



P3 Workshop

February 22nd, 2021

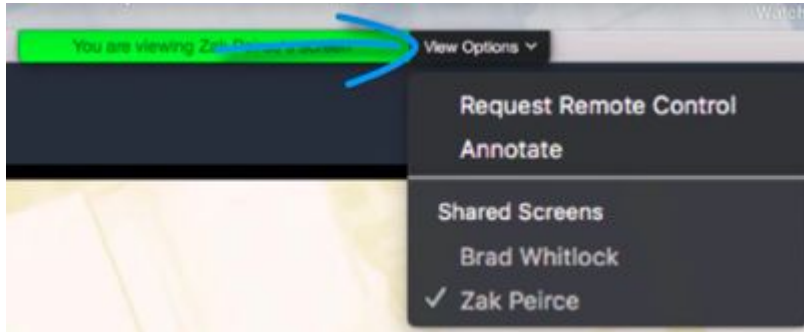
Recording

At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan 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.

Interpretation and Translation



“Spanish” for Spanish
“Haitian Creole” for Haitian Creole
“English” for English

Zoom Tips

Welcome! Here are some tips on using Zoom for first-time users.

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 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, or press *9 on your phone



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. To mute/unmute on your phone press *6.



Turns your video on/off

Zoom Etiquette

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

- Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom.
- 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

Agenda

Presentation

- Goals of this meeting
- PLAN: Nubian Square Process to Date
- P3 Timeline
- P3 Overview

Questions + Comments - (throughout)

Next Steps

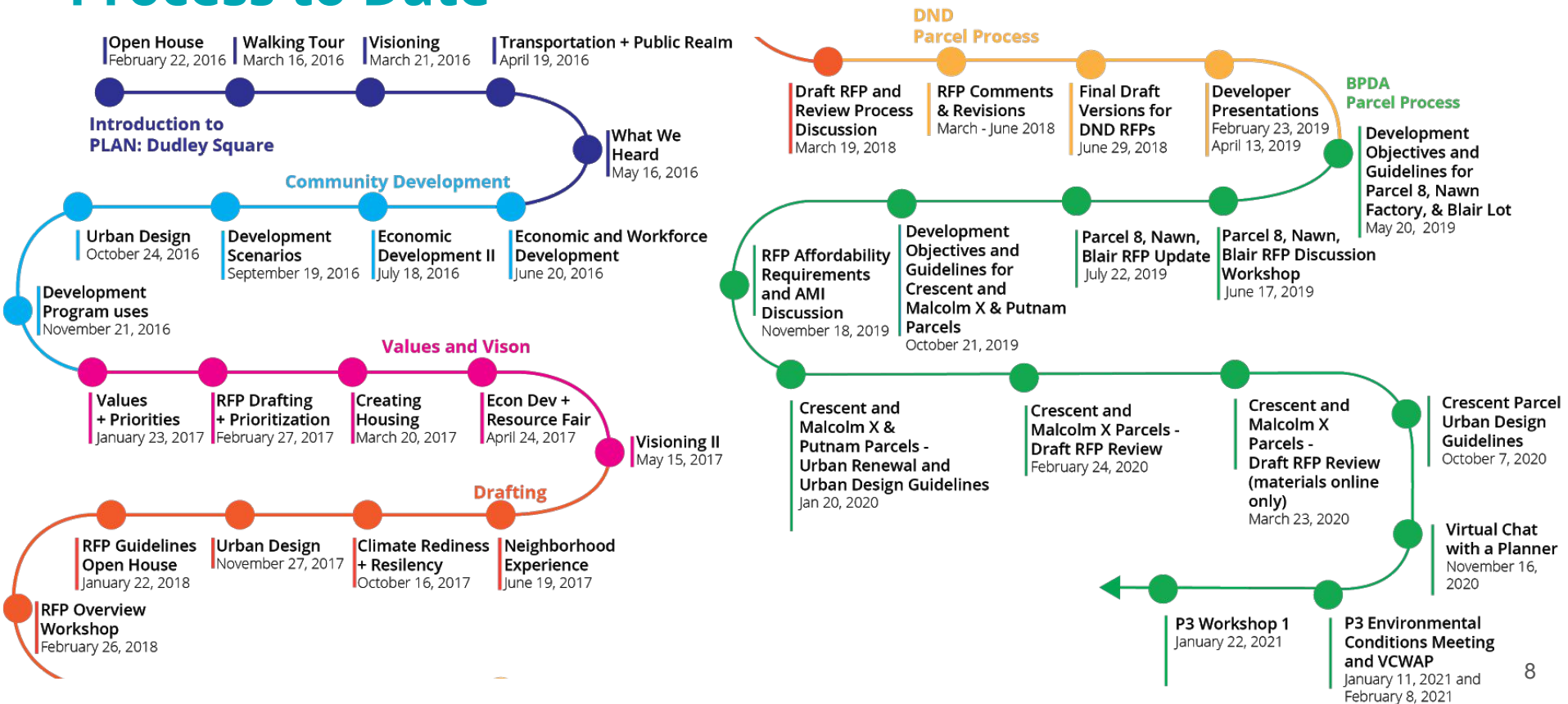


Why are we here tonight?

