



# Parcel P-12 Disposition Discussion and Workshop

*January 19, 2017*



**boston planning &  
development agency**

# Goal for Discussion and Workshop

*A portion of Parcel P-12, in the South Cove Urban Renewal Area (project No. Mass.R-92) has been a “parcel of interest” for the community.*

*The City of Boston and BPDA believe the timing is right for disposition of this parcel. Today, we want to continue to build on past studies through proactive discussion with the community. The goal of this meeting (and future meetings) is to prepare a Request For Proposals (RFP) for private development of this parcel which reflects both community and City interests.*

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# Agenda

1. **Introduction: BPDA Team and Schedule**
2. **Parcel P-12 Context**
3. **What We Know**
4. **RFP Process and Drafting of Guidelines**
5. **Activity/Breakout Session**
6. **Next Steps/Recap**

# 1

## Introduction: BPDA Team and Schedule



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# BPDA Team

The disposition of the remaining portion of Parcel P-12 is being managed by staff from BPDA and Department of Neighborhood Development (DND), which includes:

- **Real Estate and Real Estate Disposition**
- **Planning and Urban Design**
- **Development Review**
- **Housing and Compliance**
- **Legal**

# Schedule

- **Public Workshops:**
  - **Workshop #1: January 19, 2017** *Introduction to process/workshop*
  - **Workshop #2: February/March TBD, 2017** *Review of draft guidelines*
- **Tentative date for RFP Issuance: Spring/Summer 2017**
- **RFP responses due (60-90 days) from issuance**

