

P3 Workshop #5

August 2, 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.

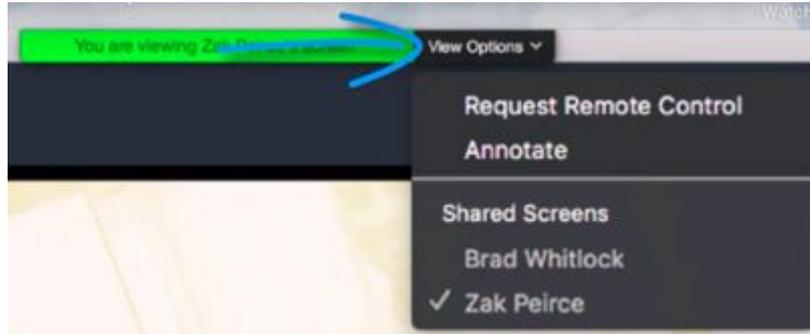
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

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Interpretation and Translation



"Spanish" for Spanish
"Haitian Creole" for Haitian Creole
"English" for English

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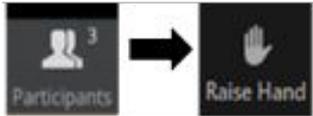
Zoom Tips

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

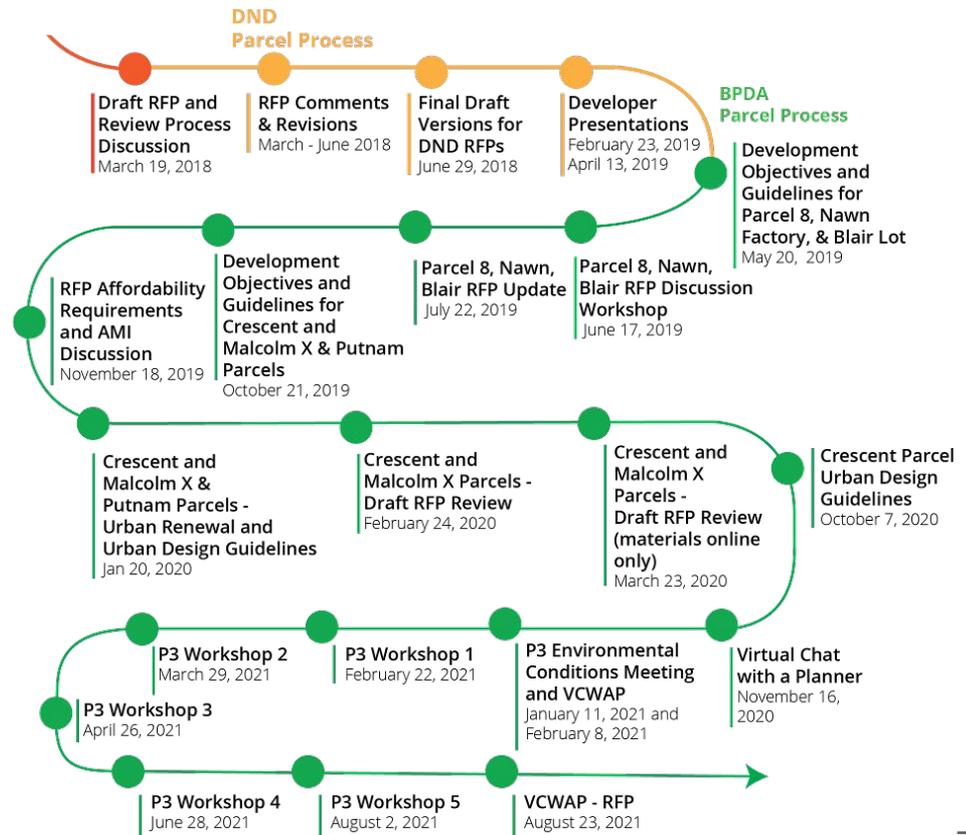
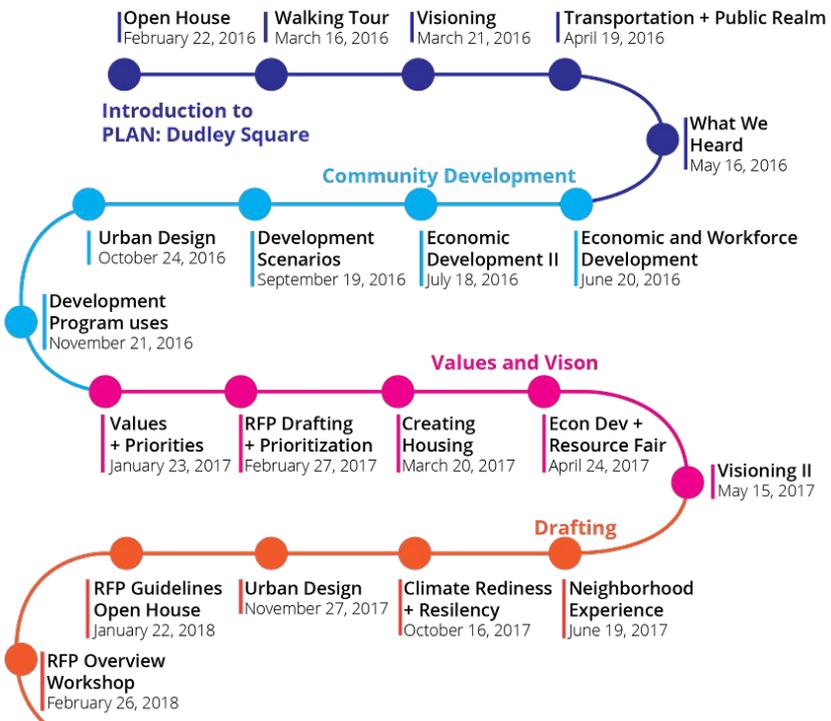
Presentation

- Review Draft RFP
 - What we heard and where it is in the RFP
 - Development Objectives
 - Urban Design

Questions + Comments - (throughout)

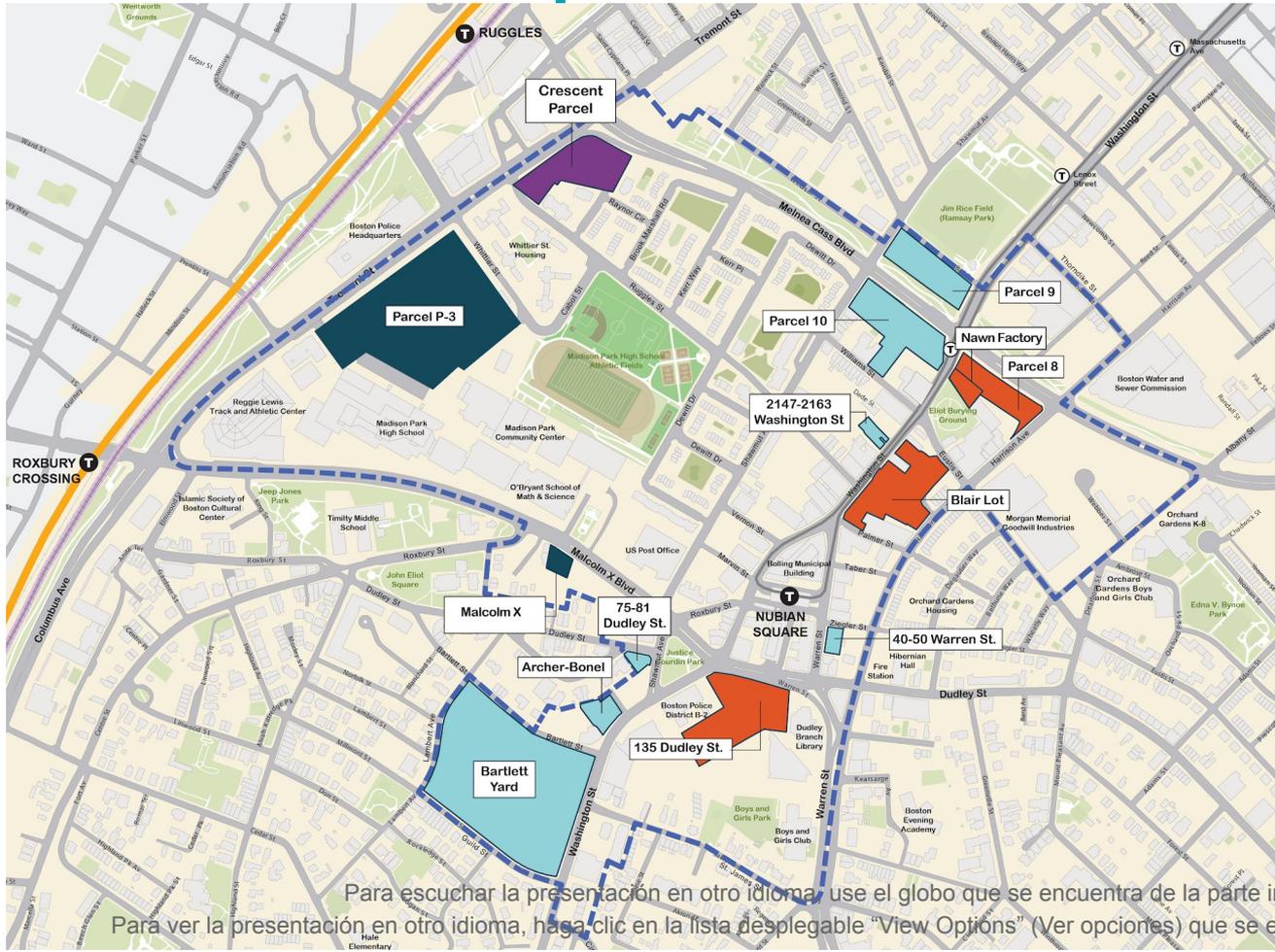
Next Steps

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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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: Discuss potential for the site layout, uses, opportunities, and challenges.

April Workshop 3: Discuss urban design considerations

June Workshop 4: Review of uses, opportunities, and challenges.

August Workshop 5: Present draft RFP for feedback

August 23 Chat with a Planner: Informal opportunity to discuss the RFP and get feedback

September RSMPOC: Present P3 RFP for a vote



Draft P3 RFP

Context

- This draft is written based on the **last six months** of public workshops and other engagement with abutting uses (Boston Public Schools, Parks, The Good Shepherd Church, etc.)
- The RFP is a 70 page document and we'll do our best to summarize it today.
- It's available online for your review. Please email us with any additional feedback.
- We're also hosting a Chat with a Planner on **August 23rd** for an additional opportunity to discuss the draft

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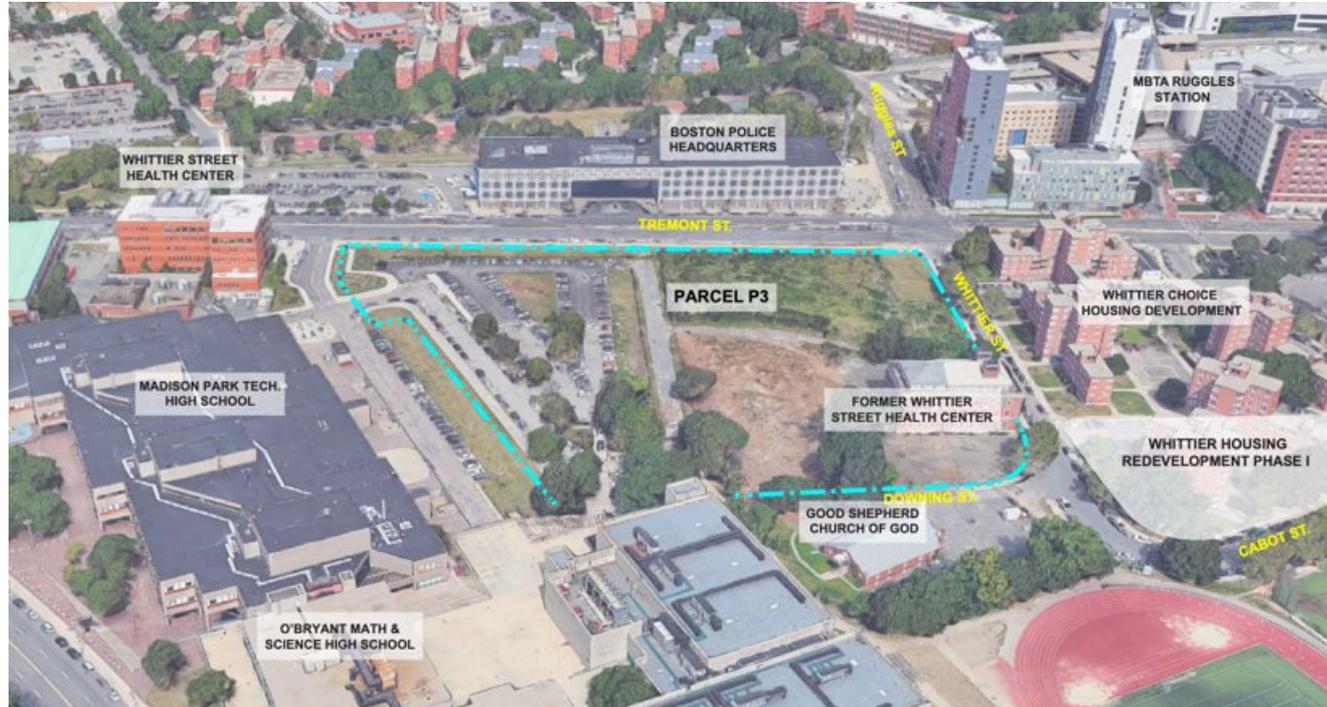
RFP Draft: Purpose

“The BPDA seeks to convey the Property to allow **mixed-use development** that will fulfill the Property’s potential for **transformative economic development** in the Nubian Square area while advancing the **community’s commitments to affordable housing, arts & culture, and equity.**”

This RFP seeks proposals which will **create opportunities for wealth generation** for the residents of Roxbury as well as for **small, local, minority owned, and women owned firms** which may participate in the development.”

