



PARCEL 8 *Proposal from
NuGateway Team*



The background of the page is a detailed landscape architectural plan. It features a grid of streets, numerous circular tree symbols of varying sizes, and various site elements like walkways and building footprints. The color palette is muted, consisting of greens, browns, and greys.

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*Introduction to
Development Team*

Harrison Cass CHOP HOUSE

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NUBIAN PUBLIC MARKET

Introduction

To Ms. Polhemus, members of the BPDA reviewer team and fellow residents,

Groma, RISE Together and J.Garland Enterprises have come together to form the **NuGateway Team**. Our shared vision is to develop Parcel 8 thoughtfully with a dedicated focus on making Nubian Square a great place to live, work and play. We are all native Bostonians but hail from diverse backgrounds and have each experienced our success in part due to the great opportunities this city affords. We view Parcel 8 not only as an opportunity to create a visually striking, green-space infused gateway into Nubian Square, but as an important moment to do our part in strengthening the communities in this city that helped us on our paths. Boston is already a great place to be, and we believe our proposal will make it even better by shining a spotlight on everything Roxbury and Nubian Square has to offer.

We recognize that large-scale developments create significant economic opportunity, but also have a less-than-stellar history of not doing enough to enrich the communities in which they're built. We hope that the readers will not feel that way about our proposal. Throughout the rest of this document, you will see the themes of inclusion, affordability and opportunity echoed again and again.

Walking through our proposed development, you enter through iconic **Nubian Gate**, to be designed by local artisans and arrive in a welcoming green-space with a Baobab-inspired shade structure. To your left, is the **NuArts Center** and behind it the **Nubian Public Market** with over half of the space reserved for minority and women-owned small businesses. Above that, startup and office working space to bring local jobs into the area. And tilt your head back and you'll see a visually striking, 15 story tower featuring over 100 units, two-thirds dedicated to high-quality, affordable housing across a range of incomes.

This proposal is long. We put a lot of thought into it. To the city reviewers who we know will spend countless hours reading through every detail, thank you for your time and service. To our interested neighbors who might only have time to give this a casual look, we hope you enjoy it as well. We tried to write this with both potential audiences in mind. Anyone, city official or not, can email nubian-gateway-team@gro.ma with any questions and we'll answer them.

If we leave you with only a few thoughts, may we present this acronym, which as cheesy as it is, we feel does a good job encapsulating our vision and was the inspiration for our team's name. This proposal, both in architectural design and our mission, is all about the Nubian Gate. So remember:

- **Grant Programs:** Our \$10.5 million dollar purchase of the land includes \$3 million of grants spread across 10 years, focused on education, the arts, business and youth care to benefit the community that we are a part of.
- **Affordability For All:** Let's face it, the city doesn't need another luxury skyscraper. Our proposal not only meets, but exceeds the city's goals for affordability at every requested AMI bracket
- **Thoughtful Development:** We live in challenging times. Climate change, health crises, systemic inequity and more all mean large-scale development must do more than just build nice spaces. Our proposal is green-friendly, health-crisis resilient and we are committed to meeting and exceeding all of the city's diversity and inclusion standards, not just during construction, but in pre-construction work and post-building management as well.
- **Economic Benefit:** Our proposal brings economic benefit in three specific ways. First, a strong land purchase price with ongoing grant funding for the community. Second, retail and office space to support local businesses and job development as well as ongoing tax revenue. And finally, an inviting landmark in the Nubian Gate, and associated park and art/retail space, to bring visitors from Boston and out of town to experience all Nubian Square has to offer.

So, as you read our proposal, visualize the Nubian Gate as the iconic landmark to this great neighborhood and keep our core elements of GATE in mind.

Thank you,

The NuGateway Team

Angelo Drake
Angelo Drake

Seth Priebatsch
Seth Priebatsch

Jim Grossman
Jim Grossman

Herby Duverne
Herby Duverne

Jonathan Garland
Jonathan Garland



A note from the designer, Will Wiggins

Thank you for taking the time to read through this document. My name is Will Wiggins, and I'm the designer on the Groma team who put this document together. As a Roxbury native, I am thrilled to see the continued progress and growth in our community, and hopeful of the opportunity to be a part of that. Throughout this presentation, I wove those themes of progress and growth into the design, with very intentional visual elements throughout. I selected a mix of traditional African colors blended with the iconic, deep reds of Boston's brick-built history. As you turn the pages of this presentation, you'll see different views into the proposed development, giving visual insight into the physical space as you read more about our goals and objectives.

Happy reading.



**WHERE PASSION
MEETS PURPOSE**

About NuGateway Team

NuGateway Team ("NG") is an entity created to develop the land parcels 0802426040 and 0802426030 of the Parcel 8 site (the "site"). The team is proposing to design, permit, finance, and construct a 220,000SF building and 8,700SF park (the "project") on the site. The NG team consists of the development partners, architects, construction managers, attorneys, marketing agents/brokers, property managers and others to be added as needed. There are no lawsuits to be named pertaining to members of the team.

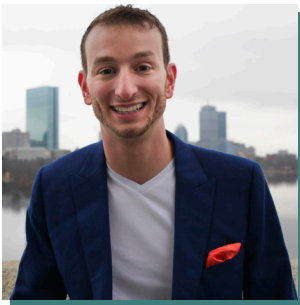
The development of Parcel 8 presents some unique challenges as well as opportunities. The cultural and affordability requirements outlined in the RFP, as well as the Nubian Square: Plan are key to making this project positive for the community. But, those do add a financial challenge to underwriting the development. Through our team's large network of financing partners, we believe we have found the balance to meet the goals outlined in the RFP and finance the project fully and successfully. We are passionate and share the vision of building a better City of Boston for all and are proud to have internal and external financial backers willing to fund this vision.



Angelo Drake (Groma)

Angelo is a founding partner at Groma and brings a unique background and blend of talents to the team. He is an expert in development, technology, and construction. Angelo was raised in an underserved community and understands firsthand the residential and commercial development vehicles needed to bolster economic life to the underdeveloped communities of Boston. For the past 18 months, he has been developing a strategic plan to create long term opportunities and prosperity for the Nubian Square neighborhood.

"I am very grateful and excited to have the opportunity to potentially work on the Parcel 8 project. I would not be in the position I am today if it were not for community programs such as affordable housing. Being raised in an underserved neighborhood has made me passionate about the work required to create opportunities for local residents to thrive in the communities they have built." - Angelo Drake



Seth Priebatsch (Groma)

Seth is a founding partner at Groma. He achieved early financial success as the founder of LevelUp - a food delivery service designed to introduce small, local restaurants to a broader consumer base outside of their community. LevelUp proved to be such a powerful platform for the local restaurant community that it was ultimately acquired by GrubHub for over \$400 million. Boston is Seth's home and he is committed to finding ways to give back to the underdeveloped communities throughout Boston that he credits for his success. In 2019, just after the sale, Seth donated \$1,000,000 to Community Boating Inc. to support their youth summer sailing and leadership education programs, available to local kids for just \$1 for the whole summer. He has entered the real estate development space specifically to allow him to give back through development projects like Parcel 8. Parcel 8 will drive homegrown economic impact and individual opportunities for the people that make up the community.



Jonathan Garland

J. Garland is the lead Architect for Nubian Gate team. He is experienced in architectural design, real estate investment & development practice based in Massachusetts, with a primary focus on urban redevelopment, commercial & residential design, and development projects. Jonathan Garland comes with two decades of professional experience in the architecture, design, residential and commercial development industries. During that time Jonathan has cultivated a widely-respected seasoned approach to transforming buildings, neighborhoods, and urban, suburban and rural communities through high-quality collaborative design and development strategies.



Jim Grossman (RISE Together)

Born and raised in the Orient Heights neighborhood of East Boston, Jim was given an opportunity through a city-sponsored program to launch his career in construction. For the last 25 years, Jim has skyrocketed through the ranks to become the Chief Operations Officer for a \$5B national construction company working on the most sophisticated and complex developments in Boston. He recently founded RISE Construction Management and subsidiary RISE Together to provide pathways and opportunities for people in underserved Boston communities, just as he was. Jim's greatest strengths are his ability to pull teams together to drive successful real estate development and his extended relationships throughout all of Boston's communities.



Herby Duverne (RISE Together)

An entrepreneur for the past 15 years, Herby currently is the founder and CEO of the 45-person consulting firm TAINO with retainers with the U.S. Department of Defense and Homeland Security. He is the co-founder of RISE Together and brings an authentic, relationship-based approach towards each aspect of the development process. His out-of-the-box thinking drives teams to act nimbly and overcome any challenge.



Beverley Johnson (Bevco)

Beverly is President of Bevco, a Mattapan-based firm that specializes in community outreach, government relations, and advocacy for minority and women business enterprises. She has built her reputation in urban planning and development using strategic approaches to help developers maximize economic opportunities for residents that are impacted by new construction. Her expertise will provide significant value to the Parcel 8 project by serving as the community relations and permitting expert.



Shelley Webster (Inorder Business Development Solutions)

Shelley brings over 35 years of experience as an entrepreneur, contractor, and diversity & inclusion expert. She has worked alongside Jim Grossmann on multiple major construction projects including the incredibly diverse Encore Casino which made history by employing the most female tradespeople on a single construction site in the U.S. Her creative and proven methods to achieve exceptionally diverse and high performing teams were adopted by the Mass Gaming Commission and published in Best Practices for Diversity in the Construction Industry. Shelley grew up just down the street from the proposed Nubian Square Development site in what was called the Orchard Park housing projects. Being a graduate of Dearborn Middle School and Roxbury High School and a current resident of Dorchester, she has a personal interest in the viability of the area, especially as it pertains to giving back to those who live and grew here.

Economics Summary

Our team is proud to present a proposal that provides economic opportunity to the community as well as the city of Boston. We want to highlight some of the key data points on how we can accomplish this as well as providing a simple, easily consumable economic summary.

\$10.5 Million Sale of Parcel 8

Our proposal includes \$10.5 million for the purchase of the parcels related to the Parcel 8 RFP. We are breaking this down as \$5.5 million for parcel SR-25 and \$2 million for the City Parcel and \$3 million devoted to community funding efforts, detailed in the next section. We are committed to paying a fair price for the parcels and setting aside capital for the benefit of the community.

\$3 Million In Reserved Community Funding

NG team is committing \$3 million in funding reserved from the parcel sale for opportunities in the community. To maximize impact, we will donate \$300,000 a year in grants split across four core impact areas: local entrepreneurship, local artists, promoting a diverse tech workforce and programs to benefit children in the region.

Risk-Free Allocation for Local Investors

We are setting aside \$100,000 for members of the community to take part in the capital stack with as little as \$500. If this is not filled, Groma will invest any remaining delta. Groma is also willing to backstop these investments with the Groma Guarantee which, in plain english, guarantees that small-scale investors will not lose money and can redeem for their original investment at any time. We believe in educating beginner investors and are willing to take downside risk off the table. Our team is skilled in the practices of undertaking SEC-approved Regulation A investment offerings to enable small and starter investments in projects.

Nubian Market For Local Entrepreneurs

Modeled after the Boston Public Market, the ground floor Nubian Market will serve commercial and residential tenants as well as the public in an innovative and open space that blends seamlessly with the outdoor space on Melnea Cass Blvd. Our team is committed to reserving at least 51% of space towards local black and/or female entrepreneurs. We believe this will be crucial to providing economic opportunities for residents of Nubian Square.

