

Parcel R-1 Community Conversation

- *November 17, 2020*
Zoom Virtual Meeting



**boston planning &
development agency**

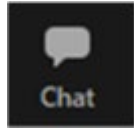
Zoom Meeting Process...

- Attendees may participate via the chat feature, as well as by using the “Raise Hand” function of Zoom. When you hit the “Raise Hand” button a staff moderator will know to unmute your computer. Please be mindful of background noise.
- During the presentation, attendees will be able to submit comments and questions to the hosts (Reay or Mary) via the chat. We’ll address questions after the presentation.
- During the discussion section, attendees will be able to chat with BPDA staff and other attendees.

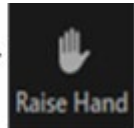
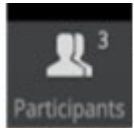
Zoom Tips! Welcome!

Here are some tips for first-time Zoom Users.

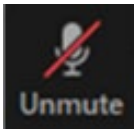
The controls are located at the bottom of your screen.



Use the chat to type a comment or ask a question at any time – BPDA staff 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



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



Turns your video on/off



Meeting Recording ...

- This meeting will be recorded and be made available upon request 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.



TONIGHT'S GOALS

Obtain feedback from the community regarding possible development options for this site

Gauge support for drafting a possible Request For Proposals (RFP) for private development at R-1, reflecting both community and City interests

Agenda

1. **Introduce BPDA Team**
2. **Parcel R-1 Property Description and Context**
3. **Planning & Community Studies**
4. **Zoning & Urban Renewal**
5. **BPDA Urban Design Considerations**
6. **Disposition Process: RFP and Developer Selection**
7. **Proposed Schedule**
8. **Community Conversation: Let's Hear from You!**
9. **Next Steps**

1

Introduce BPDA Team



**boston planning &
development agency**

BPDA Team

The disposition of Parcel R-1 includes staff from these divisions:

- **Real Estate – Reay Pannesi, Senior Real Estate Development Officer,**
email: reay.l.pannesi@boston.gov
- **Planning - Mary Knasas, Senior Planner for Chinatown**
email: mary.knasas@boston.gov
- **Urban Design – Scott Slarsky, Senior Architect & Urban Designer**
email: scott.slarsky@boston.gov

ALSO STAFF FROM

- **Development Review**
- **Legal**

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Property Description & Context



R-1 Site

- Located between Tyler & Hudson Streets from east to west; Harvard & Kneeland Streets from North to south.
- Currently leased by Tufts Shared Services For parking.
- Former site of YMCA bubble.

