

A background image of a street corner in Roxbury, Massachusetts. On the left is a large, light-colored building with multiple stories, many windows, and a mansard roof with decorative dormers. On the right is a corner building with a more ornate facade, featuring arched windows and a sign that partially reads "SPARKLE". Several cars are parked or driving on the street, and a few pedestrians are visible on the sidewalks. A horizontal line is drawn across the top of the image.

Roxbury Strategic Master Plan Oversight Committee Meeting

October 5th, 2020

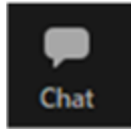
1. RSMPOC

Welcome and Orientation

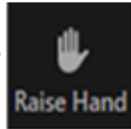
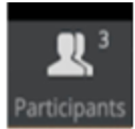
Zoom Tips

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

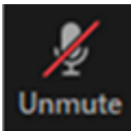
Your controls are at the bottom of the screen



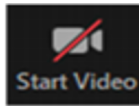
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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



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



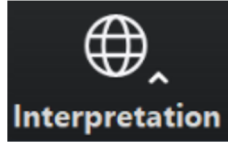
Turns your video on/off

Zoom Etiquette

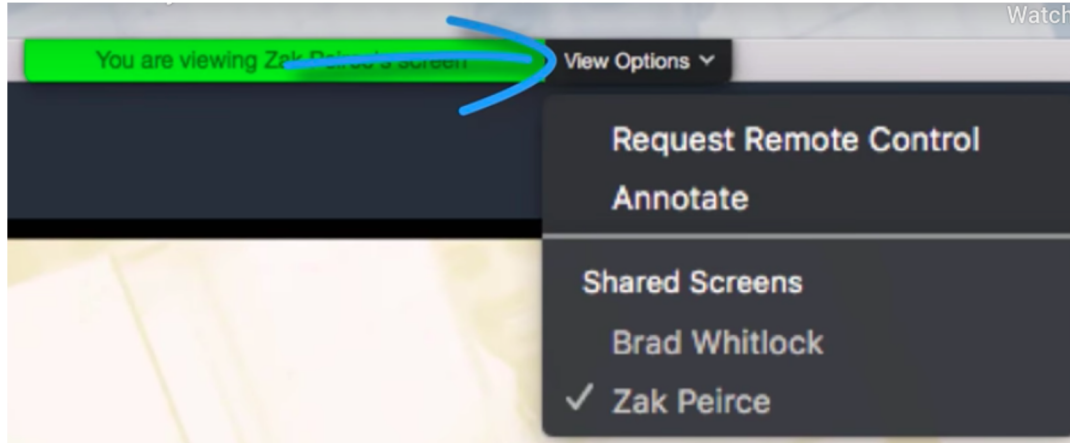
We want to ensure that this conversation is a pleasant experience for all attendees.

- All participants will be muted until the Q+A portion of the conversation. 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

Interpretation and Translation



"Spanish" –for Spanish
"German" –for Haitian Creole
"English" –for English



Meeting Recording

At the request of community members, this event will be recorded 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.

Agenda

1. RSMPOC Welcome and Orientation

2. Historic Boston Inc

- a. RSMPOC Questions and Comments
- b. Community Questions and Comments

3. Art @ the Nawn Factory (Jonathan Smalls)

- a. RSMPOC Questions + Comments
- b. Community Questions + Comments

RSMPOC Overview and Updates

First Monday of the month

****No meeting in January****

February 3, 2020

March 2, 2020 @ BWSC

****No meeting in April****

****No meeting in May****

****No meeting in June****

****No meeting in July****

****No meeting in August****

September 14, 2020

October 5, 2020

November 2, 2020

****Tentative December Meeting****

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.

