
Roxbury Strategic Master Plan Oversight Committee Meeting

May 3rd, 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.

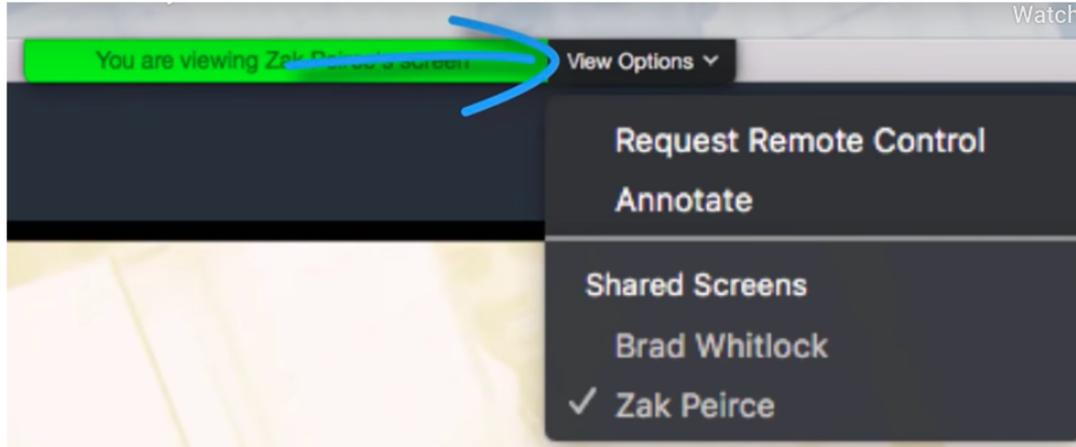
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



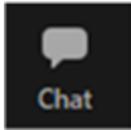
"Spanish" -for Spanish
"German" -for Haitian Creole
"English" -for English



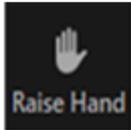
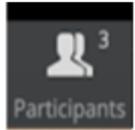
Zoom Tips

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

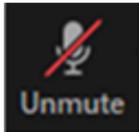
Your controls are at the bottom of the screen



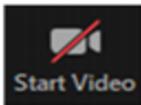
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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. Northeastern University**
- 4. Roxbury Strategic Master Plan Parcels**

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.

