



Roxbury Strategic Master Plan Oversight Committee Meeting
Monday, July 11, 2022
6:00 PM to 8:00pm
Zoom Virtual Meeting

Attendees

RSMPOC Members: Charlotte Nelson, Dorothea Jones, Frank Williams, Nefertiti Lawrence, Norman Stenbridge, Valeda Britton, City Councilor Tania Fernandes Anderson (ex-officio)

Not in Attendance: Catherine Hardaway, Frederick Fairfield, Lorraine Payne Wheeler, Marisa Luse, Steven Godfrey, Sue Sullivan, True-See Allah, State Senator Sonia Chang-Diaz (ex-officio), State Representative Liz Miranda (ex-officio), State Representative Chyna Tyler (ex-officio)

BPDA Staff: Rebecca Hansen, Jonathan Short, Chris Worrell, Jamarhl Crawford, Yarisamar Cortez

Link to PowerPoint:

<https://www.bostonplans.org/documents/planning/downtown-neighborhood-planning/rsm poc/presentations/20220711-presentations/english-presentation>

Opening

On July 11, 2022, Co-Chair Norman Stenbridge of the Roxbury Strategic Master Plan Oversight Committee called the meeting to order and welcomed everyone. Jonathan Short, BPDA Real Estate Development Officer, welcomed all and made initial announcements of meeting recording and Zoom and interpretation channel instructions. The Spanish interpreter gave their introduction and initial instructions, the Haitian Creole interpreter followed. Jonathan continued with zoom etiquette instructions and an overview of the meeting agenda. Norman then continued with greetings and reviewed the calendar of upcoming RSMPOC meetings over the year, gave a brief overview of the RSMPOC and its responsibilities and encouraged people to get involved and remain engaged.

Developer Updates

Rebecca Hansen, Deputy Director, Real Estate Portfolio Strategy & Disposition, began the developer updates by explaining that each developer would have 15 mins for presentation and Q&A.

Parcel 8

- Presentation

Program includes 109 units made up of rental and homeownership units. There are 64 rentals in total which includes ten 3-bedroom units, with rents ranging between 30% AMI to market rate, thirty-two 2-bedroom units, with rents ranging from 30% AMI to market rate, and twenty-two 1-bedroom units, with rents ranging from 30% AMI to market rate. There are 45 homeownership units in total which includes four 3-bedroom units, selling between 100% AMI to market rate, thirteen 2-bedroom units, selling between 100% AMI to market rate, and twenty-eight 1-bedroom units, selling at 100% AMI. The site will also include 10 parking spaces, 10,500 square feet of commercial space, 3,000 square feet of cultural space, and 8,626 square feet of park space. Jobs have been created for the consultant the exact number is not known at this time. Urbanica has created 2 jobs. There estimated to be 150 jobs created during the construction of this project, 40% of those jobs will go to MWBEs. Urbanica will attempt to hire in the Roxbury community and reach the employment goals of 51% people of color, 51% Boston residents, and 12% women. They will also use MWBE contractors for this program. The next quarter the developers will expect to apply for funding from DHCD and MassHousing, begin Design Development followed by Construction Drawings, Receive Rejection Letter from Zoning Board, and schedule BOA Hearing. Construction is expect to begin by spring 2023 and expected to be finished by spring 2025.

- RSMPOC and Community Question and Comments

Rebecca opened the floor for questions and comments from the RSMPOC and Community.

- A RSMPOC member asked Parcel 8 what was the letter that you received from the zoning board?
 - Answer: We received a rejection letter from ISD and we filed for an appeal with the zoning board of appeals today.
- A RSMPOC member asked Parcel 8 to summarize what they are suggesting for the allocation of the commercial space.
 - Answer: The allocation of the commercial space is for live in work and studio spaces for artist. There will be a total of 10 spaces, 5 for live in work, and 5 for studio space for artist.
- A community member asked Parcel 8 is there a plan to reinforce the artist work area so heavier types of work can be done there and does impact the structural integrate of the building?
 - Answer: The artist work spaces are on the first floor of the building so they would be able to handle heavier artist work without an impact to the building.
- A community member asked Parcel 8 is the gateway park under your purview as well?

