
Roxbury Strategic Master Plan Oversight Committee Meeting

November 1st, 2021

1. RSMPOC

Welcome and Orientation

Meeting Recording

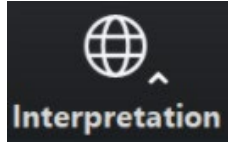
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

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

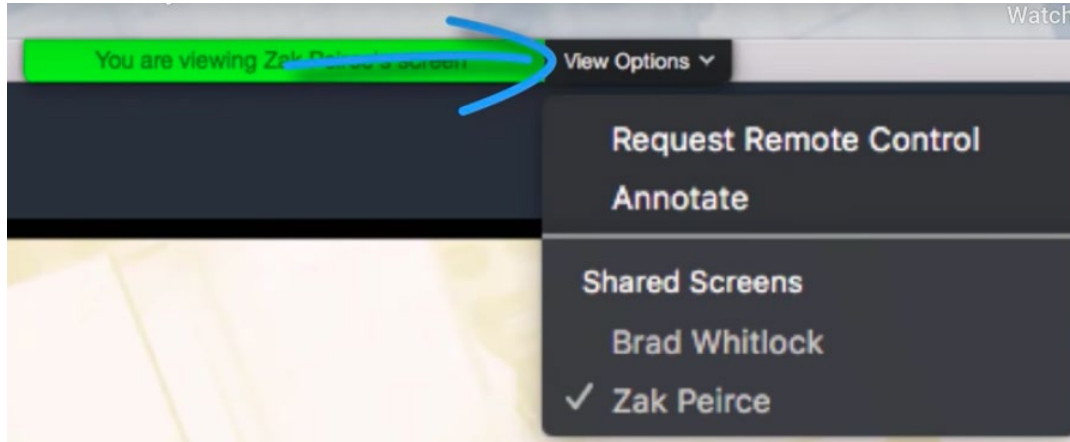
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



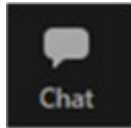
"Spanish" -for Spanish
"Haitian Creole" -for Haitian Creole
"English" -for English



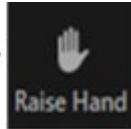
Zoom Tips

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

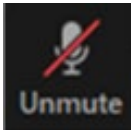
Your controls are at the bottom of the screen



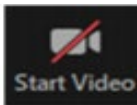
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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**
 - Benjamin Franklin Institute of Technology (BFIT)

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

December**

July 12, 2021

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

September 13, 2021

October 4, 2021

November 1, 2021

****No Meeting in**

RSMPOC Overview and Updates

2022 Meeting Dates - First Monday of the month

January 10, 2022

February 7, 2022

March 7, 2022

April 4, 2022

May 2, 2022

June 6, 2022

July 11, 2022

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

September 12, 2022

October 3, 2022

November 7, 2022

****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.

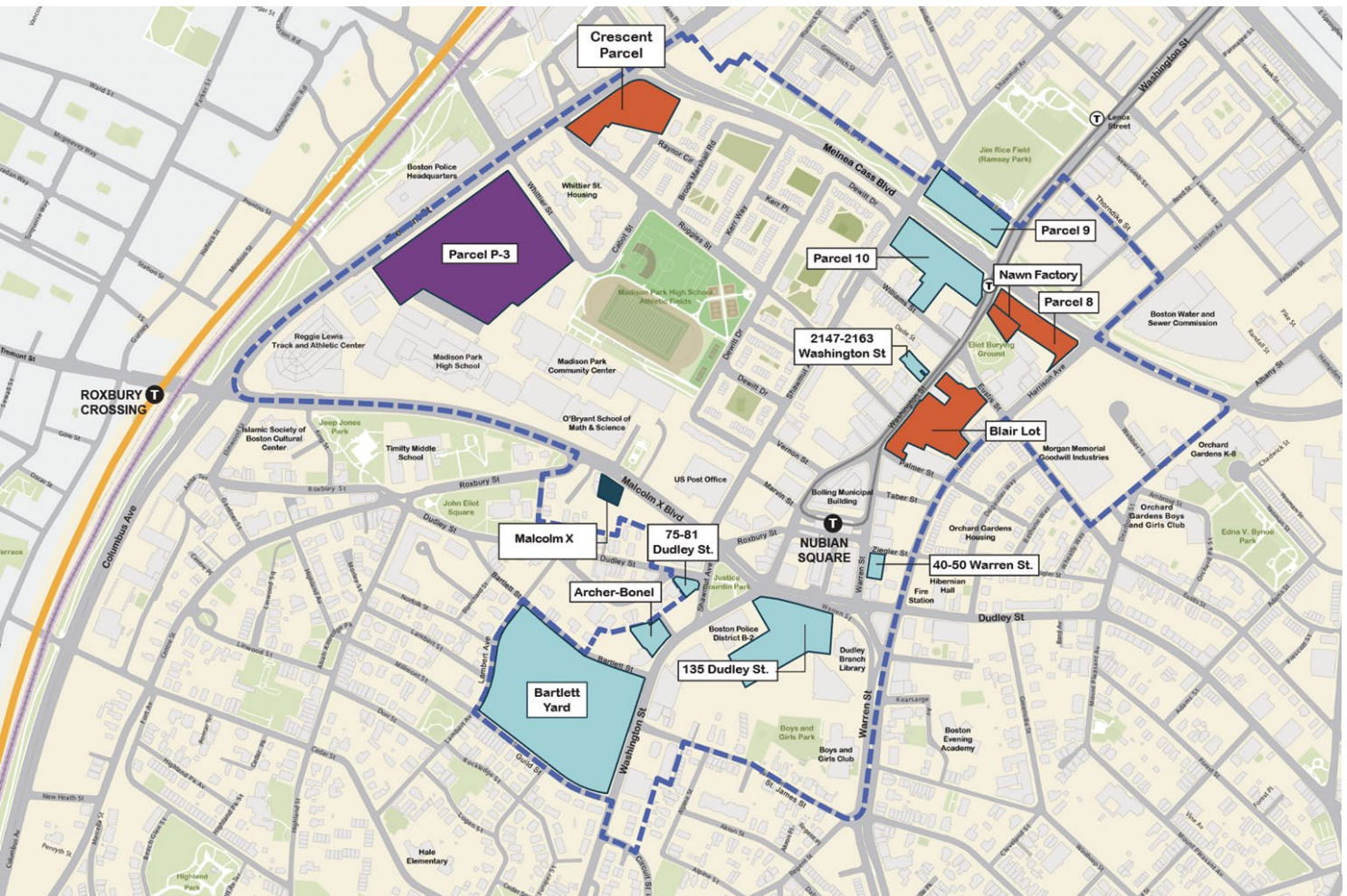
For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC






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 Parcels



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

PLAN: Nubian Square

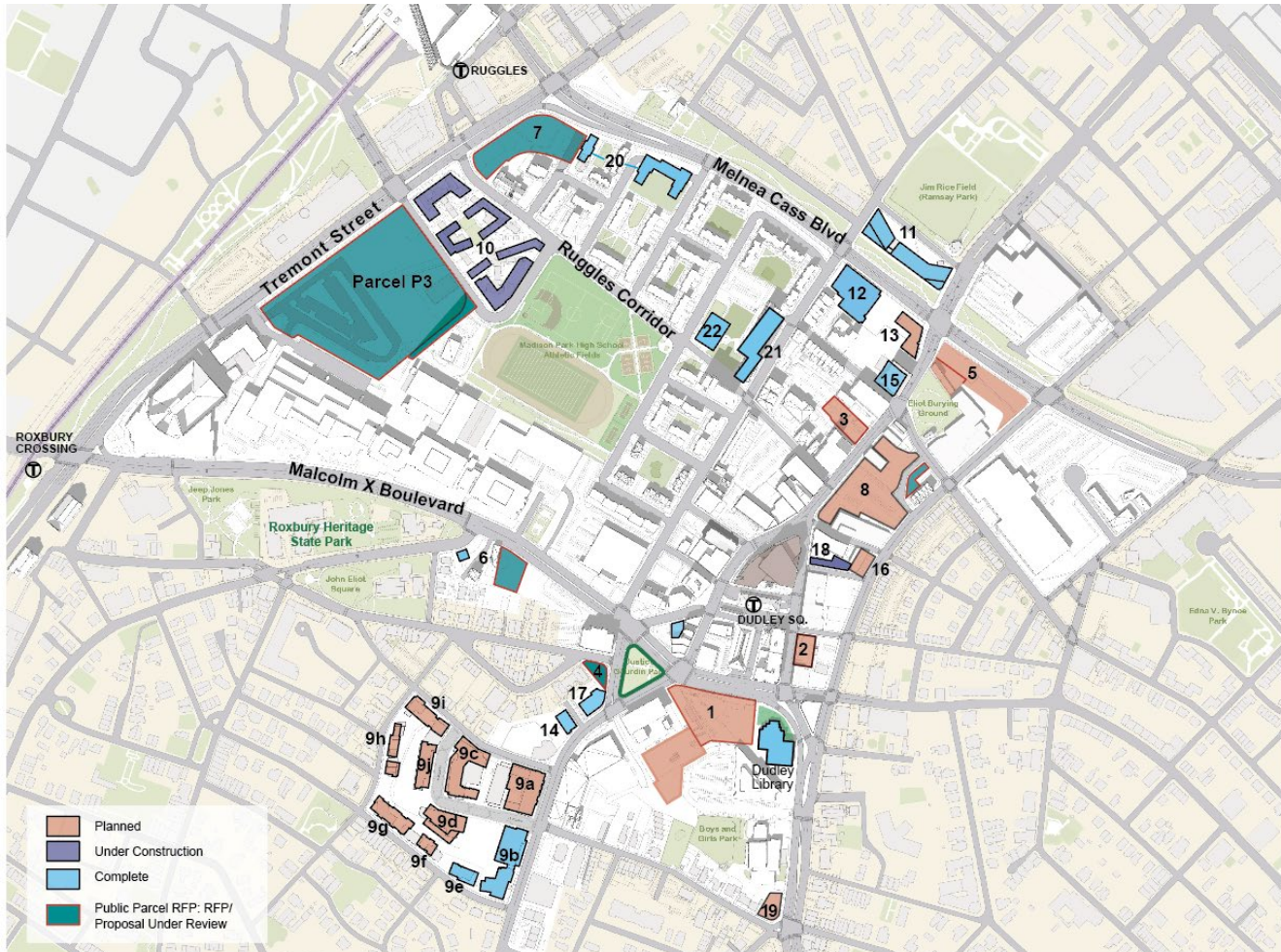
PLAN: Nubian Square Parcels

- [Nubain Square Ascends](#) (Designated)
- [Nawn Factory](#) (Designated)
- [Parcel 8](#) (Designated)
- [Crescent Parcel](#) (Pending Designation)
- [75-81 Dudley Street](#) (Board Approved)
- [40-50 Warren Street](#) (Board Approved)
- [2147 Washington Street](#) (Board Approved)
- [135 Dudley Street](#) (Board Approved)
- [P-3](#) (RFP'ed)



Rendering of 40-50 Warren Street

All Board Approved Parcels



- 1.) 135 Dudley
- 2.) 40-50 Warren
- 3.) 2187 Washington Street
- 4.) 75-81 Dudley
- 5.) Nawn Factory and Parcel 8
- 6.) Malcolm X & Putnam
- 7.) Crescent Parcel
- 8.) Blair Lot
- 9.) Bartlett Station
- 10.) Whittier Housing
- 11.) Melnea Cass Hotel
- 12.) Madison Tropical
- 13.) P10/ (Madison Park Commercial)
- 14.) Archer Bonnell
- 15.) 2101 Washington Street
- 16.) 16 Taber
- 17.) 2451 Washington Street
- 18.) 10 Taber Street
- 19.) 125 Warren Street
- 20.) Madison Melnea Cass Apartments
- 21.) Haynes House
- 22.) Dewitt Center

Development in Nubian Square

Board Approved Public Parcels (Not including PLAN: Nubian)

- [Whittier Housing](#) (Under Construction)
- [Melnea Hotel](#) (Completed)
- [Madison Tropical Foods](#) (Completed)
- [Bartlett Station: Lot D](#) - Senior Housing (Board Approved)
- [Bartlett Station: Lot F2](#) - Residential (Board Approved)
- Bartlett Station: Lot F3 - Residential (Completed)
- [Bartlett Station: Lot F4](#) - Residential (Board Approved)
- [Bartlett Station: Lot F5](#) - Residential (Board Approved)



