Add "education" to proposed usage.

Encourage education focus on public schools and families. Include thinking about EMKV. Build BPS should be thinking about new facilities.

Make sure you can see church steeple.

Keep permeability.

Add "educational" to RFP.

Have a meeting at church.
I am a bit concerned about the traffic along Ruggles St. Brook Marshall Road is only an accessible entrance for those who have already driven past Ruggles along Tremont.

PLAN: Nubian Square Website: bit.ly/PlanNubian

Transit Oriented Development Stresses
Less Parking, but in this area there are so few parking spaces that innovation design that adds parking is very desirable.

PLAN: Nubian Square Website: bit.ly/PlanNubian

Should have a meeting at the church for local neighbors & residents

PLAN: Nubian Square Website: bit.ly/PlanNubian

- Roxie wants business dispersed on ground floor (need to do better)
- Integrate BID w/project transportation oriented
- I pass subsidies

PLAN: Nubian Square Website: bit.ly/PlanNubian
Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel
☐ Malcolm X Parcel
☐ Evaluation Criteria

Re-siting of retail space.
Don’t do back of retail/dumpsters into community loading docks site.
Site to reconnect the community that has been broken up.
Main cultural space as part of it.
Spirit/culture of Roxbury/Nubian heritage.

Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel
☐ Malcolm X Parcel
☐ Evaluation Criteria

Emphasize Economic Development jobs.
Get developers to look for tenants who can comply to
GSS - Local hiring.

Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel
☐ Malcolm X Parcel
☐ Evaluation Criteria

Planning should actively take into account - the development of B-3 - how they need to complement each other.

Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel
☐ Malcolm X Parcel
☐ Evaluation Criteria

Housing - intergenerational
- Family oriented - [3-5 Bedrooms]
- AMI based - Real affordability
- Access for lower income
- No dormitories / no buses down Ruggles

PLAN: Nubian Square Website: bit.ly/PlanNubian
Do you have a comment about the RFP’s? Please write it below.

- Crescent Parcel
- Malcolm X Parcel

Preferences to be given to developer that has
- Different partners enabling
- Hiring large percentages
- From the community.

Pursue more commercial
- Office - professional business
- Spaces

Approach Northeast Med Schools
Institutions

Need for large community gatherings
Relationship to existing residents Whitter, Park
- Green space ?? - Very limited in place
- Retail - What is needed? already- vacant?
- 15 stories too tall - target of lower 3-9?
- Ground level atrium possible?
- Retail on 2nd floor?

Emphasis on 3+ bedroom units - strong
- emphasis on family housing! 😊
- Ruggles / Renaissance Park intersection - major traffic / parking issue already

PLAN: Nubian Square Website: bit.ly/PlanNubian

boston planning & development agency
Do you have a comment about the RFP’s?
Please write it below.

☑ Crescent Parcel
☐ Evaluation Criteria
☑ Malcolm X Parcel

- Preserve boulevard greenspace along MCB
- Preserve view corridor from Columbus and Tremont to the steeple

PLAN: Nubian Square Website: bit.ly/PlanNubian

Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel
☒ Evaluation Criteria
☐ Malcolm X Parcel

- Open space community benefits
- Loading dock vehicular access using newly built street just for dock use
- Should not catalyze traffic
- Whittier integration
- Trash not facing residents
- Walkway from rotary to Madison new developments should be used for loading
- 5-10 stories enough
- Am not too tall for residential
- No residential context
- Recycling

PLAN: Nubian Square Website: bit.ly/PlanNubian

Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel
☒ Evaluation Criteria
☐ Malcolm X Parcel

- Avoid putting lots of traffic on Rainer Circle
- De-emphasize business/retail
- Uses - doesn’t make sense when Roxie Homes ground floor has empty space

PLAN: Nubian Square Website: bit.ly/PlanNubian

Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel
☐ Evaluation Criteria
☐ Malcolm X Parcel

- Defining the rear of the property is complicated
- Property has rear
- Consider it a site
- Multiple streets
- Entrances on Rainer Circle
- Are important for pedestrians
- And the neighborhood

PLAN: Nubian Square Website: bit.ly/PlanNubian
Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel  ☐ Evaluation Criteria
☐ Malcolm X Parcel

PLAN: Nubian Square Website: bit.ly/PlanNubian

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Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel  ☐ Evaluation Criteria
☐ Malcolm X Parcel

RFP should propose target an ambitious mode split for this transit-oriented-development so that proximity to Ruggles has maximum benefit & stress on Melnea Cass Blvd. is minimized.

PLAN: Nubian Square Website: bit.ly/PlanNubian

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Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel  ☐ Evaluation Criteria
☐ Malcolm X Parcel

The developer that subsidizes & passes for tenants should get preference.

PLAN: Nubian Square Website: bit.ly/PlanNubian
Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel
☐ Evaluation Criteria
☒ Malcolm X Parcel

→ Why will it be housing?

→ Traffic concerns

→ Include a section in the proposal.

PLAN: Nubian Square Website: bit.ly/PlanNubian

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Please write it below.

☐ Crescent Parcel
☐ Evaluation Criteria
☒ Malcolm X Parcel

EMPHASIZE SITE MUST BE A TRANSIT ORIENTED DEVELOPMENT TO DISCOURAGE ADDITIONAL CARS.

PLAN: Nubian Square Website: bit.ly/PlanNubian

Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel
☐ Evaluation Criteria
☒ Malcolm X Parcel

Family sized units 3 - 4 Bedrooms
as highly advantageous
higher percentage of accessible units

MANDATE AFFORDABLE HOMEOWNERSHIP
COOPERATIVES RENT-TO-OWN

PLAN: Nubian Square Website: bit.ly/PlanNubian

Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel
☐ Evaluation Criteria
☒ Malcolm X Parcel

NO sidewalk on VLAN Place

PLAN: Nubian Square Website: bit.ly/PlanNubian
Do you have a comment about the RFP’s? Please write it below.

- Crescent Parcel
- Malcolm X Parcel

Put in suit an distance from transit stations, bus stops etc.

Diversify the design in these projects so it don’t all look the same but has a similar vibe.

Developer should subsidize ground floor use to make it affordable for a group that would serve the nearby school community.

Prefer 40-45’
Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel  ☐ Evaluation Criteria
☐ Malcolm X Parcel

- **Make sure Marcus Garvey is not covered!**

PLAN: Nubian Square Website: bit.ly/PlanNubian

Do you have a comment about the RFP’s?
Please write it below.

☐ Crescent Parcel  ☐ Evaluation Criteria
☐ Malcolm X Parcel

- **Height of 40’-50’, up excessive - we prefer less stories.**

PLAN: Nubian Square Website: bit.ly/PlanNubian

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Please write it below.

☐ Crescent Parcel  ☐ Evaluation Criteria
☐ Malcolm X Parcel

- **Diversify the design in these projects so everything doesn’t look the same, but has similar vibe.**

PLAN: Nubian Square Website: bit.ly/PlanNubian

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☐ Malcolm X Parcel

- **Lower height! 40-50ft**

PLAN: Nubian Square Website: bit.ly/PlanNubian
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☐ Crescent Parcel

☐ Malcolm X Parcel

☐ Evaluation Criteria

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☐ Malcolm X Parcel

☐ Evaluation Criteria

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☐ Crescent Parcel

☐ Malcolm X Parcel

☐ Evaluation Criteria

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Building integrated or below grade parking