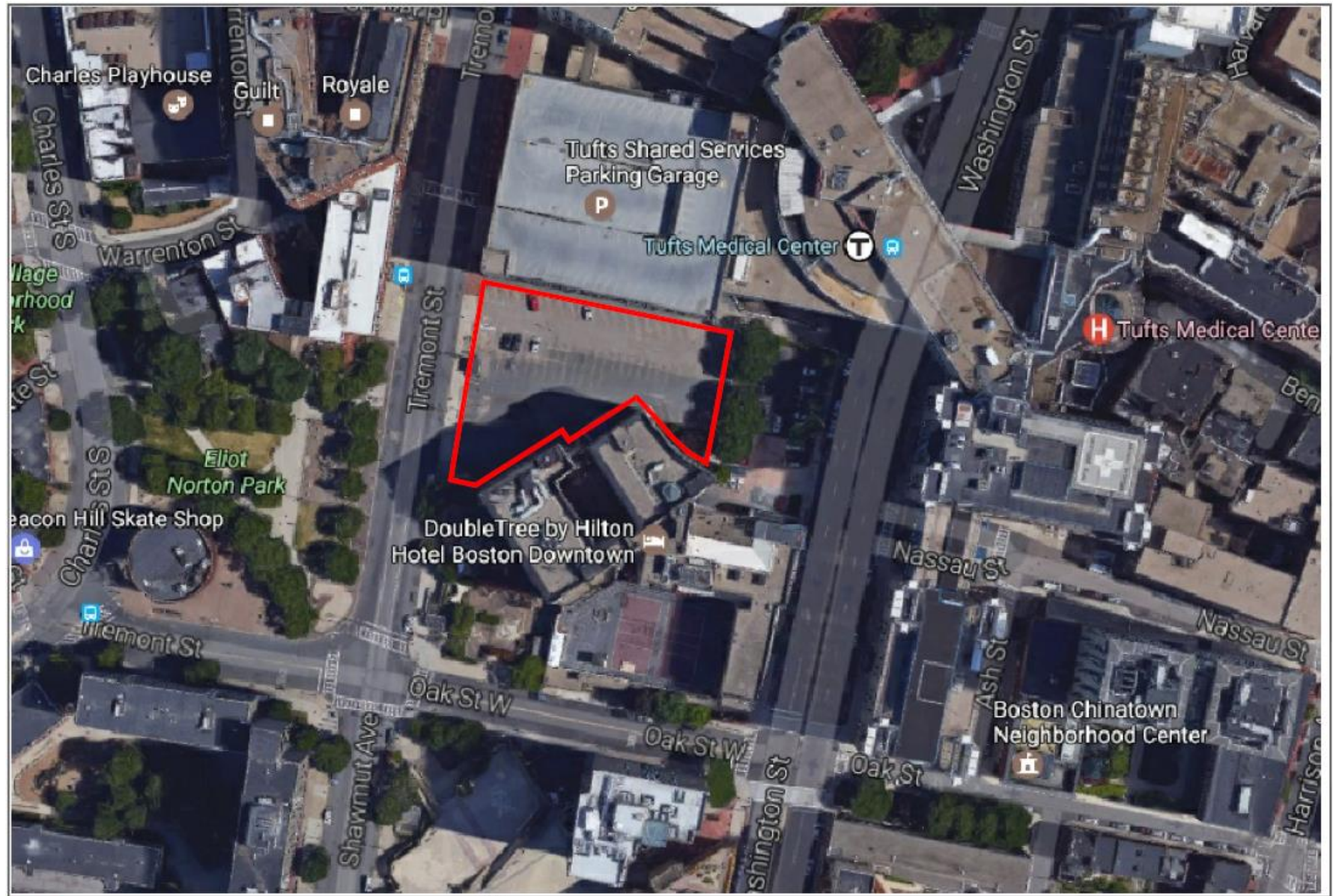
# 2

## Parcel P-12 Context



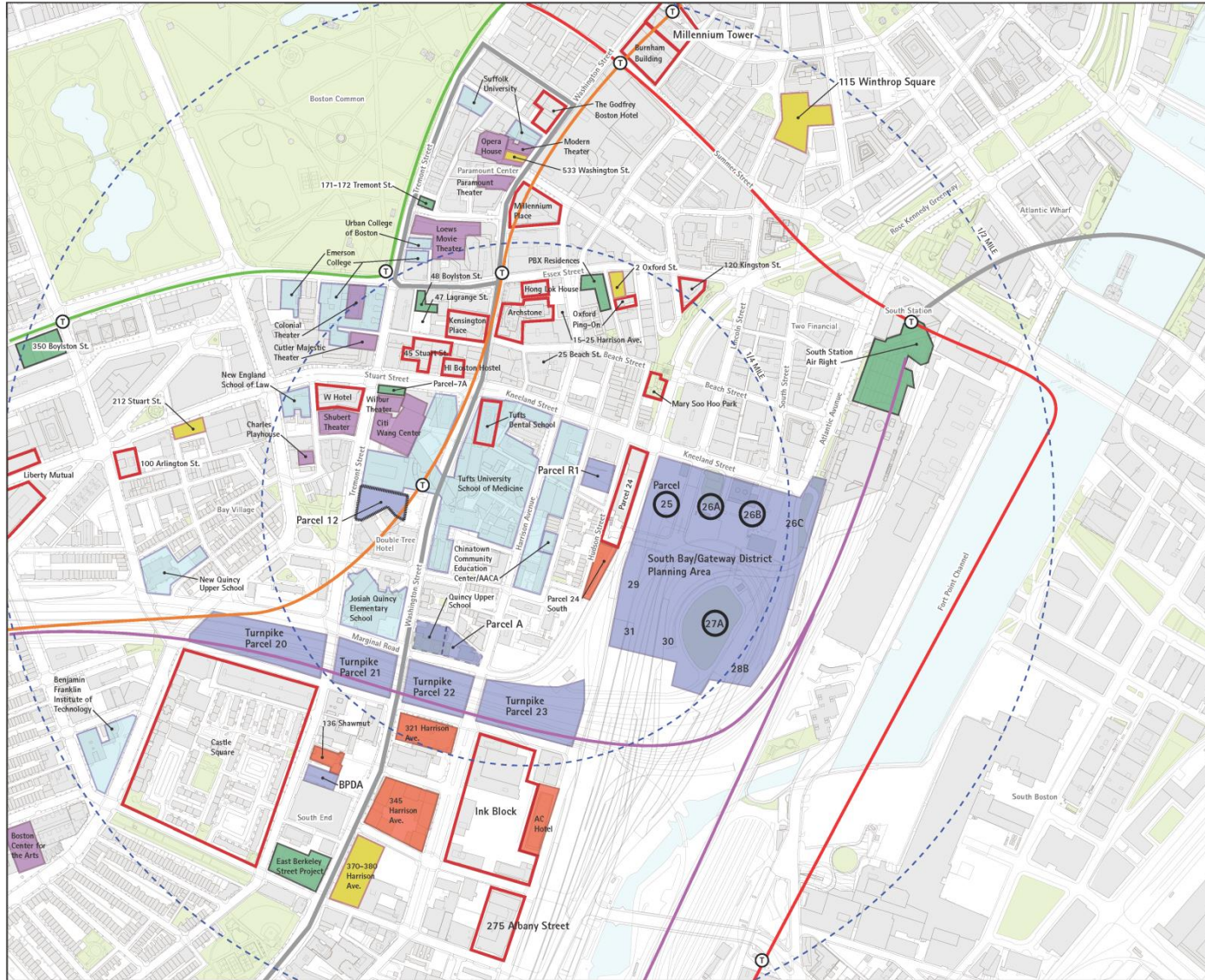


# Area Context



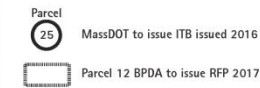


# Area Context



## Chinatown/Leather District

January 2017





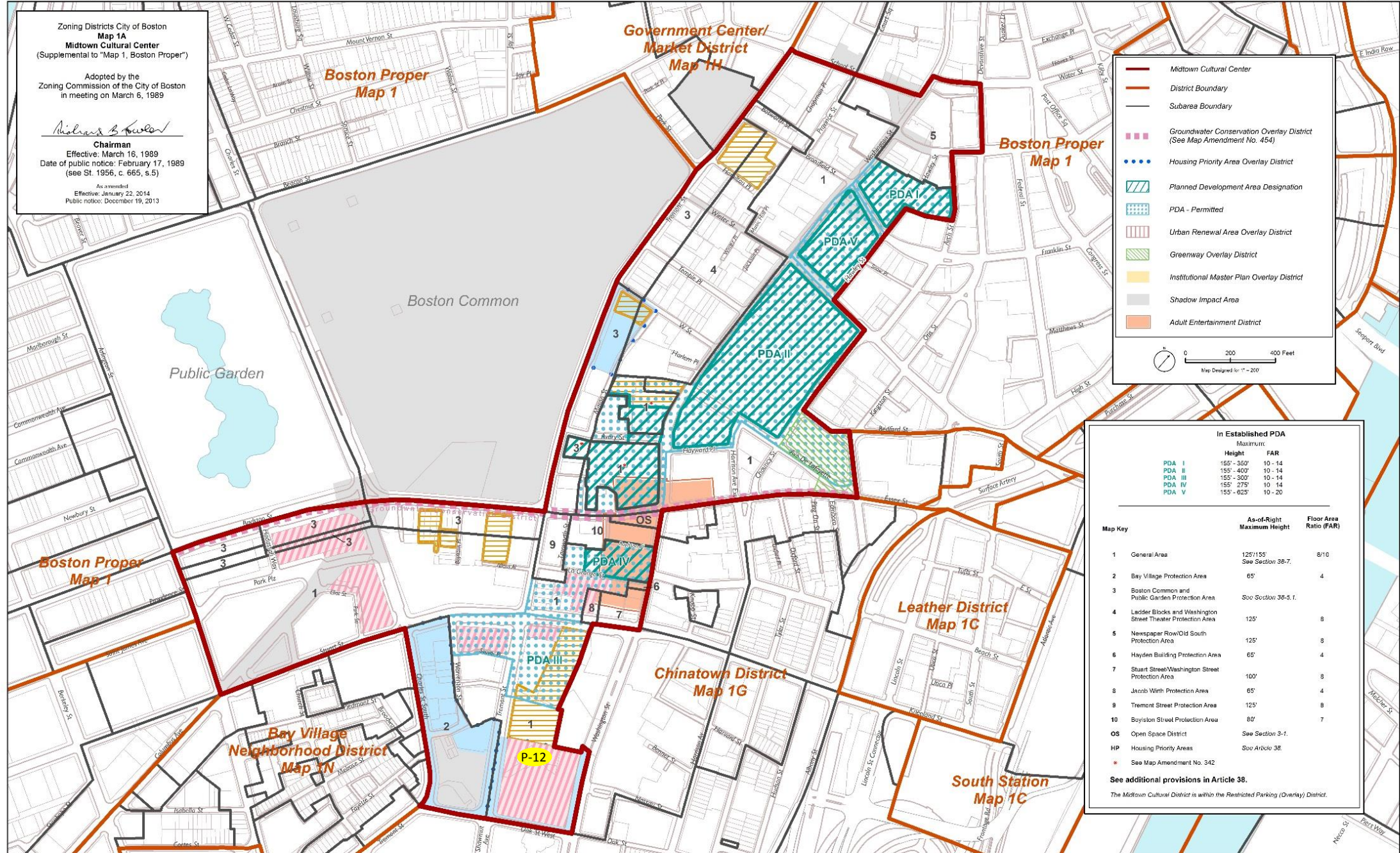
Zoning Districts City of Boston  
**Map 1A**  
**Midtown Cultural Center**  
 (Supplemental to "Map 1, Boston Proper")

Adopted by the  
 Zoning Commission of the City of Boston  
 in meeting on March 6, 1989

*Richard B. Rowley*  
 Chairman

Effective: March 16, 1989  
 Date of public notice: February 17, 1989  
 (see St. 1956, c. 665, s.5)

As amended  
 Effective: January 22, 2014  
 Public notice: December 19, 2013



**Legend**

- Midtown Cultural Center
- District Boundary
- Subarea Boundary
- Groundwater Conservation Overlay District (See Map Amendment No. 454)
- Housing Priority Area Overlay District
- Planned Development Area Designation
- PDA - Permitted
- Urban Renewal Area Overlay District
- Greenway Overlay District
- Institutional Master Plan Overlay District
- Shadow Impact Area
- Adult Entertainment District

Scale: 0 200 400 Feet  
 Map Designed for 1" = 200'

**In Established PDA**

	Maximum Height	FAR
PDA I	155' - 350'	10 - 14
PDA II	155' - 400'	10 - 14
PDA III	155' - 300'	10 - 14
PDA IV	155' - 275'	10 - 14
PDA V	155' - 625'	10 - 20

Map Key	As-of-Right Maximum Height	Floor Area Ratio (FAR)
1 General Area	125'/155' See Section 38-7.	8/10
2 Bay Village Protection Area	65'	4
3 Boston Common and Public Garden Protection Area	See Section 38-5.1.	
4 Ladder Blocks and Washington Street Theater Protection Area	125'	8
5 Newspaper Row/Old South Protection Area	125'	8
6 Hayden Building Protection Area	65'	4
7 Stuart Street/Washington Street Protection Area	100'	8
8 Jacob Wirth Protection Area	65'	4
9 Tremont Street Protection Area	125'	8
10 Boylston Street Protection Area	80'	7
OS Open Space District	See Section 3-1.	
HP Housing Priority Areas	See Article 38.	
* See Map Amendment No. 342		

**See additional provisions in Article 38.**  
 The Midtown Cultural District is within the Restricted Parking (Overlay) District.