Development in Nubian Square

Private Developments

- 2101 Washington Street (Completed)
- [2451 Washington Street](#) (Completed)
- [10 Taber Street](#) (Under Construction)
- [Madison Park Infill](#) (Completed)
- [Haynes House](#) (Under Construction)
- [Dewitt Center](#) (Completed)
- [16 Taber Street](#) (Board Approved)
- [125 Warren Street](#) (Board Approved)



What's Been Created

Housing Created

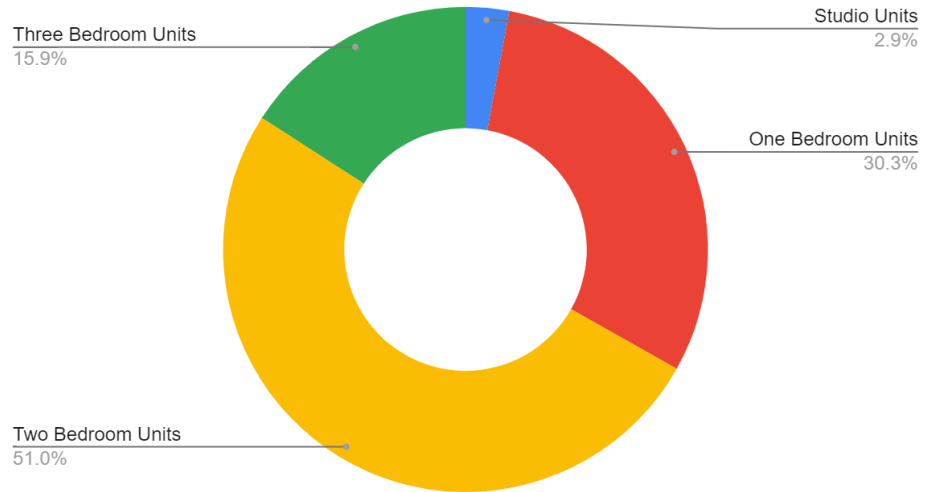
1311 units have been approved to be created in the Nubian Square area

- 79.7 % are **Income Restricted**, 30.3% are **Market Rate**
- 22.8% are **Ownership**, 77.2% are **Rental**

Which breaks down to..

- 38 **Studios** (2.9%)
- 397 **One Bedrooms** (30.3%)
- 668 **Two Bedrooms** (51.0%)
- 208 **Three Bedrooms** (15.9%)

Bedroom Breakdown



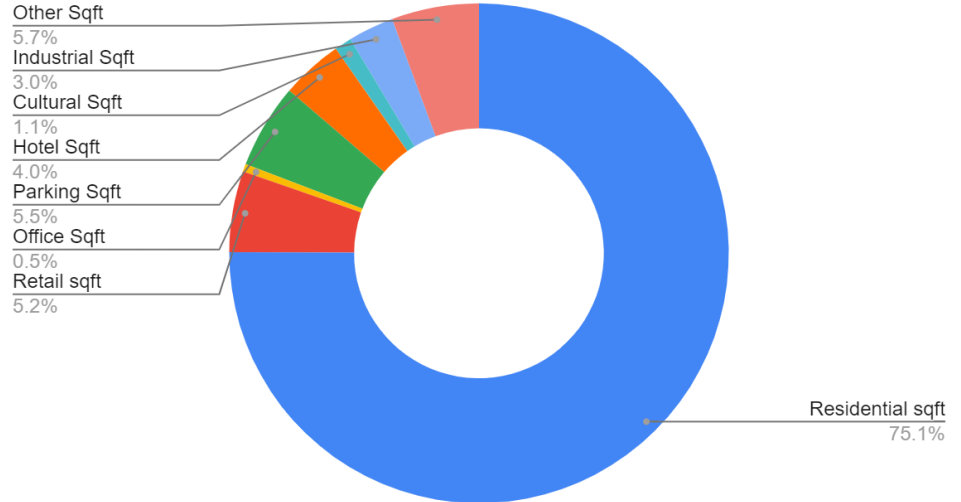
What's Been Created

Uses by Square Foot

The BPDA has approved almost **2 million square feet** of development.

The most common use, by a wide margin, is Residential, with approximately 1.5 million square feet approved. The other uses, which make up the roughly other 500,000 sqft. includes Retail, Industrial, Cultural, Office, and more..

Uses by Square Foot



What's Been Created

Jobs Created

New development in the area has also led to increased job opportunities. **Development in the area is expected to provide**

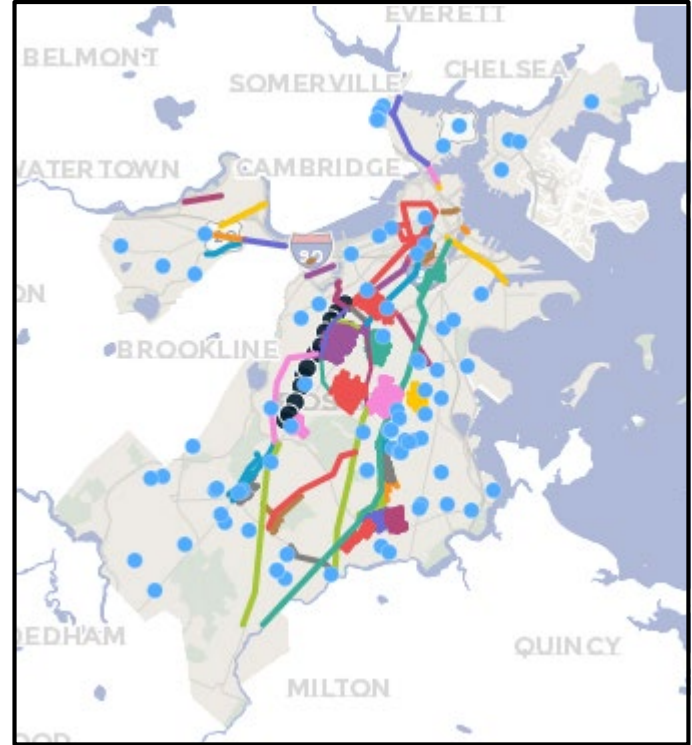
- 215 Direct Jobs
- 458 Indirect Jobs
- 1379 Construction Jobs.



