



# Higginson Parcels Community Meeting 5 - Second Round of RFP Reviews

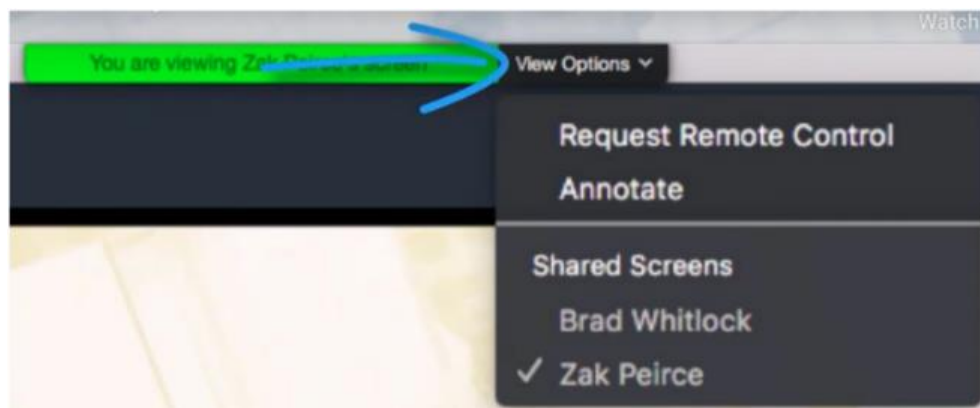
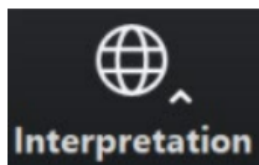
# Interpretation and Translation

“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

“Cape Verdean Creole” – for Cape Verdean

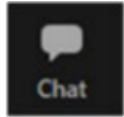
“English” – for English



# Zoom Tips

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

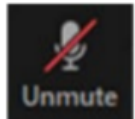
Your Controls are at the bottom of the screen.



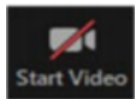
Use the chat to type a comment or ask a question at any time Members of the BPDA will moderate the chat.



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

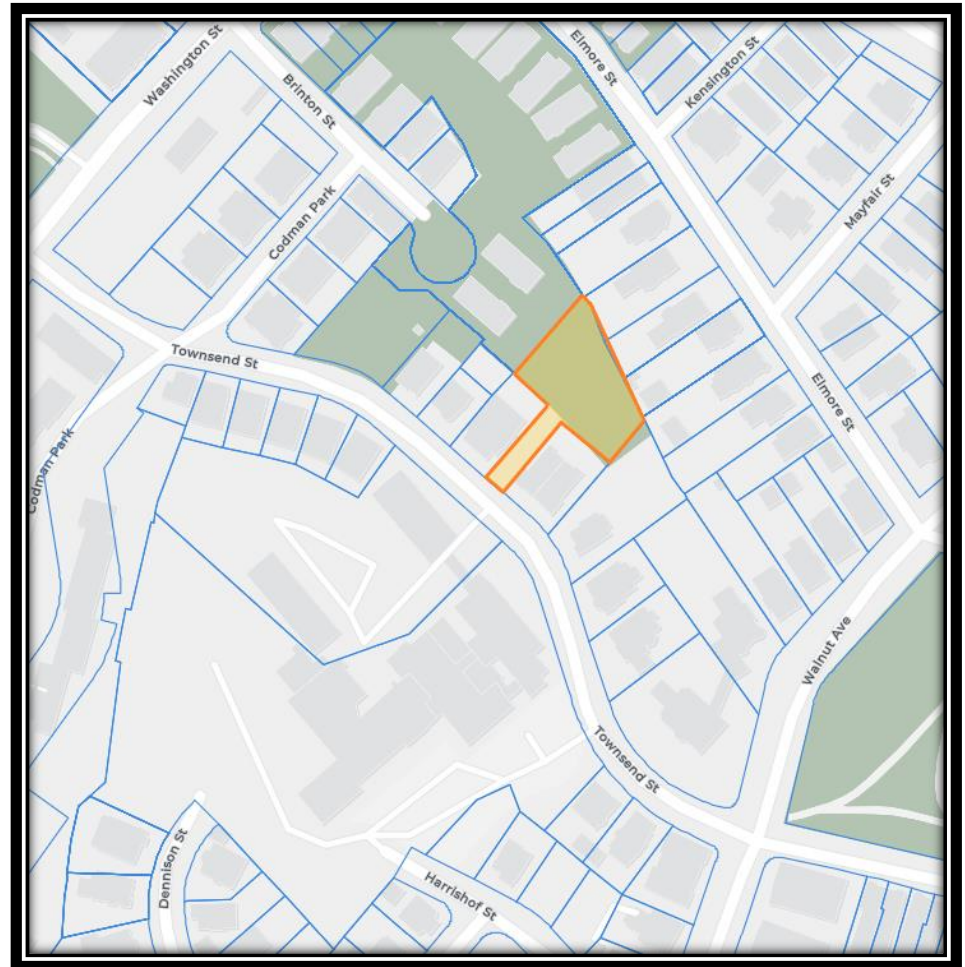
- At the request of community members, this event will be recorded and posted on the Higginson Parcels Community Meeting - Second Round of RFP Reviews Calendar webpage at <https://bit.ly/HPCM4CP> for those who are unable to attend the Zoom event live.
- Also, it is possible that participants may be recording 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](mailto:jonathan.short@boston.gov)