Office Space To Create Local Jobs

Local job creation is a commitment our team is focused on. The commercial office space combined with the Nubian market will present quality employment opportunities. As mentioned previously commercial tenants will bring much needed spending to local businesses. As workers commute and spend their work day in Nubian Square, opportunities will present themselves for local businesses to capture that revenue not only at Parcel 8, but the surrounding area as well.

Increased Tax Revenue

With our vision of Parcel 8 including a healthy amount of commercial and retail space, our proposal will drive an increase to spending in the local economy and will lead to tax revenue increases. Pulling in revenue from visitors and commercial tenants is key to Nubian Squares growth and we believe that the ground floor will be a centerpiece to making that a reality.



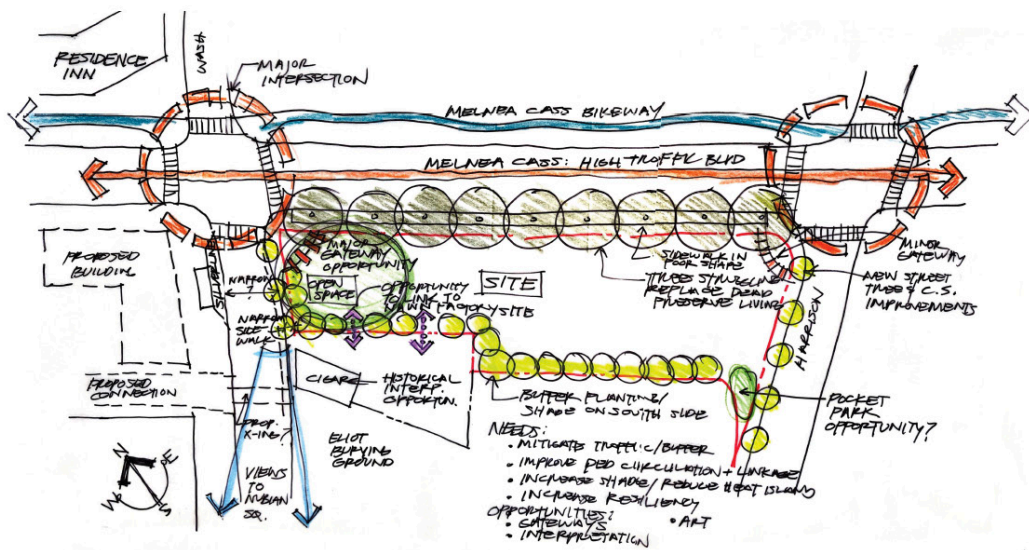
Development Plan

NUBAN PUBLIC MARKET

Development Plan

Gateway To Nubian Square

In order for Parcel 8 to truly become the “Gateway to Nubian Square”, we need to take advantage of the unique location of Parcel 8. Nubian Square is the epicenter of the city connecting neighborhoods from Fenway to South Boston. Our concept leverages inviting open park space to draw in the community and interweaves educational and artistic elements to showcase the rich cultural history of Roxbury at the forefront. The park area is anchored by the **Nubian Gate** and once passed through, reveals the **NuArts Center** and the **Nubian Public Market**. Those two establishments, one focused on art, the other a food and shopping hall, will be the core draws into the new Nubian Square. The Square contains two main building massings. Above the Nubian Market are two floors of commercial office space, bringing good jobs into the area and to its east is the **Nubian Tower** with a restaurant at its base and 14 floors of affordable and market-rate housing. The programming has been thoughtfully and carefully selected in order to generate public interest and connectivity. All borders of the site are activated to allow the site to be a place with a true mix of public and private live, work, eat, play environments. Our team believes that this site can serve as a conduit into the neighborhood to draw people into a historically economic district of Boston. Collectively, this will create the environment to allow local entrepreneurs to scale, creating a platform for opportunity in Nubian Square.



Overall Vision & Metrics

With approximately ~220,000 SF, the project will include ~40,000SF of office, ~15,000SF of retail and ~64,000SF of residential space. This also includes ~12,000SF of public civic space. This project is intended to serve as the gateway to Nubian Square, serving the community as well as it's tenants. The main goals of our response are as follows.

- **Quality Affordable Housing:** Provide quality housing for the residents of Roxbury in a thoughtful and sustainable way.
- **Open Park Space:** Promote community engagement through leveraging community park and civic space.
- **Artistic Venues:** Serve the residents of the community through curated retail tenants for 1st floor occupancy including the Nubian Square Market and NuArts Cultural Center.
- **Local Jobs:** Provide office space to attract class A commercial tenants creating economic opportunities for local residents.
- **Intelligent Urban Design:** Create an urban development that serves the community as well as occupants through design with a focus on blending public and private space.

>66% Affordable High-Quality Residences

The project contains approximately ~64,000SF of affordable and market rate housing with over 66% devoted to affordability at varying AMI levels. NG team shares the City of Boston's commitment to combating the current housing crisis. We believe that a key component to serving the residents of Roxbury is through creating vehicles that allow them to benefit long term from the development of the area. Housing is one of, if not the most important vehicle. Aligning with the PLAN: Dudley squares vision to use public parcels to create affordable housing is an important part of this proposal as we are adding **70 affordable units** to the current rental market spread across the spectrum of AMI requirements. We also intend to design one of these floors as "Artist Live/Work Space" with studio and public-facing elements.

Units	AMI	% of Units
5	30%	4.85%
31	50%	30.10%
34	80%	33.01%
33	Market Rate	32.04%
103 Total Units		

Add'l Public Benefits for Local Businesses

The NuGateway Team is committed to a diverse and inclusive business environment. With the ~71,000SF of commercial space our vision is to create an engaging first floor retail/dining experience combined with high quality office space to attract top tier tenants. Creating a public focused ground floor is a necessity to develop Parcel 8 into the Gateway to Nubian Square. Our goals around creating this environment is as follows.

Nubian Public Market

- Indoor marketplace featuring local food producers offering prepared meals, fresh food, and specialty items. The goal is to have all offerings produced locally.
- In order to facilitate the successful launch and operation of as many local restaurants as possible we're going to take a somewhat unique approach to this space focused on dual-level kitchen/restaurant experiences. This approach is designed leveraging the restaurant industry experience of Seth Priebatsch, founder/CEO of LevelUp which sold to Grubhub for \$400mm in 2018. One of the largest expenses for restaurants is their retail footprint and associated costs of that lease. A dual-level approach is difficult to retrofit into existing spaces, but when designed from the ground up, lets restaurants place their kitchens on the second floor (30-40% lower cost per square foot) and their dining experience on the first floor. This not only allows for more restaurants to be situated in the Nubian Public Market, but gives them a stronger financial footing from the start. It also has COVID-19 resiliency benefits, enabling restaurants to rapidly shift from a full-service dining experience, to take-out / delivery only as needed.
- The NuGateway Team intends to mandate that **>51%** of the space in the Nubian Public Market be operated by locally run businesses and additionally that **>51%** be operated by minority and women owned businesses.

NuArts Center

- Our team has had discussions with groups like Artists for Humanity to help create a cultural destination to showcase **African American art and history**. This space will open up to the outdoor park to help create pull to the Gateway to Nubian Square.

Marquee Restaurant Space For Local Chefs

- Located on the corner of Melnea Cass Blvd and Harrison Ave is a large restaurant space for dining to attract tenants and visitors alike.
- Our goal is to work with a prominent chef from the Roxbury area to enable them to use this space as a showcase for a centerpiece diner experience in the community.

Office Space For Local Jobs

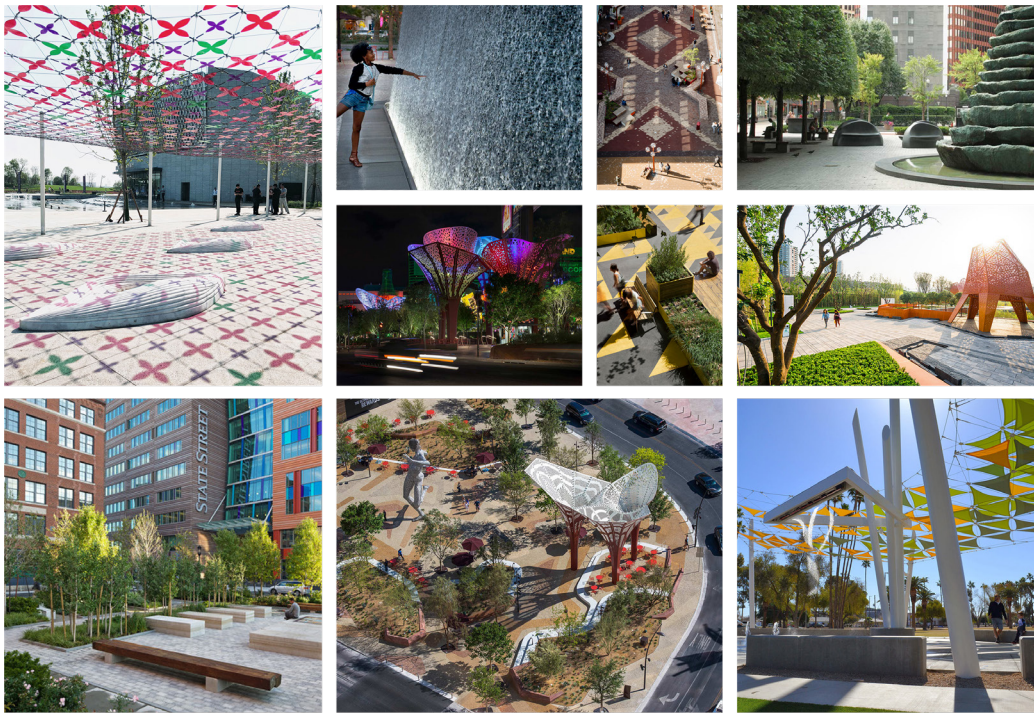
- The NuGateway Team is committed to providing high quality office space to attract class A tenants in order to stabilize the development as well as increase tax revenue to the Roxbury community. Local institutions like Boston Medical Center and Northeastern would be great potential tenants but we intend to use Seth Priebatsch's tech connections to bring **high-tech employers** into the area.

Beautiful Park and Greenspace

A core part of the success of the development is the use of the ~8,700SF park. Our team understands that greenery and outdoor space not only looks beautiful but is key to staying mentally and physically healthy, especially in urban environments. It is important to develop Nubian square in an ethical and sustainable way, while keeping these benefits in mind. Along with numerous health benefits, parks also increase property value, business traffic, and ultimately the tax base of the communities they reside in.

The team is committed to working with a local artisans group such as Artist's for Humanity, in order to create the centerpiece of the park/community space of the project. Similar to the way that the Chinatown Gate gifted from Taiwan in 1982 serves as an iconic entrance to a traditional Chinese neighborhood in Boston, we believe that the best way to show the cultural significance to the entrance of Nubian Square is through **creating a community art project** showcasing the neighborhood's traditional African American roots.

We intend to work with a **local arts group** or architectural organization to develop the Nubian Gate. We have engaged in preliminary conversations with members from the Boston Architectural College and Artists for Humanity. This park space will also include bike parking and we intend to engage with a local artist to design beautiful, functional, relevant-to-Roxbury, bike parking structures.

