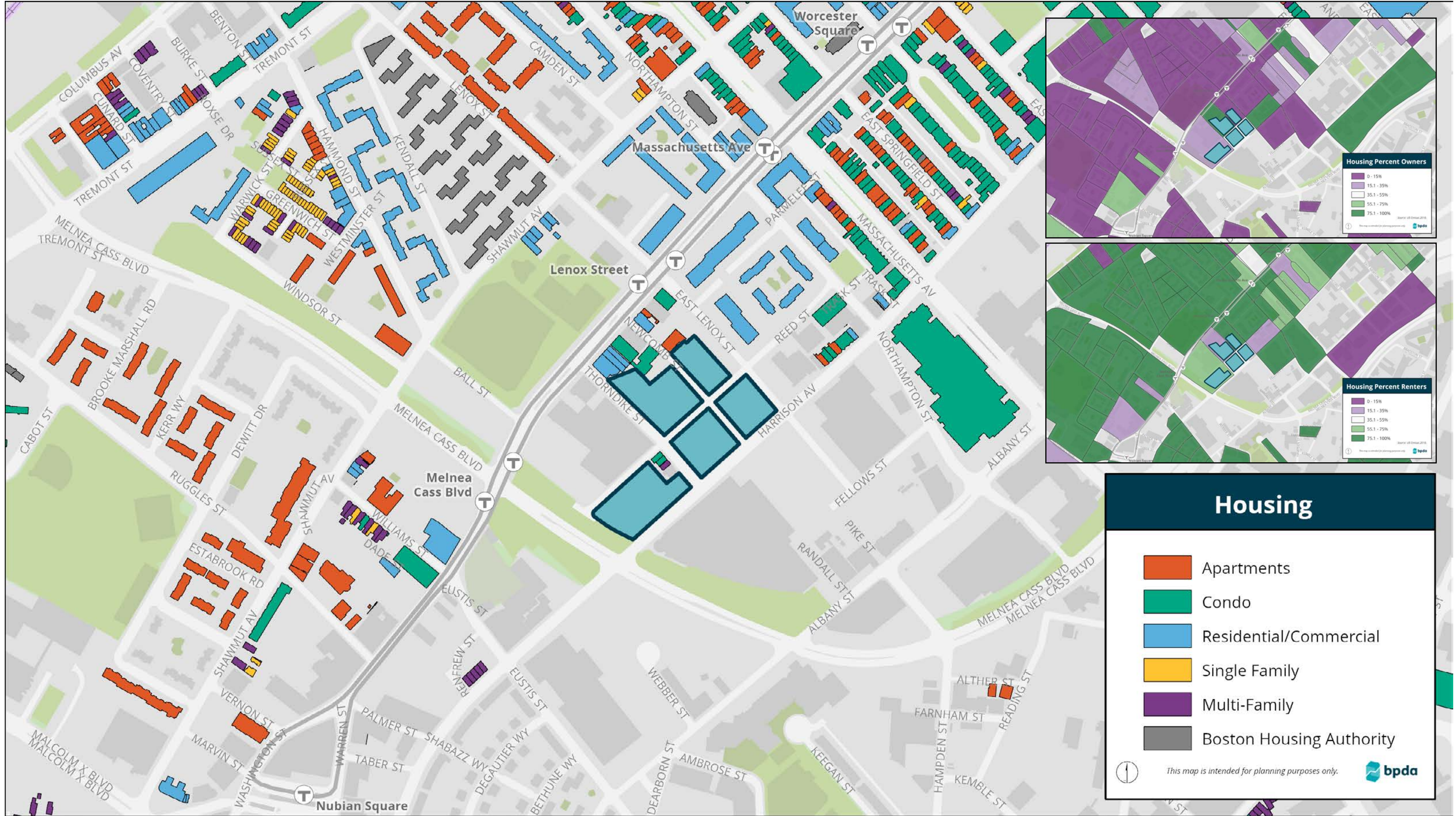


Housing + Wealth Creation + Equity

BWSC Parking Lots

Roxbury



What should the mix of ownership to rental units be?

* PREFERENCE for existing
Franchise + Community tax
participants 40% - 60% ARI

What should the mix of ownership to rental units be?

60% ownership

40% rental

Any other comments...

