversity and Inclusion

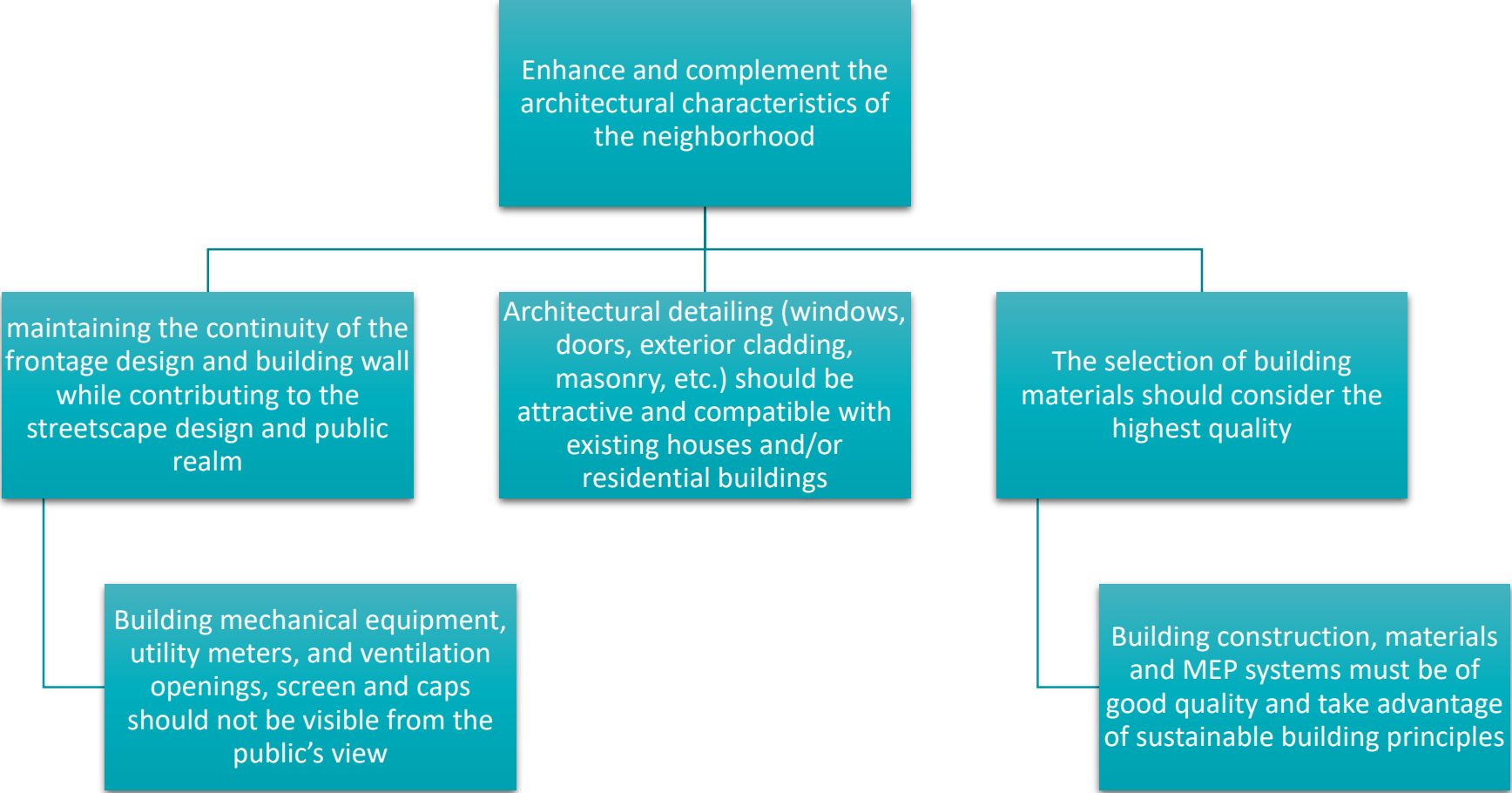
RFP Respondents must submit a Diversity and Inclusion Plan which reflects the extent to which they plan to include significant and impactful economic participation, employment, and management roles by people of color, women, and certified M/WBEs to participate in the development of the Property.

