



## JOIN US!

Tuesday May 25, 2021, 6:00

Join the City of Boston and community partners for an update on the Upham's Corner Arts & Innovation District process and RFPs. Interpretation services will be provided.

### REGISTER FOR THIS COMMUNITY MEETING:

<https://uphams-arts-district-meeting.eventbrite.com>



City of Boston  
Mayor Kim Janey



Mayor's Office of  
Economic Development

# Upham's Corner Arts & Innovation District Community Update

May 25, 2021  
6-7:30pm

## Agenda

1. Welcome (Midori Morikawa OED, Kara Elliott-Ortega, Arts & Culture, John Smith: DSNI) **5 mins.**
2. Intro of WAG members (John Smith and Andrew Grace: OED) **10 mins.**
3. Where we've been & Where we are: Overview of Process (John Smith & WAG members), **10 mins.**
4. Upham's Library Test-fit (David Leonard, BPL) **25 mins.**
5. Community Breakout & Report Back (All participants- Facilitated by WAG, DSNI, City and Tufts) **30 mins.**
6. Status of RFP's & Next Steps (Tony Hernandez: DNI, Andrew Grace) **5 mins.**

CITY of **BOSTON**

Mayor Kim Janey



DUDLEY NEIGHBORS INCORPORATED  
The Community Land Trust



## 2. Introduction of WAG Members

|                      |   |
|----------------------|---|
| John Smith           | Dudley Street Neighborhood Association, Exec. Director            |
| Major Elvie Carter   | Salvation Army Kroc Center, Major                                 |
| Bob Haas             | Upham;s Westside Neighborhood Association, Member                 |
| Che Madyun           | Resident, Artist  |
| Joan Tighe           | Eastman/ Elder Neighborhood Association, Member                   |
| Kit Binns            | Jones Hill Neighborhood Association, Member                       |
| Val Daley            | Upham's Corner Main Streets, Director                             |
| Biplaw Rai           | Comfort Kitchen, Business Co-owner                                |
| Marea Parker         | Fairmount Innovation Lab,/ Art Morpheus, Board Chair              |
| Nora Valdez          | Humphreys Street Studios, Artist                                  |
| Margaret Leahy-Wirth | Upham's Corner Health Center, Board Chair                         |
| Allida Warn          | Conservatory Lab Foundation, Sr. Mgr Development & Communications |

# 3. Overview: Goals of Implementation Process

## Vision:

Reignite Upham's Corner as a hub of creative activity that boasts physical assets in close proximity to each other linked by programmatic partnerships.

## Goals of Implementation Process

- Development without Displacement that supports the Arts & Innovation District
- Affordable Housing & Commercial space
- Reinvigorated Strand Theatre operations and a new Upham's branch library
- A hub of creativity to bolster collaboration among local residents, entrepreneurs, and business-owners
- Investments that support the cultural, ethnic, and economic diversity of the community.



Dorchester North Burying Ground

Columbia Road

Site 2:  
Municipal Lot

Pierce Building (DBEDC)

Site 1:

Strand Theatre

Santander

BoA

CVS

Brothers Supermarket

Dudley Street

Fox Hall


Columbia Road


Fairmount Innovation Lab

Conservatory Lab Charter School

Fairmount Line MBTA Station

Site 3: DNI

 City-owned parcels

 Partner-owned parcel

**CONTEXT**

**Update**

**September 2017**  
Open House

**November 2017**  
Public Meeting  
Strand Theatre

**March 2018**  
Pop-up Pop-in  
DNICB

**May 2018**  
Public Meeting  
Development  
Scenarios

**November 2018**  
Workshop:  
Refine RFP  
language

**Summer 2019**  
Issue RFI &  
Solicitation of  
Partners

**October 2017**  
Public Meeting  
Upham's Corner  
Branch Library

**January 2018**  
Public Meeting  
What we've heard and  
what we've learned

**April 2018**  
Public Meeting  
Housing and the Arts &  
Innovation District

**June 2018**  
Public Meeting  
Draft RFP Language  
Development Objectives

**March 2019**  
Community  
Meeting &  
Celebration:  
Upcoming RFP  
Release

**Where we  
have been**

**Community engagement milestones 2017-2019**





EXIT





[View Menu](#)



Beyond the RFP, both the City and DSNI/DNI are committed to holding developers accountable and to making strategic acquisitions to create long term affordability throughout the community

## DEVELOPMENT WITHOUT DISPLACEMENT

*Will this project displace people or businesses from the community? How will you evaluate developers' development without displacement plans?*

The process to develop the RFP has been grounded in identifying what residents want to see created: with affordable housing and commercial space being key components that will allow community members to live and work here

AMI (Area Median Income) is the statistic that is used by the federal government to determine eligibility for affordable housing programs

The RFP includes language that clearly states the City recognizes there may be funding needs to achieve project goals, and the city is willing to work with the selected developer(s) to provide City funding to get to the desired outcome

The City's parcels will be ground leased (99 year lease) with protective covenants/restrictions to ensure preservation of affordable housing and commercial space, similar to that of the DNI Land Trust

## HOUSING AFFORDABILITY

*Define what affordable means! Will affordability be realistic for our community? How much of the housing will be affordable?*

Village Ball 2  
Residential  
Lead Not to Exceed  
10 Persons

The Strand Theatre has a proud history of excellent youth programming in this tradition, the Strand Operator plan requires a strategy for youth involvement and is an evaluation criteria

## YOUTH

*Ensure that youth participation is addressed in a meaningful way*

DNI parcels will continue to exist on the DNI land trust

The Boston Public Library will remain a City property

## DNI LAND TRUST AND CITY GROUND LEASE

*You should use DNI Land Trust or city ground lease to make sure spaces stay affordable and there is a level of community control over development and long-term programming*

There was little youth input into this RFP, and that is something the City and DNI would like to improve upon. DNI staff work hard during the RFP process to get youth about what they would like to see in the DNI building, but with limited staff they were not able to sustain the involvement. The City and DNI are committed to continue to engage youth throughout all phases of the RFP and project

The RFP states:

At least one-third of all rental units must be provided for low-income households, targeting households making less than 30% AMI and not to exceed 60% of AMI included in this, the City requires that projects provide a minimum of 10% of the overall units as homeless set-aside units at 30% AMI or less

Another one-third must be provided for middle income households, where the average AMI for these units is not to exceed 100% AMI

Finally, one-third can be market rate units

Units should target a range of affordability options and must be preserved in perpetuity for rental housing units

However, in the RFP, we noted that the median income for residents of Upham's Corner is below that of the AMI. Because of this, preference is given to proposals that achieve deeper levels of affordability and/or a higher percentage of income-restricted housing allowing more people in the community to benefit

DSNI and the City will work with the chosen developer(s), alongside the community, to ensure the spaces developed reflect the community's interests and the needs of an Arts & Innovation district

Also included the 2015 Neighborhood Innovation District Report in the supplemental content, which includes four lead recommendations to inform present and future designs for the Arts & Innovation district

The WAG will continue to work closely with the City, DNI and the designated Operator of the Strand on providing advice and guidance about programming and community involvement. The City will include terms in the ground lease that will require the Operator to work with a community advisory group regarding culturally relevant programming that reflects the Upham's Corner community

The city will hire an arts consultant to help the WAG look more critically at the various proposals to see if they provide adequate space for a variety of arts resources that incorporate and compliment what is offered in the Strand and library spaces

## STRAND

*Will the city help support the operations of the Strand to keep it sustainable and affordable? Is the Theatre going to remain a 1400 seat venue? Community Control will there be an advisory group? Will the new operator of the Strand prioritize culturally relevant programming that reflects the community and the regional African diaspora?*

The city has not required any specific size of the Strand. Developers are free to propose what they think will work best, and their proposal will be evaluated by the city and the WAG

The Strand Theatre will remain a city property

Additional budget information from past running of the Strand was added to the supplemental information

## INNOVATION

*What is innovative about this "Arts & Innovation" District?*

In the RFP, we list the following items as strongly encouraged uses: entertainment, dining, creative industries, fashion, small business incubators, etc. In addition, we note mission-aligned tenants such as businesses that participate directly in the concept of an Arts and Innovation District, and especially those committed to supporting and showcasing local artists (visual, performance, textile, written etc.) are strongly encouraged

Included a new section (Preface) which places this effort into a broader historical context, including the innovative partnership with DSNI/DNI, the city's acquisition of the parcels and implementation of Imagine Boston 2030 expanded neighborhoods pilot which focuses on enabling economic mobility and local innovation, preserving affordability and preventing displacement, as well as the mixed-use building model for development of a public (Upham's Corner Branch Library) private partnership

## COMMERCIAL SUPPORT

*Ensure space is provided for existing and new community oriented businesses! Is the city investing in local businesses? How are you offering resources/incentives to support affordable commercial space?*

There are currently limited formal mechanisms to support the development of affordable and community-focused commercial space. However, we intend to work with the selected developer(s) to identify and secure funding to support these community goals

The community will have an opportunity to meet with all of the developers to hear about their plans and the uses they prioritize

The survey of preferred new businesses (done with residents and merchants) by UCMS, DSNI, and Dorchester Bay is in the attachments of the RFP

The developer is asked to share what they have done previously to choose businesses, however it is also clearly noted that the selected developers will be expected to seek the input of the City, DSNI and Upham's Corner Main Streets to identify commercial tenants that are highly desired by neighborhood

In the RFP, we list the types of businesses we heard the community say they want to see

