

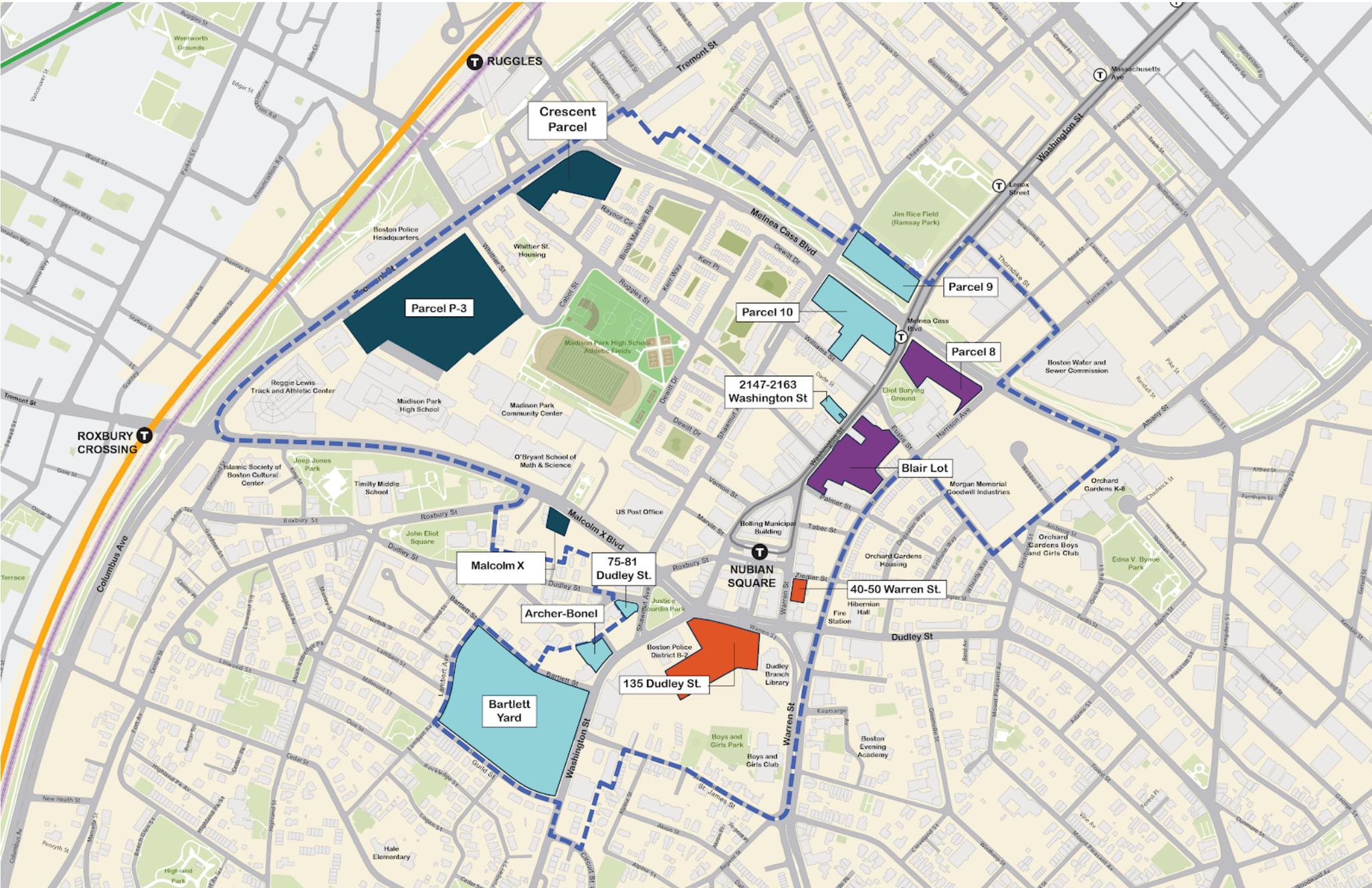
MALCOLM X AND CRESCENT PARCELS RFP REVIEW

