



P3 Virtual Pale ak yon Planifikatè sou P3

23 Out 2021

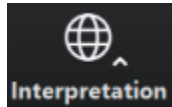
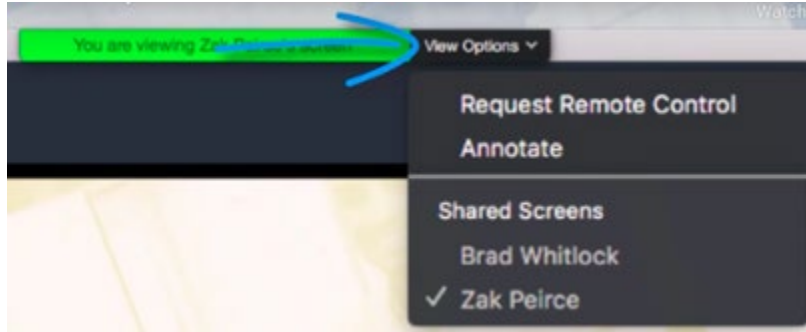
Anrejistreman

Sou demann manm yo nan kominote a, aktivite sa pral anrejistre sou paj entènèt Plan Prensipal Stratejik Roxbury nan bit.ly/PlanNubian pou sila yo ki pa anmezi pou patisipe nan aktivite andirèk Zoom.

Egalman, li posib ke patisipan yo kapab anrejistre reyinyon an avèk telefòn kamera yo oswa lòt aparèy yo. Si ou pa vle yo anrejistre w pandan reyinyon an, tanpri fèmen mikwofòn ak kamera w.

Si kamera ak mikwofòn ou dezaktive, ou ka toujou patisipe atravè fonksyon chat pa tèks.

Entèpretasyon ak Tradiksyon



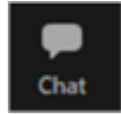
“Panyòl” pou Panyòl
“Kreyòl Ayisyen” pou Ayisyen
“Angle” pou Angle

Pou tande prezantasyon an nan yon lang diferan, itilize glòb ki nan pati anba ekran
Pou gade prezantasyon an nan yon lang ki diferan klike sou lis dewoulan “Gade Opsyon” anlè ekran an

Konsèy Zoom

Byenveni! Men kèk konsèy sou fason pou itilize Zoom pou itilizatè premye fwa.

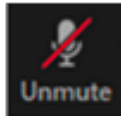
Kontwòl ou yo anba ekran



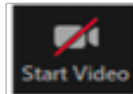
Itilize chat la pou tape yon kòmantè oswa mande yon kesyon a nenpòt kilè – Manm yo nan BPDA ap modere chat la



Pou leve men w, klike sou “Patisipan” anba ekran w lan, e apres a chwazi opsyon “Leve Men” nan kazyè patisipan an, oswa peze *9 sou telefòn



Silans/reyaktif – Patisipan yo ap rete an silans pandan prezantasyon an – prezantatè a pral reyaktif w pandan diskisyon an si ou leve men w e se moman pa w pou pale. Pou silans/reyaktif sou telefòn ou peze *6.



Aktive/dezaktif videyo w

Etikèt Zoom

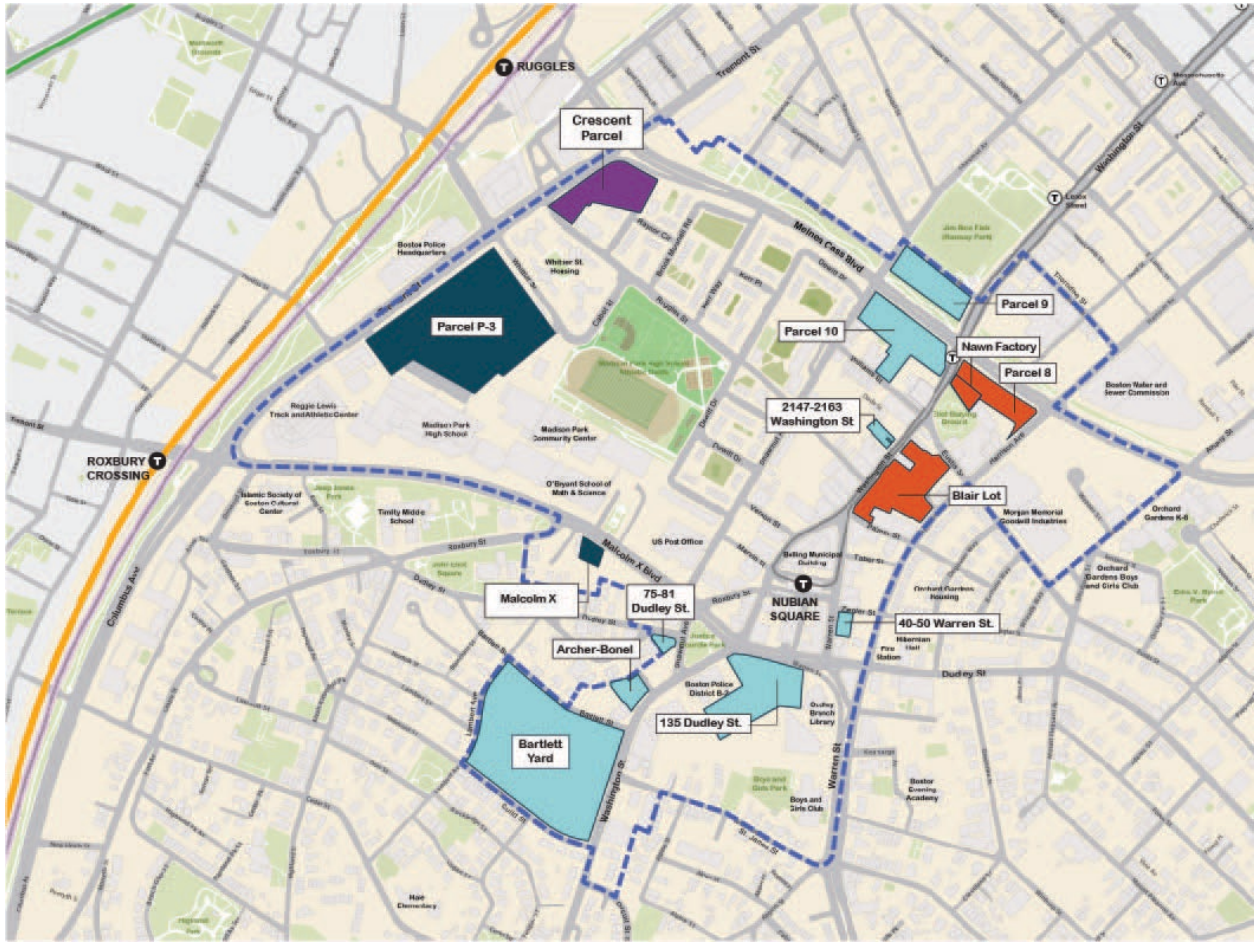
Nou vle asire ke konvèsasyon an se yon eksperyans agreyab pou tout patisipan yo.






- Tanpri rete an silans jiskaske yo rele w. Si ou ta renmen pale pandan tan sa a tanpri itilize fonksyon “Leve men” nan Zoom.
- Tanpri respekte tan chak moun.
- Nou mande pou patisipan yo limite kesyon yo kidonk lòt moun kapab patisipe nan diskisyon an. Si ou gen plis kesyon, tanpri rete tann jiskaske tout lòt moun kap patisipe yo gen yon opòtinite pou poze kesyon.
- Si nou pa anmezi pou reponn kesyon w nan reyinyon sa a tanpri mete yo nan Chat la nan fen an oswa imèl Kelly.sherman@boston.gov

Agenda

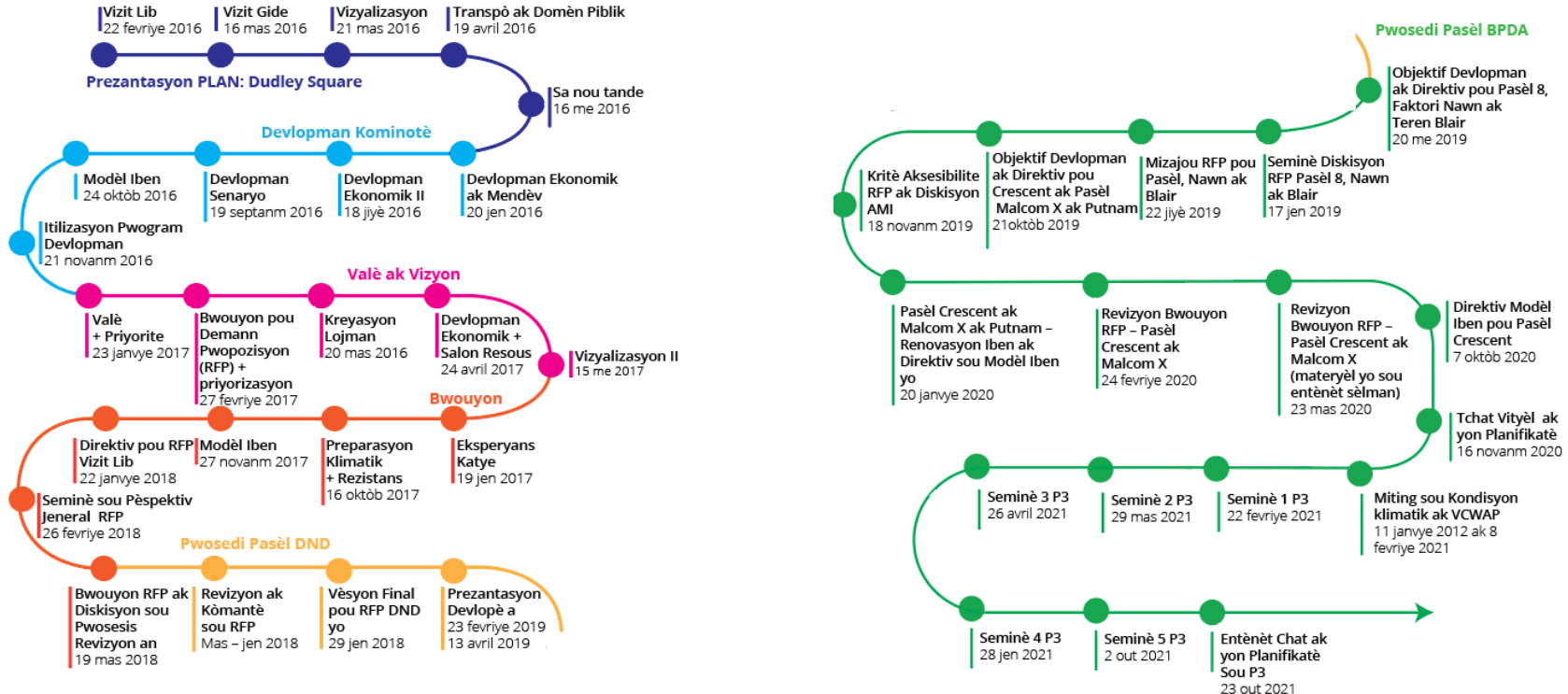
- **Revize Pwosedì nan dat**
- **Pwochen etap / PRC**
- **Kesyon ak Kòmantè (nan tout)**

PLAN: Nubian Square Zòn nan



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

PLAN: Nubian Square Pwosedì



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Apèsi Atelye travay

- Atelye travay 1: Ki itilizasyon ou ta renmen wè nan P3? Ki itilizasyon ou pa ta renmen wè nan P3?
- Atelye travay 2: Pami itilizasyon yo vle ki idantifye yo, kiyès ou ta priyorize?
- Atelye travay 3: Blòk Konstrisyon nan Konsepsyon Iben. Teni kont nan kontrent konsepsyon sou diferan itilizasyon, èske ou panse ke itilizasyon yo ki te idantifye nan Atelye Travay 1 an toujou fè sans?
 - Ki enfòmasyon anplis kominote a bezwen pou pran desizyon enfòmè sou itilizasyon yo sou sit la?
- Atelye travay 4: Teni kont de enfòmasyon nan kontèks aktyèl la, ak enfòmasyon sou opòtinite yo ak difikilte ki gen rapò avèk diferan itilizasyon, èske ou panse itilizasyon yo ki idantifye nan Atelye travay 1 toujou fè sans?
- Atelye travay 5: Men kijan nou te tradwi lide ou yo an yon Gid Konsepsyon Iben ak RFP. Èske sa montre objektif ak valè ou yo avèk presizyon?