# Goals and Objectives of Article 38 and Midtown Cultural District Plan

- Direct downtown development that promotes **balanced growth** for Boston;
- Prevent overdevelopment of the Financial District and the Back Bay by promoting **mixed-use development** in Midtown;
- Revitalize Midtown as the region's center for performing and visual arts by rehabilitating historic theaters and creating new cultural facilities for the city's nonprofit arts community;
- **Protect the quality of life and provide for expansion of the thriving Chinatown neighborhood by creating affordable housing and business opportunities, and by controlling institutional expansion in the area;**
- Preserve Boston's historic resources and public open spaces...and environmentally beneficial qualities;
- Provide new and expanded facilities for community services;
- **Create a new residential neighborhood downtown by encouraging the development of housing which is affordable to all segments of the community.**

# Zoning

## Zoning District - Article 38 Midtown Cultural District

- Height as-of-right 250'
- Floor Area Ratio (FAR): 12.0
- FAA allows approximately 360'

## Overlay Districts

- Housing Priority Area
- Urban Renewal
- Groundwater Conservation Overlay District
- Restricted Parking

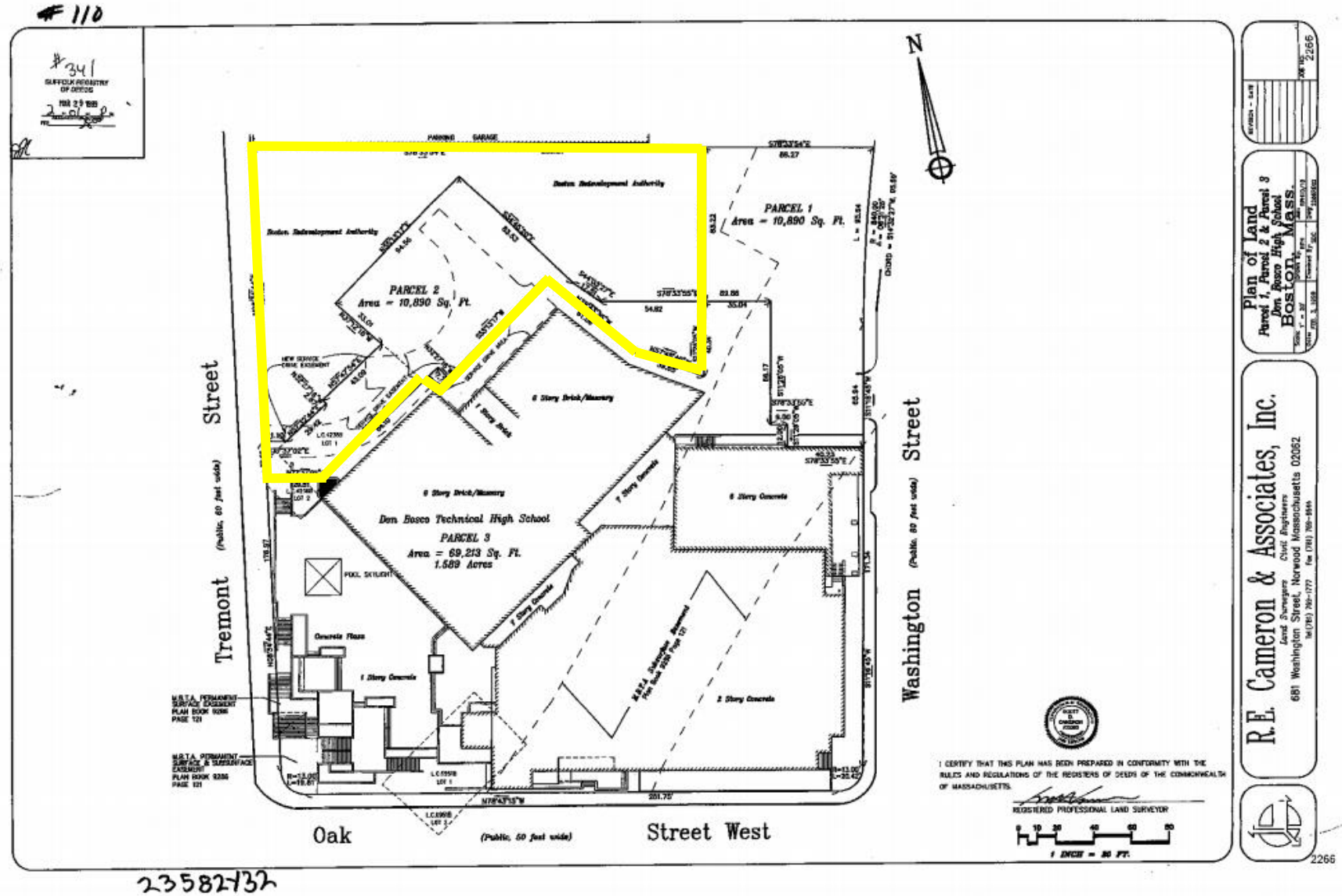


# Urban Renewal

- Use and dimensions restricted by the **South Cove Urban Renewal Plan** (the “Plan”)
- May require **minor modification** to the Plan



# Parcel



23582132

Approximately 29,000 square feet

# Demographic Information



Chinatown

## Population

	Race/Ethnicity			
	2011-2015 Estimates			
	Tract 702		Boston	
	Number	Percent	Number	Percent
Asian	3,567	62%	60,588	9%
White, non-Hispanic	1,792	31%	295,886	46%
Hispanic or Latino	194	3%	122,317	19%
Black or African American	90	2%	163,999	25%
Other	16	0%	51,305	8%
Two or More Races	105	2%	29,566	5%
<b>Total</b>	<b>5,724</b>		<b>650,281</b>	

Source: US Census Bureau, 2011-2015 American Community Survey Estimates.

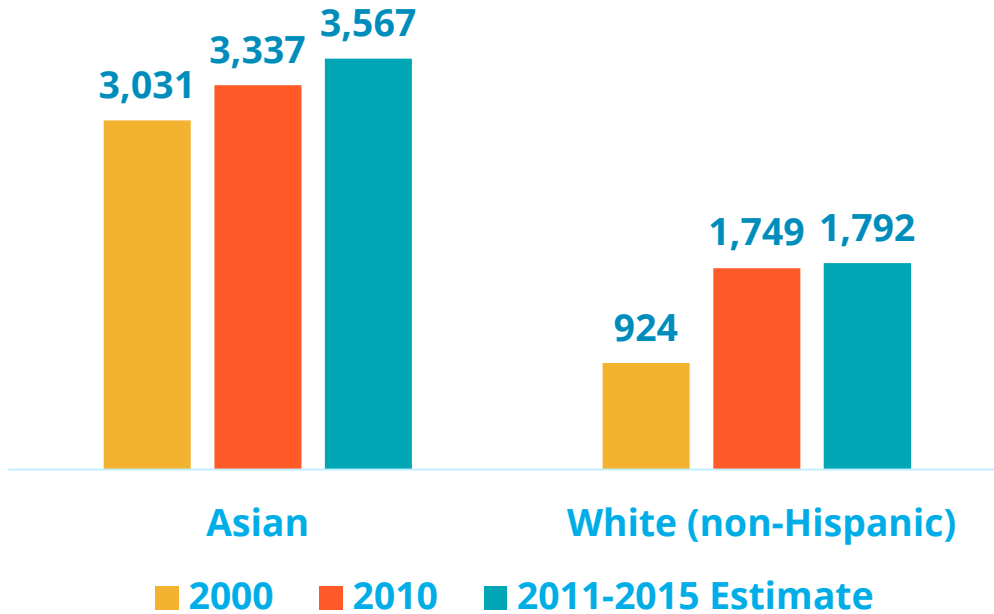
Hispanics and Latinos may be of any race, so the sum of the percentages will add to over 100%



