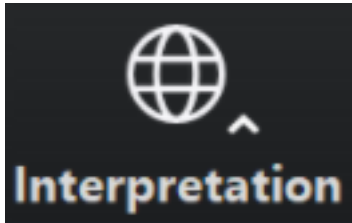




CRESCENT PARCEL RFP REVIEW

October 7, 2020

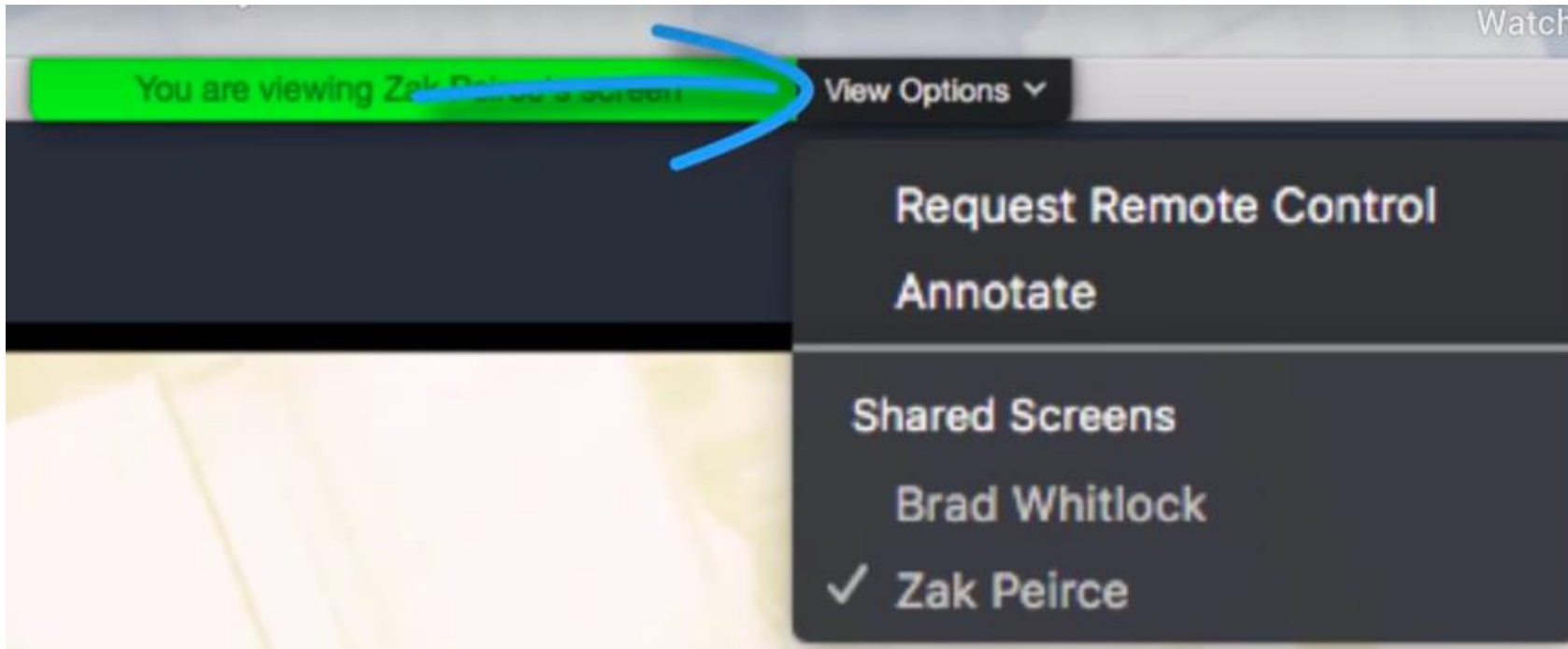
Interpretation and Translation



"Spanish" -for Spanish

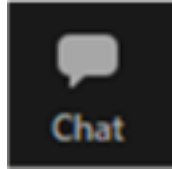
"German" -for Haitian Creole

"English" -for English

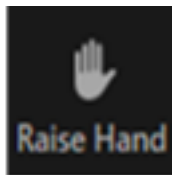
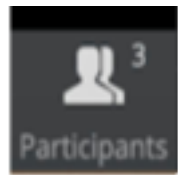


Zoom Tips

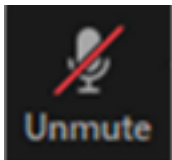
Your controls are at the bottom of the screen



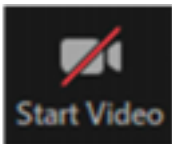
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box (*9 for dial –in users)



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

Zoom Etiquette

We want to ensure that this conversation is a pleasant experience for all attendees.

