
Roxbury Strategic Master Plan Oversight Committee Meeting

September 13th, 2021

1. RSMPOC

Welcome and Orientation

Meeting Recording

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

bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

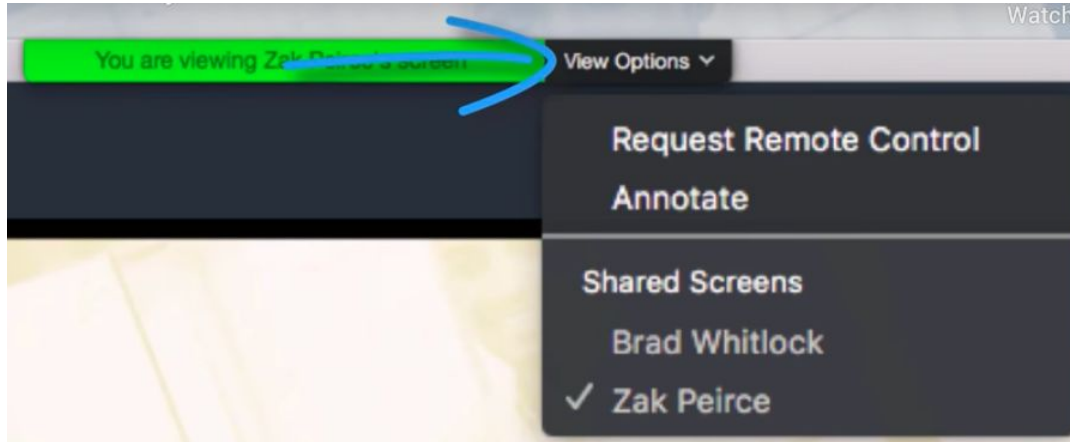
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



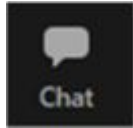
"Spanish" -for Spanish
"Haitian Creole" -for Haitian Creole
"English" -for English



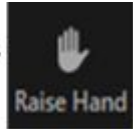
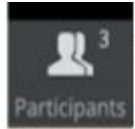
Zoom Tips

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

Your controls are at the bottom of the screen



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

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

Agenda

- 1. RSMPOC Welcome**
- 2. P3 Request for Proposal (RFP) Review**
- 3. RSMPOC Vote on P3 RFP**

RSMPOC Overview and Updates

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

- 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.

- **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.

