

# *Parcel R-1 Community Conversation 2*

- *January 20, 2021*
- *Zoom Virtual Meeting*

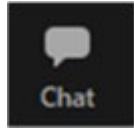
# Zoom Meeting Process...

- 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.

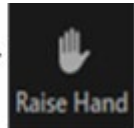
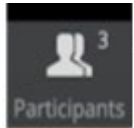
# Zoom Tips! Welcome!

*Here are some tips for first-time Zoom Users.*

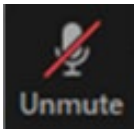
*The controls are located at the bottom of your screen.*



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



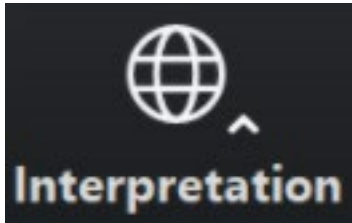
Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



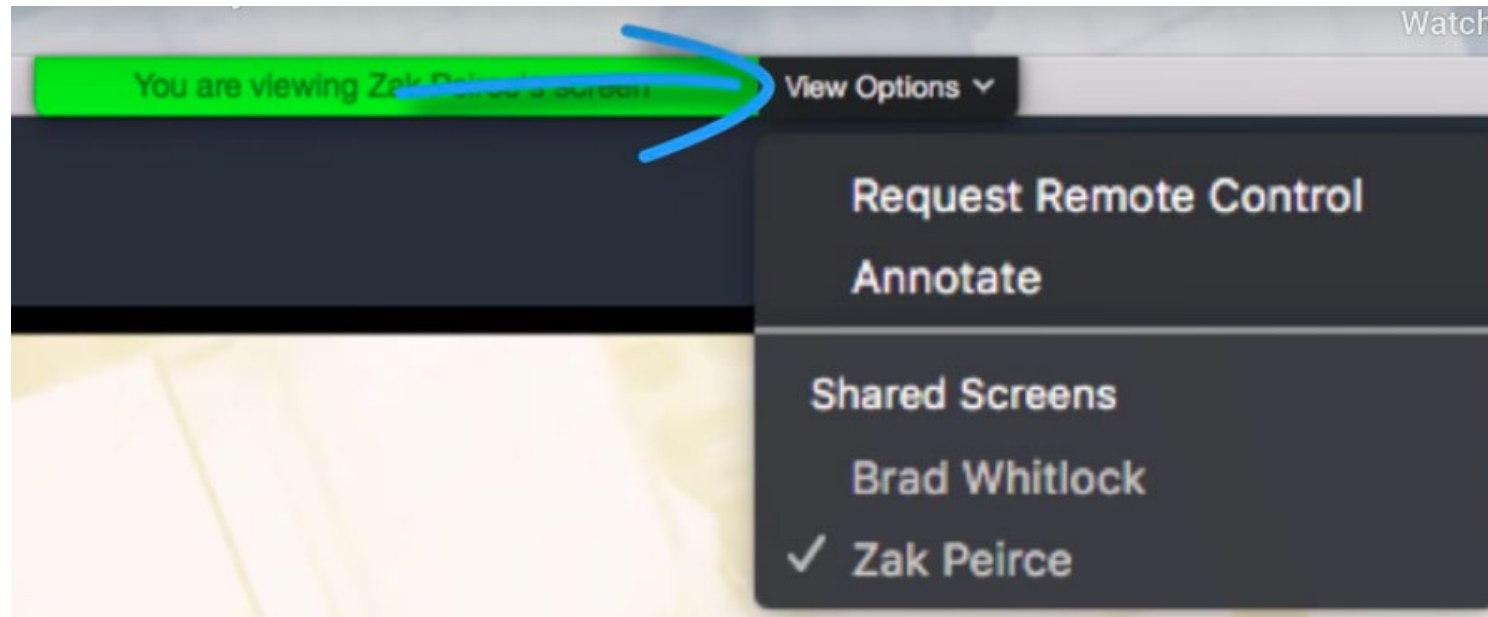
Turns your video on/off



# How to Choose a Language Interpretation Channel



"Mandarin"  
"Cantonese"  
"English"



# Meeting Recording ...

- This meeting will be recorded and posted on the BPDA website.
- 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

Present RFP draft development guidelines that were crafted based upon feedback received at the November 17 Zoom community meeting, the January 7 language access Zoom meeting and during the comment periods.

