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# Roxbury Strategic Master Plan Oversight Committee Meeting

September 14, 2020

# Meeting Recording

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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.

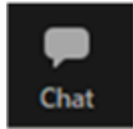
If your camera and microphone are off, you can still participate through the text chat feature.

# Zoom Tips

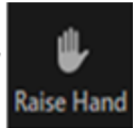
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Welcome! Here are some tips on using Zoom for first-time users.

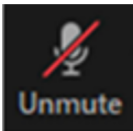
Your controls are at the bottom of the screen



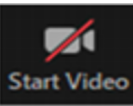
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



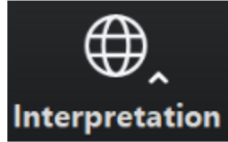
Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



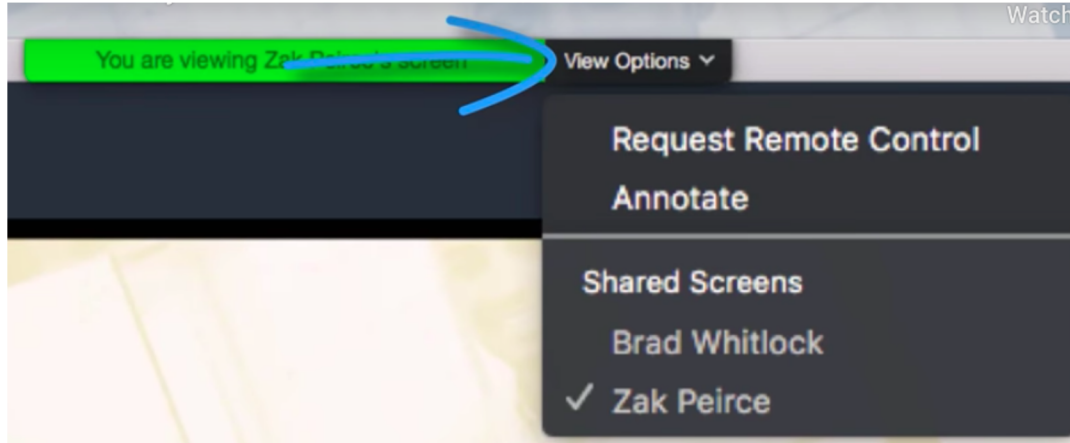
Turns your video on/off

# Interpretation and Translation

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



# Agenda

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- 1. RSMPOC Welcome and Orientation**
- 2. Planning Update**
- 3. Developer Update**
- 4. RSMPOC Questions + Comments**
- 5. Community Questions + Comments**

# **1. RSMPOC**

## **Welcome and Orientation**

# RSMPOC Overview and Updates

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## *First Monday of the month*

**\*\*No meeting in January\*\*  
**July\*\*****

**February 3, 2020  
meeting in August\*\***

**March 2, 2020 @ BWSC  
14, 2020**

**\*\*No meeting in April\*\***

**\*\*No meeting in May\*\***

**\*\*No meeting in June\*\*  
**December\*\*****

**\*\*No meeting in**



**\*\*No**

**September**

**October 5, 2020**

**November 2, 2020**

**\*\*No meeting in**

# RSMPOC Responsibilities

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- 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.



# RSMPOC Rules of Engagement

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- All public meetings will be recorded on the zoom platform. Recordings will be available on the RSMPOC website at [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)
- All public notices about meetings will be sent **4 weeks** in advance. You can find announcements in the **Bay State Banner, Boston Sun,** and **South End News**. Interpretation services will be available in **Spanish, Haitian Creole,** and **other languages by request.**
- The new meeting flow hopes to allow more time for the public to ask questions and make comments. Comments can be posted to the chat or made during the comment period. Please indicate if your questions is for the RSMPOC or BPDA. Remember, you can always share your thoughts online at [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)
- The public will have an opportunity to ask 6-8 questions, pending time restraints. Please limit your questions, comments and responses to 1-2 minutes so we can address as many questions as time allows. Any other questions will be answered via email or posted on [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC). You can also email RSMPOC ([RSMPOC@gmail.com](mailto:RSMPOC@gmail.com)) or BPDA directly.
- When speaking, please remember to introduce yourselves indicating your name, if you represent an organization, and if you are a resident of Roxbury.

