

PLAN: Nubian Square

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The following is a collection of comments and questions compiled from the 4/26/2021 P3 Workshop 3 Meeting. Some responses have been trimmed or edited for clarity. Unanswered questions will be addressed at the following P3 workshop. For more information, please email Kelly.sherman@boston.gov

Comments

Site Conditions: *Answered questions and comments about splitting the site and site burdens*

- Why can't the sewer line be moved?
 - Moving this sewer line would be incredibly expensive. Physically, they can be moved, but it would be costly.
- The development across the street from Forest Hills on Washington Street in JP did a nice job of respecting the right of way (I think sewer too) that runs directly through the parcel. It doesn't need to be a street but a walkable/public boulevard.
- In the Fenway process, the decision was to maintain height on Boylston St. and to maintain the lower heights/residential quality behind to reinforce the neighborhood quality. Has the BPDA looked at two parcels rather than four.
- Is there a requirement to provide parking for Police Headquarters as well?
 - The only parking requirement for the parcel is 75 spaces for the Whittier Health Center

Affordable Housing: *Comments on the Pros/Cons of putting affordable housing on site*

- One way would be to allow Black Bostonian is more Ownership vs Rental units
- Affordable housing can be about wealth building if there were Black contractors, black workers
- We assume affordable means rental housing there is such a thing as affordable homeownership. I did sweat equity in the Frankie O'Day block in the South End in the 1977-1980!!
- I second affordable home ownership to build generational wealth with systems in place to assist the people of Roxbury to maintain home ownership.
- We must move away from thinking wealth building is just about home ownership. Esp when home ownership opportunities are deed restricted, and u can't build real equity. We have \$8 median wealth bc of not just lack of home ownership, but lack of assets across classes. Cars, businesses, etc, not just housing. But not sure this parcel can fix all our issues as a people...
- Also, we need stable rents, affordable housing so locals can stay in our community, build/stabilize their businesses, families etc. If everyones priced out there is no Black Boston to have an increased net worth.
- Homeownership may not be the only avenue to wealth building in the US but it is still THE MOST EFFECTIVE. IF YOU ARE DENIED THAT AVENUE, THE ODDS OF BUILDING WEALTH FOR YOURSELF AND YOUR FAMILY DROP PRECIPITOUSLY!
- If I recall, affordable homeownership cannot be sold the same way or for same amount when the market increases.
- It's a seller's market, building market rate homeownership will make it hard for Black people to own

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Economic Development: *Comments on what uses would promote economic development (lab discussion further down because those were mostly questions)*

- Economic development opportunities come at the expense of Affordable housing
- Open Space is not an economic development use
- I have an interest in a building for the EMK Academy for Health Careers also the historic designation of the Health Unit building BPS funding and community benefit!!
- This site could offer micro business opportunities on the parcel (i.e food and beverage arts, jewelry, art, etc.) like the Boston Common, Harvard Square, etc.
- We need a workforce training facility
- Incubator Space
- What City or State offices for workers/employees could be housed on this site?

Jobs/Job training: *Comments about specifically creating wealth via jobs*

- I believe having above-minimum wage jobs for the Lower Roxbury community will increase the \$8 median net worth. However, the jobs that will be created will require specific skills that some people in the neighborhood may not obtain. We will need to provide job training to the individuals who wish to obtain a job that requires such.
- I understand you have a certain percentage of jobs that will be allocated to Lower Roxbury residents. How long with that percentage remain in effect? For example, if your percentage is 20%, you maintain that percentage in the beginning and people leave the positions, will you continue to try to keep the percentage steady or will you allow it to decrease after a few years?
- In terms of focusing on economic development on site, I think there should be diversity of job types. Retail is necessary but I think there are other job types that we should prioritize to generate from on site development. Business incubation, green workforce jobs, technology, urban farming, etc
- This is another opportunity to knit together the neighborhood. Job placement and job retention (outcomes) should be key outcomes related to training (outputs).
- I'd like to see the hard data on what happened to the people that have received training. However, I'm talking about Roxbury people obtaining whatever position they qualify for while still be trained for leadership positions within the company.
- A lot of time people are afraid to pursue higher positions because they don't qualify. If people are encouraged to apply for a managing position or there is someone guiding them and giving them the confidence to do so, people will be more encouraged to move up the corporate ladder.

Synergies with other Institutions: *Community benefits that could come from working with abutting institutions*

- As we're thinking about linkage of community values and needs, it's important to keep in mind how this parcel will complement the other parcels or fill needed gaps.
- This site, between Madison Park Village, Madison Park High School, Whittier Health Center, Ruggles Station, and more, has so much potential to knit the community together economically. I'd like to see more exploration of potential relationships.

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- We should also be thinking about MP and their curriculum as it might be changing- green industry/conservation jobs for example ,how part of the site could serve multiple uses

Connectivity: *Comments on physical connectivity of site*

- All for the focus on knitting together and unifying the neighborhood particularly efforts which encourage mobility between the massive transit hubs at Ruggles and Nubian Station
- I appreciate seeing some ideas about pedestrian connections. I hope this will be on equal footing with vehicle connections.

Open Space: *Comments on the different types of Open Space*

- A four-season water feature would be a good way to represent the Stony Brook
- Event Space is already being created by Blair Lot and new event space could take away from Blair Lot's success; we should create community garden space
- Pro Four-season water feature and flexible even space
- Community gardens are highly sought after but not everyone can use them. We should promote flexible even space for economic development purposes
- The only type of garden should be a beer garden. Not trying to be funny.

Questions (to be addressed at the following meeting)

- Does Lower Roxbury have surface water?
- Can you show the connection to the MP playing fields?
- Has there been any timeline established for remediation to begin?
- I understand you have a certain percentage of jobs that will be allocated to Lower Roxbury residents. How long with that percentage remain in effect? For example, if your percentage is 20%, you maintain that percentage in the beginning and people leave the positions, will you continue to try to keep the percentage steady or will you allow it to decrease after a few years?
- Will each subdivided parcel have a specific use, or will the developer choose what type of development is placed there?
- Who will decide if the site is being split up?