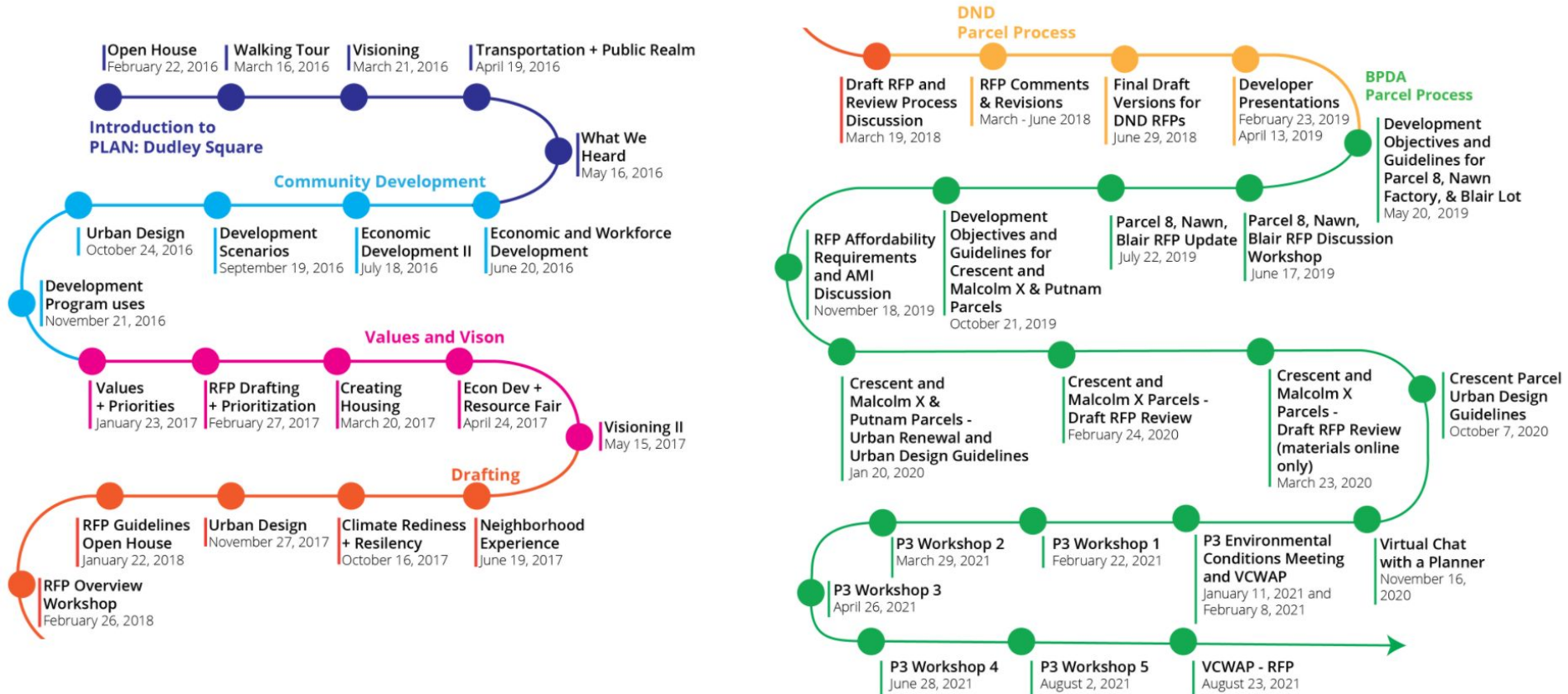
For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC

Original 2004 Master Plan Goals

- 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



P-3 Request for Proposals

The RFP is based on **six months** of public workshops and other engagement with abutting uses (Boston Public Schools, Parks, The Good Shepherd Church, etc.)

- **February Workshop 1:** To understand the existing conditions, how we can plan with the site, and identify potential uses for the site in the context of Nubian Square.
- **March Workshop 2:** Discuss potential for the site layout, uses, opportunities, and challenges.
- **April Workshop 3:** Discuss urban design considerations
- **May:** Diverse Developer Outreach Conference, in partnership with Builders of Color Coalition
- **June Workshop 4:** Review of uses, opportunities, and challenges.
- **August Workshop 5:** Present draft RFP for feedback
- **August 23 Chat with a Planner:** Informal opportunity to discuss the RFP and get feedback
- **September RSMPOC:** Present P3 RFP for a vote

P-3 Request for Proposals

Key takeaways from workshops and comments:

- This site has major potential to positively impact the Nubian Square area. It should be used for housing, open space, commercial space, and lab and life science.
- The site should be used to help create wealth generation for Roxbury residents. To understand what site uses would allow us to achieve this, we need to know more about the residents who live in the area and the existing built environment.
- With the site being so close to a number of schools, there should be opportunities for cross collaboration between Madison Park, John D. O' Bryant, and other institutions in the area.
- Green space is necessary on this site. New green space created should tie into the existing green connections throughout the neighborhood.
- We should also create wealth for the community by giving local, minority and women owned businesses the opportunity to participate as developers.

P-3 Request for Proposals

Purpose:

“The BPDA seeks to convey the Property to allow **mixed-use development** that will fulfill the Property’s potential for **transformative economic development** in the Nubian Square area while advancing the **community’s commitments to affordable housing, arts & culture, and equity.**”

This RFP seeks proposals which will **create opportunities for wealth generation** for the residents of Roxbury as well as for **small, local, minority owned, and women owned firms** which may participate in the development.”

P-3 Request for Proposals

The RFP is built around the Plan: Nubian Square Development Objectives . . .