# Join. Engage. Take Action.

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- **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

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- 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. Planning Update**

# COVID-19 Resources

Stay up-to-date with COVID-19 related announcements, City of Boston reopening plans, and resources for you and your community at:

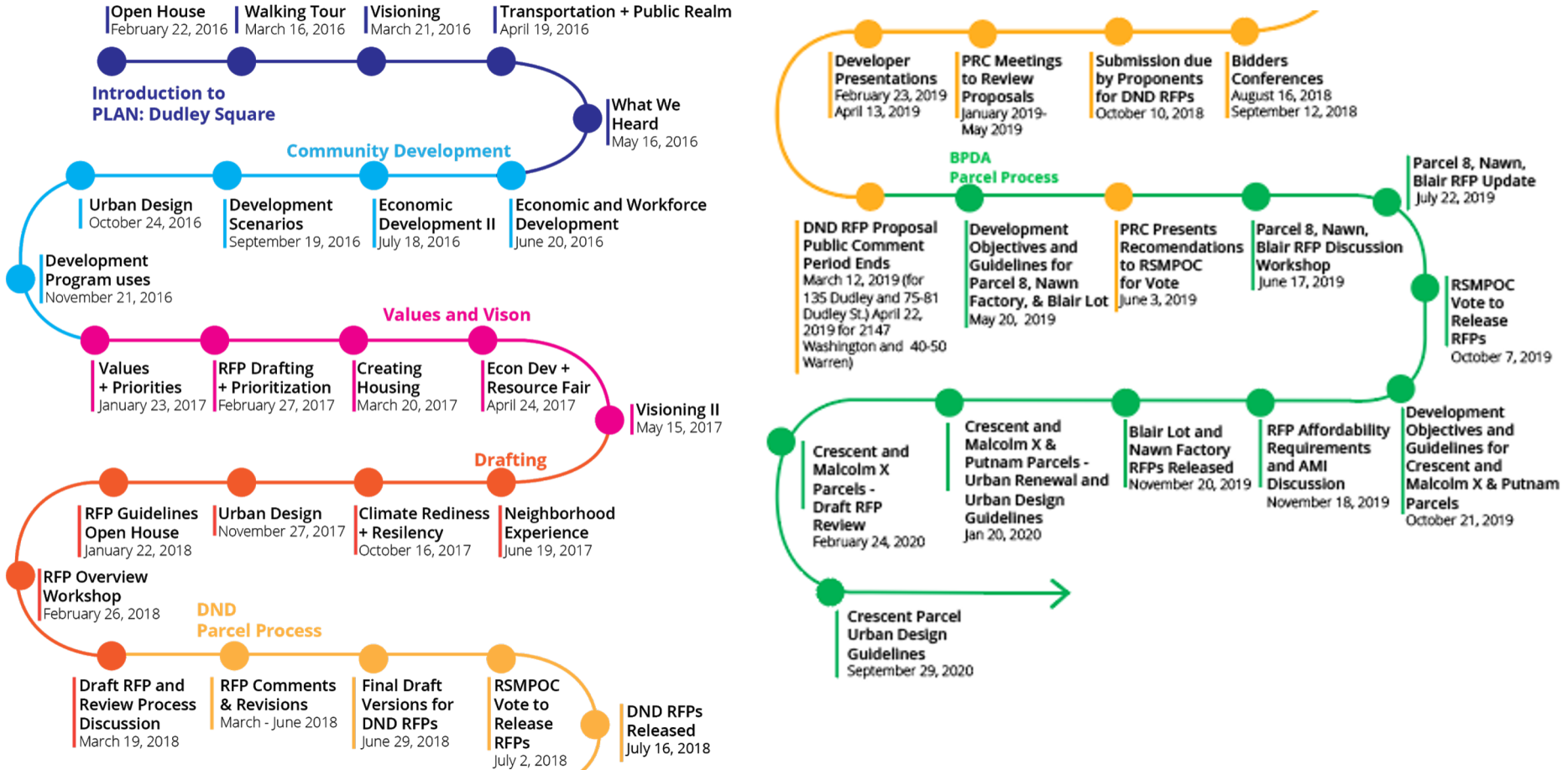
[boston.gov/coronavirus](https://boston.gov/coronavirus)

Content available in 16 languages.