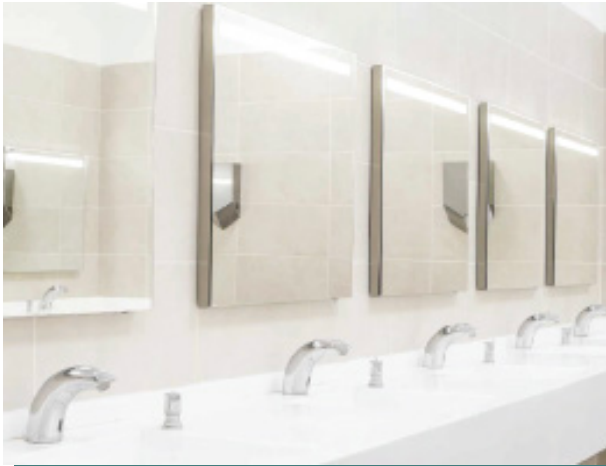


Our Vision is Health Crisis Resilient

In the wake of COVID-19, the design of intelligent, health-oriented space is more important than ever. Our development plan bakes this in directly, with vetted approaches that will enable our residents, visitors and office workers to operate with the confidence that their health is first and foremost. This includes novel approaches such as:

- **Intelligent Elevators:** After residents use their key-fob to gain access, the building can automatically adjust elevator positioning to send elevators to where they're needed and direct people to elevators to either maximize transit-efficiency or maximize social distancing.
- **Flir Temperature Monitoring:** While a fever is not a guaranteed indication of an infectious disease, it is one important signal that a person entering the building should exercise extreme caution (or not enter if they're a non-resident) to avoid infecting others. New systems (such as those developed by [FLIR](#)) can scan entryways and notify people if they are spiking a temperature and invite them to don a free-face mask, or otherwise exercise caution.
- **UV Cleaning:** Alongside regular cleaning techniques, we aim to utilize automated, night-time, UV cleaning robots for shared public spaces. For example, the automated cleaning technique used in many hospitals produced by a firm called [UVD-Robots](#).

These techniques will be applied across the residential, retail, commercial and public spaces in our building to ensure maximum resiliency.



Development Schedule

All schedules are estimates and we recognize flexibility will be needed given COVID-19 impacts.



Article 80

Pre-file BPDA Meetings - Concept Designs	2 MONTHS	Sep '21 - Oct '21
File Letter of Intent	EST DATE.	Nov' 21 - DEC '21
Initial Community Outreach	2 MONTHS	Nov '21 - Dec '21
Expanded PNF Submission	EST. DATE	Nov '21 - Dec '21
Impact Advisory Group (IAG) Formed	1 MONTH	Jan '22
Article 80 Large Project Review	3-6 MONTHS	Feb '22 - Jul '22
Community Review Process & IAG	3-6 MONTHS	Feb '22 - Jun '22
BPDA Board Review, Hearing & Approval	EST. DATE	Aug '22 - Nov '22
Zoning Board of Appeal or Zoning Commission	2 MONTHS	Dec '22 - Jan '23
Certification of Compliance, Article 80 Documents, & Stamped Construction Drawings Issued	1 MONTH	Feb '23

Design Development

Finalize Concept Design	2 MONTHS	Sep '21 - Oct '21
Schematic Design	9 MONTHS	Nov '21 - Jul '22
Design Development	5 MONTHS	Dec '22 - Apr 23
75% CD/Building Permit Submission	4 MONTHS	Feb '23 - Jul '23
100% Construction Documents	2 MONTHS	Jul '23 - Aug '23

Construction Design Assist

Award Design Assist Packages	2 MONTHS	Dec '22 - Jan '23
50% Construction Documents - Design Assist	3 MONTHS	Feb '23 - Apr '23
100% Construction Documents - Design Assist	2 MONTHS	May '23 - Jul '23

Construction

Demo - Early Release	1 MONTH	May '23
Foundations/Structure	12 MONTHS	Jun '23 - May '24
Façade & Interiors	8 MONTHS	Jun '24 - Jan '25
Close Out	2 MONTHS	Feb '25



Operational Plan

NUHAN PUBLIC MARKET

Operational Plan

Residential Nubian Tower

The Groma team will work closely with its partners to bring the residential space to market as well as work with nonprofits to lease the **artist live work units**.

Nubian Public Market & Restaurant

Leveraging the community benefit of **\$100,000 annually** the Groma team will work with local organizations to lease space in the Nubian Public Market to minority and women owned businesses. Utilizing Seth Priebatsch's experience in the restaurant industry our team will look to work closely with entrepreneurs from Nubian Square in order to increase success.

NuArts Center

Through partnerships with local nonprofits, the Groma team will leverage the community benefit of **\$100,000 annually** to create forward thinking art for the Gateway to Nubian Square.

Commercial Nubian Tower

Groma will work to acquire strong anchor tenants for the commercial space of Parcel 8. Our goal is to work with key organizations such as Northeastern and Boston Medical due to proximity and demand.

Building Management

The Groma team will seek to partner with a **local management company** to assist in the overall management of the residential, commercial and parking.

*Financial information located in the Nubian Gate Team's financial submission.



*Boston Residents
Jobs Policy*

Boston Residents Job Policy

Our team is deeply committed to providing Bostonians with employment opportunities that are designed to be inclusive. Following the guidelines set forth by the city we are committed to the following benchmarks with Shelley Webster taking lead.

- at least 51 percent of the total work hours of journey people and fifty-one percent of the total work hours of apprentices in each trade must go to Boston residents;
- at least 40 percent of the total work hours of journey people and forty percent of the total work hours of apprentices in each trade must go to people of color and;
- at least 12 percent of the total work hours of journey people and twelve percent of the total work hours of apprentices in each trade must go to women.

Trade Partner Start Up

The NuGateway team will require each trade partner that has been awarded work to recommit to their BRJP plan before they are allowed to start work on site. At this kick off meeting we will review the trade partner's plan with the BRJP Project Manager and gain affirmation from the trade partner that they are prepared to deliver upon their prior commitments.

Detailed Trade Partner Plans During the Trade Partner Procurement Process

During the procurement process NuGateway team will require all trade partners to submit their workforce diversity plans with their bid. This will allow the NG team and the development team to use these plans in the bid assessment. The plans will require each bidder to project out the anticipated number of workers required to complete their scope. The plan must then identify the trade partners use of their current employees and newly hired employees to meet the workforce goals. Trade partners that utilize a greater number of current employees will be scoped more favorably.

Daily Monitoring of Progress

NuGateway Team's plan will require daily tracking and reporting of work force composition by each trade partner. This will not alleviate the trade partner requirement to report certified payroll to the BRJP. This instead will allow NG team and our Compliance Team to react in real time to any discrepancies to the trade partners plan. Information will be shared immediately and transparently. Our team will be able to implement corrective action plans in real time ensuring the Workforce requirements are attained.



Good Jobs Strategy

INDUSTRY HERITAGE CULTURAL CENTER

Good Jobs Strategy

The NuGateway Team's plan in achieving these goals follows a systematic approach that has been proven on other large-scale projects in this region. First and foremost it starts by being intentional and deliberate in gaining trade partner commitments. This is not easy work, but the NG team has made the commitment and has partnered with Beverley Johnson to achieve the project plan. This plan includes:

- **At least 51%** of the total employees working on the Proposed Property Site shall be bona fide Boston Residents. Please note that the community has expressed a preference for developers to select tenants for retail spaces who are committed to hiring Roxbury residents specifically. Proponents are expected to work with community partners as an element of their employee recruitment.
- **At least 51%** of the total employees working on the Proposed Property Site shall be people of color.
- **At least 51%** of the total employees working on the Proposed Property Site shall be women.
- **All employees** shall be paid a good wage, defined as a salary or hourly wage equal to or greater than the Boston Living Wage, which shall be defined as \$17.62 on January 1, 2019 and thereafter increasing annually by the rate of inflation.
- **At least 75%** of all employees working on the Property, and at least 75% of all employees of each lessee, sub-lessee, or tenant working on the Property, shall be full-time employees. Full time shall mean at least 30 hours per week.
- **All employees** shall work a stable shift, which includes a predictable schedule that is appropriate for the particular field of work. Such a work schedule allows employees to reasonably schedule other family care, educational, and work obligations. A schedule that does not include on-call time and has a set weekly pattern that does not change more than two times per year shall be presumed to be stable.



Hiring M/WBE Trade Partners

We have made a commitment to hire a diverse group of trade partners. In our experience this group of trade partners will bring a diverse workforce. This has been proven time and time again. Similarly, local businesses tend to have a workforce reflective of the City of Boston. This is why we have expanded the trade partner commitments to local businesses.

Inclusive Tech Workforce

Leveraging Groma's experience in the tech and venture capital world, we'll aim to recruit tech tenants to our development and work with local groups like Hack.Diversity to promote diverse and inclusive tech-focused career opportunities for Roxbury residents.

Community Partners and Labor Engagement

The leadership team at NuGateway believes in the importance of engaging community stakeholders in the process early and often. The NuGateway Team will work with local community partners to build a referral program for residents. The team will maintain, interview and process every applicant brought to the project. This includes all walk on applicants to the site. The team has also found Labor to be a strong partner in achieving the workforce commitments. The NuGateway Team engages the Labor community ensuring that their existing workforce is able to gain opportunities on the project. The team will also work with the Local Trade Unions in sponsoring new applicants to their organizations to assist in creating a more diverse workforce.





Diversity & Inclusion Plan



Diversity & Inclusion Plan

Our team shares a passion for the City of Boston's commitment to providing **opportunities to individuals who historically have been under-represented**. The team is committed to the inclusion of those who can and want to participate in the development of Parcel 8. We have made specific efforts to include minority and women owned businesses to participate in the development of the project from the **initial concept and design**. Shelley Webster and Beverley Johnson have been valuable partners in facilitating this process for our team. As we go through the process, we look forward to working more closely with Mass Minority Contractors Association and Youth Build Boston to partner in **reaching, and exceeding, our D&I goals**.

We know that bringing diverse people, businesses, views and experiences to the table that reflect the City of Boston and the Nubian Square Community will provide a **lasting impact to the community** and make for a project we will all be proud to have built. Studies have shown companies with more diverse management teams are more innovative, resulting in superior client service and a nearly 20-percent jump in revenues. Diversity and inclusion translates into creative problem-solving and new perspectives when tackling challenges in business and on project sites.

Our team firmly believes that an **inclusionary workforce** starts before the project begins, and continues well after the project "finishes". Our D&I commitments follow the same logic, with a diverse design and development team, construction team and **commitment to carry those principles** through to ongoing property management and future opportunities.

We believe that as the project interest increases with the local community, we have a full expectation that we can continue to increase involvement with underrepresented groups from a participation and investment angle.

On this project, the NG team is committed to doing more than just "checking the box." The NG team is proactive when hiring trade partners and works to maximize opportunities for W/M/VBE firms. Our project-specific diversity plans include the following best practices:

Identifying and expanding the pool of firms

Thanks to our long history in various regional markets, we have built a comprehensive list of small, local, minority and women-owned businesses who are well equipped to bid on our projects. Our procurement team confirms trade participation in the bidding process and relies on strong connections and trusting relationships with local organizations outside of construction to expand these efforts.

