



Higginson Parcels Community Meeting 4 - First Round of RFP Reviews

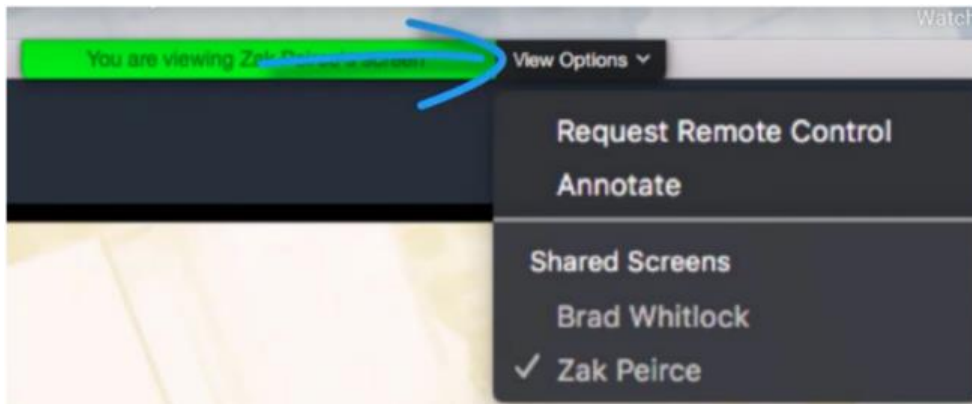
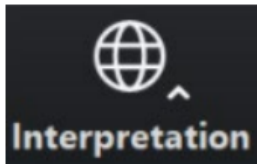
Interpretation and Translation

“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

“Cape Verdean Creole” – for Cape Verdean

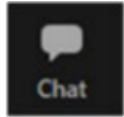
“English” – for English



Zoom Tips

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

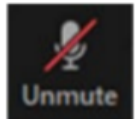
Your Controls are at the bottom of the screen.



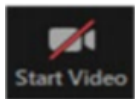
Use the chat to type a comment or ask a question at any time Members of the BPDA will moderate the chat.



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

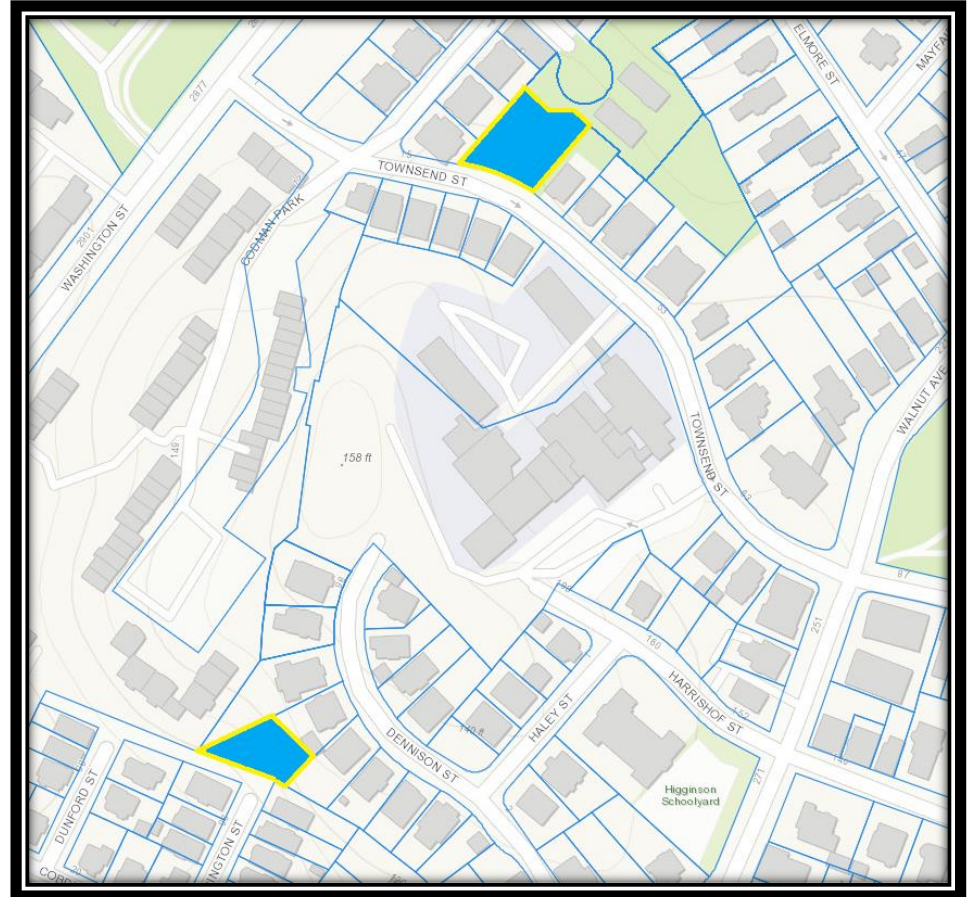
- At the request of community members, this event will be recorded and posted on the Higginson Parcels Community Meeting - First Round of RFP Reviews Calendar webpage at <https://bit.ly/HPCM4RFP1> for those who are unable to attend the Zoom event live.
- Also, it is possible that participants may be 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 of this meeting or email jonathan.short@boston.gov

