



P3 Atelye #5

Out 2, 2021

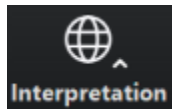
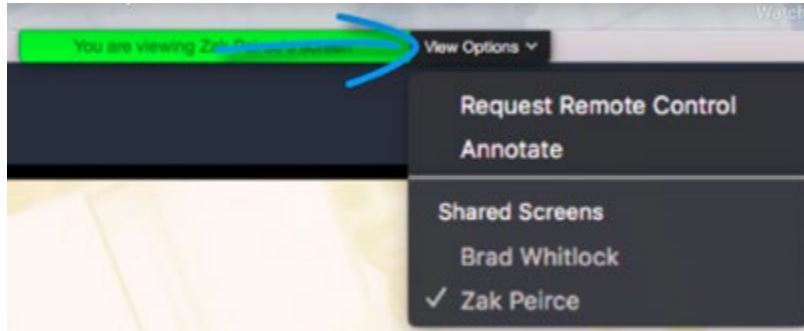
Recording

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.

Interpretation and Translation



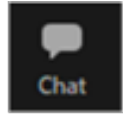
“Spanish” for Spanish
“Haitian Creole” for Haitian Creole
“English” for English

Pou koute prezantasyon an nan yon lòt lang, sèvi ak glòb la nan pati anba ekran an
Pou wè prezantasyon an nan yon lòt lang klike sou "View Options" gout desann bwat nan tèt ekran an

Zoom Tips

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

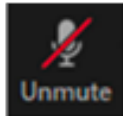
Your controls are at the bottom of the screen



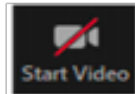
Use the chat to type a comment or ask a question at any time – Members of the BPDA will moderate the chat



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

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

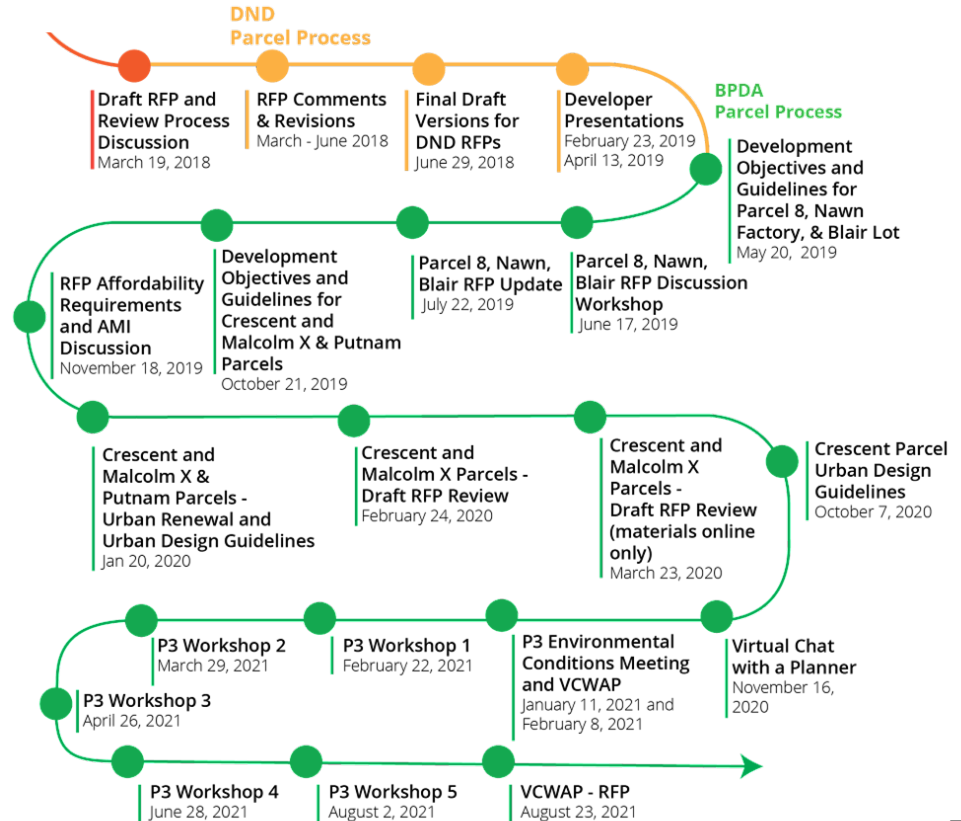
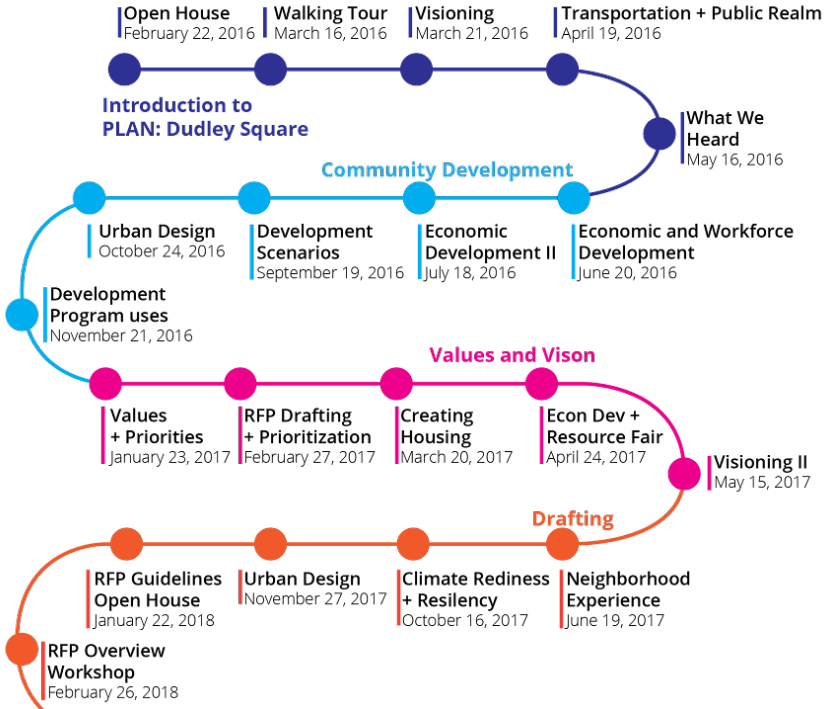
- Review Draft RFP
 - What we heard and where it is in the RFP
 - Development Objectives
 - Urban Design

Questions + Comments - (throughout)

Next Steps

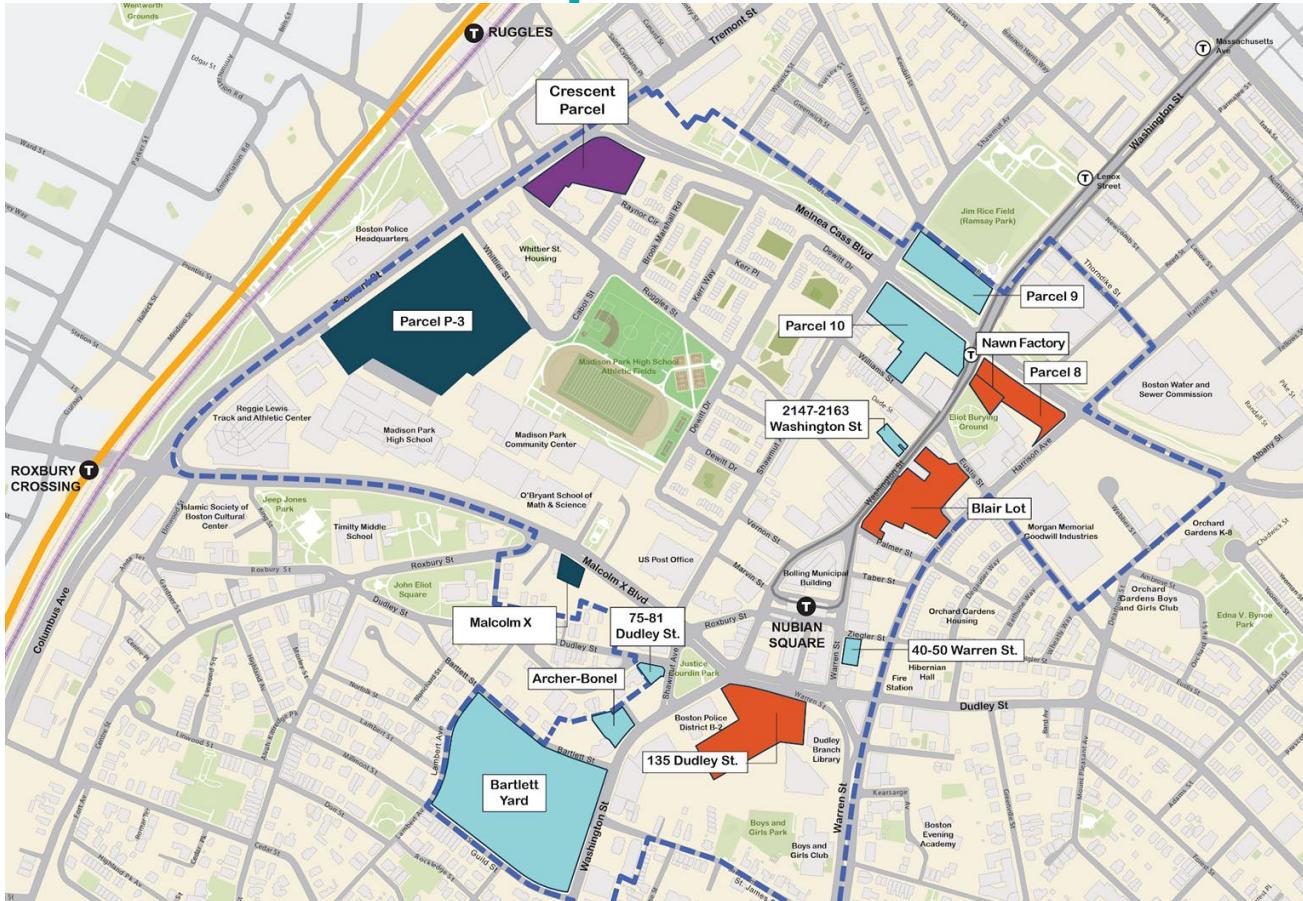




Process to Date



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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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Kalandriye P3 + Objektif yo

Atelye travay Fevriye 1: Pou konprann kondisyon ki egziste deja yo, kijan nou ka planifye avèk sit la, ak idantifye potansyèl itilizasyon nan kontèks Nubian Square.

Atelye travay Mas 2: Diskite sou potansyèl dispozisyon sit la, itilizasyon, opòtinite, ak difikilte.

Atelye travay Avril 3: Diskite sou konsiderasyon konsepsyon iben

Atelye travay Jen 4: Bilan itilizasyon, opòtinite, ak difikilte yo.

Atelye travay Out 5: Prezante pwojè RFP pou kòmantè

23 Ou te Pale avèk yon Planifikatè: Opòtinite enfòmèl pou diskite sou RFP ak jwenn kòmantè

RSMPOC Septanm: Prezante P3 RFP pou yon vòt



Pwojè P3 RFP

Kontèks

- Pwojè sa ekri baze sou **dènnye sis mwa** nan atelye travay piblik yo ak lòt angajman avèk itilizasyon adjasan yo (Lekòl Piblik Boston yo, Lekòl, Pak, Legliz Good Shepherd, elatriye.)
- RFP a se yon dokiman 70 paj e nou pral fè tout sa ki pi bon pou rezime l jodia.
- Si li disponib anliy pou w revize. Tanpri imèl nou avèk nenpòt kòmantè adisyonèl.
- Nou pral òganize tou yon diskisyon avèk yon Planifikatè nan **23 Out** pou w jwenn opòtinite adisyonèl pou diskite sou pwojè a

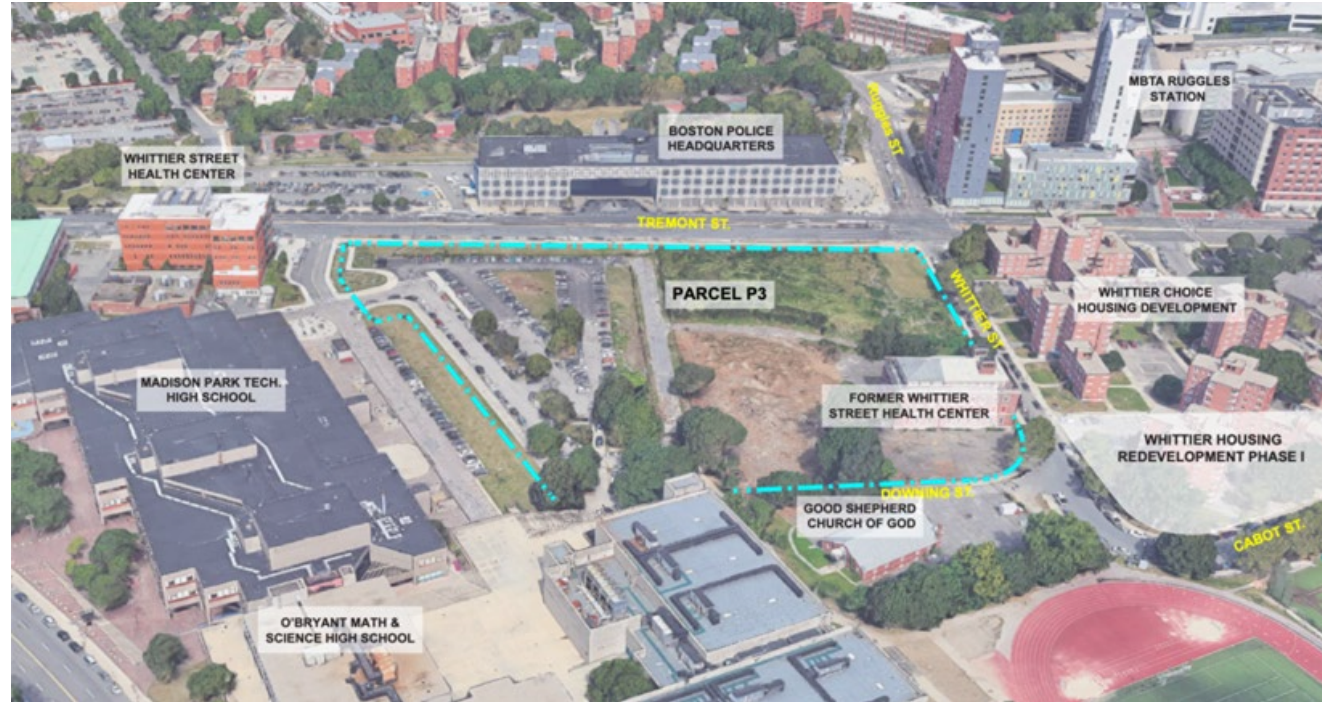
Pwojè RFP: Objektif

“BPDA a ap chèche transmèt Pwopriyete a pou pèmèt **devlopman a itilizasyon miks** ki pral transfòme potansyèl Pwopriyete a pou **devlopman ekonomik transfòmativ** nan zòn Nubian Square pandan lap anvanse **angajman kominote a pou lojman a bon mache, ar & kilti, ak ekite.**

RFP a ap chèche pwopozisyon ki pral **kreye opòtinite pou kreyasyon richès** pou rezidan Roxbury ansanm avèk pou **ti konpayi lokal, minorite posede, ak konpayi fanm yo posede** sa ki kapab patisipe nan devlopman an.”

