PARCEL 8 PROPOSAL PRESENTATIONS

January 25, 2021
Meeting Recording

At the request of community members, this event will be recorded and posted on the PLAN: Nubian Square webpage at bit.ly/PlanNubian 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.
Interpretation and Translation

“Spanish”
“Haitian Creole”
“English”
Zoom Tips

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 ( *9 for dial –in users)

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 morgan.e.mcdaniel@boston.gov.
Submitting Comments

- Comments are due **February 8**.
- 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 morgan.e.mcdaniel@boston.gov
NUGATEWAY TEAM

Diverse Team | Decades of Experience | Deep Commitment to Nubian Square

Angelo Drake
GROMA

Seth Priebsch
GROMA

Beverley Johnson
BEVCO ASSOCIATES

Jonathan Garland
J. GARLAND ENTERPRISES

Jim Grossmann
RISE TOGETHER

Herby Duverne
RISE TOGETHER

Shelley Webster
IN ORDER BUSINESS DEV.

NUGATEWAY DEVELOPMENT TEAM
Grant Programs: Our $10.5 million dollar land purchase includes $3 million in grants spread over 10 years, with emphasis on the arts, education, business and youth care to benefit our community.

Affordability For All: The City doesn’t need another luxury high-rise. Our proposal not only meets, but exceeds the City’s goals for affordability at every requested AMI bracket.

Thoughtful Development: Our proposal is environmentally-friendly, health-crisis resilient and we are committed to meeting and exceeding all of the City’s diversity and inclusion standards.

Economic Benefit: Our proposal brings economic benefit through community grants, job-creation via retail and office space, and an inviting landmark with open space and the arts throughout.
OUR APPROACH TO DIVERSITY, EQUITY & INCLUSION WILL LIVE ON WELL AFTER THE BUILDING IS BUILT...

“Life Cycle Diversity”

• A COMMITMENT TO DIVERSITY, EQUITY & INCLUSION BEFORE, DURING & AFTER CONSTRUCTION

• DEVELOPMENT TEAM & PROFESSIONAL SERVICES

• CONSTRUCTION JOBS

• PROPERTY MANAGEMENT

• LEASING & BROKERAGE

• SMALL BUSINESS ENTREPRENEURSHIP

• 51% MBE/WBE TENANCY IN NUBIAN PUBLIC MARKET

• EXCEED MBE/WBE/BOSTON (ROXBURY) RESIDENTS
NU Gateway

Mixed-use Program/Activated Public Realm

Harrison Cass Chop House

Historic Eliot Burying Grounds

Benjamin Franklin Inst. of Tech.

Historic Boston Inc. (HBI)

Residential High Rise

Nubian Public Market

Flex Co-Working Office

NUArts Center

Nawn Factory (by others)

Nubian Square Park

NU Gateway
NUGATEWAY

AFFORDABLE FAMILY UNITS
NUBIAN PUBLIC MARKET
Envisioned as a cultural food emporium designed to offer bite-size leasable spaces for local food artisans and small business entrepreneurs to practice their craft. Food is internationally recognized as a catalyst for connecting people with diverse cultures and backgrounds, fostering informal interactions and creating a sense of place within the urban fabric. We feel this type of use is ideally situated along Melnea Cass complemented by new widened sidewalks, street trees and outdoor seating.

The vibe created both day and night will help to moderate traffic and create a unique meeting place in Nubian Square.
The NUArts Center [NAC] is effectively the theatrical backdrop to Nubian Square. Given the treasured history of arts and cultural expression in the district we see the NAC as core contribution to the vibrancy and creative energy of the neighborhood. Designed as a universally accessible double-height volume with over 8,000 SF of flat-floor performance and exhibition space; the NAC is well-suited as a second home to many of Boston’s; arts institutions, non-profits, art expos, lectures and trade shows, individual and group; artists/dancers/sculptors/performers/digital coders/innovators and many more. The warm wood floor works well within the interior performance and exhibition space as well as extends out to the Nubian Square Park landscape for overflow space or an outdoor performance in the Square. NUArts is open to All.

