



P3 Workshop #2

March 29, 2021

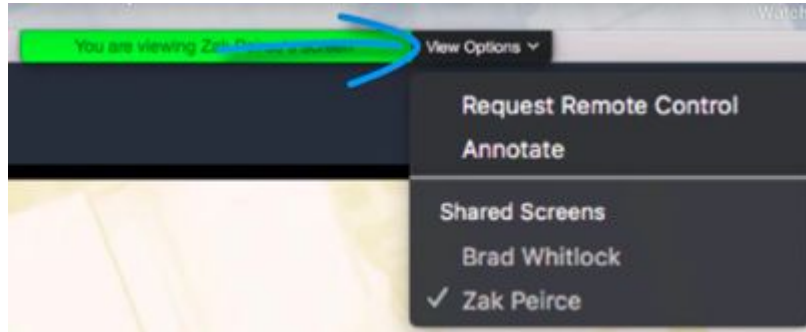
Recording

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

Pou tande prezantasyon an nan yon lang diferan, itilize glòb ki nan pati anba ekran
Pou gade prezantasyon an nan yon lang ki diferan klike sou lis dewoulan “Gade Opsyon” anlè ekran an

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

To listen to the presentation in a different language, use the globe at the bottom of the screen
To view the presentation in a different language click the “View Options” drop down box at the top of the screen

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

Para escuchar la presentación en otro idioma, use el globo en la parte inferior de la pantalla.

Para ver la presentación en otro idioma, haga clic en el menú desplegable "View Options" (Opciones de visualización) en la parte superior de la pantalla.



Agenda

Presentation

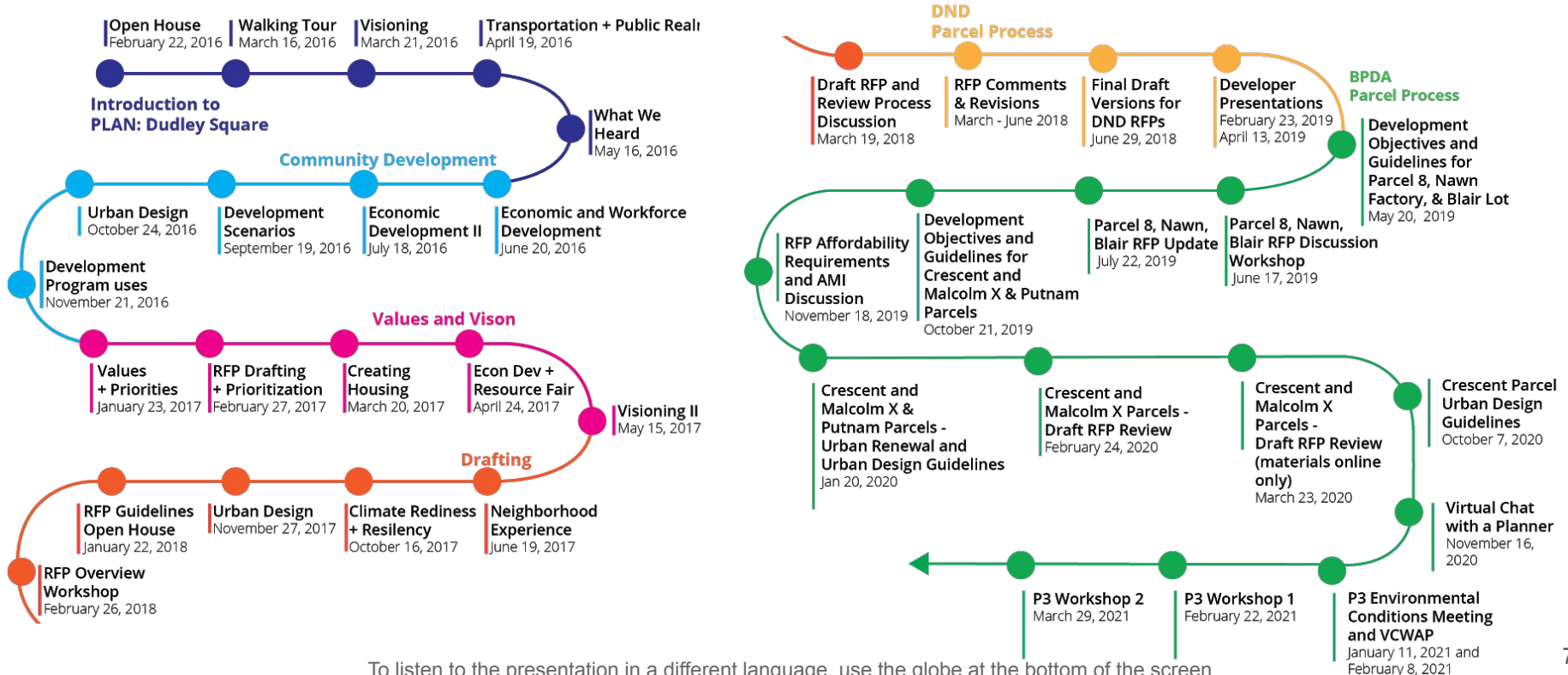
- PLAN: Nubian Square Process to Date
- What we heard
- Implementation of community values