Pwojè RFP: Deskripsyon sit

- 330,939 pye kare teren vid nan Nubian Square
- Pwopriyete a adjasan nan sid pa diferan pasèl teren ke Legliz Good Shepherd ak BPDA. Pwomotè yo ka gen ladan pasèl teren sa yo nan pwopozisyon sa yo si yo rive jwenn yon akò separe avèk legliz la.



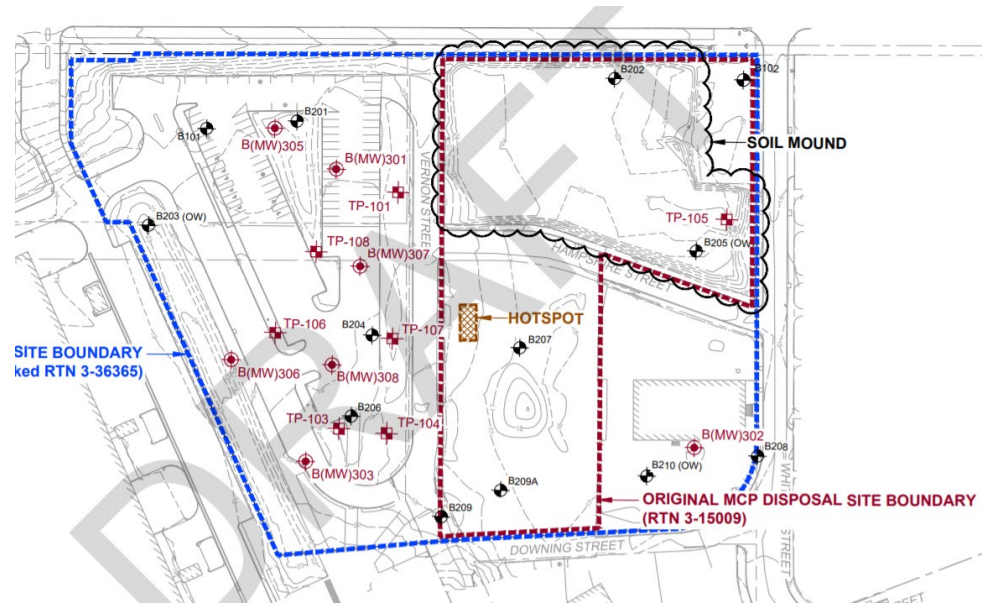
Pwojè RFP: Deskripsyon sit

- Gen de seksyon piblik sou P3: Hampshire Street ak Vernon Street.
- Gen plizyè gwo sèvis piblik nan zòn lan
- Pi enpòtan ankò: Entèseptè Stony Brook Komisyon Dlo ak Egou Boston pase sou Hampshire Street atravè Parcel P-3.



Pwojè RFP: Deskripsyon sit

- Yo te identifye kontaminasyon anviwonmantal sou sit la.
- Yo te identifye kontaminasyon tè ak kontaminasyon anbatè sou sit la. Sous kontaminasyon an se pwobableman kontaminan kouran nan ranblè iben ak itilizasyon ensdistriyèl istorik nan P-3.
- Nan Desanm 2020, MassDevelopment te akòde BPDA yon sibvansyon \$250,000 pou netwayaj anviwonmantal nan P-3. Premye faz remedyasyon an prevwa pou l fini nan 2021.
- BPDA a te afeke yon adisyonèl \$1,000,000 pou pouswiv reyabilitasyon an. Dezyèm faz la prevwa pou l fini nan 2022.



Pwojè RFP: Objektif Devlopman

RFP a devlope otou Plan: Objektif Devlopman Nubian Square. . .

- **Konsistans avèk istwa planifikasyon zòn nan:** Plan Prensipal Estrateji Roxbury, Vizyon Dudley, Distri Devlopman kòm yon katalis pou ankouraje ar, kilti, edikasyon, antrepriz andetay ak komèsyal.
- **Lojman a bon mache:** De-tyè nan inite lojman yo dwe lojman a bon mache a revni limite, avèk yon tyè ki sible revni fèb ak modere kay yo ak yon tyè ki sible lojman a revni mwayen yo.
- **Devlopman dirab, rezistan ak sen:** Pwopozisyon yo ta dwe bay egzanp objektif vil la ak kominote a pou dirabilite, rezistans ak sanitè nouvo konstriksyon gen ladan angajman Kabòn Net 2050 Majistra Walsh. Pwopozisyon yo ta dwe sible pèfòmans enèji nèt zewo oswa nèt zewo kabòn.
- **Devlopman san depasman:** Devlopman ki pwopoze yo dwe ede rezidan aktyèl Roxbury yo pou yo kapab anmezi pou rete viv nan kominote yo ak pou jwenn chemen nan opòtinite ekonomik.
- **Bon Estanda Travay:** Pwopozisyon devlopman yo dwe sipòte bon travay pèmanan sou sit la epi angaje nan pratik anbochaj ki san patipri sa ki pral sipòte patisipasyon moun Roxbury ak Nubian Square.

Pwojè RFP: Objektiv Devlopman

... e nou te ranfòse yo baze sou priyorite kominote a.

- **Devlopman ekonomik:** Pwomotè yo dwe demontre kijan konbinezon itiizasyon yo pral kontribye nan objektif kominote a nan pwendevi kreyasyon richès, devlopman mendèv, ak kwasans ekonomik pou rezidan Roxbury. Sa a ka gen ladann:
 - Sibvansyon kwaze nan pati pousantaj mache pwojè a pou sipòte **pwopriyete** a bon mache ak/oswa espas komèsyal ak andetay a bon mache.
 - Pwopozisyon yo avèk itilizasyon **komèsyal** dwe ankouraje fòmasyon travay, biznis lokal ak kreyasyon travay, avèk anfas spesyal sou opòtinite pou ti biznis lokal ak sa ki defavorize yo ak kreyasyon travay ak fòmasyon pou moun koulè ak fanm.
 - Pwopozisyon yo avèk itilizasyon syans **laboratwa/lavi** dwe gen ladan pwogram fòmasyon travay solid ki kreye yon chemen travay klè pou rezidan Roxbury yo. Tankou pwogram yo ki kapab gen ladan patenarya avèk Lekòl Teknik Pwofesyonèl Madison Park, Lekòl Matematik & Syans John D. O'Bryant, Enstiti Teknoloji Benjamin Franklin, ak Enstiti Teknoloji Wentworth.

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Pwojè RFP: Objektif Devlopman

... e nou te ranfòse yo baze sou priyorite kominote a.

- **Divèsite ak Enklizyon:** Akoz gowsè ak enpòtans li kòm yon sit devlopman, Pwopriyete a prezante yon opòtinite transfòmativ pou ti biznis lokal yo, ak biznis fanm oswa minorite posede pou patisipe nan devlopman, kreye richès, ak devlope kapasite pou pwochen pwojè yo.
 - BPDA a te mennen aktivite nan kominote devlopman pou aprann kijan BPDA te ka sipòte enplikasyon devlopè ak lòt konpayi ki mal reprezante yo.
 - Kòmantè Prensipal: Teni kont de gwsè pati teren ti devlopè yo manke kapasite total, espesyalizasyon, ak resous finansye pou kapab sèl devlopè, men ou ta ka anemzi pou kontribye kòm yon ko-devlopè.
 - Kidonk nou ankouraje anpil pou soumisyon nan patenarya sa ki gen ladan yon antite devlopè prensipal ak ko-devlopè yo ki santre sou chak pati nan pasèl teren an.
- BPDA a prevwa pwopozisyon yo sa ki gen ladan patisipasyon ekonomik enpòtan ak jesyon wòl moun koulè, fanm, ak M/WBE yo nan anpil aspè pwojè a ke posib, enkli:
 - pre-devlopman (egzanp. Antite devlopman, pwopriyete, ekite ak investisman dèt, konsepsyon, jeni, legal ak lòt konsiltan yo);
 - konstrksyon (egzanp. Kontraktè jeneral, sou-kontraktè, komès, konstruksyon pèfòmans travayè) : ak operasyon ankou (egzanp. Lokatè bilding yo, jesyon etablisman, jesyon etablisman, kontra sèvis

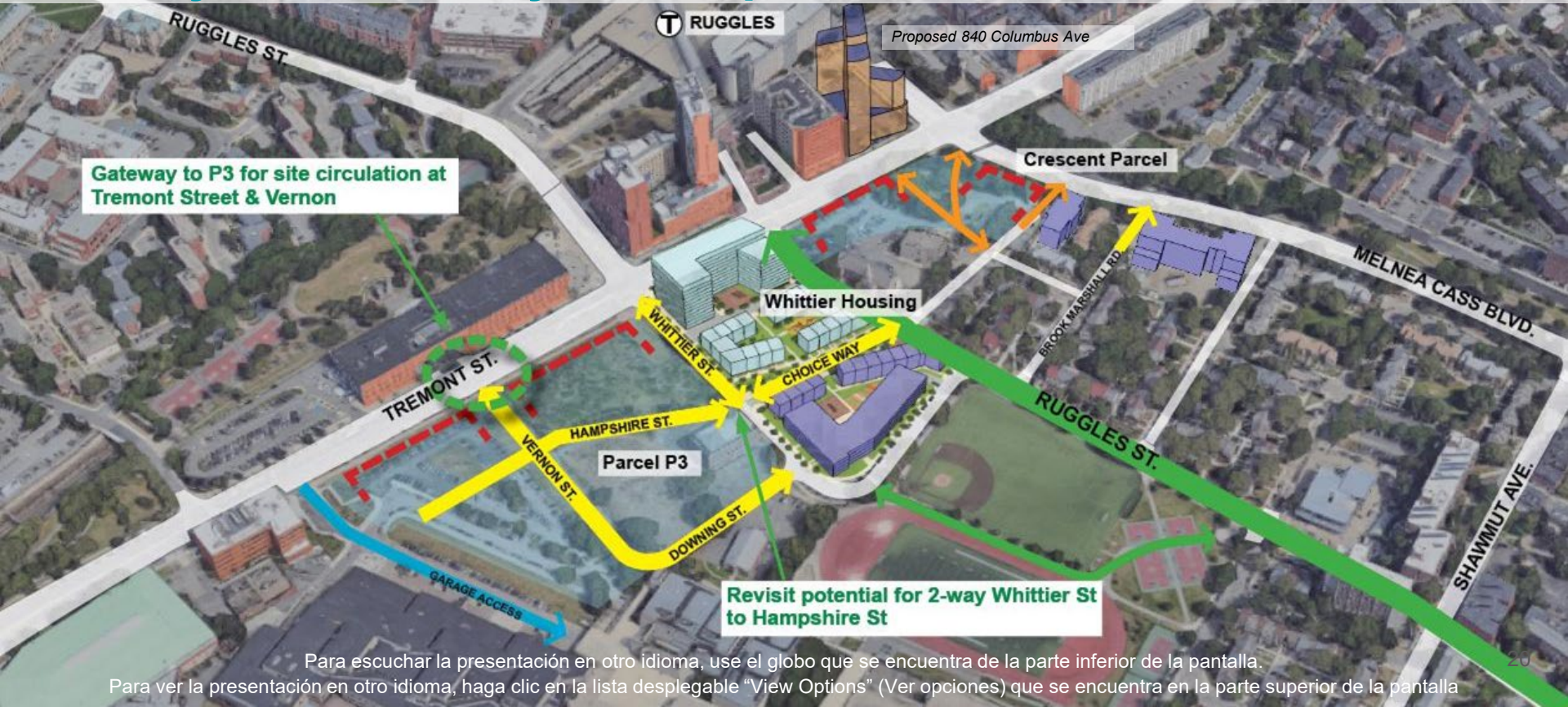
Pwojè RFP: Objektif Devlopman

... e nou te ranfòse yo baze sou priyorite kominote a.