Outreach sessions and town halls

To ensure firms and workers are informed of hiring opportunities on our projects, we hold outreach sessions in the community where trade partner firms and workers can better understand the project's scope of work, the bidding timeline and procurement process. The NuGateway Team also attends local meetings and town halls to inform and engage the public.

Creatively organizing bid packages

The NuGateway team tailors its bid packages to each project and subdivides the work to ensure that most businesses can participate. We also encourage **larger firms to partner with smaller firms** when applicable through joint ventures. We find that this is most critical in allowing the smaller firms to participate in the projects. It also allows for the relaxing of trade partner bonding requirements.

Inclusion of Small Investors

The NuGateway team has enough capital and backing to successfully finance this development, however, we believe that inclusion also means ensuring that local residents are offered the opportunity to invest in, and benefit from, local development activities. As such, **we will reserve \$100,000 to be made available to individual local residents as \$500-\$1000 secured investment packages.** Secured means that small-scale investors can invest, but the investment will be secured at full value, guaranteeing them upside, but no downside. Should this allocation not be filled, Groma will simply fund it. Our team has the necessary Reg-A experiences to do this safely and compliantly, while educating local citizens on the best ways to invest for the long-term

Providing continuous support

Throughout construction, the NuGateway team maintains close relationships with small, local, minority, and women-owned firms on the project to ensure they have the resources and support to be successful. Our ultimate goal is to foster long-term relationships where we can offer guidance as they grow. **Each trade partner will be assigned a NuGateway Team mentor.** This mentor will ensure that the work will work to ensure the trade partner's success on the project and help with any challenges the team is facing with the work.

Additional D&I Partners

The NuGateway Team will also work with the following group of organizations in the Boston area:

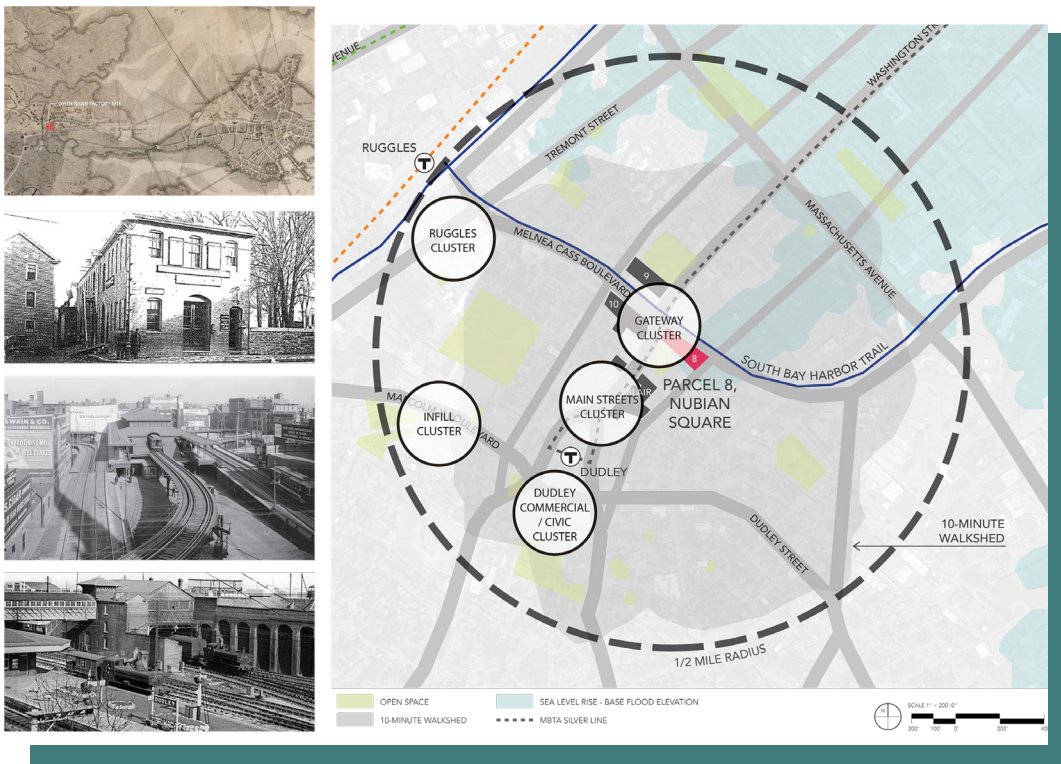
- Massachusetts Supplier Diversity Office (SDO)
- Massachusetts Minority Contractors Association (MMCA)
- National Association of Minority Contractors (NAMC)
- YouthBuild Boston Trade Partnership
- Operation Exit
- Boston Carpenters Apprenticeship Training
- Building Trade Training Directors Association of Massachusetts
- Building Pathways
- Boston Residents Jobs Policy Office E Policy Group on Tradeswomen Issues





*Developer Qualifications,
Experiences, & references*

The Nubian Gate team is a **diverse and inclusive team** focused on bringing expertise and experience to the development of Parcel 8. Collectively, our team has been part of the developments and companies creating over \$10bn in value over the last two decades. On the next slides we would like to focus some of the projects that members of our team have participated in.



*1590 BLUE HILL AVE.
Mattapan, MA*

Transit-Oriented Rental
Apartments
160K SF / 165 Units over Double-
Height Retail Podium New
Construction





*566 COLUMBUS AVE.
South End, Boston,
MA*

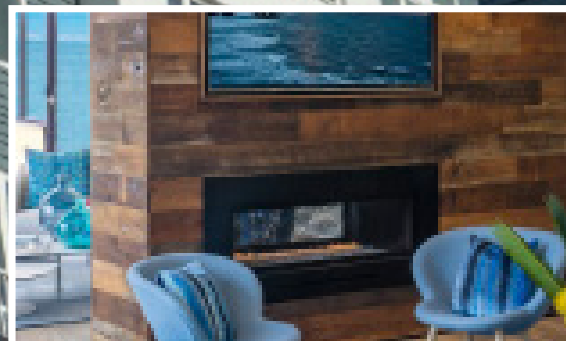
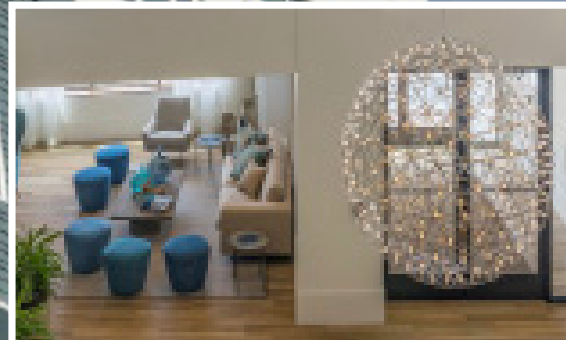
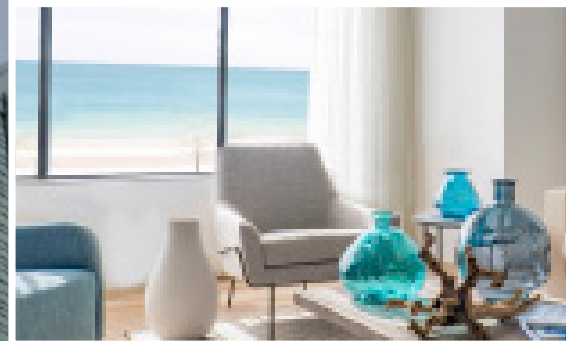
Commercial Non-Profit /
Homeownership Condominiums
124 K SF / 66 Units / 6 Floors
w/ Below Grade Parking New
Construction / Artist Live Work
Housing





*Ocean 650
Revere, MA*

Luxury Homeownership
Condominiums
220K SF / 230 Units over 2
Level Structured Parking New
Construction



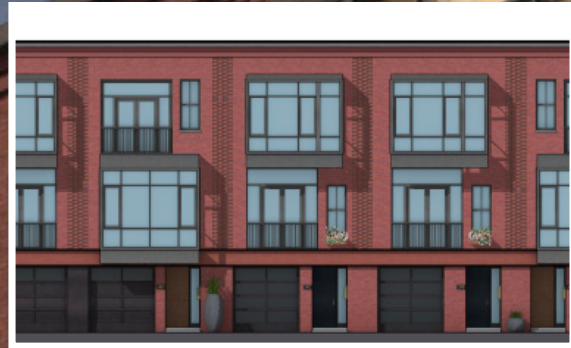
*132 ARLINGTON ST.
Bay Village
Boston, MA*

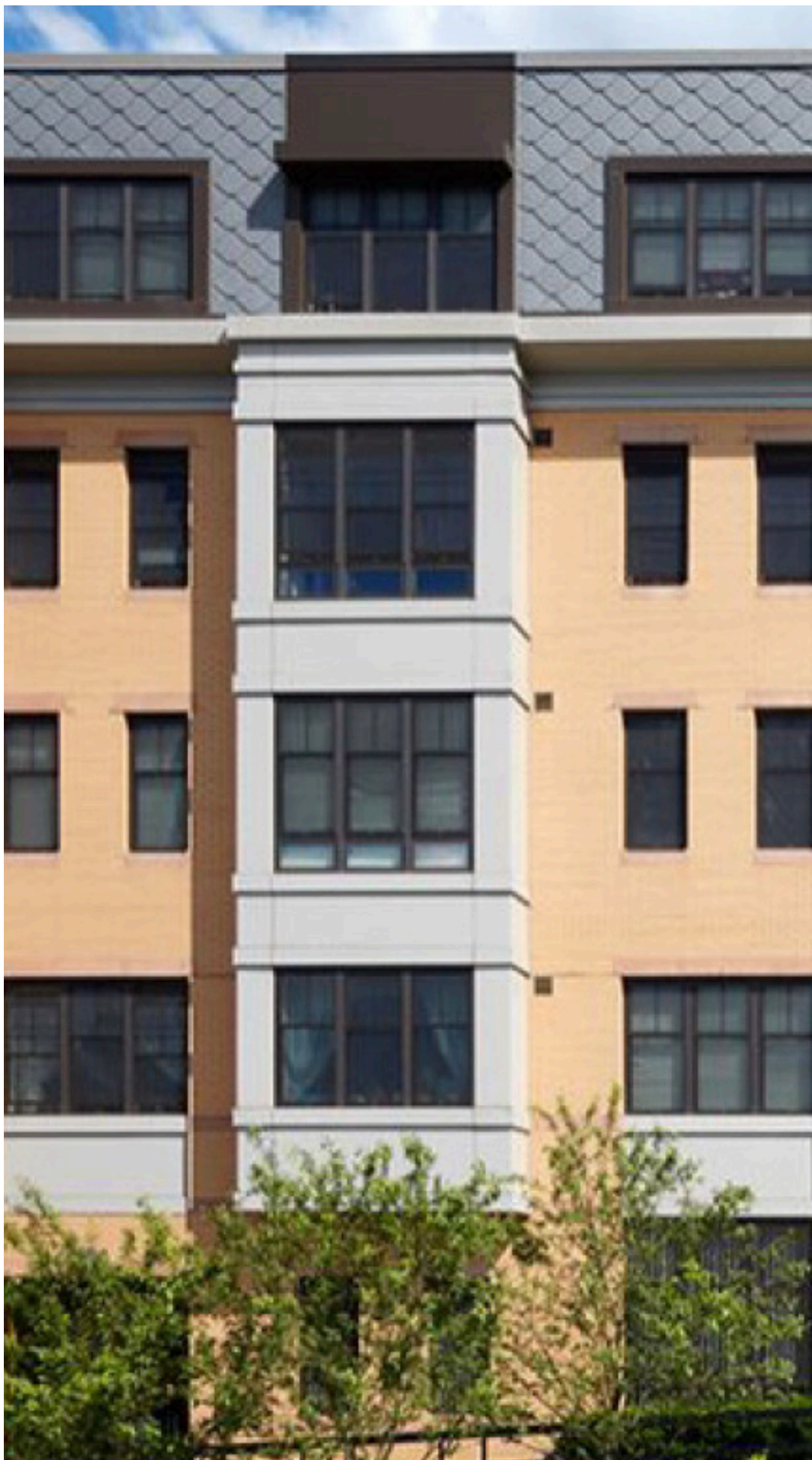
3 Town house condominiums
Open Concept Living & Dining /
Rear Patio New Construction