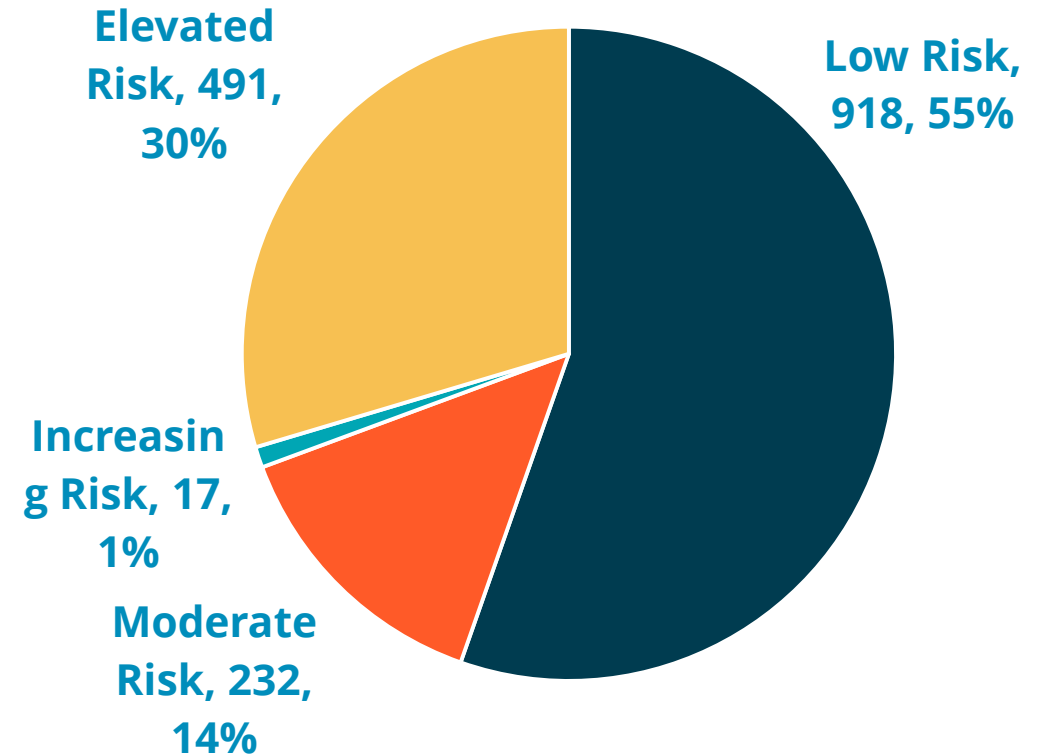
# Demographic Information

## Population

Asian and White (non-Hispanic)  
Population, 2000 to 2015, Tract 702



## Risk of Displacement



Source: US Census Bureau, 2000 Census, 2010 Census, & 2011-2015 American Community Survey Estimates.



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# Real Estate Market

## Rents

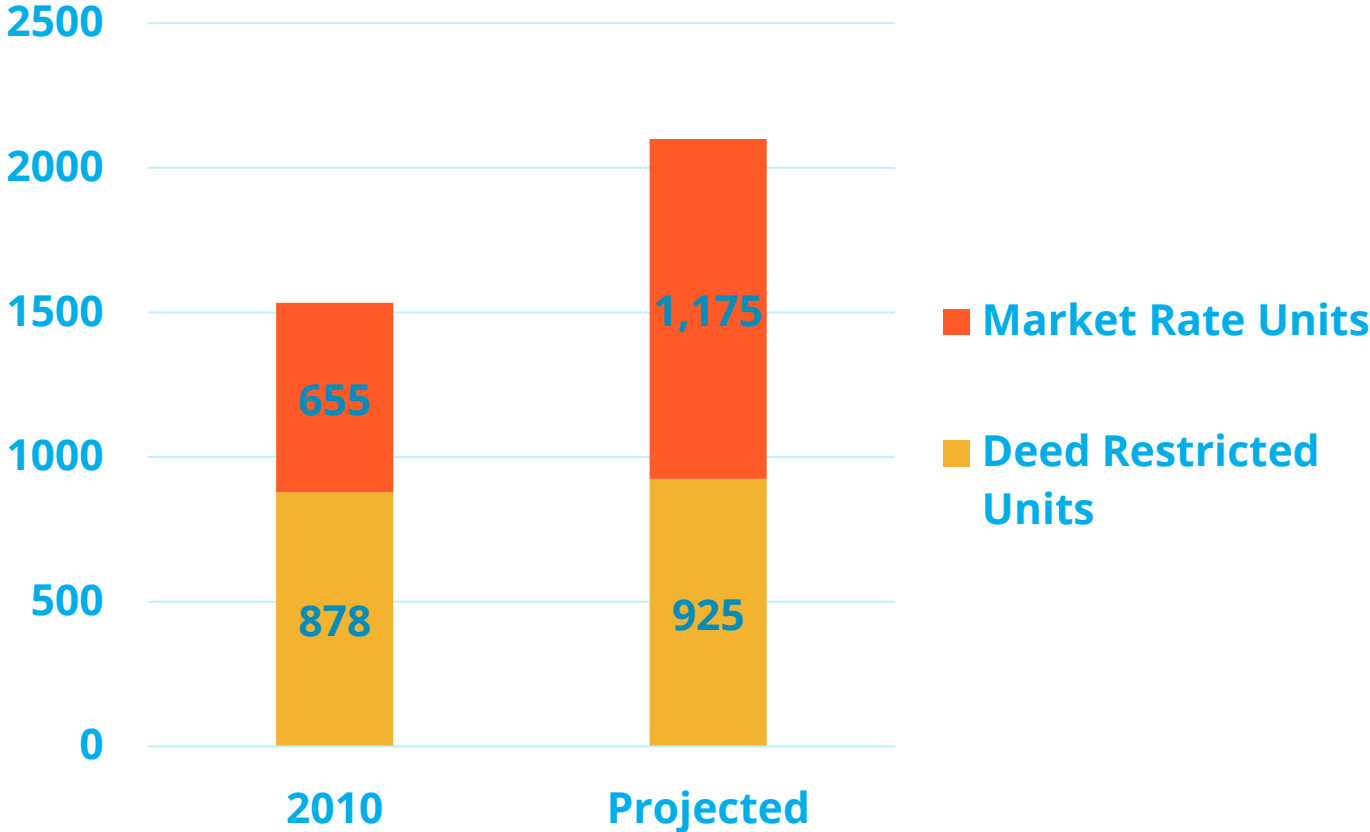
Rents	Tract 702			Boston		
	FY2015	FY2016	Change, FY2015-FY2016	FY2015	FY2016	Change, FY2015-FY2016
<b>Median Rent</b>	\$ 3,600	\$ 3,825	6.3%	\$2,100	\$ 2,299	9.5%

## Sales Prices (Condominiums)

	Tract 702			Boston		
	2014	2015	Change, 2014-2015	2014	2015	Change, 2014-2015
<b>Median Sales Price</b>	\$ 900,00	\$ 1,122,500	24.7%	\$ 470,000	\$ 525,000	11.7%
<b>Median \$/Square Foot</b>	\$ 994	\$ 1,013	1.9%	\$ 528	\$ 572	8.3%