Nou pral bay resous pou sipòte fòmasyon diferan ekip:

- **Rezo ak Patenarya:** BPDA a ap kenbe yon lis devlopè ak lòt biznis ki te eksprime enterè nan patenarya yo. Yo pral kontinye mete lis la ajou. Ap pral gen tou opòtinite pou fè koneksyon avèk devlopè yo ansanm avèk lòt biznis yo ki enterese an Pwopriyete a nan konferans pre-pwopozisyon an.
- **Resous Finansman:** RFP pral gen ladan yon lis resous finansman piblik. Kowalisyon Konstriktè Koulè ap konpile tou yon lis òganizasyon finansman prive avèk pwogram ki sipòte ti devlopè yo.
- **Pi Bon pratik yo:** Anèks RFP a pral gen ladan yon lis verifikasyon sou pi bon pratik ki souvan mennen nan ekip devlopman ki pi divèsifye, ak egzanp nan gwo Plan Enklizyon ak Divèsite nan soumisyon RFP anvan yo.

Sikilasyon / Koneksyon Chapant



Gateway to P3 for site circulation at Tremont Street & Vernon

Revisit potential for 2-way Whittier St to Hampshire St

Kondisyon Konsepsyon Urban ki sou kote yo



Existing Street & Underground Utility Lines

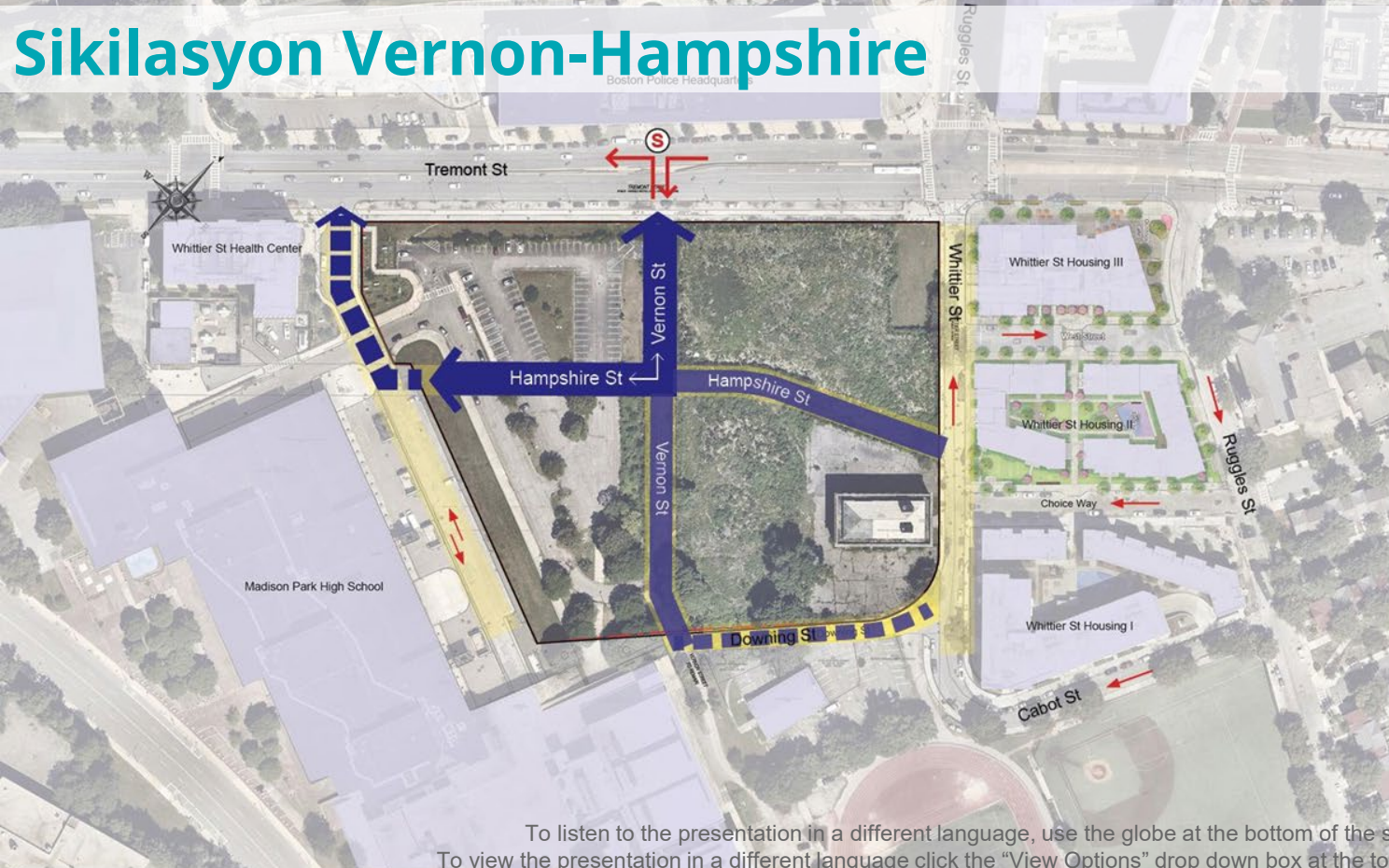
 Vernon Street

 Hampshire Street

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

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Sikilasyon Vernon-Hampshire

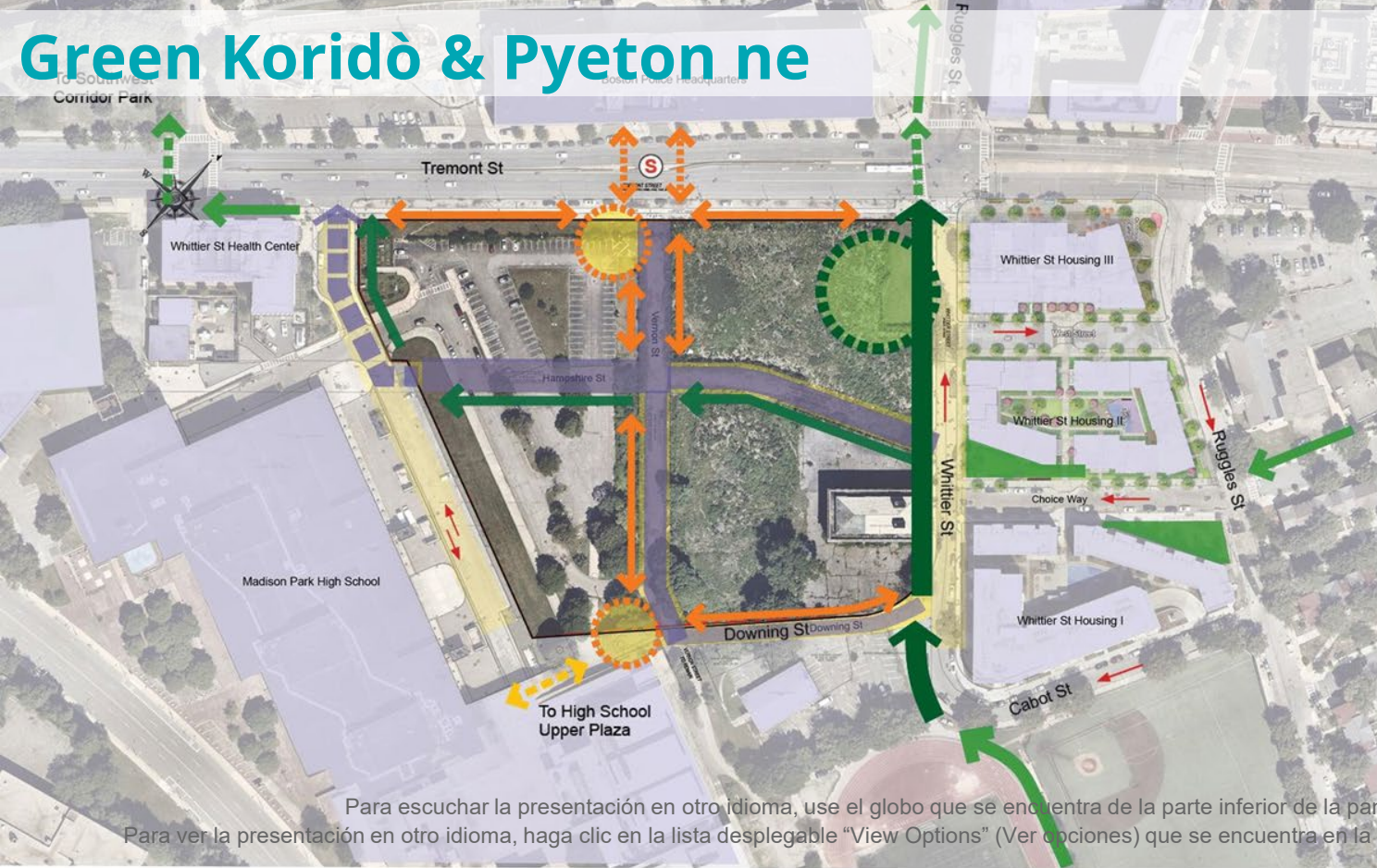


Traffic Circulations

- 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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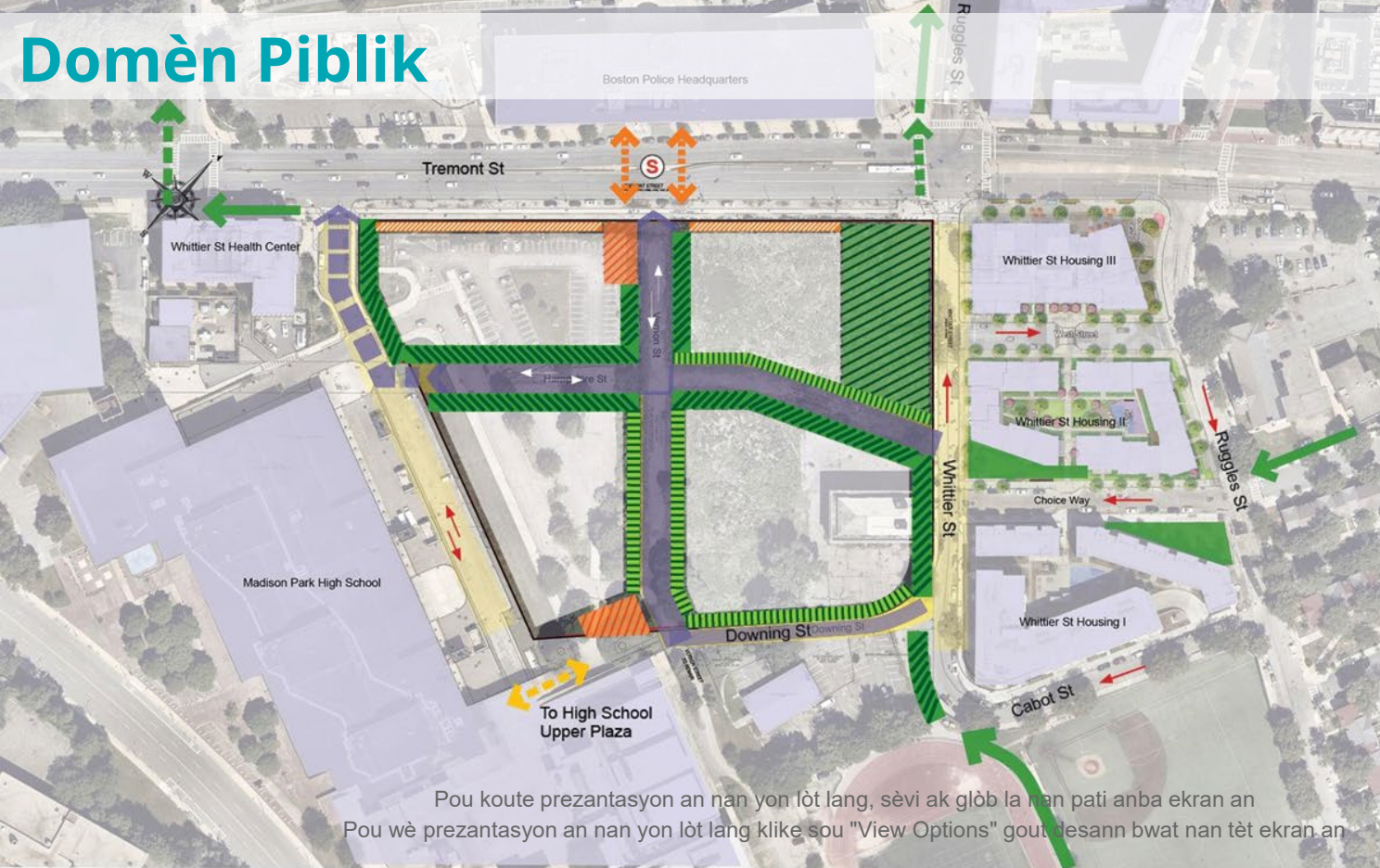
Green Koridò & Pyeton ne



