
Roxbury Strategic Master Plan Oversight Committee Meeting

February 1st, 2021

1. RSMPOC

Welcome and Orientation

Meeting Recording

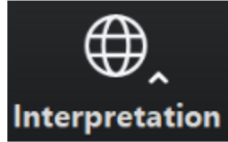
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

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

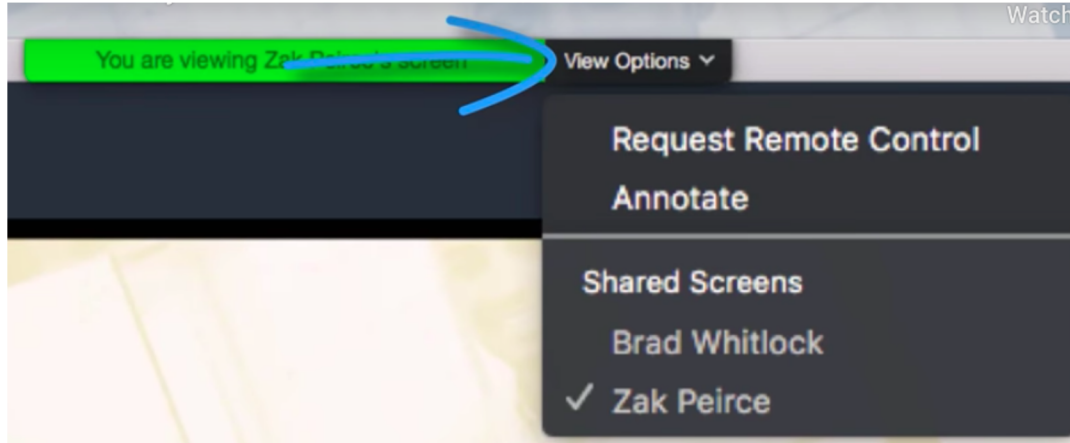
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



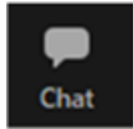
"Spanish" -for Spanish
"German" -for Haitian Creole
"English" -for English



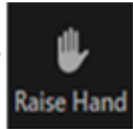
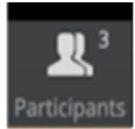
Zoom Tips

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

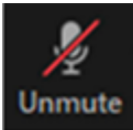
Your controls are at the bottom of the screen



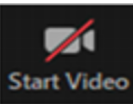
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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 Kelly.sherman@boston.gov

Agenda

- 1. RSMPOC Welcome**
- 2. Planning Update**
- 3. Developer Updates**
- 4. RSMPOC Recruitment**

