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# Roxbury Strategic Master Plan Oversight Committee Meeting

March 1st, 2021

# **1. RSMPOC**

## **Welcome and Orientation**

# 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

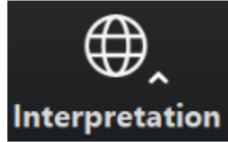
[bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.

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.

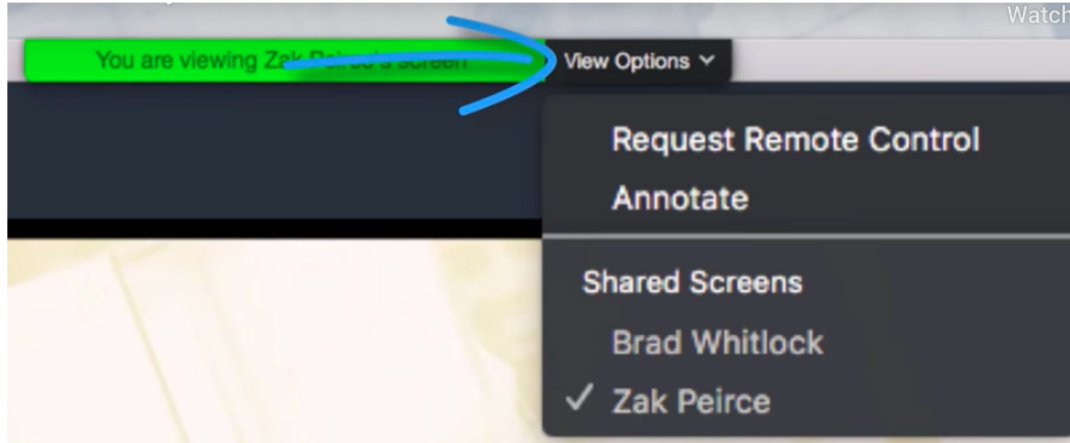
If your camera and microphone are off, you can still participate through the text chat feature.

# Interpretation and Translation

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



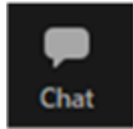


# Zoom Tips

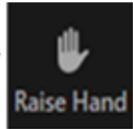
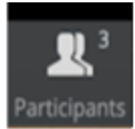
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Welcome! Here are some tips on using Zoom for first-time users.

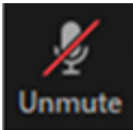
Your controls are at the bottom of the screen



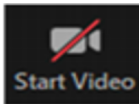
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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

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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](mailto:Kelly.sherman@boston.gov)

# Agenda

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

# RSMPOC Overview and Updates

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## *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

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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.

