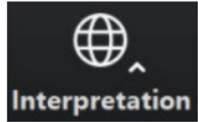




BWSC Parking Lots: Development Guidelines + Test Fits

PLAN: Nubian Square - June 21, 2023

Interpretation and Translation

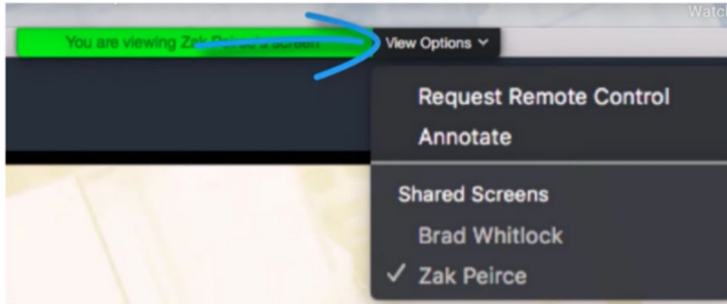


“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

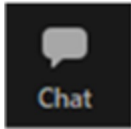
“Cape Verdean Creole” – for Cape Verdean

“English” – for English

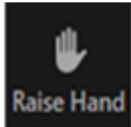
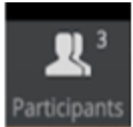


Zoom Tips

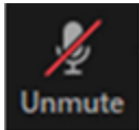
Welcome! Here are some tips on using Zoom for first-time users.
Your controls are at the bottom of the screen



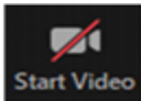
Use the chat to type a comment or ask a question at any time – Members of the BPDA team will enable the chat at the end.



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



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



Turns your video on/off

Meeting Recording

At the request of community members, this event will be recorded and posted on the Boston Water and Sewer Commission Parking Lots webpage at <https://bit.ly/BWSCParkingLots> for those who are unable to attend the zoom event live.

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 at the end of the presentation.

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 jonathan.short@boston.gov

For all meeting content:

<https://bit.ly/BWSCParkingLots>

Agenda

- Overview – 5 mins
- Comment Review and Takeaways – 7 mins
- Development Guidelines – 8 mins
- Design Scenarios – 15 mins
- Q&A – 45 mins
- Next Steps – 3 mins

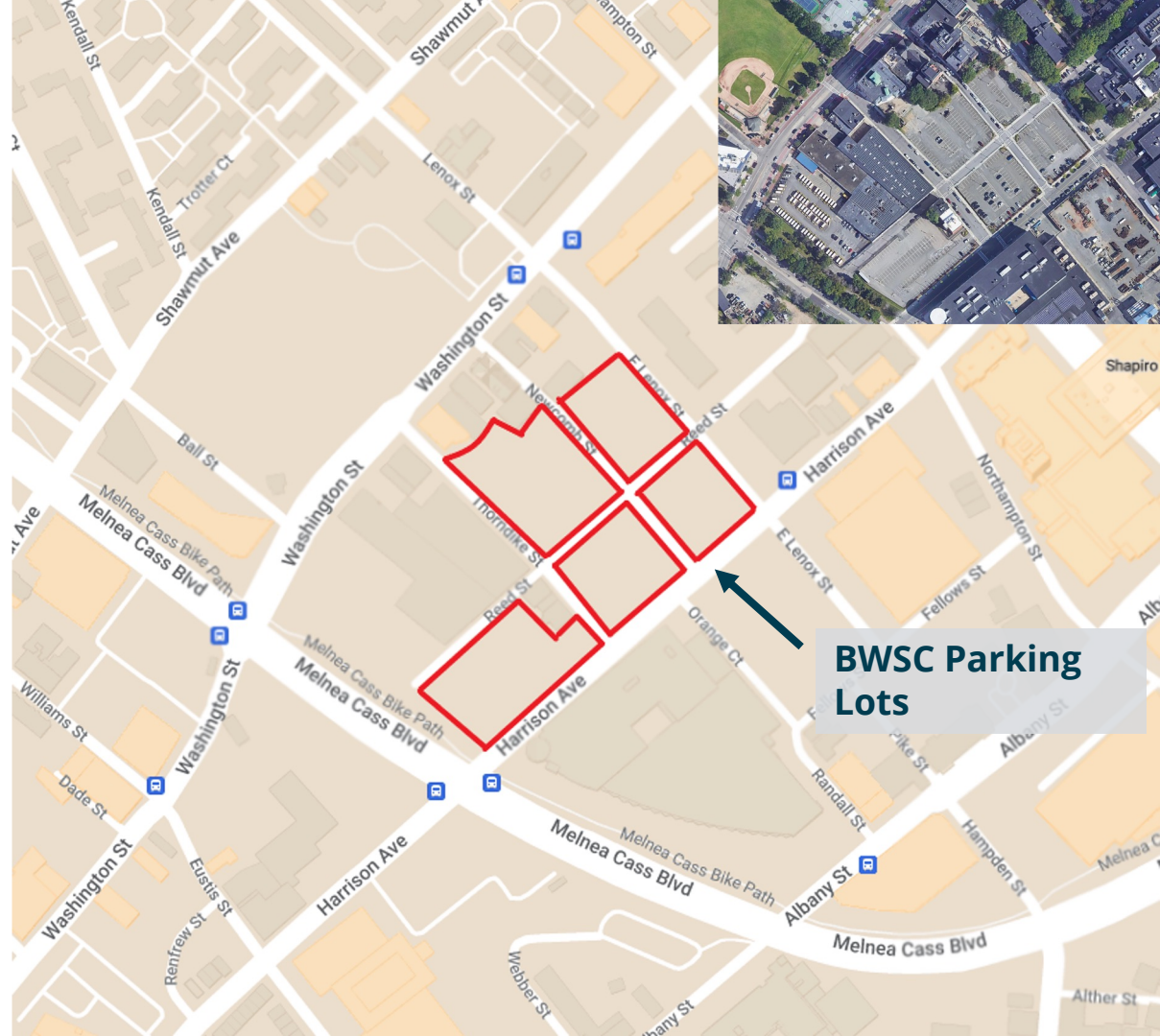
If you have a follow up item, please reach out to Jonathan Short (Jonathan.Short@Boston.gov) and we will be in touch as soon as possible.

Overview

Jonathan Short – Senior Real Estate Development Officer

BWSC Parking Lots

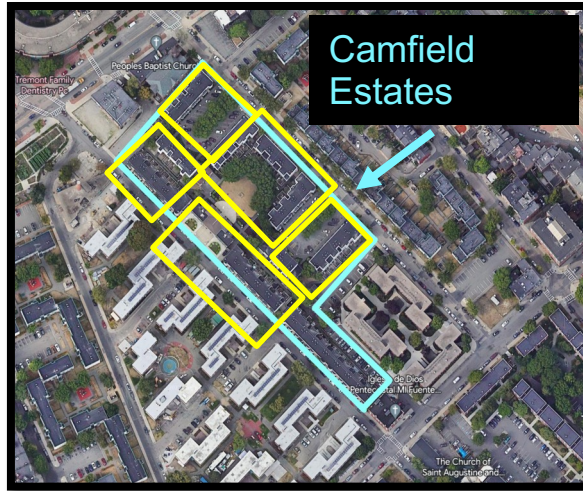
Care and Custody	BWSC and BPDA
Property Acreage	4.39 Acres
Current Use	-Parking lots operated by BWSC for employees and visitors - Small vacant land parcels



How Big is the Site?



BWSC Parking Lots
Roxbury
4.39 Acres



Camfield Estates
Roxbury
3.86 Acres



Grove Hall Mecca
Roxbury
5.04 Acres

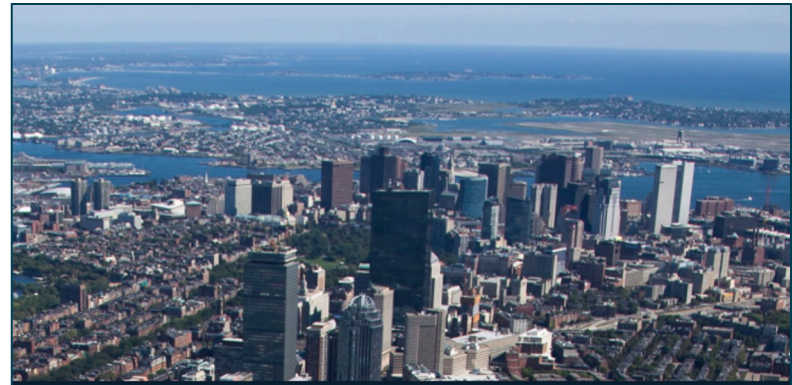
Why Now?

Citywide Land Audit

- The Land Audit is an inventory of all vacant or underutilized City-owned property.
- The data will guide the City in meeting Boston's most urgent needs including **affordable housing, community development, and climate resilience.**

American Rescue Plan Act Funding

- Mayor Wu has dedicated funds through the American Rescue Plan Act (ARPA) to build affordable housing in mixed-income communities on key properties identified in the land audit
- This important funding source must be awarded to specific projects by 2024.



