



REQUEST FOR PROPOSALS FOR PARCEL 8, NAWN FACTORY, AND BLAIR LOT

July 22, 2019





Agenda

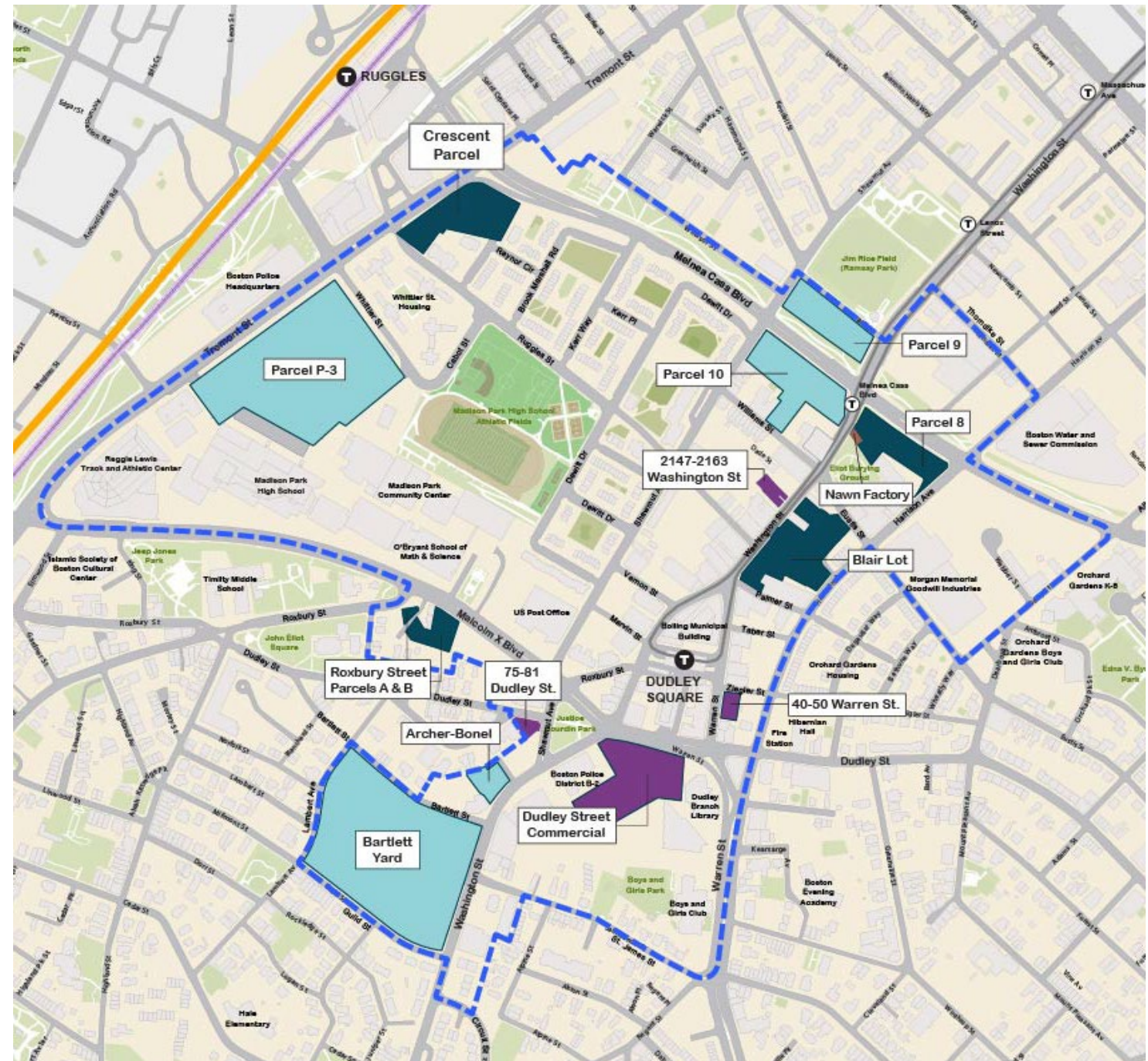
Presentation

1. *What we have done, where we are now, and what is next.*
2. *Overview of results from the DND parcel RFPs*
3. *Development Objectives and Updates to the RFPs for:*
 - *Blair Lot*
 - *Nawn Factory*
 - *Parcel 8*