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# Agenda

1. **Introductions**
2. **Review of Parcel R-1 Site**
3. **Zoning Review**
4. **Guiding Principles for R-1 Disposition**
5. **Draft Development Objectives & Design Guidelines**
6. **Updated Schedule**
7. **Community Conversation: Let's Hear from You!**

# 1

## Introductions



**boston planning &  
development agency**



# BPDA's Parcel R-1 Team

***Real Estate department*** – **Reay Pannesi**, Senior Real Estate Development Officer  
[reay.l.pannesi@boston.gov](mailto:reay.l.pannesi@boston.gov)

***Planning department*** – **Kennan Rhyne**, Interim Deputy Director for Downtown & Neighborhood Planning, PLAN: Downtown Project Manager [kennan.rhyne@boston.gov](mailto:kennan.rhyne@boston.gov) and **Mary Knasas**, Senior Planner for Chinatown [mary.knasas@boston.gov](mailto:mary.knasas@boston.gov)

***Urban Design department*** – **Scott Slarsky**, Senior Architect & Urban Designer  
[scott.slarsky@boston.gov](mailto:scott.slarsky@boston.gov)

**Also staff from: Community Engagement, Development Review, Legal and Urban Renewal**

# 2

## Review of the R-1 Site



# 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.







# 3

## Zoning Review







# 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

# 4

## Guiding Principles for R-1 Disposition





# 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 and Plan: Downtown.
- Promote the public safety, health, and welfare of the people of Boston

# Disposition Guiding Principles Also Derived From

- ✓ 2020 Chinatown Master Plan & community visioning exercises
  - ✓ Parcel R-1 community visioning exercises
    - ✓ Plan: Downtown

# Areas Identified in Community Visioning -

- "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 & shadow impacts considered on adjacent residential properties."
- "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"



# 5

## Draft Development Objectives & Design Guidelines



# How to Provide Feedback to go into the RFP:

The BPDA will now present the draft RFP DEVELOPMENT OBJECTIVES & DESIGN GUIDELINES. BPDA has crafted them from feedback received from you, the community.

You will have several opportunities to comment further or offer wording edits –

- Provide feedback to us this evening via Zoom Chat or verbally
- Send an email to Reay [reay.l.pannesi@boston.gov](mailto:reay.l.pannesi@boston.gov) or Mary [mary.knasas@boston.gov](mailto:mary.knasas@boston.gov)
- Leave a voicemail for Reay at 617-918-6239 or Mary at 617-918-4499
- Enter a written comment on the BPDA website [R-1 Comment Link](#) . The comment period will end February 4.

# DEVELOPMENT OBJECTIVES

## **Development without Displacement**

Proposals must describe measures they will take to avoid displacement of existing residents of the Chinatown neighborhood. As part of their submission, proponents must include a narrative describing how their proposal supports the community's goal of "development without displacement." More details on the requirements of the development without displacement narrative can be found below in Section 04 - Submission Requirements.

## **Consistency with Area Planning History**

In addition to the current PLAN: Downtown planning process ([insert link](#)), Chinatown has also been the subject of the 1990 Chinatown Community Plan ([insert link](#)) and Parcel R-1 was been the subject of a 201X community visioning exercise and study ([insert link](#)). Proponents should incorporate the combined visions of these documents, while capturing and addressing the current needs of the community for affordable housing, the set aside of space to house a local branch library, recreational space for youth through seniors, open and greenspace to promote a healthier neighborhood, economic development and fostering local business opportunities, job opportunities and parking.

# DEVELOPMENT OBJECTIVES

## Affordable/Income Restricted Housing

This development is a long-awaited opportunity to create a significant number of income-restricted, affordable housing units in an area that has experienced severe market-rate development pressures. Consistent with the goals identified in prior community conversations and the most recent series of BPDA discussions with the community via Zoom, the successful Proponent will be responsible for securing the resources necessary to support both income restricted rental and home ownership opportunities at the Property. This development should be at minimum, 50% income-restricted, affordable housing. Proposals that maximize the percentage of affordable housing in the development will be considered the most advantageous.