RSMPOC Overview and Updates

First Monday of the month

January 11, 2021

February 1, 2021

March 1, 2021

April 5, 2021

May 3, 2021

June 7, 2021

July 12, 2021

****No Meeting in August****

September 13, 2021

October 4, 2021

November 1, 2021

****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.

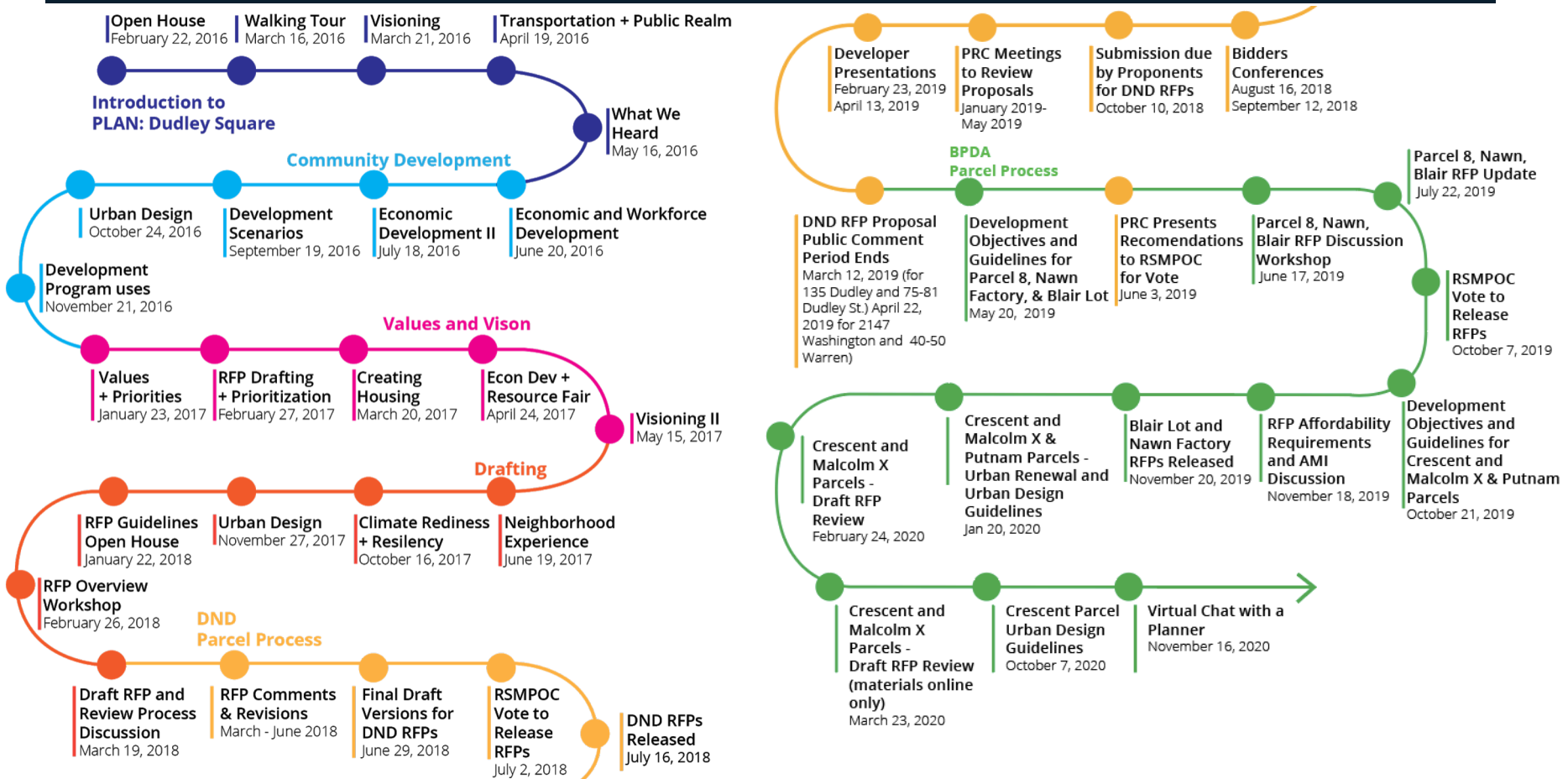
For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC

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. Planning Update

PLAN: Nubian Square Process to Date



PLAN: Nubian Square Updates

- Have a question about P3 that the booklet didn't answer? Submit them to Kelly.Sherman@boston.gov by **Feb 8th** so we can have the answer by the P3 workshop on Feb. 22nd
- **Virtual Chat with a Planner on Feb 8th** to continue the P3 environmental remediation discussion
- **P3 Workshop on Feb 22nd** to get everyone acquainted with the site conditions and envision possible uses