# What is Our Focus Today?

- **Presenting RFP draft development guidelines for 48 Townsend, 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 48 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. Discussion of Next Steps**
- 3. Overview of Other Projects**
- 4. Fin**

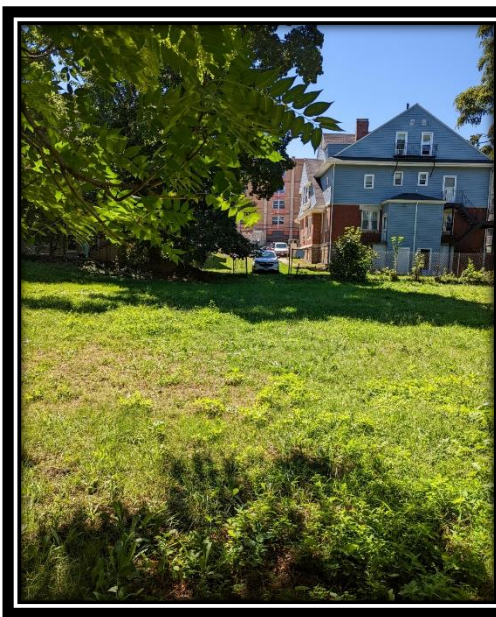
# 1.a)

## Review of the 48 Townsend Street Site Overview

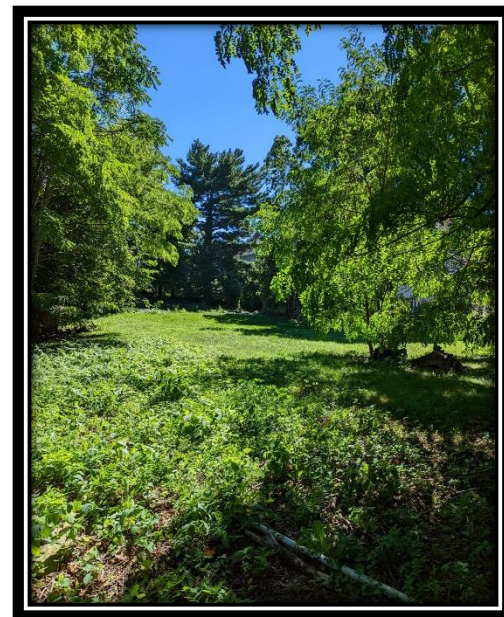


# 48 Townsend Street Overview

- Lot Size: 17,199 SqFt
- Current Use: Vacant
- The parcel is open in the center with mature trees along all sides
- The Parcel was used as passageway for carriages. Records do not show any previous developments on the land.
- Parcel is surround by a mix of multifamily housing.



