

PLAN: Nubian Square Chat with a Planner
November 16th, 2020
Meeting Recording: <https://bit.ly/37c47BC>

Questions

- *How do we get in contact with the Roxbury Cultural District?*
 - Email: roxburyculturaldistrict@gmail.com
 - Website: www.roxburyculturaldistrict.com
 - Instagram and Facebook: @roxburyculturaldistrict
- *Does the BPDA see online engagement as equitable and what is the BPDA's plan to make sure it's accessible?*
 - Zoom is not a perfect medium, but we have seen that virtual engagement has allowed different people who typically haven't had the chance to engage with us, to do so for the first time now. We've seen such a large uptick in first time participants that we've started reviewing past content so that newer attendees have context for prior planning. We've also tried to make meetings more accessible by physically flyering meeting advertisements, using the call-in numbers so people can listen in via phone, and physically sending people meeting materials if they request it. It is really a challenge though to make sure these meetings are easily accessible, so if you have any suggestions please let us know and shoot us an email. We always want to be doing better.
- *Will P3 be broken up into smaller parcels?*
 - This idea likely comes from the idea that we want to break up the massing. There are paper streets running through the site with utilities running underneath and we will likely need to be worked around. We will talk about this with the community, but one option is to break the

site into smaller sites to give smaller developers more of a chance to participate in the process. This isn't a decision that's been made but this is a preview for future conversations.

- *What's the status of the Rio Grande project?*
 - At the moment the project remains under review and has not gone to the BPDA board for approval. The developers do have a PDA master plan and developer plan. The development team has worked on an off site parking plan and they shared with the IAG that they will be working with Central Boston Elder Services to create a shared parking structure to be used by the developer and Central Boston that would also be available to the public. It is currently in the early stage, but the developers will provide an update to the IAG. The project won't go to the board until there's more clarification around parking plan.

- *The BPDA started a Zero Net Carbon Building Initiative to update article 37. Is there any coordination with PLAN Nubian Sq and other Art. 80 projects in the pipeline? Also is affordable housing advocates and community representation on the technical advisory group? Finally, how is retrofitting for existing multifamily and landlord owned properties being handled?*
 - Regarding the Zero Net Carbon Building Initiative we have a colleague in the BPDA named John Dalzell and is in charge of this process. He sits on the Article 80 projects to make sure that the project is adhering to Article 37. He specifically sits in on the large projects but small projects don't fall under Article 37. As for the PLAN: Nubian Square Parcels, DND parcels have to meet LEED Silver certification to receive funding from DND, and now they also need to be Net Zero.
 - Regarding the technical advisory group, there is a technical advisory group meeting on the 18th. And it's unclear if they're still accepting applications but there will be three different groups.
 - Regarding retrofitting: The new regulations, from our current understanding won't apply to existing buildings yet. The new update will likely just apply to new construction. Typically they do go with new buildings first and they go into the retrofit and that's usually done by

size and square footage. It will probably therefore be a while until we get to smaller buildings

- *Is there a centralized location where we can get all this information?*
 - You can find most of the content of the meeting today on our [PLAN: Nubian Square website](#) and we have the [RSMPOC website](#) which has a lot of the same information. The PLAN: Nubian Square site has larger picture and more specific content. The policies that apply to the city have their own pages that apply to them. They're all interconnected though and should link to each other.

- *Has the Blair Lot been impacted by just having one proposal left?*
 - For context we originally had two proposals for the Blair Lot. It transpired that one of the projects was unable to continue because the funding they were counting on was no longer available. No matter how many proposals we get for an RFP we always have the option to award none of them and start the process over. We're therefore never required to award a proposal just because we've received one. The PRC has taken the same care to evaluate the one proposal just as they would if there were multiple proposals.

- *At what point is not having your financing in place a disqualification from the RFP process?*
 - In this case, ID8 chose to withdraw and they stopped participating in the process.

- *What is the status of the parcel designated for Benjamin Franklin Institute of Technology (BFIT)?*
 - They're trying to figure out what they can build on the site and also the programming as well. They don't have a timeline exactly, but we know that they own the land and are trying to coordinate with whoever is chosen as the developers of Parcel 8 so it's cohesive. BFIT will also be following the Eustis Street Protection Area rules and guidelines. That means that they'll have restricted heights so as to not create shadows

on the burial ground and there are other design guidelines they need to follow. They do want to move some of their student program to the site but overall the BPDA is waiting to take the cue from them and BFIT will likely be out in the community having conversations. There will be a task force created. If you're interested in being part of the task force let us know and we can put you in touch with the project manager. **His email is edward.carmody@boston.gov**

- *I think the substance of the RFPs are important for the community to feel heard but I think access to information and transparency are crucial for the community to feel informed and included in the process. As Armani said earlier, finding solutions for community members that have unreliable access to virtual meetings and info should be prioritized*
 - It's a good point and we want the community to make informed decisions and for that we need to provide information. We will continue to try to make everything as accessible as possible and we will start pushing more and more information out. We also rely on everyone here to share this information. We do leave the comment periods open longer and extend it if we don't receive enough feedback. Please share your best practices with us and let us know how we should communicate with you.

- *Are their digital copies of meeting notes and minutes?*
 - Yes, For the RSMPOC there are meeting notes. Since moving online though all our meetings have been recorded and posted to our website. For PLAN: Nubian Square our meeting notes aren't exactly notes but really a summary of the questions asked and the answers to those questions.

- *There are conversations around a merger between BFIT and Wentworth. What will be the effect on the community?*
 - The amount known about the merger is very limited at this point in time. We only know that these conversations are very preliminary. Our conversations with BFIT as it relates to PLAN: Nubian Square is that

BFIT continues to be committed to that endeavor. We expect BFIT would announce if there was anything further to the public, but so far as the BPDA knows, the discussions of the merger are preliminary?

- *Are there any updates on Bartlett Yards?*
 - As you likely know the Bartlett Place Development is a phased project with five phases. The project proposes upwards of 380 residential units, rental and homeownership, 43% of those will be ownership. The most recent phase went to the BPDA board for approval, specifically to create 50 units of affordable senior housing and to provide 60 units of affordable units of the revised first phase of the overall development. The next phases are phases four and five which will be submitted for approval during the next calendar quarters of next year.