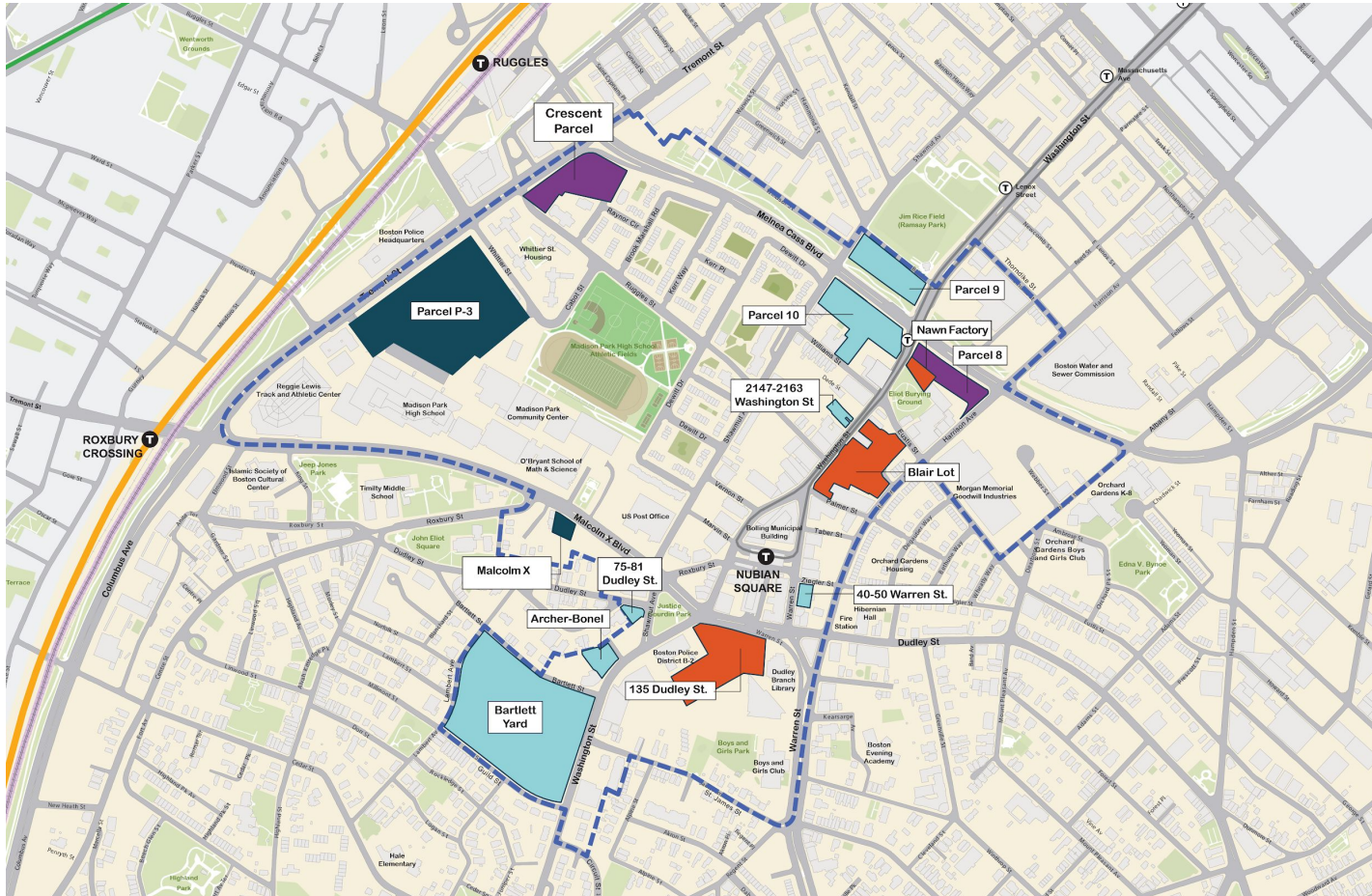
- **Continue the PLAN: Nubian Square Process**
- **Discuss how P3 fits into Nubian Square**
- **Discuss the future of P3**
- **Determine Next Steps for the process**



Process to Date



PLAN: Nubian Square Area



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

Parcel Status

Article 80 Review:

Large Project

2147 Washington – Board Approved
Blair Lot – Under Review
135 Dudley Street – Under Review

Small Project

75-80 Dudley – Board Approved
40-50 Warren – Board Approved

Submissions under Review

Parcel 8 - bit.ly/PlanNubian

RFPS Issued:

Crescent Parcel - Deadline for submission April 21

PLAN: Nubian Square Principles

Consistency with area planning history: Roxbury Strategic Master Plan, Dudley Vision, Cultural District. Development as a catalyst to promote the arts, culture, education, commercial, and retail enterprise.

Economic development: Promote local business and job creation, providing maximum opportunities for local, small and disadvantaged businesses and job creation and training for people of color and women.

Affordable housing: Two-thirds of housing units must be income-restricted affordable housing, with one third targeting low and moderate income households and one third targeting middle income households.

Sustainable, resilient, and healthy development: Proposals should exemplify the community's and the City's goals for sustainable, resilient and healthy new construction including Mayor Walsh's Carbon Neutral Boston 2050 commitment. Proposals should target net zero energy or net zero carbon performance.

Development without displacement: Proposed developments must assist the current residents of Roxbury to afford to remain living in their community and to find pathways to economic opportunity.

Good Jobs Standards: Proposal developments must support good permanent jobs at site and engage in fair hiring practices which will support the participation of people of Roxbury and Nubian Square.

Diversity and Inclusion: Proponents must include a plan for creating increased opportunities for people of color, women, and M/WBEs to participate in the development.

P3 Timeline + Goals

February Workshop 1:

To understand the existing conditions, how we can plan with the site, and identify potential uses for the site in the context of Nubian Square.

March Workshop 2:

Use feedback from workshop 1 and comments following the meeting, to create potential site layout.

Share content and receive feedback on both Urban Design and Program.

Re-apply to the context of Nubian Square

April Workshop 3:

Bring it all together! Address any unresolved issues, review draft RFP, and determine next steps.

Spring release RFP

P3 History - 1960s

“The Harvard Report on the Schools of Boston 1962” details the inadequacy of nearly 77% of school buildings and makes note of rampant segregation within the Boston Public School system.

The report proposes Urban Renewal be utilized to build a large, modern and centrally located “Campus” style education complex for 5,500 Boston Public Students from all neighborhoods to attend.

In early 1966, the BRA proposes a plan for 57 acres of the Madison Park area to be used for a high school and athletic fields.