Back facing Townsend

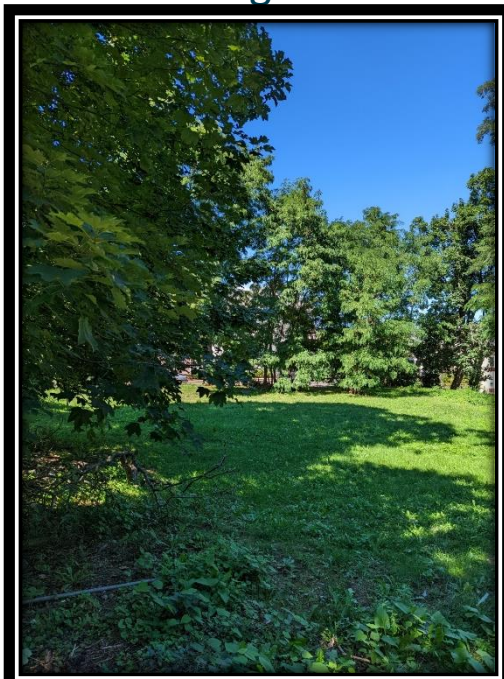


West Facing Walnut

Front Facing Elmore



East Facing Brinton



# 1.b)

## Guiding Principles for 48 Townsend Disposition

# Sources of The Guiding Principles for 20 Townsend's Disposition

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

# Community Comments

Elmore, Mayfair, and Kensington Streets Neighborhood Association

Garrison Trotter Neighborhood Association

Residents

Use the Parcel for a Community Garden. 48 Signature Petition for Community Garden

Abutters request matters most. Community Garden is supported if open to the community

There must be protections against wild animals and vermin in the area

Parcel expansion should be available for abutter that want it

A community garden must be open to everyone in the community and not just abutters

Community garden should be decorative in nature

The community must be involved for any development on the land

## Community Comments Regarding the Use

- There were a mix of comments in the first three meetings but after the discussion between the abutters, Garrison Trotter Neighborhood Association, and Elmore, Mayfair, and Kensington Streets Neighborhood Association, the consensus moved to developing a community garden as long as abutters would like a parcel expansion are able to have one.
- 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.
  - The a community garden must take measure to reduce wild animals and vermin
  - 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 and maintenance** to the property, thereby providing greater benefits to the surrounding community
- **Include trees, shrubs, perennials and garden-scaled furnishings, such as benches, trellises, fencing and gates.**
- Demonstrate **improvements that are permanent in nature** and **intended to provide along-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.
- **Keep the Community Engaged and Involved.** Any design changes should be conducted with local community and neighborhood associations input.