Questions + Comments - (throughout)

Next Steps

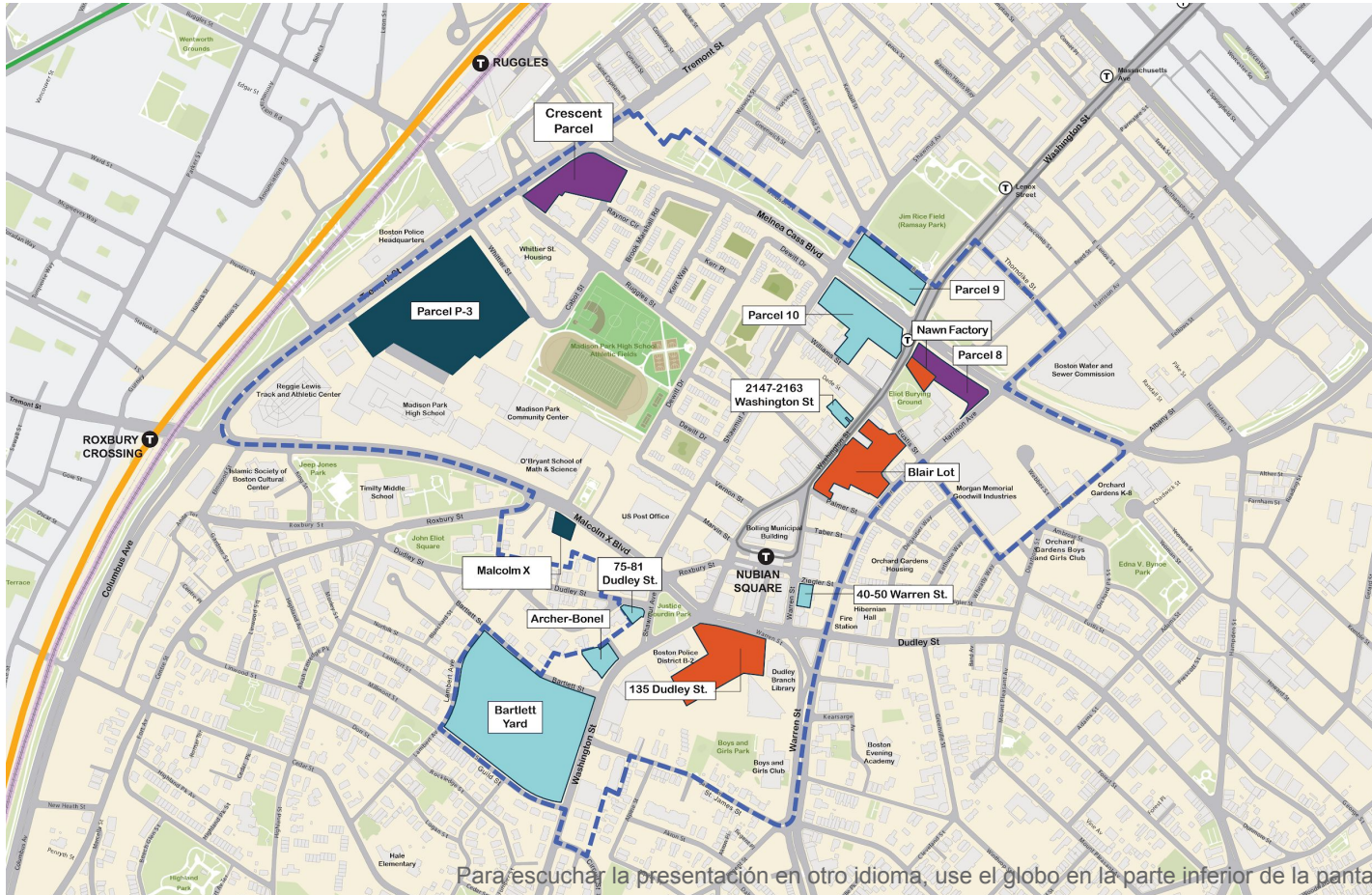


Process to Date



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PLAN: Nubian Square Area



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

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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