Other Work in the Area

Boston Transportation Department

- **[Lower Roxbury Transportation Study \(LRTS\)](#)**
 - Over the summer, LRTS engaged residents to understand what they would like to see changed on their streets
 - This fall/early winter, LRTS will share materials summarizing what locations rose to the top as priorities, evaluate these locations with an engineer, and create a design proposal
 - Later this winter, LRTS will solicit feedback on the design proposal
- **[Mass Ave Better Bike Project](#)**
 - Construction expected to begin later this calendar year
 - The final design is available on our webpage
- **[Bus Network Redesign](#)**
 - MBTA is starting to engage the public about the Bus Network Redesign project. They are out at stations, attending community events, and hosting virtual meetings.
- **[Route 28 Free Fare Pilot](#)**
 - The Route 28 Free Fare pilot is running until November 29, 2021. Anyone can board the 28 bus at any door and ride for free.



To learn more about BTD projects anywhere in Boston, visit:

<https://www.boston.gov/departments/transportation/transportation-projects-across-boston>

Other Work in the Area

Boston Transportation Department

- **[Nubian Square Design Project \(NSDP\)](#)**
 - Phase One, of NSDP redesign and reconstruction is nearing completion. Resurfacing of the roadway is complete and final pavement markings and signage will be finished within the next couple of weeks.
 - Phase Two will likely begin construction in the Spring or early Summer 2022 the latest. This phase will include new sidewalks, bike lanes, street lighting, street trees, green infrastructure, and traffic signals.
- **[Roxbury Transportation Corridors](#)**
 - The Columbus/Tremont Corridor Project has received funding from the MPO to continue the center running facility along Columbus/Tremont to Ruggles Station
 - BTD is reviewing proposals in response to an RFP for community engagement services along Warren St. and Malcolm X Blvd corridors and Columbus/Tremont (see above). BTD will likely choose a response this year.



Nubian Square Design Project Phase 1 and Phase 2 improvements

Other Work in the Area

Mayor's Office of Arts and Culture

- **[Roxbury Branch of the Boston Public Library](#)**
 - Artist Joe Wardwell is collaborating with poet Nakia Hill and youth from 826 Boston's Youth Literary Advisory Board to create a colorful, layered installation of poetry and Roxbury landscapes on three walls at the Roxbury Branch of the Boston Public Library. The project will be completed in November.
- **[Dewitt Playground's Public Art](#)**
 - Team P.L.A.Y, the designated team for the Dewitt Playground public art project, are in the design phase.
- **[Ruggles Corridor Integrated Public Art Project](#)**
 - The Ruggles Corridor Integrated public art project in progress

Public Works

- **[Ruggles Street Project](#)**
 - The design for Ruggles Street is complete and the project is currently in the construction phase. Construction will likely last through the end of 2022



Photo of designed panel by Joe Wardwell. It features poems by Nakia Hill and YLAB youth writers.

Other Work in the Area

Environment Department and Parks Department

- **[Heat Resilience Study](#)**
 - In Mid June the Environment Department held a workshop to develop neighborhood/community scale strategies with directly impacted communities.
 - The Heat Resilience group is currently evaluating community responses and working to turn the feedback into recommendations
 - The study hopes to be completed in 2022
- **[Malcolm X Park](#)**
 - The City is continuing to evaluate potential contractors and expect that construction will likely be starting in spring 2022.
 - The Boston Arts Commission (BAC) is leading the mural process and they have issued a Call for Artists. Several very talented artists submitted and the BAC will review those submissions and make a selection
- **[Gourdin Park](#)**
 - Construction at Gourdin Park is scheduled to begin this fall, and is anticipated to take roughly one year to complete



Street View of Malcolm X Park by Cyclomedia

Developer Updates



BENJAMIN FRANKLIN
INSTITUTE OF TECHNOLOGY
YOUR PATHWAY TO SUCCESS

RSMPOC PUBLIC MEETING 11-01-
2021





Dr. Aisha Francis
President & CEO
Benjamin Franklin
Institute of
Technology



Gail Sullivan,
FAIA
Principal
Studio G
Architects



Natasha Espada,
AIA Managing
Principal STUDIO
ENÉE
*Collaborating
Architect*



Turahn Dorsey
Board Chair
Benjamin
Franklin
Institute of
Technology



Our Mission

Benjamin Franklin Institute of Technology (BFIT) is an affordable, urban, private, nonprofit college serving the Boston region and committed to student success and career readiness in technology fields.

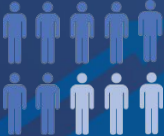
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Our Impact



99%

Students receiving financial aid to help pay for tuition, books, and tools



68%

Black & Latinx Students



83%

BFIT grads are employed in their field full-time or continue their education within 6 months



\$42K

Annual Median Salary One year after graduation (working full-time, in field)



2x

Graduation rate is twice the national 2-year college average and three times the state average



Javvonte Odom



Peter Haubrich



Gertrudes Timas-Ramos

“It’s
very
challe
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to
work
in IT.
BFIT’s
hand
s-on

Gertrudes Timas-Ramos Class of '18
Computer Technology (AS) IT Help Support Specialist
BFIT Roxbury Native

COUR
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and
the
supp
ort I

“BFIT was affordable and it’s a great environment.
The courses are keyed into what’s going on now,
so you can jump into any role in your field.”

got
as a
stud
nt

Bater Haubrich Class of '16
Health Information Technology (BS) Interface Analyst Optum
Roxbury Native

“I was looking for that sense of community.
And right from my first semester, that’s what
BFIT was.”