Public Land for Public Good: Citywide Land Audit



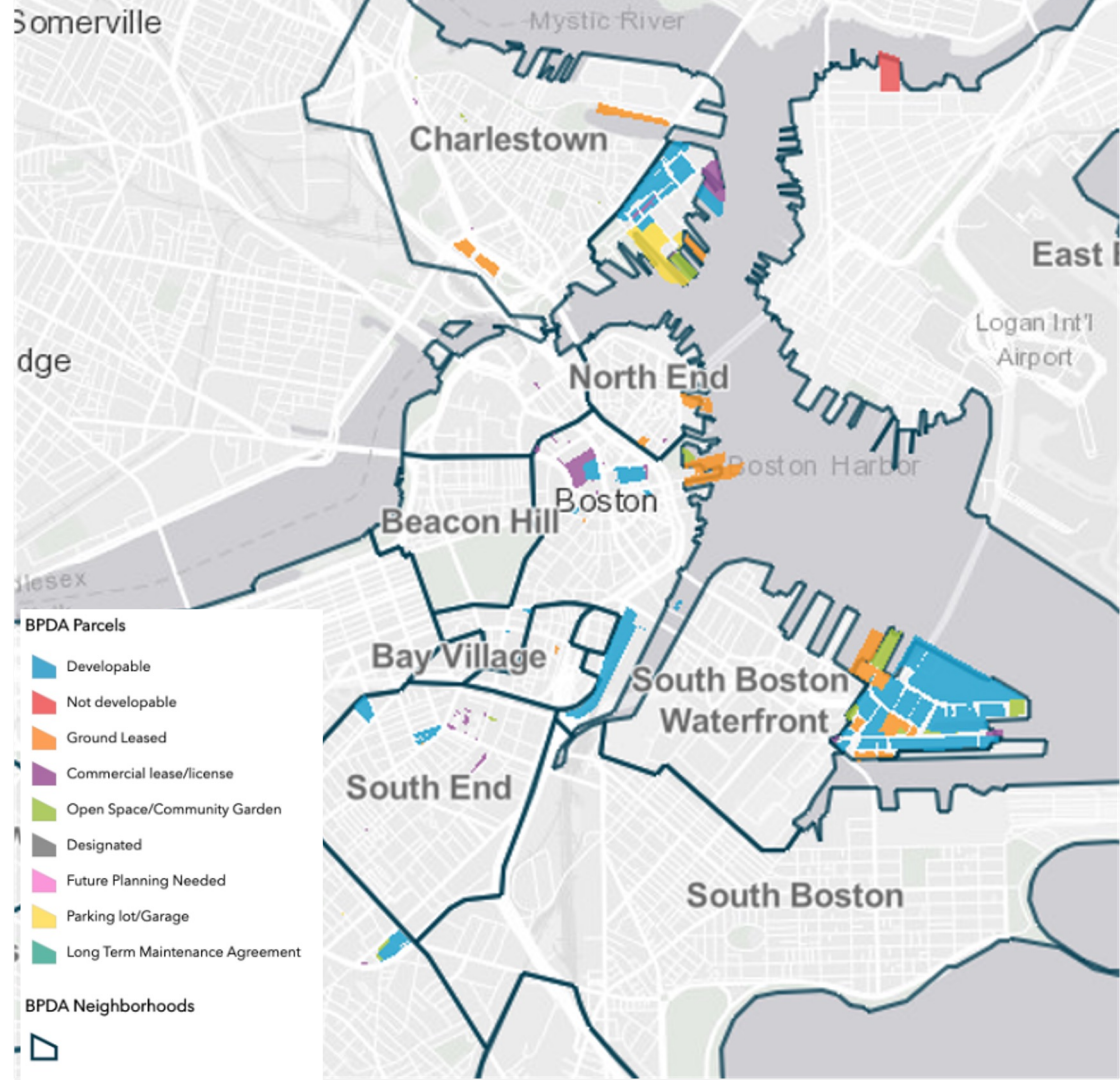
Community Led Development In Action

The City of Boston and the Roxbury Community has identified a handful of key goals for the site(s), including:

- Create affordable and diverse mix of housing
- Deliver on some key community needs and desires coming out of RSMP, PLAN: Nubian Square, and Community Visioning
- Positioning families that lost their homes to urban renewal to able to acquire new units being built
- Support community-serving businesses
- Rebuilding Roxbury's tree canopy and creating a healthy, safe, and enjoyable open space

How does the BPDA lease land?

1. Conduct **due diligence and strategic planning** to determine which parcels to issue for development
2. Lead a **community process** to hear feedback about appropriate uses and design guidelines
3. Issue a **Request for Proposals (RFP)** that is open to all respondents. RFPs lay out the guidelines for proposals, submission requirements, and evaluation criteria.
4. **Evaluate** proposals with community feedback



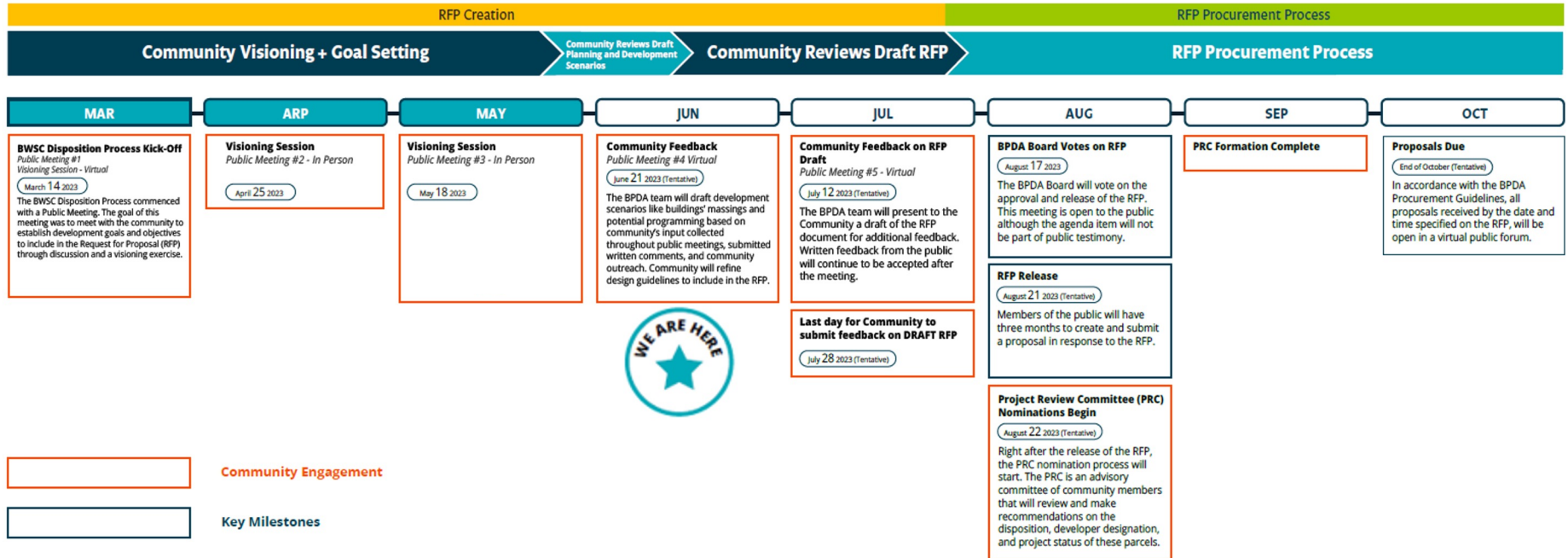
2023

Community Engagement, Disposition Process, and Proposed Timeline

Boston Water and Sewer Commission Parking Lots

The purpose of this illustration is to provide a visual guide of the Boston Water and Sewer Commission Parking Lots (BWSC) disposition process, capture completed events, and showcase aspirational milestones. Please note that projected dates are subject to change.

This Request for Proposal (RFP) is created with community. The BPDA has engaged with the community through public meetings hosted virtually and in-person, direct outreach, and public comments, which continue to be accepted via email and the "Share Your Thoughts" tool on the [bitly/BWSCParkingLots](https://bitly.com/BWSCParkingLots). Thank you for your engagement! For any questions you can contact, jonathan.short@boston.gov.



Comment Review and Takeaways

Yarisamar Cortez – Planner I

The Questions

Equitable Mobility

- How do you envision the existing streets could improved?
- What important connections should the site foster?
- What infrastructure would equalize the streets to prioritize other modes?
- Anything we missed?

Community Infrastructure

- What neighborhood services should be accommodated here?
- What kinds of retail/restaurants would you like to see accommodated here?
- What kinds of community space would your neighborhood benefit here?
- Anything we missed?

Housing Wealth Creation + Equity

- What should the mix of ownership to rental units be?
- What levels of affordability should be targeted?
- What forms of ownership do you want explored?
- Anything we missed?

Urban Heat Island Effect + Health

- What kinds of open spaces should be prioritized?
- What kinds of amenities can we consider incorporating to help with urban heat island effect?
- How would you like to see climate resilience incorporated?
- Anything we missed?

Visioning Sessions

Mobility Discussion

Community Discussion Live Notes:

- please nothing as restrictive and in useful as Ruggles street. Neighbors are irate
- I hope the sidewalks are wider, but I like that the streets are pretty narrow and low-traffic today
- We need to support our residents with transitioning to more environmentally friendly transit. This means we should fund an electric bike program for residents, to include equipment travel with children, trailers, helmets, etc.
- Sidewalks right now do not safe and comfortable. Think Mass Ave as an tree lined avenue. make it pleasant for people to walk. Think about the residents that might occupy this development and what their paths are to the nearest amenities.
- Network analysis that could be embedded in the RFP
- FIXING the sidewalks would make a big difference Most residents are concerned with tripping and falling over broken sidewalks
- Balance of climate goals and community need for vehicles; flexibility. Address families' needs for cars - incorporate their needs into the conversation.
- Family emphasis

What neighborhood services should be accommodated here?

I would like to see a balance between new parking spaces and green spaces that are safe for kids and teenagers.

What forms of ownership do you want explored?

Ownership for elders who want to downsize - for middle income seniors who need a different type of housing.

What kinds of open space should be prioritized?

More trees
Connections to Emerald
Water feature would be nice

What important connections should the site foster?

- More connection to local small businesses.
- helping make local businesses connected between downtown & North Sq

How would you like to see climate resilience incorporated?

OPEN SPACE parking
F/Factor ~~base~~ Infrastructure

What kinds of community spaces would your neighborhood benefit from here?

- Theatre space
- small biz cooperatively owned spaces
- Community space
- teen center gamespace

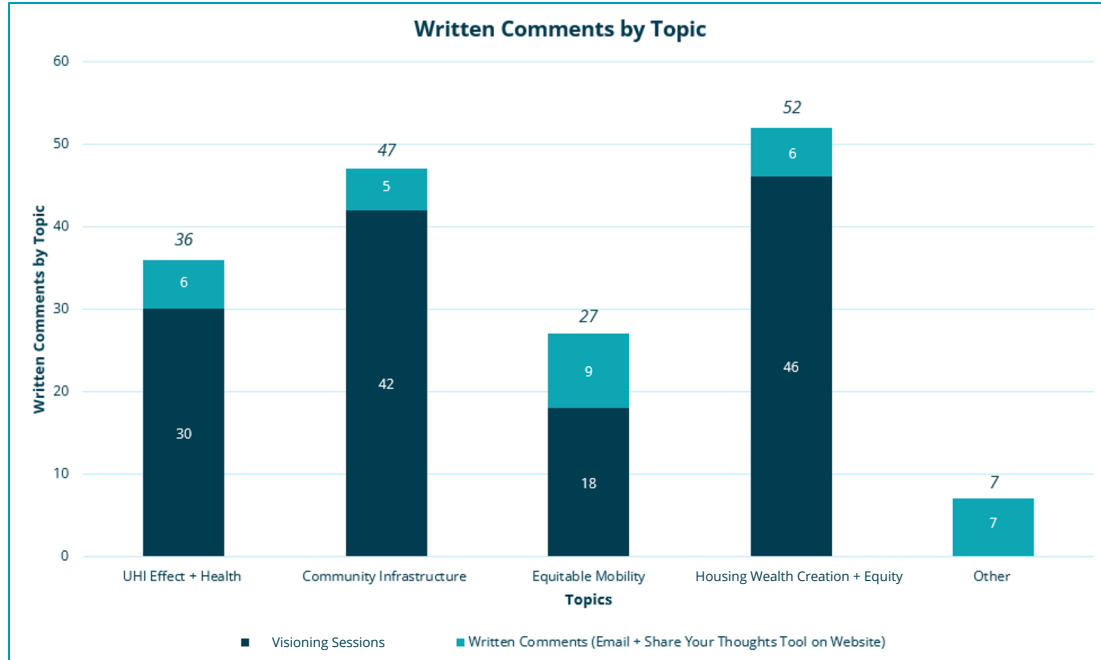
What levels of affordability should be targeted?