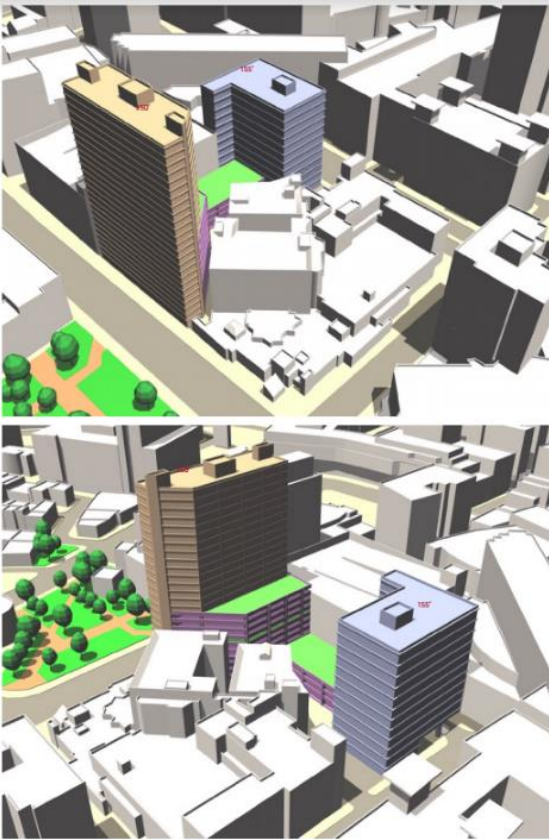
# Real Estate Pipeline

## Tract 702 Housing Units, by Type

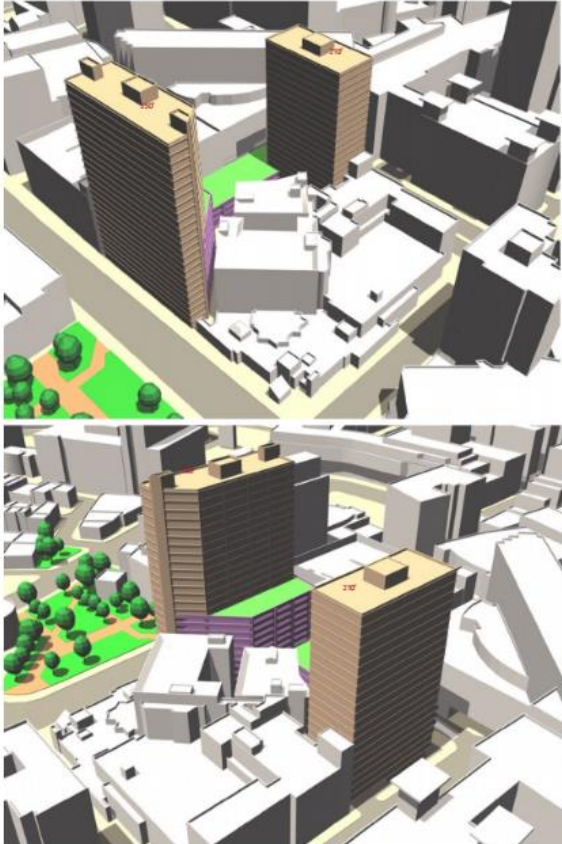




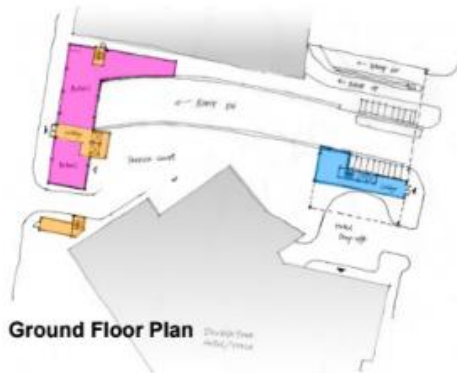
# Past Studies: Boston Redevelopment Authority



**Option-A** FAR 10.2  
 140 Units  
 324 Parking Spaces  
 5,000 Sq.Ft. Retail  
 112,000 Sq. Ft. R/D



**Option-B** FAR 12  
 200 Units (140+60 Units)  
 324 Parking Spaces  
 5,000 Sq.Ft. Retail  
 60 Hotel Rooms



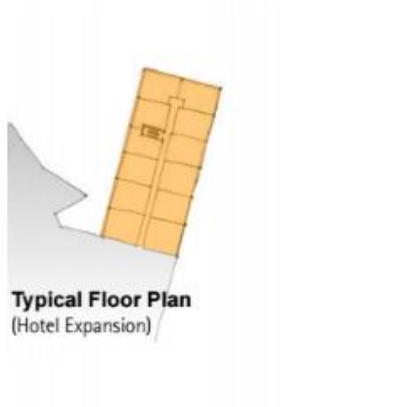
**Ground Floor Plan**



**Lower Floor Plan**



**Typical Floor Plan  
 (NEMC Expansion)**



**Typical Floor Plan  
 (Hotel Expansion)**

# Past Planning: 2010 Chinatown Master Plan – *Community Vision for the Future*

## OVERALL GOALS

1. Preserve and strengthen Chinatown as a **gateway**
2. Ensure preservation of existing **affordable housing**
3. Expand number and range of housing options prioritizing **low and middle income family housing**
4. Identify, create, and prepare community and businesses for **economic development opportunities** to serve local residents, regional Asian American community neighboring institutions, downtown and theater districts
5. Increase **public safety**, improve **pedestrian** environment, engage in **transportation** planning...
6. Foster sustainable and **greener community**
7. Cultivate healthier and **cleaner environment**
8. Expand **civic space** and **open spaces** and park
9. Develop policies to improve **quality of life**
10. Increase **civic participation**
11. Reaffirm Chinatown's **connections with its neighbors**

## **Past Planning: 2010 Chinatown Master Plan – *Community Vision for the Future***

**“If housing is to be developed on the site, Parcel 12 poses a number of development challenges due to its odd shape and its location between a hotel and a parking garage. When and if housing is considered, an in-depth study should be conducted to determine the most appropriate uses of the site and the range of affordable units that could be provided.”**

# Past Studies: 2015 Chinatown Community Visioning for Parcel 12

*ACDC with BCNC, Main Streets, CCBA, CCLT, CPA, CRA*

Interactive community workshops and focus groups educated and engaged community to create a vision for Parcel 12. Topics focused on were:

## 1. Financial

- Net present value
- Area Median Income (AMI)

## 2. Zoning

- Article 38 Midtown Cultural District (Housing Priority Area)
- South Cove Urban Renewal Area
- FAR 12/ height 250 feet

## 3. Design parameters

- Toothpicks and gumdrops to build affordable housing subject to financial, zoning and physical site constraints
- Foam blocks used for massing 3-D models





# Past Planning: 2015 Chinatown Community Visioning for Parcel 12

## Development priorities and recommendations:



- Build a **large scale housing development**
- Require **50% of total housing units be affordable** at 30% of AMI to 60 % of AMI (maximize units at 30% AMI)
- **Enhance intersection** of Tremont Street and Oak Street West to Chinatown neighborhood
- Include both **commercial/retail space AND community space** at ground level
- Make Parcel 12 a Chinatown **community hub** for all ages and family members
- Have a **moderate amount of GSF for parking**; not to dominate street view
- Create **open space** via courtyard and small gardens
- **Maximize height to maximize density** while accounting for neighborhood scale