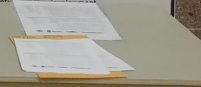
An Employment Plan must be provided which describes a planned approach to meeting the goals outlined in the Boston Residents Jobs Policy, as well as convey previous experience in past projects. Proposals that offer paid internships in addition to full-time wage work will be evaluated more favorably

## JOBS AND EQUITY

*How can we be assured that there will be equity in the developer's hiring practices? What about diversity at the top? How will we judge the diversity of the development team(s) and their subcontractors?*

Both a comprehensive Diversity and Inclusion Plan and an Employment Plan must be provided. Details are outlined in the Comparative Evaluation Documentation section of the Submission Requirements

In the RFP, we spell out that "Special emphasis should be made to ensure that maximum opportunities are afforded to local, small and disadvantaged businesses, as well as people of color and women, in the areas of job creation and training, business development and the procurement of goods, services and construction services in association with construction projects"



**WAG Meetings Resume: Nov. 2020**

**Nov. 19 2020**  
Community Meeting

**Feb 2021**  
Bidder's Conference

**April 22, 2021**  
SDC DNI Community Meeting: Developer Presentations

**December 2020**  
DNI Issues RFP: 568-574 Columbia Ave

**March 15 2021**  
Proposals DUE to DNI's RFP

**March-May 2021**  
Evaluate Proposals

**May 25 2021**  
Community Meeting: City, BPL, & DNI Update



**Late Summer 2021**  
City issues RFP's (tentative)

**Late-Fall 2021** (tentative)  
Public Review of Development Project(s): Community Meetings/Presentations

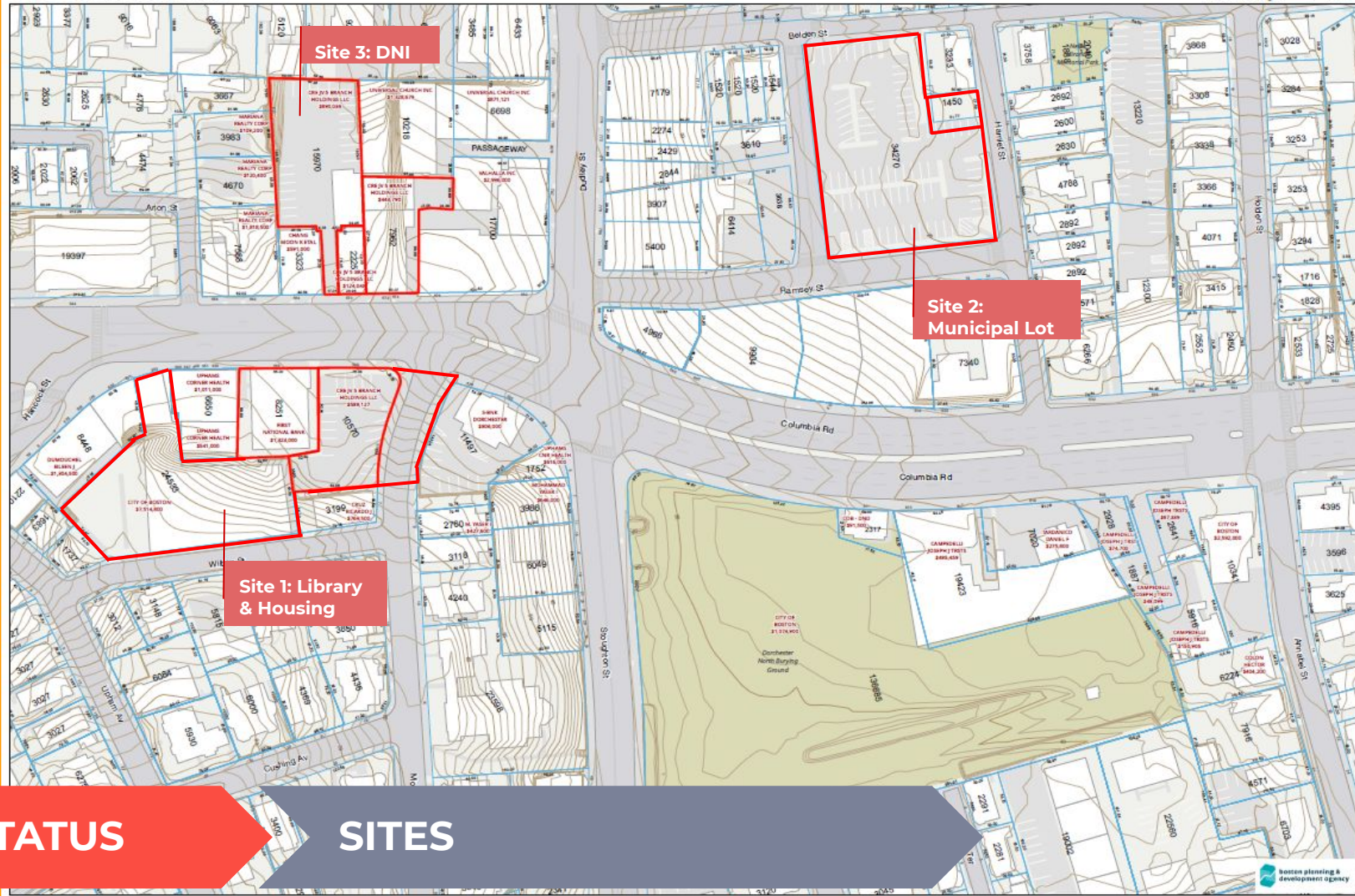
**Mid-Fall 2021** (tentative)  
Proposals DUE to City's RFP's