*EDGERLY PLACE Bay
Village
Boston, MA*

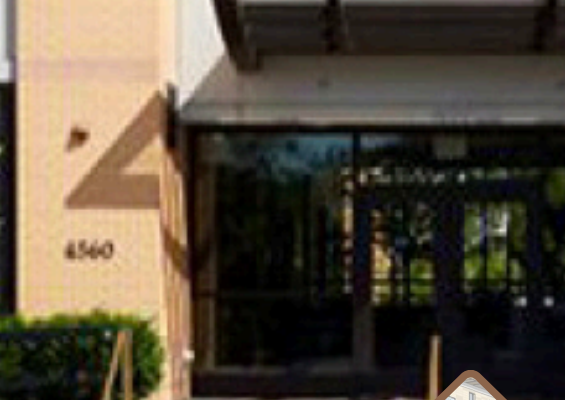
9 Townhouse Condominiums
Private Garage Parking & Rear
Backyard New Construction





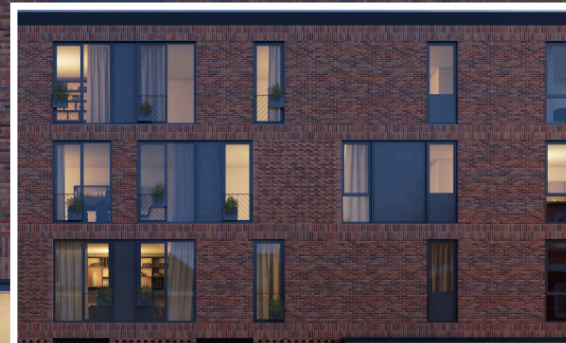
WASHINGTON BEECH
Roslindale, MA

Affordable Rental Apartments,
206 Units / 3-Story Townhomes
/ 5-Story Mid-Rise, New
Construction



*7-11 CURTIS STREET
East Boston, MA*

2 Buildings (Wood Frame New
Construction) 48,000 SF / 4
Stories



*1199-1203 BLUE HILL
AVE. Mattapan, MA*

Multifamily Housing
32 Units / 4 Floors over Podium
Commercial & Surface Parking
New Construction



**BLUE HILL
@ 1203**

Cafe Eleven Ninety Nine

1199

*566 COLUMBUS AVE.
South End_ Boston, MA*

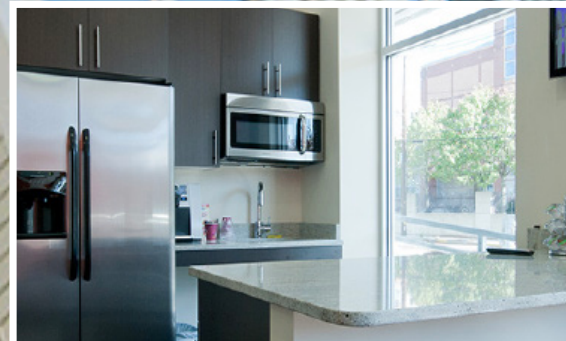
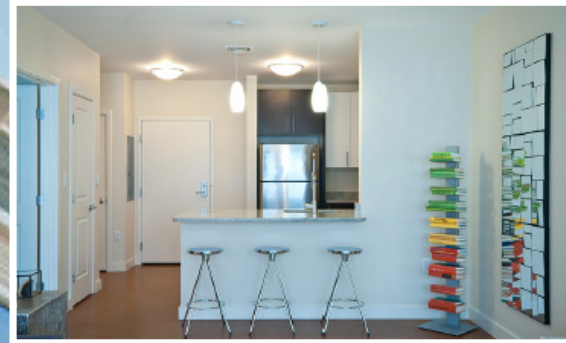
Commercial Non-Profit /
Homeownership Condominiums
124 K SF / 66 Units / 6 Floors
w/ Below Grade Parking New
Construction / Artist Live Work
Housing





ONE WEBSTER Chelsea, MA

Rental Apartments
120 Units / 4 Floors over Podium
Parking New Construction



*143 WASHINGTON ST.
Brighton, MA*

Luxury Residential Condominiums
77,000 SF / 7 Stories
New Construction



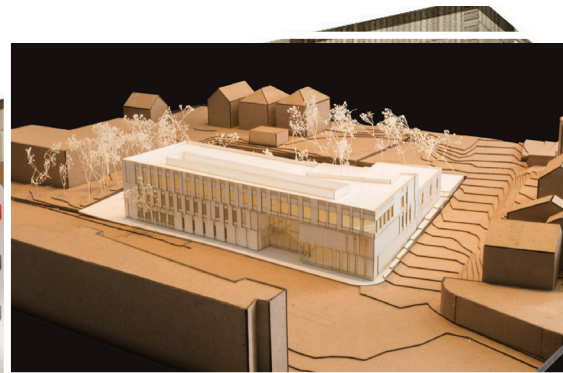
**CONSERVATORY LAB
CHARTER SCHOOL
(Concept 1)
Roxbury, MA**

K-8 Urban Charter School
73K SF / 4 Floors
New Construction



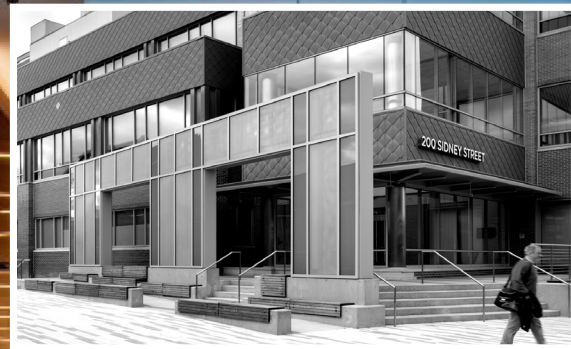
*CONSERVATORY LAB
CHARTER SCHOOL
(Concept 2)
Roxbury, MA*

3-8 Urban Charter School
42K SF / 3 Floors
New Construction



*SIDNEY RESEARCH
CAMPUS
Cambridge, MA*

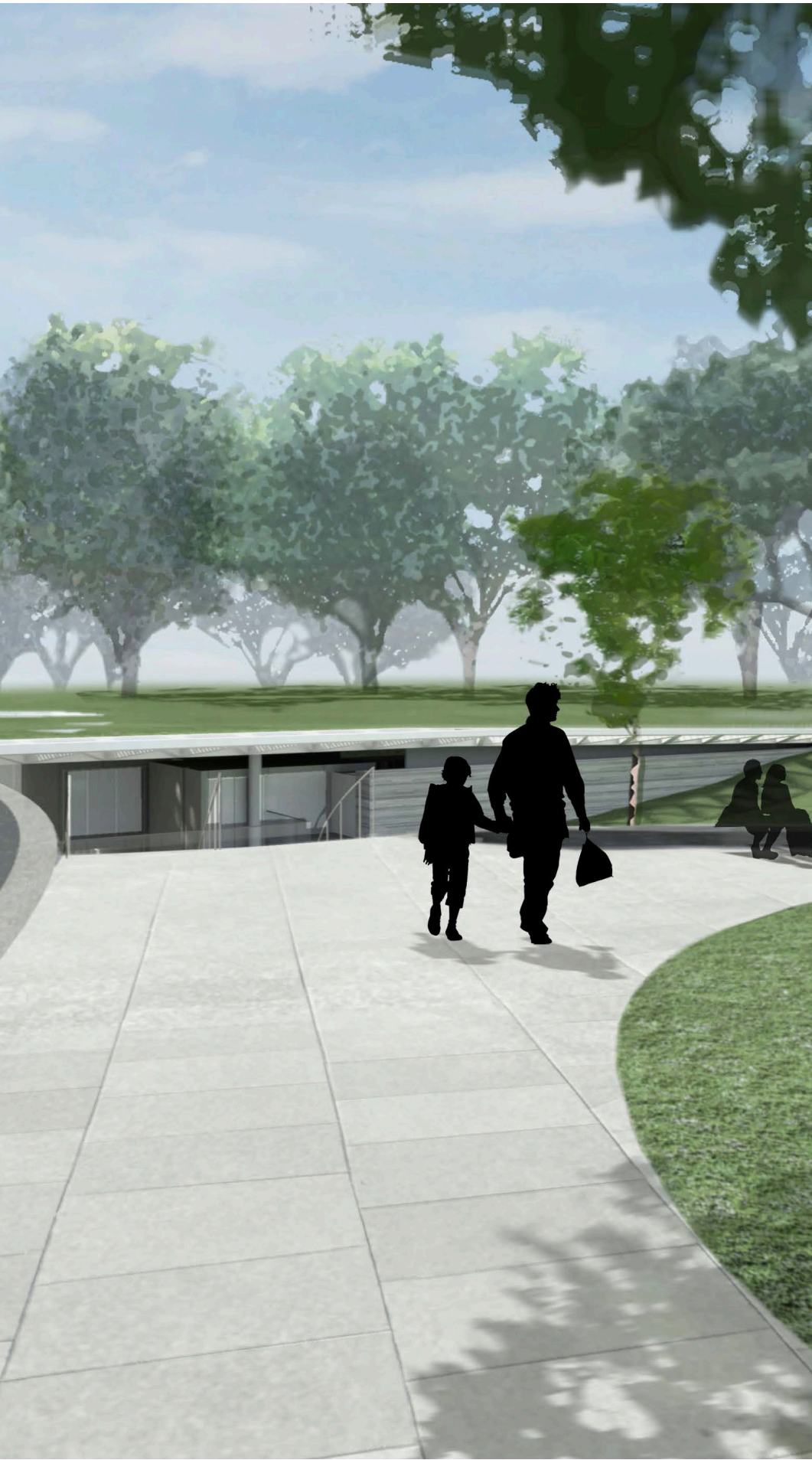
Campus Master Plan and Lobby
Improvements 340,000 SF Office
/ Lab Building New Construction
& Renovation



