

PLAN: Charlestown

Austin Street Scenarios + Development Guidelines Meeting

December 13, 2022



Welcome

Natalie Deduck, Real Estate Development Officer

Meeting Recording

At the request of community members, this event will be recorded and posted on the PLAN: Charlestown project webpage at <http://bostonplans.org/PlanCharlestown> for those who are unable to attend the zoom event live.

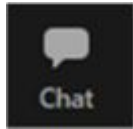
It is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

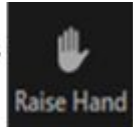
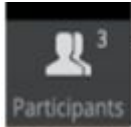
Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.

Zoom Tips

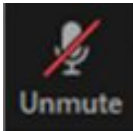
Welcome! Here are some tips on using Zoom for first-time users.
Your controls are at the bottom of the screen



Use the chat to type a comment or ask a question at any time –
Members of the PLAN: Charlestown team will enable the chat at the end.



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

Code of Conduct

- Virtual planning events will be held via the Zoom “Meeting” platform, which allows participants to control their engagement features such as “mute/unmute,” “camera,” and other features. Zoom Webinar does not allow these capabilities.
- During presentations, the chat feature will be turned off. The chat feature will be enabled once a presentation is complete. Participants are encouraged to raise their hands to ask questions if needed. The virtual “Raise Hand” feature is located at the bottom of the Zoom screen (hand icon).
- We strongly encourage speakers to turn on their cameras while speaking.
- Comments or questions from the public will be limited to 2 minutes of speaking time. Two questions per person at a time is the maximum. A 30-second follow-up comment after a staff member responds is allowed. These time limits will be strictly enforced.
- All attendees are expected to respect one another and any differences of opinion. We welcome differences of opinions, including opinions that differ from those of BPDA staff. Always assume good intentions when any contradictions or disagreements are made. Constructive comments and opinions should be aimed at topics, not people.
- Unacceptable behavior will not be tolerated. Examples of unacceptable behavior are instances such as the following, but not limited to:
 - Threatening to take unwarranted legal action against meeting participants
 - Bullying participants either in the chat or verbally out loud
 - Harassment including criticizing, mocking, or posing threats against participants
 - Threats or derogatory speech against BPDA staff or other participants
 - Grandstanding or exceeding allowed time limits
 - Other violations within this code of conduct
- Those who violate the code of conduct may be subject to the following actions:
 - Given a verbal or written warning
 - Muted for the entirety of the meeting or event
 - Removed from the meeting or event

For all meeting content:

<http://www.bostonplans.org/plancharlestown>

Agenda

- Overview
- Visioning Workshop + Takeaways
- Development Guidelines
- Design Scenarios
- Q&A
- Next Steps

If you have a follow up item, please reach out to Natalie Deduck (**Natalie.Deduck@boston.gov**) and we will be in touch as soon as possible.

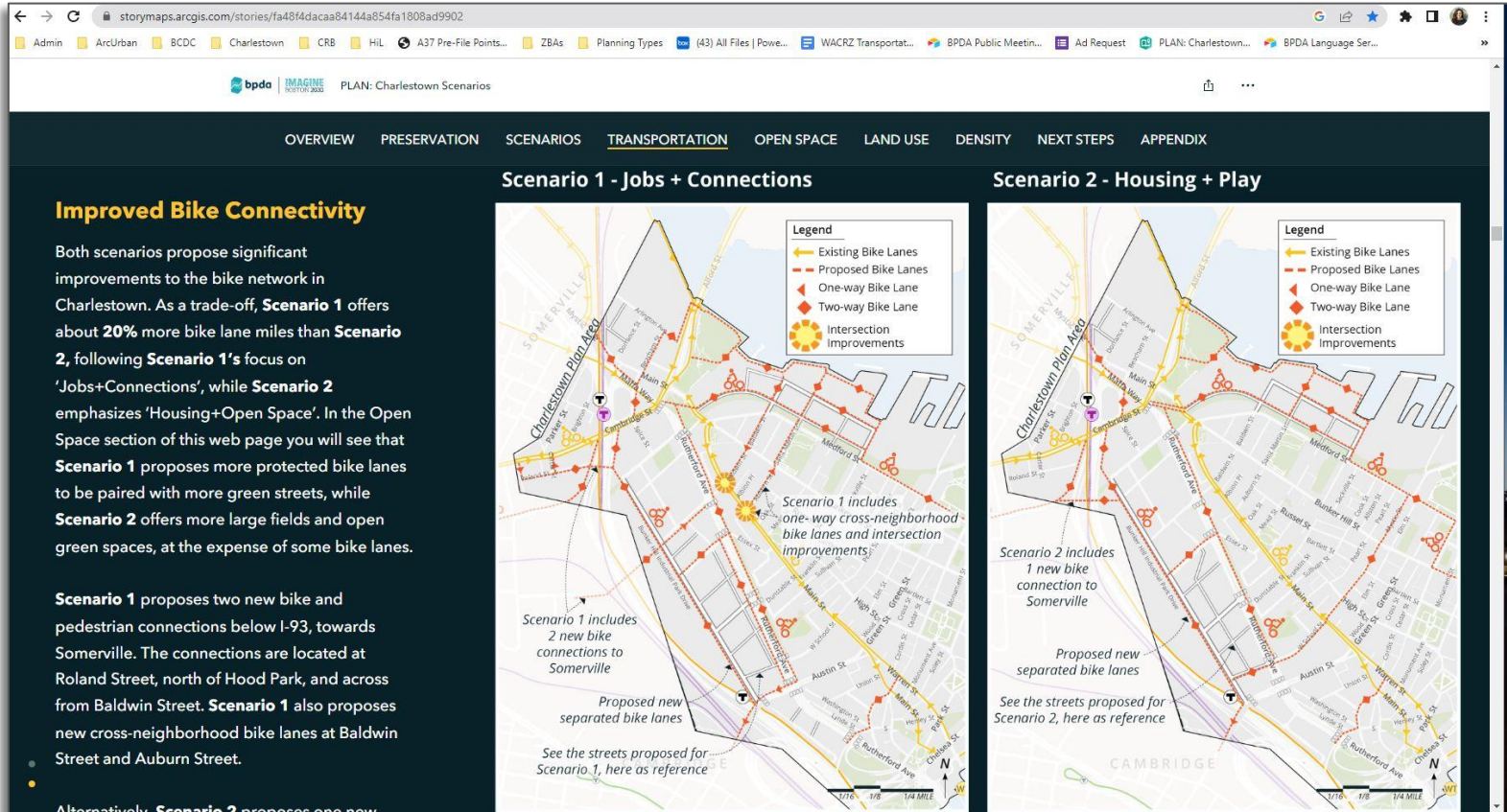
Austin Street Parking Lots Overview

Rebecca Hansen, Director of Real Estate



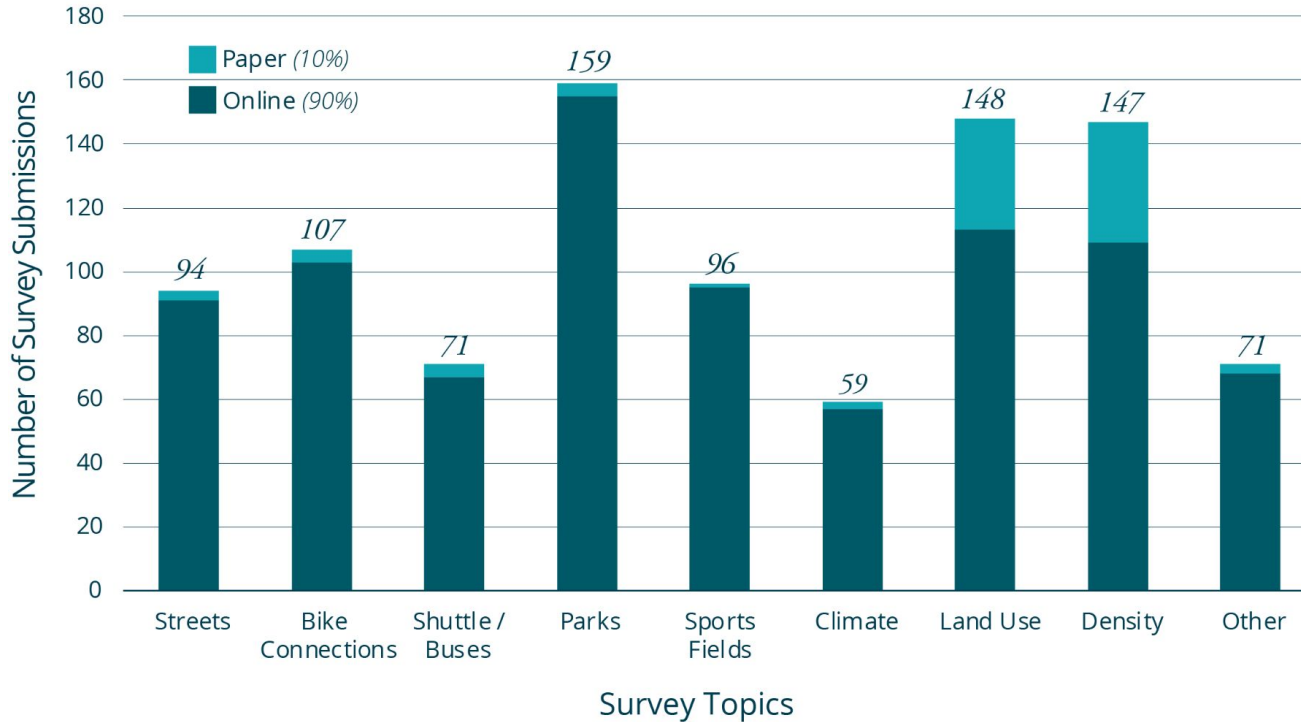
**boston planning &
development agency**

PLAN: Charlestown



PLAN: Charlestown

Survey Responses by Topic (952 Submissions)



PLAN: Charlestown

boston planning & development agency

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Neighborhoods Zoning **Planning** Work with Us Development Housing Research 3D Data & Maps

Planning

- What is Planning?
- Imagine Boston 2030 Implementation
- Planning Initiatives
- Climate Change & Environmental Planning
- Downtown & Neighborhood Planning
- Privately Owned Public Spaces (POPS)
- Regulatory Planning & Zoning
- Transportation & Infrastructure Planning
- Institutional Planning
- Urban Design
- Urban Renewal

PLAN: Charlestown

Latest Updates

- [Summary & Goals](#)
- [Past Planning Phases](#)
- [Past Events](#)
- [Advisory Group](#)
- [Planning Efforts Related to PLAN: Charlestown](#)
- [Share Your Thoughts](#)

STAY CONNECTED

Sign up for Neighborhood Email Updates!