**Early Fall**  
Bidder's Conference

**Winter 2022** (tentative)  
Select Developer/Program Operator

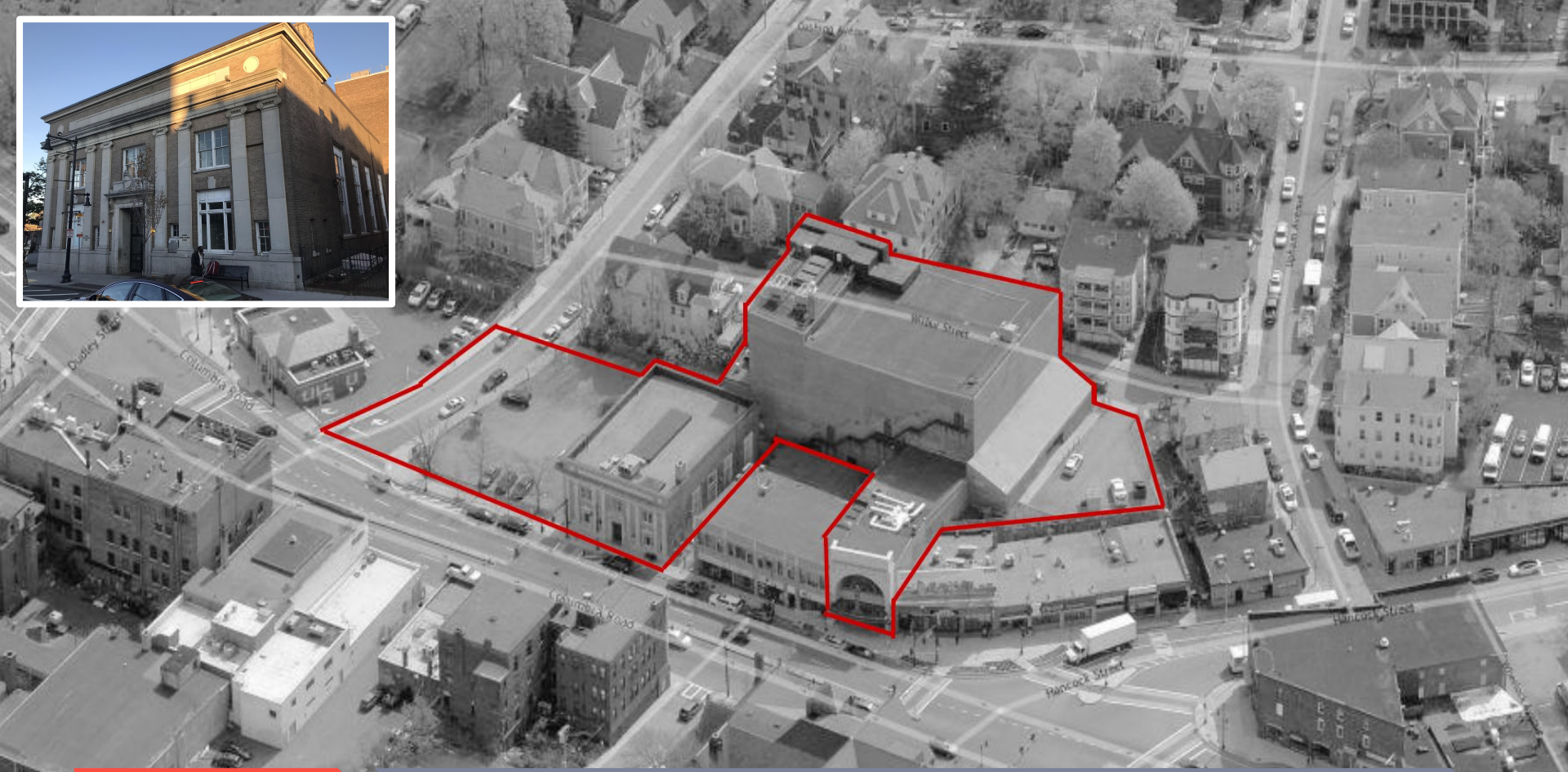
**Virtual engagement 2020-2021**

**NEXT STEPS**



**STATUS**

**SITES**



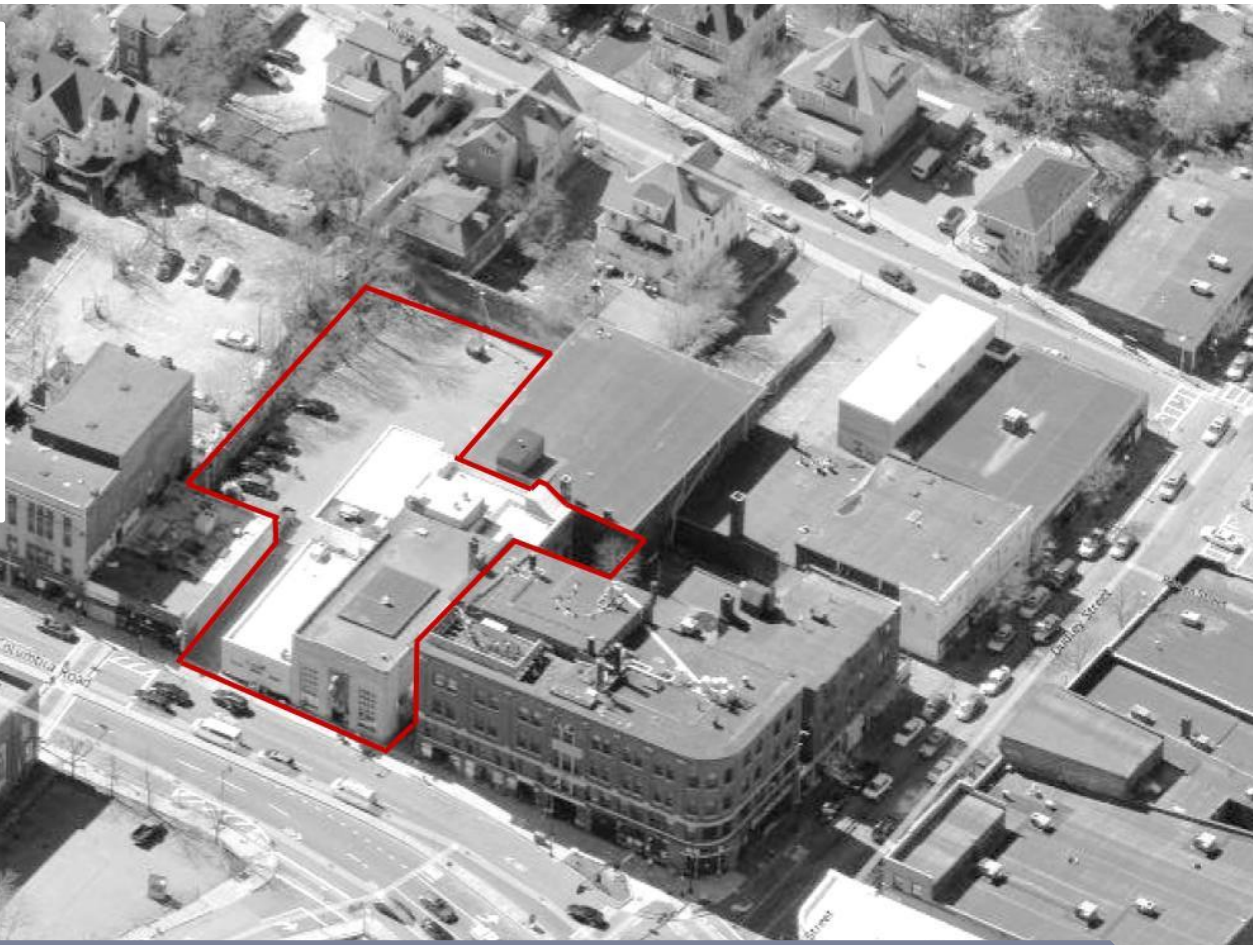
**Site 1:**

**555 Columbia Rd, Parking Lot, & Strand Operator**



**Site 2:**

**Municipal Parking Lot #19- aka 16-18 Hamlet St.**



**Site 3:**

**DNI's CB Building- 568-574 Columbia Road**



# 4. Upham's Library Test Fit

## Upham's Corner Branch Library Update Presentation Tuesday, May 25, 2021



City of Boston

David



# Branch Planning Work History

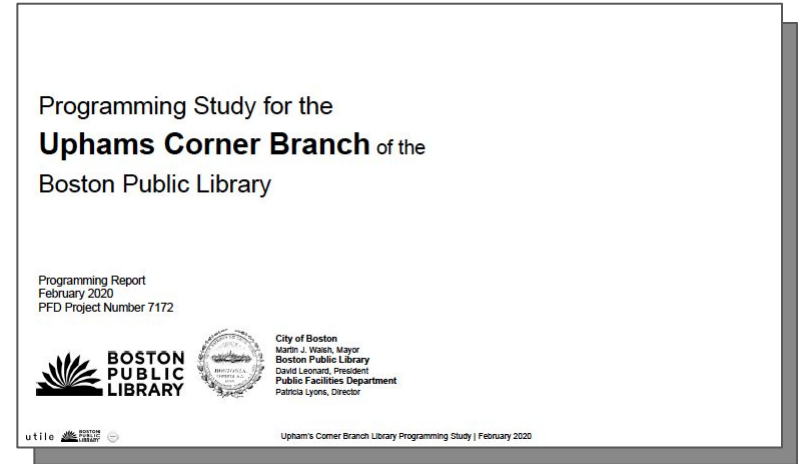
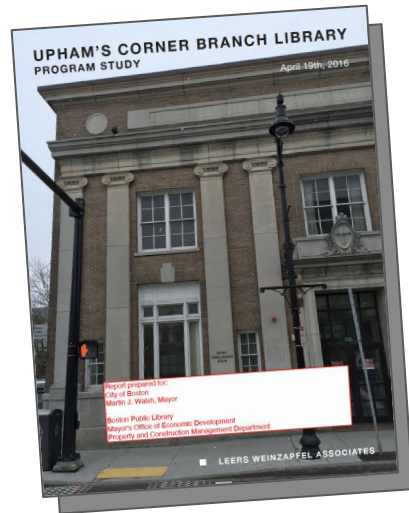
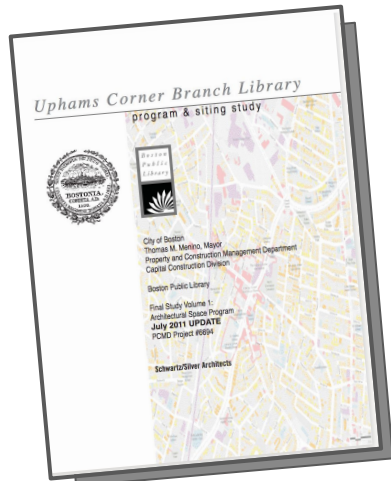
2005 Uphams Corner Branch Library Study (SSA)

2011 Updated Programming & Siting Study- coord. with St. Kevins (SSA)

2016 Initial Feasibility Study at 555/559 Columbia Ave. (LWA)

2020 Test Fit at 1-5 Stoughton/4 Cushing Ave. (Utile)

2021 Test fit at 555/559 Columbia Ave (Utile)





# WHAT WE HEARD

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## Guiding Principles / Values

- Preservation and communicate the unique cultural identity of Upham's Corner
- Intergenerational interaction

## Physical / Programmatic

- Directly related to the Strand Theatre
- Generally related to the concept of Arts and Innovation District
- Located prominently / beacon in the district
- Outdoor space which would offer an environment in contrast to the urban context of Upham's Corner
- Flexible spaces

## Operations

- Extend Operating Hours
- Staff with special expertise
- Special lending collection

# Updated Branch Program

# Program Summary

the program set during the 2011 study was updated with community feedback from the Implementation Community meetings in 2018

TOTAL NET: **14,840 SF**

TOTAL GROSS: **17,534 SF**  
(NET +18%)

## ENTRANCE ZONE

Entry Vestibule  
Lobby  
Borrower's Desk  
Holds Shelving  
Self Checkout Kiosk  
Friends' Book Sale Shelves  
Exhibit Case  
Digital Display  
New Book Display

**1,200 SF**

## ADULT SECTION

Adult Seating Area  
Adult Collection  
Adult AV Collection  
Adult Computers  
Immigration Material Display  
World Language Collection

**3,150 SF**

## CHILDREN'S SECTION

Children's Seating Area  
Children's Collection  
Story time/ Early literacy area  
Children's Computers  
Children's Service Point  
Craft sink  
Tweens Seating Area  
Family restroom  
World Language Collection

**2,500 SF**

## TEENS SECTION

Teens Seating Area  
Teens Collection  
Teens Computers

**1,000 SF**

## SHARED SERVICES

Community Room  
Classroom/Makerspace  
Mid size Conference Room  
Small Conference Room  
Men's restroom  
Women's restroom  
All Gender restroom

**4,060 SF**

## SUPPORT/SERVICE SPACES

Branch Librarian's Office  
Staff Break Room  
Staff Restroom  
Staff Workroom  
Custodial Closet  
Custodian Nook  
Storage Room  
Friends' Storage Room  
Facilities Storage Room  
Utility Rooms  
Vertical Circulation