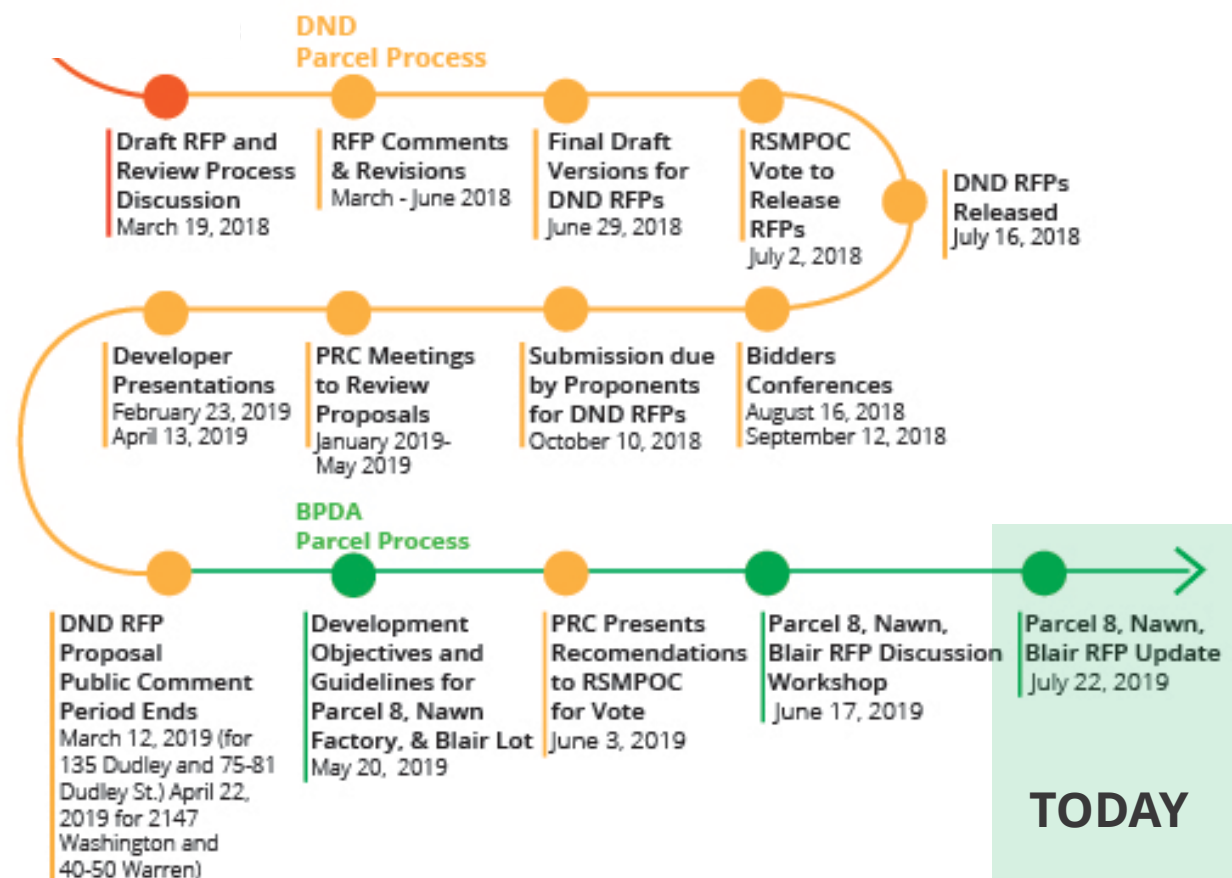
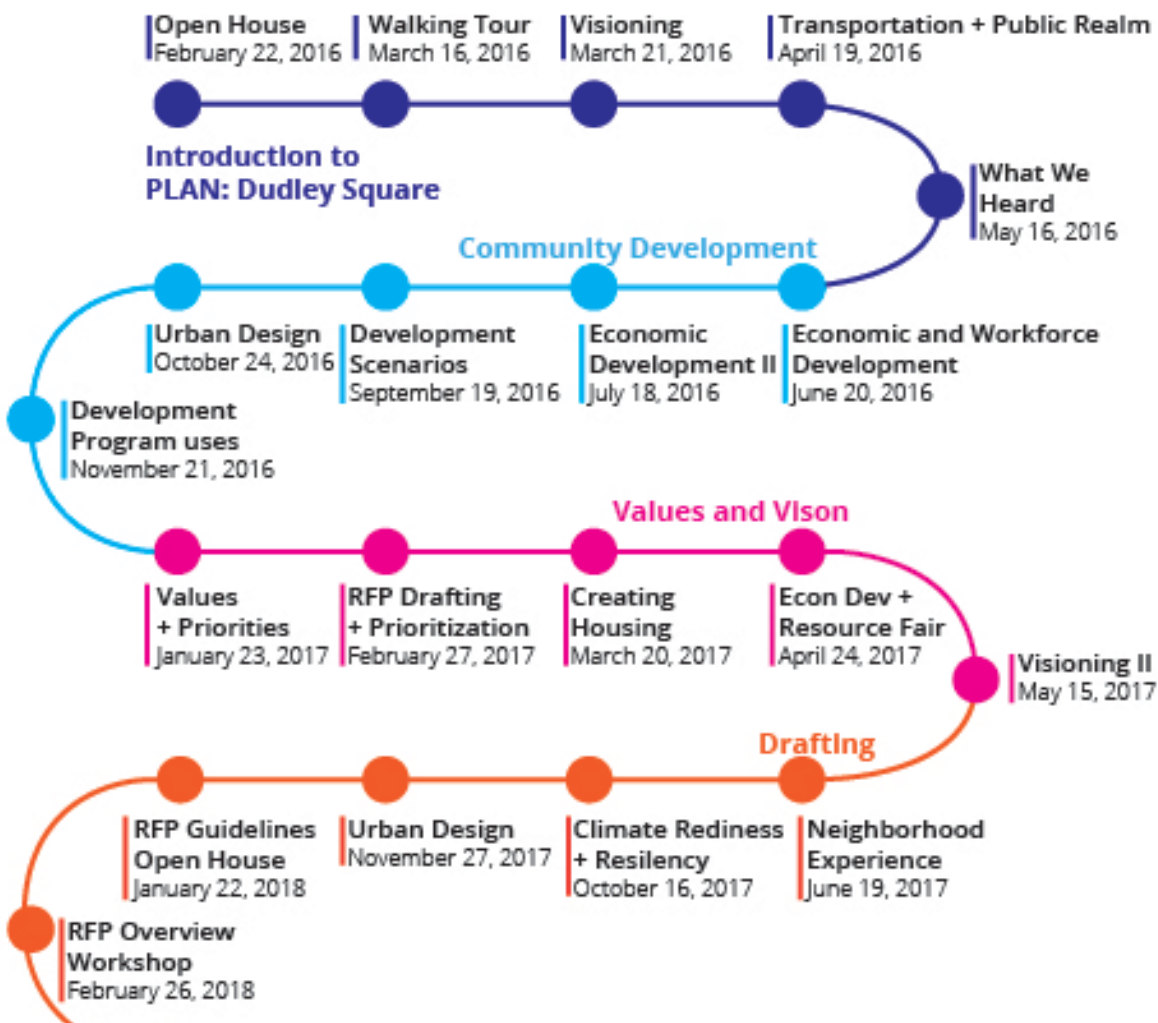
Discussion, Comments, and Questions

