

# Cummins Highway & Regis Rd

*Community Meeting | October 19, 2023*



# INTERPRETATION SERVICES

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Interpreters are available for those who need support in Haitian Creole and Spanish.

- Haitian Creole: Jean Luce
- Spanish: Magdalena Gomez

# MEETING AGENDA

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- I. INTRODUCTIONS
- II. GOALS & OBJECTIVES
- III. SITE BACKGROUND & EXISTING CONDITIONS
- IV. WHAT WE HEARD
- V. DRAFT RFP LANGUAGE / USE GUIDELINES
- VI. DISCUSSION
- VII. NEXT STEPS

# INTRODUCTIONS (MAYOR'S OFFICE OF HOUSING)



The Mayor's Office of Housing (MOH) is responsible for: housing the homeless, developing affordable housing, and managing the City's real estate. We also work to ensure that renters and homeowners can find, maintain, and stay in their homes. The department develops and implements the City's housing creation and homelessness prevention plans. The department also collaborates with local and national partners to find new solutions and build more affordable housing for all, particularly those with lower income.

## Neighborhood Housing Development

The Neighborhood Housing Development Division ensures that public funding is wisely invested in strong affordable housing developments. These developments serve both their local neighborhoods and the citizens of Boston.

Office of Housing Stability

Administration and Finance

Supportive Housing Division

Housing Innovation Lab

Boston Home Center

Policy Development and Research

Real Estate Management and Sales

GrowBoston



## GOALS & OBJECTIVES

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- Put out a Request for Proposals (RFP) for the two parcels at Cummins Highway and Regis Road
- Work with the Mattapan community to establish values and use guidelines to guide the RFP

# EXISTING CONDITIONS

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**View from Regis Road**



**View from Cummins Highway**

# SITE SUMMARY

**Number of Parcels: 2**

**Total Square Footage: 16,616**

**Zoning: 2F-6000**

**Council District: 5,**

**Councilor Arroyo**

**Neighborhood: Mattapan**





# HISTORICAL CONTEXT

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## Original Community Process and Request for Proposals

Set Aside Cummins Hwy & Regis Rd parcels for the Boys and Girls Club of Greater Boston to build a separate facility for pre teens Mixed Use Sports facility

## Development, Construction, and Occupation of Cote Village

## Release the RFP for Cummins Highway and Regis Road

Meet with the Community to talk about the Development and Use Guidelines in order to release a Request for Proposal (RFP) for the site



## Decision to End Development of Pre Teen Center

Based on changing leadership and shifting objectives the Boys and Girls Club of Greater Boston decide to not move forward with the development

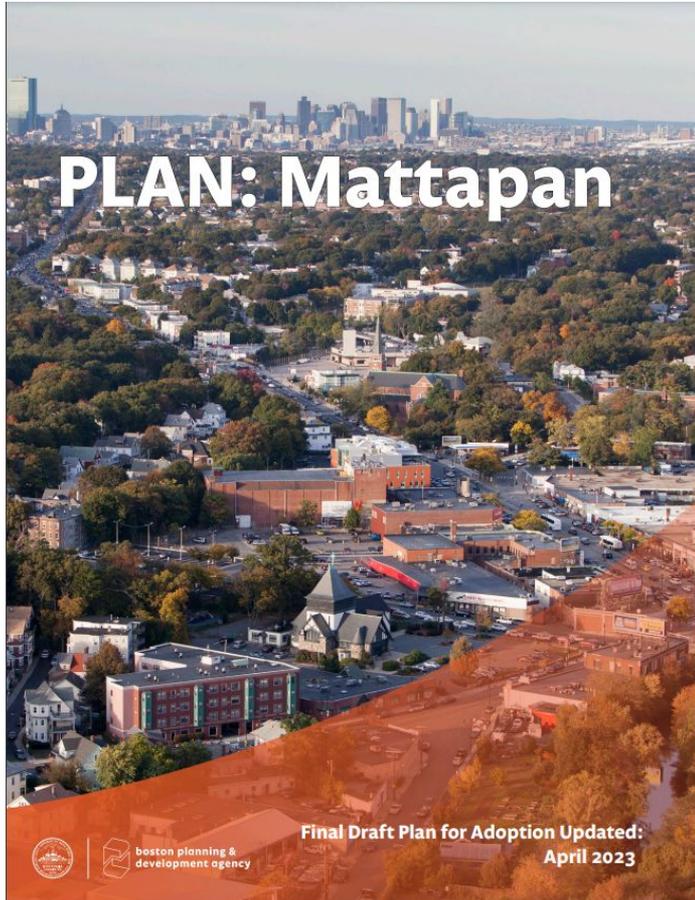
## New Community Process

Establish objectives for development to be included in a new RFP for Cummins Hwy & Regis Rd. site.