RSMPOC Vote on Parcel 8 Developer with PRC presentation - April 5, 2021

Parcel 8

RFPS Issued:

Crescent Parcel - Deadline for submission April 21

P3 Timeline + Goals

February Workshop 1 (content available at bit.ly/PlanNubian)

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 discuss potential for the site layout, uses, opportunities, and challenges.

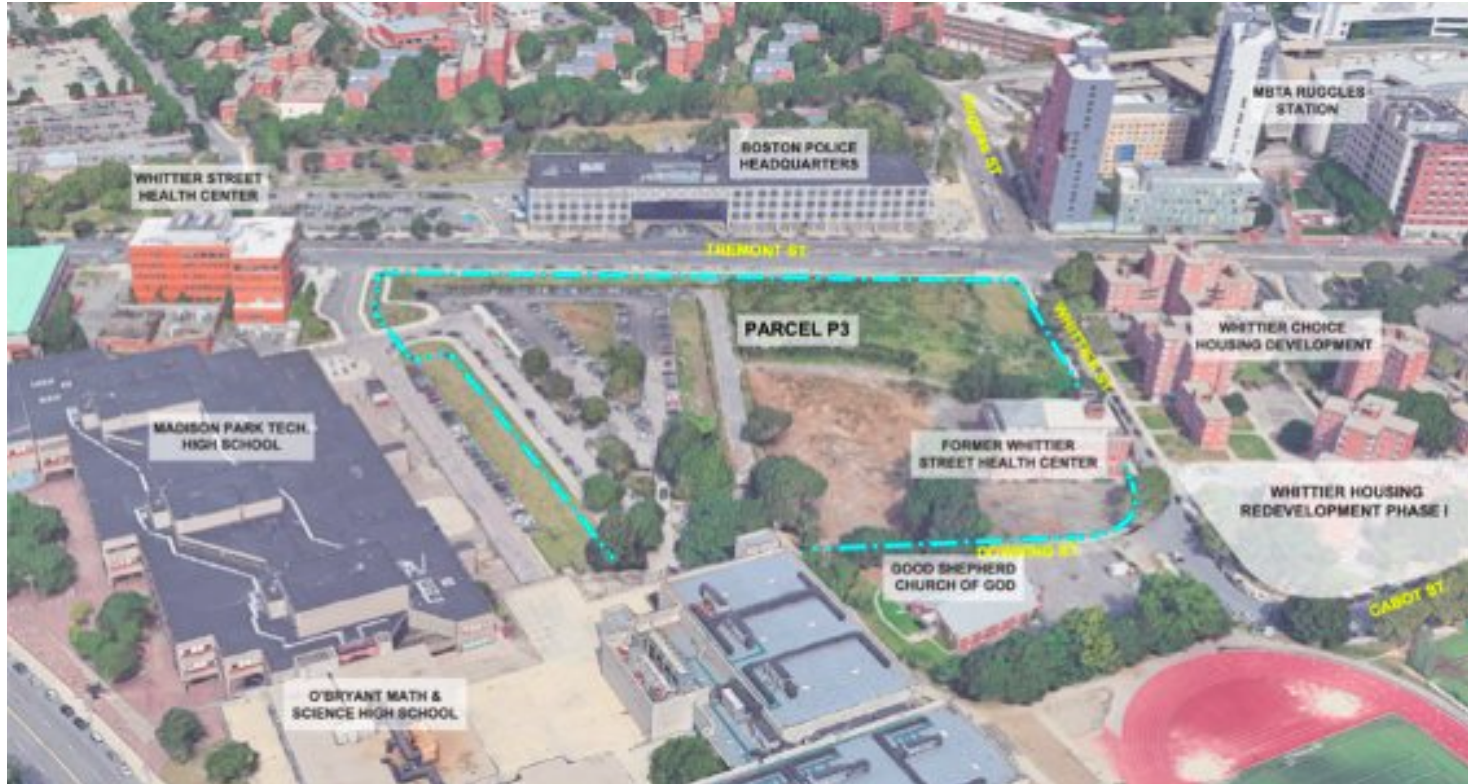
April Workshop 3:

Discuss urban design considerations - share potential site layouts with both design and program in order to draft a Request for Proposals

May Workshop 4:

Review draft Request for Proposals

Existing Conditions



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How big is the site?



Parcel 3
335,000 SF



Ink Block, South End
594,720 SF

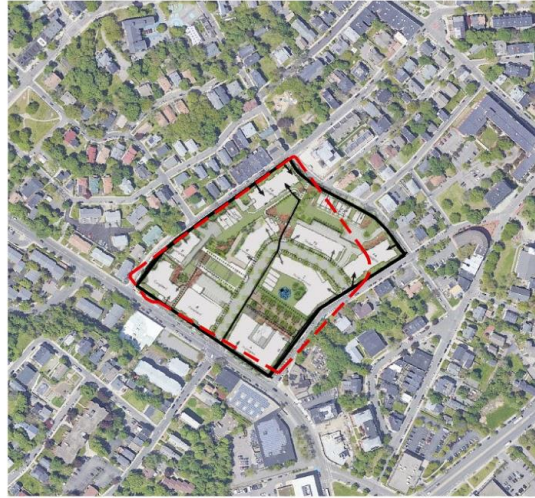


Assembly Row, Somerville
519,780 SF

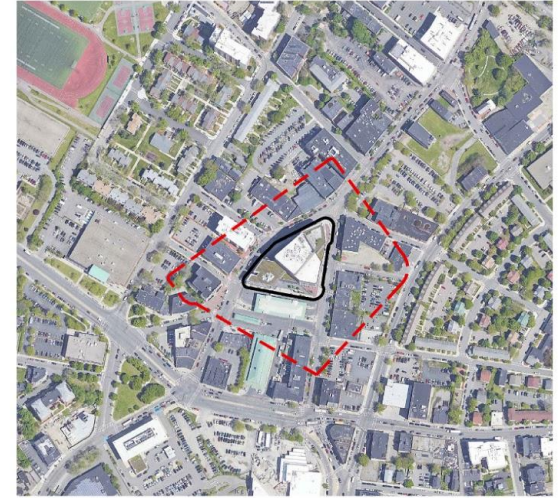
How big is the site?



Parcel 3
335,000 SF



Bartlett Yards, Roxbury
361,940 SF



Bolling Building, Roxbury
56,280 SF

What we heard - P3 Workshop 1

Uses Include housing, open space, commercial, office, lab, cultural

- **Affordable housing** (deep affordability to market rate)
- Connections to **open space** networks and creation of new open spaces or parks.
- **Commercial** - retail, pharmacy, grocery, small business, restaurants, child care
- Office, co-working, businesses
- Job creation through **life sciences and labs**
- Cultural entertainment complex
- Workforce training

Uses do NOT include:

- Industrial
- Only housing (not high price condos, not paying more than 1/3 income towards rent)
- Affordable housing
- Churches
- Commercial - fast food, liquor store, hotel, gym, high rents, banks, night club, mall, big box retail
- Office - large corporations or any office use
- Lab uses that have negative health impacts
- College dorms
- Lack of open space
- Rushed planning
- Parking lots, parking garage, car oriented development, underground parking,
- Truck or bus storage
- Police parking

What we heard - P3 Workshop 1

Design - which will be addressed April 26

- Preserve old Whittier building
- Keep 4-7 stories
- Have generous setbacks
- No towers or large lot development

Economic development

- Need high wage jobs

What we heard - Comments from Community Groups

Reclaim Roxbury, Boston Jobs Coalition (BJC), Alternatives for Community and Environment (ACE), and Action for Equity

- **MBE/WBE involvement** - work with BECMA and other trusted Black business aligned organizations to ensure MBE/WBE development teams can bid on the project.
- **Sustainability** - development should seek to go beyond expected measures to reach carbon zero goals, and should not overlook the utility of green space
- **Uses**
 - New development must focus on quality jobs in industries that are growing, i.e., science and technology, with programs in place for retention in industries with a history of exclusion.
 - Incorporate **Affirmatively Furthering Fair Housing (AFFH)** into the development of housing on P3 to ensure Black and Latino residents of Roxbury can afford housing built on public land in their community
- The City should use their convening power to create partnerships between prospective developers with trusted stakeholders in the Community land trust and coop housing sector, like the Boston Community Land Trust Network, to meet goals of housing affordability and long term community stewardship of land

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.

Economic Development - Opportunities for WBE/MBE

We have included the D&I evaluation criterion in every City and BPDA RFP starting in 2018 because of community advocacy in Nubian Square. In summer 2020, we strengthened the language and added a 25% weight.

What does the D&I Evaluation Criterion say?

- We ask for a Diversity and Inclusion Plan for how the development will include significant economic participation and management roles by people of color, women, and M/WBEs in as many aspects of the project as possible, including:
 - *Predevelopment:* Ownership, equity and debt investment, design, engineering, legal services, other consultants
 - *Construction:* General contractor, sub contractor, trades
 - *Post-Construction:* Facilities management, building tenants, other consultants

Economic Development - Opportunities for WBE/MBE

We've seen some great outcomes in PLAN: Nubian Square so far:

- **135 Dudley:** MBE developer, Design joining venture including an MBE firm, MBE general contractor with successful track record of employing MWBE subcontractors, MWBE building operations.
- **2147 Washington:** MBE development partner, WBE development consultant, MBE project architect, MWBE design and engineering consultants, WBE construction firm.
- **40-50 Warren:** MBE developer, MBE general contractor with successful track record of employing MWBE subcontractors, MBE and WBE committed as operations partners
- **75-81 Dudley:** MWBE development partners, MBE architecture firms, WBE design and engineering consultants, commitment to MWBE participation in contractor and subcontractors, MBE diversity consultant
- **Blair Lot:** MWBE development team partners, Design partnership including an MBE firm, MWBE design consultants, general contractor has made commitments to identifying MBWE prime and second tier contractors, MWBE permitting and legal consultants, MWBE building operations
- **Nawn Factory:** MBE developer and operator

There's more we can do to support WBE/MBEs

Here are some ideas we're considering:

- Technical assistance workshops
- Requirements for Joint Venture partnerships that build capacity in a smaller firm
- Implement results of research
- Pre-development survey and conference for development community

Pre-Development Survey and Conference

Goals:

- Reach out to smaller, local developers and MWBEs
- Provide opportunities for networking earlier in the process
- Get feedback from small, local, and MWBE developers on which RFP structure that would best set them up for success

Potential structures:

- One developer
- Lead developer/co-developer
- 4 individual developers





Action Item

If you know of any local developers, architects, and designers who would be interested in joining a team, please send us their contact information so we can connect.