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

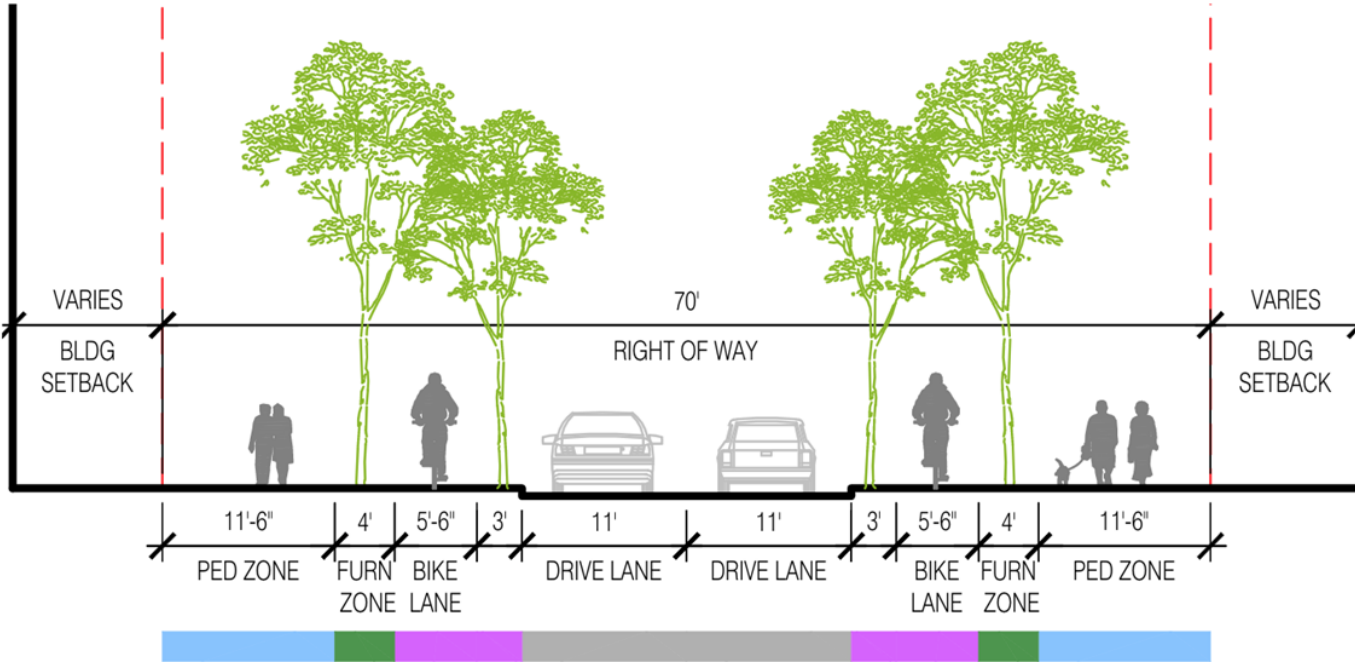
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Domèn Piblik



- Building Setbacks**
 - Min. 20 feet
 - Min. 10 feet
 - Tremont St - Active Frontage Setback
- Open Space**
 - Whittier St Park
 - Pedestrian Plaza

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ALT 1:

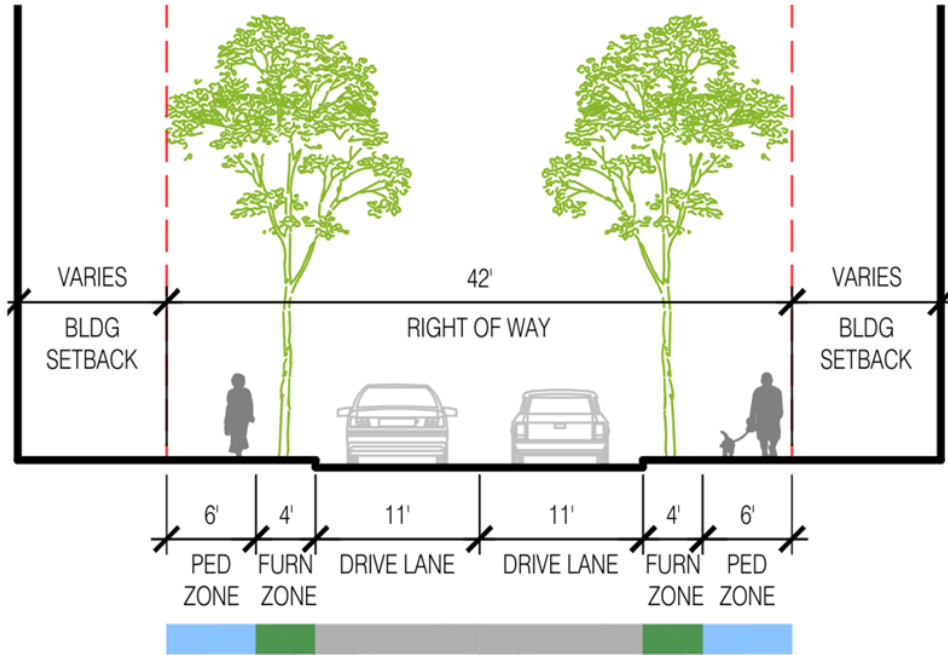
- COMPLETE STREETS DESIGN
- RIGHT OF WAY MAY BE EXPANDED BEYOND THE REQUIRED 70FT TO ACCOMMODATE ADDITIONAL TRANSPORTATION CONSIDERATIONS.

KEY



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

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NOTES:

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

KEY



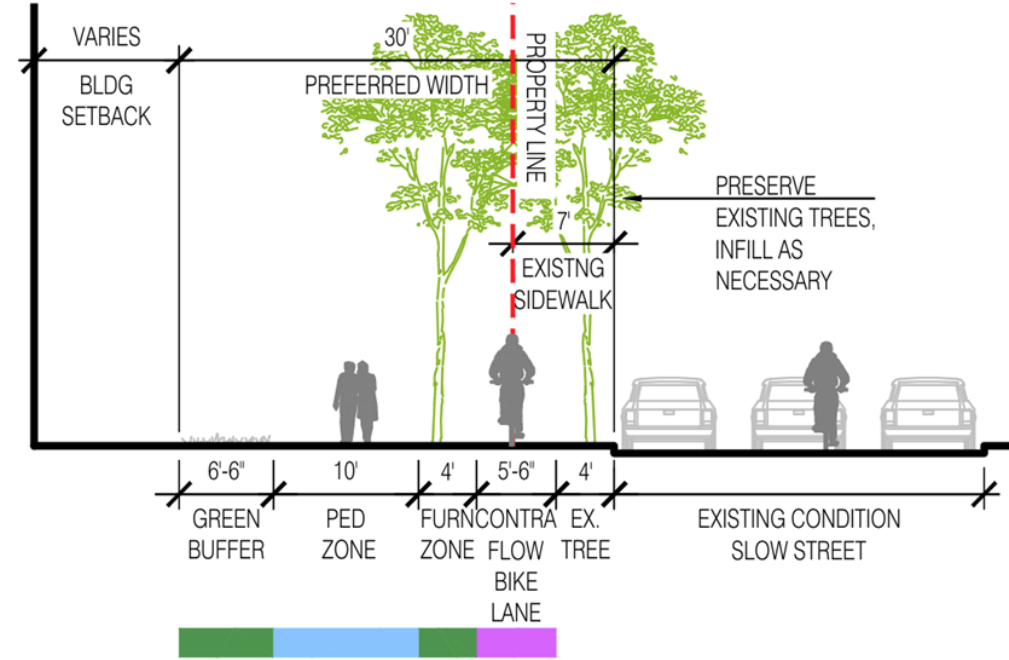
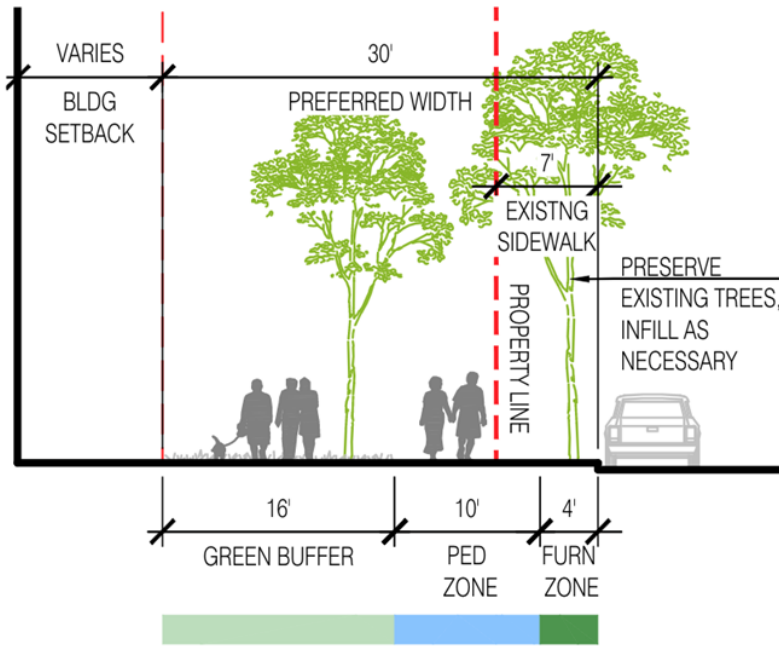
2 STREET TYPE B - 42' RIGHT OF WAY

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PLAN: Nubian Square

Preserve. Enhance. Grow.

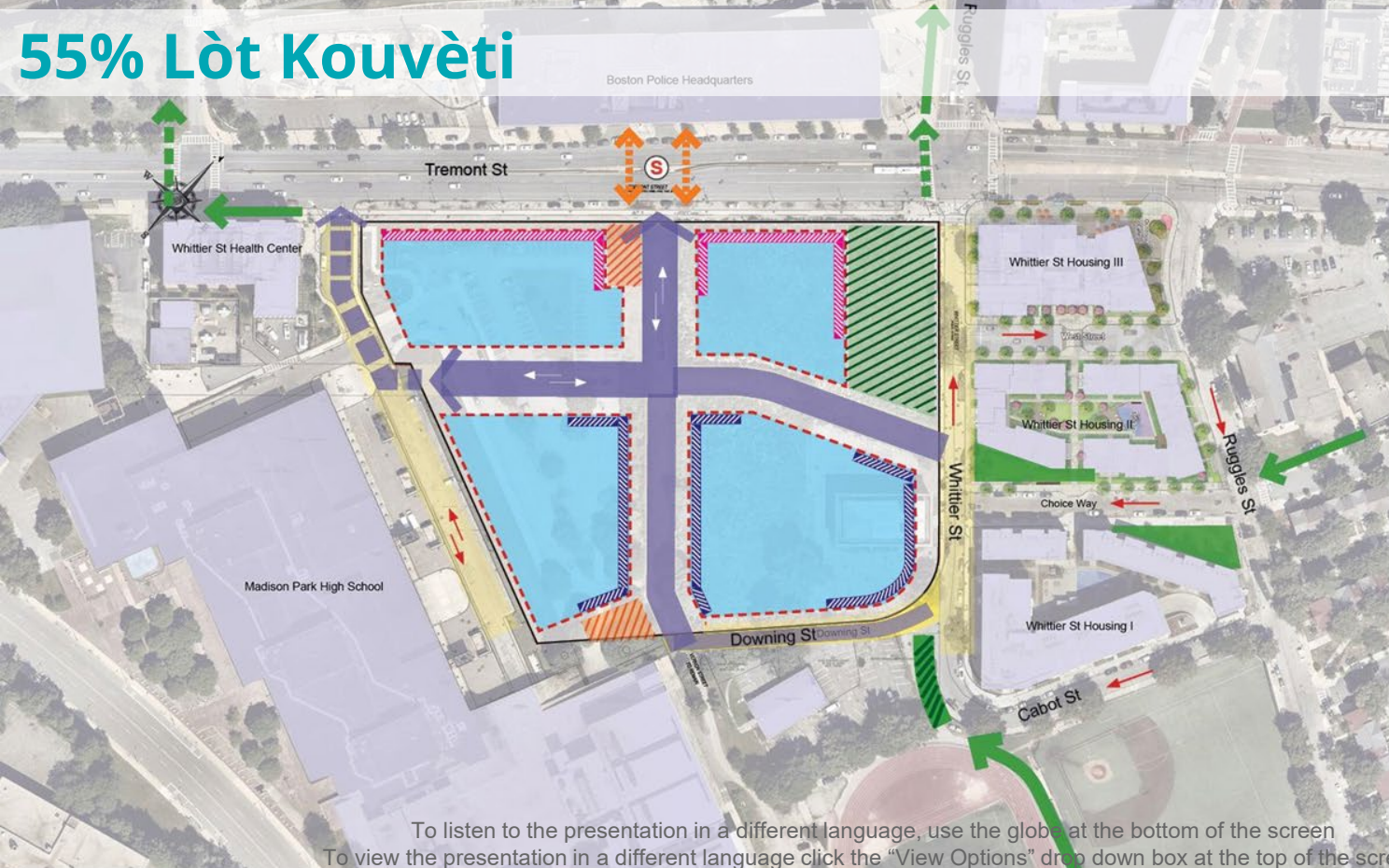


ALT 1: CONTRA-FLOW BIKE LANE

3 WHITTIER ST - SETBACK

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 Pou wè prezantasyon an nan yon lòt lang klike sou "View Options" gout desann bwat nan tèt ekran an

