



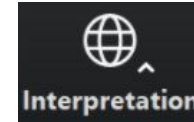
Parcel P12C: Draft RFP Review Public Meeting

March 9, 2023

Interpretation and Translation

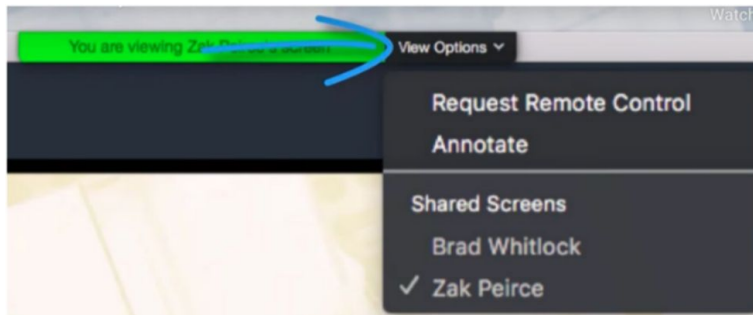
Interpretation: How to Listen in Mandarin or Cantonese

- “Mandarin” for Mandarin interpretation provided by Haoran
- “Cantonese” for Cantonese interpretation provided by Joan



Translation: How to View the Slides in Simplified or Traditional Chinese

- Click “View Options” at the top of your screen and select your preferred language



Meeting Recording

This event will be recorded and posted at www.bostonplans.org/p12c for those who are unable to attend the Zoom event live.

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 at the end of the presentation.

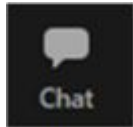
Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.

Zoom Meeting Process

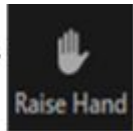
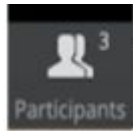
- During the presentation, attendees will be able to submit comments and questions to the hosts via the chat. We'll address questions after the presentation.
- During the discussion section, attendees may participate via the chat feature, as well as by using the "Raise Hand" function of Zoom. When you hit the "Raise Hand" button a staff moderator will know to unmute your computer. Please be mindful of background noise.

Zoom Tips

Here are some tips for using Zoom. Your controls are at the bottom of your screen.



Use the chat to type a comment or ask a question at any time; BPDA staff will wait until after the presentation to answer questions.



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

For all meeting content:
www.bostonplans.org/p12c

Objective & Agenda

Objective

Present a draft Request For Proposals (RFP) for the development of Parcel P12C (290 Tremont Street) that reflects community and City interests and prioritizes the creation of affordable housing.