- All participants will be muted until the Q+A portion of the conversation. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- If we are unable to get to your question at this meeting please put them in the Chat at the end or email Kelly.sherman@boston.gov

Meeting Recording

At the request of community members, this event will be recorded posted on the PLAN: Nubian Square webpage at bit.ly/PlanNubian for those who are unable to attend the Zoom event live.

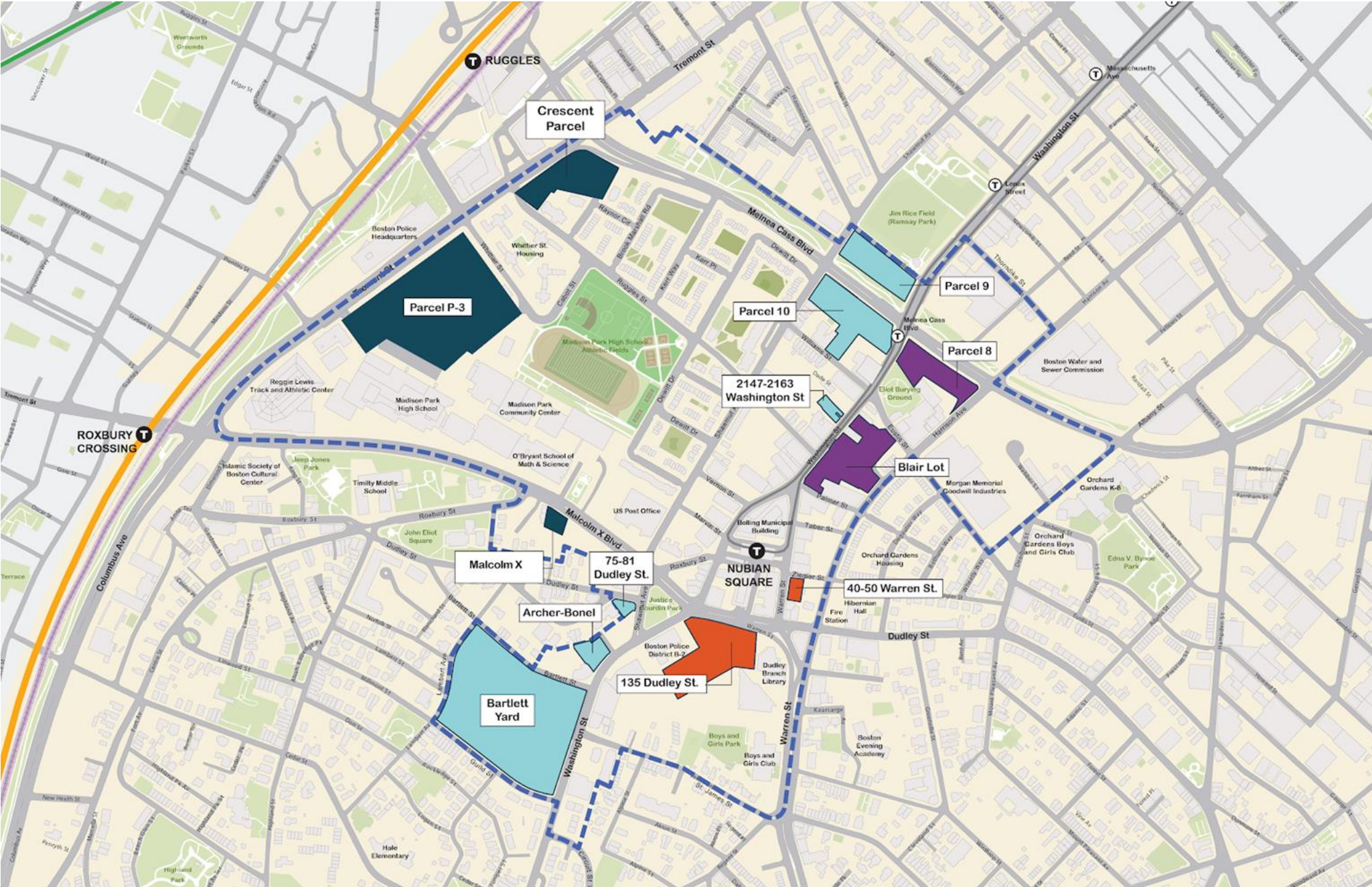
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.