# Current Uses on Parcel P-12

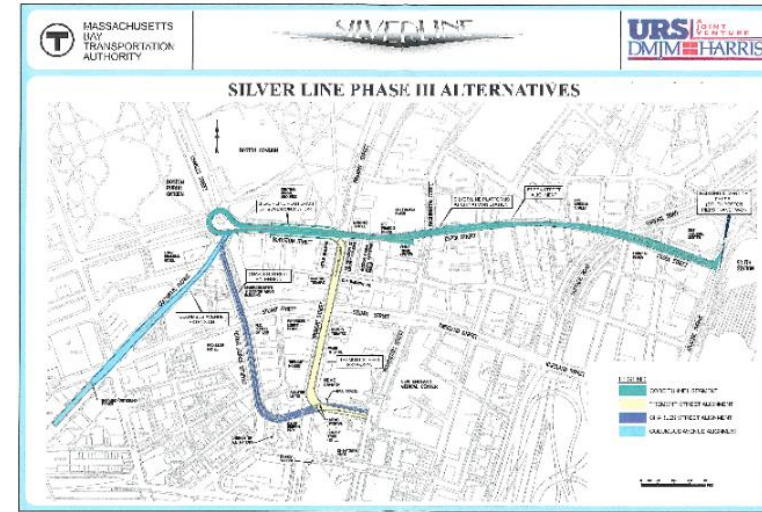
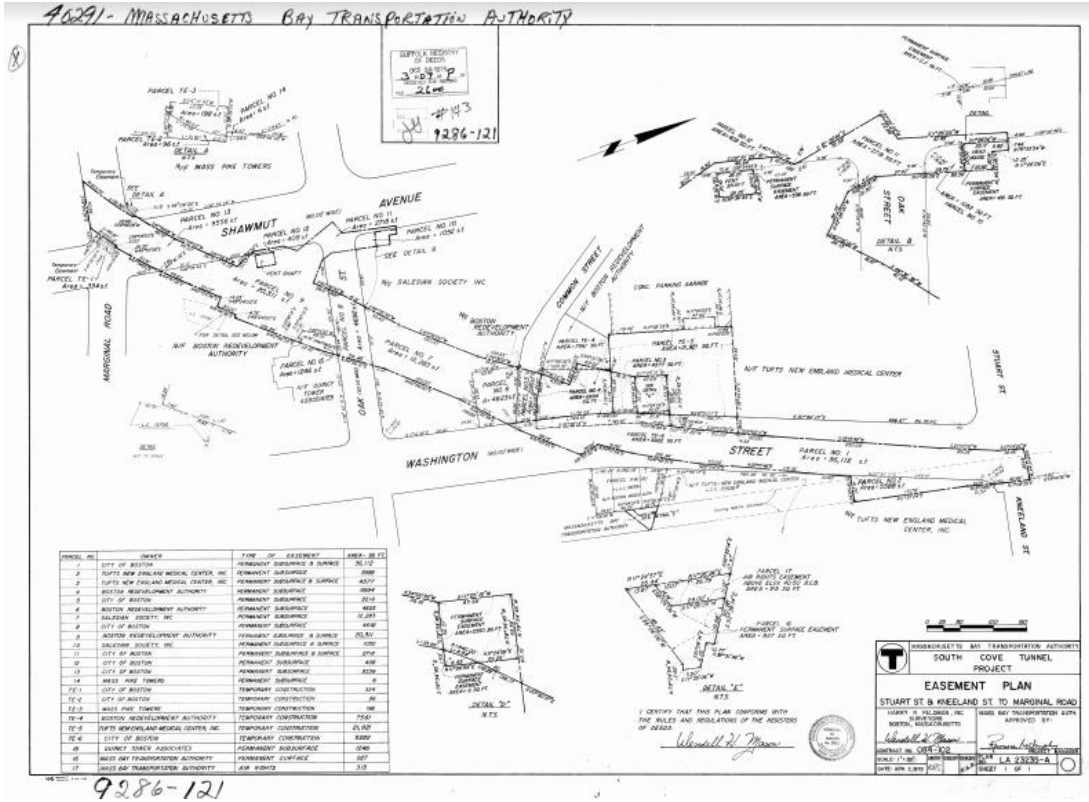
- **100 public parking spaces, managed by LAZ parking**  
**Contracted through RFP and public bid award**
- **Parking income helps support BPDA planning activities**
- **Parking supports local theatres, hospitals and area businesses**
- **Easements**
- **Utilities**