In addition, we are excited to be in early conversations with Artists for Humanity, a long-time supporter of local teen artists in the community, about co-locating space within the Parcel 8 development. This would attract visitors, provide creative outlets for local teens and enliven the overall program!
FINANCIAL LETTERS OF INTENT FROM:

- Goldman Sachs
- MassHousing
- Barclays
- RISE
- GROMA
- J. Garland Enterprises
Questions?
LOWER ROXBURY

“BOSTON MUST BECOME A LEADER AMONG CITIES. THE VISION OF THE NEW BOSTON MUST EXTEND INTO ROXBURY.” - DR. KING, 1965

JEFREY DUBARD, M.B.E.
PRINCIPAL
THE NEW URBAN COLLABORATIVE

TIME: 4 MINUTES

MAIN TOPIC: PLACEMAKING

THEMES:
- Complementing Nubian Square developments with programming and amenities
- Tailored for this community
- Values existing residents above all
- World class design

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LOWER ROXBURY

CONFIRMED ANCHOR TENANTS INCLUDE THE KING BOSTON CENTER AND THE MUSEUM OF AFRICAN AMERICAN HISTORY

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<thead>
<tr>
<th>Program Component</th>
<th>GSF</th>
<th>RSF or Spaces</th>
<th>Floor Location/Description</th>
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AGENDA

INTRODUCTION
PLACEMAKING
PUBLIC REALM
ARCHITECTURE
NEIGHBORHOOD
We start the design of Parcel 8 with the acknowledgment that this project sits on contested land. We acknowledge all of the histories, stories, and memories that exist in this place. We seek to acknowledge the native people who occupied this site, transformed by settlers into farmland, the industries that further developed it, the communities and people who have called this place home, those who fought for its survival against urban renewal, and the movements both past and present that have been catalyzed and convened here in the fight for civil rights and justice. We attempt to honor and uncover those stories through the design of an active and meaningful public realm that will host future generations—artists, activists, students, residents, visitors—and anchor this site as a gateway to Roxbury.

The Gateway Plaza is designed to uncover the history and legacy of the land now labeled Parcel 8. Drawing from the history of buildings on the site, we reveal the foundations and footprints of former structures and rebuild them as planter beds and seat walls in the Plaza. The layers and density of the urban fabric that once crossed over Melnea Cass become evident to visitors. At night, building footprints are illuminated to speak to this history, as well as guide safe movement and use through the site. Lines inscribed on the ground in stone and concrete reflect previously built streets that followed the past grid and also commemorate the roads proposed during Urban Renewal that would have further eroded and erased this neighborhood but for the community activists who fought for its protection. The names of these activists are inscribed on pavers honoring their legacy.

The Gateway Plaza on Parcel 8 will be a sibling to the 1965 Freedom March Plaza and the Embrace sculpture by Hank Willis Thomas and MASS Design Group on the Boston Common. In partnership with King Boston, the Plaza’s design commemorates not only the legacy of Dr. Martin Luther and Coretta Scott King but also the local leaders and heroes who marched with them in the 1965 Freedom rally. The 1965 rally began in Roxbury. King Boston has always had twin goals, first a memorial in the Common and second a Center for Economic Justice in Roxbury. We have partnered with King Boston to be an anchor tenant and establish the King Center for Economic Justice. Together with the Museum of African American History, these organizations will help establish the Plaza and site as the cultural gateway to the neighborhood. We will design the Plaza to highlight Roxbury as the starting place for many historical civil rights marches including the Black Lives Matter Protest on May 31, 2020. A new significant investment in public art is envisioned here to welcome people and create a literal gateway to the neighborhood. We seek to honor King’s words: “The moral arc of the universe is long but it bends towards justice” and provide a gathering place for future marches.

The ground plane of the Gateway Plaza will recall the 1965 Freedom March Plaza design in the Common, and evoke the garment of destiny—a culturally significant motif that defines the ‘Freedom Plaza’ in the Boston Common starting off as individual pavers at the edges of the site and slowly building together into a uniform pattern evoking the power of the individual and the collective. The center of the pattern lands at the corner of the King Center for Economic Justice creating a space for arts programming and performances. The pattern then climbs up the building facade and informs the design of the patterned louvers on the upper levels of the building.