Pwen Kle nan Ateleye travay yo

- Teren sa a gen gwo potansyèl pou afekte pozitivman zòn Nubian Square. Li ta dwe itilize pou lojman, espas ouvè, espas komèsyal, ak laboratwa ak syans lavi.
- Yo ta dwe itilize teren an pou ede kreye jenerasyon richès pou rezidan Roxbury yo. Pou konprann ki itilizayson sit la ki ta pèmèt nou reyalize sa a, nou bezwen konnen plis sou rezidan yo ki abite nan zòn lan ansanm avèk anviwonman konstriksyon ki egziste deja.
- Avèk sit la ki toupre yon kantite lekòl, ta dwe gen opòtinite pou kolaborasyon komen ant Madison Park, John D. O' Bryant, ak lòt enstitisyon yo nan zòn lan.
- Espas vè nesèsè sou sit sa a. Nouvo espas vè ki kreye ta dwe lye avèk koneksyon vè ki egziste toupatou nn katye a.
- Nou ta dwe kreye tou richès pou kominote a lè nou bay biznis fanm posede ak minorite lokal yo opòtinite pou patisipe kòm devlopè.

Pwojè RFP: Objektif

“BPDA ap chèche enfòmè pwopriyete a pou pèmèt **devlopman a itilizayson miks** ki pral reyalize potansyèl pwopriyete a pou **devlopman ekonomik transfòmativ** nan zòn Nubian Square pandan lap anvanse **angajman kominote a pou lojman a bon mache, ar & kilti ak ekite.**

RFP sa ap chèche pwopozisyon ki pral **kreye opòtinite pou jenerasyon richès** pou rezidan Roxbury yo ansanm avèk **ti konpayi lokal minorite posede ak konpayi fanm posede** ki kapab patisipe nan devlopman an.”

Pwojè RFP: Objektif Devlopman

RFP a devlope otou Plan an: Objektif Devlopman Nubian Square. . .

- **Konsistan avèk istwa planifikasyon zòn nan:** Plan Prensipal Stratejik Roxbury, Vizyon Dudley, Distri Kiltirèl. Devlopman kòm yon katalis pou ankouraje ar, kilti, edikasyon, komèsyal ak antrepriz andetay.
- **Lojman a bon mache:** De-tyè inite lojman yo dwe lojman a bon mache pou revni limite.
- **Devlopman sen ak rezistan, dirab:** Montre objektif vil la po nouvo konstriksyon solid ak dirab; vize enèji net zewo oswa pèfòmans kabòn nèt zewo.
- **Devlopman san depasman:** Ede rezidan aktyèl Roxbury yo pou yo ka rete abite nan kominote yo epi jwenn mwayen pou opòtinite ekonomik.
- **Bon travay Estanda:** Sipòte bon travay pèmanan nan sit la epi angae nan pratik anbochaj ekitab sa ki pral sipòte patisipasyon moun Roxbury ak Nubian Square.
- **Devlopman Ekonomik:** Pwopoze itilizasyon miks ki dwe kontribye nan objektif devlopman richès kominote a, devlopman mendèv, ak kwasans ekonomik pou rezidan Roxbury yo.
- **Divèsite ak Enklizyon:** BPDA prevwa pwopozisyon yo ki pral gen ladan patisipasyon ekonomik enpòtan ak jesyon wòl yo pa moun koulè, fanm, ak M/WBE yo nan anpil aspè pwojè a ke posib.

Pwojè RFP: Objektif Devlopman

... e nou te ranfòse yo baze sou priyorite kominote a.

- **Devlopman ekonomik:**

- Pwopozisyon yo avèk itilizasyon **komèsyal** dwe ankouraje fòmasyon travay, biznis lokal, ak kreyasyon travay, avèk anfas spesyal sou ti biznis lokal defavorize yo, moun koulè ak fanm.
- Pwopozisyon yo avèk itilizasyon **laboratwa/syans** lavi dwe gen ladan pwogram fòmasyon travay solid ki kreye yon rezo travay klè, reyalizab pou rezidan Roxbury yo. Ka enkli patenarya avèk Madison Park, O'Bryant, BFIT, ak Wentworth.

- **Enklizyon ak Divèsite:**

- **Estrikti RFP :** Baze sou kòmantè devlopè lokal yo, nou ankouraje anpil soumision nan patenarya sa ki pral enkli yon antite delvopè prensipal ak ko-devlopè yo sou chak pati nan pasèl la.
- **Patenarya ak Rezo :** Nou kenbe yon lis devlopè ak lòt biznis ki te eksprime enterè nan patenarya. Nou pral bay tou rezo opòtinie nan konperans ki pre-pwopozisyon an.
- **Resous Finansman:** RFP a ap gen ladan yon lis resous finansman piblik. Kowalisyon Konstriktè Koulè yo ap konpile tou yon lis finansè prive avèk pwogram ki sipòte ti devlopè yo.
- **Pi bon Pratik:** Anèks RFP a pral gen ladan yon lis verifikasyon nan pi bon pratik ki kondwi jeneralman nan ekip devlopman ki pi divèsifye, ak egzanp Plan Enklizyon ak Divèsite solid nan soumision RFP ki te reyisi anvansa.

Pwojè RFP: Gid Konsepsyon



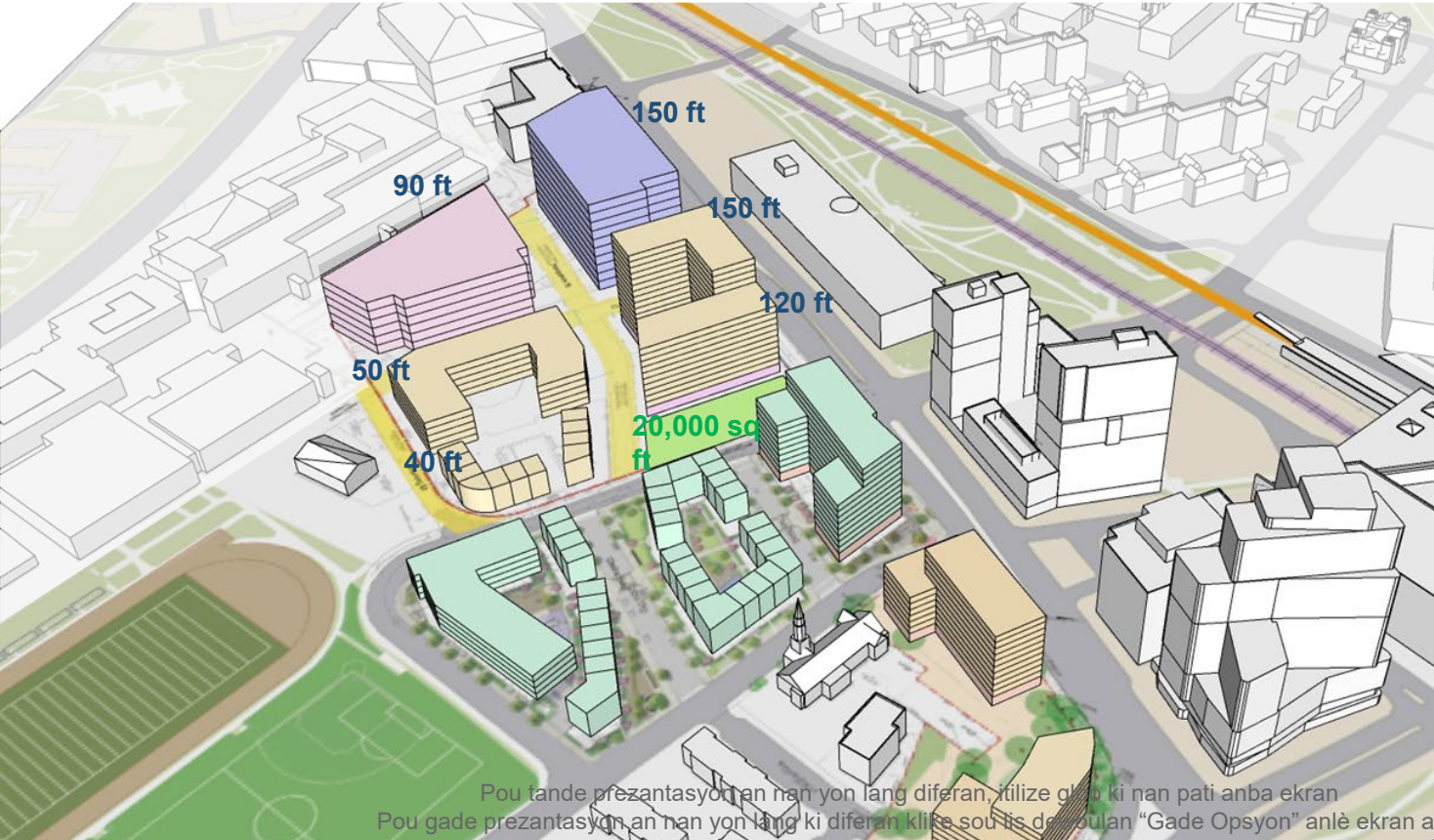
Development Framework

-  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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Wotè & Mas



- **Itilizasyon Miks**
- **Apeprè. 4.5 FAR**
- **55% Kouvèti teren**
- **20,000 pye kare. Park nan Tremont ak Whittier**
- **Amelyorasyon nan Vernon, Hampshire & Downing Streets**



Pwochen Etap yo /PRC

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Kalandriye P3 + Objektif yo

Atelye travay 1 Fevriye: Pou konprann kondisyon yo ki egziste deja, kijan nou ka planifye avèk sit la, ak idantifye potansyèl itilizasyon pou sit la nan kontèks Nubian Square.

Atelye travay Mas 2: Diskite potansyèl pou plan sit la, itilizasyon, opòtinite ak difikilte.

Atelye travay 3 Avril : Diskite konsiderasyon konsepsyon iben

Atelye travay 4 Jen : Revizyon itilizasyon yo, opòtinite ak difikilte.