- **Consistency with area planning history:** Roxbury Strategic Master Plan, Dudley Vision, Cultural District. Development as a catalyst to promote the arts, culture, education, commercial, and retail enterprise.
- **Affordable housing:** Two-thirds of housing units must be income-restricted affordable housing.
- **Sustainable, resilient, and healthy development:** Exemplify the City's goals for sustainable, resilient and healthy new construction; target net zero energy or net zero carbon performance.
- **Development without displacement:** Assist the current residents of Roxbury to afford to remain living in their community and to find pathways to economic opportunity.
- **Good Jobs Standards:** Support good permanent jobs at site and engage in fair hiring practices which will support the participation of people of Roxbury and Nubian Square.
- **Economic Development:** Proposed mix of uses must contribute to the community's goals of wealth building, workforce development, and economic growth for the residents of Roxbury.
- **Diversity and Inclusion:** The BPDA expects proposals which include significant economic participation and management roles by people of color, women, and M/WBEs in as many aspects of the project as possible.

P-3 Request for Proposals

... and we've strengthened them based on the community's priorities.

Economic development: Proponents must demonstrate how the proposed mix of uses will contribute to the community's goals of wealth building, workforce development, and economic growth for the residents of Roxbury. This may include:

- Cross-subsidies from market-rate portions of the project to support **affordable homeownership** and/or affordable commercial and retail space.
- Proposals with **commercial uses** must promote job training, local business and job creation, with special emphasis on opportunities for local, small and disadvantaged businesses and job creation and training for people of color and women.
- Proposals with **lab/life science uses** must include robust job training programs that create a clear, achievable employment pipeline for Roxbury residents. Such programs may include partnerships with Madison Park Vocational Technical School, the John D. O'Bryant School of Math & Science, Benjamin Franklin Institute of Technology, and Wentworth Institute of Technology.

P-3 Request for Proposals

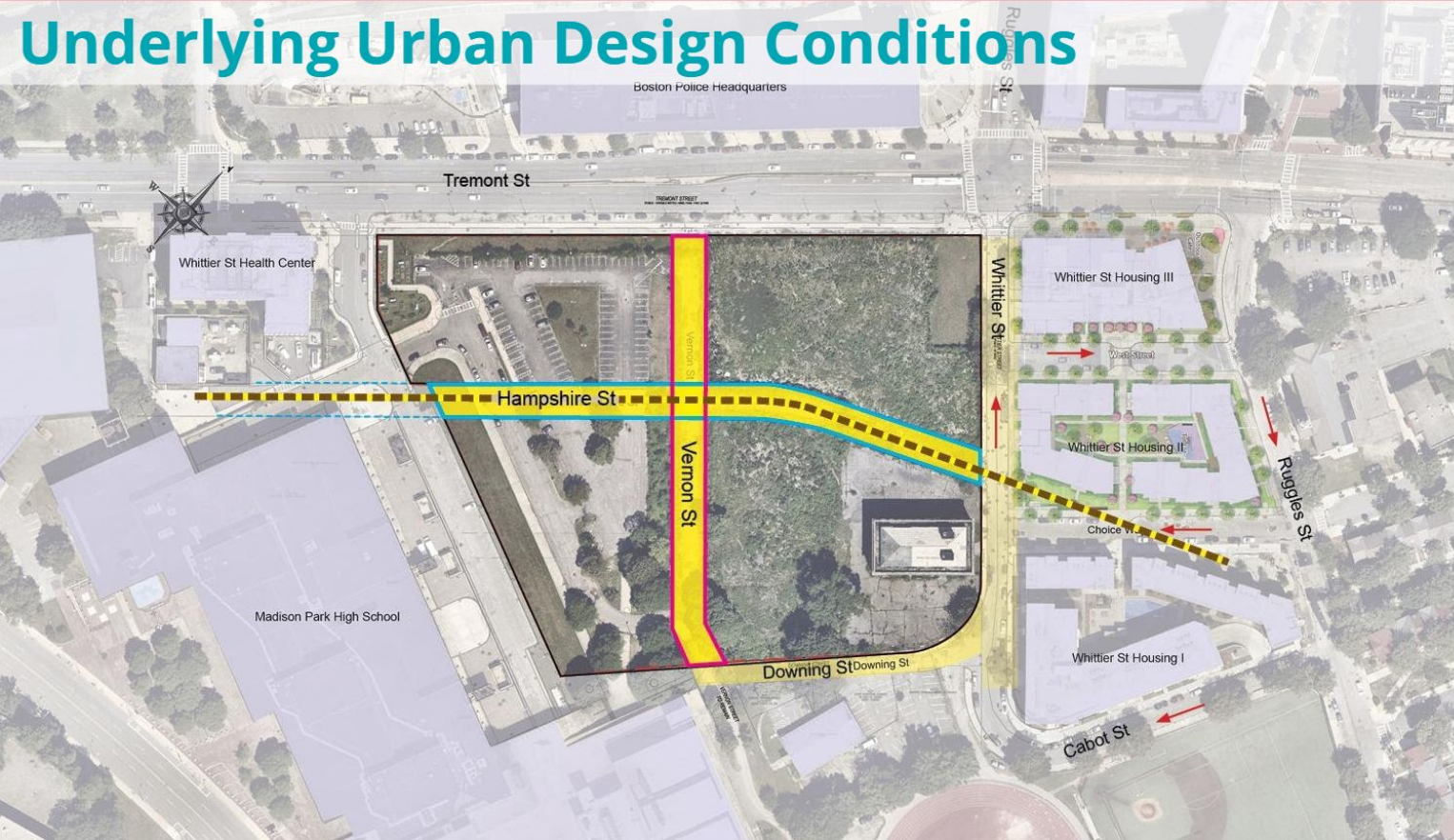
... and we've strengthened them based on the community's priorities.

