



P3 VCWAP

August 23, 2021



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Recording

At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at bit.ly/PlanNubian for those who are unable to attend the Zoom event live.

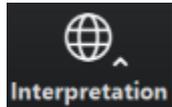
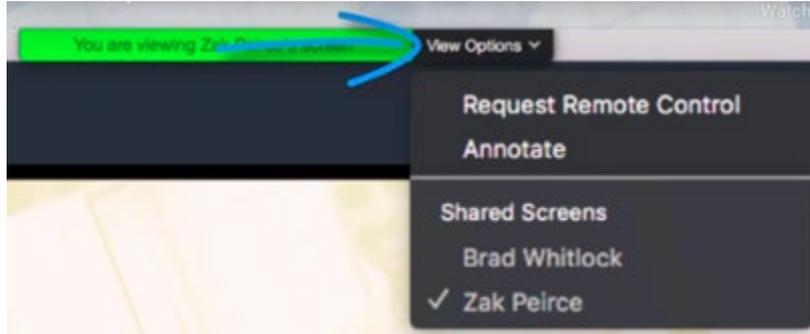
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature.

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Interpretation and Translation



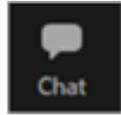
"Spanish" for Spanish
"Haitian Creole" for Haitian Creole
"English" for English

Pou koute prezantasyon an nan yon lòt lang, sèvi ak glòb la nan pati anba ekran an
Pou wè prezantasyon an nan yon lòt lang klike sou "View Opsyon" gout desann bwat nan tèt ekran an

Zoom Tips

Welcome! Here are some tips on using Zoom for first-time users.

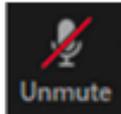
Your controls are at the bottom of the screen



Use the chat to type a comment or ask a question at any time – Members of the 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, or press *9 on your phone



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. To mute/unmute on your phone press *6.



Turns your video on/off

Zoom Etiquette

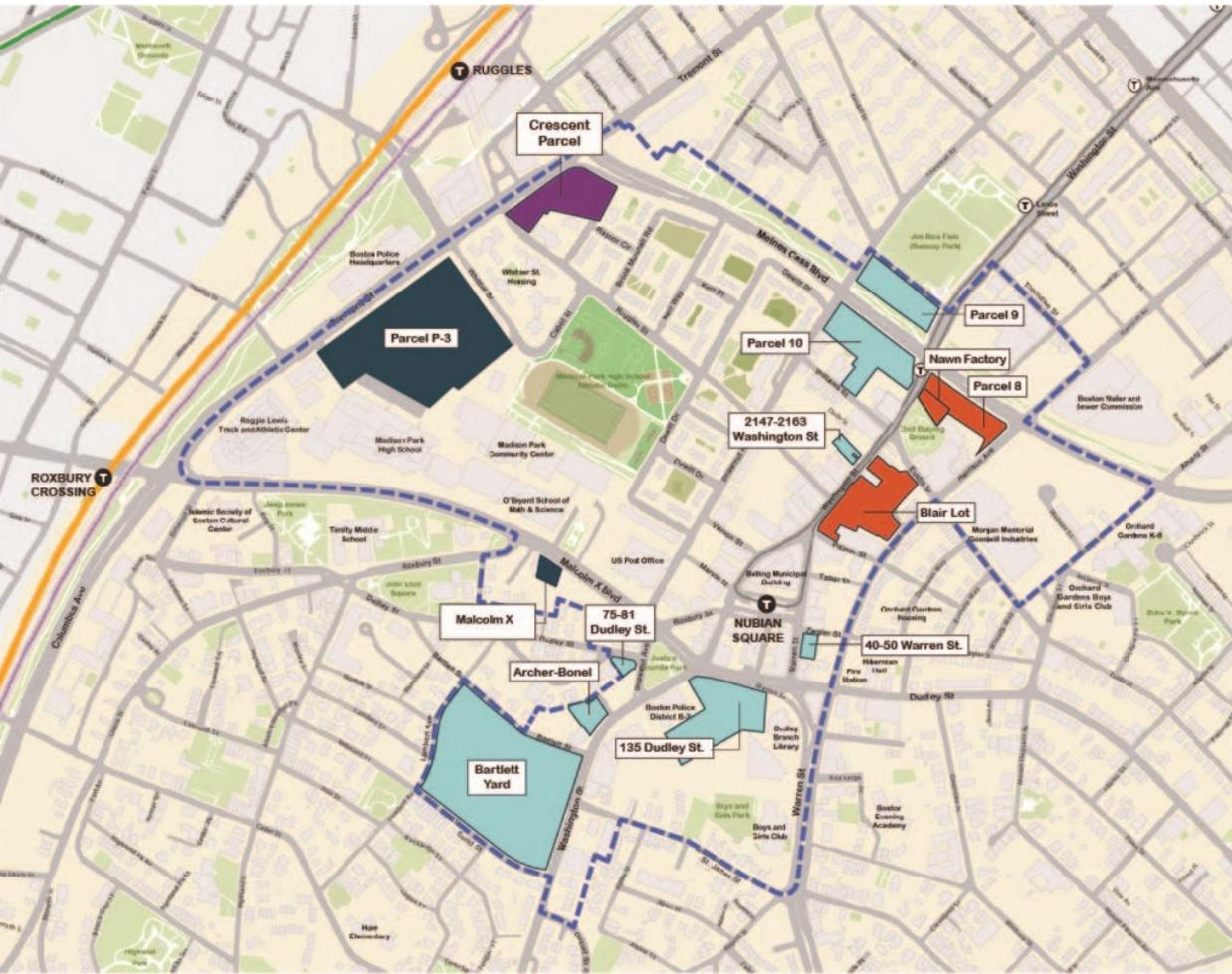
We want to ensure that this conversation is a pleasant experience for all attendees.

- Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom.
- 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 Kelly.sherman@boston.gov

Agenda

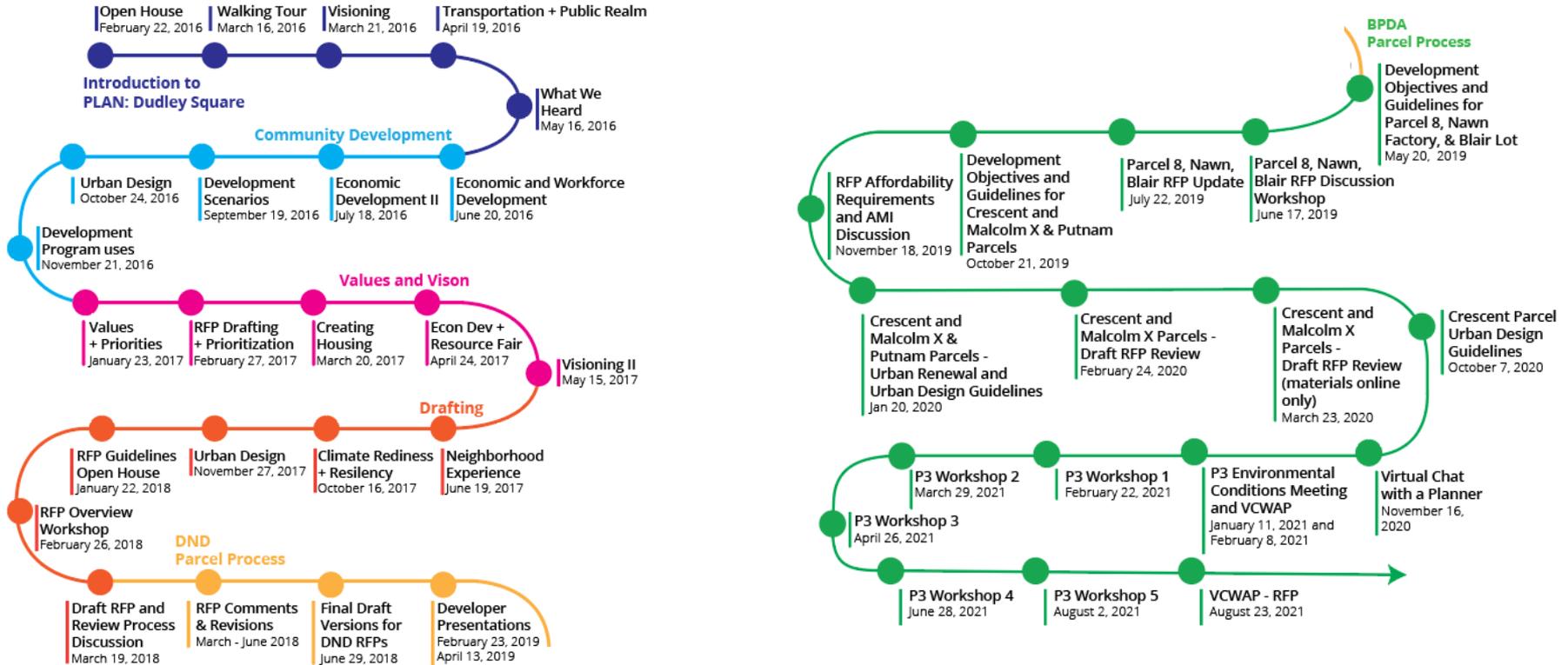
- **Review Process to Date**
- **Next Steps/PRC**
- **Questions and Comments (throughout)**

PLAN: Nubian Square Area



-  PLAN: Nubian Square Study Area Boundary
-  Designated Parcel
-  Tentatively Designated Parcel
-  Development Parcel Pending RFP
-  RFP'd Site

Process to Date



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Workshop Overview

- Workshop 1: What uses would you like to see at P3? What uses would you not want to see at P3?
- Workshop 2: Of the desired uses identified, which would you prioritize?
- Workshop 3: Building Blocks of Urban Design. Given the design constraints of different uses, do you think the uses identified in Workshop 1 still make sense?
 - What further information does the community need to make an informed decision about uses on site?
- Workshop 4: Given the information on the surrounding context, and information on the opportunities and challenges associated with different uses, do you think the uses identified in Workshop 1 still make sense?
- Workshop 5: Here is how we've translated your ideas into an RFP and Urban Design Guidelines. Does this accurately reflect your goals and values?



Key Takeaways from the Workshops

- This site has major potential to positively impact the Nubian Square area. It should be used for housing, open space, commercial space, and lab and life science.
- The site should be used to help create wealth generation for Roxbury residents. To understand what site uses would allow us to achieve this, we need to know more about the residents who live in the area and the existing built environment.
- With the site being so close to a number of schools, there should be opportunities for cross collaboration between Madison Park, John D. O' Bryant, and other institutions in the area.
- Green space is necessary on this site. New green space created should tie into the existing green connections throughout the neighborhood.
- We should also create wealth for the community by giving local, minority and women owned businesses the opportunity to participate as developers.

RFP Draft: Purpose

“The BPDA seeks to convey the Property to allow **mixed-use development** that will fulfill the Property’s potential for **transformative economic development** in the Nubian Square area while advancing the **community’s commitments to affordable housing, arts & culture, and equity.**”

This RFP seeks proposals which will **create opportunities for wealth generation** for the residents of Roxbury as well as for **small, local, minority owned, and women owned firms** which may participate in the development.”

RFP Draft: Development Objectives

The RFP is built around the Plan: Nubian Square Development Objectives . . .

