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# Roxbury Strategic Master Plan Oversight Committee Meeting

April 5<sup>th</sup>, 2021

# **1. RSMPOC**

## **Welcome and Orientation**

# Meeting Recording

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At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

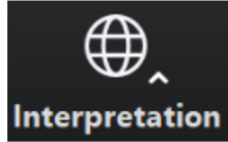
[bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.

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.

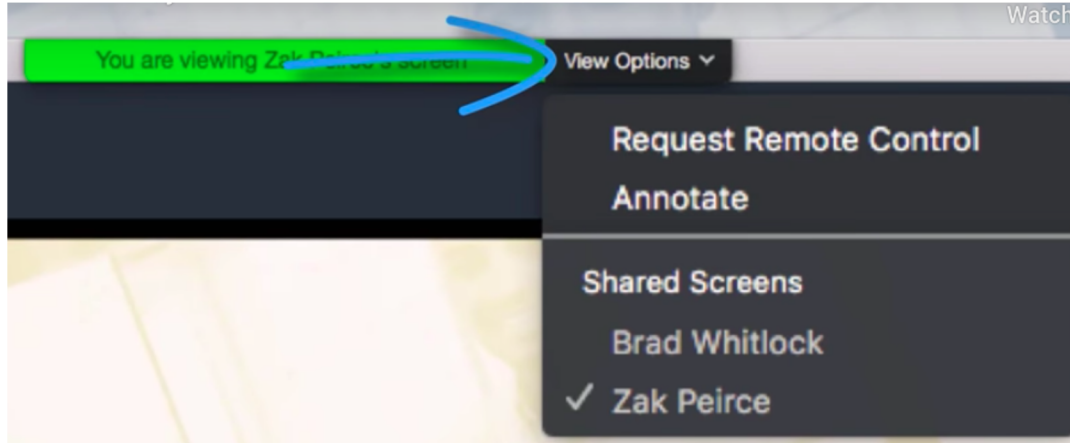
If your camera and microphone are off, you can still participate through the text chat feature.

# Interpretation and Translation

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"Spanish" -for Spanish  
"German" -for Haitian Creole  
"English" -for English

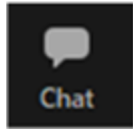


# Zoom Tips

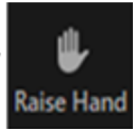
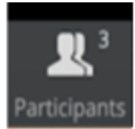
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Welcome! Here are some tips on using Zoom for first-time users.

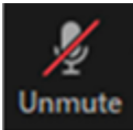
Your controls are at the bottom of the screen



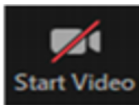
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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

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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 so a BPDA moderator can unmute attendees.
- 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](mailto:Kelly.sherman@boston.gov)

# Agenda

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- 1. RSMPOC Welcome**
- 2. Planning Update**
- 3. Project Review Committee Designation  
Recommendation: Parcel 8**
- 4. Questions and Comments**
- 5. RSMPOC Vote**

# RSMPOC Overview and Updates

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## *First Monday of the month*

January 11, 2021

February 1, 2021

March 1, 2021

April 5, 2021

May 3, 2021

June 7, 2021

July 12, 2021

**\*\*No Meeting in August\*\***

September 13, 2021

October 4, 2021

November 1, 2021

**\*\*No Meeting in December\*\***



# RSMPOC Responsibilities

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- The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) was created in 2004 as a result of the Roxbury Strategic Master Plan (RSMP).
- The RSMPOC is broadly representative of the Roxbury neighborhood and is made up of Mayoral Appointees, nominated by elected officials, neighborhood associations, and community organizations.
- The RSMPOC oversees the implementation of the Roxbury Strategic Master Plan and PLAN: Nubian Square.

# Join. Engage. Take Action.

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- **Join:** Join the Roxbury Strategic Master Plan Oversight Committee, and/or a Project Review Committee (PRC).
- **Engage:** Attend public meetings. Ask questions. Invite neighbors, Roxbury civic groups and organizations, businesses, abutters or other community affiliates to public meetings.
- **Take Action:** Review and comment on projects, developments, and the planning initiative.

