

# PLAN: Nubian Square

Preserve. Enhance. Grow.



- *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?*
  - See March 29th P3 Workshop for more information
- *What's the strategy in engaging community partners/neighbors/residents/students directly? virtually? to outreach to local black/brown developers?*
  - Signage and flyers
  - Ads in local papers
  - Emails to the email list
  - Instagram
  - Options to join zoom via computer or over the phone
  - Translation/interpretation in Spanish and Haitian Creole
  - P3 Toolkit and all materials/recordings posted on our website
  - Developer outreach: We're working on a more robust strategy. This a key initiative that our Director of DEI is working on. We are also working with the Office of Economic Development and their diversity and inclusion team to conduct outreach to more local POC developers, architects, etc.
- *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?*
  - See March 29th P3 Workshop for more information
- *What is 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 in 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 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)

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- *What will be the level of community involvement in remediation efforts?*
  - Once the environmental consultant is awarded, we will begin a competitive bidding process for a site work contractor. We are working with our DEI team to expand outreach to MBEs for this work.
    - More specifically, we can make our work transparent by publishing the plans and specifications that will be the basis of the work done by the future site contractor who performs the remediation. Because these tend to be long and technical, we can also publish a more reader-friendly guide of both the site conditions, as well as the work to be included in the contract with the contractor. Most importantly, we can publish the requirements of the contractor that will be enforced to ensure neighbors are not impacted.
  - Prior to on-site remediation work, we will notify adjacent residents of the projected timeline of remediation activities, expected to be conducted over a two-week period.
  - During the active construction period, we can publish a live phone number for concerned neighbors to call and report concerns directly to us, our engineer, and our contractor (via collaborative Google Voice line)
  
- *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!*
  - See March 29th P3 Workshop for more information
  
- *What will be the level of community involvement in RFP?*
  - Community members have already been involved in the creation of the PLAN: Nubian Square principles, which are present in all of the RFPs. This includes 2/3rds affordability for any housing development, language regarding development without displacement, and also diversity and inclusion requirements, among others. During the workshops, residents will also be contributing directly to the RFP through feedback, responses to interactive questions, through discussions that arise throughout the meetings, as well as in comment periods to follow each meeting.
  - Once the RFP has been written, the PLAN: Nubian Square Team will present the RFP to the community, and they will have the chance to review it before it is released.
  - After the RFP is released, a Project Review Committee (PRC) will be formed. This committee is made up of up to 15 community members that will review all proposals and recommend a developer to the Roxbury Strategic Master Plan

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Oversight Committee (RSMPOC). The RSMPOC will then vote on the PRC's recommendation and their vote will be brought to the BPDA Board.

- *Are there specific dates for Workshops 2 and 3 and maybe more*
  - Workshop 3 is tentatively scheduled for April 26th.
  - Workshop 4 is tentatively scheduled for May 24th.
  - TBD Workshop 5
  
- *What resources the city has to support developers/people who will inhabit P3*
  - Affordable housing subsidy is the main one. There are also state grants that developers could potentially apply for that we would support them on. And the remediation costs - We're contributing \$250k and we are pursuing resources to fund the rest of the remediation work.