



Roxbury Strategic Master Plan Oversight Committee Meeting

June 6th, 2022

1. RSMPOC

Welcome and Orientation

Meeting Recording

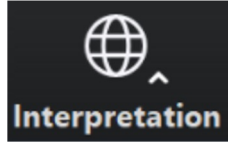
At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at

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

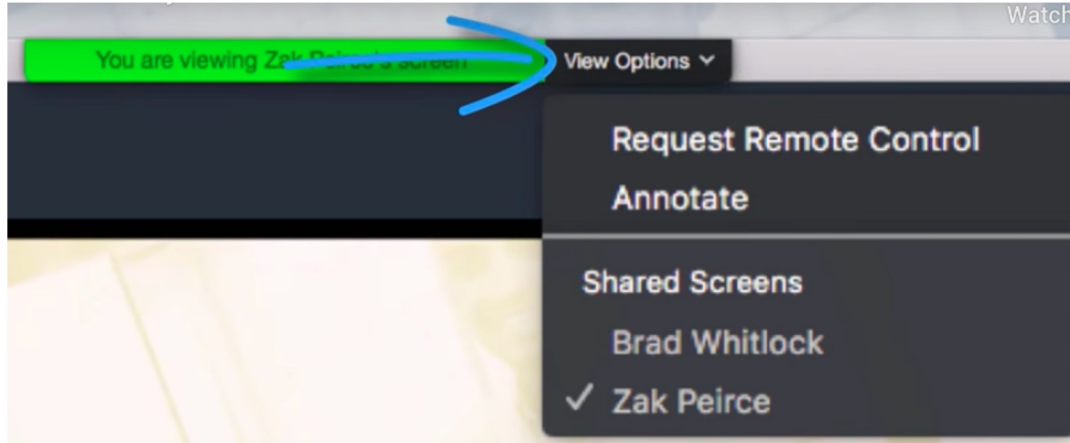
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



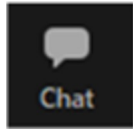
“Spanish” –for Spanish
“Haitian Creole” –for Haitian Creole
“English” –for English



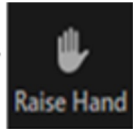
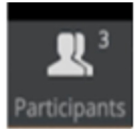
Zoom Tips

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

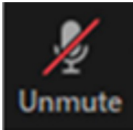
Your controls are at the bottom of the screen



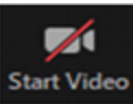
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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 rebecca.hansen@boston.gov

Agenda

1. RSMPOC Welcome

2. Developer Update Presentations

1. Parcel 10 (2085 Washington Street)
2. 2147-2163 Washington Street
3. Blair Lot
4. 40-50 Warren Street
5. 75-81 Dudley Street

RSMPOC Overview and Updates

First Monday of the month

January 10, 2022

July 11, 2022

February 7, 2022

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

March 7, 2022

September 12, 2022

April 4, 2022

October 3, 2022

May 16, 2022

November 7, 2022

June 6, 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. Developer Update Presentations

PARCEL 10 (2085 Washington Street)

Rental

	Homeless set-aside 30% AMI	Low Income 30-50% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
Studio	6		0		6
1 Bedroom	1		26		27
2 Bedroom	6		22		28
3+ Bedroom	3		0		3
Total	16		48		64
Percent of Total Units	25%		75%		100%

Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	8	0	8
2 Bedroom	22	2	24
3+ Bedroom			
Total	30	2	32
Percent of Total Units	94%	6%	100%

PARCEL 10 (2085 Washington Street)

Other Uses

Parking Spaces (number of spaces)	24 Spaces
Commercial (Square footage)	
Office (Square footage)	
Cultural (Square footage)	
Other	2,400 Square Feet
Other	

PARCEL 10 (2085 Washington Street)

Jobs Creation

Created	TBD - Madison Park Development Corporation will continue to strive to meet and/or exceed the goals of the Roxbury community, as preferred by the Roxbury Strategic Master Plan Oversight Committee: 51% People of Color, 51% Boston Residents and 12% Women.
MWBE Jobs Created	
Projected	
MWBE Jobs Projected	

PARCEL 10 (2085 Washington Street)

Milestones

- By the next quarter we expect:
 - Zoning Board of Appeals Approval
 - Commitment of DHCD funds and tax credits
 - Identify tax credit syndicator
 - Contractor selection
- We expect to start construction by Winter 2022-2023
- We expect to finish the project by Summer 2024

2147 WASHINGTON

Rental

	Homeless Set-Aside 30% AMI	Low Income 30-60% AMI	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
Studio	1	4	2	0	7
1 Bedroom	4	19	8	0	31
2 Bedroom	3	11	6	0	20
3+ Bedroom	0	3	1	0	4
Total	8	37	17	0	62
Percent of Total Units	13%	60%	27%	0%	100%

Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
Studio	0	1	1
1 Bedroom	2	0	2
2 Bedroom	6	2	8
3+ Bedroom	0	1	1
Total	8	4	12
Percent of Total Units	67%	33%	100%

2147 WASHINGTON

Other Uses

Parking Spaces (number of spaces)	32 garage, 11 surface
Commercial (Square footage)	4,200 sf
Office (Square footage)	0 sf
Cultural (Square footage)	4,100 sf
Other (<i>Please Specify</i>) (Square footage)	
Other (<i>Please Specify</i>) (Square footage)	

