

# *Parcel P12c Community Conversation*

## *Welcome & Introductions!!*

*November 21st, 2022  
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 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!

*Here are some tips for 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.



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# Goal for Discussion and Presentation

Parcel P-12c, 290 Tremont St (Project No. Mass. R-92),  
South Cove Urban Renewal Area, Chinatown

*Present possible draft development guidelines for inclusion in a Request For Proposals (RFP) for private development of P12c, reflecting community and City interests. Prioritize creation of affordable housing.*

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# Agenda

**Review of Parcel P-12C Site and Context**

**Review of Past Development Guidelines Crafted at Community Workshops**

**Review of Possible Development Guidelines for the Future Site**

**How Disposition Process Works: RFP and Developer Selection**

**Comments and Questions from Community**

**Next Steps**

# Parcel P-12c Site Review



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# Area Context





# 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 offsite 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, hotel industry and condominium markets
- Note that Chinatown BPL branch is now included in BPDA's Parcel R-1 project

# What's different this time?

There are new and different **funding sources** available that may be applied to future development of this site.

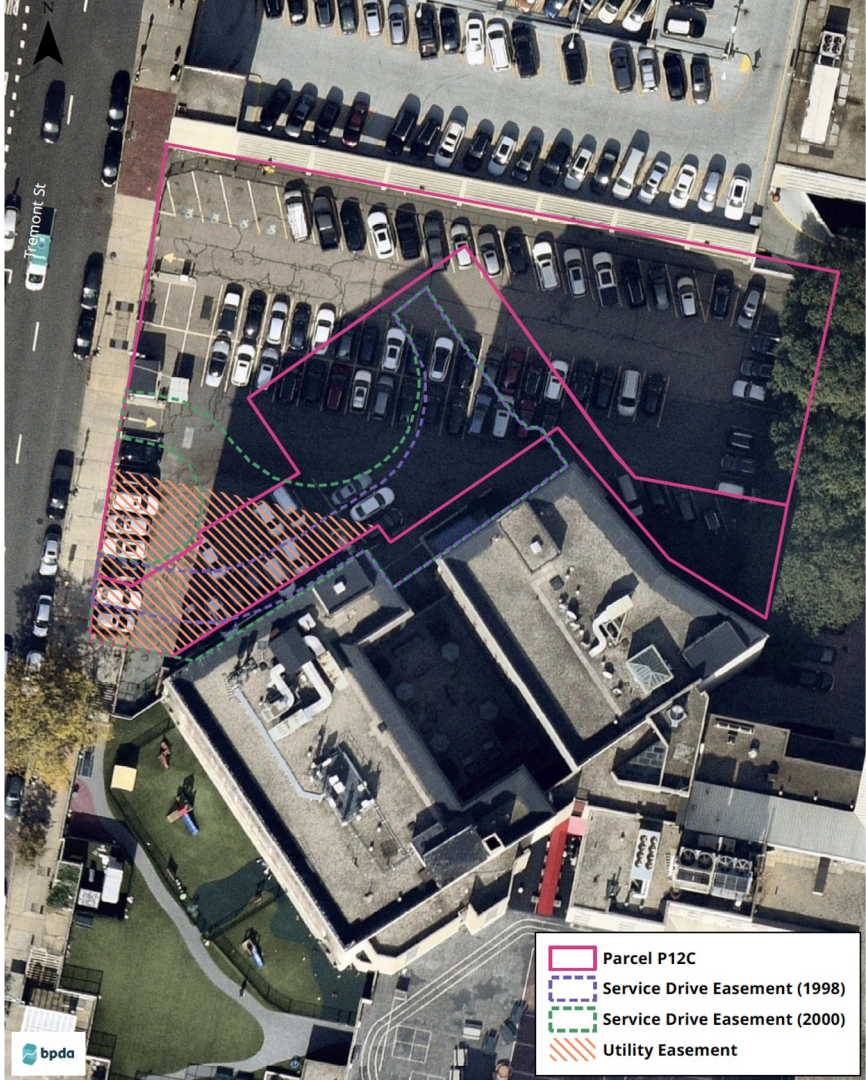
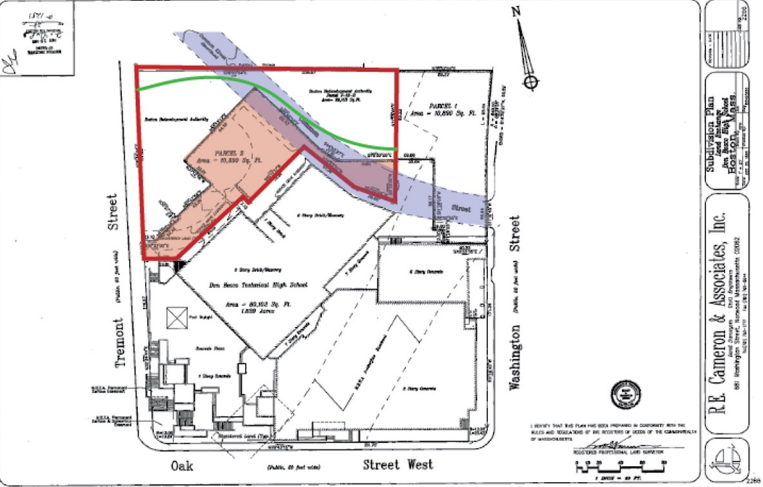
**No library** on this site. A branch library will now be located on the vacant site at [R1](#), 48-58 Tyler Street and 49-63 Hudson Street.