# 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)



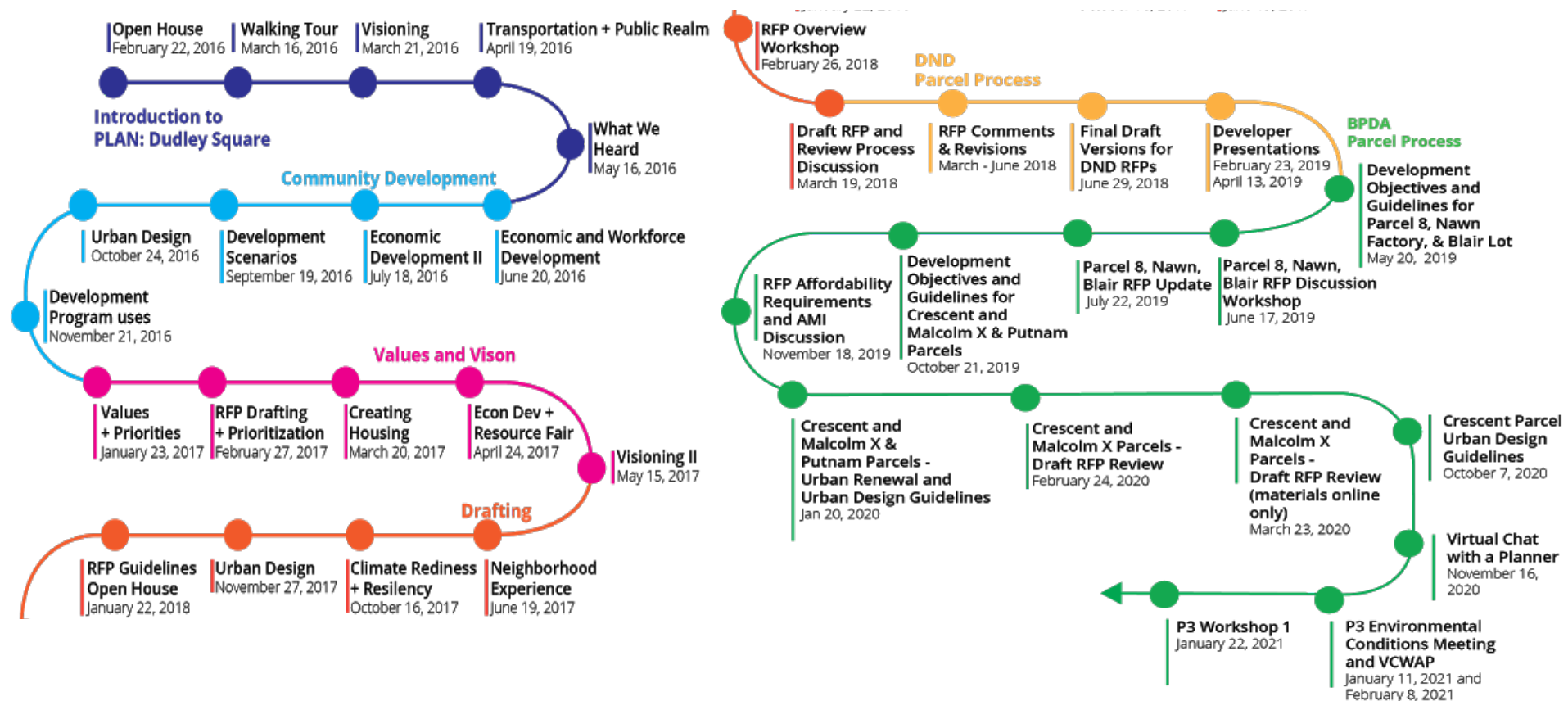
# Original 2004 Master Plan Goals

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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**

# PLAN: Nubian Square Process to Date



# PLAN: Nubian Square Updates

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- **P3 Workshop on Feb 22<sup>nd</sup>** to get everyone acquainted with the site conditions and envision possible uses
- If you have questions that didn't get answered during the workshop or have thoughts please email [Kelly.Sherman@boston.gov](mailto:Kelly.Sherman@boston.gov)
- RSMPOC votes on Parcel 8 April 5th

# PLAN: Nubian Square Updates

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## PLAN: Nubian Square Parcel Totals

**Total Units: 265**

**Income Restricted Units: 204**

**Percent Income Restricted: 76%**

**Non Residential Uses (Square Feet): 24,261**

# PLAN: Nubian Square Updates

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## Public Parcel Development:

Income Restricted Units: 934

Market Rate Units: 369

Total Units: 1303

Percent Income Restricted:  
71%

Non-Residential Development:  
108,386 square feet

## Private Development:

Income Restricted Units: 296

Market Rate Units: 289

Total Units: 585

Percent Income Restricted:  
51%

Non-Residential Development:  
68,595 square feet

## Total Development:

Income Restricted Units: 1,230

Market Rate Units: 658

Total Units: 1,888

Percent Income Restricted:  
65%

Non-Residential Development:  
176,981 square feet



# Future Updates

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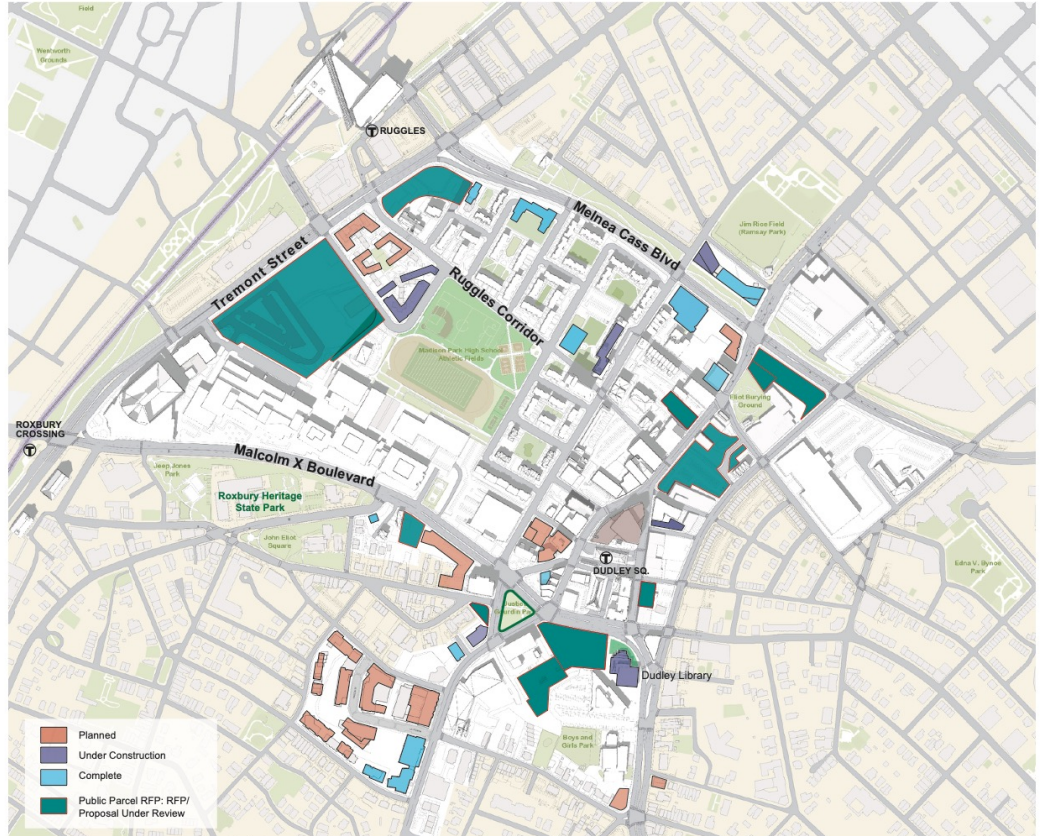
Moving forward we'll be sharing out updates on Article 80 development in the PLAN: Nubian Square Area.

- 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](mailto:Kelly.Sherman@boston.gov))

# Future Updates

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

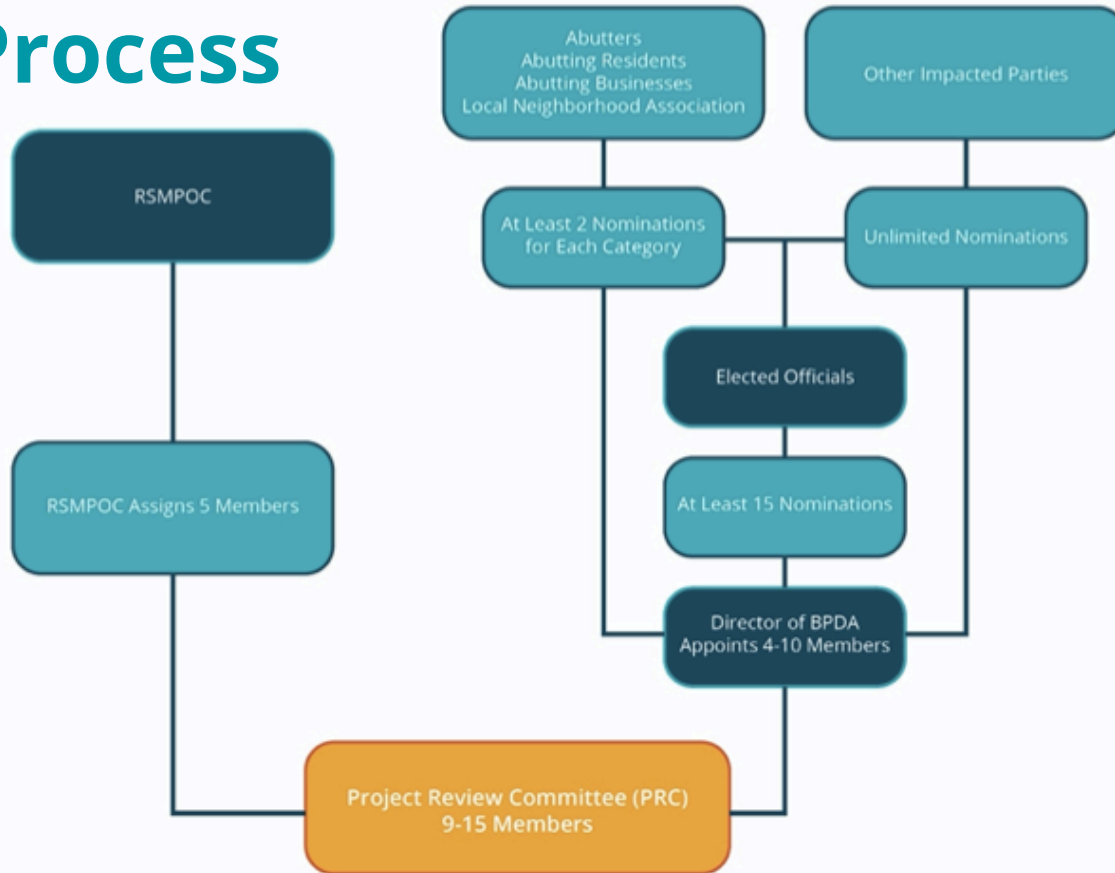
- The status of developments projects
- Other City of Boston projects



