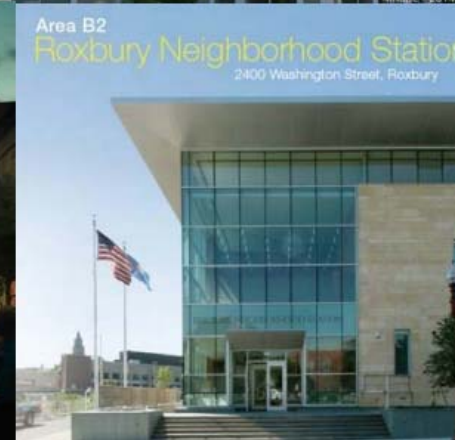




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# Community Conversation

*Washington Park Urban Renewal Area Vacant Parcels*

Dudley Branch Library ~ March 9, 2016 6 PM to 8 PM

# 1

## Introductions



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## Goal for Discussion:

*As part of Mayor Marty Walsh's effort to create 53,000 new units of housing in Boston by 2030, BPDA is initiating a conversation with neighbors about the potential of offering these parcels as infill housing sites.*

*BPDA's goal for this meeting is to obtain feedback that we can incorporate into a possible Request For Proposals (RFP) that would seek private residential development of the parcels in order to help address the housing crisis and reflect both community and City interests.*

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# Agenda

1. **Introductions (Reay)**
2. **Development Goals and Objectives (Courtney)**
3. **Drafting of Development Guidelines (Reay)**
4. **How the RFP Process Works (Reay)**
5. **Zoning (Courtney)**
6. **The Sites (Reay and Courtney)**
7. **Community Comments & Questions (Reay and Courtney)**
8. **Next Steps**

# 2

## Development Goals & Objectives

# Development Goals and Objectives

## *Reflecting Roxbury Strategic Master Plan & Priorities of Administration*

- Collaborate with community on parcel uses.
- Create a diverse housing stock with **mixed income**, family and transit-oriented housing, that contributes to and promotes a high-quality physical environment.
- Provide a wider range of housing options for residents of diverse socioeconomic and age groups.
- Create **small-scale residential infill** development that is attractive, safe and convenient.
- Build **high quality, healthy homes** to provide new homeownership opportunities for a range of residents.
- Use this housing production as an opportunity to **create jobs within the neighborhood** by encouraging participation by **local builders/contractors/developers**.
- Conduct property dispositions via an open and competitive process.

# Development Goals and Objectives

*Reflecting BPDA's Obligations Under Washington Park Urban Renewal Area Plan*

- Create vibrancy in neighborhoods.
- Eliminate unused, vacant property and put it back into productive use.
- Develop housing that is affordable to a range of households.
- Engage the public in the disposition process of BPDA-owned property.

# 3

## Drafting of Development Guidelines



# Drafting of Development Guidelines: A Collaboration with the Community

- BPDA holds community conversations soliciting feedback for “Development Guidelines” in RFP such as tonight’s meeting. BPDA drafts RFP’s Development Guidelines based upon feedback.
- RFP contains boilerplate sections describing property, neighborhood, legal requirements. Also 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.*
- 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.

# 4

## How the RFP Process Works

# How RFP Process Works

- BPDA issues RFP; available for at least 30 days, with a specific due date and time stipulated.
- BPDA evaluates proposals received based upon RFP Selection Criteria and schedules community presentation by top-ranked developer(s). BPDA collects community feedback.
- BPDA then recommends developer to BPDA Board for Tentative Designation.
- Developer has 9 to 12 months to undergo ZBA if needed, obtain financing and obtain building permits.
- BPDA Board does final vote and developer commences construction thereafter according to its submitted proposal.

# 5

## Zoning



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# Zoning

## Zoning District - Article 50, Roxbury Neighborhood District

- Residential sub-district, intended to preserve, maintain and promote medium density residential development and quality design.

## Overlay District

- Neighborhood Design Review

# 6

## The Sites

# Westminster Site (7 WESTMINSTER AVE. + 9 WESTMINSTER TERRACE)

- Approximately 5,761 total square feet
- Multi-family Residential Zoning (MFR)



# Catawba Sites (11-13, 14 CATAWBA ST.)

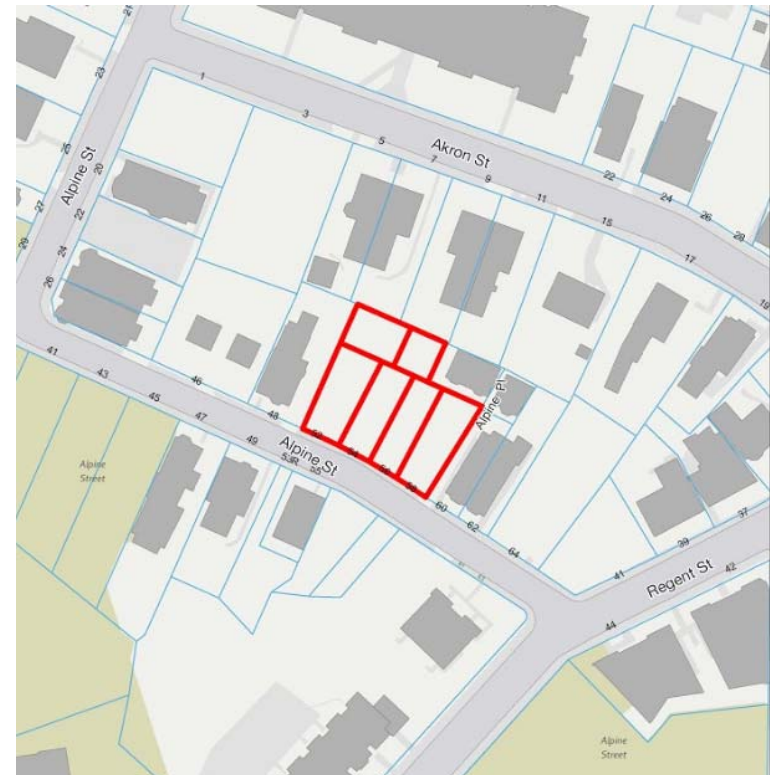
- Approximately 5,570 & 4,950 square feet
- 3F 4,000 Residential Zoning





# Alpine Site (0, 4 ALPINE PL. + 52-58 ALPINE ST.)

- Approximately 9,214 total square feet
- 3F 4,000 Residential Zoning



# Dale Site (68 DALE STREET)

- Approximately 9,642 square feet
- 3F-4000 Residential Zoning



# Maple Site (44 MAPLE STREET)

- Approximately 10,406 square feet
- 3F 4,000 Residential Zoning



# Townsend Site (48 TOWNSEND STREET)

- Approximately 17,199 square feet
- Multi-family Residential Zoning (MFR)



# 7

## Comments & Questions

# 8

## Next Steps



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