Wait to develop this site
until repairs are released and
recommendations are released and
can be implemented on the site

What forms of ownership do you want explored?

Commercial:

Space for vendors to sell
and store materials - maybe
part-time vendors

↳ could be an indoor market
setup with lockable roller
doors

What forms of ownership do you want explored?

Preferably no luxury
housing.

What should the mix of ownership to rental units be?

Would like to see both rental and
own, don't have strong opinions or
ratio.

would like to see lots of affordable
housing

What levels of affordability should be targeted?

The residency board suggested that some "future" housing be dedicated to Boston employees.

Many employees actually qualify based on salary as well - make it to dual requirement for a portion of units

What levels of affordability should be targeted?

40-60% AUCF
Preference for existing
Footbase + Community base
Institution in place

What levels of affordability should be targeted?

Mixed-income, not anti-market

AB

~~US to 75% AMI~~

~~market~~, 30%, 75%, market

What levels of affordability should be targeted?

The Roxbury strategic master plan states that affordability should be divided $\frac{1}{3}$ ELI, $\frac{1}{3}$ LI, and $\frac{1}{3}$ Market. These might need to be revisited given current neighborhood incomes. Seems like 80% should be the maximum to allow for average income and overall income levels in Roxbury are around 30% AMI

What levels of affordability should be targeted?

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

What levels of affordability should be targeted?

100% income-restricted
rental

OR

50% income-restricted rental

50% income-restricted homeownership

What levels of affordability should be targeted?

~~AFFORDABLE~~
MIXED INCOME
IN THE SAME
DEVELOPMENTS

What levels of affordability should be targeted?

Include housing for HHS
up to 200% AMI - with
affordability covenants.
Goal: retain middle class

Any further comments...

RIGGS L03 Saddle
- G457 445 / Troos
- Commaid 3000

What levels of affordability should be targeted?

All low-income

Any other comments...

Mix of rental
and
home ownership

Any other comments...

Roxbury

AMI used.

Any further comments...

- NO Market rate
- Majority deep Affordable

What levels of affordability should be targeted?

0-40 AMI

Any further comments...

More family housing

3 + bedrooms

Any other comments...

Cooperative
Co-housing

Any further comments...

Continue the brown stone
buildings ~~at~~ that are
left still standing.
Sell buildings to homeowners

Any further comments...

MAKE IT SO A CHILD
WHO GROWS UP IN THE
AREA - AND WANTS
TO LIVE IN THE AREA
CAN AFFORD IT.

Any further comments...

8 stories

Promote mid-rise / low-rise -
significant parts of land.

Any other comments...

~~Keep kids~~

Housing for those growing
within the neighborhood

↳ stepping stones ~~as a~~ toward more
wealth and establishment within
their own community.

Any other comments...

there seems to be a lack of opportunities
for youth experiencing homelessness ; this
is difficult due to LITC restrictions but
could this be possible with additional
MHT funding and PBVs

Any other comments...

Preference for those
working in the City
of Boston

Any other comments...

Senior housing should be a priority particularly given the site's proximity to the social security administration, transit oriented nature, closeness to grocery stores

Any other comments...

3-bedroom rental and
homeownership

Any other comments...

Ideally there would be a study on the
need of bedroom sizes in the city of
Boston that could be used to inform the
bedroom mix

Any other comments...

**preference for city teachers to live
in affordable units ... Ideally their
wages could be raised though**

Any further comments...

Small business
incubator for
wealth creation

- Include research on Roxbury
income levels and the current
need for housing

What forms of ownership do you want explored?

* 40-60% AMI
Preference for Existing
Franchise + Community based
Existing Institutions

What forms of ownership do you want explored?

Smart Homes

Business

Community
Non-Profits

Space for

What forms of ownership do you want explored?

Home ownership

↳ not enough home ownership
in the neighborhood

80% HO / 20% Rental

What forms of ownership do you want explored?

Ownership
Affordable &
Market rate

What forms of ownership do you want explored?

We need places
where people's parents
to be able to live by
their grown children

Sr. building near
family housing

What forms of ownership do you want explored?

Housing
Cooperatives
with a low entrance
that people can fall
back and some fall gain.

What forms of ownership do you want explored?

multi sized buildings
not all tall.

ALLOW FOR PARKING FOR
RESIDENTS

What forms of ownership do you want explored?