NEIGHBORHOOD

Charlestown

EVENTS

29 Sep PLAN: Charlestown Advisory Group Meeting

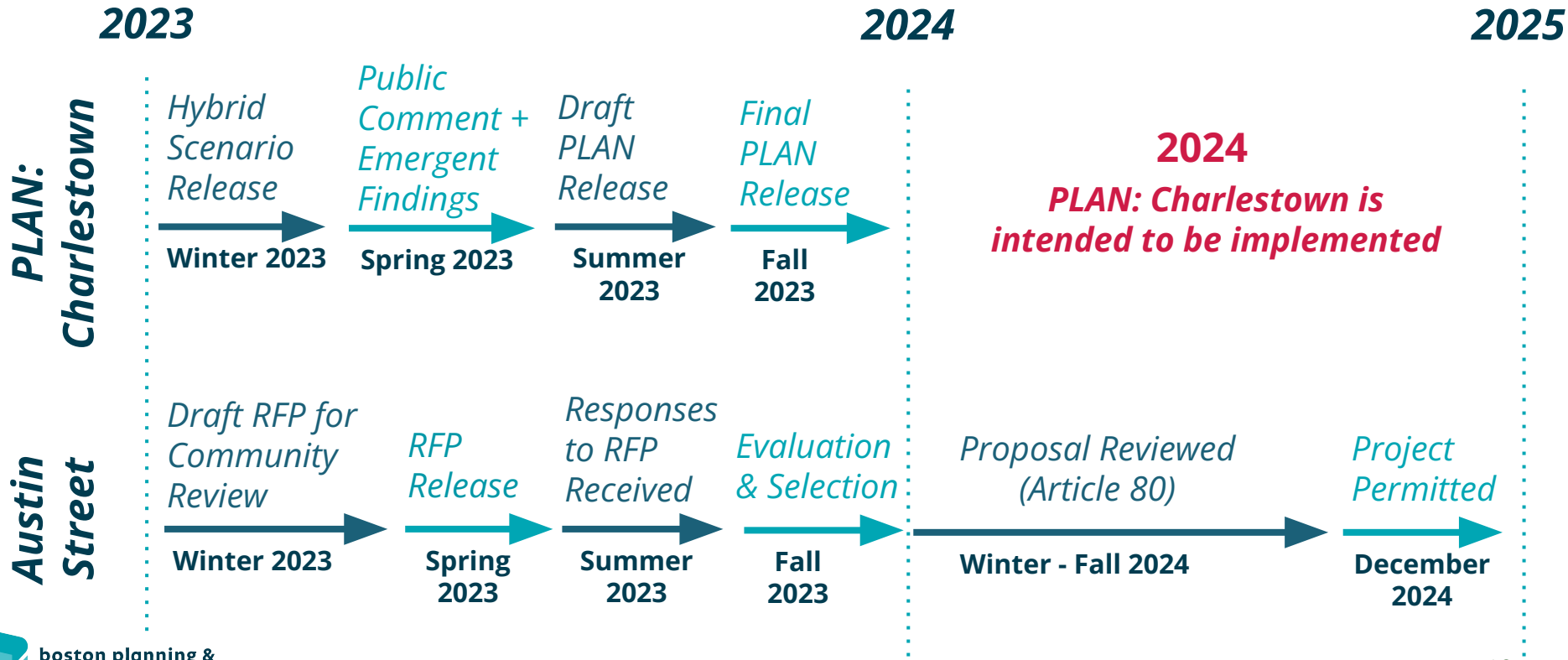
NEWS

June 15, 2022

Download the results of the draft scenarios surveys (PDFs, .zip file)

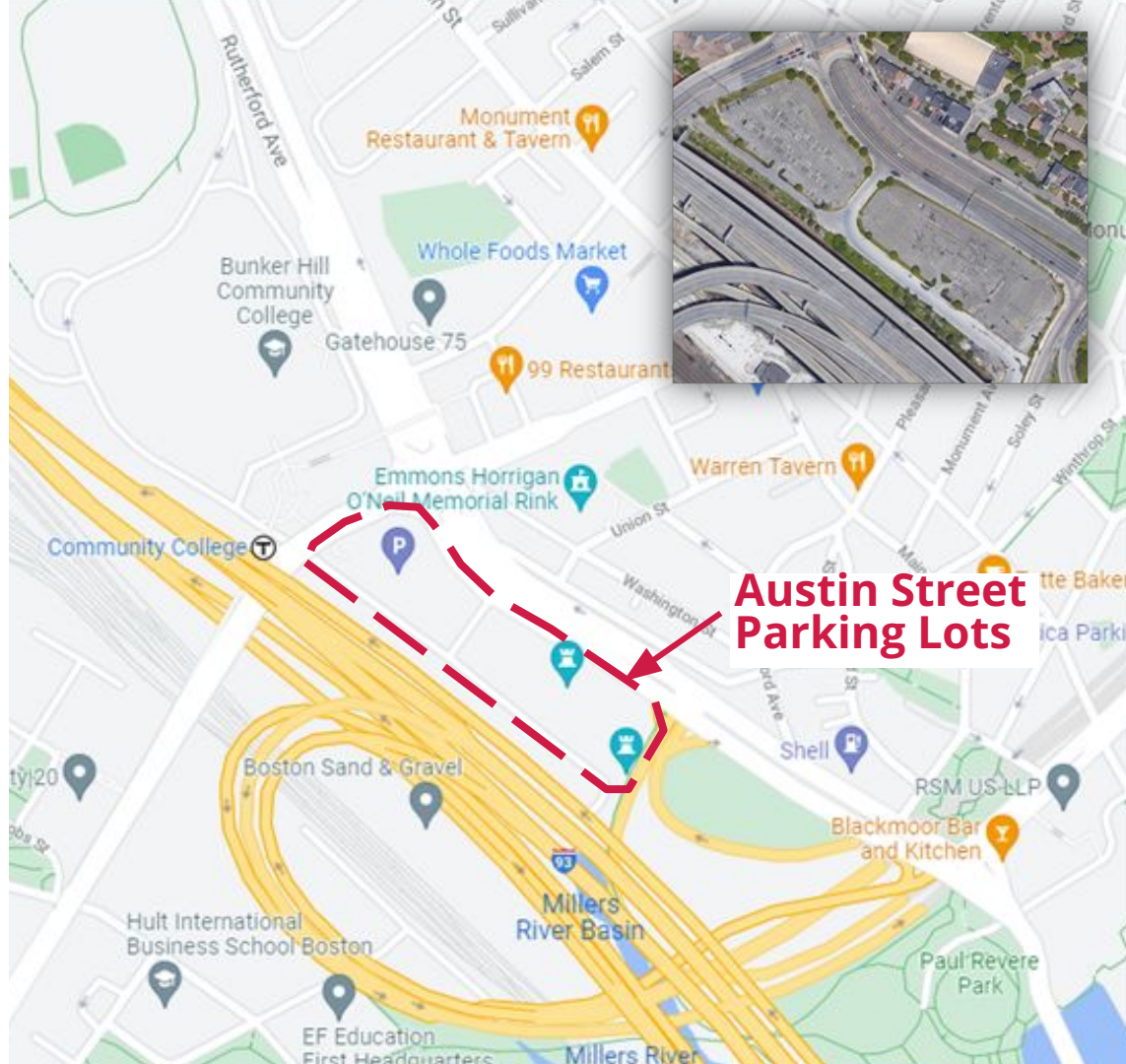
You can download all of the survey data here by going to our PLAN: Charlestown website.

Austin Street vs. PLAN:Charlestown Timeline



Austin Street Parking Lots

Care and Custody	BPDA
Property Acreage	5.6 Acres
Current Use	Parking lots operated by BPDA and used by BHCC students



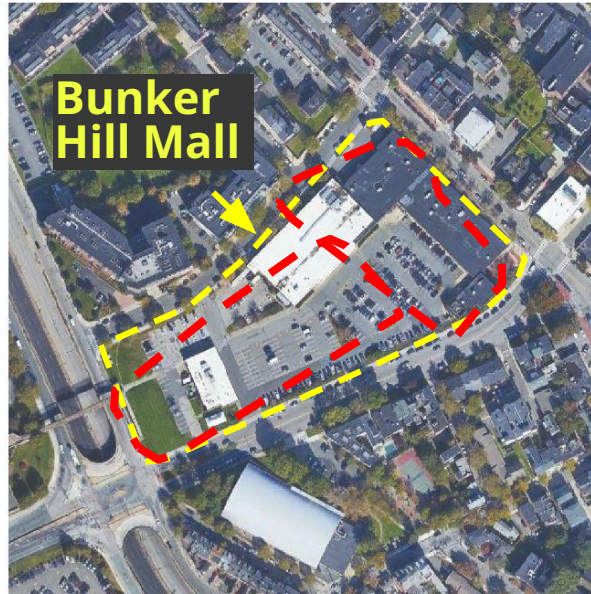
**Austin Street
Parking Lots**

How Big is the Site?



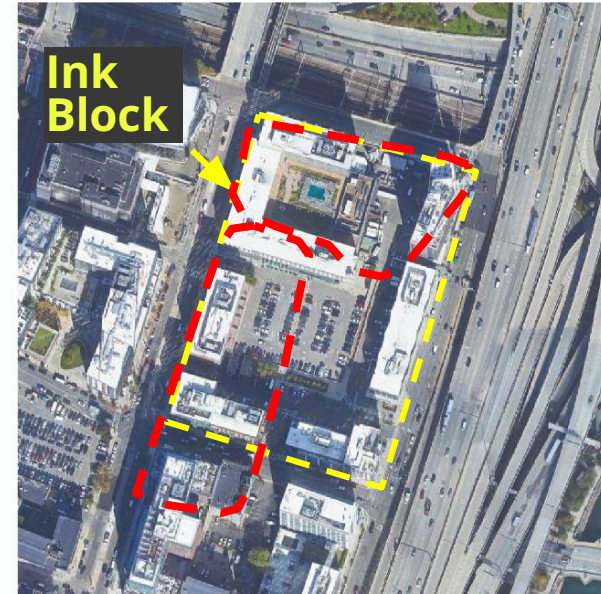
**Austin Street
Parking Lots**

Austin St Parking Lots
Charlestown
5.6 Acres



**Bunker
Hill Mall**

Bunker Hill Mall
Charlestown
6 Acres



**Ink
Block**

Ink Block
South End
7 Acres

Why Now?

Citywide Land Audit

- The Land Audit is an inventory of all vacant or underutilized City-owned property.
- The data will guide the City in meeting Boston's most urgent needs, including **affordable housing, community development, and climate resilience.**

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



Public Land for Public Good: Citywide Land Audit



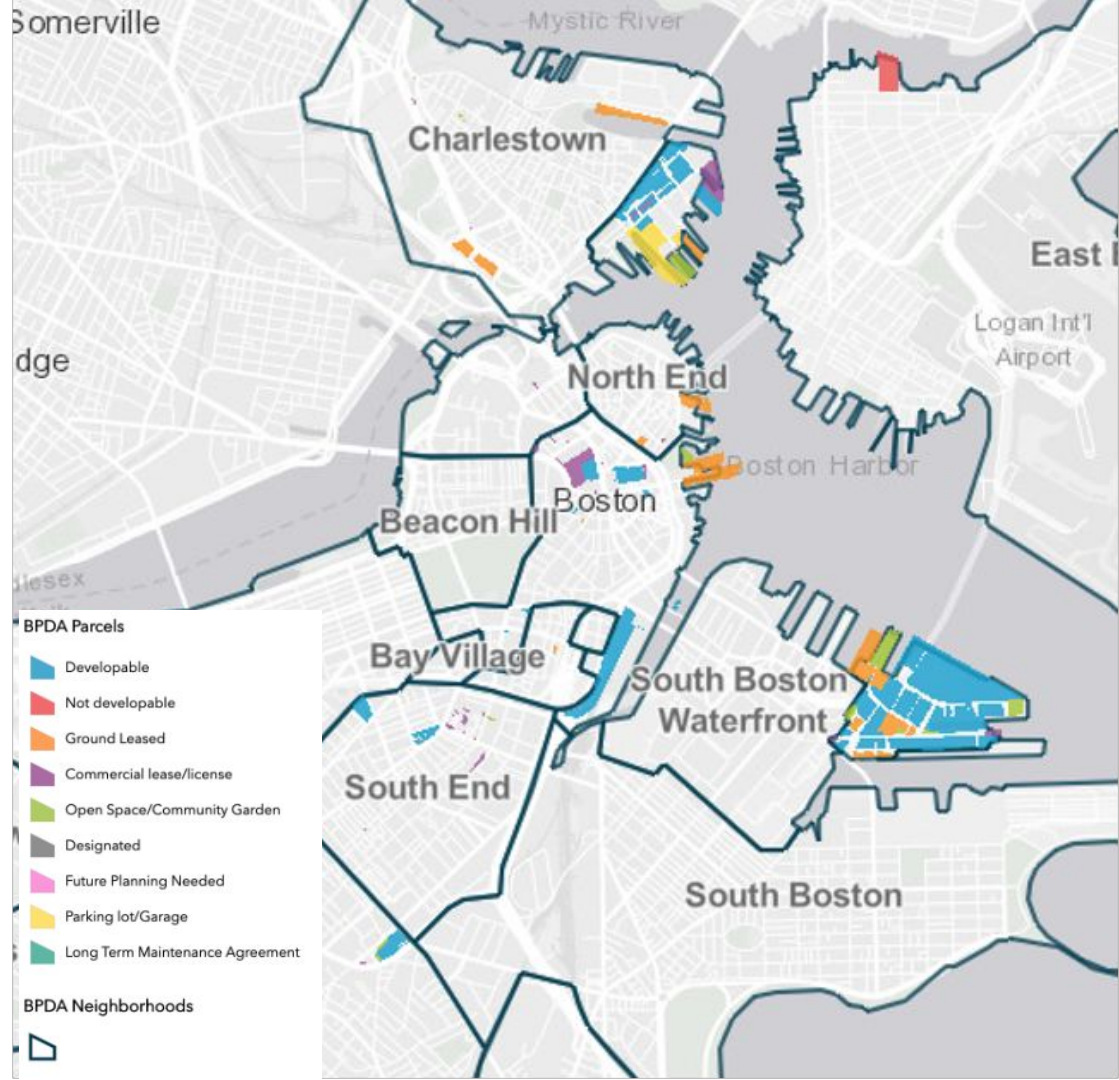
Planning Led Development In Action

The City of Boston has a handful of key goals for the site(s), including:

- Create affordable and workforce housing
- Deliver on some key community needs and desires coming out of PLAN: Charlestown
- Support community-serving businesses
- Create wide sidewalks with space for street trees, protected bike lanes, benches, and plenty of walking space (i.e. apply Boston's Complete Streets Guidelines)
- Create and connect open spaces

How does the BPDA lease land?

