



# PARCEL 8 PROPOSAL PRESENTATIONS

January 25, 2021

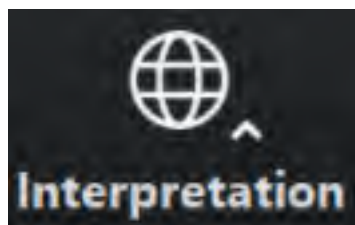
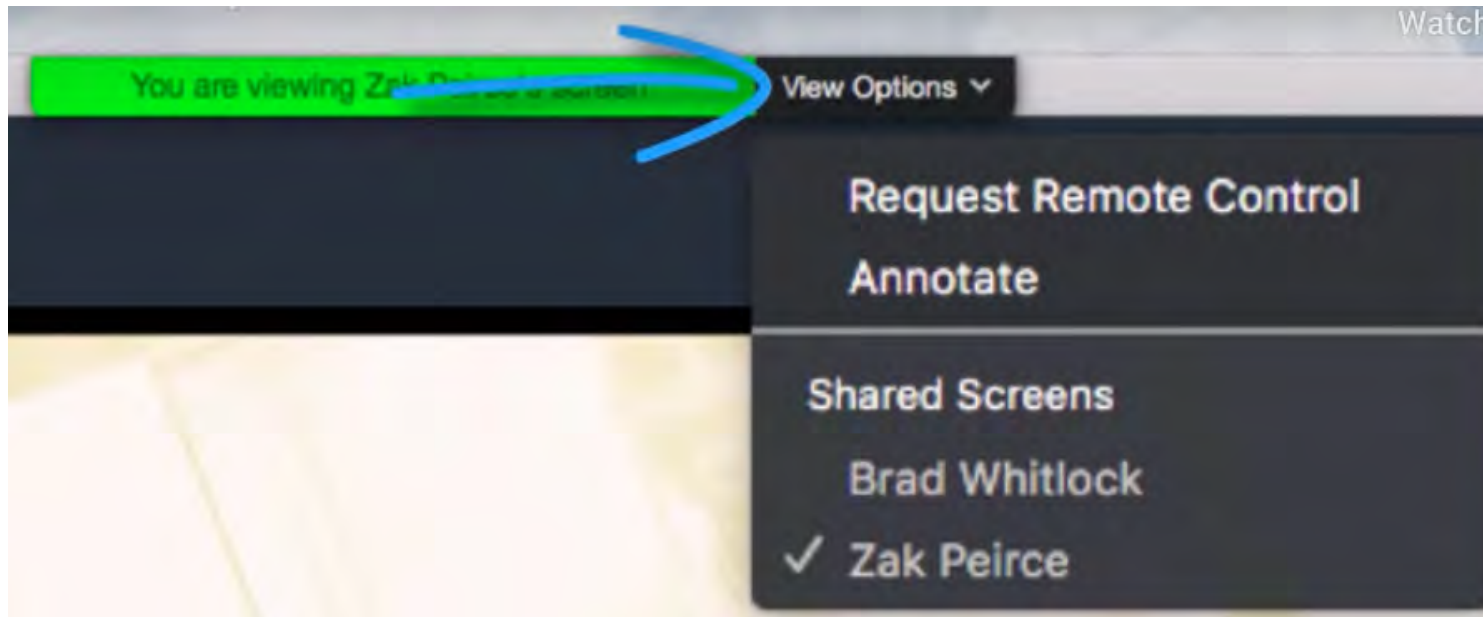
## Meeting Recording

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

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.

## Interpretation and Translation



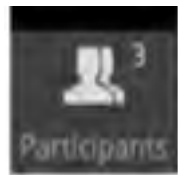
"Spanish"  
"Haitian Creole"  
"English"

## Zoom Tips

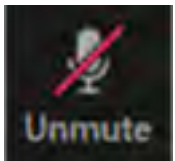
Your controls are at the bottom of the screen



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 [morgan.e.mcdaniel@boston.gov](mailto:morgan.e.mcdaniel@boston.gov).

## Submitting Comments

- Comments are due **February 8**.
- 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 [morgan.e.mcdaniel@boston.gov](mailto:morgan.e.mcdaniel@boston.gov)

# PARCEL 8 | NUBIAN SQUARE COMMUNITY PRESENTATION



**NUGATEWAY**

**25 JANUARY 2021**

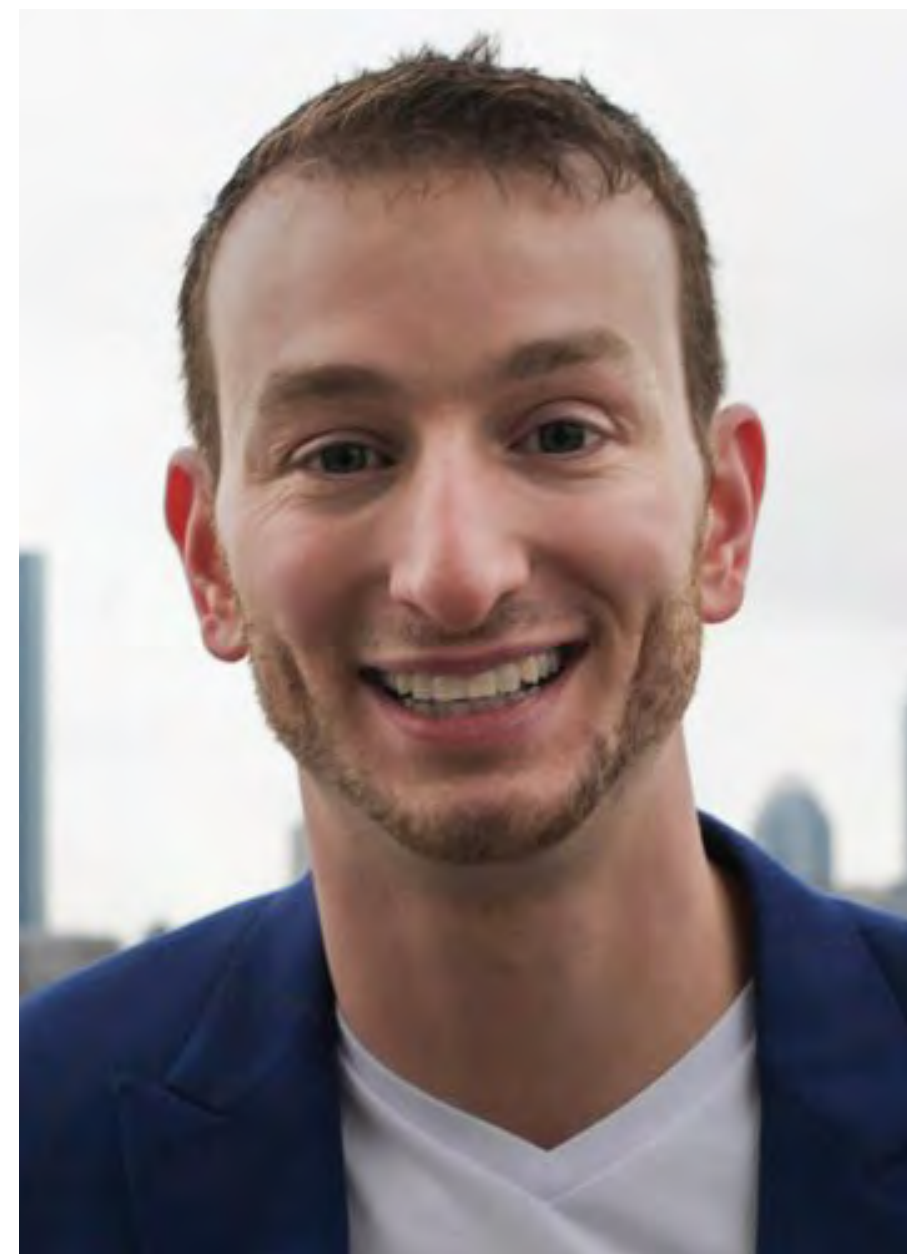
# NUGATEWAY TEAM

Diverse Team | Decades of Experience | Deep Commitment to Nubian Square



Angelo Drake

**GROMA**



Seth Priebatsch

**GROMA**



Beverley Johnson

**BEVCO  
ASSOCIATES**



Jonathan Garland

**J. GARLAND  
ENTERPRISES**



Jim Grossmann

**RISE  
TOGETHER**



Herby Duverne

**RISE  
TOGETHER**



Shelley Webster

**IN ORDER  
BUSINESS DEV.**





## THE NUBIAN **G.A.T.E**

**G**rant Programs: Our \$10.5 million dollar land purchase includes \$3 million in grants spread over 10 years, with emphasis on the arts, education, business and youth care to benefit our community.

**A**ffordability For All: The City doesn't need another luxury high-rise. Our proposal not only meets, but exceeds the City's goals for affordability at every requested AMI bracket.

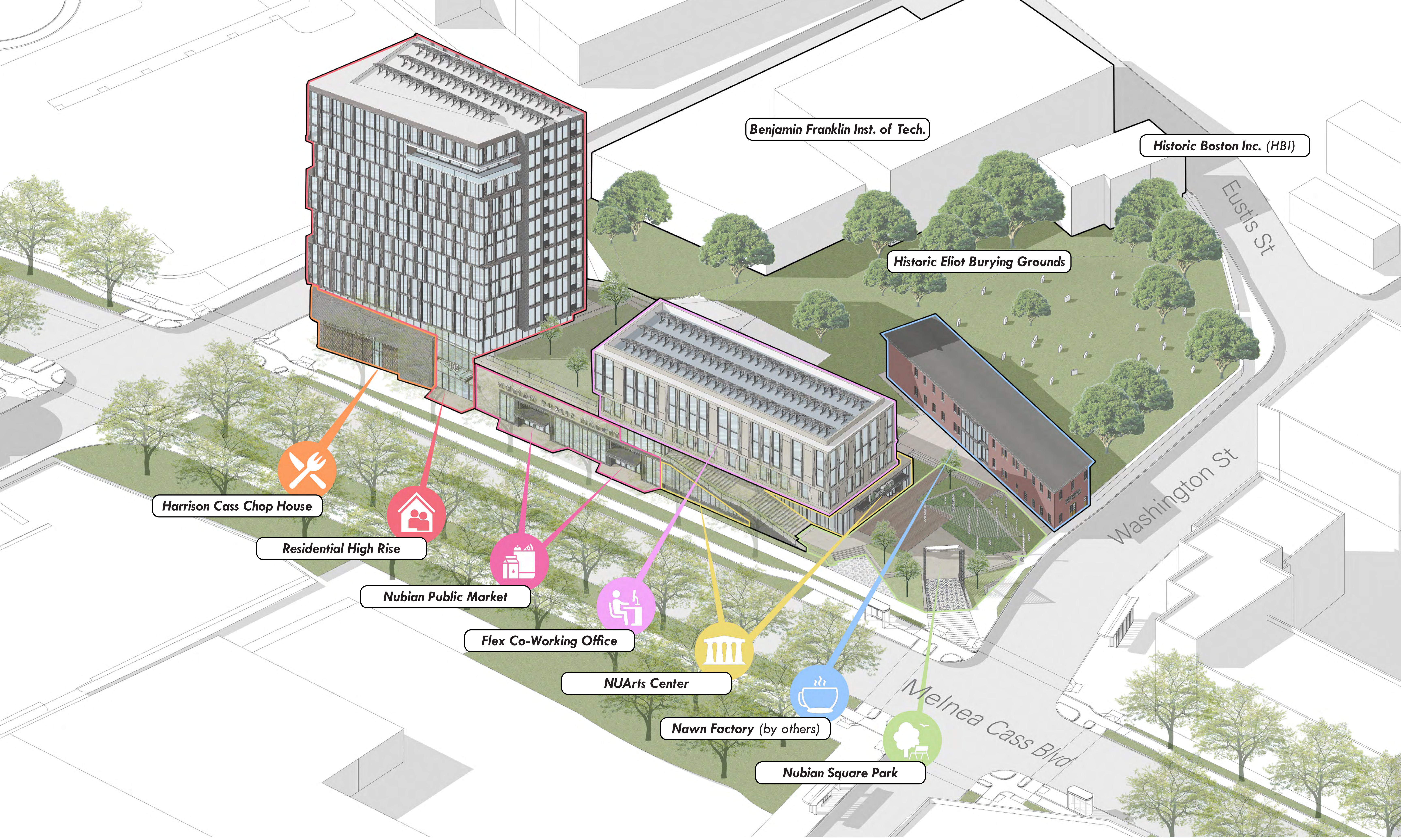
**T**houghtful Development: Our proposal is environmentally-friendly, health-crisis resilient and we are committed to meeting and exceeding all of the City's diversity and inclusion standards.