Larger family
units that have to
be "owned" occupied
so it would not be rented
to students. students
I am not against & students
but families need larger
spaces

What forms of ownership do you want explored?

Experiment with
co-housing

What forms of ownership do you want explored?

limited amount of housing
for multi-generation families.

What forms of ownership do you want explored?

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

What forms of ownership do you want explored?

100% Deced Restricted

Have ownership

Any further comments...

Large
Pharmacy

What neighborhood services should be accommodated here?

Community
Kitchen for
entrepreneurs

Any other comments...

Parking for
churches

Any further comments...

Parking for churches

Any further comments...

Sit down restatement

Any further comments...

Incubator space for
start-up local-oriented biz.

Community kitchen for food
businesses.

Any further comments...

U.S. Amazon Market
Permanent Space For Small Business
or Non-Profits to share on store
Their merchandize.

Any further comments...

**Support
low-income
families**

through

services childcare

Any further comments...

Community
mtg. Space

Any other comments...

parking for
residents
(use permeable
pavement)

Any other comments...

Day Care Center

5th

Free child care
(low cost)

Any further comments...

a play ground

(with picnic tables)

Any other comments...

parking garage

Any other comments...

**more trees +
green space**

Any other comments...

community garden

Any other comments...

With the many developments occurring in Nubian Square, it seems important to conduct an audit of some repository of the types of amenities which will be provided to avoid duplication

What kinds retail/restaurants would you like to see accomodated here?

Small shops with mixed
uses: coffee shop + bike shop.
Resprint + news

What kinds retail/restaurants would you like to see accommodated here?

Community space
meeting space

for birthday showers
parties / baby showers
etc

[more than one
to fit different
size events

1 with a stage

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

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

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

NO COMMERCE

Place
only Residential

What kinds retail/restaurants would you like to see accomodated here?

Laundromat would be nice

People keep mentioning ice cream store

**What kinds retail/restaurants would you like to see
accomodated here?**

Mini Library

What neighborhood services should be accommodated here?

Roof top Garden
or solar panels

What neighborhood services should be accommodated here?

Family Base Infrastructure

+

Community Base Organization

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

Restaurants!

These can be difficult to establish particularly in Roxbury, so there could be an opportunity to support spaces with MOH's commercial so fund for businesses collocated with affordable housing

What kinds retail/restaurants would you like to see accomodated here?

Shop to repair all tyres of
vehicles & strollers, shop carts,
etc

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

cooling park land

What neighborhood services should be accommodated here?

BENCHES

Gym

RESTAURANTS

What kinds retail/restaurants would you like to see
accommodated here?

-incubator space.

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

Tree Restoration / park /
green space

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

- Grassroots Institution
- Grassroots Organization

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.

Public
Space For Parking

Any other comments...
Surround ^{with} Educational Services for
for ~~Young~~ High School Students who Needs
To Improve Their Educational Knowledge

What kinds retail/restaurants would you like to see accommodated here?

Open Place
to do art and
teach it.

Any other comments...

Bike Banks

What kinds retail/restaurants would you like to see accommodated here?

Retail SPACE that will offer its
OFF Hours - To Existing Faith.
Based Institution in Community-Based
Organization

What neighborhood services should be accommodated here?

Could this be an opportunity to have a space/satellite office for a health services provider? This could especially be true given the proximity to BMC

What neighborhood services should be accommodated here?

Sprinklers for
kids when it is
hot

What kinds of

Any other comments...

community spaces

would you like to see?