LAB TENANT FITOUT Cambridge, MA

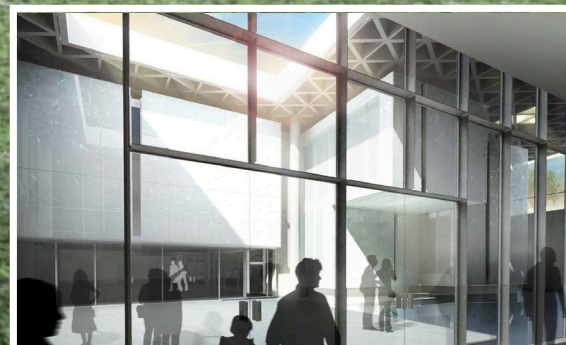
Interior Core/Shell and Fitout
Construction 30,000 SF Office /
Lab Space New Construction &
Renovation





**VIETNAM VETERANS
MEMORIAL VISITOR
CENTER**
*National Mall,
Washington DC*

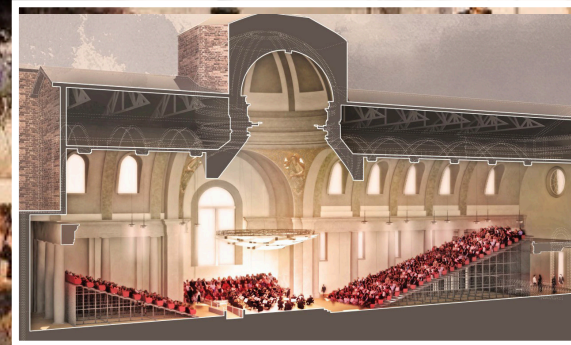
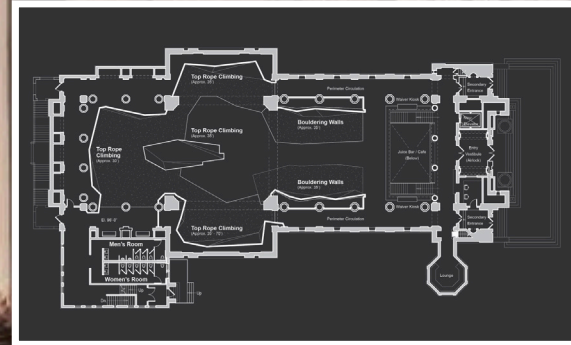
DC National Museum |
"Education Center at the
Wall" Entirely below grade to
preserve sightlines through the
Mall New Construction





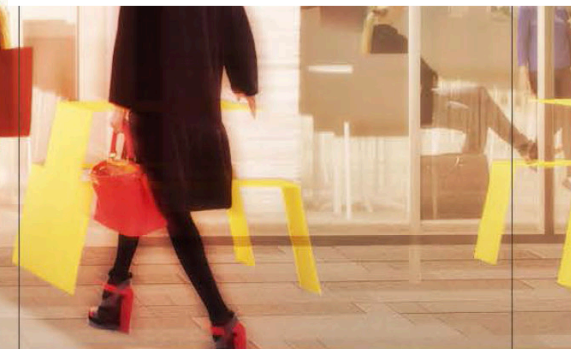
BLESSED SACRAMENT CHURCH Jamaica Plain, MA

Adaptive Reuse Study 17,000 SF / Main Floor + Basement
Historic Restoration (Former Catholic Basilica)



18 TREMONT ST.
Boston, MA

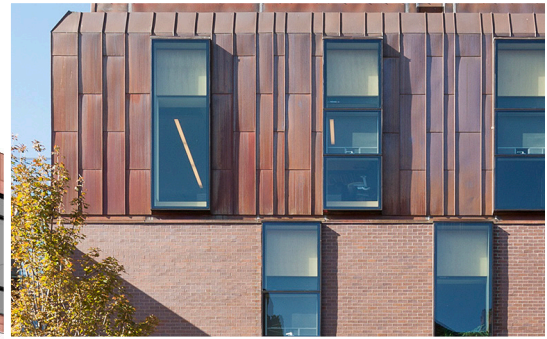
Urban Re-Visioning Study
Proposed Public Retail
New Construction



COURT SQ

*151 LENOX ST.
South End
Boston, MA*

Community Center & Non-Profit
Offices
25K SF / 5 Floors
New Construction





Orient Heights Redevelopment Boston, MA

A multi-phased overhaul of the 15-acre, 331-unit Orient Heights public housing development, which opened in 1951. All existing buildings will be demolished and replaced with new townhouses and mid-rise buildings ranging from two to five stories. Residences include a range of units from one up to five bedrooms.



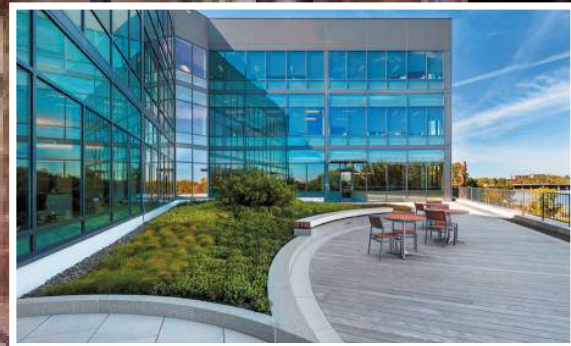
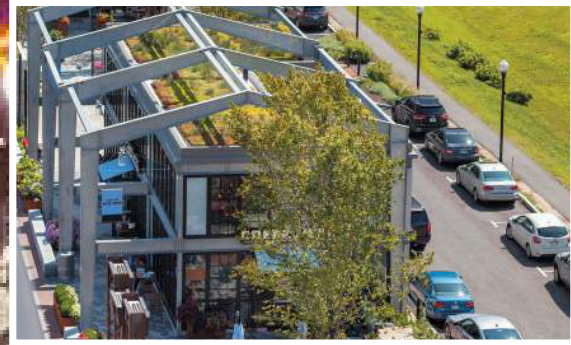
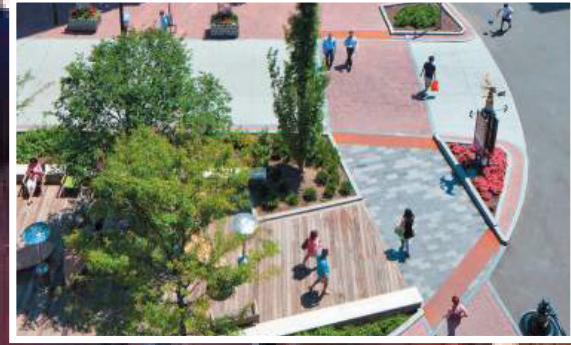
*The Salvation Army
Ray and Joan Kroc
Corps Community
Center*

Boston, MA

The largest social service development project in the history of New England, this 90,000 square-foot community facility features a gymnasium, fitness center, theater, aquatic center, day care center, computer lab, art room, prayer chapel and classrooms.

*Assembly Row,
Somerville, MA*

Federal Realty Investment Trust



Boynton Yards Master Plan, Somerville, MA

SGA, DLJ Real Estate Capital Partners, and Leggat McCall Properties





XMBLY
Somerville, MA
Cresset and BioMed Realty



*1550 Soldier's Field
Road and 21 Soldier's
Field Place, Boston, MA*

ICON Architecture/ Dinosaur
Capital Partners



Velo JP
Jamaica Plain, MA
ICON Architecture





Allston Landing, Boston, MA

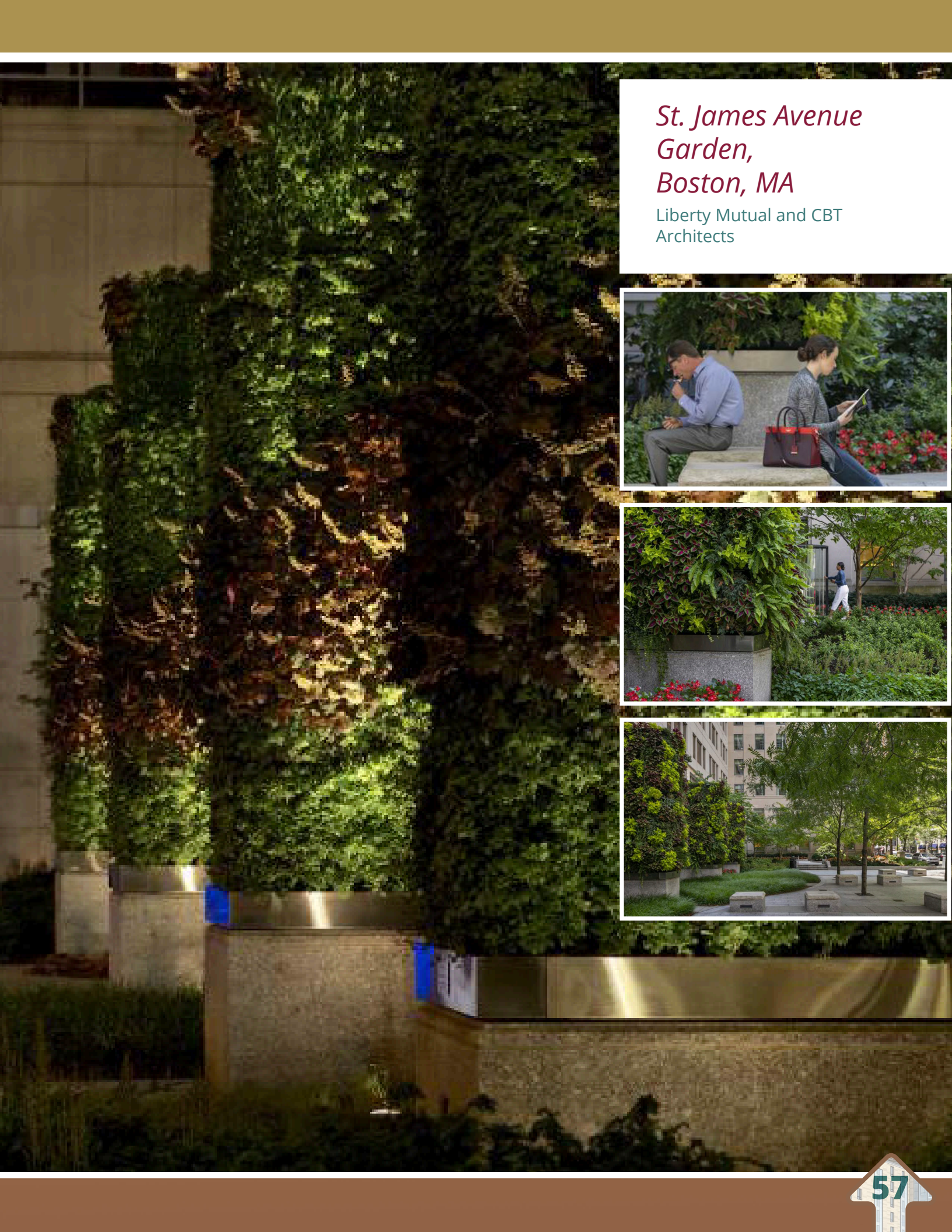
Stantec and New England
Development



*Harbor Way
Boston, MA*

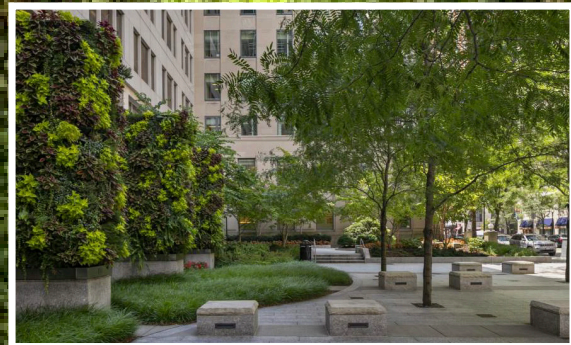
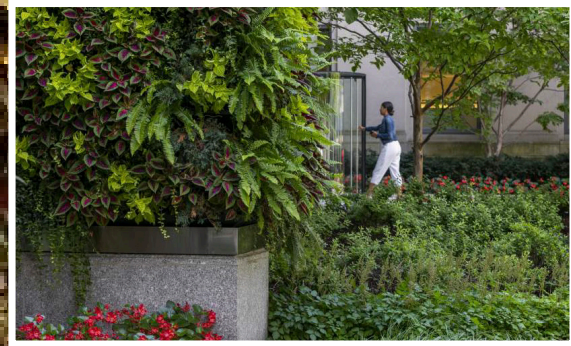
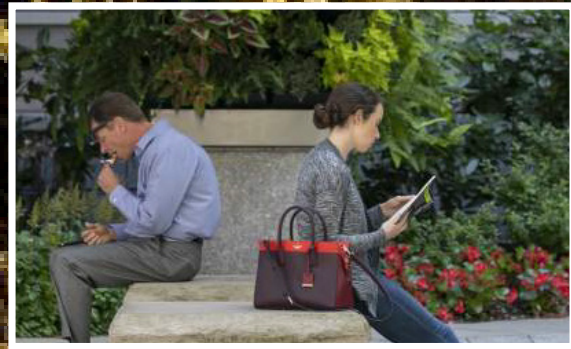
Skanska





