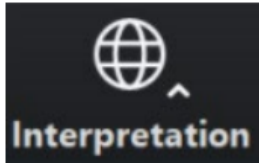




# Higginson Parcels Community Meeting 6 – Third Round of RFP Reviews

# Interpretation and Translation



“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

“Cape Verdean Creole” – for Cape Verdean

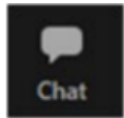
“English” – for English

Links to translated slides will be provided in the chat box.

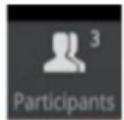
# Zoom Tips

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

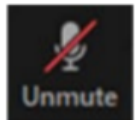
Your Controls are at the bottom of the screen.



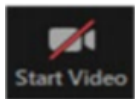
Use the chat to type a comment or ask a question at any time Members of the BPDA will moderate the chat.



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

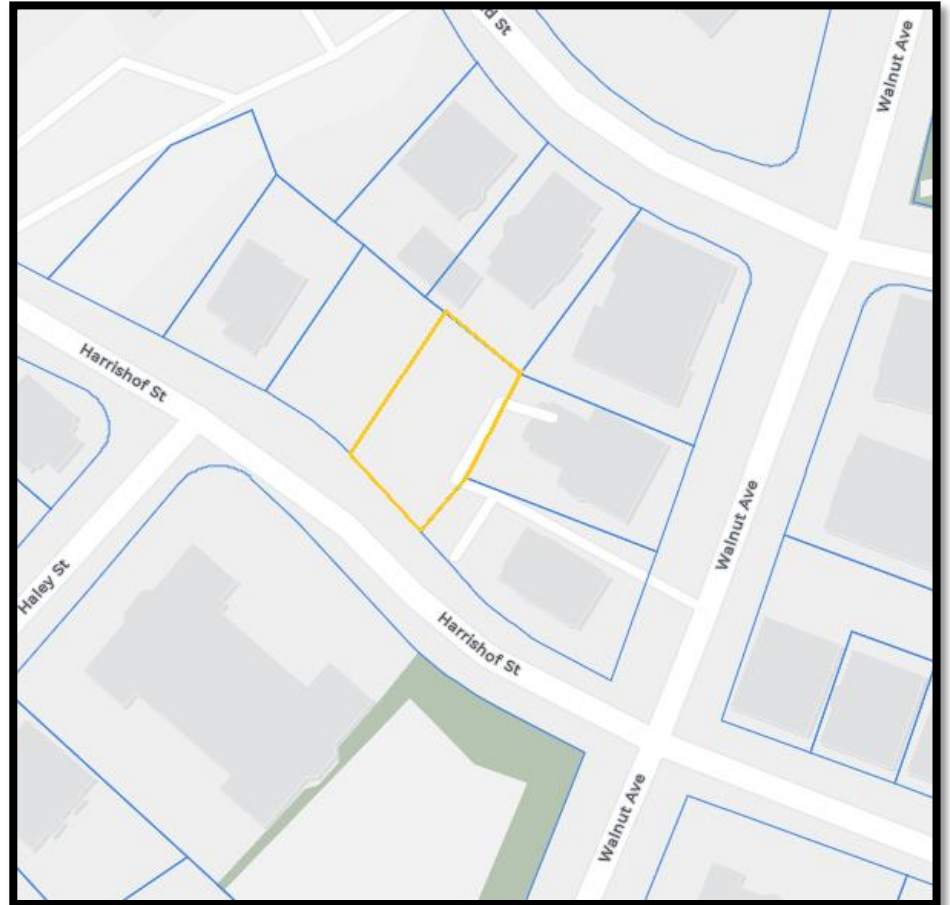
- At the request of community members, this event will be recorded and posted on the Higginson Parcels Community Meeting – Third Round of RFP Reviews Calendar webpage at <http://bit.ly/3Uypm92> for those who are unable to attend the Zoom event live.
- Also, it is possible that participants may be recording 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 157 Harrishof, 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 157 Harrishof Street Site**
  - a) Site Overview
  - b) Guiding Principles for the 157 Harrishof Disposition
  - c) Draft Development Objectives & Design Guidelines
  - d) Evaluation Criteria
  - e) Community Conversation
2. **Next Steps**
3. **Overview of Other Projects**
4. **Fin**