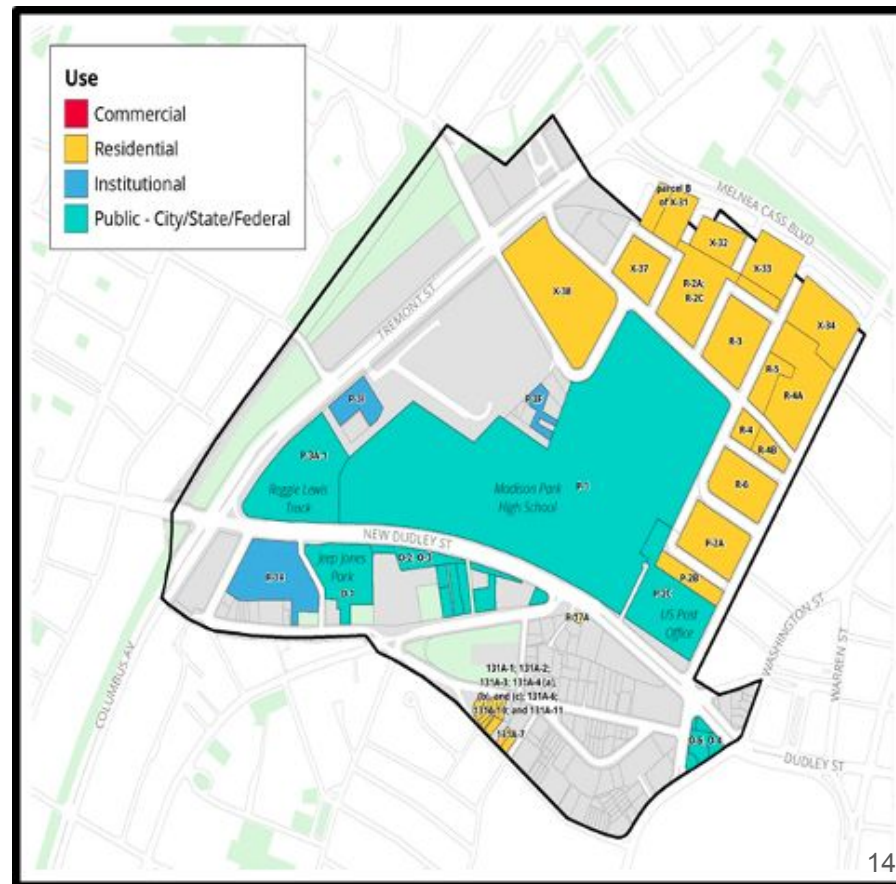
P3 History - 1960s

In the spring of that year, the Lower Roxbury Community Corp is formed led by community leaders such as Chuck Turner.

The LRCC demands changes to the plan to include “a new high school, plus new homes with front doors and backyards, developed by and for the neighborhood”

In 1967, the BRA proposes a new 136 acre “Campus High School Plan” to include a new school, low-income housing and additional open space for the community.

The LRCC becomes the Madison Park Development Corporation.



P3 History - Roxbury Strategic Master Plan (pg 102-104)

No consensus during the planning process around the specific uses, but generally agreed upon that is though be a mix of uses that serve the needs of the Roxbury Community.

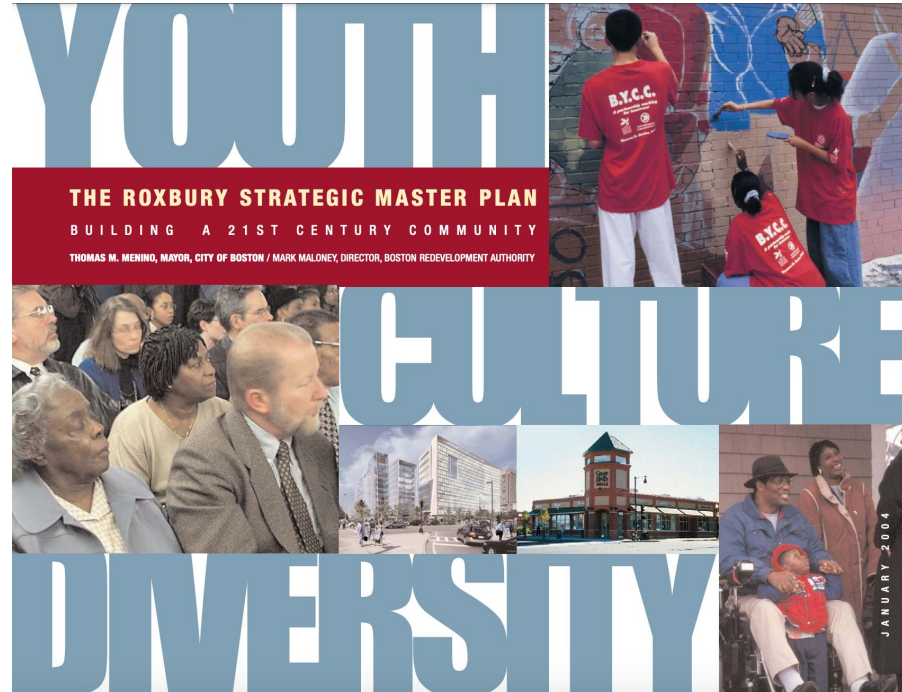
Studied in detail for the Roxbury Strategic Master Plan -

1. Urban Village - high rise, mid rise, and townhouses; mixed use at prominent corners
2. Office Park- new office with commercial and retail functions on the ground floor lining tremont street;
3. Mixed Use - even balance of residential and non-residential uses; bulk of ground floor would be commercial, retail, and culturally oriented uses such as galleries, non-profit pace, etc.

Residential - diverse types, sizes, and affordability that targets homeownership

Retail - locally owned stores that provide services to local residents (such as a supermarket, laundry, restaurant, day care) Some office and commercial as an employment generator

Cultural entertainment





P3 History - 2005 - 2019

BRA authorized to release RFP for Parcel P3
May 2005

RFP for Parcel P3 issued
December 2005

Three proposals received
May 2006

BRA granted Tentative Designation to Elma Lewis Partners for Parcel P3
June 2007

Ruggles Place Project
1.3 million sf of cultural, residential, office, retail, art educational, medical (Whittier Street Health Center), and a 1,044 space parking garage

Tentative Designation extensions granted to Elma Lewis Partners
June 2008
September 2008
October 2008
April 2009

Original Disposition Process 2005-2006

Original Designation: Elma Lewis Partners (2007-2009)

Project Change: Tremont Crossing
9 ownership units
718 residential rental units
109,000 sf office space
31,000 sf museum space
462,000 sf retail space
1,371 space parking garage

Project Change: Ruggles Place
1.6 million sf of office, retail, museum uses and parking garage with residential component to be determined.
No arts education center.

Sub-parcel P3-i created; Whittier Street Health Center as redeveloper
September 2009

P3-Partners: Elma Lewis Partners & FeldCo Development Corporation (2010-2019)

