
Roxbury Strategic Master Plan Oversight Committee Meeting

June 3, 2019

Agenda

1. RSMPOC Overview and Updates
2. Planning Update
3. PRC Presentation
4. Community Questions + Comments
5. RSMPOC Questions + Comments

1. RSMPOC Overview and Updates

RSMPOC Overview and Updates

First Monday of the month

Bolling Building, 2300 Washington Street, 2nd Floor Committee Room

June-November

January 7, 2019

February 4, 2019

March 4, 2019

April 1, 2019

May 6, 2019

June 3, 2019

July 1, 2019

****No meeting in August****

September 9, 2019

October 7, 2019

November 4, 2019

****No meeting in December****

RSMPOC Responsibilities

The RSMPOC is charged with a set of responsibilities including promoting the Plan, creating sub-committees, identifying and pursuing funding options, evaluating the Plan, increasing public awareness, and guiding the disposition of public parcels.

The committee will actively continue to participate in the disposition of BPDA and DND parcels.

As part of the promotion of the Plan, the RSMPOC will review:

- publicly-owned parcels within Roxbury; and
- privately-owned projects \geq 50,000 sq ft of development in Dudley Square.

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: Dudley Square Updates

May 20th - PLAN: Dudley Square Workshop Blair Lot, Nawn Factory, and Parcel 8 (BWSC)

Discussion about parcels and initial discussion about RFPs was held at the Boston Water and Sewer Commission

PLAN: Dudley Square Public Process Overview and Guidelines for Future Development Draft Document was released and is open for public comment - bit.ly/dudleydoc

June 3rd - Roxbury Strategic Master Plan Oversight Committee Meeting (Bolling Building)

Project Review Committee recommendation to the RSMPOC regarding

- 135 Dudley
- 2147 Washington
- 40-50 Warren
- 75 Dudley

RSMPOC Vote on DND Parcels

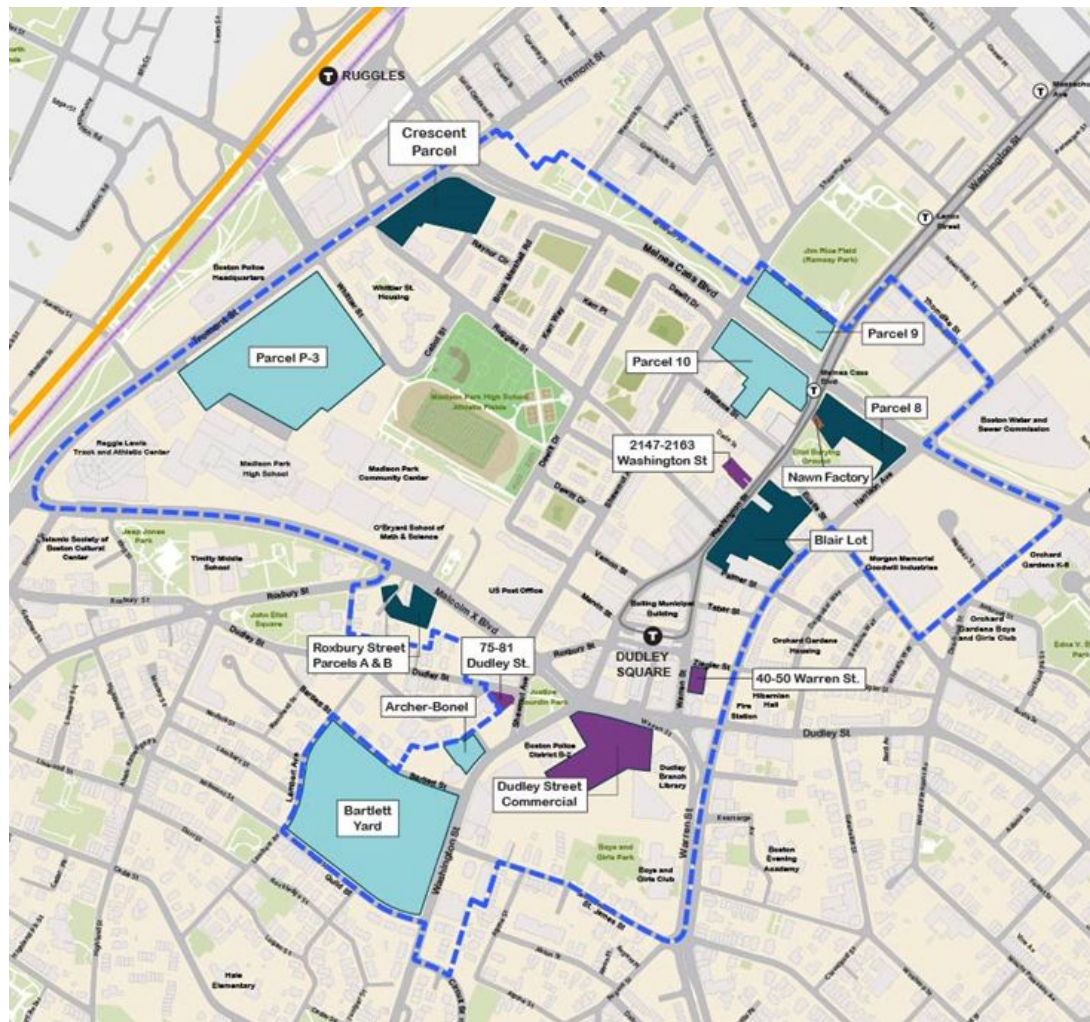
June 17th - PLAN: Dudley Square Workshop Blair Lot, Nawn Factory, and Parcel 8 (BWSC)

Review of RFP language

July 1st - RSMPOC Meeting (Bolling Building)

3. Project Review Committee

-  **PLAN: Dudley Square Study Area Boundary**
-  **Designated Parcel**
-  **Development Parcel Pending RFP - BPDA**
-  **Development Parcel RFP'd - DND**





PLAN: Dudley Square Request for Proposals
Project Review Committee
Developer Designation Recommendations
June 3, 2019





Presentation Agenda for June 3, 2019

- ❖ The community participation guiding PLAN: Dudley Square
- ❖ The Project Review Committee's role and process
- ❖ Developer recommendations for each PLAN: Dudley parcel
- ❖ Snapshot of how these projects will benefit Dudley Square
- ❖ A look at the ongoing community work moving forward
- ❖ Questions and comments



The PLAN: Dudley Requests for Proposals and development plans reflect extensive community engagement and participation

The proposals being discussed today are the result of a 3-year, participatory process to define top priorities for development.



Open house; walking tour; charrettes & visioning sessions; and workshops on housing, design, economic development



Setting the values and objectives for development in Dudley Square

Housing

Affordability

Economic Development

Job Training & Employment

Minority & Women Participants

Cultural Identity

Amenities and Open Space

Transportation

Green Building & Resiliency

The proposals being discussed today are the result of a 3-year, participatory process to define top priorities for development.