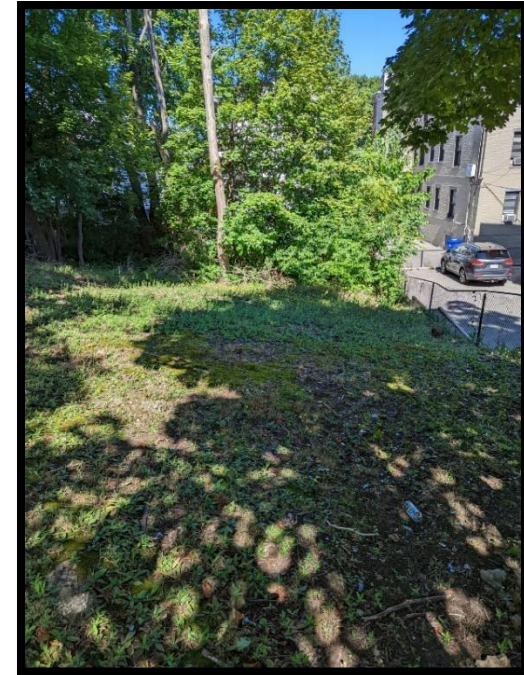
# 1.a)

## 157 Harrishof Street Site Overview



# 157 Harrishof Street Overview

- Lot Size: 4,292 SqFt
- Current Use: Vacant
- The parcel is a sloping hill with mature trees along the edges
- Historical Maps show that the parcel has been vacant since back to 1931
- Parcel is surround by a mix of housing through the years. Today you multi-unit housing surrounding the parcel total 23,663 sqft of living space



# 1.b)

## Guiding Principles for 157 Harrishof Disposition



**boston planning &  
development agency**

# 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
  - ✓ The Washington Park Urban Renewal Plan

# Community Comments

Garrison Trotter Neighborhood Association

Residents

Low density residential development for affordable homeownership units

It is expected that there will be a 2:1 ratio for off-street parking to units built

A single family or duplex home would be best because of the school buses congestion and street cleaning on Harrishof

Protection of the mature on the parcel

Concerns about affordability keeping smaller developers out

# The Roxbury Strategic Master Plan



# Washington Park Urban Renewal Area

- 157 Harrishof was designated as Urban Renewal Parcel L-25 In May 2005
- The minor modification to the Washington Park Urban Renewal Plan permits the parcel to be used for Residential and Associated Parking development



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

- Development creation of a **low-density** residential development
- 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