March 23, 2020

Agenda

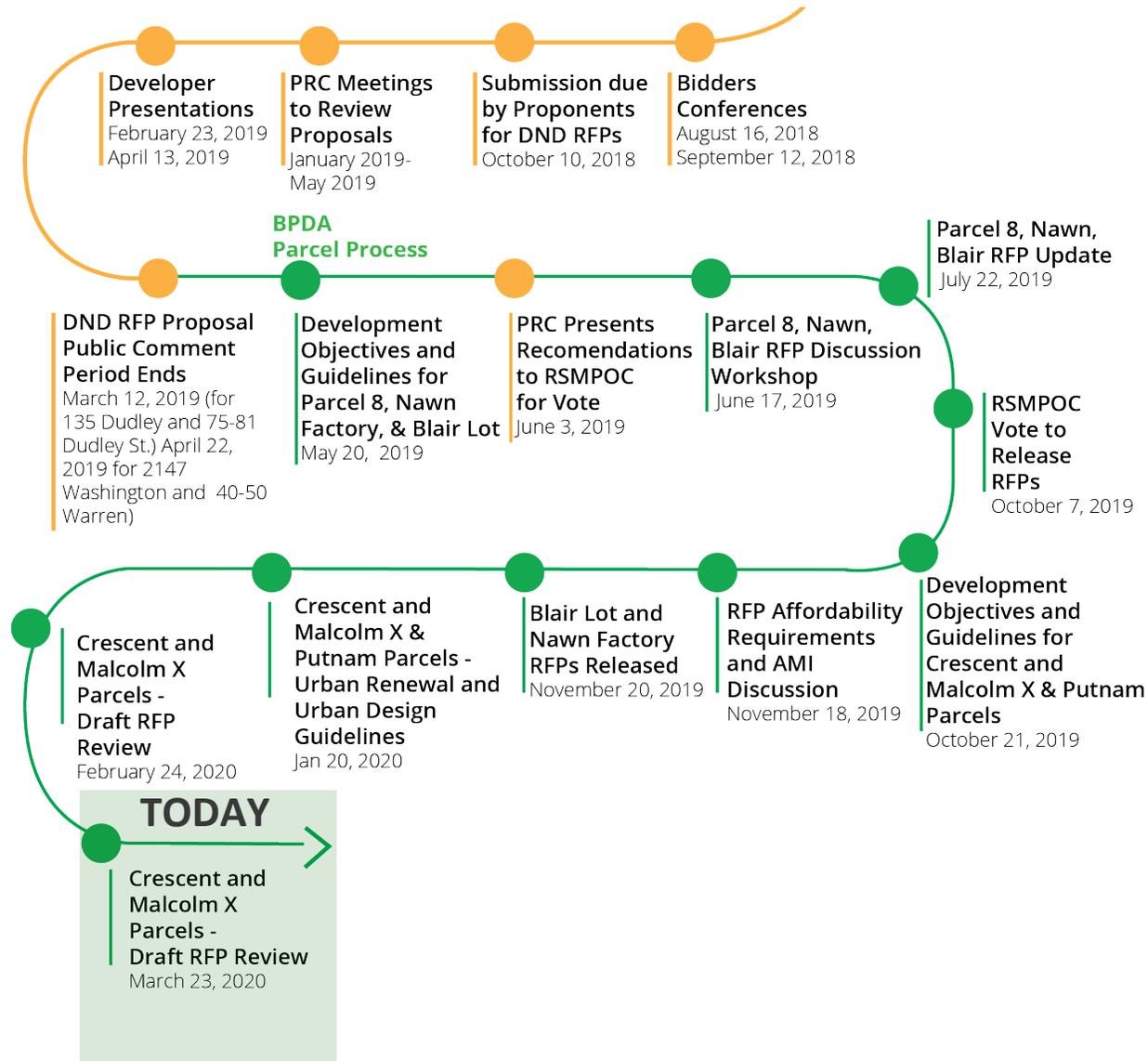
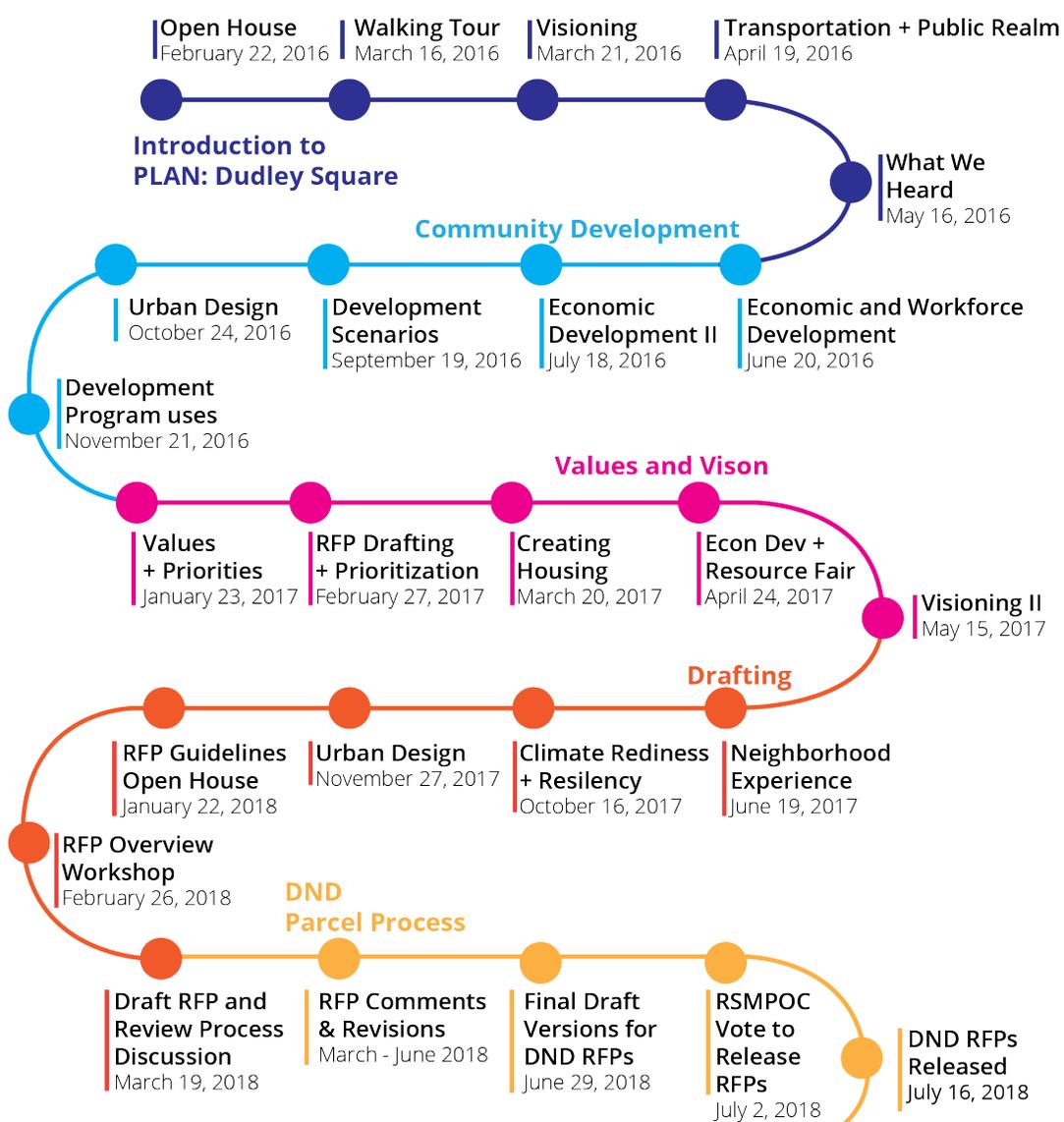
1. To review what we have done, where we are now, and what is next.
2. Overview of comments from the Malcolm X and Crescent RFP workshops
3. Next Steps