Drafting Requests for Proposals – with unprecedented community input and editing – to exemplify those values and set the standard for what the community wants built

- ❖ Developing new evaluation criteria
- ❖ Drafting the RFPs in open dialogue with the community
- ❖ RSMOC reviewed, approved and released the RFPs in July 2018

RFP Applications Received in October 2018:

- ❖ 135 Dudley Street: 4 Eligible Applications (2 Ineligible- Affordability)
- ❖ 2147 Washington Street: 2 Eligible Applications (1 Ineligible- Affordability; 1 Withdrew)
- ❖ 40 -50 Warren Street: 2 Eligible Applications
- ❖ 75- 81 Dudley Street: 1 Eligible Applicant

The proposals being discussed today are the result of a 3-year, participatory process to define top priorities for development.



Project Review Committee evaluation of the RFP responses to recommend the teams that can best deliver on the top priorities for Dudley Square

- ❖ Project Review Committee includes 6 Roxbury Strategic Master Plan Oversight Committee members, 2 John Eliot Square Neighborhood Association (Highland Park) members, and 9 Dudley residents and business owners appointed by the Mayor



Project Review Committee Members:

Roxbury Strategic Master Plan Oversight Committee Members:

- ❖ Valeda Britton
- ❖ Fred Fairfield
- ❖ Dorothea Jones
- ❖ Charlotte Nelson
- ❖ Norman Stembridge
- ❖ Sue Sullivan

John Eliot Square Neighborhood Association (Highland Park) Members:

- ❖ Jon Ellertson
- ❖ Rodney Singleton

Local Residents and Business Owners:

- ❖ Hussein Ali *Whittier Street Task Force member
Neighborhood resident*
- ❖ Trayce' Booth *Co-Chair of DSNI's Sustainable
Development Committee
Neighborhood resident*
- ❖ Eric Esteves *Neighborhood association member
Neighborhood resident*
- ❖ Art Gordon *Pastor
Neighborhood resident*
- ❖ Brian Keith *Neighborhood association member
Neighborhood resident*
- ❖ Jon Napoli *Boston Gardener owner
Neighborhood resident*
- ❖ Demetrios Salpoglou *Boardwalk Properties CEO
Neighborhood resident*
- ❖ Sophia Transtamar *Roxbury Neighborhood Council member
Neighborhood resident*
- ❖ Bridgette Wallace *G|Code House founder
Neighborhood resident*



bpda

PLAN: Dudley Project Review Committee

How was the Project Review Committee's evaluation guided by the public process and the RFP top priorities?



The PRC focused its analysis of the different development proposals on nine key community-defined objectives.

Development
Concept

Diversity &
Inclusion

Development
Without
Displacement

Good Jobs
Strategy

Sustainable
Development

Parking

Open Space/
Public Realm/
Public Art

Design
Principles

Additional
Benefits

Several of the evaluation criteria are new precedents for an RFP – thanks to the sustained input and collaboration of residents.

- ❖ *Diversity and Inclusion: Will this development be designed, owned, and managed by people of color, women, and M/WBES?*
- ❖ *Development Without Displacement: Will this development help residents of Roxbury to remain in their community and find pathways to economic opportunity?*
- ❖ *Good Jobs Strategy: Will this development create permanent jobs, with a living wage and strong benefits, for residents, people of color, and women?*

Good jobs standards: 51% work-hours by Boston residents; 51% work-hours by POC; 51% work-hours by women; all employees paid the Boston Living Wage; 75% of employees are full-time; all employees have a stable shift schedule; all employees can opt into employer-sponsored health insurance coverage.



The PRC held 11 working sessions and hosted 2 community meetings over a six-month period starting in January.

January

S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2
3	4	5	6	7	8	9

February

S	M	T	W	T	F	S
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	1	2
3	4	5	6	7	8	9

March

S	M	T	W	T	F	S
24	25	26	27	28	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

April

S	M	T	W	T	F	S
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4
5	6	7	8	9	10	11

May

S	M	T	W	T	F	S
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

June

S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6



Community input continued throughout the PRC's process and helped to guide the evaluation of all proposals.