**E**conomic Benefit: Our proposal brings economic benefit through community grants, job-creation via retail and office space, and an inviting landmark with open space and the arts throughout.



***OUR APPROACH TO DIVERSITY,  
EQUITY & INCLUSION WILL LIVE ON  
WELL AFTER THE BUILDING IS BUILT..  
“Life Cycle Diversity”***

- **A COMMITMENT TO DIVERSITY, EQUITY & INCLUSION BEFORE, DURING & AFTER CONSTRUCTION**
- **DEVELOPMENT TEAM & PROFESSIONAL SERVICES**
- **CONSTRUCTION JOBS**
- **PROPERTY MANAGEMENT**
- **LEASING & BROKERAGE**
- **SMALL BUSINESS ENTREPRENEURSHIP**
- **51% MBE/WBE TENANCY IN NUBIAN PUBLIC MARKET**
- **EXCEED MBE/WBE/BOSTON (ROXBURY) RESIDENTS**



Benjamin Franklin Inst. of Tech.

Historic Boston Inc. (HBI)

Historic Eliot Burying Grounds

Harrison Cass Chop House

Residential High Rise

Nubian Public Market

Flex Co-Working Office

NUArts Center

Nawn Factory (by others)

Nubian Square Park

# NUGATEWAY

# MIXED-USE PROGRAM/ACTIVATED PUBLIC REALM



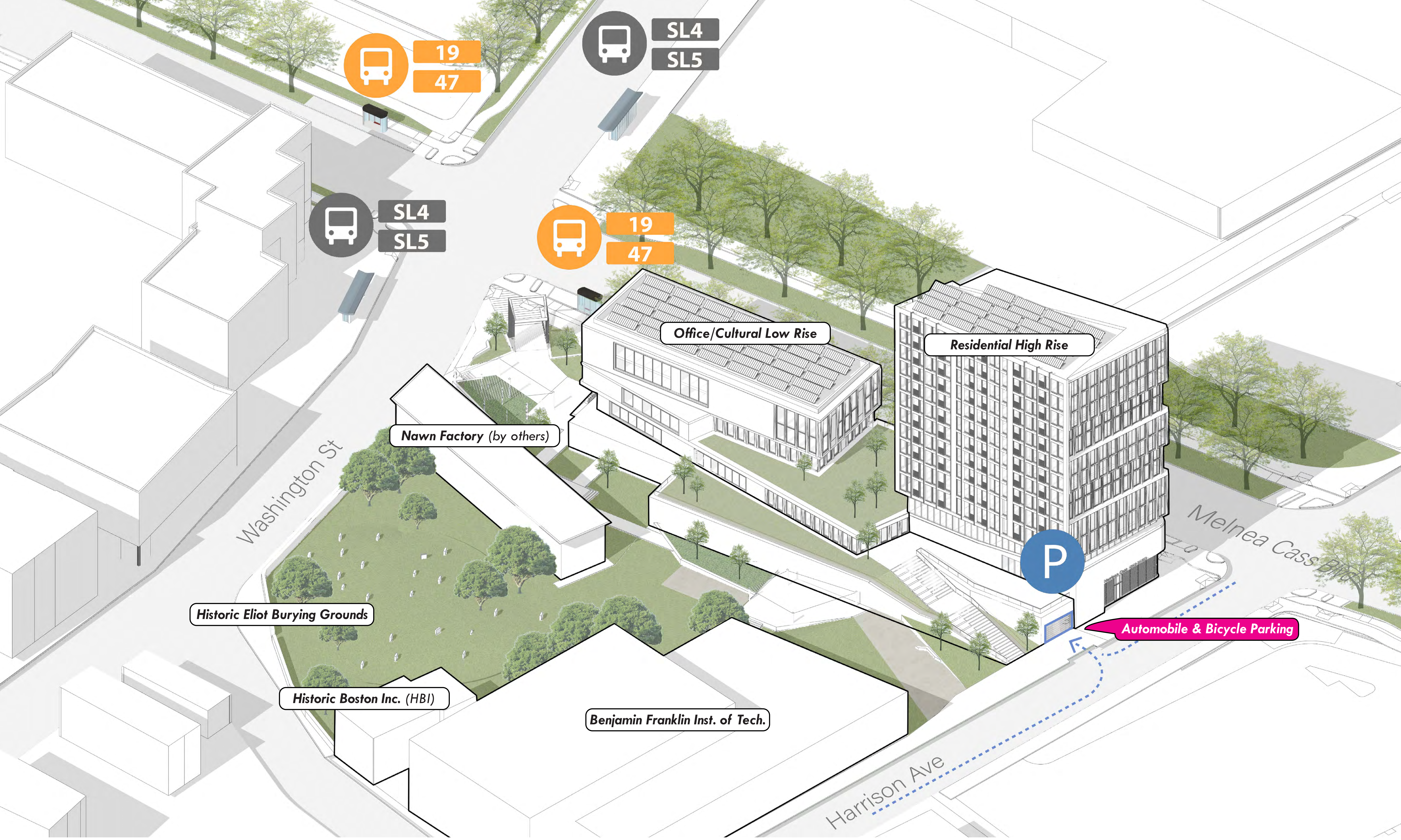
NUBIAN PUBLIC MARKET

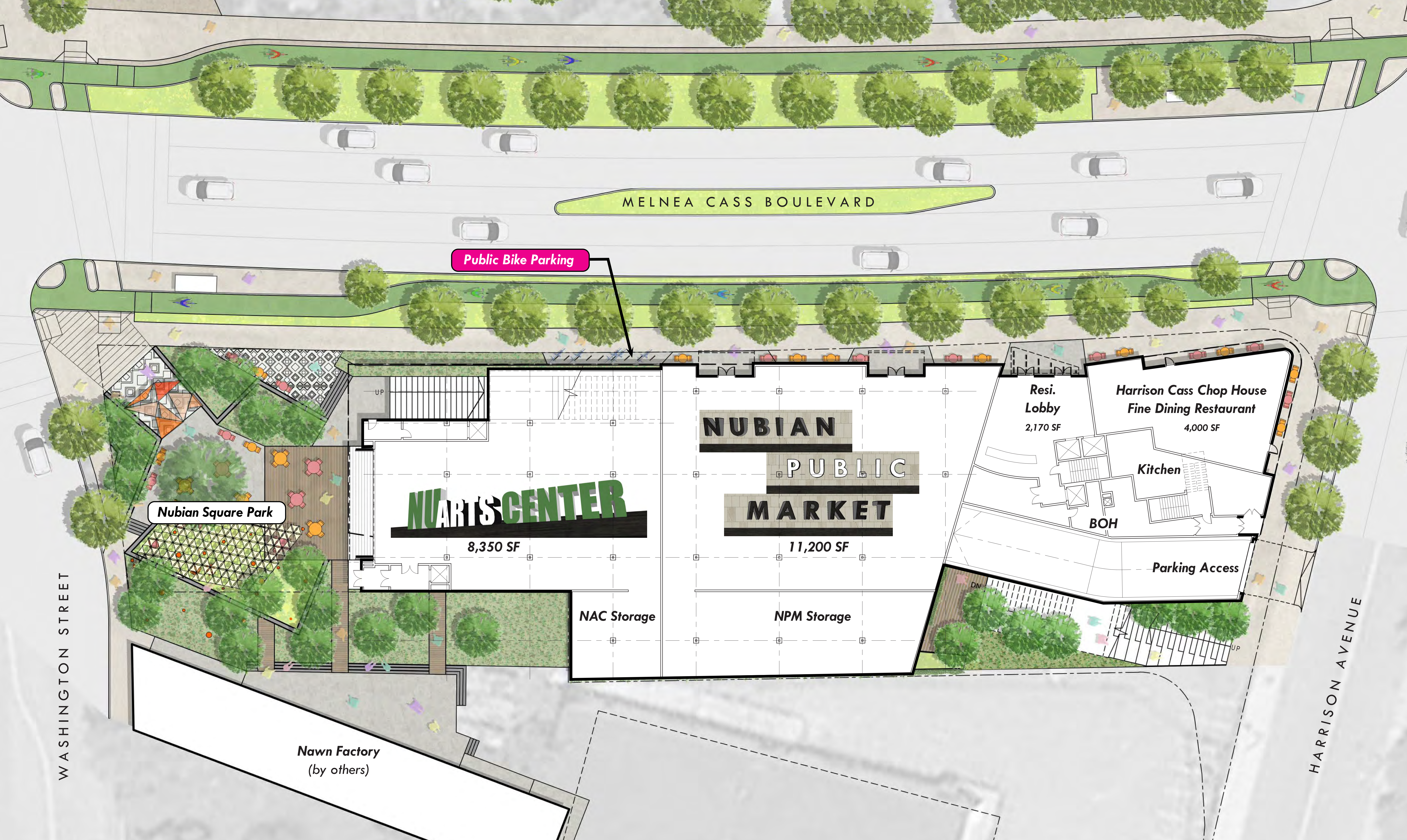
NU ARTS CENTER

MELNEA CASS

**NUGATEWAY**

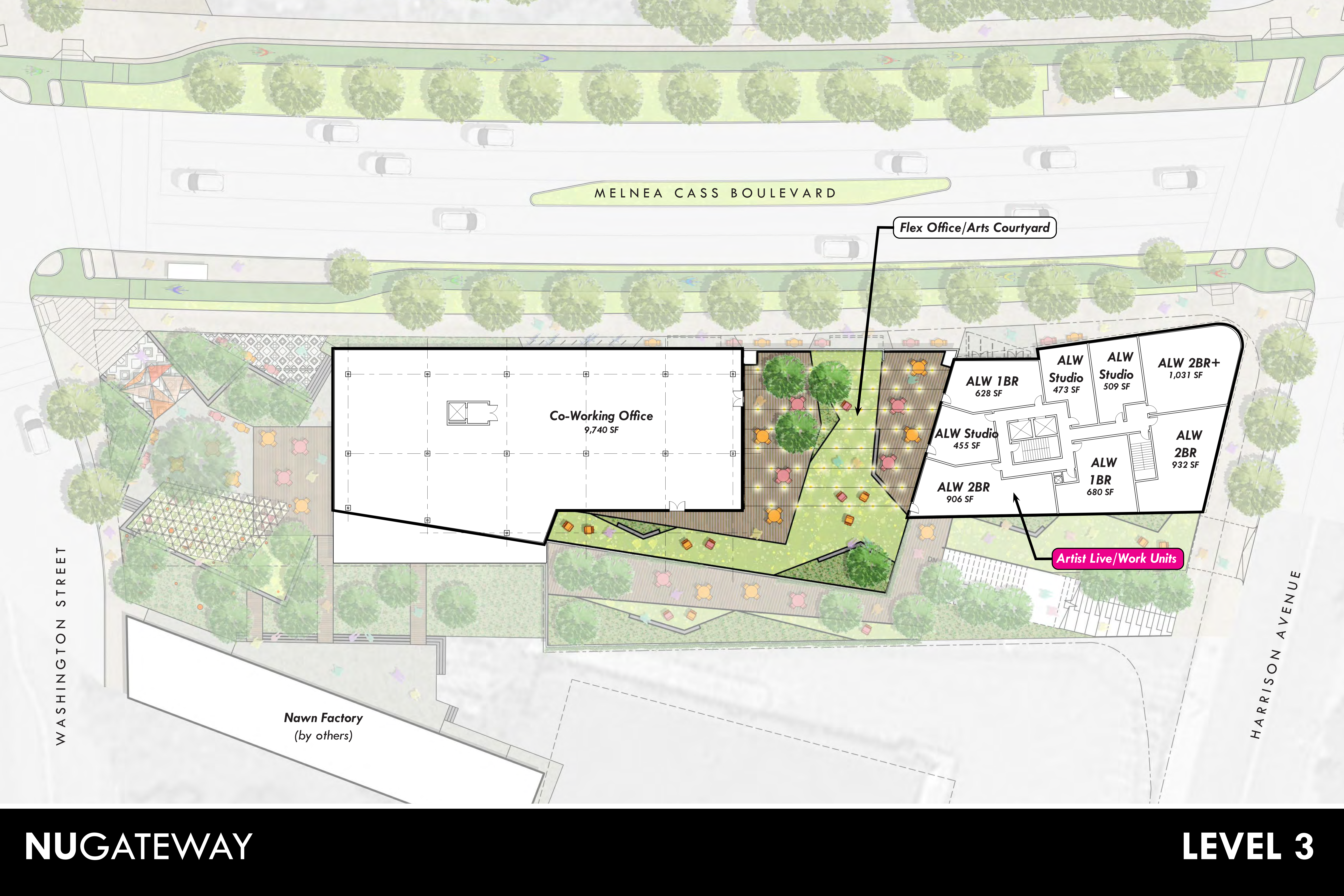
**MELNEA CASS BLVD.**





**NUGATEWAY**

**GROUND FLOOR**



MELNEA CASS BOULEVARD

Flex Office/Arts Courtyard

Co-Working Office  
9,740 SF

ALW 1BR  
628 SF

ALW Studio  
473 SF

ALW Studio  
509 SF

ALW 2BR+  
1,031 SF

ALW Studio  
455 SF

ALW 2BR  
932 SF

ALW 2BR  
906 SF

ALW 1BR  
680 SF

Artist Live/Work Units

WASHINGTON STREET

Nawn Factory  
(by others)

HARRISON AVENUE



**NUGATEWAY**

**AFFORDABLE FAMILY UNITS**





**NUGATEWAY**

**PLACEMAKING**



**NUGATEWAY**

**MELNEA CASS BLVD. AT WASHINGTON ST.**



**NUGATEWAY**

**MELNEA CASS BLVD.**

# NUBIAN PUBLIC MARKET

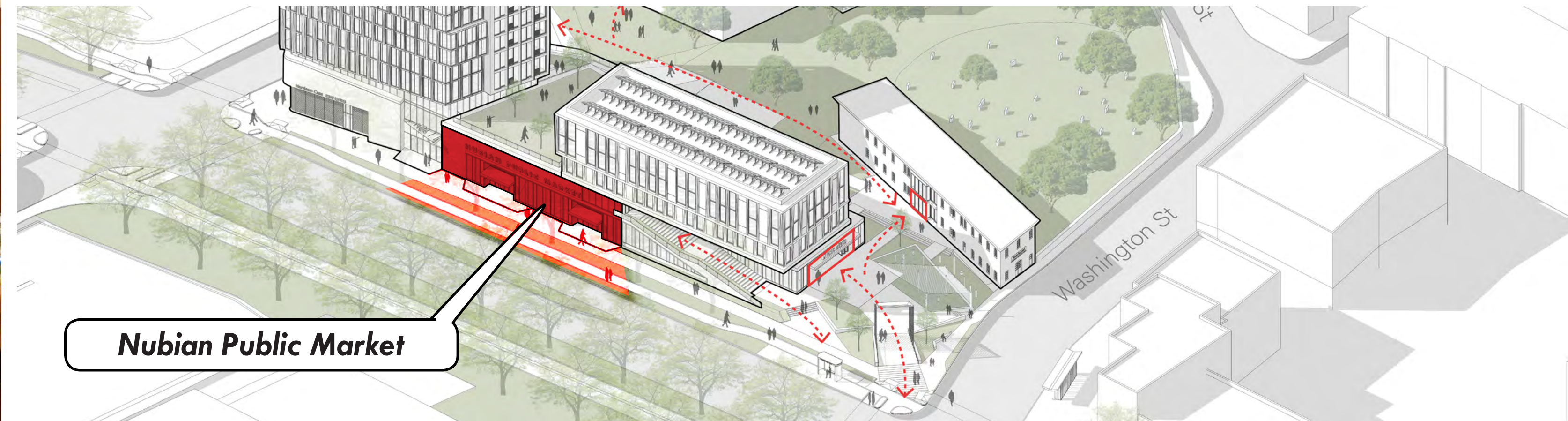