RSMPOC Rules of Engagement

- All public meetings will be recorded on the zoom platform. Recordings will be available on the RSMPOC website at bit.ly/theRSMPOC
- All public notices about meetings will be sent **4 weeks** in advance. You can find announcements in the **Bay State Banner, Boston Sun, and South End News**. Interpretation services will be available in **Spanish, Haitian Creole, and other languages by request**.
- The new meeting flow hopes to allow more time for the public to ask questions and make comments. Comments can be posted to the chat or made during the comment period. Please indicate if your questions is for the RSMPOC or BPDA. Remember, you can always share your thoughts online at bit.ly/theRSMPOC
- The public will have an opportunity to ask 6-8 questions, pending time restraints. Please limit your questions, comments and responses to 1-2 minutes so we can address as many questions as time allows. Any other questions will be answered via email or posted on bit.ly/theRSMPOC. You can also email RSMPOC (RSMPOC@gmail.com) or BPDA directly.
- When speaking, please remember to introduce yourselves indicating your name, if you represent an organization, and if you are a resident of Roxbury.

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.

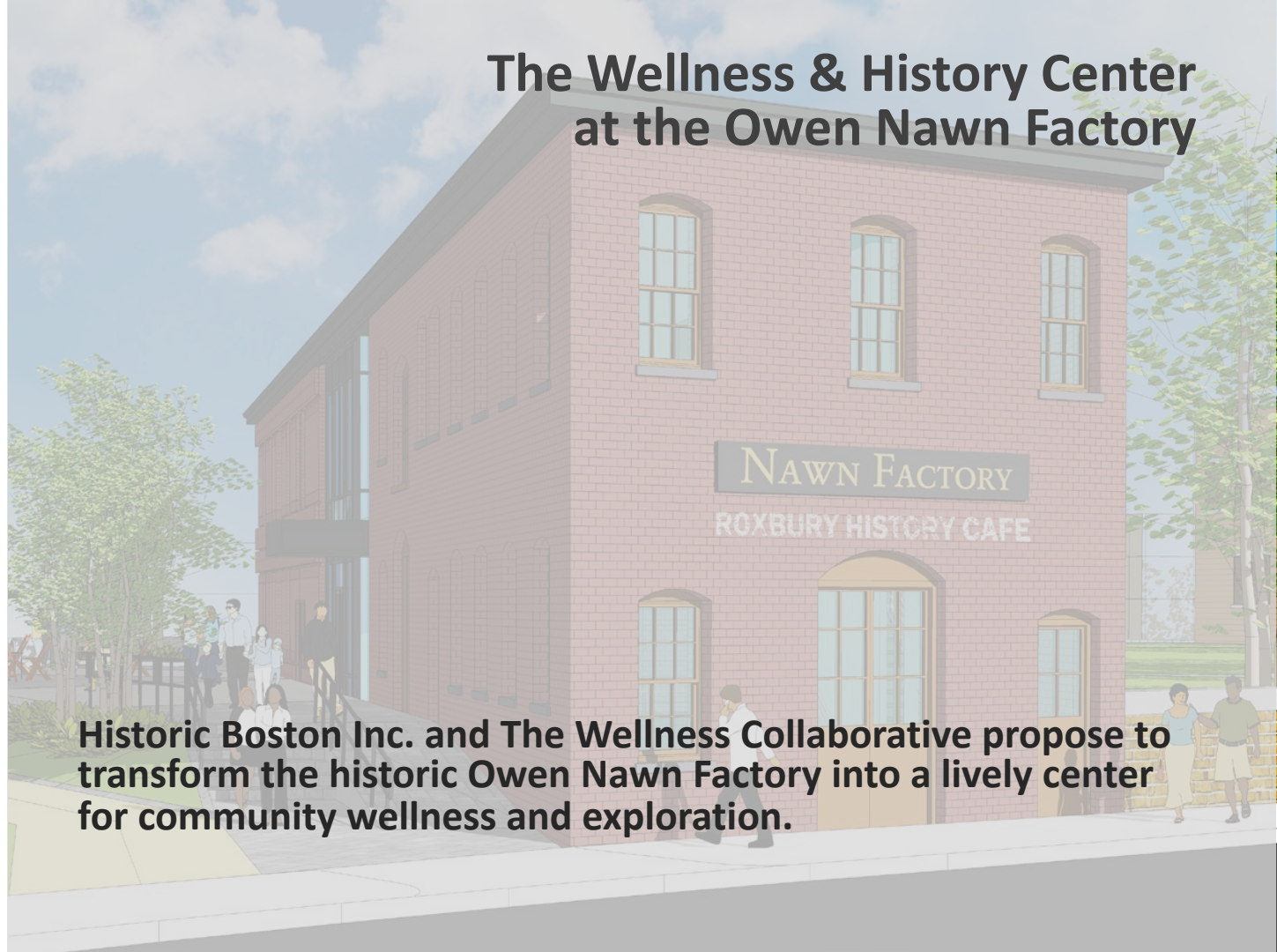
For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC

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. Historic Boston Inc

The Wellness & History Center at the Owen Nawn Factory



Historic Boston Inc. and The Wellness Collaborative propose to transform the historic Owen Nawn Factory into a lively center for community wellness and exploration.

Historic Boston Inc.

Thriving Neighborhoods Through Historic Preservation



Historic Boston Incorporated (HBI) redevelops historic places to help Boston's neighborhoods thrive.

We work to re-use older properties to meet current needs, enrich communities, and restore neighborhood pride.



Downtown Boston's **Old Corner Bookstore** was HBI's first project in 1960.

Historic Boston Inc.

Thriving Neighborhoods Through Historic Preservation





CEDAR STREET MARBLE ROWHOUSES [1875]



CEDAR STREET MARBLE ROWHOUSES [1875]



ALVAH KITTREDGE HOUSE (1834)



ALVAH KITTREDGE HOUSE (1834)



EUSTIS STREET FIRE HOUSE(1859)



EUSTIS STREET FIRE HOUSE(1859)



KITTREDGE PARK ROW HOUSES(1860s)



KITTREDGE PARK ROW HOUSES (1860S)



Fowler Clark Epstein Farm, Mattapan



Fowler Clark Epstein Farm, Mattapan
The Urban Farming Institute (UFI)

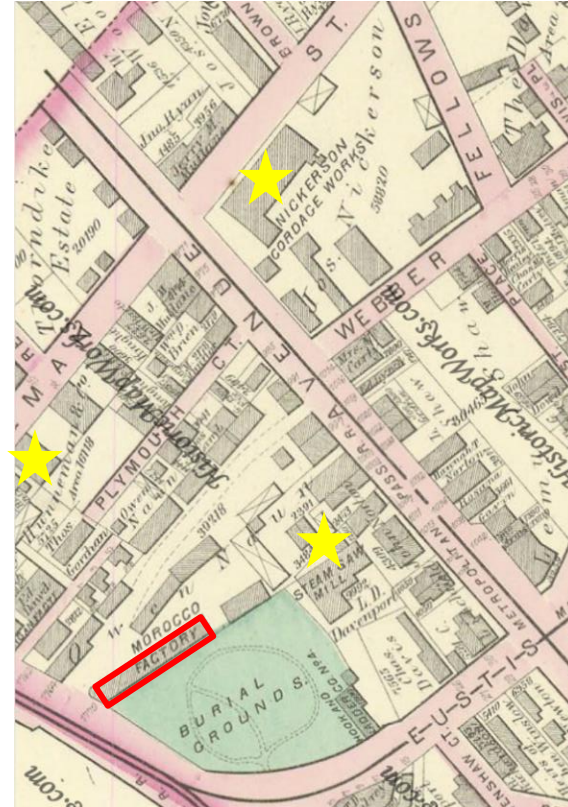
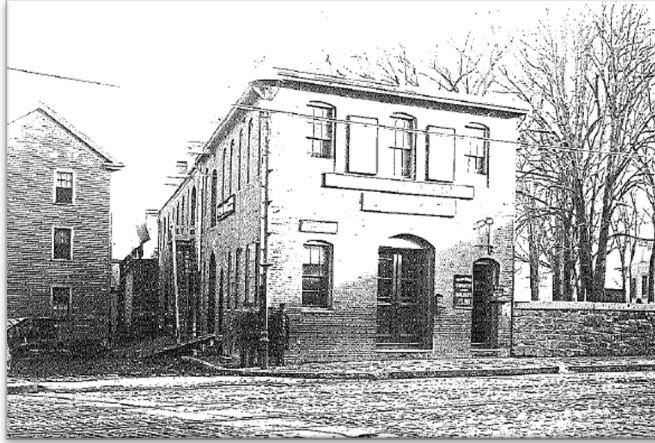


