



---

# Roxbury Strategic Master Plan Oversight Committee Meeting

May 16th, 2022

# **1. RSMPOC**

## **Welcome and Orientation**

# Meeting Recording

---

At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

[bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) 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.

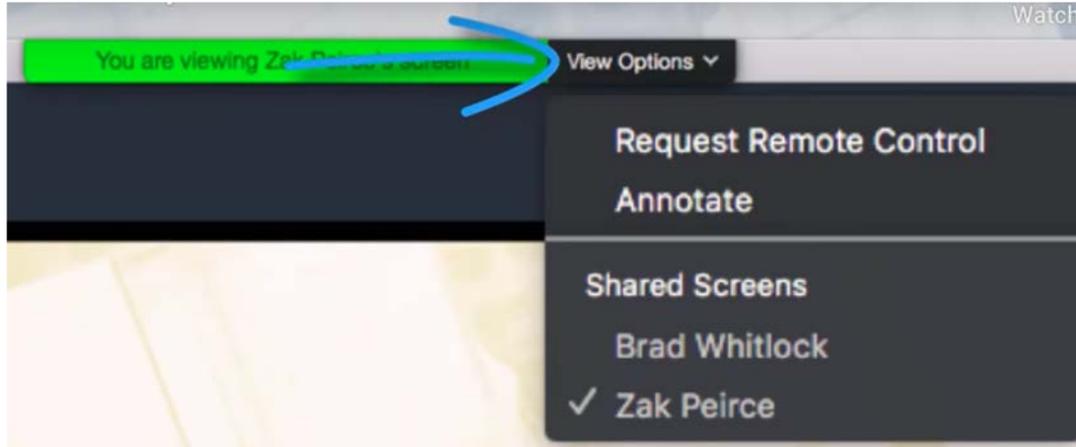
If your camera and microphone are off, you can still participate through the text chat feature.

# Interpretation and Translation

---



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

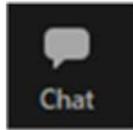


# Zoom Tips

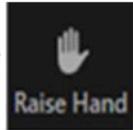
---

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

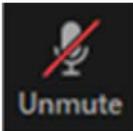
Your controls are at the bottom of the screen



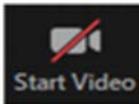
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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 so a BPDA moderator can unmute attendees.
- 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 [jennifer.kaplan@boston.gov](mailto:jennifer.kaplan@boston.gov)

# Agenda

---

- 1. RSMPOC Welcome**
- 2. P3 RFP Respondent Presentations**

# RSMPOC Overview and Updates

---

## *First Monday of the month*

January 10, 2022

February 7, 2022

March 7, 2022

April 4, 2022

**May 16, 2022 (Rescheduled)**

June 6, 2022

July 11, 2022

**\*\*No Meeting in August\*\***

September 12, 2022

October 3, 2022

November 7, 2022

**\*\*No Meeting in December\*\***

# RSMPOC Responsibilities

---

- The Roxbury Strategic Master Plan Oversight Committee (RSMPOC) was created in 2004 as a result of the Roxbury Strategic Master Plan (RSMP).
- The RSMPOC is broadly representative of the Roxbury neighborhood and is made up of Mayoral Appointees, nominated by elected officials, neighborhood associations, and community organizations.
- The RSMPOC oversees the implementation of the Roxbury Strategic Master Plan and PLAN: Nubian Square.

# Join. Engage. Take Action.

---

- **Join:** Join the Roxbury Strategic Master Plan Oversight Committee, and/or a Project Review Committee (PRC).
- **Engage:** Attend public meetings. Ask questions. Invite neighbors, Roxbury civic groups and organizations, businesses, abutters or other community affiliates to public meetings.
- **Take Action:** Review and comment on projects, developments, and the planning initiative.

For more information about upcoming meetings, development projects and how to get involved, visit [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)

# Original 2004 Master Plan Goals

---

- Enhance **civic & cultural life** in the neighborhood
- Promote **diverse & sustainable growth** with jobs for local residents
- Ensure **safe & convenient public** and **private transportation**
- Expand & improve **housing for a variety** of socioeconomic and age groups
- Create a **comfortable, lively, and safe public realm** that reflects the diversity of local residents
- Enhance **community participation** and **empowerment** through increased accountability of government, and institutions and businesses

# **2. P3 Respondent Presentations**

# Tentative Timeline for PRC Evaluation

---

- **May**
  - 5/11, PRC Meeting 2 – Briefing on the two proposals, generate interview questions
  - 5/16, RSMPOC Meeting – Developer Presentations, Beginning of Public Comment Period
  - 5/25, PRC Meeting 3 – Developer interviews
- **June**
  - 6/8, PRC Meeting 4 – Initial evaluation
  - 6/16, End of Public Comment Period
  - 6/22, PRC Meeting 5 – Finalize evaluation
- **July**
  - Additional Meetings as needed to finalize decision
- **August**
  - RSMPOC Recommendation
  - 8/11, BPDA Board – Tentative Designation

The timeline above is subject to change based upon the need for additional presentations, review, or community input.

R3

PEOPLE  
POWER  
PROSPERITY

Roxbury Strategic Master Plan  
Oversight Committee  
May 16, 2022

RPP



TISHMAN SPEYER

# P3 PEOPLE POWER PROSPERITY

## Community Envisioned Development

Our development proposal seeks to advance Roxbury's long-term vision for P3 with commitments to affordable housing, sustainable urban design, open space, capacity building & wealth creation, arts & culture, and equitable development.