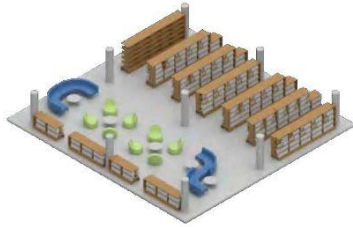
**2,930 SF**

## EXTERIOR SPACES

Exterior Reading Space  
Van/Service Vehicle  
Parking/loading area  
Drop-off Area

**1,550 SF** (not included in Total SF)

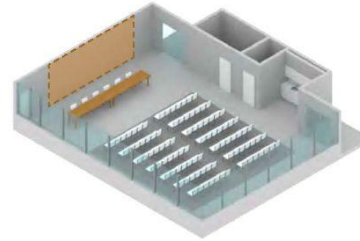
# Program Building Blocks



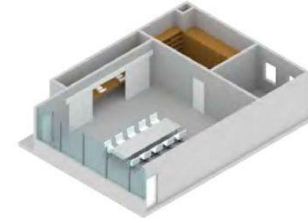
Adult & Teens  
Stacks + Seating



Children's Area



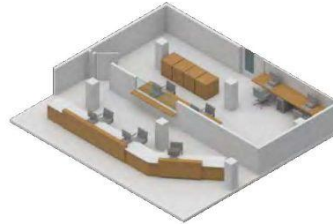
Community Room



Classroom/Makerspace



Workroom

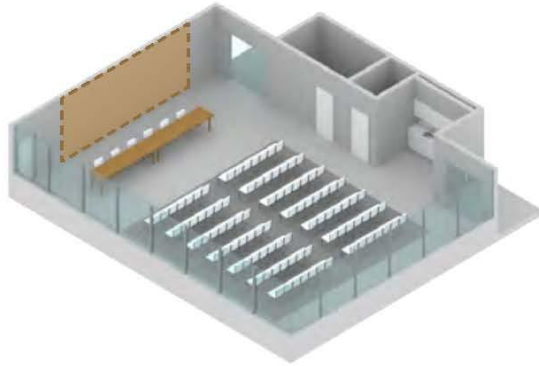


Borrower Services/  
Support Spaces



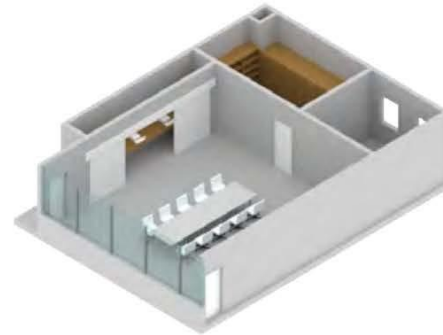
Outdoor Area

# Arts and Innovation Spaces and Elements



## Community Room

- Ability to host performing arts productions
  - Stage like area
  - Theater lighting and sound systems
- Also to be used for typical library programs and events and community events



## Classroom/Makerspace

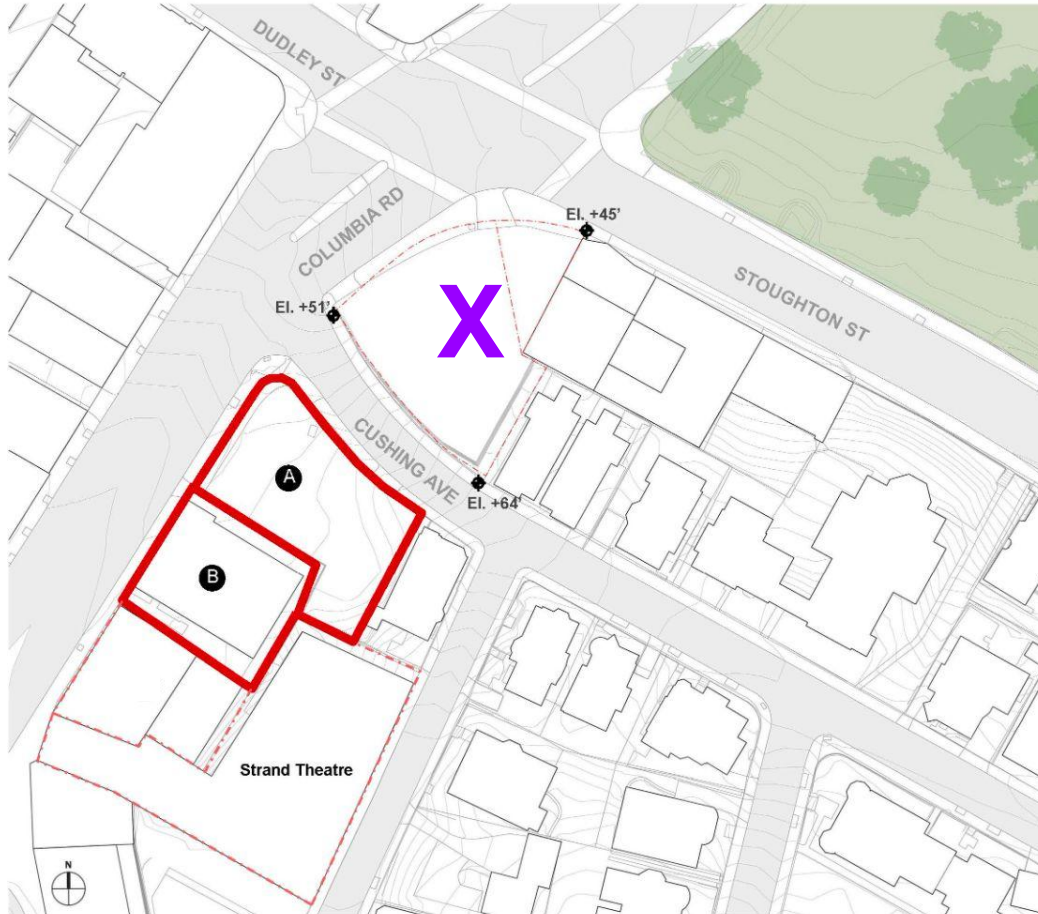
- Can function as back stage to Community Room for productions
- Space and supplies to put together sets and costumes, arts and crafts
- Also to be used for typical library classes and smaller scale programs

- Picture rail for rotating visual art displays
- Group work/study rooms
- Display case for BPL special collections related to performing arts



# Site Constraints

# Site Constraints and Opportunities



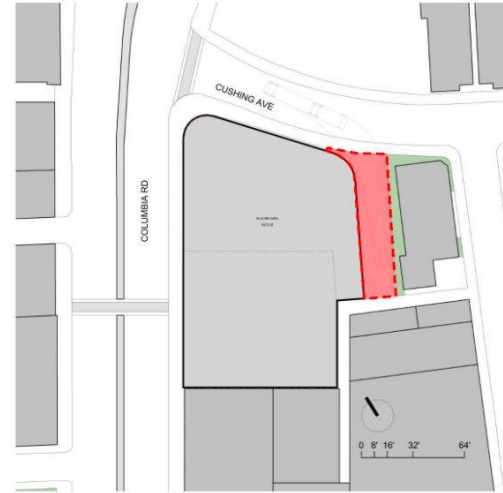
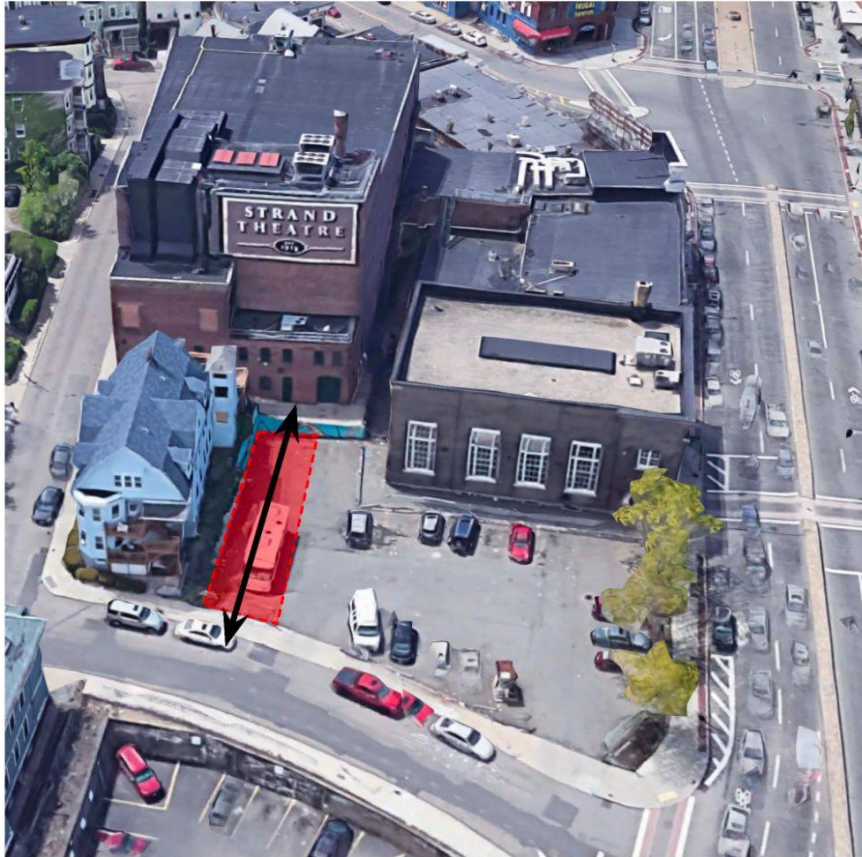
## Current Study Extents of Site

|          |                 |                   |
|----------|-----------------|-------------------|
| <b>A</b> | 559 Columbia Rd | 10,570 SF         |
| <b>B</b> | 555 Columbia Rd | 8,251 SF          |
|          | <b>Subtotal</b> | <b>18,8218 SF</b> |