25% of Evaluation

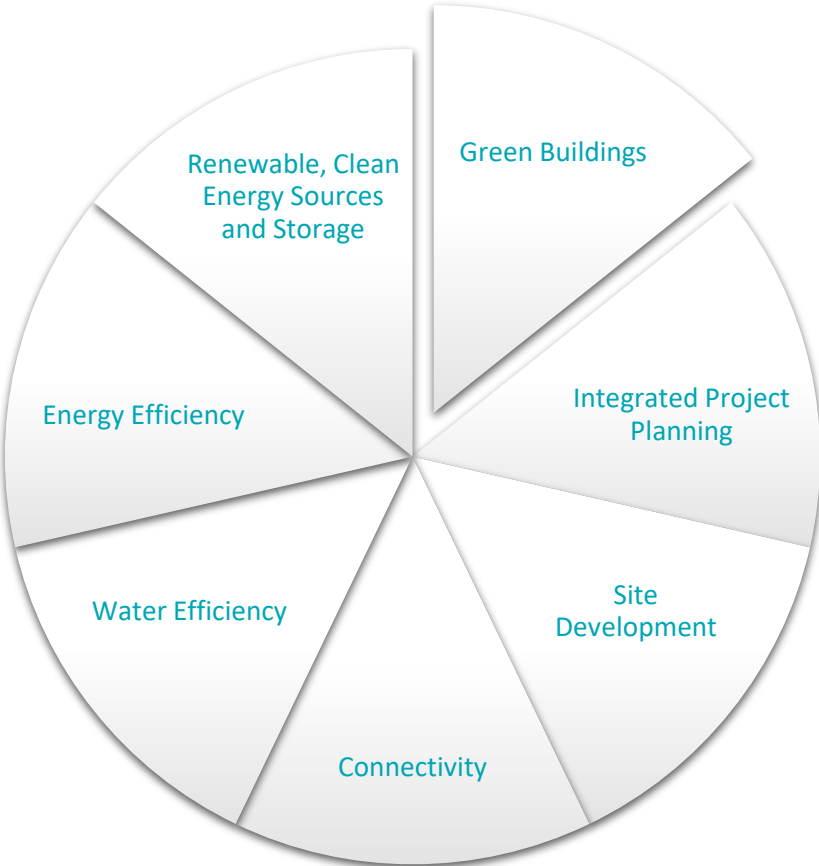
The Diversity, Equity and Inclusion Plan should reflect economic participation and management roles by people of color, women, and M/WBEs in all phases of development, including but not limited to: Pre-development, Construction, and Ongoing Operations

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.

Design Guidelines: Urban and Architectural Design



Design Guidelines: Resilient Development and Green Building



5

Question and Answer Period



**boston planning &
development agency**

6

Updated Schedule



How to Provide Feedback to go into the RFP

The BPDA will now present the draft RFP DEVELOPMENT OBJECTIVES & DESIGN GUIDELINES. BPDA has crafted them from feedback received from you, the community.

You will have several opportunities to comment further or offer wording edits

- Provide feedback this evening via Zoom Chat or verbally
- Send an email to Jonathan at Jonathan.Short@boston.gov
- Leave a voicemail for Jonathan at 617-918-6234
- The comment period will end October 11th.

Proposed Schedule

NEXT STEPS:

- A draft of the 626 Warren Street Community Meeting: Request for Proposals Calendar webpage
- A comment period will be open for two weeks
- RFP Issuance, if supported by the community – October 2023
- RFP responses due (60 days) from issuance – late winter 2023 or 2024



626 Warren Street Community Meeting: Request for
Proposals Calendar webpage at <https://bit.ly/626WRFPCM>

Email Questions or Comments to Jonathan Short at
jonathan.short@boston.gov

Comment Period Over on October 11th

FIN

- Comment Period Ends October 11th
Email: Jonathan.Short@boston.gov