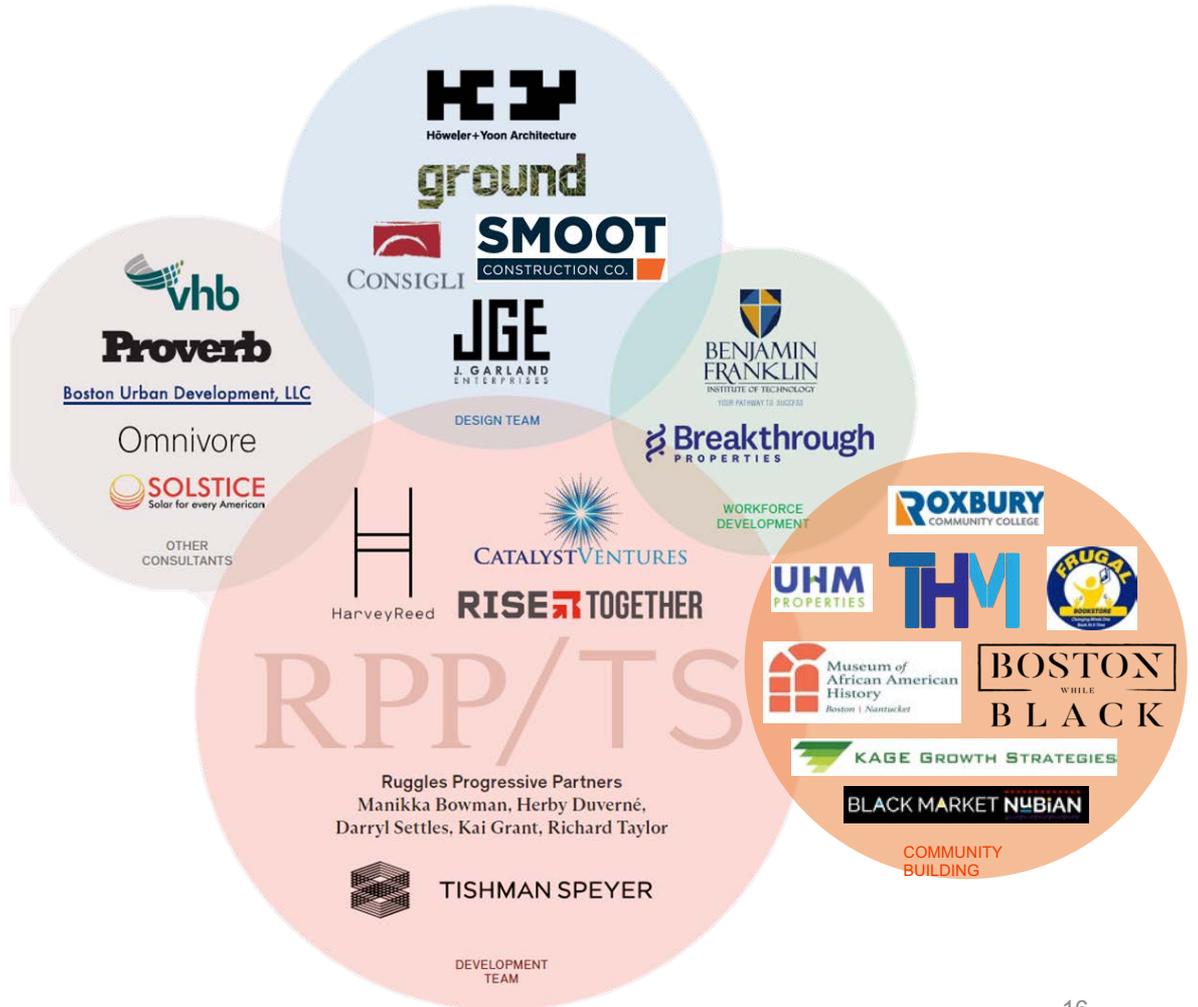


Illustrative Rendering: Museum Walk

# Our Partners

It begins with **our people, our spirit of partnership**, and an intentional commitment to **embed racial equity** at every stage of the P3 life cycle.

Ruggles Progressive Partners (35% Partner) and Tishman Speyer (65% Partner) is itself a **true partnership**, one that places **racial equity** as a central component of our professional practices, principles, and operations.