- **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.
- **Affordable housing:** Two-thirds of housing units must be income-restricted affordable housing.
- **Sustainable, resilient, and healthy development:** Exemplify the City's goals for sustainable, resilient and healthy new construction; target net zero energy or net zero carbon performance.
- **Development without displacement:** Assist the current residents of Roxbury to afford to remain living in their community and to find pathways to economic opportunity.
- **Good Jobs Standards:** Support good permanent jobs at site and engage in fair hiring practices which will support the participation of people of Roxbury and Nubian Square.
- **Economic Development:** Proposed mix of uses must contribute to the community's goals of wealth building, workforce development, and economic growth for the residents of Roxbury.
- **Diversity and Inclusion:** The BPDA expects proposals which include significant economic participation and management roles by people of color, women, and M/WBEs in as many aspects of the project as possible.

RFP Draft: Development Objectives

... and we've strengthened them based on the community's priorities.

- **Economic development:**

- Proposals with **commercial** uses must promote job training, local business, and job creation, with special emphasis on local, small and disadvantaged businesses, people of color, and women.
- Proposals with **lab/life** science uses must include robust job training programs that create a clear, achievable employment pipeline for Roxbury residents. May include partnerships with Madison Park, the O'Bryant, BFIT, and Wentworth.

- **Diversity and Inclusion:**

- **RFP structure:** Based on feedback from local developers, we strongly encourage submissions from partnerships which include a lead developer entity and co-developers focused on each portion of the parcel.
- **Networking and Partnerships:** We maintain a list of developers and other businesses who have expressed interest in partnerships. We will also provide networking opportunities at the pre-proposal conference.
- **Funding Resources:** The RFP will include a list of public funding resources. The Builders of Color Coalition is also compiled a list of private funders with programs that support smaller developers.
- **Best Practices:** The RFP Appendix will include a checklist of best practices which commonly lead to more diverse development teams, and examples of strong Diversity and Inclusion Plans from previous successful RFP submissions.

RFP Draft: Design Guidelines

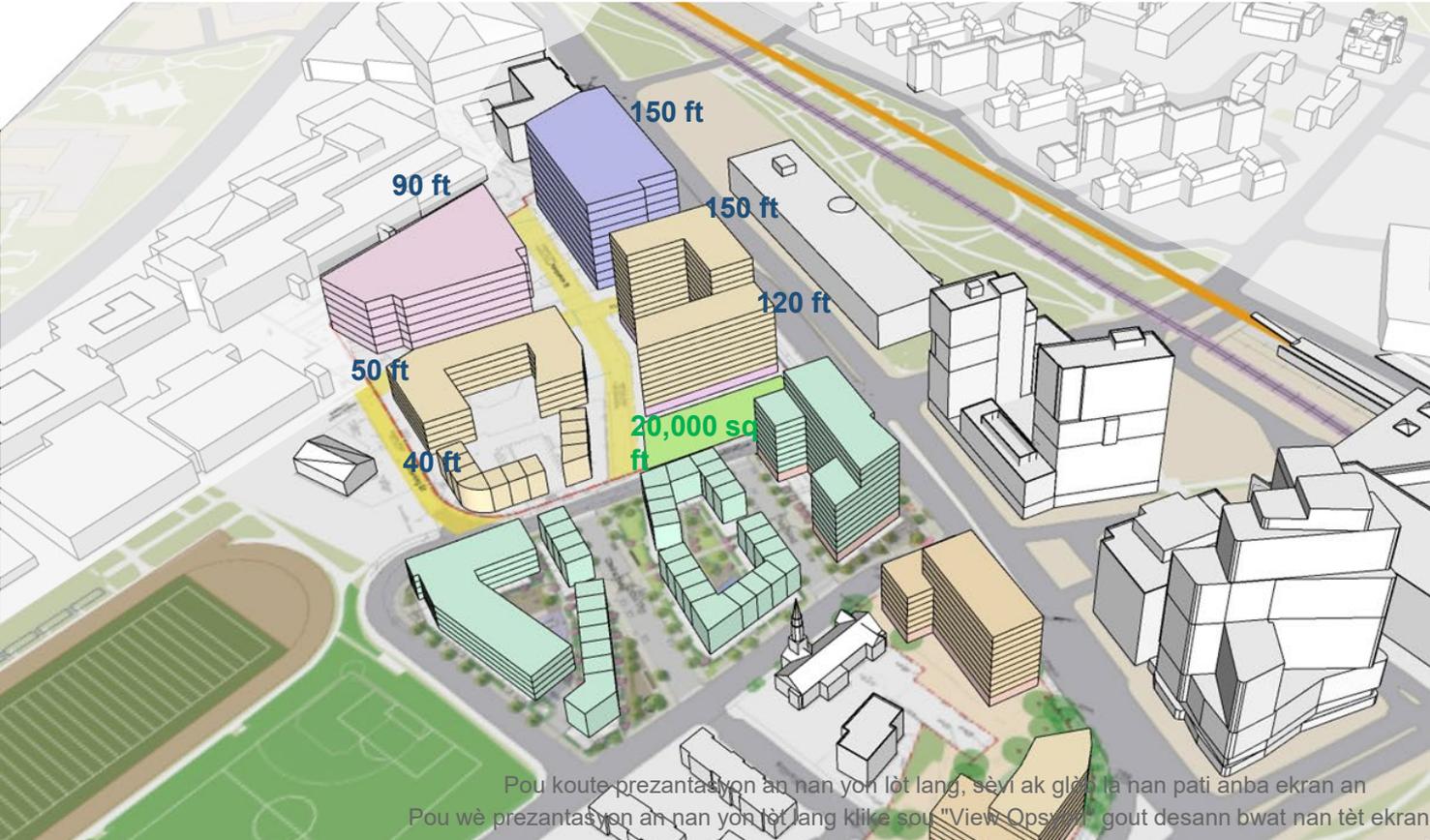


Development Framework

-  Taller Height
120 ft. to 150 ft.
-  Mid to Taller Height
70 ft. to 120 ft.
-  Mid to Low Height
60 ft. to 40 ft.

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Height & Massing



- Mixed Use
- Approx. 4.5 FAR
- 55% Lot Coverage
- 20,000 sq. ft. Park at Tremont and Whittier
- Vernon, Hampshire & Downing Streets Improvements



Next Steps/PRC

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P3 Timeline + Goals

February Workshop 1: To understand the existing conditions, how we can plan with the site, and identify potential uses for the site in the context of Nubian Square.

March Workshop 2: Discuss potential for the site layout, uses, opportunities, and challenges.

April Workshop 3: Discuss urban design considerations

June Workshop 4: Review of uses, opportunities, and challenges.

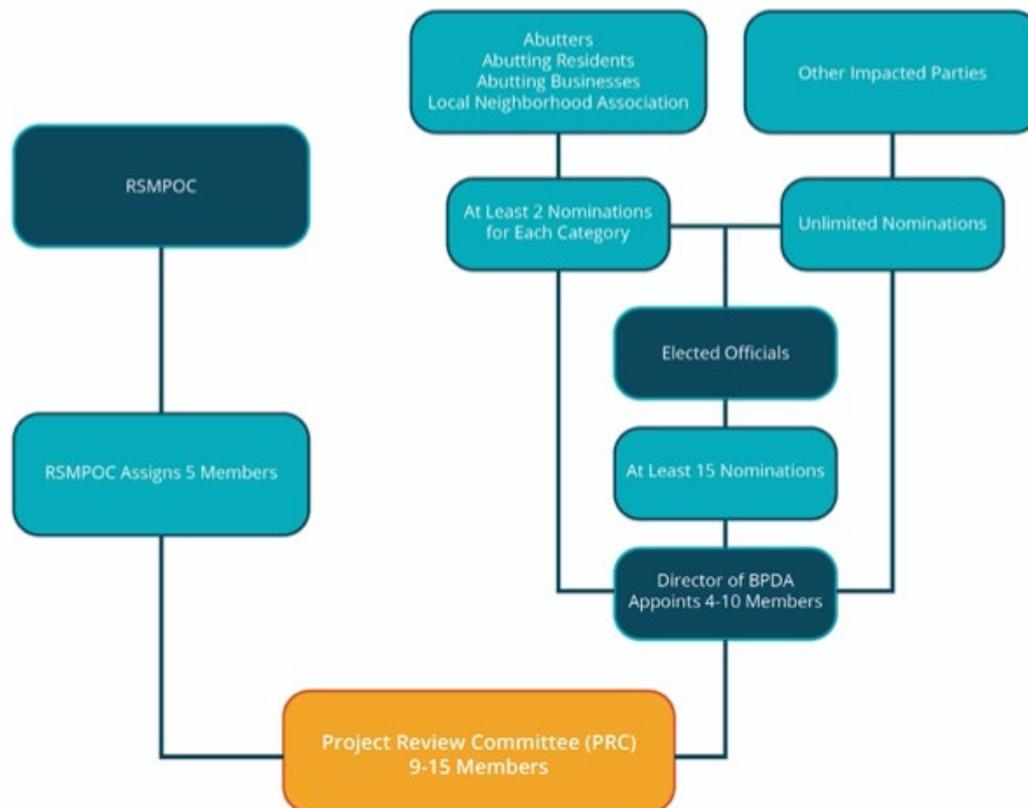
August Workshop 5: Present draft RFP for feedback

August 23 Chat with a Planner: Informal opportunity to discuss the RFP and get feedback

September 13 RSMPOC: Present P3 RFP for a vote

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PRC Timeline

September 13th

- PRC Nominations open
 - Elected officials, community organizations, and general public are informed through email and newspaper notifications
 - Flyering in Nubian Square

Late September

- RFP (Tentative) Release

November

- **PRC Nominations due**

January

- RFP (Tentative) Close



Questions?

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APPENDIX

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Context

- This draft is written based on the **last six months** of public workshops and other engagement with abutting uses (Boston Public Schools, Parks, The Good Shepherd Church, etc.)
- The RFP is a 70 page document and we'll do our best to summarize it today.
- It's available online for your review. Please email us with any additional feedback.
- We're also hosting a Chat with a Planner on **August 23rd** for an additional opportunity to discuss the draft

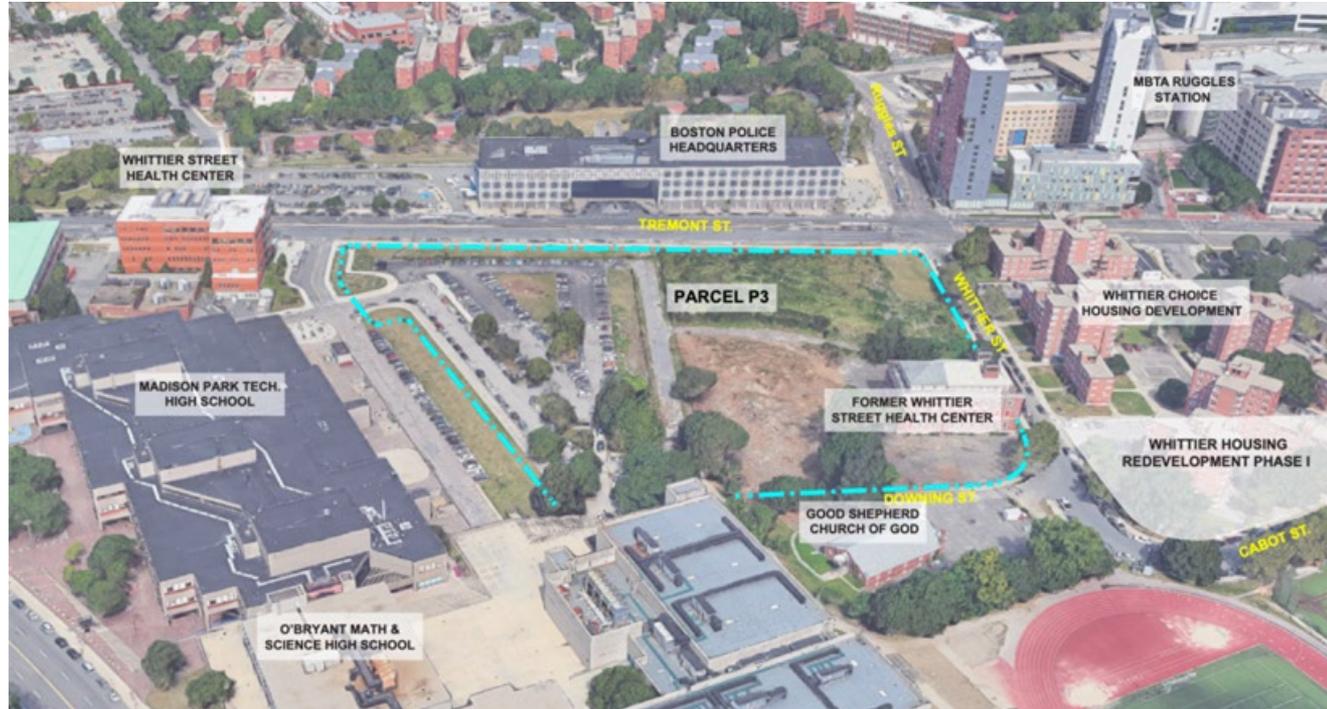
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This RFP seeks proposals which will **create opportunities for wealth generation** for the residents of Roxbury as well as for **small, local, minority owned, and women owned firms** which may participate in the development.”