Envisioned as cultural food emporium designed to offer bite-size leasable spaces for local food artisans and small business entrepreneurs to practice their craft. Food is internationally recognized as a catalyst for connecting people with diverse cultures and backgrounds, fostering informal interactions and creating a sense of place within the urban fabric. We feel this type of use is ideally situated along Melnea Cass complemented by new widened sidewalks, street trees and outdoor seating. The vibe created both day and night will help to moderate traffic and create a unique meeting place in Nubian Square.



REFERENCE: CHELSEA MARKET, NYC



REFERENCE: BOSTON PUBLIC MARKET



# NUARTS CENTER

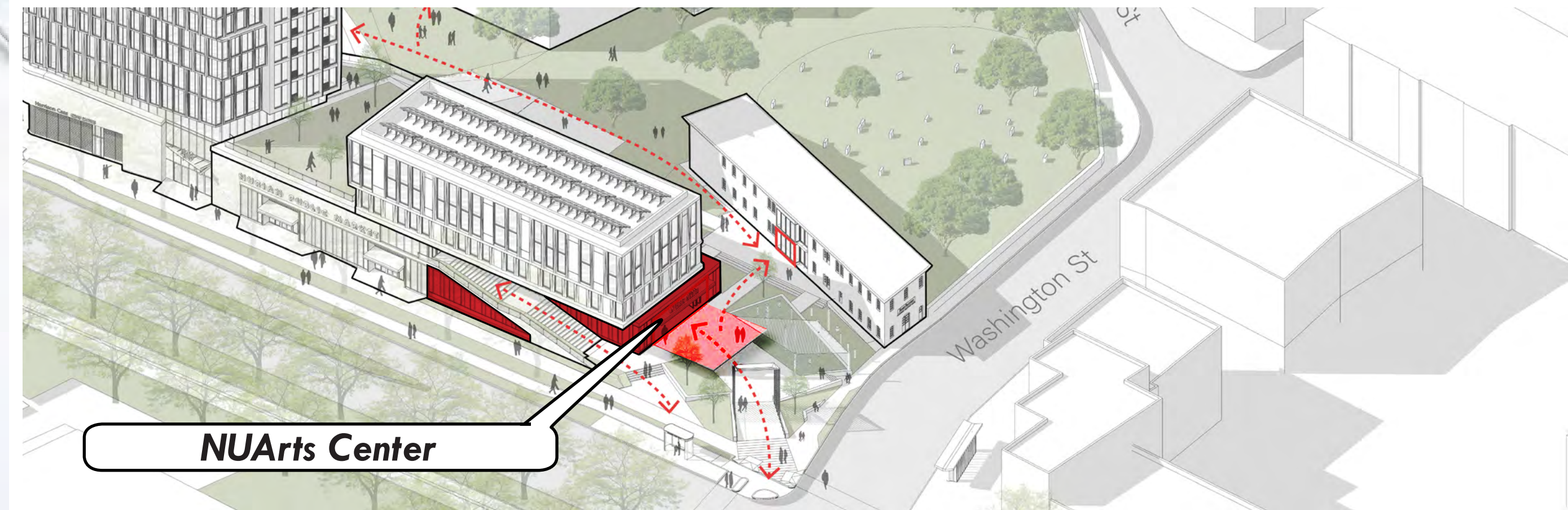
The NUArts Center [NAC] is effectively the theatrical backdrop to Nubian Square. Given the treasured history of arts and cultural expression in the district we see the NAC as core contribution to the vibrancy and creative energy of the neighborhood. Designed as a universally accessible double-height volume with over 8,000 SF of flat-floor performance and exhibition space; the NAC is well-suited as a second home to many of Boston's; arts institutions, non-profits, art expos, lectures and trade shows, individual and group; artists/ dancers/sculptors/performers/digital coders/innovators and many more. The warm wood floor works well within the interior performance and exhibition space as well as extends out to the Nubian Square Park landscape for overflow space or an outdoor performance in the Square. NUArts is open to All.