# PRC Timeline

- RFP released: Jan 27<sup>th</sup>
- Nominations are open: <http://bit.ly/CrescentPRC>
- Request nominations for PRC from Elected Officials
- **PRC Nominations due: April 1st**
- RFP closed: April 21st

# PRC Process



# **3. Developer Presentations**

# Bartlett Station 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



# Bartlett Station 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
<b>Total Development Cost</b>	<b>\$189,905,698</b>

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%
<b>Total Number of Jobs Created</b>	<b>1000</b>



# Parcel 10 Updates

Madison Tropical

## Article 80/ZBA/BLC/BCDC - Pending

### Funding Resources & Applications Submitted

*City of Boston - DND Funds*

*Application in Process*

*Mass DHCD Subsidies*

*Application not accepted. Reapplying in 2021*

*MassHousing Common. Builders Program*

*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
<b>Total Development Cost</b>	<b>\$68,000,000</b>

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



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

# 135 Dudley Street Updates

Cruz Development Corporation

**Article 80 – TBD; Winter 2021**

**Boston Civic Design Commission (“BCDC”) – Approved**

**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 will be phased. While the number of affordable rental and condo units will not change, the condos units will be available before the rental 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
<b>Total Development Cost</b>	<b>\$ 107,000,000</b>

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





# 2147 Washington Street 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
<b>Total Development Cost</b>	<b>\$37,861,872</b>

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



# 75 Dudley Street Updates

Madison Park Development Corporation (MPDC)

**Article 80/ZBA – Approved**

**PIC/BWSC- Pending**

**Funding Resources & Applications Submitted**

*DND*

*CPA*

*MassHousing Workforce Production Funds*

*MassDevelopment Brownfields Grant*

*Obtained*

*Obtained*

*Application in Process*

*Obtained*

## **Other Notable Updates:**

- The project is currently being redesigned in order to preserve the street trees on Dudley Street.
- The project program and financing have and may continue to change due to the required redesign.

# 75 Dudley Street Street

Madison Park Development Corporation (MPDC)

Program Component	Size
Residential Condominiums	12-14 units
Retail / Commercial	To Be Determined
<b>Total Development Cost</b>	<b>\$10,000,000</b>

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



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

# The Batson Building / 40-50 Warren Street 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
<b>Total Development Cost</b>	<b>\$14,687,112</b>

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

\* Expected numbers



# CITY *of* BOSTON

## *Disparity Study Community Briefings*

**Wednesday,  
March 03, 2021**

**12:00pm - 2:00pm**

**Wednesday,  
March 03, 2021**

**6:00pm - 8:00pm**

**Friday,  
March 05, 2021**

**8:00am - 10:00am**

*For more information and registration details, please visit:*  
***[boston.gov/disparity-study](https://boston.gov/disparity-study)***

# Appendix



# Tablet/Phone Screenshot