1. Conduct **due diligence and strategic planning** to determine which parcels to issue for development
2. Lead a **community process** to hear feedback about appropriate uses and design guidelines
3. Issue a **Request for Proposals (RFP)** that is open to all respondents. RFPs lay out the guidelines for proposals, submission requirements, and evaluation criteria.
4. **Evaluate** proposals with community feedback



Project Timeline

**Project
Study
Begins**

WE ARE HERE

2023

**Goal RFP
Release**

*Visioning + Goals
Session with
Community*

October

*Draft Scenarios
for Community
Review*

December

*Draft RFP for
Community
Review*

February/March

Publish RFP

April

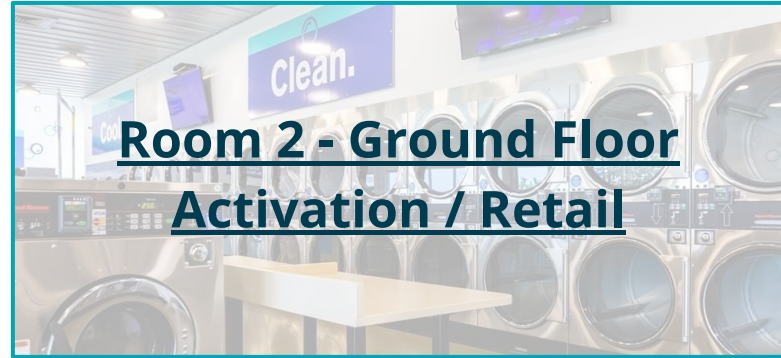
Visioning Workshop + Takeaways

Patricia Cafferky, Senior Planner



**boston planning &
development agency**

Previous Workshop - 4 Breakout Rooms



The Questions

Room 1 - Housing

1. What levels of affordability should be targeted?
2. What should the mix of ownership to rental units be?
3. What types of housing should be included? (ex. compact, senior/supportive, student, etc)

Room 2 - Ground Floor Activation / Retail

1. What neighborhood services should be accommodated here?
2. What kinds of retail/restaurants would you like to see accommodated here?
3. What kinds of community spaces would your neighborhood benefit from here?

Room 3 - Open Space

1. Who should the open space be for? (ex. Dogs, children, college students, seniors?)
2. What kinds of open spaces should be prioritized for inclusion? (ex. Butterfly gardens? Lacrosse/soccer fields? Playgrounds?)
3. How would you like to see climate resilience incorporated?

Room 4 - Mobility

1. Where should people access the site and how should they move around it?
2. What kinds of transportation infrastructure should be prioritized on the site?
3. How should the site tie into the city's larger transportation network?

Jamboards

ROOM 3 - OPEN SPACE

DISCUSSION QUESTIONS:

1. Who should the open space be for? (ex. Dogs, children, college students, seniors?)
2. What kinds of open spaces should be prioritized for inclusion? (ex. Butterfly gardens? Lacrosse/soccer fields? Playgrounds?)
3. How would you like to see climate resilience incorporated?

Need more open space in general.
Soccer + Lacross fields needed!
And a separate dog only area. -
Debbie

Need more space for sportsfields! Maxed out right now. Soccer and Lacross especially. Not all 6 acres needs to be parks - Allen



ROOM 4 - MOBILITY

DISCUSSION QUESTIONS:

1. Where should people access the site and how should they move around it?
2. What kinds of transportation infrastructure should be prioritized on the site?
3. How should the site tie into the city's transportation network?

Open up via duct across Rutherford for linking the lots to the community & open dual directions options enter and leaving the lots by car as well

Land Swap? w/ 275 medford street?

Gilmore Bridge connection

New ped & bike pathway from Cambridge St to Millers River walkway

Multi-modal connection to Community College Station: Bikes, walking, passenger vehicle drop-off.

connecting and making a parallel street to the college (north)

One or two access points?

Additional Ped/Bike bridge over Rutherford Ave, to connect to the heart of Charlestown.

Dedicated Bus Lane with stops that connect directly to developments at the Austin Street Lots.

New east side bridge element for biker and MicroBus connection to Cambridge Crossing at Lechmere T



Key Takeaways

Room 1 - Housing

1. Mix of affordable and market rate housing, as well as rental and homeownership
2. Mix of unit sizes / bedroom counts to provide more opportunities for families
3. Consider the health implications of housing alongside a major roadway

Room 2 - Ground Floor Activation / Retail

1. Create a public / nonprofit partnership so local organizations can lead a community development space.
2. Prioritize multiple, small scale retail spaces.
3. Incorporate uses that the neighborhood needs.

Room 3 - Open Space

1. Provide public space that services all ages, such as a park or a performing arts space.
2. Create sports fields, particularly for soccer and lacrosse.
3. Add trees to create a more climate resilient space.

Room 4 - Mobility

1. Open up the viaduct across Rutherford Ave to link the site with the community.
2. Enhance pedestrian and bike access
3. Include dedicated bus lanes with stops that connect to Austin Street Lots.

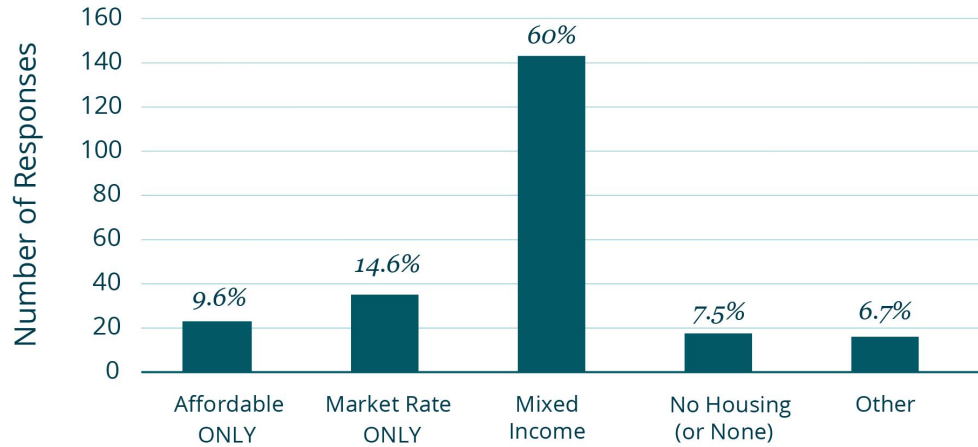
Progress Since Workshop

Meetings/Discussions With:

- Representative of the Charlestown Business Alliance
- The Charlestown Preservation Society (CPS)
- Representative of Charlestown Youth Soccer Association (CYSA)
- Boston Center for Youth and Families (BCYF)
- Dr. Douglas Brugge (Air pollution and health expert. Professor and Chair of the Department of Public Health Sciences at the University of Connecticut)
- The Mayor's Office of Arts & Culture (MOAC)
- The Mayor's Office of Housing (MOH)
- Bunker Hill Community College (BHCC)

Community Surveys

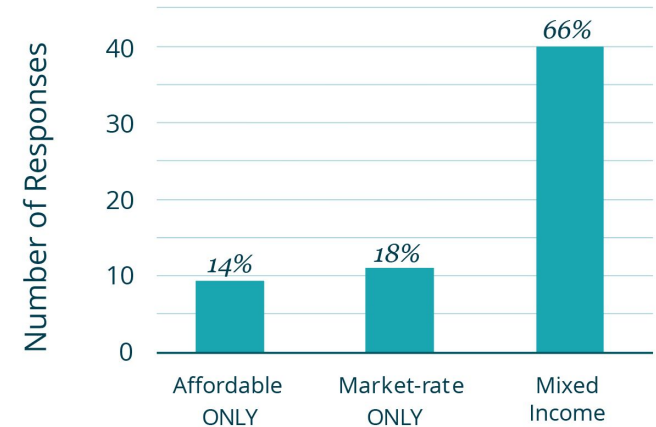
What types of housing would you like to see
(in terms of affordability?) (235 Responses)



Level of Affordability

Survey led by member of the
PLAN: Charlestown Advisory
Group (Charlestown resident)

What level of housing affordability should
be prioritized for new Charlestown
developments? (61 Responses)

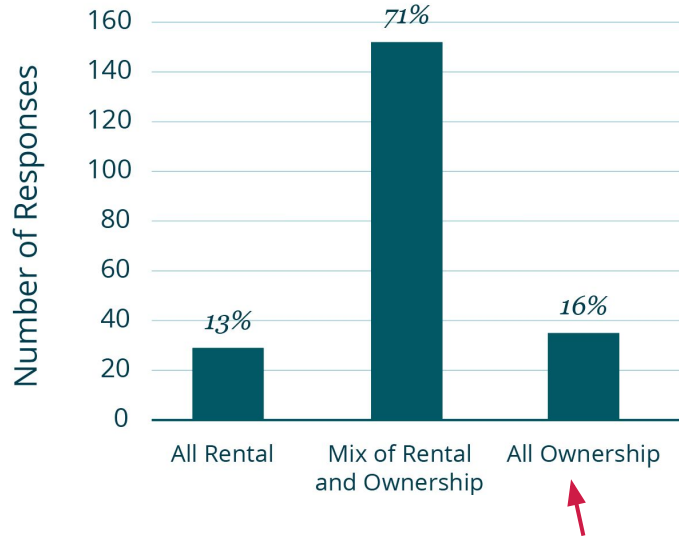


Level of Affordability

BPDA PLAN: Charlestown Survey
(July 2022)

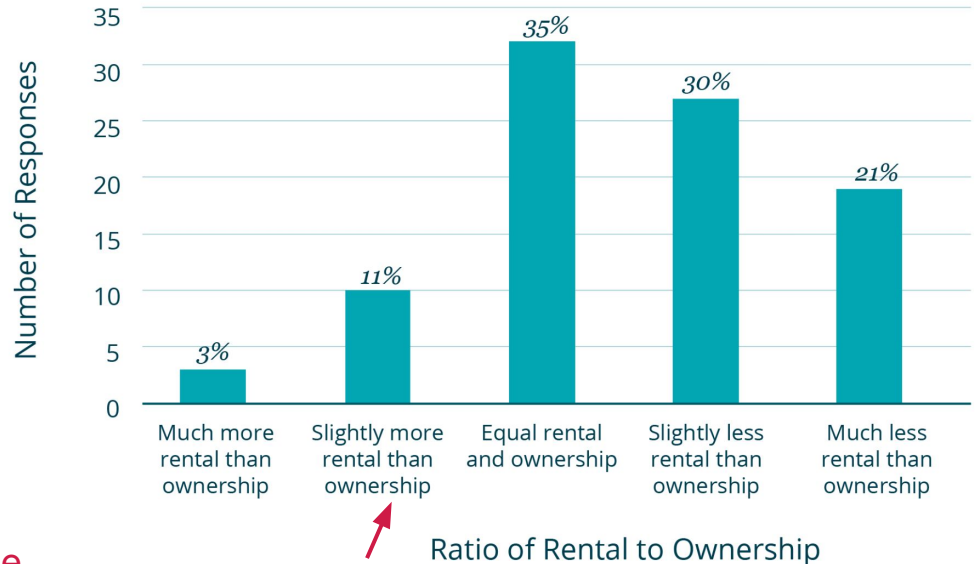
Community Surveys

Should the residential units be rented or owned? (216 Responses)



Survey led by member of the PLAN: Charlestown Advisory Group (Charlestown resident)

What should the ratio of Rental to Ownership be in new Charlestown housing developments? (91 Responses)