**X** Former proposed location of Library  
(1-5 Stoughton/ 4 Cushing Ave)

--- Property Line

# Provide for Strand Theatre Access

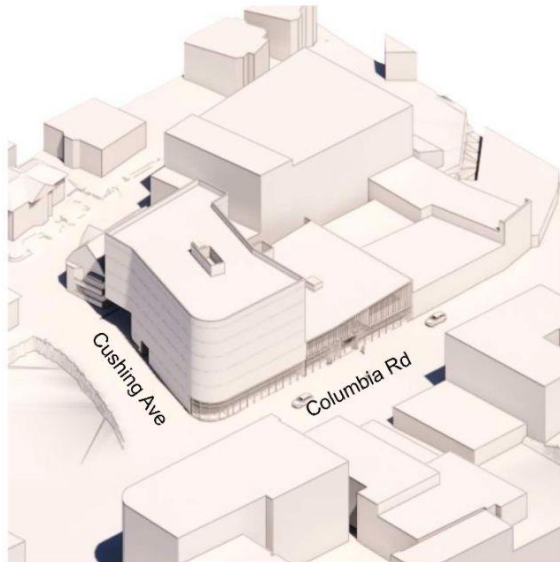


## Current Study Extents of Site

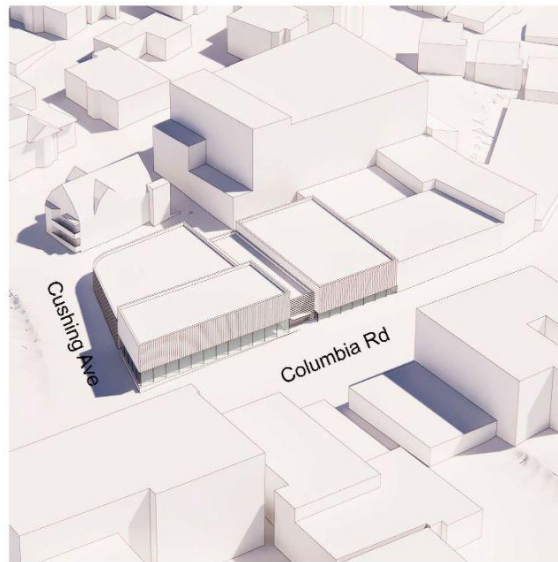
|   |                 |                   |
|---|-----------------|-------------------|
| Ⓐ | 559 Columbia Rd | 10,570 SF         |
| Ⓑ | 555 Columbia Rd | 8,251 SF          |
| - | Strand Access   | 1,870 SF          |
|   | <b>Subtotal</b> | <b>16,951 ,SF</b> |