RFP Draft: Site Description

- 330,939 square feet of vacant land in Nubian Square
- The Property is abutted to the south by several parcels owned by the Good Shepherd Church and the BPDA. Proponents may include these parcels in their proposal if a separate agreement is reached with the church.



RFP Draft: Site Description

- There are two public rights-of-way on P3: Hampshire Street and Vernon Street.
- There are several major utilities in the area
- Most important: the Boston Water and Sewer Commission's Stony Brook Interceptor runs underneath Hampshire Street through Parcel P-3.

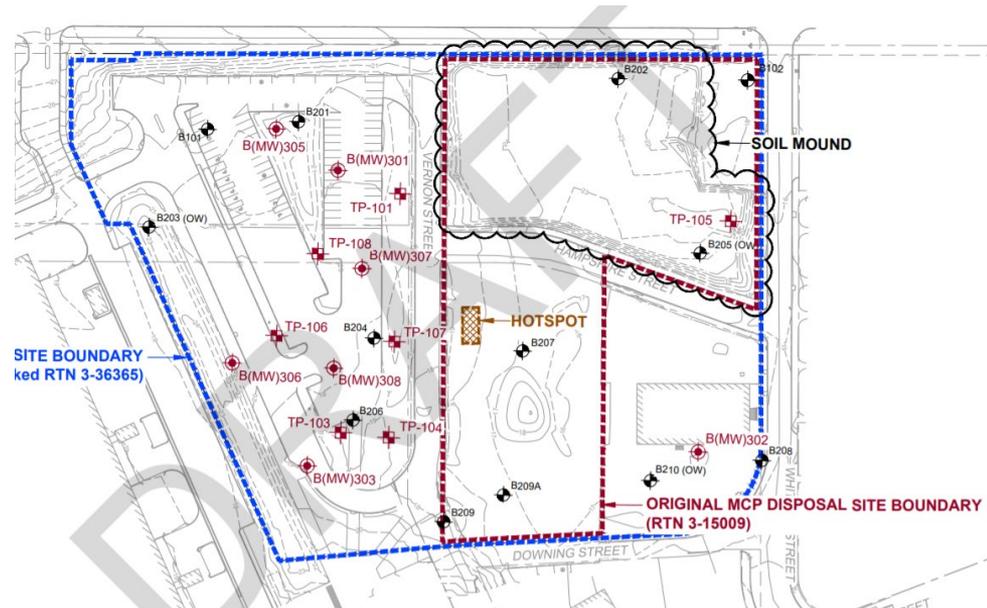


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RFP Draft: Site Description

- Environmental contamination has been identified on the site.
- Soil contamination and groundwater contamination has been identified on the site. The source of the contamination is likely contaminants common in urban fill and the historic industrial use of P-3.
- In December 2020, MassDevelopment awarded the BPDA a \$250,000 grant for environmental cleanup of P-3. This first phase of remediation activity is expected to be complete in 2021.
- The BPDA has allocated an additional \$1,000,000 to further the remediation. This second phase is expected to be complete in 2022.



RFP Draft: Development Objectives

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- **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.

RFP Draft: Development Objectives

... and we've strengthened them based on the community's priorities.

- **Economic development:** Proponents must demonstrate how the proposed mix of uses will contribute to the community's goals of wealth building, workforce development, and economic growth for the residents of Roxbury. This may include:
 - Cross-subsidies from market-rate portions of the project to support affordable **homeownership** and/or affordable commercial and retail space.
 - Proposals with **commercial** uses must promote job training, local business and job creation, with special emphasis on opportunities for local, small and disadvantaged businesses and job creation and training for people of color and women.
 - Proposals with **lab/life** science uses must include robust job training programs that create a clear, achievable employment pipeline for Roxbury residents. Such programs may include partnerships with Madison Park Vocational Technical School, the John D. O'Bryant School of Math & Science, Benjamin Franklin Institute of Technology, and Wentworth Institute of Technology.

RFP Draft: Development Objectives

... and we've strengthened them based on the community's priorities.

- **Diversity and Inclusion:** Due to its size and importance as a development site, the Property presents a transformative opportunity for smaller, local, and minority- or women-owned businesses to participate in the development, build wealth, and build capacity for future projects.
 - The BPDA conducted outreach to the development community to learn how the BPDA could support the involvement of under-represented developers and other firms.
 - The main feedback: Given the size of the parcel, smaller developers lack the full capacity, expertise, and financials to be sole developer, but would be able to contribute as a co-developer.
 - Therefore we strongly encourage submissions from partnerships which include a lead developer entity and co-developers focused on each portion of the parcel.
- The BPDA expects proposals which include significant economic participation and management roles by people of color, women, and M/WBEs in as many aspects of the project as possible, including:
 - pre-development (ex. development entity, ownership, equity and debt investment, design, engineering, legal, other consultants);
 - construction (ex. general contractor, sub-contractor, trades, workers performing construction); and
 - ongoing operations (ex. building tenants, facilities management, contracted services).

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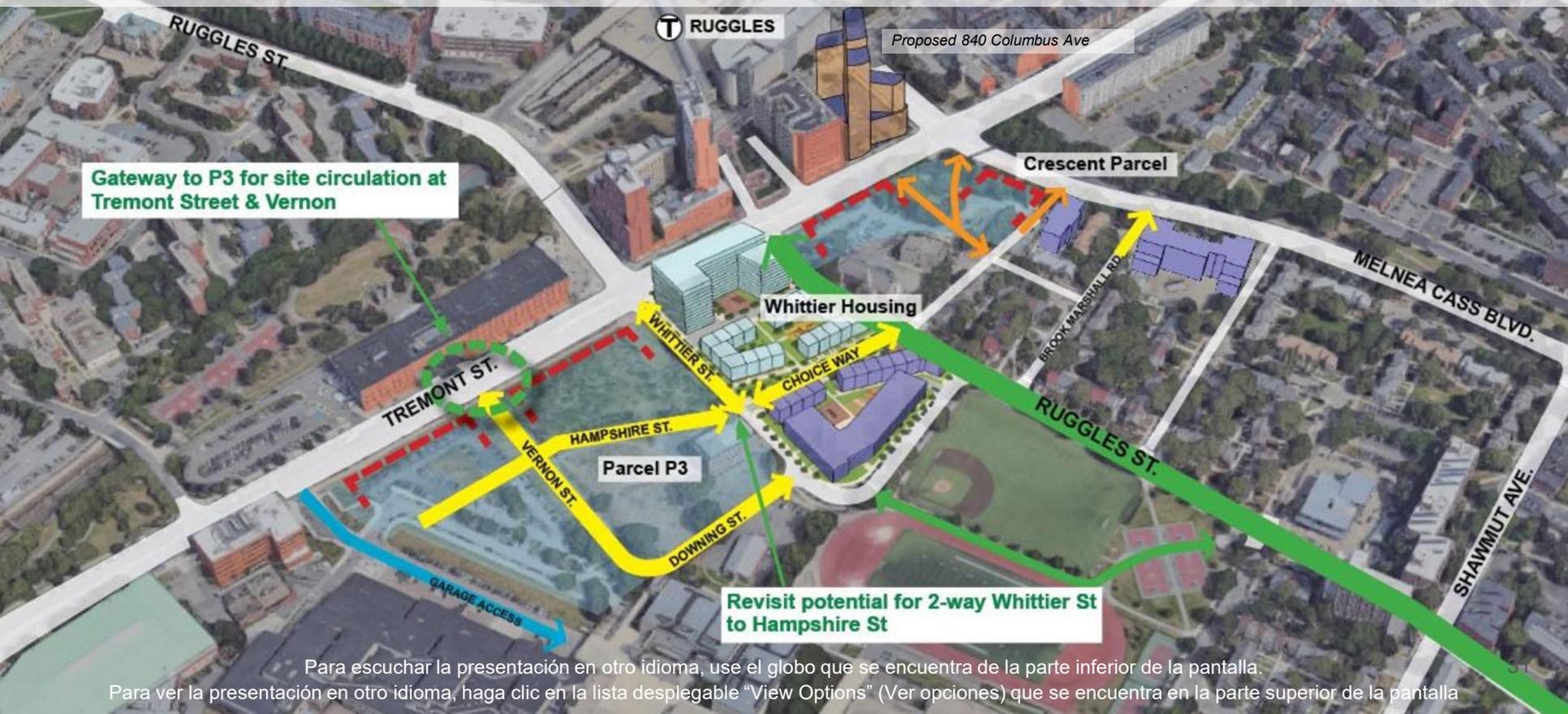
RFP Draft: Development Objectives

... and we've strengthened them based on the community's priorities.