# Development Team



**Rev. Manikka Bowman**  
Ruggles Progressive  
Partners  
*HarveyReed*



**Herby Duverné**  
Ruggles Progressive  
Partners  
*RISE Together*



**Kai Grant**  
Ruggles Progressive  
Partners  
*Black Market*



**Darryl Settles**  
Ruggles Progressive Partners  
*Catalyst Ventures Development*



**Richard Taylor**  
Ruggles Progressive Partners  
*Nubian Square Development, LLC*



**Jessica Hughes**  
Tishman Speyer  
Managing Director –  
*Boston Region*



**Gary Rodney**  
Tishman Speyer  
Managing Director –  
*Affordable Housing*



**Joe Ritchie**  
Tishman Speyer  
Managing Director –  
*Head of Diversity &  
Inclusion*



**Rustom Cowasjee**  
Tishman Speyer  
Managing Director –  
*Design & Construction*



**Aaron Dent**  
Tishman Speyer  
Managing Director –  
*Chief Procurement  
Officer*



**Kate Gilmore**  
Tishman Speyer  
Senior Director –  
*Affordable Housing*



**Darrien Pinkman**  
Tishman Speyer  
Senior Director –  
*Procurement*



**Lauren Ferrando**  
Tishman Speyer  
Senior Associate –  
*Boston Region*



**Sydney Losco**  
Tishman Speyer  
Associate –  
*Affordable Housing*

# Proven Track Record

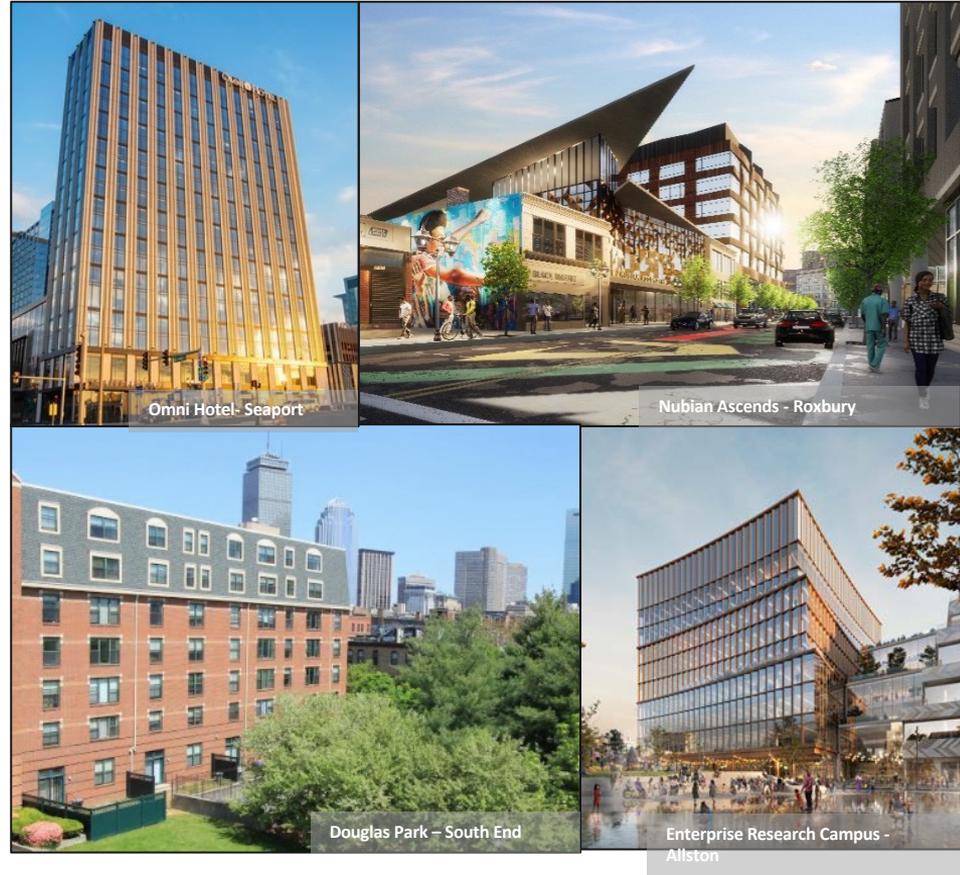
## Ruggles Progressive Partners

Ruggles Progressive Partners (RPP) is a joint venture between the following MBE and M/WBE firms: **RISE Together**, **Catalyst Ventures Development**, **HarveyReed**, **Black Market**, and **Nubian Square Development**.

**3.6** Million SF Development Pipeline

**\$1.8** Billion Development Pipeline

- ✓ Led the largest inclusionary investor initiative (total dollars) in the history of Boston alongside Tishman Speyer for the Enterprise Research Campus in Allston
- ✓ Positioned to create synergy between P3 and Nubian Square
- ✓ Relocated Gordon Conwell Theology to Roxbury
- ✓ Converted the former Roxbury Community Health Center to the Bridge School
- ✓ Developed Home Ownership units on Fort Hill and Fountain Hill
- ✓ Developed Douglass Park mixed-use project
- ✓ Founded Black Market Nubian



# Proven Track Record



TISHMAN SPEYER

We have been a long-term owner and developer of real estate in the **Boston area, and an active member of the community since 1997.**

**4.3** Million SF Under Management in Boston **25+** Years in Boston

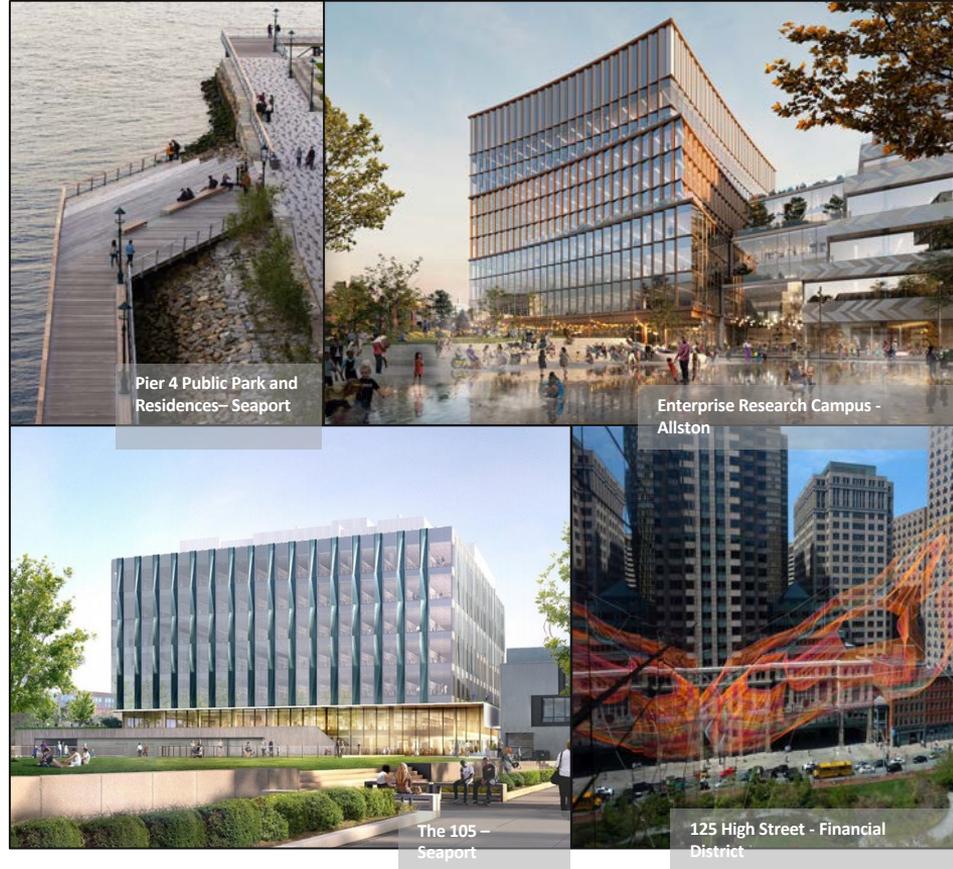
**2.5** Million SF Future Development in Boston

Tishman Speyer is built on the **diversity** of its people, the **equity** of experience and opportunity, and the **inclusivity** of our culture.