For more information about upcoming meetings, development projects and how to get involved, visit [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)

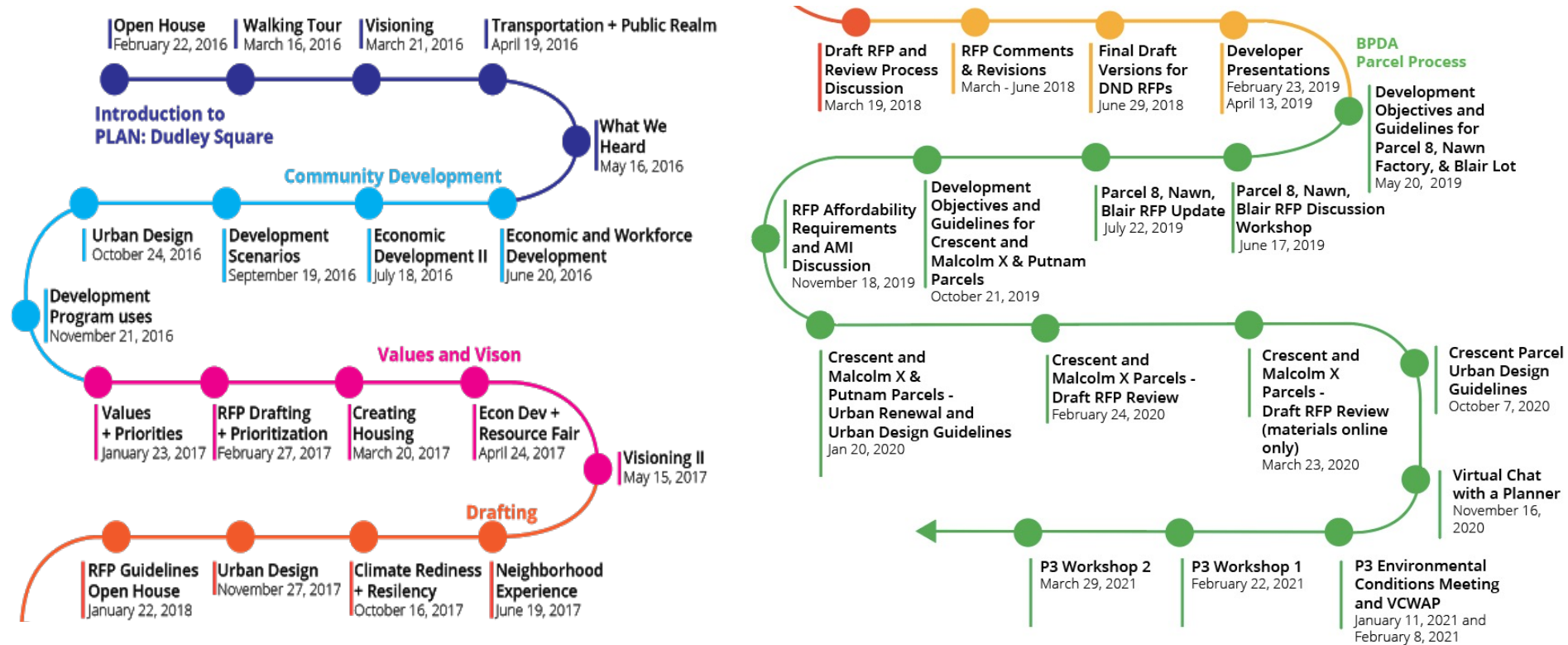
# Original 2004 Master Plan Goals

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- Enhance **civic & cultural life** in the neighborhood
- Promote **diverse & sustainable growth** with jobs for local residents
- Ensure **safe & convenient public** and **private transportation**
- Expand & improve **housing for a variety** of socioeconomic and age groups
- Create a **comfortable, lively, and safe public realm** that reflects the diversity of local residents
- Enhance **community participation** and **empowerment** through increased accountability of government, and institutions and businesses