# 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.**

# Site Constraints



- Parcel P12C
- Service Drive Easement (1998)
- Service Drive Easement (2000)
- Utility Easement



# Chinatown Planning and 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 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.

**Agenda 议程**  
1. Kick Off  
2. Introduction  
3. Chinatown Goals and User Groups  
4. User Group Brainstorm: Needs and Uses  
5. Community Visioning

**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>大规模要建房屋</i>	✓		60% Affordable housing more lower income housing more pedestrian friendly streets
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 commercial for small business more no off-street parking (life support) community activities
Enhance intersection of Tremont Street and Oak Street West to Chinatown neighborhood	✓		improve parking, more low-park spots to fit subsidize the people focus of
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 <i>More</i>	✓		
Create open space via courtyard and small gardens			
Maximize height to maximize density while accounting for neighborhood scale			NO HOTEL! resident decision making role in price Project is developer throughout the Community control beyond Dept Dev

**Handwritten Notes:**  
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  
抽油烟机  
一半政府楼一半市价房

**Site Characteristics 特征**  
Echoings of the YMCA and past  
曾经的YMCA和过去的痕迹还存

Bordered by the backsides of three tall built, Medicine, 25 Kneeland, and One Greenway. R-1 和 三座高层建筑 (Tufts医学院, 75 Kneeland 和 One Greenway) 的背面接壤。

Prepared by Alex Bob and Daphne Xu 12/15/2018



# 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”
- “**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, green roof areas”
- “Emphasis on **youth and elder** activities”

# Possible Draft Development Guidelines

*Based upon Feedback Received at previous BPDA Community Workshops*



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# Possible Draft for Development Guidelines

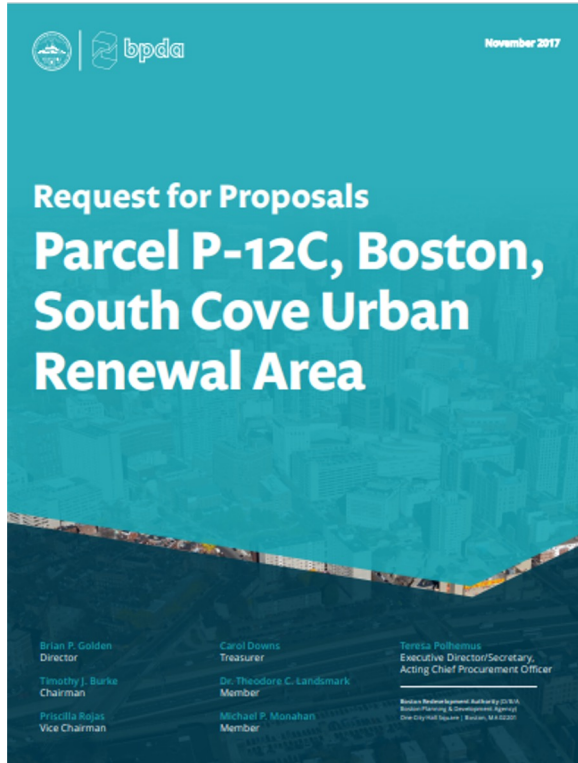
Guideline	Detail
<b>Affordability</b>	Preference for the maximum amount of housing units affordable to area residents. Some market units could help subsidize affordable units. Mix of homeownership and rental units, as well as mix of number of bedrooms.
<b>Commercial</b>	Reinvigorate streetscape. Commercial and retail spaces meeting residents' needs, like small businesses, community spaces such as affordable child care
<b>Pedestrian</b>	Encourage pedestrian passageway through development to Eliot Norton Park, Wang YMCA, Josiah Quincy Elementary School and housing. Enhance pedestrian safety - Tremont Street and Oak Street - traffic light improvements, traffic calming features.
<b>Mobility</b>	Prioritize access to non-vehicle forms of transit. Limited parking.
<b>Green Space</b>	Courtyard, small garden areas, green roof.
<b>Height</b>	Develop to maximum height permissible to achieve all desired uses. FAA regulations limit to approximately 360 feet (approximately 36 stories).
<b>Design</b>	Ensure that development preserves and enhances the distinct physical character of neighborhood, conforms to the general scale of the surrounding area, respecting residential, commercial and institutional elements.

# RFP and Developer Selection Process



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# Sample RFP



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# Typical Comparative 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 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.***

## 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

- The BPDA will continue to collect additional feedback on possible development from the Chinatown community. (Now through January)
- The BPDA will present a draft of the Request for Proposals (RFP) to the community before we release it. (January/February)
- BPDA will release a RFP and collect responses.
- The BPDA will then review all proposals. The developers will present them to the community for review as well.
- Once a proposal has been selected, the developer will begin the permitting process and obtain financing.

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

**Thank you!**