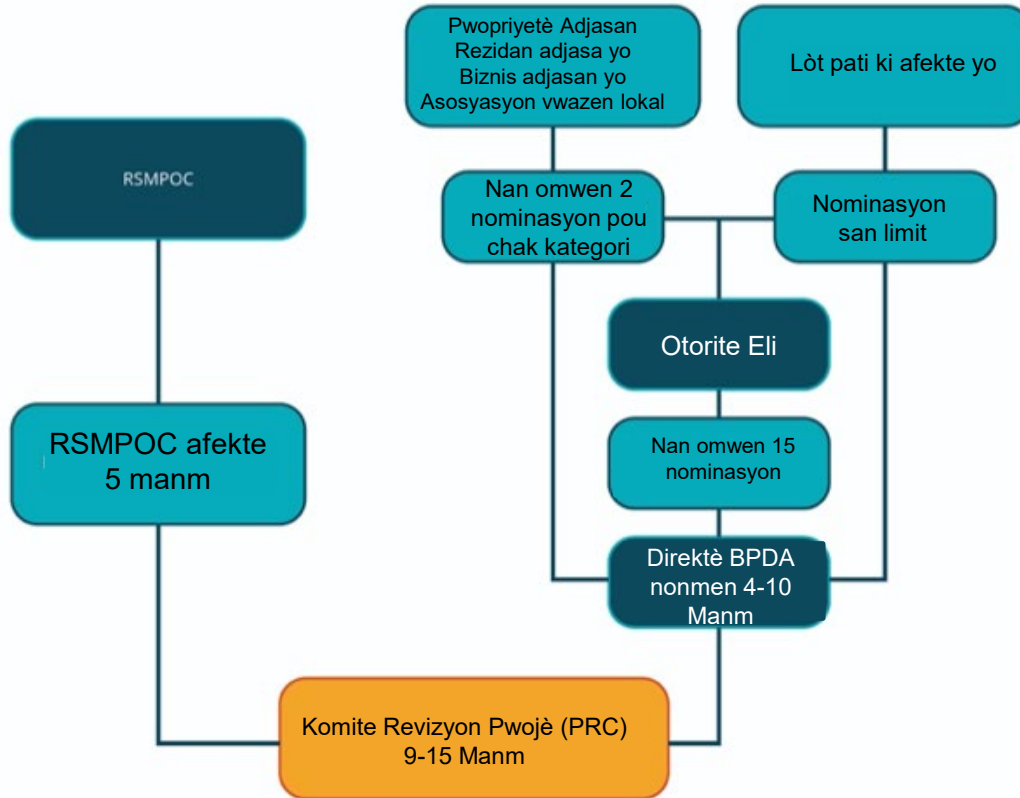
Atelye travay 5 Out: Prezante pwojè RFP pou kòmantè

23 Out Pale avèk yon Planifikatè : Opòtinite enfòmèl pou diskite RFP a epi jwenn kòmantè

RSMPOC 13 Septanm: Prezante P3 RFP pou yon vòt

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Pou wè prezantasyon an nan yon lòt lang klike sou "View Opsyon" gout desann bwat nan tèt ekran an

Kalandriye PRC

13 Septanm

- Ouvèti Nominasyon PRC
 - Otorite Eli yo, òganizasyon kominotè, ak piblik jeneral la enfòmè atravè imèl ak notifikasyon journal
 - Vole nan Nubian Square

Fen Septanm

- Piblikasyon RFP (Tantativ)

Novanm

- **Delè pou Nominasyon PRC**

Janvyè

- Fèmte RFP (Tantativ)



Ou gen Kesyon?

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APPENDIX

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

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

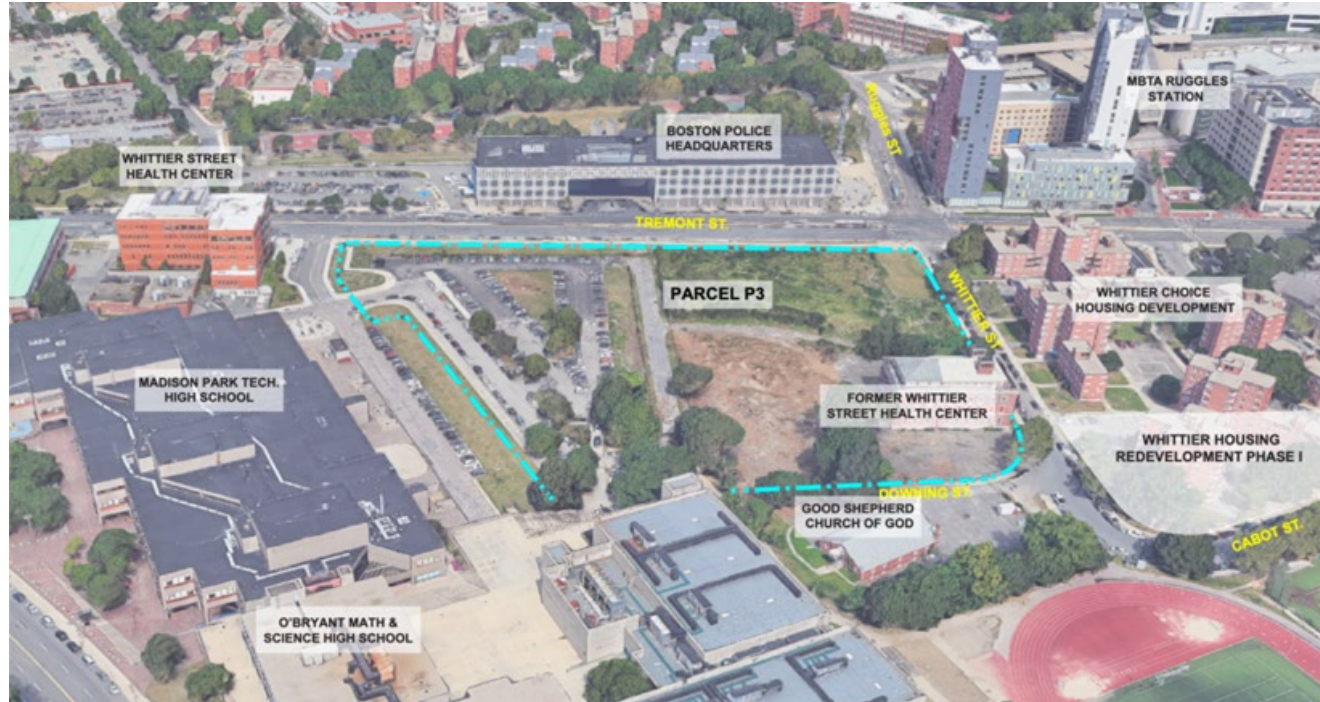
RFP Draft: Purpose

“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: 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.

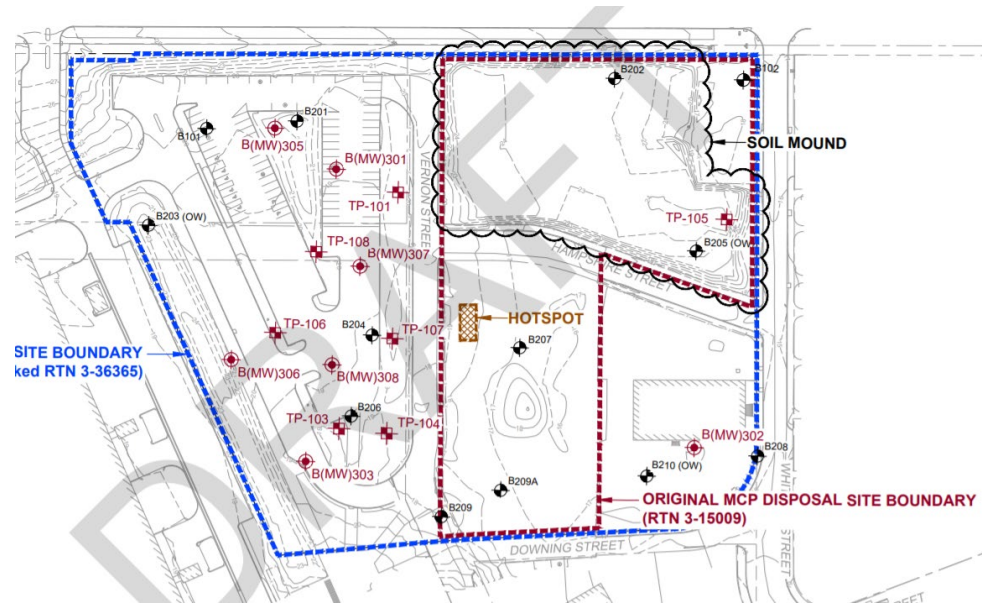


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RFP Draft: Site Description

- 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

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, 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).

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



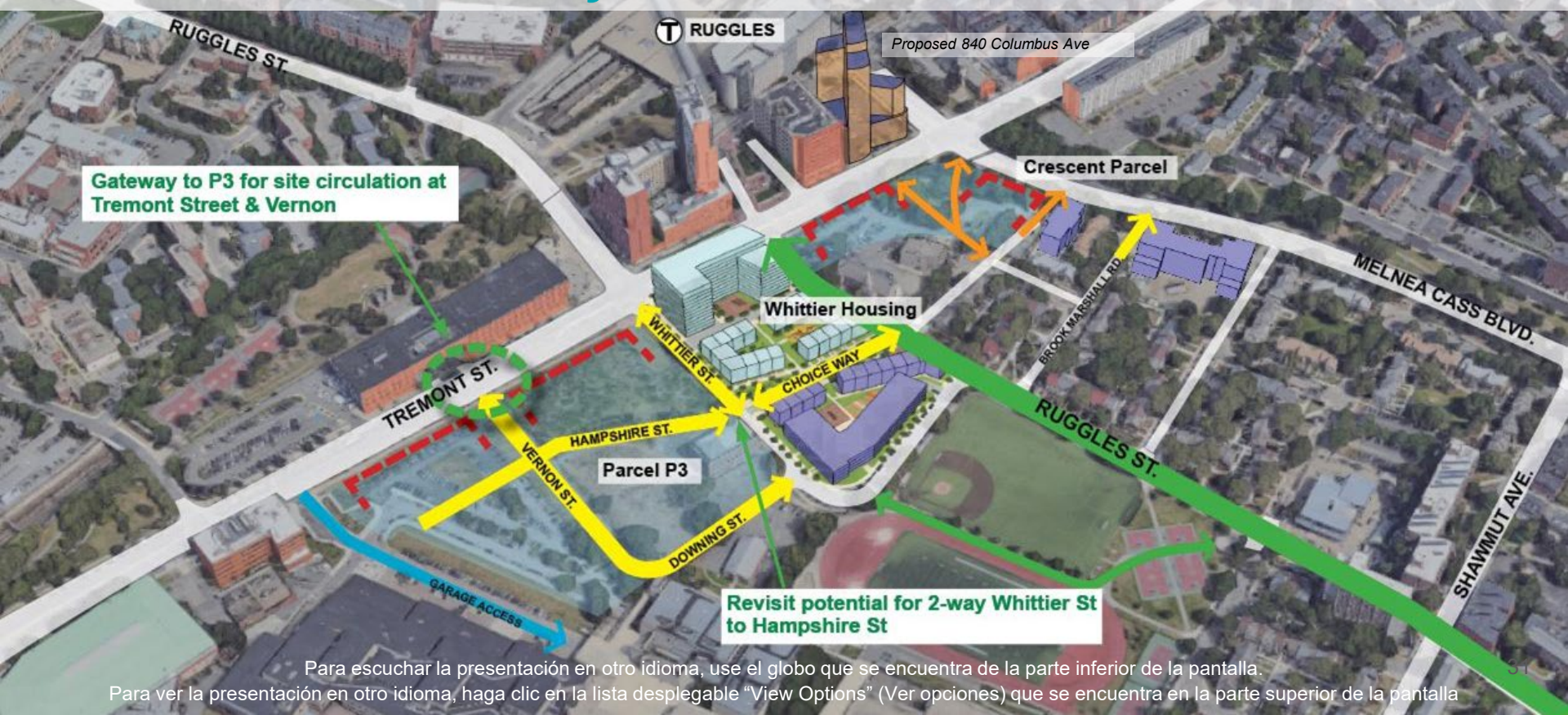
RFP Draft: Development Objectives

... 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.
- **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.