Agenda

1. Parcel P12C Overview
2. Draft Request for Proposals
3. Next Steps
4. Questions & Answers

If you have a follow-up item, please contact Emma Bird at emma.bird@boston.gov

Parcel P12C Overview



Site Area Context

- ~29,153 SF
- Parcel Numbers 0305599030 and 0305599010



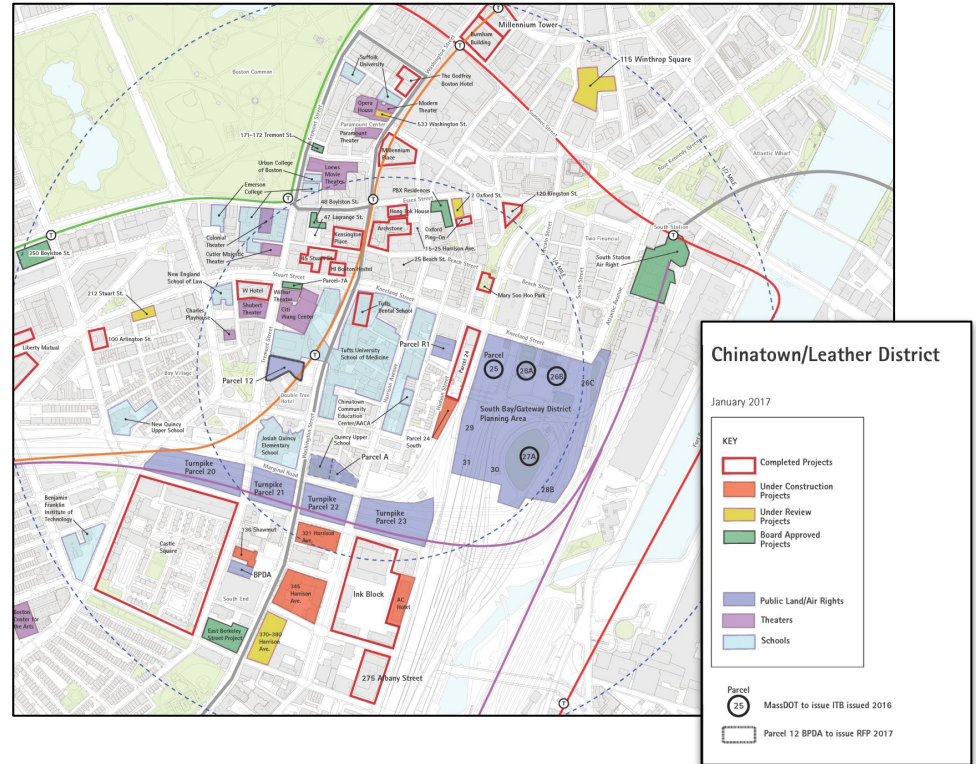
Zoning

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



Objectives: Article 38 & 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; and
- Create a new residential neighborhood downtown by encouraging the development of housing which is **affordable to all segments of the community.**

Chinatown Planning & Community Studies

- 2010 Chinatown Master Plan
- 2015 P12C Chinatown Visioning Charrette
- 2016 P12C Community Visioning
- 2017 + 2018 P12C Community Visioning
- 2020 Chinatown Master Plan Update
- Parcel R-1 Community Visioning

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 Building. 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 making Parcel R-1 a potential site for a community-owned parcel. This workshop kicks off the process of creating a long term community vision for the parcel.

Agenda 议程
1. Kick Off 开始
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 brainstorm 需求, 需求加描述
5. ...

Chinatown Parcel P-12 DISPOSITION PROJECT

PLANNING GOAL	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	UPDATE LANGUAGE - HOW?
Build a large-scale housing development <i>大规模住宅开发</i>	✓		60% Affordable Housing more lower income housing from pedestrian friendly units
Require 50% of total housing units to be affordable at 30% AMI to 60% AMI <i>50%可负担房屋</i>	✓		underground parking management parking But convenient for small businesses does not affect pedestrian quality of life (not)
Enhance intersection of Tremont Street and Oak Street West to Chinatown neighborhood	✓		street parking, more low parking spots to fit subsidize the people foreign
Include both commercial/retail space AND community space at ground level	✓		
Make Parcel P-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			NO HOTEL! didn't discuss making rule in this project & developer throughout the community created beyond 20ft fee

Site Characteristics 特征
Remnants of the YMCA and part of the former YMCA building are visible in the site plan.

Site Characteristics 特征
Bordered by the backside of three tall built, Medicine, 25 Kneeland and One Greenway, R-1 is a three-story building (Tufts University), 75 Kneeland St. 建筑。

Site Characteristics 特征
... faces three-story houses.

Site Characteristics 特征
The Metropolitan, One Greenway, Ruggles West Park, Mass Turfco.

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 地段面积为27,000平方英尺。BPDA拥有北边的18,000平方英尺，基督教中华基督教会有南边的9,000平方英尺。允许6-8 FAR。

• 商店 Shops
• 餐厅 Restaurants
• 唐人图书馆 Library
• 会议室 Conference Room
• 停车场(户外) Parking-outside
• 大窗户 Big Windows
• 通道 (Tremont 街) Open passage (Tremont to South)
• 抽油烟机油
• 一半政府楼 一半市价房

Prepared by Alex Bob and Daphne Xu
12/19/2018

Prior P12C Tentatively Designated Project

- Developer had been selected to redevelop P12C at December 2018 BPDA Board
- Development team was a collaboration between Asian CDC, Tufts Shared Services (owner of adjacent garage); CJ Boston (owner of adjacent DoubleTree Hotel); & Millennium Boston (providing off-site affordable housing payment from its Winthrop Center Condo project)
- Project was approx. 200 units of affordable housing, expansion of Tufts' garage, addition to hotel and a community space intended for BPL branch.
- In 2021, tentative designation was allowed to lapse as partners were severely impacted by economic fallout of COVID-19 pandemic which impacted healthcare, the hotel industry, and condominium markets

What's Different This Time?