What is Our Focus Today?

- Presenting RFP draft development guidelines for 20 Townsend and 1 Fenner, 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 these sites.
- There are NO WRONG IDEAS. Please feel free to speak your mind regarding these parcels.



Agenda

1. Review of 20 Townsend Street Site

- a) Site Overview
- b) Guiding Principles for 20 Townsend Disposition
- c) Draft Development Objectives & Design Guidelines
- d) Evaluation Criteria
- e) Community Conversation

2. Review of 1 Fenner Street Site

- a) Site Overview
- b) Guiding Principles for 1 Fenner Disposition
- c) Draft Development Objectives & Design Guidelines
- d) Evaluation Criteria
- e) Community Conversation

1.a)

Review of the 20 Townsend Street Site Overview

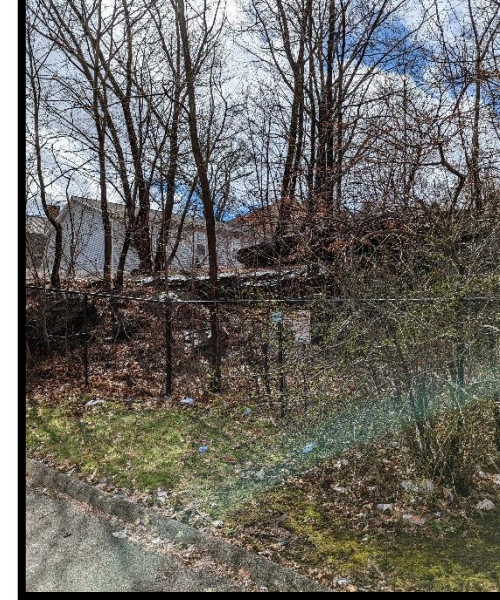


20 Townsend Street Overview

- Lot Size: 11,935 SqFt
- The parcel is a 1 ½ story rock wall
- Current Use: Vacant
- The bluff is covered with growing and mature trees
- The Parcel has been vacant since at least 1915.
- The left: Three apartment. Masonry Build.
The right: Two-family Residential Building



Front from Townsend



Rear from Brinton

Center Facing Townsend

Center Facing Brinton



1.b)

Guiding Principles for 20 Townsend Disposition

Sources of The Guiding Principles for 20 Townsend's Disposition

- ✓ Comment from Neighborhood Leaders and Organizations
 - ✓ Three Higginson Parcels Community Meetings
 - ✓ The Roxbury Strategic Master Plan

Community Comments

Garrison Trotter Neighborhood Association

Residents

Keep the Parcel as is no development. Allow Land Trust to hold on to the land

"I would like for it to be a place that people can sit down and enjoy. Its beautiful pudding stone."

"Just clean it up and plant some trees, grass, and small place to sit."

"Just clean it up and plant some trees and grass or maybe a small space to sit."