In addition, we are excited to be in early conversations with Artists for Humanity, a long-time supporter of local teen artists in the community, about co-locating space within the Parcel 8 development. This would attract visitors, provide creative outlets for local teens and enliven the overall program!



# artists for. humanity

CREATIVE JOBS FOR CREATIVE TEENS



**NUGATEWAY**

**NUARTS CENTER & ARTISTS FOR HUMANITY**

*FINANCIAL LETTERS OF INTENT FROM:*



THE NUBIAN **G.A.T.E**



**NUGATEWAY**

**MELNEA CASS BLVD. AT HARRISON AVE.**



# Questions?





# GATEWAY NUBIAN

JANUARY 25, 2021

THE NEW URBAN COLLABORATIVE  
UPTON + PARTNERS

 ZEPHYR ARCHITECTS

 Gilbane

 JANNEY  
Construction Management

 MASS.

1

# LOWER ROXBURY

“BOSTON MUST BECOME A LEADER AMONG CITIES. THE VISION OF THE NEW BOSTON MUST EXTEND INTO ROXBURY.” - DR. KING, 1965



**JEFFREY DUBARD, M.B.E.**  
PRINCIPAL  
THE NEW URBAN COLLABORATIVE

**TIME: 4 MINUTES**

**MAIN TOPIC: PLACEMAKING**

## **THEMES:**

- *Complementing Nubian Square developments with programming and amenities*
- *Tailored for this community*
- *Values existing residents above all*
- *World class design*



**KING  
CENTER**

# LOWER ROXBURY

CONFIRMED ANCHOR TENANTS INCLUDE THE KING BOSTON CENTER AND THE MUSEUM OF AFRICAN AMERICAN HISTORY



**JEFREY DUBARD, M.B.E.**  
 PRINCIPAL  
 THE NEW URBAN COLLABORATIVE

**TIME: 4 MINUTES**

**MAIN TOPIC: PLACEMAKING**

**THEMES:**

- *Complementing Nubian Square developments with programming and amenities*
- *Tailored for this community*
- *Values existing residents above all*
- *World class design*

Program Component	GSF	RSF or Spaces	Floor Location/Description
Residential Space - Rental	106,527	90,548	Floors 1-4
Residential Space - Homeownership	18,000	15,300	Floors 4-11
Retail Space	-	-	
Commercial Space	60,000	54,000	Floors 1-3
Public Park	8,800	8,800	
Other Space <sup>(2)</sup> (specify type in descri	-	-	
Parking	35,000	90	Below grade
<b>Total SF</b>	<b>184,527</b>	<b>159,848</b>	

Rental Housing Detail	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	Totals
<b>Total Units</b>		16	45	65	6		132

Affordable Units                                 2             12             17

Homeownership Detail	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	Totals
<b>Total Units</b>							24

Affordable Units   9             10             5



**JEFREY DUBARD, M.B.E.**  
PRINCIPAL  
THE NEW URBAN COLLABORATIVE



**JAKE UPTON**  
PARTNER  
UPTON + PARTNERS



**MICHAEL MURPHY**  
FOUNDING PRINCIPAL  
MASS DESIGN GROUP



**JHA D. WILLIAMS**  
SENIOR ASSOCIATE  
MASS DESIGN GROUP



**RYAN LINK, AIA**  
PRINCIPAL  
ZEPHYR ARCHITECTS



**GREG JANEY, CCM**  
PRESIDENT/CEO  
JANEY CONSTRUCTION MANAGEMENT



**MIKE O'BRIEN**  
VICE PRESIDENT  
GILBANE CONSTRUCTION COMPANY

# AGENDA

- INTRODUCTION
- PLACEMAKING
- PUBLIC REALM
- ARCHITECTURE
- NEIGHBORHOOD



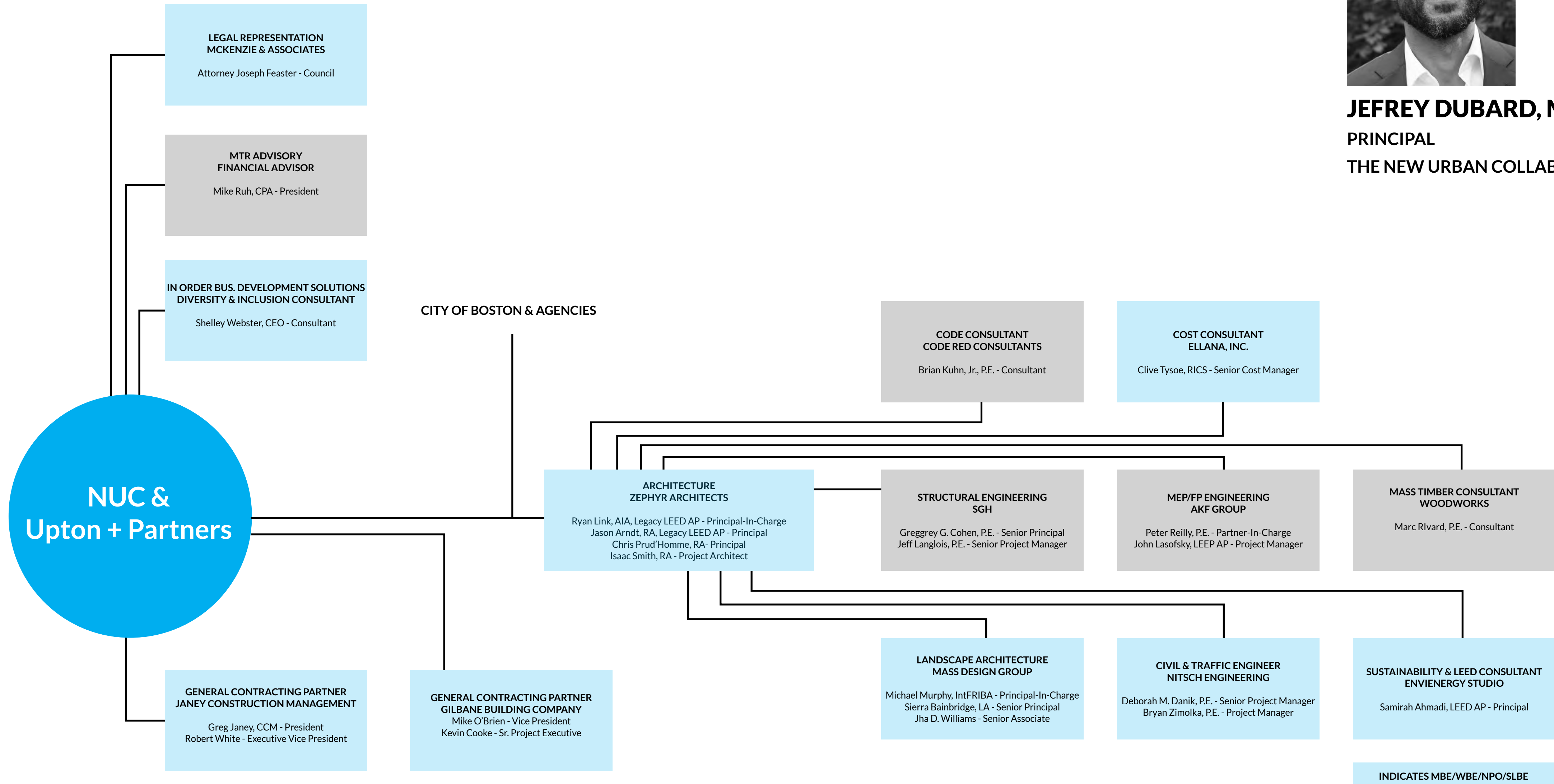
THE NEW URBAN COLLABORATIVE  
UPTON + PARTNERS



# THE WHOLE TEAM.



**JEFREY DUBARD, M.B.E.**  
**PRINCIPAL**  
 THE NEW URBAN COLLABORATIVE



# A PLACE OF HONOR

THE PLAZA POSITIONS THE SITE AS THE GATEWAY TO ROXBURY AND THE GENESIS OF THE BOSTON CIVIL RIGHTS TRAIL.



**MICHAEL MURPHY**

PRINCIPAL

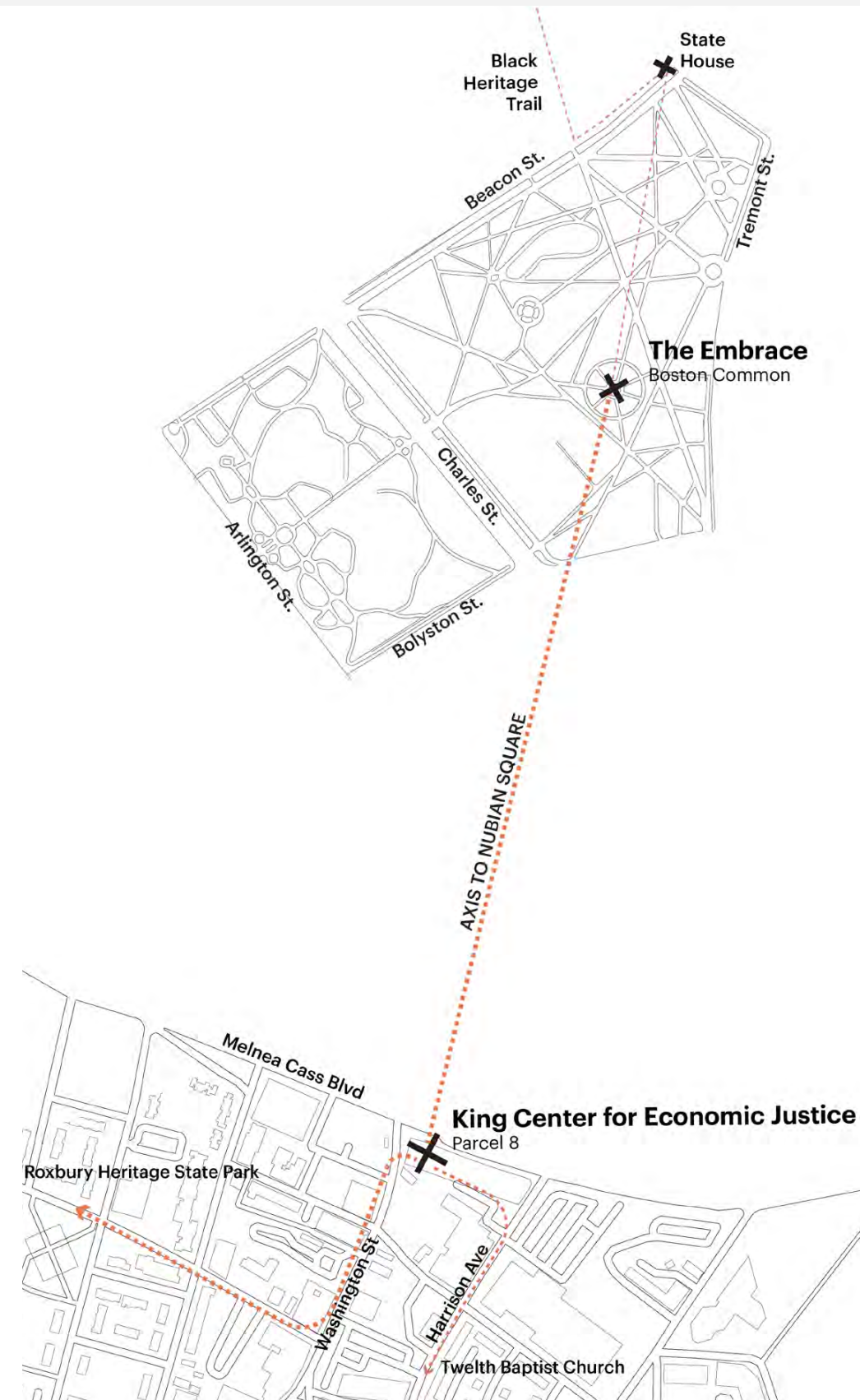
MASS DESIGN GROUP

TIME: 3 MINUTES

MAIN TOPIC: PUBLIC REALM

THEMES:

- Represents Boston's diverse cultures
- Dr. King's legacy and African American History have a literal home in the square
- Highlights social justice



# A PLACE OF HONOR

A SEQUENCE OF GENEROUS, PROGRAMMED OPEN SPACES CONNECT THE BUILDING'S OCCUPANTS TO NATURE



**JHA D. WILLIAMS**  
SENIOR ASSOCIATE  
MASS DESIGN GROUP

**TIME: 3 MINUTES**

**MAIN TOPIC: PUBLIC REALM**

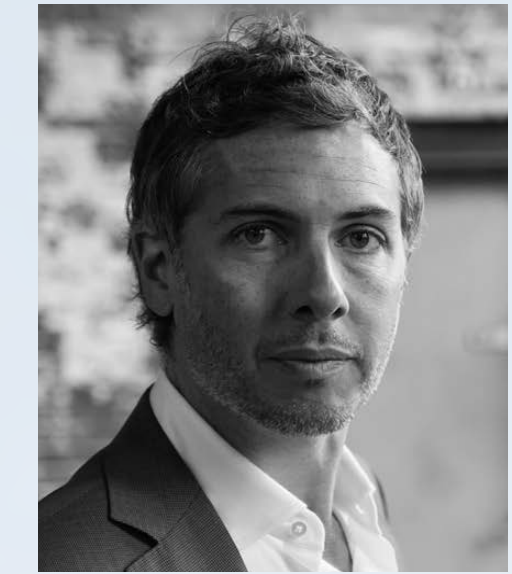
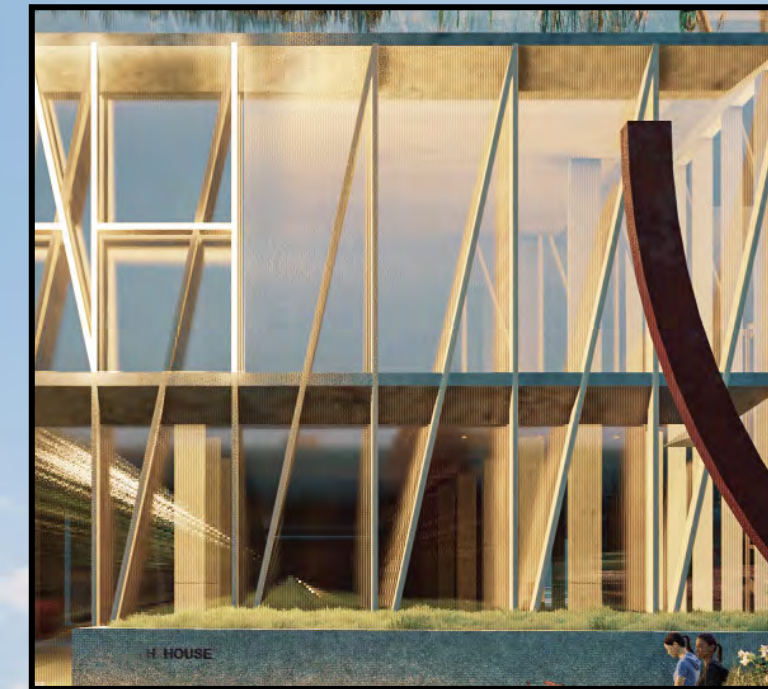
**THEMES:**

- Represents Boston's diverse cultures
- Dr. King's legacy and African American History have a literal home in the square
- Highlights social justice



# A PLACE TO LIVE

WE SEEK TO HONOR THOSE WHO CALL THIS NEIGHBORHOOD HOME AND MAGNIFY THE GOOD OF LOWER ROXBURY.



**RYAN LINK, AIA**  
PRINCIPAL  
ZEPHYR ARCHITECTS

**TIME: 3 MINUTES**

**MAIN TOPIC: ARCHITECTURE**

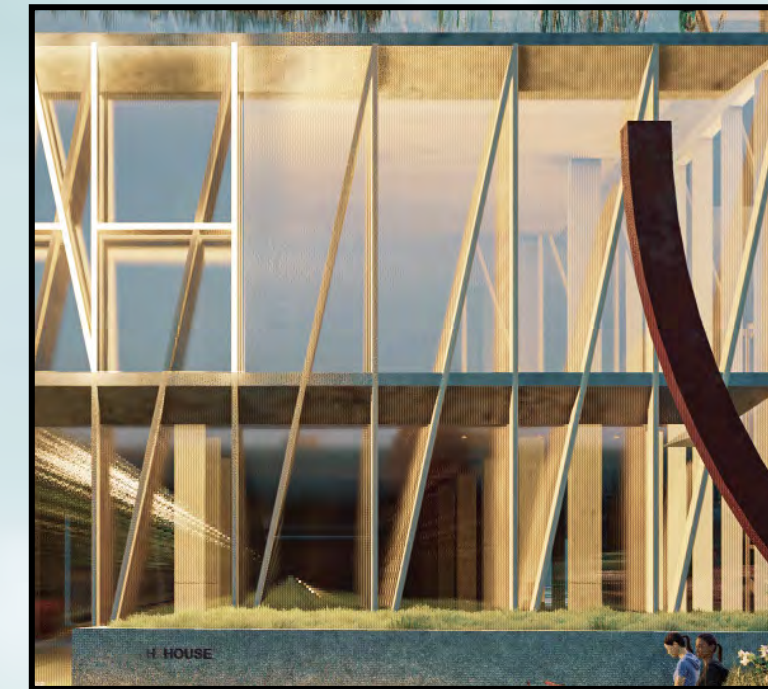
**THEMES:**

- *The building is human scale near public places and city scale near urban places*
- *All residents of Gateway Nubian can access fresh air and outdoor space*
- *Mass timber: environmental justice, structural stability, new local jobs*



# A PLACE TO LIVE

THE BUILDING IS MODEST NEAR GATEWAY PLAZA  
AND PLACES RESIDENTIAL DENSITY AT HARRISON AND MELNEA



**RYAN LINK, AIA**  
PRINCIPAL  
ZEPHYR ARCHITECTS

TIME: 3 MINUTES

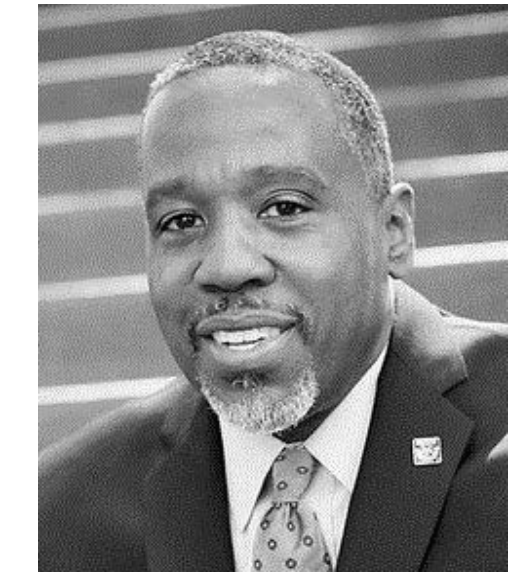
MAIN TOPIC: ARCHITECTURE

THEMES:

- The building is human scale near public places and city scale near urban places
- All residents of Gateway Nubian can access fresh air and outdoor space
- Mass timber: environmental justice, structural stability, new local jobs

# A PLACE TO GROW

OUR GOAL IS POSITIVE NEIGHBORHOOD CHANGE BUILT ON TRUST AND OPENNESS. WE ARE PROUD OF OUR RESPECTFUL RELATIONSHIPS WITH RESIDENTS OF THE SQUARE.