PLAN: Dudley Square Area

-  PLAN: Dudley Square Study Area Boundary
-  Designated Parcel
-  Development Parcel Pending RFP - BPDA
-  Development Parcel RFP'd - DND



Process to date:

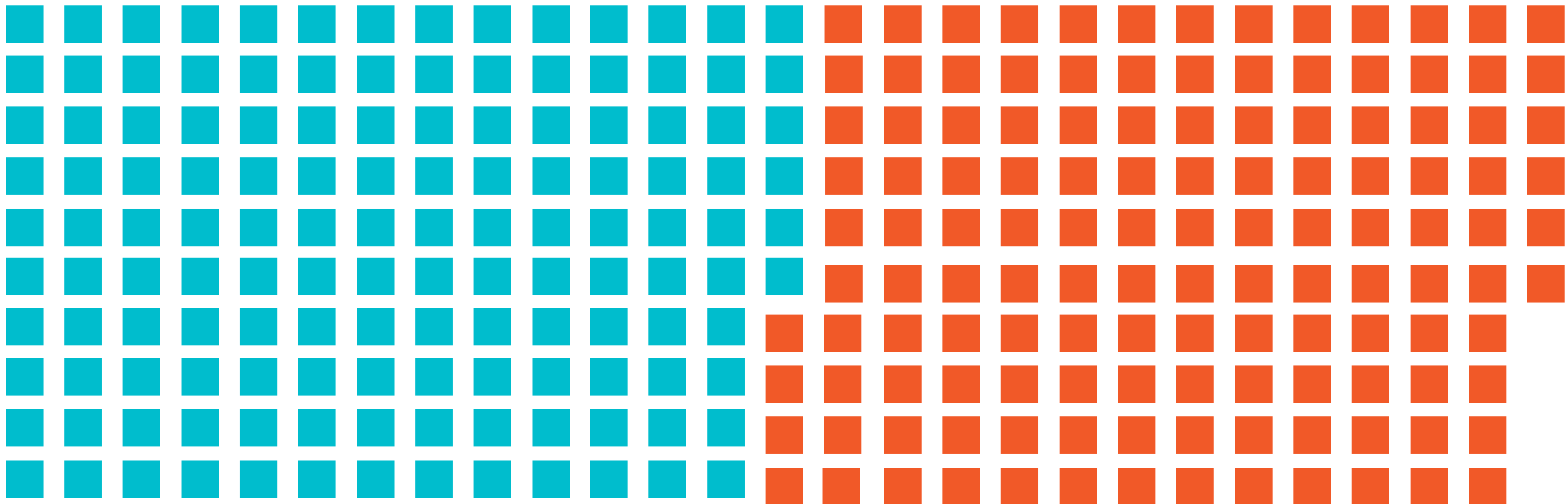


Updates

- On June 3rd at the Roxbury Strategic Master Plan Oversight Committee Meeting, the Project Review Committee for the four (4) DND parcels made a recommendation for development teams
- The recommended development teams included:
 - 75-81 Dudley Street – Madison Park
 - 40-50 Warren Street – New Urban Collaborative
 - 2147 Washington Street – New Atlantic and Dream Development
 - 135 Dudley Street – Cruz Development

Recommended Proposals from the DND Process Resulted In:

There were **265 total units** proposed.