PLAN: Nubian Square Area

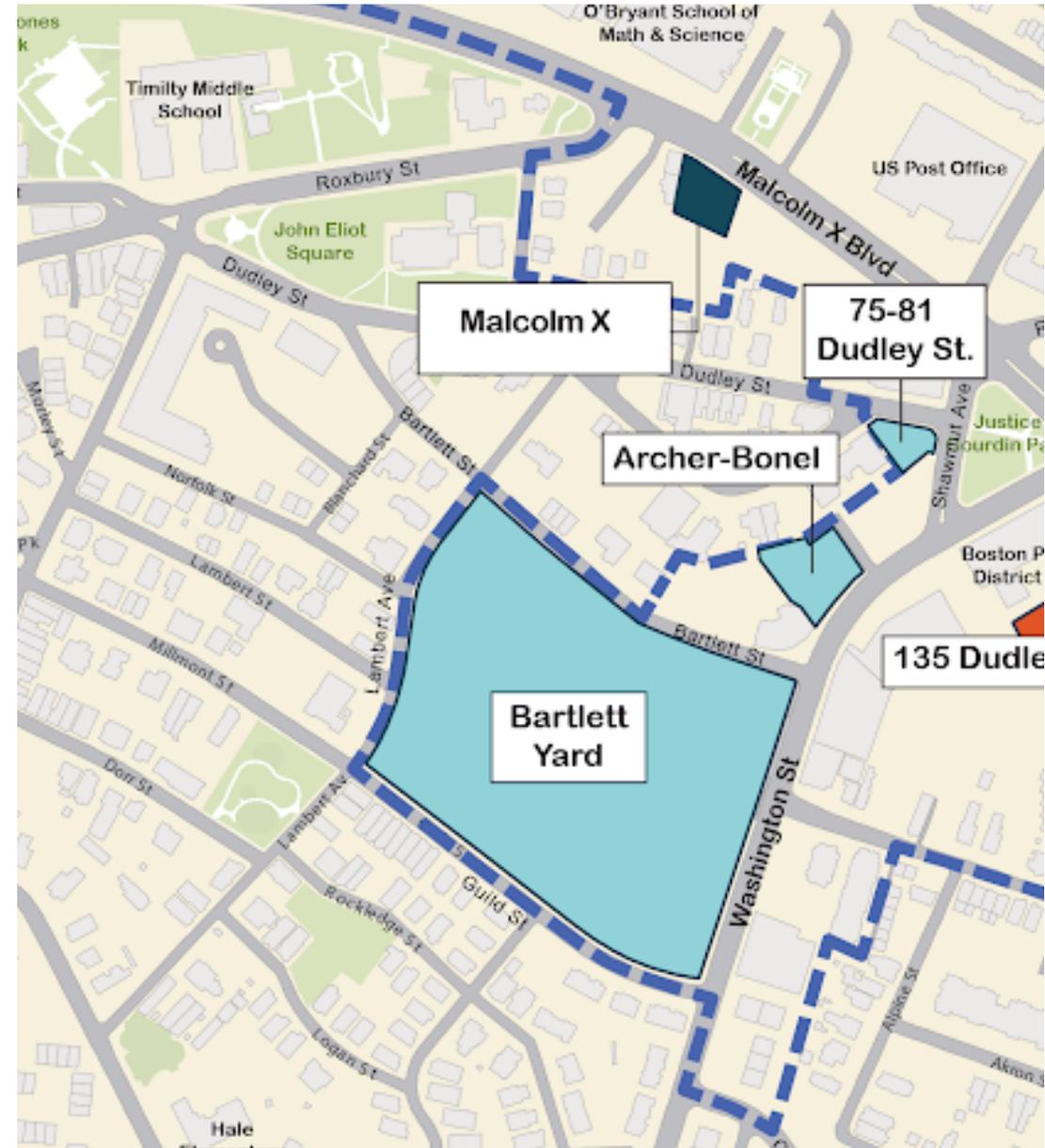


-  PLAN: Nubian Square Study Area Boundary
-  Designated Parcel
-  Tentatively Designated Parcel
-  Development Parcel Pending RFP
-  RFP'd Site

Process to Date:



Malcolm X Parcel



Malcolm X - Comments Received and Responses

Uses

Comment: Ground floor cultural uses, or local retail uses

Response: “Commercial, retail, or cultural uses are allowed on the ground floor along Malcolm X Boulevard. Such uses should be dedicated to locally owned businesses that cater to the community and activate Malcolm X Boulevard,” (pg. 14)

Comment: Retail space is unnecessary in a school/residential district

Response: The RFP encourages retail on the ground floor but does not require it.