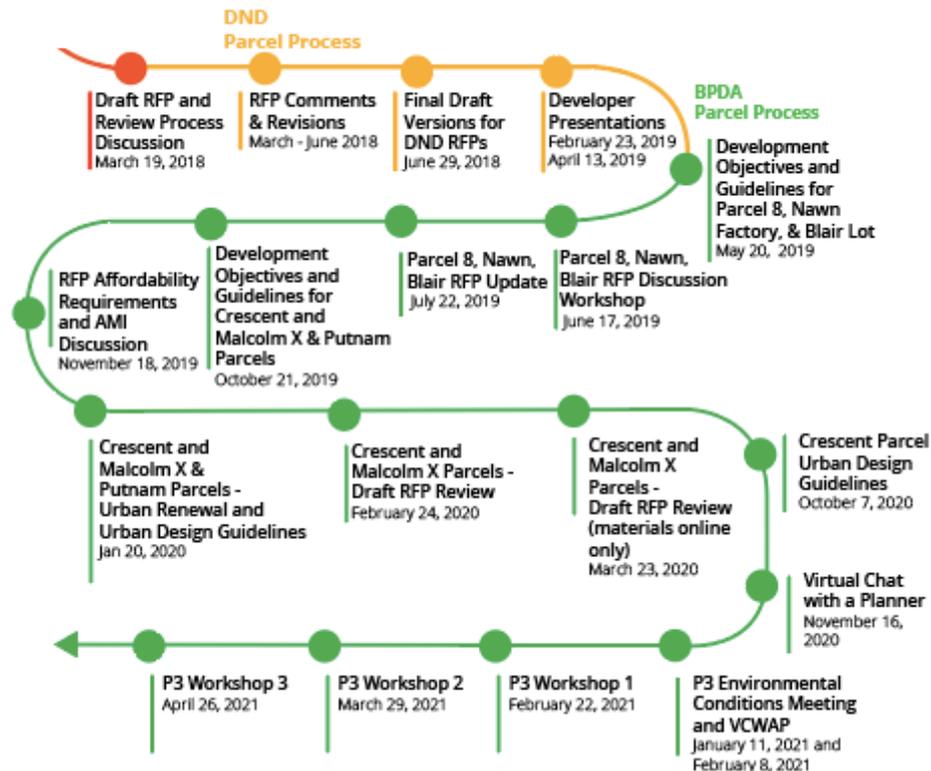
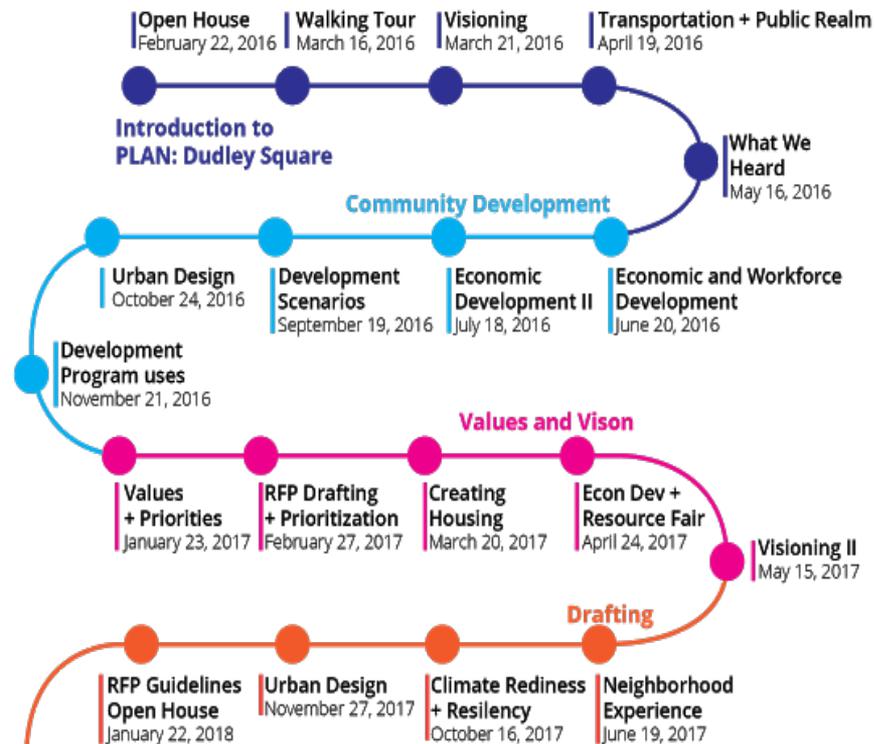
For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC

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

- **P3 Workshop on April 26th** to discuss the physical layout of different uses and how they could be imagined on the site.
- If you know of any developers potentially interested in developing P3 please email morgan.e.mcdaniel@boston.gov
- If you have questions that didn't get answered during the workshop or have thoughts please email Kelly.Sherman@boston.gov
- Crescent Parcel PRC will be announced soon

PLAN: Nubian Square Updates

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

Public Parcel Development:

Income Restricted Units: 993

Market Rate Units: 486

Total Units: 1,479

Percent Income Restricted:
67%

Non-Residential Development:
108,386 square feet

Private Development:

Income Restricted Units: 289

Market Rate Units: 278

Total Units: 567

Percent Income Restricted:
51%

Non-Residential Development:
68,595 square feet

Total Development:

Income Restricted Units: 1,282

Market Rate Units: 764

Total Units: 2,046

Percent Income Restricted:
60%

Non-Residential Development:
176,981 square feet

3. Northeastern University

**840 Columbus Avenue
RSMPOC Meeting**

May 3, 2021



NORTHEASTERN .

Progress Since Last RSMPOC Meeting

- 2/10/21: Filed DPIR and IMP Amendment
 - 4/12/2021: Conclusion of comment period
- March 2021 BCDC
- Meetings with abutters:
 - Bi-weekly meetings with St. Cyprian's Church
 - Tremont Street business outreach
- Design Workshops
 - NU students, faculty and staff programming of academic podium
 - Community organizations
 - Small business owners
 - Task Force and Community Advisor Board (CAB) members
- Community Advisory Board (CAB) meetings
- Communication to civic groups
- Early community economic development activity



March Design Workshop with Community Organizations

Program Overview

Overview

- Redevelopment of RenPark surface parking lot
- Partnership between Northeastern and American Campus Communities (ACC)