Real affordability, no market rate, Actually affordable to the neighborhood

Today, the streets are solely intended to serve vehicles.
What infrastructure would equalize the streets to prioritize other modes?

Underground Parking

Received Written Comments



* 470 comments in verbatim were received via email regarding parking for the Congregación León de Judá

March 14, 2023 - Virtual Public Meeting

[Presentation + Live Notes](#)

April 25, 2023 - In-person Public Meeting

[Presentation + Notes](#)

May 18, 2023 - In-person Public Meeting

[Presentation + Comments](#)

Key Takeaways

Equitable Mobility

- Ensure safe site connectivity within the immediate neighborhood and beyond; focus on existing key amenities, points of interest, and small businesses.
- Improvement of pedestrian safety through wider accessible sidewalks
- Balance climate goals and community's need for vehicles - focus on families

Community Infrastructure

- Affordable storefronts for BIPOC and small businesses
- Possible opportunities for business cooperative
- Support existing faith-based institutions and community organizations.
- Community meeting space
- Incubator space for local start-ups
- Spaces to create and showcase art
- Restaurants
- Affordable Childcare

Key Takeaways

Housing Wealth Creation + Equity

- More homeownership opportunities than rental
- Mixed-income housing (30% AMI to Market)
- No luxury Housing
- Roxbury AMI should be used to determine affordability.
- More family sized units (3+ Bedrooms)
- Multi-generational environment - housing for seniors
- Housing as a tool for wealth creation for Roxbury residents.

Urban Heat Island Effect + Health

- Small scale green spaces on ground floor and building
- Community gardens
- Water amenities like splashpad, sprinklers, fountains etc.
- Moments of rest and peace improve overall wellness of the community
- Address public health issues in the area
- Prioritization of trees across the site
- Sustainable building design

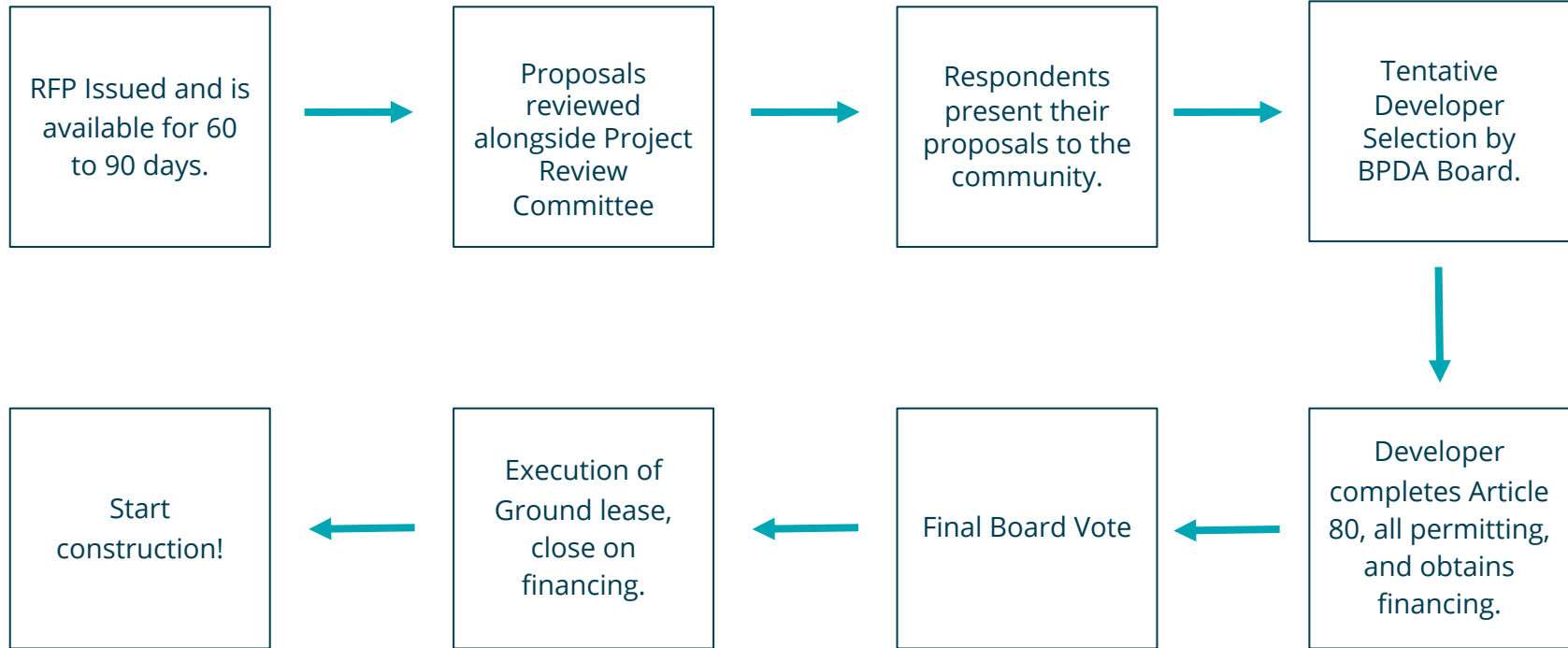
Development Guidelines

Jonathan Short – Senior Real Estate Development Officer

RFP Draft Purpose

“The BPDA seeks to convey the Property following the priorities laid-out in the Roxbury Strategic Master Plan, PLAN: Nubian Square, and community guidance, to bring forth a **community-oriented development** that is committed to **affordability, equity, wealth creation, community infrastructure, environmental justice, and public wellness** for the Roxbury Community.”

Overview of the RFP 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 next meeting.

BWSC Parking Lots

Housing + Wealth Creation + Equity

- Prioritize the maximum amount of affordable housing with a mix of unit sizes and rental/homeowner options. Development should provide some ownership opportunities with a rent-to-own model. Development should provide some senior housing.

Community Infrastructure

- Commitment to the provision of neighbor services and businesses on the first floor that improve the social determinants of health in the Roxbury community.

Urban Heat Island + Health

- Commitment to creation of green space and tree canopy to help mitigate the urban heat island effect and provide a healthy outdoor environment for residents

Equitable Mobility

- Commitment balancing the streets for sustainable modes of transportation

Housing

Preference will be given to proposals that provide...

- **Deeper levels of affordability** that focus on providing opportunities to those between 30% - 50% AMI and 60% - 70% AMI.
- **Variety** of housing and unit types.
 - Example: $\frac{1}{3}$ Senior Housing, $\frac{1}{3}$ Rent-to-Own, and $\frac{1}{3}$ following the $\frac{1}{3}$ - $\frac{1}{3}$ - $\frac{1}{3}$ **guidelines**.
- **Affordable Rent-to-Own units** the City has released a rent-to-own RFP and those guidelines will be carried over to this RFP
- **Senior housing** for those wishing to transition to smaller units.
- Larger unit sizes of **two, three, and four bedrooms** appropriate for families

Community Infrastructure

The RFP Contemplates the following uses.

- **Ground Floor Activation**
 - Proposals should prioritize uses such as neighborhood services, retail, restaurants, athletic uses, and community spaces within the ground floor of each building.
- **Small Business Development**
 - The community has made significant request for small starts-ups to be given space to building their business by way of community kitchens, cooperatives, or incubator space.
- **Neighborhood Services**
 - Community has made specific request for the development of a laundromat, community space, pharmacies, and daycare centers which are shown to be missing in this part of the Roxbury neighborhood.

Urban Heat Island Effect + Health

Proposal should prioritize the follow:

- **Open Space:** Outdoor space used for natural conservation or resiliency. Includes plazas, balconies, yards, multi use paths, sidewalks, and accessory open air (gazebos, pavilions, or the like) and space supportive structures (maintenance sheds, green houses, public restrooms, or the like)
- **Permeable Surface:** Surface, not including area under a roof which is designed to capture or absorb water runoff. Permeable surfaces include, but are not limited to, vegetative landscapes, permeable pavers, blue/green roofs, porous asphalt, and stormwater controls such bioswales and rain gardens.
- **Creation of Tree Canopy:** Native trees to the Commonwealth of Massachusetts made up of tall long-lived hardwood trees should be planted to redevelop the lost tree Canopy in the Roxbury neighborhood.
- **Roof-Top Gardens:** In order to have all sun facing surfaces reflective of solar radiation roof tops should be covered in urban farming or community gardens.
- **Building Design:** Sustainable building design to curb heat island effect including the provision of solar and other renewable energy sources

Equitable Mobility

Proposal should prioritize the follow:

- **Parking:** Parking should follow the number of parking spaces will comply with the Boston Transportation Department Maximum Parking Ratios.
- **Bike Support:** The proposed development should encourage bike and public transit use and must provide secure on-site bike storage for all users and residents, in compliance with the Boston Transportation Department's Bicycle Parking Guidelines.

Evaluation Criteria

Guideline	Detail
Diversity and Inclusion Plan	Evaluates the comprehensiveness of the plan for creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the Property, including specific strategies to achieve maximum participation by people of color, women, and M/WBEs in pre-development, construction, and operations. Plans must be specific, realistic and executable. Comprises 25% of evaluation.
Development Concept	Evaluates the Proponent's development plan relative to the Development Objectives. To facilitate its evaluation of this criterion, the selection committee will seek community input in the form of a developer's presentation with opportunity for public comment.
Exceptional Development Program, Design and Public Realm Contribution	Includes description of development program, vision and aspirations for the project, quality, creativity and detail of design, extent to which the project is contextual with the area and complies with zoning and regulatory requirements. An assessment of the quality of contributions to the neighborhood and public realm will be evaluated as well.
Ability to Execute the Project / Strength of Financial Plan	Describes development team's experience and qualifications, quality of development and execution plan for the proposed project, ability to execute the proposed delivery schedule, development and operating costs are accurate for the construction and operation of the development as proposed. Relative strength of equity, debt and capital funding sources; Viability of finance plan including demonstrated previous experience to finance projects of similar complexity.

Design Scenarios

Patricia Cafferky – Senior Planner I

Current Context



Five BWSC Lots Total:

- Approx. 411 parking spaces
- 191,528 SF (including 10,000 SF BPDA)
- Approx. 4.4 acres

Jim Rice Field & Ramsay Park

Cooper Community Center

Washington St.

Washington St.

Washington St.

Eliot Burying Ground

Melnea Cass Blvd.

Thorndike St.

Newcomb St.

E. Lenox St.

Harrison Ave.

Harrison Ave.

