

Community Conversation: 142 Shawmut Ave Parcel

*Castle Square Housing Community
Room*

464 Tremont Street

6:00 to 8:00 P.M.

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Introductions



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Goal for Discussion:

To obtain neighborhood feedback that BPDA can incorporate into a possible Request For Proposals (RFP) that would seek private development of the parcel for a use that would benefit both community and City interests.

Agenda

1. **Introductions**
2. **The Site**
3. **Zoning**
4. **Development Goals & Objectives**
5. **Drafting of Development Guidelines**
6. **How the RFP & Developer Selection Process Works**
7. **Community Feedback**
8. **Next Steps**

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The Site

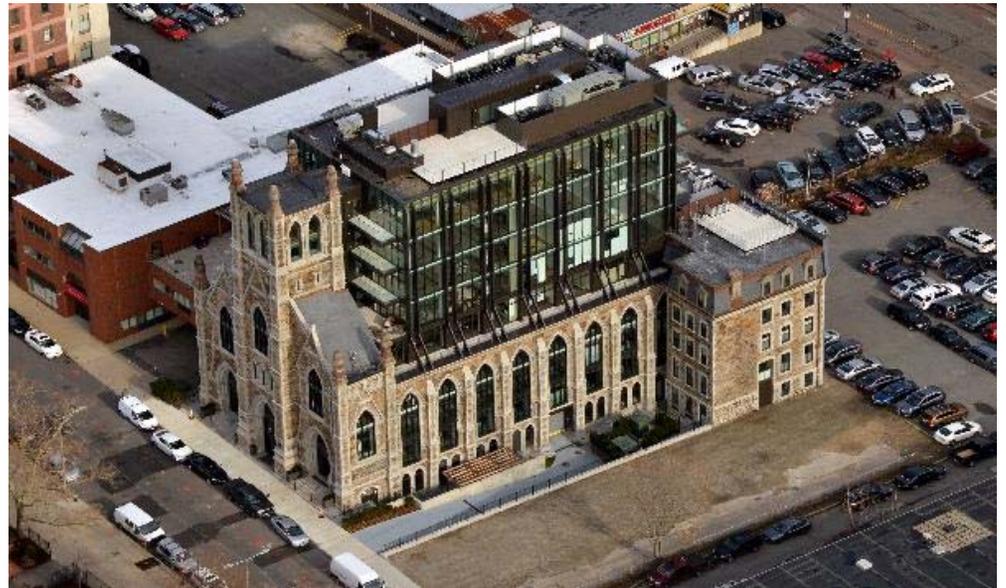
142 Shawmut Ave

Approximately 8,543 square feet, flat, paved lot

(roughly 162.26 ft. deep by 52.65 ft. wide)

Most recently licensed for use as construction lay down area for adjacent Lucas redevelopment

South End Urban Renewal Area R-56, Parcel #5-S



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Zoning



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Zoning

Zoning District:

South End Neighborhood (Article 64)

Zoning Subdistrict:

Economic Development Area – North (EDA)

Subdistrict Type:

Encourage economic growth in scale with area. Active ground floor uses with enhanced public realm. Residential is allowed on upper floors.

Dimensional Requirements:

- Height: 100' height limit except 70' height limit on Shawmut Ave.
- FAR: 4.0
- Setbacks: Front 0'; Side 0'; Rear 20'
- Stepback: If greater than 70' height, 10' building stepback



Overlays:

Groundwater Conservation (Subject to review by BWSC),
Restricted Parking

Boston Landmarks Commission:

South End Protection Area – would require Landmarks review

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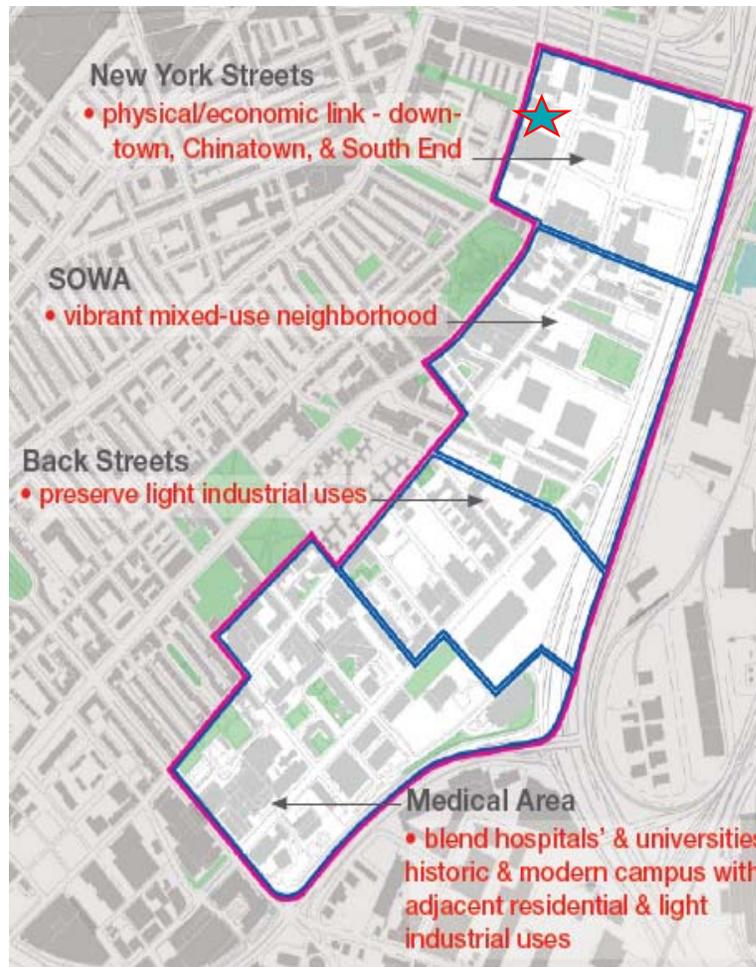
Development Goals & Objectives