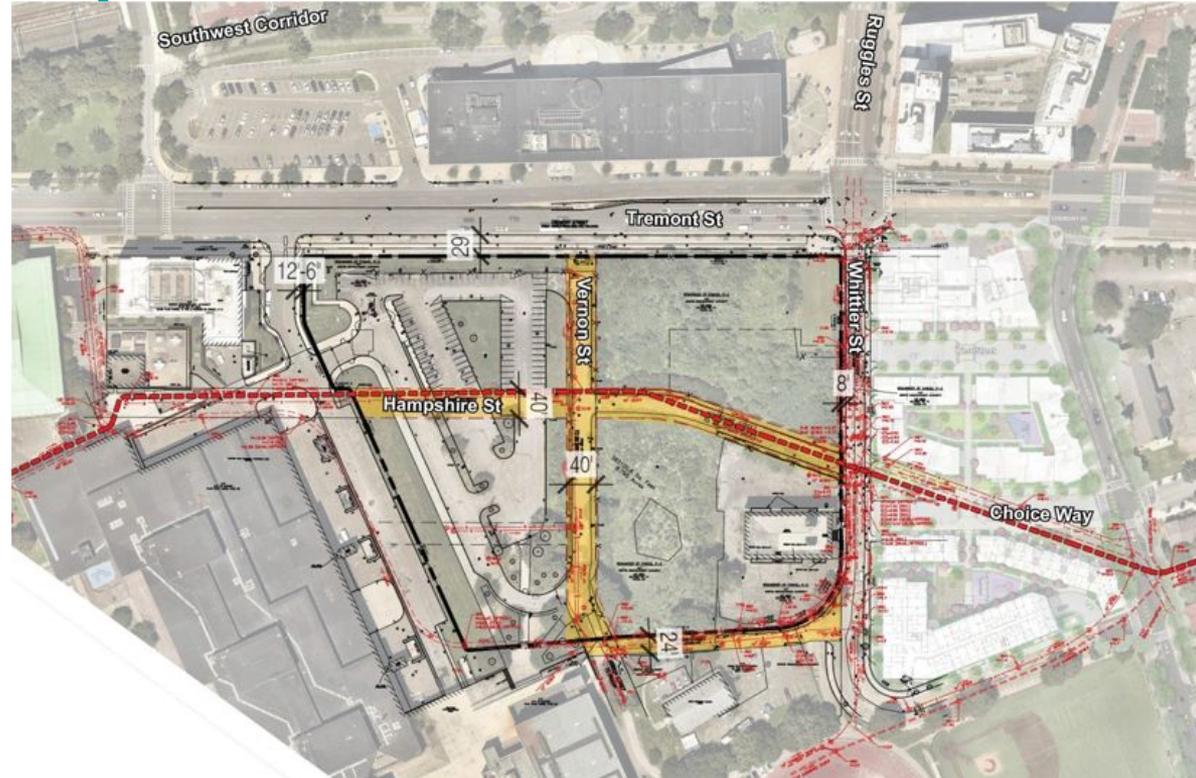
RFP Draft: Site Description

- 330,939 square feet of vacant land in Nubian Square
- The Property is abutted to the south by several parcels owned by the Good Shepherd Church and the BPDA. Proponents may include these parcels in their proposal if a separate agreement is reached with the church.



RFP Draft: Site Description

- There are two public rights-of-way on P3: Hampshire Street and Vernon Street.
- There are several major utilities in the area
- Most important: the Boston Water and Sewer Commission's Stony Brook Interceptor runs underneath Hampshire Street through Parcel P-3.

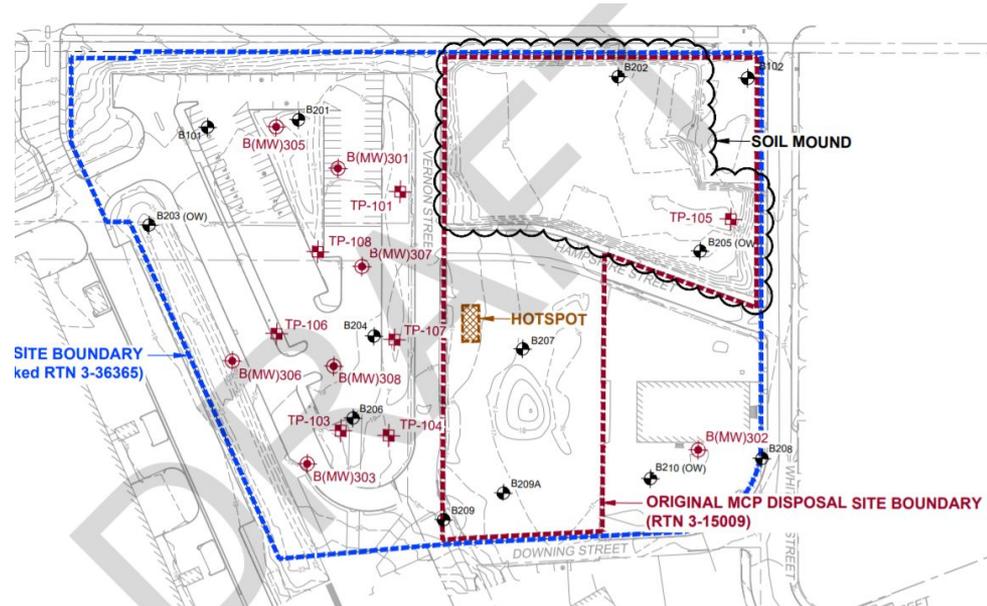


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RFP Draft: Site Description

- Environmental contamination has been identified on the site.
- Soil contamination and groundwater contamination has been identified on the site. The source of the contamination is likely contaminants common in urban fill and the historic industrial use of P-3.
- In December 2020, MassDevelopment awarded the BPDA a \$250,000 grant for environmental cleanup of P-3. This first phase of remediation activity is expected to be complete in 2021.
- The BPDA has allocated an additional \$1,000,000 to further the remediation. This second phase is expected to be complete in 2022.



RFP Draft: Development Objectives

The RFP is built around the Plan: Nubian Square Development Objectives . . .

- **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.
- **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.

RFP Draft: Development Objectives

... and we've strengthened them based on the community's priorities.

- **Economic development:** Proponents must demonstrate how the proposed mix of uses will contribute to the community's goals of wealth building, workforce development, and economic growth for the residents of Roxbury. This may include:
 - Cross-subsidies from market-rate portions of the project to support affordable **homeownership** and/or affordable commercial and retail space.
 - Proposals with **commercial** uses must promote job training, local business and job creation, with special emphasis on opportunities for local, small and disadvantaged businesses and job creation and training for people of color and women.
 - Proposals with **lab/life** science uses must include robust job training programs that create a clear, achievable employment pipeline for Roxbury residents. Such programs may include partnerships with Madison Park Vocational Technical School, the John D. O'Bryant School of Math & Science, Benjamin Franklin Institute of Technology, and Wentworth Institute of Technology.

RFP Draft: Development Objectives

... and we've strengthened them based on the community's priorities.

- **Diversity and Inclusion:** Due to its size and importance as a development site, the Property presents a transformative opportunity for smaller, local, and minority- or women-owned businesses to participate in the development, build wealth, and build capacity for future projects.
 - The BPDA conducted outreach to the development community to learn how the BPDA could support the involvement of under-represented developers and other firms.
 - The main feedback: Given the size of the parcel, smaller developers lack the full capacity, expertise, and financials to be sole developer, but would be able to contribute as a co-developer.
 - Therefore we strongly encourage submissions from partnerships which include a lead developer entity and co-developers focused on each portion of the parcel.
- The BPDA expects proposals which 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:
 - pre-development (ex. development entity, ownership, equity and debt investment, design, engineering, legal, other consultants);
 - construction (ex. general contractor, sub-contractor, trades, workers performing construction); and
 - ongoing operations (ex. building tenants, facilities management, contracted services).

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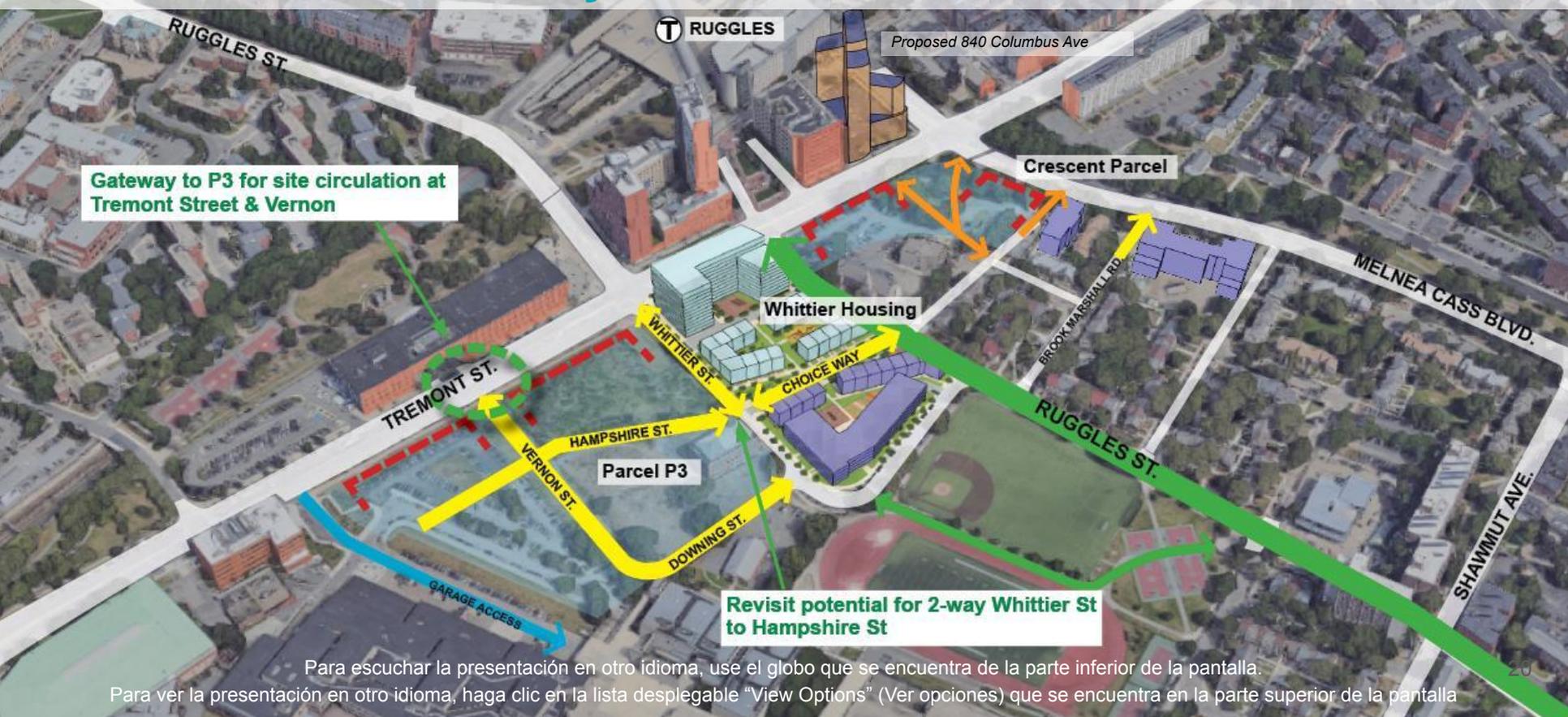
RFP Draft: Development Objectives

... and we've strengthened them based on the community's priorities.

We will provide resources to support the formation of diverse teams:

- **Networking and Partnerships:** The BPDA is maintaining a list of developers and other businesses who have expressed interest in partnerships. The list will be continuously updated. There will also be opportunities to make connections with developers and other businesses interested in the Property at the pre-proposal conference.
- **Funding Resources:** The RFP will include a list of public funding resources. The Builders of Color Coalition is also compiled a list of private funders with programs that support smaller developers.
- **Best Practices:** The RFP Appendix will include a checklist of best practices which commonly lead to more diverse development teams, and examples of strong Diversity and Inclusion Plans from previous successful RFP submissions.