Diversity and Inclusion:




- **RFP structure:** Based on feedback from local developers, we strongly encourage submissions from partnerships which include a lead developer entity and co-developers focused on each portion of the parcel.
- **Networking and Partnerships:** We maintain a list of developers and other businesses who have expressed interest in partnerships. We will also provide networking opportunities at the pre-proposal conference. We have edited the "Developer Team Experience" evaluation criterion to emphasize the whole team's ability to execute the project as presented.
- **Funding Resources:** The RFP will include a list of public funding resources. The Builders of Color Coalition is also compiled a list of private funders with programs that support smaller developers.
- **Best Practices:** The RFP Appendix will include a checklist of best practices which commonly lead to more diverse development teams, and examples of strong Diversity and Inclusion Plans from previous successful RFP submissions.

P-3 Request for Proposals

Underlying Urban Design Conditions

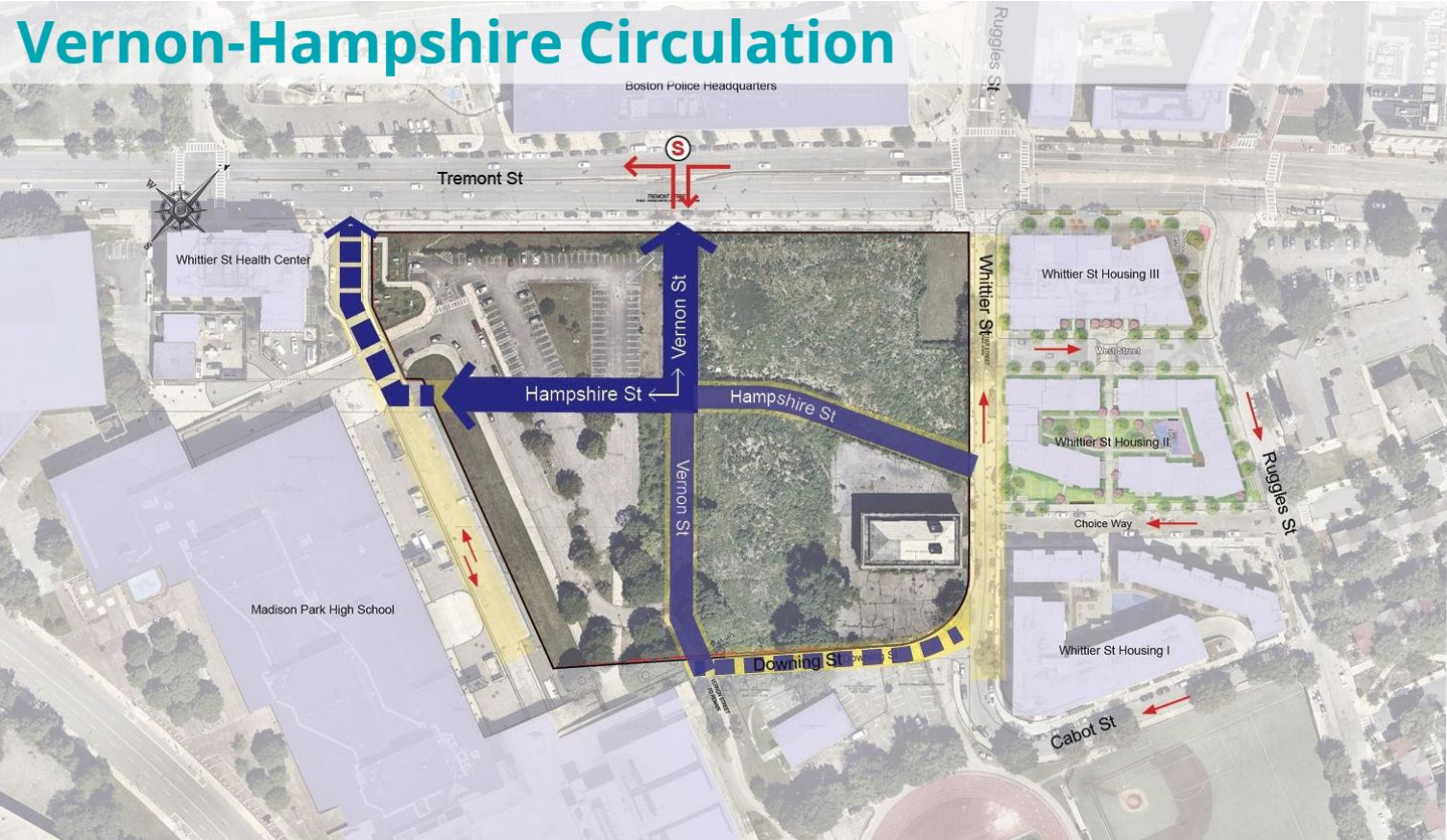


Existing Street & Underground Utility Lines







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

P-3 Request for Proposals

Vernon-Hampshire Circulation

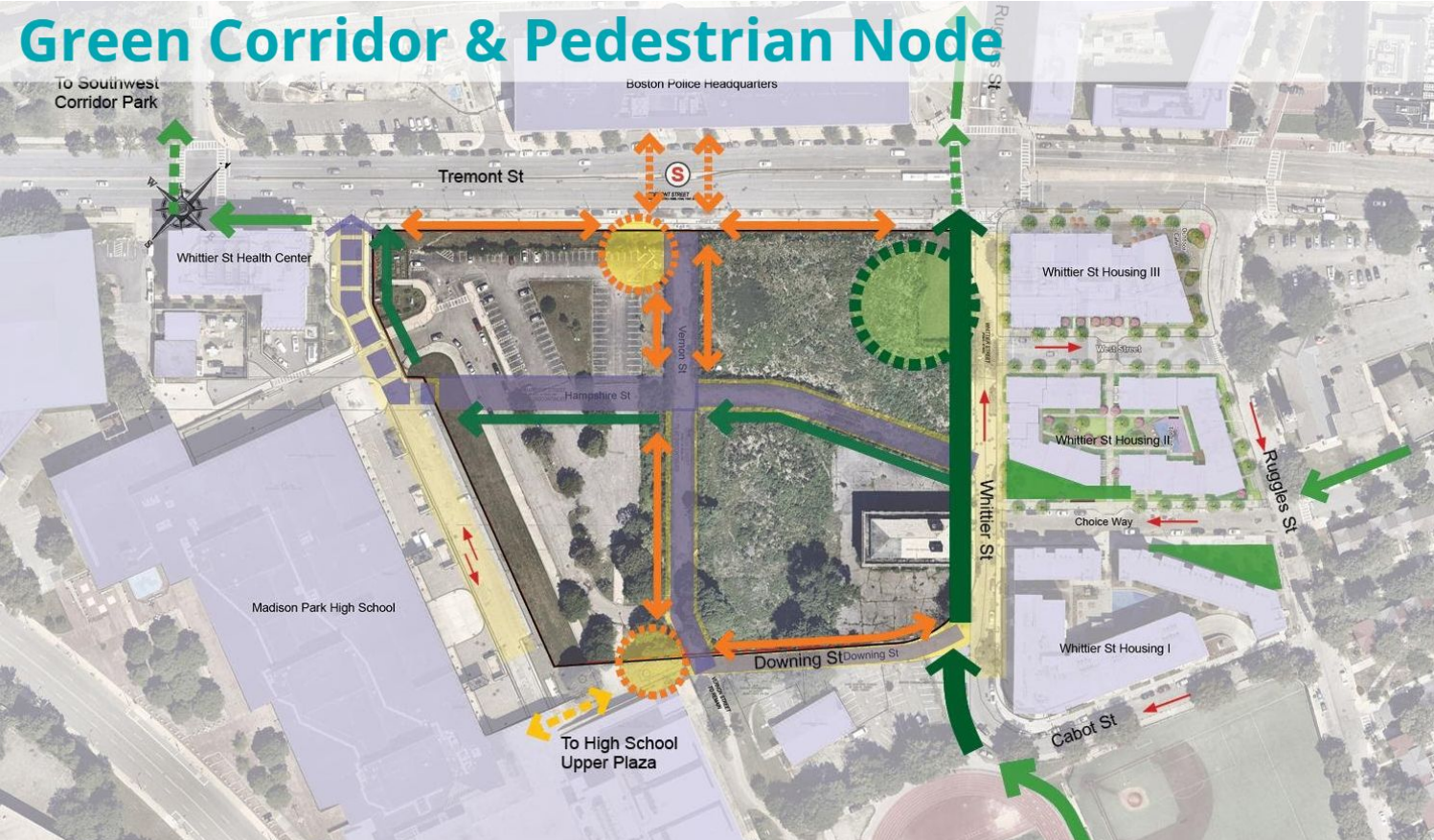


Traffic Circulations






-  Main Vernon-Hampshire Circulation
-  Potential Extension of Hampshire St.
-  Secondary Vernon-Hampshire Circulation
-  Downing St Improvement
-  Travel Direction
-  Potential New Traffic Signal & Left-Turning to and from P3