Comment: Developer should subsidize ground floor retail to make it affordable to a group who would serve the community

Response: The Economic Development objective (pg. 9) requires that proposals promote local business and job creation, with an emphasis on maximum opportunities for businesses which are local, minority- owned, or woman, owned, and encourages creative strategies to assist businesses owners to build equity.

Malcolm X - Comments Received and Responses

Transportation and Circulation

Comment: This area already experienced traffic and safety concerns due to the proximity of schools and community institutions. Be considerate of safety and traffic.

Response: “Due to the Property’s proximity to two schools, proposals should give thoughtful consideration the proposal’s impact on school traffic and safety,” (pg. 15)

The selected proponent will also undergo a full transportation review with the Boston Transportation Department as a part of the Article 80 development review process.

Comment: Emphasize that site should be transit-oriented development to discourage parking. Include information on distance from transit in RFP.

Response: “The Property is a five-minute walk from the Dudley Square Station, which serves multiple bus lines, and a ten-minute walk from the Roxbury Crossing Orange Line station,” (pg. 5)

“Proposals should promote an accessible pedestrian environment with circulation along street edges as well as throughout the site. The design of these improvements should adhere to the City’s Complete Streets Guidelines. The design should encourage bike and public transit use and must provide secure on-site bike storage for all users and residents in compliance with the Boston Transportation Department’s Bicycle Parking Guidelines,” (pg. 15)

Malcolm X - Comments Received and Responses

Design

Comment: Preference for lower heights, closer to 40 feet

Response: “Heights of buildings may range from forty to sixty (40 to 60) feet but should acknowledge their immediate context by fitting into the existing height and massing context. The community has expressed a preference for lower heights on this site. Buildings should respect the surrounding residential scale along Putnam Place and Roxbury Street. Buildings on the Property must integrate the changes in topography in the overall massing and design of the building.” (pg. 16)

Comment: Do not cover the mural of Marcus Garvey

Response: “Proposals must incorporate open space along the western edge of the parcel between any proposed building(s) and the abutting structure,” (pg. 16)

Comment: Diversify the design on these projects so that buildings don’t all look the same, but fit together aesthetically

Response: “Buildings should echo the identity of the neighborhood and buildings along Malcolm X Boulevard by recognizing its rich cultural and architectural history through careful consideration of appropriate, high quality building materials and façade expression,” (pg. 17)

Malcolm X - Comments Received and Responses

Housing

Comment: Higher percentage of accessible units

Response: A smaller, lower-scale development may not be able to support more accessible units than required by the FHA/AAB/ADA.

Comment: Mandate affordable homeownership cooperatives or rent-to-own

Response: It may not be feasible to mandate these strategies, but we have language in the RFP encouraging them: “Community members have expressed enthusiasm for innovative strategies that support community stability such as cooperative ownership, land trust participation, and rent-to-own strategies. The inclusion of these or similar elements and/or other innovative strategies to prevent displacement will increase the advantageousness of the proposal,” (pg. 28)

Comment: Rank proposals with family-sized units as highly advantageous

Response: “Community members have expressed the need for larger unit sizes of two, three and four bedrooms appropriate for families. A unit mix including higher numbers of family-sized units will be considered more highly advantageous,” (pg. 11)

Comment: Why will this site have housing?

Response: This site is in a primarily residential area, so a housing use is appropriate.

Malcolm X - Comments Received and Responses

Other Concerns

Comment: A high-density building has been proposed next to this parcel. How will this RFP address the community's concerns regarding that project?

Response: Community concerns expressed about the Fairfield Project will be taken into consideration once that project files for Article 80 Development Review. Through the Malcolm X RFP, we have the opportunity to set the tone for the adjacent parcel and the relationship between the two.

Comment: Concerns about private trespassing on green space due to development

Response: If this comment is referring to the parcels owned by the Department of Neighborhood Development and preventing trespassing falls under their purview.

Comment: No unnecessary policing, or profiling of BPS students

Response: This concern falls outside of the purview of this RFP process.

