

# PLAN: Nubian Square

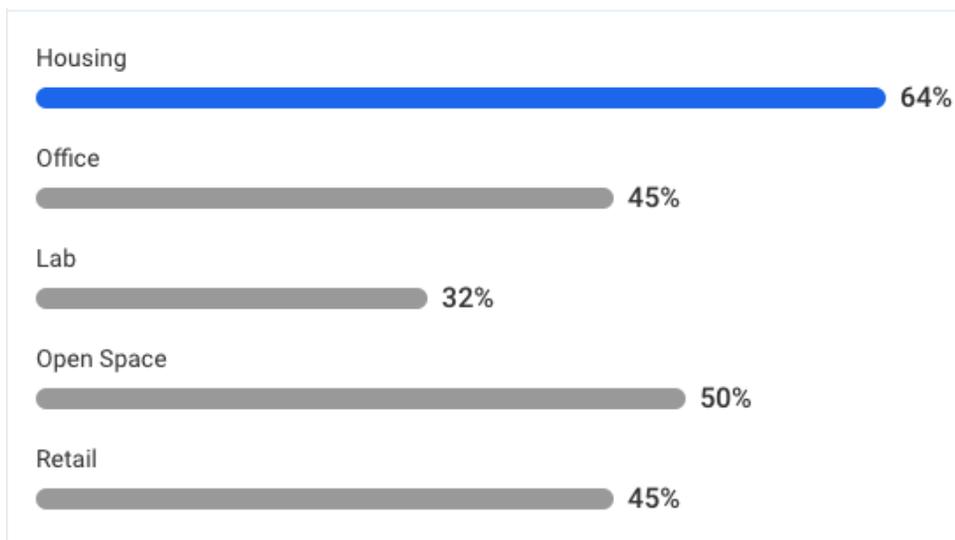
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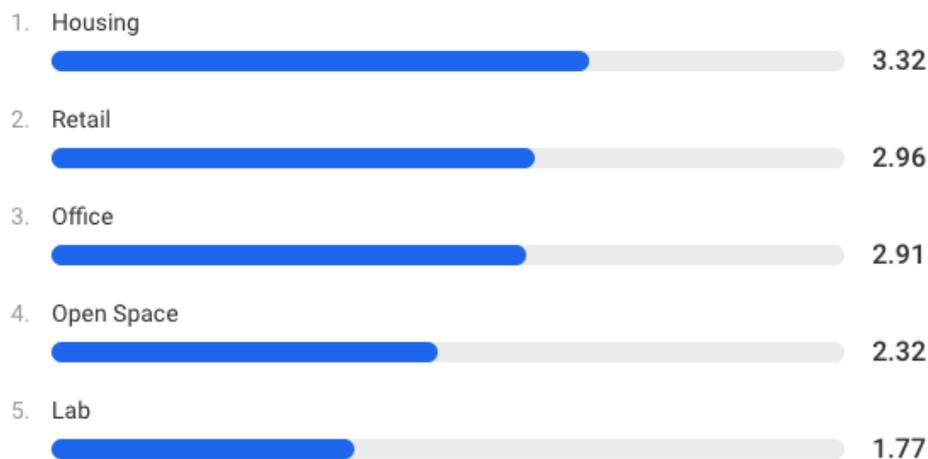
## Slido Questions and Responses

The responses listed below are a verbatim transcription of the responses collected by the BPDA during the March 29th, 2021 P3 Workshop 2.

**Knowing what exists in Nubian Square, and what does not exist, what mix of uses do you think are important to emphasize on this site:**



## Rank these uses



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## Questions:

*All questions were answered during the meeting. For the answer please see the Zoom recording on the P3 Website.*

- Under Potential structures, will a decision be made before RFP is released, or will RFP be open to all 3 structures?
- For Joint ventures will the ownership be at 25% for Minority and women developers
- Is the land being sold or leased?
- Will there be an overall plan or guidelines to ensure P3 is a cohesive project. Also I have concern for the NU proposal on Columbus Avenue because of the size of possible building.
- The slide deck link provided does not have the slide with summary numbers of development with units and square. Can that be provided?
- Is child care part of the picture?
- Will there be a requirement to provide parking for the police on the site as they are currently using it?
- Has there been an inventory of existing trees?
- Can we suggest a partnership that will offer historical interpretation re: Stony Brook and more?
- What will be the process to support financing for minority developers. Can BPDA assist or make known financial institutions and federal and state options/grants for funding for minority developers?
- The fence at Tremont St has become a space for public expression re: guns and memorials. And Madison Park HS has a number of wonderful murals. Can we invite mural -friendly walls and a mural program for P3?

## Comments:

- The space already has housing and within the Nubian Square Development Projects there has been very limited commercial development.
- DeCommercial Development is important and required for the area to Thrive
- Open space connecting the play area and athletic fields behind parcel 3 with the Southwest Corridor seems like a priority
  - PWD is currently working towards reconstructing Ruggles Street from from Tremont Street to Washington Street. This project will also connect with the Nubian Square Phase 2 project that is currently in design. Although this doesn't directly connect us to the Southwest Corridor, the Ruggles

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Street project does provide bicycle accommodations up to Ruggles Station and the Southwest Corridor connection at Columbus Avenue

- There is enormous commercial development happening across the city, but this is where it can come with requirements to give preference to Roxbury residents.
- Open Space design is a lot healthier environment - I chose Open Space for each. Believe you've heard this feedback earlier.
- The Good Jobs Standards in the RFP do call for preference hiring of Roxbury residents. Maybe the RFP can be strengthened to make them more enforceable.
- I'd like to see partnering opportunities for Madison Park High School.
- Please also include students from the John D. O'Bryant School as well.
- Great !! No police parking!
- Connection of greenspace could be just accommodation for bicycles and peds. I was actually hoping to see a visual green connection. Note the difference between the inbound view and inbound view of Southwest Corridor from Mass Ave
- The P3-Ruggles St connection would need to be through the Whitter Choice project area.
- The partial remediation of P-3, and the risk of migrating dust and toxics into people's homes remains a major concern for me. The close proximity of residences, and the elevation of the excavation site, warrant another look. With added wind and air current lift dust and toxics can accumulate on window screens, windows, sills, and soils around residences where, due to day-to-day activities, they will continually become airborne. Remedial Action Alternative I (RAA-I) is the least disruptive for the community, and the most cost-effective both short- and long-term. The 90 year old building on site can be assessed for rehab potential and reuse as a museum, gallery, performance space - perhaps partnering with RCC, the MFA... The parking lot can be roofed over, with parking under, solar panels on top, and perhaps some small wind turbines dotting the interior. This site holds the potential for becoming a green energy partnership between Madison Park High School and O'Bryant and others. The existing trees in the back, east portion can be allowed to grow with all their inherent environmental benefits accruing. The mounded area requires our absence for it to phyto-remediate, and reforest itself. The plants and tree seedlings for this are already there, though they suffered a setback when the area was denuded 3 to 4 years ago. The pandemic is offering the BRA/BPDA the opportunity to rethink its business model, to redefine and reassess open parcels/vacant lots, not for their

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real estate development possibilities, but for their environmental values potential for mitigating the effects of a rapidly changing climate. This time should be used wisely. Lastly, this entire process for P-3 and other parcels is unreasonable and undemocratic in its inherent inaccessibility during this time of pandemic. "Virtual" meetings give the illusion of inclusivity, but illusion they remain. Informed open decisions cannot be made "virtually". The entire process will have to be reopened when we are able to meet in person. Critical discussions and decisions made in a disjointed, scatter-shot manner will be less than they could be/should be, always, and, perhaps dangerous.