P-3 Request for Proposals

Green Corridor & Pedestrian Node



Open Space & Pedestrian Connectivity

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

P-3 Request for Proposals

Use Mix

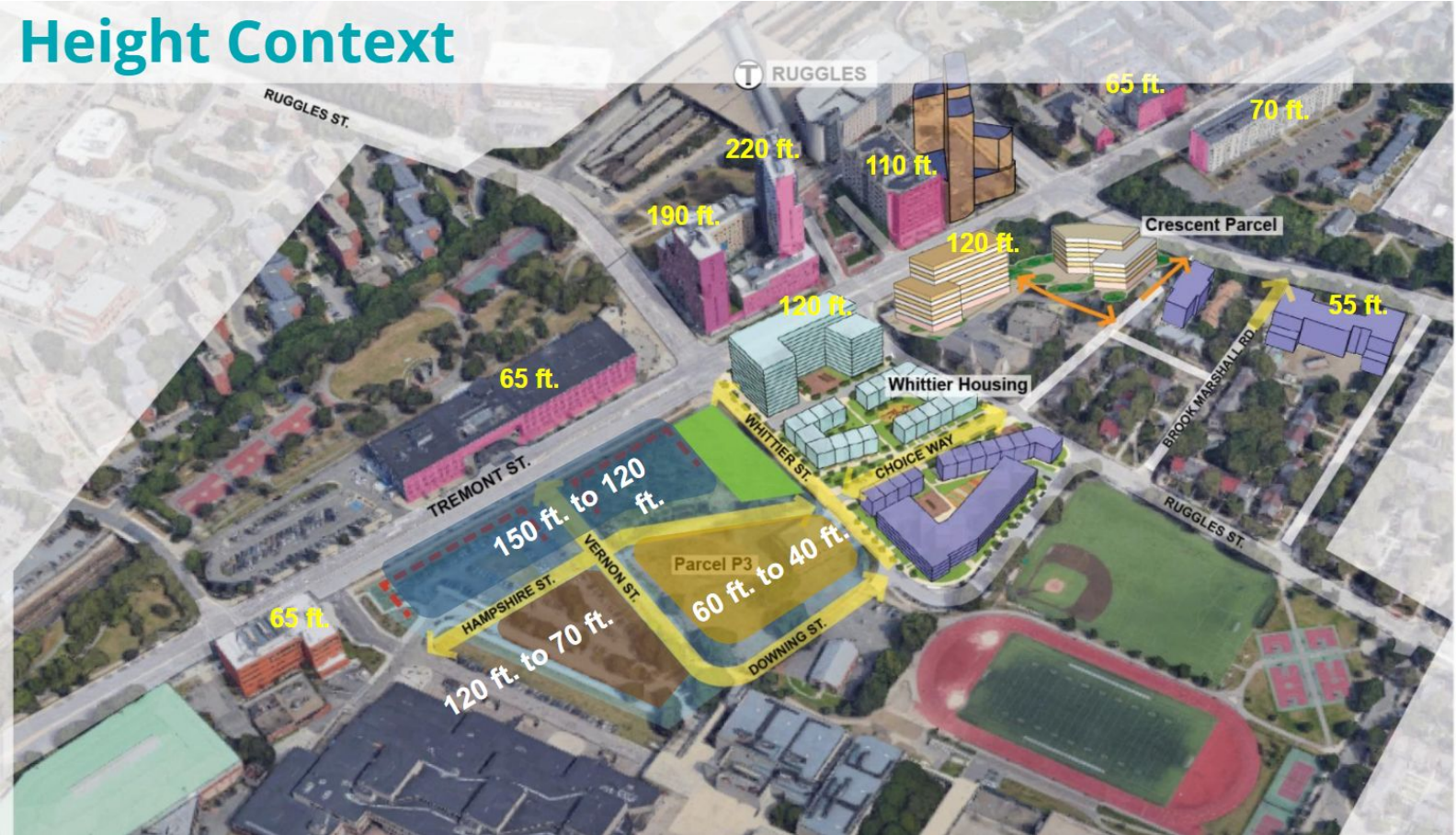


Development Framework

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

P-3 Request for Proposals

Height Context

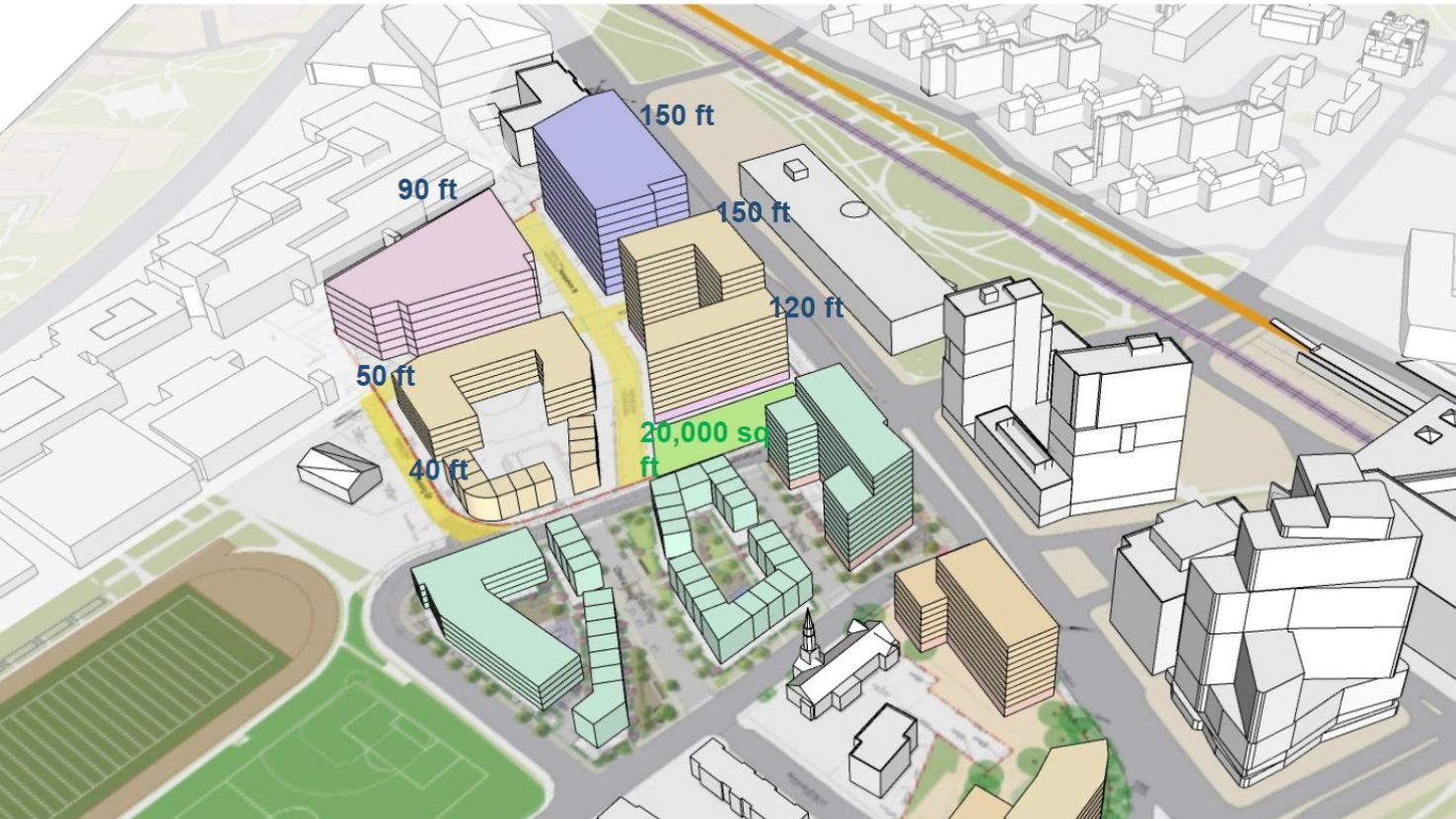


Development Framework

-  Taller Height
120 ft. to 150 ft.
-  Mid to Taller Height
70 ft. to 120 ft.
-  Mid to Low Height
60 ft. to 40 ft.

P-3 Request for Proposals

Height & Massing



- Mixed Use
- Approx. 4.5 FAR
- 55% Lot Coverage
- 20,000 sq. ft. Park at Tremont and Whittier
- Vernon, Hampshire & Downing Streets Improvements

P-3 Request for Proposals

Next Steps:

- **Tonight:** RSMPOC votes to approve the P-3 RFP
- **Tomorrow:** Applications open for the P-3 Project Review Committee
- **September 24:** Close of comment period for the P-3 RFP
- **September 29:** Development Team Connections Event. Register at <https://bit.ly/P3NetworkingSept2021>
- **October 14:** BPDA Board votes to release P-3 RFP
- **October 27:** P-3 RFP is released (tentative date)
- **2022:** Selection process begins

Questions/Comments from RSMPOC

Questions/Comments from Community

RSMPOC Vote

RSMPOC Vote

- Catherine Hardaway
- Charlotte Nelson
- Dorothea Jones
- Frank Williams
- Frederick Fairfield
- Lorraine Payne Wheeler
- Marisa Luse
- Nefertiti Lawrence
- Norman Stembridge
- Steven Godfrey
- Sue Sullivan
- True-See Allah
- Valeda Britton

October RSMPOC Meeting

- **Oct 4: PRC will make a recommendation to the RSMPOC for the Crescent Parcel Developer Designation**

Appendix

Tablet/Phone Screenshot