"I would like the area to kept as is. We can't control who could use it if it was public place. It a last place for wild life to be."

"Agree with keeping the land as is and maintaining the pudding stone"

Community Comments Regarding the Use

- All of the comments that were received for the use of the land was for the land to be kept as is but improvements including a sitting area and decorative planting would be welcome.
- Comments provided further context into what the community would like to see in such a development which included:
 - The community should be able to hold on to the land and a local land trust should be able to acquire the parcel.
 - This parcel is one of the land pieces of land that wild animals are able to stay
 - Sitting for members of the community would be welcome
 - Safe is highly important. Fencing should be built to keep out delinquents.
 - Parcel must be well maintained and keep free from rubbish

BPDA Disposition Goals and Objectives Consistent with Urban Renewal Plan and Zoning

- **Substantial improvements** to the property, thereby providing greater benefits to the surrounding community
- Maintaining and further developing the parcel to create **a soothing and restorative atmosphere** in a picturesque style.
- Demonstrate **improvements that are permanent in nature** and **intended to provide long-term public benefit.**
- Promote the **health and safety** of open space users and the surrounding community
- **Protection of the environment** by maintaining the mature trees on the land and keep the parcel as natural as possible. **Maintaining the land as Urban Wilds**
- **Keep the Community Engaged and Involved**

1.c)

Draft Development Objectives & Design Guidelines

Design Guidelines

Preserves desirable site conditions and features

Avoidance of hard-edge or specimen planting

Keep with the natural scenery and topography of the parcel

Subordination of all new elements to the natural features and objects on the parcel

Promotes accessibility for handicapped individuals

Maintains or restores visibility throughout the site

Appropriate site assessment and soil conditions

Ensures health and safety of users of the open space

Appropriate treatment or remediation of any site hazards or contamination



Design Guidelines Continued

Addresses concerns and needs of abutting residential property owners

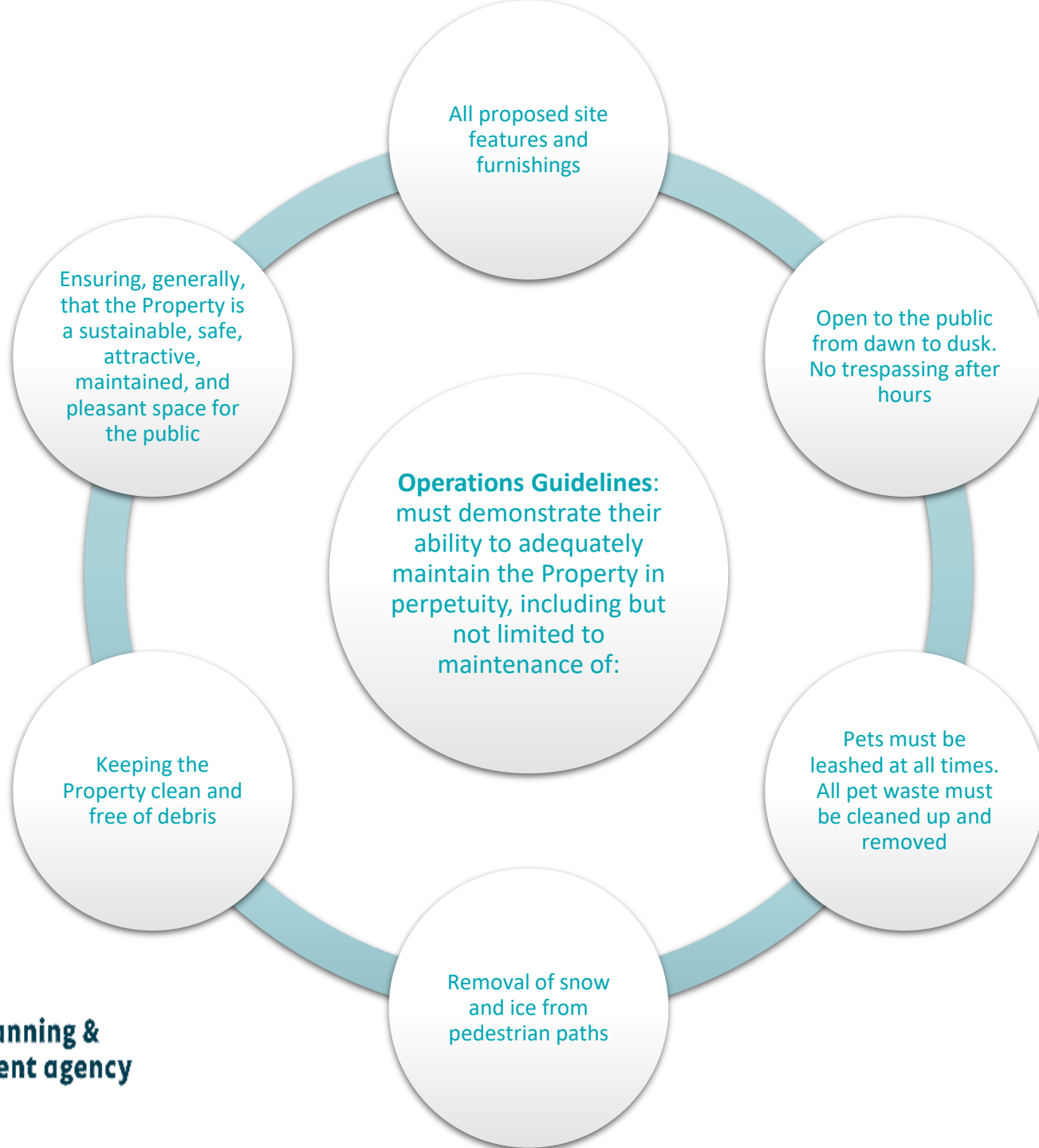
Provides site improvements posing minimal risk or liability to landowner