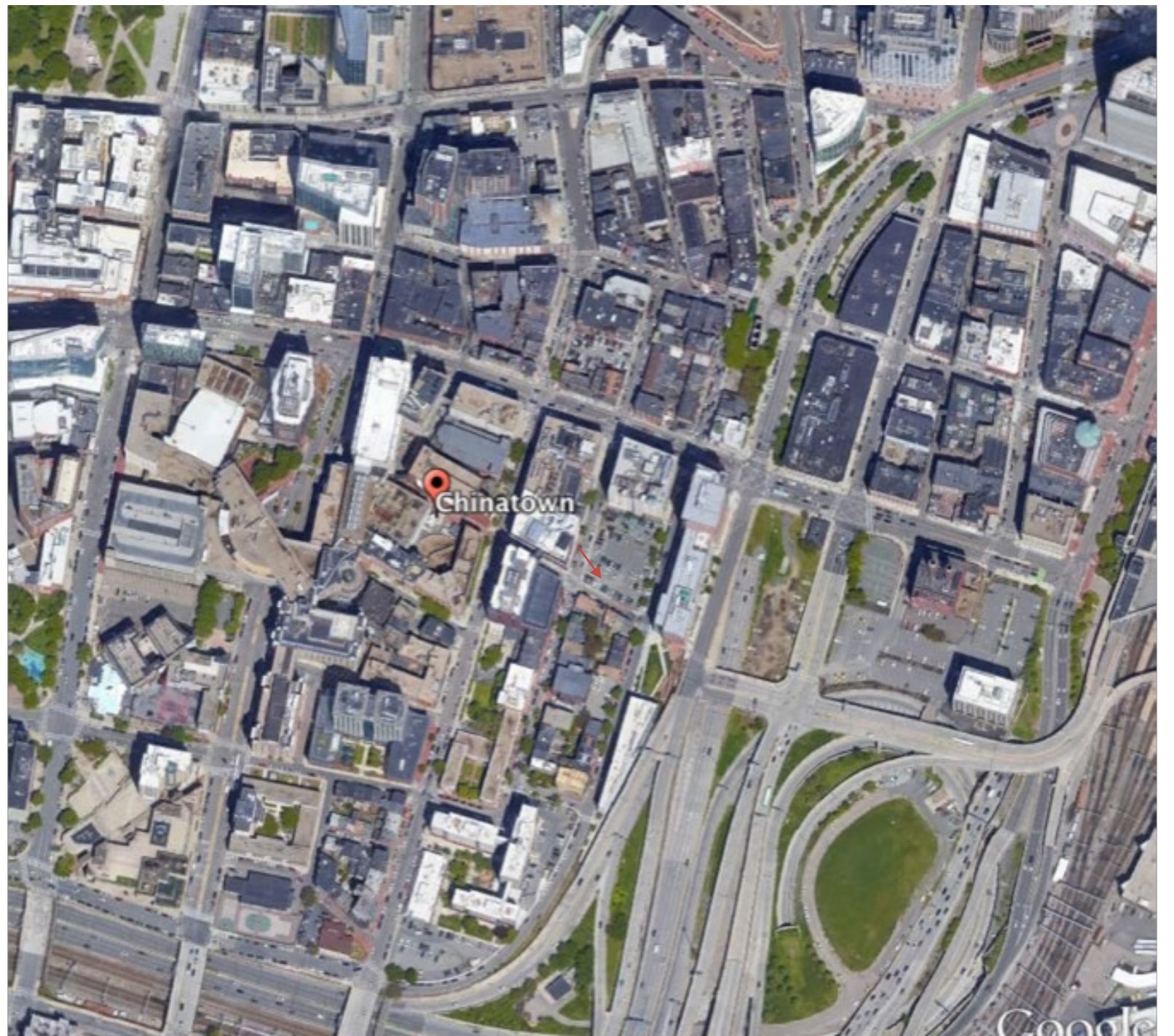


Parcel R-1, South Cove Urban Renewal Area

- 14 parcels of vacant land owned by BPDA equaling 18,714 square feet.
- Vacant land owned by the Chinese Christian Church is adjacent to Parcel R-1 and is 7,846 square feet in size.



Area Context



BPDA Disposition Goals and Objectives – Consistent with Zoning Article 43 and the Chinatown Community Plan 1990

- Upgrade the quality of life; ensure long-term viability of Chinatown as a historic residential neighborhood and a unique cultural, business, and service center
- Create **high percentage of affordable housing** for all segments of the community
- Encourage community businesses and trades
- Diversify economy; **improve employment opportunities** for neighborhood residents

BPDA Disposition Goals and Objectives – Consistent with Zoning Article 43 and the Chinatown Community Plan 1990

- Protect historic and cultural resources of the district
- Improve the environment through establishment of open space subdistricts
- Manage institutional growth in open process; establish boundaries for institutional uses
- Promote the most desirable use of land in accordance with the Chinatown Community Plan
- Promote the public safety, health, and welfare of the people of Boston

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Planning & Community Studies