For the income-restricted rental units, the Proponent should maximize the number of rental units targeted to households in the range of 30% to 60% of Area Median Income (“AMI”) as defined by the U.S. Department of Housing and Urban Development. The income-restricted homeownership units should be targeted to households in the range of 60% to 100% of AMI, with the average AMI not to exceed 80% of AMI. Income, rent and sales price maximums are available on the BPDA website in the Housing section at: <http://www.bostonplans.org/housing/income,-asset,-and-price-limits>



# DEVELOPMENT OBJECTIVES

## Affordable/Income Restricted Housing - continued

Community members have expressed a strong preference for projects which can exceed these minimum affordability standards. Developments which can reach deeper levels of affordability and/or a higher percentage of income-restricted housing are preferred. Preference will also be given to projects that include affordability at many income levels (for example 30%, 40%, 50%, 60%, 80%, 100% of AMI, etc.). In addition, while the AMI is defined by the U.S. Department of Housing and Urban Development for the Greater Boston region, developers are encouraged to present their affordable housing proposals using both AMI and the corresponding, qualifying income ranges.

The Proponent should also provide a range of unit sizes, from compact living units to larger, three- or four-bedroom family-sized units, in order to accommodate a broad range of household types and age groups within the community. BPDA affordability policy requires owner occupancy of income restricted homeownership units and prohibits sub-leasing of income restricted rental units. The BPDA will also require that any market rental units have rental periods of at least one year. Market rental units will also be subject to sub-leasing restrictions, prohibiting either short-term rentals or rental services.

Proponents are encouraged to be creative with the ownership models for the affordable housing created. The community has expressed a strong interest in exploring the use of vehicles such as community land trusts in order to preserve housing affordability into perpetuity. The community has also articulated an interest in seeing proposals that include a governance role for community entities in the operations of the housing that is developed.

# DEVELOPMENT OBJECTIVES

## First Floor Community Space Requirement

Proponents are required to deliver back to the BPDA at construction completion a first-floor community space that the BPDA shall own and make available for community uses. This space is envisioned to be the potential future location of the BPL Chinatown Branch Library, but could be used by the BPDA to support other non-profit and community uses if a more suitable branch library location is identified prior to construction. **The space must be consistent with BPL Chinatown branch library community programming studies and include 17,000 to 20,000 continuous square feet on the ground floor.** If this entire square footage requirement cannot be accommodated on the ground floor, up to one-third of this square footage may be located on the second floor. Proponents are responsible for the delivering the shell and core and the BPDA and/or the City of Boston shall take responsibility for the fit out of community or library uses at the space post construction.

# DEVELOPMENT OBJECTIVES

## Community Benefits

Proponents must also describe specific contributions that will ensue as a result of their proposed redevelopment of the Property that are above and beyond the development objectives described in this section. These contributions should bolster the Chinatown community through direct support of programming, creation of institutions, financial support of existing institutions and furthering direct initiatives that will promote and maintain the underlying vision of the community as articulated in this RFP and in community visioning exercises. Community benefits could take many forms, such as:

- furthering initiatives that foster the incubation of new entrepreneurs and educational opportunities that prepare local residents and young adults for future career opportunities and employment options, with an emphasis on new businesses that align with mobile and online commerce; and
- contributing seed funding and organizational support to existing local and/or non-profit organizations including organizations that support local businesses or culture within Chinatown.

# DEVELOPMENT OBJECTIVES

## Diversity and Inclusion

Because the BPDA and the City of Boston are strongly committed to ensuring that the disposition of BPDA properties provide opportunities for wealth-creation and workforce participation for businesses and individuals who have historically been underrepresented in real estate development, Proponents must include a Diversity and Inclusion Plan to establish & oversee a minority outreach program aimed at creating increased opportunities for people of color, women, and Commonwealth of Massachusetts-certified Minority and Women-Owned Business Enterprises (“M/WBEs”) to participate in the development of the Property.