The screenshot shows the City of Boston website page for COVID-19 resources. The header includes the City of Boston logo, Mayor Martin J. Walsh's name, and a seal. The main heading is "CORONAVIRUS DISEASE (COVID-19) IN BOSTON". Below the heading, there is a paragraph of text: "The state has updated guidance on the [Reopening Massachusetts website](#). We also continue to update City-specific guidance for Boston on [our reopening website](#)." To the right of the text, it says "July 12, 2020" and "PUBLISHED BY: PUBLIC HEALTH COMMISSION". Below the text, there is a section for "MULTILINGUAL CONTENT" with a list of languages: العربية (Arabic), Kriolu (Cabo Verdean creole), 中文 (Chinese), Français (French), Kreyòl ayisyen (Haitian Creole), Português (Portuguese), and Русский (Russian). At the bottom, there is a section for "BOSTON (AS OF FRIDAY, JULY 10)" with the statistics "13,673 CASES | 9,683 RECOVERED".

# PLAN: Nubian Square Process to Date



# Status of PLAN: Nubian Square Parcels

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## **PLAN: Nubian Square Phase 1 - DND Parcels**

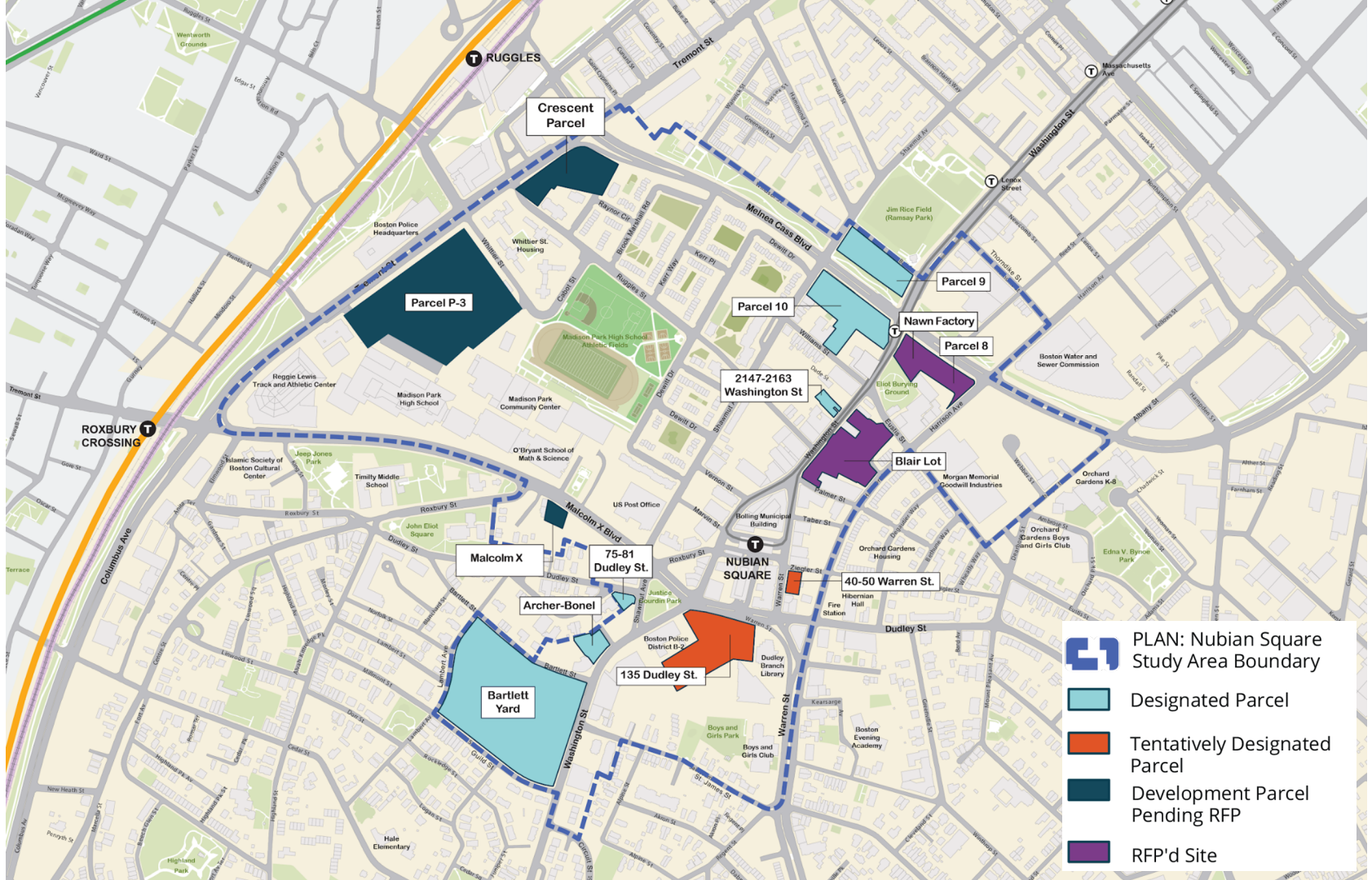
- 40-50 Warren - Undergoing Article 80 Small Project Review
- 2147 Washington - Board Approved
- 135 Dudley - Undergoing Article 80 Large Project Review
- 75-81 Dudley - Board Approved