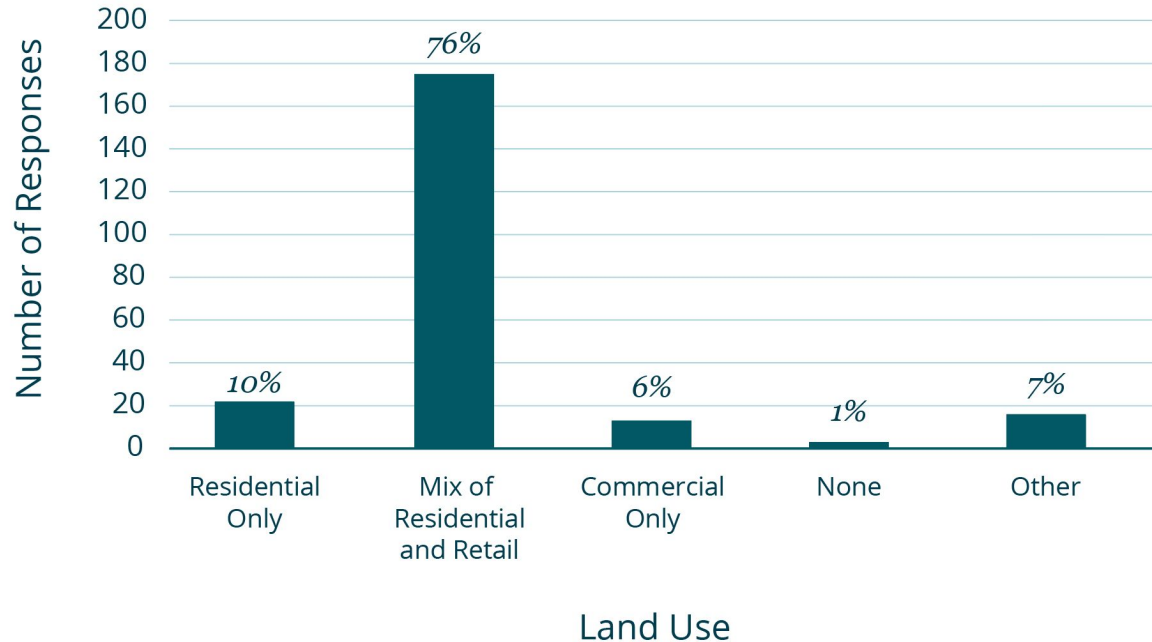


Ratio of Rental to Ownership
BPDA PLAN: Charlestown Survey (July 2022)

Community Surveys

Survey led by member of the PLAN: Charlestown Advisory Group (Charlestown resident)

Should the Austin Street Parking Lots be residential-only, commercial space, or a mix of residential and retail? (229 Responses)



Development Guidelines

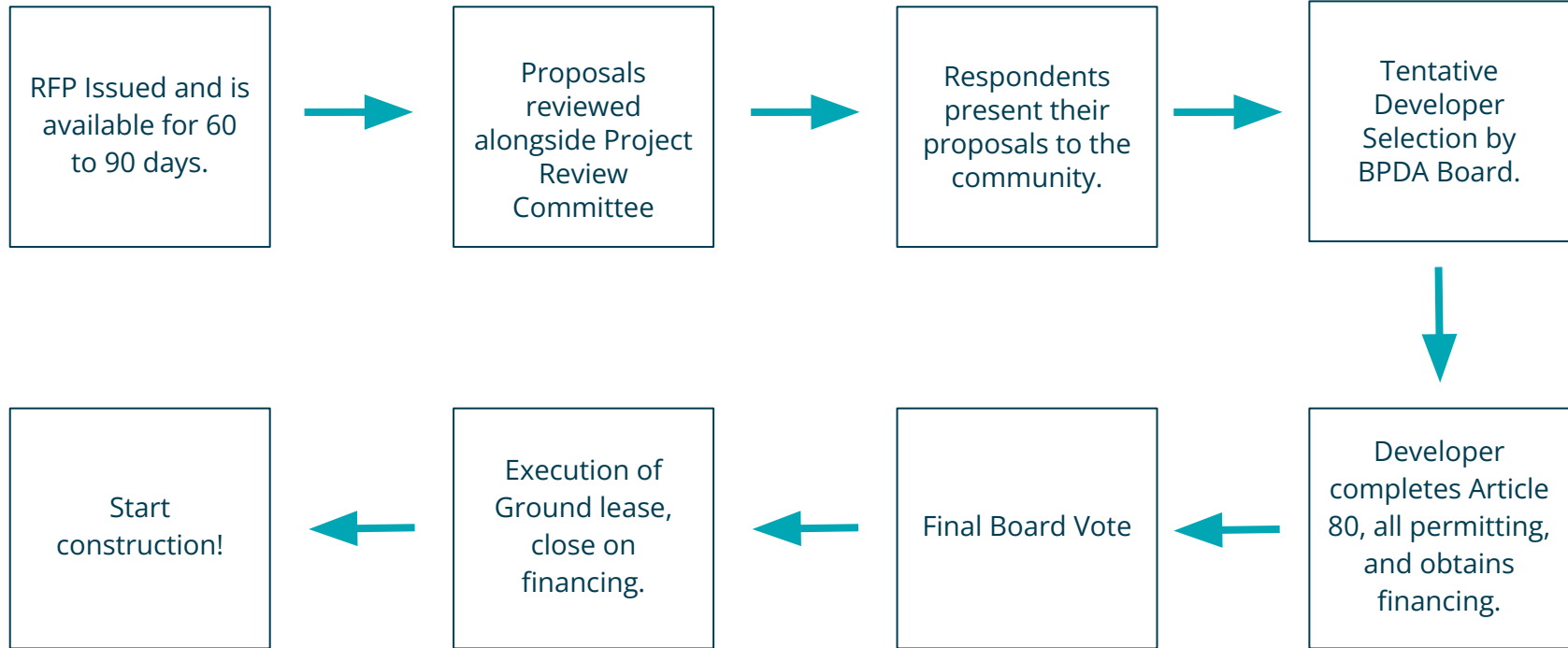
Natalie Deduck, Real Estate Development Officer



RFP Draft Purpose

“The BPDA seeks to convey the Property to allow **mixed-use development** that, in conformance with PLAN Charlestown, will bring a mix of housing with an **emphasis on affordability** to the Charlestown area along with community-driven **ground floor activation and open space.**”

Overview of the RFP Process



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 and PLAN: Charlestown. The PRC will **provide recommendations** to the Boston Planning and Development Agency, where they will work towards a consensus on the preferred development team.

We will provide additional information on the PRC nomination process at the next meeting.

Overview of Development Objectives

Guideline	Detail
Conformance with PLAN Charlestown	Prioritize mobility connections into and within Charlestown, parks and open space, climate resiliency, affordable housing, as well as strategies to enhance the existing community and preserve its historic assets
Community-Driven Ground Floor Activation and Open Spaces	Prioritize uses such as neighborhood services, arts and culture uses, retail, restaurants, athletic uses, and community spaces.
Commitment to Affordable Housing	Prioritize maximum amount of affordable housing, with a mix unit sizes and rental / home ownership.
Ensuring Sustainable, Resilient, Healthy Development	Prioritize the City's goals for sustainable, resilient, and healthy new construction. Proposals should target net zero energy or net zero carbon performance and implement healthy building strategies.

Housing

Preference will be given to proposals that provide...

- Deeper levels of affordability and/or a higher percentage of **income-restricted housing** in addition to market rate housing.
 - Example: $\frac{1}{3}$ deeply affordable, $\frac{1}{3}$ workforce housing, and $\frac{1}{3}$ market rate
- Larger unit sizes of **two, three and four bedrooms** appropriate for families
- A **mix of rental and homeownership** units

Ground Floor Arts + Culture Uses

PLAN: Charlestown and the Austin St lots present us with many opportunities to reimagine Arts & Cultural investments in the neighborhood.

The RFP contemplates the following uses:

- Artists' live / work spaces
- Galleries / Museums
- **Dance / Recording Studios**
- Market Places
- **Maker Spaces**
- Multi-Use Open Space

Priorities City-Wide



Sustainable, Resilient, Healthy Development

- Proposals should include strategies that extend beyond the specific development site and enhance the sustainability, resiliency, and health of the surrounding community. Developments should include the City of Boston's 2050 Carbon Neutrality commitment, with an aim to target **net zero energy or net zero carbon performance**.
- Proposals should mitigate urban heat island effects through the creation of **new green open spaces and expanded public realm** (street-lined streets) on the site to serve the existing and anticipated community.

Air Pollution

- Proposals should include healthy building strategies that include the implementation of building systems that **mitigate air pollution**.
- Initial and continuous monitoring would be required to ensure the health and safety of residents.



Ground Floor Activation and Open Space

Ground Floor

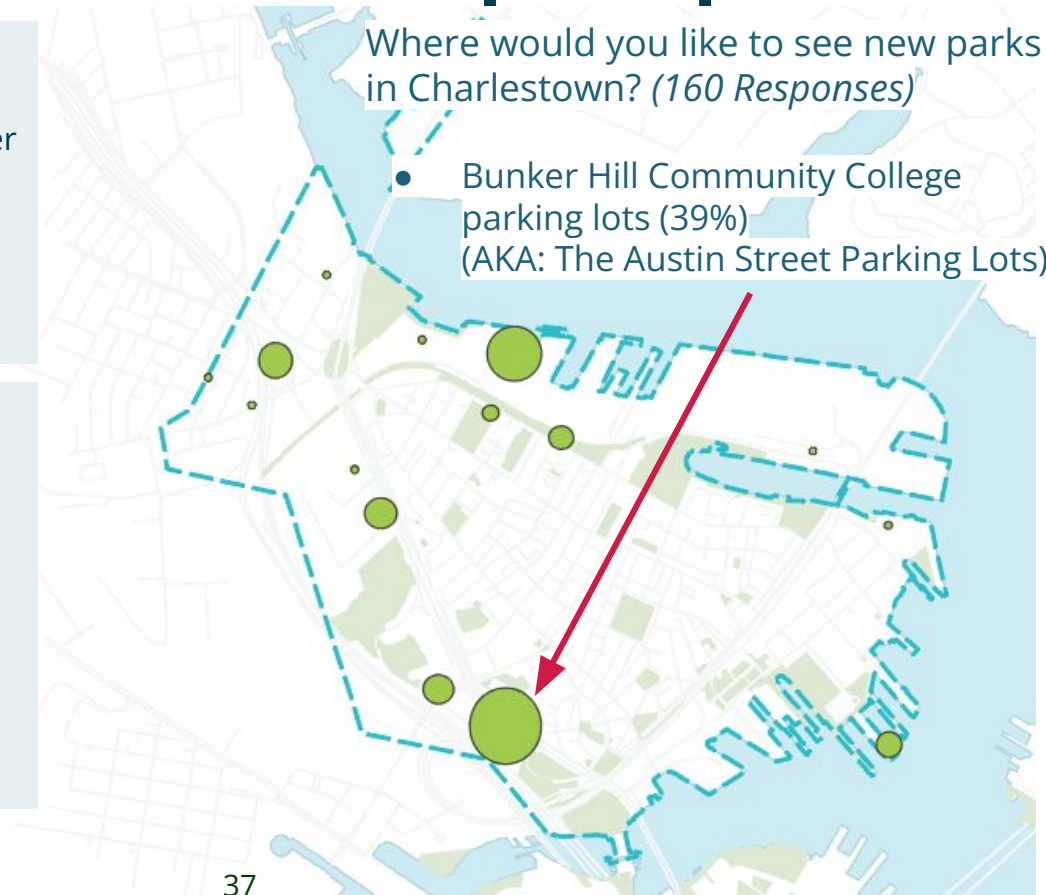
The Property should be developed in a manner that supports **ground floor activation** on the site. Proposals should prioritize uses such as **neighborhood services, retail, restaurants, athletic uses, and community spaces.**

Open Space

The community voiced that the delivery of a **sports field** as part of the development for **soccer and lacrosse** practices should be considered highly advantageous. Additional open spaces such as **recreation space** for the residents and **tree canopies** for a more climate resilient space are encouraged.