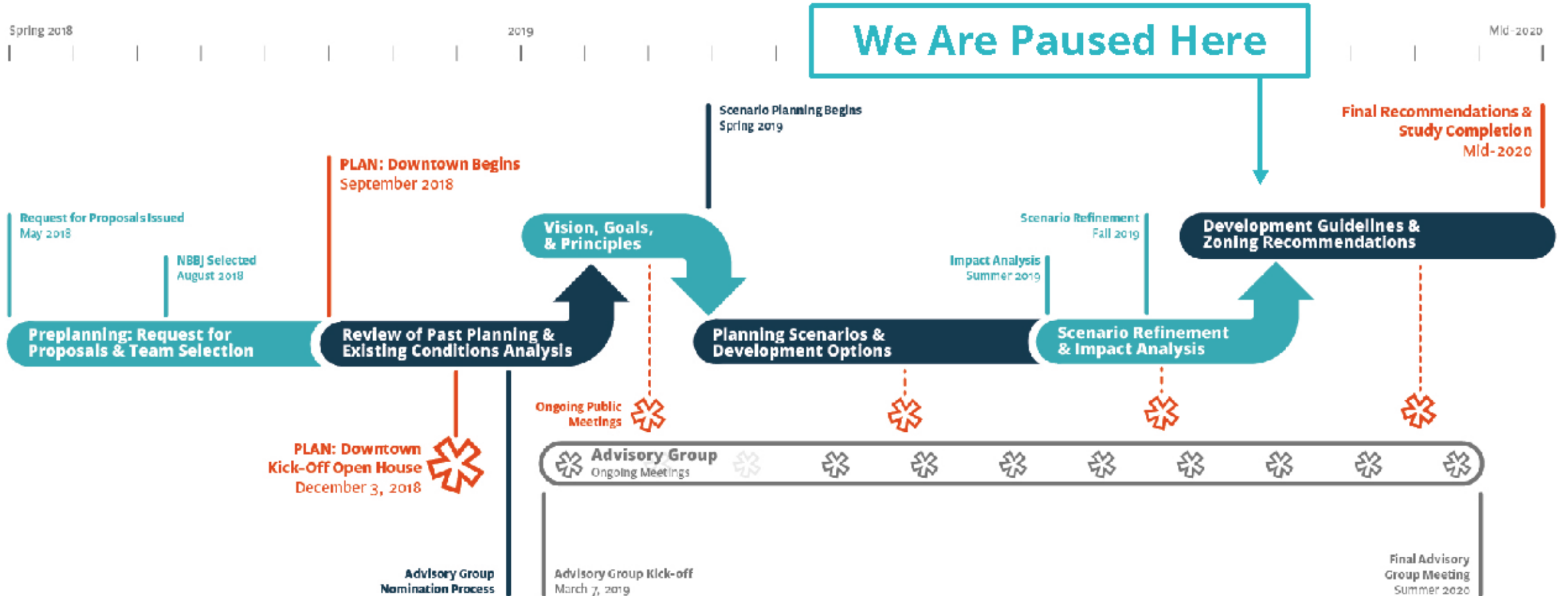
PLAN: Downtown Vision Statement

Develop a new framework for the preservation, enhancement, and growth of Downtown Boston as a place for all, balancing livability, daylight, walkability, climate change preparedness, access to open space, affordability, and a dynamic mix of uses.

PLAN: Downtown will...

1. **Preserve cultural heritage** and embrace distinctive histories to create a unique and cohesive Downtown.
2. **Promote dense, mixed-use development** to support living, working, and leisure activities in an 18 hour/day, 7 day/week district.
3. **Encourage economic development** that maintains Downtown as a diverse, equitable, regional job center.
4. **Promote the retention, growth, and diversity of active ground-floor uses**, especially legacy and small businesses.
5. **Enhance access to housing** for Boston residents across all levels of affordability, stages of life, and backgrounds.
6. **Improve connections through, within, and to Downtown**, with a focus on active transportation, transit, and other non-vehicular modes of transportation.
7. **Encourage consistent, safe, healthy, and high-quality improvements to the public realm** that welcome everyone year-round.
8. **Preserve historic building fabric and cultural institutions while advancing climate preparedness and resiliency measures.**
9. **Ensure future development and public realm projects are resilient, and mitigate climate change impacts** related to sea level rise, coastal storms, increased stormwater, and rising temperatures
10. **Reduce the carbon impacts** of new and existing buildings, transportation, and waste and consumption in Downtown

PLAN: Downtown Timeline



PLAN: Downtown Identified Public Benefits

Affordable Housing

Climate + Resilience

**Local Transit +
Mobility**

**Small Business Support
+ Retail Activation**

Historic Preservation

Open Space & Public Realm

DRAFT—For Discussion Purposes

Chinatown Planning and Community Studies

- 2020 Chinatown Master Plan
- Parcel R-1 Community Visioning Exercises

Site Characteristics 场地特点



Etchings of the YMCA and past rowhouses still remain.
曾经的YMCA和排屋建筑的痕迹还存在。



Bordered by the backsides of three tall buildings (Tufts School of Medicine, 25 Kneeland, and One Greenway).
R-1和三座高楼 (Tufts医学院, 75 Kneeland与OneGreenway) 的背面接壤。



Direct access to One Greenway Park.
靠近 One Greenway 公园。



South side of R-1 faces three-story rowhouses.
R-1的南侧面向三层排屋。

Chinatown Parcel R-1 Community Visioning Workshop 唐人街R-1地段社区

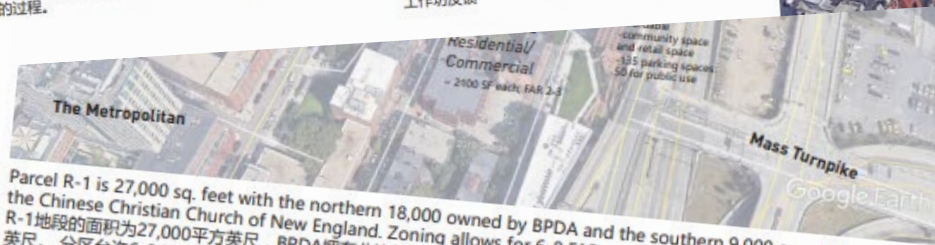
Context 背景

Parcel R-1 is owned by the BPDA and the Chinese Christian Church. It is the site of the former YMCA Bubble. Today, the parcel is leased to Tufts University and is used as an employee parking lot by Tufts Shared Services. Tufts' long term lease and development rights were cancelled in 2018, making Parcel R-1 a potential site for a community-owned parcel. This workshop kicks off the process for creating a long term community vision for the parcel.