# 1.c)

## Draft Development Objectives & Design Guidelines



# DEVELOPMENT OBJECTIVES

## Housing Affordability

- Provide affordable homeownership

## Parking

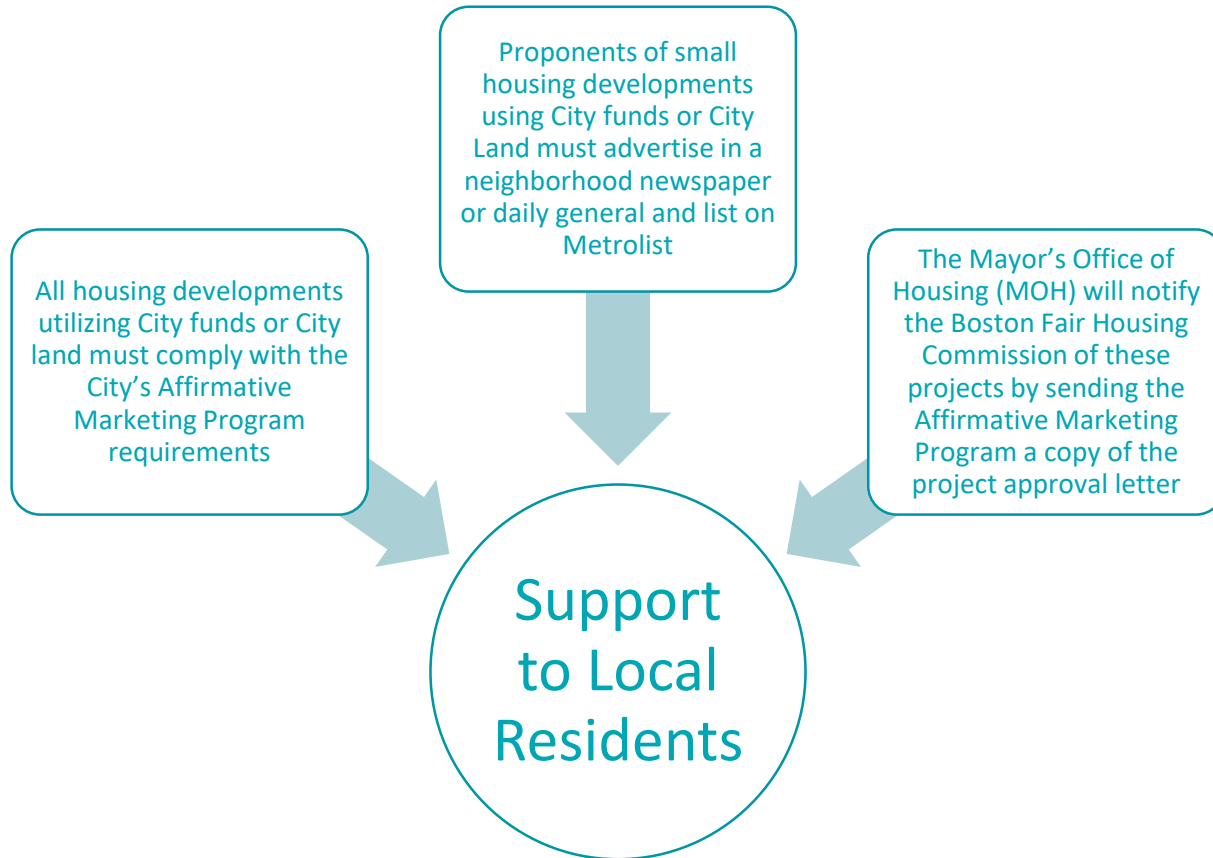
- Development must include off-street accessory parking to the Proposed Project
- Additional parking spaces would provide relief to a densely developed area