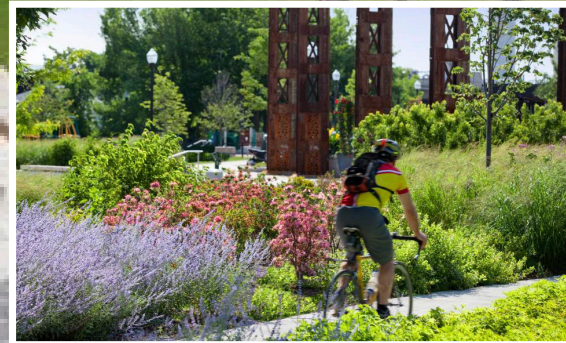
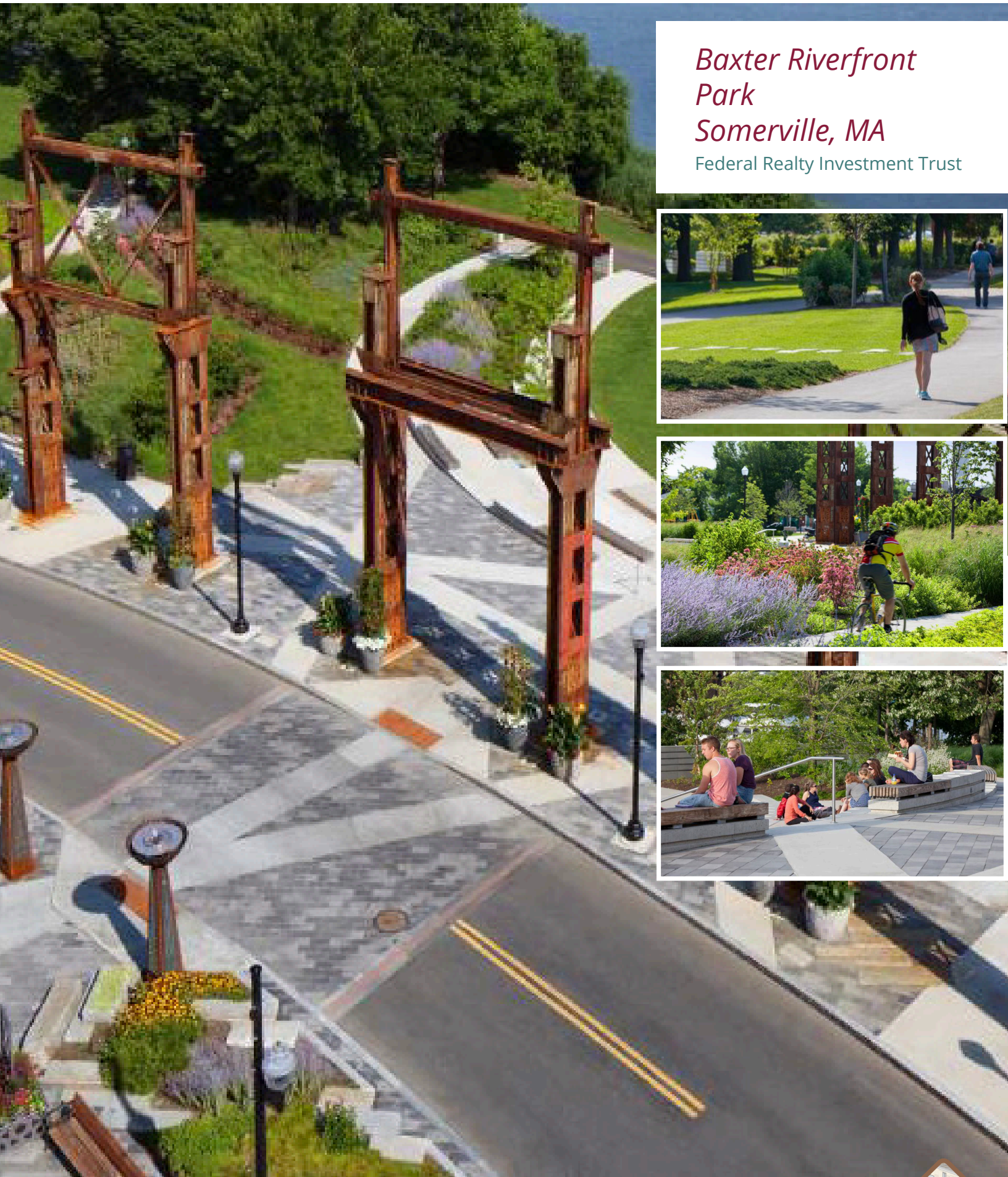
*St. James Avenue
Garden,
Boston, MA*

Liberty Mutual and CBT
Architects



*Baxter Riverfront
Park*
Somerville, MA

Federal Realty Investment Trust



A stylized number '8' logo composed of two overlapping circles. The top circle is dark green, and the bottom circle is split horizontally into a teal top half and a black bottom half. A white arrow points to the right, containing the text.

Permits and Licenses

A dark red silhouette of a building with a series of windows, set against a light brown background.

Permits & Licenses

State	
Massachusetts Water Resources Authority	Sewer Use Discharge Permit (by BWSC)
Massachusetts Environmental Policy Act (MEPA)	Environmental Impact Compliance (if required).
Department of Environmental Protection	Fossil Fuel Utilization Permit (as required; Notice of Demolition/Construction)
Local	
Boston Civic Design Commission	Review and Approval Pursuant to Article 28 of the Boston Zoning Code
Boston Planning & Development Agency	<ul style="list-style-type: none"> • Site Access License (est. 90-day expiration) • Article 80 Large Project Review • Zoning Review • Cooperation Agreement • Affordable Housing Agreement • Boston Resident Construction Employment Plan Agreement • Certifications of Consistency and Compliance
Boston Water and Sewer Commission	Sewer Use Discharge Permit; Site Plan Approval; Sewer Extension/Connection Permit; Stormwater Connection
Boston Fire Department	Fuel Storage Permit; Fire Alarm Permit; Blasting Permit (if required)
City of Boston Inspectional Services Department	Building Permit (Long Form); Demolition Permit; Certificate of Occupancy
Boston Public Improvement Commission / Department of Public Works	Discontinuances (if required); Permit for sign, awning, hood, canopy, or marquee, or other incursion over public right of way (as required), Street layout as required, Street and Sidewalk Occupation Permits (as required), Tieback/Earth Excavation Approvals (as required), Specific Repair Approvals;
Boston Public Works	Curb Cut Permits (if required); Street Opening Permits (if required)
Boston Public Safety Commission	Parking Garage Permit; License for Storage of Inflammables
Boston Zoning Board of Appeals	Zoning and Building Code variance(s), (if required)
Boston Parks and Recreation Commission	Open Space Review
Boston Interagency Green Building Committee	Climate Change Resiliency Checklist
Boston Transportation Department	Transportation Access Plan Agreement; Construction Management Plan
Boston Accessibility Commission	Accessibility Checklist



*Subcontractors or
Partnerships*

405

PUBLIC



Bevco Associates Inc *Permitting and Article 80*

Beverley Johnson *President*

Beverley Johnson, President of Bevco, will serve as a Community Relations and permitting expert. Her firm specializes in community outreach, government relations, and advocacy for minority and women business enterprises. Previous clients include the Massachusetts Bay Transportation Authority (MBTA), the Massachusetts Department of Transportation (MassDOT), and a broad variety of nonprofit and for-profit real estate developers. Beverley has served as the first female President of the Massachusetts Minority Contractors Association (MMCA), working to increase business opportunities for minority contractors and professional service firms throughout the City of Boston.

Prior to starting her firm, Ms. Johnson was appointed as the Assistant Director of Institutional Planning & Development at the Boston Planning and Development Agency (BRA).

Bevco was established in 1994 as an urban planning firm that provides land use planning and development services on large, complex real estate and transportation projects in the Boston metropolitan area. The core services provided by the firm offer a broad range of specialties including:

- Zoning and Permitting Strategies
 - Preparation of Article 80 Permitting Submittals for City of Boston review
 - Public Land Acquisition
 - Public Financing
 - Pre-construction project management, and
 - Community and Government Relations
- The firm is currently engaged in a number of large, complex urban projects including:
- The Rio Grande Mixed-Use Commercial and Residential Tower
 - The Mattapan Station Mixed-Use Commercial and Residential Project
 - The 45 Townsend Street Mixed-Use Commercial and Residential Project (former Jewish Memorial Hospital)
 - The 48 Boylston Street Residential Tower
 - The redevelopment of the former Boston State Hospital site



Copley Wolff *Landscape and Design*

Ian S. Ramey

ASLA, PLA, LEED AP Principal

Ian has over 20 years of landscape design experience working on a wide range of projects types, including multi-family housing, mixed-use development, academic, and green roof and roof decks. He has a deep understanding of the process and how to work effectively on multidisciplinary teams and has knowledge in all levels of design and implementation. Ian has successfully managed a number of complex projects at Copley Wolff Design Group, overseeing projects from conceptual design through construction.

Andrew Arbaugh

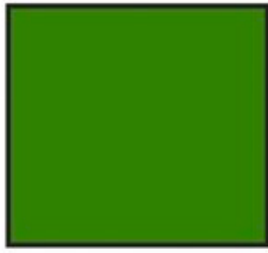
ASLA, PLA Principal

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Christine Wilson

ASLA, PLA, SITES AP Landscape Architect

Christine's breadth of work includes a variety of project types ranging from multi-family residential, civic, and commercial landscapes to urban and open space plans. Christine is proficient at conducting project research, developing illustrative graphics, and facilitating public engagement events. Her role is to see projects from the initial planning stages through design and construction, providing expertise on sustainable and resilient practices, green infrastructure, and pedestrian and bicycle facilities.



