

## Slido Questions and Responses

*The responses listed below are a verbatim transcription of the responses collected by the BPDA during the February 22nd, 2021 P3 Workshop.*

### **Given its size, location, and opportunity, how can this parcel serve Roxbury residents? What can this parcel be for the community?**

- Build around the improvement of Whittier Street Health Center
- 100% affordable housing, mixed use development with priority given to black/brown youth economic engagement/ jobs/etc
- link to Nubian square, Harrison Ave and Mass ave with open spaces and education links with madison high and O Bryant high school
- Grocery store
- Housing for workforce
- Given Roxbury is a heat island and an EJ community, there should be a portion focused on creating open space that can be used for the intergenerational community that lives in the neighborhood
- Such an important location must relate very strongly to surrounding development and also infrastructure. As we densify the city, new development must not add more net vehicles to the street and parking burden. We must maximize interaction with Southwest Corridor, Melnea Cass Greenway and Ruggles / Orange Line. As the sewer infrastructure is discovered and redeemed, it should be cleaned up to benefit those who enjoy the rivers. Stony Brook should be explored as a water feature.
- There should be commercial development because there is limited commerce in that section of Roxbury. The commercial development should not negate the need for some housing. The discussion on specifics should be hashed out in the next few Nubian Square P3 workshops
- It could be green space, and much needed affordable housing for owners and tenants. The old Whittier health center should be kept and used as a museum of the rich history of the area. It could be something similar to the galleries at Faneuil Hall, but smaller, for example.
- Affordable Housing below 50% AMI at least, Childcare, better infrastructure for public transit, bikes & pedestrian and Air-monitors
- This parcel can serve as an integral part of the Roxbury community. It should be a place that Roxbury residents and surrounding areas find to be a source

# PLAN: Nubian Square

*Preserve. Enhance. Grow.*



of pride. It should not go to a college or university. There should be long term community benefits that are felt over generations.

- Deeply affordable housing if possible, we are in a housing crisis and have been before the pandemic
- Multi-purpose -mixed-use Question is too vague for me. My imagination is not on this evening
- improve the environment, clean the air, plant more trees, connect to the MP fields and to Malcom X Blvd with walking route. Save some history! Whittier Health Unit was a city owned building
- A Black development team to build, hopefully a mix of affordable housing/opportunities for wealth development.
- Sit down eatery
- It is so big it can be many things. Given its location close to Longwood Medical Area and the interest in life sciences now, it could be a location for a growing innovative sector that provides good jobs targeted to Roxbury residents. It is an industry that has a lot of spin-offs, so can lead to new small businesses too.
- Mix use, affordable Housing, cultural entertainment complex, food and retail.
- Mixed-use housing with smaller scale green park space, commercial opportunities along Tremont Street.
- Co working space
- Affordable housing, market rate housing, social spaces, retail network, open spaces, gathering spaces.
- A business center would be good to have.
- Commercial, retail, housing and possibly workforce training uses.
- Amenities Shopping, grocery store, pharmacy's, restaurants etc. An economic engine for community
- Maintaining the green space that exists, also the art that community members have insulated along that fence already
- Good Jobs
- Opportunities for affordable homeownership
- Mixed use development with housing and retail, community center, public spaces
- Green space park
- Outdoor recreation, art, entertaining space

# PLAN: Nubian Square

*Preserve. Enhance. Grow.*



- Important opportunity to build on Whittier Health and bring jobs for health care workers, medical workers and life sciences
- Affordable housing (4-7 stories)
- Break up into multiple parcels in order to give an opportunity to multiple parties, also one parcel for passive recreation as madison fields is active
- Affordable housing, open space, and commercial/retail space for small businesses
- This parcel can be a destination for personal and professional use.
- We should break into small projects
- Affordable housing
- Daycare/ headstart,
- Mixed income housing
- This parcel should have open space incorporated within it

## **What do you not want to see at P3?**

- A fast planning process. This is one of the largest parcels in PLAN: Nubian Square and planning fatigue in the community is real.
- U-haul
- no bike paths unconnected to anything no churches
- no fast-food stores no gas stations
- Gas-heat/stove
- no storage centers no parking lots
- Never less than 2/3 affordable as the Plan:Nubian development standards list
  - no unhealthy, fast-food places!
- buildings that do not interact with sidewalk
- a liquor store a gymnasium towering building(s) that would create wind currents and obstruct sunlight no increased paving!
- Car-oriented development
- Mc Donalds
- Do not want to see a space or use that -does not invite and welcome & include all of the Roxbury community in it's entirety (mission hill/Fenway) Roxbury is more than the 02119 zipcode
- Low wage and ead-end jobs
- No colleges or universities on this parcel. I would love to see nice shops and restaurants who invest in this community and who are willing to stay for the long hall.

# PLAN: Nubian Square

*Preserve. Enhance. Grow.*



- No liquor stores please. More focus on the future of the community
- Lab buildings
- Housing only. It is important for wealth creation to have mixed use and definitely commercial functioning that benefits the community. IOC housing in the area!
- an RFP that makes it difficult for minority developers to get financing
- a space that is unwelcoming to an intergenerational, cross-class neighborhood
- Too much housing and hotels Institutional office or centers Higher priced commercial space
- Buildings that are only a couple of stories and don't provide enough housing to meet the need
- Low wage employment
- Banks
- Only large lot development
- no large parking garages-above or underground no dormitories no car dealers no towers
- Hi priced condos
- The city giving away public land without any community commitments or having community benefits without enforcement
- College use Truck or bus storage Police usage, unless it is less visible ○ High rise apartment buildings
- This be a location for people who are high or drunk
- hotel
- A concrete collective that houses large corporations
- Tenants paying more than 30% of their income towards rent..
- Added travel lanes on Tremont St, worsening of heat island
- Something like Ink Block with no green space and mostly chain businesses
- Displacement
- No housing or parking lot
- Too much parking
- Large institutional like Northeastern
- Surface parking lots
- A night club
- Shopping mall
- Black and brown developers left out

# PLAN: Nubian Square

Preserve. Enhance. Grow.