Building Program – 5-Story Base: A Nexus

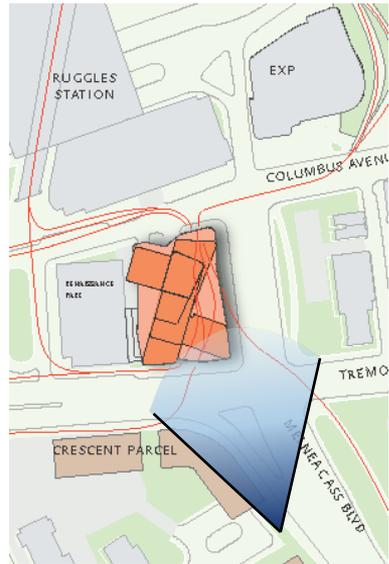
- Community Engagement and Economic Development
- Cross-Cutting and Innovative Teaching and Learning

Building Program – Residential

- 250 student apartments
- Creation of ~800 beds, 175 of which will fulfill NU 1,000 new bed goal from 2013 IMP

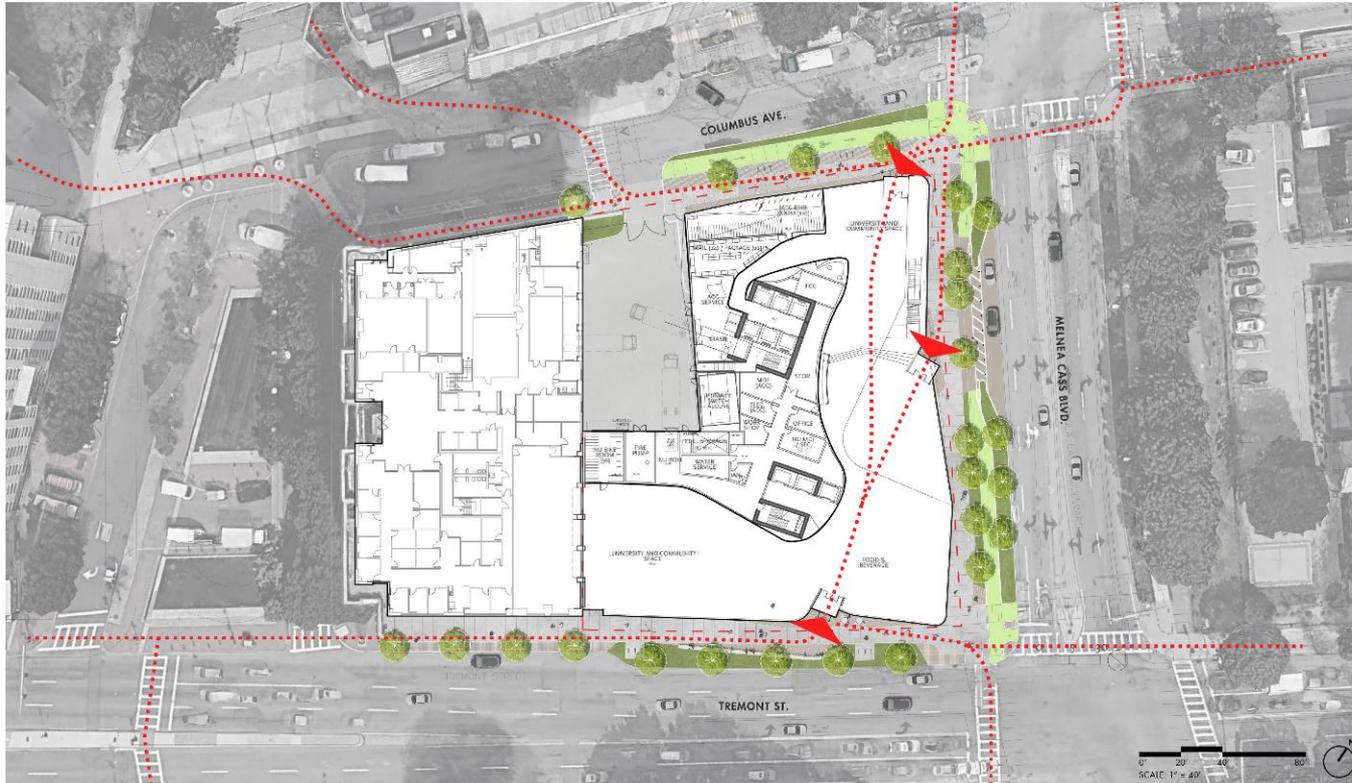


Design Overview | Conceptual View Down Melnea Cass Blvd



840 Columbus Avenue

Design Overview | Public Realm



Design Overview | Tremont & Melnea Cass Entrance



Podium Programming + Design

Ground Floor Workshop | What We Heard

Program Characteristics

- A community-curated space
- Sharing NU's economic development resources
- Access to neighborhood and city history
- Community learning and sharing
- Complement existing community assets