## **2. Planning Update**

# PLAN: Nubian Square Process to Date



# PLAN: Nubian Square Updates

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- **P3 Workshop on March 29<sup>th</sup>** to report back the results of the desired and undesired uses and introduce the predevelopment survey.
- If you know of any developers potentially interested in developing P3 please email [morgan.e.mcdaniel@boston.gov](mailto:morgan.e.mcdaniel@boston.gov)
- If you have questions that didn't get answered during the workshop or have thoughts please email [Kelly.Sherman@boston.gov](mailto:Kelly.Sherman@boston.gov)

# PLAN: Nubian Square Updates

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## PLAN: Nubian Square Parcel Totals

**Total Units: 265**

**Income Restricted Units: 204**

**Percent Income Restricted: 76%**

**Non Residential Uses (Square Feet): 24,261**

# PLAN: Nubian Square Updates

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## Public Parcel Development:

Income Restricted Units: 993

Market Rate Units: 486

Total Units: 1,479

Percent Income Restricted:  
67%

Non-Residential Development:  
108,386 square feet

## Private Development:

Income Restricted Units: 289

Market Rate Units: 278

Total Units: 567

Percent Income Restricted:  
51%

Non-Residential Development:  
68,595 square feet

## Total Development:

Income Restricted Units: 1,282

Market Rate Units: 764

Total Units: 2,046

Percent Income Restricted:  
60%

Non-Residential Development:  
176,981 square feet



# Nubian Square Dashboard

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Moving forward we'll be updating information on Article 80 development in the PLAN: Nubian Square Area via the Nubian Square Dashboard

[bit.ly/PLANNubianMetricsDashboard](https://bit.ly/PLANNubianMetricsDashboard)

# PRC Timeline

- RFP released: Jan 27<sup>th</sup>
- Requested nominations for PRC from Elected Officials
- **PRC Nominations Extended to April 12** <http://bit.ly/CrescentPRC>
- Follow up with interested candidates and announce PRC members by End of April
- RFP closed: April 21<sup>st</sup>

**3. Project Review Committee  
Designation Recommendation:  
Parcel 8**

# RFP Process

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- The PLAN: Nubian process was launched in 2016 to guide the RFP process for 10 publicly owned properties.
- The three year and ongoing community engagement consisted of public workshops, walking tours, and community gatherings in order to share information, establish a vision for the future, and solicit feedback from the community.
- The resulting RFP development objectives were driven by community needs, including affordable housing, economic development, development without displacement, good jobs standards, diversity and inclusion, sustainability, and additional community benefits.

# RFP Process

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- The Boston Planning & Development Agency, along with the RSMPOC, held three community meetings in the summer of 2019 to develop the RFPs for the Blair Lot, the Nawn Factory, and Parcel 8.
- For each meeting, draft RFPs were released online, and participants had a chance to discuss the content and express the changes they wished to see. RFPs were then edited to reflect the community's comments and shared at the next meeting.
- The RFP was issued in February 2020 and developer responses were submitted in June 2020.

# Project Review Committee Members

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## **RSMPOC Members:**

- Dorothea Jones
- Steven Godfrey
- Catherine Hardaway
- Marisa Luse
- Nefertiti Lawrence

## **Local Residents and Business Owners:**

- Armani White, Reclaim Roxbury
- Angela Williams Mitchell, Boston Jobs Coalition
- Lynnette Tyler, nominated by State Representative Chynah Tyler
- Cheryl Straughter, owner of Soleil Restaurant
- Charlotte Rice, The American City Coalition

# PRC Process

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- The PRC first met in March of 2020. However, the PRC process was put on hold in mid-March in response to the COVID-19 pandemic.
- In July 2020, the PRC resumed deliberations and met bi-weekly through November 2020 for a total of 11 meetings to evaluate the Blair Lot and Nawn Factory Proposals.
- In January 2021, the PRC reconvened to evaluate the Parcel 8 proposals. In addition to analyzing the proposals against the evaluation criteria, the PRC interviewed the developer teams and hosted public presentations of the proposals and reviewed public comments.