If your camera and microphone are off, you can still participate through the text chat feature.

Agenda

- 1. Review what we have done and where we are now**
- 2. Overview of the Crescent RFP as informed by community feedback**
- 3. Next Steps**
- 4. Q&A**

PLAN: Nubian Square Area



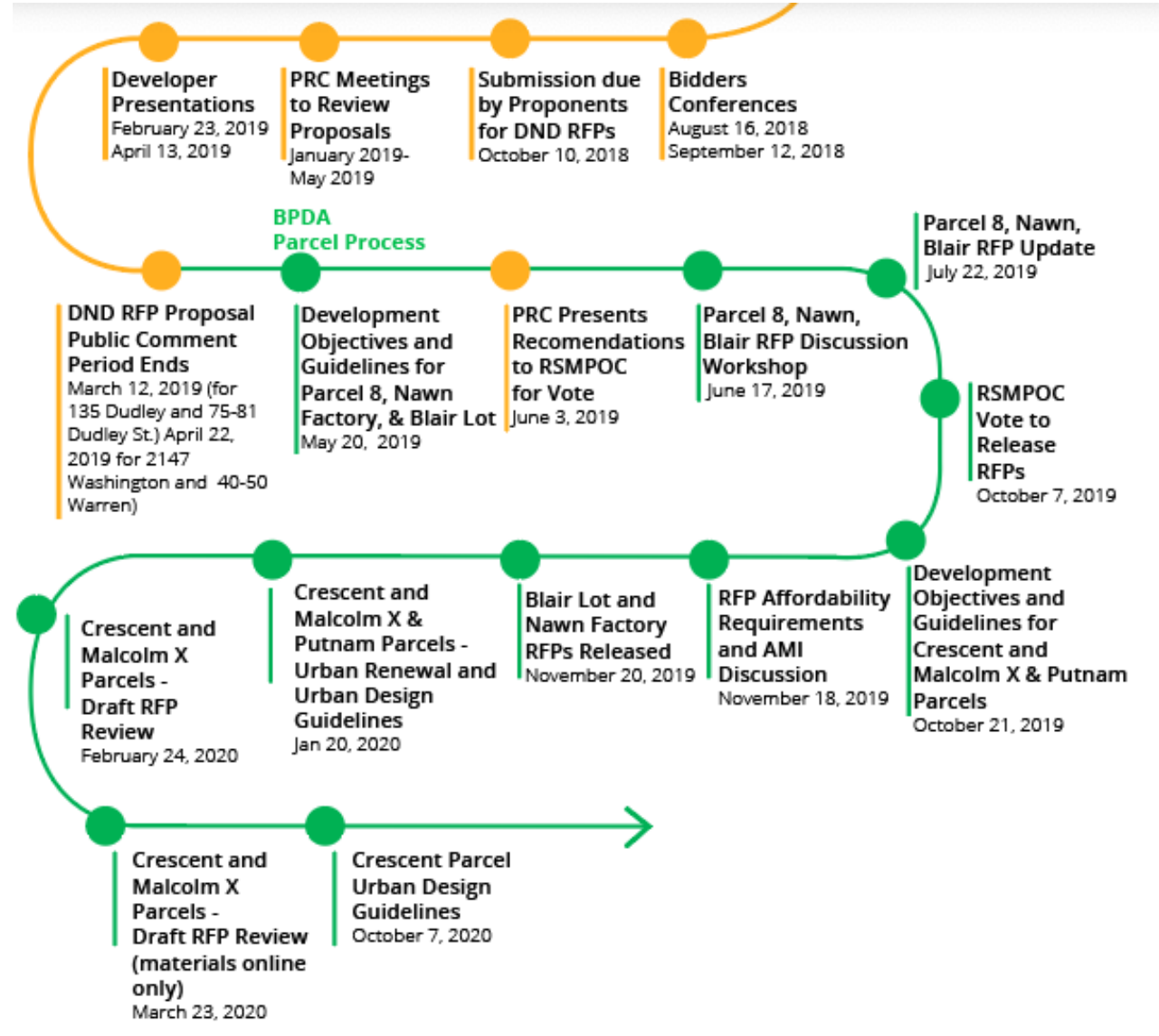
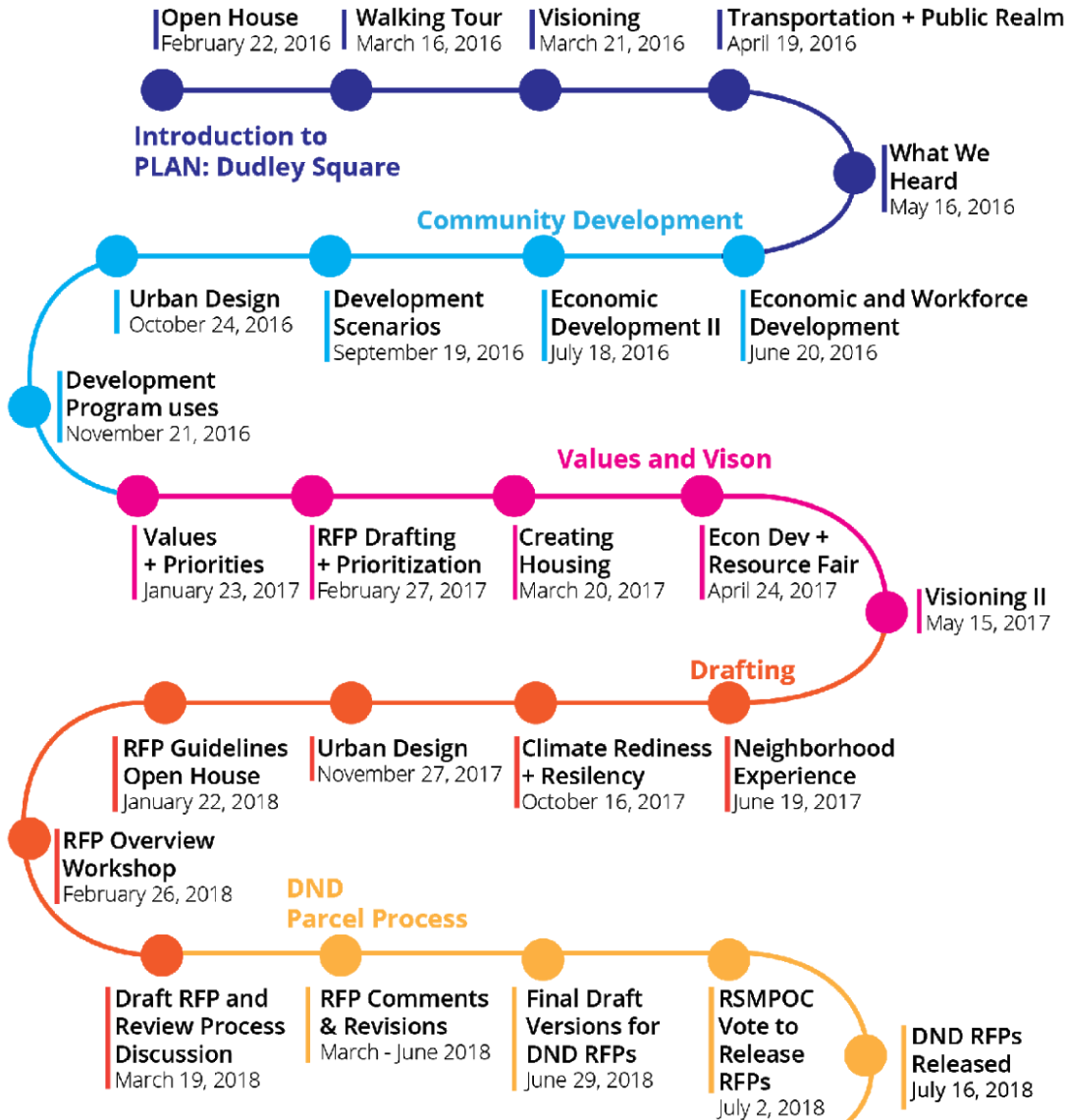
-  PLAN: Nubian Square Study Area Boundary
-  Designated Parcel
-  Tentatively Designated Parcel
-  Development Parcel Pending RFP
-  RFP'd Site

PLAN: Nubian Square

Preserve. Enhance. Grow.