Spatial Characteristics

- Celebrate community culture and identity
- A space that feels like it is for community, not just students



Conceptual imagery selection for the ground floor

Prepared by:

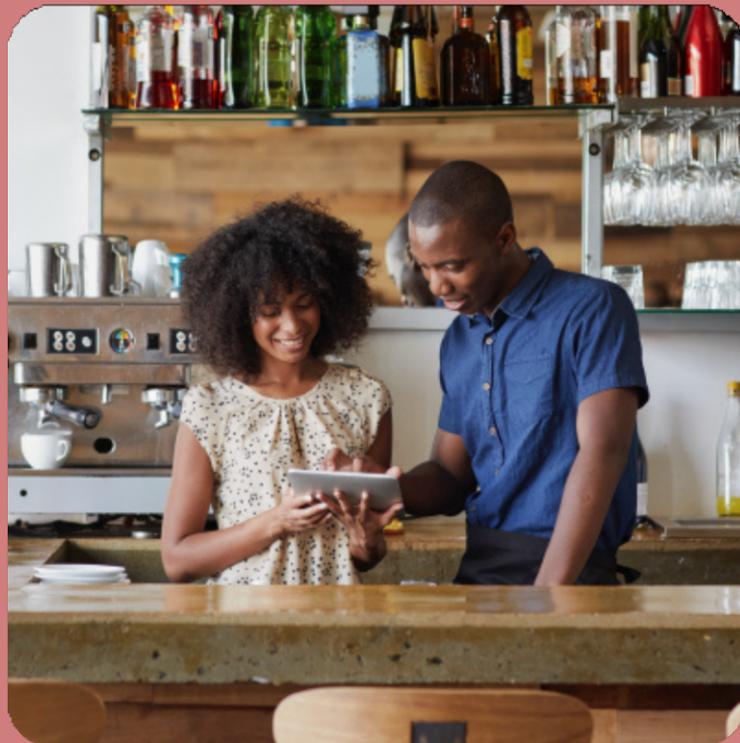


Small Businesses Represented:

- Adorn Me Africa
- Café Juice Up
- Emerald City Plant Shop
- Happy Beans Roaster
- House of Art & Craft
- Rhythm & Wraps
- The Underground Café
- Roxbury Innovation Center
- Fairmount Innovation Lab