55% Lòt Kouvèti

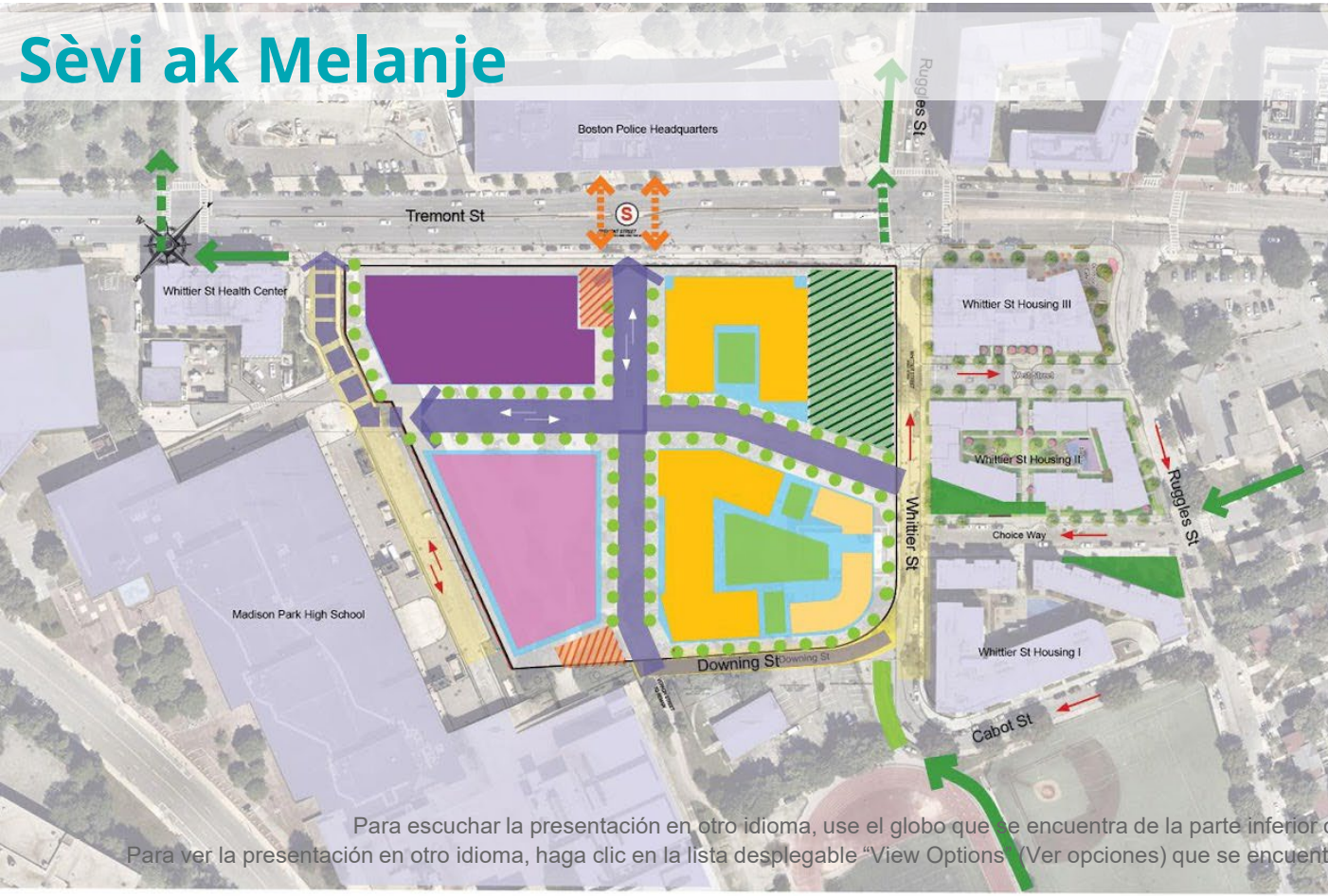


Development Framework

-  Development Area
-  Tremont St Active / Retail Frontage
-  Building Frontage

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Sèvi ak Melanje



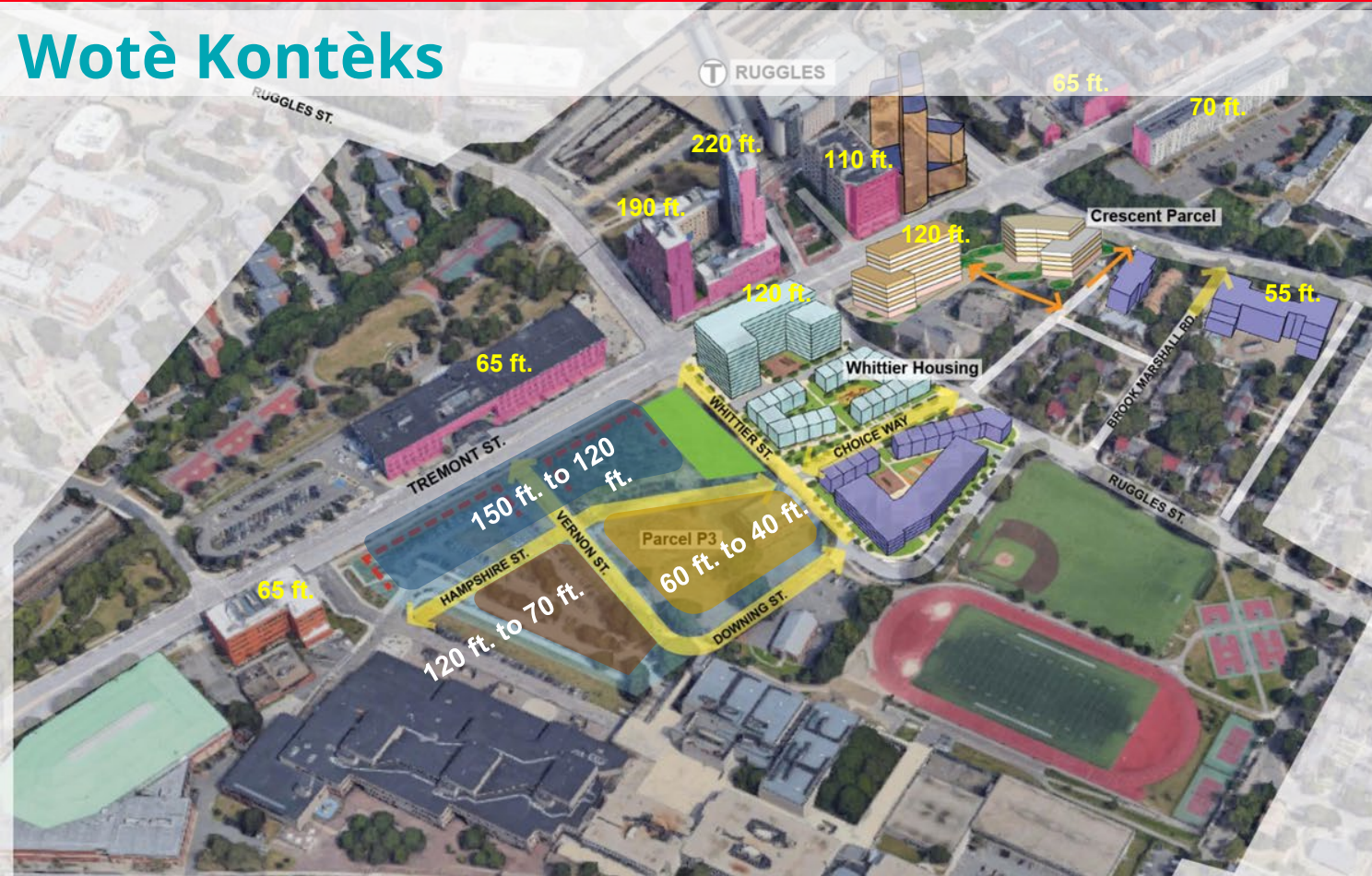
Development Framework

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

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Wotè Kontèks



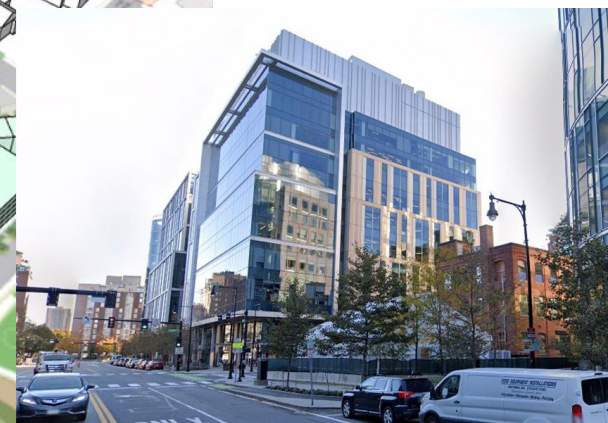
Development Framework

-  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.