Circulation/Connectivity Framework



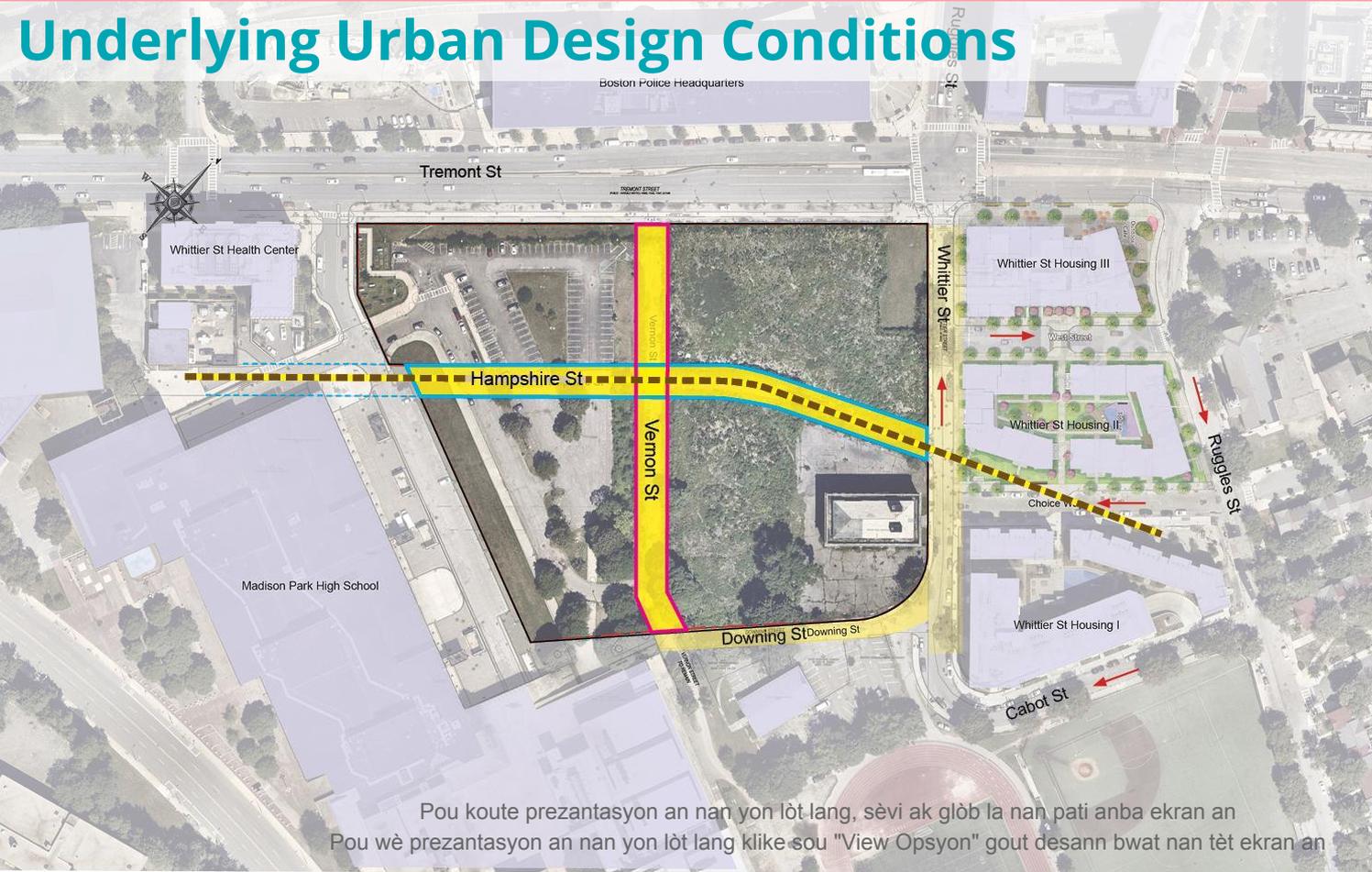
Gateway to P3 for site circulation at Tremont Street & Vernon

Revisit potential for 2-way Whittier St to Hampshire St

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Underlying Urban Design Conditions

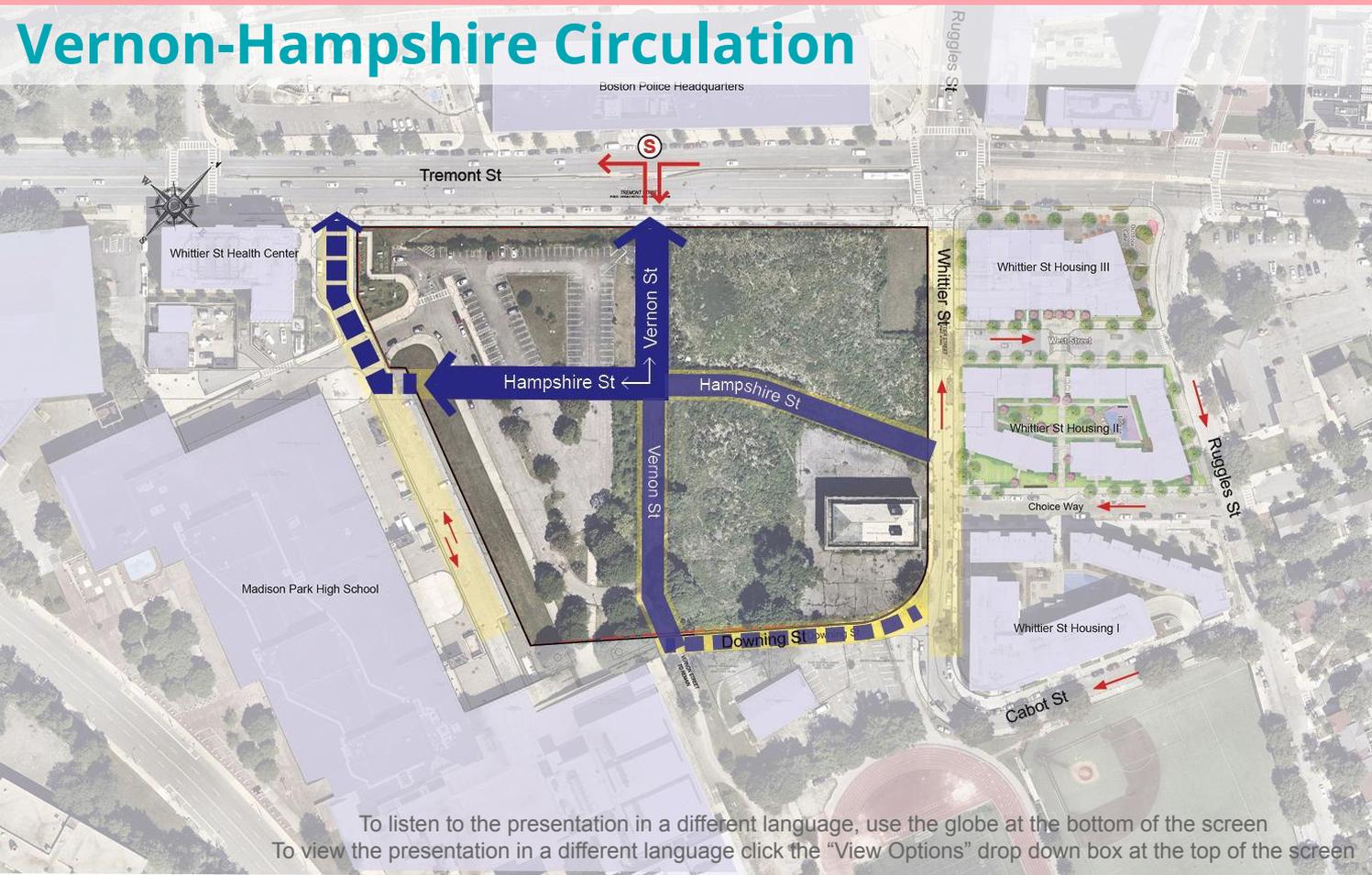


Existing Street & Underground Utility Lines

-  Vernon Street
-  Hampshire Street
-  Major Sewer Line (4'-6" x 6' Brick)

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Vernon-Hampshire Circulation

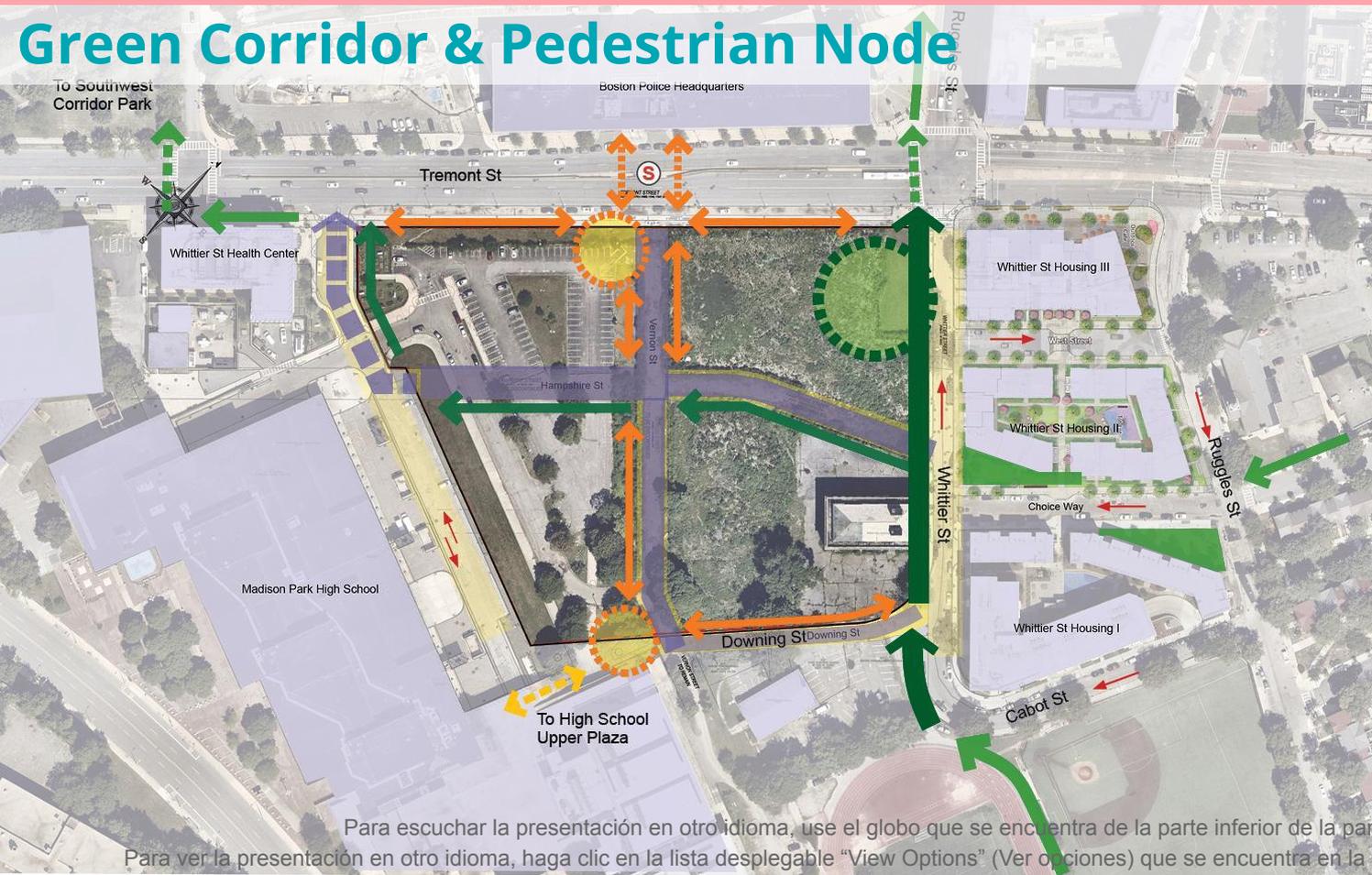


Traffic Circulations

- Main Vernon-Hampshire Circulation
- Potential Extension of Hampshire St.
- Secondary Vernon-Hampshire Circulation
- Downing St Improvement
- Travel Direction
- Potential New Traffic Signal & Left-Turning to and from P3

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Green Corridor & Pedestrian Node

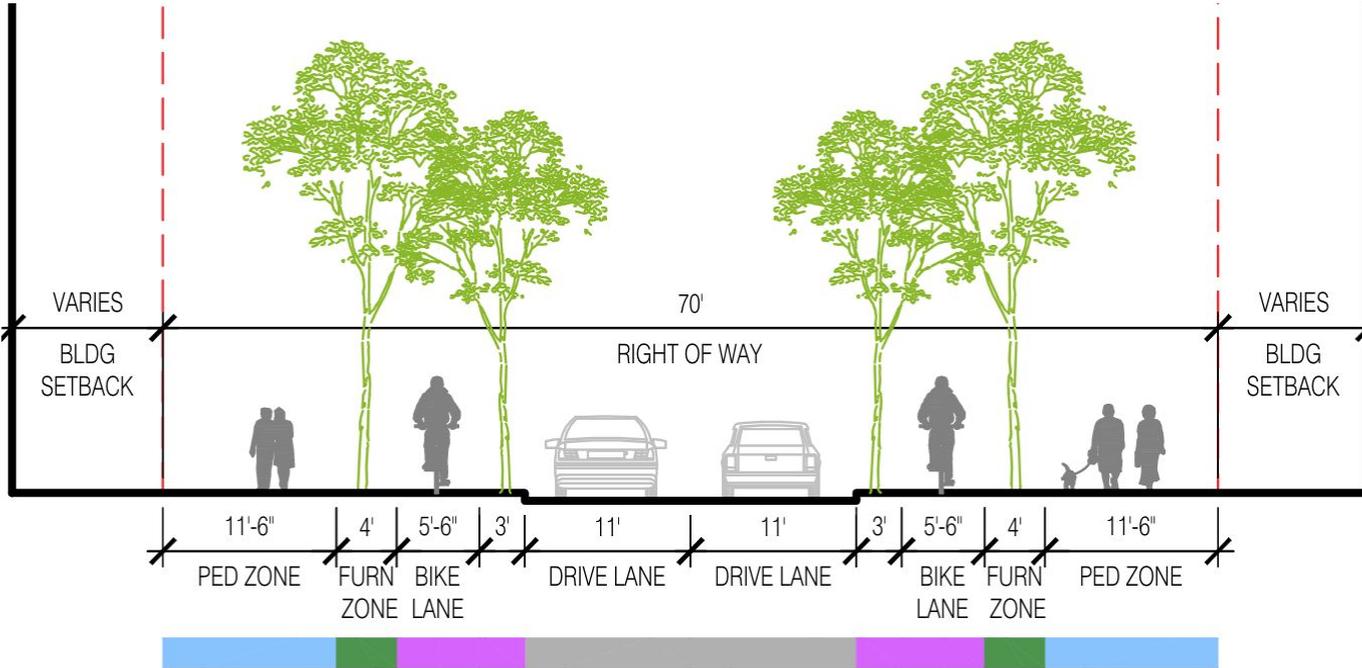


Open Space & Pedestrian Connectivity

- Main Whittier St Green Corridor
- Hampshire St Green Connection
- Ped. Connection & Activity
- Whittier St Open Space Opportunity
- Pedestrian Node

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ALT 1:

- COMPLETE STREETS DESIGN
- RIGHT OF WAY MAY BE EXPANDED BEYOND THE REQUIRED 70FT TO ACCOMMODATE ADDITIONAL TRANSPORTATION CONSIDERATIONS.