P3-Partners granted Final Designation
April 2019

28 Tentative Designation Extensions granted to P3-Partners
January 2011 - April 2019

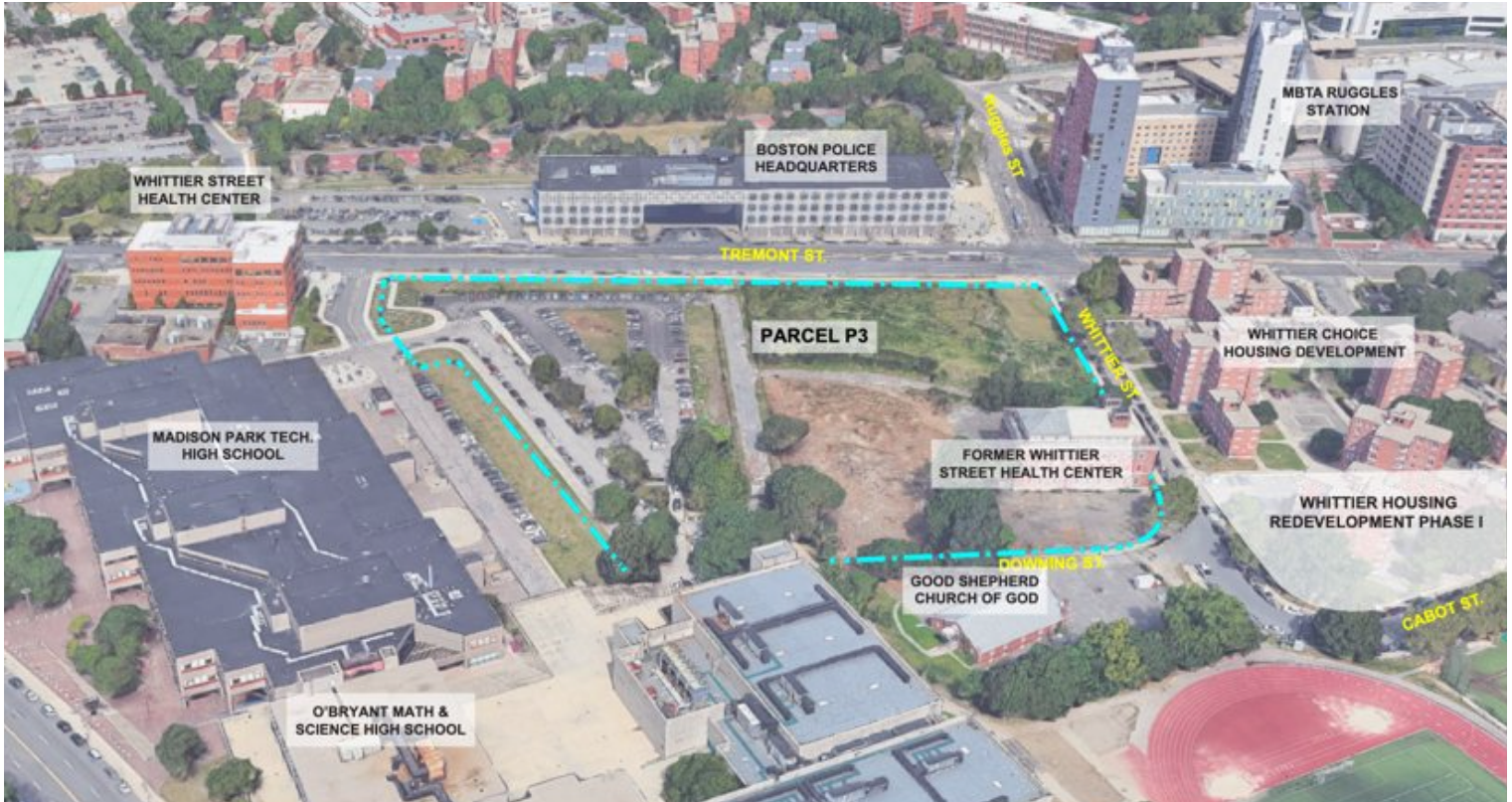
P3-Partners presented partnership agreement and proposed revised project
September 2010

BPDA did not recommend extension of Final Designation
November 2019

BPDA incorporates Parcel P3 into PLAN: Nubian Square

Next Steps

Existing Conditions



Site Analysis – What we use to assess the site?

Existing Conditions

How big is the site? What other places can we compare it to?

Current Development Context

What types of development, both proposed and existing, are located around the site and in the vicinity?

Infrastructure

What underlying infrastructure is there? Sewer Lines? Paper Streets? Utilities?

Potential Circulation

How do we connect this site to other sites?

How can we direct the flow of pedestrians, cars, etc.? How do we contribute to safety and accessibility?

Site Analysis – What we use to assess the site?

Open Space and Green Network

Can we create a meaningful **public** open space network for residents and the local ecosystem?

P3 Neighbors

Who neighbors the site and how can we coordinate with them?

Community Concerns

What should and **should not** happen on this site?

What are the needs and concerns of the community?

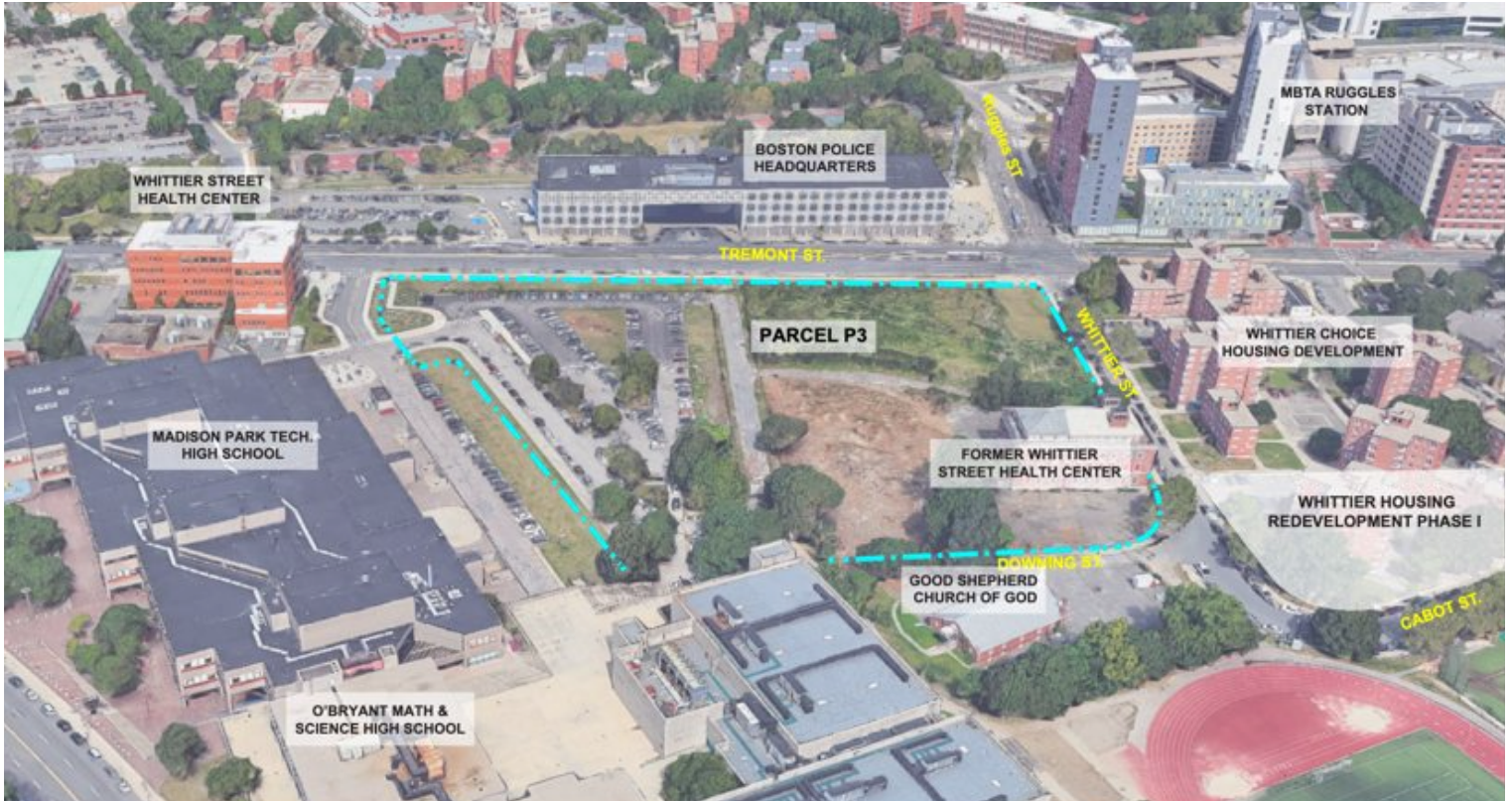
What opportunities can this site provide in the larger context of Nubian Square and the City?

