
Roxbury Strategic Master Plan Oversight Committee Meeting

February 3, 2020

Agenda

- 1. RSMPOC Overview and Updates**
- 2. Planning Update**
- 3. BPDA Presentation: P3**
- 4. Community Questions + Comments**
- 5. RSMPOC Questions + Comments**

1. RSMPOC Overview and Updates

RSMPOC Overview and Updates

First Monday of the month

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

February 3, 2020

March 2, 2020 @ BWSC

April 6, 2020 @ BWSC

May 4, 2020

June 1, 2020

July 6, 2020

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

September 14, 2020

October 5, 2020

November 2, 2020

****No meeting in December****

RSMPOC Responsibilities

The RSMPOC is charged with a set of responsibilities including promoting the Plan, creating sub-committees, identifying and pursuing funding options, evaluating the Plan, increasing public awareness, and guiding the disposition of public parcels.

The committee will actively continue to participate in the disposition of BPDA and DND parcels.

As part of the promotion of the Plan, the RSMPOC will review:

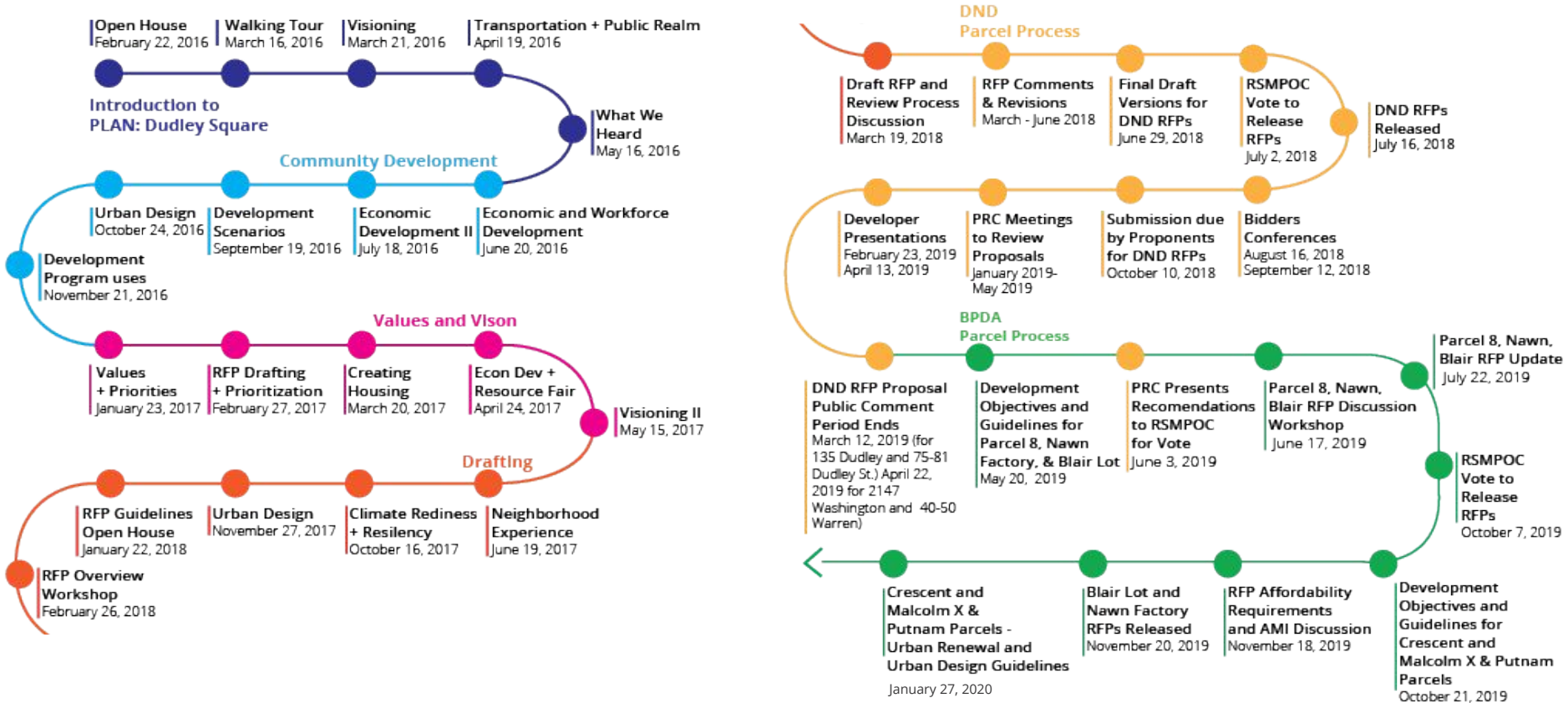
- publicly-owned parcels within Roxbury; and
- privately-owned projects \geq 50,000 sq ft of development in Dudley Square.