R-1地段由BPDA和纽英伦中华基督教会所有。这是前YMCA Bubble的地点。今天，该地段租给了Tufts大学，并被Tufts Shared Services用作员工停车场。Tufts的长期租赁和开发权在2018年被取消，使R-1成为社区拥有地段的潜在地点。该工作坊的目标是启动为R-1创建长期社区愿景的过程。

Agenda 议程

1. Kick Off
开场
2. Introduction
介绍
3. Chinatown Goals and User Groups
唐人街目标和群组
4. User Group Brainstorm: Needs and Uses
群组集思广益活动：需求和用处
5. Scenario Creation
创造场景
6. Next Steps
下一步
7. Feedback for Workshop
工作坊反馈



Parcel R-1 is 27,000 sq. feet with the northern 18,000 owned by BPDA and the southern 9,000 owned by the Chinese Christian Church of New England. Zoning allows for 6-8 FAR.
R-1地段的面积为27,000平方英尺，BPDA拥有北边的18,000平方英尺，纽英伦中华基督教会拥有南边的9,000平方英尺。分区允许6-8 FAR。



Areas Identified in Community Visioning - a Foundation for Crafting RFP Development Guidelines

- "Mixed-use building with a high percentage of affordable housing opportunities, possibly subsidized by market rate units"
- "Rental and homeownership to maximize opportunities"
- "Some larger, family-sized units"
- "Height acceptable as long as lots of affordability provided"
- "Common areas promoting community activities"
- "Ground floor activation with grocery store, library / community use"
- "Open space achieved with courtyard areas, terraces, green roof areas"
- "Emphasis on youth and elder activities"