Where would you like to see new parks in Charlestown? (160 Responses)

- Bunker Hill Community College parking lots (39%) (AKA: The Austin Street Parking Lots)



Evaluation Criteria

Guideline	Detail
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. Comprises 25% of evaluation.
Development Concept	Evaluates the Proponent's development plan relative to the Development Objectives. To facilitate its evaluation of this criterion, the selection committee will seek community input in the form of a developer's presentation with opportunity for public comment.
Exceptional Development Program, Design and Public Realm Contribution	Includes 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. An assessment of the quality of contributions to the neighborhood and public realm will be evaluated as well.
Ability to Execute the Project / Strength of Financial Offer and Plan	Describes 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. Relative strength of equity, debt and capital funding sources; Viability of finance plan including demonstrated previous experience to finance projects of similar complexity.

Questions? Comments?

(Please hold comments to 2-minutes)

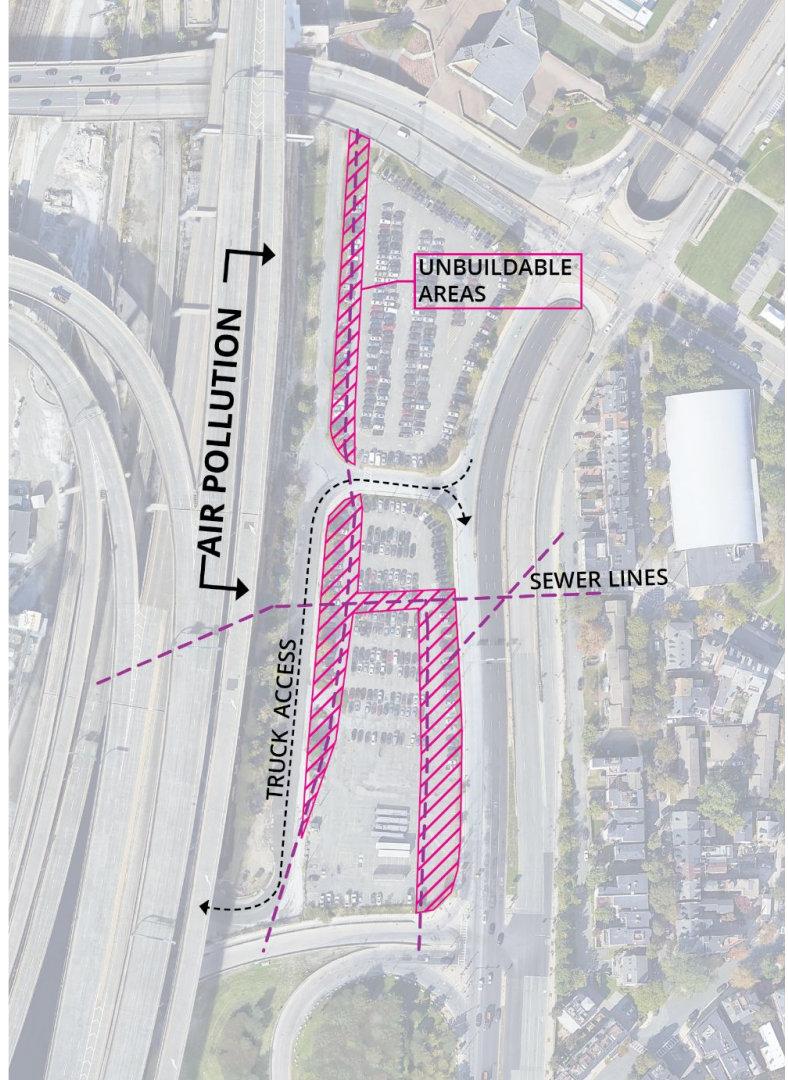
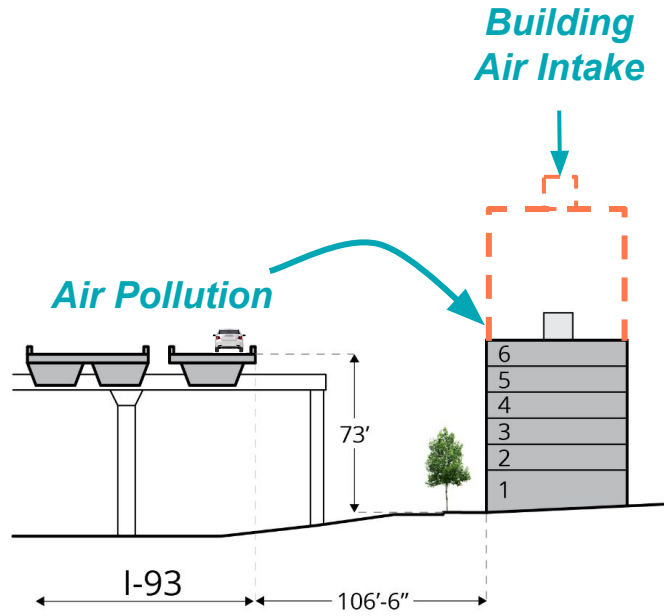
Design Scenarios

Patricia Cafferky, Senior Planner



**boston planning &
development agency**

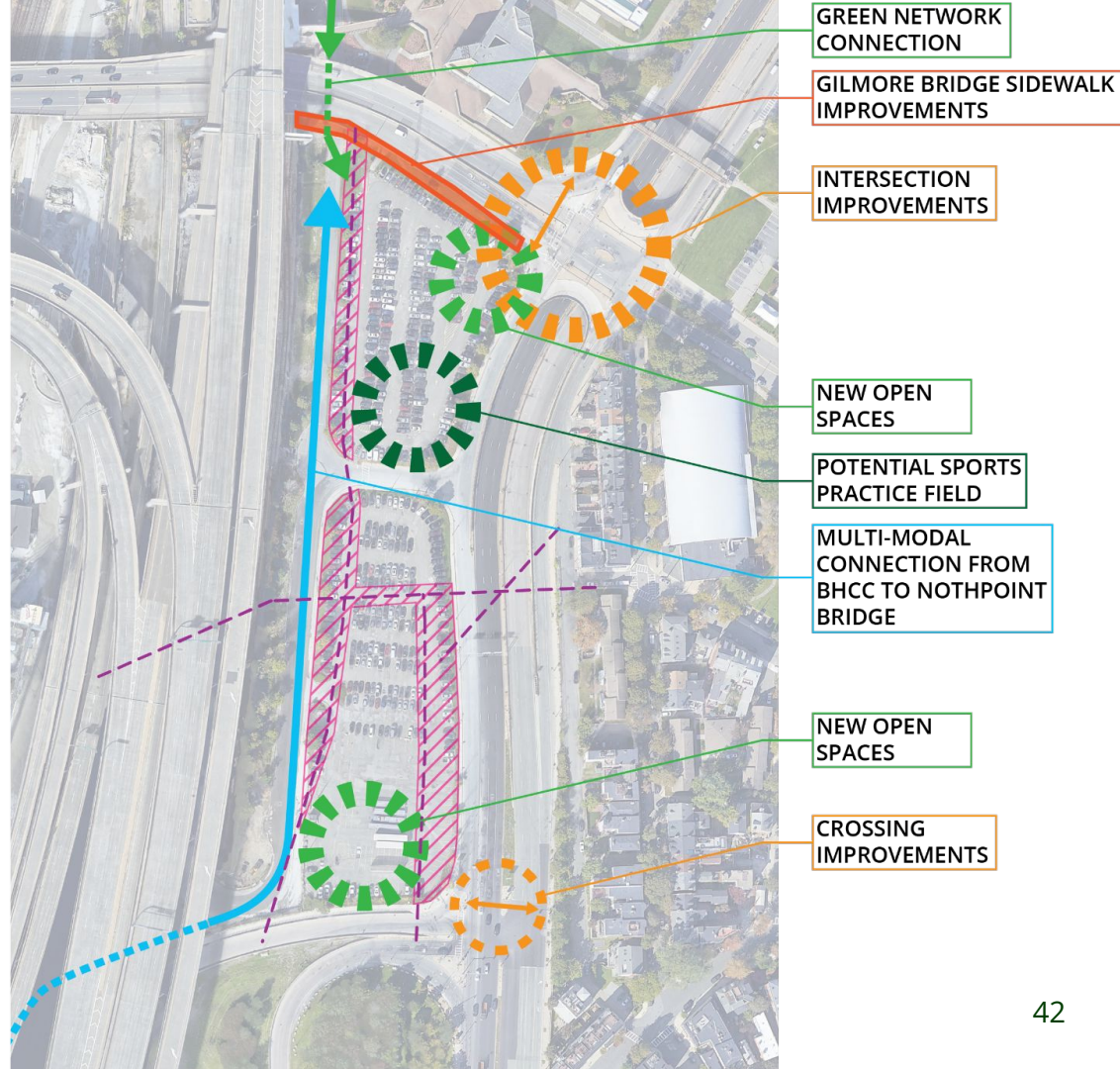
Constraints



Opportunities

OTHER OPPORTUNITIES:

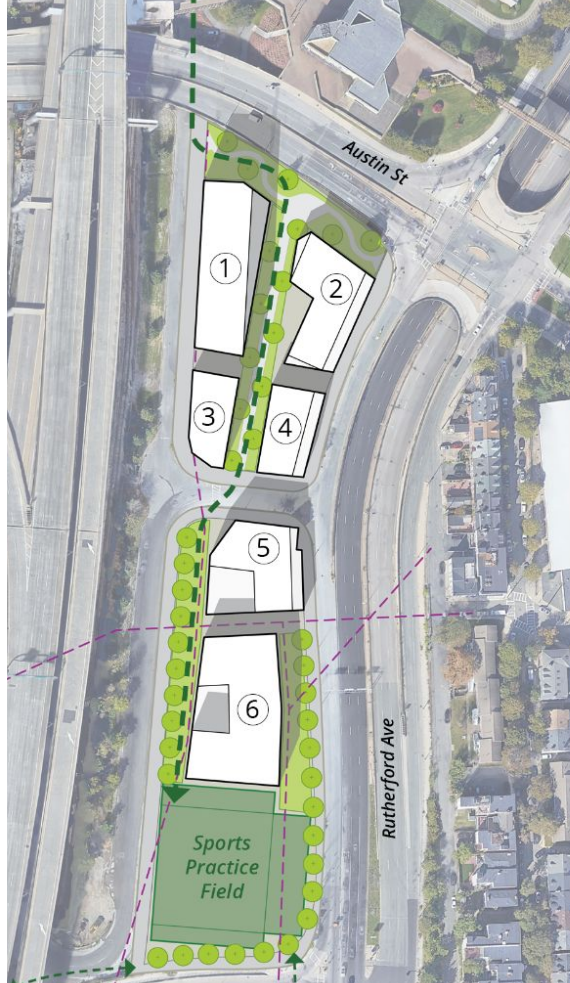
- Housing for all income levels and family types
- Community space
- Artist work, exhibit, and/or performance space
- Retail space for small businesses



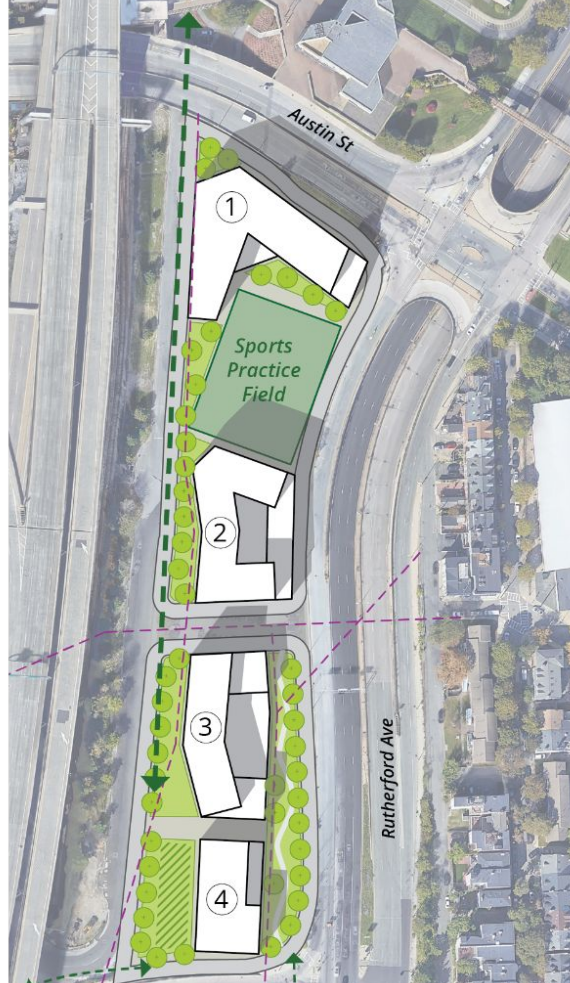
BPDA Scenarios Goals

The BPDA is NOT designing the potential development for the Austin Street Parking Lots.