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

- Pickle ball
- corn hole

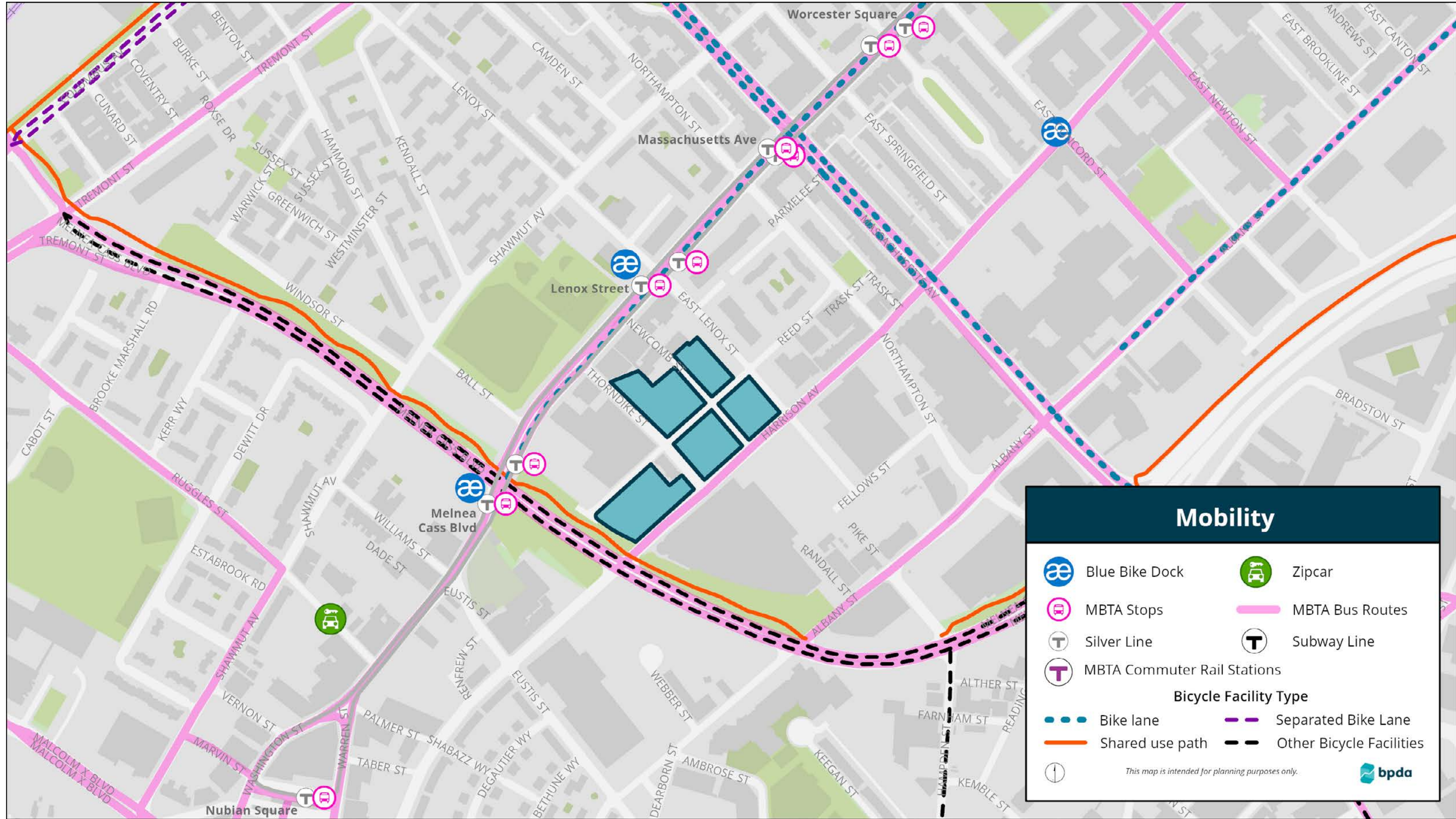
What kinds retail/restaurants would you like to see accommodated here?

- Secured interior retail
- good restaurants

Equitable Mobility

BWSC Parking Lots

Roxbury



Mobility

Blue Bike Dock	Zipcar
MBTA Stops	MBTA Bus Routes
Silver Line	Subway Line
MBTA Commuter Rail Stations	

Bicycle Facility Type

Bike lane	Separated Bike Lane
Shared use path	Other Bicycle Facilities

This map is intended for planning purposes only.

side by side. I want to know if you can do this or if it's not possible. I want to know if you can do this or if it's not possible. I want to know if you can do this or if it's not possible.

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

For most people in this area owning / driving a car is not a luxury.

Their income depends on it especially people with jobs like house / building cleaning & maintenance etc. It's also their means of transporting their children to access opportunities not available in the immediate area. Bikes are wonderful for those that have the skills to use them as a means of transportation. However, the

How do you envision the existing streets could be improved?

SEE THE BWSJ COMMUNITY PARTNER-
SHIPS AS ESSENTIAL TO A HEALTHY,
TRANSFORMATIVE NEIGHBORHOOD.
INCLUDING COMPARABLE PARKING
TO THOSE BEING LOST.