Future Updates

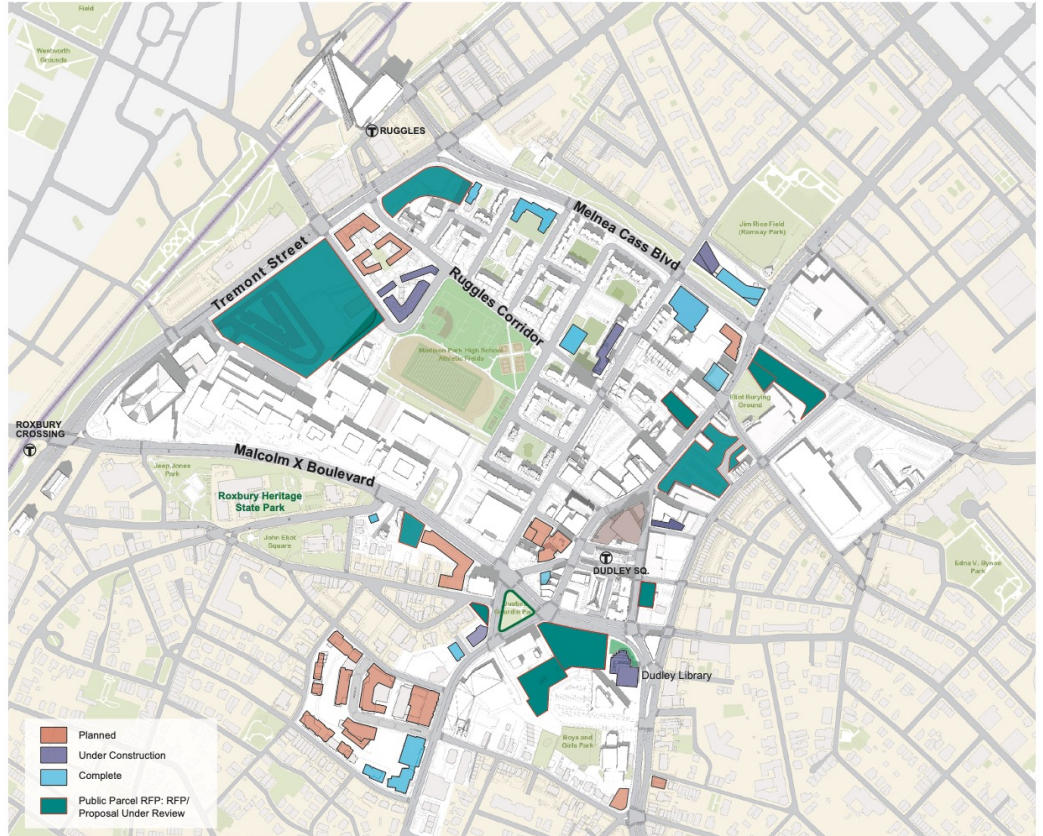
Moving forward we'll be sharing out updates on Article 80 development in the PLAN: Nubian Square Area.

- Information will be broken down into PLAN: Nubian Square Developments and Private developments
- Units: Income restricted vs. Market Rate and Rental vs. Ownership
- Economic Development Space: Square Footage of different non-residential uses (commercial, office etc.)
- Any other info you'd like us to include (email Kelly.Sherman@boston.gov)

Future Updates

We'll also share out this map which will include info on...