Public Meetings/
Developer
Presentations

Filming & Live-
streaming of
Developer
Presentations

Developer Boards on
Display for Extended
Time at Bolling
Building

Public Comment
Period

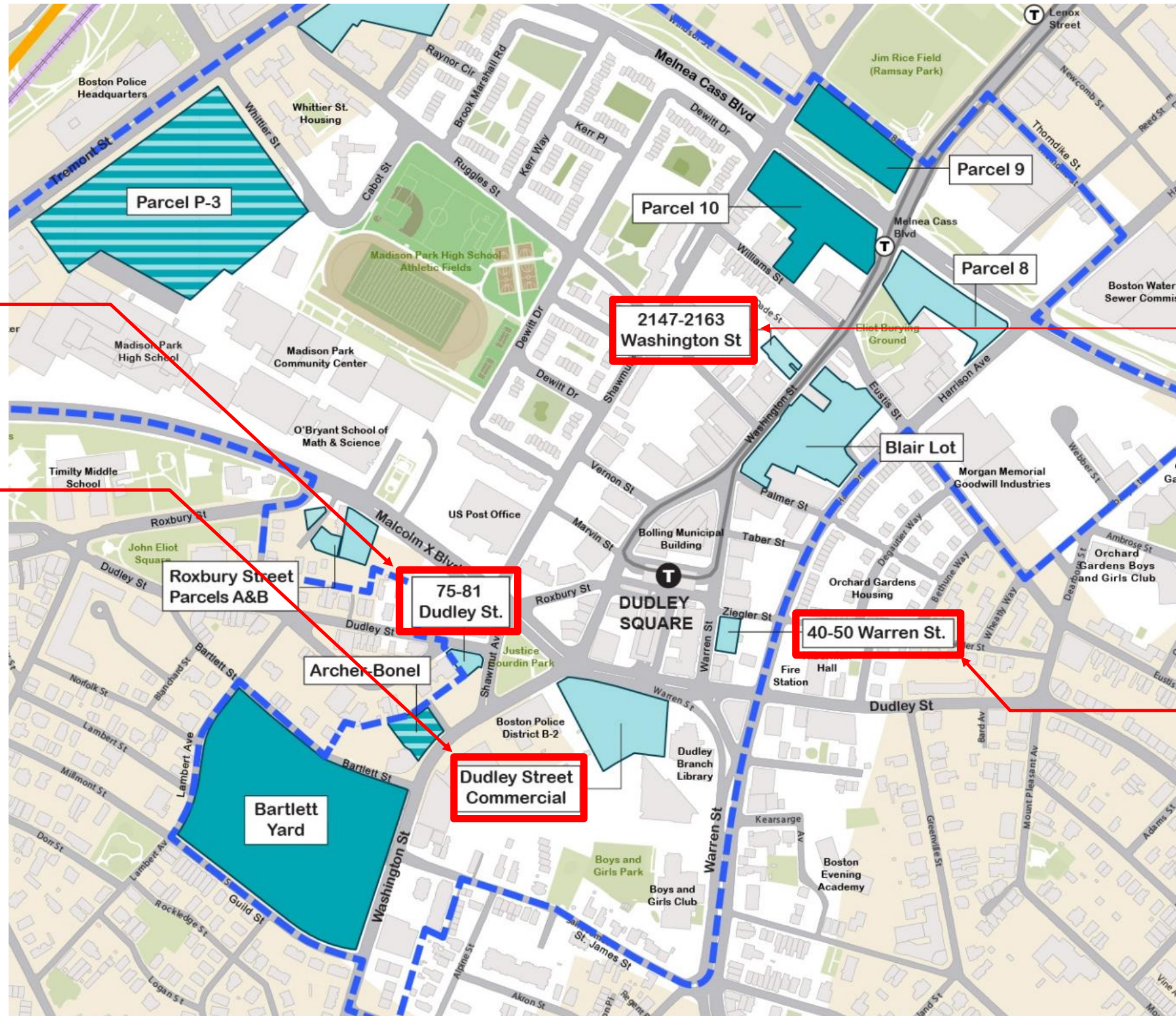
Media Coverage

Mail & Email Outreach to
Residents, Businesses, Neigh.
Groups (By DND, BPDA & Mayor's
Office of Neigh. Services)

DND Link for Docs - RFPs,
Applications, Power Points,
Developer Presentations



Site Map of PLAN: Dudley Parcels and Proposals



75-81 Dudley Street
Madison Park Dev. Corp.

135 Dudley St. (B2 site)
Cruz Development

Nuestra Comunidad and
Dakota Partners

Teachers Place, LLC

Trinity Financial

2147 Washington Street
New Atlantic and DREAM
Development
New Urban Collaborative

40-50 Warren Street
New Urban Collaborative
Nuestra Comunidad

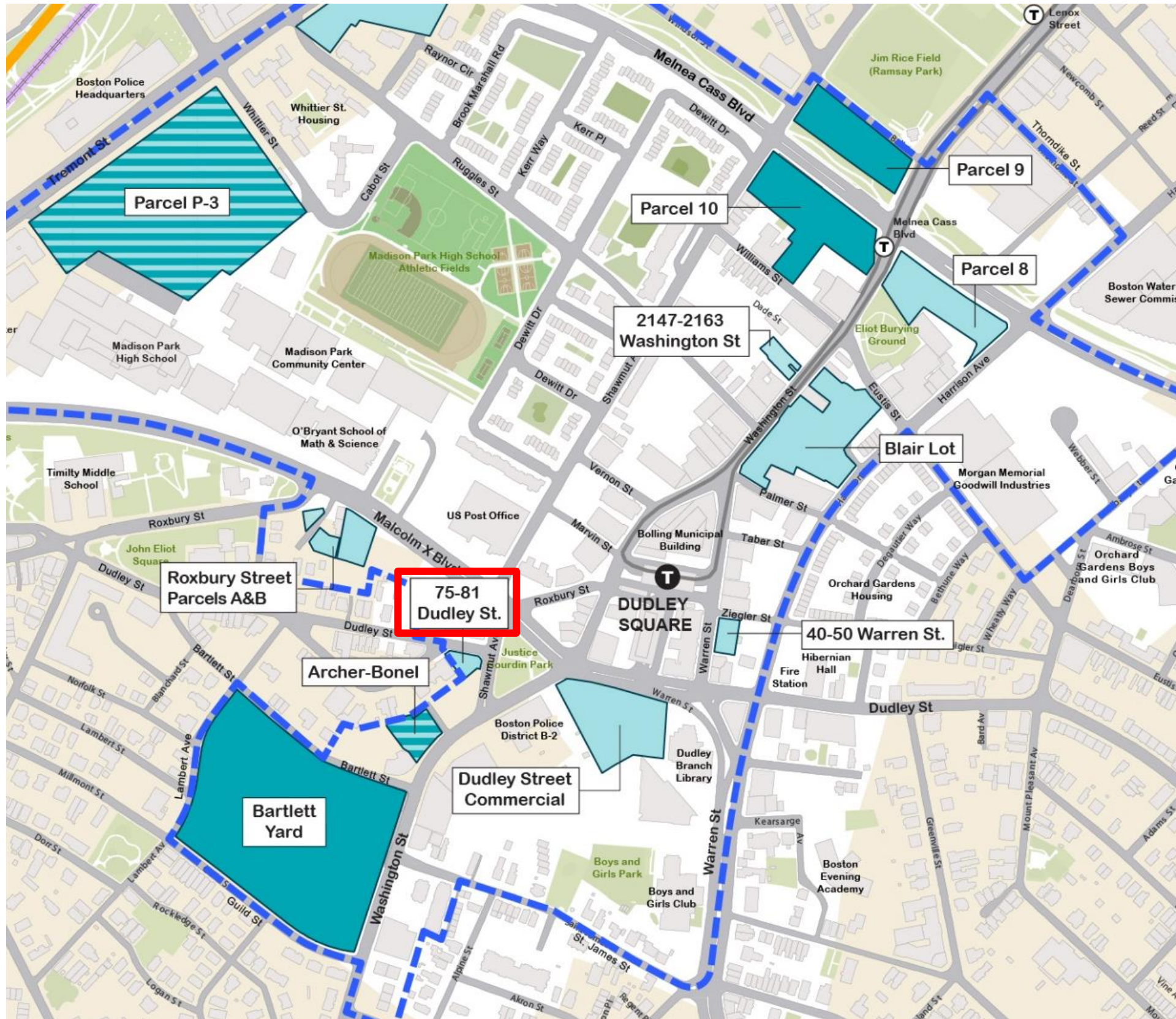


The PRC followed a thorough evaluation process for each parcel.

- Review the details of each proposal;
 - Consider public feedback;
 - Compile a set of strengths, weaknesses, and clarifying questions;
 - Meet separately with each development team;
 - Build consensus among PRC members to select the proposal that best met the community-defined objectives of the RFP.
-
- The PRC also considered how the 4 developments could fit together and complement one another.



Developer Recommendations



For the parcel at 75-81 Dudley Street, the PRC is recommending the developer designation of the **Madison Park Development Corporation**.

The Madison Park proposal offers 17 new income-restricted ownership units and will provide an extension of the 16 units currently being built.