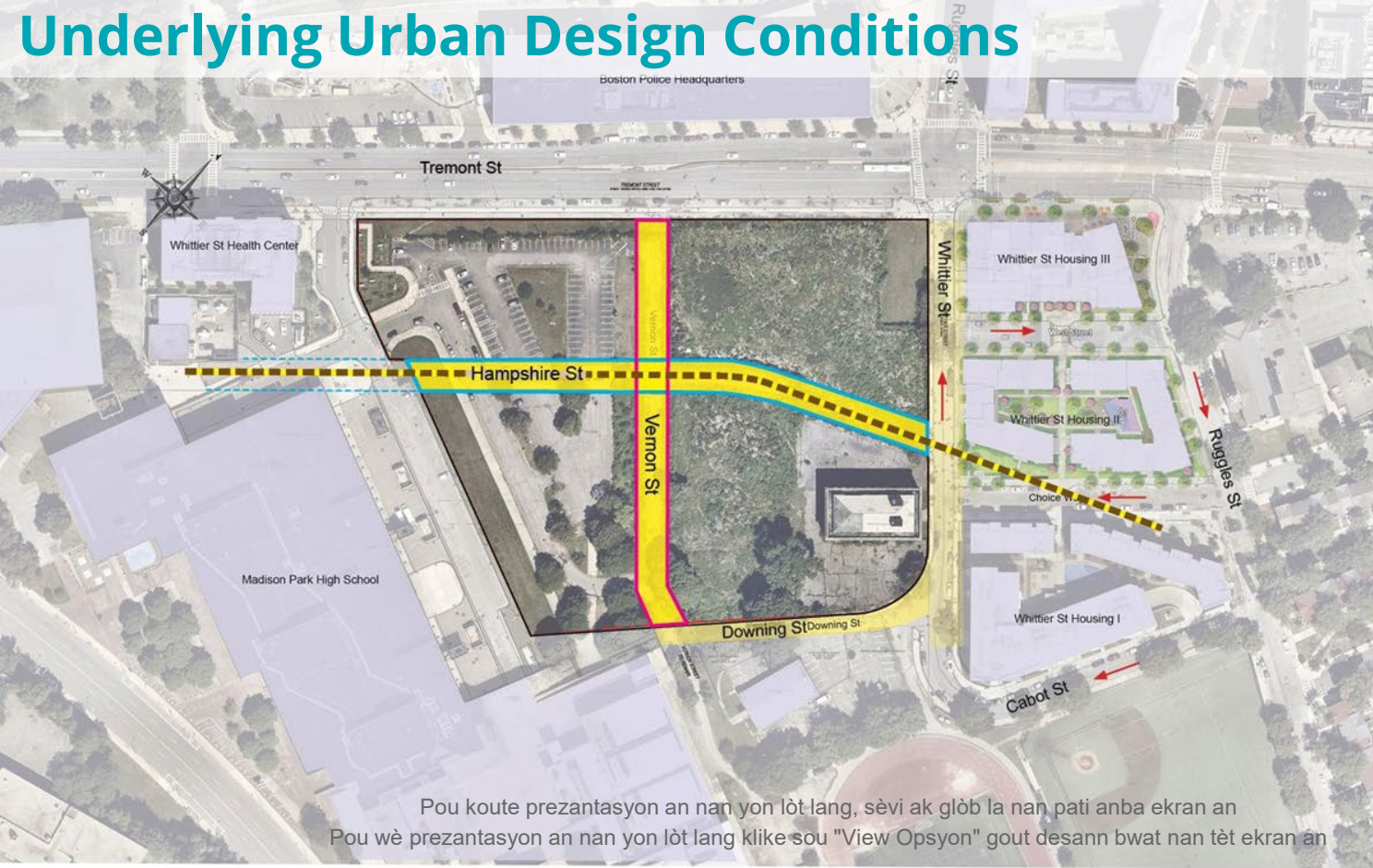
Circulation/Connectivity Framework






Gateway to P3 for site circulation at Tremont Street & Vernon

Revisit potential for 2-way Whittier St to Hampshire St

Underlying Urban Design Conditions

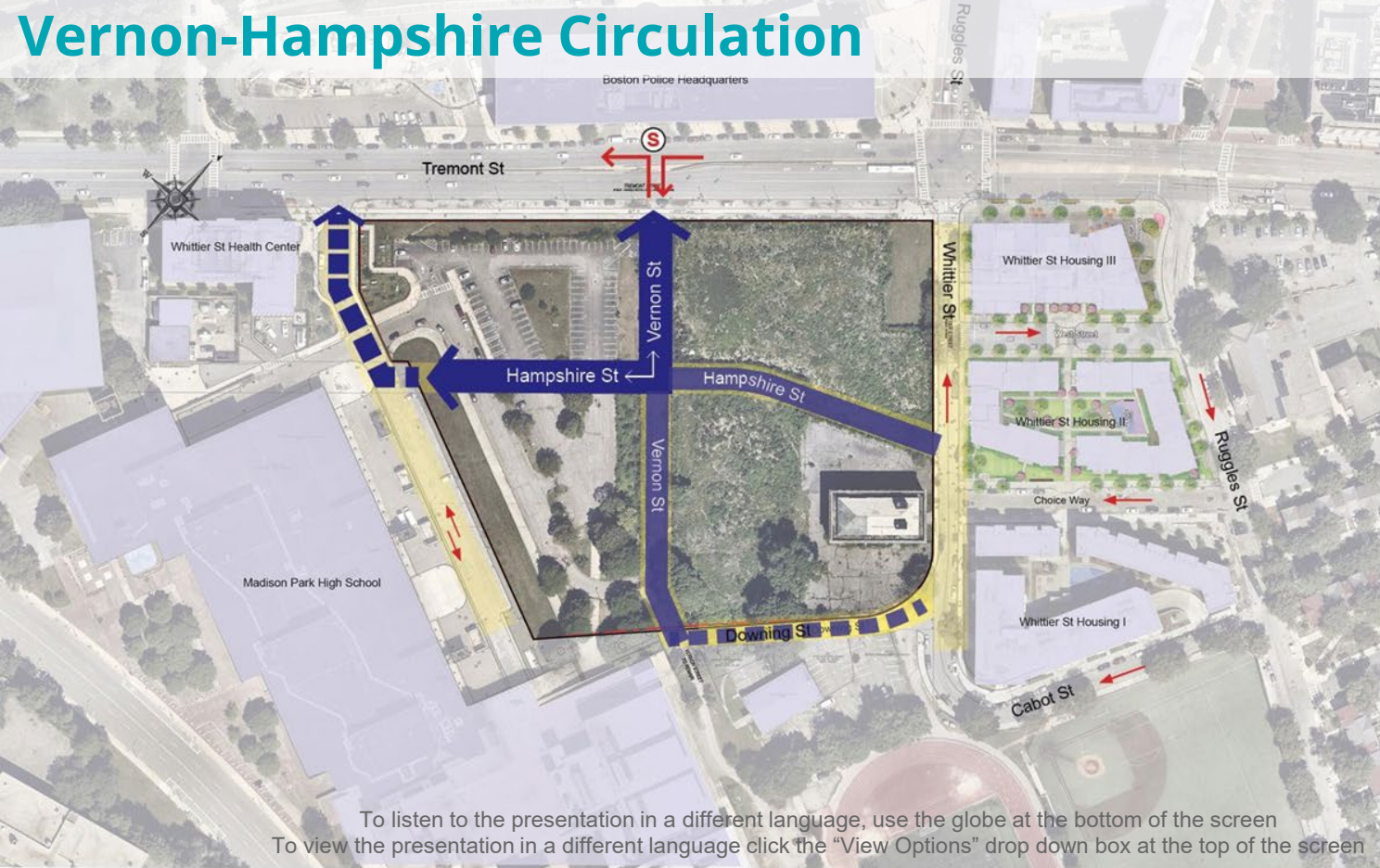


Existing Street & Underground Utility Lines

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

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Vernon-Hampshire Circulation