**GREGORY JANEY, CCM**

PRESIDENT/CEO

JANEY CONSTRUCTION MANAGEMENT

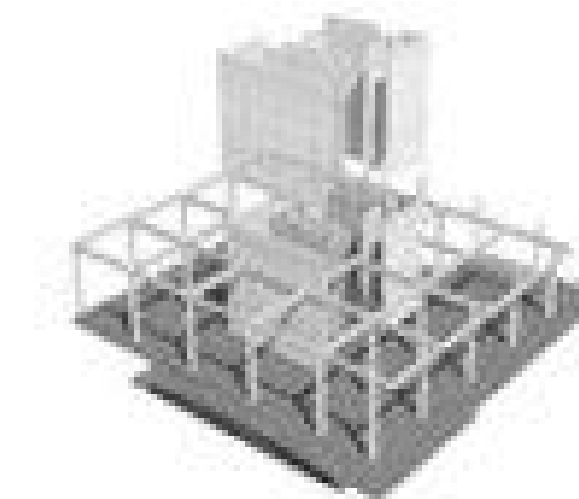
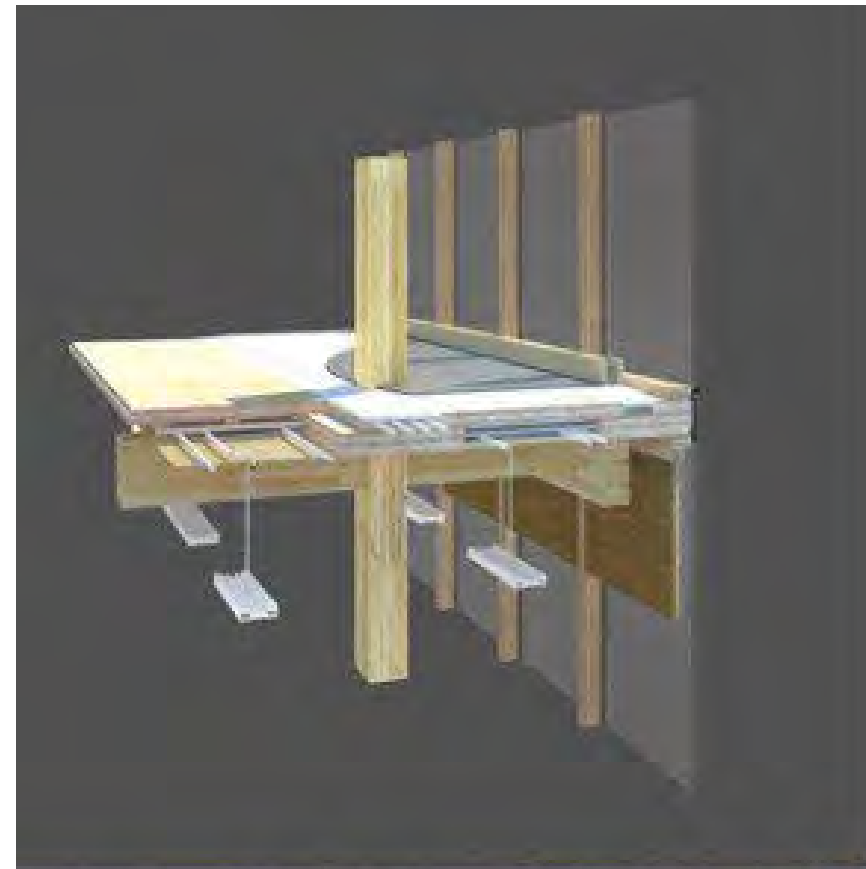
**TIME: 3 MINUTES**

**MAIN TOPIC:**

**NEIGHBORHOOD BENEFITS**

**THEMES:**

- *This is an innovative building*
- *Mass timber will allow us to train a new local skilled workforce*
- *Our diverse team is the best team*



# GATEWAY NUBIAN

THIS WILL BE BOSTON'S FIRST MASS TIMBER HIGH RISE.  
CULTURAL PROGRAMS WILL ENRICH THE QUALITY OF LIFE IN THE SQUARE.



**JEFREY DUBARD**  
PRINCIPAL  
THE NEW URBAN COLLABORATIVE

**TIME: 1 MINUTE**

**MAIN TOPIC: CONCLUSION**

**THEMES:**

- *Representatives from our whole team are here to answer your questions*

An aerial architectural rendering of the Gateway Nubian development. The central focus is a multi-story building with a glass facade and a prominent wooden slat facade. The building features several rooftop terraces with greenery and outdoor seating. To the left, a parking lot contains several cars and a row of school buses. In the foreground, a multi-lane road with cars and a bus lane is visible. The background shows a grid of white rectangular building footprints interspersed with trees. The overall scene is bright and clear, suggesting a sunny day.

**THANK YOU.**

## Contacts

### THE NEW URBAN COLLABORATIVE

Jefrey DuBard, Principal  
Tel: (617) 817-1668  
Email: [j.dubard@newurbancollaborative.com](mailto:j.dubard@newurbancollaborative.com)  
[www.newurbancollaborative.com](http://www.newurbancollaborative.com)

### UPTON + PARTNERS

Jake Upton, President  
Tel: (781) 326-9997  
Email: [j.upton@uptonpartners.com](mailto:j.upton@uptonpartners.com)  
[www.uptonpartners.com](http://www.uptonpartners.com)

### ZEPHYR ARCHITECTS

Ryan Link, AIA, Principal  
Tel: (617) 960-0796  
Email: [r.link@zephyr-a.com](mailto:r.link@zephyr-a.com)  
[www.zephyr-a.com](http://www.zephyr-a.com)

### MASS DESIGN GROUP

Michael Murphy, Principal  
Tel: (857) 233-5788  
Email: [michael@mass-group.org](mailto:michael@mass-group.org)  
[www.massdesigngroup.org](http://www.massdesigngroup.org)

### JANEY CONSTRUCTION MANAGEMENT

Greg Janey, President/CEO  
Tel: (617) 267-6200  
Email: [greg@janeyco.com](mailto:greg@janeyco.com)  
[www.janeyco.com](http://www.janeyco.com)

**GATEWAY NUBIAN**  
JANUARY 25, 2021

An aerial architectural rendering of the Gateway Nubian development. The central focus is a multi-story building with a glass facade and a prominent wooden slat facade. The building features several rooftop terraces with greenery and outdoor seating. To the left, a parking lot contains several cars and a row of school buses. In the foreground, a multi-lane road with cars and a bus lane is visible. The background shows a grid of white rectangular building footprints interspersed with trees. The overall scene is bright and clear, suggesting a sunny day.

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Ryan Link, AIA, Principal  
Tel: (617) 960-0796  
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Tel: (857) 233-5788  
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[www.massdesigngroup.org](http://www.massdesigngroup.org)

### JANEY CONSTRUCTION MANAGEMENT

Greg Janey, President/CEO  
Tel: (617) 267-6200  
Email: [greg@janeyco.com](mailto:greg@janeyco.com)  
[www.janeyco.com](http://www.janeyco.com)

**GATEWAY NUBIAN**  
JANUARY 25, 2021

**A NEW PERSPECTIVE**



**GATEWAY NUBIAN**  
JANUARY 25, 2021

# GATEWAY NUBIAN AFFORDABILITY

THE NEW URBAN COLLABORATIVE'S MISSION IS TO SUPPORT LOWER ROXBURY AND BRING NEW OPPORTUNITIES TO RESIDENTS OF THE NEIGHBORHOOD.

Program Component	GSF	RSF or Spaces	Floor Location/Description
Residential Space - Rental	106,527	90,548	Floors 1-4
Residential Space - Homeownership	18,000	15,300	Floors 4-11
Retail Space	-	-	
Commercial Space	60,000	54,000	Floors 1-3
Public Park	8,800	8,800	
Other Space <sup>(2)</sup> (specify type in descri	-	-	
Parking	35,000	90	Below grade
<b>Total SF</b>	<b>184,527</b>	<b>159,848</b>	

TOTAL RENTAL UNITS:	132
INCOME RESTRICTED RENTAL UNITS:	(90)
TOTAL OWNERSHIP UNITS:	24
MARKET RATE OWNERSHIP UNITS:	(8)
<b>TOTAL NEW DWELLING UNITS:</b>	<b>156</b>

Rental Housing Detail	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	Totals
Section 8							
Rent	0	0	0	0	0	0	0
Units	0	0	0	0	0	0	0
30% of AMI							
Rent	\$503	\$671	\$719	\$863	\$997	\$1,112	10307
Units	0	1	5	7	0	0	13
50% of AMI							
Rent	\$840	\$1,120	\$1,200	\$1,440	\$1,663	\$1,855	23920
Units	0	1	7	10	0	0	18
60% of AMI							
Rent	\$1,008	\$1,344	\$1,440	\$1,728	\$1,995	\$2,226	37056
Units	0	4	10	10	0	0	24
80% of AMI (Federal Limits)							
Rent	\$1,263	\$1,685	\$1,805	\$2,166	\$2,502	\$2,791	40915
Units	0	5	6	10	0	0	21
70% Rents - IDP							
Rent	\$0	\$0	\$0	\$0	\$0	\$0	0
Units	0	0	0	0	0	0	0
80% Rents - Non Federal							
Rent	\$0	\$0	\$0	\$0	\$0	\$0	0
Units	0	0	0	0	0	0	0
100% Rents - Non Federal							
Rent	\$1,555	\$2,074	\$2,222	\$2,667	\$3,080	\$3,436	34340
Units	0	2	5	6	1	0	14
110% Rents - Non Federal							
Rent	0	0	0	0	0	0	0
Units	0	0	0	0	0	0	0
Market (Unrestricted)							
Rent	0	\$2,200	\$2,600	\$2,800	\$3,200	\$0	115400
Units	0	3	12	22	5	0	42
<b>Total Units</b>		<b>16</b>	<b>45</b>	<b>65</b>	<b>6</b>		<b>132</b>

**Proposed Use Group: A-3 / B / R-2 / S-1**  
**Stories: 14**  
**Construction Classification:**  
**1A Levels: P1 - 3**  
**IV-B Levels: 4 - 14**

Homeownership Detail	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	Totals
60% AMI							
Sales Price	\$0	\$97,300	\$124,000	\$150,700	\$177,400	\$204,100	\$700,100
Units	0	0	2	3	0	0	5
70% AMI							
Rent	\$0	\$124,000	\$155,200	\$186,200	\$217,400	\$248,400	\$155,200
Units	0	0	1	0	0	0	1
80% AMI							
Rent	\$0	\$150,700	\$186,400	\$221,900	\$257,500	\$288,700	\$852,200
Units	0	0	2	1	1	0	4
90% AMI							
Rent	\$0	\$177,400	\$217,400	\$257,500	\$292,700	\$327,700	\$257,500
Units	0	0	0	1	0	0	1
100% AMI							
Rent	\$0	\$204,100	\$248,600	\$288,700	\$327,900	\$366,900	\$1,402,500
Units	0	0	2	2	1	0	5
Market (Unrestricted)							
Rent	\$0	\$325,000	\$375,000	\$435,000	\$575,000	\$650,000	\$3,780,000
Units	0	0	2	3	3	0	8
<b>Total Units</b>							<b>24</b>