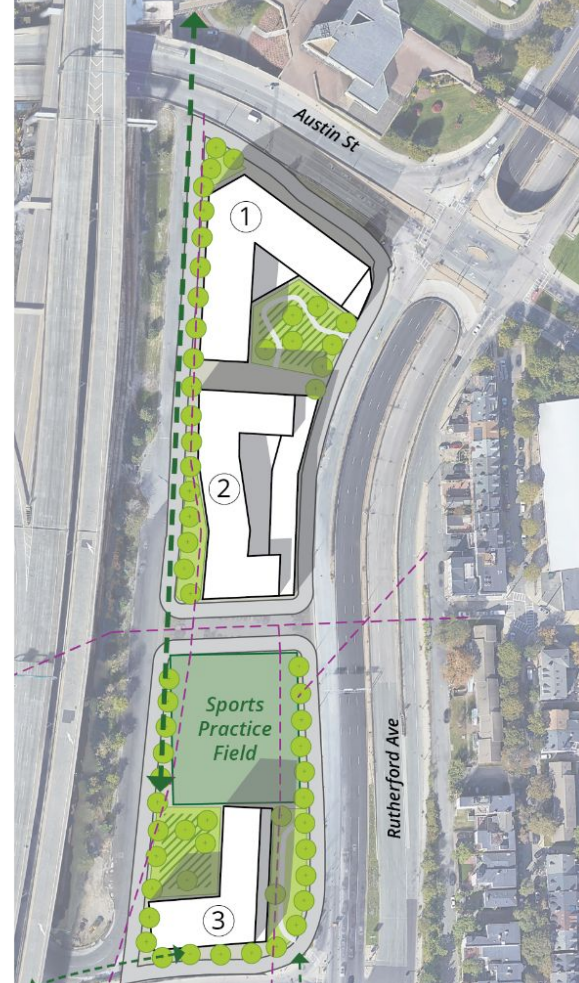
- The scenarios in this presentation are just ideas used to test what is possible. They are not proposed designs for the site.
- The scenarios should help further the community conversation about potential heights, density, lot coverage, and open space for the site.
- The scenarios offer development teams ideas, as a starting point for their proposals.
- The scenarios help identify key site opportunities and priorities to add to the development guidelines for the RFP.
- The scenarios do not consider building materials, styles, or details.



Scenario 1 - Linear Open Space
31% Lot Coverage



Scenario 2 - Protected Field
33% Lot Coverage

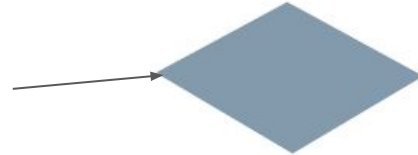


Scenario 3 - Central Field
32% Lot Coverage

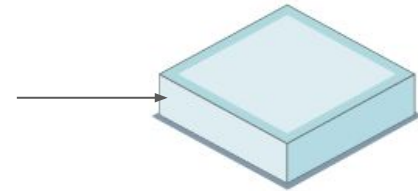
Explaining FAR

$$\text{FAR (Floor Area Ratio)} = \frac{\text{Gross Square Foot of Development}}{\text{Square Footage of Project Site}}$$

Empty Parking Lot
(FAR 0)

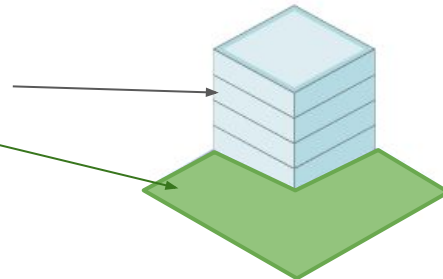


1 Story Building
(FAR 1)



4 Story Building
(FAR 1)

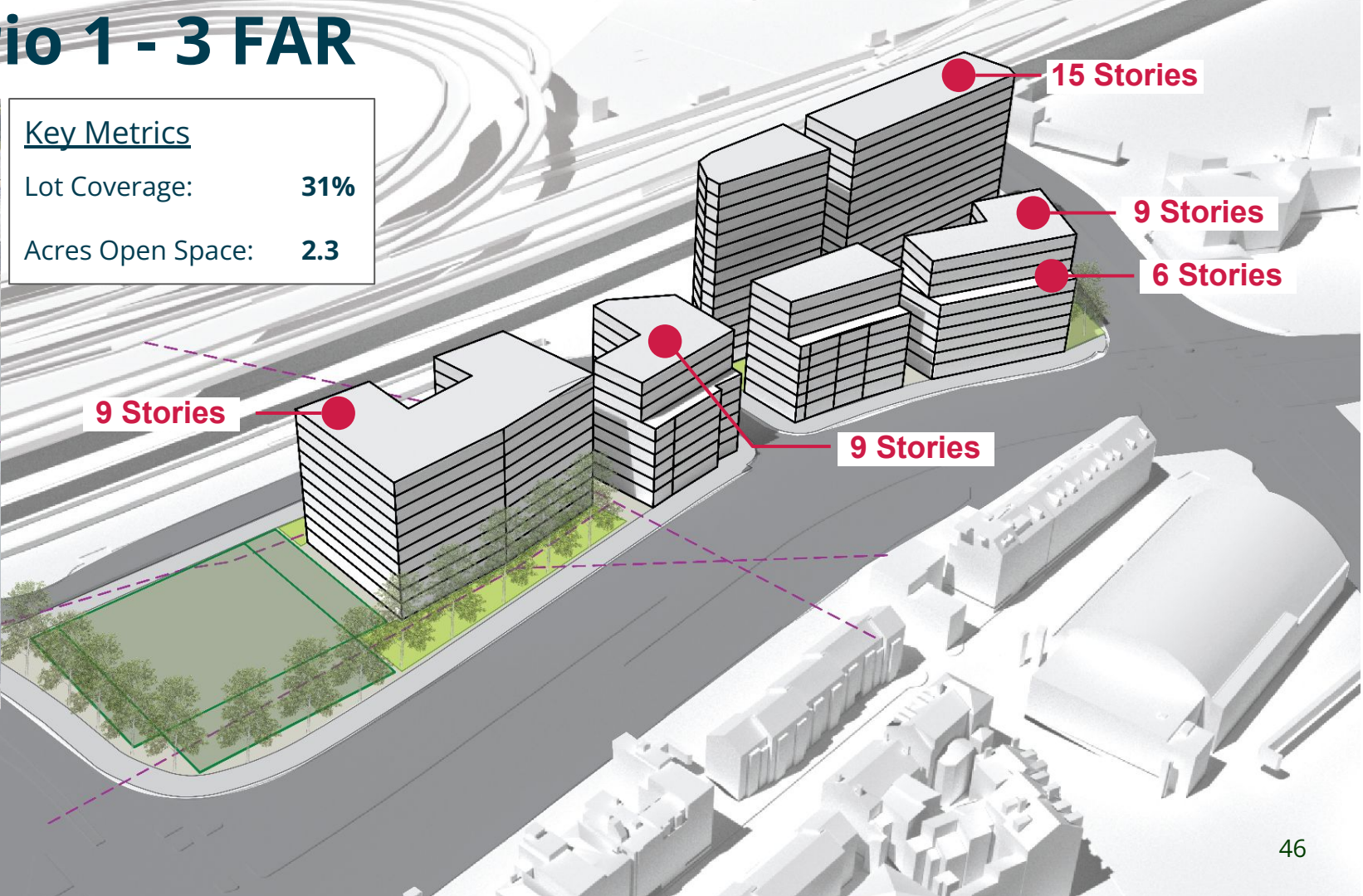
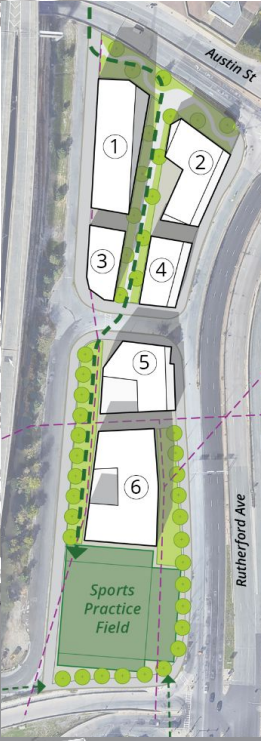
75% of site as open space



Scenario 1 - 3 FAR

Key Metrics

Lot Coverage: **31%**
Acres Open Space: **2.3**

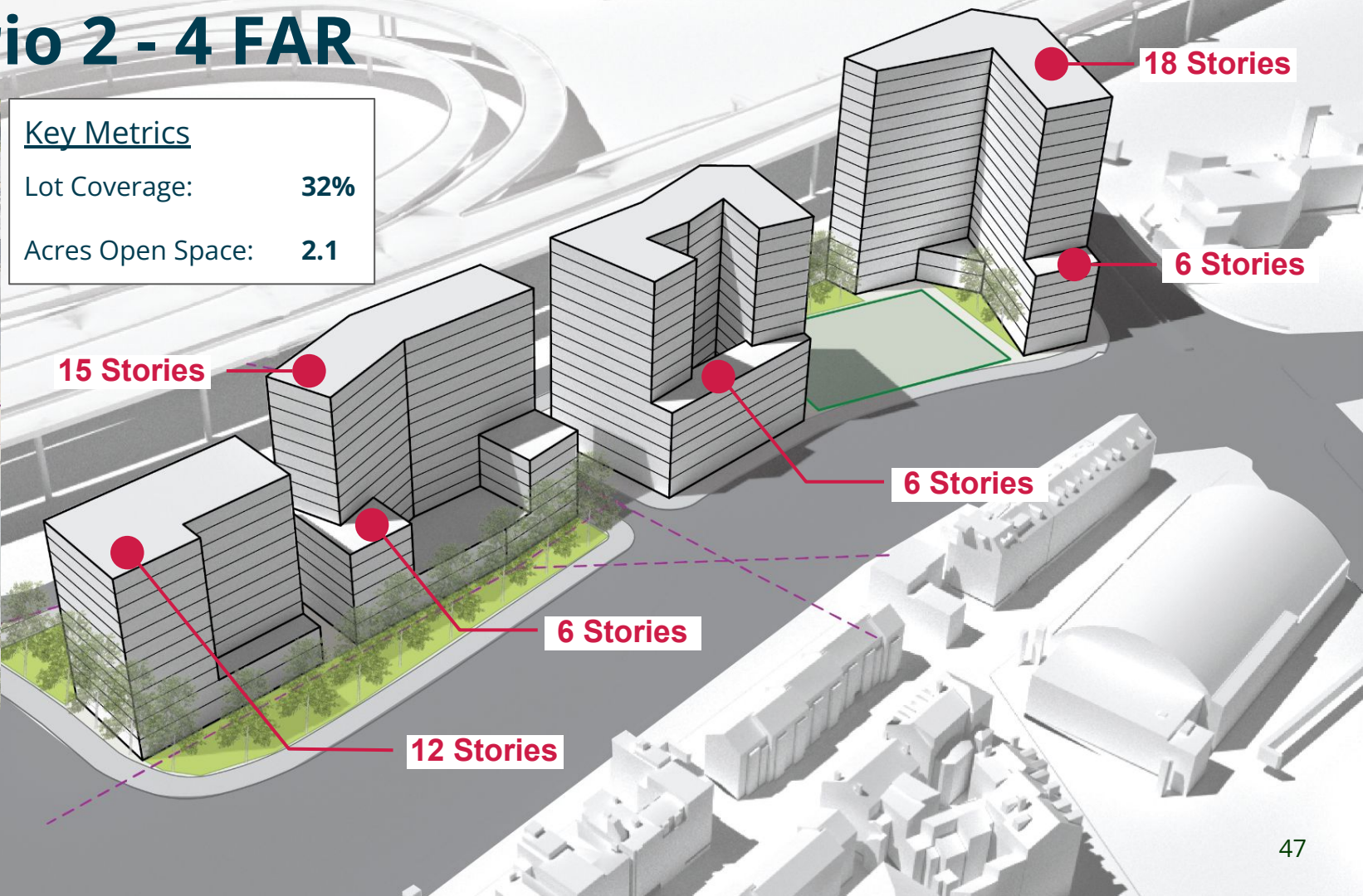
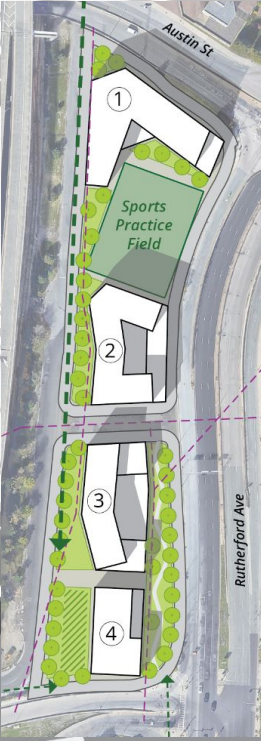


