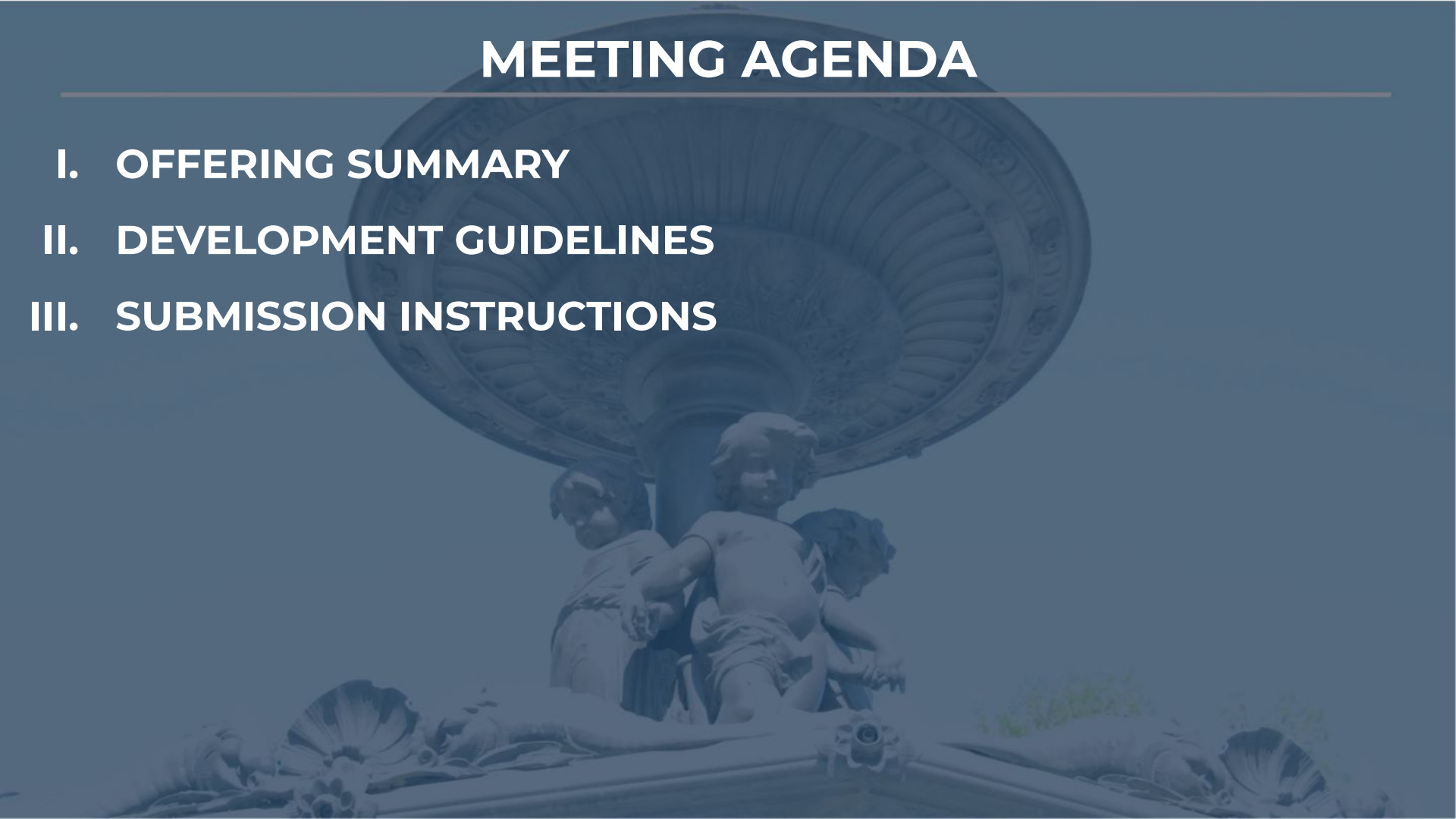




**RFP PRE-APPLICANT CONFERENCE
PARKER AND TERRACE STREETS
SEPTEMBER 15, 2022**

MEETING AGENDA

- I. OFFERING SUMMARY
- II. DEVELOPMENT GUIDELINES
- III. SUBMISSION INSTRUCTIONS





OFFERING SUMMARY



OFFERING SUMMARY

- The RFP offers 11 vacant City-owned parcels in the Mission Hill neighborhood.
- Totalling approximately 58,000 square feet of vacant land are intended for sale by the City pursuant to the RFP. The properties are being offered as-is.
- ZONING: 3F-3000 (Parker St) Light Industrial (Terrace St)
- The RFP will offer one development opportunity identified as Site 1 and Site 2.
- Applicants must submit a combined proposal for each site based on the details provided in the RFP.