Boston Water & Sewer Commission

Morgan Memorial Goodwill Industries

Changing Context

2147 Washington

2085 Washington



Nubian Ascends

BFIT

NUBA Residences

2085 Washington

Residential, Artist Studio + Workshop, Gallery, Community Room, Front Open Space

2147 Washington

Residential (Rental + Ownership), Artist Studio + Workshop, Retail, Haley House Bakery Café, Internal Courtyard

NUBA

Gateway Park, Residential (Rental + Ownership), Gallery, Artist Units + Studios

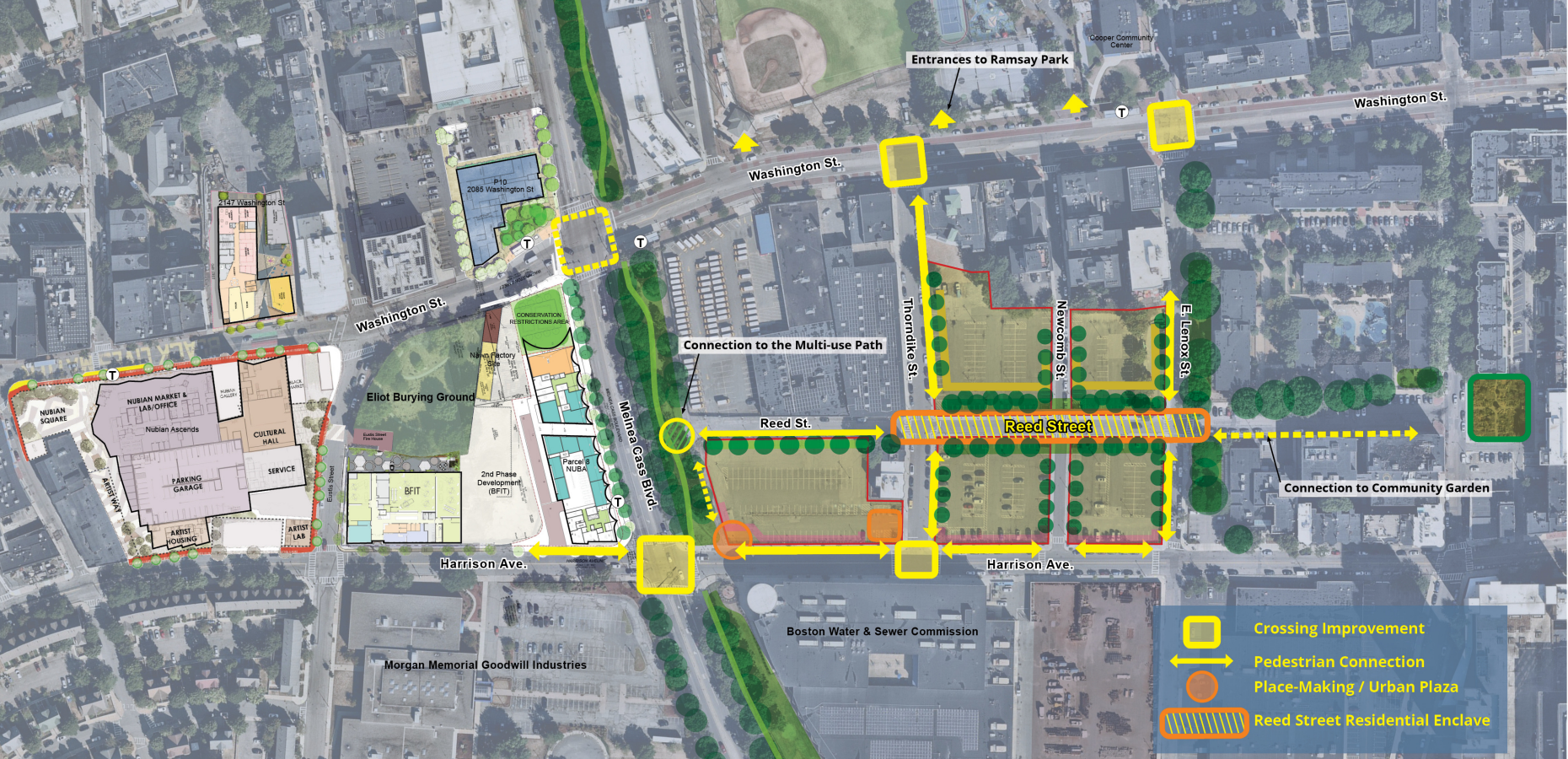
Benjamin Franklin Institute of Technology

Nubian Ascends

Nubian Market, Lab/office, Cultural Hall w/ Theater, Artist Housing + Lab, 300-Space Parking Garage, Various Open Spaces

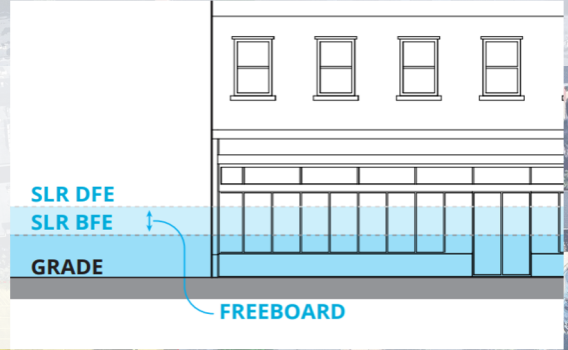
Green & Pedestrian Connectivity

Jim Rice Field & Ramsay Park

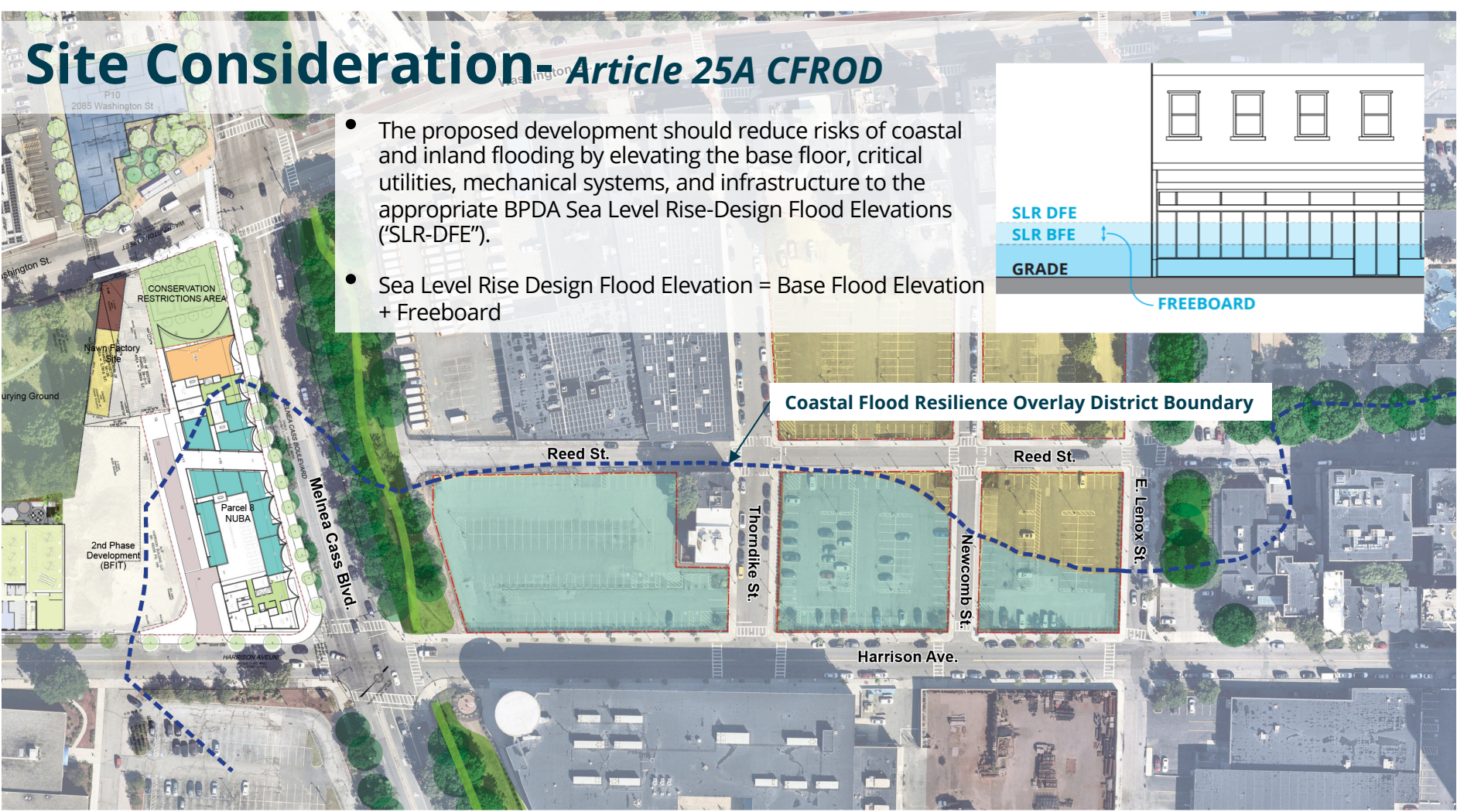


Site Consideration- *Article 25A CFROD*

- The proposed development should reduce risks of coastal and inland flooding by elevating the base floor, critical utilities, mechanical systems, and infrastructure to the appropriate BPDA Sea Level Rise-Design Flood Elevations ("SLR-DFE").
- Sea Level Rise Design Flood Elevation = Base Flood Elevation + Freeboard