Process to Date:



Process for Crescent Parcel to date:

- We held four meetings from October 2019 through February 2020
- We cancelled a meeting for March 23 due to the pandemic. The meeting materials we prepared were posted online.
- While meetings have been on hold, we have taken a deeper dive into community feedback and revised the design guidelines specifically to address the following feedback:
 - Preserve mature trees
 - Ensure Roxbury is not walled off from Tremont Street
 - Design frontage for Raynor Circle, Melnea Cass Boulevard and Tremont Street.

Process for Crescent Parcel going forward:

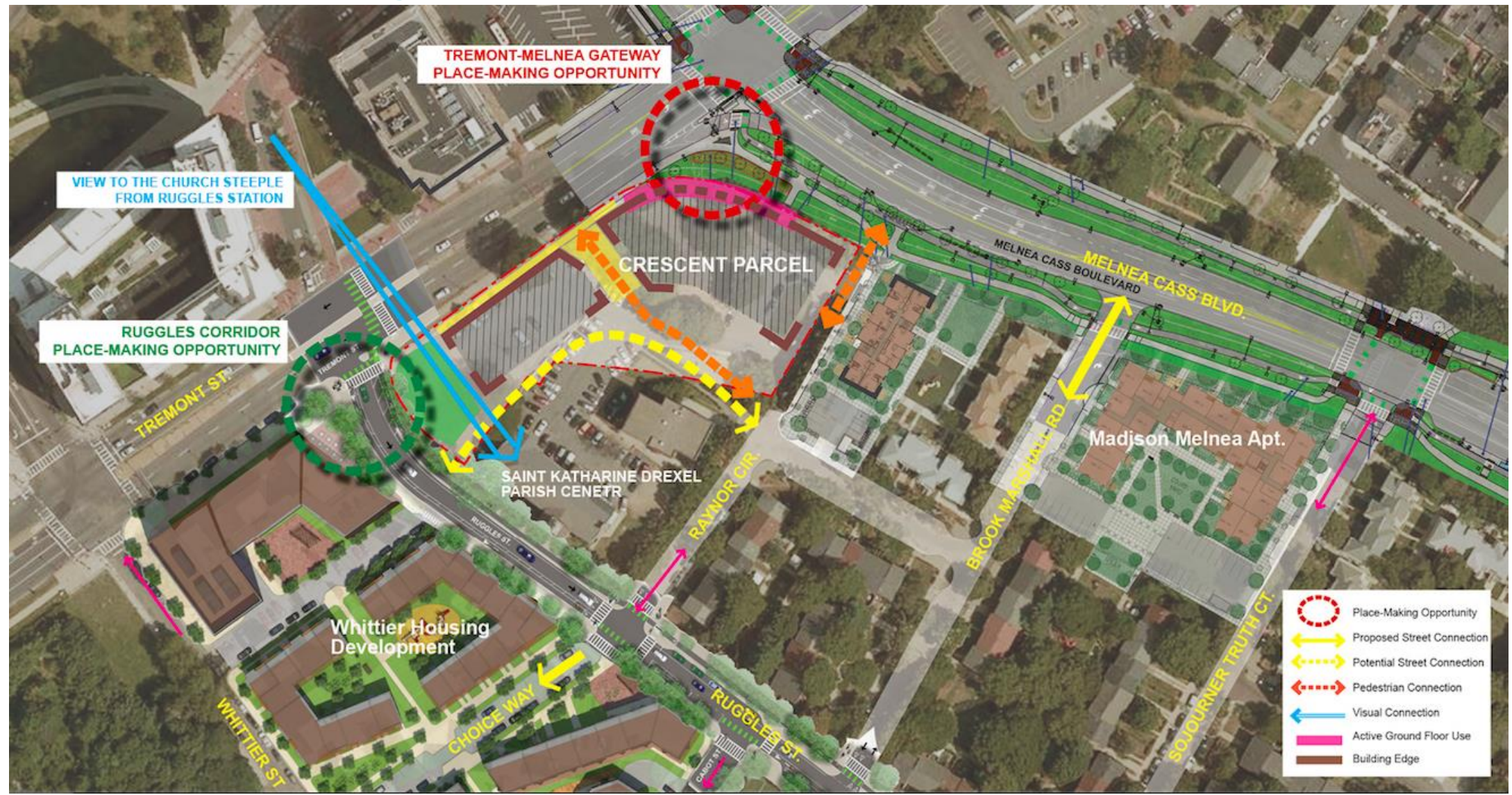
- Our presentation today represents the result of almost a year of community discussion about this parcel.
- We will integrate any final comments we receive from this meeting into the RFP.
- If there is community consensus, we will bring the RFP to the November RSMPOC meeting for approval. If approved, we will then issue the RFP.
- After proposals are received, there will be multiple opportunities for community input on developer selection.
 - The Project Review Committee, which is made up of community members will evaluate proposals
 - Developers will present to the community for feedback
 - The selected developer will go through the Article 80 process