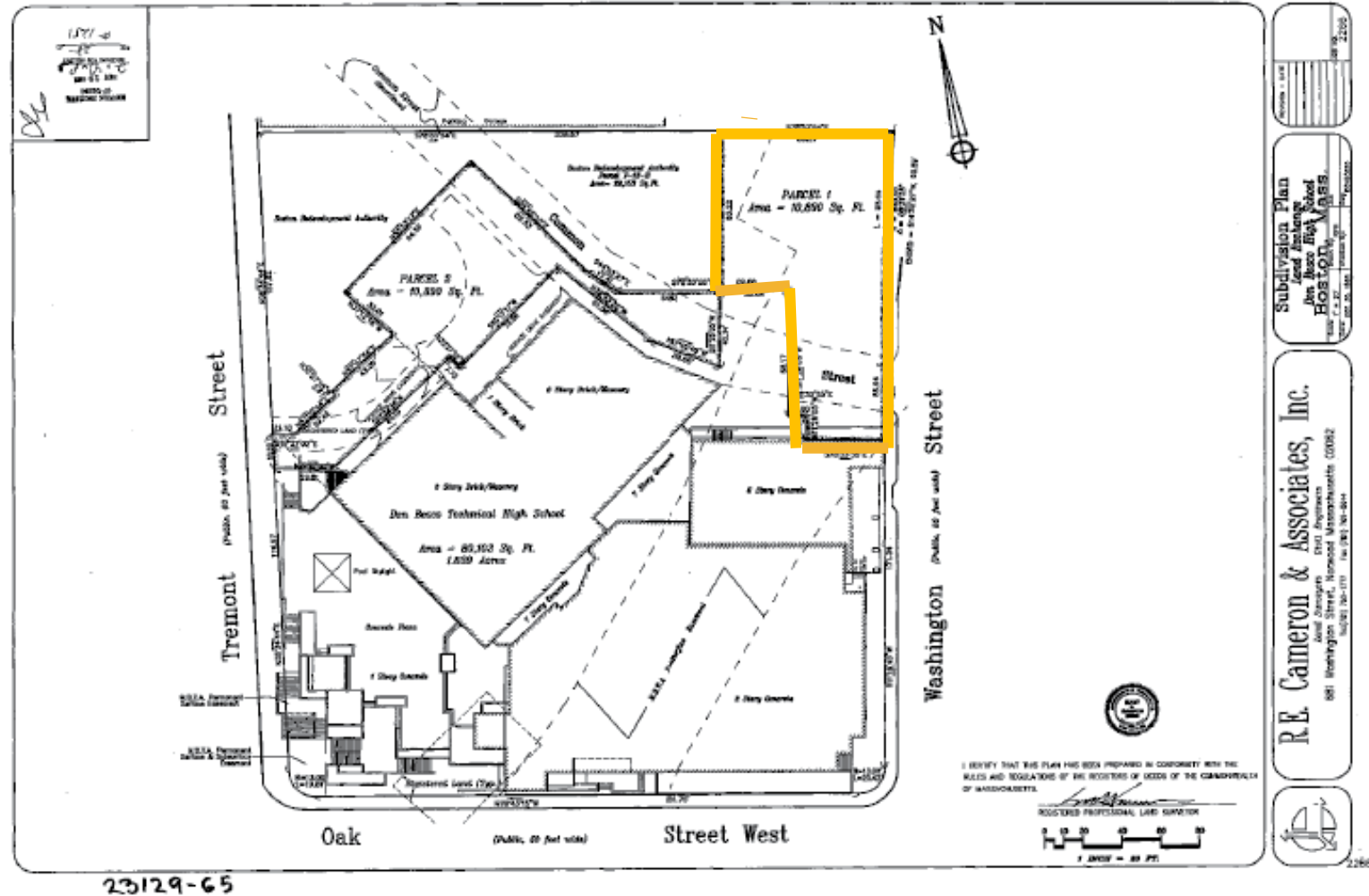
# 3

## What We Know

# Parcel Analysis and Site Constraints - MBTA

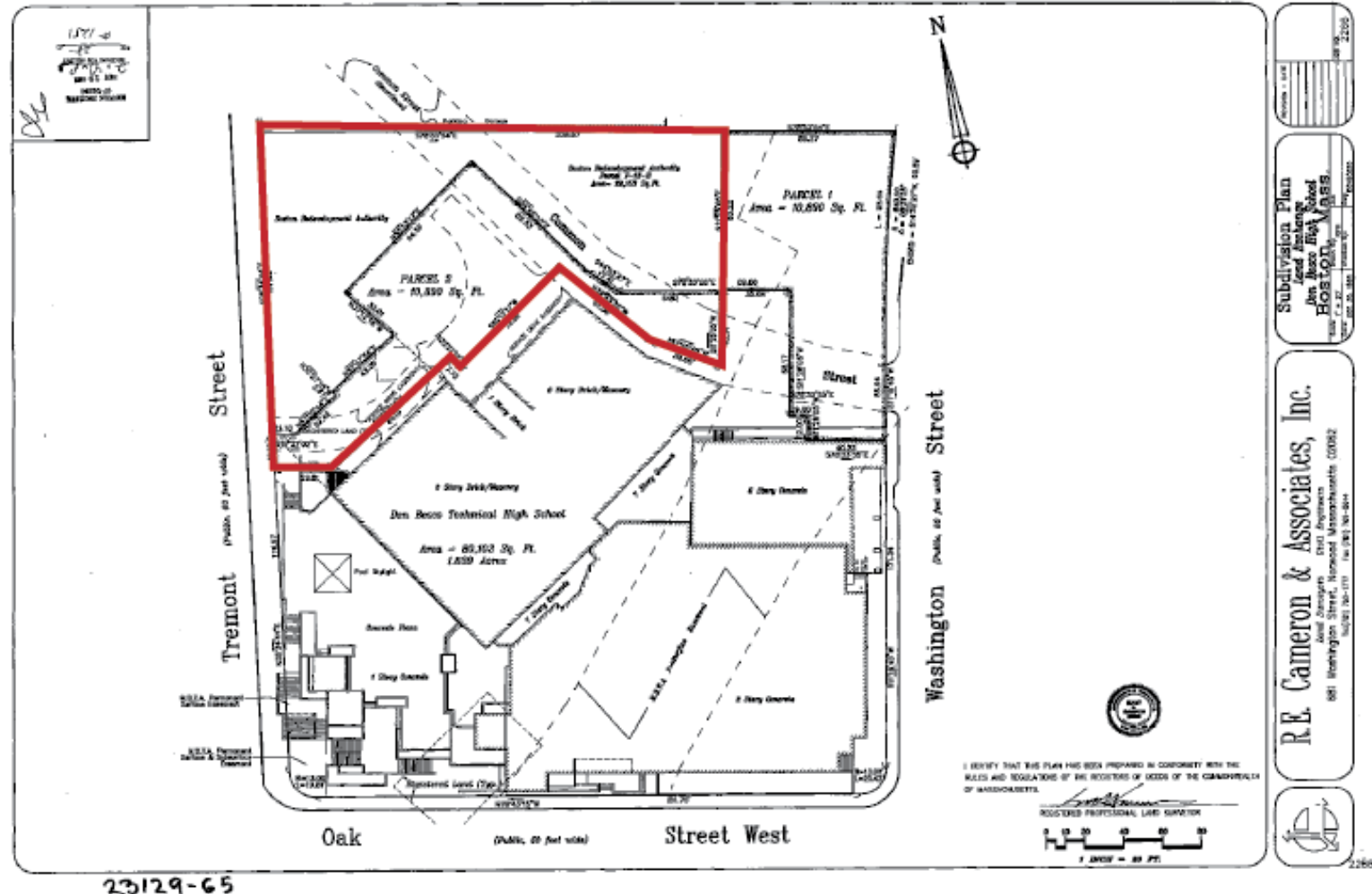


# Parcel Analysis and Site Constraints – Parcel I owned by CJ Washington Street LLC



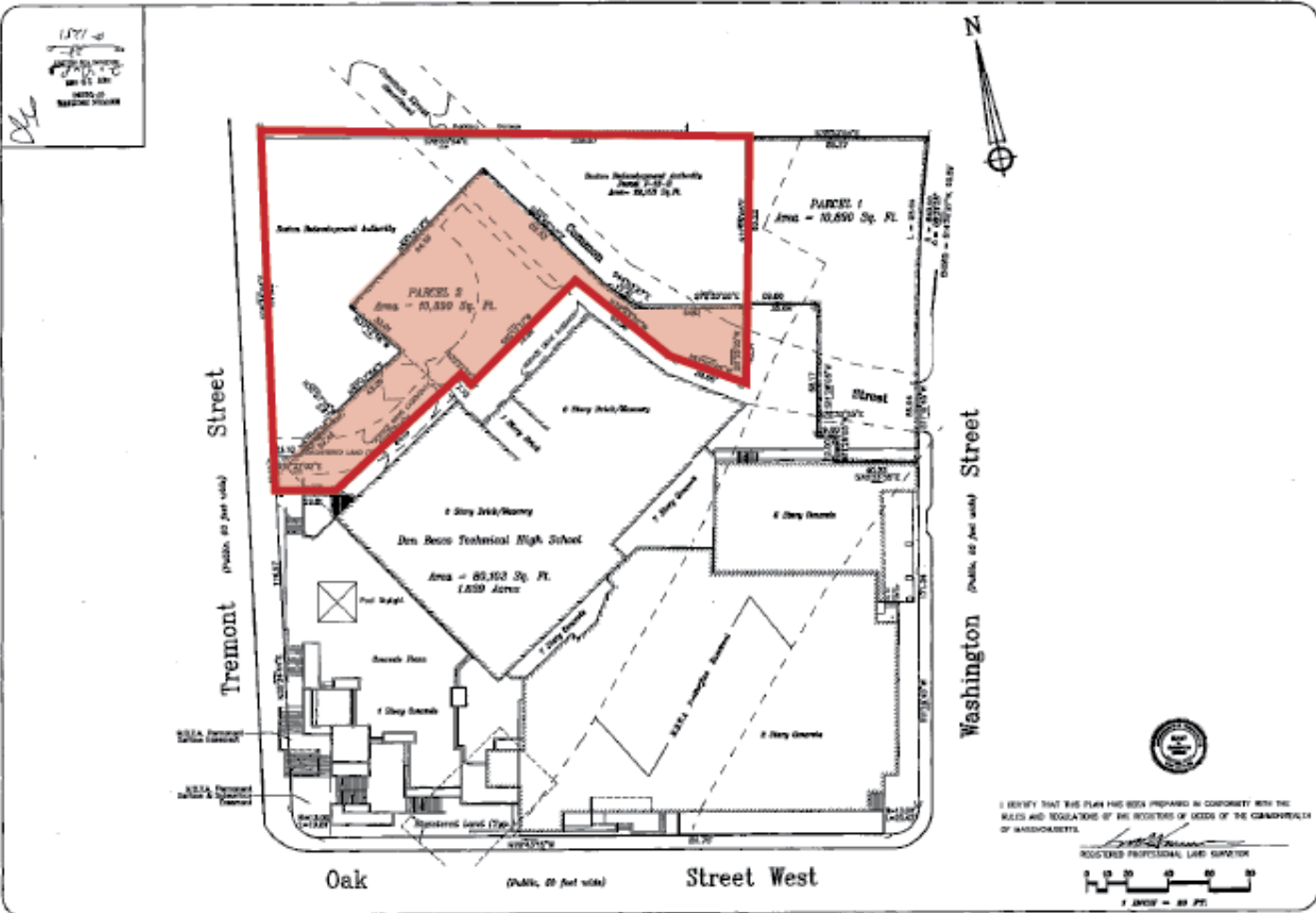


# Parcel Analysis and Site Constraints – Parcel P-12 portion owned by the Boston Redevelopment Authority

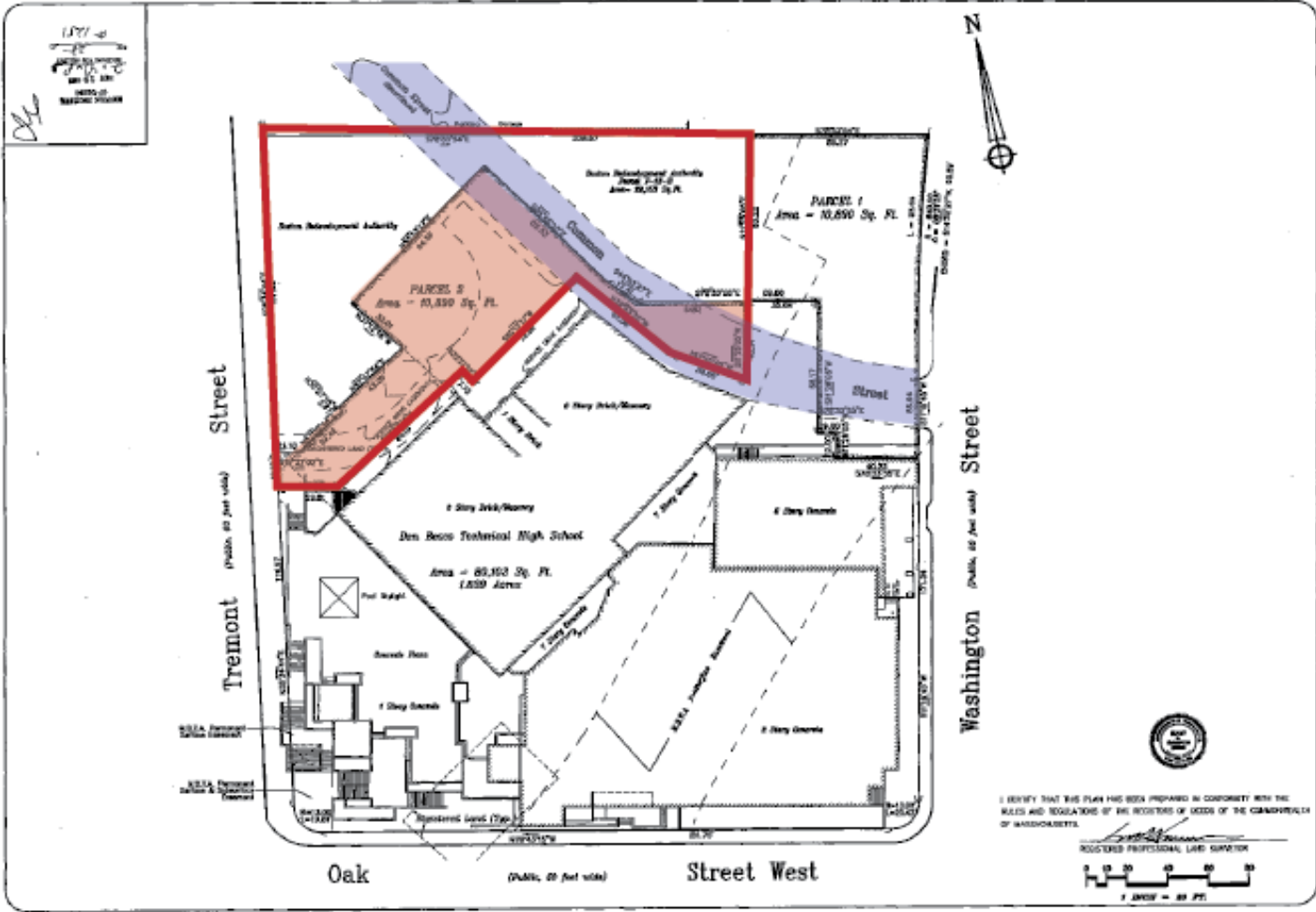




# Parcel Analysis and Site Constraints – Easement to CJ Washington Street LLC



# Parcel Analysis and Site Constraints – Discontinued Common Street



Subdivision Plan  
 Land Exchange  
 Denison High School  
**BOSTON, MASS.**  
 R.E. Cameron & Associates, Inc.  
 881 Washington Street, Boston, Massachusetts 02108  
 Tel: 617-552-1111 Fax: 617-552-3044  
 2285

# Parcel Analysis and Site Requirement – Pedestrian Connection



23129-65

Subdivision Plan  
 and Parting  
 Den Bacon High School  
**BOSTON, MASS.**  
 R.E. Cameron & Associates, Inc.  
 Civil Engineers  
 681 Huntington Street, Norwood, Massachusetts 02062  
 August 18, 2010 10:00 AM

# 4

## RFP Process and Drafting of Guidelines

# RFP Content and Structure

- RFP contains boilerplate sections describing property, neighborhood, legal requirements.
- RFP contains “*Comparative Evaluation Criteria*” which explain to potential proposers how their proposals will be evaluated.
- Evaluation Criteria consist of categories such as *Development Concept, Development Team Experience, Financial Capacity, Financial Feasibility, Design Requirements, etc.*
- Key to tonight’s discussion – crafting of Development Guidelines.
- Development Guidelines stipulate things expected in proposed project such as: affordable housing required, characteristics of building, use(s) of building, community benefits required, etc.