Coastal Flood Resilience Overlay District Boundary



Ground Floor Use Approach – Article 25A CFROD





Ground Floor Residential Units for Reed St Lots

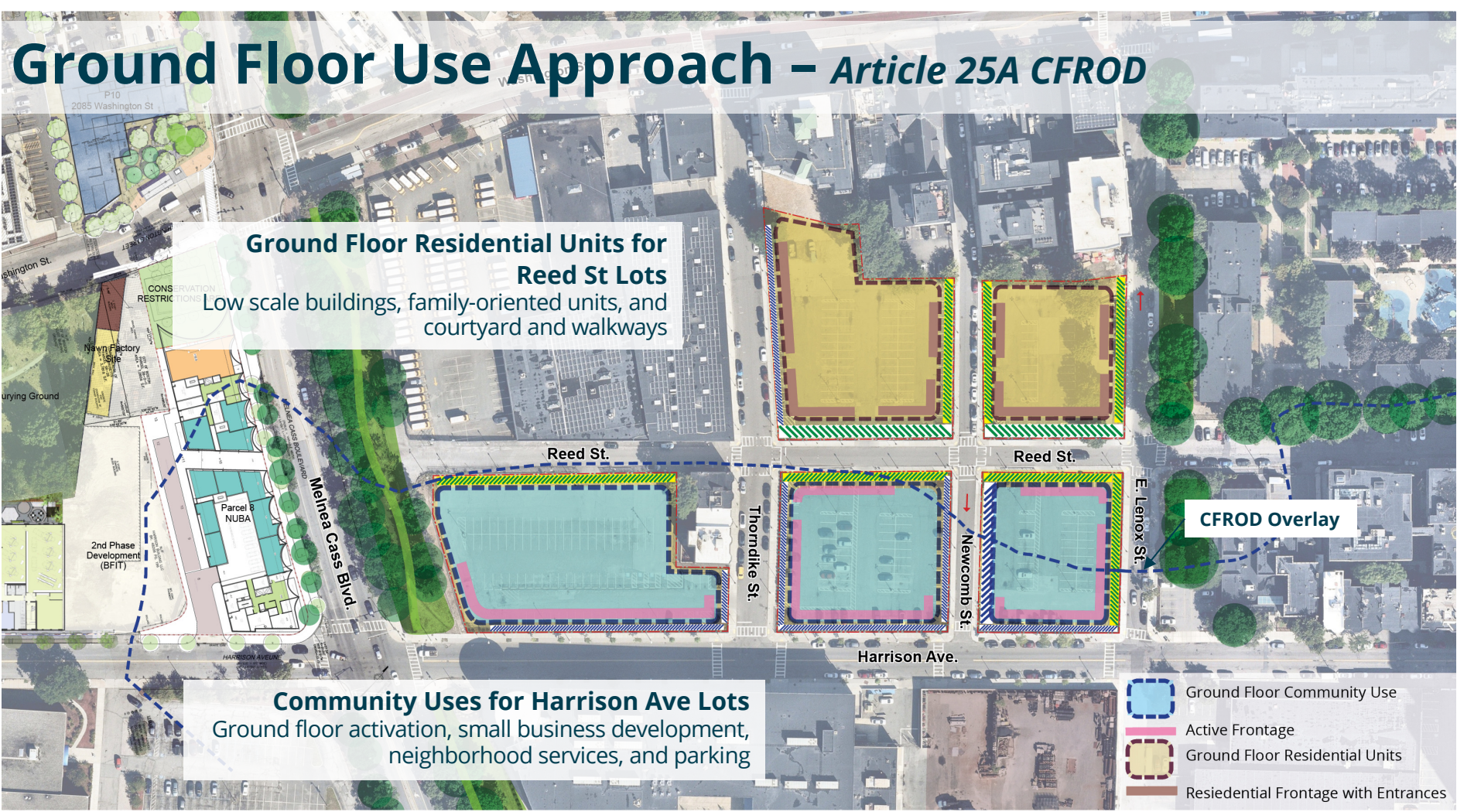
Low scale buildings, family-oriented units, and courtyard and walkways

Community Uses for Harrison Ave Lots

Ground floor activation, small business development, neighborhood services, and parking

CFROD Overlay

-  Ground Floor Community Use
-  Active Frontage
-  Ground Floor Residential Units
-  Residential Frontage with Entrances



Public Realm Concepts

Sun-filled Open Space on Harrison Ave.
Approx. 21,000 SF open space



Open Space Block at Reed & E Lenox
Approx. 31,000 SF open space



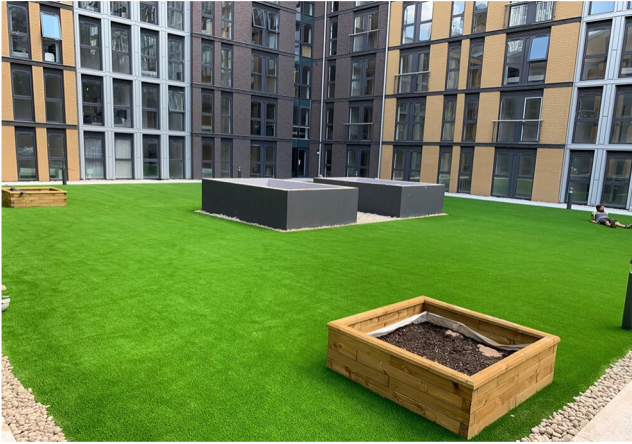
Reed St. Neighborhood Park
Approx. 17,000 SF open space



-  Neighborhood Open Space & Park
-  Residential Courtyard
-  Pedestrian Path

Public Realm -Rooftop

Rooftop Patio



Rooftop Farm



Rooftop Garden



Public Realm - *Families & Children*

Spray Park & River
Stream Fountain



Tot Lot & Playground



Public Realm - *Multi Purposes*

Multi Programmable
Open Spaces for seating,
performance, pop up
stores



Public Realm *-Neighborhood Scale*

Neighborhood Scale
Open Space & Park

Bessie Barnes Park



Complete Streets - *Safe Street Toolkit Items*

What is a Curb Extension?

- A curb extension extends the sidewalk out into the parking lane, providing more space to build curb ramps and making crosswalks shorter. And it makes it easier for people walking, driving, and bicycling to see each other.



Curb extension in Dorchester.

What is a Raised Crosswalk?

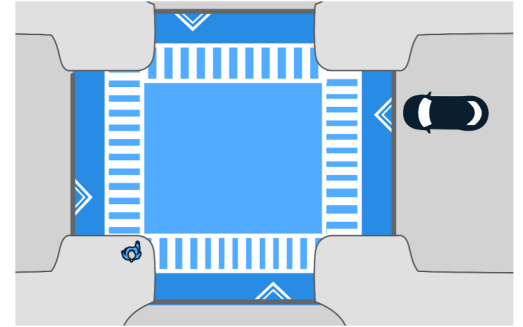
- A raised crosswalk is about six inches tall, the same height as the sidewalk, slowing down drivers and improving yielding to pedestrians in crosswalks. They make crossings more comfortable for people who use wheelchairs and other mobility aids.



A raised crosswalk in Roxbury.

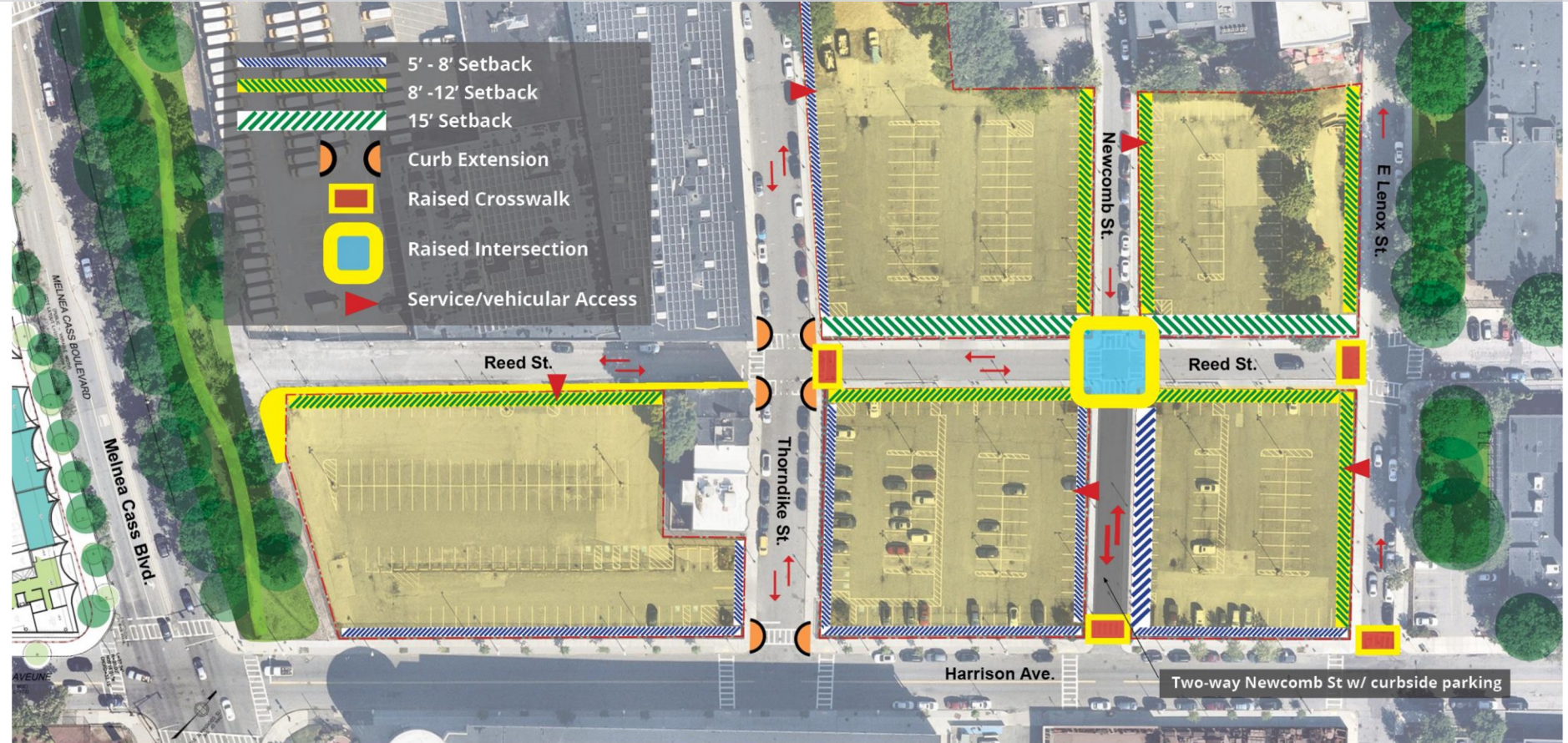
What Is a Raised Intersection?

- A raised intersection is flush with the sidewalk, reinforcing slow speeds and encourage drivers to yield to pedestrians.



