



# BWSC Parking Lots Visioning Workshop 3

May 18, 2023

# Interpretation and Translation



“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

“Cape Verdean Creole” – for Cape Verdean

“English” – for English

**Headphones are available on rear table for public use.**

For all meeting content:

<https://bit.ly/BWSCParkingLots>

# Agenda

- Overview of Project Scope (6:10-6:25pm)
- Visioning Exercise (6:25-7:25pm)
- Next Steps (7:25-7:30pm)

If you have a follow up item, please reach out to Jonathan Short (Jonathan.Short@Boston.gov) and we will be in touch as soon as possible.

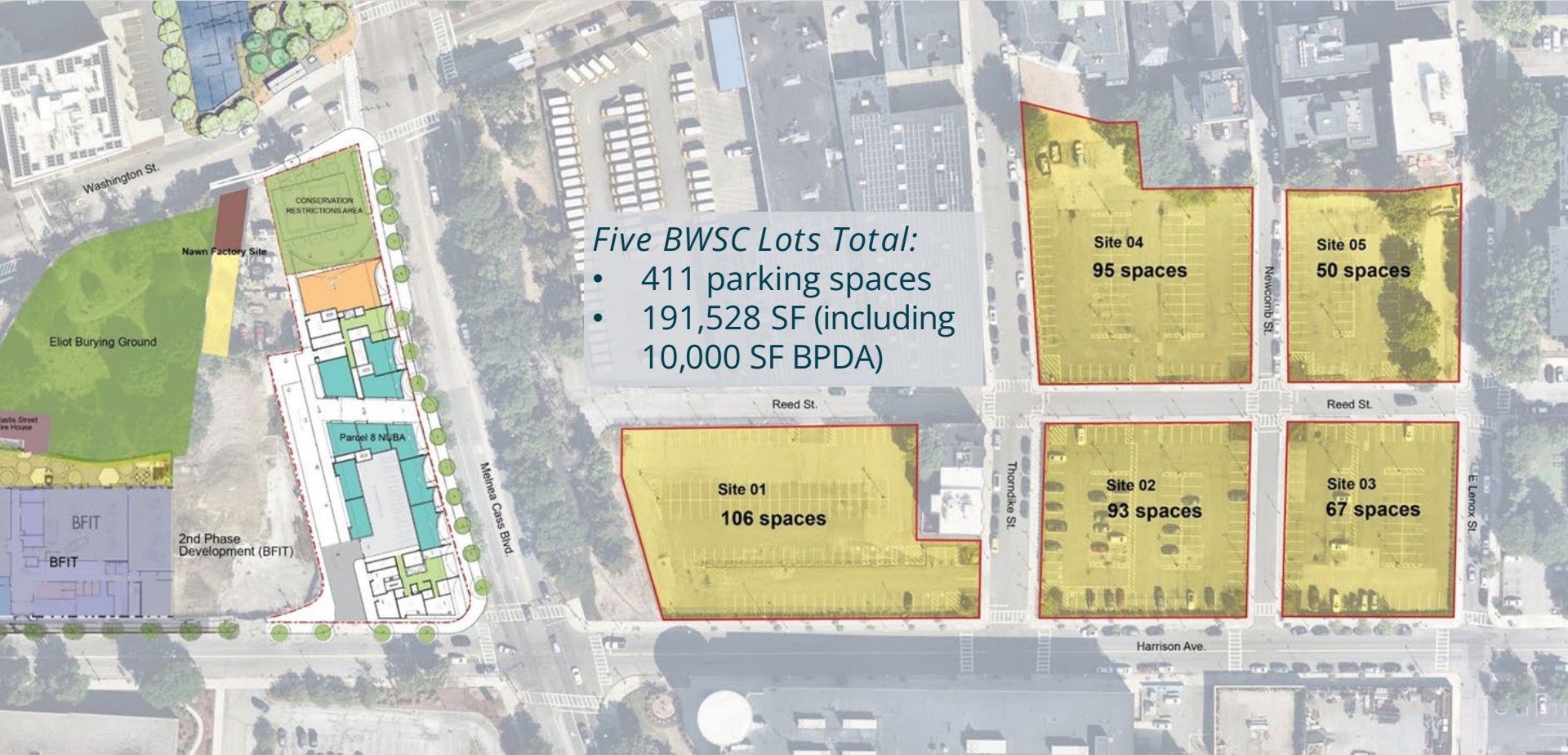
# Overview of Project Scope

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*Jonathan Short – Senior Real Estate Development Officer*