## **PLAN: Nubian Square Phase 2 - BPDA and DND Parcels**

- PRC is reviewing submissions for Blair Lot, Nawn Factory, and Parcel 8
- Nawn Factory developer presentations October 5th

## **PLAN: Nubian Square Phase 3 - BPDA**

- Crescent and Malcolm X Parcel - Draft RFP review was scheduled for March 23, 2020 (Presentation posted on BPDA website )
- Virtual Crescent Parcel Final RFP Review Meeting Sept. 29th



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



# **3. Developer Updates**

# Bartlett Place (Designated)

Name of Development Entity: Bartlett Place, LLC

Program Component	Size*
Commercial	48,000 sf
Residential	323 units
Surface Parking	85 spaces
<b>Total Development Cost</b>	<b>\$184M</b>



## Schedule:

Building B – Complete

Building E (condos) – Complete Nov 2018

Building A – Permitting is complete; Design Development is underway

Building D (senior housing) – Design development is underway

Building C – Design Development is underway

Proposed “Lot F” Parcels – Article 80 filing in September

**Upcoming meeting on Sept. 24th and October 1st**

# Madison Tropical Commercial Development (Designated)

Name of Development Entity: Madison Tropical

Program Component	Size*
Office/retail Building	59,000 sf
<b>Total Development Cost</b>	<b>\$57M</b>

## Job Creation Update:

As of December 2017, 334 people have worked on construction

## Schedule:

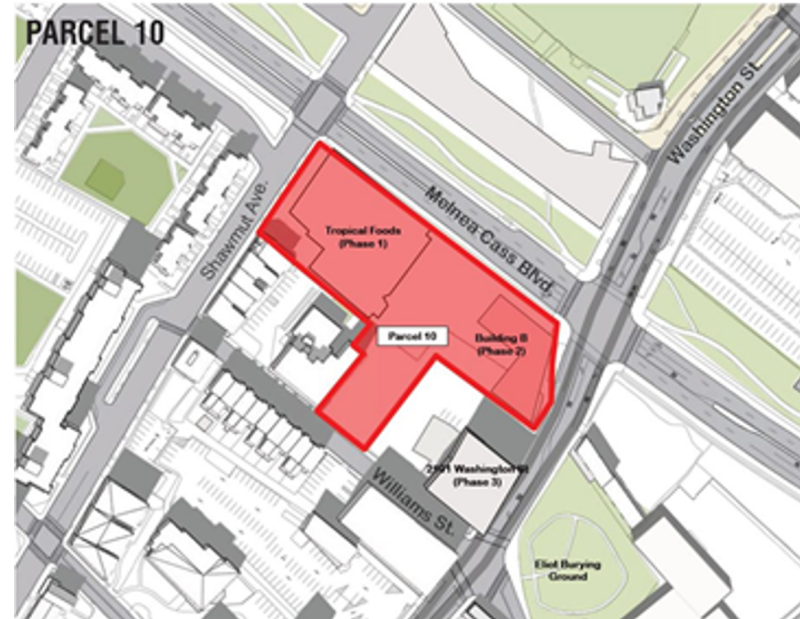
Tentative Designation through November 2019