TOTAL UNITS 17

TOTAL AFFORDABILITY 100%

OWNERSHIP - Total

	17	-
Market Rate	0	0%
Affordable 81-100% AMI	8	47%
Affordable 71-80% AMI	9	53%
Affordable at or below 70% AMI	0	0%

RENTAL - Total

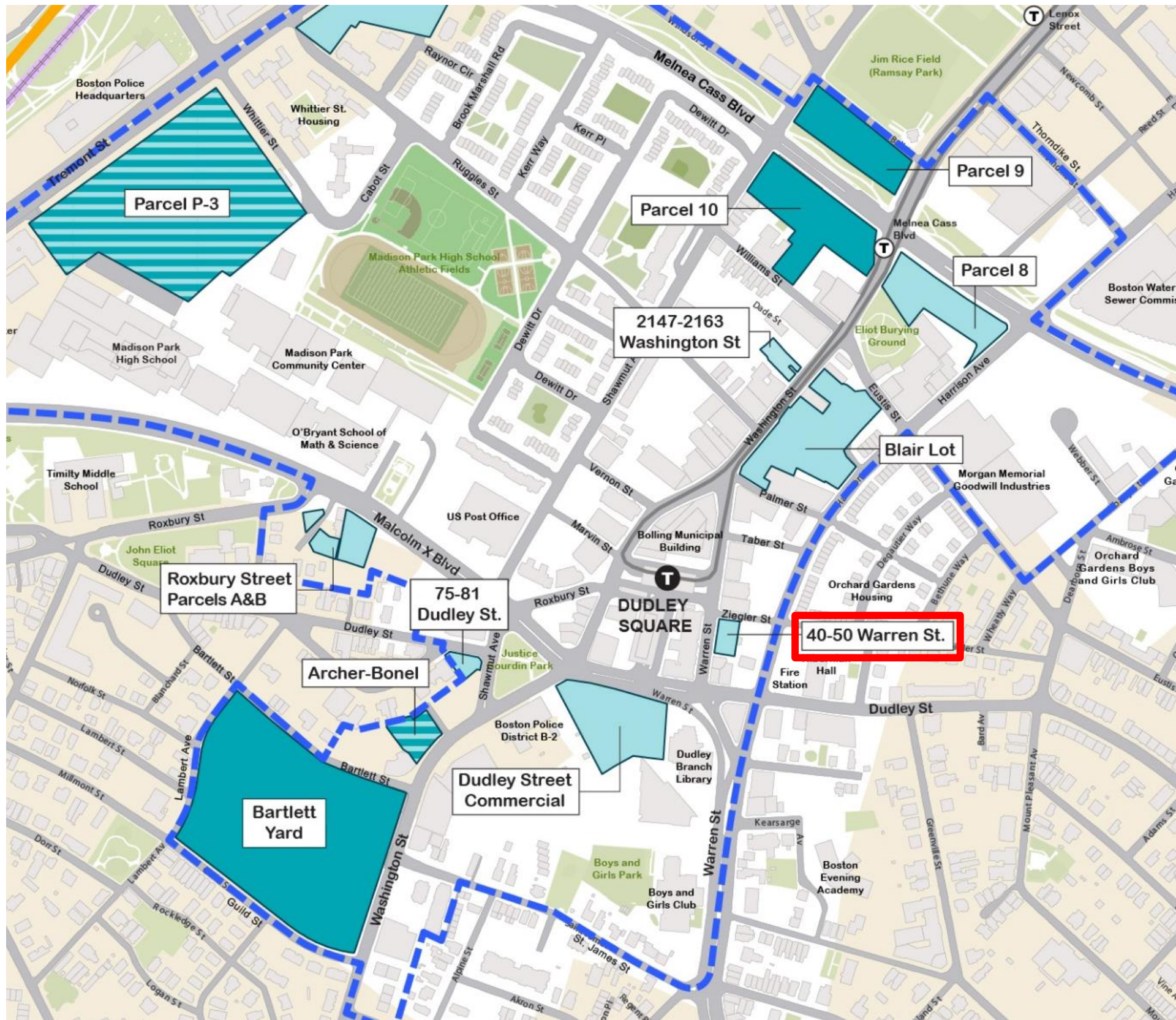
	0	-
Market Rate	0	-
Affordable above 80% AMI	0	-
Affordable 51%-80% AMI	0	-
Affordable at or below 50% AMI	0	-





The Madison Park proposal for 75-81 Dudley Street addresses several key community objectives in the RFP:

- **Diversity and Inclusion in the Development Team:** Madison Park leads a development team with an array of MBE and WBE participants.
- **Anti-Displacement Measures:** Madison Park is proposing to partner with the City of Boston to give preference to “families at risk of displacement” from the neighborhood when marketing the new units.
- **Affordable Homeownership Opportunities:** 100% of the condos in the building will be income-restricted at or below 80% or 100% of AMI.
- **Support for Local New Businesses:** 740 sf of retail space will be rented at-cost, and will include \$40,000 in dedicated funds for fit-out costs.



For the parcel at 40-50 Warren Street, the PRC is recommending the developer designation of **New Urban Collaborative**.



The New Urban Collaborative proposal blends mixed-income residential with affordable office space and a public “arts alley” and sustainable design.