June 15th Community Meeting and Two Week Comment Period on Development of site



# RFP LANGUAGE



**“...main streets that people take to travel into, out of, and around neighborhoods”**

*PLAN: Mattapan, Page 40*

# PLAN: MATTAPAN GOALS

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## HOUSING

Site large residential projects along corridors. Pair increased height/density with benefits like affordability, improved public realm, and ground floor amenities.

## PEOPLE & PLACES

Build moments of connection along corridors with more pop-up events, markets, and festivals, as well as permanent space for arts and cultural uses.

## JOBS & BUSINESSES

Foster new retail along corridors, particularly on the ground floor of new residential development. Connect businesses with City programs that support their success.

## EQUITY & ENVIRONMENTAL JUSTICE

Strengthen public health and combat heat by increasing urban canopy and other green infrastructure, plus encouraging climate-friendly forms of mobility

## MOBILITY

Eliminate physical barriers, separate buses from traffic, and reduce the number of transfers to make walking, biking, and transit convenient choices.

# WHAT WE HEARD FROM YOU

## MIXED USE

### RESIDENTIAL

- Rental or Affordable Homeownership - condo, open space, rooftop deck, and parking desired.
- Target Moderate Income Levels

### COMMERCIAL

- Small Business Support
- Introduce Businesses that do not exist in the Mattapan Community at present
- Office/Coworking Space
- Microbusinesses

### COMMUNITY SPACE

A Place to Connect People to Services

- Welcome Center/Community Center
- Youth Center
- Daycare
- Workforce Development
- Arts, Culture, Innovation, and Technology (ACIT)

### PARKING

### OPEN SPACE

# RFP LANGUAGE / GUIDELINES

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## Use

- Mixed Use Development, that provides residential, commercial, and community space.
  - For residential use the community is open to either rental or affordable homeownership for moderate-income households, but affordable homeownership is the preferred residential use.
  - The community is seeking a first-floor activation use that responds to the community such as community space for but not limited to a Welcome Center for immigrants and refugees, arts, small business space, workforce development, youth center, and/or community center.
  - Community members expressed the desire that the proposal include a community meeting space in the building that is available for use by both future residents of the building and the surrounding community.

## Affordability

- Proposals under this RFP should provide housing for the missing middle (80-120% AMI). The community is open to either rental or affordable homeownership for moderate-income households.
- Rental housing proposals that intend to create 10 units or more are required to set-aside a minimum of 10% of the units for homeless households.
- The development should provide housing units affordable with a range of incomes, including homeless and extremely low income (up to 30% AMI) to more moderate to middle income (earning 50%, 60% ,70% , 80% and up to 100% of AMI). For affordable homeownership, the development should provide affordable homeownership at or below 100% AMI.

# RFP LANGUAGE / GUIDELINES

## Design

- Proposals should relate to the existing neighborhood. Generally increasing in height towards Cummins Hwy. and decreasing down Regis St.
- The ground level should have public programming available not only to residents but the nearby community as well.
- Parking should be compact and hidden and/or incorporated beneath the proposed building.
- Green space and public space buffers should be incorporated to allow for distance between the busy street and pedestrian activity.



# RFP LANGUAGE / GUIDELINES

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## Design

- The massing and height of the building must respond to the height of surrounding buildings. The proposal should include diagrams and drawings that illustrate the concepts of the design. An analysis should be included of the current zoning requirements and any design criteria that will require a variance.
- The design should thoughtfully integrate the community desired programming of mixed use with community space and housing. The ideal combination of uses will create a whole that is greater than the sum of its parts.
- The development must demonstrate energy efficiency. Proposals will need to meet MOH sustainability standards (LEED Silver Certifiable). The ideal proposal will use both responsive site design as well as technical sophistication to push beyond the base requirements.
- The development must also reasonably limit noise and traffic impacts in order to minimize any adverse effects on the quality of life of the immediate abutters.
- Units should be well designed, efficient, and sized appropriately for individual and family sized units. The number of units proposed should be consistent with the Design Guidelines and provide an appropriate balance reflecting the proposed use and existing conditions.

# DISCUSSION

## NEXT STEPS

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The Mayor's Office of Housing will issue a forthcoming RFP incorporating community feedback to develop the Cummins Hwy and Regis Road site.

Visit the Building Housing project page for additional information. [bit.ly/cumminsandregis](https://bit.ly/cumminsandregis), or scan the QR code:

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# THANK YOU



# ADDITIONAL RESOURCES

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## **BOSTON HOME CENTER**

(617) 635-4663, [HOMECENTER@BOSTON.GOV](mailto: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](mailto:HOUSINGSTABILITY@BOSTON.GOV)

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

## **METROLIST**

- Affordable Housing Listings