How do you envision the existing streets could be improved?

PLEASE BUILD THE GARAGE BEFORE
YOU DESTROY THOSE LOTS.

Any other comments...

What is the parking accommodation
for the 1,000 units and
new businesses will look
like?

Any other comments...

How can we accommodate
more cars (new parking)
w/o cooking those of us
who live in this heart island.

What important connections should the site foster?

**Melnea Cass Blvd
Greenway**

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

Creative wealth generation
& youth development
opportunities

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

Respect the existing
relationships &
opportunity gaps from
other sources.

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

Create an EVTOL
helipad on the roof
of one of the
buildings

How do you envision the existing streets could be improved?

1

- Less ~~two~~ way streets
- More two way streets

How do you envision the existing streets could be improved?

Safe & comfortable
cycling & walking
on every street

What important connections should the site foster?

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

How do you envision the existing streets could be improved?

Share the
parking
date

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

Underground
Parking

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

- We need to make sure there's still parking as we make bike/bus lanes.

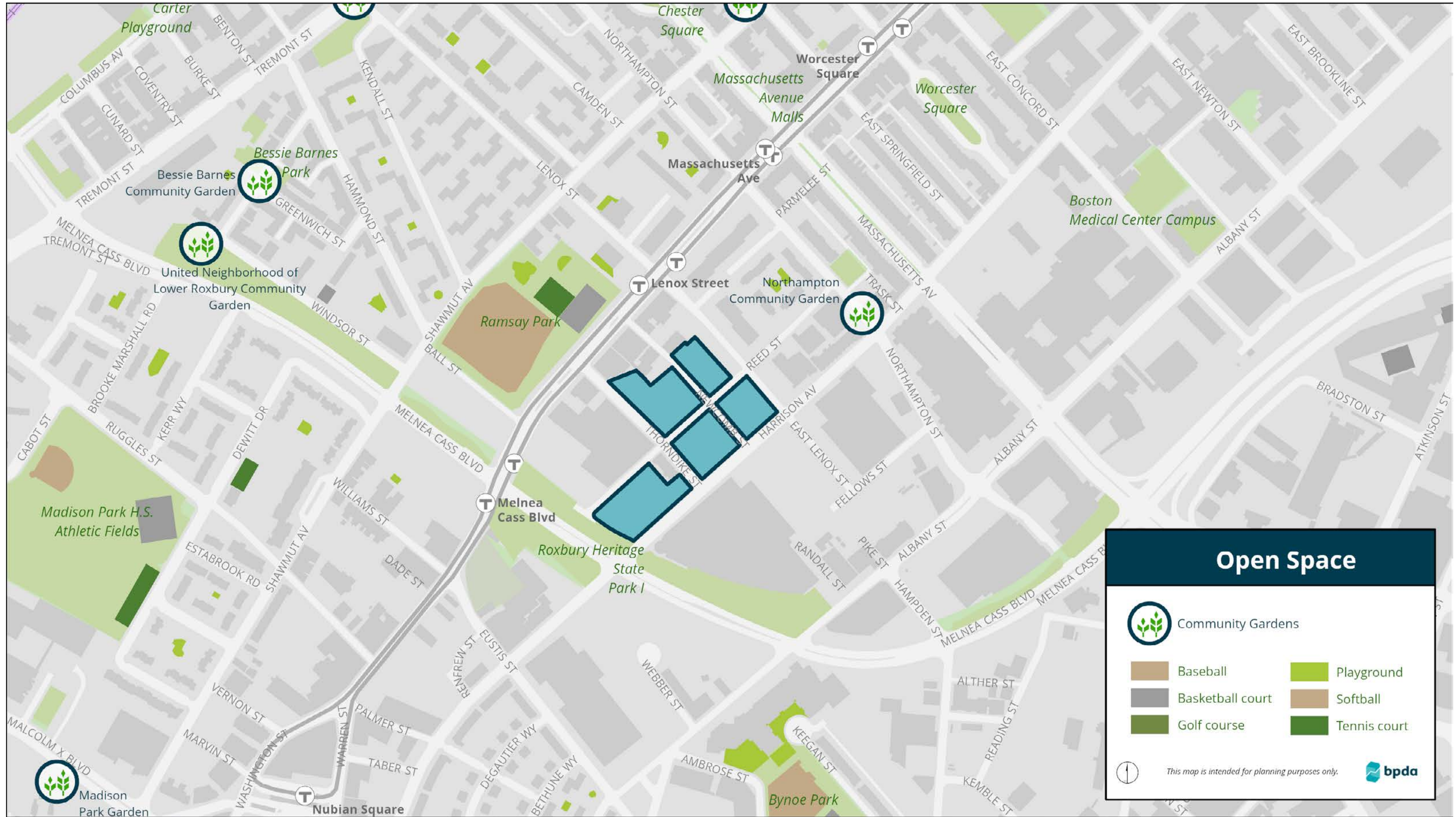
How do you envision the existing streets could be improved?