We will provide resources to support the formation of diverse teams:

- **Networking and Partnerships:** The BPDA is maintaining a list of developers and other businesses who have expressed interest in partnerships. The list will be continuously updated. There will also be opportunities to make connections with developers and other businesses interested in the Property at the pre-proposal conference.
- **Funding Resources:** The RFP will include a list of public funding resources. The Builders of Color Coalition is also compiled a list of private funders with programs that support smaller developers.
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Circulation/Connectivity Framework



Gateway to P3 for site circulation at Tremont Street & Vernon

T RUGGLES

Proposed 840 Columbus Ave

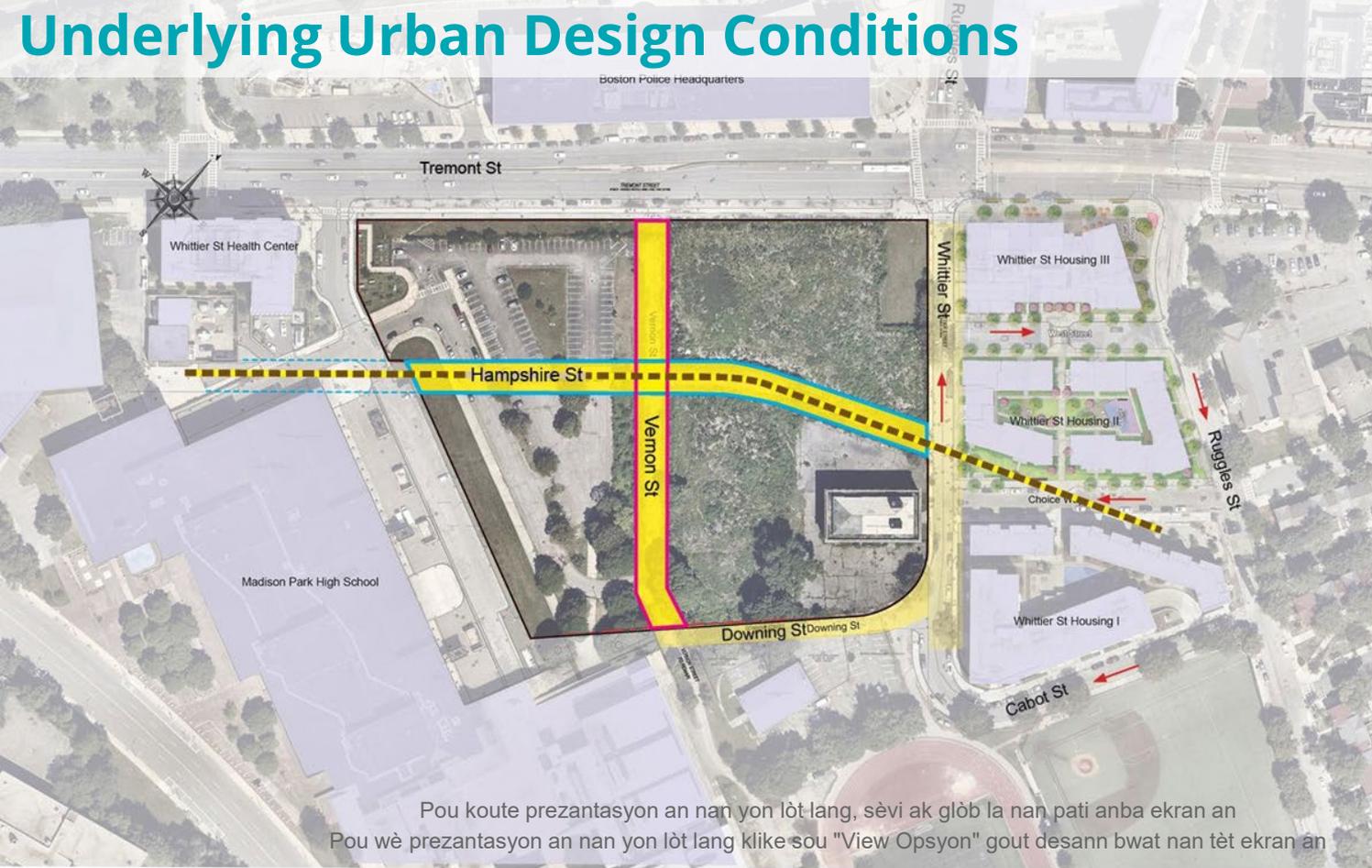
Crescent Parcel

Whittier Housing

Parcel P3

Revisit potential for 2-way Whittier St to Hampshire St

Underlying Urban Design Conditions

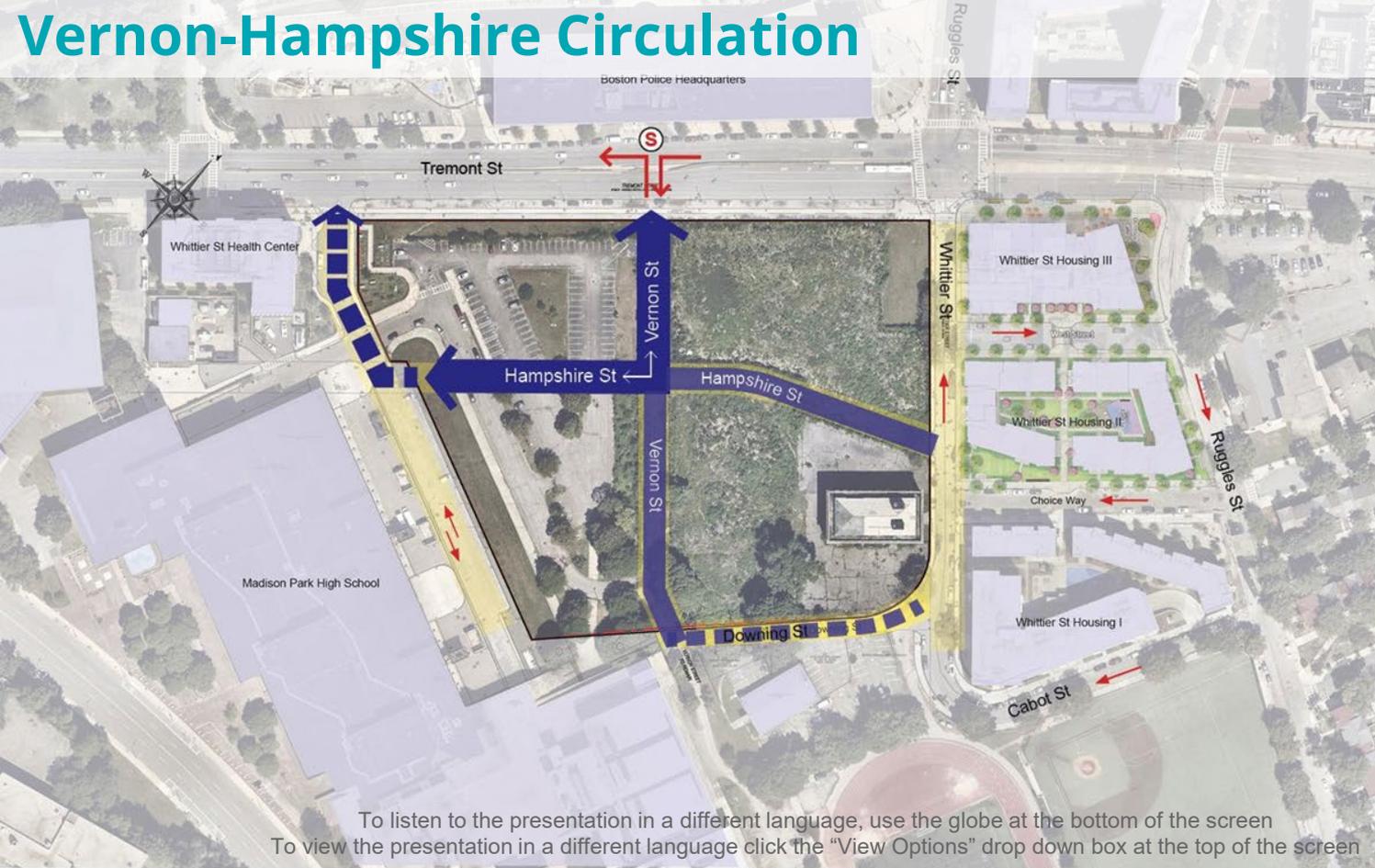


Existing Street & Underground Utility Lines

-  Vernon Street
-  Hampshire Street
-  Major Sewer Line (4'-6" x 6' Brick)

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Vernon-Hampshire Circulation

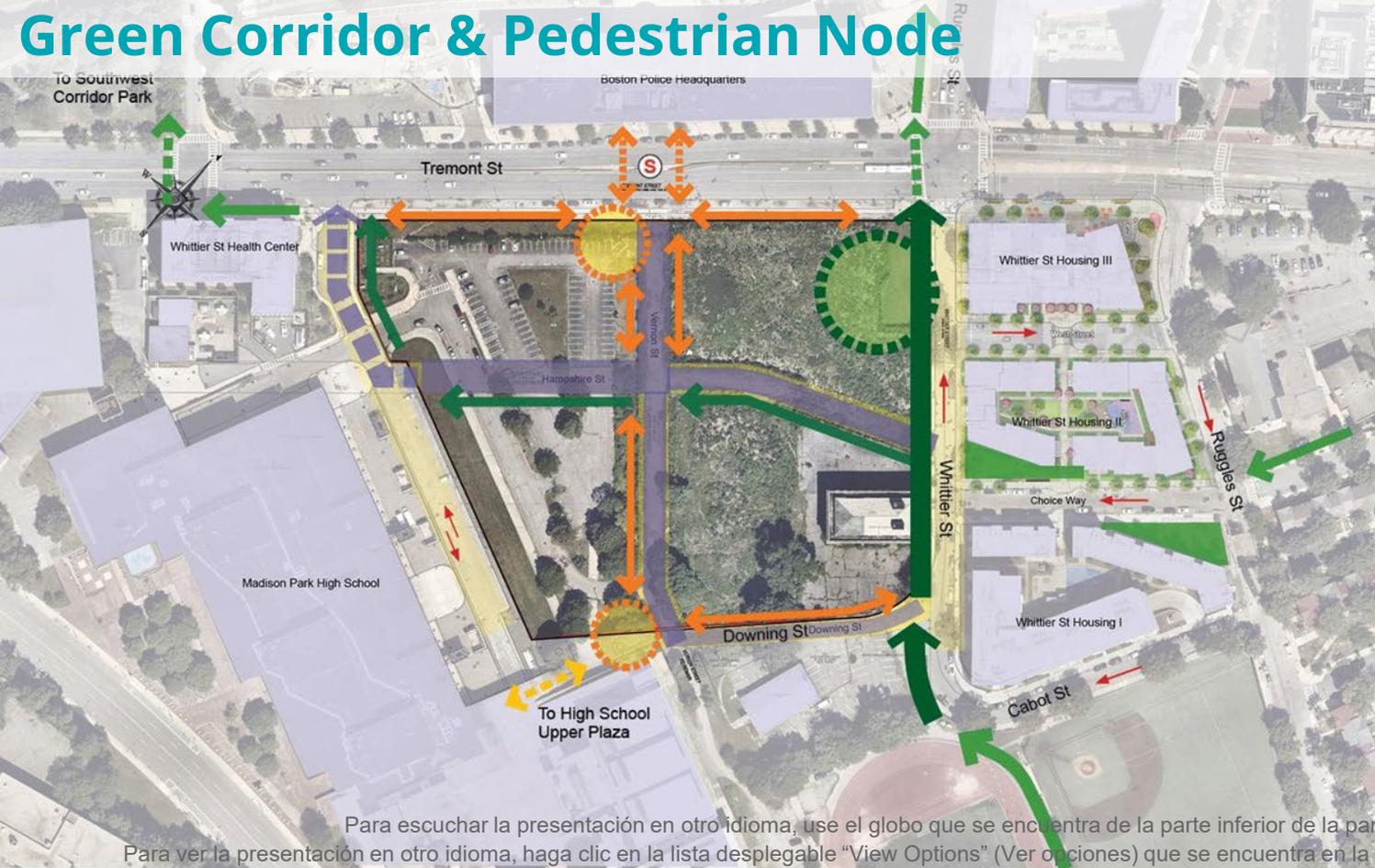


Traffic Circulations

- Main Vernon-Hampshire Circulation
- Potential Extension of Hampshire St.
- Secondary Vernon-Hampshire Circulation
- Downing St Improvement
- Travel Direction
- Potential New Traffic Signal & Left-Turning to and from P3

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Green Corridor & Pedestrian Node