Small Business Workshop

April 16, 2021 | 8:30 AM EST



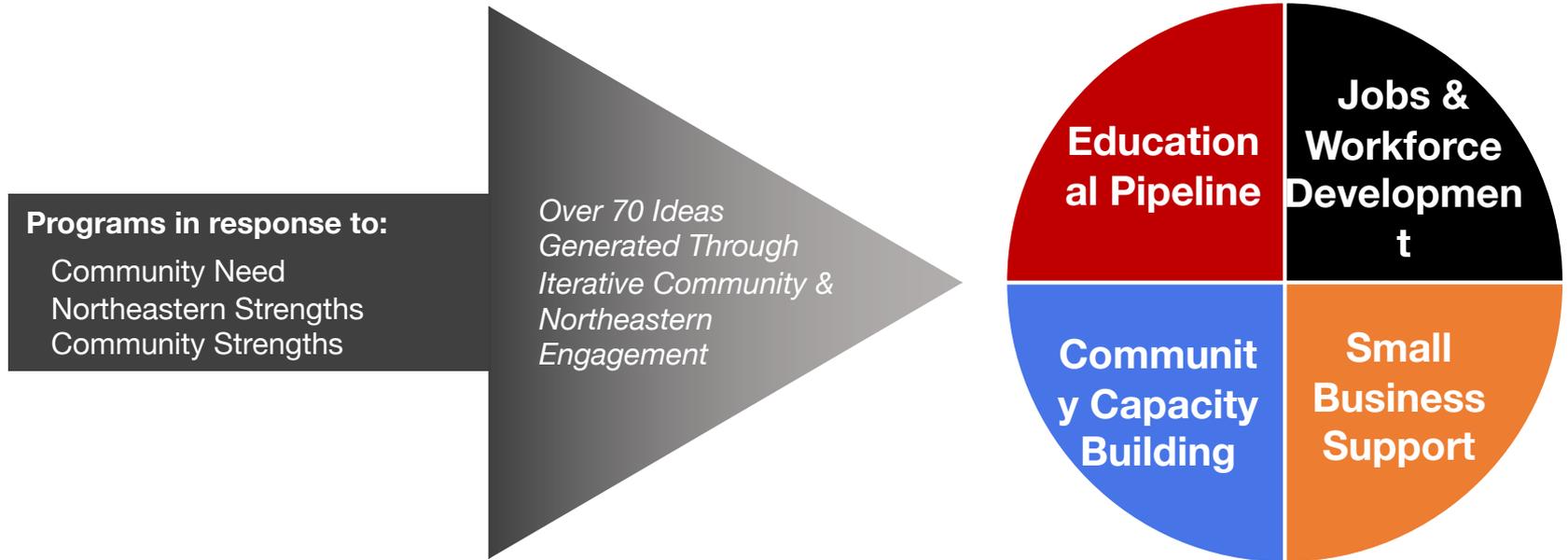


Program Feedback

- Involving stakeholders is key to accurately address needs but also maximize collaboration and impact
- Elements of mentorship, networking, technical assistance and mental health and wellness are important for business success
- There is a need for increased business incubation and education capacity locally
- Need to find ways to aggregate, communicate, and amplify existing resources
- Start Up support covers many topics including financial and knowledge sharing

Community Economic Development (CED)

Program Overview | Program Development



*Make each part **visible**, though some programs will have a larger physical footprint at 840 Columbus Ave.*

Program Overview | Building on Existing Programs



The consultants advised Rosas to simplify his menu, focus on seasonal items, and emphasize the customized cakes that differentiate his bakery from others in East Boston. Photos by Ruby Wallau/Northeastern University

Jobs and Business Development

Recruiting locally

26%

Of Northeastern's employees are Boston residents

6

Northeastern University incorporated six additional diversity job sites into its recruitment and hiring processes, including within the city of Boston

Supporting local, minority-owned, and women-owned businesses

\$54.5 M

Spent in Tier 1 and 2 across all underrepresented businesses

33%

Of preferred staffing vendors are women- and/or minority-owned, up from 3 to 15

\$12.5 M

Spending directed to 74 Women- and Minority-Owned and Small Local Business Enterprises

\$172K

Awarded to two design projects by the DREAM Collaborative, a Boston Equity Initiative company

Investments in Educational Achievement

Admissions and scholarships

\$16M

Institutional grants and scholarships

455

Boston students are enrolled in our Undergraduate Day program

Academic prep

\$200K

Funding for 10 community-based nonprofits providing 500 youth with a paid, on-ground, summer-long learning experience

300+

Hours of kindergarten preparation provided by Northeastern Jumpstart volunteers to local children aged 3 to 5

650

BPS students participated in our STEM field trip series through our Center for STEM Education

1,000

Students from 10 Boston Public Schools visited campus in November 2019 for the start of Northeastern's women's basketball season, a highlight of the university's annual Boston Public Schools Day at the Cabot Center

Program Overview | CED Activities

Activities with Dedicated Space at 840 Columbus Ave

NU Ambassador

- Staff helping community navigate NU resources: scholarships, college readiness, jobs, procurement

Local Food and Beverage Anchor

- Providing affordable rent for a WBIPOC business

Pop-Up Business

- Providing affordable rent in rotating space and technical support for small business owners and entrepreneurs

Small Business and Entrepreneurship Network

- Providing expertise (trainings, mentorship) and networking opportunities for local small business owners and entrepreneurs



Canal Street Market



Roxbury Innovation Center

Program Overview | CED Activities

Additional CED Activities

Northeastern Co-op for Good programming

- Financial support for students to co-op in community organizations addressing CED

Community engaged scholarship and co-creation

- Space and resources for scholars and community to Convene, Co-create, and Celebrate

Skills building workshops

- Space and expertise for workshops and trainings tailored to expressed community need, particularly around job-readiness



NU Crossing



Early Initiatives | Already Taking Place

Educational Access

- [Guide](#) for Boston residents to applying to Northeastern, scholarship opportunities, what is required, due dates

Community Capacity Building

- 5-6 Co-ops funded to work on CED in local community organizations:
 - Madison Park Development Corporation
 - Roxbury Main Streets
 - Mission Hill Neighborhood Housing Services
 - Fenway CDC

Design Workshops



Early Initiatives | The Underground Cafe

Small Business Support

- ACC and Northeastern partnering with Nia Grace, local, black, woman entrepreneur to launch **The Underground Café and Lounge** in May 2021 in LightView's retail space