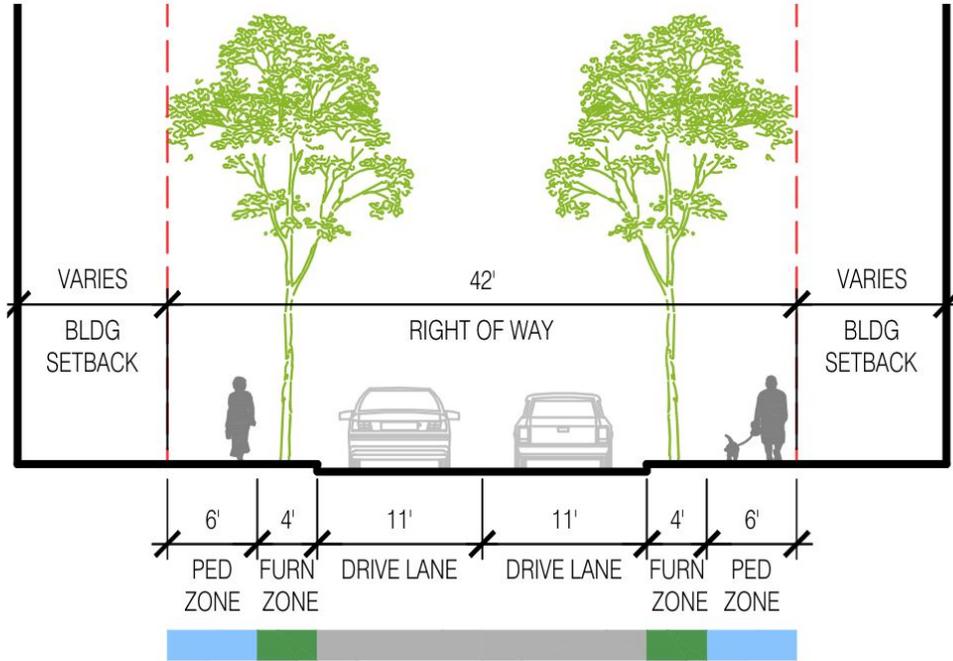
KEY



STREET TYPE A

1

STREET TYPE A - 70' -75' RIGHT OF WAY



NOTES:

- RIGHT OF WAY MAY BE EXPANDED BEYOND THE REQUIRED 42FT TO ACCOMMODATE ADDITIONAL TRANSPORTATION CONSIDERATIONS.

KEY



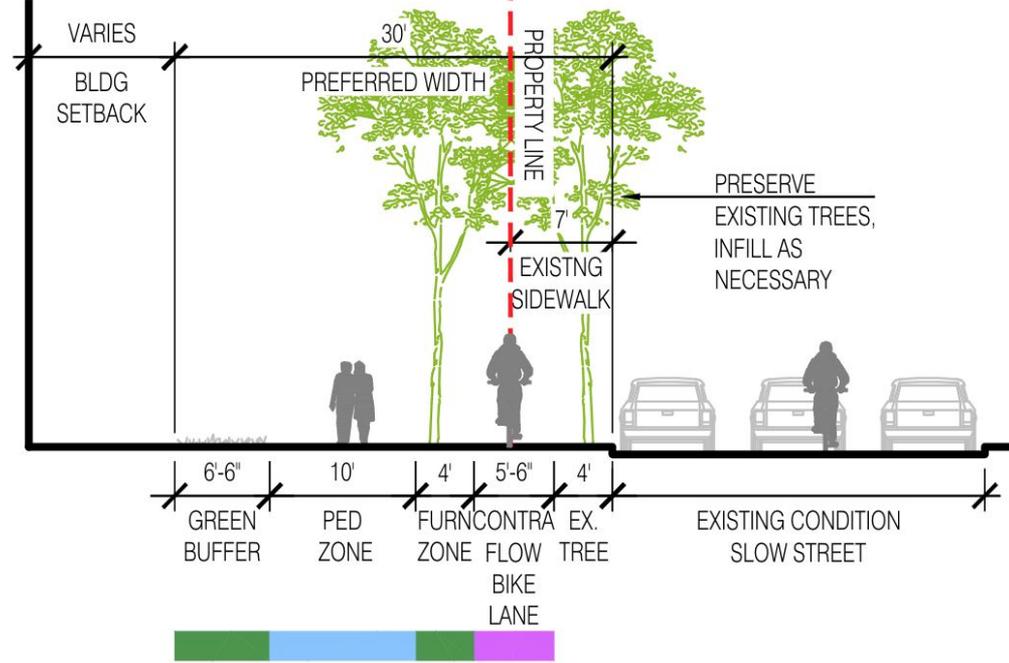
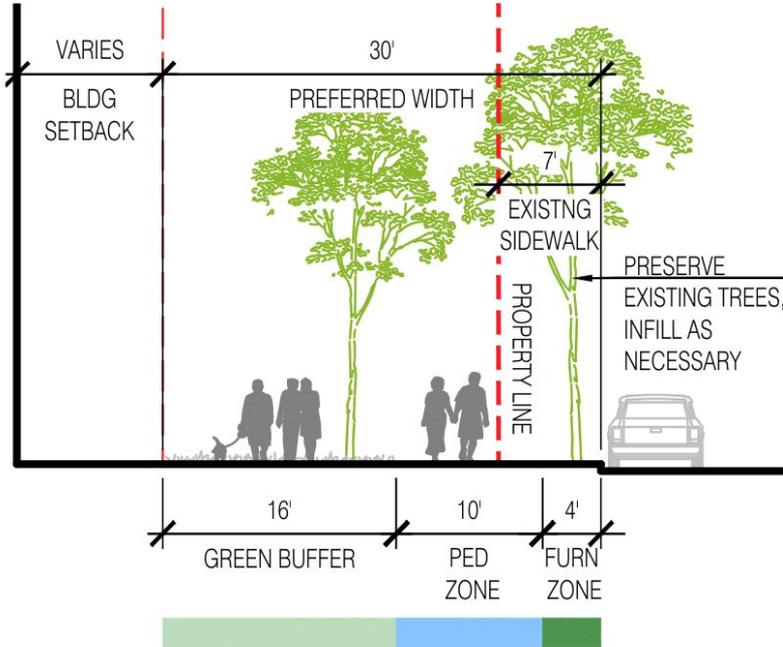
2 STREET TYPE B - 42' RIGHT OF WAY

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PLAN: Nubian Square

Preserve. Enhance. Grow.

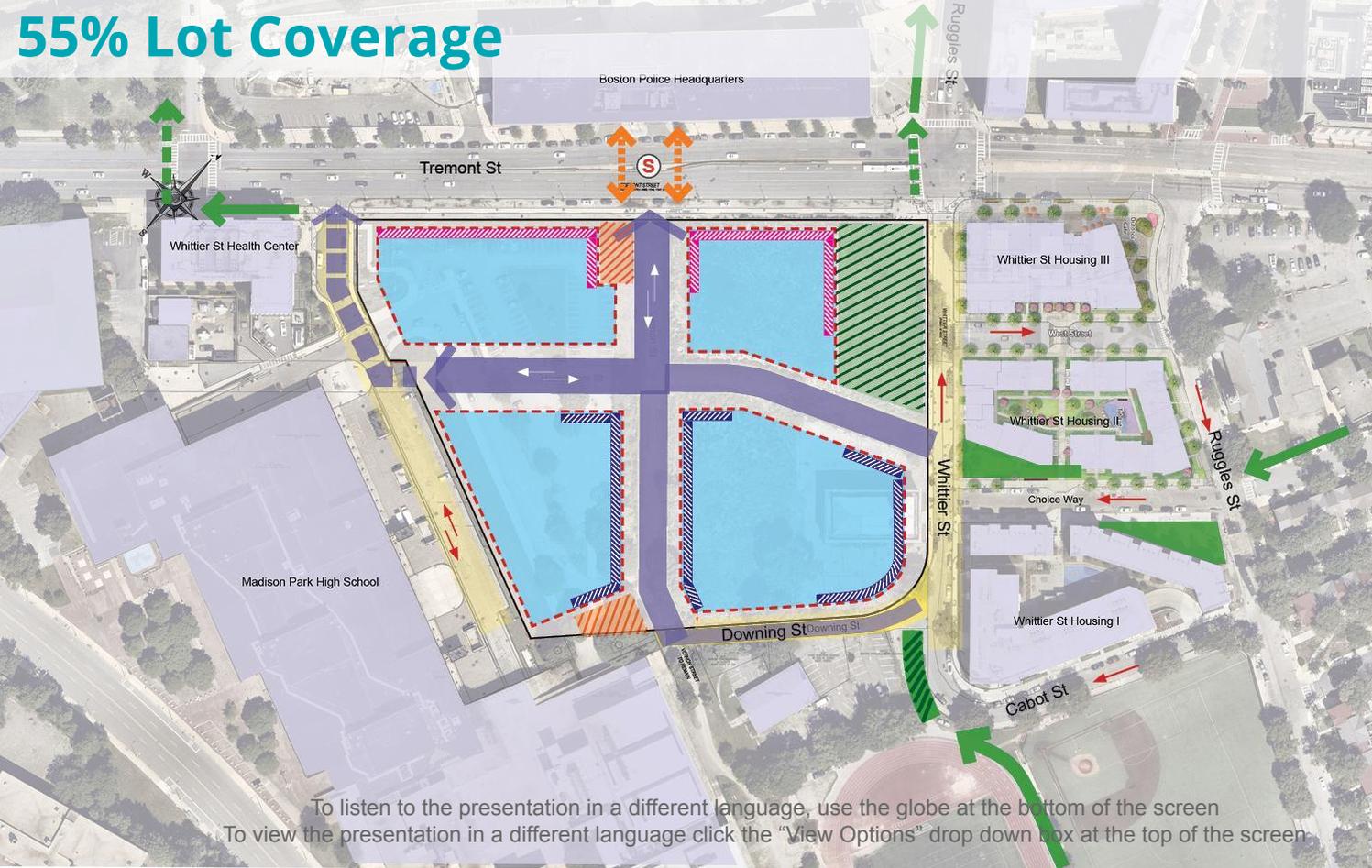


ALT 1: CONTRA-FLOW BIKE LANE

3 WHITTIER ST - SETBACK

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55% Lot Coverage



Development Framework



Development Area



Tremont St Active / Retail Frontage



Building Frontage

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Use Mix

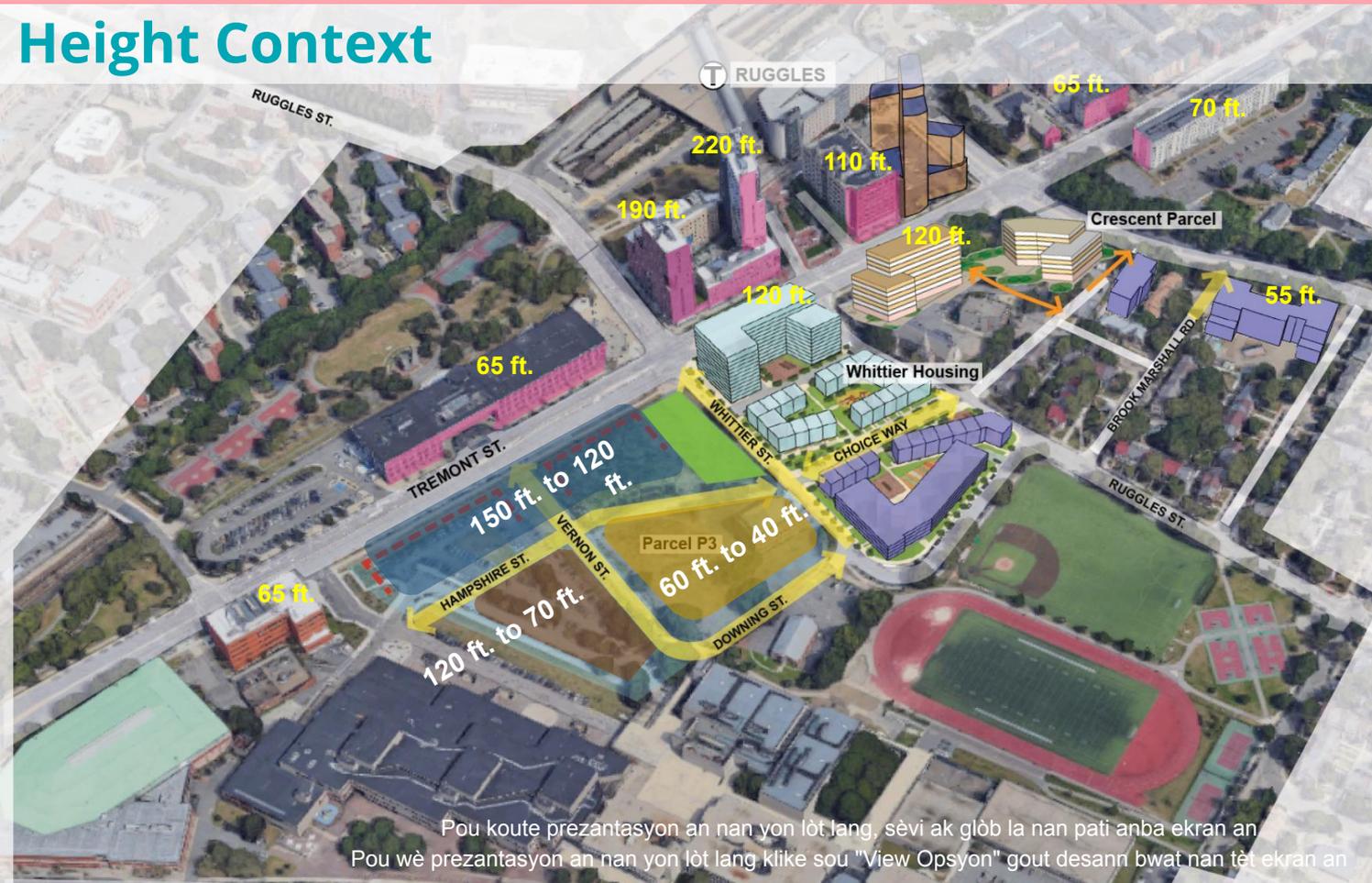


Development Framework

- Commercial / Lab
- Commercial / Office
- Residential Mid to High-rise
- Residential Low-rise / Town-homes