- Development Guidelines relate to certain selection criteria such as Development Concept and Design.
- Transfer by ground lease to developer



# 5

## Workshop / Breakout Sessions



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# Guideline Priorities

## From Community Charrette Summer 2015

- Build a **large scale housing development**
- Require **50% of total housing units be affordable** at 30% of AMI to 60 % of AMI (maximize units at 30% AMI)
- **Enhance intersection** of Tremont Street and Oak Street West to Chinatown neighborhood
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## From BPDA and Other Studies

- **Priority for housing** development
- Accommodation of **multiple uses**
- Enhance **public realm**
- **Allow height** to accommodate community benefits/priorities
- Works of **art** and other **public realm amenities**

# Breakout Session Worksheet

<b>PLANNING GOAL</b> <small>(taken from the 2016 Community Visioning for Parcel P-12)</small>	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	UPDATE LANGUAGE - HOW?
Build a large-scale <b>housing development</b>			
Require <b>50% of total housing units to be affordable</b> at 30% AMI to 60% AMI			
<b>Enhance intersection</b> of Tremont Street and Oak Street West to Chinatown neighborhood			
Include both <b>commercial/retail space AND community space</b> at ground level			
Make Parcel P-12 a Chinatown <b>community hub</b> for all ages and family members			
Have a <b>moderate amount of GSF for parking</b> ; not to dominate street view			
Create <b>open space</b> via courtyard and small gardens			
<b>Maximize height to maximize density</b> while accounting for neighborhood scale			