- Answer: Yes, we are going to construct the park and maintain it. We are going to ask the management team for the long term owner of the apartment building to maintain the park.
- A community member asked Parcel 8 what is the location and do they have handicap units?
 - Answer: The project will have around 10 to 11 handicap units.

Nawn Factory

- Presentation

The site will be solely commercial space which will consist of 10,000+ square feet of commercial/culture space totaling between 8-10 rehearsal spaces. There have been 15 permanent jobs created, all of which have gone to MWBEs. In the next quarter the developer expects to complete design and predevelopment engineering. The developer expects to start construction by December 2023 and expects to finish the project by August 2025.

- RSMPOC and Community Question and Comments

Rebecca opened the floor for questions and comments from the RSMPOC and Community.

- A community member made a comment to Nawn Factory stating you should request that the MWBEs that you bring on your development team should bring on young people from the community and if you can't find a MWBE you should ask them to hire people of color to do the work with your team.
 - Response: Thank you for your comment. When we look at developers we are looking at if they are a MWBE and the composition of the staff. If the company doesn't have a good portion of their workforce as minorities or women, we try to find out if they are willing to bring those individuals into their business.
- A RSMPOC member asked Nawn Factory was there a back office operation that you originally thought about for this project?
 - Answer: There is and it is still a part of the project. It called a fiscal sponsorship. The Nawn factory will have 15 or so staff working on site. It makes sense to us to extent that workforce to outside artist to assist them with the documentation burdens and allow them to focus their time on art.
- A community member asked Nawn Factory where parcel 8 is located?
 - Answer: Parcel 8 sits at the intersection of Washington St. and Melnea Cass Blvd. and run all the way down to Harrison St. The Nawn Factory sits between Parcel 8 and the Elliot street burial ground, across from Tropical Foods Market.

- A Councilor Tania Fernandes Anderson made a comment to the Nawn Factory stating: thank you for your presentation. I love this idea because we does have enough space for theater performance in the like. I would love to set up a meeting with you and hear from you, see your design, and I wish you the best. This is perfect for the corridor
 - Answer: I would love to meet with you. I will put my email in the chat.

Bartlett Place

- Presentation
 - Bartlett C

Program includes the development of 61 homeownership units in total, 20 units will be sold at 100% AMI and 40 units will be sold at market rate. The site will include 61 parking spaces and there is contemplation for 3 Artist live/work space. There currently is no estimate of jobs created. In the next quarter the developer expects the sale of the development rights to the Nelson Group was finalized on 06-21. By next quarter we would expect that Nelson will have commenced the necessary Article 80 process. Construction is expected to start by Q3 2023 and expects to finish the project by Q4 2024.
 - Bartlett F1 & F3

Program includes the development of 24 homeownership units in total, which includes three 2-bedroom units, sold at 100% AMI, twenty-one 3-bedroom units, sold at 100% AMI. The site will include 24 parking spaces. There is currently no estimate of jobs created. In the next quarter the developer expects to present and be approved by the BCDC which is a prerequisite for seeking Article 80 approval from BPDA. Construction is expected to start by Q1 2023 and expects to finish the project by Q4 2024.
 - Bartlett F2

Program includes the development of 28 homeownership units in total, which includes nineteen 2-bedroom units, sold between 100% AMI and market rate, nine 3-bedroom units, sold between 100% AMI and market rate. The site will include 30 parking spaces and the “Land on Lambert” which will be utilized for urban art installations, Roxbury history, and health and wellness. There is currently no estimate of jobs created. In the next quarter the developer expects the Nelson Group to provide a detailed project schedule. Construction is expected to start by Q4 2022 and expects to finish the project by Q2 2024.
 - Bartlett F4

Program includes the development of 37 homeownership units in total, which includes seven 1-bedroom units, sold between 100% AMI and market rate, twenty - three 2-bedroom units, sold between 100% AMI and market rate, and seven 3 – bedroom units, sold between 100% AMI and market rate. The site will include 32 parking spaces.. There

is currently no estimate of jobs created. Construction is expected to start by Q1 2023 and expects to finish the project by Q2 2024.