Javvonte Odom Class of '21
Construction Management (AS) Project Administrator,
Turner Construction Co.
Roxbury Native



**BENJAMIN
FRANKLIN**
INSTITUTE OF TECHNOLOGY

BFIT FEATURED PROGRAMS



Automotive Technology



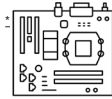
Electrical Engineering and Engineering



Technology Advanced Manufacturing



Opticianry



Computer Technologies



HVAC



Practical Electricity

3
2

WHY NUBIAN SQUARE

BFIT evaluated multiple sites in Boston and selected Harrison Ave because:

- Nubian Square easily accessible to majority of students
- 50%+ students use public transit
- Location maximizes economic development impact
- Nubian Square increases BFIT visibility as higher education institution
- Proximity to New Market, Boston Medical and Longwood Medical integrates BFIT into a ecosystem that relies on the technical and trade job training we offer
- Creates an innovative and energetic space for 21st c. technology education for more students

NEIGHBORHOOD SYNERGY PARTNERSHIP WITH NUBIAN ASCENDS

- **Visual Connection**

Ground, Inc as landscape architect for both sites

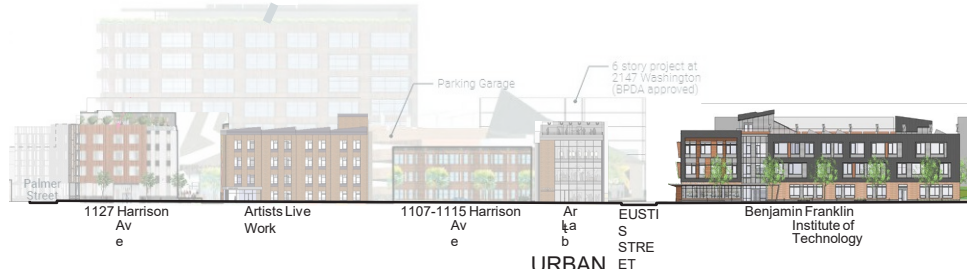
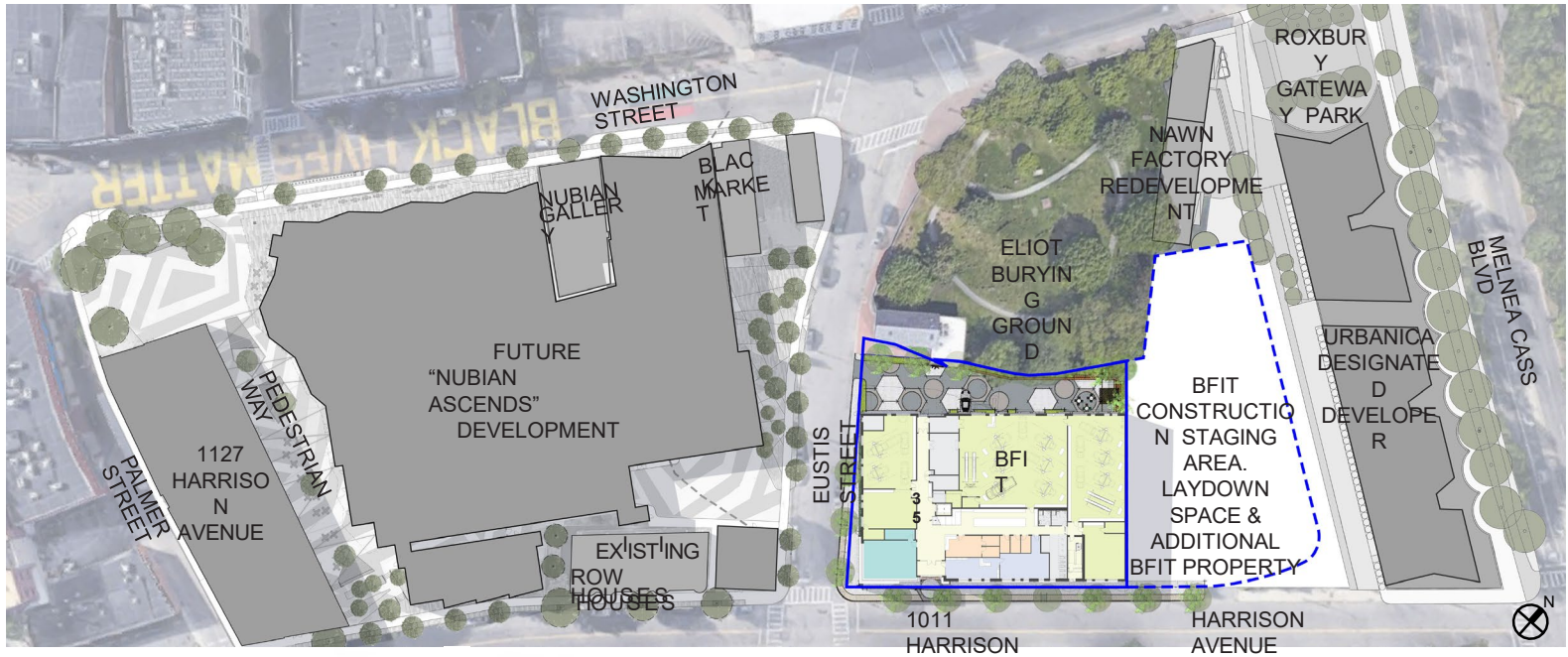
- **Educational Connection**

Nubian Ascends to incorporate biotech job training site with BFIT as educational partner

- **Economic Development Connection**

Activate Nubian Square with job training opportunities, building access to new economy STEM careers





Credit: Stantec, Dream Collaborative, and Urbanica for Preliminary Designs of neighboring developments

DIMENSIONAL DATA

Subdivided Parcel Area	30,099 sf
Building Gross Square	68,000 sf
Footage Building Gross Floor	66,500 sf
Area Stories Above Ground	3
Building Height	44 ft

PROGRAM DATA

Students	60
	0
Faculty (Full Time)	40
Faculty (Adjunct)	40
Staff	40
Labs	23
Classrooms	7
Meeting Rooms	11
Private Offices	20