Pave them

Health + Urban Heat Island

BWSC Parking Lots

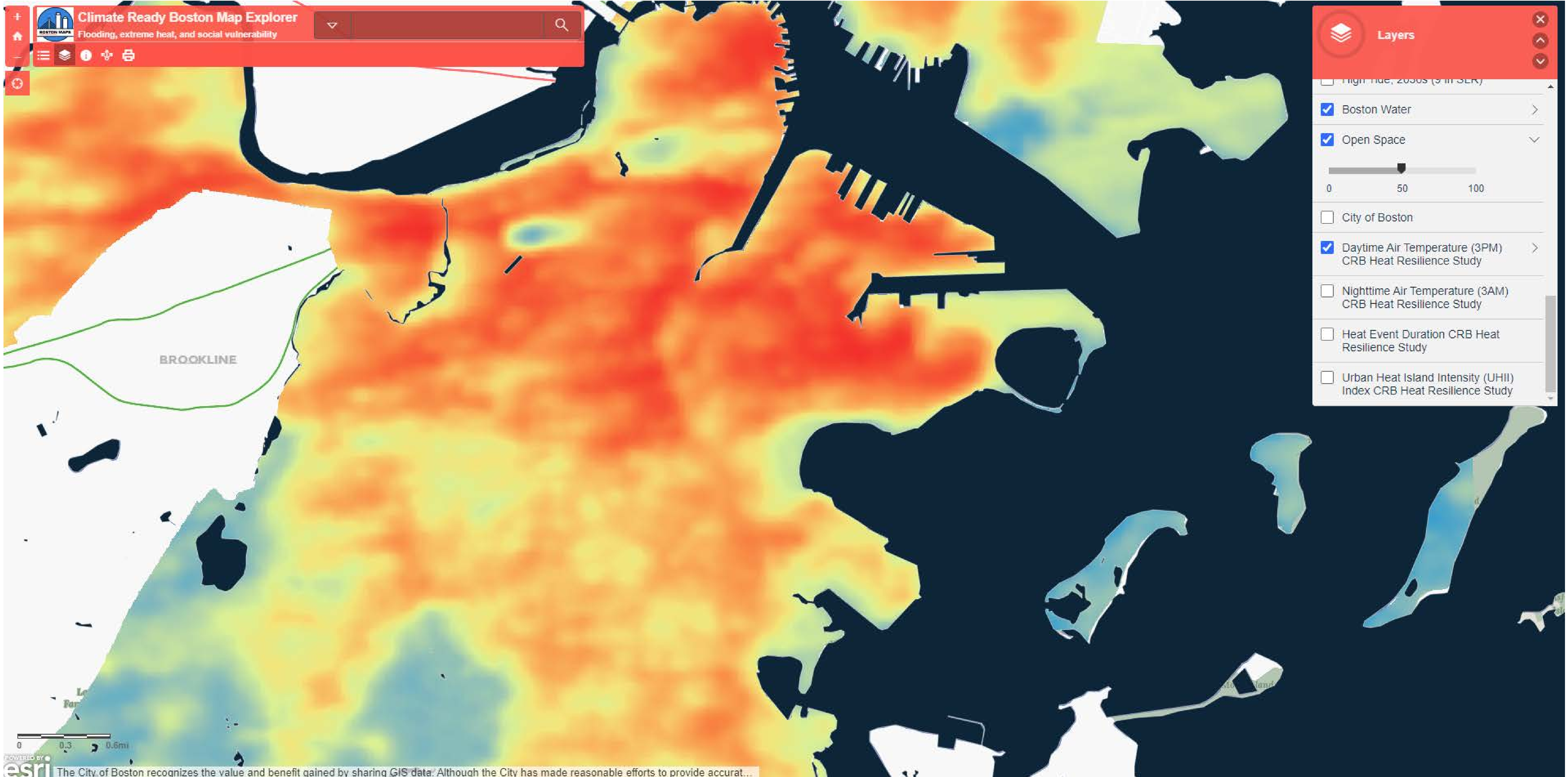
Roxbury



Health + Urban Heat Island

BWSC Parking Lots

Roxbury



What kinds of open space should be prioritized?

Small Parks — no sports
— for lots good.

What kinds of open space should be prioritized?

- green spaces
- sprinkles for hot summer days
- nice trees that provide shadow.
- body of water of some kind

Any other comments....

≈ 30% lot coverage
& generous green & water
for land that has heated this
neigh borhood for 50 years

What kind of amenities can we consider incorporating to help with urban heat island effect?

Plant more trees

What kinds of open space should be prioritized?

not baseball or golf

maybe playground

What kinds of open space should be prioritized?

Micro forests

On MCRB lawn

next to ~~the~~ BMS C

Any other comments...

trees (not just
in flydowns)
for mature shade
canopy

What kinds of open space should be prioritized?

Permeable
pavement
wherever
you can put it

What kind of amenities can we consider incorporating to help with urban heat island effect?

White roofs

Sprinklers in playground
or fountain like at the

Christian Science pool

Trees

Any other comments...

Integrate grass/trees in

Housing Area +

Open Spaces

What kinds of open space should be prioritized?

Public space - not just
for residents.

What kinds of open space should be prioritized?

Running water
~~fountains~~
or little "rivers"
in the sitting spaces

What kinds of open space should be prioritized?

Roof to P
Space green

How would you like to see climate resilience incorporated?

Of course, it is important to increase the tree canopy to reduce the UHI .

While expensive for the development team, this seems to be an opportunity to require passive house or seek additional energy efficiency standards

What kind of amenities can we consider incorporating to help with urban heat island effect?

- more trees
- urban gardens
-

What kinds of open space should be prioritized?

multiple use
sitting spaces

What kinds of open space should be prioritized?

- Community sports for families, corn hole, pickleball, bocci, etc.