Incorporates energy, soil, and water conservation measures

Avoids the use of any invasive plant species

No use of impermeable surfaces

Incorporates well designed features, including decorative fencing



1. d)

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 urban wild 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

1.e)

Community Conversation



Comments and Q&A

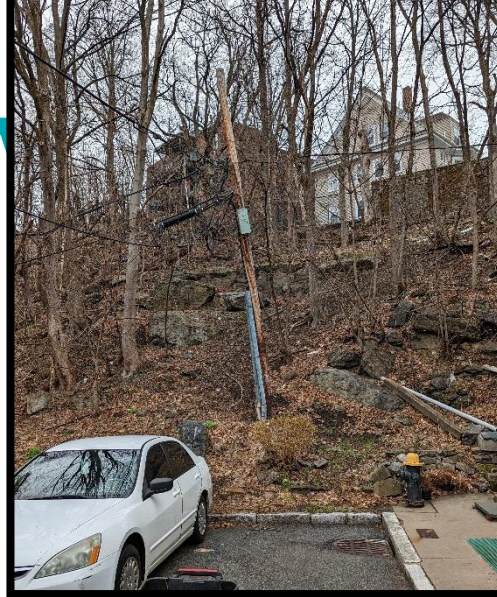
- Please click the raise your hand option to be called on OR place your question in the comment section.
- **What are your thoughts regarding the Draft Request for Proposal?**
- **We want to hear the good and the bad! All of it matters**
- You will be asked to take a poll at the end of questioning.

2.a)

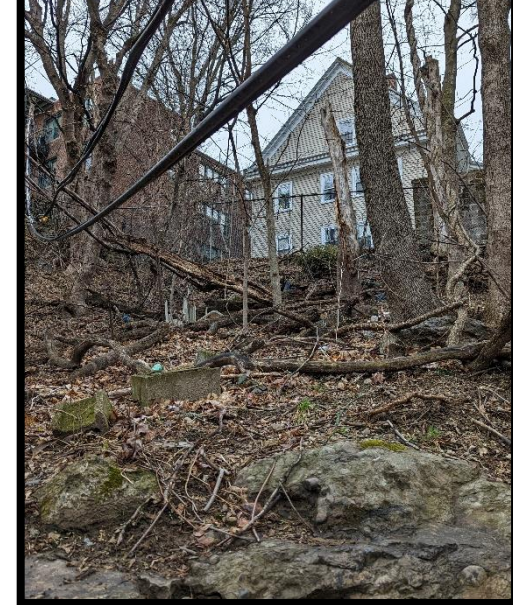
Review of the 1 Fenner Street Site Overview