Nia Grace, owner of Darryl's Corner Bar & Kitchen



Outreach & Engagement | Opportunities

FAQ section on Northeastern website

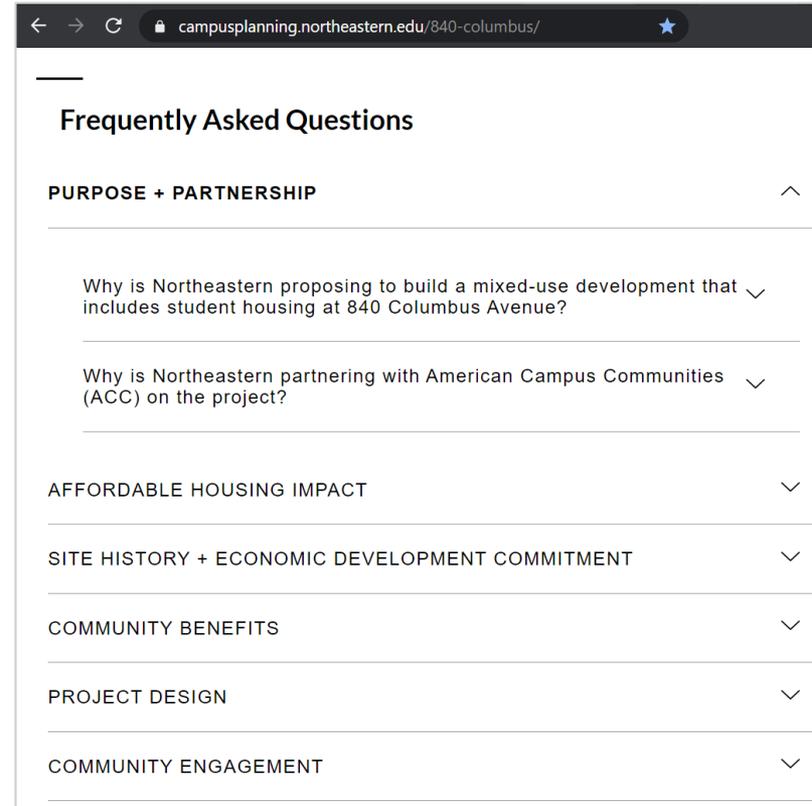
- <https://campusplanning.northeastern.edu/840-columbus/>

Project filing + public materials

- <http://www.bostonplans.org/projects/development-projects/840-columbus-avenue>

Outreach to community groups and civic associations

- John Tobin: j.tobin@northeastern.edu



Discussion / Q & A

4. Roxbury Strategic Master Plan Parcels

Bartlett Station Updates

Bartlett Station

Article 80 & PDA Approval

Bartlett B, E, A and D – Approved

Bartlett F2, F4 – Approved

Bartlett F1, F3, F5- Beginning Article 80 process, preparing for approval in 2021

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

Master Site Plan - Approved

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

Bartlett F1, F3, F5 - preparing for review in 2021

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

MEPA Waiver

PIC – Infrastructure Phase 1 – Approved

PIC – Infrastructure Phase 2 - Approved

Construction start for Building D, Infrastructure, Oasis Park Q2/Q3 2021

2565 Washington Street retail stores to open Q2/Q3 2021

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 is in construction
- 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 |



Parcel 10 Updates

Madison Tropical

Article 80

| | |
|--|-------------------------|
| Notice of Project Change Supplemental Review | 12/22/2020 (submitted) |
| Article 80 Approval | 06/2021 (anticipated) |
| Zoning Board of Appeal | 07/2021 (anticipated) |
| Financial Closing | Fall 2022 (anticipated) |

BCDC

| | |
|---|-------------------------|
| Boston Civic Design Commission Subcommittee | 04/2021 |
| Boston Civic Design Commission | 05/4/2021 (anticipated) |

BLC

| | |
|------------------------------------|------------------------|
| Boston Landmarks Commission Filing | 05/2021 (anticipated) |
| Boston Landmarks Commission | 05/2021 (anticipated) |
| MEPA Update Filing | 12/15/2020 (submitted) |

Parcel 10 Updates

Madison Tropical

Funding Resources & Applications Submitted

City of Boston – DND Funds

Application not accepted. Reapplying in 2021

Mass DHCD Subsidies

Application not accepted. Reapplying in 2021

MassHousing Common. Builders Program

To be filed

DHCD Lightning Round

Pre-Application Filed

Other Notable Updates:

- We are currently finalizing schematic design review with BPDA. After approval, the development team will proceed with Article 80 process generating necessary reports for community and agency review.
- 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

Appendix

Tablet/Phone Screenshot