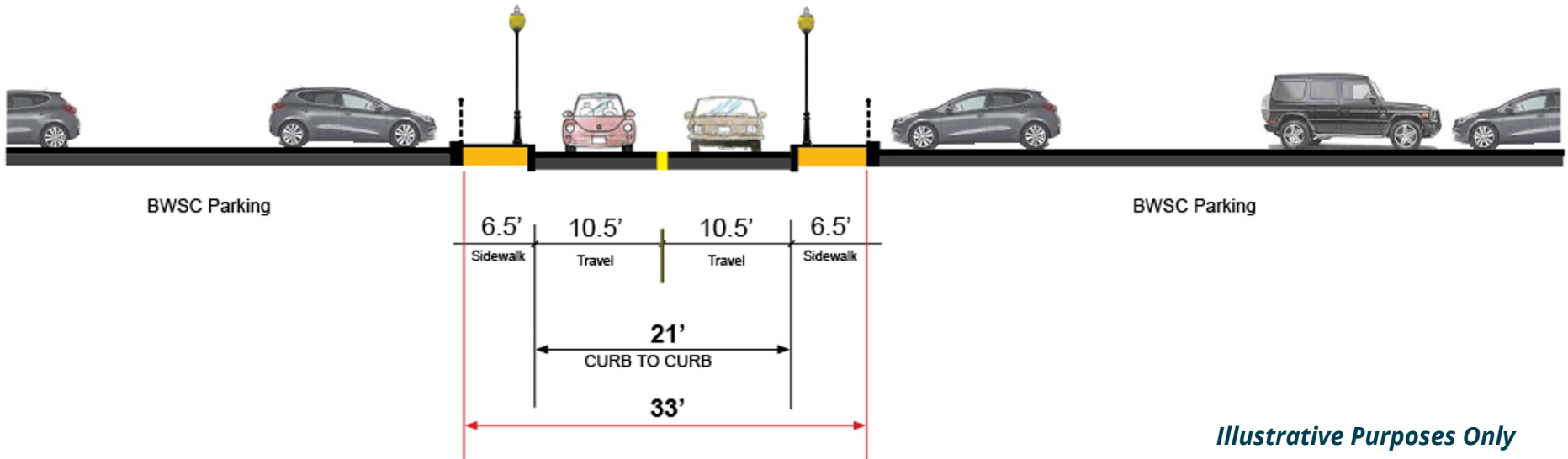
Illustrative raised intersection

Complete Streets – Safe, Pedestrian Friendly Residential Enclave



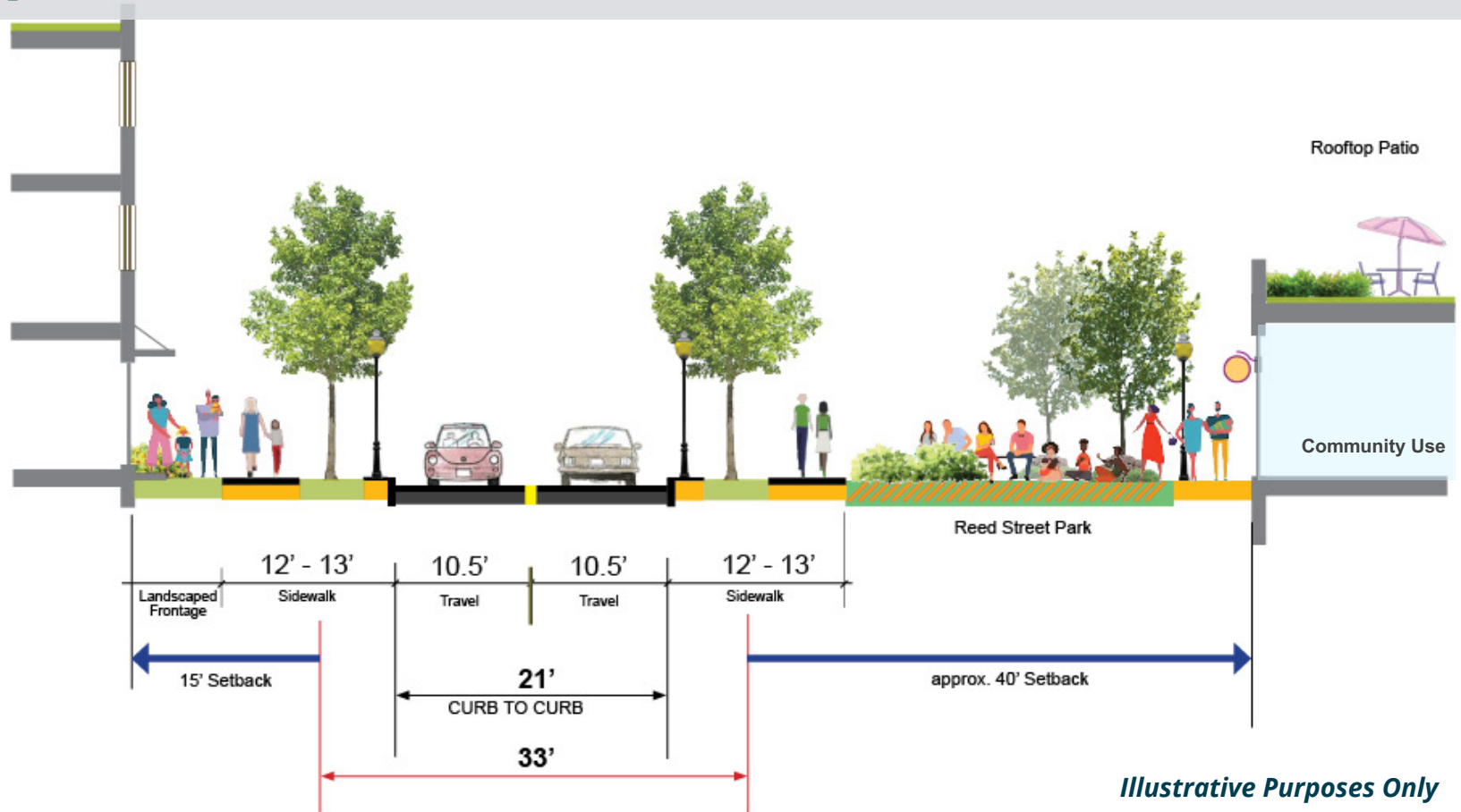
Complete Streets – *Current Reed Street*

All streets must be designed and built to the Boston Public Works Design Standards, and consistent with Complete Street Guidelines. This will require additional dimension to build all elements of a Complete Street.



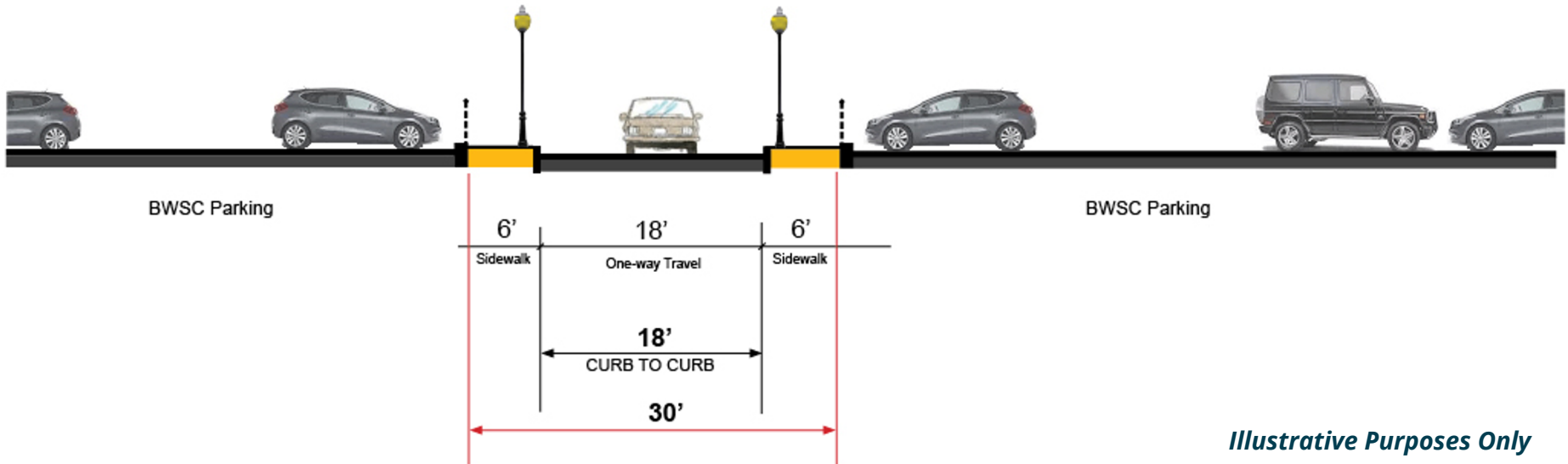
Illustrative Purposes Only

Complete Streets – Neighborhood-oriented Reed Street



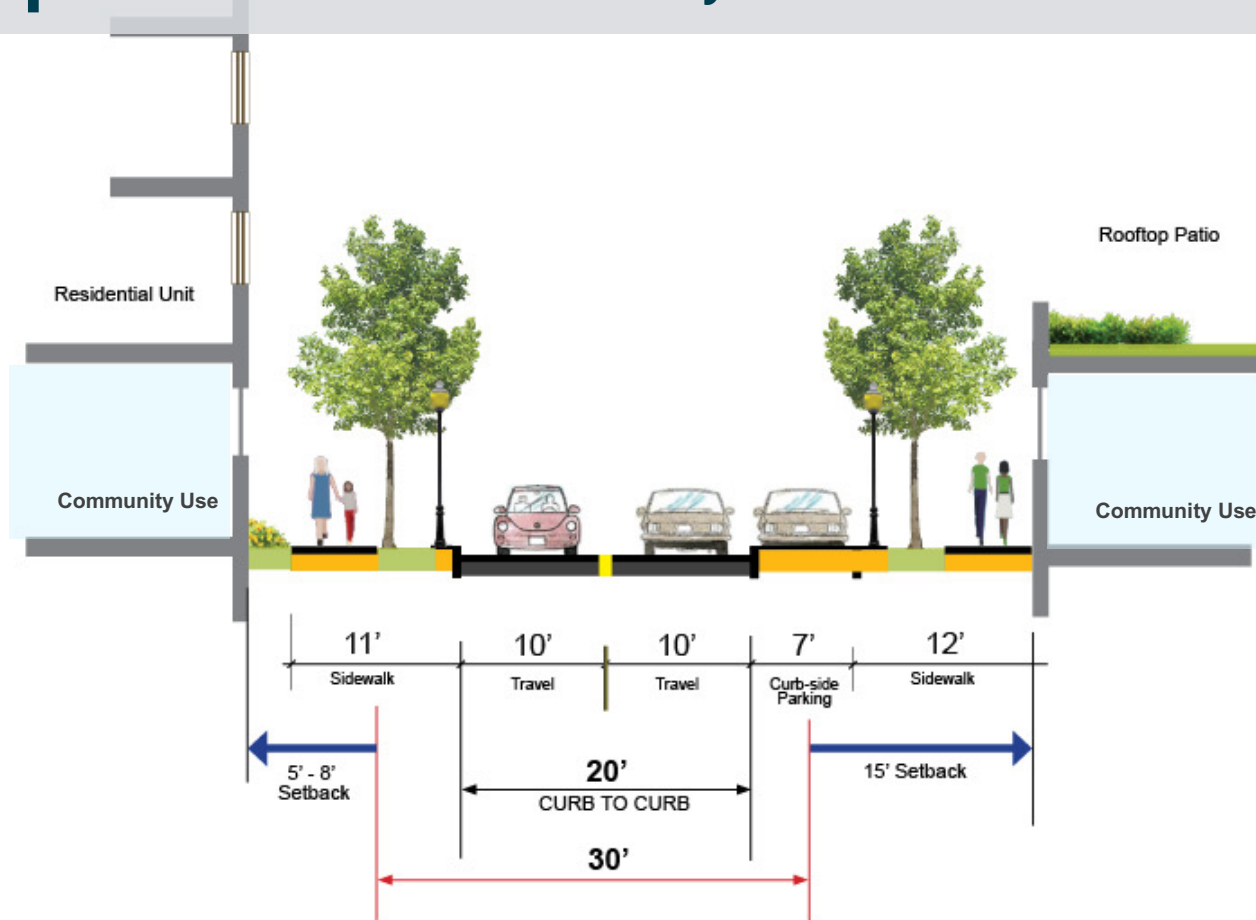
Complete Streets – *Current One-Way Newcomb Street*

All streets must be designed and built to the Boston Public Works Design Standards, and consistent with Complete Street Guidelines. This will require additional dimension to build all elements of a Complete Street.