# Site Fit Test Options

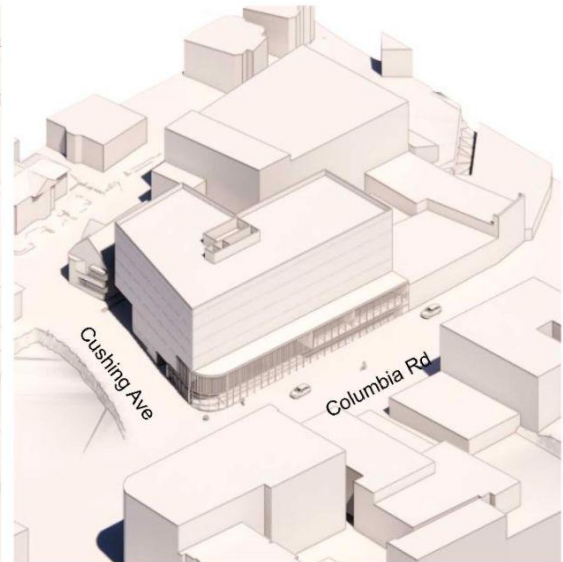
# Three Site Test Fit Options



**1. Side-by-Side**

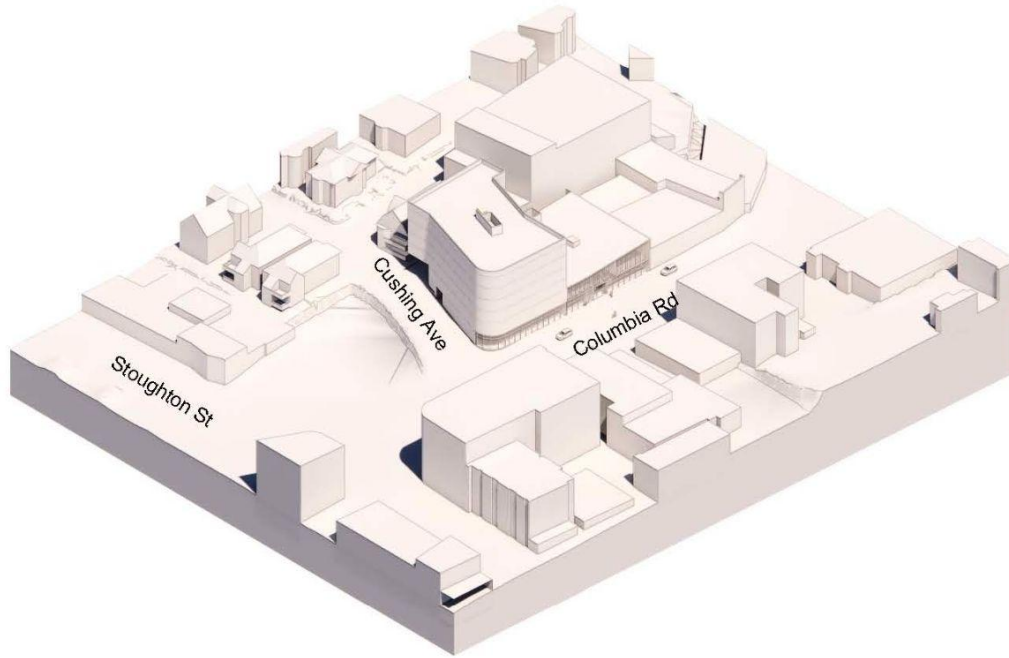


**2. Stand-Alone**

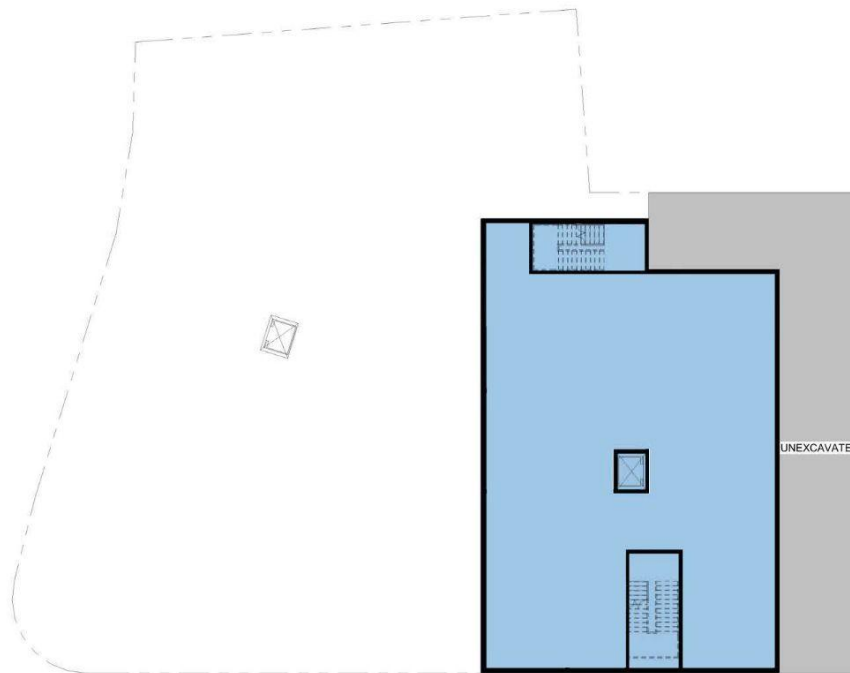


**3. Tenant**

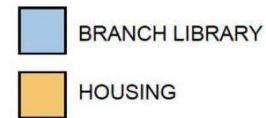
# 1. Side-by-Side Buildings



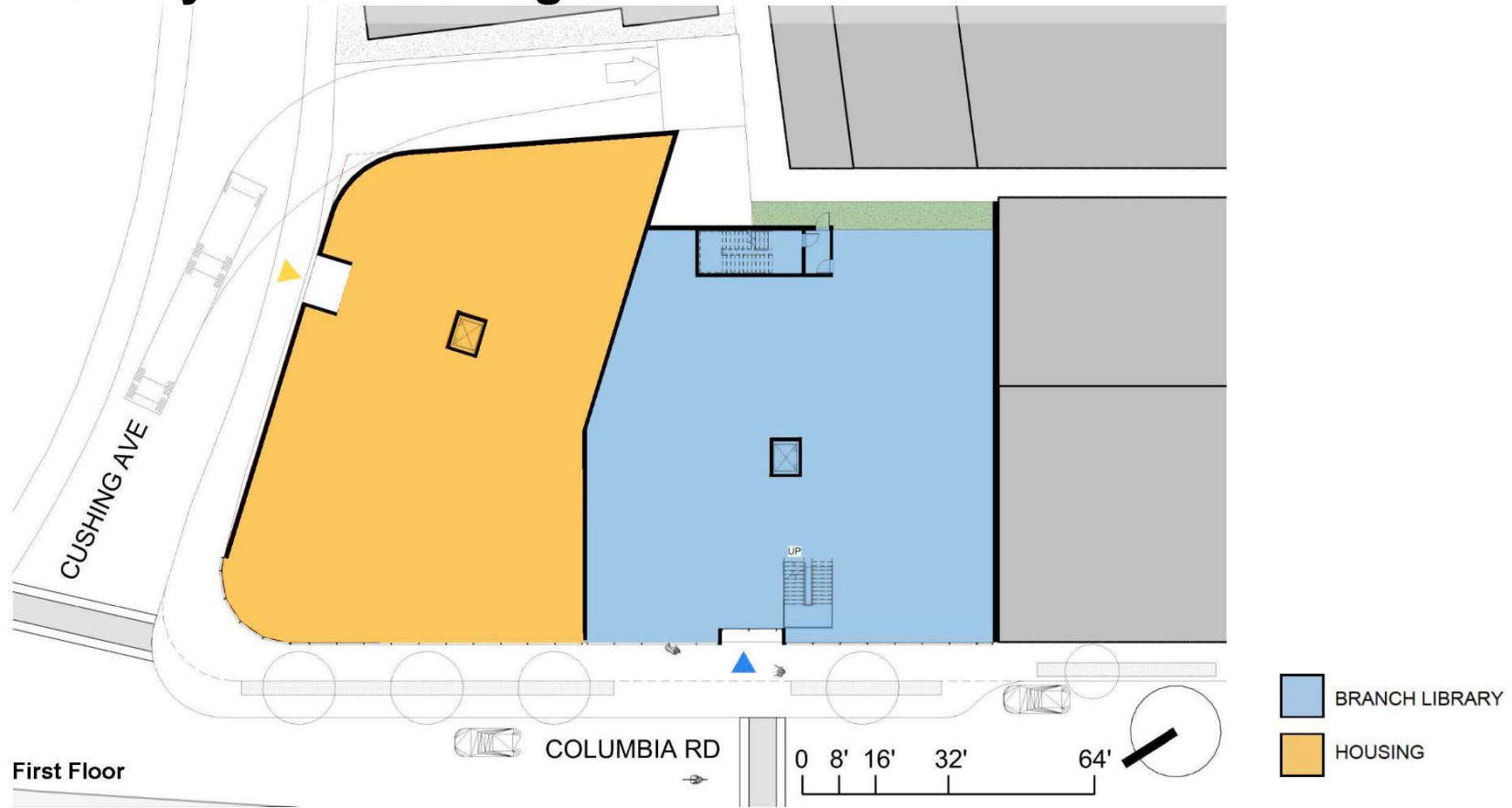
# 1. Side-by-Side Buildings



Basement Floor



# 1. Side-by-Side Buildings





# 1. Side-by-Side Buildings



# 1. Side-by-Side Buildings



View from Columbia Rd looking North