- Bartlett F5
Program includes the development of 44 rental units in total, which includes eight 1-bedroom units, which will be rented between 30% - 80% AMI, twenty-eight 2-bedroom units, which will be rented between 30% - 80% AMI, and eight 3-bedroom units, which will be rented between 30% - 80% AMI. The site will include 26 parking spaces and 2000 square feet of Cultural space for community space. There is currently no estimate of jobs created. In the next quarter the developer expects the development design to progress and they will have received response from DHCD regarding funding. Construction is expected to start by Q1 2023 and expects to finish the project by Q4 2024.
- Bartlett D
Program includes the development of 50 rental units in total for seniors, which includes forty-seven 1-bedroom units, which will be rented between 30% AMI to market rate, and three 2-bedroom units, which will be rented between 30% AMI to market rate. The site will include 17 parking spaces and 1070 square feet of Cultural space for an art gallery. 313 construction jobs have been created, 54 of them went to Boston residents, 190 of them went to persons of color, and 19 of them went to women. In the next quarter the developer expects The Kenzi to have building foundations poured and steel framing completed for the 1st and 2nd floors. Wood framing will be underway for the 3rd floor. Construction commenced October 21, 2021 and Certificate of Occupancy projected for Q3 2023.
- Bartlett A
Program includes the development of 60 rental units in total, which includes thirteen 1-bedroom units, which will be rented between 30% AMI and market rate, thirty-four 2-bedroom units, which will be rented between 30% AMI and market rate, and fourteen 3-bedroom units, which will be rented between 30% AMI and market rate. The site will include 58 parking spaces and 12,000 square feet of commercial space. 292 construction jobs have been created, 82 of them went to Boston residents, 190 to persons of color, and 20 of them to women. In the next quarter the developer expects continued progress with construction, draft leases from prospective commercial tenants, and completion of the marketing of the affordable units. Construction is ongoing and expected to finish by Q4 2022.

- RSMPOC and Community Question and Comments

Rebecca opened the floor for questions and comments from the RSMPOC and Community.

- Councilor Tania Fernandes Anderson asked Bartlett I would like to get more information on this project. I have received a lot of community questions regarding the housing

provided by Nuestra. I would like to get a clear understanding of these projects so I can inform my constituents.

- It would be our pleasure and I will send an email to you set up a meeting.
- A community member asked Bartlett what type of materials will be used for the fire walls in this project.
 - Answer: Each building has to comply with the building code before the occupancy permits will be given. Each building has different architectural designs so there fire walls and the materials used will meet the building code.
- A community member asked Bartlett at what age will senior be eligible for the housing?
 - Answer: I will have to get back to you about the exact age.
- A community member made a comment and asked Bartlett the following: Nuestra's affords to attract entrepreneur businesses to fill in their buildings has not been great. Please work on advertising to attractive businesses to fill the buildings. Veterans and Friends of Gourdin Memorial Park organization would like to be involved with any extended planning on parks for the project.
 - Answer: We are trying to build a process to ensure participation with the community and we would be happy for Veterans and Friends of Gourdin Memorial Park organization to participate in that process. In regards to commercial space, there is a project review community meeting soon so we can go into more detail there but we are focused on local entrepreneur to fill the spaces we are creating. We are aggressively pursuing local businesses and are willing to accept ideas from the community on this project.
- Councilor Tania Fernandes Anderson asked Bartlett the AMI seems too high for the senior demographic community in Roxbury can they be modified?
 - Answer: We have completed a study showing the estimated rents for the senior community. I will provide that documentation to you for review. I'm not sure whether or not we can change the AMI's listed.

