

An aerial photograph of a city, likely Boston, showing a dense residential area with various styles of houses and apartment buildings. A prominent tall, modern skyscraper is visible on the right side of the frame. The sky is overcast and grey.

PROJECT UPDATE
PARKER AND TERRACE STREETS
APRIL 13, 2022

MEETING AGENDA

I. INTRODUCTION

II. PROJECT OVERVIEW

III. WHAT WE HEARD FROM YOU!

IV. FOLLOW UP ITEMS FROM LAST MEETING

V. DRAFT RFP LANGUAGE

VI. DISCUSSION/COMMENTS

VII. NEXT STEPS

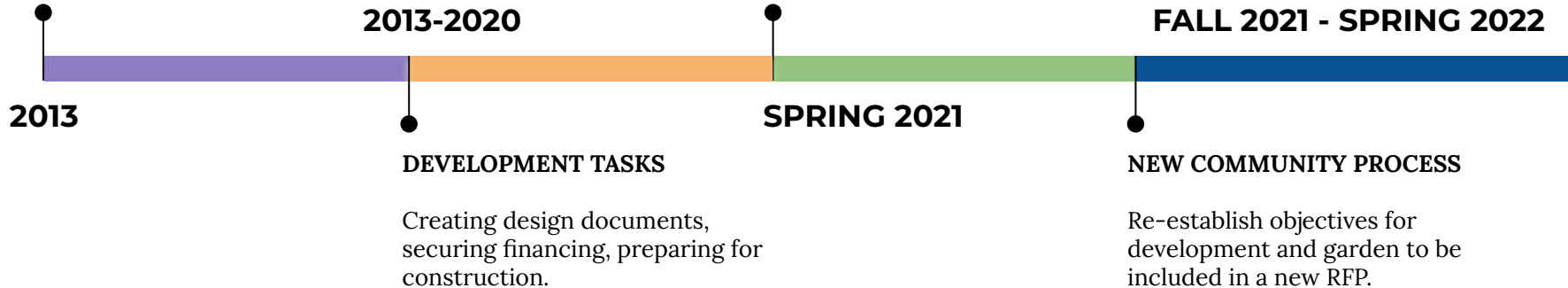
PROJECT OVERVIEW



PROJECT TIMELINE

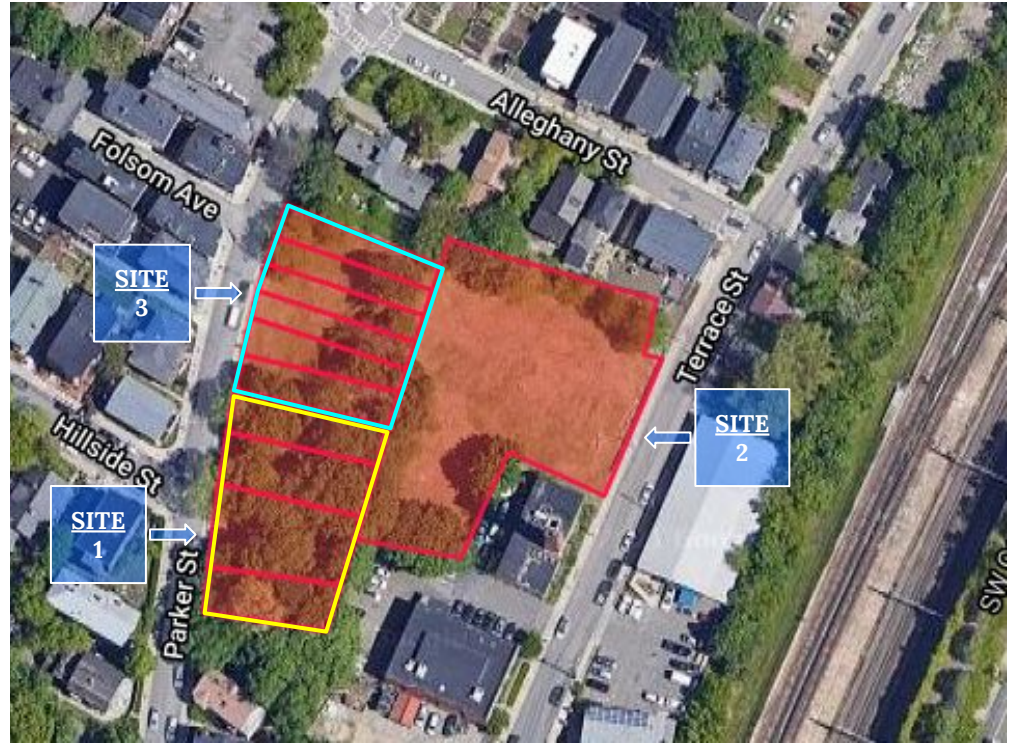
ORIGINAL COMMUNITY PROCESS AND REQUEST FOR PROPOSALS

Goals: multifamily housing,
community gardens, art
installations, Energy-Positive
design.