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. Planning Update

PLAN: Nubian Square Process to Date



PLAN: Nubian Square Updates - BPDA

PLAN: Dudley Square Workshops -

October 21st- Crescent and Malcolm X & Putnam Parcels

Open house with discussion on Crescent, and Malcolm X & Putnam Parcels

November 18, 2019 - Affordability Guidelines and Criteria and AMI Discussion

*January 27, 2020 - Campus High Urban Renewal Plan and Urban Design for Crescent Parcel and
Malcolm X & Putnam*

Next Workshop

February 24, 2020 - RFP Review for Crescent Parcel and Malcolm X & Putnam Parcels

Upcoming Meetings + Deadlines

February 19, 2020 - Proposals for Blair Lot and Nawn Factory are due

February 24, 2020 - PLAN: Nubian Square Workshop

March 2, 2020 - RSMPOC Meeting

3. BPDA Presentation: P3

P3 Timeline

BRA authorized to release RFP for Parcel P3
May 2005

RFP for Parcel P3 issued
December 2005

Three proposals received
May 2006

BRA granted Tentative Designation to Elma Lewis Partners for Parcel P3
June 2007

Ruggles Place Project
1.3 million sf of cultural, residential, office, retail, art educational, medical (Whittier Street Health Center), and a 1,044 space parking garage

Tentative Designation extensions granted to Elma Lewis Partners
June 2008
September 2008
October 2008
April 2009

Original Disposition Process 2005-2006

Original Designation: Elma Lewis Partners (2007-2009)

Project Change: Tremont Crossing
9 ownership units
718 residential rental units
109,000 sf office space
31,000 sf museum space
462,000 sf retail space
1,371 space parking garage

Project Change: Ruggles Place
1.6 million sf of office, retail, museum uses and parking garage with residential component to be determined.
No arts education center.

Sub-parcel P3-i created; Whittier Street Health Center as redeveloper
September 2009

P3-Partners: Elma Lewis Partners & FeldCo Development Corporation (2010-2019)

P3-Partners granted Final Designation
April 2019

28 Tentative Designation Extensions granted to P3-Partners
January 2011 - April 2019

P3-Partners presented partnership agreement and proposed revised project
September 2010

Final Designation expired without the execution of a Ground Lease
November 2019

BPDA incorporates Parcel P3 into PLAN: Nubian Square

Next Steps

Next Steps

- **Issue a new RFP in a fair and transparent process**
- **Use PLAN: Nubian principles and evaluation criteria as a starting point**
- **Move quickly to deliver for the community**
- **Use lessons learned to set the project up for success**

PLAN: Nubian Square Development Principles

- **Consistency with area planning history:** Roxbury Strategic Master Plan, Dudley Vision, Cultural District. Development as a catalyst to promote the arts, culture, education, commercial, and retail enterprise.
- **Economic development:** Promote local business and job creation, providing maximum opportunities for local, small and disadvantaged businesses and job creation and training for people of color and women.
- **Affordable housing:** Two-thirds of housing units must be income-restricted affordable housing, with one third targeting low and moderate income households and one third targeting middle income households.
- **Sustainable, resilient, and healthy development:** Proposals should exemplify the community's and the City's goals for sustainable, resilient and healthy new construction including Mayor Walsh's Carbon Neutral Boston 2050 commitment. Proposals should target net zero energy or net zero carbon performance.
- **Development without displacement:** Proposed developments must assist the current residents of Roxbury to afford to remain living in their community and to find pathways to economic opportunity.
- **Good Jobs Standards:** Proposal developments must support good permanent jobs at site and engage in fair hiring practices which will support the participation of people of Roxbury and Nubian Square.
- **Diversity and Inclusion:** Proponents must include a plan for creating increased opportunities for people of color, women, and M/WBEs to participate in the development.

February-March: Internal Due Diligence

- **Discussions with stakeholders about their needs**
 - Good Shepherd Church
 - Madison Park
 - Parks Department
 - Boston Housing Authority
- **Learn from the past to set the project up for success**
 - Sewer line
 - Street grid
 - Consider splitting up site
 - Explore options for site prep

April-May: Community Workshops

- **First meeting:**
 - Introduction to site
 - Urban design
 - Uses
 - Comment period

- **Second Meeting**
 - BPDA shares RFP based on feedback from first meeting
 - Feedback on the RFP draft
 - Comment period

- ***Third Meeting if needed***

June-July: Approvals and Release

- **June RSMPOC approval**
- **June BPDA Board approval**
- **Release RFP in late June or early July, with an early October due date.**

September-January: Selection

- **September-October: PRC nomination and selection**
- **October-December: PRC meets and evaluates RFPs**
- **January:**
 - PRC recommends proposal to RSMPOC for approval
 - Approved proposal goes to the BPDA board for Tentative Designation
 - PRC becomes IAG for development review

4. RSMPOC Questions and Comments

5. Community Questions and Comments