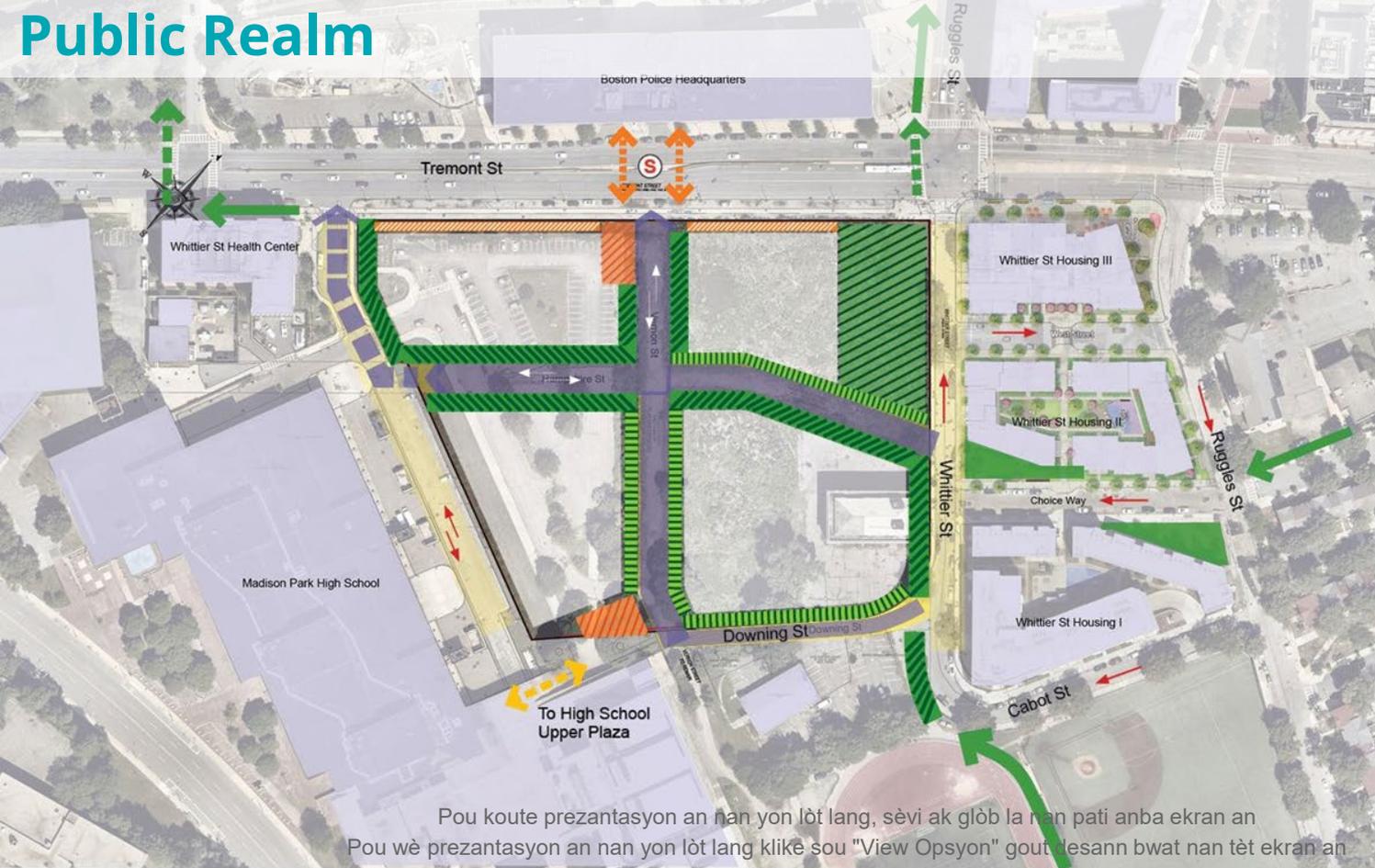
Open Space & Pedestrian Connectivity

- Main Whittier St Green Corridor
- Hampshire St Green Connection
- Ped. Connection & Activity
- Whittier St Open Space Opportunity
- Pedestrian Node

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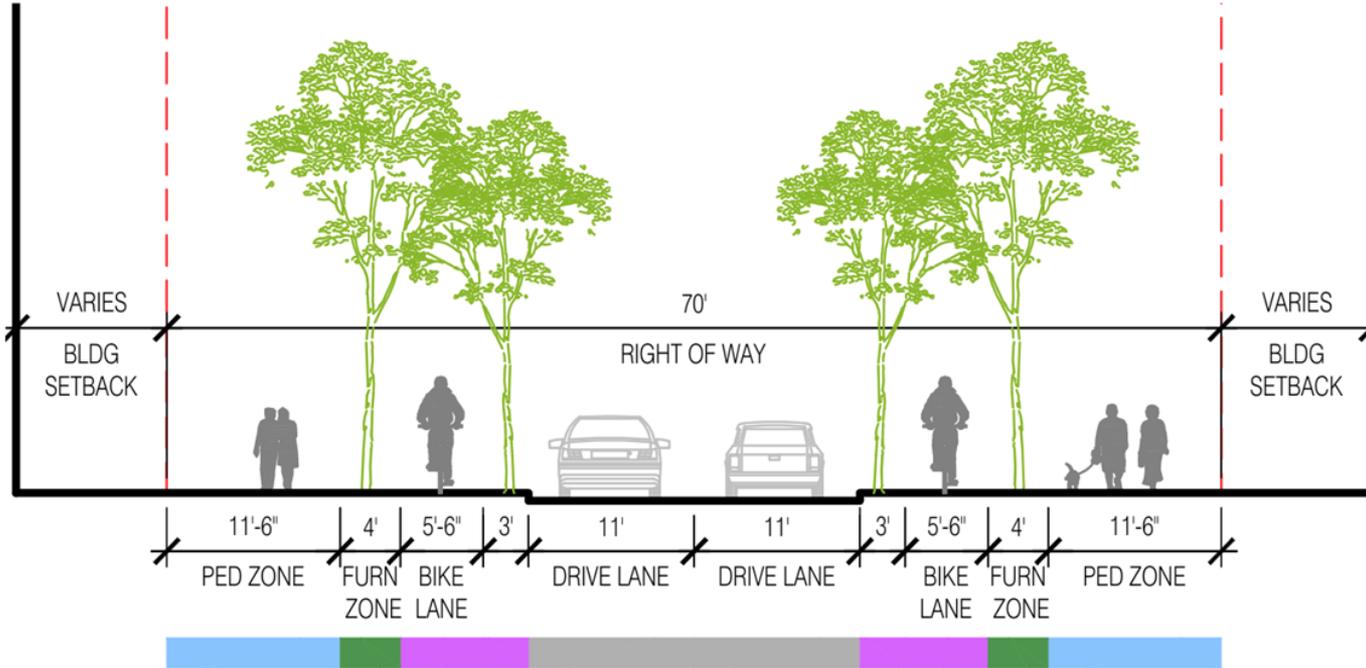
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Public Realm



- Building Setbacks**
- Min. 20 feet
 - Min. 10 feet
 - Tremont St - Active Frontage Setback
- Open Space**
- Whittier St Park
 - Pedestrian Plaza

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ALT 1:

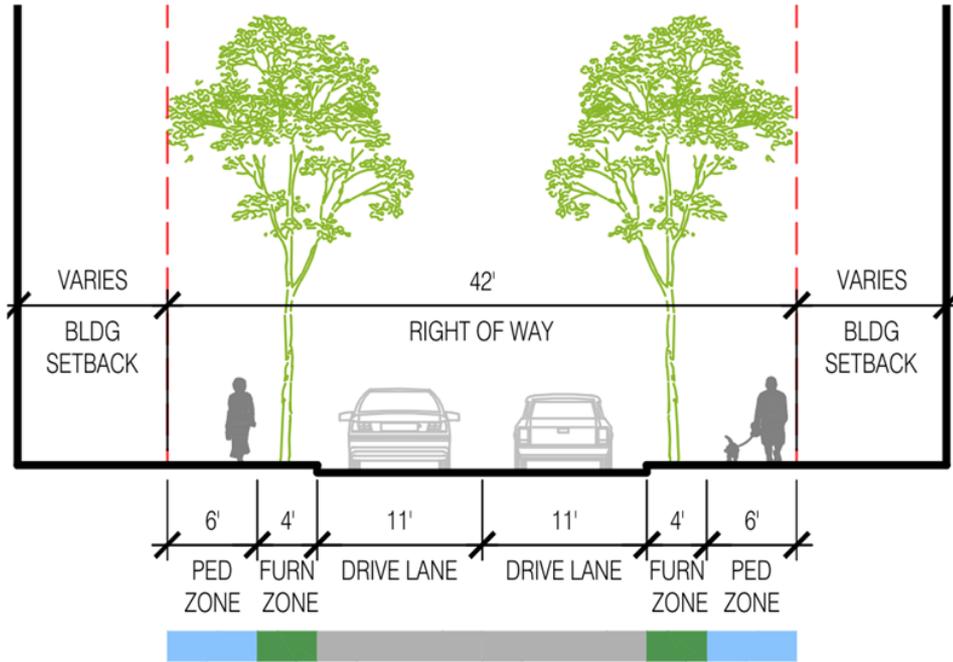
- COMPLETE STREETS DESIGN
- RIGHT OF WAY MAY BE EXPANDED BEYOND THE REQUIRED 70FT TO ACCOMMODATE ADDITIONAL TRANSPORTATION CONSIDERATIONS.

KEY



1

STREET TYPE A - 70' -75' RIGHT OF WAY



NOTES:

- RIGHT OF WAY MAY BE EXPANDED BEYOND THE REQUIRED 42FT TO ACCOMMODATE ADDITIONAL TRANSPORTATION CONSIDERATIONS.

KEY



STREET TYPE B

WHITTIER ST
SETBACK

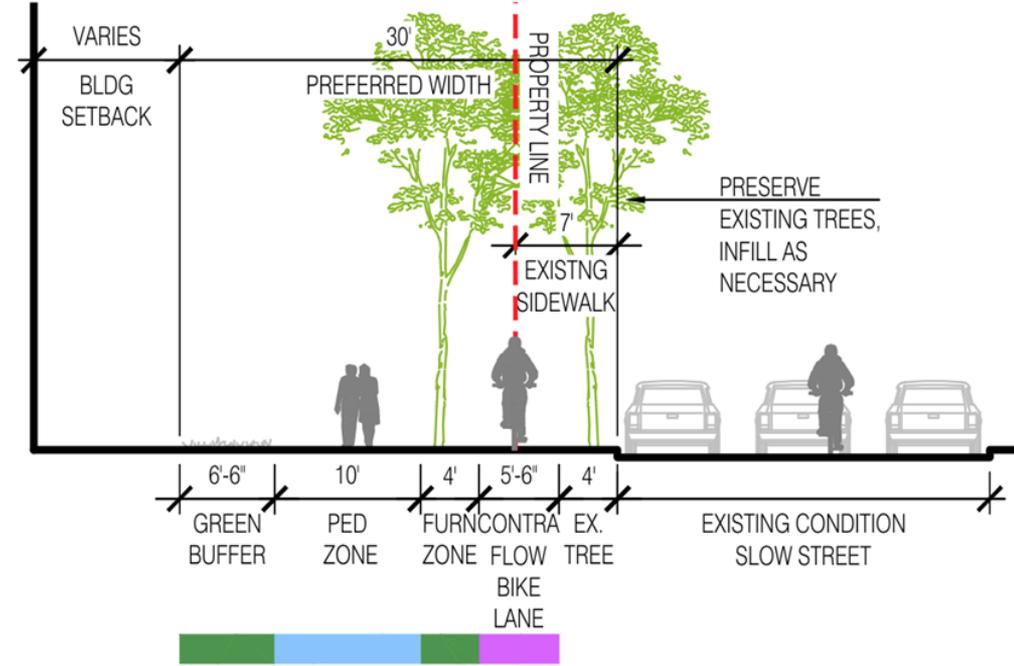
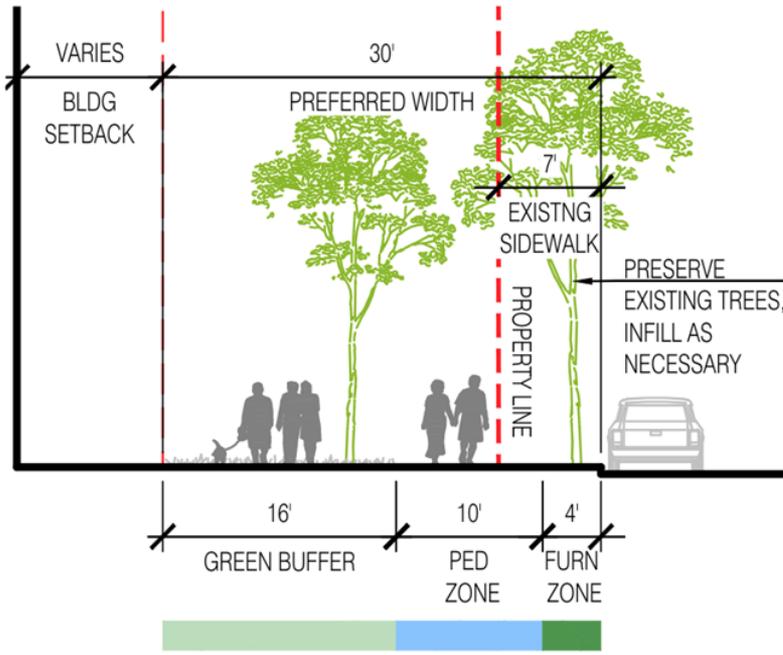
2 STREET TYPE B - 42' RIGHT OF WAY

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PLAN: Nubian Square

Preserve. Enhance. Grow.