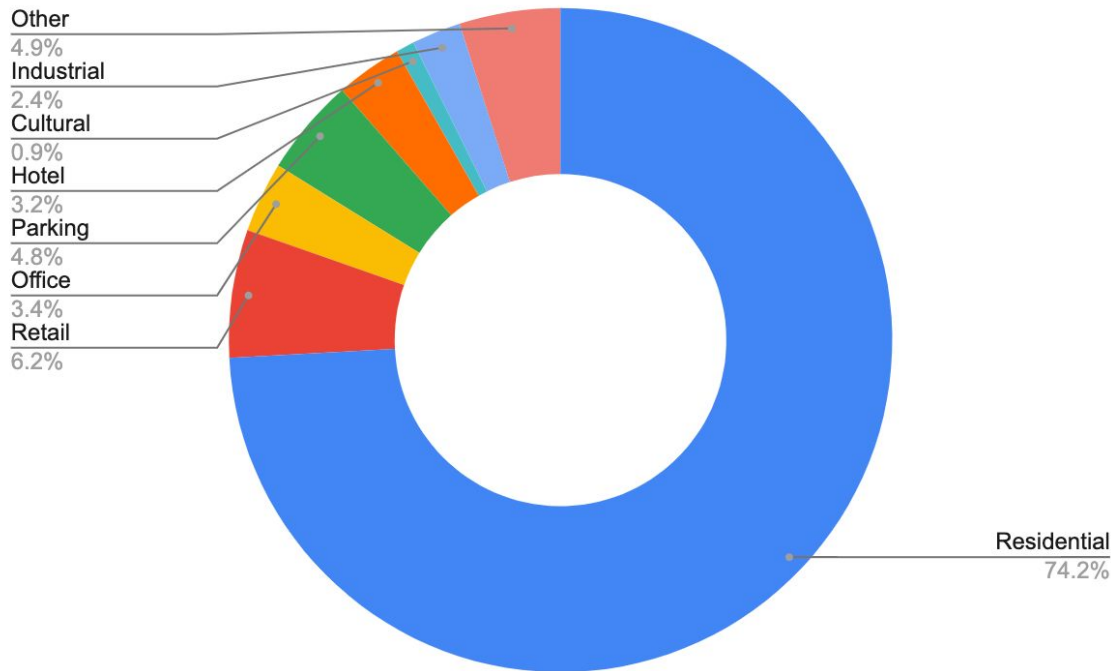
morgan.e.mcdaniel@boston.gov

Uses - What Exists

Since the 2013 the BPDA has approved mostly Residential Uses

The BPDA has also approved Retail, Parking, Office, Hotel, Industrial and Cultural uses to a lesser extent

Approved Uses in Nubian Square (Square Feet)



What's covered in the data

Of the uses listed that you wanted to see, we've approved limited amounts of Commercial, Cultural, and Office Space, and no Lab Space at all.

- **These numbers are a reflection of the APPROVED projects, meaning that their program won't change much.**
- **There are other projects not reflected in this analysis because they are still subject to change. This includes projects like Blair Lot, and BFIT.**
- **There are other institutions in the area that are not captured in these statistics, like Madison Park Vocational Technical School, that provide opportunities for synergies but are not reflected in this data because they're older than our tracking.**

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Commercial

Looking closer at the Commercial Uses, most cluster around the Main Street District.

bit.ly/PLANNubianMetricsDashboard

Even though there is retail in the area The American City Coalition identified in their *2020 Nubian Square Market Analysis* that the area needs more:

- Limited-service restaurants and buffets
- Hobby, toy, and game;
- Nursery and garden center
- Hardware
- Small grocery and meat markets
- Health and personal care
- Gifts and novelties

slido

Knowing what exists in Nubian Square, and what does not exist, what mix of uses do you think are important to emphasize on this site

 Start presenting to display the poll results on this slide.

slido

Rank these uses

 Start presenting to display the poll results on this slide.

Next Steps

April Workshop 3:

Discuss urban design considerations - share potential site layouts with both design and program in order to draft a Request for Proposals

Further discuss opportunities to engage local development and design teams to provide technical assistance and allow for potential teams to meet each other.

May Workshop 4:

Review draft Request for Proposals