**The Wellness & History Center
at the Owen Nawn Factory**

THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY



THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY



THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY

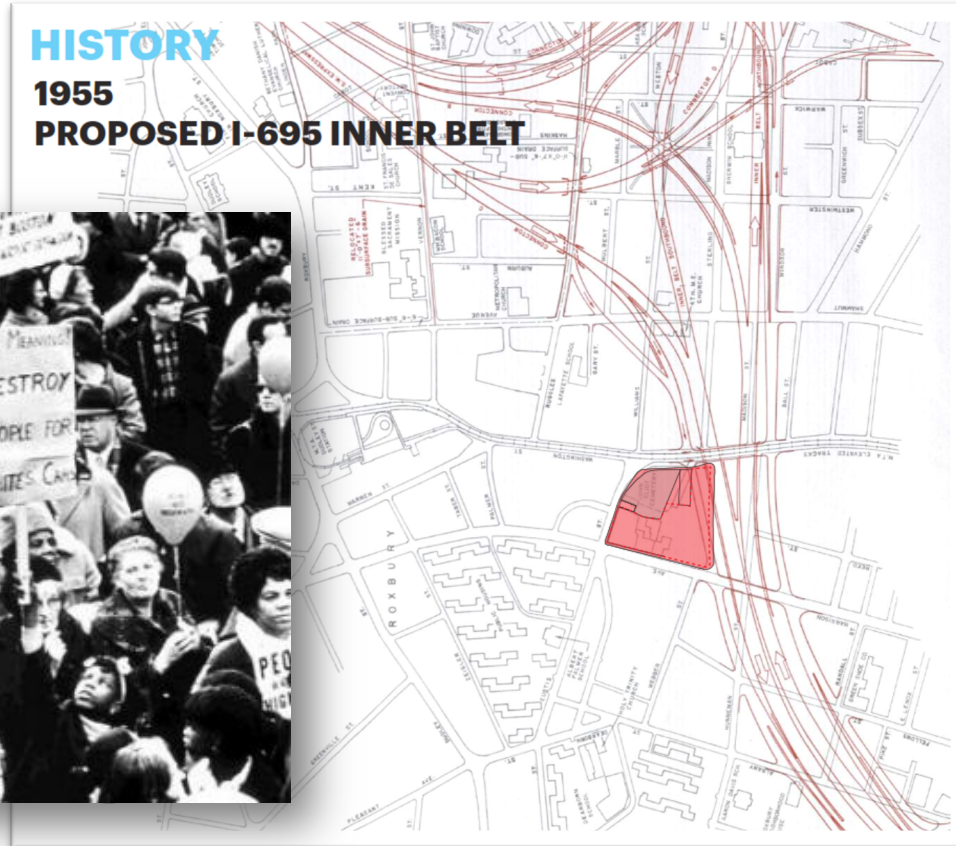
• INS



THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY



THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880) 2080 WASHINGTON STREET, ROXBURY



THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY



THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY



THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY

The Owen Nawn Factory



THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY

Development Proposal



Stull & Lee Architects

THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY

Development Proposal



Stull & Lee Architects

THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY

Development Proposal



Stull & Lee Architects

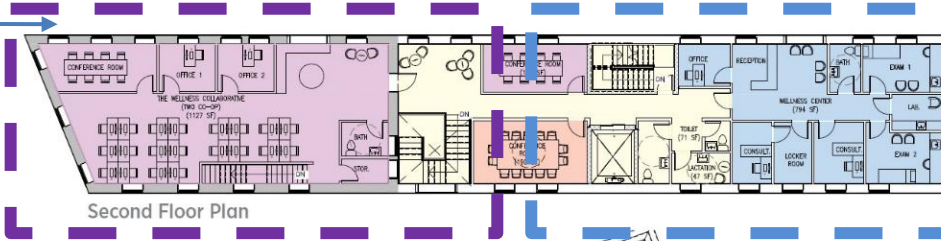
The Wellness & History Center responds directly to the RFP's requirements:

- **Preservation and rehabilitation** of the historic structure in line with the Secretary of Interior's Standards for Rehabilitation, and **restoration of the original massing**
- Repurposes the property for **historical interpretation, retail, cultural, educational and commercial uses**
- The Wellness Collaborative, a **Roxbury based & focused non-profit** health and wellness focused non-profit, will serve the Roxbury community through its initiatives in :
 - **Education**
 - **Research**
 - **Community Engagement and Programs**
 - **Incubation support for new local entrepreneurs**

THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)

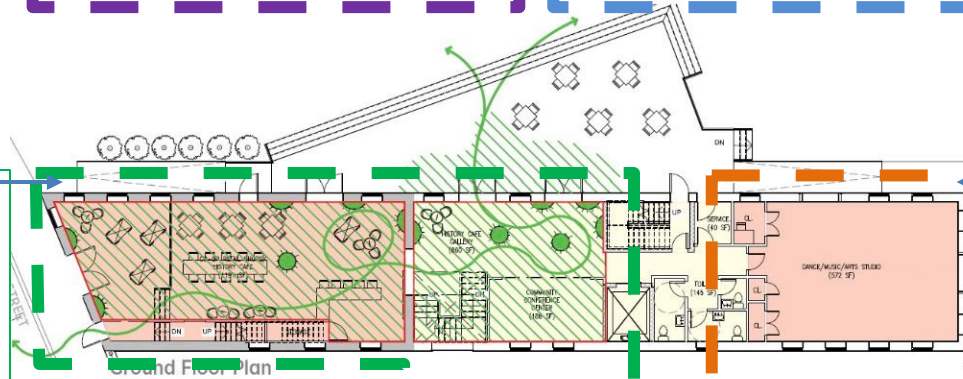
2080 WASHINGTON STREET , ROXBURY

Health and wellness focused co-working space

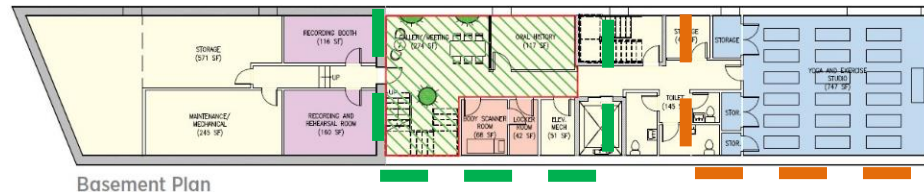


TWC Office Space/Wellness Center

2,600 SF of publicly accessible space for educational, cultural and historical interpretation use



Community Flex Space for Exercise, Yoga, Music, Dance and Arts



THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)

2080 WASHINGTON STREET , ROXBURY

Roxbury History Interpretive Center and Cafe



-- A dynamic and creative space devoted to Roxbury history with exhibits, activities and programs within a commercial café.

-- Stories, themes and experiences will be developed with the community, and will link history with community health and well being.

-- Roxbury digital experiences (Augmented & Virtual Reality, Digital Touch Screens, apps, etc.) developed with consultant TimeLooper.

-- More interactivity through a podcast and oral history recording studio

timelooper™

*Augmented Reality content
from TimeLooper at the MLK
Memorial in Washington DC*



THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY

Project Financing

- Projected Total Development Cost: \$ 8.25 Million

- Projected Total Development Sources
 - State Historic Tax Credit Proceeds: \$ 500,000
 - Federal Historic Tax Credit Proceeds: \$ 600,000
 - New Market Tax Credit Proceeds: \$ 2.56 Million
 - Permanent Debt: \$ 1.01 Million
 - Whittier Street CNF Grant: \$ 500,000
 - HBI & TWC Joint Fundraising: \$ 3 Million

The Nawn Factory will be rehabbed to meet the Secretary of Interior's Standards for Rehabilitation. All of HBI's previous projects have been completed under these standards, and have used tax credit financing .