How do we narrow down what community priorities are?

Feasibility

How can we achieve these goals in concert with one another?

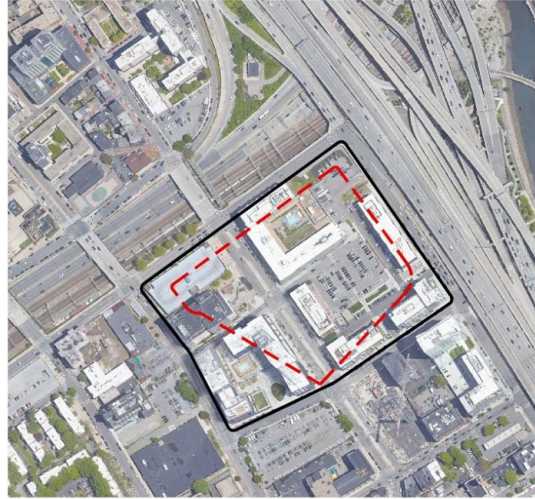
Existing Conditions



How big is the site?



Parcel 3
335,000 SF

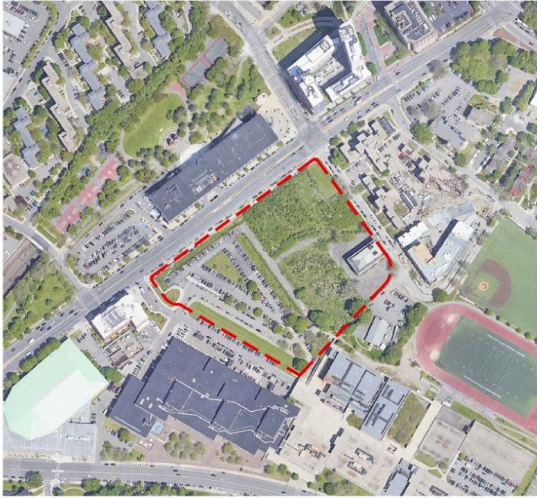


Ink Block, South End
594,720 SF



Assembly Row, Somerville
519,780 SF

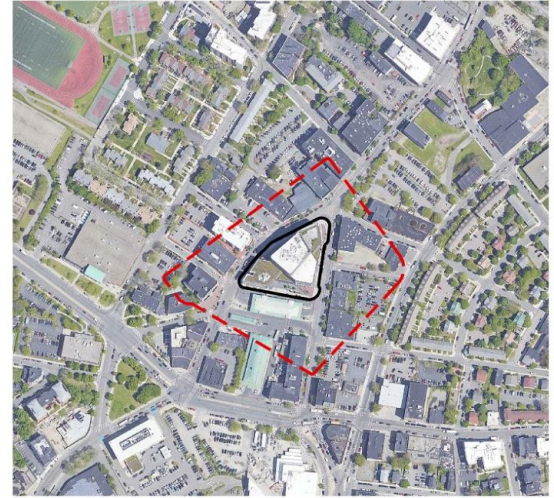
How big is the site?