Development Goals and Objectives

Reflecting Harrison-Albany Strategic Master Plan & Priorities of Administration

- Reflect on planning recommendations from the Harrison-Albany Strategic Master Plan (2012)
- Collaborate with the community on potential parcel uses
- Enhance public realm to improve pedestrian and/or vehicular connections for better circulation of all modes of transportation
- Provide an opportunity for potential affordable housing
- Conduct property dispositions via an open and competitive process

Harrison-Albany Strategic Master Plan



“New York Streets” Planning Area Vision

The New York Streets sub-area should emphasize its location as the vital physical and economic link between the City's downtown, Chinatown, and South End neighborhoods with convenient access to South Boston and the regional roadway system. Future development should provide exciting new 18-hour uses within a pedestrian-friendly public realm that includes a finer grain of city blocks that allow for enhanced transportation access and circulation. Non-residential uses should provide new jobs for Boston residents.

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Drafting of Development Guidelines



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Drafting Development Guidelines- Basis for an RFP

A Collaboration with the Community

- BPDA holds community conversations soliciting feedback for development guidelines and drafts request for proposal (RFP) based upon this input.
- 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: desired characteristics of building, use(s) of building, community benefits required, etc.
- Development Guidelines are reflected in the selection criteria of Development Concept and Design.

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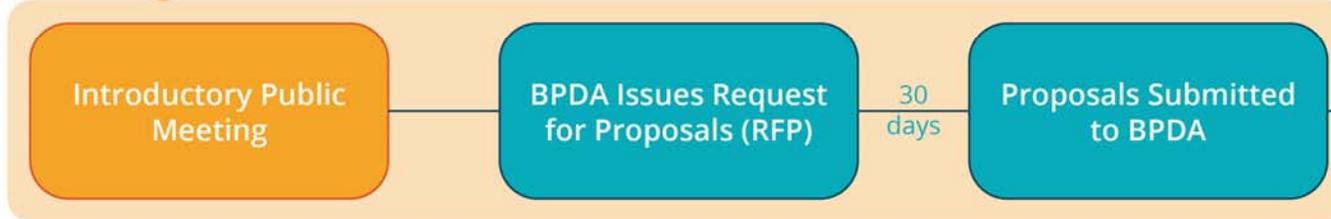
How the RFP & Developer Process Works



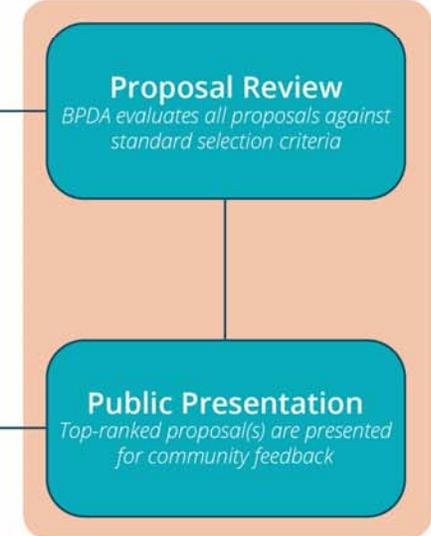
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How the RFP and Developer Selection Process Works

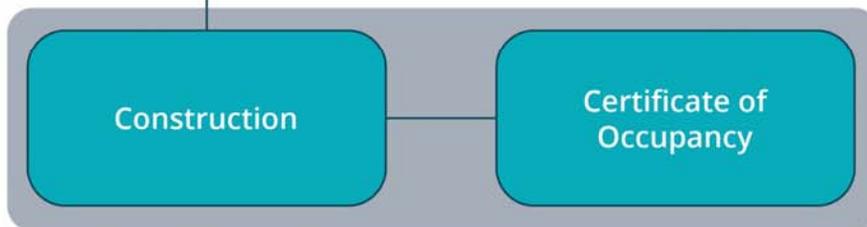
Getting Started



Evaluation



Board Protocol



Project Development

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Community Feedback

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Next Steps



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