Scenario 2 - 4 FAR

Key Metrics

Lot Coverage: **32%**

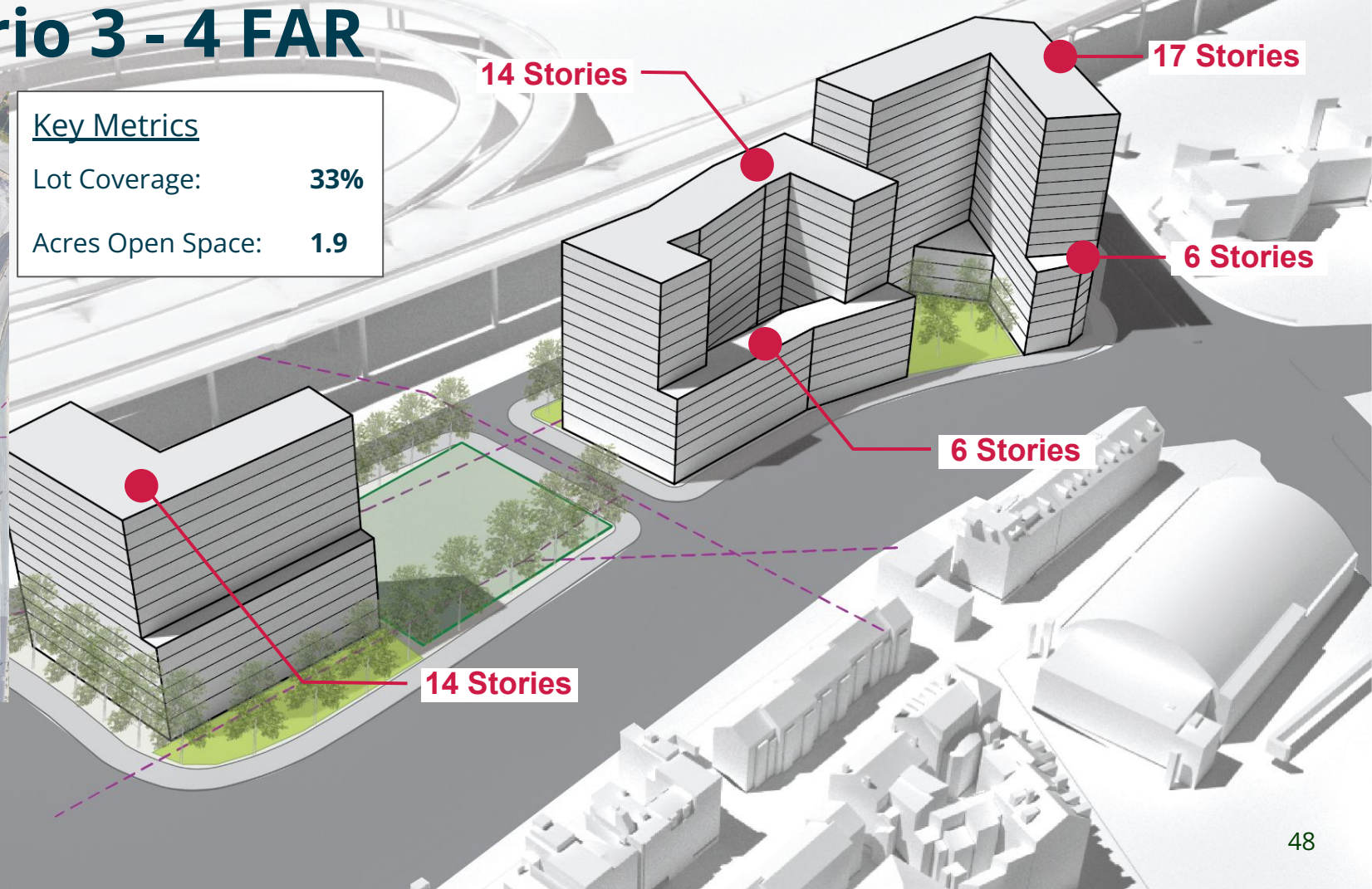
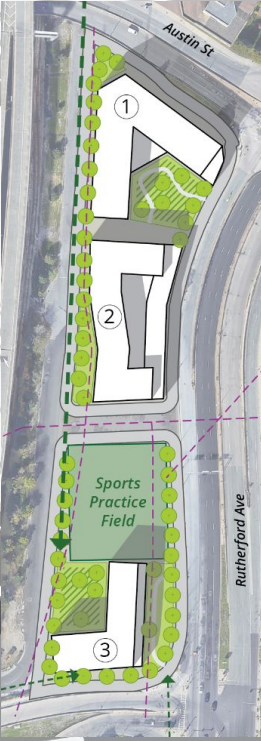
Acres Open Space: **2.1**



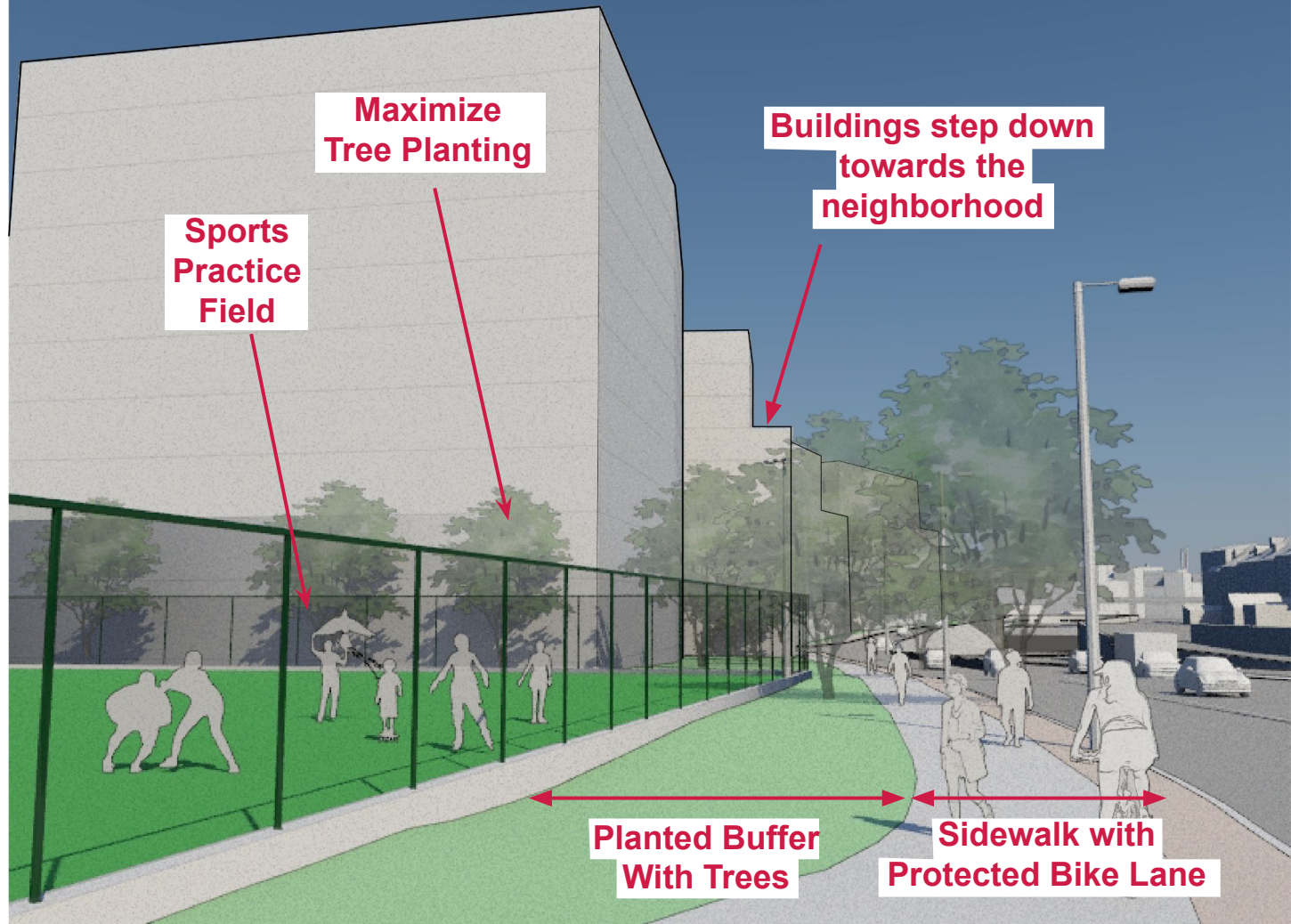
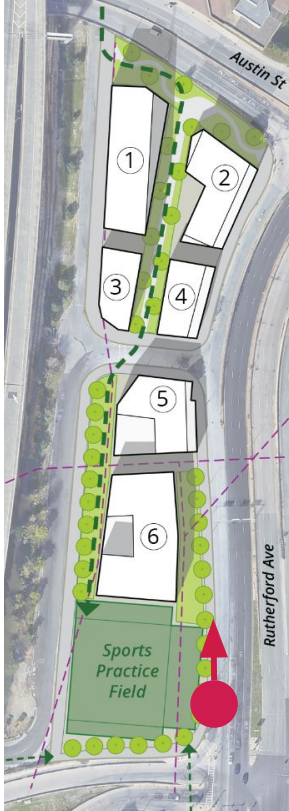
Scenario 3 - 4 FAR

Key Metrics

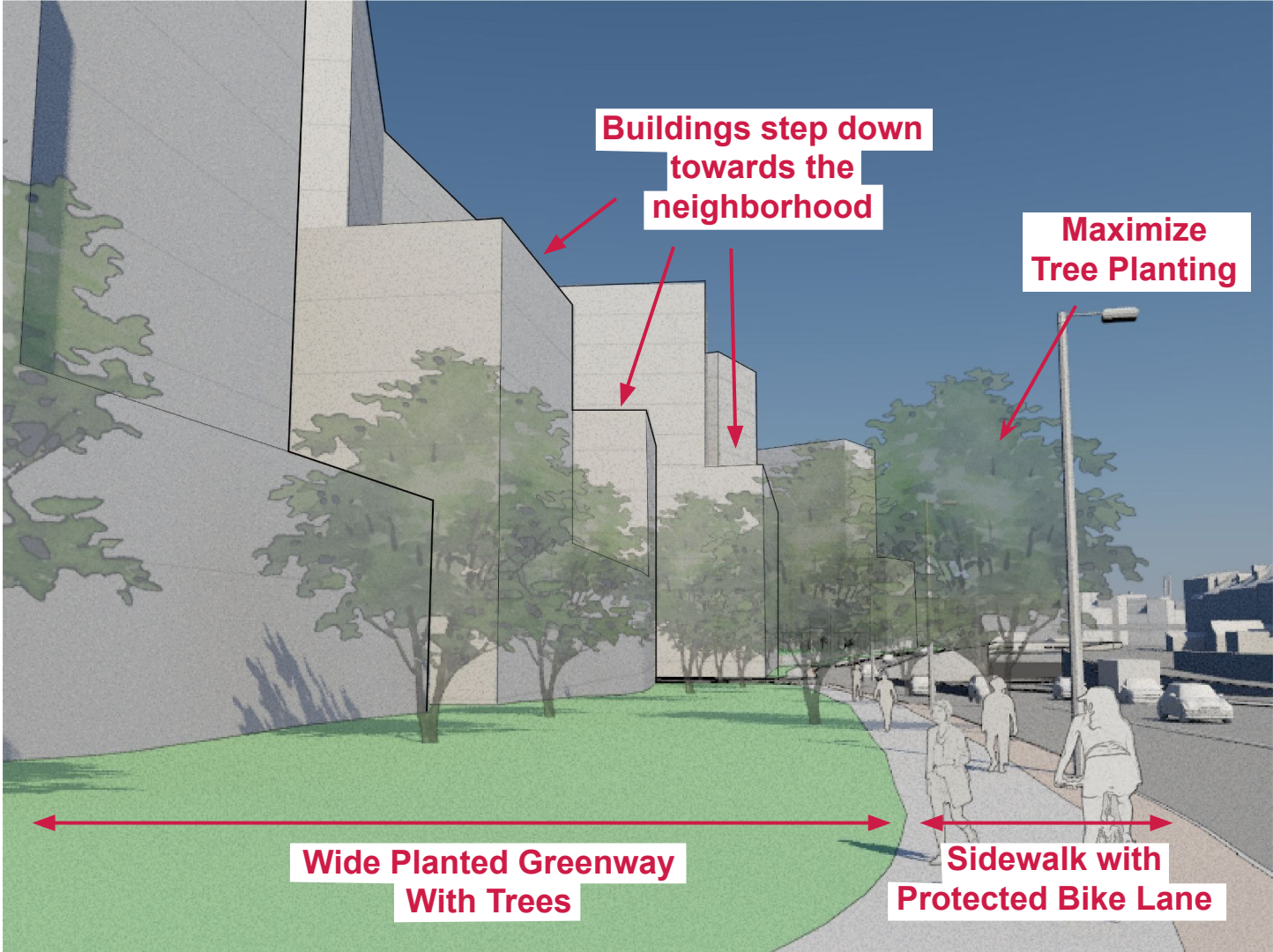
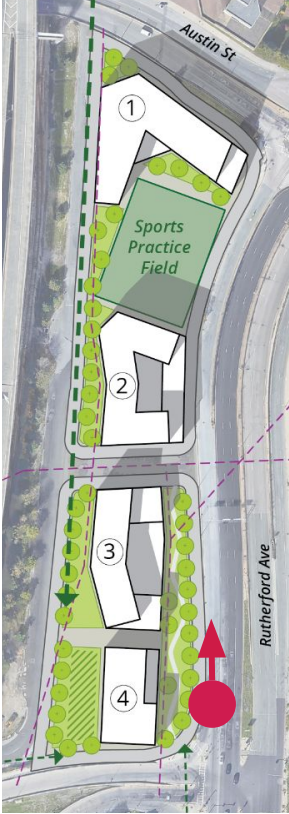
Lot Coverage: **33%**
Acres Open Space: **1.9**