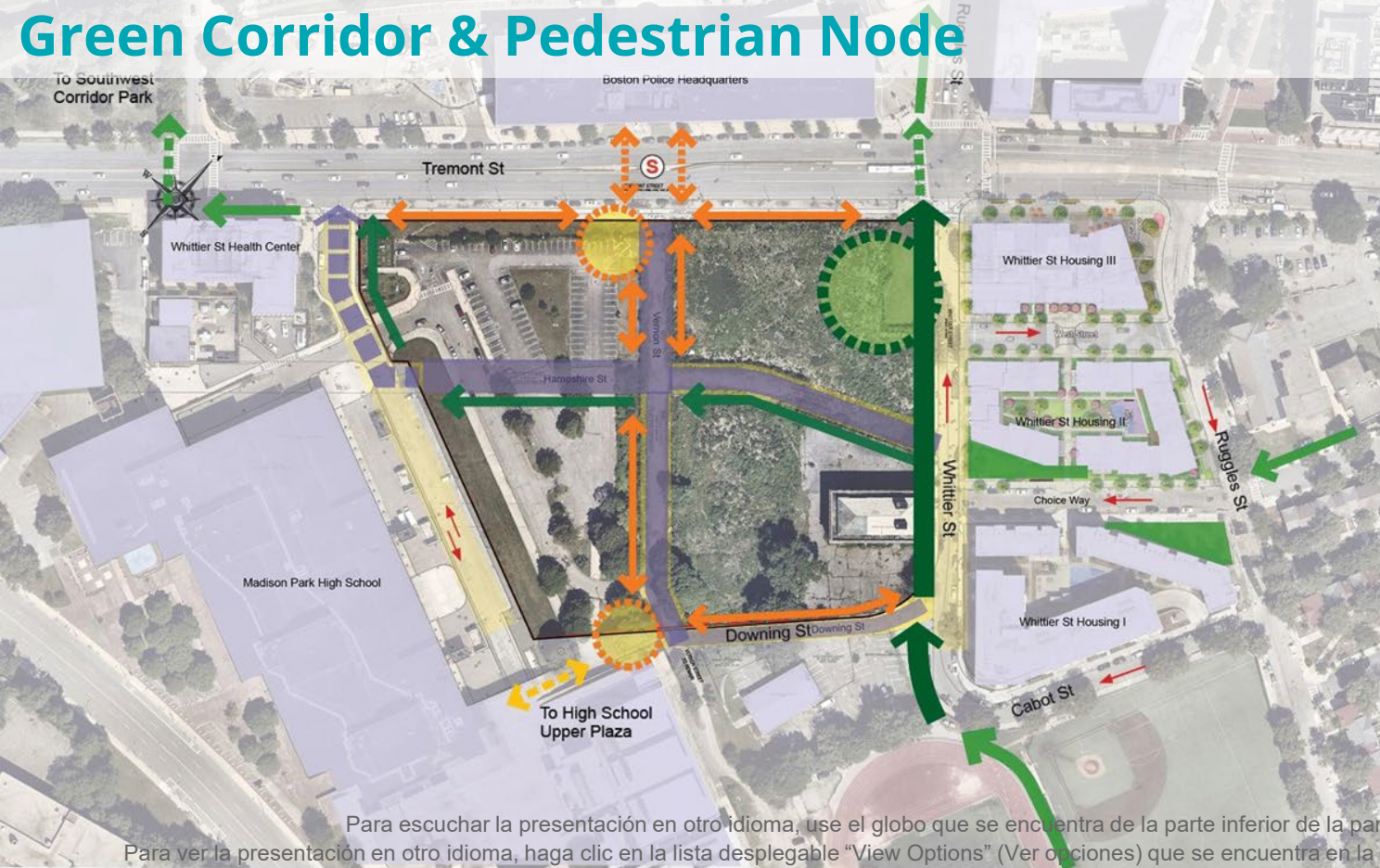


Traffic Circulations

- 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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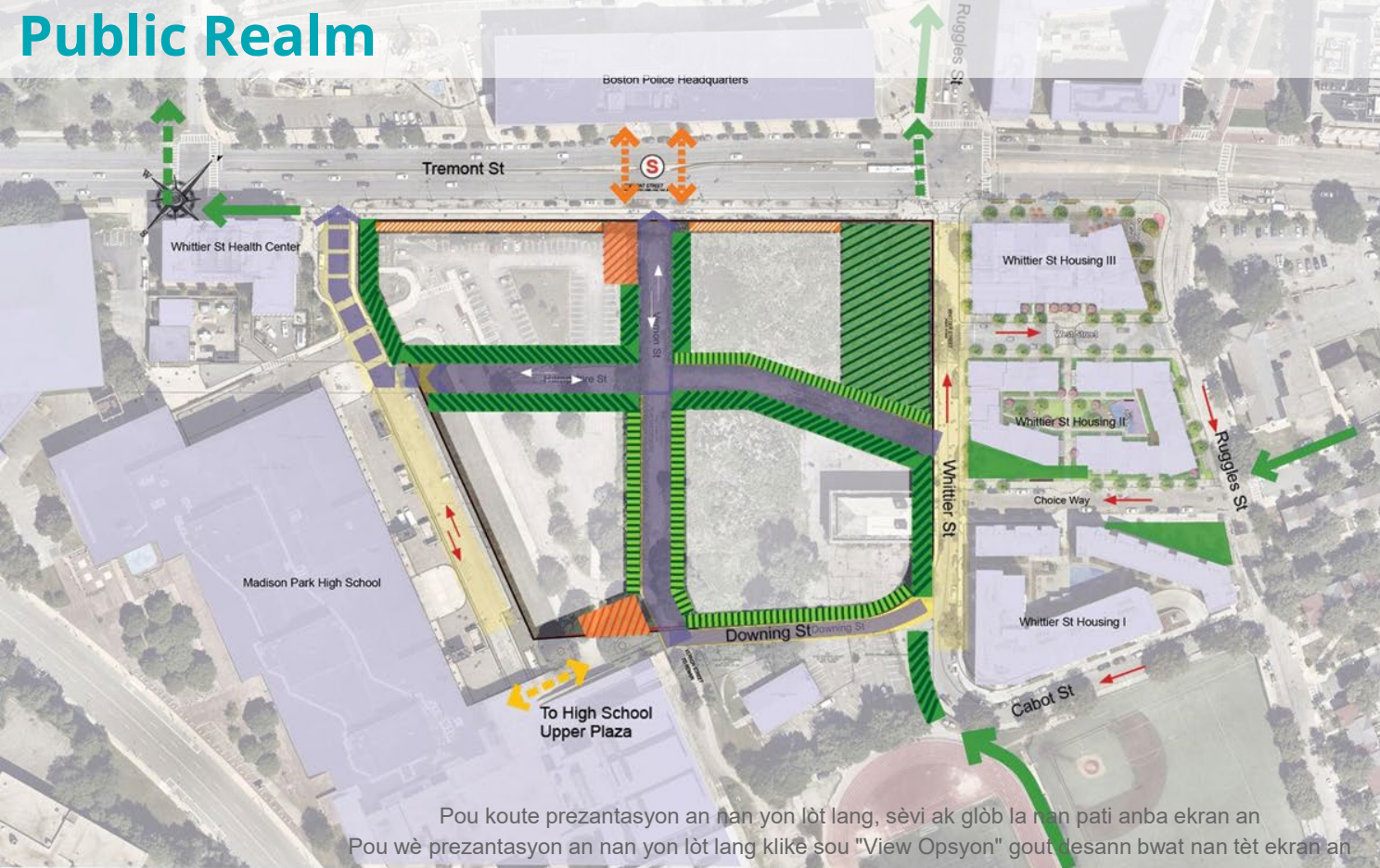
Green Corridor & Pedestrian Node



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

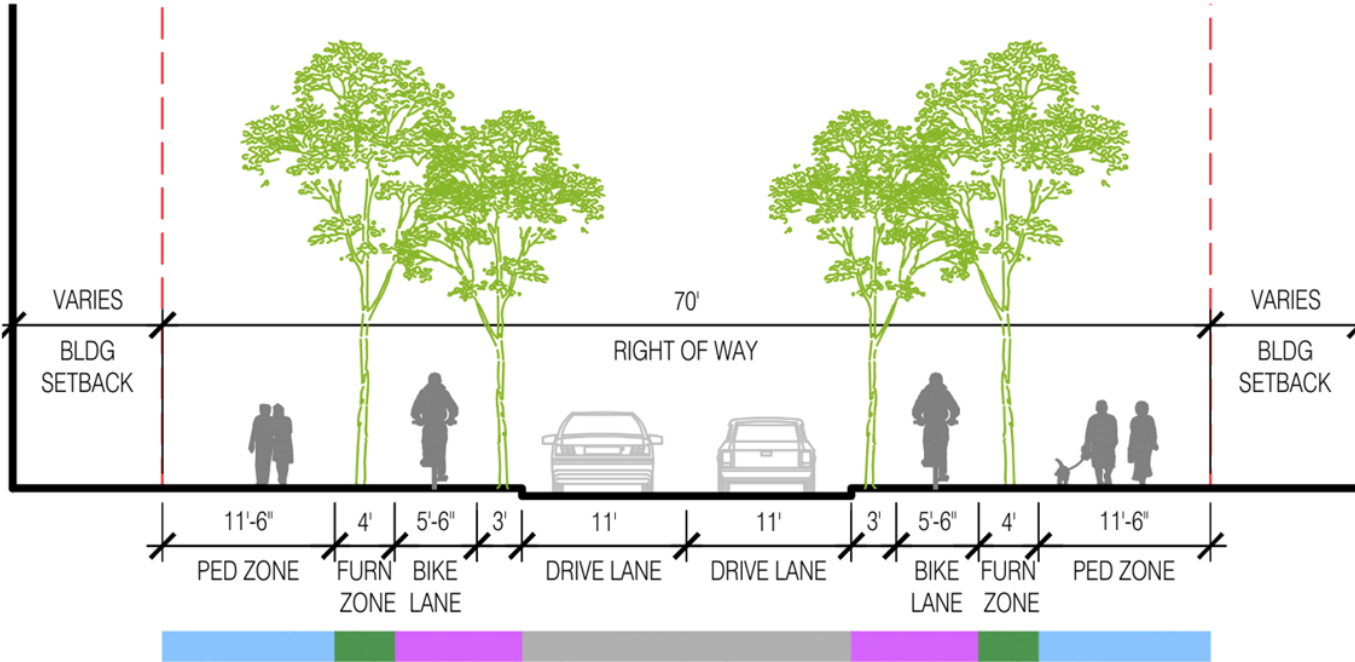
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Public Realm



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

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Pou wè prezantasyon an nan yon lòt lang klike sou "View Opsyon" gout desann bwat nan tèt ekran an



ALT 1:

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

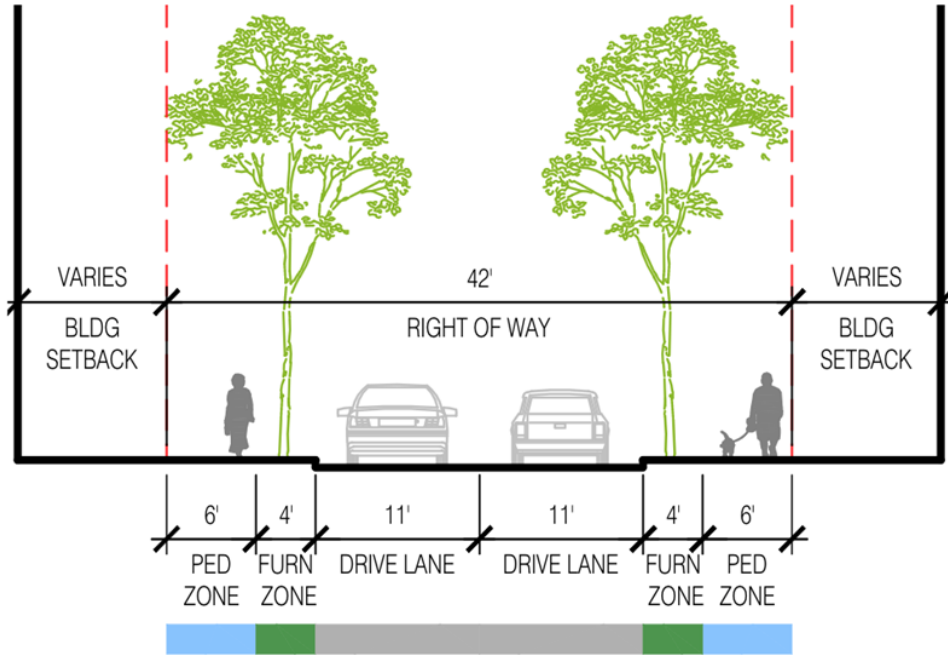
KEY



STREET TYPE A

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

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NOTES:

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

KEY



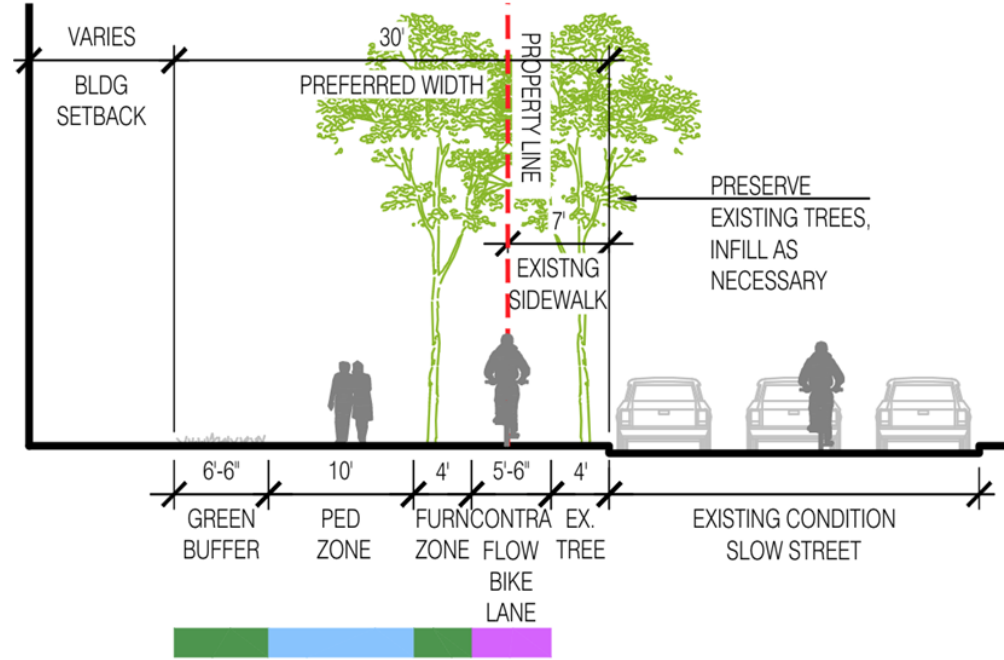
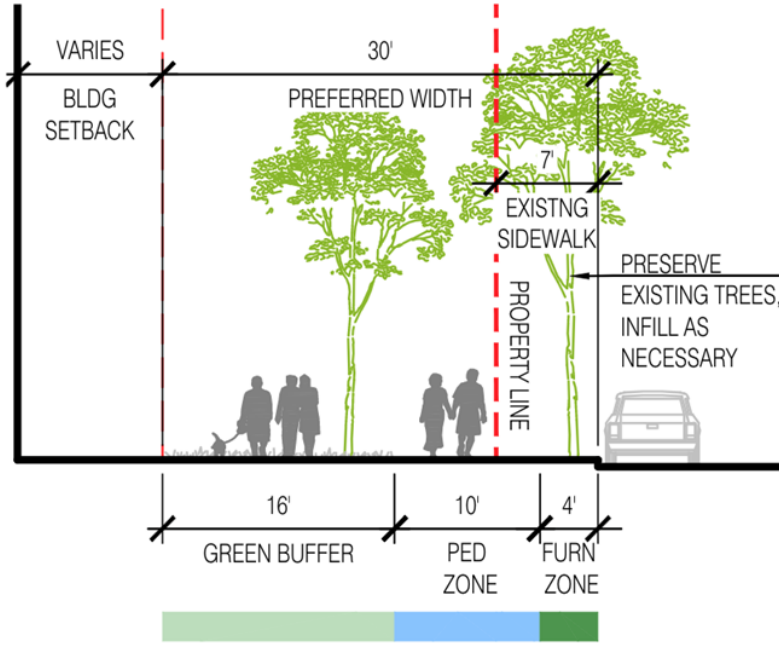
2 STREET TYPE B - 42' RIGHT OF WAY

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PLAN: Nubian Square

Preserve. Enhance. Grow.

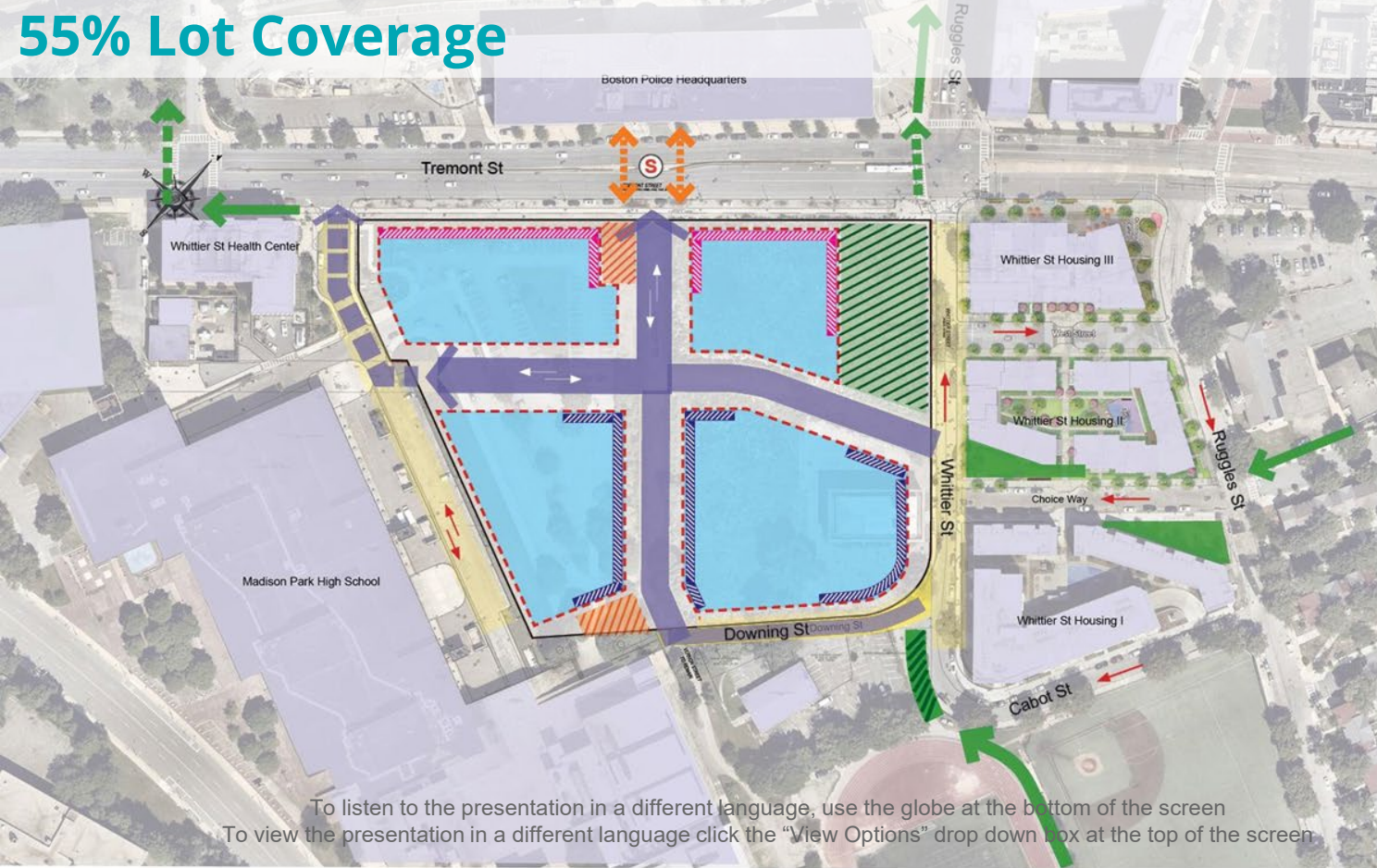


ALT 1: CONTRA-FLOW BIKE LANE

3 WHITTIER ST - SETBACK

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

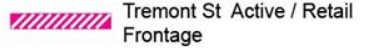
55% Lot Coverage



Development Framework



Development Area



Tremont St Active / Retail Frontage



Building Frontage

To listen to the presentation in a different language, use the globe at the bottom of the screen
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Use Mix