Crescent Parcel



Crescent - Comments Received and Responses

Uses

Comment: Remove requirement that upper floors be housing, so that proponents have the option to propose more commercial space on the upper floors. This will be more positive for the neighborhood.

Response: “The upper levels may have residential or institutional/commercial office uses,” (pg. 20)

Comment: Emphasis on cultural spaces and large community gathering space to integrate and reconnect the community. Prioritize community and cultural spaces over ground-floor retail, which has not been successful at other sites in the neighborhood.

Response: “The community has expressed a strong preference for cultural uses and community gathering spaces that can serve as the heart of the local community. Proposals including retail uses should provide analysis showing the viability of retail in the Ruggles Cluster,” (pg. 20)

Crescent - Comments Received and Responses

Uses Continued

Comment: Emphasize the culture and heritage of Roxbury and Nubian Square.

Response: “Mindfulness regarding the rich cultural history of this important neighborhood is paramount. Proponents should use development as a catalyst to promote the arts, culture, education, commercial, and retail enterprise in the area. Neighborhood cultural amenities such as museums, art galleries, bookstores, entertainment venues, performance spaces and artist live/work spaces are strongly favored,” (pg. 13)

Comment: Add “education” to proposed uses

Response: “The 1.8-acre site, along with the gateway location, can be programmed for a variety of uses, including, but not limited to: housing, institutional/commercial office, education, retail, community or cultural uses, and space for the health sector and green jobs,” (pg. 19)

Comment: Emphasize economic development and compliance with the Good Jobs Standards

Response: See the Economic Development objective (pg. 13) and Good Jobs Strategy Plan submission requirement (pg. 31)



Crescent - Comments Received and Responses

Transportation and Circulation

Comment: Make sure transportation guidelines are coordinated with the Boston Transportation Department

Response: Our Urban Design team coordinates with the Boston Transportation Department. In addition, the selected proponent will undergo a full transportation review with the Boston Transportation Department as a part of the Article 80 development review process.

Comment: Concern that the development will increase traffic along Ruggles St. The Ruggles/Renaissance Park intersection already has heavy traffic.

Response: This issue will be addressed as part of the development's transportation review during the Article 80 development review process.

Comment: Ask tenants to provide T-Pass subsidies to employees

Response: "Proponents are encouraged to identify tenants who commit to providing T-Pass subsidies to employees,"
(pg. 23)

Crescent - Comments Received and Responses

Transportation and Circulation Continued

Comment: Even though Transit Oriented Development stresses decreased parking, there is so little parking in this area that it would be advantageous to add parking for this development. Prioritize uses that do not add demand for parking.

Response: “New development must be oriented strategically to make easy connections through the building to nearby community amenities such as transit stations, landmarks and public parks as well as create and strengthen major public corridors to enhance pedestrian activity, encourage public transit, and promote bicycle use, and must provide secure on-site bike storage for all users and residents in compliance with the Boston Transportation Department’s Bicycle Parking Guidelines,” (pg. 22)

“Development should encourage bike and public transit use and must provide secure on-site bike storage for all users and residents,” (pg. 23)

The demand for parking will depend on the uses proposed for the site.

Crescent - Comments Received and Responses

Transportation and Circulation Continued

Comment: Raynor Circle should not be considered the rear of the property, since it faces a residential neighborhood. Loading dock access should not bring traffic to residential streets.

Response: “General and service vehicular access through Raynor Circle from Ruggles Street and potentially from Brook Marshall Road should be thoughtfully designed to minimize the impacts on the residential neighborhood. Service loading and unloading facilities should be located off-street and screened and buffered from view. They should be and designed to prevent truck back-up maneuvers in the public right-of-way,” (pg. 23)

Comment: Emphasize the need for developers to coordinate with the Melnea Cass and Ruggles Complete Street Plans.

