
Roxbury Strategic Master Plan Oversight Committee Meeting

October 3rd, 2022

1. RSMPOC

Welcome and Orientation

Meeting Recording

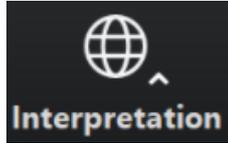
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

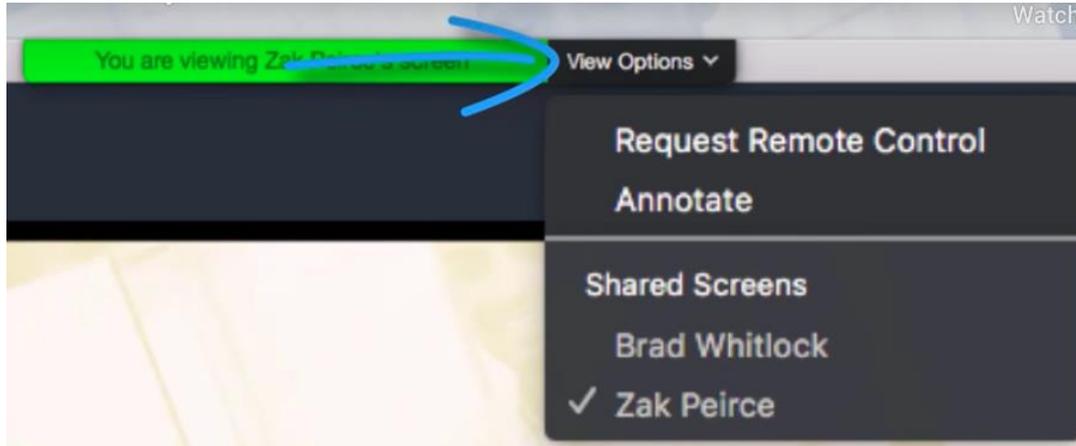
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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
- “Cape Verdean Creole” - Cape Verdean Creole



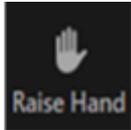
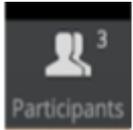
Zoom Tips

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

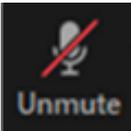
Your controls are at the bottom of the screen



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 jonathan.short@boston.gov

Agenda

- 1. RSMPOC Welcome**
- 2. PRC Designation Recommendation for Parcel P-3**
- 3. Questions from RSMPOC and Public**
- 4. RSMPOC Votes**

RSMPOC Overview and Updates

First Monday of the month

January 10, 2022

February 7, 2022

March 7, 2022

April 4, 2022

May 16, 2022

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

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. PLAN: Nubian Square Project
Review Committee
Designation Recommendation:
Parcel P-3**

RFP Process

- PLAN: Nubian Square process was launched in 2016 to guide the RFP process for 10 publicly owned properties.
- This ongoing three-year community engagement consisted of public workshops, walking tours, community gatherings and meetings in order to share information, establish a vision for the future, and solicit feedback from the community.
- The resulting RFP development objectives were driven by community needs, including affordable housing, economic development, development without displacement, good jobs standards, diversity and inclusion, sustainability, and additional community benefits.

RFP Process

- The Boston Planning & Development Agency released the **P-3 Toolkit** which provided information about the physical site and past history. The toolkit also described the planning and RFP processes and development context.
- The BPDA held **13 public meetings** from February to August 2021 to develop RFP guidelines.
- Between May and September 2021, BPDA released a survey to the development community, hosted a conference, and hosted an additional a networking session in **efforts to attract diverse development teams**
- A **draft RFP** was shared with the community and participants had a chance to discuss the content and express the changes they wished to see. The RFP was then edited to reflect the community's comments before release.
- An RFPs was issued on **October 27, 2021** and developer responses were submitted on **March 16, 2022**.

Project Review Committee Members

RSMPOC Members:

- Fred Fairfield
- Steven Godfrey
- Nefertiti Lawrence
- Marisa Luse
- Charlotte Nelson
- Norm Stenbridge
- Sue Sullivan

Local Residents and Business Owners:

- Armani White
- Aziza Robinson-Goodnight
- Brandy Cruthird
- Bridgette Wallace
- Gabriela Shelburne
- Haris Hardaway
- Louis Elisa
- Maia Raynor
- Mary Ann Nelson
- Matilda Drayton
- Nina La Negra
- Thomas Gross

PRC Process

- The PRC first met in April of 2022.
- The PRC deliberated through September 2022 and met frequently for a total of 8 meetings.
- In addition to analyzing the proposals against the evaluation criteria, the PRC interviewed the developer teams, hosted public presentations of the proposals and reviewed public comments.

