

PLAN: Dudley Square

Preserve. Enhance. Grow.

July 22, 2019



Blair Lot, Parcel 8, Nawn RFP Received Written Comments

July 22, 2019 Workshop:

Comment Cards

- General Comment: Prioritize Green space, green roofs for cooling, and storm water runoff; restore trees
- General Comment: Need Net Zero Building emissions design. That means the building does not leak energy and uses renewable energy sources. This is a need. LEED platinum is not enough

June 17, 2019 Workshop:

Comment Cards

- Parcel 8 – Page 17
Allow access/circulation to be less restrictive based on what is best for car entry + pedestrian safety + pedestrian access to parking + Nawn. Melena busy for access!! Leave room for designers to design.
- Blair Lot
Add paragraph to RFP for developers to list commercial condos available, use restrictions if any, desired businesses + how/timeline for contacting developer. Add round of RFP assessment for after MOI (interest) from potential tenants for community to hear/comment on or have business fair developers to “speed date” potential tenants.

June 10, 2019 Chat with a Planner:

Comment Cards

- Parcel 8 & Nawn Factory
Consider health and wellness uses for these parcels as an anchor for Dudley sq. (not typical clinic or medical office building) integrated wellness
- Parcel 8
Please change affordability ratio for parcel 8 only because of high demands for Roxbury heritage park fund + Public park/non-buildable green space
- Include language in RFP to foster entrepreneurship Arts & Culture, as key component of economic development
- Draft RFP text And art galleries are strongly/ highly advantageous

May 20, 2019 Workshop:

Diversity and Inclusion Board

- How about attracting and maintaining firefighters, teachers etc. to remain in the city? Incentives?
- How can we more intentionally work to create MBEs + WBEs for business types where they don't exist?

Development without Displacement Board

- What is the accountability plan for ensuring developers being intentional about development without displacement? Solution: Submit concept proposal first
- We want developers who "get it" and committed to incorporating the communities feedback
- Developers must be held to task beyond a presentation but the process that they will follow

Comment Cards

- Please ask in RFP for responders to show collaboration with other developers. For example Blair could support a collaboration of 2 new smaller developers with an established large one. It is about getting more inclusion + new ideas.
- The City keeps saying they want wealth creation, but you need to begin to ask in RFPs for business commercial condo as an option so businesses can grow + remain affordable for these affordable housing residents
- Suggestion – offer a posting or business fair where business seeking to be an anchor for a developer can pitch their plans/needs.

Online Comment Submissions:

July 5, 2019 Emailed comment Friends of MCB

The most important policy - public land should serve a public purpose. Very likely more time is needed for thoughtful coordination with other city and state planning- planning for climate change, public schools, public transportation - this is not just about housing.

There should be assessments done for the cumulative impacts from all the new development that has already been approved and expected new projects. We need lots more trees planted to mitigate the existing and future heat island conditions near Columbus/Tremont and on the Boulevard. The city's climate report predicts many more 90 degree days in the future. Specific details related to process -PRC meetings should be publicly noticed and minutes shared. The PRCs themselves should include a majority of local residents and local committed advocates.

Parcel related details- P 8 should have a wide enough setback from the MCB roadway so that a generous green space separates bikers and pedestrians from the street. In addition, if new trees are planted too close to the roadway, conditions aren't good for healthy growth. The Boulevard should have tree canopy

equivalent to other major corridors like the VFW Parkway. Use the land at P8 as an opportunity to develop improved conditions for healthy tree growth. On the crescent parcel, the two heritage sized linden trees should be preserved in any new development there. They were the schoolyard trees for the Asa Gray School. Related to the city's plans for bike access on the south side of MCB -should be 2 way to benefit local residents and commuters to avoid multiple crossings of the dangerous roadway. Bike access on the south side of MCB should connect to future protected bike paths on Tremont St that will link up with Ruggles St and Roxbury Crossing.

July 5, 2019 Emailed Boston Jobs Coalition

Strengthening the section on Good Jobs Standards in the next RFP

1) Mandate the Good Job Standards:

We argued last year that the Good Jobs Standards needed to be mandatory, We pointed out that given the need for strengthening the affordability of housing in our community, the developers were required to have one third of the housing affordable for those with low income, one third for those with moderate incomes, and one third for those who can afford market housing. We agree that developers must be required to meet standards that will improve the quality of life for the residents of our community. We could not and still cannot understand why the City would require that the developers adopt a mandatory one third, one third, one third approach to housing development, but not require that the Good Job Standards be mandatory.

The response to the logic of our position was that if the City adopted a mandatory Good Jobs Standards approach, developers would be discouraged and not submit proposals. Yet, as we read through the proposals, we see developers saying that they are comfortable with the Good Jobs Standards approach for their development. We also have seen the developer and operator of the community's new hotel adopted a living wage standard, \$18 an hour, as the minimum wage for all workers. If we expect the income disparities of our community to change, we have to move forward boldly with confidence. The time has come for mandatory Good Jobs Standards.

2) Tighten the Exemption

The second change that we view as essential to the strengthening of the Good Jobs Standards is tightening the exemption to those Standards. Our commitment to the growth of community-based businesses requires that we develop balance between the businesses that can afford the Good Jobs Standards and the business that are not yet at the stage where they can afford those standards.

We believe the exemptions in the current RFPs – i.e., “fewer than 15 employees or less than \$5 million in annual revenue” – will make most of the likely tenants in the upcoming developments exempt and thus subvert the purpose of the Good Jobs Standards.

Sources tell us that the average small business generates about \$100,000 in revenue per employee, closer to \$200,000 for larger companies, and about \$300,000 for Fortune 500 companies. This means the current \$5 million exemption is more in line with Fortune 500 companies when measured with the

PLAN: Dudley Square

Preserve. Enhance. Grow.



15-employee exemption (15 x \$300,000 = \$4.5 million) and not appropriate for businesses in Dudley. Thus, we believe that the appropriate exemption for the businesses of our community should be “fewer than 11 employees or less than \$1 million in annual revenue.”

3) Guidelines for Development of Local Hiring: (based on language in Plan: JP/Rox)

a) Resident focused 1st Source Pilot Program: Utilize existing local first source pilot programs for hiring.

b) Local Area Job Postings: Establish practices for promoting local job openings including pre-posting of new job opportunities, posting at designated locations, and other approaches that increase opportunities for the local residents and workers.

c) Boston Residents Jobs Policy (BRJP): Reinforce the BRJP and utilize strategies for recognizing development project commitments to local hiring including monitoring of construction and permanent jobs.

d) Job Opportunity Data Collection: Utilize protocols for gathering project based construction and permanent employment information including recruiting strategies and projections for hiring, employment and compensation.

4) Error in Good Jobs Standards Section of RFP

There is an error in the previous RFP in the Good Jobs Standards section that says that the numerical standards for Boston residents, people of color, and women are based on hours worked. Hours worked is the numerical basis used for construction. “People” is the numerical standard used as the footing for permanent jobs. We suggest that for each Good Job Standard that speaks to the protected classes, you cite the number of people required as the basis for determining permanent job standards for each of the protected classes. We would be glad to assist if you find it would be helpful.