The Green Engineer *Sustainability Consultants*

Sarah Michelman

*RA, LEED AP BD+C, WELL AP, Fitwel
Ambassador Principal*

Sarah has been with The Green Engineer since 2010. A Principal at the firm, Sarah is passionate about helping clients understand the benefits of energy efficiency and building green. Sarah's extensive background in architecture, with a focus on sustainably-designed projects, makes her a valuable team leader.

Peter Levy

*LEED AP, CPHC, BEMP Building
Performance Analyst*

Peter Levy joined The Green Engineer team as a Building Performance Analyst (BPA) in the fall of 2013. He specializes in performing whole building energy analysis in order to find the most practical and economical ways to reduce energy use in buildings.

This analysis is used for the purposes of LEED and CHPS certification, Utility incentive programs, and to help make informed decisions early in the design process. He also performs solar feasibility studies in which he analyzes the solar potential of a site, and prospective savings and SREC value in order to provide payback analysis. Additionally, he performs daylighting and glare analysis for the purpose of LEED and CHPs certification.

Matt Smith

*Assoc. AIA, LEED AP BD+C Project
Manager*

Matt joined The Green Engineer in 2012. A Project Manager with the firm. Matt's expertise resides in collaborating with project teams and providing guidance throughout all project phases, facilitating discussions around sustainable design with project teams, and assisting owners, architects, and other consultants in the LEED documentation and certification process. He manages the LEED submittal process and coordinates the documentation required for the certification application to the USGBC. Matt also works with project teams in support of the sustainable design requirements of Boston's Article 80/sub-article 37.



*Inorder Business
Development Solutions
Diversity Consulting*

Shelley Webster
CEO

Shelley Webster is the President & CEO of In Order Business Development Solutions, Inc. Established in 2014, In Order specializes in building business capacity by providing back office services and various business certification packaging to small, diverse and emerging construction companies. In Order also provides diversity and inclusion strategies, tailored diversity and inclusion plans and ongoing tracking, monitoring and compliance work for construction projects throughout Massachusetts. Her diversity expertise touches both union and non-union sectors and includes both workforce and business utilization M/W/DBE.

Her most notable project to date involves diverse workforce and business utilization performed for Encore Boston Harbor Hotel & Casino. Having a construction budget that will exceed \$2.6 billion and over 7,600 construction workers, the project will complete in June 2019. All workforce and M/W/VBE business goals are being exceeded. Webster created the diversity outreach and monitoring plan for the project and is responsible for the ongoing diversity compliance and reporting for the project's full construction cycle.

With over 38 years' experience in the construction industry, Webster has held leadership positions at Webster Engineering Co., Inc., an MBE firm where she assisted in the company's growth from start-up to revenues of \$30 million annually and employed over 150 union and non-union personnel. She is the former owner of Centaur Construction Services LLC and has served in Executive Leadership positions at Janey Construction Management & Consulting and the Edward A. Fish Companies that included Dellbrook Construction, Peabody Properties, and E.A. Fish Development.

Other diversity & inclusion projects include Millennium Partners' Winthrop Center, The Harmon Apartments for Columbia Construction, and the MBTA's Green Line Extension (GLX) for White-Skanska-Kiewit.

Webster holds her Masters' Degree from Simmons School of Management and is certified as a Professional Coach from The Institute of Professional Excellence in Coaching. She is affiliated with the Massachusetts Minority Contractors Association, The Black Economic Council of Massachusetts, the Policy Group on Tradeswomen's Issues, Massachusetts Girls in Trades, the Northeast Center for Tradeswomen's Equity, and Building Pathways, and the American Contract Compliance Association.

The background features a stylized, low-angle view of a building with a grid-like facade, rendered in shades of brown and red. A large, bold number '10' is prominently displayed on the left side. The '1' is black, and the '0' is black with a teal-colored horizontal band across its middle. The overall aesthetic is modern and architectural.

10

*Development Without
Displacement Plan*

Development Without Displacement Plan

Inclusionary development is core to the entire thesis of our Gateway to Nubian Square proposal; **affordable housing for local residents**, designated retail space for local businesses, a beautiful sprawling park for people to congregate and relax, the NuArts center to celebrate the cultural heritage of the region. Each of these elements collectively ensures that this development promotes inclusion, not displacement. The “Development without Displacement Plan” put forward by the city hits on many of these key components, and we’ve provided more detail on them below.

1 >66% Affordable Housing

- The project will provide **70 units** of affordable housing to the residents of Nubian Square. As there is currently no residential on the site this will be a net increase to the affordable housing in Nubian Square as well as the City of Boston.
- Of the new residential units the makeup of said units will be **25 two Bedroom, 33 one Bedroom, and 45 Studio units**. The team shares the BPDA’s vision for providing affordable housing for all, not just for single renters. Given that Roxbury families make up 57% of residents we have included 4 two-bedrooms at market rate, with the rest being affordable housing.
- Roxbury’s median income sits near \$26,000. The project consists of **36 units at 50% AMI or below** in order to accommodate the local population and their ability to continue renting in Nubian Square.

2 Significant Economic Impact

- The project provides ~50,000SF of total commercial space and ~13,000SF of retail space for **traditional employment and entrepreneurs**. This will provide the residents of Nubian Square with employment opportunities at various education levels.
- The team envisions the project retail space used as a local public market providing services to the building’s tenants as well as local community members. We believe that this will provide an opportunity for local businesses to participate in the benefits of having a **premier retail location to engage in commerce with their community**. This also promotes local hiring and Minority Owned Businesses given that Roxbury is 82% African American/Hispanic.
- With the projects ~40,000 SF of office space our plan is to work with local institutions such as Northeastern University or Boston Medical Center as anchor tenants.

3 Positive Environmental and Health Impact

- The project includes ~8,700SF of outdoor public art space as well as ~8000SF of indoor civic space. The NG team believes that providing communities with **opportunities to engage with each other** in public spaces is key to promoting a healthy, safe community that everyone can enjoy.
- The outdoor park space will include outdoor seating as well as a large artistic Bao bao tree. The baobab is a prehistoric species which predates both mankind and the splitting of the continents over 200 million years ago. Native to the African savannah where the climate is extremely dry and arid, it is a **symbol of life and positivity** in a landscape where little else can thrive.
- The indoor civic space will provide a place where residents can gather freely to enjoy the **“Gateway to Nubian Square”**. Combining this with our community benefits package our team will work with local organizations to provide grants for members of the community to produce forward thinking art.
- We will be utilizing the roof of the commercial office space for photovoltaic solar arrays to provide **sustainable power sources**. These arrays are being sourced as multi-colored arrays to make them a thing of beauty, rather than an eyesore, for residents of the tower.

4 Local Small-Scale Investor Opportunities

- **\$100,000 of equity** reserved for members in zip codes 02118, 02119, 02120
- Investment opportunities as **low as \$500.00**
- Identical term sheet as larger equity investors.
- Groma Guarantee to make it **risk-free for small-scale new investors** to engage. The Groma Guarantee provides our smaller investors with a 100% security on their investment, meaning they can withdraw the money at initial value at any time, removing any downside risk from the equation.

All data points cited from the BPDA Research Division from 2017*





11

Community Benefits Plan

CHOP HOUSE

Community & Public Benefits

Nubian Gateway Development Partners is committed to \$3mm over 10 years in community benefits with our proposal. The Groma CSR Chair will work in partnership with local organizations to allocate benefits annually.

\$100,000 Annual Commitment to Supporting Local Startups

We believe strongly in the importance of small business and local startups. We will devote \$100,000 a year in free or subsidized rent for local minority and women-run businesses to lease in the Nubian Public Market.

\$100,000 Annual Commitment to Artist Grant

We believe strongly in the arts. We would offer 20 grants annual of \$5,000 each to local artists to create art for display at the NuArts Center. In many ways, this program would be mirrored by the Art at a Distance grant program to support art during the time of COVID-19 sponsored by Cicada, the arts institution backed by Seth Priebatsch, one of the Groma partners.

\$50,000 Annual Commitment to Local Employment Opportunities

We believe that supporting the career aspirations of locals is key to building equity into the workforce over time. Partnering with a group like Hack.Diversity (a Grubhub partner) we would fund 5 internships (\$10,000 for the summer) for tenants of our building to hire diverse summer interns.

\$50,000 Annual Commitment Local Youth Efforts

Our team understands that long term positive impact in communities often starts with youth programs. The Nubian Gate team is committed to \$50,000 annually towards youth programs in Nubian Square and Roxbury.

High Quality Affordable Housing

We are proud that our submission meets and exceeds the affordable housing percentages in each AMI category proposed by the city. With over 70 units (2/3rds) meeting affordability standards in the 30% (5 units), 50% (31 units) and 80% (34 units). The remaining 33 units will be market rate.

Engaging Cultural Park & Environmentally Friendly Development

The proposed park is large and welcoming. With the iconic Nubian Gate (designed by local artisans) welcoming locals and visitors alike into Nubian Square. The primary shade structure in the park is a Baobab-inspired sculptural tree. We have worked in initial discussions with the HBI and Ben Franklin institute to ensure our park blends seamlessly into their developments creating a large walkable area. The tower and commercial space are designed to high standards of LEED and environmental efficiency.

Local Jobs & Startup Opportunities

The Nubian Public Market and office space above creates an excellent opportunity for local entrepreneurs to spread their wings. We are committed to a >51% minority and women-owned business footprint within the Nubian Public Market alongside grant programs to subsidize rent for new startups.





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*Additional Data
& Conclusion*

Additional Data

We don't have any additional information to present in this section, but if you have any follow up questions, please feel free to email us at nubian-gateway-team@gro.ma and we'll get back to you right away.

Conclusion

Thank you for reading our RFP submission for Parcel 8. We are thrilled to have the opportunity to present our vision for Parcel 8. As we mentioned upfront, Boston is already a great city to work, live and play. But it can always be better. We appreciate the city's thoughtfulness in designing this RFP to focus potential teams on the right ways to construct a development that will be a true Gateway to Nubian Square and shine a spotlight on everything this vibrant part of town has to offer.

Echoing back to our opening statement, we want to end with the same four key concepts. Our iconic **Nubian Gate** is more than just a great sculpture, it stands for what we believe this development can offer to the community.

- **Grant Programs:** Our \$10.5 million dollar purchase of the land includes \$3 million of grants spread across 10 years, focused on education, the arts, business and youth care to benefit the community that we are a part of.
- **Affordability For All:** Let's face it, the city doesn't need another luxury skyscraper. Our proposal not only meets, but exceeds the city's goals for affordability at every requested AMI bracket
- **Thoughtful Development:** We live in challenging times. Climate change, health crises, systemic inequity and more all mean large-scale development must do more than just build nice spaces. Our proposal is green-friendly, health-crisis resilient and we are committed to meeting and exceeding all of the city's diversity and inclusion standards, not just during construction, but in pre-construction work and post-building management as well.
- **Economic Benefit:** Our proposal brings economic benefit in three specific ways. First, a strong land purchase price with ongoing grant funding for the community. Second, retail and office space to support local businesses and job development as well as ongoing tax revenue. And finally, an inviting landmark in the Nubian Gate, and associated park and art/retail space, to bring visitors from Boston and out of town to experience all Nubian Square has to offer.

We look forward to discussing our vision for Parcel 8, and integrating your thoughts and feedback, over the coming months.

Sincerely,

The NuGateway Team