# 1. Side-by-Side Buildings

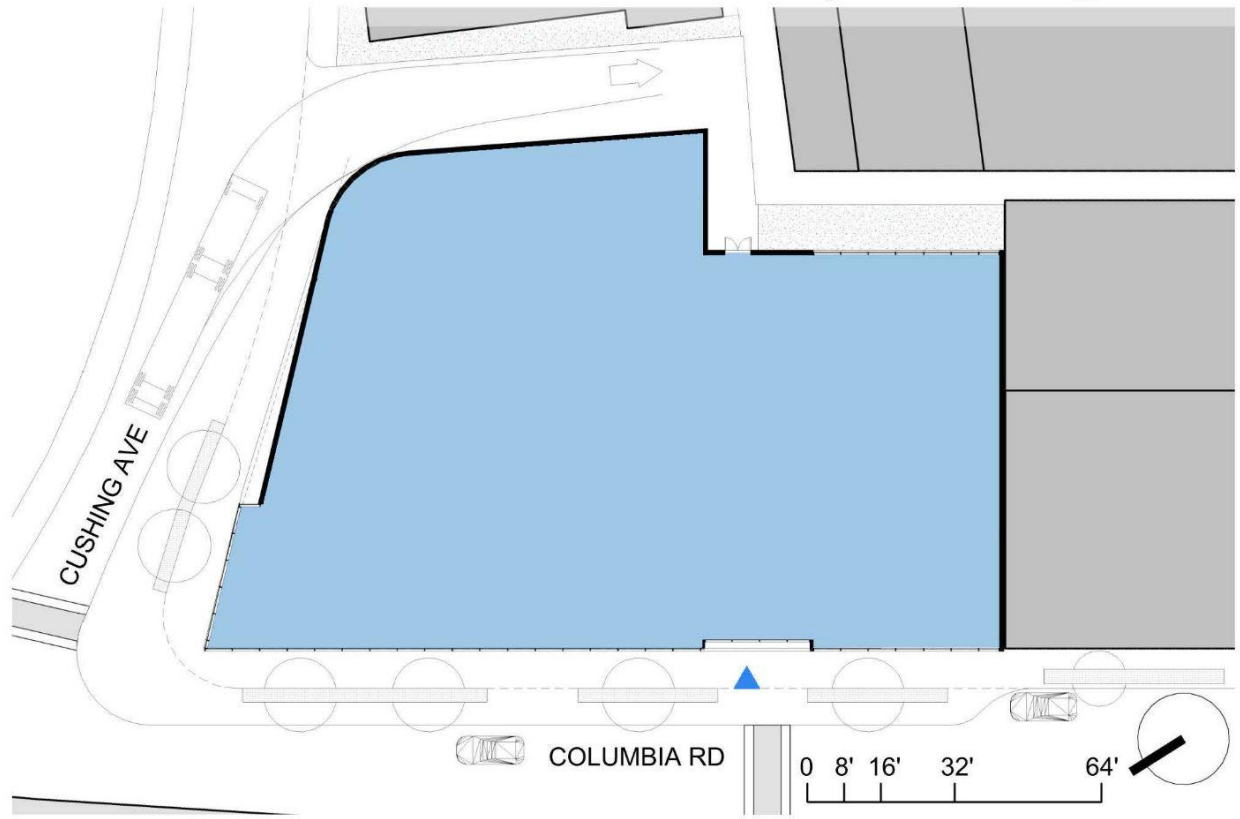


View from Columbia Rd Entrance

## 2. Stand-Alone Branch Library Building





## 2. Stand-Alone Branch Library Building



First Floor  
15,845 Library GSF



-  BRANCH LIBRARY
-  HOUSING

## 2. Stand-Alone Branch Library Building



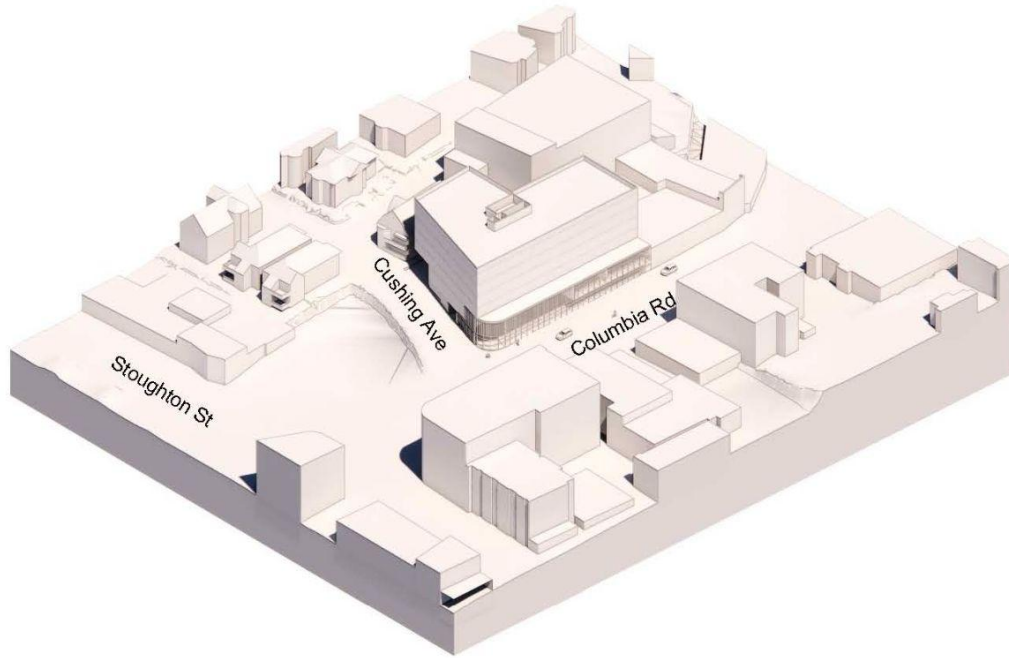
View from Columbia Rd and Cushing Ave

## 2. Stand-Alone Branch Library Building



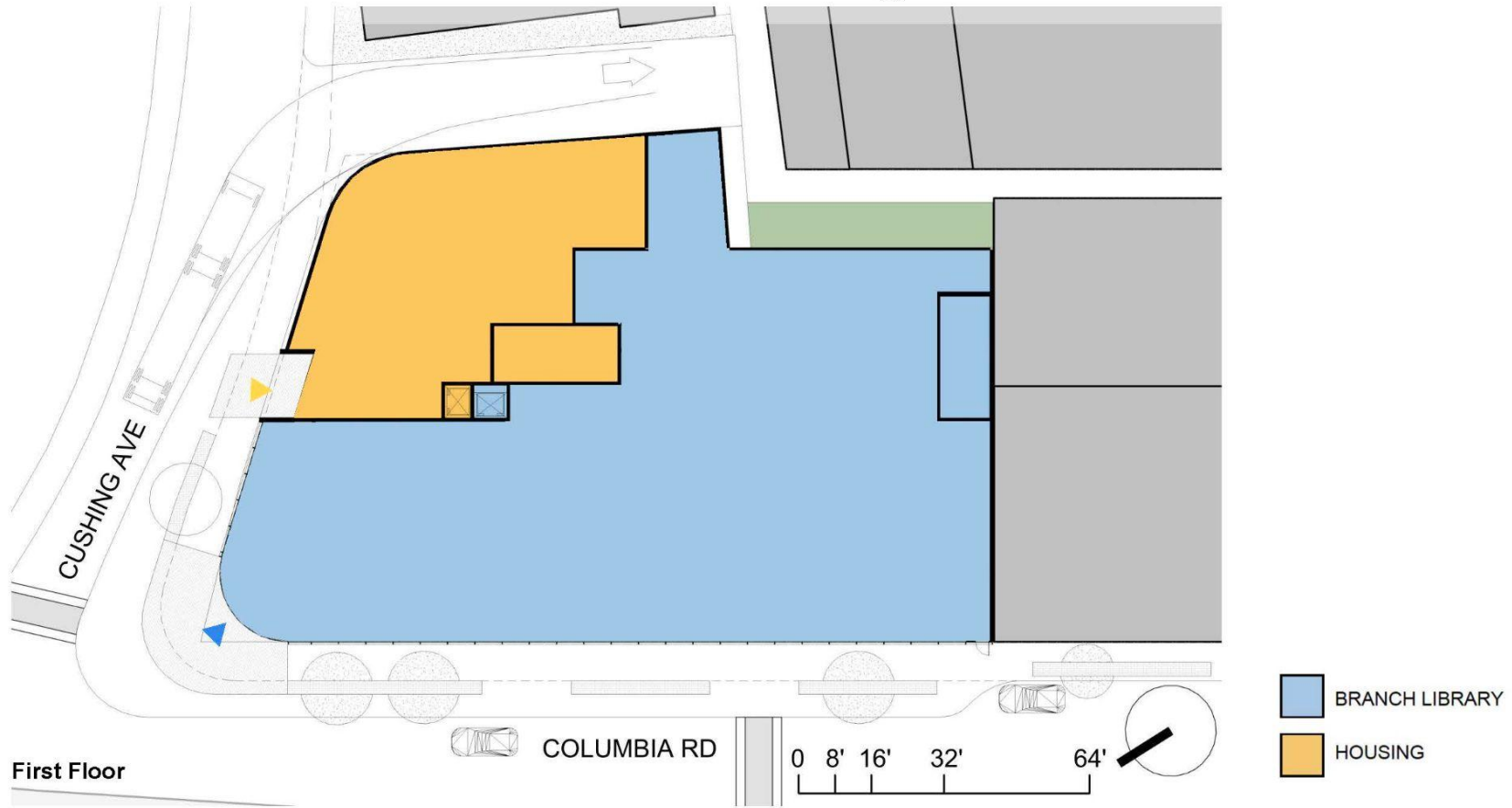
View Along Columbia Rd..