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Height Context

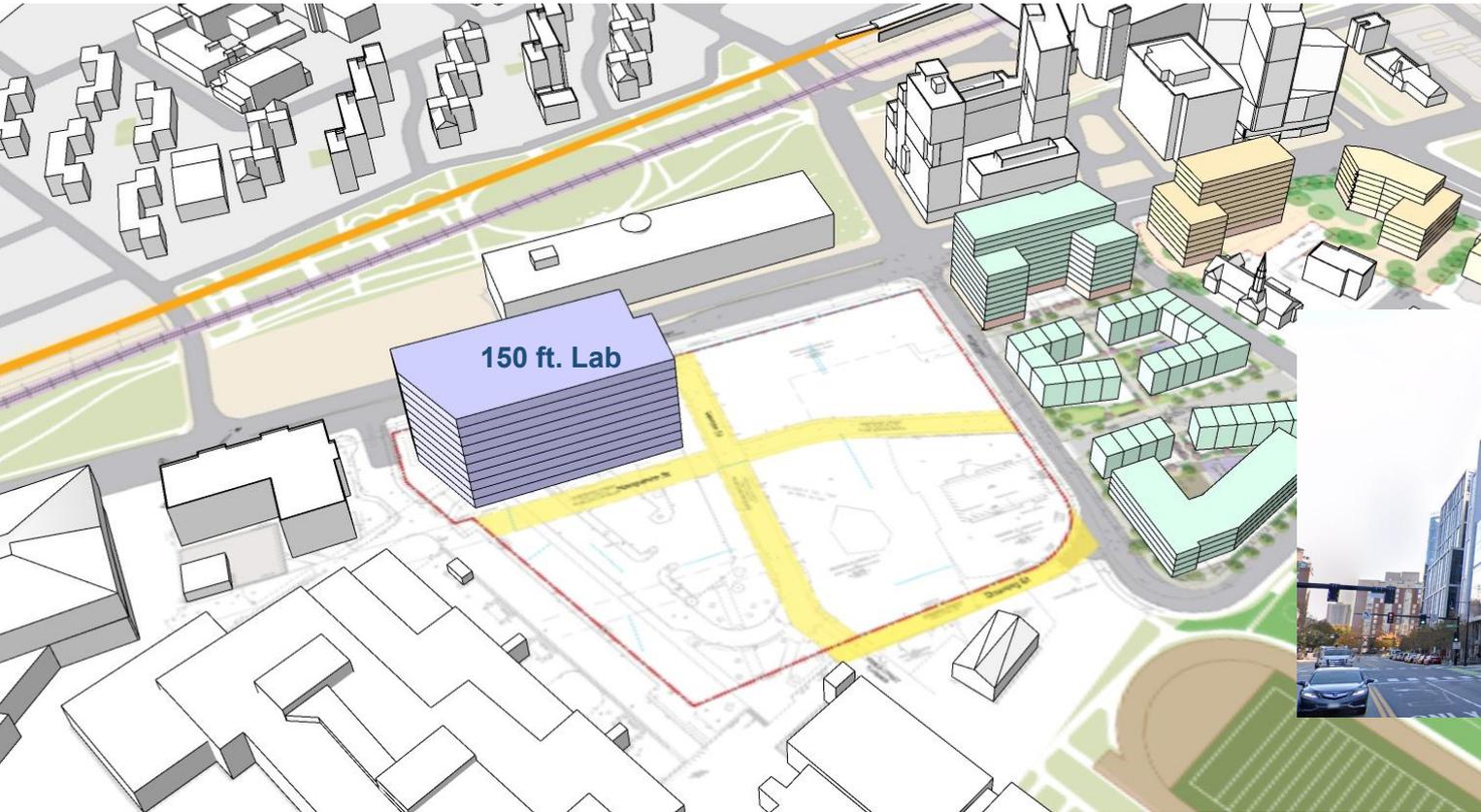


Development Framework

-  Taller Height
120 ft. to 150 ft.
-  Mid to Taller Height
70 ft. to 120 ft.
-  Mid to Low Height
60 ft. to 40 ft.

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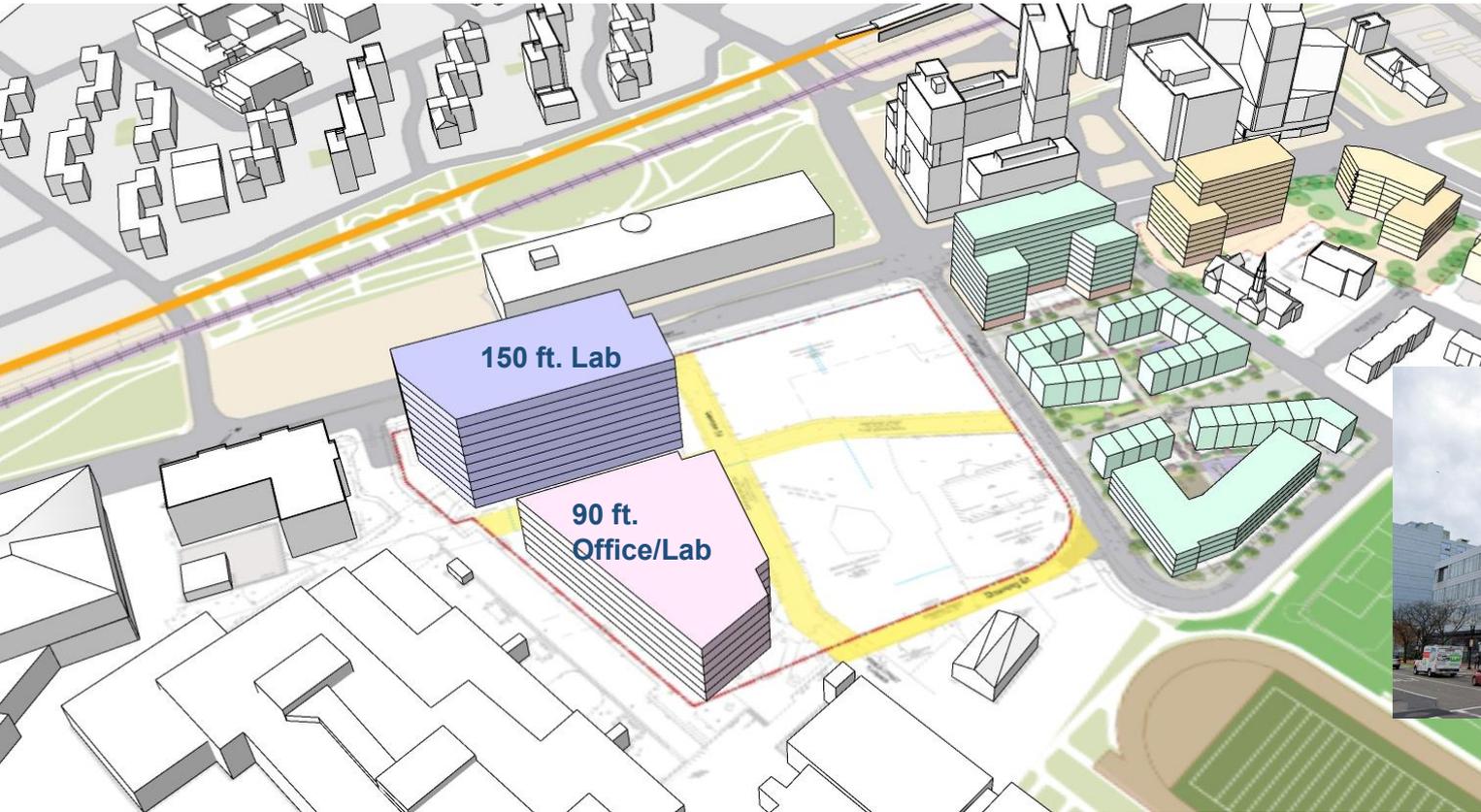
Height & Massing - Lab



