

Do you have a comment about the RFP's?
Please write it below.

Crescent Parcel Evaluation Criteria

Malcolm X Parcel

Add "education" to proposed
usages.

PLAN: Nubian Square Website: bit.ly/PlanNubian



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Crescent Parcel Evaluation Criteria

Malcolm X Parcel

encourage education ✓
focus on public schools
and include thinking about EMKV ✓
Build BPS ✓ should be thinking
about new facilities

PLAN: Nubian Square Website: bit.ly/PlanNubian



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Crescent Parcel Evaluation Criteria

Malcolm X Parcel

Make sure you can see
church steeple
- keep permeability

PLAN: Nubian Square Website: bit.ly/PlanNubian



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Crescent Parcel Evaluation Criteria

Malcolm X Parcel

→ Add "educational" to
RFP...
→ have a meeting @ church.

PLAN: Nubian Square Website: bit.ly/PlanNubian



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Crescent Parcel

Evaluation Criteria

Malcolm X Parcel

I am a bit concerned about the traffic along Ruggles St. Brook Marshall Road is only an accessible entrance for those who have already driven past Ruggles along Tremont.

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Evaluation Criteria

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Should have a meeting at the church for local neighbors & residents

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TRANSIT ORIENTED DEVELOPMENT STRESSES LESS PARKING, BUT IN THIS AREA THERE ARE SO FEW PARKING SPACES THAT INNOVATION DESIGN THAT ADDS PARKING IS VERY DESIRABLE

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Evaluation Criteria

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- rose looks business disparaged on ground floor (need to do better)
- integrate BID w/ project (transportation oriented)
- T pass subsidies

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Re siting of retail space -
Don't do back of retail/dumpsters,
into community loading docks etc

• Site to reconnect the community that has
been broken up
main cultural space a part of it.
"spirit"/culture of Roxbury/Nubian heritage
square

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Emphasize Economic
Development - jobs - (GSS)
- get developer to look for
tenants who can comply to
GSS - local hiring

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Planning should actively take
into account - the development
of P-3 show they need to
compliment each other.

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Housing - intergenerational
- family oriented - (3-5 Bedrooms)
- AMI based - real affordability
access for lower income
- no dormitories / no buses down Ruggles

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◦ Emphasis on 3+ bedroom units - strong emphasis on family housing! 😊

◦ Ruggles / Renaissance Park intersection - major traffic/parking issue already

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Preferences to be given to developer that has w/tenant pattern willing to hire ~~from~~ large percentages from the community.

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-ground floor atrium possible? for community/cultural/retail on 2nd floor?

◦ 15 stories too tall - ^{start at 3/4} target of lower 3-8? ^{2 stories}

◦ Retail - What is needed? ^{already - vacant?} ^{in proximity}

◦ Green ^{more} space ?? - Very little currently in place ^{Tremont/MelneaGr}

◦ Relationship to existing resident ^{-Whittier, Madison Park}

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◦ priority to family housing more than studios/2 bedroom

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Pursue more commercial - office - professional - business spaces

- Approach Northeastern & other institutions to move there

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preserve
boulevard/green space along
MCB

preserve view corridor
from Columbus and Tremont
to the steeple

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- open space community benefits
- loading dock vehicular access using
a newly built street just for
dock use
↳ should not catalyze traffic

- whittier integration - trash not facing residents

- walkway from rotary to madison
new developments should be used for loading

- 5-10 stories ENOUGH
↳ not too tall for residential ↳ acute access
Context ↳ no residential parking

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defining the rear of the
Property is complicated
maybe there is no rear

consider its a site
bordering multiple streets,
entrances on Raynor Circle
are important for pedestrians
and the neighborhood

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Crescent Parcel Evaluation Criteria

Malcolm X Parcel

avoid putting lots of traffic on
Raynor Circle

de-emphasize business/retail
uses - doesn't make sense when

ROXSE Homes ground floor has empty
store fronts

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- Crescent Parcel
- Evaluation Criteria
- Malcolm X Parcel

- WILL THE POLICE PARKING
 DELAY ANY CHANGES TO
 CRESCENT?
 - HEIGHT OF 10 STORIES S/B
 FINE.

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RFP should propose/target an ambitious
 mode split for this transit-oriented development
 so that proximity to Ruggles has maximum
 benefit & stress on Melnea Cass Blvd. is minimized.

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- Crescent Parcel
 - Evaluation Criteria
 - Malcolm X Parcel
 - Community Oversight Board
- Community Benefits - duration availability
 when, how? who? access
 operating cost - transparency
 diversity benefits*

Urban Design - identified objectives
 Sustainable Development - ^{concrete} list + resilient
 Develop Team - ^{initiatives} demonstrate similar material use /
 projects? illustration = not enough
 Financial Capacity - auditing? refers to?

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The developer that subsidizes (T) passes for
 tenants should get preference.

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→ Why will it be housing?

→ TRAFFIC CONCERNS.

→ INCLUDE a SECTION IN THE PROPOSAL.

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Malcolm X Parcel

EMPHASIZE SITE MUST
BE A TRANSIT ORIENTED
DEVELOPMENT TO DISCOURAGE
ADDITIONAL CARS.

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→ FAMILY sized UNITS ⁵ 3-~~4~~ BEDROOMS

as highly advantageous

→ higher percentage of ~~disability~~
ACCESSIBLE UNITS

→ MANDATE AFFORDABLE HOMEOWNERSHIP
COOPERATIVES, RENT-TO-OWN

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no sidewalk on urban place

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Put in info on distance from transit stations, bus stops etc,

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Developer should subsidize ground floor use to make it affordable for a group that would serve the nearby school community.

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Malcolm X Parcel

Diversify the design in these projects so ^{everything} doesn't ~~every~~ look the same BUT has a similar vibe

PLAN: Nubian Square Website: bit.ly/PlanNubian



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Malcolm X Parcel

Prefer 40-45'

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~~PLAN: Nubian Square~~ Make sure
Marcus Garvey is not covered!

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Height of 40'-50' is
excessive - We prefer less
stories.

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Diversify the design
in these projects so
everything looks the same, But
doesn't
has similar use.

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- Lower height! 40-50 ft
is excessive -

- less stories

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- Commercial retail subsidized use or culturally local
- retail space unnecessary (school/residential zone)
- private trespassing
for available greenspace % of development? - no unnecessary parking

^{Bryant} [BPS - no racial profiling of students]

Madison - no congestion/discourage parking
- Consideration to school zone

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Building integrated or below deck parking

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