Response: “Redevelopment should be coordinated with the Melnea Cass Boulevard Design Reconstruction Project for the redesign of the South West corner of the intersection at Tremont Street and Melnea Cass Boulevard, as well as the Ruggles Street Reconstruction Project,” (pg. 18)

“In addition, new development should work with the Melnea Cass Boulevard Reconstruction Project to further improve safe and comfortable pedestrian and bicycle connections across Tremont Street and Melnea Cass Boulevard. Currently, a redesign initiative of Ruggles Street is led by the City’s Public Works Department, in partnership with other city departments and agencies. New development must help reinforce Ruggles Street as a multi model connection from Ruggles Station to Nubian Square,” (pg. 22)

Crescent - Comments Received and Responses

Design

Comment: Make sure that the church steeple is visible

Response: “Massing should be set back significantly from the Ruggles Street line to preserve the view corridor from the Ruggles Station to the steeple of the Saint Katharine Drexel Parish Center,” (pg. 20)

Comment: Prioritize permeability

Response: Massing and buildings should provide permeable breaks for light, air, views and circulation,” (pg. 21)

Comment: Pro-actively take into account the development of Whittier Choice and P-3, and how the sites will complement each other.

Response: “Redevelopment of the Crescent Parcel is required to play an integral role in ensuring the compatible transition in urban form and scale among potential redevelopments along the frontage of Tremont Street and Melnea Cass Boulevard: the Parcel P-3 site, the current Whittier Street Housing site and the Madison Park in-fill housing development site,” (pg. 18)

Crescent - Comments Received and Responses

Design Continued

Comment: 15 stories is too tall. Height should be limited to 10 stories, with a preference for lower heights to integrate into the rest of the neighborhood beyond Tremont and Melnea Cass.

Response: “Building heights may range between 60 and 1050 feet. Building heights should be thoughtfully designed to reinforce the surrounding physical characteristics, expressing the gateway location as well as recognizing the scale of the adjacent residential developments. Proposals that include exceptionally taller height must clearly demonstrate the greater benefits to the community. Development should also respect the overall low scale Madison Park housing site and step down towards the property edge on Raynor Circle,” (pg. 20)

Comment: Emphasize open space as a community benefit, since it is limited in this area. Preserve green space along Melnea Cass.

Response: “Proposals should include public open spaces such as courtyards or gardens that are available for public use. The community has expressed a desire for open space that can serve as a community gathering space,” (pg. 25)

Crescent - Comments Received and Responses

Design Continued

Comment: Raynor Circle should not be considered the rear of the property, since it faces a residential neighborhood. There should be meaningful frontage, design, and open space facing the neighborhood as well as Tremont and Melnea Cass. Unsightly trash disposal areas should not face that residential area or inhibit pedestrian connections through the neighborhood.

Response: “Primary building entrances, lobbies and street frontage should be located on Tremont Street and/or Melnea Cass Boulevard and development should also pay careful attention to ensure active frontage design towards the Church and the Madison Park housing development,” (pg. 22)

-“Disposal areas, accessory storage areas or structures and dumpsters must be placed at the rear of the property and must be appropriately screened from view from Melnea Cass Boulevard, Tremont Street, and Raynor Circle,” (pg. 22)

Crescent - Comments Received and Responses

Housing

Comment: Require AMIs that are affordable for lower income people in the neighborhood.

Response: See the Affordable/Income Restricted Housing objective (pg. 15) for a breakdown of affordability requirements.

10% of all units will be at or below 30% of AMI,

One-third of all units will be at or below 50% of AMI

One-third of all units will be between 60% and 100% of AMI, with an average not to exceed 80% of AMI

The remaining one-third of units will be market rate.

This unit mix was determined through the PLAN: Nubian Square process as a way to both create housing affordable to those who live in the neighborhood and create a consumer base to support local businesses.

Comment: Emphasize family-sized units

Response: “Community members have expressed the need for larger unit sizes of two, three and four bedrooms appropriate for families. A unit mix including higher numbers of family-sized units will be considered more highly advantageous,” (pg. 16)



Crescent - Comments Received and Responses

Other Concerns

Comment: A community meeting should be held at St. Katharine Drexel Church

Response: The Church is welcome to host a meeting to discuss the project if they choose to.

Next Steps for RFPs

- **Deadline for comments for most recent RFPs and the presentation content is April 6, 2020.**
- **We will work to refine RFPs and publish Final drafts online.**
- **If anyone has questions or comments, please email us or submit comments [at this link](#).**

We will respond to all questions and comments and post online after the comment period concludes.

When we have more information on a future meeting date, we will email everyone.