**50%** Female

**35%** People of Color

- ✓ Led the **largest inclusionary investor initiative** (total dollars) in the history of Boston alongside members of the RPP team
- ✓ Dedicated Procurement and Diversity & Inclusion Teams
- ✓ Dedicated affordable housing team, TS Communities
- ✓ Raised **record-setting \$3 billion life science fund**, Breakthrough Properties



# Proposed Development Program



- **498 rental units, 100% income-restricted**
- **62 homeownership units, of which 42 units will be income-restricted**
  - 15 will be live-work units
- **180,000 SF of commercial lab/R&D space**
- **Over 67,000 SF of ground floor retail and community space**
- **Over 4.8 acres of open space (64% of the site)**



Illustrative Rendering: Museum Walk and passageway to Treble Square

# Community Benefits and Empowerment

## HOUSING

*Adhering to and exceeding the RFP's goal of advancing commitments to affordable housing*

- **498 rental units, 100%** income-restricted
- **62 homeownership units**, of which 42 units will be income-restricted
  - 15 live-work units



Illustrative Rendering: The Mews on Market Day

# Community Benefits and Empowerment

## CAPACITY BUILDING + WEALTH GENERATION

### *Unlocking the power of P3 as an economic development engine*

- Joint venture partnership between RPP (MBE-M/WBE) (35% partner) and TS (65% partner) to **amplify and increase capacity for underrepresented developers**
- **M/WBE participation across every phase of the project**
- **A minimum of 50%** of the total construction budget will be allocated to minority firms at the construction manager level through the Consigli/Smoot JV
- We are **seeding and creating** the Non-Displacement Legacy Housing Fund and the Roxbury Next Fund (\$250K contribution)



Illustrative Rendering: Passageway by the Community

# Community Benefits and Empowerment

## WORKFORCE & ECONOMIC DEVELOPMENT

### *Real community benefits seek to change long term outcomes*

- 180,000 square feet of commercial lab/R&D space will bring **career pathways** to P3 in the form of good-paying, long term jobs
- Life science **mentorship** through Breakthrough Properties
- **Job training and workforce development** anchored by Benjamin Franklin Cummings Institute of Technology
- **Wealth creation** through inclusive capital strategies, **affordable commercial and residential ownership opportunities**, and thoughtful procurement with M/WBE businesses
- **\$5.5M** to subsidize the Benjamin Franklin Cummings Institute of Technology's build out and lease terms



Illustrative Rendering: Kulima Park and connector to Madison Park High School

# Community Benefits and Empowerment

## PLACEMAKING

*Cultivate a community where all residents, workers, and visitors can interact and feel welcome*

- Over 4.8 acres of **open space (64%)**
- **Over 67,000 square feet** of ground floor retail and community space
- A **minimum of 50% of all third-party retail and community spaces** will be heavily subsidized to lower the barriers to entry for emerging, local, and M/WBE businesses
- Multi-purpose and/or collective working spaces
- Space for our partners, **Frugal Bookstore** and **The Collier Connection's Boston While Black**



# Community Benefits and Empowerment

## ARTS & CULTURE

### *Sustaining Legacy & Culture*

- Partnership with the Museum of African American History to create and locate a **Roxbury Museum** at P3 inside the **preserved Old Whittier Building**
- Build on the arts initiatives already being explored in Roxbury at Nubian Square Ascends, Black Market, and The Nubian Square Public Art Initiative
- Live-work suites programmed along The Mews



Illustrative Rendering: Preservation of the existing Whittier Street Building

# Design Aspiration

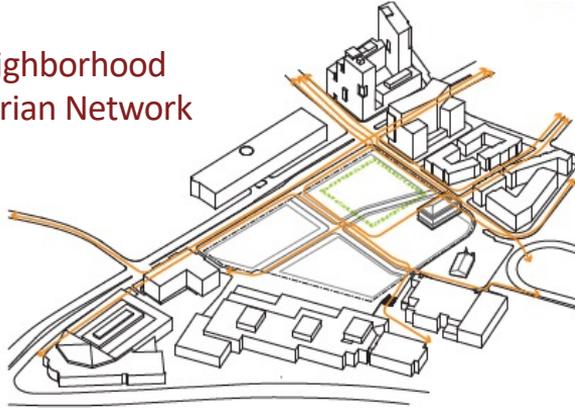


**“TAKE INSPIRATION FROM THE PAST AND  
DESIGN FOR THE FUTURE”**

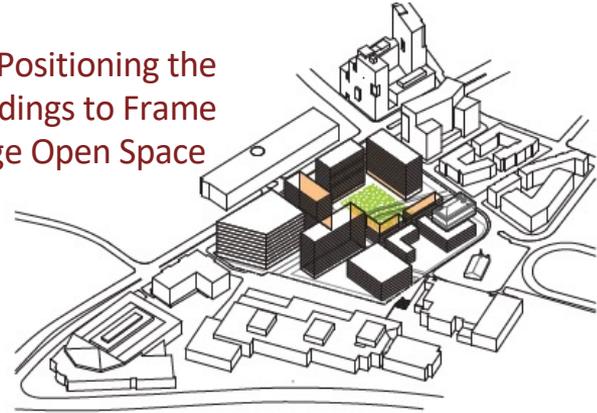


# Neighborhood Integration

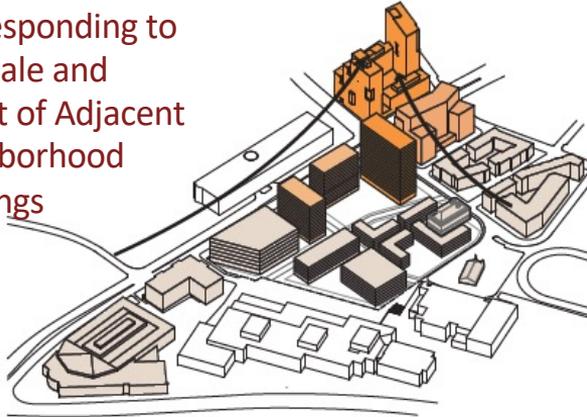
01. Neighborhood  
Pedestrian Network



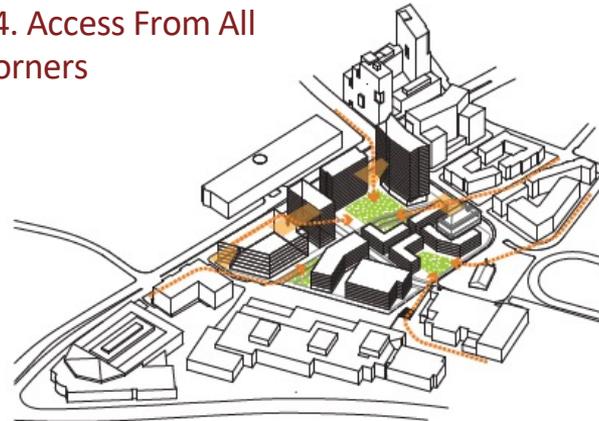
02. Positioning the  
Buildings to Frame  
Large Open Space



