



Reay Pannesi <reay.l.pannesi@boston.gov>

Planning Comment Submission: Parcel P-12 Disposition Planning

1 message

kentico@cityofboston.gov <kentico@cityofboston.gov>
To: Reay.L.Pannesi@boston.gov, BRAWebContent@boston.gov

Sat, Jun 24, 2017 at 9:17 PM

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First Name: Lydia

Last Name: Lowe

Organization: Chinatown Community Land Trust

Email: 

Street Address: 28 Ash Street

Address Line 2:

City: Boston

State: MA

Phone: 

Zip: 02111

Comments: We are submitting these comments on behalf of the Chinatown Community Land Trust regarding the Parcel P-12 Development and Urban Design Guidelines posted on the BPDA website. We appreciate that the Guidelines prioritize affordable housing and a vibrant streetscape environment, which reflects the community input from public meetings. We are also pleased that the Guidelines propose that at least half of the residential units be income-restricted, a mix of owner/rental housing, and with a priority on maximizing low income rentals at 30-60% AMI and low/moderate income ownership opportunities. Overall, the Guidelines make a clear commitment to our community priorities on affordable housing and neighborhood improvements. At the same time, we urge the inclusion of a few additional points in the Guidelines, which have been raised at both public meetings: 1) As part of the concept to include public fee parking as part of the development, we believe this is a critical opportunity for the Chinatown community to capture this value as a stabilizing force and source of ongoing subsidy for affordable housing. Chinatown families are being cleared from buildings that are selling for \$1.3-\$1.9 M, and those that remain are forced to double up to handle the escalating rents. A shallow rent subsidy fund could be established that focuses on keeping tenants in their homes and community. 2) With more than 100 daily short-term rental listings in Chinatown and an increasing number of buildings converted to permanent short-term rental operations, it is important to ensure that home ownership units be deed-restricted and stewarded to ensure that affordable homes remain affordable in perpetuity and to ensure that market-rate homes remain owner-occupied. In this way, we will ensure that public land not be used for buyers to enrich themselves through land speculation or operation of short-term rentals. 3) Earlier in the public process, we had submitted petitions signed by some 200 residents requesting that these Guidelines, and future Guidelines for public land disposition, express a priority to qualified bids that a) Conform to the neighborhood master plan or community-defined priorities, b) Provide the longest term of affordability, and c) Provide the highest level of community resident ownership and control. We believe that Parcel 12 offers important opportunities for the community to capture long-term benefits that stabilize Chinatown's future,

as described in the above points, and that there are important roles for the community land trust model to be a part of this plan. Thank you and we look forward to the next phase of the process.



Reay Pannesi <reay.l.pannesi@boston.gov>

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1 message

kentico@cityofboston.gov <kentico@cityofboston.gov>
To: Reay.L.Pannesi@boston.gov, BRAWebContent@boston.gov

Mon, Jun 26, 2017 at 4:45 PM

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First Name: James

Last Name: Foley

Organization: Tufts Health Science Campus

Email: 

Street Address: Tufts Shared Services, Inc.

Address Line 2: 171 Harrison Ave. Box #821

City: Boston

State: MA

Phone: 

Zip: 02111

Comments: June 26, 2017 Dear BPDA P-12 RFP Recipients: On behalf of the entire Tufts Health Science Campus (THSC) we would like to thank you and the other BPDA staff members for the time and effort you have dedicated to listening to our community as you consider development of parcel 12. We appreciate the opportunity to provide you with our comments on the draft Response for Proposals (RFP) and hope you will consider our request to incorporate the shared parking needs of Tufts Medical Center and The Floating Hospital for Children, Tufts University's School of Medicine, Dental School, School of Nutrition, Human Nutrition Research Center and Tufts Shared Services. Since its founding in its current location in 1796, Tufts Medical Center's mission and daily work has been dedicated to caring for and shaping a healthy and vibrant community. While Tufts University has been dedicated to education and research directly impacting the community we serve and humanity as a whole. We care deeply about our role as a neighbor in the Chinatown community and wish to ensure the future sustainability and growth of our residents and the numerous and varied stakeholders that make it such a unique neighborhood. In addition to serving as the primary health facility in our own community, we also serve many patients from other nearby neighborhoods particularly from South Boston and Dorchester. Hence the decisions made today have a direct economic impact on our culturally vibrant and flourishing populace in which hundreds of thousands of people live, work, and thrive both inside and outside of our community. The current draft RFP very succinctly captures the very pressing need for affordable and workforce housing. We are also pleased to see that the RFP reflects the need to ensure any development on the site activates the streetscape and deliver a lively and engaging experience for the neighborhood and surrounding communities. While the draft RFP reflects the acceptance by our community for a dense development, Tufts Health Science Campus believes the development could be further enhanced by more broadly reflecting the numerous stakeholders within the community and their diverse functions and purposes. Many of our Chinatown business struggle to retain customers as parking in Boston is quite limited. We desire to continue to support these business with their evening and weekend parking needs as we have been