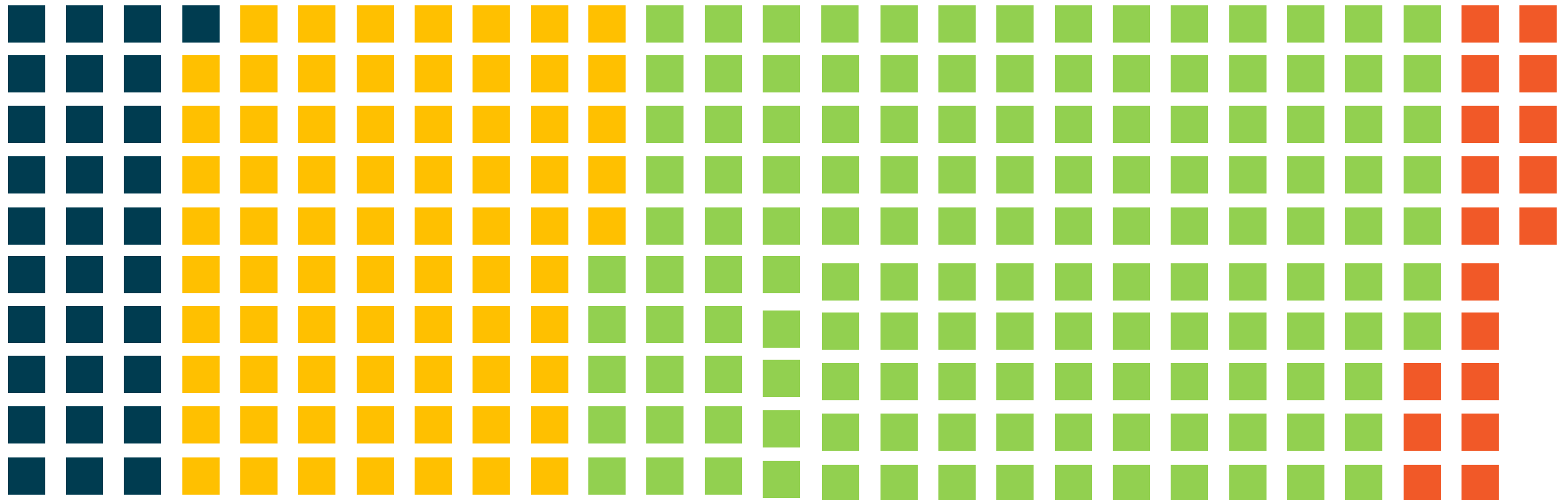


51% of units are rental

49% of units are homeownership

Recommended Proposals from the DND Process Resulted In:

Out of the 265 units...



31
studios

74 one-bedrooms

142 two-bedrooms

18
three-
bedrooms

Why We Are Here Today:

- 1. To review development objectives for Nawn Factory, Parcel 8, and Blair Lot**
- 2. To review the comments we received and how they have been interpreted into the RFPs for Nawn Factory, Parcel 8, and Blair Lot; and**
- 3. To provide requested content on the background of the Roxbury Heritage State Park and its relationship the Nawn Factory and Parcel 8;**

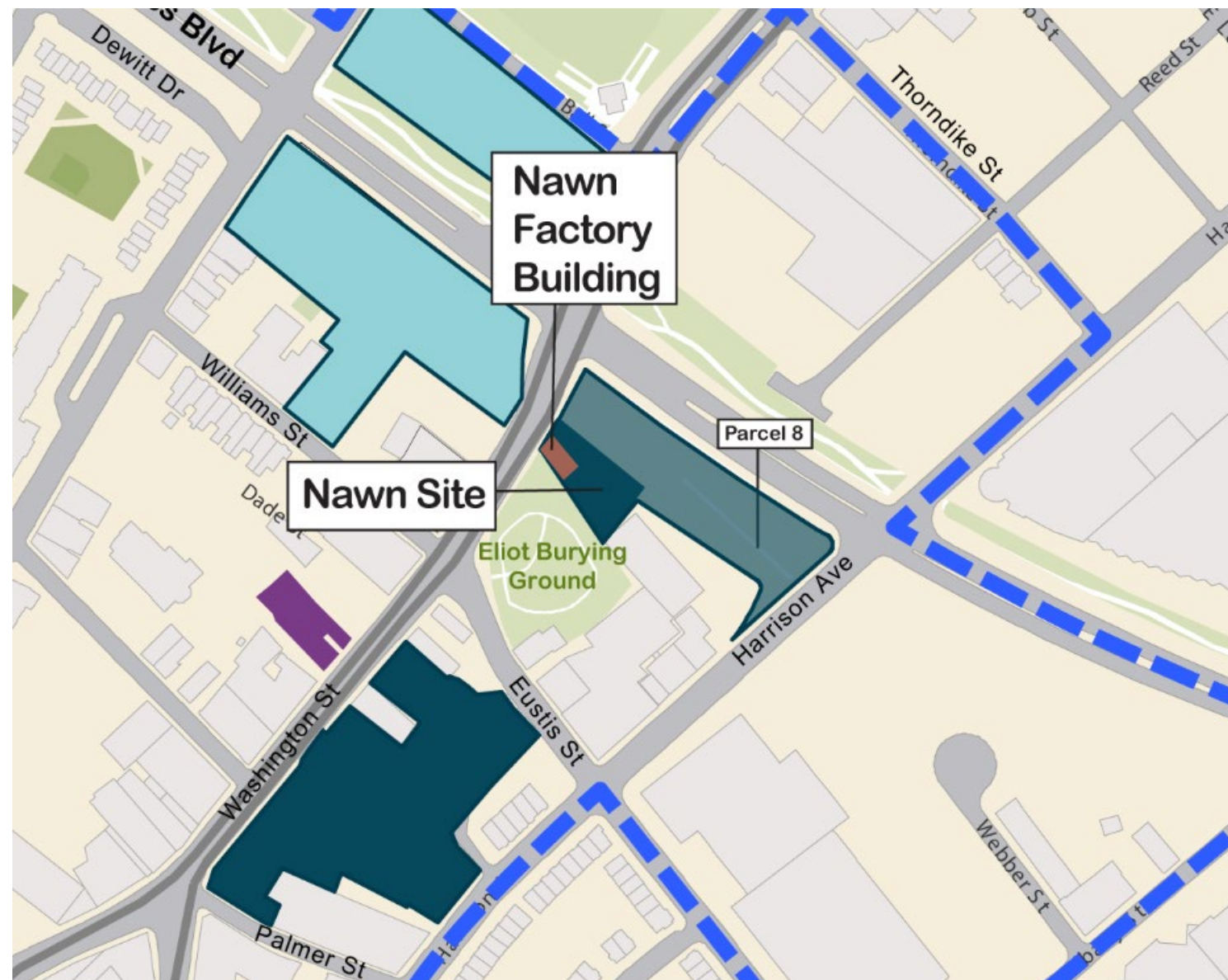
Next Steps:

- 1. To move toward RSMPOC vote on the three RFPs**
- 2. To ask for nominations for the Project Review Committee(s)**

Nawn Factory + Parcel 8

Historic Context + Restrictions on Parcel

- Eustis Street Protection Area
- Boston Landmarks Commission Review
- Massachusetts Historic Commission Review



Nawn Factory + Parcel 8

Historic Context + Restrictions on Parcel

- Eustis Street Protection Area
- Boston Landmarks Commission Review
- Massachusetts Historic Commission Review
- Archeological Review

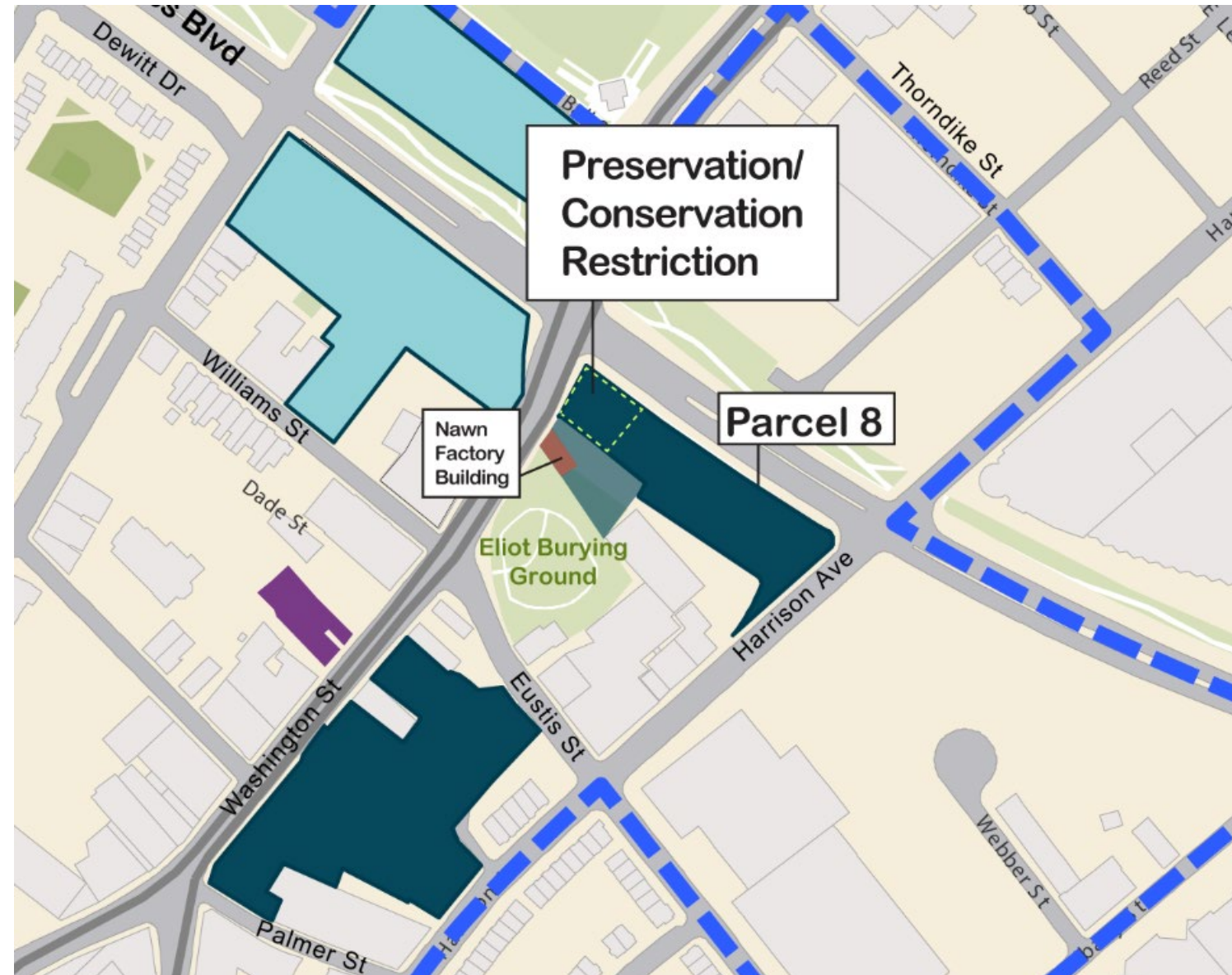
 Archaeologically sensitive



Nawn Factory + Parcel 8

Historic Context + Restrictions on Parcel

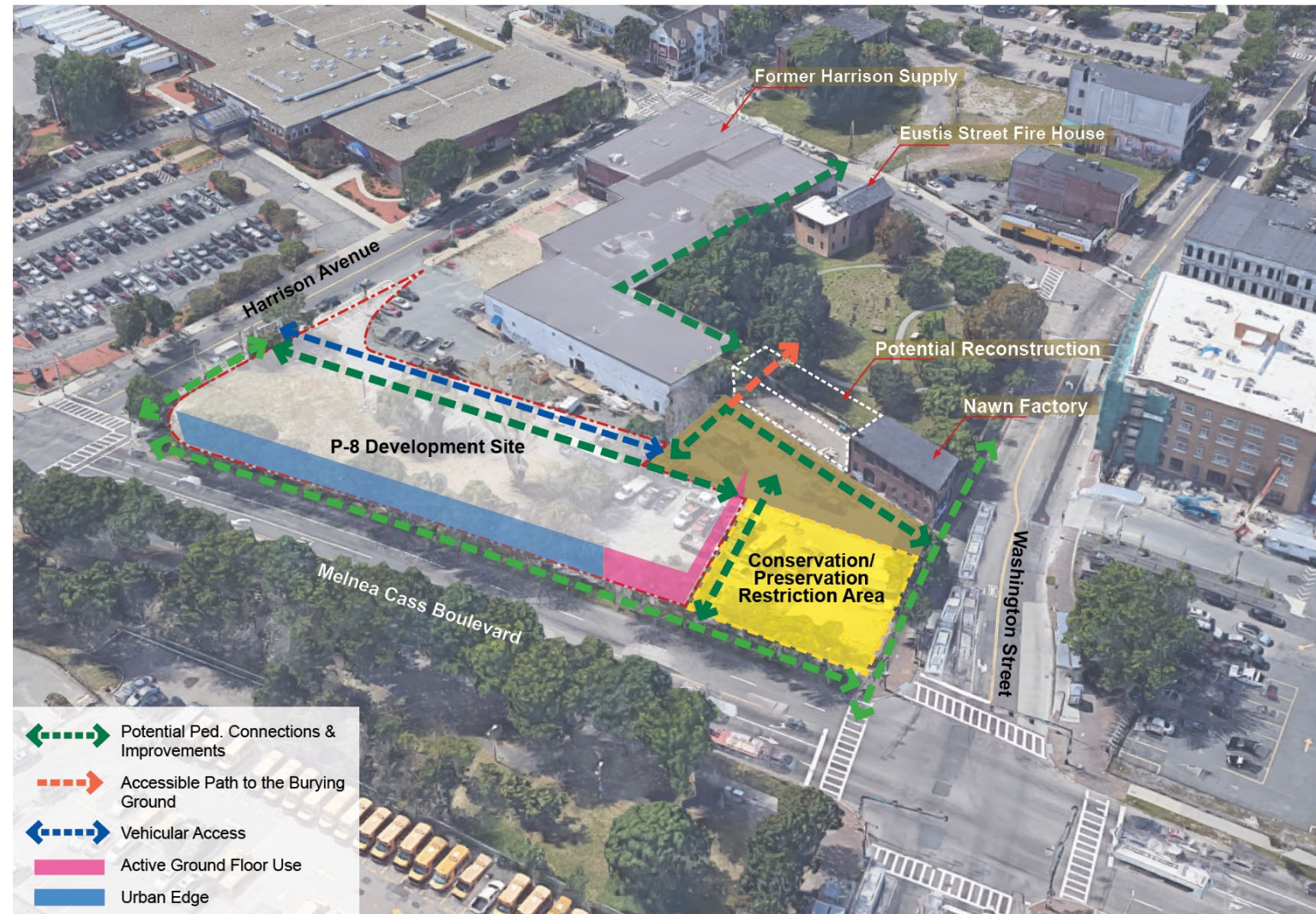
- Eustis Street Protection Area
- Boston Landmarks Commission Review
- Massachusetts Historic Commission Review
- Archeological Review
- Preservation and Conservation Restriction on Corner
- Roxbury Heritage State Park
- Funding by Whittier Choice Grant



Nawn Factory

Development Objectives

- At least 1200 sqft must be dedicated to educational/museum purposes
- Building use must be a combination of retail, cultural, and/or entertainment uses
- Applicants, if separate from Parcel 8 applicants, must work in coordination
- Vehicle Access should be from Harrison Avenue



Nawn Factory - Added language to the RFP

General

- In **Purpose**, the first sentence in the second paragraph is revised to read “DND will consider conveying the Property in order to allow development of public, Roxbury-centric educational facility along with commercial, office, and/or other non-profit public uses.” (Pg. 4)

Development Objectives

- In **Development Objective, Nawn Factory Vision** - “Developers are strongly encouraged to build out to the original footprint of the demolished portion of the Nawn Factory” was added to the 2nd paragraph and “Rebuilding the demolished portion of the Factory is strongly encouraged” was added to the 4th paragraph (Pg. 11)