03. Responding to  
the Scale and  
Height of Adjacent  
Neighborhood  
Buildings



04. Access From All  
Corners





# Vibrant Activation

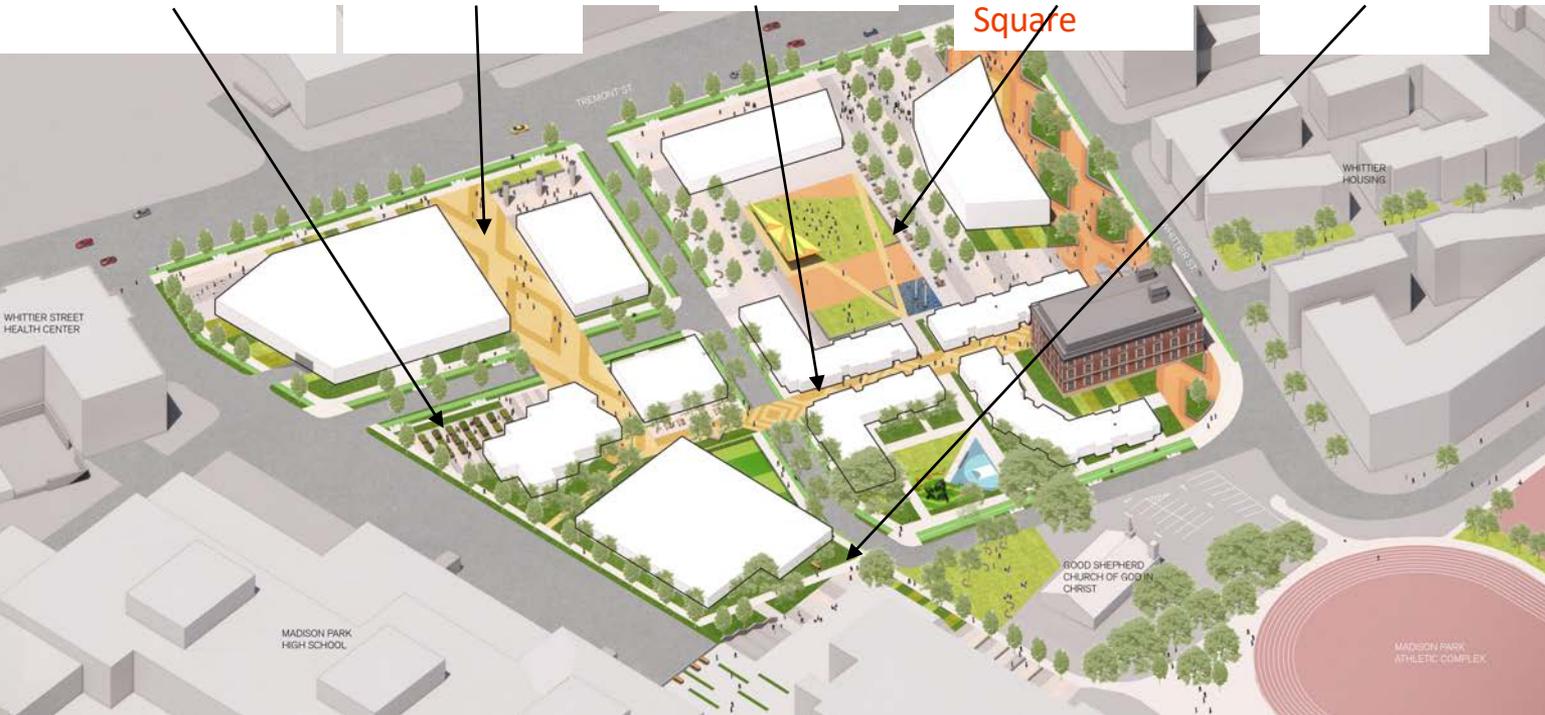
Community Garden

King's Corner

The Mews

Treble Square

Kulima Park



Inspired by the patterns of Nubian weaving, the open spaces of P3 create a lush network of delightful and usable “outdoor rooms” each with an individual personality and program; together creating a distinctive, green, community oasis. The overall site boasts over **4.8 acres of open space.**





# Community Benefits and Empowerment

## DESIGN AND RESILIENCY FEATURES

### *Promoting joy and community*

- Architecture and public realm that **brings joy, promotes community**, and exemplifies a **new vision** for Boston for future residents, workers, students, and visitors
- Zero Carbon design principles
- LEED Gold + Platinum
- **Community Solar Panels**
- **Preservation of existing mature trees** wherever possible and planting of new trees to combat the effects of Urban Heat Island
- **64% of the site will be open space** additions to the public realm



RFP	Ruggles Progressive Partners + Tishman Speyer Proposal	
A minimum of two-thirds of the residential units must be affordable to low-and-moderate income households	✓	We exceed the RFP's criteria by creating 498 rental units that will be 100% income restricted and 62 homeownership units that will be 67% income restricted
Emphasis on homeownership	✓	We will deliver 62 homeownership units, of which 42 will be income restricted
Support and exemplify the community's and the City's goals for sustainable, resilient, and healthy new construction, including the City's Carbon Neutral Boston 2030 commitment	✓	We engaged an arborist with a focus on preserving existing mature trees to combat the effects of Urban Heat Island. 64% of the site will be open space additions to the public realm. Development will adhere to Zero Carbon design principles, minimum LEED Gold target for residential buildings, and a minimum LEED Platinum target for commercial lab/R&D building. Partnership with Solstice Initiative to bring Community Solar Panels to P3.
Development Without Displacement	✓	We are seeding and creating the Non-Displacement Legacy Housing Fund and Roxbury Next Fund (\$250K contribution)
Economic Development and Wealth Creation	✓	Wealth creation through inclusive capital strategies, affordable commercial & residential ownership opportunities, thoughtful procurement with M/WBE businesses, and capacity-building for M/WBE business through strategic partnerships such as the RPP (35%) / TS (65%) joint venture and Consigli (50%) / Smoot (50%) joint venture.
Consistency with area planning: PLAN Nubian, the Roxbury Strategic Master Plan and Dudley Vision	✓	Our proposal was designed to conform with the guidelines of the RFP and adhere to the goals stated across the Roxbury Strategic Master Plan, PLAN Nubian, and Dudley Vision.
Life Science Proposal and Workforce Development	✓	We propose 180,000 square feet of R&D/lab space. We envision a 10,000 square foot learning lab on the ground floor to promote workforce development through our partnership with the Benjamin Franklin Cummings Institute of Technology; RPP/TS will contribute \$5.5M to subsidize their buildout and lease terms.