**Lab, 50-60 Binney St
Cambridge**
9-10-story, 150Ft height (180')



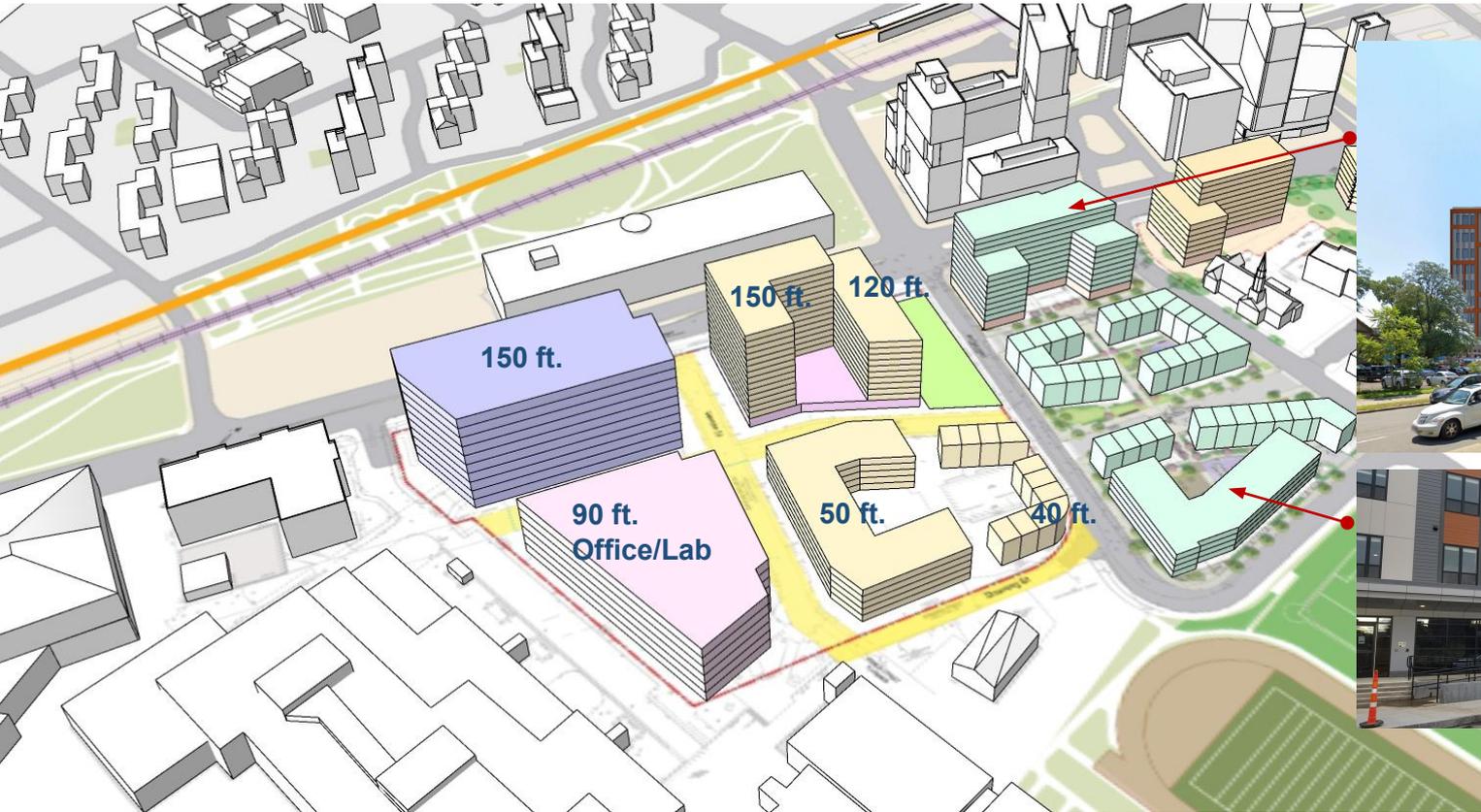
Height & Massing - Lab/Office



Crosstown Office
7-story, 100ft height
280,000 SF office
21,500 SF retail



Height & Massing - Housing

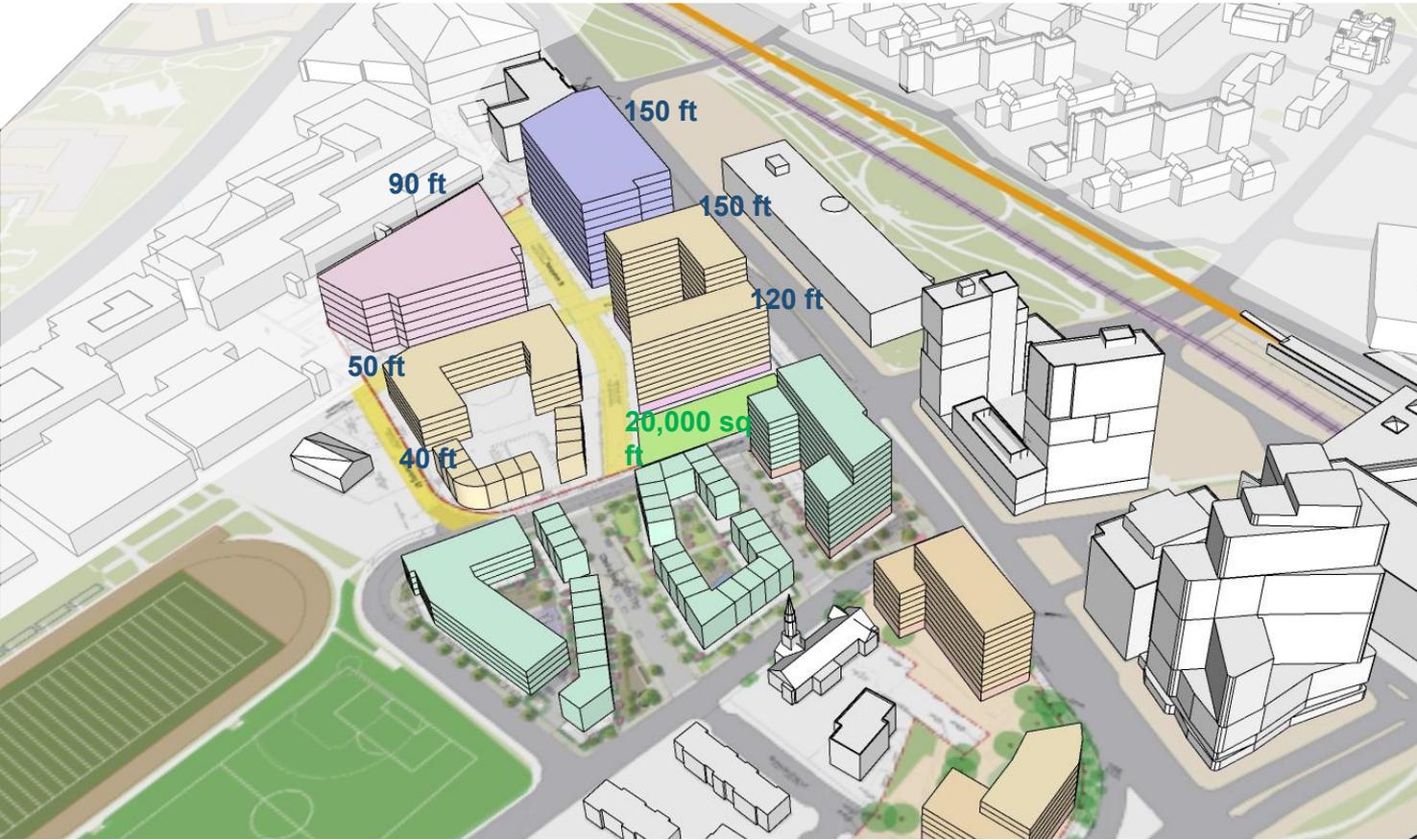


Proposed Whittier Housing Phase III
12-story, 140Ft height
172 units, 8500 SF retail, 220,000 GSF



Whittier St Housing I
3 to 4-story, 45Ft height
92 units

Height & Massing



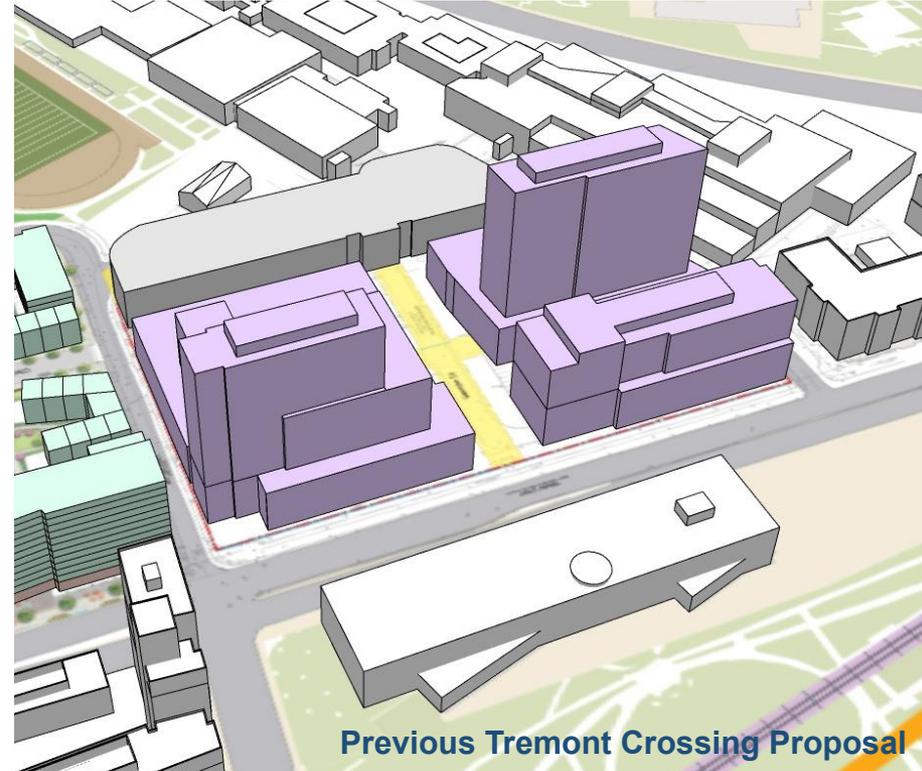
- Mixed Use
- Approx. 4.5 FAR
- 55% Lot Coverage
- 20,000 sq. ft. Park at Tremont and Whittier
- Vernon, Hampshire & Downing Streets Improvements

Comparison to Current PDA

Approx. 4.5 FAR, 150 ft. to 40 ft.



PDA Zoning - 6.5 FAR, 275 ft. Height



RFP Draft: Design Guidelines

Resilient Development and Green Building Design

- Proposed projects should support the community's and City of Boston's Carbon Free, Climate Resilient, and Healthy Community goals including the 2019 Carbon Free Boston report and DND's Zero Emission Buildings guidebook for affordable housing projects.
- Proposed projects should include innovative, forward thinking resilient building and site strategies to eliminate, reduce, and mitigate potential impacts of climate change, such as greenhouse gases, height temperatures and heat events, more intense precipitation, and rising sea levels.
- Green buildings support a comprehensive approach to addressing the adverse impacts of the built environment and to promoting human health and the wellbeing of our communities. Proposals should follow Green Buildings guidelines, including achieving LEED Platinum.



Feedback?



Next Steps

August 23 - Chat with a Planner

Discuss feedback on the RFP draft

September 13 - Roxbury Strategic Master Plan Oversight Committee Meeting

Present RFP to the RSMPOC for approval



APPENDIX

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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:

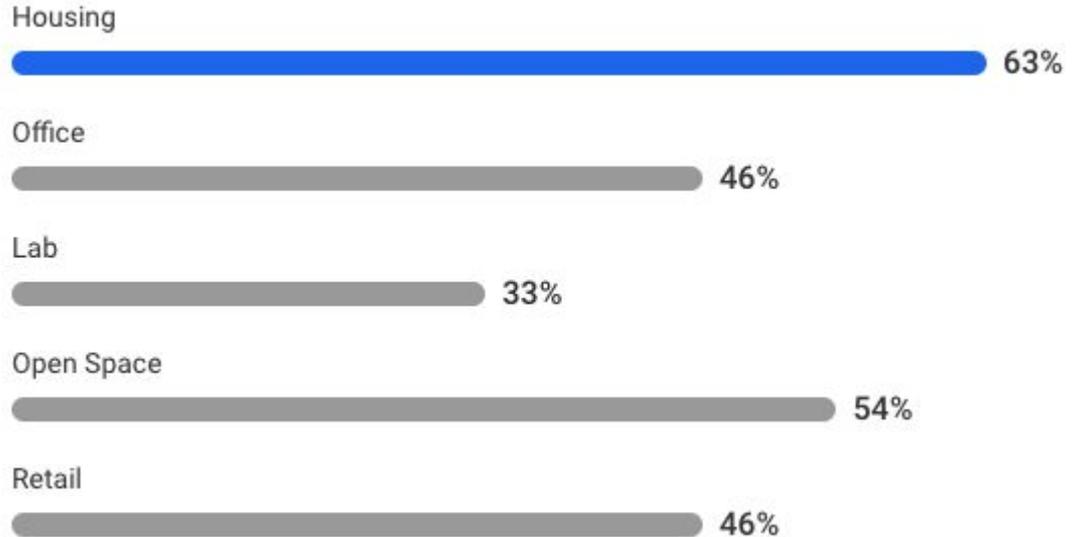
- Industrial
- Only housing (not high price condos, not paying more than 1/3 income towards rent)
- Affordable housing
- Churches
- Commercial - fast food, liquor store, hotel, gym, high rents, banks, night club, mall, big box retail
- Office - large corporations or any office use
- Lab uses that have 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

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What we heard - P3 Workshop 2

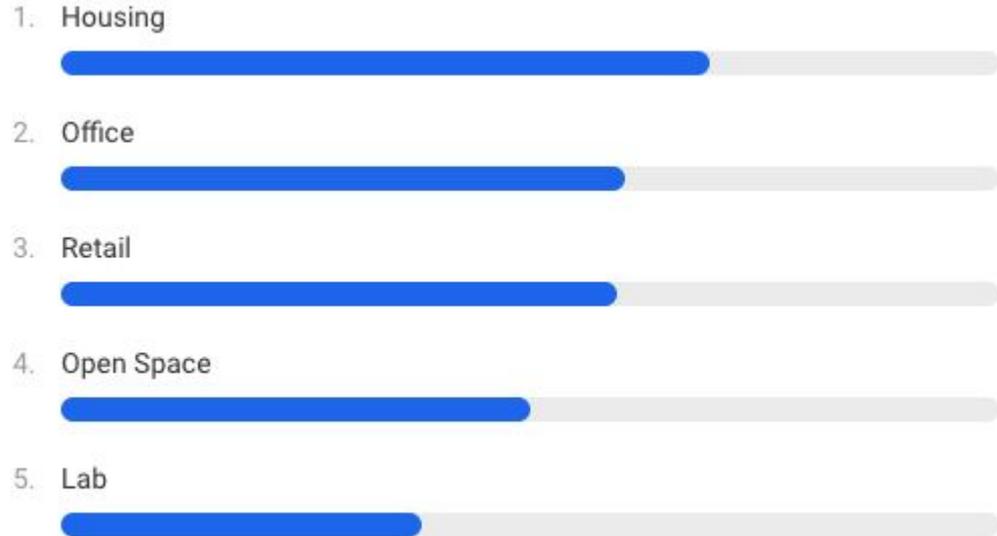
Knowing what exists in Nubian Square, and what does not exist, what mix of uses do you think are important to emphasize on this site



What we heard - P3 Workshop 2

Rank these uses

- 1 is the most desirable
- 5 is the least desirable



What we heard - P3 Workshop 3

Site Conditions

- Why can't we move the sewer line?
- Who will decide on whether we split up the site or not?
- Concentrate height on Tremont and step down towards the neighborhood

Uses

- Who will decide what uses go where?
- Affordable homeownership over rental
- Micro-Businesses
- Workforce training site
- Incubator Site
- Will there be job training for any uses that occupy the site?
- There should be a diversity of job types: Business incubation, green workforce jobs, technology, urban farming

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What we heard - P3 Workshop 3

Circulation

- “Knitting together and unifying the neighborhood particularly efforts which encourage mobility between the massive transit hubs at Ruggles and Nubian Station”
- “I appreciate seeing some ideas about pedestrian connections. I hope this will be on equal footing with vehicle connections.”

Open Space

- A four season water feature
- Community Garden Space
- Flexible event space
- Beer garden

General

- Encouraging relationship with Madison Park Technical Vocational School, Ruggles, and Whittier Choice

Residential Use



Bartlett Station Bldg. B
5-story, 55Ft height
60 units, 12,000SF
retail
104,000 GSF



Whittier St Housing I
3 to 4-story, 45Ft
height
92 units

Office and Retail Use



Crosstown Office & Hotel
7-story, 100ft height
280,000 SF office
21,500 SF retail
175 room hotel



NEU Renaissance Park Office
9-story, 110ft height
170,000 SF

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Lab and Life Science Uses



75-125 Binney St Cambridge

5-story
80 Ft height (105')
380,000 SF



50-60 Binney St Cambridge

9-10-story,
150 Ft height (180')
530,000 SF

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Food Production and Food Sovereignty Uses

Urban Farming Institute - 31,400 SF



Commonwealth Kitchen - 89,000 SF



City Fresh Foods - 67,800 SF



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What would different uses look like?