HARRISON AVENUE - LOOKING WEST



EUSTIS STREET - LOOKING NORTH



HARRISON AVENUE - LOOKING EAST



EUSTIS STREET - LOOKING SOUTH



HARRISON AVENUE - LOOKING WEST



EUSTIS STREET - LOOKING NORTH



HARRISON AVENUE - LOOKING EAST



EUSTIS STREET - LOOKING SOUTH









VIEW FROM EUSTIS STREET
TOWARD GATHERING
SPACE





Energy Star Appliances



Solar Shading



Continuous Insulation/Airtight Enclosure



Solar Electric Panels



Variable Refrigerant Flow (VRF) HVAC



Bike Storage



Natural Ventilation



Energy Recovery Ventilation



Watersense Plumbing



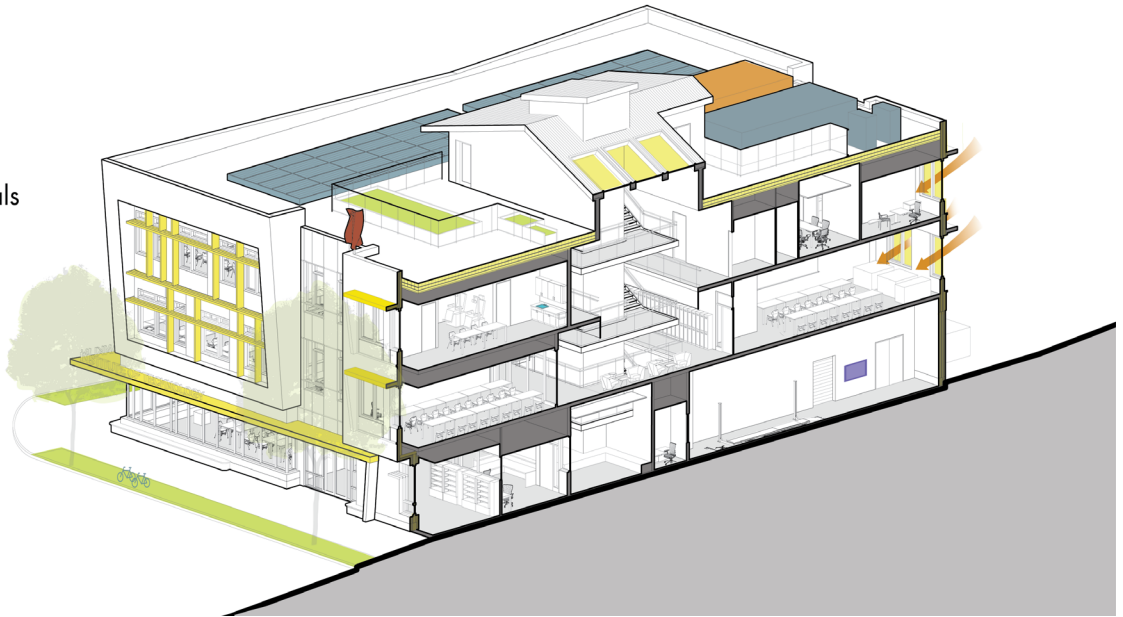
Sustainable Site

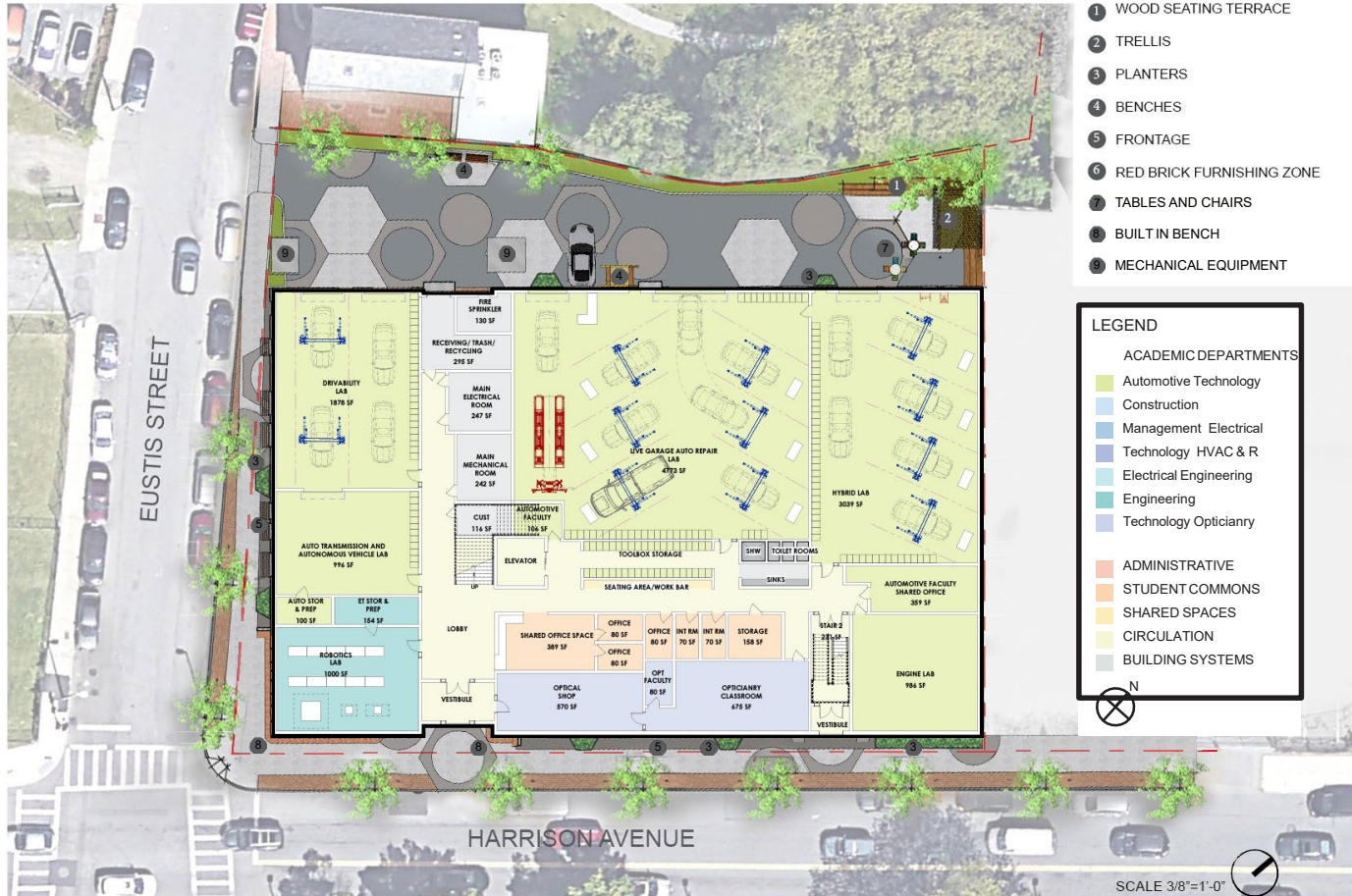


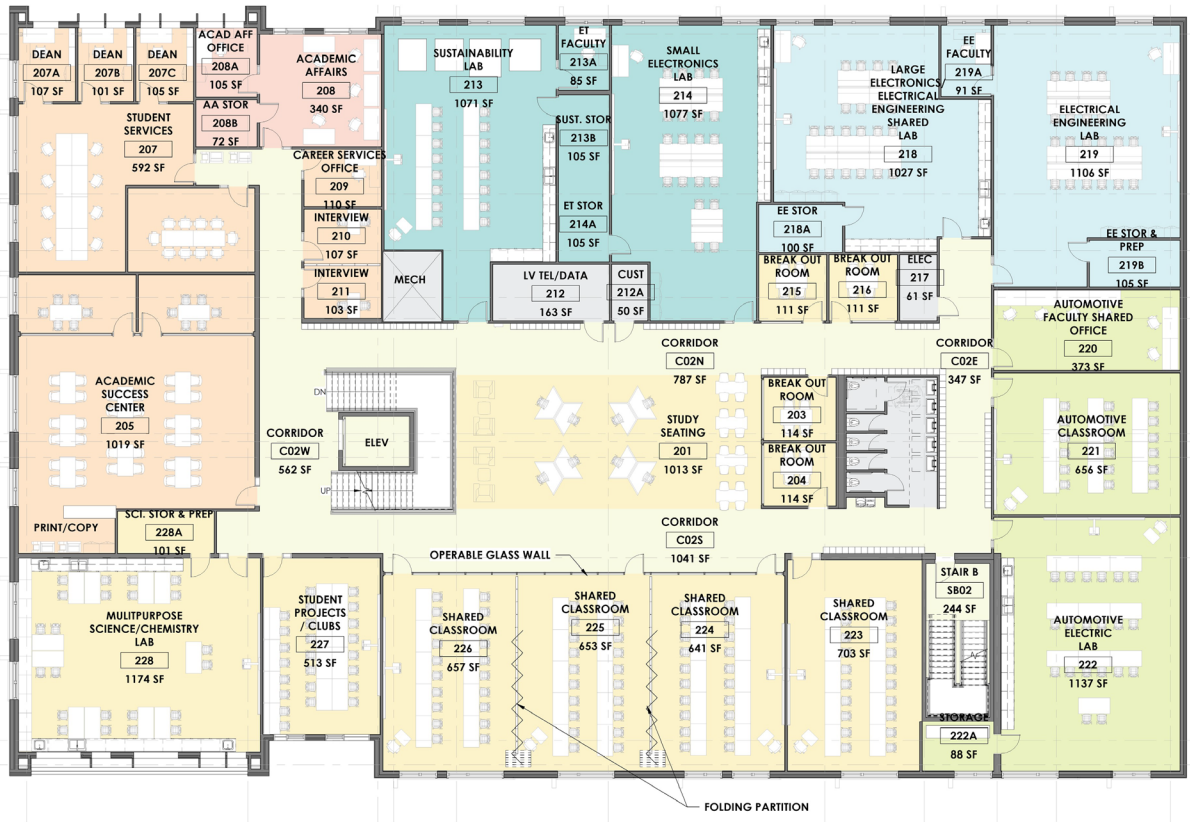
Energy Usage Display

SUSTAINABILITY GOALS

- Low Energy Design / LEED Certifiable / Passive House
- De-carbonize
- Healthy & Responsibly Resourced Materials
- Water Conservation
- Sustainable Site - Native Planting
- Building As A Teacher
- Renewable Energy