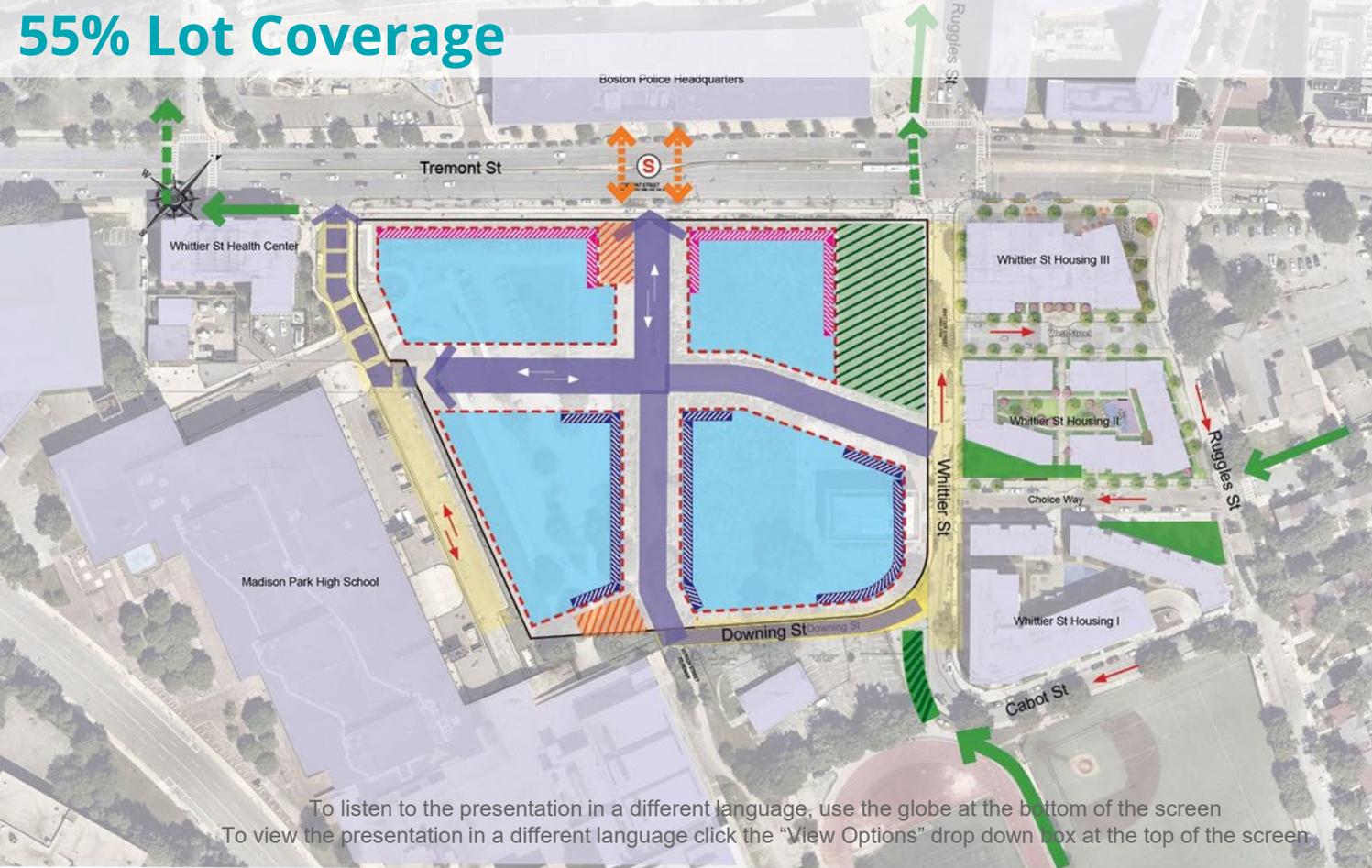


ALT 1: CONTRA-FLOW BIKE LANE

3 WHITTIER ST - SETBACK

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55% Lot Coverage



Development Framework



Tremont St Active / Retail Frontage



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Use Mix



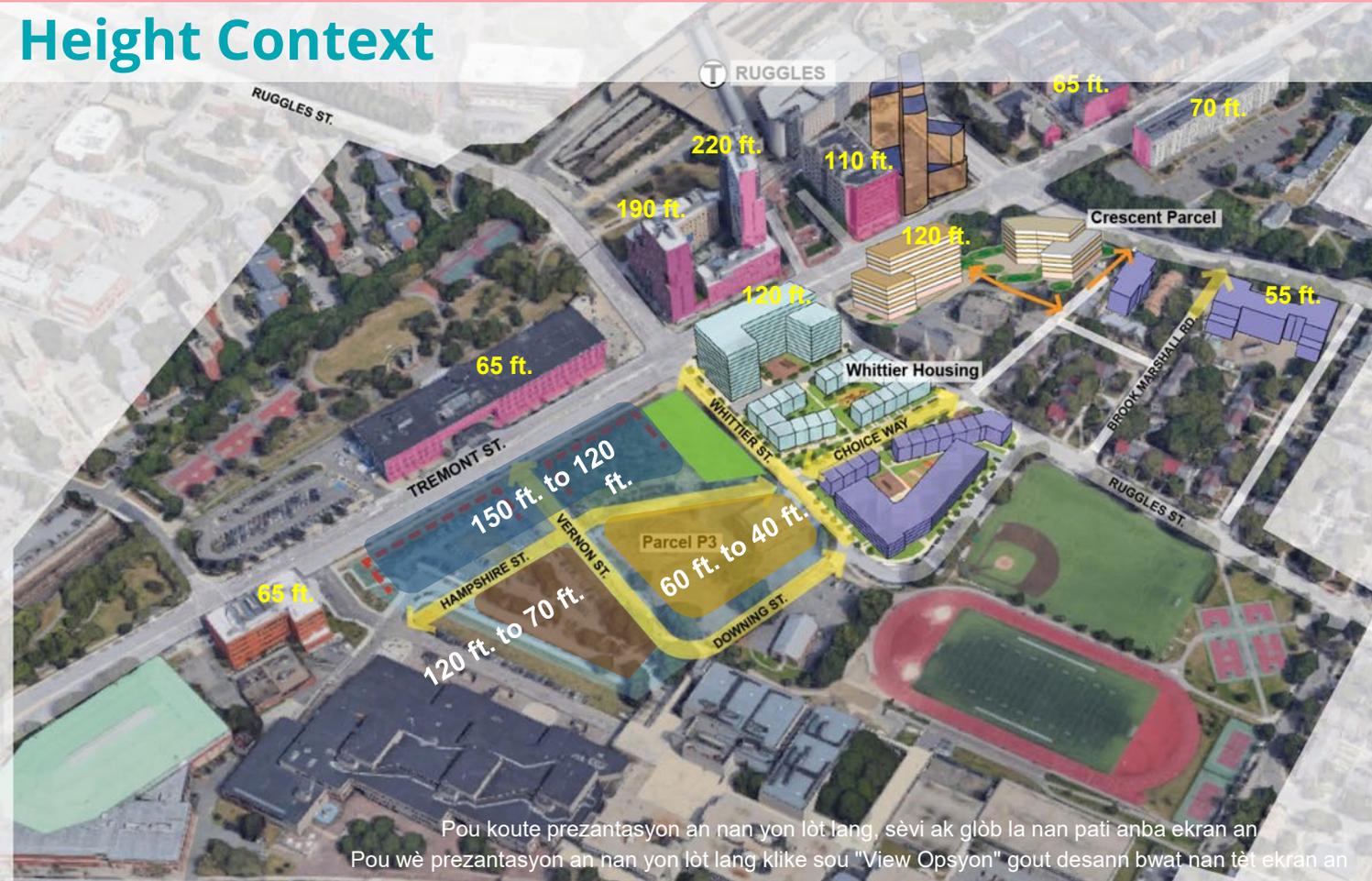
Development Framework

- Commercial / Lab
- Commercial / Office
- Residential Mid to High-rise
- Residential Low-rise / Town-homes