# Questions?



# NUBA



01/25/21 PARCEL 8 COMMUNITY MEETING

# NUBA TEAM



**URBANICA**



**NCAAA**



**GENERAL AIR**

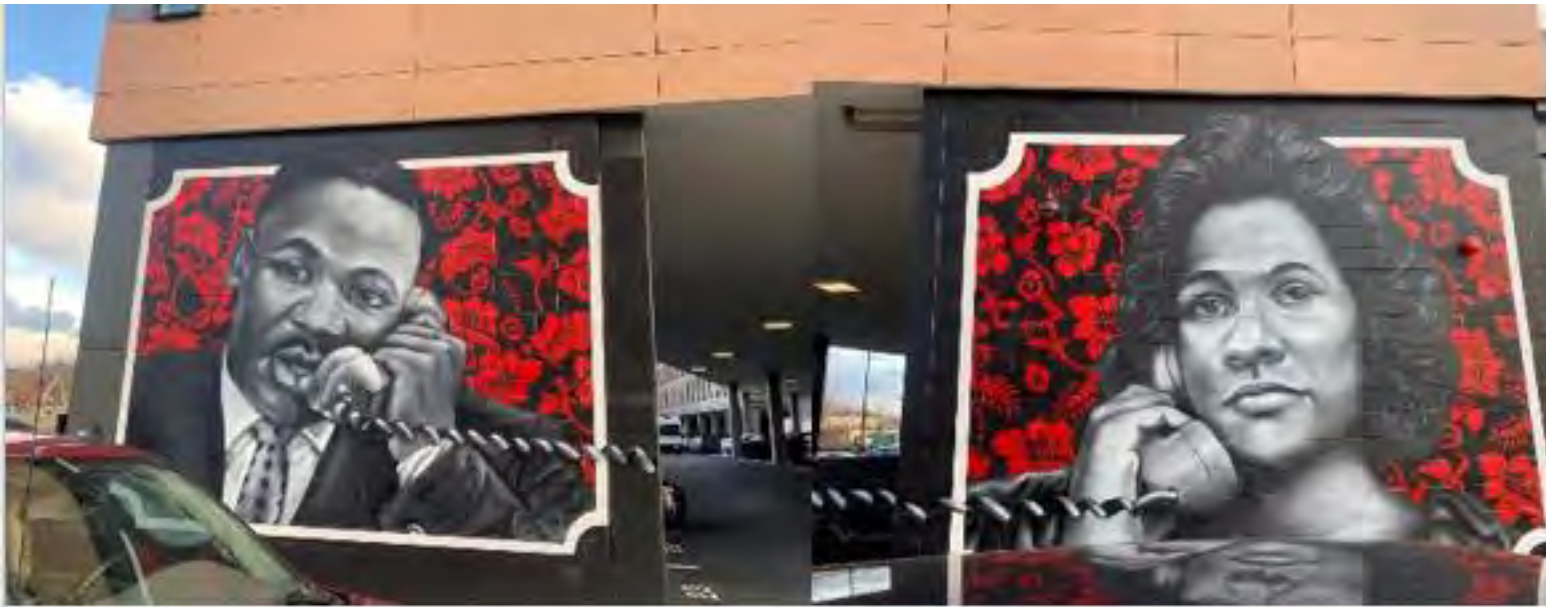


**NHP FOUNDATION**



**UHM PROPERTIES**

# URBANICA IN ROXBURY



# THANK YOU FOR YOUR SUPPORT



*Mosque for the Praising of Allah  
Society for Islamic Brotherhood, Inc.*

## *Vine Street Community Center*



**Grant**  
**African Methodist Episcopal Church**  
Rev. Pedro A. Castro, Jr., Pastor



**Central Boston Elder Services**  
*Your Connection to Care*  
*La Conexión Para Su Bienestar*



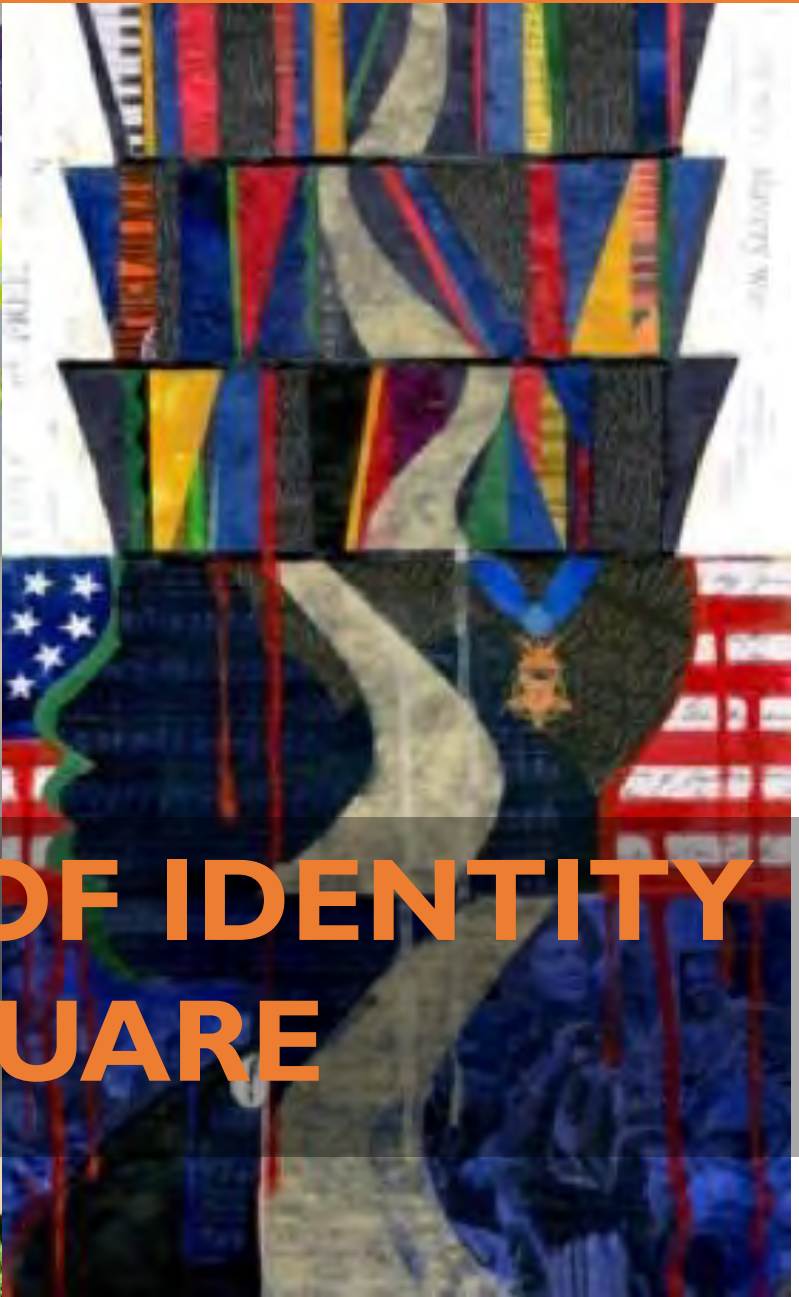
**Tenants' Development Corporation**  
566 Columbus Avenue • Boston, MA 02118  
(617) 247-3988 • Fax (617) 247-3979 • TTY 711

**2000 Realty Associates**  
**c/o The Dartmouth Company**

**NHK Electrical Contractors, Inc**

**J S C**  
*ohn helbume* *ommunity Council*

# NUBA – NUBIAN + ARTS



NATIONAL CENTER OF AFRO-AMERICAN ARTISTS (NCAAA)

CREATION OF IDENTITY  
ACTIVATION OF NUBIAN SQUARE



# GENERAL AIR



- Providing 35+ years of exceptional industrial, commercial HVAC contracting
- Proud to provide a pipeline of young enthusiastic mechanical workers and engineers from within our own community.
- New permanent affordable housing collaboration with Pine Street Inn in Progress

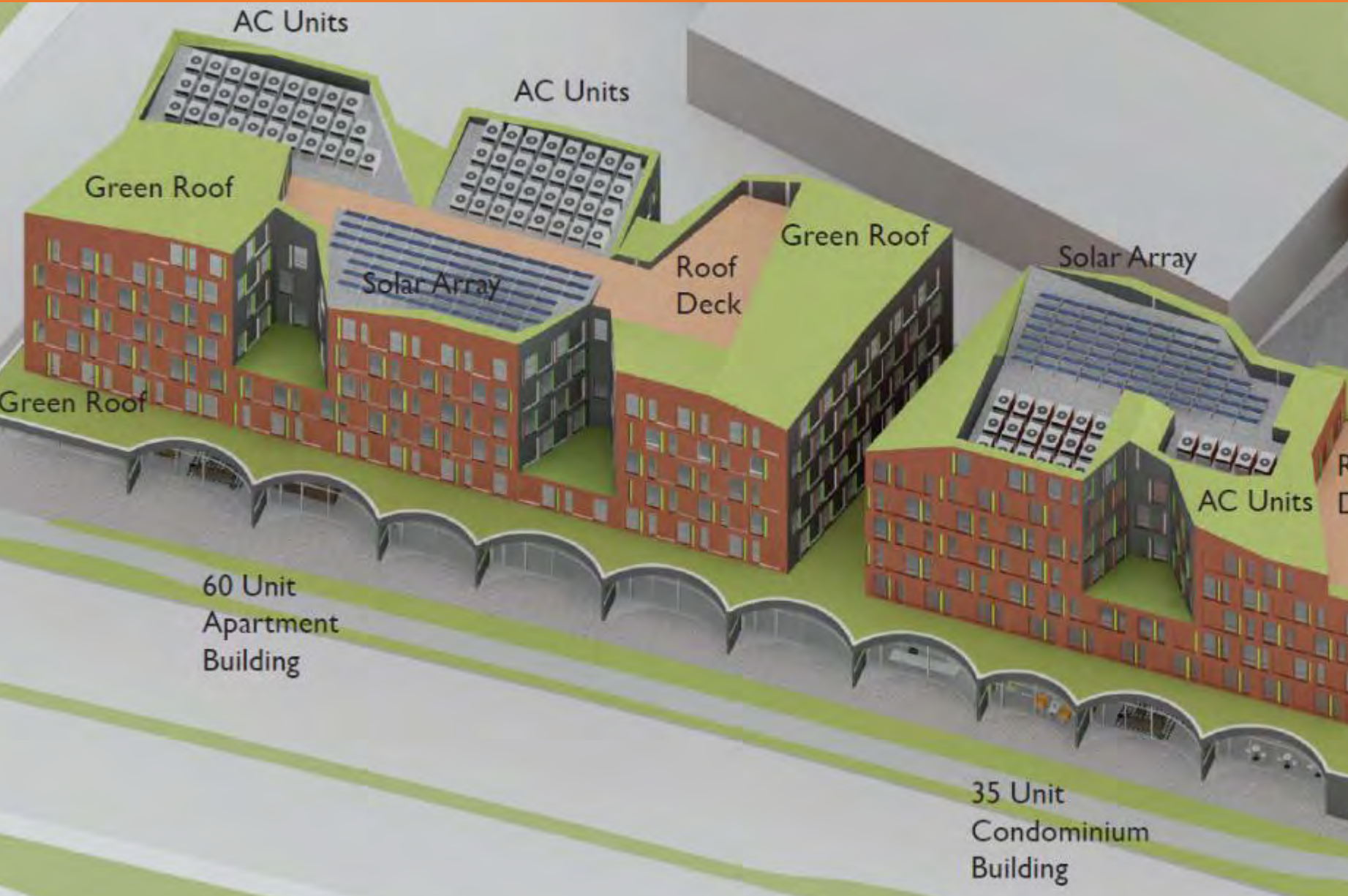


# NHP Foundation



- A national not-for-profit affordable housing developer
- 10,000 affordable rental units in 16 states, DC
- Award winning resident services programs
- \$100mm current affordable investment in Roxbury (in progress)

# AFFORDABLE HOUSING OPPORTUNITIES



**35**  
Homeownership

**60** Apartments

**7** Artists

Live + Work units

**100%**  
Income Restricted

From  
**30% to 120% AMI**



# CULTURAL, ART & COMMUNITY PROGRAMS



**8,000 sf**

Public Park

**4,000 sf**

NCAA Museum  
+ Cultural programs

**3,000 sf**

Artists  
Live & Work

**600 sf**

Community Space

**44**

Parking

# PERMANENT JOB+WEALTH CREATION FOR COMMUNITY

## CULTURAL FUND

The development team will allocate **\$ 100,000** of development fee to **subsidize the museum space** on the ground floor and to **support the cultural programs** of the museum.