PARCEL SUMMARY

- **NUMBER OF PARCELS:** 11
- **SQUARE FOOTAGE:** Approx. 58,000
- **ZONING:** 3F-3000 (Parker St) Light Industrial (Terrace St)
- **COUNCIL DISTRICT:** 8 (Councilor Bok)
- **NEIGHBORHOOD:** Mission Hill



SITE MAP

PARCEL SUMMARY

SITE 1: 790-796 Parker Street, approx. 15,000 square feet, for housing development.

SITE 2: 77 Terrace Street, approx. 28,300 square feet, for mixed-use housing and limited commercial or retail uses on Terrace Street.

SITE 3: 778-788 Parker Street approx. 14,450 square feet for community garden space and open space on a portion of Parker Street.



VIEW FROM 778 PARKER STREET



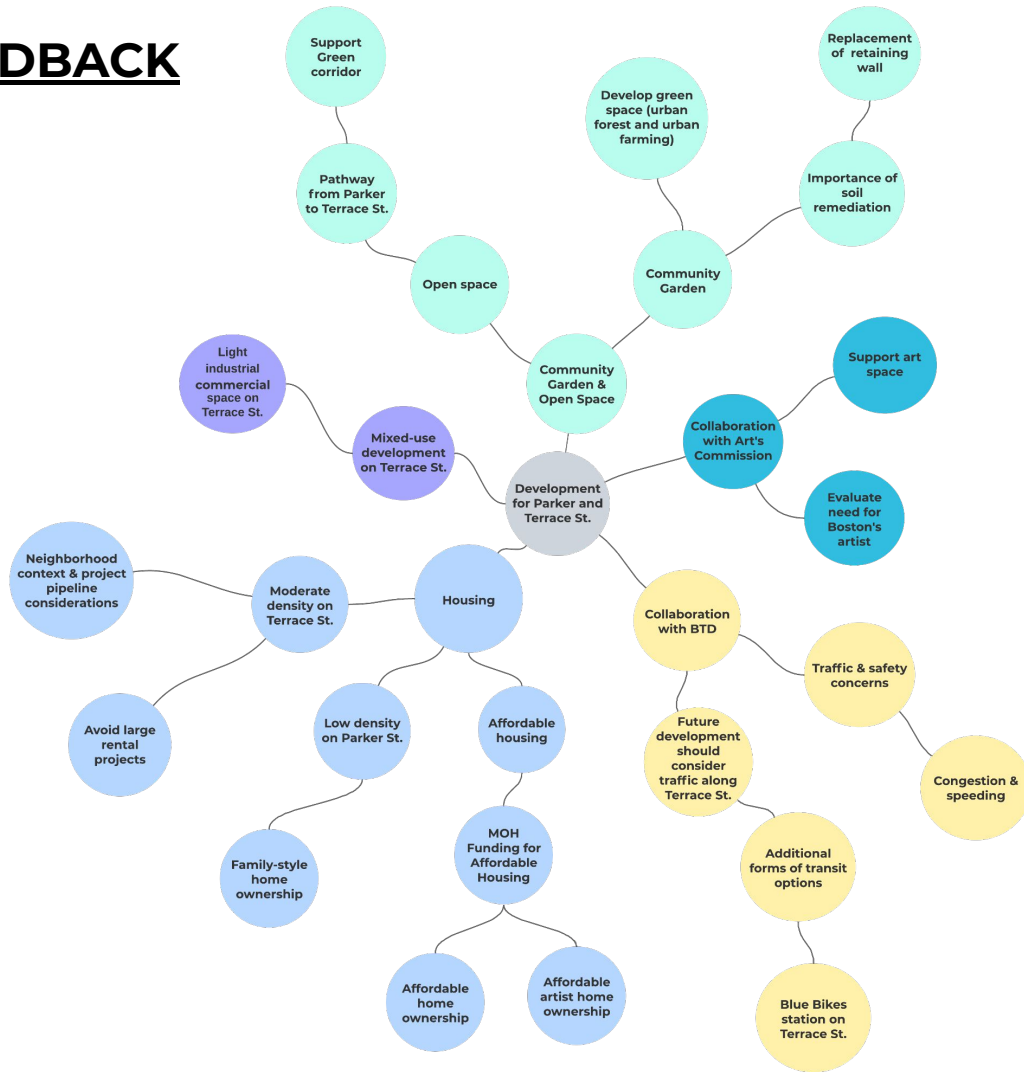
VIEW FROM 77 TERRACE STREET



WHAT WE HEARD FROM YOU!