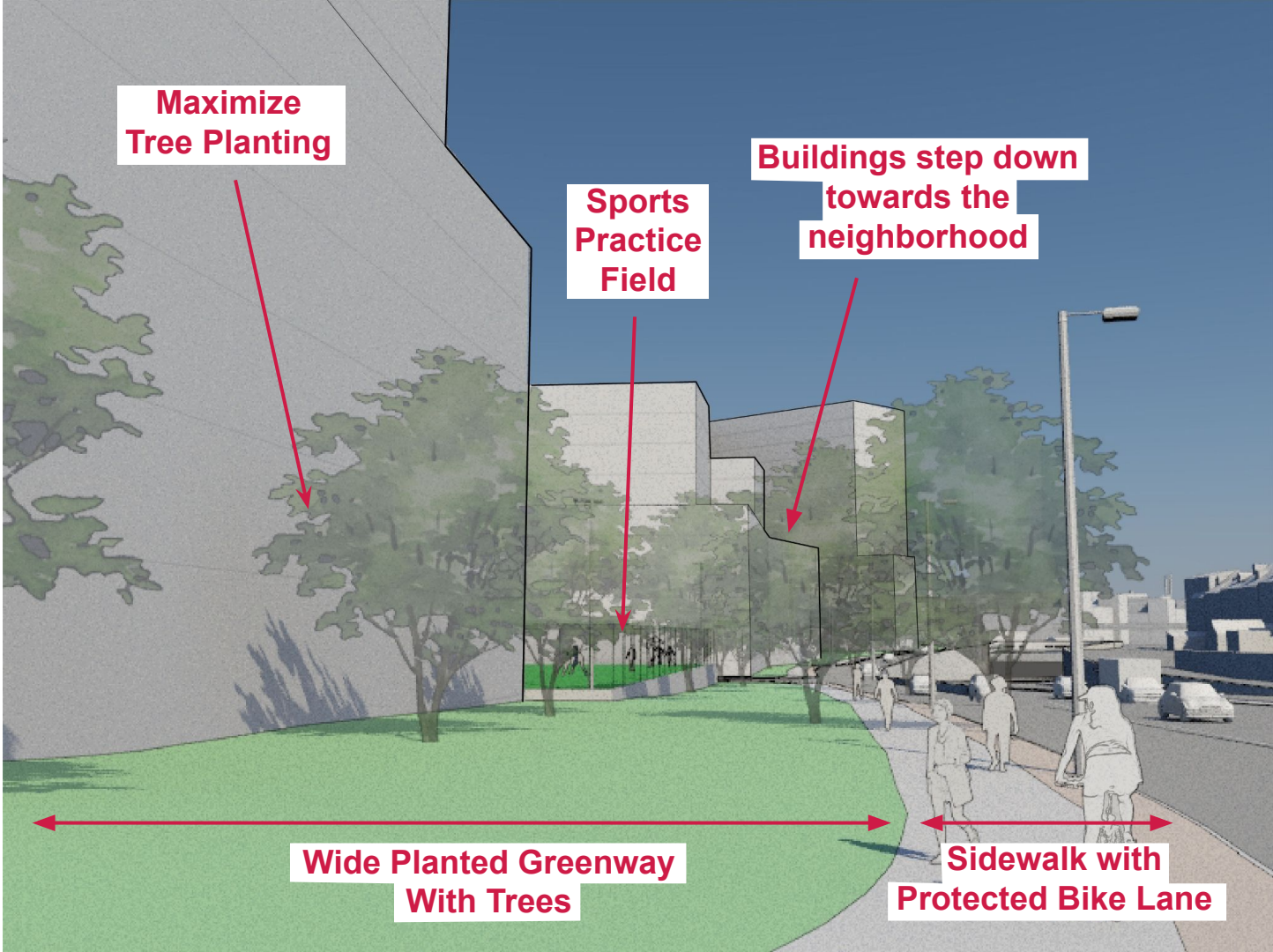
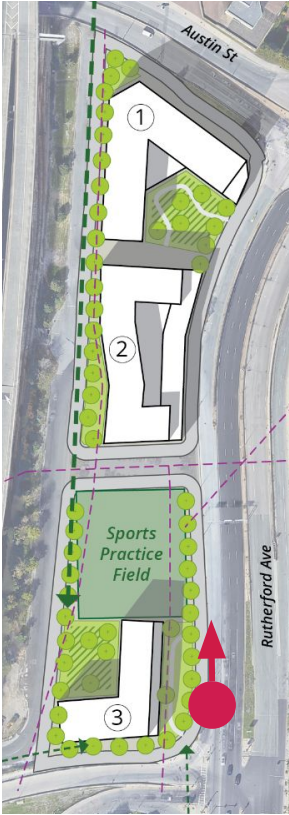
Scenario 1



Scenario 2



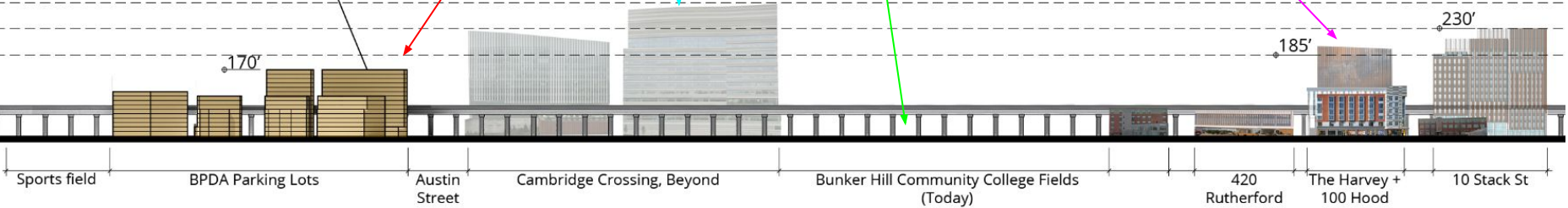
Scenario 3



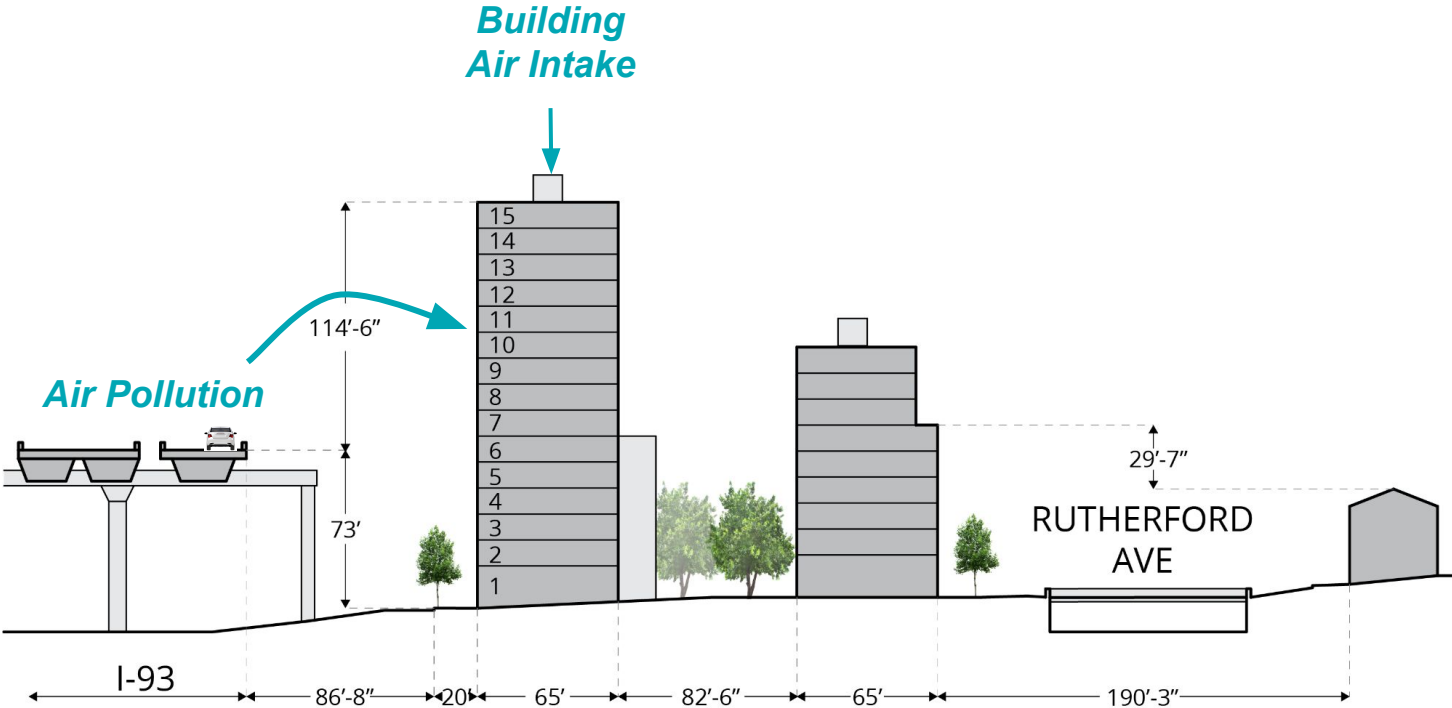
Rutherford Ave Elevation



Scenario 1 - FAR 3 at Austin St Parking Lots



Scenario 1 - Section Example



Suggested Design Parameters

FAR: **3 to 5**

Lot Coverage: **30% to 40%** (*typically this is 50-70%*)

Open Space: **1.5 to 3 acres**

Max Height: **20 stories (≈250 ft)**

Q&A

Next Steps

Patricia Cafferky, Senior Planner



**boston planning &
development agency**

Timeline

**Project
Study
Begins**

*Visioning + Goals
Session with
Community*

October

*Draft Scenarios
for Community
Review*

December

2023

*Draft RFP for
Community
Review*

February/March

NEXT MEETING

Publish RFP

April

**Goal RFP
Release**

Action Item

If you know of any local developers, architects, and designers who would be interested in joining a team, please send us their contact information so we can connect.

natalie.deduck@boston.gov