Project Equity Goals

1. Selection of General Contractor:

- Track record of achieving minority hiring goals
- Excellent subcontractor relationships for meeting Minority Business Enterprise and labor goals

2. Meet and exceed City of Boston Minority Business and Labor goals:

- 51% City residents
- 40% Minority Business Enterprise contractors
- 40% Minority Employment
- 12% WBE Participation

3. Ownership (Asset-building)

- Transfer Nawn's ownership to the proposed tenants, The Wellness Collaborative
- TWC is led by three women of color; membership of the Collaborative is currently 100% people of color and 65% women.

THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY



The Wellness Collaborative, IncTM

Gather. Give. Grow

*From infants to elders,
we gather to give,
and give it to grow.*

**20 Eustis Street, Roxbury, MA
02119**

www.thewellnesscollaborative.org

The Wellness Collaborative, Inc. (TWC)

Mission:

To build an interdisciplinary collective that works together to provide education, insight and best practices promoting sustainable personal and community health, wellness and resilience.



Leadership & Co-Founders



Robin Reed, MD, MBA
President, Internal Medicine



Jeanette Callahan, MD
Treasurer, Pediatrics



Karen Craddock, EdM, PhD
Clerk, Applied Psychology

THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY

The Wellness Collaborative aims to eliminate health disparities by addressing:

African Americans are
more likely to die at early
ages from all causes.



SYSTEMIC PROBLEM

TRUST & RELATIONSHIPS

CULTURAL DISSONANCE

SOCIAL INFLUENCERS

EQUITY ISSUES

THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY

TWC's Approach to Community Wellness

Be community engaged

Build trusting relationships

Integrate mental and behavioral health

Cultivate a culturally relevant, respectful environment

Value personal and community history in the individual and in groups

Supplement, complement and support other health & wellness services (partnerships)

Provide affordable access to services and programs



THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY

TWC's Programming for the Wellness & History Center



Café offering healthy food and drink
Community gallery
History Activities & Oral history recording studio
Space for co-working



Parenting groups
Nutritional counseling
Stress reduction activities
Social/emotional wellness



