



WELCOME TO THE CONVERSATION!

COMMUNITY MEETING

Tuesday, October 20, 2015

St. Peter's Teen Center

278 Bowdoin Street, Dorchester

191 Bowdoin Street
Dorchester

Martin J. Walsh, Mayor
Sheila A. Dillon, Chief & Director



Department of
Neighborhood
Development

Agenda

191 Bowdoin Street

- Welcome
- Property Information
- Environmental Information
- Summary of Property Disposition Process
- Development Concept & Guidelines
- Next Steps / Adjourn



Map

191 Bowdoin Street, Dorchester



Site Photo



Property Information

191 Bowdoin Street Dorchester

<u>Address & Parcel ID</u>	<u>Lot Size</u>	<u>FY'15 Assessed Value</u>
191 Bowdoin Street 15-01294000	10,778 square feet	\$159,700

Zoning:

District: Dorchester
Sub-District: LC (Local Convenience*)
Overlay: None

*Providing convenience goods and services for the immediate neighborhood and pedestrians.



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Environmental History

- **The property was used as a gasoline filling station from approximately 1931 – 1990's.**
- **2001 – Property acquired by DND via tax foreclosure – initial site assessment conducted. Non-compliant underground storage tanks (USTs) identified on the site.**
- **2003 – 2010 Five USTs removed from the site; soil remediation conducted.**
- **2010 – DND demolishes former service station building and pump islands.**
- **2012 – Response Action Outcome report filed with the Department of Environmental Protection (regulatory closure).**
- **Remediation is complete at the site, with no restrictions on future use.**



HOW THE CITY OF BOSTON CONVEYS PROPERTY FOR SALE

**Property
Advertised**

**Proposals
Accepted &
Reviewed**

**Community
Presentation
& Comments**

**Tentative
Developer
Designation**

**Developer
Acquires
Financing &
Permit**

**Property
Sold to
Developer**

Construction Begins!

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Development Guidelines

In cooperation with neighborhood residents, the Department of Neighborhood Development (DND) has established the following development guidelines for the property. The developer must address each of the following considerations, as expressed by the community, in a development concept narrative, construction description narrative and design documents, and agree to work with the DND and community on any future issues that arise.



Land Use

Development Concept – The preference is for a mixed-use (residential and commercial) development in order to create housing and jobs for local residents, as well as to act as a catalyst for additional economic development in the surrounding area. The proposed commercial uses must have limited noise and traffic impacts and not adversely affect the quality of life of the immediate abutters.

Residential – If housing is included in the proposal, there is a preference for (mixed-income / affordable / market rate / homeownership / rental) housing.

Commercial – The proposed development should not include passive commercial uses such as warehouse or storage. In addition, the following uses are strongly discouraged: (marijuana dispensary, gun shop, etc.). Rather the uses should include clean commercial uses that bring jobs to the community.

Parking – The proposed development must clearly demonstrate that it is providing adequate on-site parking for all residents, employees and/or customers in order to not overburden street parking used by area residents.



Design

Context – Any new construction should be contextual with the existing neighborhood in terms of height, scale, massing, construction materials and visual appearance.

Energy Efficiency – Designs that exhibit superior energy efficiency, low carbon emissions and utilize green building technologies are preferred. Proposals that conform to the United States Green Building Council’s “Leadership in Energy & Environmental Design” (LEED) Silver certification standard, or better, are encouraged.

Traffic – The design should minimize any increase in traffic, particularly as it impacts abutters.

Excavation – The design should not include any excavation activities that could undermine the structural integrity of the foundations of abutting properties.

Drainage – The design must appropriately address any drainage issues that impact abutters.



Design (continued)

Landscaping – The design should provide adequate screening and buffering for the abutters, including green space where appropriate.

Improvements – Preference will be given for the following design elements; improved streetscape, lighting and signage.



Construction

Building Demolition – If necessary, the developer must agree to demolish the existing building in a manner that is of minimal disruption to the surrounding residences, in order to make way for a vacant site suitable to build a structure that is more energy efficient, functional and attractive.

Construction Plan – The construction plan must demonstrate how it will mitigate construction impacts on abutters during the construction period and the developer must have the capacity to complete the development quickly and efficiently to minimize disruption to the neighborhood.

Environmental – The construction plan should be cognizant of the property's former uses in order to be able to safely address any potential environmental hazards present, including but not limited to; asbestos, lead paint and underground storage tanks, if any.

Employment – The developer will abide by the Boston Resident Job Policy at a minimum and work with the community to maximize opportunities for construction employment and business opportunities for local residents, people of color and women on the project.



Discussion

191 Bowdoin Street

We Want to Hear From YOU!



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Thank You For Attending!

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COMMENT ON-LINE AT: <http://courbanize.com/dnd-191-bowdoin-street/>