778-796 PARKER STREET & 77 TERRACE STREET SITE MAP



Proposals will be received until November 7, 2022, at 4:00 P.M. (EST). Late proposal submissions will not be accepted.

OFFERING SUMMARY

Site 1: 778-796 Parker Street, totaling approximately 30,000 square feet, for housing development and a community garden.

- The community garden should total approximately 6,000 square feet and be located on the northern portion of Parker Street, whereas the housing should be located from the community garden and extend to the southern portion of Parker Street.

Site 2: 77 Terrace Street, totaling approximately 28,300 square feet, for mixed-use multifamily housing, commercial and light industrial uses on Terrace Street.



VIEW FROM 778 PARKER STREET (Site 1)



VIEW FROM 77 TERRACE STREET (Site 2)

MOH Funding

- Applicants may apply for MOH funding up to \$150,000 per affordable unit if qualified. All applicants are required to be in compliance with MOH policies.
- To qualify for funding from MOH, proposals for homeownership must be for units affordable to households earning 80%-100% of Area Median Income (AMI).
- Funding eligibility also requires that at least half of the affordable units included in a proposed development be affordable to households earning 80% AMI or below.
- MOH will consider proposals that include funding requests for up to \$100,000 of Community Development Block Grant (CDBG) funds available to award through its Grassroots Open Space Program.
- Applicants are expected to seek support from other agencies where appropriate.

DEVELOPMENT GUIDELINES



DEVELOPMENT GUIDELINES

Preferred Uses:

- Affordable owner-occupied housing
- Artist housing
- Mixed-use development
- Open space and community garden use

On Site 1

Affordable homeownership housing should be located from the community garden and extend to the southern portion of Parker Street. Applicants may consider providing up to 3 detached residential buildings. A series of rowhouse “styled” buildings or other attached dwelling 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.

On Site 2

Affordable homeownership housing should emphasize connections to the street and the overall site and provide view corridors and passageways offering access to the garden and Parker Street. The building footprint and massing should respect the Terrace Street context.

Note: *The above is not a comprehensive list of the development guidelines. Please refer to RFP for complete development guidelines.*

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

SUBMISSION INSTRUCTIONS



SUBMISSION INSTRUCTIONS

How To Submit Your RFP Response:

- RFP submission requires a G-Suite or Gmail account. If you do not have access to a G-Suite or Gmail account, visit <https://accounts.google.com/signup> to create your own account.
- In a web browser (preferably Google Chrome), click the link below, or input <https://bit.ly/Boston-MoH-RFP> in the URL bar.
- Select the RFP to which you are responding from the options listed and fill in all required fields.
- Upload all required RFP documents in the document upload page and submit the form.

What To Expect After Submitting An RFP Response

When you submit an RFP response, a copy of your submission materials will be emailed to the account associated with the form submitter. Respondents will be able to review and edit their responses up to the RFP submission deadline. Respondents are encouraged to edit an existing submission rather than creating a new submission.

How To Name Your RFP Response Files

Please name your document using MOH's naming convention format: **RFPname.company name** (for example: Holborn.Erlich and Associates). Please submit your response as a single PDF if you are able. If you must submit multiple documents, please add to the document name a number to account for all parts of the response (for example: Holborn.Erlich and Associates.1; Holborn.Erlich and Associates.2, etc).

All documents outlined in the Checklist and Appendices (See Section 14) are necessary for a complete proposal. Submitting these documents in the order outlined in the checklist will facilitate the City's ability to determine if your application is complete and eligible for further review. Incomplete proposals will be rejected.

Responses must be submitted by the following deadline: **November 7, 2022, no later than 4:00 P.M. (EST). Late proposal submissions will not be accepted.**

Visit the *Building Housing* project page for additional information, including a copy of this presentation. bit.ly/parkerandterrace

MOH Contact:

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(617) 635-0214, julio.pilier@boston.gov

Note: MOH will attempt to communicate any changes/addenda to this RFP; however, it is the Applicant's responsibility to check the MOH website regularly for any updates, corrections, or information about deadline extensions.

MOH THANKS YOU FOR YOUR INTEREST!