- ^{Simple games} make public areas intranet to area.
- Controlled access do it doesn't become an "extension of Main Ave" issues

Any other comments...

Consideration For Future
Organization

What kinds of open space should be prioritized?

- Community gardens,
- trees prioritized
- Playground would be nice, not 1st priority

What kinds of open space should be prioritized?

Gardens, Community gardens ^{and/} or mixed use park space to be used ~~to~~ to improve free canopy could be used for former's markets on the weekend, playgrounds for children, and ~~to~~ well lit walkways for all. £

What important connections should the site foster?

Safe access to Ruggles T

What kinds of open space should be prioritized?

LOTS OF LIGHTS

What kind of amenities can we consider incorporating to help with urban heat island effect?

OPEN SPACE PARKING

FOR FRESH AIR CIRCULATION

How would you like to see climate resilience incorporated?

OPEN SPACE PARKING
4 / FACTORY BASE INDUSTRIAL

What kinds of open space should be prioritized?

Park
Outdoor Performance
space

What kind of amenities can we consider incorporating to help with urban heat island effect?

Keep 2 parking Lots

What kinds of open space should be prioritized?

67 Fern St
Noxbury, MA 0119

Any further comments...

Open Space is necessary
for mental health
overall well-being.

What kinds of open space should be prioritized?

More trees

Connections to Emerald

Water feature would be very nice

How would you like to see climate resilience incorporated?

Carbon neutral
buildings address leadership
(new building or existing building)
that seek to address carbon footprint
building have to have good
the issue of

What kinds of open space should be prioritized?

Surface water
trees

What did we miss?

BWSC Parking Lots

Roxbury

What did we miss?

BWSC Parking Lots
Roxbury

Canvass speed: For small business and Non-profit

Permit space for small businesses, filling about 5-10 spots
for the county or so people can get let even with other
Storage: 10' by 10' or 12' by 12' profit

How making of the parking location
Map would