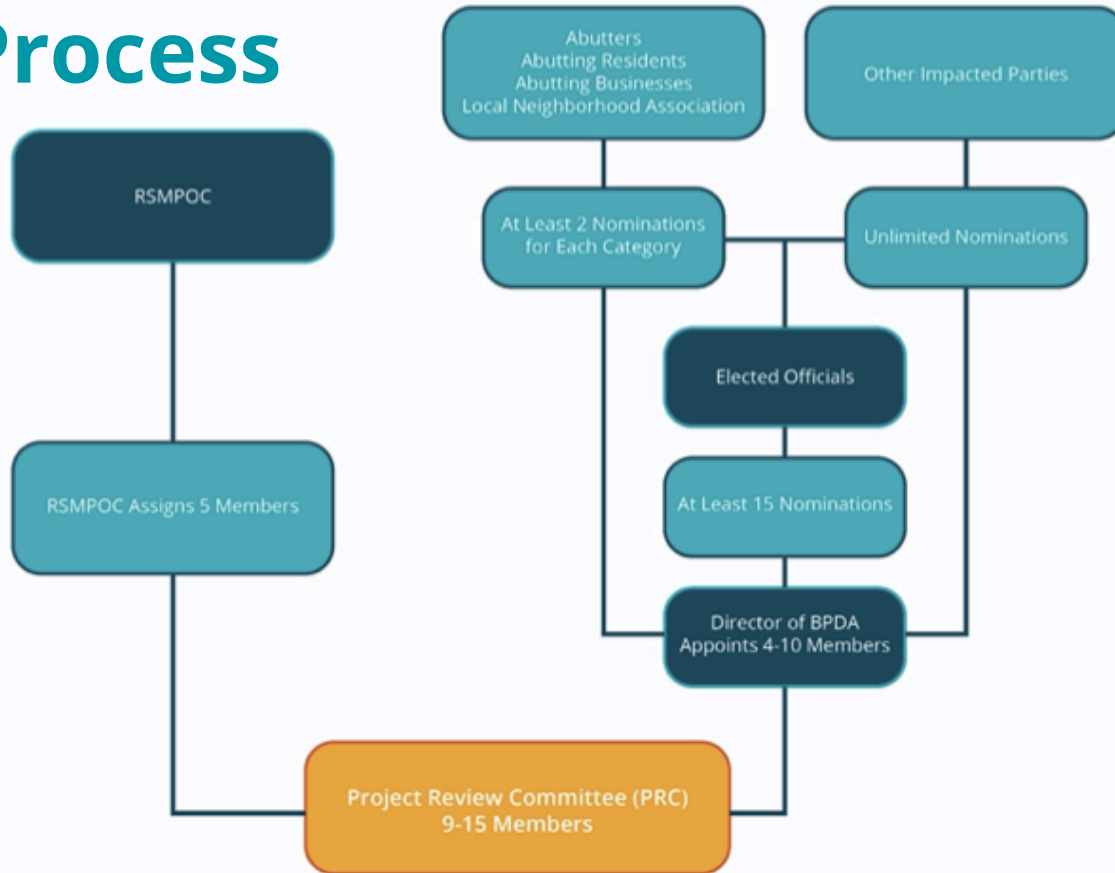
- The status of developments projects
- Other City of Boston projects



PRC Timeline

- RFP released: Jan 27th
- Nominations are open: <http://bit.ly/CrescentPRC>
- Request nominations for PRC from Elected Officials
- **PRC Nominations due: March 5th**
- RFP closed: April 21st

PRC Process



3. Developer Presentations

Updates

Bartlett Station

Article 80 & PDA Approval

Bartlett B, E, A and D – Approved

Bartlett F2, F4 – Pending Approval

Boston Civic Design Commission (“BCDC”) - if applicable

Master Site Plan - Approved

Bartlett A, B, D, E, F2, F4 - Approved

Other Milestones - if applicable (e.g. MEPA, PIC, etc.)

MEPA Waiver

PIC – Infrastructure Phase 1 – Approved

PIC – Infrastructure Phase 2 - Approved

Updates

Bartlett Station

Funding Resources & Applications Submitted

Bartlett A and D

Obtained

Bartlett F5

Application in process

Infrastructure 2

Obtained

Oasis Public Arts Park

Partially obtained

Other Notable Updates

- Building A , Building D and Oasis @ Bartlett will start construction in 2021
- Building F-2, F-4 with article 80 & PDA approval could start construction in 2021

Bartlett Station

Nuestra CDC/Windale

Program Component	Size
Residential Condominiums	166 Units
Residential Rentals	214 Units
Retail / Commercial	26,343 sf
Total Development Cost	\$189,905,698

Job Creation Update	Number of Jobs (Actual or Expected)
Construction	133 To Date, 900 Expected
Permanent	41 In 2021, 100 Expected
Percentage Local	Approx. 54.5%
Total Number of Jobs Created	1000



Updates

Madison Tropical

Article 80/ZBA/BLC/BCDC - Pending

Funding Resources & Applications Submitted

City of Boston – DND Funds

Mass DHCD Subsidies

MassHousing Common. Builders Program

Application in Process

Application not accepted. Reapplying in 2021

To be filed

Other Notable Updates:

- A Notice of Project Change Supplemental Report was filed electronically with the BPDA on 11/20/2020.
- The Development Team is currently pursuing funding from the City of Boston (DND) through application submissions this past fall. Our application for funding from DHCD was not accepted in fall 2020 so we will reapply in 2021 or a 2020 mini-round