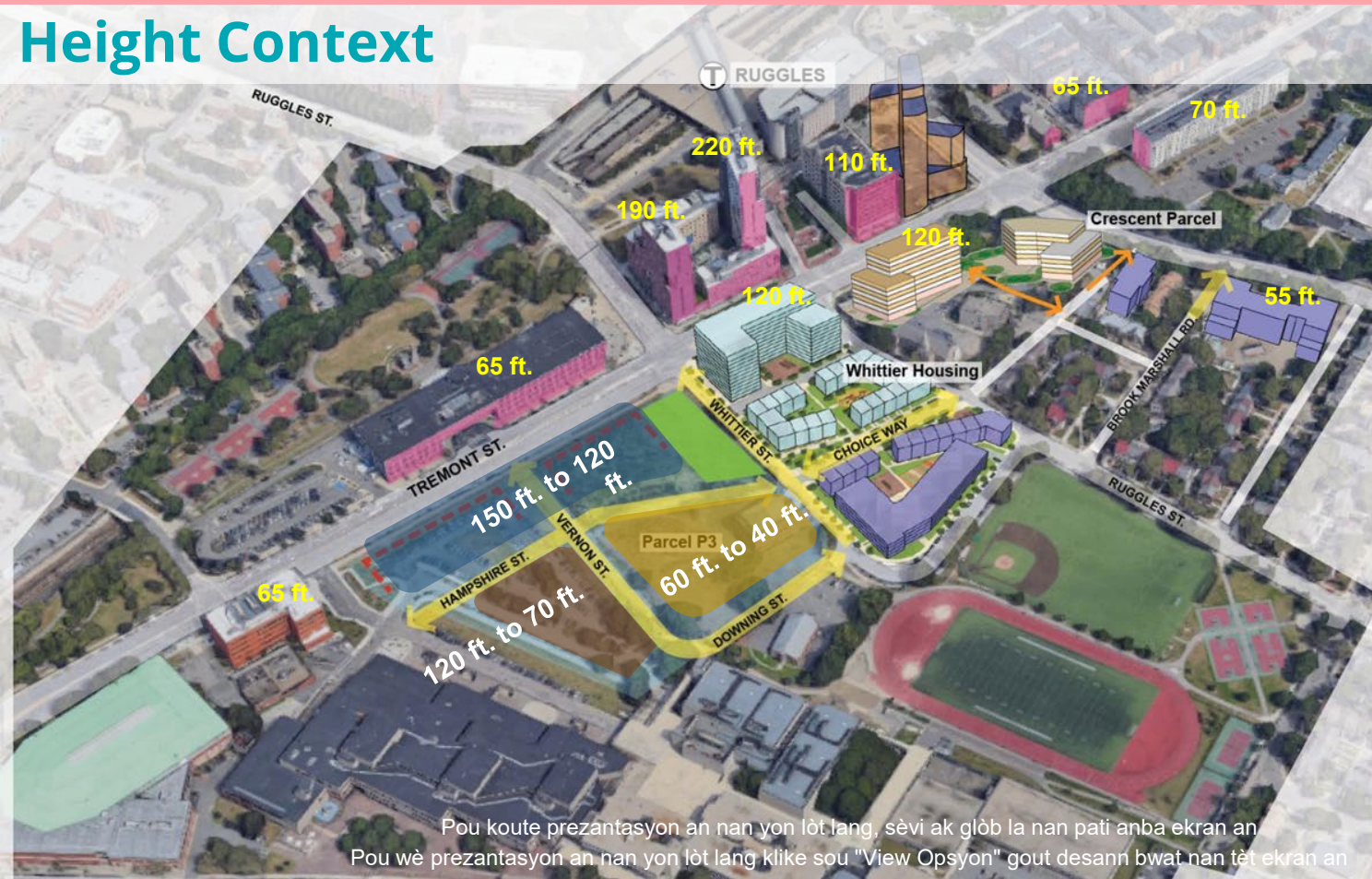
Development Framework

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

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Height Context

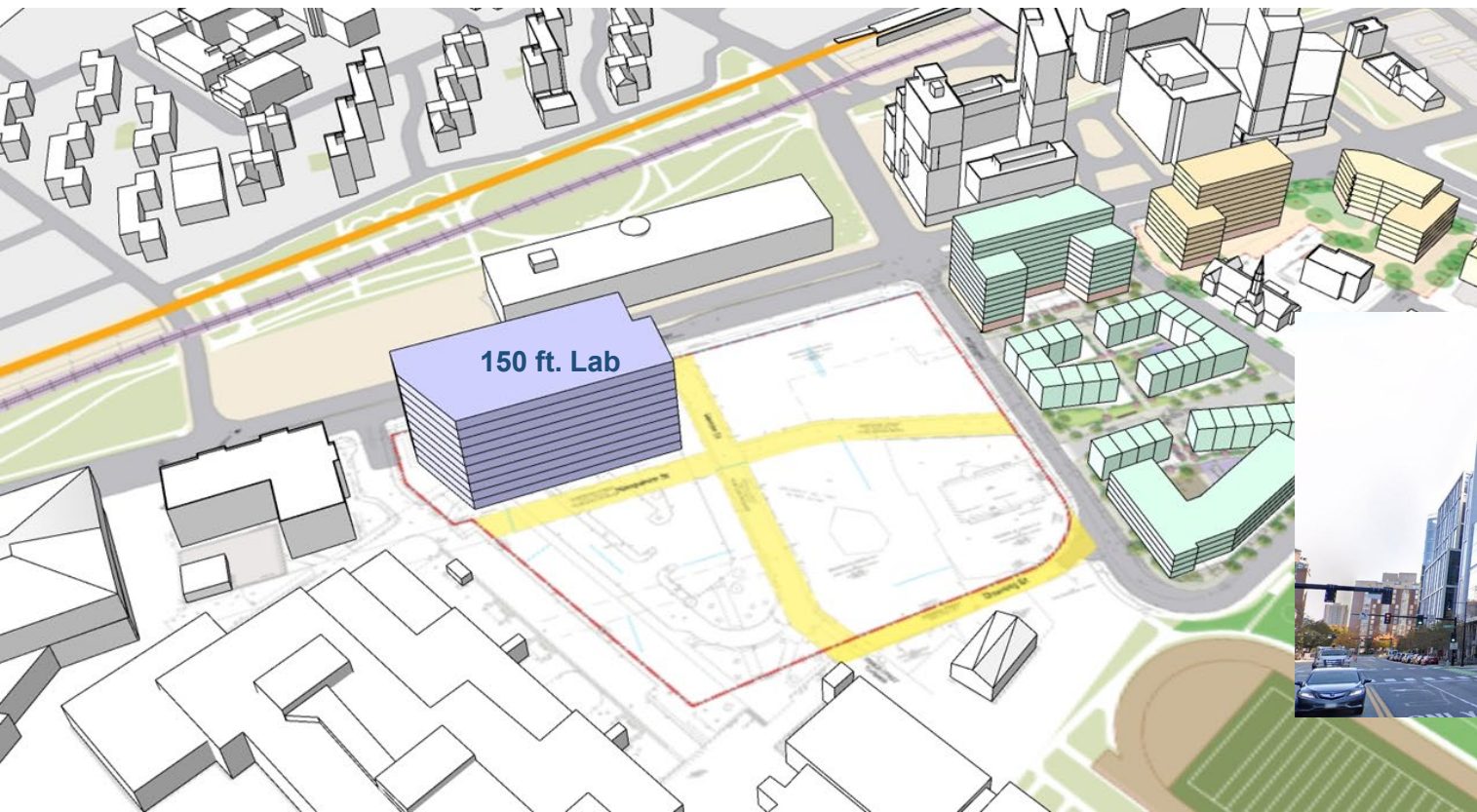


Development Framework

-  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.

Pou koutè 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.