Parcel P-3 Recommendation

BPDA received two proposals for the Parcel P-3 RFP:

- HYM & My City at Peace (MyCAP)
- Ruggles Progressive Partners (RPP) & Tishman Speyer

A majority of the PRC recommends **HYM & My City at Peace**.

- Twelve members ranked the proposals against the evaluation criteria. The criteria ranking favored HYM/MyCAP
- The final vote at the last PRC meeting favored HYM/MyCAP in a vote of 6 vs. 3
- Seven members were not present and did not vote or rank the evaluation criteria.



HYM & My City at Peace



Ruggles Progressive Partners & Tishman Speyer

Parcel P-3 Proposals

My City at Peace & HYM

Project Team: My City at Peace, HYM, Madison Park Development Corporation, DREAM Development, The Onyx Group, Prive Parking

Program:

- 282 rental units, 58% income restricted
- 184 homeownership units, 78% income restricted
- 617,700 SF Life Sciences
- 47,500 SF Retail
- 31,300 SF King Boston
- 10,000 Lab Central Ignite
- 43,500 SF Open Space

Ruggles Progressive Partners & Tishman Speyer

Project Team: Tishman Speyer, Ruggles Progressive Partners (RISE Together, Catalyst Ventures Development, HarveyReed, Black Market Development, and Nubian Square Ascends)

Program:

- 498 rental units, 100% income restricted
- 62 homeownership units, 67% income restricted
- 180,000 SF commercial lab/R&D
- 67,000 SF retail and community space
- 210,000 SF open space

Strengths of Parcel P-3 Proposals

HYM & My City at Peace

- **Development Concept:** Proposed program is consistent with area planning history and includes a sizeable number of income restricted homeownership units. Cross subsidization from the life science uses enables greater affordability in the residential component.
- **Access, Circulation, Connectivity and Continuity:** The internal street grid and open space network creates placemaking opportunities and flows to adjacent development.
- **Diversity and Inclusion:** Development team is a joint venture between a larger, established firm and multiple smaller M/WBE firms. There is M/WBE participation across all aspects of the proposal, from pre-development to ongoing operations.

Ruggles Progressive Partners & Tishman Speyer

- **Urban Design:** The proposal includes significant open space (64% of the site) and enables a creative retail corridor with community activation opportunities.
- **Sustainable Development:** Proposal includes solar and commits to Solstice Initiative to provide local community ownership opportunities. Lab/Office space will be LEED platinum.
- **Diversity and Inclusion:** The development team is a joint venture between Tishman Speyer and a partnership of local MBE and M/WBE firms. There is M/WBE participation across all aspects of the proposal, specifically design and ongoing operations.

Weaknesses of Parcel P-3 Proposals

HYM & My City at Peace

- **Sustainable Development:** Proposal does not include any specifics around on-site renewable energy or renewable energy procurement.
- **Contextual Architectural Design:** Proposal height consistent with area context, but building character does not fit within the current neighborhood.

Ruggles Progressive Partners & Tishman Speyer

- **Demonstration of the Ability to Execute the Project as Presented:** There are concerns that 85% of the proposed capital stack is projected to be tax credits and city/state subsidies. There are also aspects of the proposal which do not include a source of funds.
- **Massing, Height and Orientation:** Concerns about the 241' building proposed compared to adjacent buildings in the area and along Tremont St.

After evaluating both proposals, the PRC voted to recommend HYM and My City at Peace.

Next Steps

The PRC has concluded the first phase of its work, but the community process continues from here.

- The Roxbury Strategic Master Plan Oversight Committee votes tonight
- The BPDA awards Tentative Designation
- The developments apply for approval and permits, such as Article 80 and public subsidy.
- The Roxbury Strategic Master Plan Oversight Committee will continue to monitor each project in the broader neighborhood context.
- The PRC will transition into a new role as Impact Advisory Group and work closely with City staff and continue working as a community in ensuring a collaborative agreement on public benefits, budgets, and schedules.

4. Questions and Comments

5. RSMPOC Vote

RSMPOC Voting

- **Only RSMPOC members should virtually raise their hand**
- Jonathan will verbally confirm each RSMPOC members vote and then tally votes