"The moral arc of the universe is long but it bends towards justice.”

-Martin Luther King Jr.
A PLACE OF HONOR

A SEQUENCE OF GENEROUS, PROGRAMMED OPEN SPACES CONNECT THE BUILDING’S OCCUPANTS TO NATURE

THEMES:
- Represents Boston’s diverse cultures
- Dr. King’s legacy and African American History have a literal home in the square
- Highlights social justice

Healthy Housing
The development aims to provide ample green space to address heat island, co2 emissions and create a healthier living environment for residents and the community. With the recent COVID-19 pandemic, access to open space and fresh air has been essential to maintaining physical and mental health. This proposal provides a public Plaza, green spaces, and pathways planted with native species and includes an additional planting buffer and line of trees along Melnea Cass Blvd. Each floor of the building also has an adjacent terrace that allows for equitable access to the outdoors at all times and in times of pandemic or outbreaks of the virus, allows smaller groups of residents to access fresh air and sunlight. The terraces also assist with retaining rainwater and combat the heat-island effect.

The terraces will provide opportunities for residents and tenants to play, relax, grow food, and exercise. As they step up from the Gateway Plaza on Washington Street to Harrison Street, the terraces evolve from landscapes dedicated to civic life to landscapes for the promotion of plant and animal life. The first and second levels include programs to support anchor tenants, offices, and public events. The third through fifth level terraces provide space for outdoor amenities such as play and exercise areas, games, or garden beds. The sixth level creates a sensory garden planted with Lavender, Melissa, Mint, Thyme, Begenia, Artemisia and other fragrant and textured species. On the seventh level, provides a garden for meditation garden and on the eighth through fourteenth floors private resident patios are planted to attract butterflies and pollinators garden like Monarda, Liatris, Silphium, Sassafras and fruit trees.

Inside the Gateway Plaza, facing the King Center for Economic Justice, a SEQUENCE OF GENEROUS, PROGRAMMED OPEN SPACES CONNECT THE BUILDING’S OCCUPANTS TO NATURE

Native wind-resistant grasses
Liatris, Aster novae-angliae
Clethra alnifolia
Asclepias tuberosa
Solidago speciosa
Eupatorium purpureum
Rudbeckia fulgida
Silphium
Baptisia tinctoria
Sassafras
Spiraea alba var. latifolia
Tridens flavus
Lavendula Stochias
Rosmarinus officinalis
Stachys byzantia
Thymus citerodorus

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A PLACE TO LIVE
WE SEEK TO HONOR THOSE WHO CALL THIS NEIGHBORHOOD HOME AND MAGNIFY THE GOOD OF LOWER ROXBURY.

RYAN LINK, AIA
PRINCIPAL
ZEPHYR ARCHITECTS

TIME: 3 MINUTES
MAIN TOPIC: ARCHITECTURE

THEMES:
- The building is human scale near public places and city scale near urban places
- All residents of Gateway Nubian can access fresh air and outdoor space
- Mass timber: environmental justice, structural stability, new local jobs

WE SEEK TO HONOR THOSE WHO CALL THIS NEIGHBORHOOD HOME AND MAGNIFY THE GOOD OF LOWER ROXBURY.
A PLACE TO LIVE

THE BUILDING IS MODEST NEAR GATEWAY PLAZA AND PLACES RESIDENTIAL DENSITY AT HARRISON AND MELNEA

THEMES:
• The building is human scale near public places and city scale near urban places
• All residents of Gateway Nubian can access fresh air and outdoor space
• Mass timber: environmental justice, structural stability, new local jobs
A PLACE TO GROW

OUR GOAL IS POSITIVE NEIGHBORHOOD CHANGE BUILT ON TRUST AND OPENNESS. WE ARE PROUD OF OUR RESPECTFUL RELATIONSHIPS WITH RESIDENTS OF THE SQUARE.

GREGORY JANEY, CCM
PRESIDENT/CEO
JANEY CONSTRUCTION MANAGEMENT

TIME: 3 MINUTES
MAIN TOPIC:

NEIGHBORHOOD BENEFITS

THEMES:

• This is an innovative building
• Mass timber will allow us to train a new local skilled workforce
• Our diverse team is the best team
GATEWAY NUBIAN

THIS WILL BE BOSTON’S FIRST MASS TIMBER HIGH RISE. CULTURAL PROGRAMS WILL ENRICH THE QUALITY OF LIFE IN THE SQUARE.