American Rescue Plan Act Funding

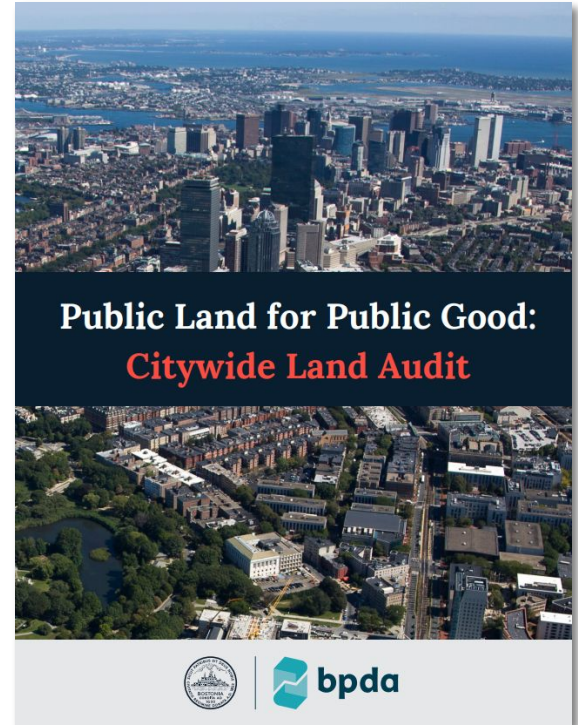
- Mayor Wu has dedicated funds through the American Rescue Plan Act (ARPA) to build affordable housing in mixed-income communities on key properties identified in the land audit
- This important funding source must be obligated by 2024

No Library on this Site

- A new branch library will now be located on the vacant site at R1, 48-58 Tyler Street and 49-63 Hudson Street.

Citywide Land Audit

- Parcel P12C is included in the 2022 City of Boston Land Audit – an inventory of all vacant or underutilized City-owned property – indicating its priority for redevelopment to meet Boston's most urgent needs, including affordable housing and community development.



How does the BPDA lease land?



Due Diligence

Conduct due diligence and strategic planning to determine which parcels to issue for development.

Community Process

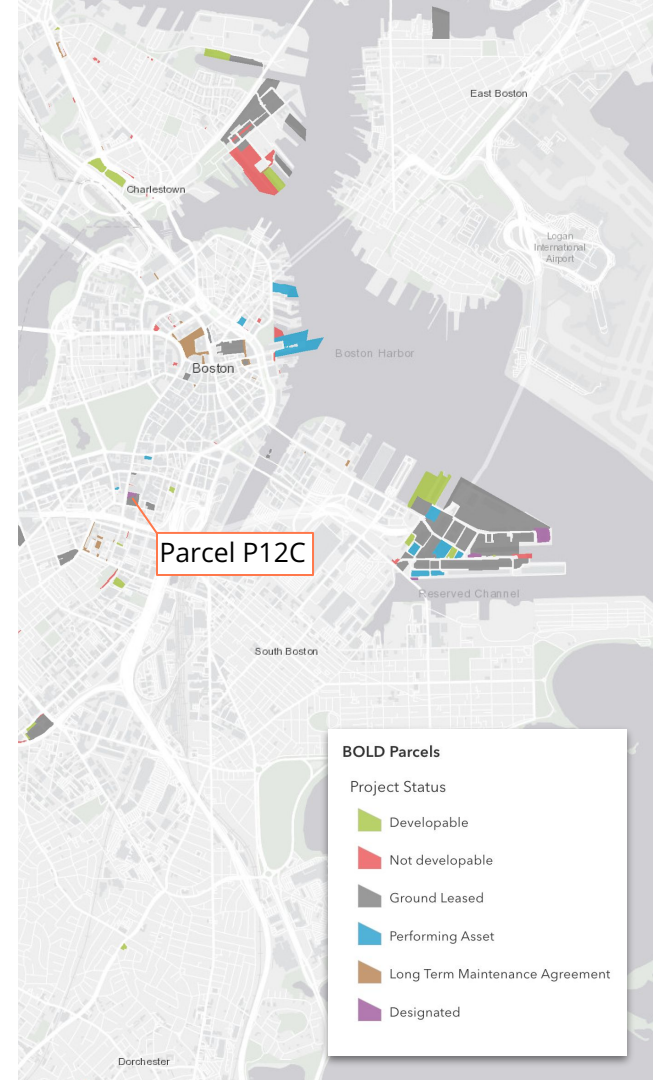
Lead a community process to hear feedback about appropriate uses and development guidelines.