# Current Conditions



## Five BWSC Lots Total:

- 411 parking spaces
- 191,528 SF (including 10,000 SF BPDA)

Site 04  
95 spaces

Site 05  
50 spaces

Site 01  
106 spaces

Site 02  
93 spaces

Site 03  
67 spaces

Nawn Factory Site

Parcel 8 NUBA

2nd Phase Development (BFIT)

Eliot Burying Ground

BFIT  
BFIT

# Community Engagement & Disposition Process



# The Project Review Committee (PRC)

...will serve in an advisory capacity and provide community perspective throughout the RFP Review Process. As part of the review process, the PRC will evaluate the developer submissions based on the criteria developed through the RFP process and PLAN: Nubian Square. The PRC will provide recommendations to the Boston Planning and Development Agency, where they will work towards a consensus on the preferred development team.

We will provide additional information on the PRC nomination process at the Draft RFP meeting.



# Project Scope BWSC Parking Lot

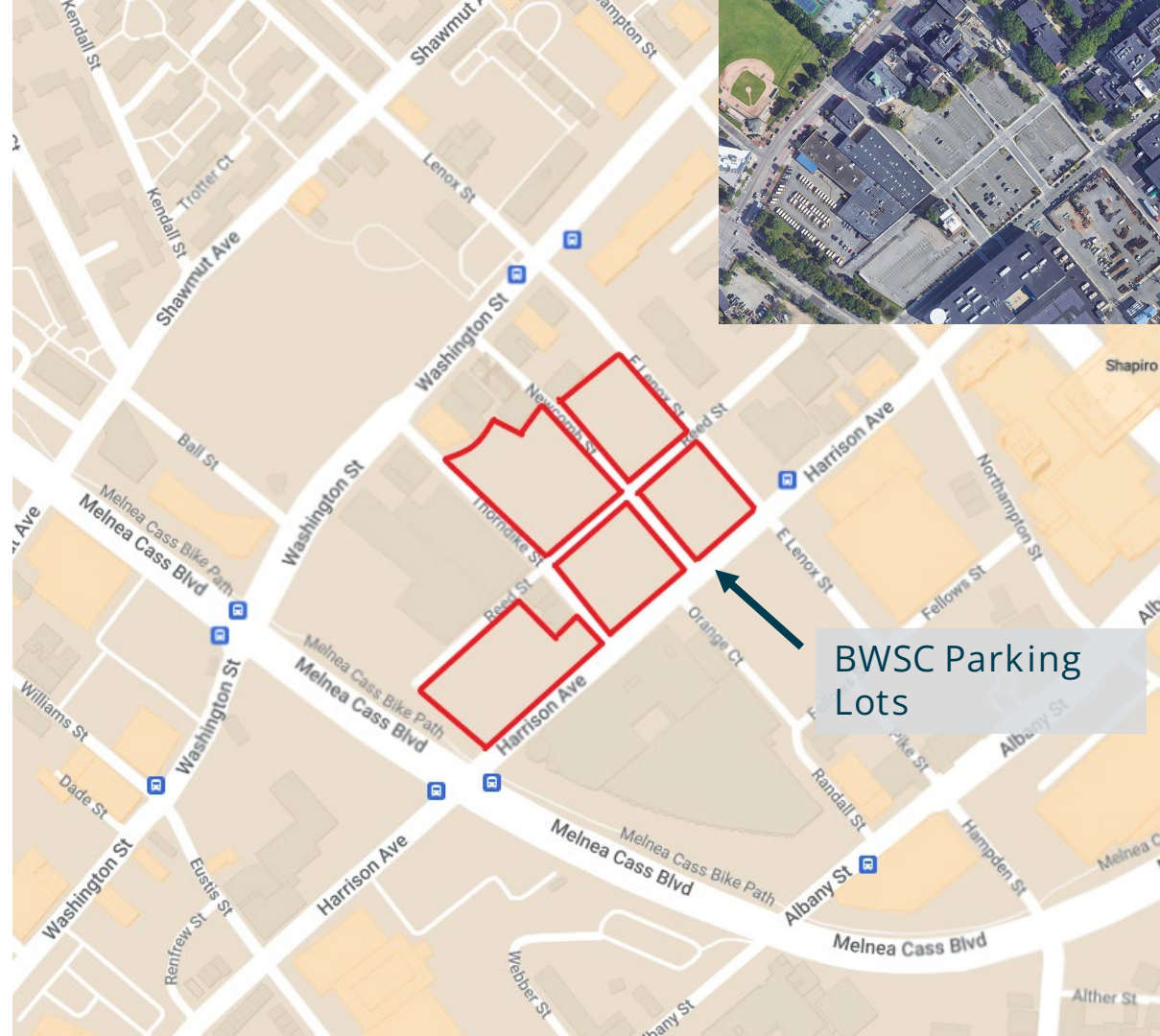
## City Land Audit:

Addressing Boston's urgent needs.

- Affordable Housing
- Community Development
- Climate Resilience

## American Rescue Plan Act Funding

- Funding set aside by Mayor's Office of Housing to be invested in High Priority Land Audit Sites
- Designation of funds to project needs to happen by Dec 2024



# Roxbury's Housing Goals

Through RSMP & PLAN: Nubian community engagement process it was established that new housing in Roxbury should be complementary and additive to existing housing. New housing should have the following outcomes:

- *A range of affordability levels to meet the needs of low-and moderate-income families and support the growth and success of local retailers, service providers, and restaurants.*
- *Enhance homeownership and wealth building opportunities*

Using Public Parcels to meet community's housing needs is consistent with established planning

- [Roxbury Strategic Master Plan \(2004\)](#),
- [PLAN: Nubian Square \(2019\)](#)

# What We've Heard: Project Scope BWSC Parking Lot



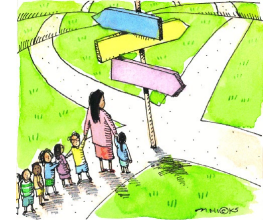
- Affordable Homeownership and Rental Housing
- Senior Housing



- Learning who previously lost their homes
- Informing them of the new development
- Positioning them to purchase



- Rebuild the tree canopy
- Address Roxbury public health issues
- Create safe and enjoyable open space



- Pathways for AMIs below 80%
- Community Land Trust Optionality
- Rent-to-Own
- Preparation to purchase
- Access to equity

**These elements **are** included in the project scope**

# Project Scope BWSC Parking Lot



## Restitution or Reparations

Through previous meetings, there has been dialogue around the above elements.

We acknowledge the importance of these conversations but there are current constraints that **do not enable us to implement** these ideas through this project, including current HUD Fair Housing policies.

These ideas are currently being evaluated by a Reparations Task Force and we continue to welcome feedback from the community about how to think through these topics.

# Visioning Activity

## Housing + Wealth Creation + Equity

- Housing
- Development team/ownership
- Jobs
- Community Land Trust
- History of the site + Recognizing Past Residents

## Health and Urban Heat Island

- Open Space
- Air quality
- Trees
- Heat Mitigation
- Access to Community Health Centers

## Equitable Mobility

- Transportation
- Mobility
- Parking
- Local businesses (space for them in the project)

## Community Infrastructure

- Community Assets
- Arts + Culture space
- Community Benefits
- Essential Retail
- Ground Floor Activation
- Child care
- Employment

## What did we miss?

- Open Discussion on missing topics



# Next Steps

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*Rebecca Hansen, Director of Real Estate*

*Jonathan Short, Senior Real Estate Development Officer*

# Timeline



# Continued Community Participation Between Meetings

- BWSC Project Page: <https://www.bostonplans.org/planning/planning-initiatives/boston-water-sewer-commission-parking-lots>
- Review all Community Meetings, comments collected, and current schedule
- Review Draft RFP as it is developed
  - Updated RFP will be linked
- Leave Comments that will be reviewed and included in the RFP drafting process

If you have a follow up item, please reach out to Jonathan Short (Jonathan.Short@Boston.gov) and we will be in touch as soon as possible.