The Diversity and Inclusion Plan should reflect the extent to which the proponent plans to include significant economic participation and management roles by people of color, women, and M/WBEs in as many aspects of the project as possible, including but not limited to:

- pre-development (ex. development entity, ownership, equity and debt investment, design, engineering, legal, other consultants);
- construction (ex. general contractor, sub-contractor, trades, workers performing construction); and
- ongoing operations (ex. building tenants, facilities management, contracted services).

Within the Diversity and Inclusion Plan, proponents shall specify the M/WBE-owned firms participating in the development, the nature of their participation in the particular phase(s) of the development, and the extent to which such M/WBE involvement is committed as of the date of proposal submission. The strategy set forth in the Diversity and Inclusion Plan shall also set forth a plan for M/WBE outreach as the development progresses.

The Diversity and Inclusion Plan evaluation criterion shall comprise 25% of the BPDA’s comparative evaluation of each proposal submitted.

# DEVELOPMENT OBJECTIVES

## **Economic Development**

Mixed use proposals that include commercial uses must promote local business and job creation, with special emphasis on providing maximum opportunities for local, small and disadvantaged businesses and job creation and training for local residents. This emphasis should take place in all aspects of redevelopment -- the construction phase, business development phase, in the procurement of goods and services, as well as in permanent jobs created.

Proponents should describe how their proposed uses will generate new employment prospects for Chinatown residents.

## **Parking**

Some community members have expressed that some parking spaces be provided as affordable public parking as a way to support local Chinatown businesses so that visitors from outside the neighborhood are encouraged to shop and dine in Chinatown.

## **Incorporation of Adjacent Private Land**

Proponents are encouraged to consider enhancing their developments by presenting a vision for the adjacent, privately-owned land which runs along Harvard Street and is currently part of the parking lot. Specific plans or strategies to feasibly include this land into projects proposed for the Property are encouraged by the community as discussed with the BPDA in community conversations.

# DESIGN GUIDELINES

- The proposed design should enhance and complement the architectural characteristics of the area by carefully taking into consideration the existing building types, footprints, street frontages, height and architectural styles. Architectural detailing should be executed using materials of the highest quality and be compatible with existing buildings in the area.
- In particular, the design should take into account the preservation of light and air flow for the abutting historic rowhouses on Harvard, Tyler and Tai Tung Streets. Utilizing design techniques such as step downs, the development should minimize shadows cast and maximize airflow available to these rowhouses.
- New construction on the Property should be innovatively designed and programmed to activate its frontage and reinforce the streetscape with thoughtful contributions to the public realm. The building height should be compatible with existing building heights in the area and the design should recognize the visually prominent location of the Property.

# DESIGN GUIDELINES - continued

- Proponents should explore strategies to minimize the need for parking by encouraging car and ride sharing services and use of Blue Bike shared bicycle stations, to decrease parking needs both for the development.
- Given the congested nature of building proximity in Chinatown, the community wishes to emphasize the importance of maximizing tree planting and creating greenspace within the development through courtyards, terraces and elements such as green roofs.
- Landscaping site improvements should include the use of loam and seed on all non-paved areas of the Property. New trees, shrubs and other plantings are strongly encouraged at both the property lines and within the Property. Any exposed concrete foundation should be screened by landscaping treatment.
- The use of permeable surfaces and/or pavers for hardscape should be prioritized wherever hardscape is used on the Property.



# DESIGN GUIDELINES - continued

- Any existing mature trees over eight (8) inch caliper should be pruned and protected. New trees should be at least three and one-half inch (3-1/2) caliper.
- Fencing type and height should be designed and selected in order to reflect location and function properly.
- Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the Property and appropriately screened from view.
- 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.

ALSO: Standard Green Building & Climate Resilience Guidelines & adherence to Climate Ready Boston standards.



# 6

## Updated Schedule



# Proposed Schedule

## **PUBLIC MEETINGS:**

- ✓ **Community conversation #1: November 17, 2020 -- *Introduction to process/discussion of goals***
- ✓ **Community conversation #2: January 20, 2021- presentation of draft development guidelines**

## **NEXT STEPS:**

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

# 7

## Community Conversation: Let's Hear From You!



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

[R-1 Comment Link](#)

Comment Period Ends February 4, 2021 at 5 PM



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