# P3 PEOPLE POWER PROSPERITY

We don't want Roxbury to wait any longer

Indeed, as the opportunity is unique, so too is the **responsibility** to create a community that is open and welcoming to all, organically integrated into broader Roxbury, and one that simultaneously attempts to repair the fabric of what once stood before it while also laying the groundwork for the next generation. **We are here to listen, and we are here to perform.**



# PP3 PEOPLE POWER PROSPERITY

Thank You!

RPP



TISHMAN SPEYER



# P3 ROXBURY

HOUSING

EQUITY

OPPORTUNITY



# OUR TEAM



D/R/E/A/M DEVELOPMENT



*goulston&storr*s

D/R/E/A/M COLLABORATIVE

Agency  
Landscape + Planning



# HOUSING



**466 total units**



144 affordable homeownership units



164 affordable rental units



158 market rate units

# OPPORTUNITY



2,400 Permanent Life Science Jobs



1,600 Construction Jobs



# EQUITY

MyCAP (50%)



HYM (50%)

Madison Park Development Corporation (M/WBE)

DREAM Development (MBE)

The OnyxGroup (M/WBE)

Prive Parking (MBE)



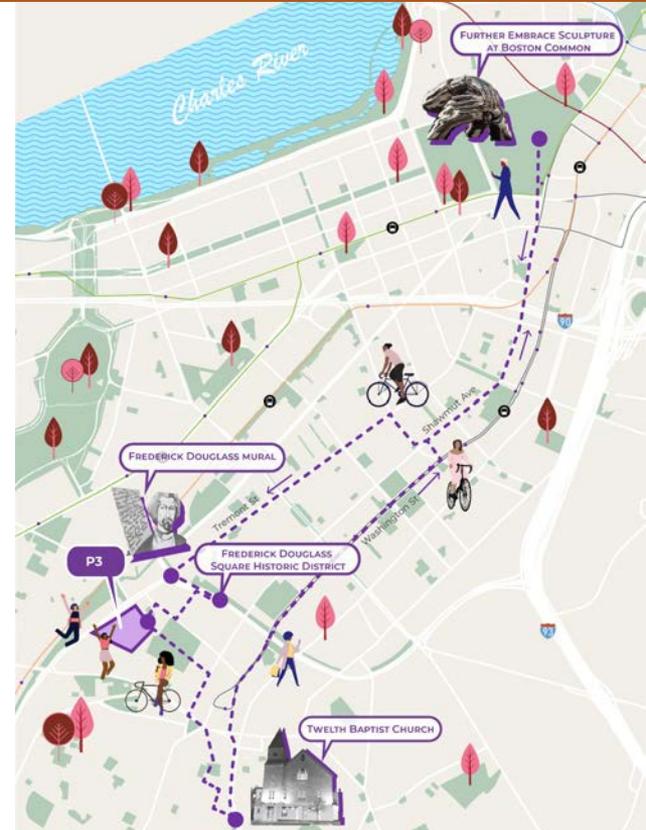
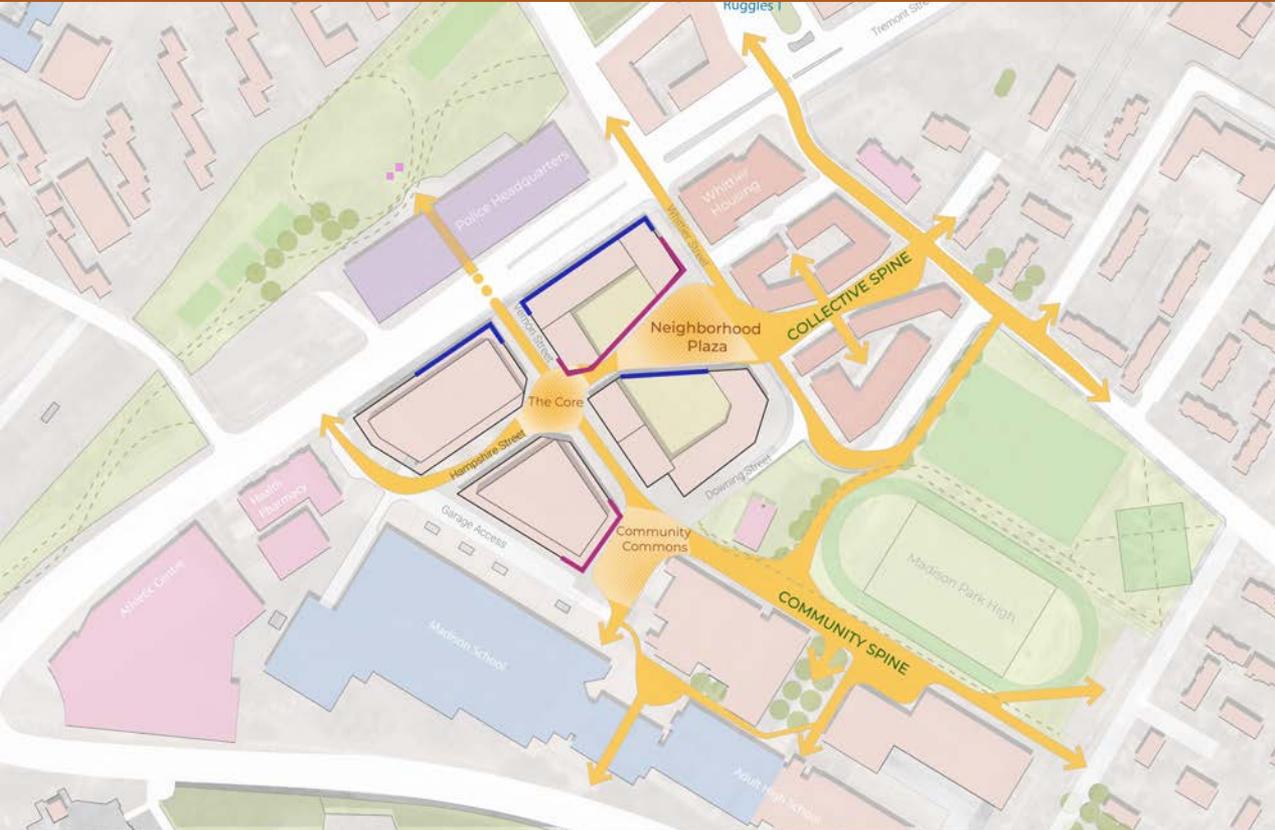
# OUR VISION