Crescent Parcel Overview

- 74,208 square feet (1.7 acres), composed of parcels owned by the BPDA, DND, and MassDOT
- Location at the corner of Melnea Cass Boulevard and Tremont Street forms a gateway to the neighborhood
- Neighboring sites at Whittier Phase 3 and P3 will also be redeveloped
- Close to major transportation access points: Ruggles, Nubian Station, Melnea Cass Blvd,
- The RFP includes the PLAN: Nubian Square design guidelines and evaluations criteria, consistent with all other PLAN: Nubian RFPs



Previous Urban Design Guidelines



PLAN: Nubian Square

Preserve. Enhance. Grow.



Previous Massing View



Design Guidelines Re-visited

- **Preserve Trees**
- **Gateway, Open Space & Green Connection**
- **Transportation**
- **Uses**
- **Massing, Height and Orientation**

Preserve Trees

We heard your feedback:

- Preserve mature trees on the parcel

So the RFP says:

- Protect the existing trees and mitigate loss of the urban canopy where possible



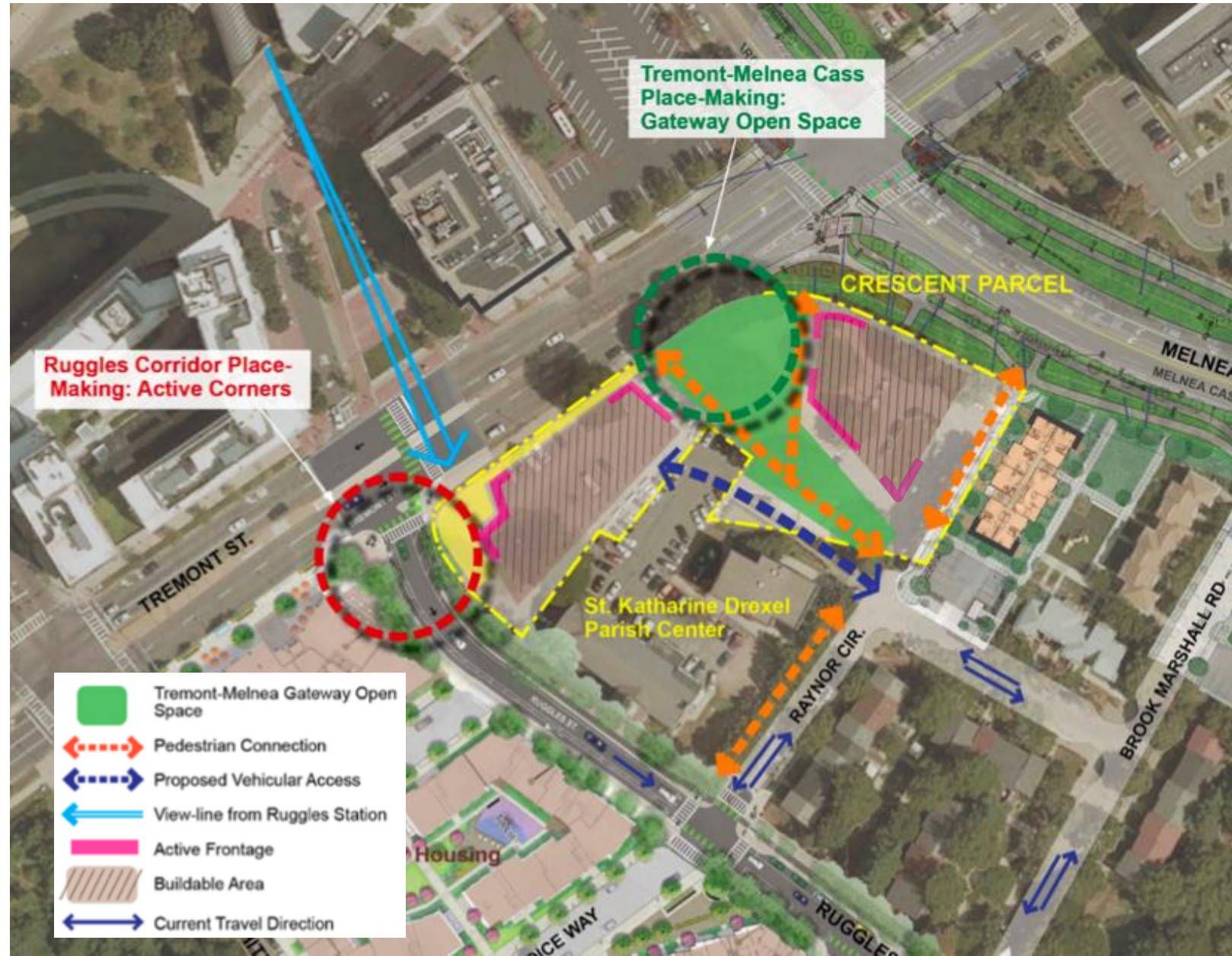
Gateway Open Space & Green Connection

We heard your feedback:

- Don't wall off Roxbury from Tremont Street
- Prioritize public open space

So the RFP says:

- Emphasize public open space on the parcel
- Create green space connections throughout the neighborhood
- Provide place-making opportunities at the corner of Ruggles & Tremont and the corner of Melnea Cass & Tremont will create neighborhood connections



Gateway Open Space & Green Connection

- Open space should connect to larger open space network in the neighborhood.
- This map shows one vision for how that might be laid out.



Transportation

We heard your feedback:

- Developers must coordinate with the Melnea Cass and Ruggles Complete Street Plans
- Concern about traffic impacts, especially along Ruggles Street

So the RFP says:

- Coordinate with BTM on the Melnea Cass and Ruggles Reconstruction projects
- Share access from Raynor Circle with a future development on the adjacent parcel
- Provide connections through the building to nearby community amenities
- Encourage pedestrian activity, public transit, and bicycle use
- Provide secure on-site bike storage



Uses

We heard your feedback:

- Residential should be an option on upper floors, not a requirement.
- Include education as a possible use
- Emphasize cultural and community spaces
- Concerns that retail might not be successful in this location

So the RFP says:

- Uses may include housing, institutional/commercial office, education, retail, health sector, green jobs, and community or cultural uses
- The ground floor should create an active streetscape but does not require the inclusion of retail.

Massing, Height, and Orientation

We heard your feedback:

- Height should be limited to 10 stories at the tallest point
- Building height should integrate into the Madison Park neighborhood
- Don't treat Raynor Circle as the back of the building

So the RFP says: (see pages 24-25)

- Massing must be compatible with future development on P3, Whittier Street Phase 3, and Madison Park developments.
- Building heights may range between 50 and 120 feet.
- Taller portions of a building should be located closest to Tremont Street
- Lower portions of a building should be located closest to the Madison Park development
- There should be active frontage towards the Madison Park housing development.

Previous Massing, Height, and Orientation



Updated Massing, Height, and Orientation



Updated Massing, Height, and Orientation



PLAN: Nubian Square

Preserve. Enhance. Grow.



Updated Massing, Height, and Orientation



Process for Crescent Parcel going forward:

- **October 23:** Deadline for comments on the RFP. We will post comments and final RFP online after the comment period concludes.
- Incorporate any final comments we receive from this meeting into the RFP.
- After development proposals are received, there will be multiple opportunities for community input on developer selection.
 - The Project Review Committee made up of community members will evaluate proposals
 - Developers will present to the community for feedback
 - The selected developer will go through the Article 80 process

Wrap Up

- Comments are due October 23
- Put your comments into the Chat section, and they'll get saved automatically (cannot be a private message).
- If you have comments later, please email kelly.sherman@boston.gov or morgan.e.mcdaniel@boston.gov

THANK YOU FOR ATTENDING