### 3. Tenant Scheme/ Mixed-use Building

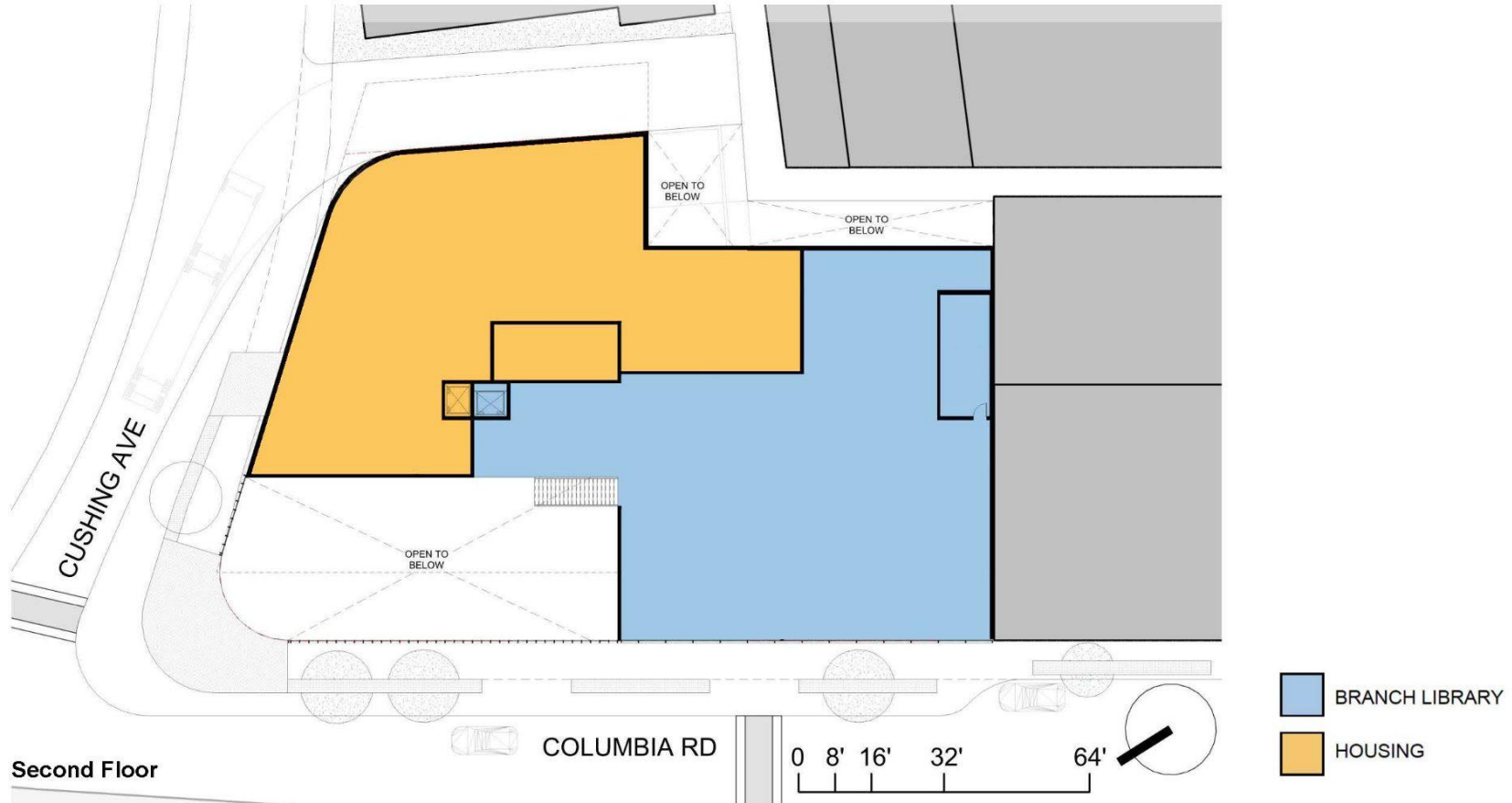




# 3. Tenant Scheme/ Mixed-use Building

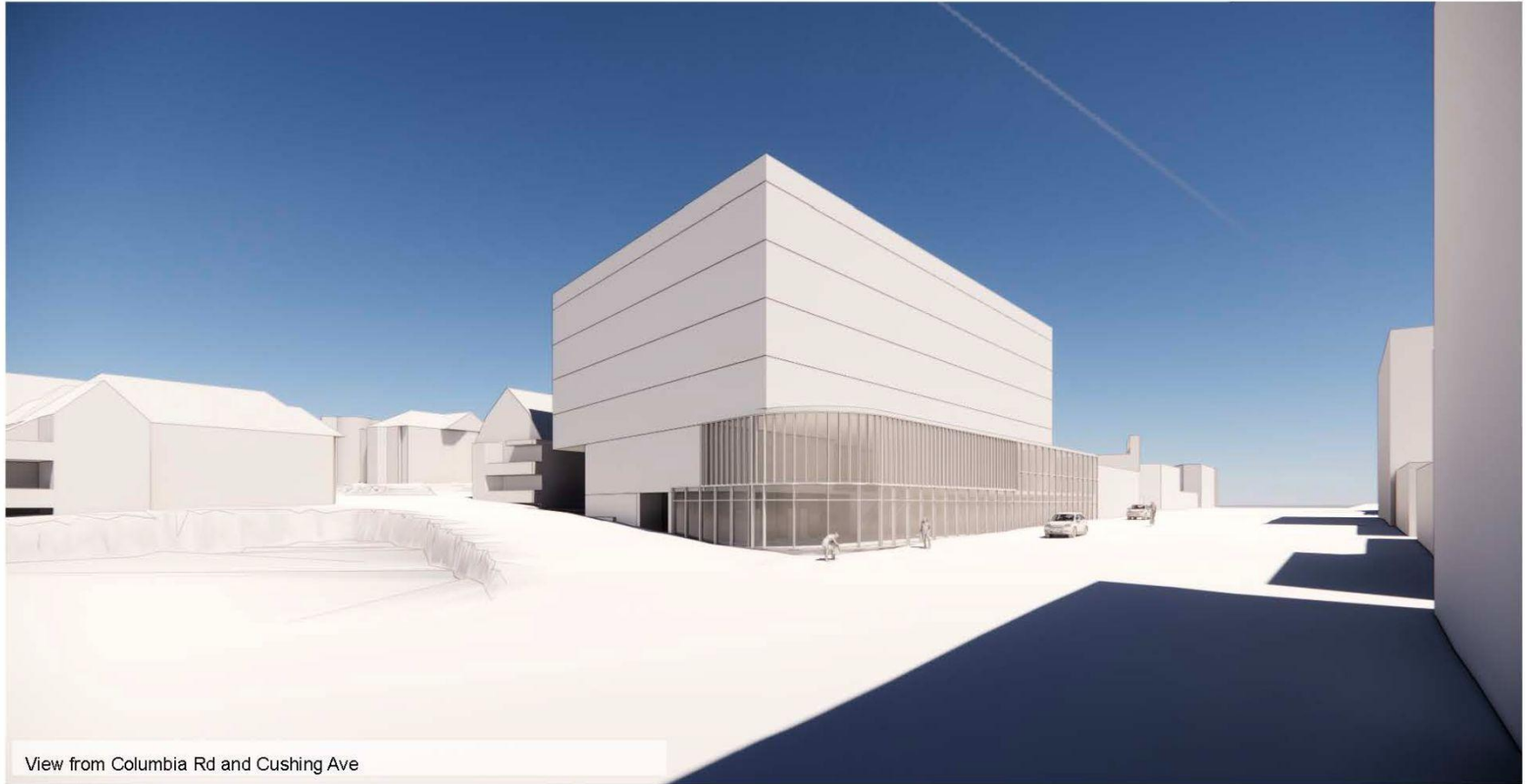


# 3. Tenant Scheme/ Mixed-use Building



Second Floor

### 3. Tenant Scheme/ Mixed-use Building



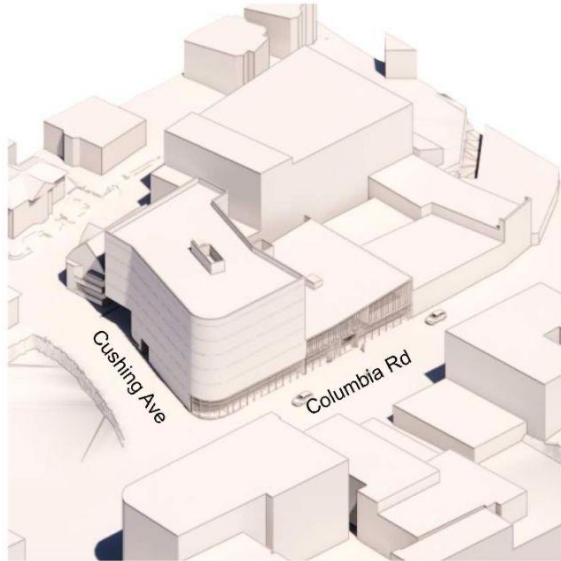
View from Columbia Rd and Cushing Ave

### 3. Tenant Scheme/ Mixed-use Building

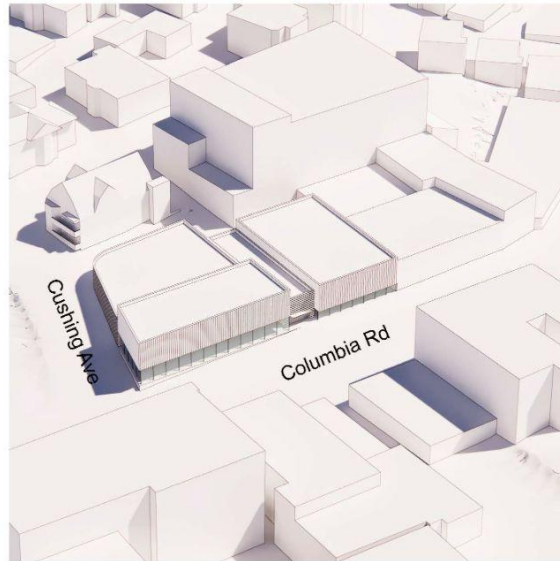


View from Columbia Rd looking North

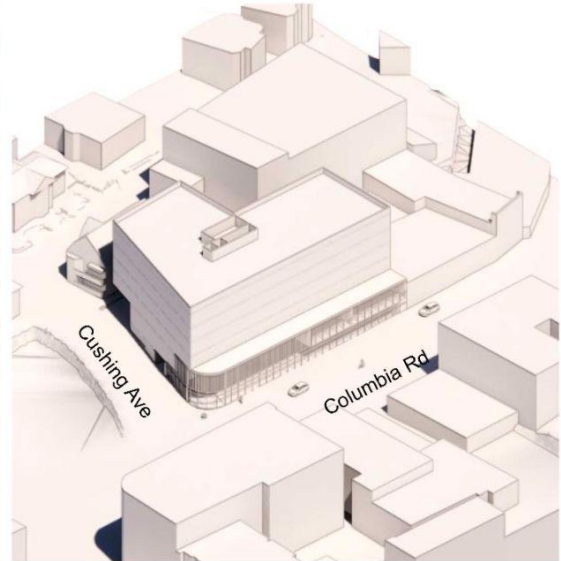
# Summary of Three Test Fit Options



**1. Side-by-Side**



**2. Stand-Alone**



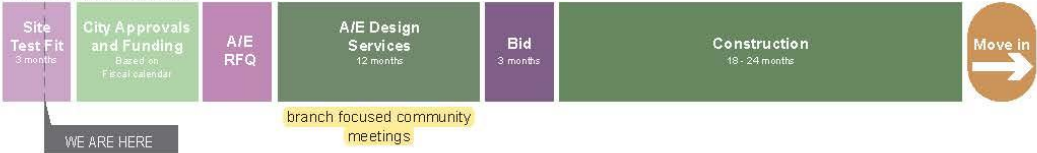
**3. Tenant**

## Timeline and Next Steps

# Uphams Corner Branch of the Boston Public Library

## Schedule

### STAND ALONE LIBRARY



### SIDE by SIDE BUILDINGS (see above for Library)



### LIBRARY AND HOUSING: TENANT (MIXED USE BUILDING)



\* Durations are all estimates

# 5. Community Breakout & Report-Back



# 6. Status of RFP's & Next Steps

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Proposals DUE to City's RFP's

**Early Fall**  
Bidder's Conference

**Late-Fall 2021** (tentative)  
Public Review of Development Project(s): Community Meetings/Presentations

**Winter 2022** (tentative)  
Select Developer/Program Operator

**Virtual engagement 2020-2021**

**NEXT STEPS**



# Questions & Discussion

THANK YOU





# JOIN US!

Tuesday May 25, 2021, 6:00

Join the City of Boston and community partners for an update on the Upham's Corner Arts & Innovation District process and RFPs. Interpretation services will be provided.

## REGISTER FOR THIS COMMUNITY MEETING:

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# THANK YOU.



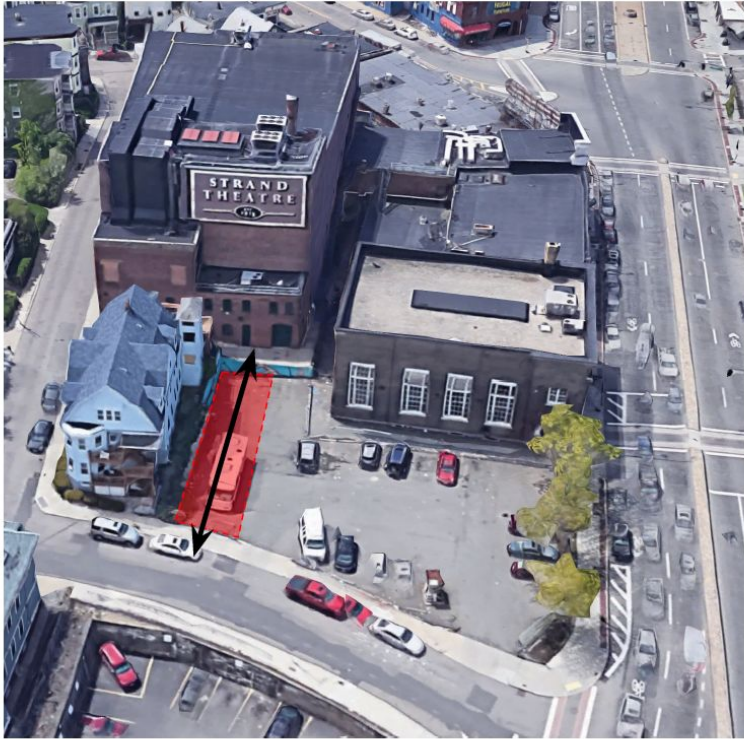
City of Boston  
Mayor Kim Janey



Mayor's Office of  
Economic Development



# Provide for Strand Theatre Access



## Current Study Extents of Site

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|---|-----------------|-------------------|
| Ⓐ | 559 Columbia Rd | 10,570 SF         |
| Ⓑ | 555 Columbia Rd | 8,251 SF          |
| - | Strand Access   | 1,870 SF          |
|   | <b>Subtotal</b> | <b>16,951 ,SF</b> |

# Conceptual Diagram Truck Access: Strand Theatre