JEFREY DUBARD
PRINCIPAL
THE NEW URBAN COLLABORATIVE

TIME: 1 MINUTE
MAIN TOPIC: CONCLUSION
THEMES:
• Representatives from our whole team are here to answer your questions
THANK YOU.

Contacts

THE NEW URBAN COLLABORATIVE
Jefrey DuBard, Principal
Tel: (617) 817-1668
Email: j.dubard@newurbancollaborative.com
www.newurbancollaborative.com

UPTON + PARTNERS
Jake Upton, President
Tel: (781) 326-9997
Email: j.upton@uptonpartners.com
www.uptonpartners.com

ZEPHYR ARCHITECTS
Ryan Link, AIA, Principal
Tel: (617) 960-0796
Email: r.link@zephyr-a.com
www.zephyr-a.com

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Michael Murphy, Principal
Tel: (857) 233-5788
Email: michael@mass-designgroup.org
www.massdesigngroup.org

JANEY CONSTRUCTION MANAGEMENT
Greg Janey, President/CEO
Tel: (617) 267-6200
Email: greg@janeyco.com
www.janeyco.com

GATEWAY NUBIAN
JANUARY 25, 2021
THANK YOU.
A NEW PERSPECTIVE
## Proposed Use Group: A-3 / B / R-2 / S-1

### Construction Classification:

- **1A Levels: P1 - 3**
- **IV-B Levels: 4 - 14**

### Project Issue Date:

- ** Parcel 8 RFP Response**

### Project Number:

- ** RFP000**

### Code Consultant:

- **NA**

### Seal:

- **NA**

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</table>

### TOTAL RENTAL UNITS: 132

### INCOME RESTRICTED RENTAL UNITS: 90

### TOTAL OWNERSHIP UNITS: 24

### MARKET RATE OWNERSHIP UNITS: 8

### TOTAL NEW DWELLING UNITS: 156

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**THE NEW URBAN COLLABORATIVE’S MISSION IS TO SUPPORT LOWER ROXBURY AND BRING NEW OPPORTUNITIES TO RESIDENTS OF THE NEIGHBORHOOD.**

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**GATEWAY NUBIAN AFFORDABILITY**
Questions?
URBANICA IN ROXBURY
THANK YOU FOR YOUR SUPPORT
NUBA – NUBIAN + ARTS

NATIONAL CENTER OF AFRO-AMERICAN ARTISTS (NCAAA)

CREATION OF IDENTITY

ACTIVATION OF NUBIAN SQUARE
• Providing 35+ years of exceptional industrial, commercial HVAC contracting

• Proud to provide a pipeline of young enthusiastic mechanical workers and engineers from within our own community.

• New permanent affordable housing collaboration with Pine Street Inn in Progress
NHP Foundation

• A national not-for-profit affordable housing developer

• 10,000 affordable rental units in 16 states, DC

• Award winning resident services programs

• $100mm current affordable investment in Roxbury (in progress)
AFFORDABLE HOUSING OPPORTUNITIES

- 35 Homeownership
- 60 Apartments
- 7 Artists
- 100% Income Restricted

From 30% to 120% AMI
CULTURAL, ART & COMMUNITY PROGRAMS

- **Public Park**: 8,000 sf
- **NCAA Museum**: 4,000 sf
- **Cultural programs**: 3,000 sf
- **Artists Live & Work**: 600 sf
- **Community Space**: 44 Parking
COMMUNITY FUND

The development team will set up a community fund of $50,000 to help local non-profits whose missions are to promote community benefits. The fund will be transferred to the City of Boston. The use and allocation of the fund will be subject to the discretion of the City.

CULTURAL FUND

The development team will allocate $100,000 of development fee to subsidize the museum space on the ground floor and to support the cultural programs of the museum.

ENTREPRENEUR FUND

To accelerate the thriving of local economy, $100,000 Entrepreneur Fund will be set up from the developer fee as a community benefit to support the local startup businesses with amounts ranging from $5,000 to $20,000.