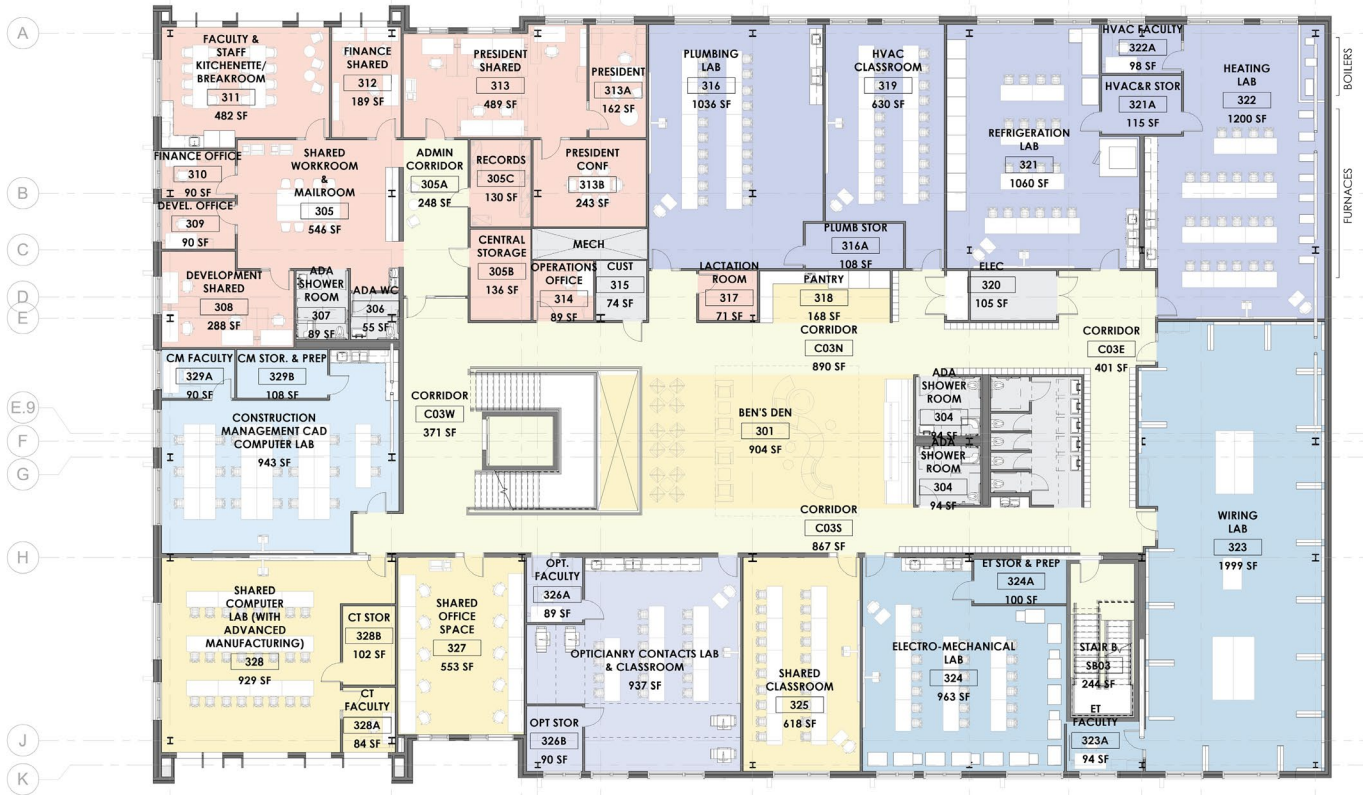






LEGEND

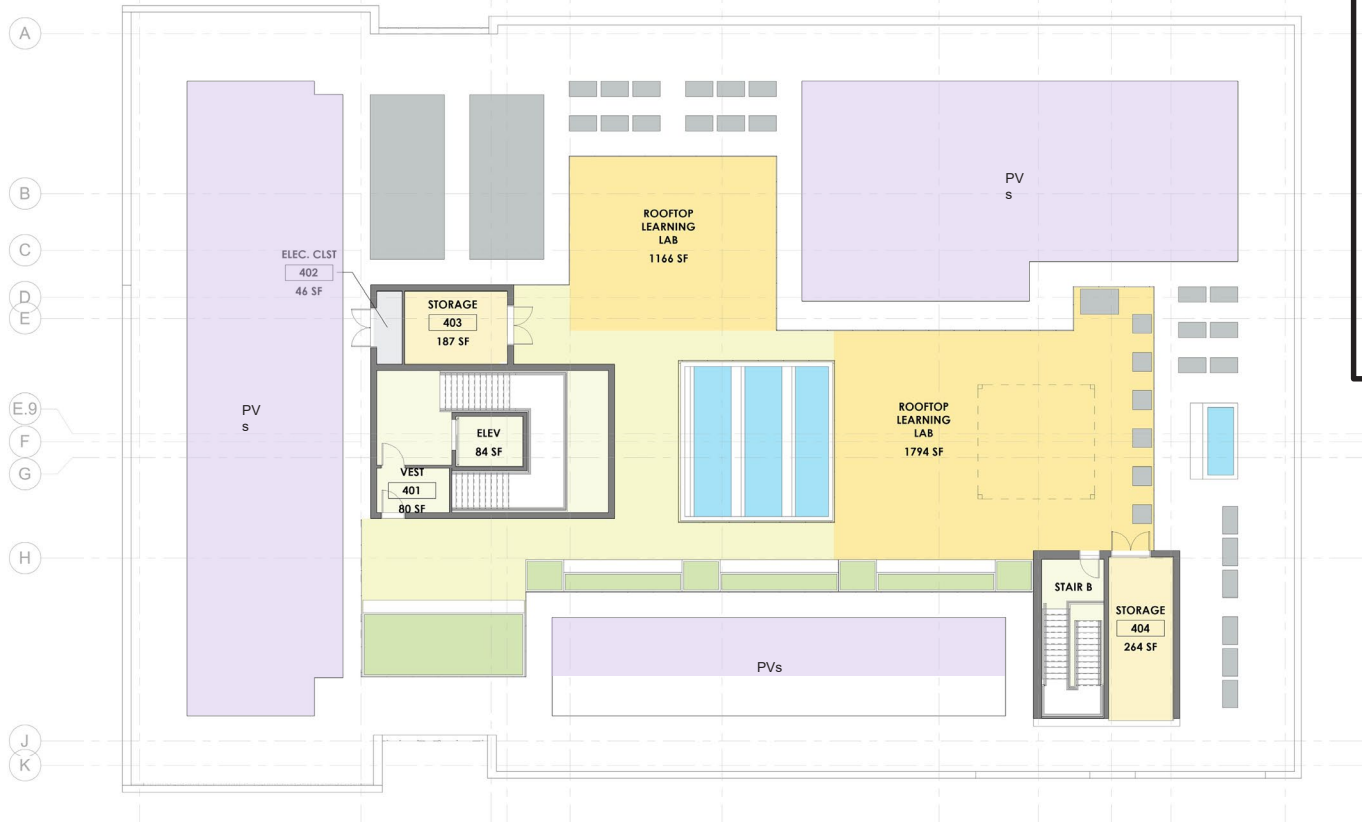
- ACADEMIC DEPARTMENTS
 - Automotive Technology
 - Construction
 - Management Electrical
 - Technology HVAC & R
 - Electrical Engineering
 - Engineering
 - Technology Opticianry
- ADMINISTRATIVE
- STUDENT COMMONS
- SHARED SPACES
- CIRCULATION
- BUILDING SYSTEMS



LEGEND

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N



LEGEND

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BFIT'S COMMITMENT TO DIVERSITY, EQUITY & INCLUSION

- Support a diverse community in all aspects of the Nubian Square Campus Development: 53% of non-construction work is contracted to M/WBE firms out of 22 non-construction companies total
- Construction: 300 - 350 construction jobs
Prioritize Contractor MBE commitments in selecting BFIT's contractor Meet or exceed Boston Resident Jobs Policy Workhour Goals:
51% Boston residents, 40% minorities, 12% women
- Operations:
Use local vendors in BFIT procurement in the new building Expand BFIT's diverse workforce
20 new permanent jobs estimated

COMMUNITY BENEFITS FOR TWO NEIGHBORHOODS

South End

- Building/space inadequate for BFIT technical education programs
- BFIT can't expand student body or offer new programs
- Sale of the building provides seed financing for the new building
- Buyer - Related Beal - currently seeking City approvals(Article 80) [Info: www.41Berkeley.com](http://www.41Berkeley.com)
- Complex and interrelated real estate developments in the South End and Roxbury bring benefits to both neighborhoods.
- Returns 41 Berkeley Street in the South End to the City's tax roll
- Provides open space and affordable housing in the 41 Berkeley redevelopment

COMMUNITY BENEFITS FOR TWO NEIGHBORHOODS

Roxbury

- Expands BFIT's educational and economic impact in Boston's communities of color
- Continues and expands BFIT's community partnerships in Roxbury
- Cleans up and transforms a vacant, former industrial site
- Creates a high tech building conveying BFIT's mission to the neighborhood
- Includes a pedestrian friendly streetscape on Eustis St. and Harrison Ave.
- Brings new business to Nubian Square from BFIT students, faculty and staff

RSMPOC and Community Questions