OCT 04, 2017

NOV 02, 2017

Workshop Library

Theatre

JAN 17, 2018

APR 04, 2018

MAY 16, 2018

JUN 28, 2018

NOV 28, 2018

MAR 20, 2019

Open House

Workshop Strand

NOV 30, 2017

Workshop Library Er Strand Theatre

Workshop Housing Et Commercial Uses in Arts & Innovation District

UCWAG will review and edit draft language of

RFP(8) for City-owned properties (including Bank

of America and Strand sites) to be presented at

Workshop Development Scenavios

Workshop Draft RF1

Workshop Refine RFP Language

UCWAG review public

feedback to be incorporated

into final RFP document(s).

Community Meeting

body made up of community leaders. Many of the UCWAG members participated in earlier planning efforts and are very familiar with the history of the neighborhood.

A review of planning efforts which receeded the Implementation brocess.

The Implementation process activates previous planning efforts by developing strategic parcels in the neighbor-

Planning initiatives whose principles inform this process include Imagine Boston 2030, the Upham's Corner Station Area Plan of the Fairmount Indigo Planning Initiative and Boston Creates.

What makes the Library in Upham's Corner special or unique?

The Library presented requirements for the future space including that it be a minimum of 15,000 square feet located entirely on the ground floor and that it be prominently located on the project site with independent street access.

Community members desired and supportive of:

- A Library and the Strand Theatre connection, either literally or figuratively
- Two anchors should work together to have a greater combined effect
- Additional space whose use would be based on the distinct identity of its neighborhood context
- An Arts District
- Programmatic uses such as rehearsal space, specialized performance space (Black Box theater) or production space (scene shop, set design, costume / prop production spaces)
- Library as an important institutional landmark and valued forum for knowledge, culture, and community exchange

A community discussion about the Strand Theatre as it was, as it is, and how it could be.

Programming that activates the theater as much as possible, is diverse both in what it presents as well as the audiences it attracts, prioritizing artwork from immigrant communities and communities of color.

Programming that includes youth programs and training, and is multidisciplinary including film, spoken word and hip hop, visual art, more than "traditional performing arts."

While some community members were excited about the potential for the Strand to bring positive economic development like restaurants or places for artists to sell their work, the majority of comments about neighborhood impact and change were fears about gentrification, leaving current residents behind, or losing the diversity of the community.

People posed many specific questions about how the Strand can operate sustainably in the future, including the need for more staff and marketing capacity, subsidies or funding to support diverse programs and affordability, and finding an operator who can keep the 1400 seat theater financially feasible for the community.

What we've heard Er what we've learned.

The Library and the Strand Theatre should have collaborative programming. There is interest in the uses being physically connect-

If the Black Box can be accommodated in other locations (Library, DSNI or other locations in Upham's Corner) community members wanted to leave Strand Theatre in current configuration.

Discuss how housing and commercial spaces support the Arts & Innovation District.

6/28 Community Meeting

Community members expressed an interest in creating housing specifically for artists

Community members expressed a strong preference for projects which exceed the minimum affordability standards, typically defined as 1/3 low income, 1/3 middle income and 1/3 market rate.

Residents were most interested in rental opportunities.

Most residents were supportive of parking ratios lower than 1 car per unit, some even suggested that the development not provide parking at all.

What this means for development in Upham's?

A number of interactive workshop sessions were held. These focussed on the RFP process, housing, and what makes an Arts & Innovation District. Community members participated in a language activity, brainstorming a shared library/Strand event activity, development scenario activity, and shared a desire, concern or question they have about this process.

A community discussion about preferences and selection criteria.

Feedback from the community was incorporated into the priorities, criteria, and narrative of the RFP. Developers who want to submit bids will have to re-

Putting our plans into action.

The community discussion continued with opportunities to see and interact with models of parcels. Reviewed the progress to date and affirmed priorities for the RFP.

RFP and prepare to issue the proposals See how the updated

refine the language of the

RFP incorporated feedback.

The City, DSNI, and UCWAG incorporate comments, concerns, and feedback from the community, including:

- Housing Affordability
- Development without Displacement
- DNI Land Trust and City Ground
- Commercial Support
- Artist Space and Housing
- The Strand
- Jobs and Equity
- Youth
- Parking
- Innovation

RFP(8)

July 22, 2019

City Issues Request for Information (RFI)

UCWAG met to review the language of the RFI in late June.

The City of Boston issued a RFI to solicit information about the feasibility and fit of potential development activities from interested and qualified Respondents with development ideas and approaches for the proposed public/private, mixed-use, development of the Upham's Corner Arts & Innovation DisAugust 2019

Session/RFI Due

On August 12, an information session

more about the recently released RFI

for the development of a proposed Up-

ham's Corner Arts & Innovation District.

Completed RFI responses were due on

August 20, 2019.

was held at the Kroc center to learn

Fall 2019

Review RFI Submissions

Over twenty responses to the RFI were received, including responses from the non-profit community, development partners, general public, artists, and potential operators/collaborators at the Strand Theatre

2020

Issue RFP(s)

Late Spring 2020

UCWAG Training. City of Boston Team, DNI,

entation to the development review process.

and UCWAG members will discuss timeline, re-

sponsibilities and roles, and have a brief ori-

Bidder's Conference

Fall 2020

City of Boston team and UCWAG

review proposals to determine which

ones are viable and fit the criteria

Evaluate Proposals

Winter 2020

Community Meetings & Public Comment Períod

Spring 2021

PUBLIC REVIEW

Members of the UCWAG becomes Project Review Committee for Upham's Corner development

Article 80 City of Boston Process begins, which includes community meetings and public comment períod.

Through Article 80, the City will host a series of community meetings and public comment periods to evaluate the design and impacts of the selected proposals. The Article 80 process may include, but is not limited to, review of a project's impacts on transportation, public realm, the environment, and historic resources.

Fall 2021

Spring 2022

CONSTRUCTION

Fall 2024

Approvals

Break Ground

we are asking for ongoing community presence to guide the Implementation of the Upham's Corner Arts and Innovation District.

> An RFP is a document used to solicit services, in this case development. The RFP tells developers what the city is looking for and how the City will,

evaluate proposals.

What's an

Information

UCWAG met to review the twenty one (21) RFI responses and discuss next

Ideas. Innovation. Interest.

City of Boston issues and DNI advertise RFP(s) for properties. Development Teams have 90 days to respond to RFP(s).

Prospective Development Teams have the opportunity to ask questions about the RFP(s) at the Strand.

Evaluating Proposals

Prospective Development Teams respond to RFP(s) with written proposals describing the scope of their proposed project, timeline, and budget.

expressed in the RFP(s).

Once all the responses are received, the City team and UCWAG review each proposal and prioritize the responses.