## ENTREPRENEUR FUND

To accelerate the thriving of local economy, **\$100,000 Entrepreneur Fund** will be set up from the developer fee as a community benefit to support the local startup businesses with amounts ranging from \$5,000 to \$20,000.

## COMMUNITY FUND

The development team will set up **a community fund of \$50,000** to help local non-profits whose missions are to promote community benefits. The fund will be transferred to the City of Boston. The use and allocation of the fund will be subject to the discretion of the City.

## MINORITY INVESTMENT FUND

The project will set aside up to **10% equity investment** of the homeownership part as a minority crowd fund to provide micro-investment opportunities that enable the minority communities to achieve long term benefit through the development of the parcel.



**LONG-TERM SUPPORT FOR LOCAL BUSINESSES** ▶▶▶

◀◀◀ **JOB CREATION**



# TRACK RECORD OF MINORITY PARTICIPATION

## Boston Redevelopment Authority Statistical Report

Page 5 of 5  
3/15/2018

Project: MELNEA HOTEL  
Project Date: From: 12/01/2016 To: 12/01/2018  
Gen.Cont: CRANSHAW CONSTRUCTION

Project Type: Open Shop

	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
<b>Totals for Project:</b>	37,583.50	25,224.50	67.1%	4,525.00	12.0%	20,435.00	54.4%	225	117	18	75

Report is for 17 contractors

**54% Boston Residents, 67% Minority, 12% Female**  
**& Over 40% M/WBE Companies**

Boston Redevelopment Authority Statistical Report  
Project: MELNEA HOTEL  
Project Date: From: 12/01/2016 To: 12/01/2018  
Gen.Cont: CRANSHAW CONSTRUCTION

Contractor:	Total Hours	Minority Hours	Minority Percent
CARR, H. & SONS, INC.			
CARPENTER	72.00	0.00	0.0%
LABORER	144.00	24.00	16.7%
PLASTERER	52.00	22.00	100.0%
<b>Totals for Contractor:</b>	<b>268.00</b>	<b>26.00</b>	<b>9.7%</b>

Contractor:	Total Hours	Minority Hours	Minority Percent
EAST COAST INTERIORS CORP.			
CARPENTER	2,492.00	1,201.00	48.2%
<b>Totals for Contractor:</b>	<b>2,492.00</b>	<b>1,201.00</b>	<b>48.2%</b>

Contractor:	Total Hours	Minority Hours	Minority Percent
FEDERAL CONCRETE			
CARPENTER	835.40	268.40	32.1%
IRON WORKER	172.00	30.00	17.4%
LABORER	235.00	177.50	75.5%
<b>Totals for Contractor:</b>	<b>1,242.40</b>	<b>675.90</b>	<b>54.4%</b>

Contractor:	Total Hours	Minority Hours	Minority Percent
FRONTLINE INC.			
LABORER	3,482.00	3,044.00	87.4%
<b>Totals for Contractor:</b>	<b>3,482.00</b>	<b>3,044.00</b>	<b>87.4%</b>

Boston Redevelopment Authority Statistical Report  
Project: MELNEA HOTEL  
Project Date: From: 12/01/2016 To: 12/01/2018  
Gen.Cont: CRANSHAW CONSTRUCTION

Contractor:	Total Hours	Minority Hours	Minority Percent
HELICAL DRILLING			
EQUIPMENT OPERATOR	71.00	0.00	0.0%
LABORER	143.00	30.25	21.2%
<b>Totals for Contractor:</b>	<b>214.00</b>	<b>30.25</b>	<b>14.1%</b>

Contractor:	Total Hours	Minority Hours	Minority Percent
INNER CITY FIRE PROTECTION			
LABORER	127.00	127.00	100.0%
SPRINKLER FITTER	61.00	199.00	326.1%
<b>Totals for Contractor:</b>	<b>188.00</b>	<b>326.00</b>	<b>173.4%</b>

Contractor:	Total Hours	Minority Hours	Minority Percent
JIRG WILLIAMS PLUMBING			
PLUMBER	1,196.00	1,141.00	95.4%
<b>Totals for Contractor:</b>	<b>1,196.00</b>	<b>1,141.00</b>	<b>95.4%</b>

Contractor:	Total Hours	Minority Hours	Minority Percent
MARQUERITE CONCRETE INC			
CARPENTER	147.00	0.00	0.0%
CARPET LAYER	222.00	122.40	55.1%
EQUIPMENT OPERATOR	154.00	64.40	42.0%
LABORER	117.00	22.00	18.8%
<b>Totals for Contractor:</b>	<b>640.00</b>	<b>218.80</b>	<b>34.2%</b>

Boston Redevelopment Authority Statistical Report  
Project: MELNEA HOTEL  
Project Date: From: 12/01/2016 To: 12/01/2018  
Gen.Cont: CRANSHAW CONSTRUCTION

Contractor:	Total Hours	Minority Hours	Minority Percent
METRO EQUIPMENT COMPANY			
CEMENT MASON	578.00	452.00	78.2%
EQUIPMENT OPERATOR	264.00	264.00	100.0%
LABORER	1,452.00	1,102.00	75.9%
<b>Totals for Contractor:</b>	<b>2,294.00</b>	<b>1,818.00</b>	<b>79.3%</b>

Contractor:	Total Hours	Minority Hours	Minority Percent
OUTKAST ELECTRICAL			
ELECTRICIAN	2,672.00	3,072.00	114.8%
<b>Totals for Contractor:</b>	<b>2,672.00</b>	<b>3,072.00</b>	<b>114.8%</b>

Contractor:	Total Hours	Minority Hours	Minority Percent
PEGASUS & SON MASONRY CONS			
LABORER	816.00	269.40	33.0%
MASON TENDER	1,305.00	574.00	43.9%
<b>Totals for Contractor:</b>	<b>2,121.00</b>	<b>843.40</b>	<b>39.8%</b>

Contractor:	Total Hours	Minority Hours	Minority Percent
SAVE ON WALLS			
CARPENTER	2,023.00	1,224.00	60.5%
LABORER	818.00	728.00	89.1%
<b>Totals for Contractor:</b>	<b>2,841.00</b>	<b>1,952.00</b>	<b>68.7%</b>

Boston Redevelopment Authority Statistical Report  
Project: MELNEA HOTEL  
Project Date: From: 12/01/2016 To: 12/01/2018  
Gen.Cont: CRANSHAW CONSTRUCTION

Contractor:	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
STREAMLINE WATERPROOFING & CAULKING											
WATERPROOFER	847.00	416.00	49.1%	0.00	0.0%	124.00	14.6%	6	2	0	1
<b>Totals for Contractor:</b>	<b>847.00</b>	<b>416.00</b>	<b>49.1%</b>	<b>0.00</b>	<b>0.0%</b>	<b>124.00</b>	<b>14.6%</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>1</b>

Contractor:	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
SUPERIOR PLUMBING, INC											
PLUMBER	1,192.00	1,199.20	100.6%	0.00	0.0%	1,427.00	120.0%	31	34	0	3
<b>Totals for Contractor:</b>	<b>1,192.00</b>	<b>1,199.20</b>	<b>100.6%</b>	<b>0.00</b>	<b>0.0%</b>	<b>1,427.00</b>	<b>120.0%</b>	<b>31</b>	<b>34</b>	<b>0</b>	<b>3</b>

Contractor:	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
T & T STEEL ERECTORS, INC											
IRON WORKER	724.00	440.00	60.8%	96.00	13.3%	216.00	29.8%	3	5	1	2
<b>Totals for Contractor:</b>	<b>724.00</b>	<b>440.00</b>	<b>60.8%</b>	<b>96.00</b>	<b>13.3%</b>	<b>216.00</b>	<b>29.8%</b>	<b>3</b>	<b>5</b>	<b>1</b>	<b>2</b>

Contractor:	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
YOUTH BUILD BOSTON											
CARPENTER	355.00	355.00	100.0%	434.00	121.1%	592.00	166.5%	2	2	1	2
<b>Totals for Contractor:</b>	<b>355.00</b>	<b>355.00</b>	<b>100.0%</b>	<b>434.00</b>	<b>121.1%</b>	<b>592.00</b>	<b>166.5%</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>2</b>

Contractor:	Total Hours	Minority Hours	Minority Percent	Female Hours	Female Percent	Resident Hours	Resident Percent	Total Employed	Minority Employed	Female Employed	Resident Employed
ZICHELE STEEL ERECTORS, INC											
IRON WORKER	128.00	0.00	0.0%	0.00	0.0%	0.00	0.0%	3	0	0	0
<b>Totals for Contractor:</b>	<b>128.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>	<b>0.0%</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Construction Workforce Statistical Report to BPDA

# ARCHITECTURAL DESIGN

**NUBA** refers to a mountain range in remote Sudan. At one time the area was considered a place of refuge, bringing together people of many different tongues and backgrounds who were fleeing oppressive governments.

Our design proposal embraces the idea of connecting different people and welcoming them into the “foothills” of our residential blocks.



# ARCHITECTURAL DESIGN



# ARCHITECTURAL DESIGN



# PUBLIC OPEN SPACE

## GATEWAY PARK Roxbury Historical State Park

- (A) Great Lawn
- (B) Historical Structures Foundation Marker -- Stone inlays in the ground mark the locations of historic structures.
- (C) Elm Tree Allee -- The importance of elm trees to the New England landscape is re-created by the planting of newer disease-resistant varieties of elm.
- (D) Water Feature -- A multi-generational draw to the park that references the influence of water as part of Roxbury's industrial development.
- (E) Light Tower -- A new iconic feature that marks the gateway into Nubian Square.
- (F) Nawn Building and Plaza
- (G) Museum Plaza -- Programmable space for the museum and cultural center.
- (H) Ethnobotanical Garden -- Planted with culturally important plant species for immersive educational feature.



# PUBLIC OPEN SPACE





# PUBLIC OPEN SPACE



# ARCHITECTURAL DESIGN











NCAA









JOHN DEWEE JR. NCAAAA

# VIDEO TOUR

<https://www.youtube.com/watch?v=1Q9bJZIsTwY&feature=youtu.be>



# Questions?