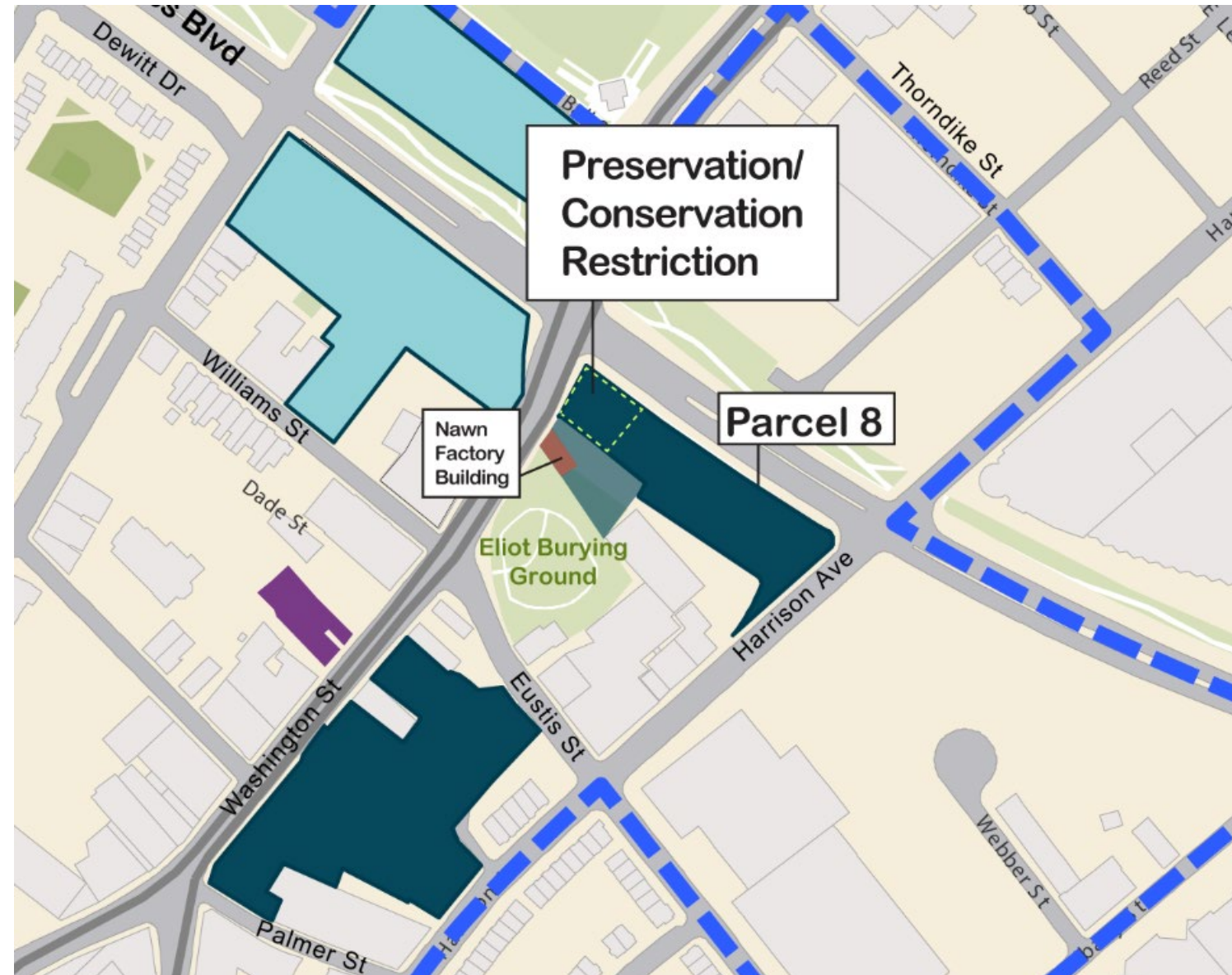
Evaluation Criteria – Timeline

- In the **Development Timeline Evaluation Criteria**, clarification that \$500,000 is assumed as part of the necessary development funding resources (Pg. 48)

PARCEL 8

Development Objectives

- Site to be used for housing, commercial, education + job training, cultural, retail or entertainment uses
- Building heights may vary from 6-15 stories, stepping down towards the Eliot Burying Ground
- The highlighted portion of the site has a conservation restriction
- Main access should be oriented towards Melnea Cass with service entrance on Harrison Avenue



Parcel 8 - Added Language to the RFP

General

- Proponents are encouraged to either **coordinate with proponents responding to the Nawn Factory RFP**, enter into partnerships with adjacent developments, or respond to both RFPs (**Pg. 13**)

Uses

- The RFP includes additional emphasis on **educational and job training** uses (**Pg. 15**)

Access + Circulation

- Coordination with Nawn Factory is especially encouraged around access and circulations (**Pg.15**)
- An additional urban design guideline was added under **Open Space/Public Realm/Public Art** in order to advance the goals of the Roxbury Cultural District (**Pg. 24**)