Issue the RFP

Issue a Request for Proposals (RFP) that is open to all respondents. RFPs lay out the guidelines for proposals, submission requirements, and evaluation criteria.

Evaluate Proposals

Evaluate proposals with community feedback.



Steps from Community Process to RFP Release



Draft Request for Proposals



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Areas Identified in Community Visioning

A Foundation for Crafting the Draft RFP



- Mixed-use building with a high percentage of affordable housing opportunities, possibly subsidized by market-rate units
- 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, day care, community use
- Open space achieved with courtyard areas, terraces, roof areas
- Emphasis on youth and elder activities



Overview of Draft Request for Proposals

Guideline	Detail
Affordability	Preference for the maximum amount of housing units affordable to area residents. Some market units could help subsidize affordable units. Mix of homeownership and rental units, as well as mix of number of bedrooms.
Commercial	Reinvigorate streetscape. Commercial and retail spaces meet residents' needs, like small businesses, community spaces such as affordable child care
Pedestrian	Encourage pedestrian passageway through development. Enhance pedestrian safety, particularly at Tremont Street and Oak Street, with traffic light improvements, traffic calming features, etc.
Mobility	Prioritize access to non-vehicle forms of transit. Limited parking.
Green Space	Green space on-site and improvements to Eliot Norton Park encouraged.
Height	Develop to maximum height permissible to achieve all desired uses. FAA regulations limit to approximately 360 feet (approximately 36 stories).
Design	Preserve and enhance the distinct physical character of the neighborhood Conform to the general scale of the surrounding area, respecting residential, commercial and institutional elements

Draft RFP: Housing

- Strong preference for projects that **maximize affordability and include homeownership units**
- Approximately **60% or more of the housing units should be income-restricted**
- Targeting proposals with income-restricted units priced for 80% AMI for rentals and 100% AMI for homeowner units. Proposals that include units that are unrestricted and/or restricted at workforce housing levels (e.g., 120% of AMI) will be considered, if this helps to enhance the public benefits of the proposal or can deliver a cross-subsidy to deeply-affordable housing.
- Preference will be given to proposals with:
 - A higher percentage of income-restricted housing units;
 - Income-restricted units with deeper levels of affordability;
 - A higher percentage of family-sized housing units; and
 - Housing units that are affordable across multiple income levels.
- Respondents may apply for Mayor's Office of Housing (MOH) funding for the affordable housing units.

Draft RFP: Ground Floor

- The Proponent should seek out tenants that include **area small businesses** and providers of **community and cultural uses**.
- The ground floor spaces should seek to **enliven the streetscape** through local retail or commercial uses and/or civic programs.
- The BPDA encourages development that **prioritizes the public realm**. This includes, but is not limited to, the design of the building on the ground level and its relation to the streetscape environment, the relationship of the building podium to adjacent buildings and nearby open space, and the shape and design of a building tower.

Draft RFP: Public Realm and Safety

- **Safe street design is critical.** Elements of the Boston Street Safety Toolkit are encouraged to be thoughtfully included in proposals, especially including high visibility crosswalks, curb extensions, and clear corners.
- The intersection of Tremont Street and Oak Street West should be examined with an eye towards instituting traffic light improvements and **traffic calming features**.
- Streetscape design should reflect BTDA's **Complete Streets Guidelines** and aspire to elevate the quality of the pedestrian sidewalk environment.
- Proponents are encouraged to consider enhancements to Elliot Norton Park, as well as other opportunities for **incorporating green spaces** on-site.
- Pedestrian connectivity with Nassau Street should be a design consideration Requirement that an accessible **pedestrian through-connection** be maintained from Tremont Street through to the parcel adjacent to Washington Street.

Draft RFP: Mobility

The development:

- Should encourage bike and public transit use and must provide **secure on-site bike storage for all users and residents**, in compliance with the Boston Transportation Department's Bicycle Parking Guidelines for short- and long-term secure bike parking.
- Should provide space for a 15- or 19-dock **Bluebikes station**. The size of the station will depend on the programming and land use of the site. The siting of this station will be decided upon through conversations between the developer, the BPDA, and Boston Transportation Department (BTD).
- May include additional off-street parking, although there is **no minimum parking requirement for the site** and the BPDA will consider a scenario without any additional parking for accessory uses. All proposals must comply with the BTD Maximum parking ratios of 0.35 spaces per rental and 0.5 spaces for condominiums.