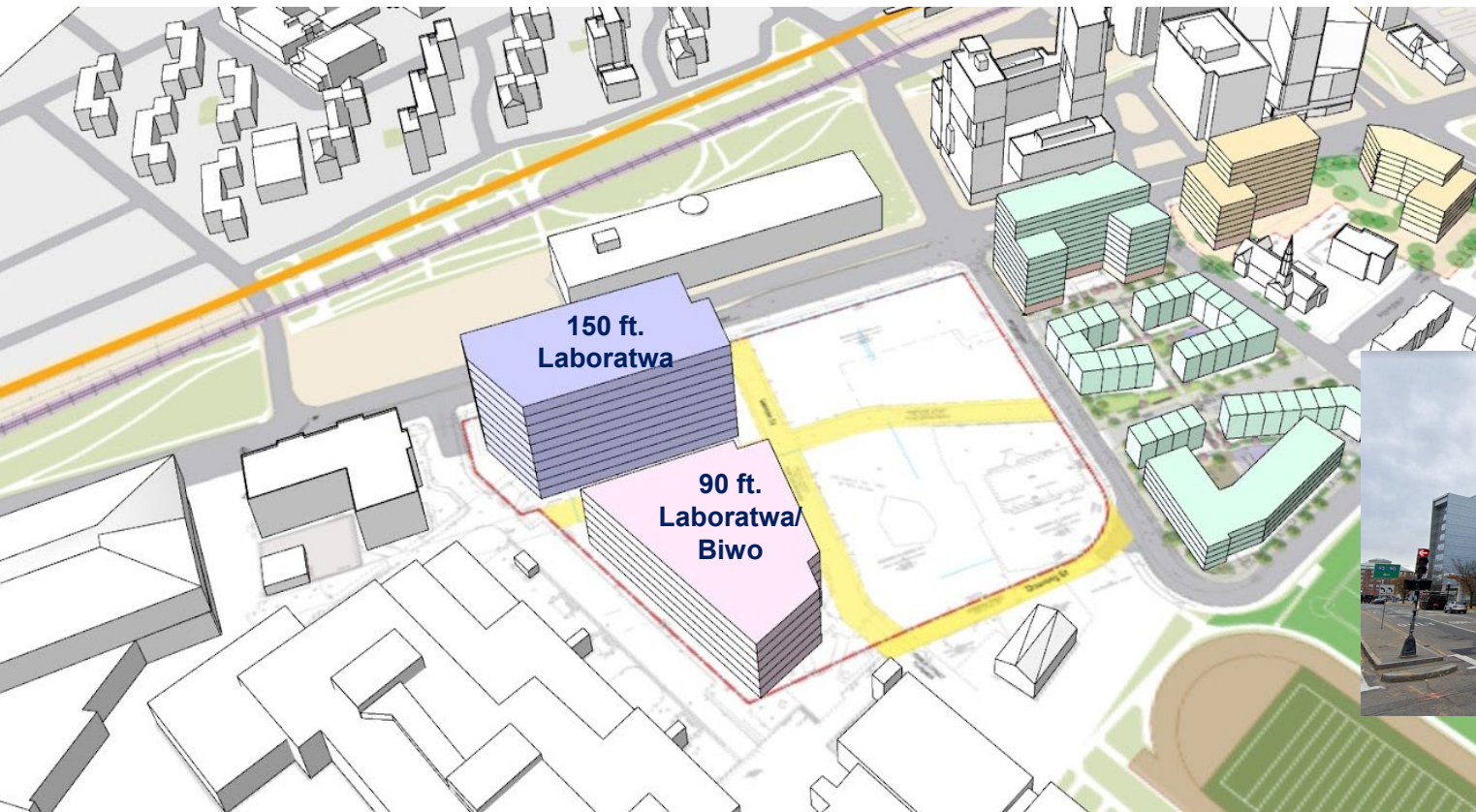
Wotè & Massing - Laboratwa



**Lab, 50-60 Binney St.
Cambridge**
9-10-nivo, 150 ft wotè
(180')



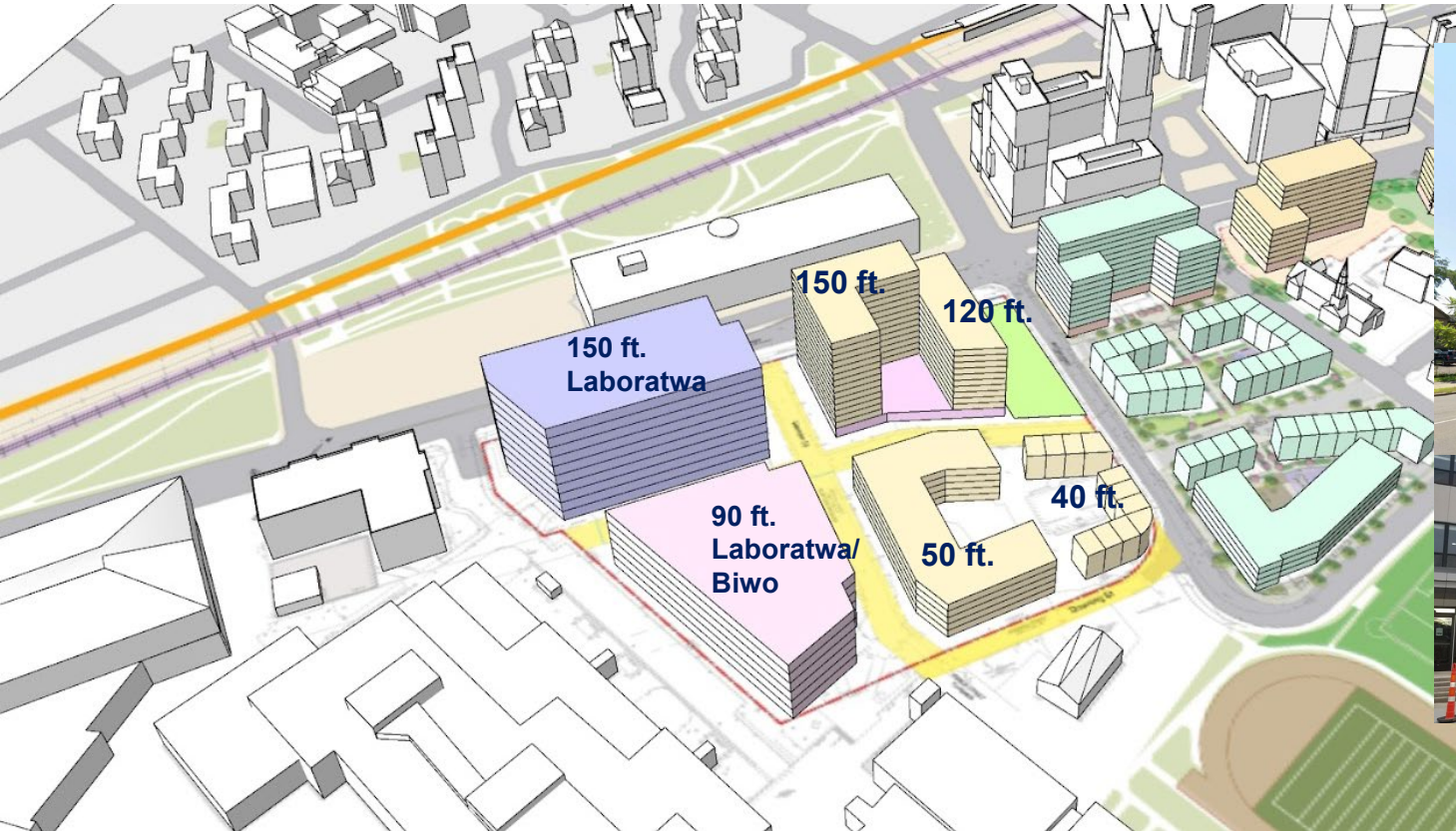
Wotè & Masaj - Laboratwa / Biwo



Crosstown Office
7-nivo, 100ft Wotè
280,000 SF Laboratwa
21,500 SF Detay



Altura & Masa – Lojman



Proposed Whittier Housing Phase III

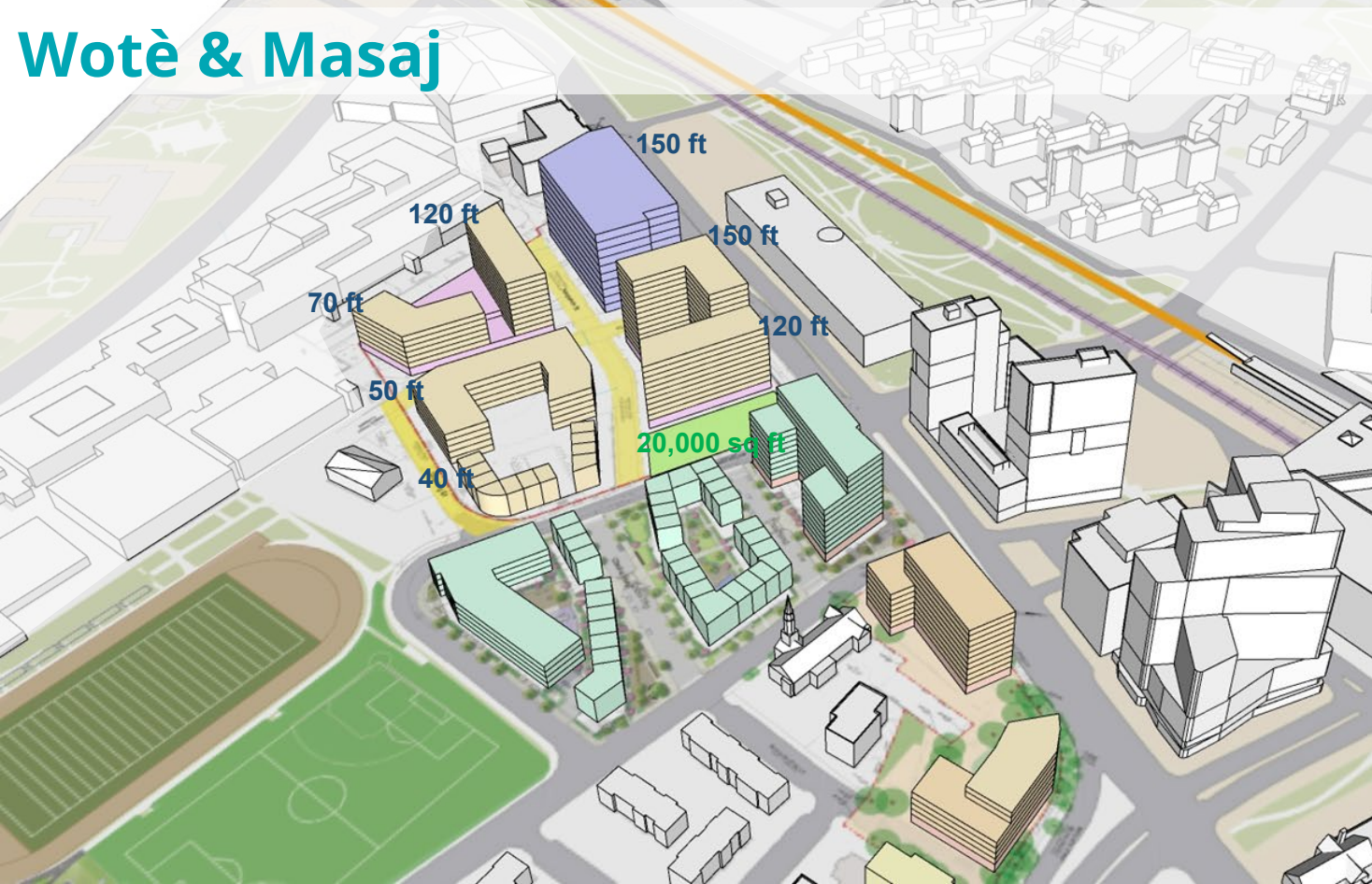
12-nivo, 140 wotè Ft
172 rezidans,
8500 SF delay, 220,000 GSF



Whittier St Housing I

3 to 4-nivo, 45 Ft wotè
92 rezidans

Wotè & Masaj



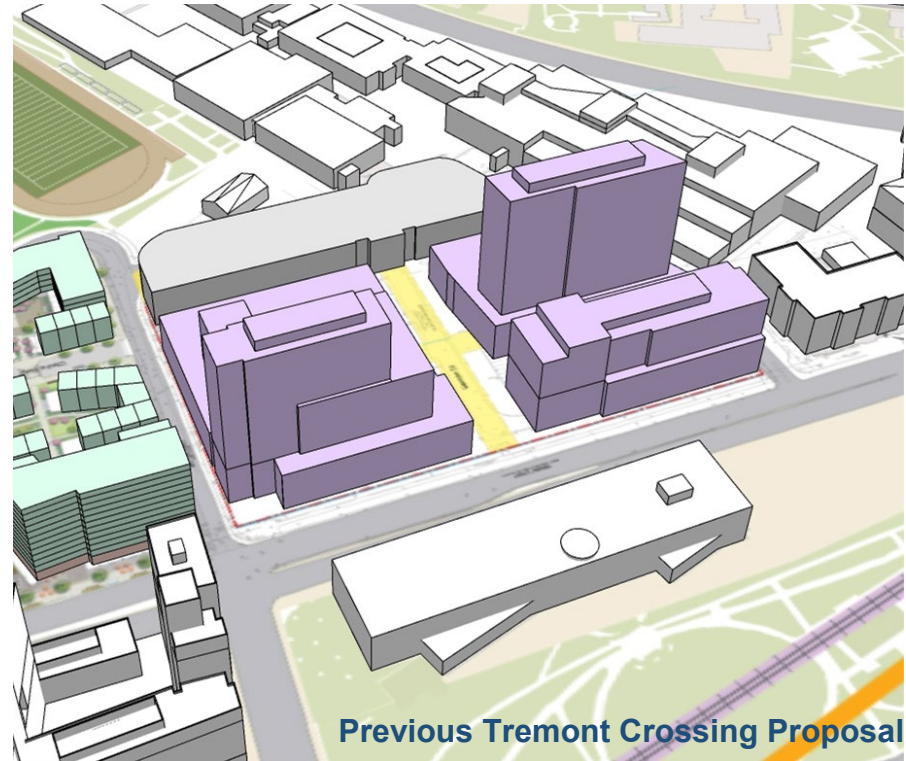
- Apeprè. 4.5 Pwopòsyon Zòn Floor
- 55% Lòt Kouvèti
- 20,000 sq. ft. Park at Tremont and Whittier
- Vernon, Hampshire & Downing Streets Improvements

Comparison to Current PDA

Demann pou pwopozisyon 2021 –
Apeprè Pwopòsyon Zòn Floor: 4.5,
Wotè 150 ft. to 40 ft.



Planifye Zòn Devlopman dekoupaj an zòn
Apeprè Pwopòsyon Zòn Floor: 6.5,
Wotè 275 ft



Previous Tremont Crossing Proposal

Pwojè RFP: Gid Konsepsyon

Devlopman Rezistan ak Konsepsyon Bilding Vè

- Pwojè pwopoze yo dwe sipòte objektif kominote a ak Vil Boston pou yon kominote san Kabòn, rezistan nan chanjman klimatik ak an bòn sante, enkli rapò 2019 san Kabòn Boston ak gid DND sou bilding avèk Zewo emisyon pou pwojè lojman a bon mache.
- Pwojè pwopoze yo ta dwe gen ladan estrateji konstriksyon ak sit rezistan inovè ak avan-gadis, pou elimine, redwi enpak nan chanjman klimatik, tankou efè tèmik, tanperati elve ak epizòd chalè, presipitasyon ki pi entans, ak elevasyon nivo lamè.
- Bilding vè yo sipòte yon apwòch global pou lite kont enpak negatif sou anviwonman yo ak pou ankouraje byennèt sante imen kominote nou yo. Pwopozisyon yo ta dwe swiv gid bilding vè yo, sa ki gen ladan reyisi Platinum LEED yo.



Kòmantè?

Pou tande prezantasyon an nan yon lòt lang, itilize glòb anba ekran klike kazyè meni anba anlètèt “View Options”
Pou tande prezantasyon an nan yon lòt lang klike kazyè mènsi desann “View Options” anlètèt ekran an

Pwochen Etap yo

23 Out – Diskite avèk yon Planifikatè

Diskite sou kòmantè nan pwojè RFP

13 Septanm – Reyinyon Komite Siveyans Plan Prensipal Stratejik Roxbury

Prezante RFP nan RSMPOC pou apwobasyon



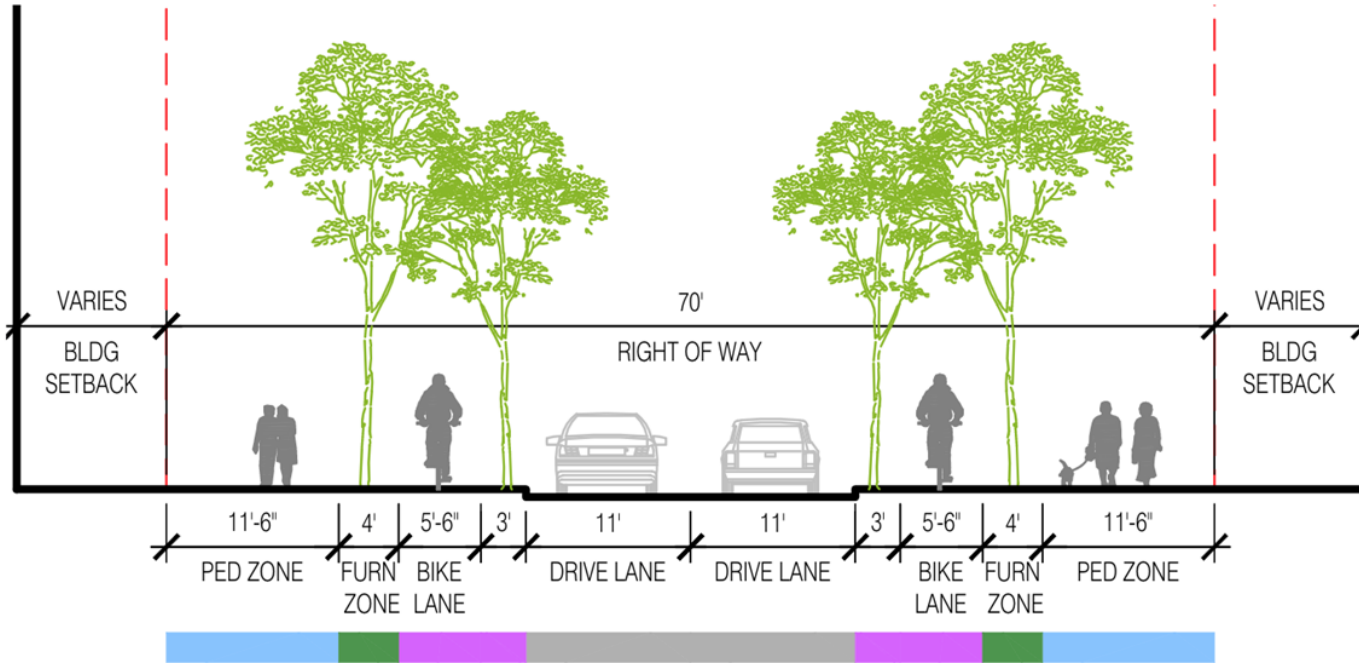
ANÈKS

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PLAN: Nubian Square

Preserve. Enhance. Grow.