TOTAL UNITS 24

TOTAL AFFORDABILITY 67%

OWNERSHIP - Total

Market Rate

Affordable 81-100% AMI

Affordable 71-80% AMI

Affordable at or below 70% AMI

RENTAL - Total

Market Rate

Affordable above 80% AMI

Affordable 51%-80% AMI

Affordable at or below 50% AMI

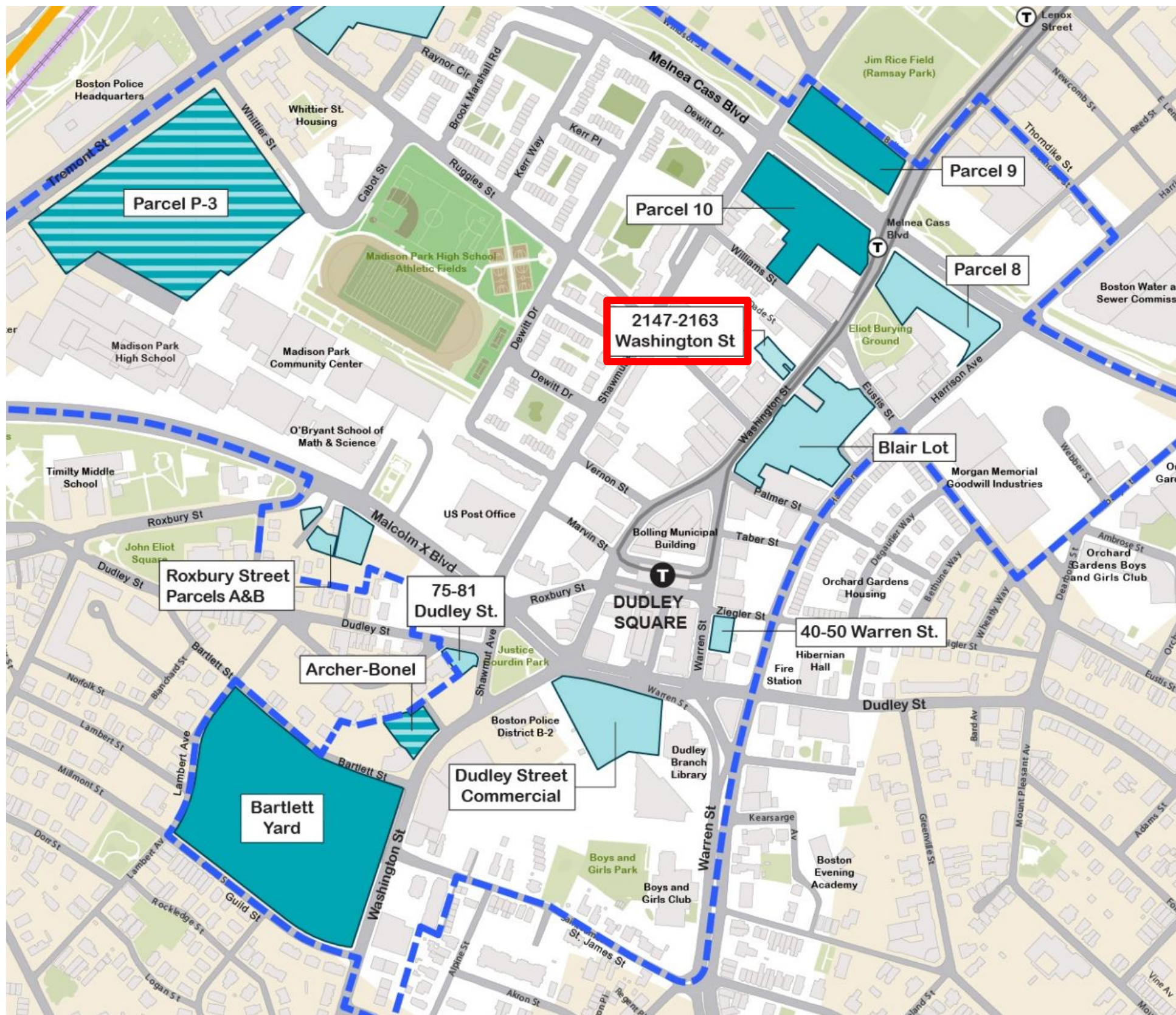
0	-
0	-
0	-
0	-
0	-
24	-
8	33%
0	0%
8	33%
8	33%





The New Urban Collaborative proposal for 40-50 Warren Street addresses several other key community objectives in the RFP:

- **Diversity and Inclusion in the Development Team:** New Urban Collaborative leads a development team with an array of MBE and WBE participants.
- **Affordable Office Rents:** New Urban Collaborative has committed to providing office space for below-market rents and exploring commercial ownership opportunities for commercial and retail tenants.
- **Good Jobs Strategy:** The proposal commits to the Good Jobs Strategy as a guiding component of the selection of commercial tenants, and a requirement for any large tenants above the small business threshold.



For the parcel at 2147 Washington Street, the PRC is recommending the developer designation of **New Atlantic Development & DREAM Development.**



The New Atlantic & DREAM proposal combines affordability, including homeownership, with artist live/work space and a public courtyard.

TOTAL UNITS 74

TOTAL AFFORDABILITY 95%

OWNERSHIP - Total

	12	-
Market Rate	4	33%
Affordable 81-100% AMI	4	33%
Affordable 71-80% AMI	0	0%
Affordable at or below 70% AMI	4	33%

RENTAL - Total

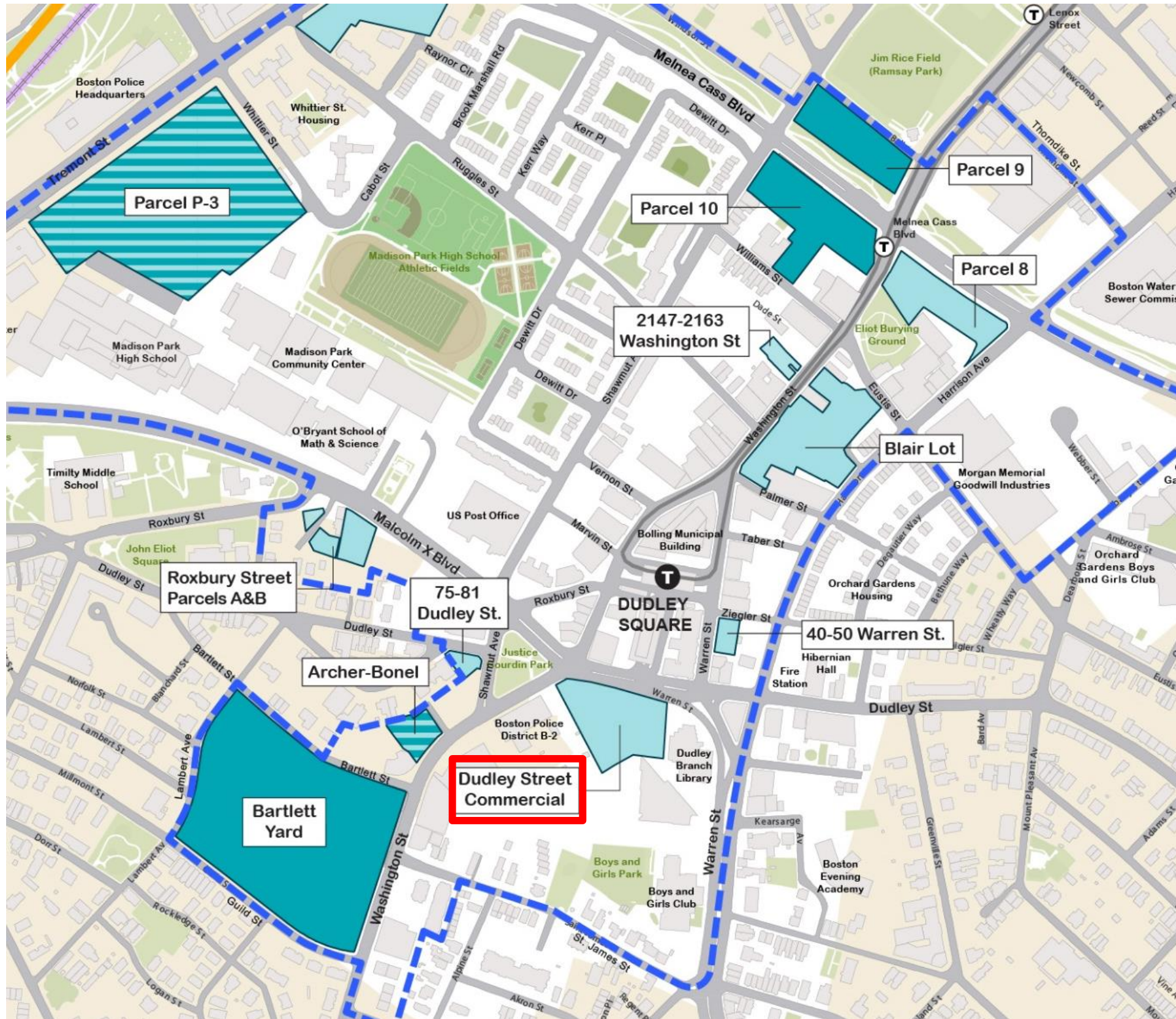
	62	-
Market Rate	0	0%
Affordable above 80% AMI	0	0%
Affordable 51%-80% AMI	50	81%
Affordable at or below 50% AMI	12	19%