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Height Context

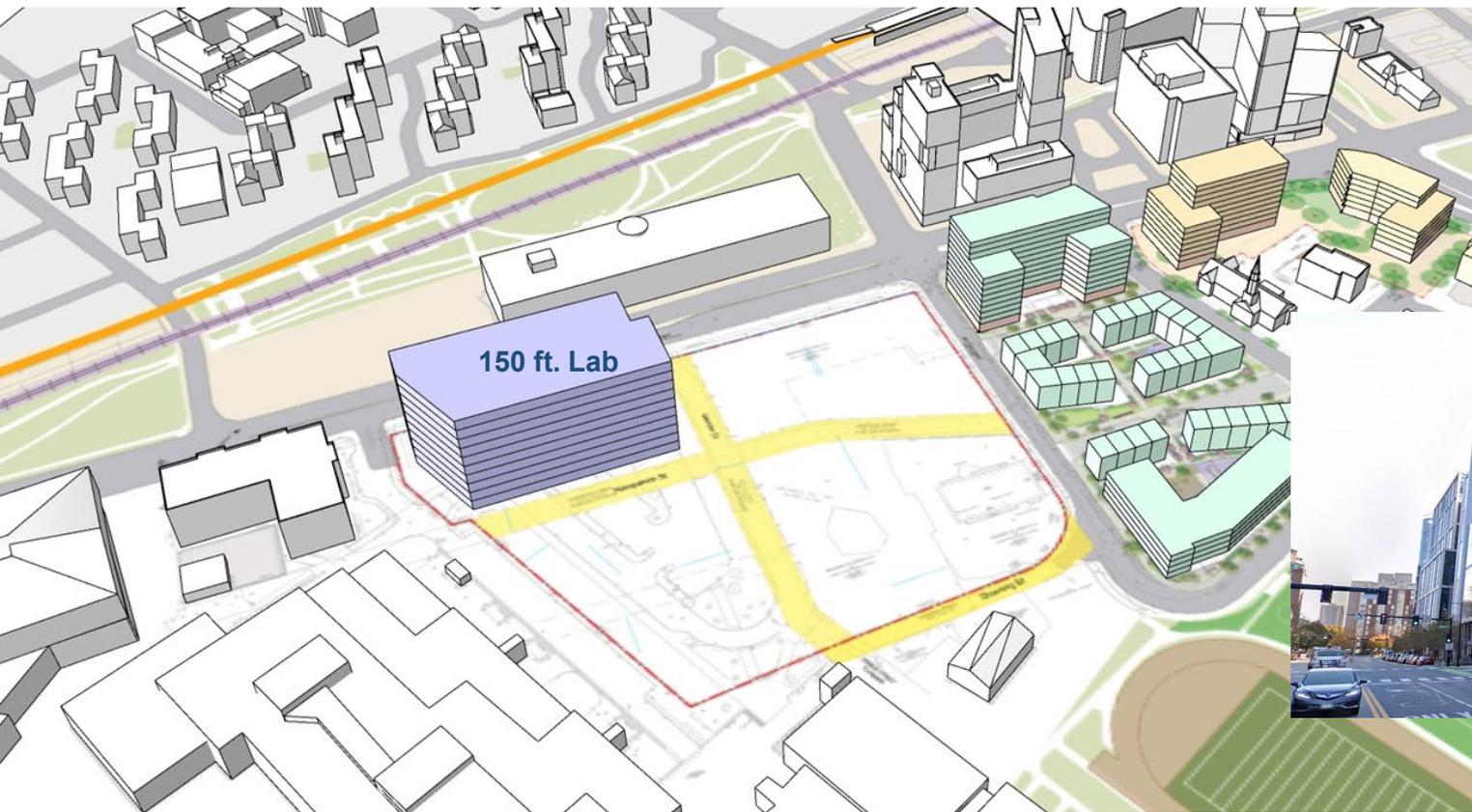


Development Framework

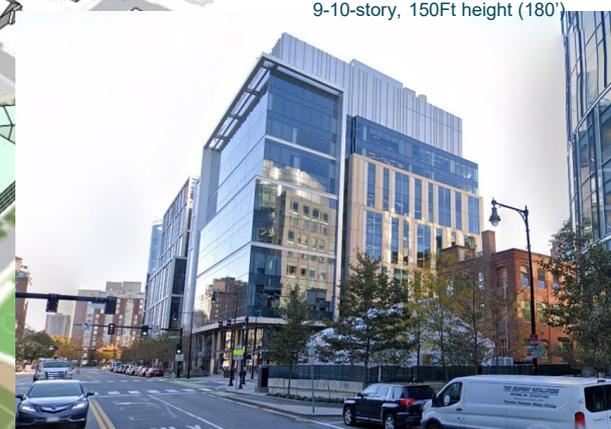
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60 ft. to 100 ft.

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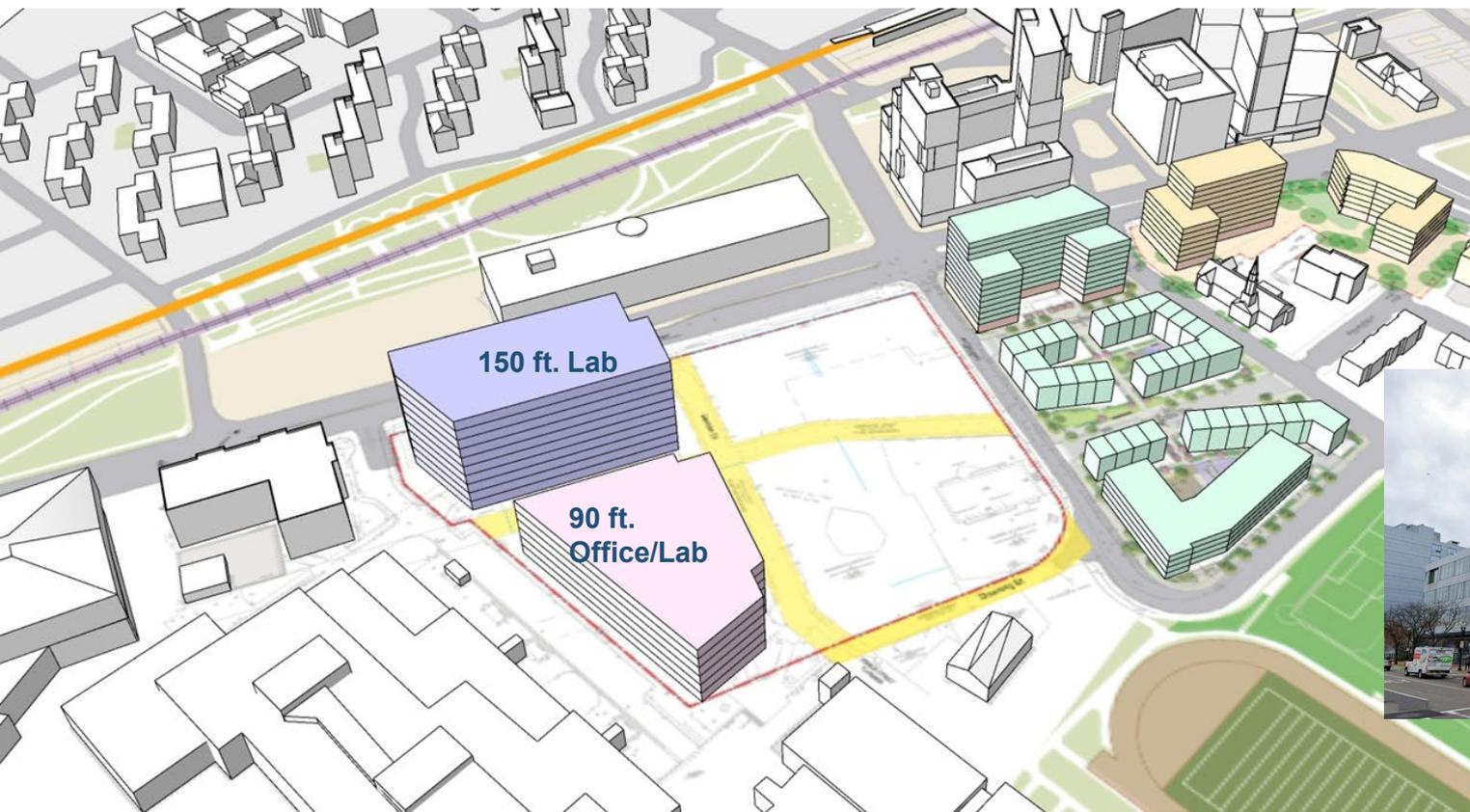
Height & Massing - Lab