# LISTEN



# INTEGRATE



# CULTIVATE



# ACTIVATE

My City  
at Peace

HYM



# ACTIVATE



**617,700 SF Life Science Space**  
**2,400 Life Science Jobs**  
**10,000 SF Life Science Training Center by LabCentral Ignite**

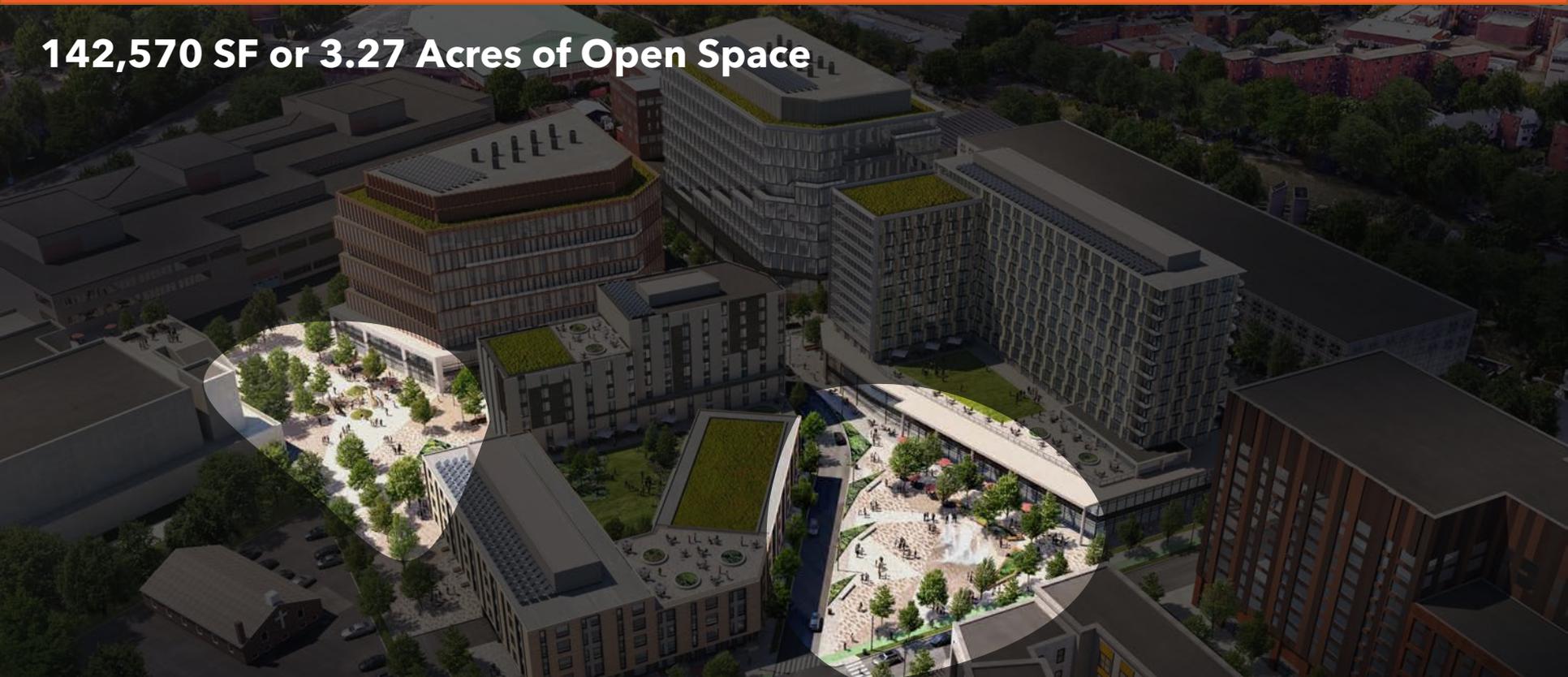
# ACTIVATE

**184 Homeownership Units (144 Affordable; 40 Market Rate)**  
**282 Rental Units (164 Affordable; 118 Market Rate)**



# ACTIVATE

142,570 SF or 3.27 Acres of Open Space



# OUR TEAM



**Leslie Reid**

Chief Executive Officer  
Madison Park Development  
Corporation



**Chanda Smart**

Chief Executive Officer  
The OnyxGroup



**Imari Paris Jeffries**

Executive Director  
King Boston



# OUR TEAM



**Gretchen Cook Anderson**

Executive Director  
LabCentral Ignite



**Ricardo Louis**

Chief Executive Officer  
Prive Parking



**Joseph Feaster**

Of Counsel  
McKenzie & Associates



# OUR TEAM



**JocCole "JC" Burton**

Chief Executive Officer  
Maven Construction



**Gina Ford**

Principal  
Agency Landscape + Planning