doing for decades, but certainly not at the expense of our patients. We ask that the BPDA consider the very real parking needs of our patients, students and staff as to ensure that THSC continue its mission and thrive as care providers, educators, and researchers, positioning ourselves as one of the leading economic engine in Chinatown. We must address parking as a whole, specifically patient parking as this was a widely accepted element that consistently surfaced during the community working group sessions held by the BPDA. As healthcare evolves Tufts Medical Center is positioning itself to thrive as a world-class academic medical center. Parking is critical to the current and future success to help address the growing patient volume. The Medical Center currently provides nearly 375,000 outpatient visits per year, a figure that is only likely to grow given the trend to more outpatient care across the healthcare sector. Tufts Medical Center saw 46,000 Emergency Department visits and nearly 18,000 Inpatient Discharges in the past year. Although our patients and our employees are primarily from the greater metropolitan area 28% of our patients served live in Boston. 50% of all Emergency Department visits and 25% of all outpatient visits are from Boston. 61% of the Boston residents served live in Chinatown, South End, Dorchester and South Boston, and 27% of our employees are Boston residents. We currently struggle with a shortage of available patient parking. This shortage continues to be a challenge. On high volume days our patient demand far exceeds our patient parking capacity and we have been in many situations where we have had no choice but to turn patients away. The crisis before us will only amplify when our parking leases expire with no current option to renew making an already difficult situation, dire. We have already been put on notice that plans are in place to build on some of the existing properties. This will severely impact the operations of our Boston Health Science Campus. Thus we respectfully request that the final RFP reflect the parking resource needs of the BHSC as an important member of the Chinatown community. Your thoughtful consideration is greatly appreciated in this matter. Sincerely, Robert Chihade Office of VP Operations Tufts University Michael Crowley Vice President, Real Estate & Facilities Tufts Medical Center James Foley Executive Director Tufts Shared Services, Inc.

Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

June 26, 2017

RE: Comments on Parcel 12 Draft Development & Urban Design Guidelines

On behalf of the Asian Community Development Corporation (ACDC), I would like to submit comments on the Parcel 12 draft development and urban design guidelines. ACDC is a 30-year old Chinatown organization that has built over 300 affordable homes and spearheaded community planning initiatives such as the 2015 Parcel 12 Chinatown community visioning campaign and 2016 pedestrian safety campaign. As a community organization with a demonstrated commitment to preserving Chinatown through creation of affordable housing, ACDC makes the following comments:

- 1) The city of Boston's current zoning code designates Parcel 12 as a housing priority site for the Chinatown community. This designation can be traced back to the BRA's 1988 Chinatown Housing Improvement Program, formulated in response to growing displacement pressures that have only worsened in today's real estate market. Parcel 12 serves to fulfill one of the Midtown Cultural District Plan's key objectives: "...to provide for the expansion of the thriving Chinatown neighborhood by creating affordable housing and business opportunities". The development guidelines should clarify that Parcel 12 serves a unique purpose for the Chinatown community.
- 2) While the draft guidelines require that at least half of housing units be income-restricted, they should also ensure that at least half of the income-restricted units remain truly affordable to the Chinatown community. The average Chinatown household earns approximately \$20,000, less than 30% or less than 60% of the area median income (AMI), depending on family size. At least 50% of income-restricted units should be affordable to households at 60% of AMI or less. Otherwise, the majority of the units built will exclude the majority of the Chinatown community.
- 3) Although Parcel 12 is designated as a housing priority site, the guidelines should encourage the inclusion of other uses as long as they leverage other resources to help maximize the amount of affordable housing on site.

We thank the BPDA for releasing these draft RFP guidelines for Parcel 12. We hope the BPDA will incorporate our comments so that the guidelines may best reflect the site's purpose as a Chinatown housing priority area.

Sincerely,



Angie Liou
Executive Director



Reay Pannesi <reay.l.pannesi@boston.gov>

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1 message

kentico@cityofboston.gov <kentico@cityofboston.gov>
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First Name: Richard

Last Name: Chin

Organization: Wang YMCA of Chinatown

Email: [REDACTED]

Street Address: 8 Oak Street West

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: Parcel 12 BPDA Team: Hi: I just wanted to provide a clarification of what I stated in the Jan. 19th public meeting that was slightly different from what I had intended. On the Parcel P12 Jan. 19, 2017 meeting notes that was written in the document prepared on February 2, 2017 under the Planning Goal on page 4, in the 2nd red colored item box. It stated in red, " Parking for YMCA workers ? " as a stated need and input from the meeting. The note should have stated " Parking for YMCA families " who need the Oak Street West on both sides of the street to use as a pickup and drop off parking solution when delivering or picking up their children at the heavier time periods between 7:00 am - 9:00 am and then in the afternoon from 5:00 pm - 6:30 pm. The YMCA has 80 families in preschool child care and 40 children in after school programs. This number expands to about 180 kids during the summer day camp sessions. My comments were to have planners and developers be sensitive to the YMCA need to have Oak Street West available to our child care families and our membership during the busy hours of the day. Presently a half hour time limit is allowed for parking by these families. Families in the past would get a \$ 55.00 parking tickets for going over the 15 minutes time limit. At the closing time of 3:30 PM at the Josiah Elementary school, there are another 200+ parents who are trying to park to pick up their children from the elementary school. All the parking spaces around the school are taken with double and illegal parking during this time period. Bottom line is that planners and developers should note and have mitigating plans for the removal and tow of construction worker cars and other project vehicles that will surely be taking over the Oak, Shawmut, Tremont and Washington Street corridors. The parking conditions are terrible for child and elderly safety as both types have been killed by speedy cars coming down Tremont street. If its possible, we would like to have some reserved parking spaces assigned for our families at the Wang Center parking garage to safely drop off and pick up their children during the project's construction period of 2 years or more. Family and child safety first please !! Thank you, Richard Chin Wang YMCA