Illustrative Purposes Only

Complete Streets – *Two-way Newcomb St. between Reed and Harrison*



Illustrative Purposes Only

Mixed Housing Types - Whittier Choice Housing Development

Total 316 units in three residential blocks
approx. 3.8 acres of project site, overall density of 83 dwelling unit/acre



3rd Phase

- 12 Stories, 172 units, double loaded floor plan
- Density of 169 dwelling units per acre
- 2nd level parking

2nd Phase

- 3-Story Townhome (various unit types of Flat & Duplex), 52 units
- Density of 41 dwelling units per acre
- No parking

1st Phase

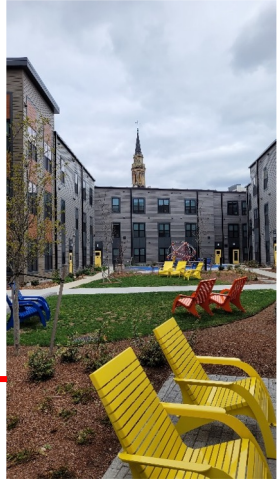
- 3-Story Townhome & 4-story double-loaded floor plan, 92 units
- Density of 60 dwelling units per acre
- Below grade parking

Variety of Public Realm - Whittier Choice Housing Development

Landscaped open space with seating



Private Courtyard with seating, lawn, artwork, playground



Landscaped open space with seating



Landscaped Residential frontage

Low to Mid-Rise Family Housing – *with 2 to 4-bedroom units*

Melnea Cass Apartments

3 to 5-story, 55 Ft. height, 60 units



40 Reynor

14 units
3 to 4-story, 45 Ft. height,
2 to 3-bedroom Flat & Duplex unit
layouts

125-133 Sumner Street

3-story height, 52 units
22 three-and-four-bedroom
affordable units and 30
ownership units

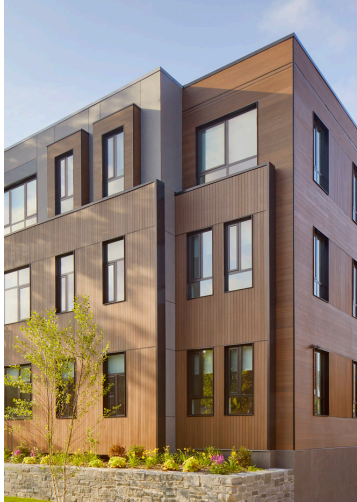
Uphams Crossing

80 units
5-story height,
Affordable workforce
housing for families

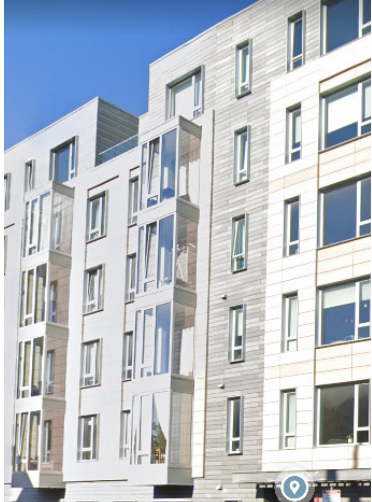


Attractive Architectural Expression

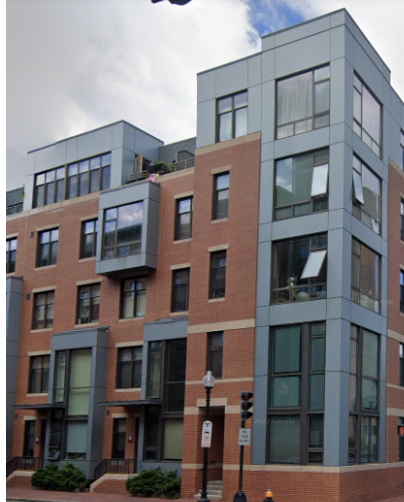
- Building design should contribute to redefining the architectural identity through careful consideration of the historical, cultural, and physical context of the surrounding neighborhoods as well as recent building precedents.
- Façade expression and architectural detailing (windows, doors, exterior cladding, masonry, etc.) must be contextual, compatible with other area buildings, and attractive, using appropriate, high quality building materials.



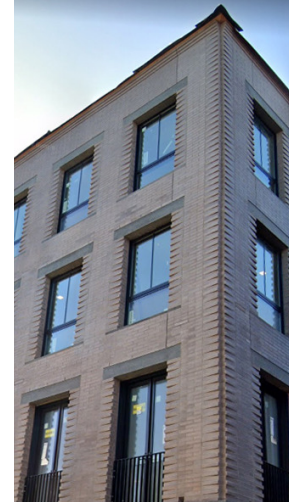
Quality Materials



Modern Interpretation
of Oriel window



Modern and Contextual



Creative Masonry



Expressive Corner

Affordable Senior Housing



**2 Life Communities at
Olmsted Village,
Mattapan.**

Ground Floor Program
includes daycare, playground,
outdoor seating, market, multi
purpose room, clinic, lounge
space, and upper deck terrace



2 Life Communities, Brighton

Varying Height & Massing Modulation

- Massing should be modulated and dynamic through employing setbacks and varying heights.
- Taller heights can be appropriate for the lot that fronts Melnea Cass Boulevard. If taller height is proposed for the lot, building massing should step down towards the neighborhood side of the site.
- Building massing should be configured to allow natural light down the street and into open spaces that are internal and external to the building(s).



1170 Tremont Street Whittier Choice Phase 3
12 & 9 stories



135 Dudley Street
11 & 5 stories

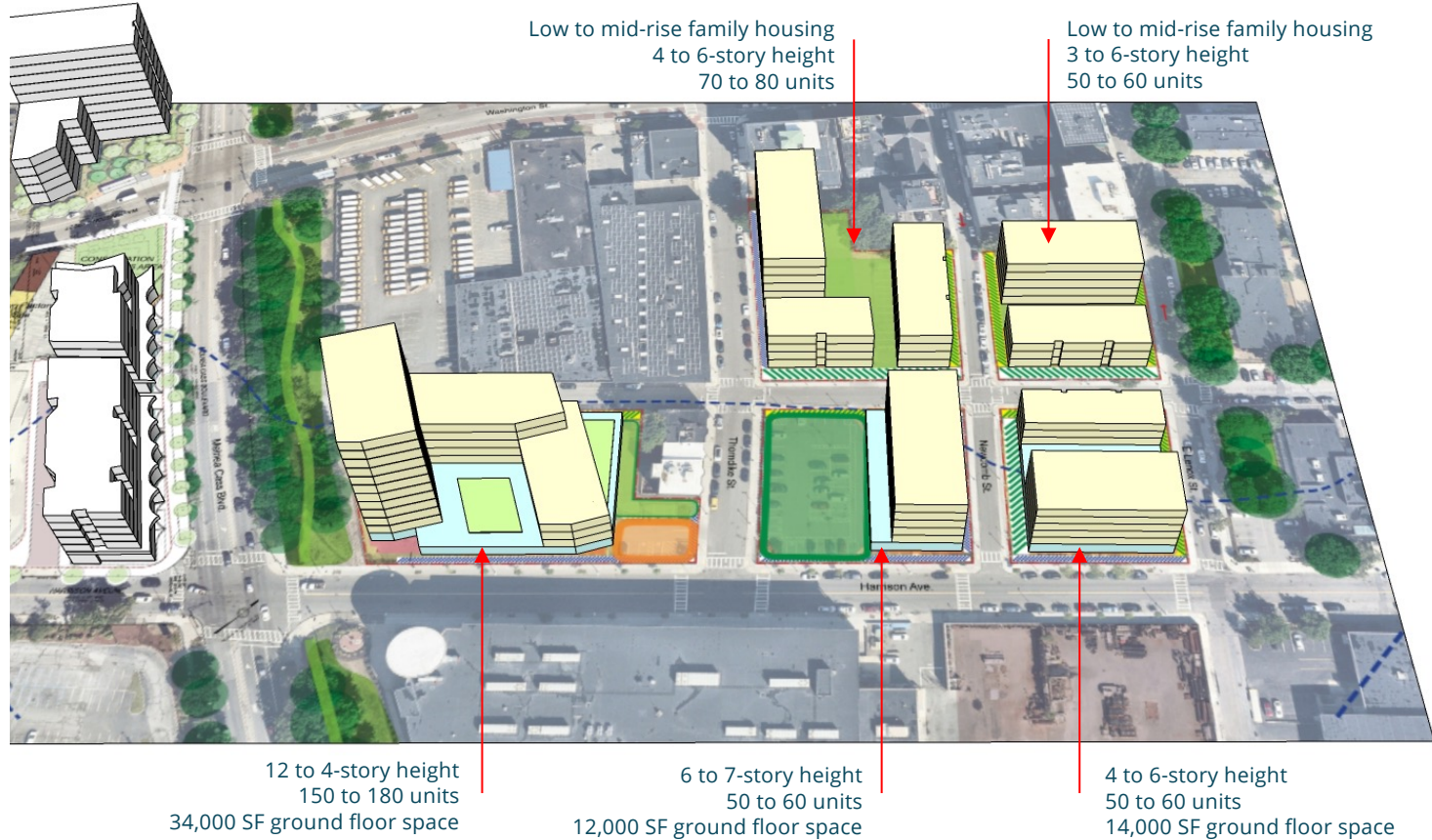
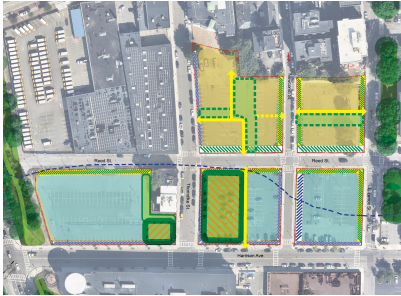