Residential Use



Whittier St Housing I
3 to 4-story, 45Ft height
92 units

Office & Commercial Mixed Use



Crosstown Office & Hotel
7-story, 100ft height
280,000 SF office
21,500 SF retail
175 room hotel

Lab/Life Science

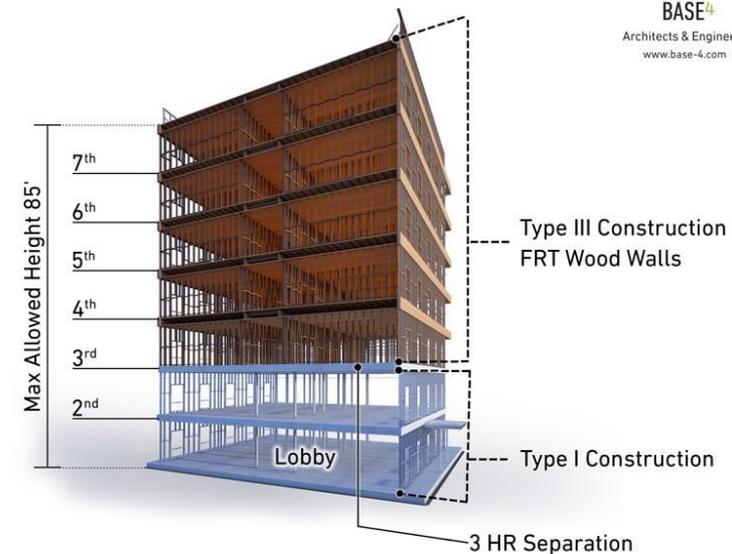
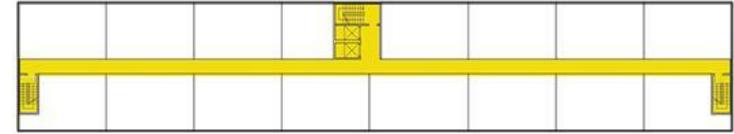


75-125 Binney St Cambridge
5-story 80 Ft height (105')
380,000 SF

What would different uses look like?

Residential Design:

- Floorplate: 65' wide, double-loaded corridor
- Typical podium construction: 5 floors of wood frame structure over one or two floors of concrete podium, so called "5-over-2 podium construction"
- Podium can have amenity space, retail, or parking
- Height:
 - 10' -11' for the floor-to-floor height
 - 6 to 7-story or 65' to 80' height
 - Height taller than 7-story will incur sharply rising construction costs



What would different uses look like?

Residential Use

Proposed Whittier Housing Phase III

12-story, 140Ft height
172 units, 8500 SF retail, 220,000 GSF



Bartlett Station Bldg. B

5-story, 55Ft height
60 units, 12,000SF retail
104,000 GSF



Whittier St Housing I

3 to 4-story, 45Ft height
92 units



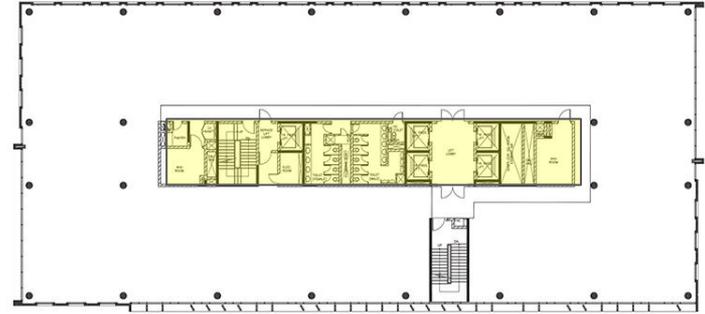
Site Test: Residential

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What would different uses look like?

Commercial (Office):

- Floorplate: 100' – 120' depth, 25,000 sq ft centrally located elevator core, 40' of the core to glass
- Construction types: reinforced concrete or steel frame
- Height:
 - 13' – 14' floor to floor height,
 - No particular rules for the building height
 - Typical height and scale of mechanical penthouse
- Efficient to accommodate a larger retail footprint at a lower level
- Potentially adaptable for lab /life science



What would different uses look like?

Commercial Use

One Brigham Circle

4-story, 65ft height
120,000 SF office
80,000 retail



Crosstown Office & Hotel

7-story, 100ft height
280,000 SF office
21,500 SF retail
175 room hotel



NEU Renaissance Park Office

9-story, 110ft height
170,000 SF



Crosstown
110' x 240'

NEU Office
105' x 165'

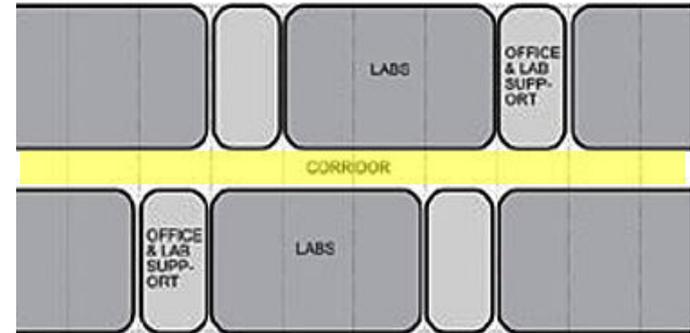
Site Test: Commercial

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What would different uses look like?

Lab/Life Science:

- Floorplate: 120' – 150' depth, sometimes beyond 200'
- Rectangular shape and a larger floor area for flexible and expandable lab module (lab-office-corridor)
- Construction types: Steel frame, reinforced concrete
- Height
 - 15' -16' floor to ceiling height for increased space for mechanical/ventilation systems
 - 6 to 7 stories, 120' height
 - Large mechanical penthouse, 30' - 40' height, located at the top of the building
- Tend to have oversized loading docks



What would different uses look like?

Lab/Life Science Use

50-60 Binney St Cambridge

9-10-story, 150 Ft height (180')
530,000 SF



100 Binney St Cambridge

10-story, 150 Ft height (180')
417,000 SF



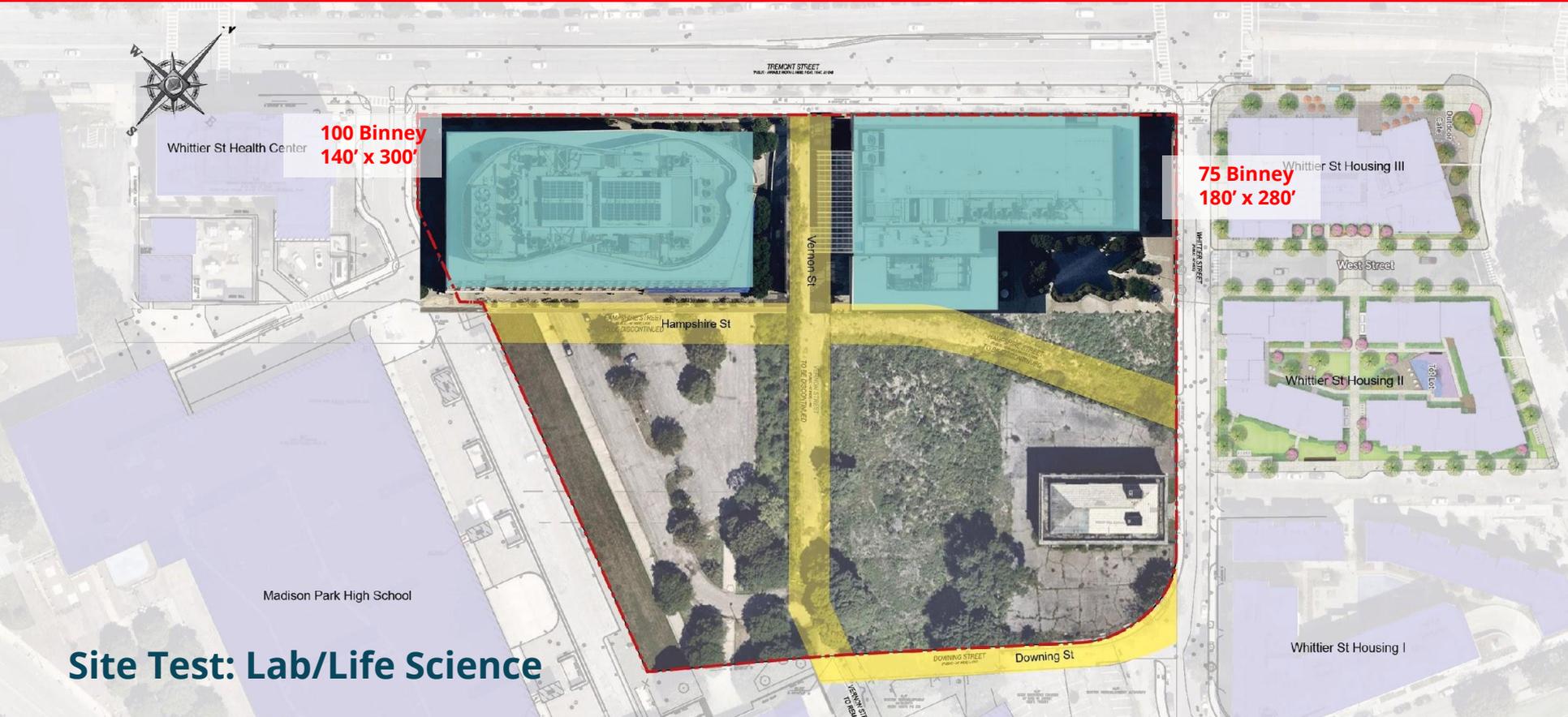
75-125 Binney St Cambridge

5-story 80 Ft height (105')
380,000 SF



PLAN: Nubian Square

Preserve. Enhance. Grow.



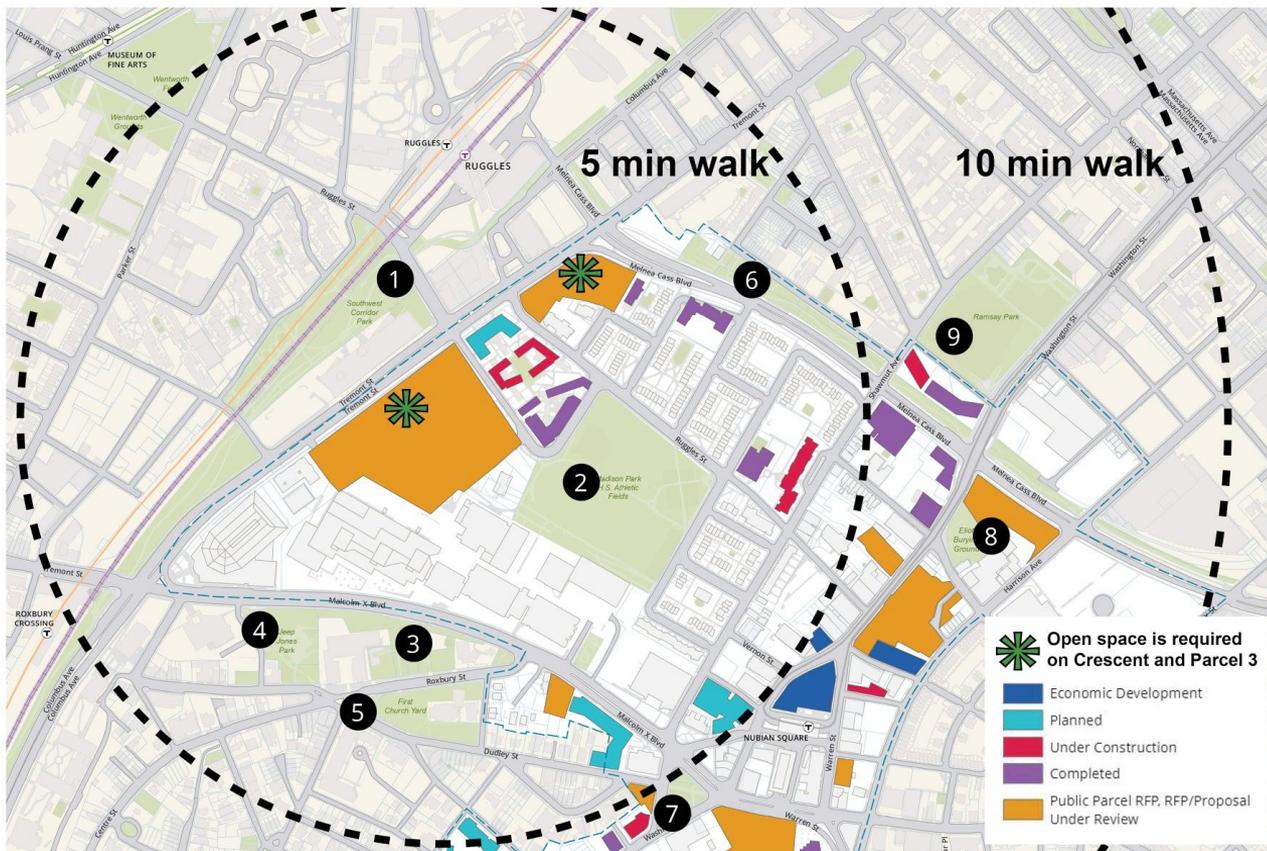
Site Test: Lab/Life Science

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Open Space

- P3 is well situated within a 5-min walk to various types of open space

- 1 Southwest Corridor Park:** linear recreational park, basketball court, tennis court, playground, splashpad
- 2 Madison Park HS Athletic Fields:** municipal fields for adjacent HS
- 3 Roxbury Heritage State Park:** history-themed heritage park, passive park
- 4 Jeep Jones Park:** 1.68 acre park, playground, basketball, passive space
- 5 John Eliot Square:** passive park/plaza
- 6 South Bay Harbor Trail:** mixed-use path connecting Roxbury, South End and South Boston
- 7 Gourdin Park:** memorial, passive park, art installation
- 8 Eliot Burying Ground**
- 9 Ramsey Park:** 5.49 acre park, basketball, baseball, tennis, skating, playgrounds, and passive space



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Open Space Ideas

- What types of spaces can fit into P3?

Community Gardens



*Berkeley Community Garden
South End*

Urban Farm



*ReVision Urban Farm
Dorchester*

Flexible Event Space

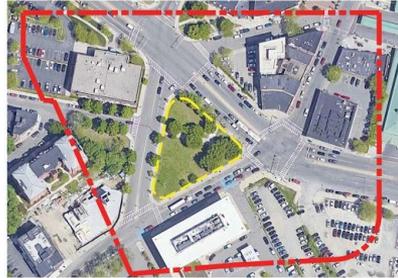


*Lawn on D
South Boston*

Open Space Ideas

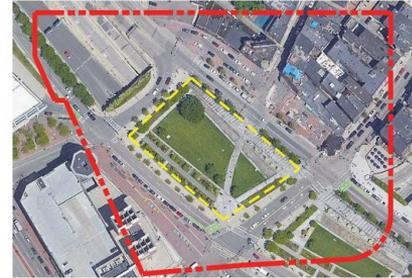
- What types of spaces can fit into P3?