1 Fenner Street Overview

- Lot Size: 7,963 SqFt
- The parcel is a very steep hill and covered with rocky outcrops
- Current Use: Vacant
- The hill is covered with growing and mature trees
- The Parcel has been vacant since at least 1915.
- Surround by a mix of duplex, triple decker, and apartments



Front from Cardington

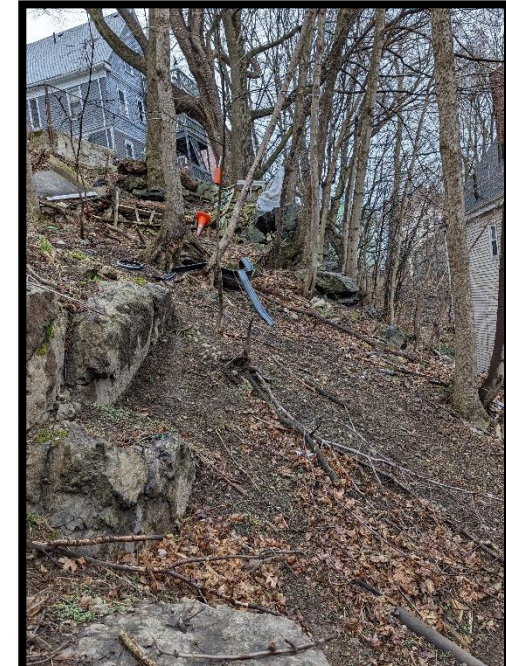


Center N. Facing Dennison

Center W. New Academy



Center E. Facing Walnut



2.b)

Guiding Principles for 1 Fenner Street Disposition

Sources of The Guiding Principles for 20 Townsend's Disposition

- ✓ Comment from Neighborhood Leaders and Organizations
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 - ✓ The Roxbury Strategic Master Plan

Community Comments

Garrison Trotter Neighborhood Association

Keep the Parcel as is no development. Allow Land Trust to hold on to the land

Residents

"I recommend that the land be left as is. The trees are important to the area."

"Even if you wanted to build, it would cause damage to the surrounding foundations for the housing on Dennison."

"The site should just stay as is and be an Urban Wild"

"Its next to impossible to do anything on that land. Leave it as is."

"Its next to impossible to do anything on that land. Leave it as is."

Community Comments Regarding the Use

- All of the comments that were received for the use of the land was for the land to be kept as is.
- Comments provided further context into what the community would like to see in such a development which included:
 - The community should be able to hold on to the land and a local land trust should be able to acquire the parcel.
 - This parcel is one of the land pieces of land that wild animals are able to stay.
 - The parcel is too steep for public use.
 - Fencing should be built to keep out delinquents.
 - Parcel must be well maintained and keep free from rubbish

BPDA Disposition Goals and Objectives Consistent with Urban Renewal Plan and Zoning

- The **health and safety** of public is key to the surrounding community
- **Protection of the environment** by maintaining the mature trees on the land and keeping the parcel natural. **Maintaining the land as “Urban Wilds”**
- The parcel must be **cleaned and maintained**. Not used as a dumping ground.

2.c)

Draft Development Objectives & Design Guidelines

Design Guidelines

Preserves desirable site conditions and features

Maintains or restores visibility throughout the site

Ensures health and safety by limiting access

Addresses concerns and needs of abutting residential property owners



2. d)

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2.e)

Community Conversation

Comments and Q&A

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- **What are your thoughts regarding the Draft Request for Proposal?**
- **We want to hear the good and the bad! All of it matters**
- 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/HPCM4RFP1> to download the presentation, download the RFP, and submit a comment online.
- Comment period closes on November 28.

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 November 28