**Lab, 50-60 Binney St
Cambridge**
9-10-story, 150Ft height (180')



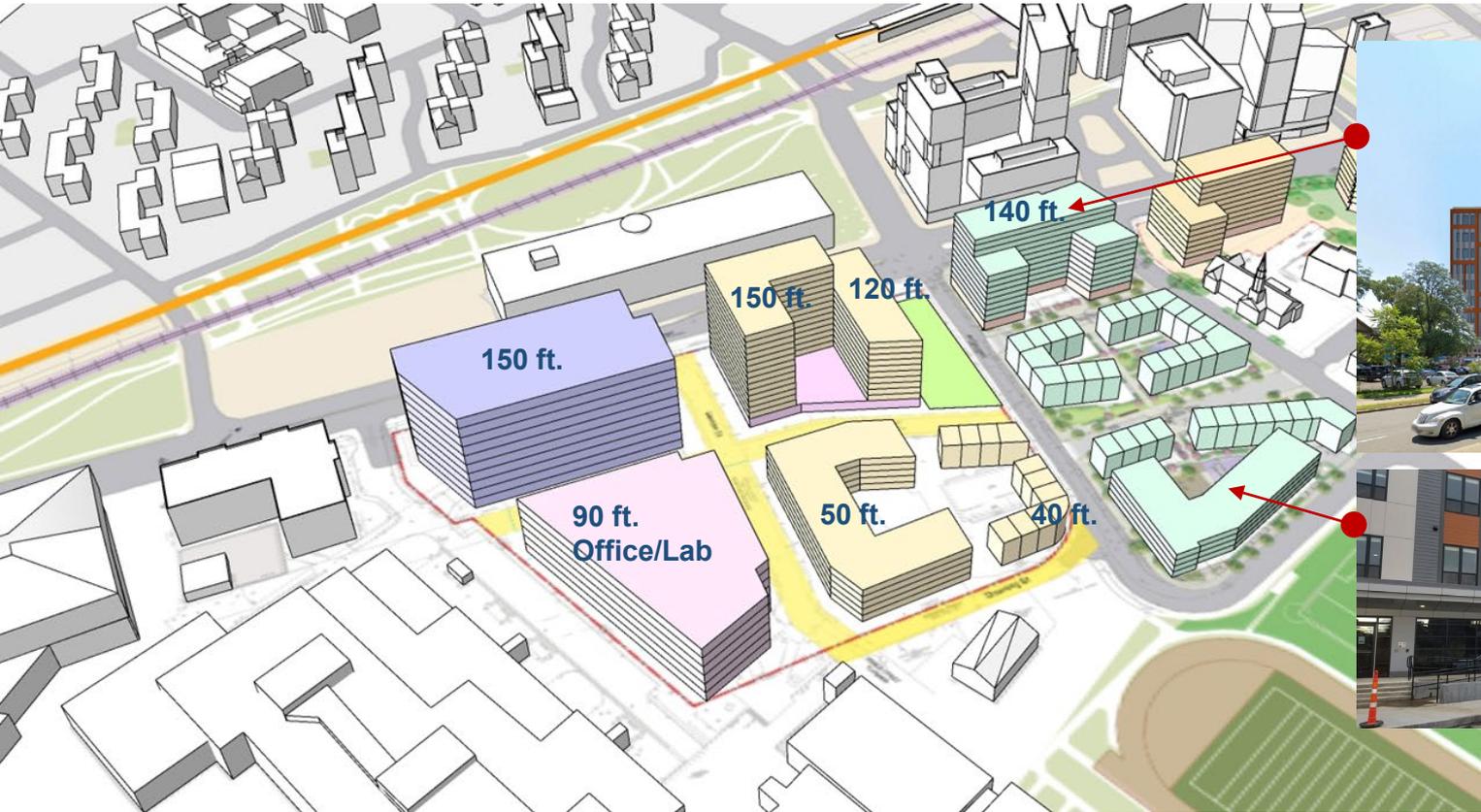
Height & Massing - Lab/Office



Crosstown Office
7-story, 100ft height
280,000 SF office
21,500 SF retail



Height & Massing - Housing

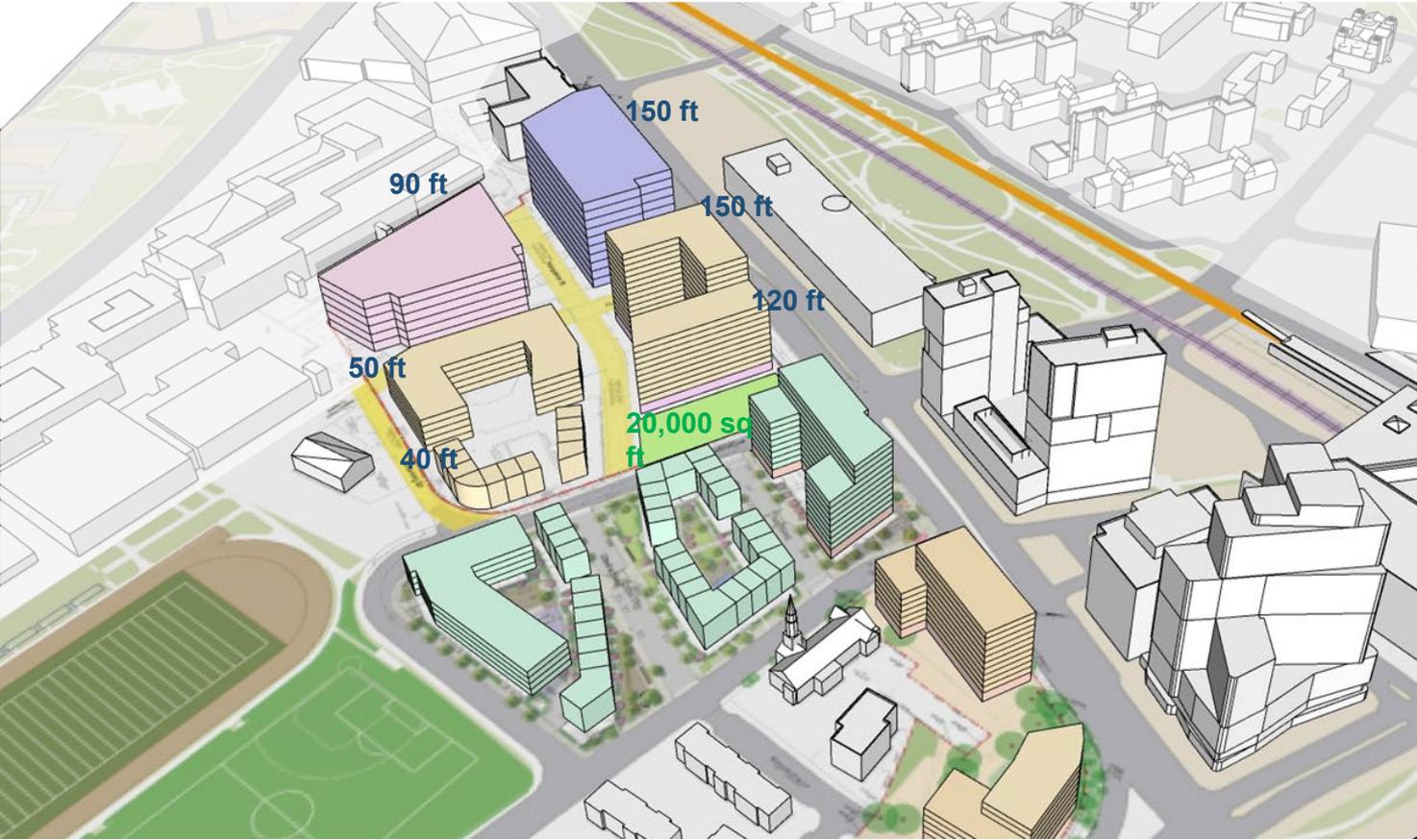


Proposed Whittier Housing Phase III
12-story, 140Ft height
172 units, 8500 SF retail, 220,000 GSF



Whittier St Housing I
3 to 4-story, 45Ft height
92 units

Height & Massing



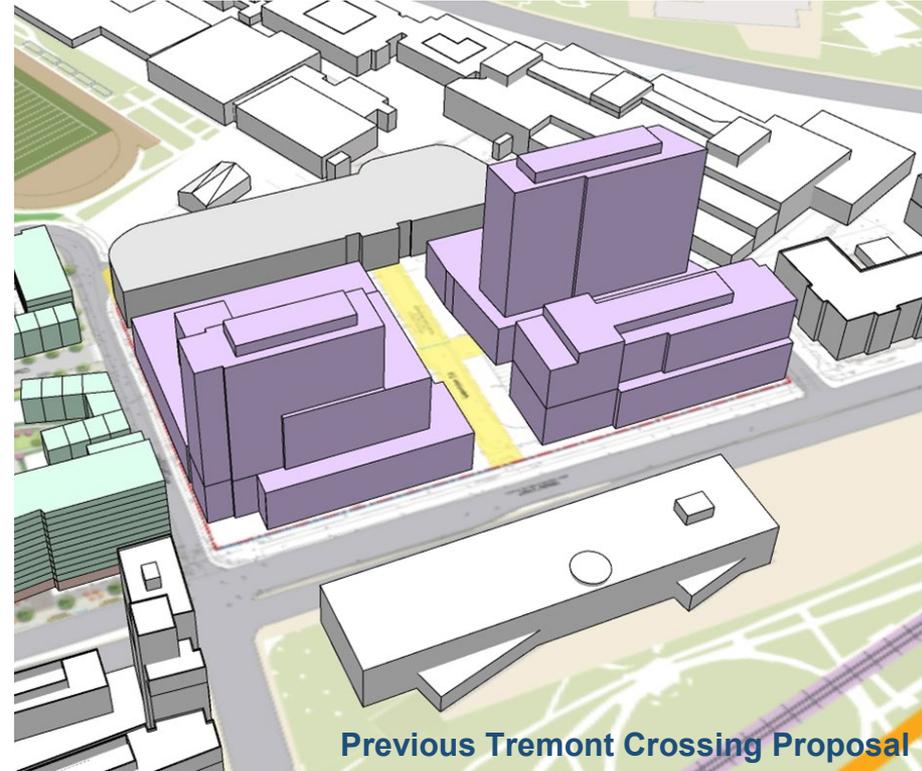
- Mixed Use
- Approx. 4.5 FAR
- 55% Lot Coverage
- 20,000 sq. ft. Park at Tremont and Whittier
- Vernon, Hampshire & Downing Streets Improvements

Comparison to Current PDA

Approx. 4.5 FAR, 150 ft. to 40 ft.



PDA Zoning - 6.5 FAR, 275 ft. Height



Previous Tremont Crossing Proposal

RFP Draft: Design Guidelines

Resilient Development and Green Building Design

- Proposed projects should support the community's and City of Boston's Carbon Free, Climate Resilient, and Healthy Community goals including the 2019 Carbon Free Boston report and DND's Zero Emission Buildings guidebook for affordable housing projects.
- Proposed projects should include innovative, forward thinking resilient building and site strategies to eliminate, reduce, and mitigate potential impacts of climate change, such as greenhouse gases, height temperatures and heat events, more intense precipitation, and rising sea levels.
- Green buildings support a comprehensive approach to addressing the adverse impacts of the built environment and to promoting human health and the wellbeing of our communities. Proposals should follow Green Buildings guidelines, including achieving LEED Platinum.

What we heard - P3 Workshop 1

Uses include housing, open space, commercial, office, lab, cultural

- **Affordable housing** (deep affordability to market rate)
- Connections to **open space** networks and creation of new open spaces or parks.
- **Commercial** - retail, pharmacy, grocery, small business, restaurants, child care
- Office, co-working, businesses
- Job creation through **life sciences and labs**
- Cultural entertainment complex
- Workforce training

Uses do NOT include:

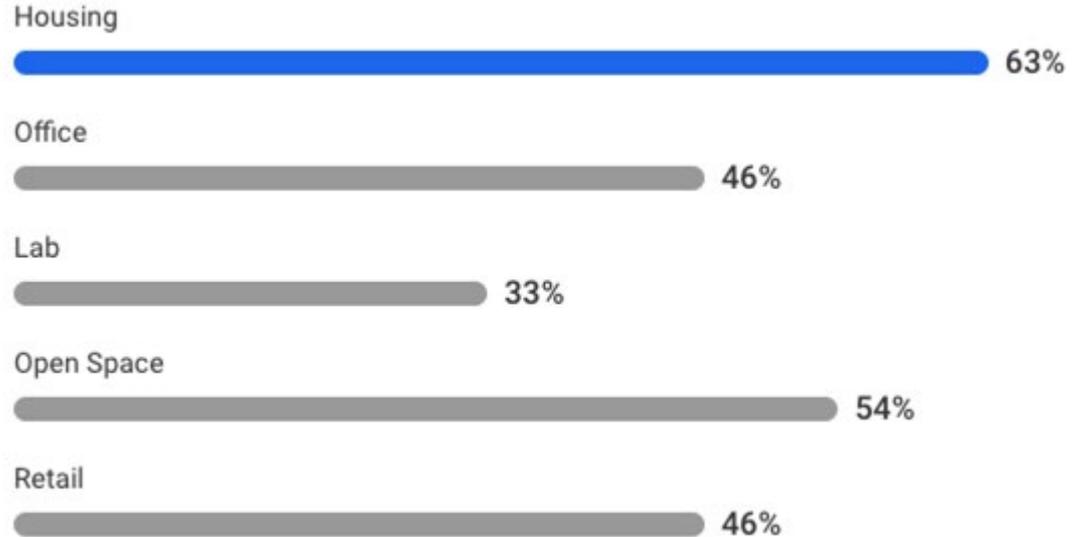
- Industrial
- Only housing (not high price condos, not paying more than 1/3 income towards rent)
- Affordable housing
- Churches
- Commercial - fast food, liquor store, hotel, gym, high rents, banks, night club, mall, big box retail
- Office - large corporations or any office use
- Lab uses that have negative health impacts
- College dorms
- Lack of open space
- Rushed planning
- Parking lots, parking garage, car oriented development, underground parking,
- Truck or bus storage
- Police parking

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What we heard - P3 Workshop 2

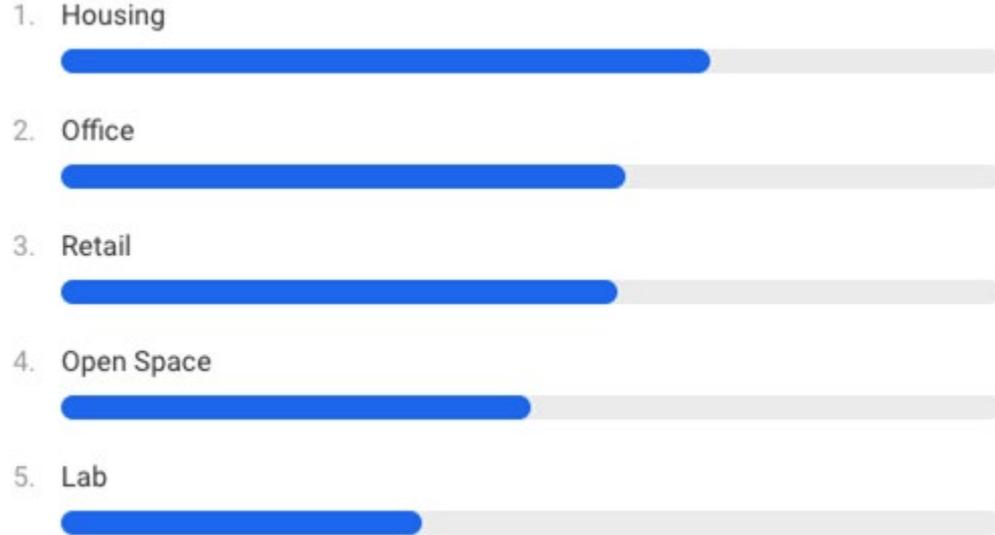
Knowing what exists in Nubian Square, and what does not exist, what mix of uses do you think are important to emphasize on this site



What we heard - P3 Workshop 2

Rank these uses

- 1 is the most desirable
- 5 is the least desirable



What we heard - P3 Workshop 3

Site Conditions

- Why can't we move the sewer line?
- Who will decide on whether we split up the site or not?
- Concentrate height on Tremont and step down towards the neighborhood

Uses

- Who will decide what uses go where?
- Affordable homeownership over rental
- Micro-Businesses
- Workforce training site
- Incubator Site
- Will there be job training for any uses that occupy the site?
- There should be a diversity of job types: Business incubation, green workforce jobs, technology, urban farming

What we heard - P3 Workshop 3

Circulation

- “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

- A four season water feature
- Community Garden Space
- Flexible event space
- Beer garden

General

- Encouraging relationship with Madison Park Technical Vocational School, Ruggles, and Whittier Choice