ALT 1:

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

KEY

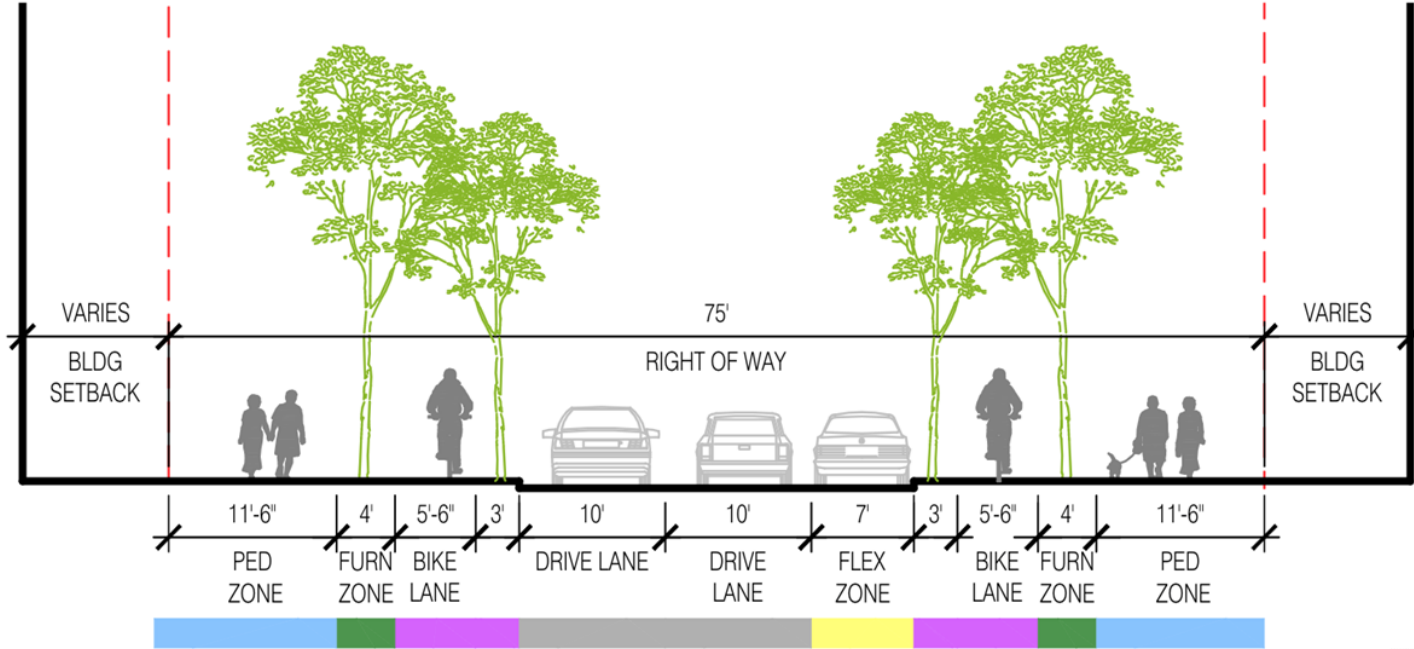


1

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

PLAN: Nubian Square

Preserve. Enhance. Grow.



ALT 2: COMMERCIAL WITH FLEX ZONE

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

KEY



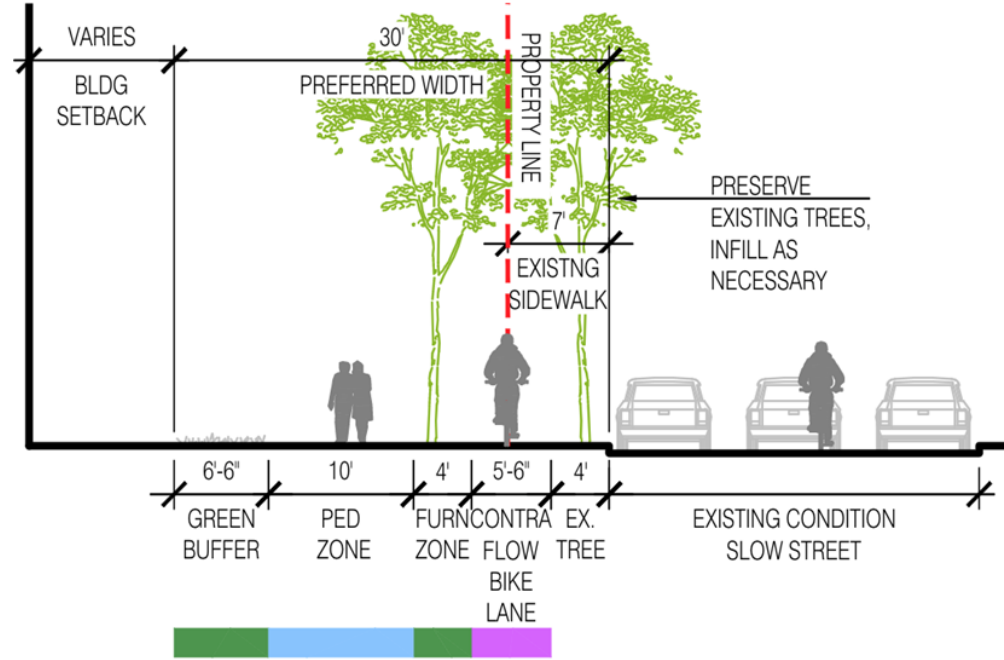
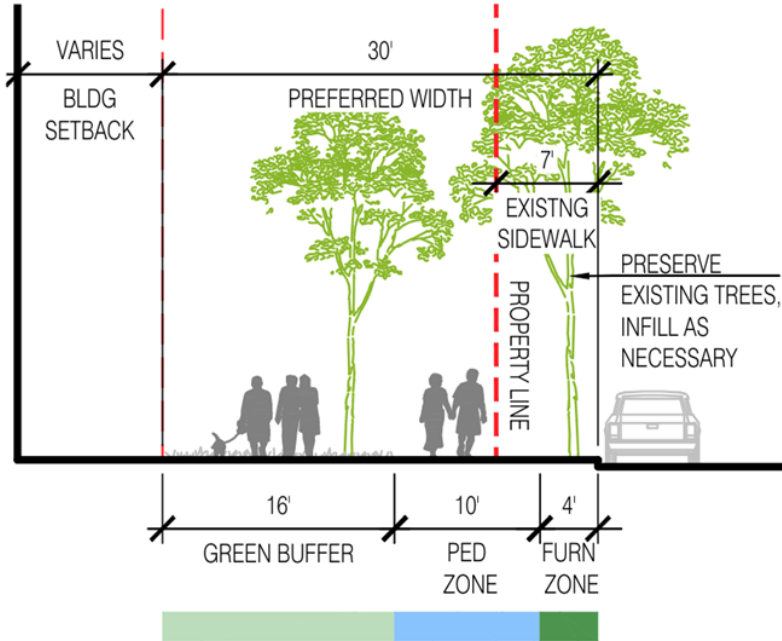
STREET TYPE A

1

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

PLAN: Nubian Square

Preserve. Enhance. Grow.



ALT 1: CONTRA-FLOW BIKE LANE

3 WHITTIER ST - SETBACK

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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Pou gade prezantasyon an nan yon lòt lang, itilize glòb la anba ekran klike kazye meni anba anlètèt “View Options”

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

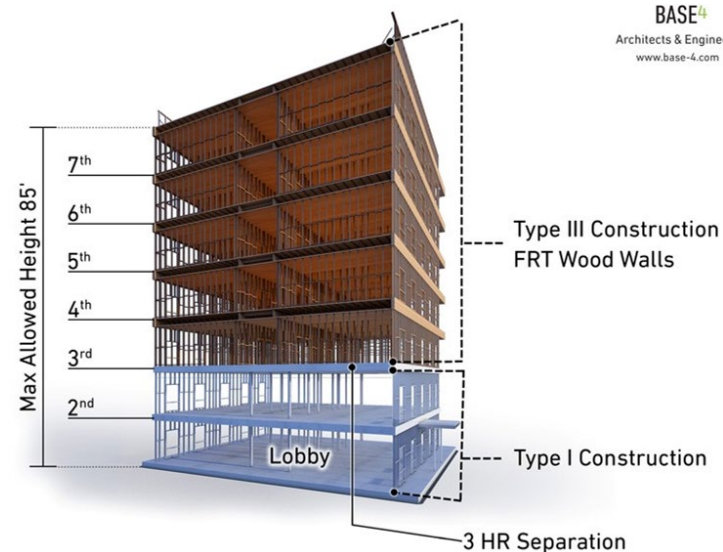
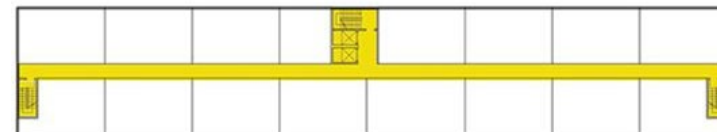


75-125 Binney St Cambridge
5-story 80 Ft height (105')
380,000 SF

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



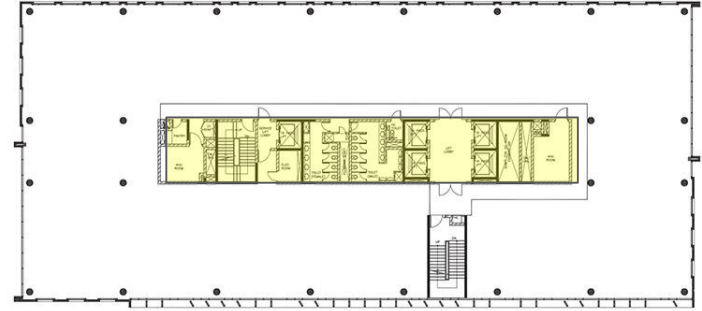
Site Test: Residential

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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'

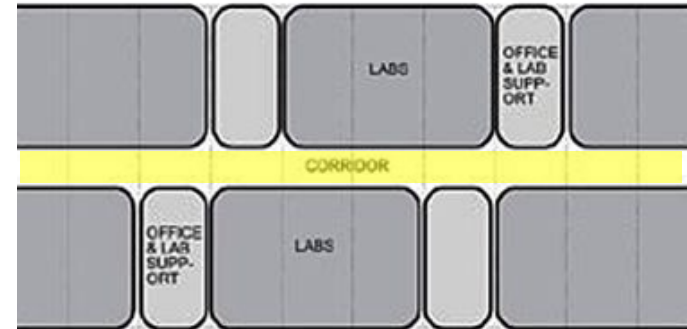
Site Test: Commercial

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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