COMMUNITY FEEDBACK





FOLLOW UP ITEMS FROM LAST MEETING

ONGOING DISCUSSIONS

COMMUNITY GARDEN- There is a confirmed need for more gardening based on number of local gardens, current participation and interest. The community garden will be part of a single RFP to develop the proposed sites.

RFP DENSITY LANGUAGE- Low density on Parker Street and moderate density on Terrace to conform with existing context.

BLUE BIKES STATION ON TERRACE STREET- Terrace Street location could be an appropriate location compared to Cedar and Terrace that is under consideration. There is flexibility to move the Blue Bike Station to Terrace Street at a later date.

BTD OUTREACH- BTD and BPDA are coordinating with all developments in the area to understand transportation concerns:

- Councilor Bok, BTD and BPDA held a listening session.
- BTD and BPDA are coordinating with all developments in the area to understand transportation concerns.
- RFP advertised on 4/11/22 due on 4/29/22. Consultant is expected to be selected by mid May.
- Will be looking at pedestrian safety, accessibility, traffic calming, etc.



DRAFT RFP LANGUAGE

RFP GOALS

MISSION AND PROJECT SCOPE:

- I. Single RFP that seeks the participation of leading design, construction, and development professionals in envisioning the next generation of sustainable neighborhoods and green buildings. There are two residential development opportunities (site 1 and 2) and a third site (site 3) that includes a community garden use.
- II. MOH and the neighborhood are seeking development that is contextual to the neighborhood, low and moderate density in scale and promotes equity by advancing affordable new homeownership opportunities.
- III. Proposals should advance Boston's green building and renewable energy efforts to the next level by creating deep green, energy positive, and carbon-neutral buildings that contribute to a healthy and sustainable Mission Hill.

WORKING WITH THE MISSION HILL COMMUNITY, WE ESTABLISHED THE FOLLOWING VALUES TO GUIDE THE RFP:

- Honor and Grow Community Spaces and Uses. Community Garden, Arts elements.
- Enhance Neighborhood Sustainability.
- Increase Safety and Vibrancy.
- Development that is Contextual to the Neighborhood.
- Promote Equity and Inclusion in Development.
- Affordable homeownership is preferred.

USES GUIDELINES: SITE 1

HOUSING:

- On Site 1, 790-796 Parker Street, applicants may consider providing up to 3 detached residential buildings.
- A combination rowhouse or other attached dwellings types may be considered 1 building.
- 6-9 residential units appear to be possible while providing suitable open space, parking, and preserving significant mature trees and natural features. A mix of family-sized unit types is highly encouraged.

USES GUIDELINES: SITE 2

MIXED-USE MULTIFAMILY HOUSING:

- On Terrace Street applicants are to propose an appropriate number of residential units at a scale and density compatible with the Terrace Street context. A moderately dense multifamily housing approach is preferred. Artists' housing, for all or a portion of the project, is allowed in this zoning district.
- The building height is not to shade the community garden. This is outlined in the RFP as roughly 4 stories.
- Up to 8,000 Sq. Ft. of space for local retail or commercial uses.
- Introduction of art elements is encouraged and could include infrastructure for displaying temporary and permanent art, performing art, seating, seasonal shelters, lighting, and fencing for controlled access.
- Structured parking beneath the building is encouraged; surface parking should be eliminated or severely limited. Parking areas can not be visible from Terrace Street.

USES GUIDELINES: SITE 3

COMMUNITY GARDEN:

- On Site 3, 778-788 Parker Street, provide approximately 14,000 Sq. Ft of dedicated community gardens. The gardening areas are to be secure, open to the public and accessible.
- The developer is required to design and construct the Community Garden with the involvement of local residents.

COMMUNITY GARDEN OWNERSHIP AND MANAGEMENT:

- Creative partnerships that include community garden management expertise are strongly encouraged.
- The selected development team will be required to work with the City and the local community to develop an approach to establish an entity (non-profit) to undertake ongoing management of the Community Garden.
- Proposals should include strategies for permanently establishing the Community Garden, including the use of a land trust, deed restrictions and amending the zoning to an open space use.