135 Dudley

- Presentation

Program includes the development of 170 residential units, of which 110 units are homeownership units, sold between 80% AMI and market rate. 60 units are rental units, renting between 30% - 60% AMI. The site will also include 140 parking spaces and 9,513 square feet of retail/commercial space. It is estimated that 150 jobs created, 75% of those jobs will go to people of color, 60% will go to residents of Boston, and 15% will go to women. The project will also create 35 permeant jobs. The milestone the project has hit include Article 80 approval, Boston Civic Design Commission approval, and Zoning Board of Appeals approval. In the next

quarter the developer expects to complete the DHCD mini-funding round and to file for MHFA Commonwealth Builders grants. Permit Plan Set Due August 31, 2022

- RSMPOC and Community Question and Comments

Rebecca opened the floor for questions and comments from the RSMPOC and Community

- A RSMPOC member asked 135 Dudley: What the period of time for the discount to the rental rates for the rental and commercial space? How much of your funding is committed? Parking is where? Will this interfere with the parking for teachers on the site?
 - Answer: We will try to hold it all the way to initial occupancy. We expect it to last for 18 months. The city of Boston funding is committed. DHCD, MassHousing, MassWorks, and EOHEd has provided us letters of interest. Parking is provided in two levels of the building. This project includes the space being used by the Boston Schools. The Boston Schools use of the site will terminate.
- A community member asked 135 Dudley are the ownership units the 10 story building?
 - Answer: Yes, they are.
- A RSMPOC member asked 135 Dudley in terms of affordability for the condos, how will the residents be able to build generational wealth from them?
 - Answer: We are working with the city to close the wealth gap between the races. We are going to push hard for the city to allow the residents to get market rate prices for the units if they have lived in the unit for 10 to 15 years.

Drexel Village

- Program includes 2017 units made up of rental and homeownership units. There are 206 rentals in total which includes six-nine 1-bedroom units, with rents ranging between 30% - 100% AMI, one hundred six 2-bedroom units, with rents ranging from 30% - 100% AMI, and thirty-one 3-bedroom units, with rents ranging from 30% - 100% AMI. There are 11 homeownership units in total which includes eleven 2-bedroom units, selling at 100% AMI. The site will also include 94 parking spaces, 1,300 square feet of commercial space, and 28,000 square feet of cultural space. There estimated to be 350 constructions jobs created and 15 permanent jobs created which will go to MWBEs. The next quarter the developers will expect to continue to refine the design of the buildings that comprise Drexel Village, considering preliminary feedback received through the pre-filing meetings with BPDA. They will complete site investigation and due diligence work on the Crescent Parcel and Archdiocesan parcels, namely geotechnical and environmental site assessments, title and survey work, appraisals and market studies, and other relevant assessments. They will also advance construction plans and design with expectation to commence the Article 80 process in Q3 of 2022. They expect to start construction approximately

18-20 months after receiving Article 80 approval and other necessary permitting and zoning approvals. They expect construction to be completed 24 months after construction begins.

- RSMPOC and Community Question and Comments

Rebecca opened the floor for questions and comments from the RSMPOC and Community

- A community member asked Drexel Village has there be a discussion about prohibiting undergraduates from leasing units?
 - Answer: We have not thought about that issue but we will look into that concern.

Rebecca opened the floor for further questions and comments from the RSMPOC and Community. No other questions or comments were presented.

Norman made comments on regarding a Roxbury development to be named after Marzuq Muhammad, a former member of the Oversight Committee. The development will be built on the Eastern side of Blue Hill Avenue steps away from Intervale Street. He then thanked all for participating and adjourned the meeting.

Meeting adjourned at 7:40pm.