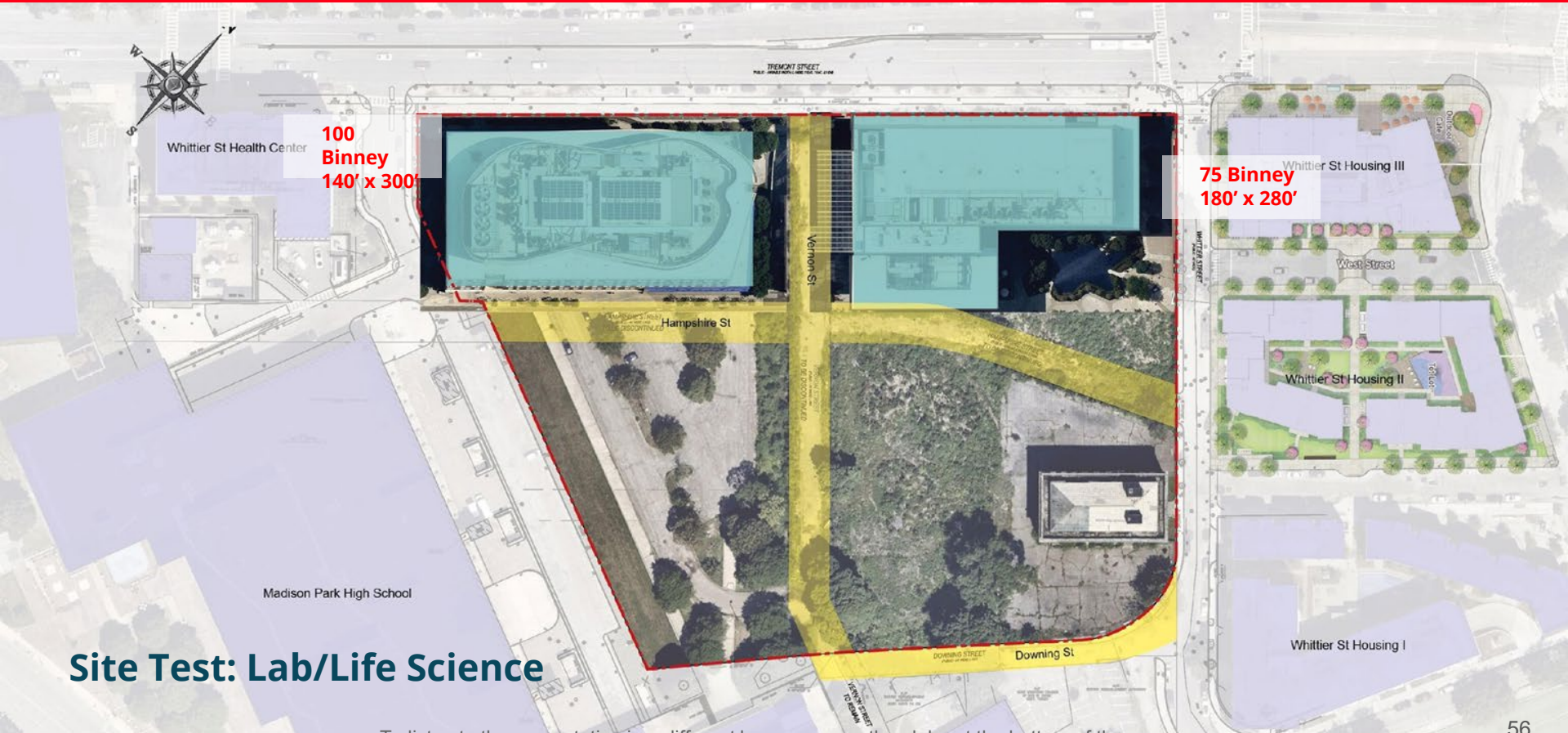
10-story, 150 Ft height (180')
417,000 SF



75-125 Binney St Cambridge

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





Whittier St Health Center
100 Binney
140' x 300'

Whittier St Housing III
75 Binney
180' x 280'

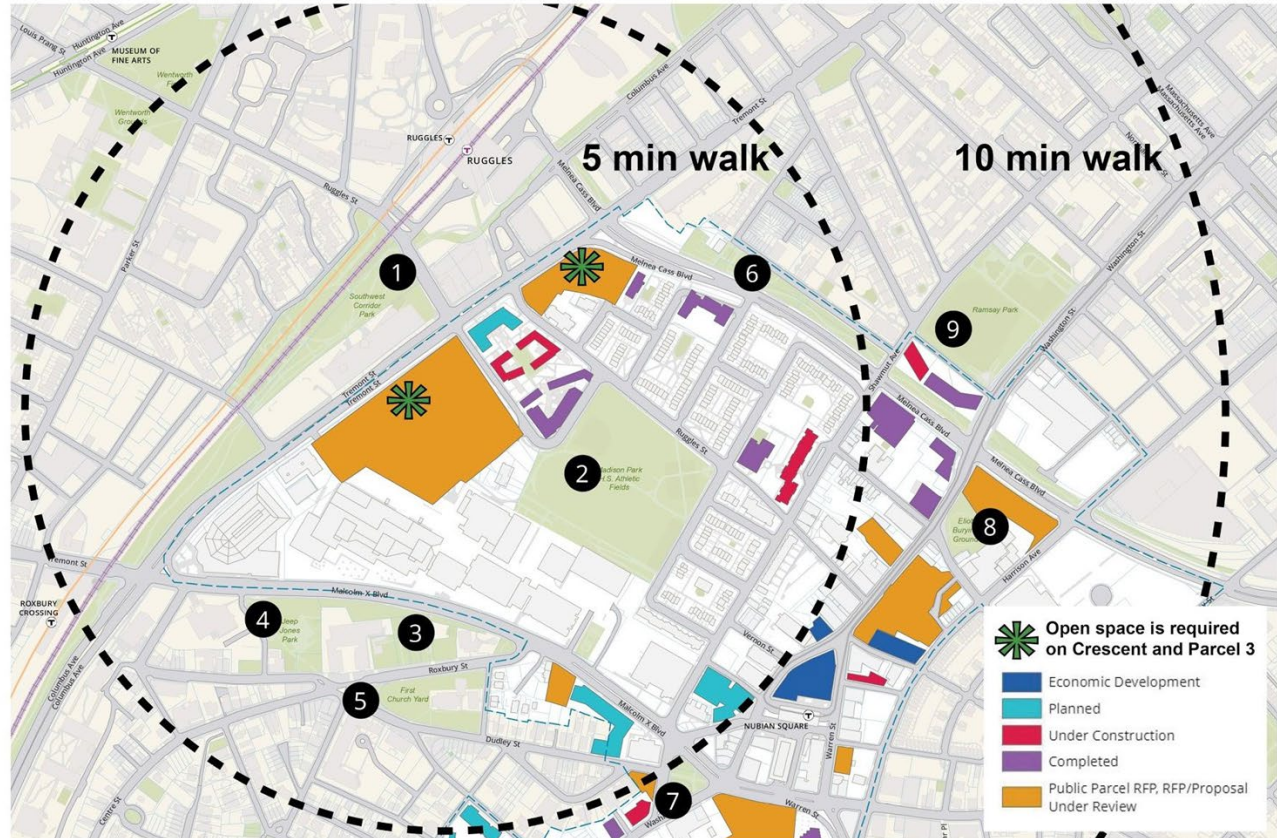
Site Test: Lab/Life Science

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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

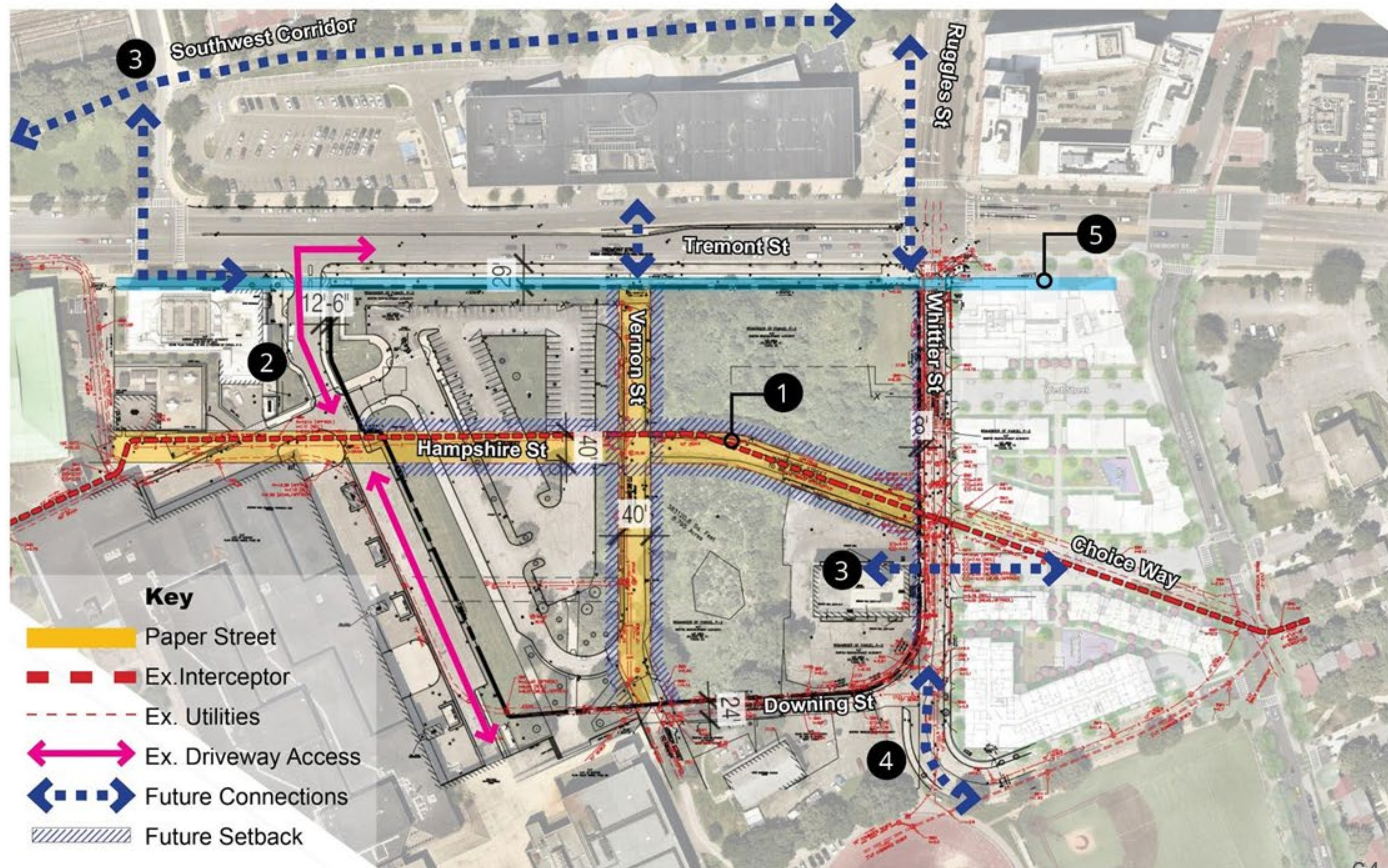
PLAN: Nubian Square

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



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:

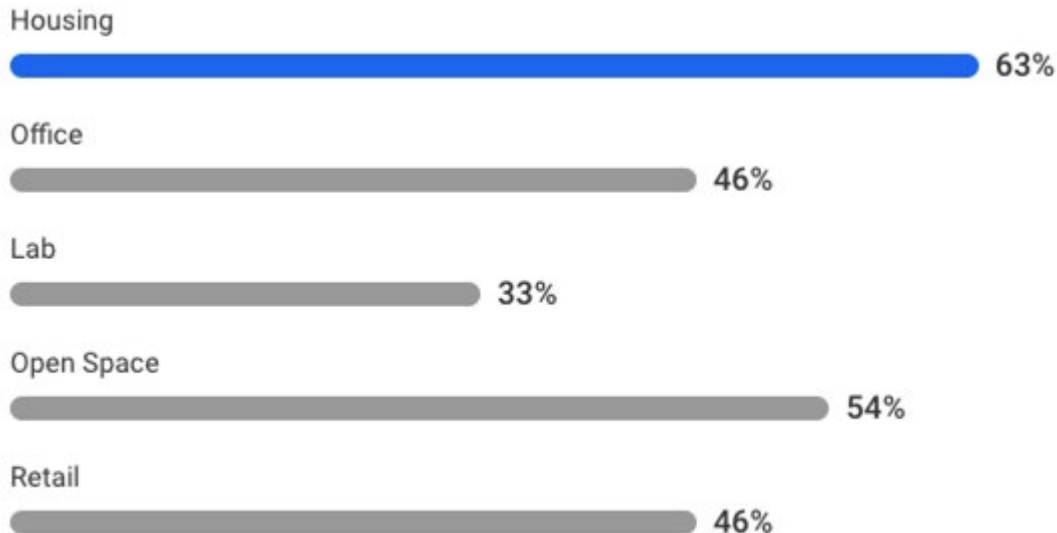
- Industrial
- Only housing (not high price condos, not paying more than 1/3 income towards rent)
- Affordable housing
- Churches
- Commercial - fast food, liquor store, hotel, gym, high rents, banks, night club, mall, big box retail
- Office - large corporations or any office use
- Lab uses that have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

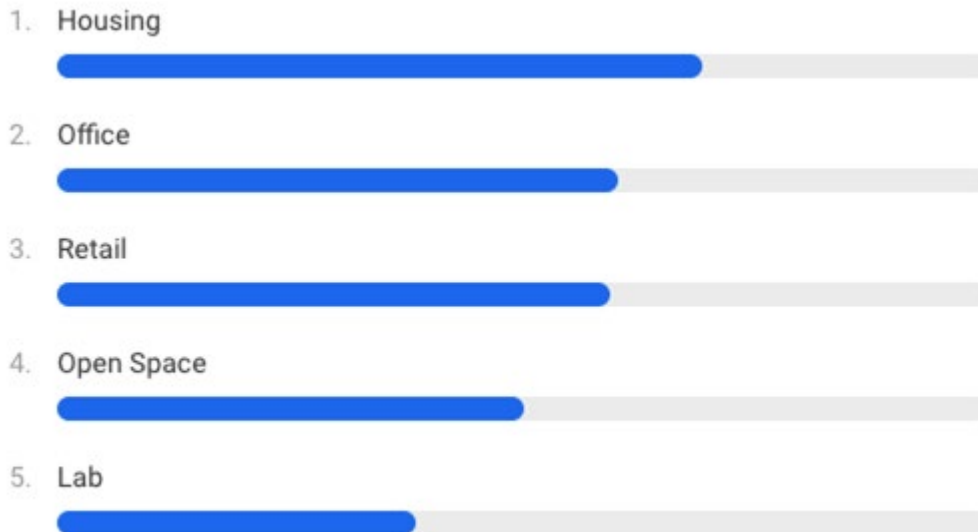
Knowing what exists in Nubian Square, and what does not exist, what mix of uses do you think are important to emphasize on this site



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

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

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



What we heard - Design

- **The site should be pedestrian and cyclist friendly**