COMMUNITY FUND

The development team will set up a community fund of $50,000 to help local non-profits whose missions are to promote community benefits. The fund will be transferred to the City of Boston. The use and allocation of the fund will be subject to the discretion of the City.

MINORITY INVESTMENT FUND

The project will set aside up to 10% equity investment of the homeownership part as a minority crowd fund to provide micro-investment opportunities that enable the minority communities to achieve long term benefit through the development of the parcel.

LONG-TERM SUPPORT FOR LOCAL BUSINESSES

JOB CREATION
# TRACK RECORD OF MINORITY PARTICIPATION

## Boston Redevelopment Authority Statistical Report

**Project:** MELNEA HOTEL  
**Project Type:** Open Shop  
**Dates:** From: 12/01/2016 To: 12/01/2018  
**General Contractor:** CRANSHAW CONSTRUCTION

<table>
<thead>
<tr>
<th>Contractor</th>
<th>Minority Hours</th>
<th>Minority Percent</th>
<th>Female Hours</th>
<th>Female Percent</th>
<th>Resident Hours</th>
<th>Resident Percent</th>
<th>Total</th>
<th>Minority Employed</th>
<th>Female Employed</th>
<th>Resident Employed</th>
<th>Total Employed</th>
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</thead>
<tbody>
<tr>
<td>Case, H. &amp; Sons, Inc.</td>
<td>25,224.50</td>
<td>67.1%</td>
<td>4,526.00</td>
<td>12.0%</td>
<td>17.06</td>
<td>54.4%</td>
<td>26</td>
<td>117</td>
<td>6</td>
<td>18</td>
<td>75</td>
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<td>East Coast Interiors Corp.</td>
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<td>17.06</td>
<td>54.4%</td>
<td>26</td>
<td>117</td>
<td>6</td>
<td>18</td>
<td>75</td>
</tr>
<tr>
<td>General Concrete</td>
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<td>4,526.00</td>
<td>12.0%</td>
<td>17.06</td>
<td>54.4%</td>
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<td>75</td>
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<tr>
<td>Inner City Fire Protection</td>
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<td>67.1%</td>
<td>4,526.00</td>
<td>12.0%</td>
<td>17.06</td>
<td>54.4%</td>
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<td>117</td>
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<td>18</td>
<td>75</td>
</tr>
<tr>
<td>John Williams Plumbing</td>
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<td>75</td>
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<tr>
<td>Maraventi Concrete</td>
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<td>75</td>
</tr>
<tr>
<td>Save Our Walls</td>
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<td>17.06</td>
<td>54.4%</td>
<td>26</td>
<td>117</td>
<td>6</td>
<td>18</td>
<td>75</td>
</tr>
</tbody>
</table>

Report is for 17 contractors  
54% Boston Residents, 67% Minority, 12% Female  
& Over 40% M/WBE Companies

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Construction Workforce Statistical Report to BPDA

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NUBA refers to a mountain range in remote Sudan. At one time the area was considered a place of refuge, bringing together people of many different tongues and backgrounds who were fleeing oppressive governments.

Our design proposal embraces the idea of connecting different people and welcoming them into the “foothills” of our residential blocks.
ARCHITECTURAL DESIGN
ARCHITECTURAL DESIGN
GATEWAY PARK
Roxbury Historical State Park

A. Great Lawn

B. Historical Structures Foundation Marker -- Stone inlays in the ground mark the locations of historic structures.

C. Elm Tree Allee -- The importance of elm trees to the New England landscape is re-created by the planting of newer disease-resistant varieties of elm.

D. Water Feature -- A multi-generational draw to the park that references the influence of water as part of Roxbury’s industrial development.

E. Light Tower -- A new iconic feature that marks the gateway into Nubian Square.

F. Nawn Building and Plaza

G. Museum Plaza -- Programmable space for the museum and cultural center.

H. Ethnobotanical Garden -- Planted with culturally important plant species for immersive educational feature.
PUBLIC OPEN SPACE
VIDEO TOUR

https://www.youtube.com/watch?v=1Q9bJZIsTwY&feature=youtu.be
Questions?