Passive Green Space



*Gourdin Park
Nubian Square*

Lawn with Water Feature



*North End Park
Rose Kennedy Greenway*

Multi-Season Water Feature



*Frog Pond
Boston Common*

Discussion:

- What types of open spaces would you like to see?
- What types of open space makes sense?

Community Garden



*Gourdin Park
Nubian Square*

Lawn



*North End Park
Rose Kennedy Greenway*

Multi-Season Water Feature



*Frog Pond
Boston Common*

Community Garden



*Berkeley Community Garden
South End*

Urban Farm



*ReVision Urban Farm
Dorchester*

Flexible Event Space



*Lawn on D
South Boston*

What would a mix of different uses look like?

Residential Use



Office & Commercial Mixed Use

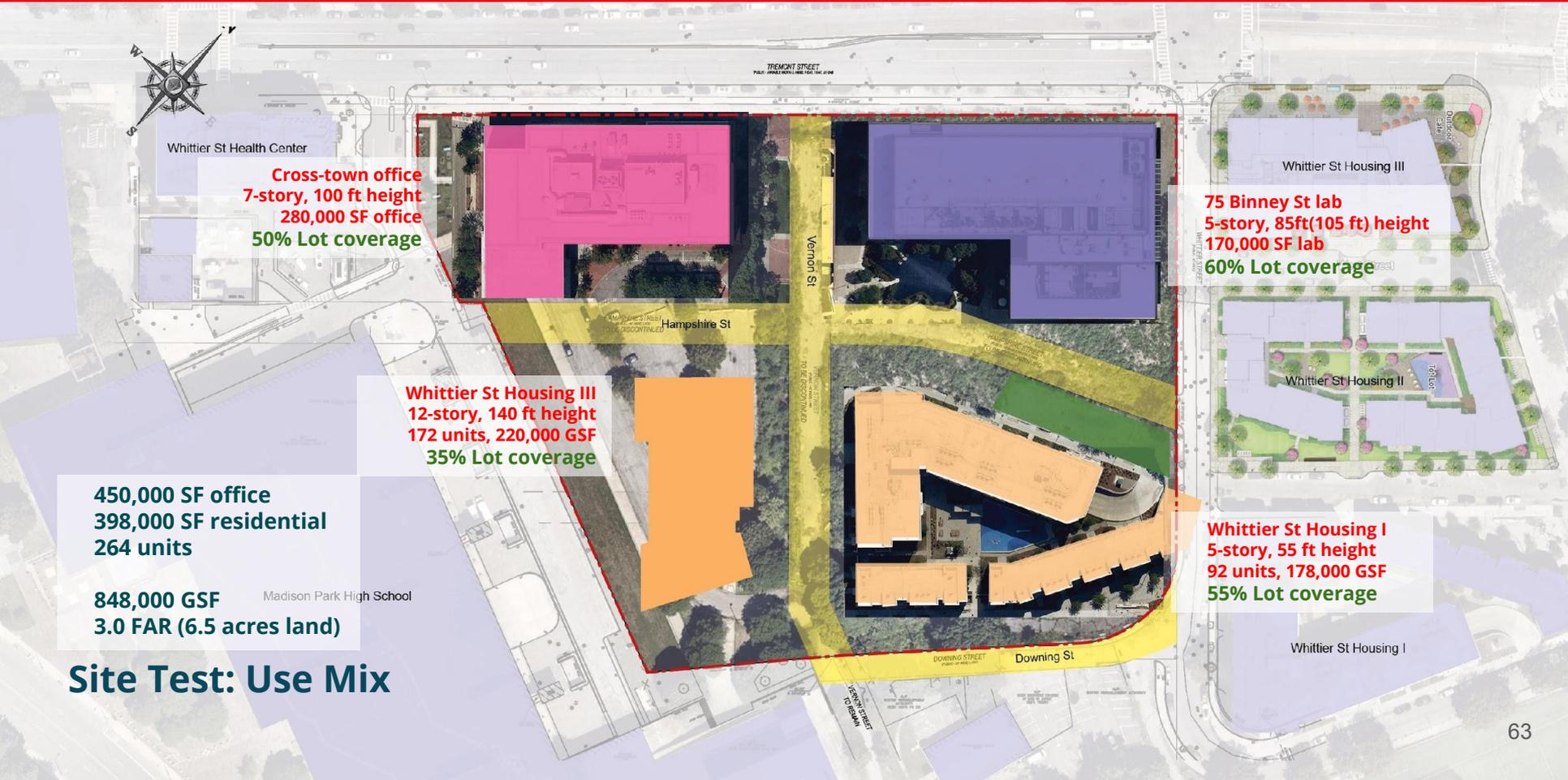


Lab/Life Science



PLAN: Nubian Square

Preserve. Enhance. Grow.



Whittier St Health Center

Cross-town office
7-story, 100 ft height
280,000 SF office
50% Lot coverage

Whittier St Housing III
12-story, 140 ft height
172 units, 220,000 GSF
35% Lot coverage

450,000 SF office
398,000 SF residential
264 units

848,000 GSF
3.0 FAR (6.5 acres land)

Madison Park High School

75 Binney St lab
5-story, 85ft(105 ft) height
170,000 SF lab
60% Lot coverage

Whittier St Housing I
5-story, 55 ft height
92 units, 178,000 GSF
55% Lot coverage

Site Test: Use Mix

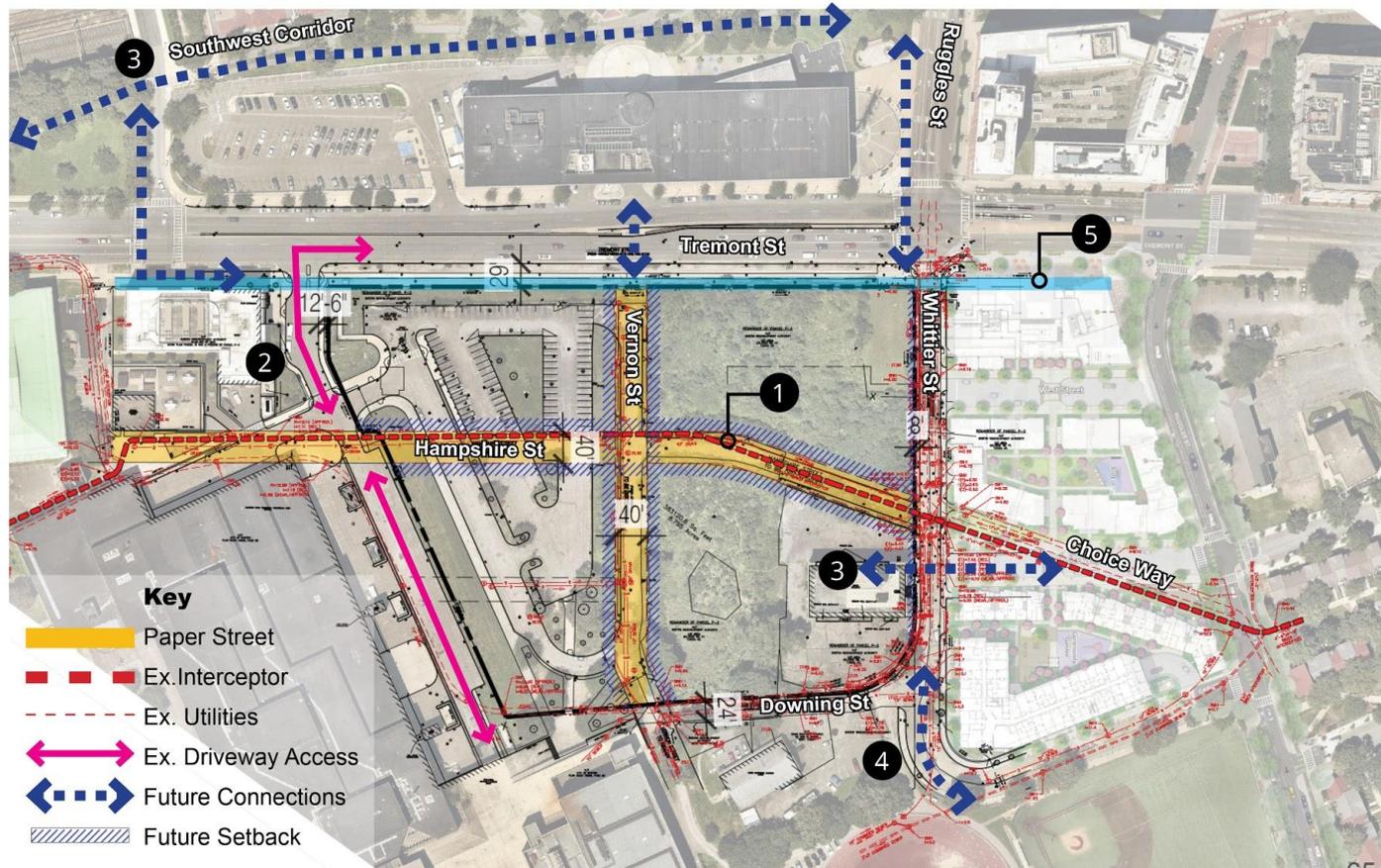
PLAN: Nubian Square

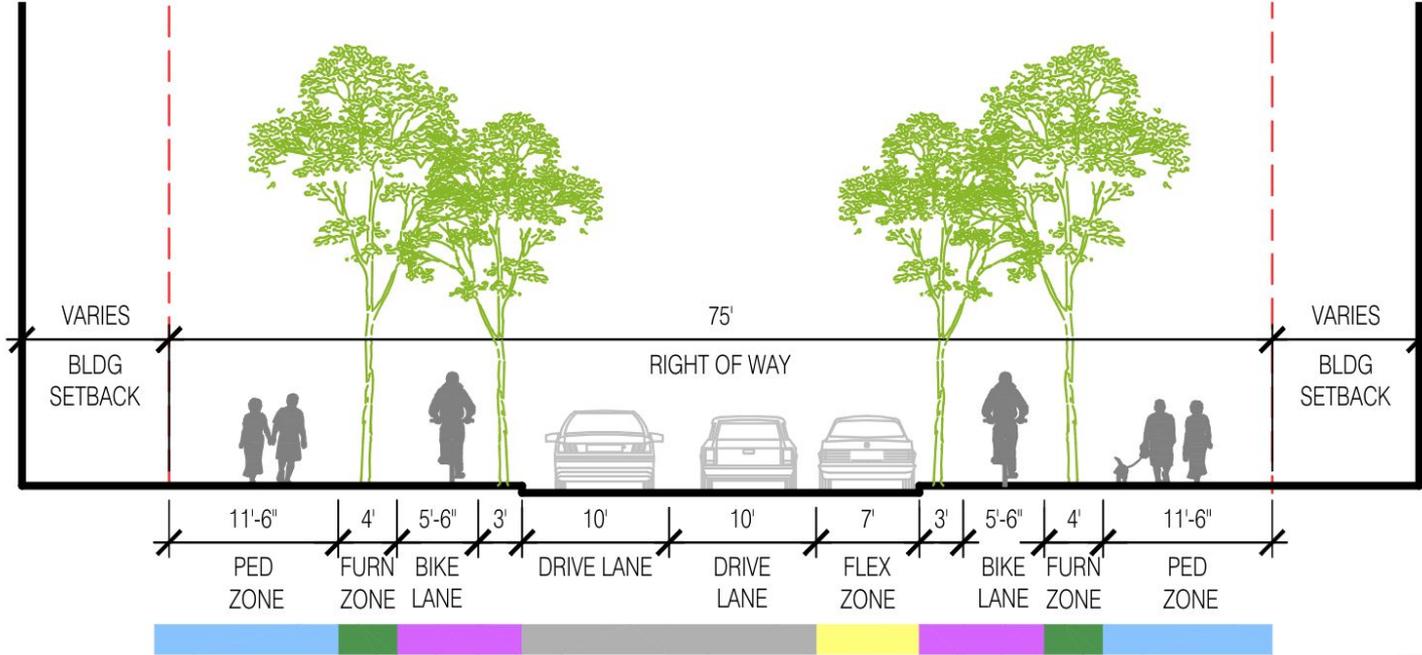
Preserve. Enhance. Grow.



Site Considerations

- 1 Stonybrook Interceptor under Hampshire Street
- 2 Maintain driveway access for Whittier Health Center and to Parking Garage
- 3 Connect to existing street network and open space corridors
- 4 Formalize park maintenance connection
- 5 Maintain streetwall along Tremont St





ALT 2: COMMERCIAL WITH FLEX ZONE

- SLIM DOWN TO 10FT DRIVE LANES
- FLEX ZONE FOR LOADING AND DROP-OFF

KEY



STREET TYPE A

1

STREET TYPE A - 70' -75' RIGHT OF WAY



What we heard

- This site has major potential to positively impact the Nubian Square area. It should be used for housing, open space, commercial space, and lab and life science.
- The site should be used to help create wealth generation for Roxbury residents. To understand what site uses to achieve this we need to understand more about the residents who live here and the existing built environment
- We should also create wealth for our community by giving local, minority and women owned businesses the opportunity to participate as developers
- With the site being so close to a number of schools, there should be opportunities for cross collaboration between Madison Park, John D. O' Bryant, and other institutions in the area
- Green space is necessary on this site. New green space created should tie into the existing green connections throughout the neighborhood