2085 Washinton Street
10 & 5 stories

Massing & Height Concept

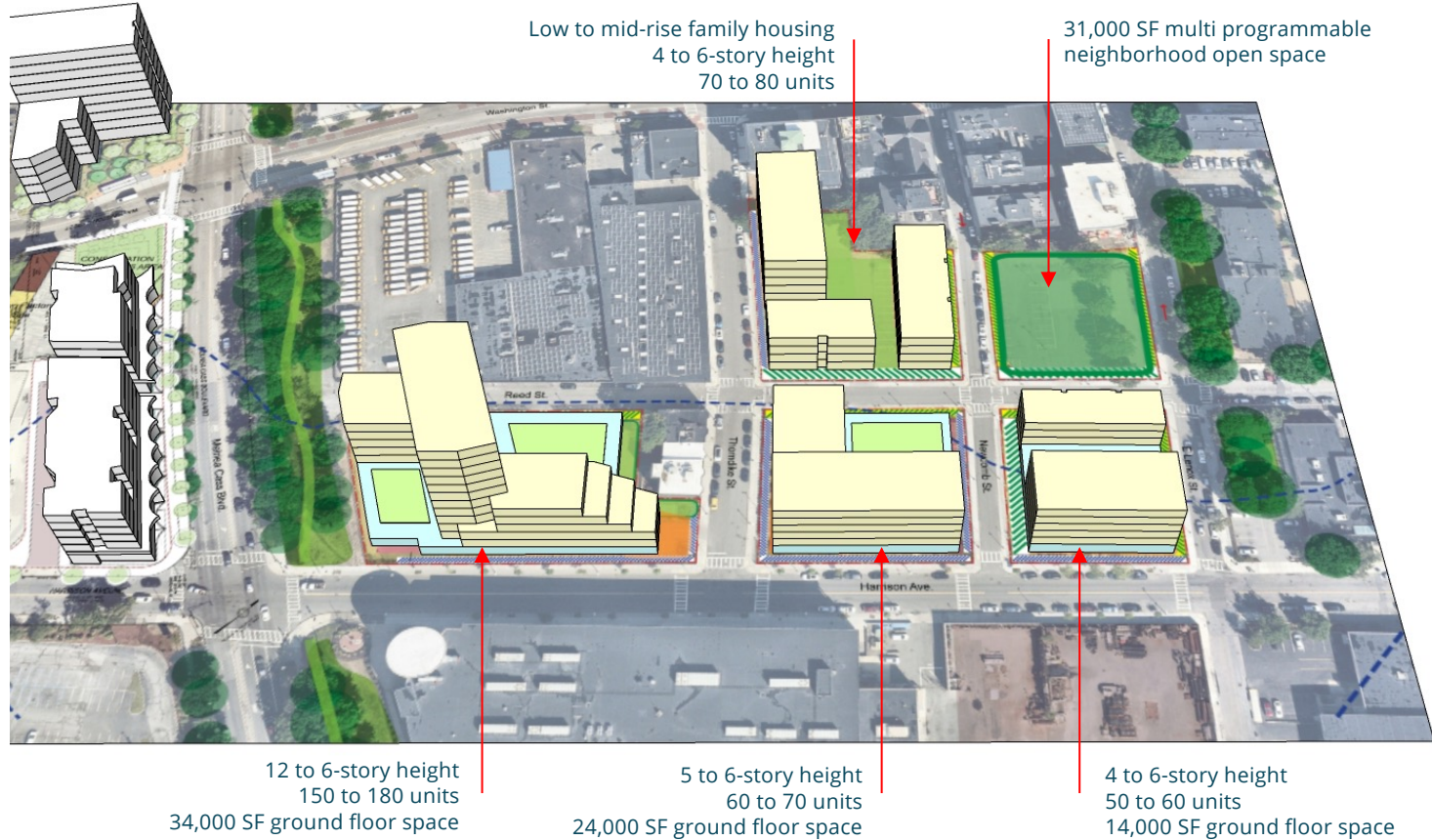
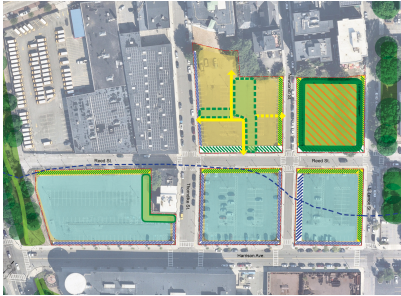
Sun-filled Open Space on Harrison Ave.

Approx. 21,000 SF open space



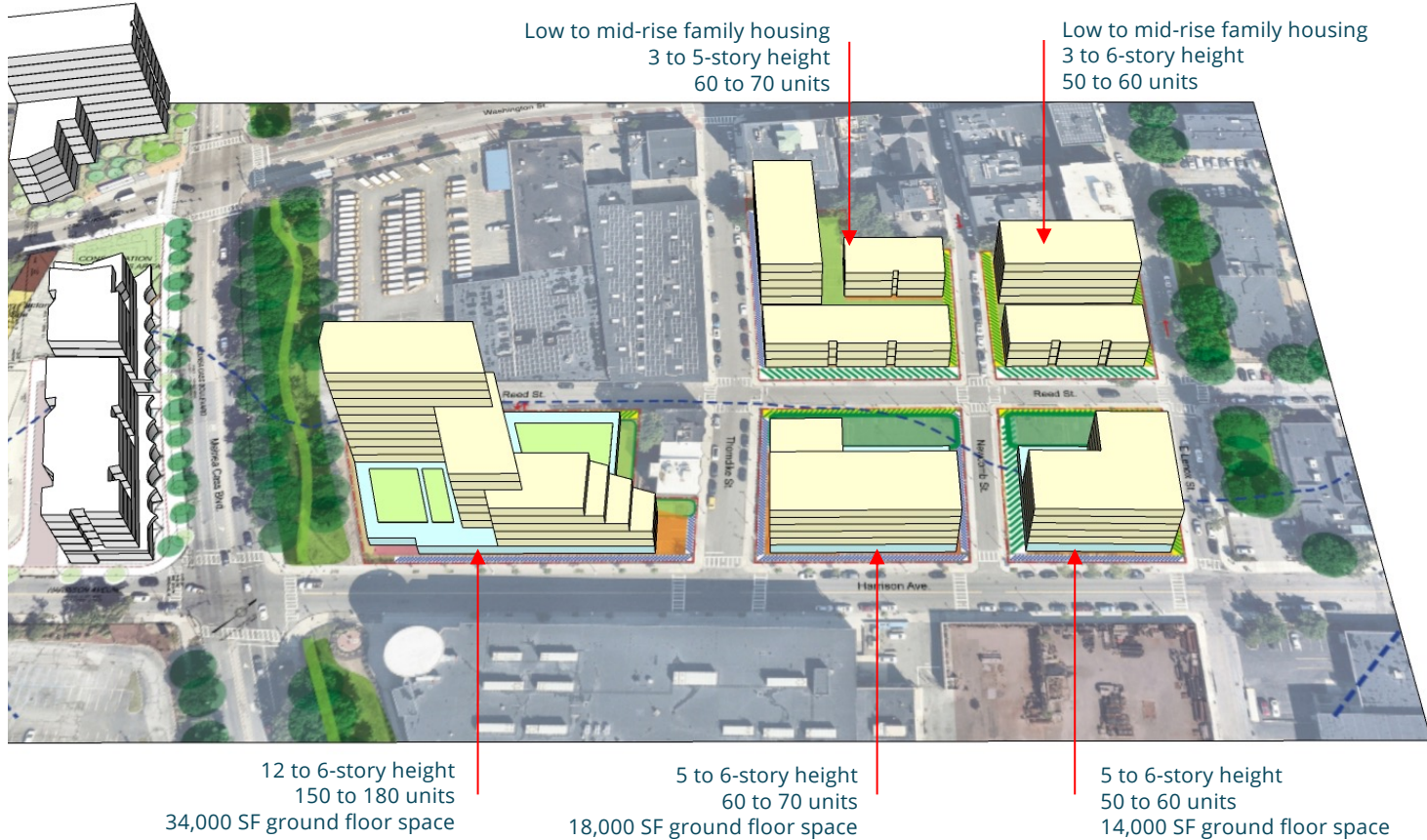
Massing & Height Concept

Open Space Block at Reed & E Lenox
Approx. 31,000 SF open space



Massing & Height Concept

Reed St. Neighborhood Park
Approx. 17,000 SF open space



Q&A

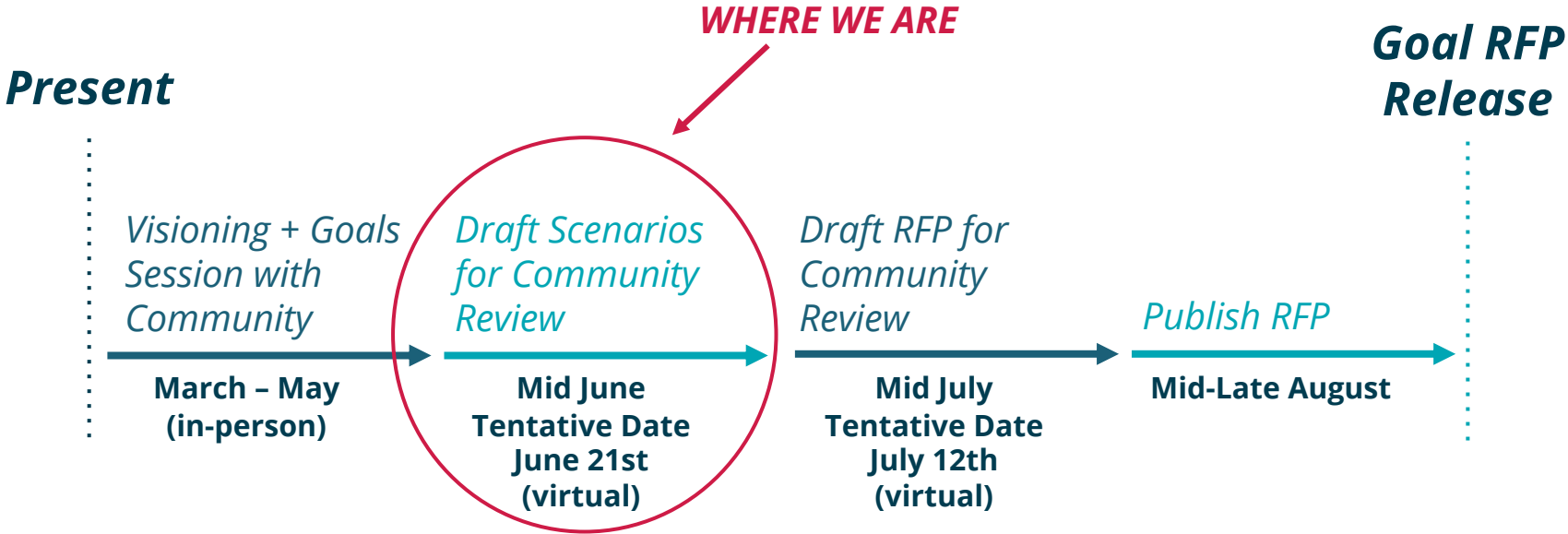
Sam Roy – Transportation Planner II

Next Steps

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.