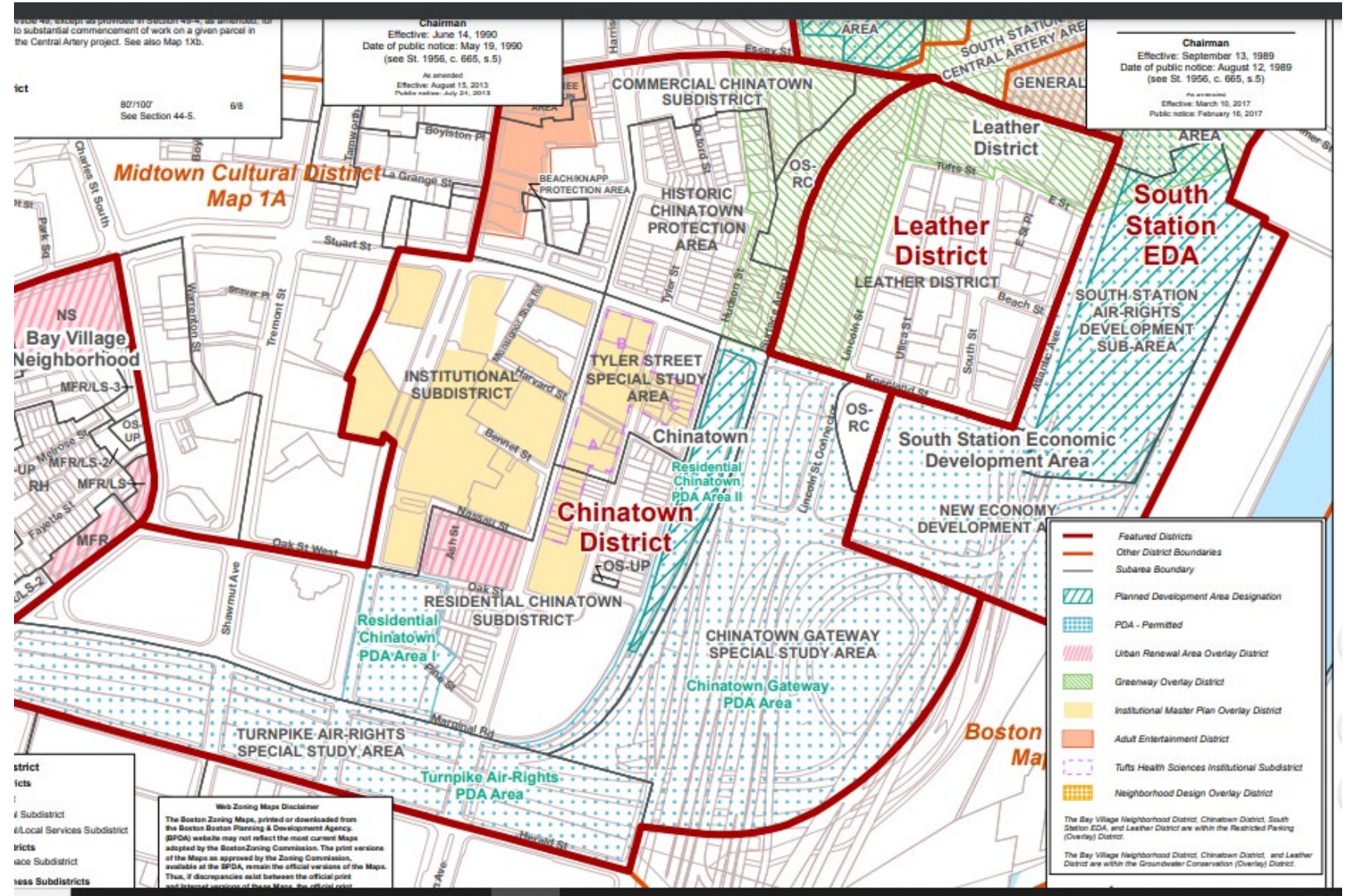


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Zoning & Urban Renewal



Zoning Map



Current Zoning

Zoning District - Article 43 Chinatown District

Subdistrict - Tyler Street Special Study Area - Dimensions

Height as-of-right 80 feet (125 feet*)

FAA allows approximately 340 feet

Floor Area Ratio (FAR): 6 (8*)

**additional height and FAR allowed if proposed project submits to or elects to comply with Article 80 Large Project Review with BPDA and community*

Overlay Districts

- Groundwater Conservation Overlay District (GCOD)
- Restricted Parking
- Institutional Master Plan (IMP)

Other

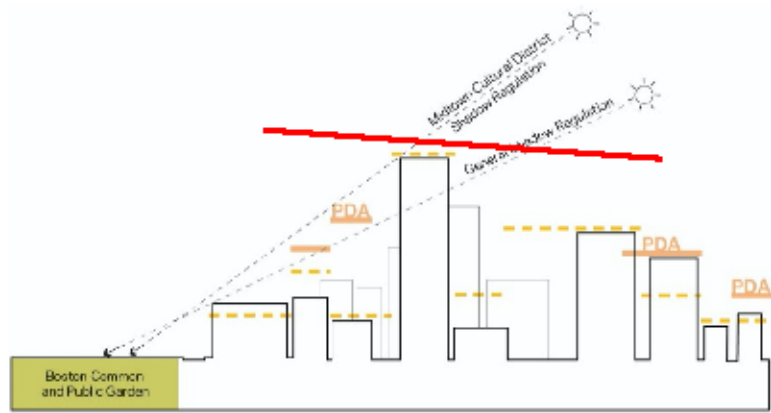
- Parking Freeze Zone
- Restricted Parking
- Sea Level Rise - Base Flood Elevation 19 feet

Last Update: Scenario Comparison

Maximum Heights

- Baseline Zoning Height
- Reduced Baseline Zoning Height
- Incentivized Maximum Height
(Shadow Regulations, FAA, Character Preservation Areas)

Current Zoning



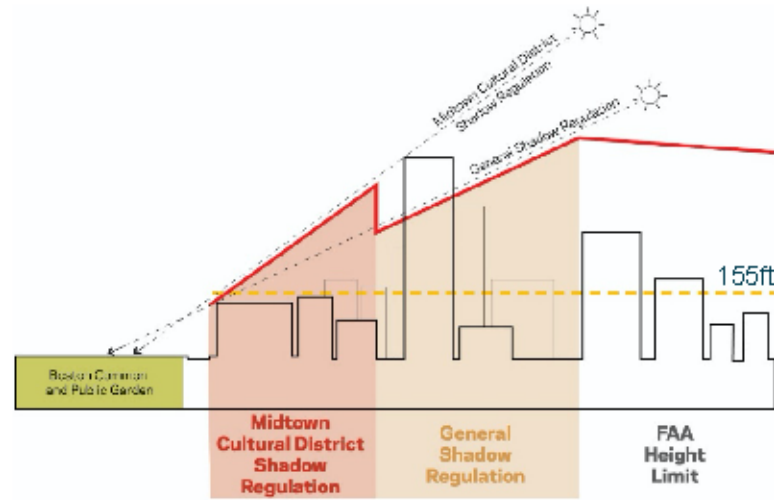
Base zoning heights:

Various (Multiple General, PDA, Preservation, FAA)

Maximum heights:

Various (Multiple General, PDA, Preservation, FAA) & Midtown Cultural District and General Shadow Regulations