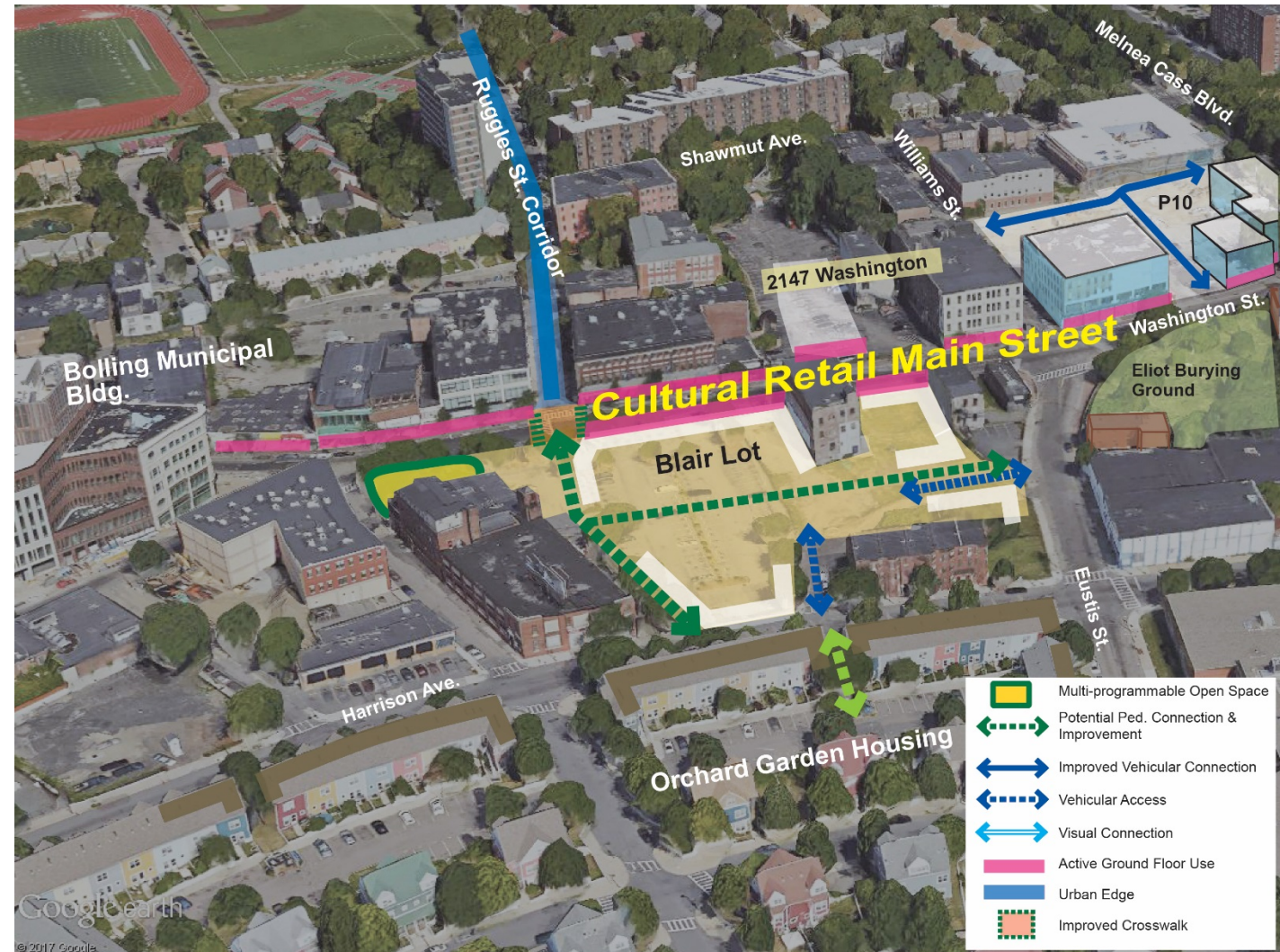
Climate Change + Sustainability

- Minor edits and additions were also made to **enhance climate change/sustainability language** in the design guidelines (**Pg. 24-27, 37, 45**)

BLAIR LOT

Development Objectives

- Site to be used for housing and commercial uses, especially cultural, art or entertainment uses
- Creative approaches to artist live/work space and cultural economic development strategies is encouraged
- Building heights may vary from 6-15 stories
- Open space should be provided on the property for community programming, and access and walk through
- Main access should be on Washington Street, with service entrance on Harrison Avenue



BLAIR LOT – ADDED LANGUAGE TO THE RFP

Housing:

- 100% of housing developed on the site is required to be **homeownership units**. Per the PLAN: Dudley development objectives, a minimum of two-thirds of these units must be affordable to households with incomes ranging from 60%-100% of AMI, with the average AMI not to exceed 80% of AMI (**Pg. 12**)

Parking:

- In addition to the parking requirements created by the new development, developers are required to provide hourly public parking on site. The most advantageous proposal will provide a **full replacement** of the 94 existing parking space (**Pg. 11**)
- Parking is explicitly being referenced in the comparative evaluation criteria for the development concept (**Pg. 39**)

Commercial

- Creation of **Commercial condominiums** for small businesses was added to **Pg. 11**

Sustainability, Open Space, and Resilience

- Additional urban design guideline added under Open Space/Public Realm/Public Art to advance the goals of the **Roxbury Cultural District (Pg. 21)**
- The RFP includes language that addresses community and City concerns about **flooding and urban heat island** (See “Resilient Development and Green Building Design Guidelines” on **Pg. 21**).
- Enhanced standards and technical language added regarding **Greenhouse Gas Reduction and Carbon Neutrality Goals (Pg. 21)** and energy efficiency, passive and active building strategies (**Pg. 24**).

Good Job Standards

- Good Job Standards Evaluation Criteria review is ongoing
- Changes made since June 16th include:
 - The seven (7) priority “Good Job Standards” language now read:
 - “At least **51% of total employees** working on the parcel shall be bona fide Boston Residents”
 - “At least **51% of total employees** working on the parcel shall be people of color”
 - “At least **51% of total employees** working on the parcel shall be women”
- Additional conversations are ongoing with senior staff and the community, including the Boston Jobs Coalition.

Upcoming Meetings + Next Steps

June 3rd – Roxbury Strategic Master Plan Oversight Committee Meeting (Bolling Building)

Project Review Committee made recommendations to the RSMPOC who approved the recommendations

June 17th - PLAN: Dudley Square Workshop Blair Lot, Nawn Factory, and Parcel 8

Review of RFP language

July 1st – RSMPOC Meeting (Bolling Building)

July 22nd - PLAN: Dudley Square Workshop Blair Lot, Nawn Factory, and Parcel 8 (BWSC)

Review of RFP language and changes to the RFP – Public Comment Period Open for 2 Weeks

August 5th – Public Comment Period Closes

September 9th – RSMPOC Meeting (Bolling Building)

October 7th – RSMPOC Meeting (Bolling Building)