(Phase I) Tropical Foods expansion - Complete

(Phase II) 2101 Washington St. – Occupancy completed January-March 2018

(Phase III) 2085 Washington St. – Program overview/marketing underway. Notice of Project Change to be filed to amend project program from commercial to mixed use residential

**Upcoming meeting on Sept. 28th and October 19th**



# 2147 Washington (Designated)

## New Atlantic & Dream Development

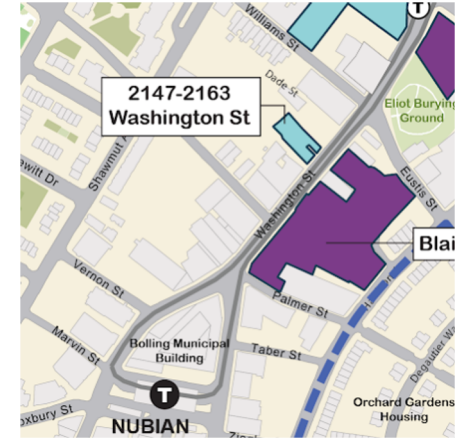
Program Component	Size*
Retail - Haley House	2,017 SF
Commercial	1,881 SF
Parking	31 spaces
Residential (74 Units)	74 Units
Public Courtyard	2,500 SF
<b>Total Development</b>	<b>99,602 GSF</b>
<b>Total Development Cost</b>	

### Schedule:

Article 80 Meetings

IAG Meeting

Final Designation



### Status/Anticipated Completion

November 6, 2019

December 16, 2019

Granted February 13, 2020

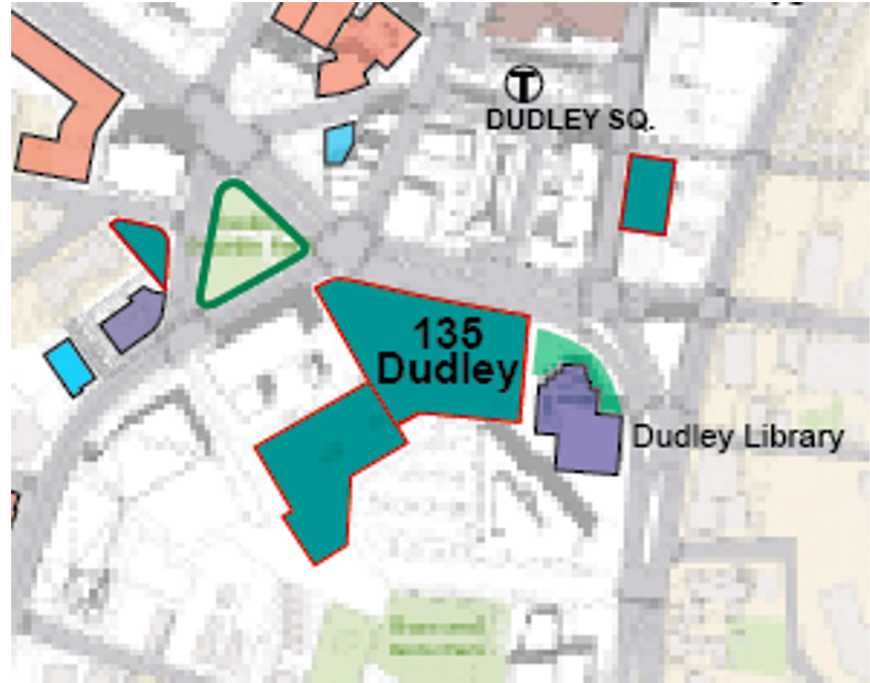
# 135 Dudley

## Cruz Development Corporation

Program Component	Size*
Rental	55 Units
Condos	100 Units
Commercial	15,512 SF
<b>Total Development Cost</b>	<b>\$93M</b>

### Development Schedule (approximate):

- Article 80 approved Winter 2021
- Financing approved 2022
- Construction Starts Spring 2023
- Construction Completed Fall 2025



# **4. RSMPOC Questions and Comments**

# **5. Community Questions and Comments**