Scenario 1



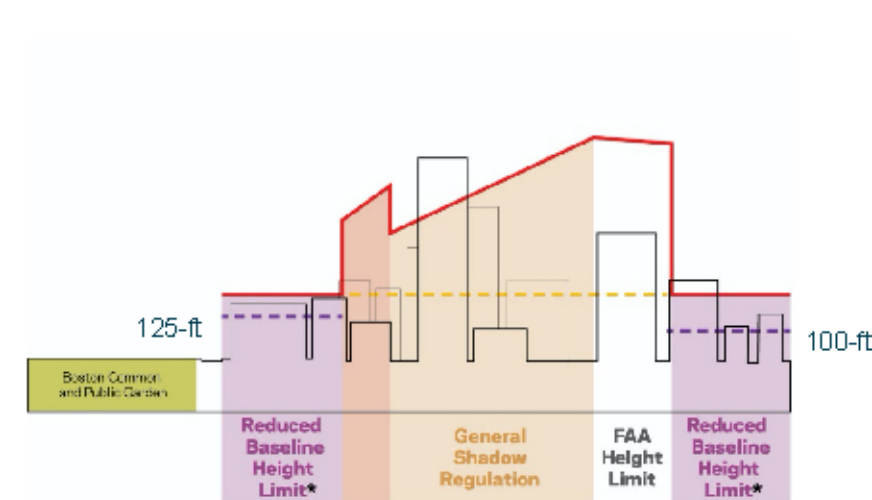
Baseline heights:

155' in General Area

Maximum heights:

Midtown Cultural District and General Shadow Regulations

Scenario 2



Baseline heights:

155' in General Area and 100/125' in Character Preservation Areas

Maximum heights:

Midtown Cultural District and General Shadow Regulations and lower heights in the Character Preservation Areas

R-1 in an Urban Renewal Area – South Cove

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

LAND USE AND BUILDING REQUIREMENTS
TABLE A: REQUIREMENTS FOR DISPOSITION PARCELS

<u>Site Designation</u>	<u>Permitted Uses</u>	<u>Max. F.A.R.</u>	<u>Minimum Parking Spaces</u>	<u>Ground Floor Setback</u>
R-1	Housing	8	1 per d.u.	5 ft from streets

SECTION 204: Sub-Area Design Objectives

The design objectives of the South Cove Urban Renewal Area can be described in terms of five major sections of the Project.

1. Tyler-Hudson Street Residential Community (Parcels R-1, R-2, R-2a, R-3, R-3a, P-1)

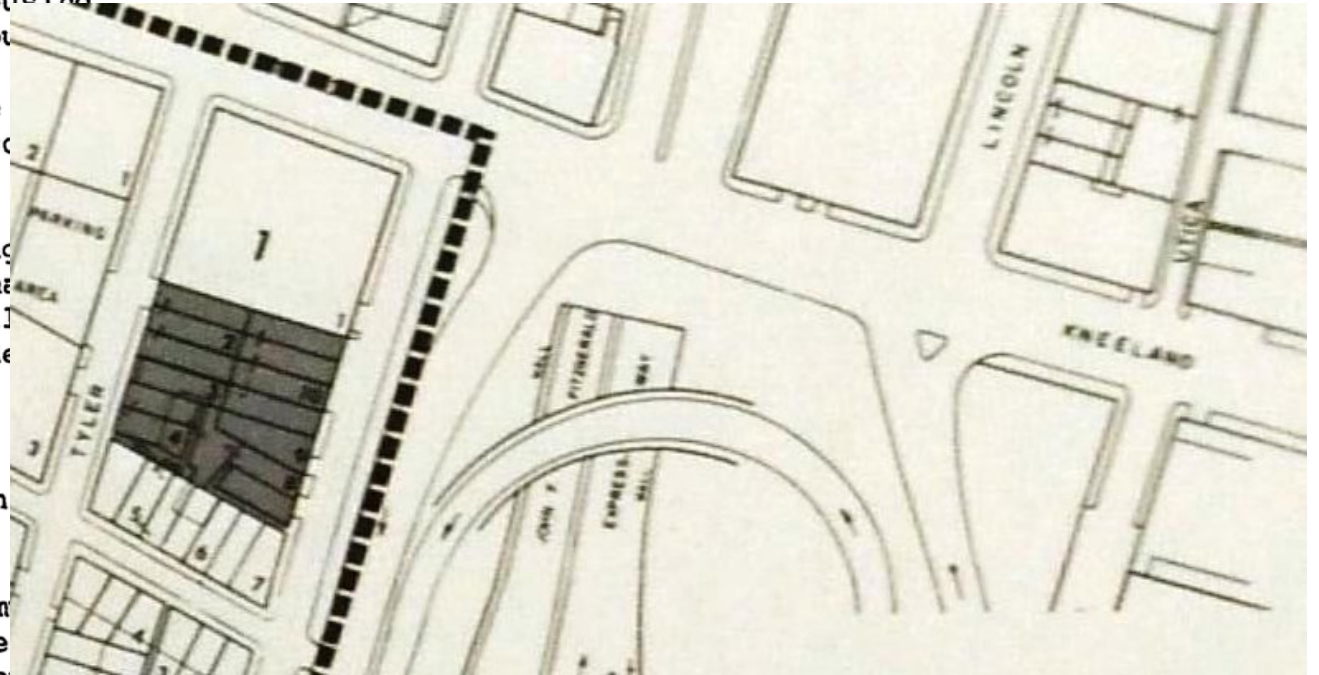
The primary objective in this area is to preserve the present character of the area by retaining as much as possible of the existing housing and local street patterns. All new housing should be compatible with the existing structures and building layout. The non-residential characteristics of the Massachusetts Turnpike and railroad cut, as well as the Turnpike retaining wall along Hudson Street, should also be mitigated.