2147 WASHINGTON

Jobs Creation

MWBE Jobs Projected	150 jobs
---------------------	----------

2147 WASHINGTON

Milestones

- We expect to start construction by June 2022
- We expect to finish the project by April 2024

NUBIAN SQUARE ASCENDS

Rental

	Homeless set-aside 30% AMI <i>Rent Amount</i>	Low Income 30-50% AMI (Includes homeless set-aside) <i>Rent Amount</i>	Middle Income 60-80% AMI <i>Rent Amount</i>	Up to Market Rate <i>Rent Amount</i>	Total Rental Units
1 Bedroom					
2 Bedroom					
3+ Bedroom					
Total					
Percent of Total Units					

Homeownership

	Middle Income 80% AMI <i>Mortgage Amount</i>	Up to Market <i>Mortgage Amount</i>	Total Homeownership Units
1 Bedroom	10 (\$192,755)	5 (\$399,735)	15
2 Bedroom	-	-	-
Total No. of Units	10	5	15
Percent of Total Units	66.6%	33.3%	100%

NUBIAN SQUARE ASCENDS

Other Uses

Parking Spaces (number of spaces)	300+ spaces
Commercial/Retail (Square footage)	50,445 SF
Office/Lab (Square footage)	135,025 SF
Cultural (Square footage)	34,500 SF
Artist Lab Studios (Square footage)	6,644 SF
Open Space	25%

NUBIAN SQUARE ASCENDS

Jobs Creation

Created (permitting & design)	86 to date
MWBE Jobs Created (permitting & design)	38 to date
Projected (construction)	325
MWBE Jobs Projected (construction)	165 (50%)
Projected (permanent)	545
MWBE Jobs Projected (permanent)	280

NUBIAN SQUARE ASCENDS

Milestones

- By the next quarter we expect:
 - Zoning Approval**
 - Boston Landmarks Approval**
 - Apply for \$5M in MassWorks grant for parking garage**
 - Final Designation**
- We expect to start construction by **Q4 2022**.
- We expect to finish the project by **Q2 2025**.

The Batson Building / 40-50 Warren Street

Rental

	Homeless set-aside 30% AMI <i>Rent Amount</i>	Low Income 30-50% AMI <i>(Includes homeless set-aside) Rent Amount</i>	Middle Income 60-80% AMI <i>Rent Amount</i>	Up to Market Rate <i>Rent Amount</i>	Total Rental Units
1 Bedroom					
2 Bedroom					
3+ Bedroom					
Total					
Percent of Total Units					

Homeownership

	Middle Income Up to 100% AMI <i>Rent Amount</i>	Up to Market <i>Rent Amount</i>	Total Homeownership Units
1 Bedroom	9	3	12
2 Bedroom	16	4	20
3+ Bedroom			
Total	25	7	32
Percent of Total Units	78%	22%	

The Batson Building / 40-50 Warren Street

Other Uses

Parking Spaces (number of spaces)	0
Commercial (Square footage)	10,654 SF
Office (Square footage)	8,219 SF
Retail (Square footage)	2,435 SF
Other (Square footage)	
Other (<i>Please Specify</i>)(Square footage)	

The Batson Building / 40-50 Warren Street

Jobs Creation

Created	5
MWBE Jobs Created	3
Projected	70
MWBE Jobs Projected	42

The Batson Building / 40-50 Warren Street

Milestones

- By the next quarter we expect.... ***Financing Commitment, Final Design for Ownership***
- We expect to start construction by.... ***Q1 2023***
- We expect to finish the project by... ***Q4 2024***

75 Dudley Street

Rental

	Homeless set-aside 30% AMI <i>Rent Amount</i>	Low Income 30-50% AMI <i>(Includes homeless set-aside) Rent Amount</i>	Middle Income 60-80% AMI <i>Rent Amount</i>	Up to Market Rate <i>Rent Amount</i>	Total Rental Units
1 Bedroom					
2 Bedroom					
3+ Bedroom					
Total					
Percent of Total Units					

Homeownership

	Middle Income Up to 100% AMI <i>Rent Amount</i>	Up to Market <i>Rent Amount</i>	Total Homeownership Units
1 Bedroom	4		4
2 Bedroom	11		11
3+ Bedroom			
Total	15		15
Percent of Total Units	100%		100%

75 Dudley Street

Other Uses

Parking Spaces (number of spaces)	0
Commercial (Square footage)	0
Office (Square footage)	0
Cultural (Square footage)	0
Other (<i>Open Space</i>) (Square footage)	4,462
Other (<i>Please Specify</i>) (Square footage)	

75 Dudley Street

Jobs Creation

Created	
MWBE Jobs Created	
Projected	Approx. 70 FTE construction jobs*
MWBE Jobs Projected	Min. 40% MBE and 12% WBE

*Based on comparable completed construction projects. While MPDC adheres to the BRJP and has its own higher procurement and workforce requirements.

75 Dudley Street

Milestones

- By the next quarter we expect.... ***go go through Article 80 Small Project Review and submit for zoning approval.***
- We expect to start construction by.... ***spring 2023.***
- We expect to finish the project by... ***spring 2023.***

Appendix

Tablet/Phone Screenshot