Parcel 3
335,000 SF



Bartlett Yards, Roxbury
361,940 SF



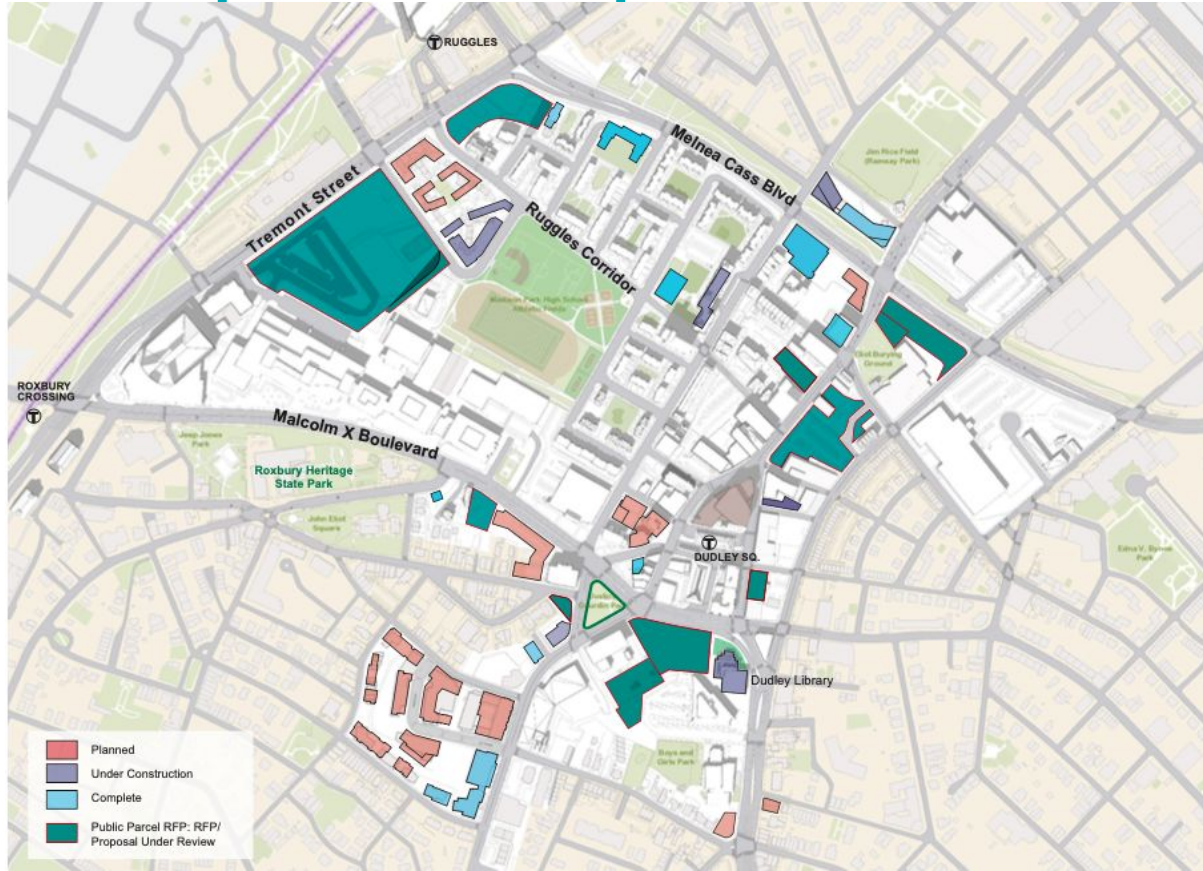
Bolling Building, Roxbury
56,280 SF



**Given its size, location, and opportunity,
how can this parcel serve Roxbury
residents?
What can this parcel be for the
community?**

 Start presenting to display the poll results on this slide.

Current and Proposed Development Context



PLAN: Nubian Square Parcel Totals

Total Units: 265

Income Restricted Units: 204

Percent Income Restricted: 76%

Non Residential Uses (Square Feet): 24,261

*Crescent Parcel, Blair Lot, Nawn Factory, Parcel 8, Malcolm X parcel all TBD



All Development Totals

Public Parcel Development:

Income Restricted Units: 934

Market Rate Units: 369

Total Units: 1303

Percent Income Restricted: 71%

Non-Residential Development:
108,386 square feet

Private Development:

Income Restricted Units: 296

Market Rate Units: 289

Total Units: 585

Percent Income Restricted: 51%

Non-Residential Development:
68,595 square feet

Total Development:

Income Restricted Units: 1,230

Market Rate Units: 658

Total Units: 1,888

Percent Income Restricted: 65%

Non-Residential Development:
176,981 square feet

*Crescent Parcel, Blair Lot, Nawn Factory, Parcel 8, Malcolm X parcel all TBD



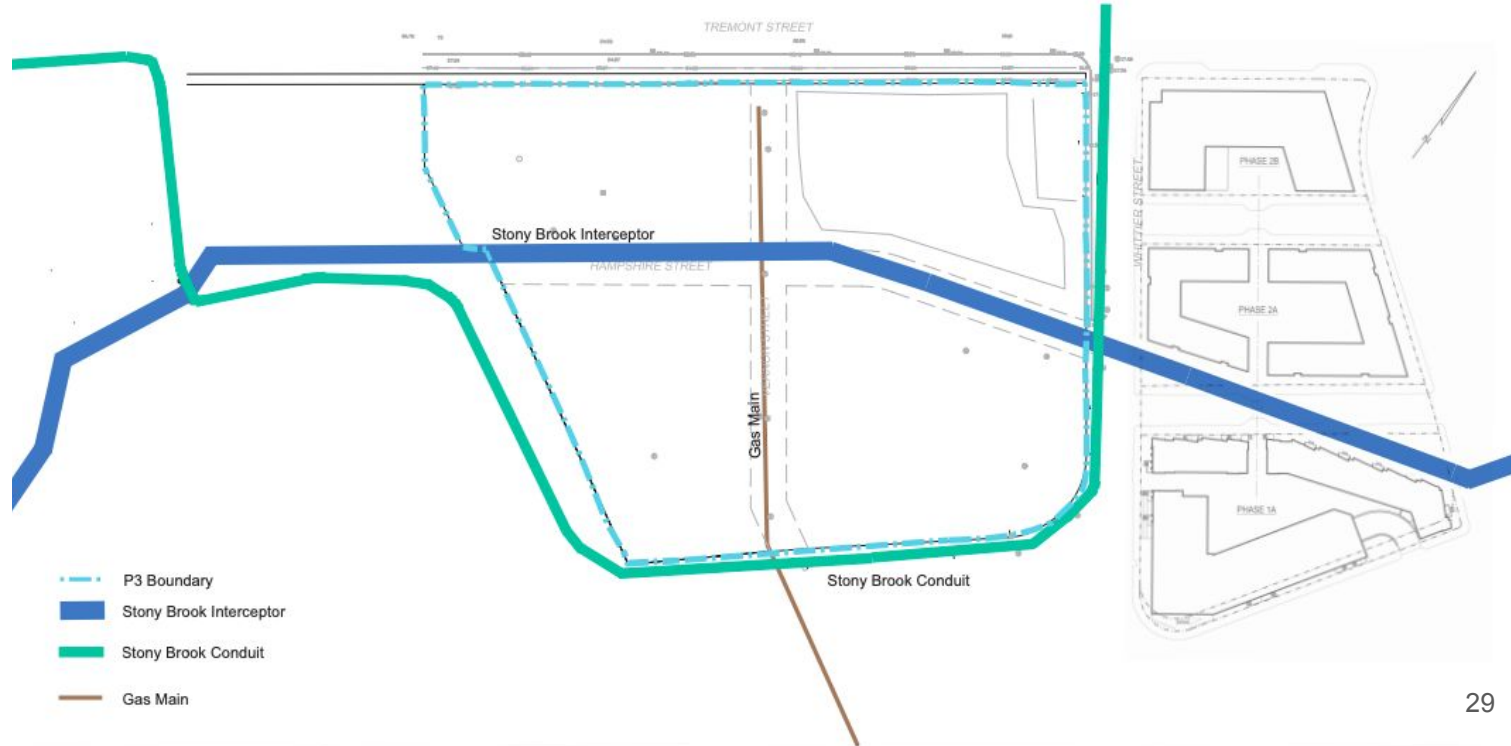
What would you not want to see at P3?

 Start presenting to display the poll results on this slide.