High-rise construction is acceptable as long as existing low-rise buildings are not overshadowed. Because of the small scale of this residential community, and because it is and will be closed in by the Turnpike, it is important that all pedestrian

Boston R-92 / R-213

walkways and building layouts give a sense of connection between the residential areas to the west.

In order to preserve the specific character of this community and provide shopping convenience to its residents, store fronts related to the neighborhood are acceptable and even encouraged on the first floor of residential structures in some locations. For the same reasons, community facilities related to the neighborhood are acceptable in most locations.



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BPDA Urban Design Considerations



Architectural & Urban Design Considerations

- Scale
- Materials
- Context



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Disposition Process: RFP & Developer Selection



Sample RFP

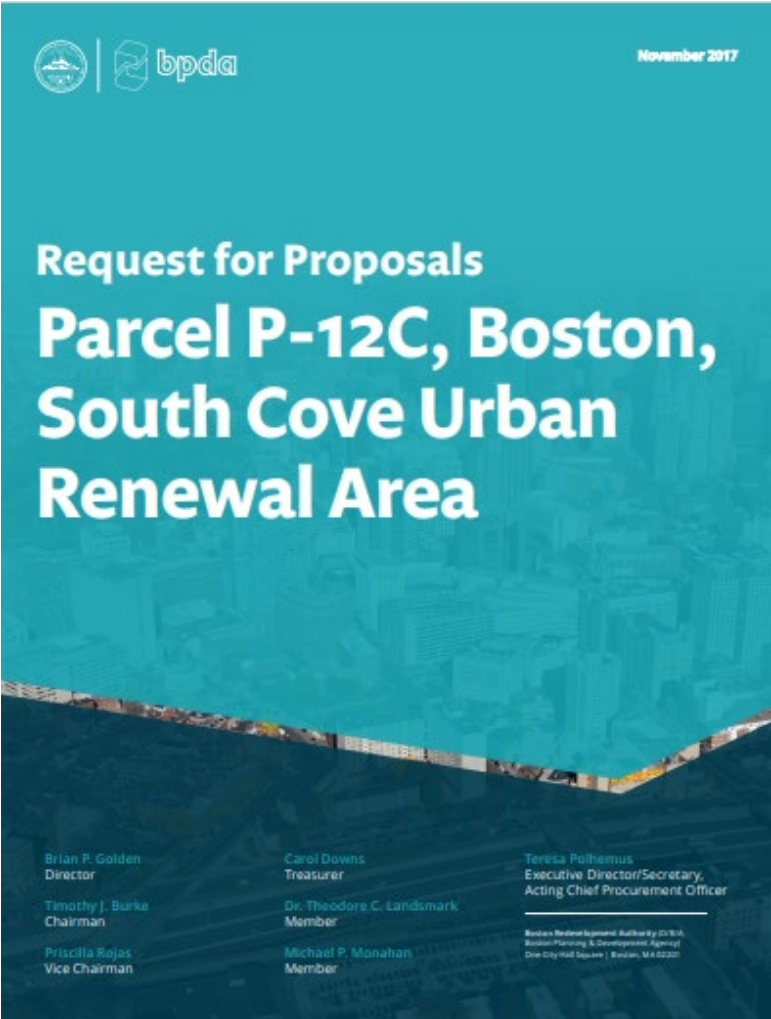


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Anticipated Comparative Evaluation Criteria:

1. Diversity and Inclusion Plan - Evaluates the comprehensiveness of the plan for creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the Property, including specific strategies to achieve maximum participation by people of color, women, and M/WBEs in pre-development, construction, and operations. Plans must be specific, realistic and executable.