# 1.c)

## Draft Development Objectives & Design Guidelines

# Design Guidelines

Preserves desirable site conditions and features

Avoids the use of any invasive plant species

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

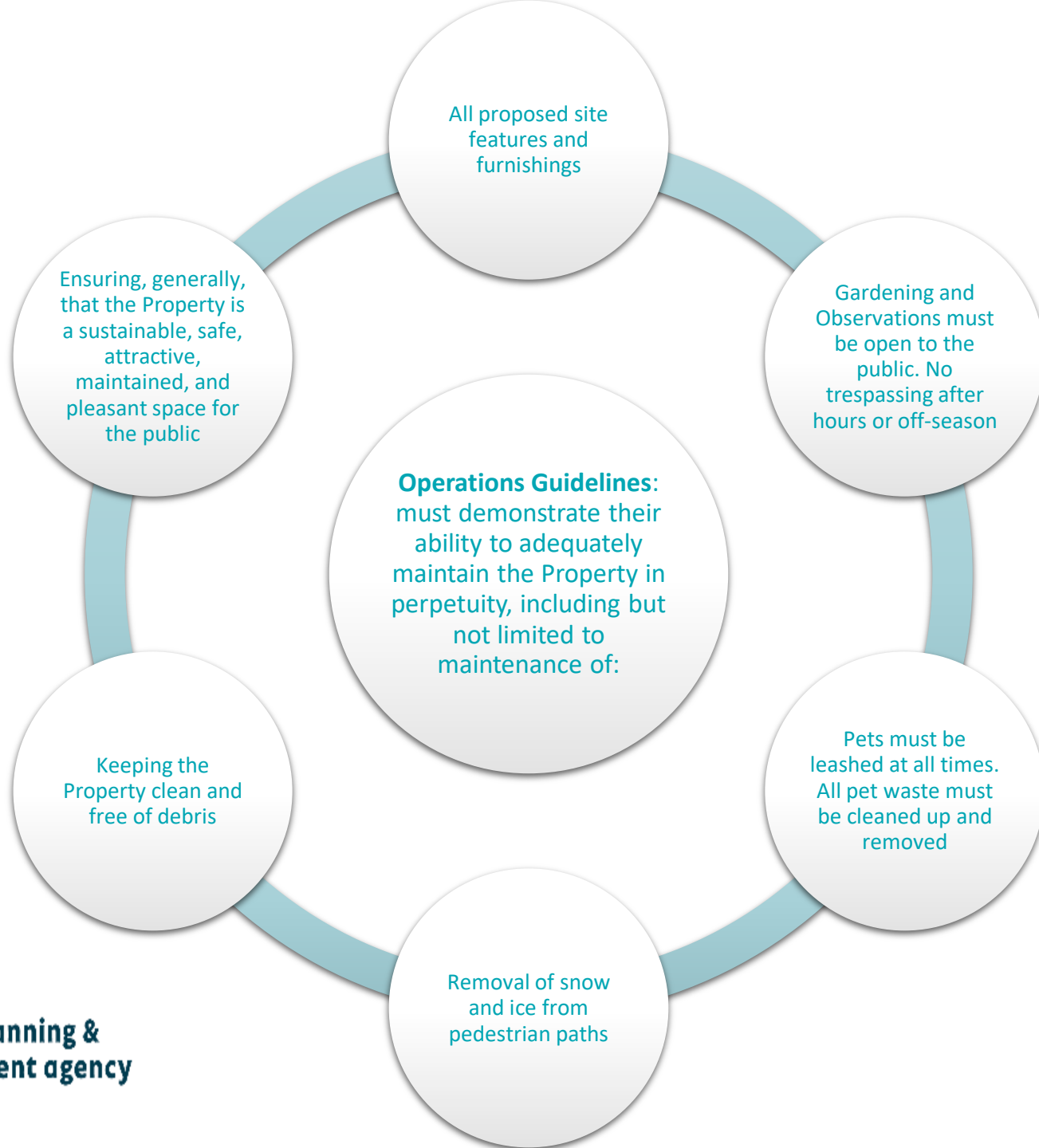
Addresses concerns and needs of abutting residential property owners

Provides site improvements posing minimal risk or liability to landowner

Incorporates energy, soil, and water conservation measures

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.

## Next Steps

# Opportunities to give feedback

- Email: [jonathan.short@boston.gov](mailto:jonathan.short@boston.gov).
- Visit <https://bit.ly/HPCM4CP> to download the presentation, download the RFP, and submit a comment online.
- Comment period closes on February 1<sup>st</sup>.

# After Comment Period

- 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

# 3.

## Overview of Other Projects

# Updates to Other Projects

- Request for Proposals Release Dates
  - January 24<sup>rd</sup>
    - 7-9 Westminster Terrace – Residential Development
  - January 26<sup>th</sup>
    - 44 Maple – Open Space/Community Garden
  - January 31<sup>th</sup>
    - 20 Townsend – Urban Wild/Open Space
  - February 2<sup>st</sup>
    - 1 Fenner Street – Urban Wild
- Community Meetings
  - February 15
    - 157 Harrishof – Community Comments/Test Fits Discussion



**FIN**

*Email [jonathan.short@boston.gov](mailto:jonathan.short@boston.gov)*

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Comment period closes on February 1st