Infrastructure - Paper Streets

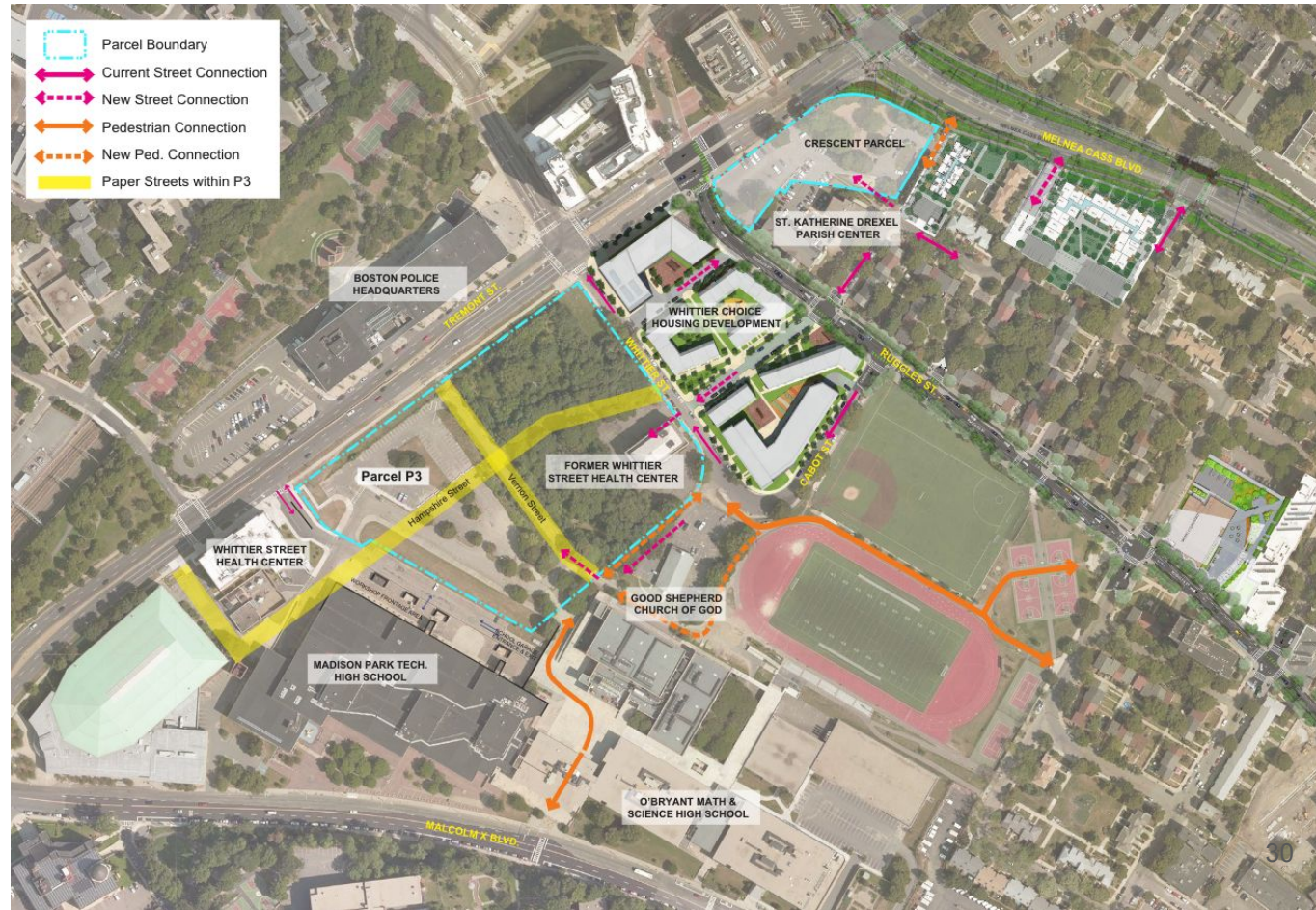


Infrastructure - Sewer Line

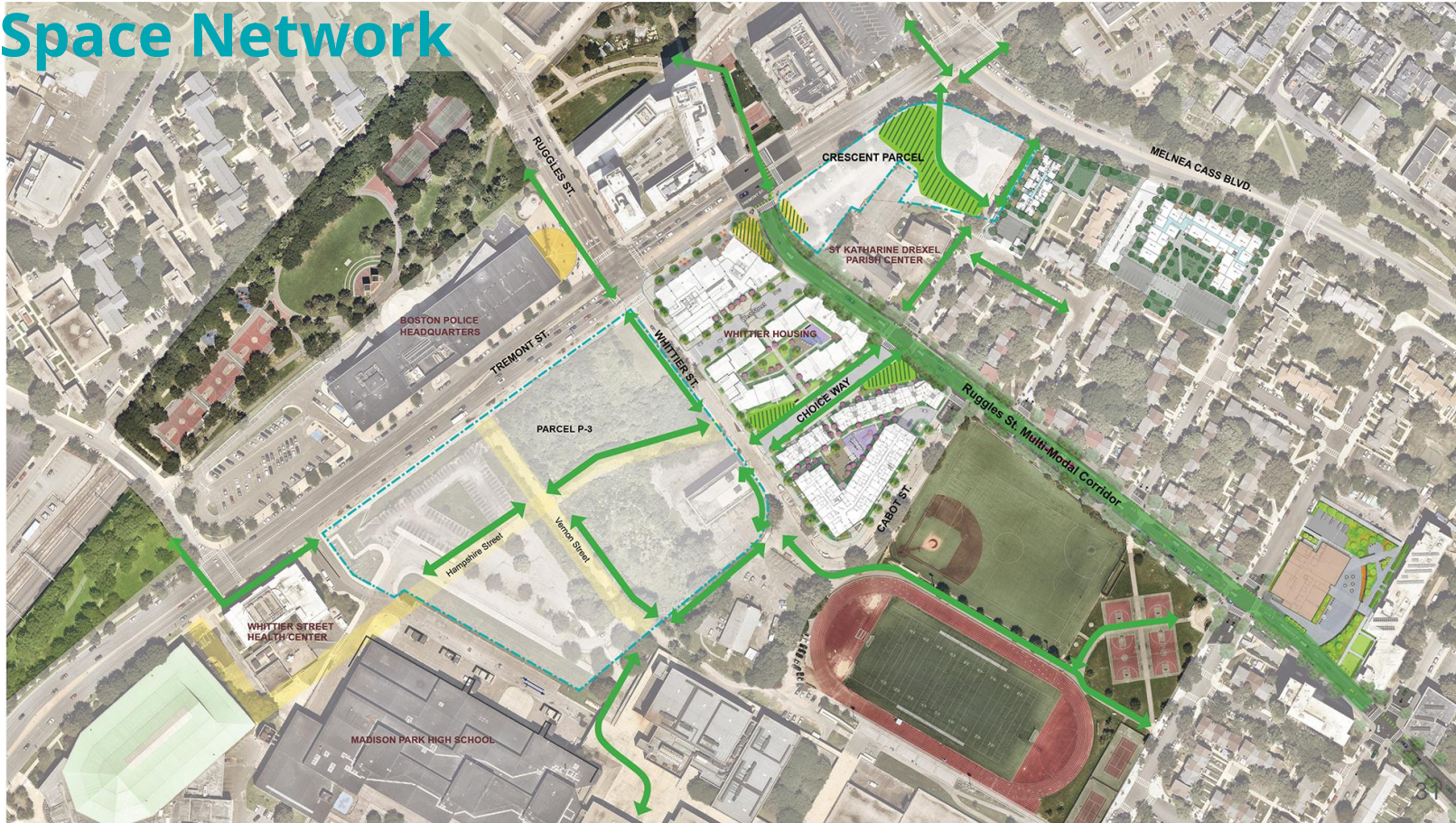


Circulation

- Build Out Existing Unpaved Public Right of ways
- Enhance connections to existing street network (i.e. Whittier, Tremont, Ruggles, etc.)



Open Space Network



P3 Neighbors

Boston Public Schools: Will send Madison Park design guidelines and include a representative on the Project Review Committee.

Boston Water and Sewer Commission: Recommended we do not relocate the sewer line unless we have enough funding. It is not necessary.

Parks: If Good Shepherd parcels are included, include design guidelines that any buildings there should step down towards the playing field. Share design guidelines with Parks for comment. Open space as important development objective.

Good Shepherd Church: Abutting parcels will be optional, conditional on proponent coming to an independent agreement with Good Shepherd Church.

Whittier Street Health Center: The RFP will maintain the commitment to 70 parking spaces for Whittier Street Health Center

Boston Housing Authority and Preservation of Affordable Housing: BHA and POAH are in the loop on the process and timeline.

Community Concerns

Context

- How can we ensure that this site is responsive to developments along both sides of Tremont Street?

Traffic Circulation

- How has the BPDA thought about traffic circulation on site?
- How will the BPDA handle BPD and BPS' current use of the site for parking?

Uses

- Lab and life science space has potential to create jobs. If it's brought into the area jobs must be accessible to local residents

Open Space

- What is the time frame for environmental remediation?

Logistics

- How will the BPDA keep abutters up to date on this process, specifically those that have been displaced during the Whittier Choice Construction?



Feasibility

How can we achieve these goals in concert with one another?

Next Steps

Next meeting

Workshop 2:

Use feedback from workshop 1 and comments following the meeting, to inform workshop 2.
Prioritize goals in the context of all PLAN: Nubian parcels and the area.
Share content and receive feedback on both Urban Design and Program.


Workshop 3:

Bring it all together! Address any unresolved issues, review draft RFP, and determine next steps.

Workshop 4: TBD/As needed



How are you feeling about the upcoming workshops?

 Start presenting to display the poll results on this slide.



Questions?

APPENDIX

Slido

Slido is an interactive polling feature that will allow for real time feedback

1. Go to **slido.com**
2. Type **1115** where it says “Enter code here”

slido

Product

Solutions

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Enterprise

Log In

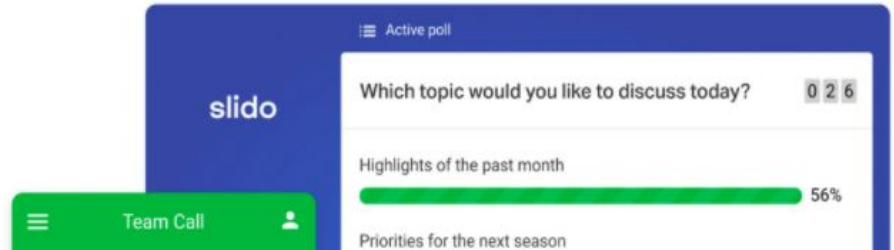
Quick event

Joining as a participant?

Enter code here



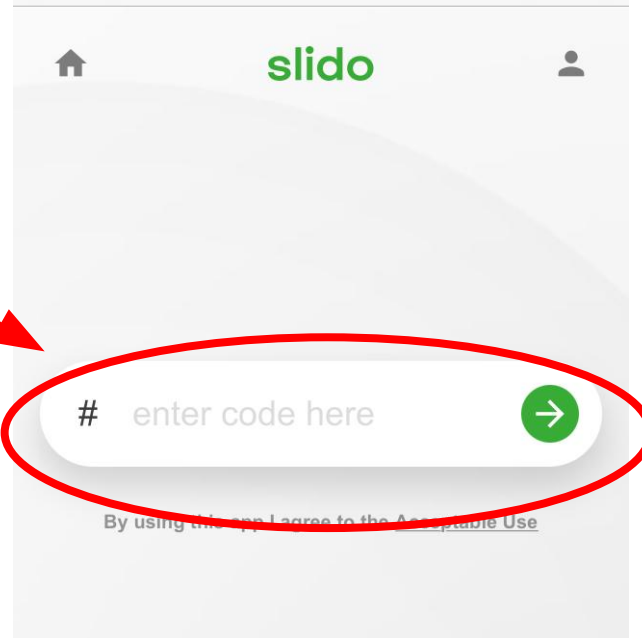
Host meetings
people will love



Slido

Slido is an interactive polling feature that will allow for real time feedback

1. Go to **slido.com**
2. Type **1115** where it says
“Enter code here”



WORKING SLIDE

- What do you want to see ?
- This site is a big site; pick things from a list that you want to see happen here. Jobs, open space, housing, etc.
 - What are the priorities?
 - What do you not want to see happen here?***
- What should we make sure to emphasize in the RFP?***

“Given its size, location, and opportunity, how can this parcel serve Roxbury residents?” What can this parcel be for the community?

“What would make this parcel development for you?”

“What would NOT be for Roxbury Residents? What would you not want to see here?”



PLAN: Nubian Square Parcel Totals

Project	Income Restricted Units	Total Units	% Income Restricted Units	Non-Residential SqFt.
135 Dudley St.	105	150	70%	8,703
40-50 Warren St.	16	24	67%	10,654
2147 Washington St.	66	74	89%	4,184
75-81 Dudley St.	17	17	100%	720
TOTAL	204	265	76%	24,261

*Crescent Parcel, Blair Lot, Nawn Factory, Parcel 8, Malcolm X parcel all TBD