Agency  
Landscape + Planning

# HOUSING



**466 total units**



144 affordable homeownership units

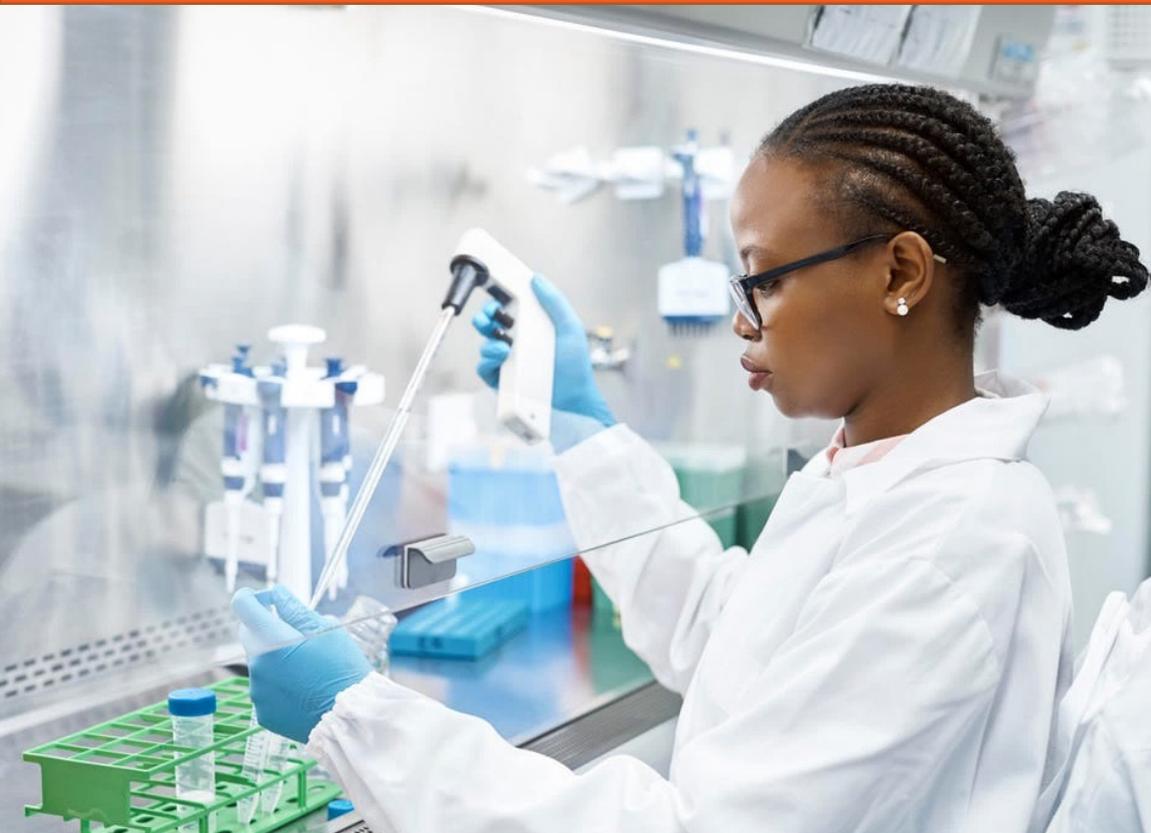


164 affordable rental units



158 market rate units

# OPPORTUNITY



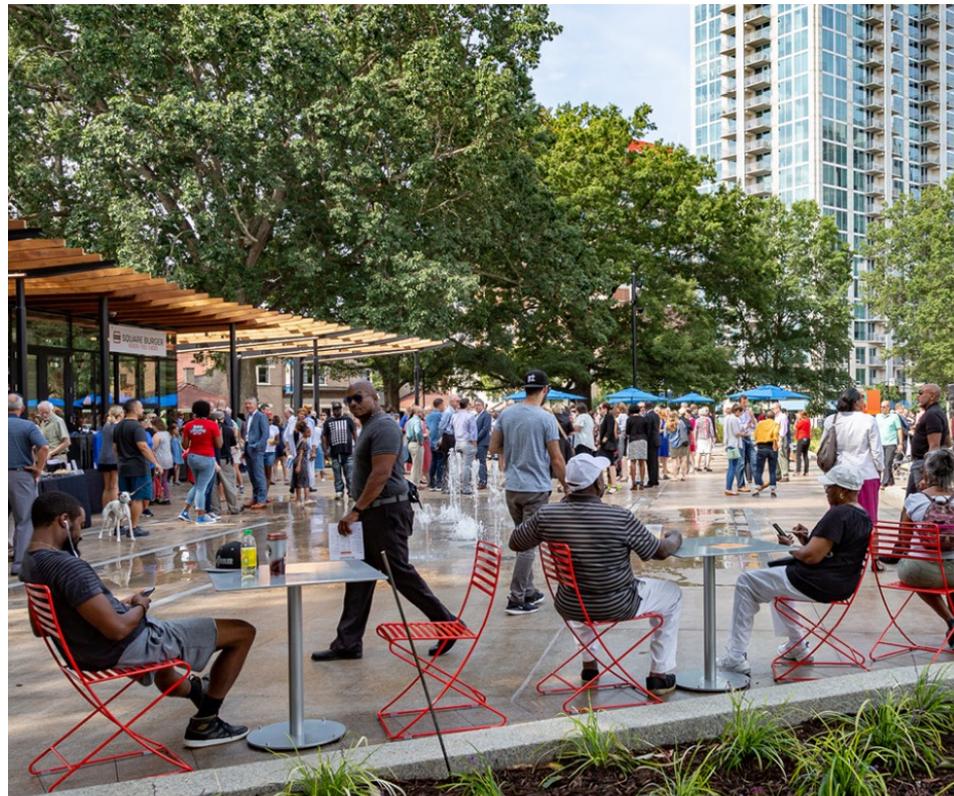
2,400 Permanent Life Science Jobs



1,600 Construction Jobs



# ACTIVE RETAIL



# EQUITY

MyCAP (50%)



HYM (50%)

Madison Park Development Corporation (M/WBE)

DREAM Development (MBE)

The OnyxGroup (M/WBE)

Prive Parking (MBE)



# WE DELIVER



# GET IN TOUCH

Reverend Jeffrey Brown  
[revjb@mycityatpeace.com](mailto:revjb@mycityatpeace.com)  
(888) 826-0089  
My City At Peace  
34 Tremlett Street  
Dorchester, MA 02124

Thomas O'Brien  
[tobrien@hyminvestments.com](mailto:tobrien@hyminvestments.com)  
(617) 248-8905  
The HYM Investment Group  
One Beacon Street, 31<sup>st</sup> Floor  
Boston, MA 02108



[p3roxbury@gmail.com](mailto:p3roxbury@gmail.com)



[p3roxbury.com](http://p3roxbury.com)



# Appendix

# Tablet/Phone Screenshot