RFP Evaluation Criteria

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, including specific strategies to achieve maximum participation by those persons 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.

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.

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

Strength of Financial Offer and Finance Plan

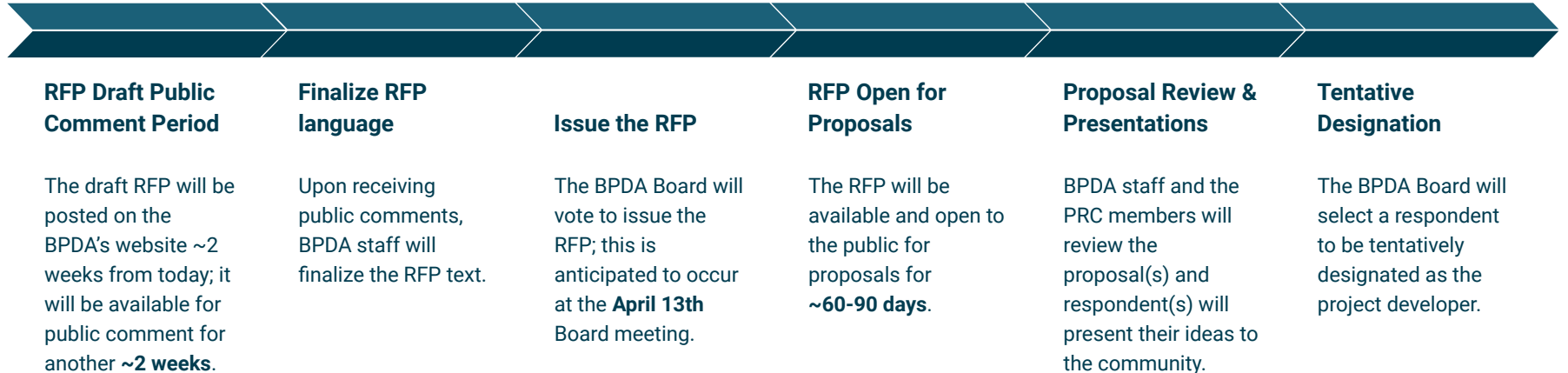
- Relative strength of equity, debt, and capital funding sources; Viability of finance plan including demonstrated previous experience to finance projects of similar complexity

Next Steps



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Timeline: Now until Developer Selection



Timeline: Selection until Construction Start



Permitting & Financing

After a developer is selected, it will take the project through the Article 80 Development Review process, as well as work to obtain other necessary permitting and the project financing.

Final Designation

Once the developer has obtained permitting, financing, and completed Article 80, the BPDA Board will vote to award Final Designation to the developer.

Execute Ground Lease & Financing

Following Final Designation, the developer will close on its financing. The BPDA and the developer will also execute the ground lease.

Start Construction!

With the ground lease executed and the financing in order, the developer is set to begin construction on the new building at Parcel P12C!

The Project Review Committee (PRC)

...will serve in an **advisory capacity** and provide community perspective throughout the RFP Review Process. As part of the review process, the PRC will **evaluate the developer submissions** based on the criteria developed through the RFP process. The PRC will **provide recommendations** to the BPDA, where they will work towards a consensus on the preferred development team.

Requirements

Members of the Project Review Committee are expected to be an ambassador for their community. The goal is for the committee is to craft a recommendation on which proposal should be granted tentative designation. Members of the Project Review Committee should expect to attend at least 5-7 meetings to discuss the proposals.

Timeline

Prior to receiving the proposals for the site, the BPDA will issue an application for the interested Project Review Committee members.

Timeline: Key Next Steps

- Approximately **2 weeks after this meeting**, the RFP draft will be made available on the BPDA's website (www.bostonplans.org/p12c) for public comment. The draft will be available for comment for **~2 weeks**.
 - Comments can be submitted via the website feedback form, or by emailing Emma Bird directly at emma.bird@boston.gov.
- A copy of these slides and this meeting recording will also be uploaded to the website.
- We anticipate the RFP to be issued and available for responses in **mid-April**, following the approval by the BPDA Board.
- The RFP will be open to receive responses for approximately **60-90 days**.
- Applications to be a member of the PRC will be available before the RFP deadline to receive responses.

Q & A



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Thank you!

For more information about this project visit

www.bostonplans.org/p12c

If you have a follow-up item, please contact

Emma Bird at emma.bird@boston.gov