Reay Pannesi <reay.l.pannesi@boston.gov>

Fwd: BVNA Comments on Draft P-12 Development Guidelines

1 message

Mary Knasas <mary.knasas@boston.gov>

Tue, Jun 27, 2017 at 4:24 PM

To: Lara Mérida <lara.merida@boston.gov>, Lauren Shurtleff <lauren.shurtleff@boston.gov>, Reay Pannesi <reay.l.pannesi@boston.gov>, Corey Zehngbot <corey.zehngbot@boston.gov>, Tim Davis <tim.davis@boston.gov>

Comments from Bay Village Neighborhood association



**boston planning &
development agency**

Mary Knasas

Senior Planner III

617.918.4489

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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----- Forwarded message -----

From: Sarah Herlihy [REDACTED]

Date: Tue, Jun 27, 2017 at 1:02 PM

Subject: BVNA Comments on Draft P-12 Development Guidelines

To: mary.knasas@boston.gov

On behalf of the Bay Village Neighborhood Association, Inc. ("BVNA") please accept these comments to the draft development guidelines for the P-12 parcel.

While touched on in the guidelines, the BVNA would emphasize the following as development priorities:

1. Protecting/enhancing Elliot Norton Park. Elliot Norton Park is directly across from this site and is used frequently by Bay Village residents. Any developer should be required to ensure that the design of the building complements the park, takes advantage of opportunities to expand usable public space in this area and does not negatively impact the light available in the park. Further, the developer should be required to commit to a financial endowment of this newly-renovated park to ensure that the park is sufficiently funded to accommodate the increased use likely from residents of this building.

2. Affordable Housing. While Bay Village supports the desire to provide affordable housing opportunities at this site, it would encourage the BPDA to prioritize a mix of housing that would attract families and that would ensure that the property can be well maintained long-term.

3. Urban design/sustainability. This parcel should not be a concrete monolith (like much of the affordable housing nearby). Good design should be prioritized, including design that includes usable and attractive public spaces. In addition, any development should reflect a commitment to environmental sustainability in the building materials, systems and waste management.

This project will have a significant impact on Bay Village, and the public spaces (such as Elliot Norton park) shared with our Chinatown neighbors. We look forward to continuing to be involved in the process by which the BPDA will provide for the development of this parcel.

Sarah Herlihy, BVNA President

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華人前進會

Chinese Progressive Association

28 Ash Street, Boston, MA 02111

Tel. (617) 357-4499 Fax (617) 357-9611 www.cpaboston.org

June 27, 2017

Reay Pannesi
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: Parcel P-12 Draft Development and Urban Design Guidelines

Dear Ms. Pannesi,

We are pleased that the draft development guidelines takes seriously the urgent need for truly affordable low-income housing. With the high rates of displacement, these units are sorely needed. We support the requirement of at least 50% affordable housing units on the site, as well as maximizing the number of 30-60% AMI income-restricted rental units. We support maximizing units at the lowest AMI level possible for both the rental and homeownership units. We also are supportive of seeking small businesses and providers of community uses for the ground floor space. We would like to see that any parking income generated by the development is reinvested into supporting deeper affordable housing or preventing displacement of other tenants in Chinatown. This can be done by a creation of a shallow rent subsidy fund for this purpose. This fund can help bridge the gap for applicants who do not meet the minimum income requirements for higher income-restricted units.

Undeveloped parcels of land are scarce in Chinatown, and we want to ensure that any public parcels is owned by the community and public benefit is ensured for the longest possible period of time. We believe Parcel P-12 should be leased or owned by the entity that provides the highest level of community ownership and control. The BPDA should also award the proposal that keeps the longest term of affordability. Also towards the goal of stabilizing Chinatown, the project should also guard against real estate speculation and needed housing units being used for short-term rentals. Affordable and market-rate units should be required to be owner occupied.

Finally, with the release of the Climate Ready Boston plan, it is clear that Chinatown is in danger of flooding with rising sea levels and more severe weather. As a low-income immigrant community, Chinatown residents are particularly vulnerable to disasters. The Chinese Progressive Association is working with the Green Justice Coalition and energy consultants with the support of community partners such as the Asian Community Development Corporation and Chinese Economic Development Council to look into the creation of a neighborhood microgrid to strengthen our climate resiliency. It would be beneficial to the future residents of the project and the neighborhood for the developer of this parcel to participate in a feasibility study for a Chinatown microgrid. This should also be considered to be included in the development guidelines.

Sincerely,

Karen Chen
Executive Director