This criterion comprises 25% of the BPDA's comparative evaluation of each proposal submitted.

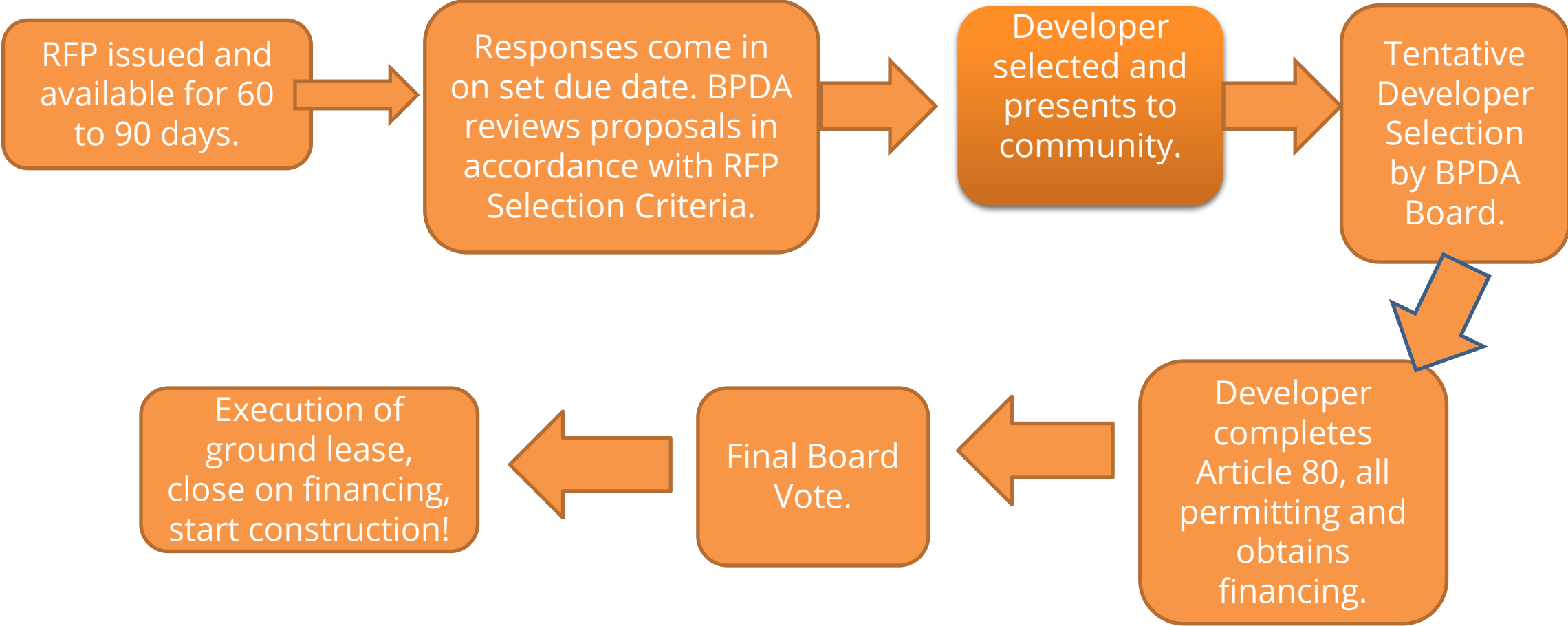
2. Ability to Execute the Project - development team's experience and qualifications, quality of development and execution plan for the proposed project, ability to execute the proposed delivery schedule, development and operating costs are accurate for the construction and operation of the development as proposed.

3. Exceptional Development Program, Design and Public Realm Contribution - description of development program, vision and aspirations for the project, quality, creativity and detail of design, extent to which the project is contextual with the area and complies with zoning and regulatory requirements. quality of contributions to the neighborhood and public realm.

4. Strength of Financial Offer and Finance Plan

Relative strength of equity, debt and capital funding sources; Viability of finance plan including demonstrated previous experience to finance projects of similar complexity

RFP and Developer Selection Process



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Proposed Schedule



Proposed Schedule

PUBLIC WORKSHOPS:

- ✓ **Community conversation #1: November 17, 2020 -- *Introduction to process/discussion of goals***
- **Conversation #2: mid-December 2020 -- *Review of draft RFP guidelines***

THEN:

- **Posting of Draft Development Guidelines on website, followed by two week public comment period.**
- **RFP Issuance, if supported by the community – winter 2021.**
- **RFP responses due (60 days) from issuance – spring 2021.**

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Community Conversation: Let's Hear From You!



<http://www.bostonplans.org/planning/planning-initiatives/parcel-r-1-chinatown-disposition-planning>

[R-1 Comment Link](#)