USES GUIDELINES: SITE 3

COMMUNITY GARDEN- The Parker Street Community Garden is intended to integrate with and complement new residential developments on Parker Street and Terrace Street.

The developer is required to at a minimum provide the following:

- Varying sized garden plots, accessible raised beds, new certified clean gardening soil with good solar access.
- Pathways, accessible walkways/routes, steps, edging, and fencing to control access.
- Garden infrastructure for rainwater harvesting, irrigation, composting, material, and tool storage.
- Accessible pathways including softscapes and hardscapes railings, handrails, steps, edging, and landscaping.
- Element and strategies that animate the site, creatively engage the community and celebrate the site and sustainability.
- An accessible route connecting Parker and Terrace Street.
- Access for materials, supplies, and maintenance of the Community Garden pathways.

USES GUIDELINES CONT.

- **NOMINAL ACQUISITION PRICE-** An Applicant may offer less than the appraised value to pursue the public purpose of creating affordable housing. The minimum price that can be accepted is \$100 per parcel.
- **DENSITY-** Low density along Parker Street, Moderate density on Terrace Street.
- **AFFORDABILITY-** 1/3 units at or 80% AMI, 1/3 units at or below 100% AMI, and 1/3 market.
- **SUSTAINABILITY-** Site and built uses should be organized and integrated to create synergies between the building program and landscape program. Proposed uses should seek opportunities to demonstrate sustainability through integrating the productive use of landscape with the primary functions or use of the buildings. Development proposals are to comply with the [MOH's Design Standard](#) (ZEB).
- **MOH SUBSIDY FUNDS-** To support the development of affordable housing units in this proposal, the selected applicant may apply to MOH's annual funding round RFP that includes various city funding sources for subsidy support.
- **ENVIRONMENTAL REMEDIATION-** Remediate contaminated soils to a condition that results in no risk to future site use including open space/garden use on Parker Street.

USES GUIDELINES CONT.

- **PARKING-** Surface parking should be severely limited in order to promote site uses including open and green space, arts, and gardens. Underground parking is encouraged on Terrace St.
- **HISTORIC CONTEXT-** Proposals should reflect and build upon the historic uses of the site and the character of the surrounding structures.
- **EQUITY & INCLUSION-** Throughout planning and community engagement, MOH has emphasized the importance of promoting diversity in all areas of the development team, increasing efforts to mitigate displacement, and creating economic opportunities for all Bostonians.
- **UNACCEPTABLE USES OF THE PROPERTY-** The community is not in favor of proposed developments that include passive uses such as warehousing or self-storage. The following uses fall outside development guidelines and are forbidden: liquor stores, gun shops, auto body or repair shops, medical marijuana clinics, or check-cashing outlets.

KEY ELEMENTS IN THE RFP

SCOPE OF PROJECT:

- Mission and Scope of Project
- Uses Guidelines
- Additional Resources

DEVELOPMENT GUIDELINES:

- Preferred Uses
- Design Guidelines
- Existing Site Conditions

PROJECT REQUIREMENTS:

- As-Is Appraised Value
- Offer Price Information
- Applicant Guidelines
- Budget Review and Cost

EVALUATION PROCESS:

- Minimum Eligibility Criteria
- Comparative Evaluation Criteria

COMMUNITY PARTICIPATION AND AWARD OF CONTRACT:

- Developer Designation
- Development Schedule

NEXT STEPS



MOH will issue a forthcoming RFP incorporating community feedback, feasibility, and best uses to develop the proposed sites. Visit the [Building Housing](#) project page for additional information, including a copy of this presentation and a recording of the meeting. bit.ly/parkerandterrace

Julio Pilier, Development Officer
(617) 635-0214, julio.pilier@boston.gov

John Feuerbach, Senior Development Officer
(617) 635-0353, john.feuerbach@boston.gov

MOH THANKS YOU FOR YOUR INTEREST!



ADDITIONAL HOUSING RESOURCES

[BOSTON HOME CENTER](#)

(617) 635-4663, HOMECENTER@BOSTON.GOV

- Homebuyer Education
- Down Payment And Closing Cost Assistance
- Affordable Homeownership Opportunities
- Home Repair Assistance
- Foreclosure Prevention

[OFFICE OF HOUSING STABILITY](#)

(617) 635-4200, HOUSINGSTABILITY@BOSTON.GOV

- Rental Relief/Assistance
- Housing Vouchers
- Emergency Housing
- Eviction Prevention
- Landlord Resources

[METROLIST](#)

- Affordable Housing Listings