- expensive market rate housing Big low wage employer like BJ that was planned before
- The colleges/universities taken over
- big box retail
- a development that is not climate resilient
- A majority white development team that builds market rate housing

How are you feeling about the upcoming workshop?

Excited



Optimistic



Frustrated



Nervous



# PLAN: Nubian Square

Preserve. Enhance. Grow.



## Community Questions and Comments

### Questions

- What's the difference between breaking the parcel up and having numbered phases for the project. Can the development site be developed by one developer if it appears to be the best development proposal?
- What's the strategy in engaging community partners/neighbors/residents/students directly? virtually? to outreach to local black/brown developers?
- Will there be a survey of existing neighbors to determine the services they provide to ensure there is no duplication of efforts. For example, Whittier has a gym, retail pharmacy, and retail eyewear store, so the projects should complement, not compete?
- What are the message/content that will be on the signage being put up, on, and around P-3 and its abutters?
  - The signs will be similar to the signs on Crescent, Parcel 8, and the Blair Lot. They say that there is a planning effort on the parcel and provide the link to find more info. It is also translated into Spanish and Haitian Creole.
- What is the remediation timeline and plan?
  - We are still working on finalizing the timeline, but we expect the first phase of remediation to occur in late summer or early fall (work on-site will be 2 weeks long)
  - [www.bostonplans.org/getattachment/62a0dd74-2822-40b9-b4fd-2e6e578b6b61](http://www.bostonplans.org/getattachment/62a0dd74-2822-40b9-b4fd-2e6e578b6b61)
- What will be the level of community involvement in remediation efforts?
- What are the prospects for forming partnerships to develop the parcel in its entirety? It would essentially have several developers come to agreements to build collaboratively making sure there are commercial and housing opportunities that benefit the community!
- What will be the level of community involvement in RFP?
- Are there specific dates for Workshop s 2 and 3 and maybe more
- What resources the city has to support developers/people who will inhabit P3

# PLAN: Nubian Square

*Preserve. Enhance. Grow.*



## Comments

- We need Recovery Centers
- At this point in time, we will need a mental health center for all services
- It's so great to hear a shift in tone by you all in the planning team, from "we need to make this happens right now to meet deadlines" in years past, to "we are committed to a community-led process". Shoutouts to you all, especially Muge+ Morgan!
- There should be remediation labor from local residents
- When you send out postcards are you making it so people can respond what they would like with a way they could mail back a response?
- Most important will be a way to reach out to the community during this time of people not able to be present. There really needs to be several ways to reach people
- Coordination of development between the parcels is very important. Since some parcels are ready for designation. And others RFPs are being submitted, etc, how will you coordinate
- Circulation should deal accommodate people, and goods - not cars
- Incorporating the brook development of the area may open it for more needed green space, given that the space is in the middle of a heat island.
- I cannot attend virtual meetings, so ask that the following be read into the record at the workshop, please. This parcel, P-3, when looked at as a prospect for real estate development (buildings, parking, a few trees squeezed in for affect) presents a host of complications. It's toxic. It's located in an area suffering the effects of urban heat island. It contains underground infrastructure (gas and water pipelines) that cannot be built over. It is overly burdened by traffic noise, dust, heat, fumes). Is likely to suffer surface flooding. However. By not using the real estate development lens for viewing Parcel 3, but rather considering it from an environmental perspective, the negatives listed above become opportunities. The toxicity can be naturally bio-remediated by covering with topsoil, and allowing plants and trees to decontaminate it as they grow this will take longer but will eliminate the risks inherent in mechanical remediation including dust, in excavation, in loading to trucks, and in transport to someone else's backyard. The urban heat island effect can best be mitigated by tree and vegetation plantings. The fragile areas of pipeline infrastructure can have grassy paths overtopping them. This would allow for pipeline repair access with little to no disruption to trees and plants. The traffic noise, dust, and heat, can be dampened by the trees and vegetation, and, by their buffering provide an oasis of calm for people

# PLAN: Nubian Square

*Preserve. Enhance. Grow.*



and critters in the harsh urban environment. The flooding risk can be reduced by leaving the area with the existing permeable surface, and by adding trees and vegetation to intercept rainfall and absorb it from the soil. In 20 years this area would be capturing and storing carbon. There are new resilience zoning proposals currently circulating. This area will come under the Coastal Flooding Resilience Overlay District (CFROD) which will cover not only coastal flooding, but also includes surface flooding, urban heat island, and urban forest protection. Each of the above would more than meet the CFROD goals to, "advance the City's goal of protecting persons and structures from adverse impacts of climate change through resilient planning and design." Work has also begun on Boston's Urban Forest Plan. Parks Commissioner Ryan Woods was quoted in the Boston Sun (2/18/2021) as saying, "It is no coincidence that many of the community's disproportionately impacted by poor air quality and the urban heat island effect, also have inadequate tree cover." Parcel 3, as an open space, is an opportunity to maximize the environmental services afforded by trees, shrubs, wild plants, and grasses. It would be unwise and short-sighted to allow this opportunity for climate resilience to be squandered. The environmental benefits would only accrue with time. This parcel can be transferred to the Parks Department to afford the time for the resilient zoning changes to come into effect, and for the Urban Forest Plan to be developed fully, and implemented.