# Parcel 8 Recommendation

The received three proposals for the Parcel 8 RFP:

- New Urban Collaborative
- NuGateway
- Nuba

**A majority of the PRC recommends Nuba.**





# New Urban Collaborative

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The PRC identified the following strengths and weaknesses with the New Urban Collaborative proposal:

## Strengths:

- **Sustainable Development:** The proposal was the most responsive to the RFP's sustainability and resilience goals. The proposal qualifies for LEED platinum and achieves Passive Haus standards.
- **Development Team Experience:** Partnership between New Urban Collaborative, designated for 40-50 Warren Street, and Upton & Partners, a firm with extensive experience with successful development.
- **Diversity and Inclusion:** New Urban Collaborative, the development entity, is an MBE. The proposal includes an MBE construction firm and two committee MWBE consultants.

## Weaknesses:

- **Development Concept:** While the PRC appreciated that the development program included a mix of commercial and residential components, the affordability mix of the proposed rental housing did not meet the RFP requirements for  $\frac{1}{3}$  low income,  $\frac{1}{3}$  moderate income, and  $\frac{1}{3}$  market.

# NuGateway

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The PRC identified the following strengths and weaknesses with the NuGateway proposal:

## Strengths:

- **Development Concept:** The mix of economic development and affordable housing meets the goals of PLAN: Nubian Square. The proposed housing meets the required  $\frac{1}{3}$   $\frac{1}{3}$   $\frac{1}{3}$  affordability mix.
- **Additional Benefits:** The proposal included the most advantageous additional community benefits. The developers commit to \$300,000 per year for ten years for subsidized rents for market tenants, artistic grants, support for internships for building tenants, and children's programming.
- **Diversity and Inclusion:** One of the two owners of the development entity is a person of color. The proposal includes a \$100,000 community investment fund. The architect is an MBE, and two additional consultants are MWBEs.

## Weaknesses:

- **Development and Operating Cost:** The development and operating budgets included in the proposal was not considered to be feasible for the project proposed.

## The PRC identified the following strengths and weaknesses with the Nuba proposal:

### Strengths:

- **Development Concept:** The housing affordability breakdown exceeds the RFP requirements, with no rental units at market rate.
- **Diversity and Inclusion:** The proposal includes a comprehensive diversity and inclusion plan throughout all aspects of the development.
- **Development Team Experience:** Urbanica's track record includes the Residence Inn and Residences on Melnea Cass Boulevard. The NHPF has a large portfolio of multifamily low-income and mixed-income buildings.
- **Development and Operating Cost:** The development and operating budget was the strongest of the three proposals.

### Weaknesses:

- **Development Concept:** The development program is mostly residential, with only retail space for the seven live-work units. Some PRC members felt that a project that generates more economic development would be a better fit for the current needs of the neighborhood.
- **Sustainable development:** The proposal was somewhat responsive to sustainability and resiliency goals, but not to the level of the other proposals.

# Next Steps

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The PRC has concluded the first phase of its work, but the community process continues from here.

- The Roxbury Strategic Master Plan Oversight Committee votes tonight
- The BPDA awards Tentative Designation
- The developer apply for approvals, permits, and public subsidy. This includes the Article 80 development review process.
- The Roxbury Strategic Master Plan Oversight Committee will continue to monitor each project in the broader neighborhood context.
- The PRC will transition into a new role as Impact Advisory Group and work closely with City staff and continue working as a community in ensuring a collaborative agreement on public benefits, budgets, and schedules.

## **4. Questions and Comments**

## **5. RSMPOC Votes**

# RSMPOC Voting

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**Kelly will verbally take a roll call for each RSMPOC member and then will tally said votes**

# Appendix



# Tablet/Phone Screenshot