Yoga, meditation, tai chi, exercise,
dance, music

THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY

TWC's grounding paradigm is holistic and comprehensive



**The 7-Disciplines
of Wellness**

THE WELLNESS & HISTORY CENTER AT THE OWEN NAWN FACTORY (c.1880)
2080 WASHINGTON STREET , ROXBURY

Our Growing Circle of Collaborators

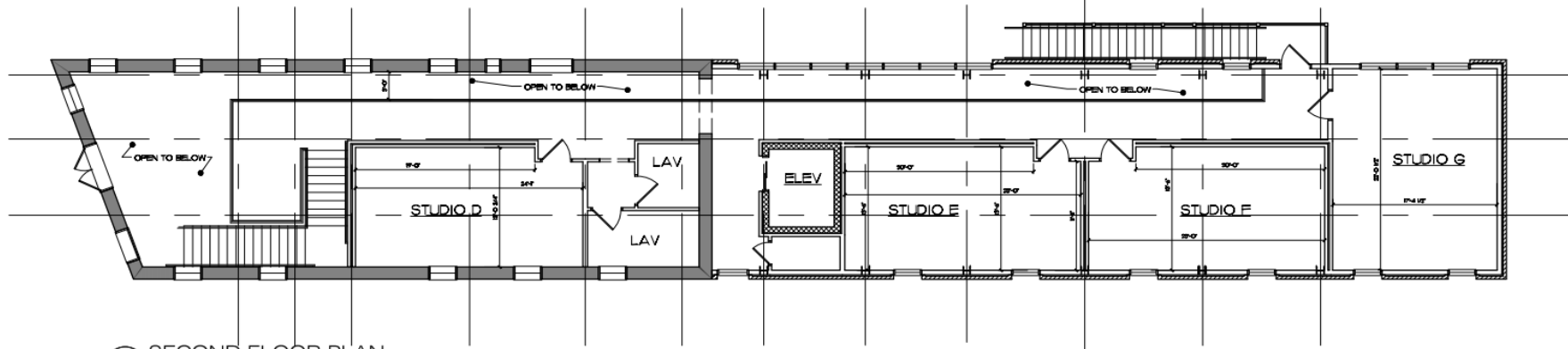


Questions and Comments

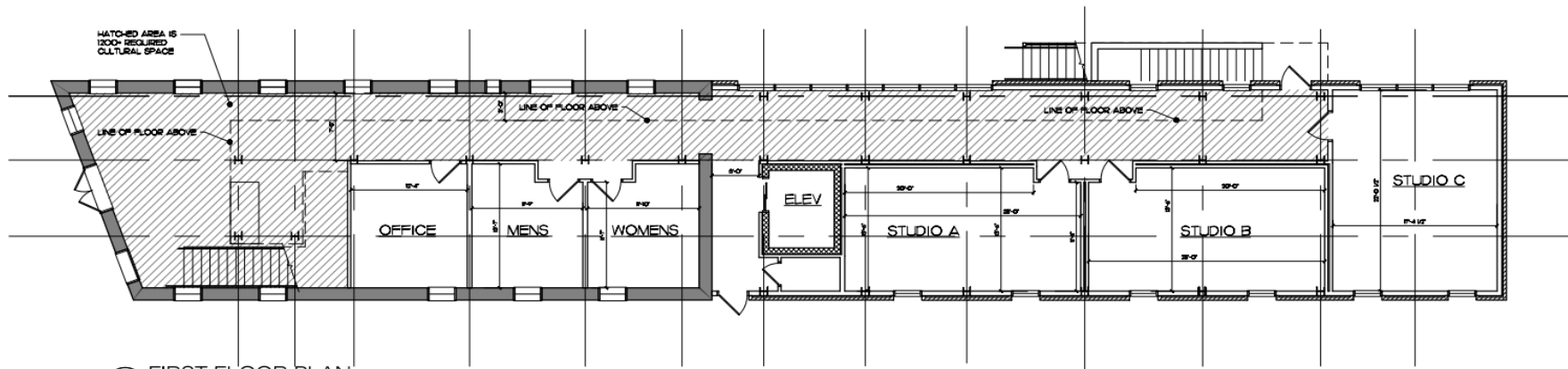
2. Art @ The Nawn

Art @ the Nawn Factory





2 SECOND FLOOR PLAN
Scale: 3/32" = 1'-0"



1 FIRST FLOOR PLAN
Scale: 3/32" = 1'-0"

Nawn Factory RFP
Jonathan Smalls
Roxbury, MA

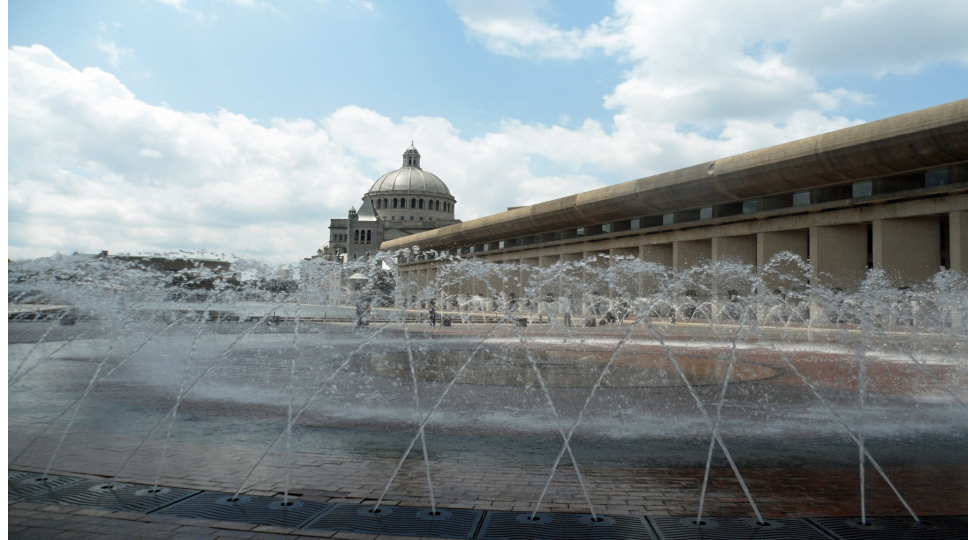
Climate Resilience

- Green roof
 - Reduces stormwater runoff by capturing rain
 - Native plantings support Massachusetts ecosystem
 - Reduces urban heat island through evaporation
- Solar panels
- Net zero building