## Green Space

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



# 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."

# 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

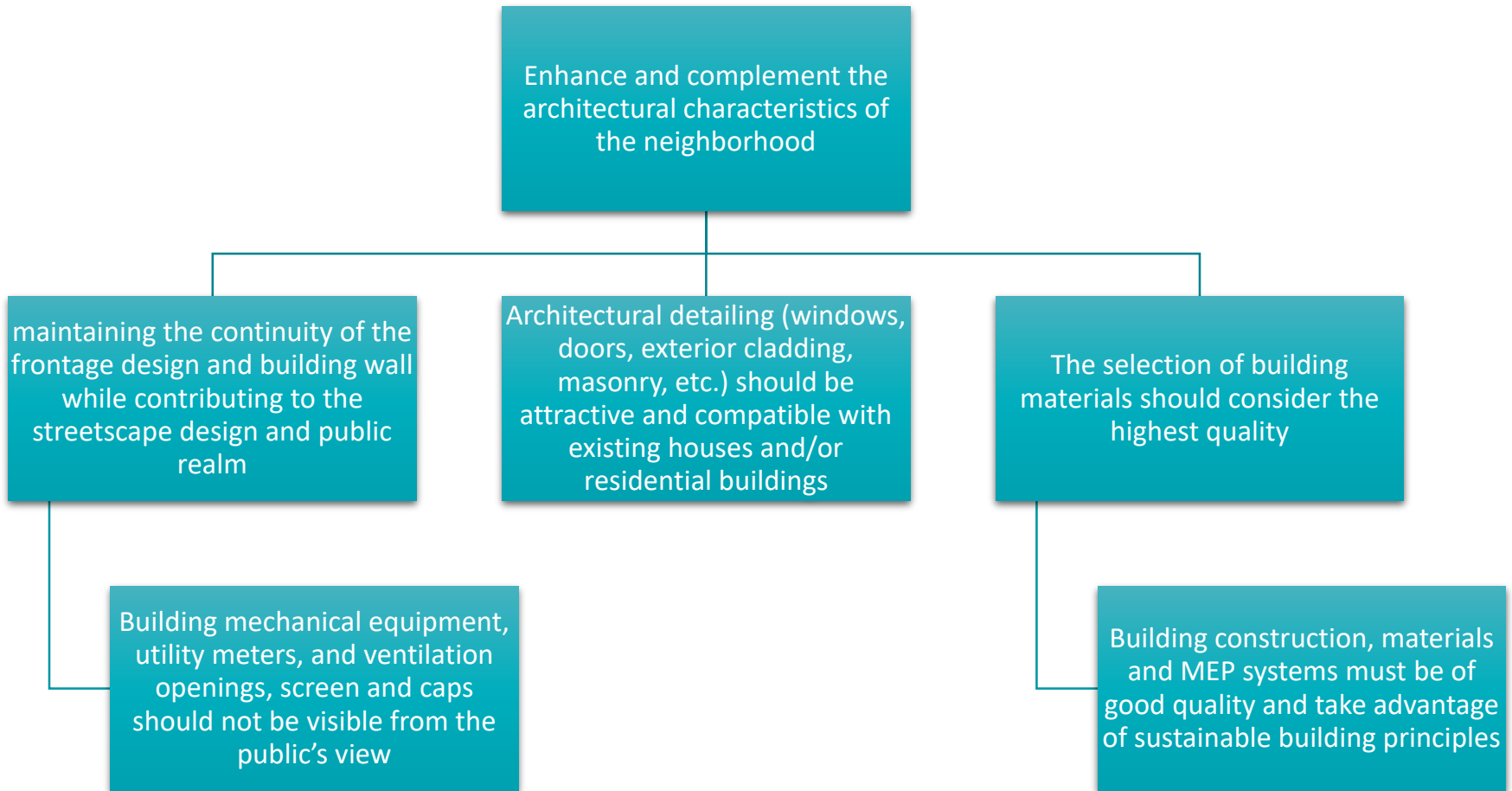
The Diversity, Equity and Inclusion Plan should reflect economic participation and management roles by people of color, women, and M/WBEs in all phases of development, including but not limited to: Pre-development, Construction, and Ongoing Operations

---

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



# Reference Model of Housing

## NEIGHBORHOOD HOMES INITIATIVE MT. BOWDON NHI #6 29 ROSSETER STREET BOSTON, MA

OWNER:	DRAWING INDEX
2017 HARVEY MILPARK 29 ROSSETER STREET CAMBRIDGE MASSACHUSETTS 02140-1011	001 SITE PLAN
ARCHITECT: BPC+T LLC 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	002 GENERAL NOTES
STRUCTURAL ENGINEER: TJA ENGINEERS 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	003 FOUNDATION PLAN
MECHANICAL ENGINEER: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	004 FLOOR PLAN
ELECTRICAL ENGINEER: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	005 ROOF PLAN
PLUMBING ENGINEER: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	006 EXTERIOR ELEVATION
LANDSCAPE ARCHITECT: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	007 INTERIOR ELEVATION
ENVIRONMENTAL ENGINEER: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	008 SECTION
PAVING ENGINEER: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	009 DETAIL
TRUCK ENGINEER: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	010 FINISH SCHEDULE
MECHANICAL ENGINEER: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	011 MATERIAL SCHEDULE
ELECTRICAL ENGINEER: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	012 FINISH SCHEDULE
PLUMBING ENGINEER: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	013 MATERIAL SCHEDULE
PAVING ENGINEER: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	014 FINISH SCHEDULE
TRUCK ENGINEER: KURT FRENCH 100 STATE STREET CAMBRIDGE MASSACHUSETTS 02142-1002	015 MATERIAL SCHEDULE



# Design Guidelines: Landscaping and Preserving Trees

Landscaping and site improvements should include the use of loam and seed on all non-paved areas. New trees, shrubs and other plantings are strongly encouraged. All exterior spaces must be well-maintained

Use plants appropriate to the region and to all seasons that require little or no irrigation or irrigate with collected storm or gray water. Plant trees that will form tree canopies.

Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the Property and appropriately screened from view.

Substantial topographic changes should be avoided. The existing overall site topography should be maintained with minimum cut and fill. Debris and unpaved, non-landscaped areas are prohibited.

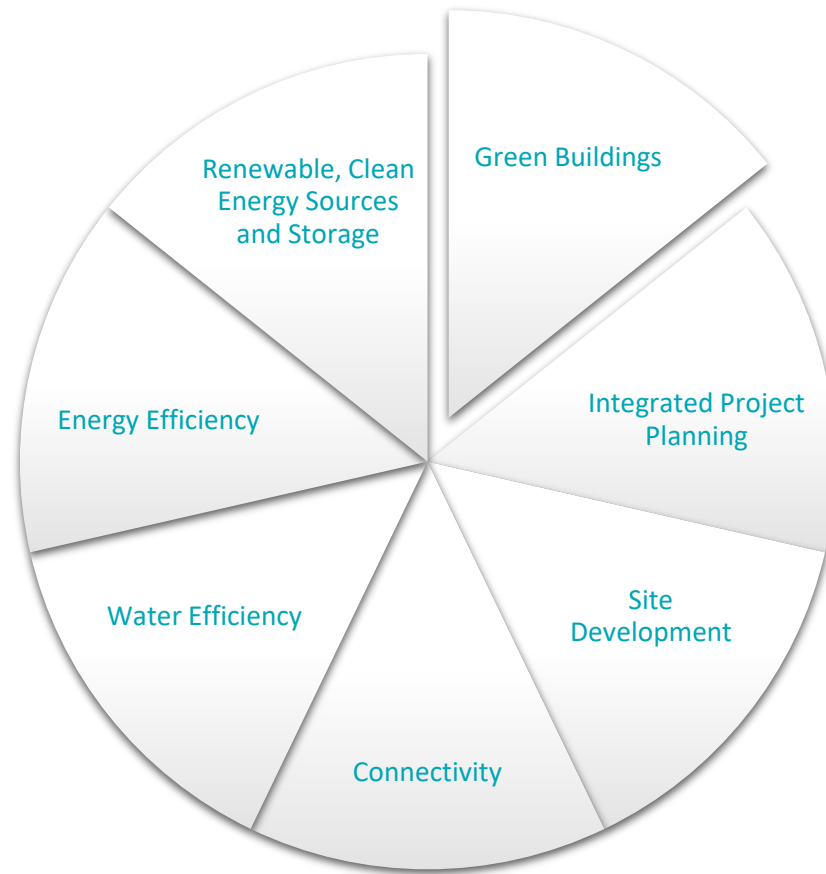
Types and heights of fences should be designed and selected properly considering appearance, maintenance and locations.

The selected proponent must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, paving, lights and street trees that occurs during construction.

Walkways and sidewalks should be designed to be fully accessible to people with mobility disabilities and they should be lit at night without disturbing the surrounding residences.

Any exposed concrete foundation should be screened by landscaping treatment.

# Design Guidelines: Resilient Development and Green Building





# 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 <http://bit.ly/3Uypm92> to download the presentation, download the RFP, and submit a comment online.
- Comment period closes on May 3rd.

# After Comment Period

- Hold another public meeting if needed
- Submit Request to Advertise at the May BPDA Board Meeting
- 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

- Status
  - Under Review
    - 7-9 Westminster Terrace – Residential Development
      - One Proposal Received - Community Meeting in June 2023
    - 44 Maple – Open Space/Community Garden
      - One Proposal Received – Community Meeting in June 2023



**FIN**

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

---

Comment period closes on May 3<sup>rd</sup>