Parcel 10

Madison Tropical

Program Component	Size
Residential Condominiums	44 Units
Residential Rentals	70 Units
Retail / Commercial	2,102 sf
Parking	52
Total Development Cost	\$68,000,000

Job Creation Update	Number of Jobs (Actual or Expected)
Construction	TBD
Permanent	TBD
Percentage Local	51%
Total Number of Jobs Created	TBD



* MPDC will continue to strive to meet and/or exceed : 51% People of Color, 51% Boston Residents and 12% Women

Updates

Cruz Development Corporation

Article 80 – TBD; Winter 2021

Boston Civic Design Commission (“BCDC”) – TBD; Winter 2021

Funding Resources & Applications Submitted

City of Boston DND

DHCD

MHFA

Mass Works

Application in process

To Be Filed

To Be Filed

Application in process

Other Notable Updates: The construction for this project may need to be phased. While the number of affordable rental and condo units will not change, the rentals units will be available before the condo units.

135 DUDLEY STREET

Cruz Development Corporation

Program Component	Size
Residential Condominiums	108 units
Residential Rentals	61 Units
Retail / Commercial	8,703 s/f
Parking Garage	142 Spaces
Total Development Cost	\$101,000,000

Job Creation Update	Number of Jobs (Actual or Expected)
Construction	150
Permanent	35
Percentage Local	60%
Total Number of Jobs Created	185



Updates

New Atlantic Development and DREAM Development
Article 80/ZBA- Approved

PIC- Pending

Funding Resources & Applications Submitted

Construction/Bridge Loan

Application in Process

Permanent Loan

Application in Process

LIHTC Investment

Application in Process

Workforce Housing Program

Obtained

DND/CPA/NHT Subsidies

Obtained

State DHCD Subsidies

Application in Process

Other Notable Updates:

- Project schedule assumes DHCD approves the funding application submitted by 9/30/2
- **We are looking for more community involvement on shared workspace and public art opportunities**

2147 Washington Street

New Atlantic Development and DREAM Development

Program Component	Size
Residential Condominiums	12 Units
Residential Rentals	62 Units
Retail / Commercial	4,184 sf
Parking	43
Total Development Cost	\$37,861,872

Job Creation Update	Number of Jobs (Actual or Expected)
Construction	160
Permanent	34
Percentage Local	51%
Total Number of Jobs Created	194



Updates

Madison Park Development Corporation (MPDC)

Article 80/ZBA – Approved

PIC/BWSC- Pending

Funding Resources & Applications Submitted

DND

Obtained

CPA

Obtained

MassHousing Workforce Production Funds

Application in Process

MassDevelopment Brownfields Grant

Obtained

Other Notable Updates: The project program and financing will likely change due to the potential required redesign in order to preserve the trees along Dudley Street.

75 Dudley Street

Madison Park Development Corporation (MPDC)

Program Component	Size
Residential Condominiums	20 units
Retail / Commercial	720 sqft
Total Development Cost	\$10,000,000

Job Creation Update	Number of Jobs (Actual or Expected)
Construction	TBD
Permanent	TBD
Percentage Local	51%*
Total Number of Jobs Created	TBD



* MPDC will continue to strive to meet and/or exceed : 51% People of Color, 51% Boston Residents and 12% Women

Updates

New Urban Collaborative

Article 80/ZBA – Approved

Funding Resources & Applications Submitted

Blue Hub/Life Initiative/DND(Predev)

Obtained

DHCD

To be filed

Boston Financial

To be filed

Masshousing

To be filed

Other Notable Updates: We are preparing our DHCD app for LIHTC funding, but will be postponing our submission until the spring mini round. We continue to progress design.

The Batson Building / 40-50 Warren Street

New Urban Collaborative

Program Component	Size
Residential Rentals	25 units
Retail / Commercial	10,654 sqft
Total Development Cost	\$14,687,112

Job Creation Update	Number of Jobs (Actual or Expected)
Construction	40*
Permanent	30*
Percentage Local	60%*
Total Number of Jobs Created	70*

* Expected numbers



Appendix

Tablet/Phone Screenshot