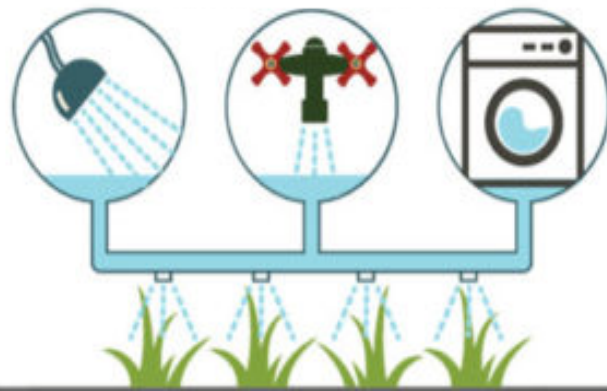


Climate Resilience

- Water features
 - Public cooling feature during major heat events
 - Fun attraction for children
- Greywater irrigation
 - Supports on site park plantings
 - Reduces urban heat island effect by keeping ground moist



SIMPLE GREY WATER SYSTEMS



Community Benefits

- Exercise classes
 - Morning and after work activities for adults
 - Encourage fitness, activity and community building
- Youth arts programs
 - After school activities
 - Encourage youth engagement



Community Benefits

- Evening social events
 - Bring fun and vibrant activities to Dudley square after working hours
 - Attract residents who will go on to support local business
- Artist rental space
 - Create new rehearsal resource for performing artists



Jobs



Direct Employment

- Good Jobs Strategy
- 4 client support staff / front desk manager @ \$17.50 hourly or \$35k annually
- - 5 – 7 group instructor jobs @ \$18 - \$25 hourly / \$36k - \$50k
- - 2 director jobs @ \$50k - \$60k



Indirect Employment

- Building cleaning
- Landscaping
- Back office accounting
- Lighting and Construction technicians

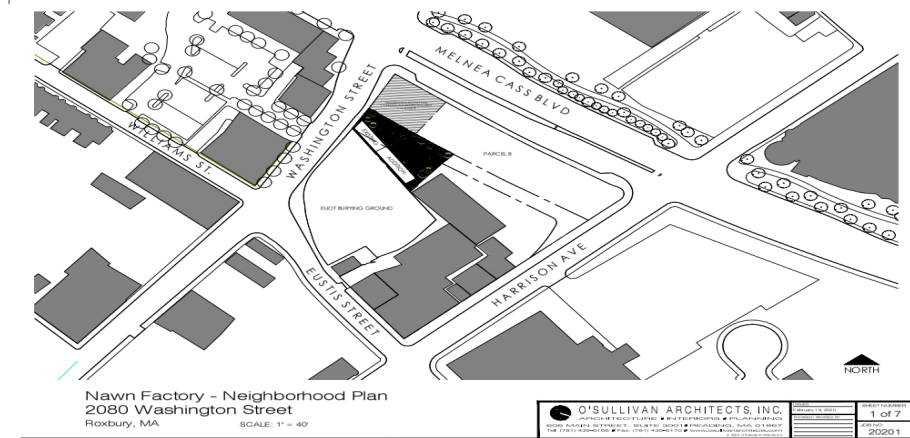
Outdoor Green Space

- Public events
 - Artist driven events bring indoor activities to the public
 - Visibly enliven the space
- Informal gathering space
 - Expand park space where residents can relax



Parking

- Transit oriented development
- 0.6 miles from Ruggles Orange Line station
- 0.3 miles from Nubian Square bus station
- 0.5 miles from public parking at the Crosstown Center garage
- across street from Tropical Foods parking, possible parking validation?



Questions?



Questions and Comments

Comment Period

- There is a 2 week comment period for these presentations. Comments are due October 21.
- If you have comments now, you can put your comments into the Chat section, and they'll get saved automatically (cannot be a private message).
- If you have comments later, please email kelly.sherman@boston.gov or morgan.e.mcdaniel@boston.gov