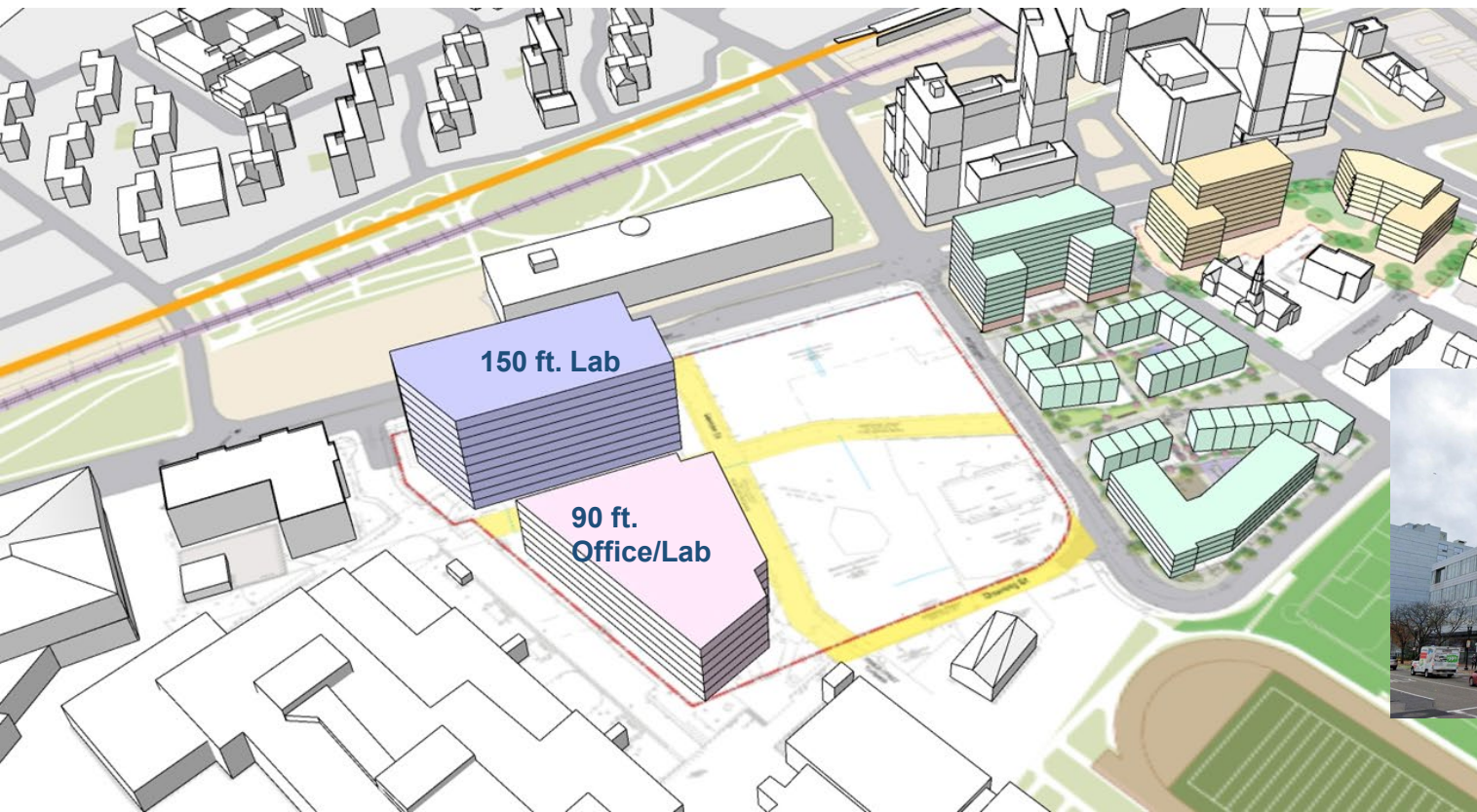
Height & Massing - Lab



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



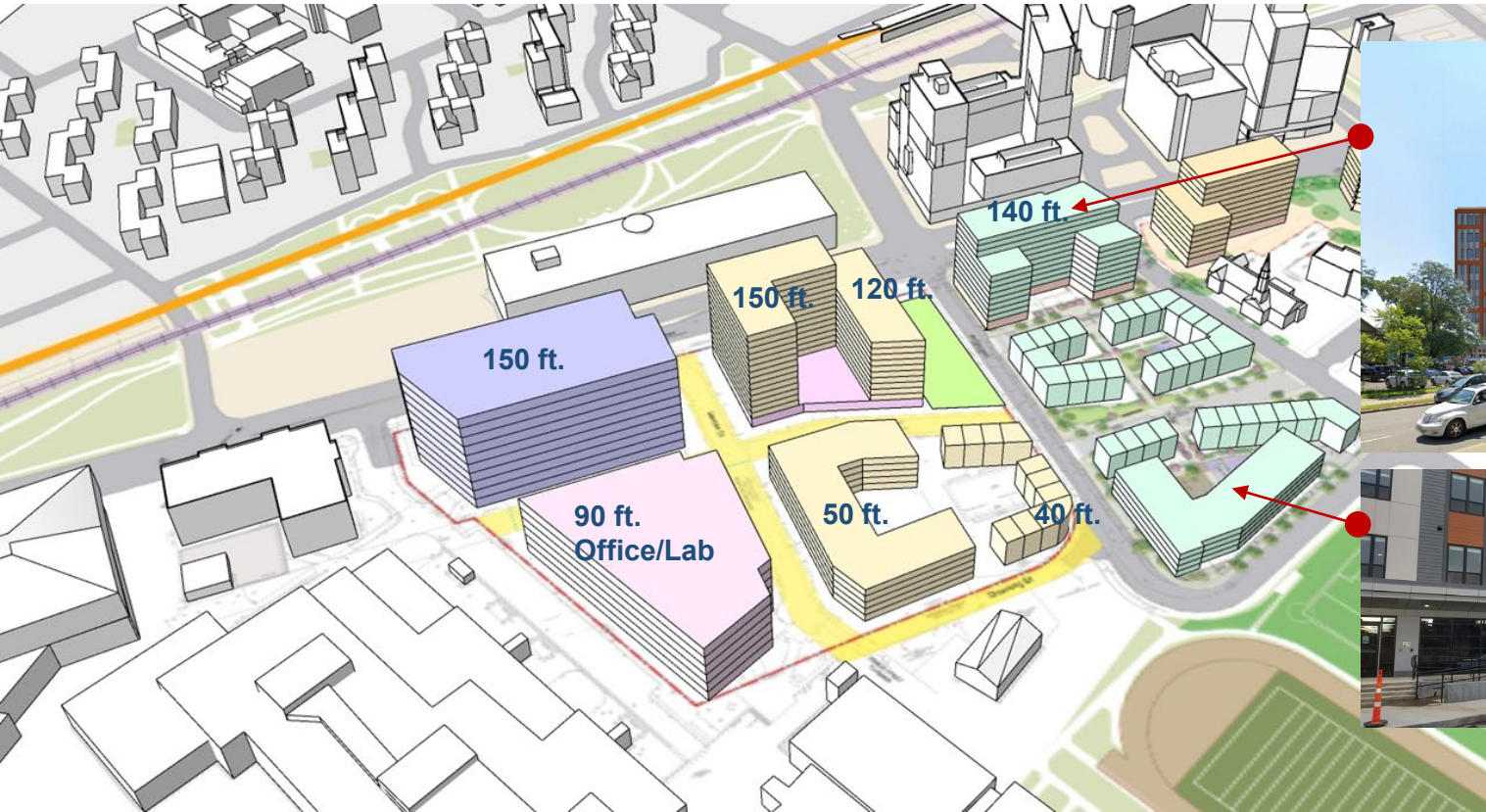
Height & Massing - Lab/Office



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



Height & Massing - Housing

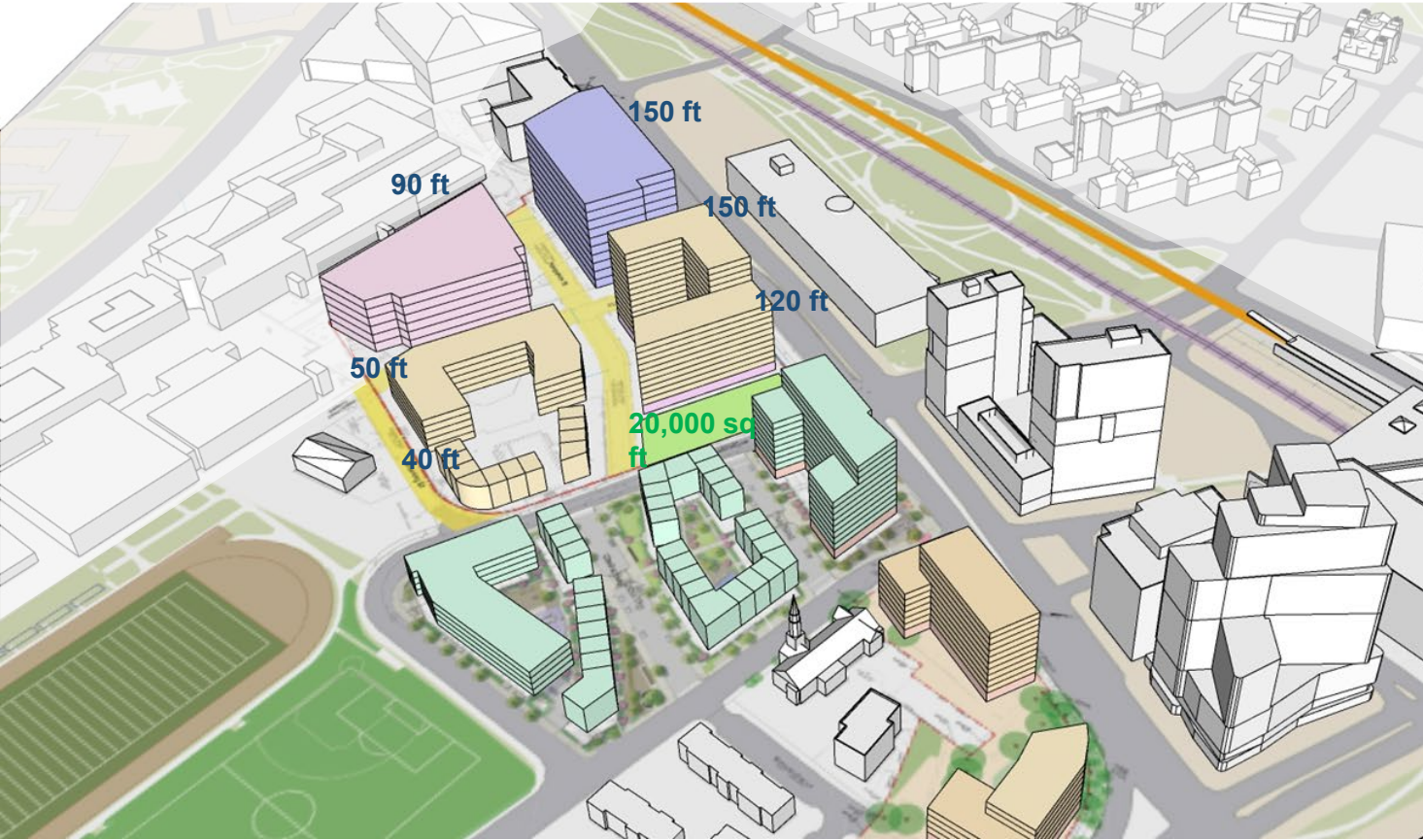


Proposed Whittier Housing Phase III
12-story, 140Ft height
172 units, 8500 SF retail, 220,000 GSF



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

Height & Massing



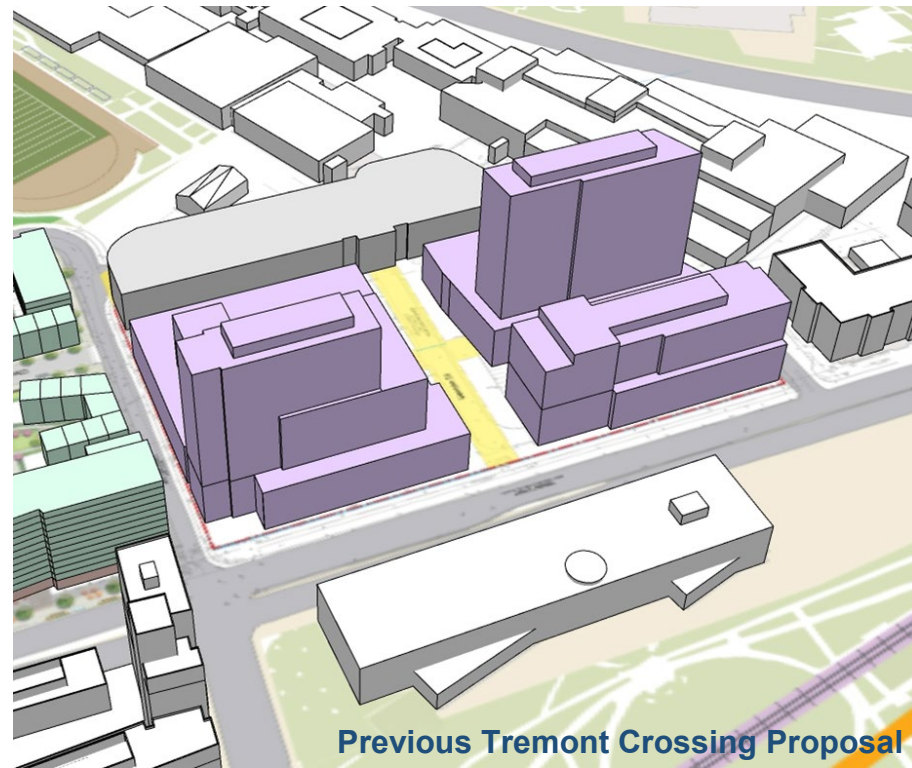
- Mixed Use
- Approx. 4.5 FAR
- 55% Lot Coverage
- 20,000 sq. ft. Park at Tremont and Whittier
- Vernon, Hampshire & Downing Streets Improvements

Comparison to Current PDA

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



PDA Zoning - 6.5 FAR, 275 ft. Height



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:

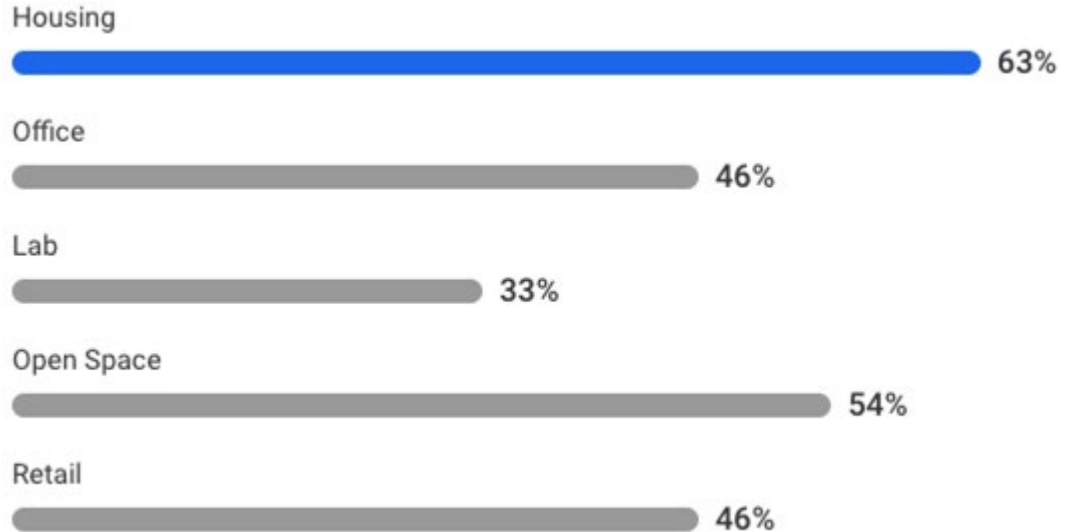
- Industrial
- Only housing (not high price condos, not paying more than 1/3 income towards rent)
- Affordable housing
- Churches
- Commercial - fast food, liquor store, hotel, gym, high rents, banks, night club, mall, big box retail
- Office - large corporations or any office use
- Lab uses that have 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

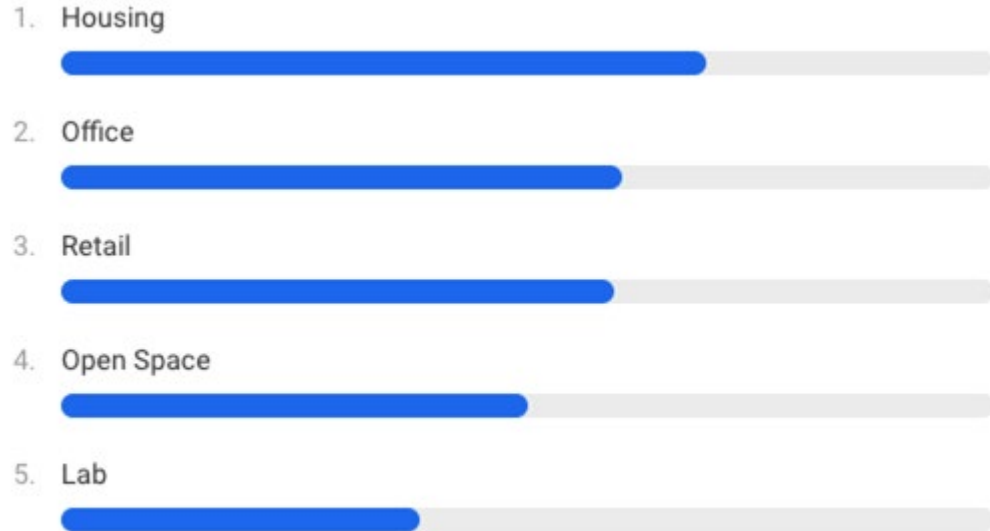
Knowing what exists in Nubian Square, and what does not exist, what mix of uses do you think are important to emphasize on this site



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