The New Atlantic Development & DREAM Development proposal for 2147 Washington Street most effectively addresses several other key community objectives in the RFP:

- **Partnership with and Expansion of Haley House Café:** The developer team has worked closely with the Haley House to design a new street-front café and will integrate Haley House into the ownership team.
- **Construction Hiring:** New Atlantic and DREAM have partnered with Kaplan Construction, a WBE contractor with a strong track record of meeting or exceeding Boston Residents Jobs Policy benchmarks, and working with MBE subcontractors.
- **Good Jobs Strategy:** The proposal commits to including all seven components of the Good Jobs Strategy in commercial leases whenever appropriate.



For the parcel at 135 Dudley Street, the PRC is recommending the developer designation of the **Cruz Development Corporation**.



The Cruz Development proposal achieves high levels of affordability and homeownership, both key community objectives in the RFP.

TOTAL UNITS 150

TOTAL AFFORDABILITY 67%

OWNERSHIP - Total

100 -

Market Rate 50 50%

Affordable 81-100% AMI 0 0%

Affordable 71-80% AMI 45 45%

Affordable at or below 70% AMI 5 5%

RENTAL - Total

50 -

Market Rate 0 0%

Affordable above 80% AMI 0 0%

Affordable 51%-80% AMI 0 0%

Affordable at or below 50% AMI 50 100%



The Cruz Development proposal for 135 Dudley Street most effectively addresses several other key community objectives in the RFP:

- **Diversity and Inclusion in the Development Team:** Cruz Development prioritized assembling a development team that included many Minority-Owned Business Enterprises (MBEs) and committed to achieving a high standard of subcontracting to minority-owned firms.
- **Construction Hiring:** Cruz Development has a strong track record in the Boston area of exceeding the Boston Residents Jobs Policy and working with a large number of MBE subcontractors.
- **Community Benefits:** Cruz Development has committed to:
 - Establishing the new headquarters of the Boston branch of the NAACP at 135 Dudley, rent-free for 10 years;
 - Partnering with Youth Build Boston to hire five trainees and contributing \$200,000 to Youth Build Boston; and
 - Establishing a \$5,000 annual college scholarship for a Roxbury student, for a minimum of ten years.



What will these four developments bring to Dudley Square?

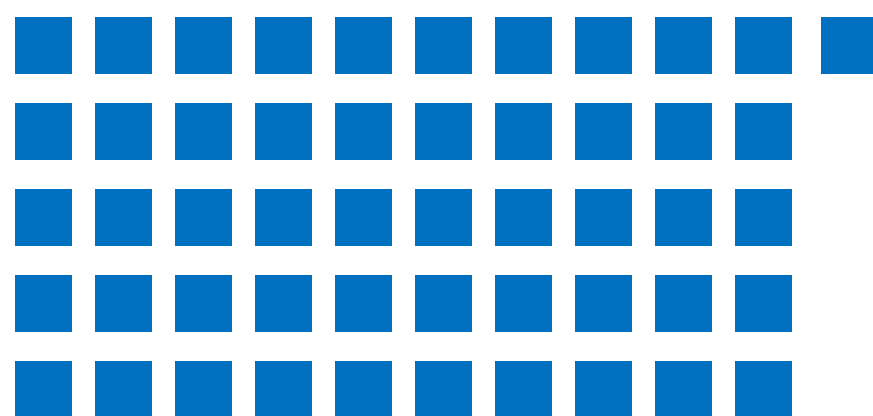
All told, the developments will bring a balance of affordable, family-sized housing, open space, and commercial space.

- ❖ 265 total units of housing over 4 sites
- ❖ 203 income-restricted units – 77% affordability
- ❖ 129 homeownership units including 75 at deed-restricted affordable prices (58%)
- ❖ 136 rental units with 94% of those income-restricted at or below 80% of the Area Median Income
- ❖ 160 units with 2 or 3 bedrooms – 61% of total units
- ❖ Commercial space that includes below-market rents
- ❖ Multiple teams led by Roxbury-based, M/WBE firms

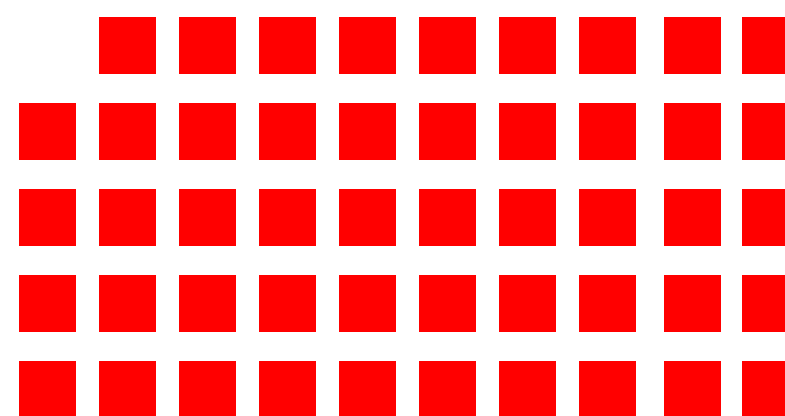


These developments will bring 129 homeownership opportunities to Dudley Square, for households across a wide range of incomes.

Out of the 265 total units in the Plan: Dudley parcels:

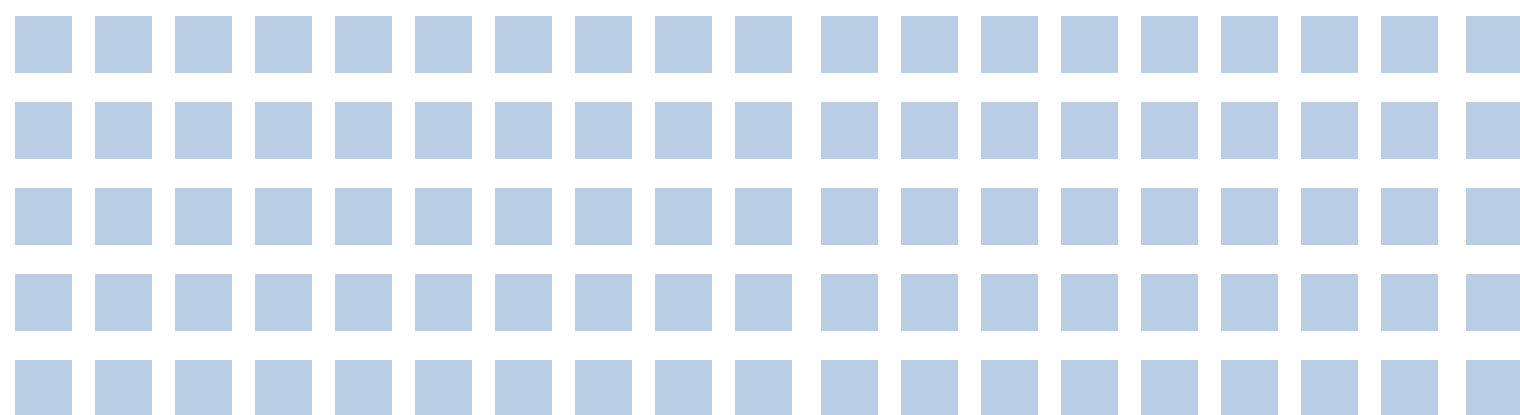


51% of units are rental



49% of units are ownership

Compared to existing housing in the Dudley Square study area:



95% of units are rental

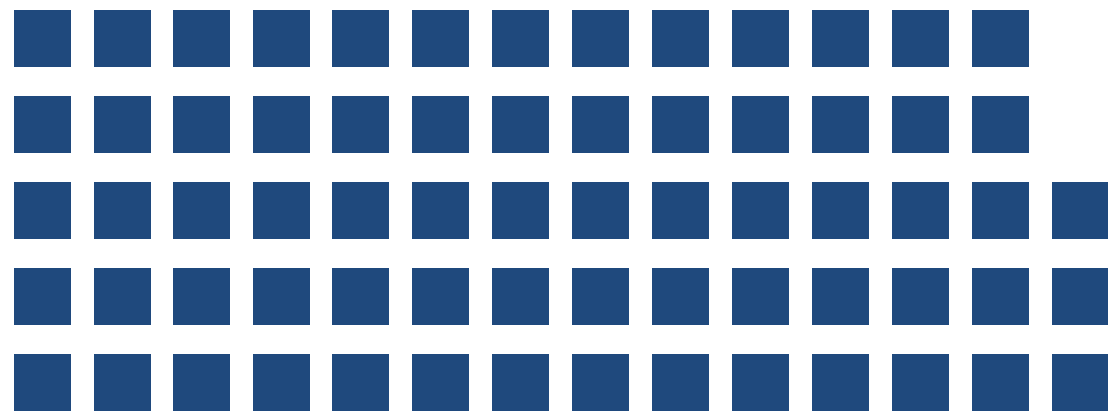


5% of units are ownership



These developments will bring 129 homeownership opportunities to Dudley Square, for households across a wide range of incomes.

Out of the 129 homeownership units in the Plan: Dudley parcels:



63 units at or below 80% of AMI

For a household of 3: up to \$77,600/year

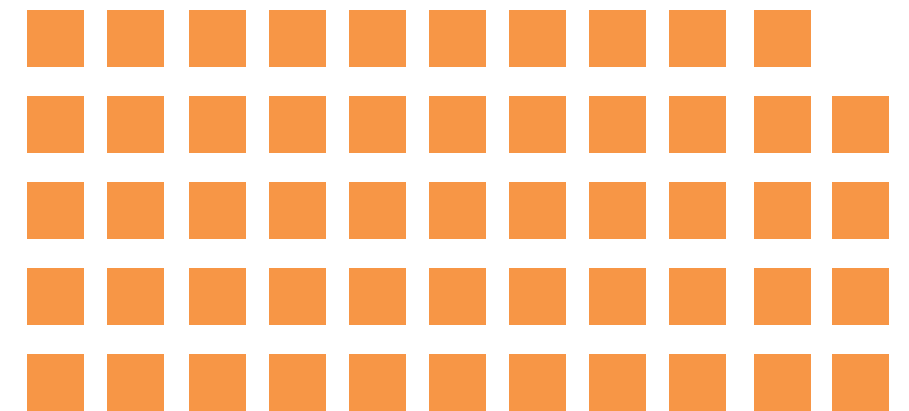
Sales prices (1-3 BR): \$182,100-\$250,900



12 units between 80% and 100% of AMI

For a household of 3: \$77,600-\$97,000/year

Sales prices (1-3 BR): \$243,200-\$320,100



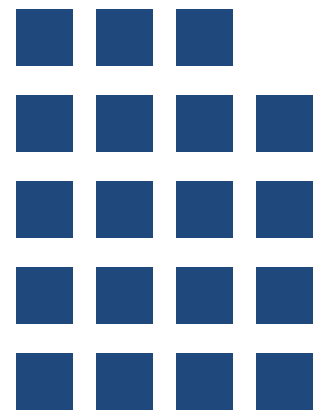
54 units at market-rate prices

Proposed sales prices (1-3 BR): \$440,000-\$680,000



These developments will add 136 rental units to Dudley Square, achieving deep affordability in line with median incomes.

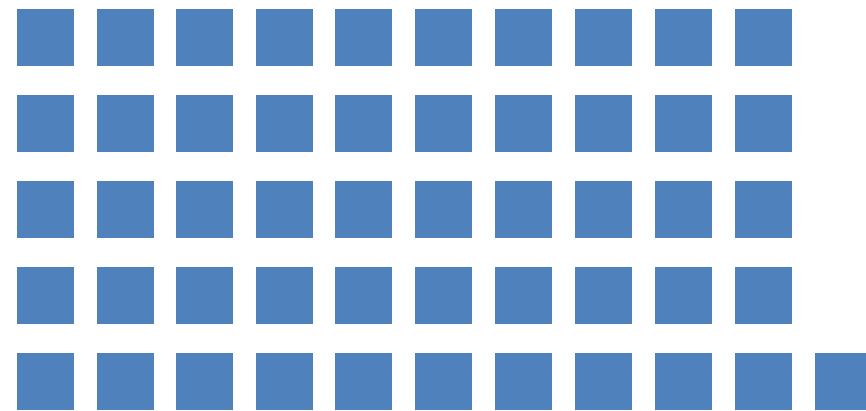
Out of the 136 rental units in the Plan: Dudley parcels:



19 units at or below 30% of AMI

For a household of 3: up to \$29,150/year

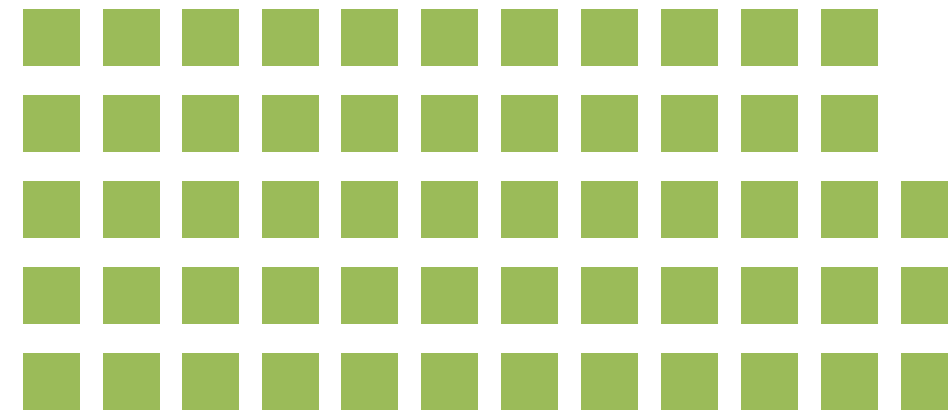
Rents (1-3 BR): \$581-\$806/month



51 units between 30% and 50% of AMI

For a household of 3: \$29,150-\$48,550

Rents (1-3 BR): \$1,011-\$1,401/month



58 units between 50% and 80% of AMI

For a household of 3: \$48,550-\$77,600/year

Rents (1-3 BR): \$1,521-\$2,107/month



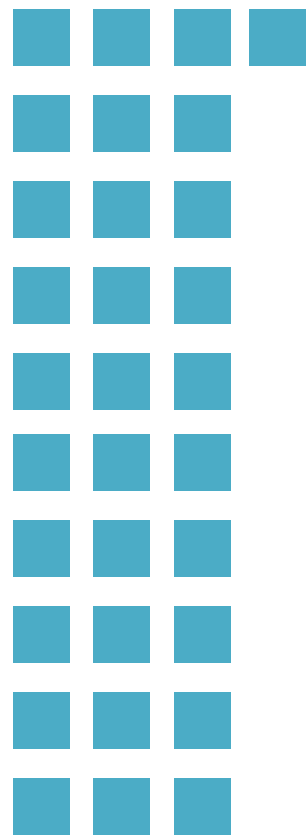
8 units at market-rate rents



The majority of new units will be 2-bedroom and 3-bedroom units, allowing families to remain in the neighborhood.

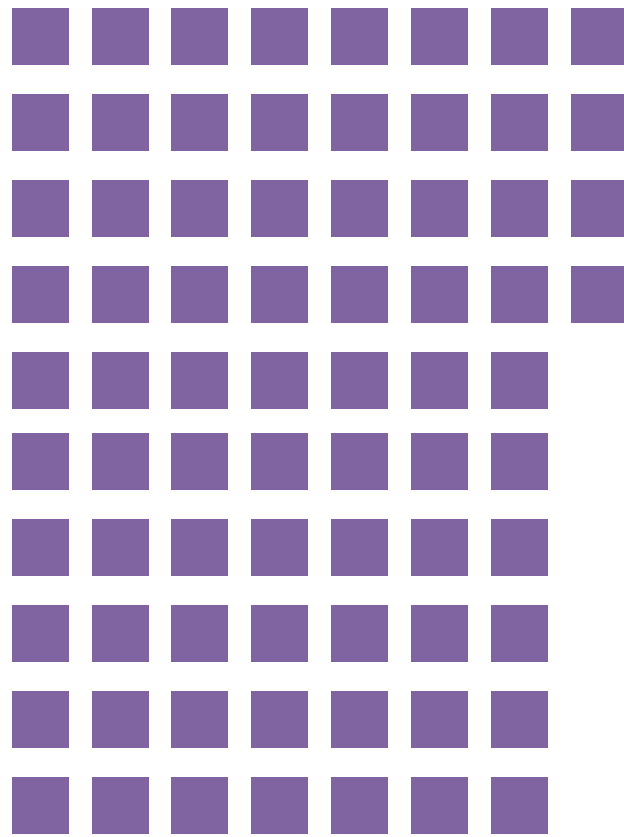
Out of the 265 total units in the Plan: Dudley parcels:

31 units are studio/micro



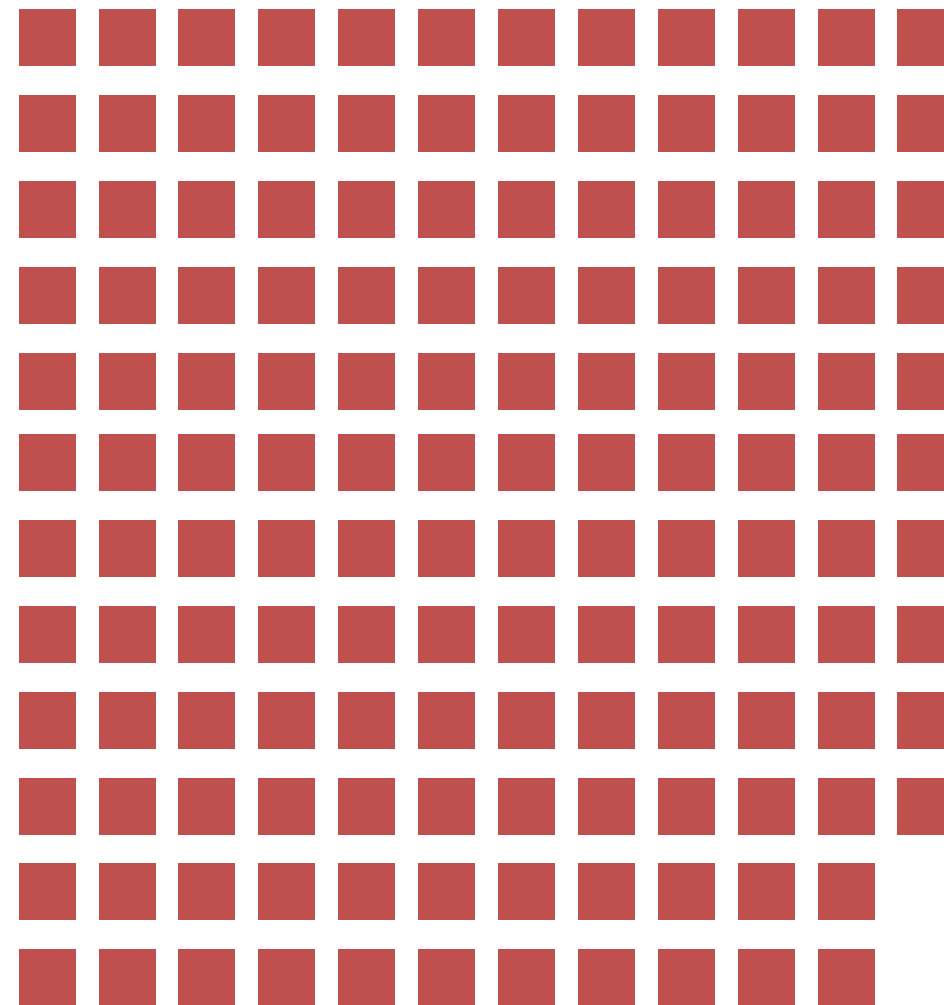
12%

74 units are 1-BR



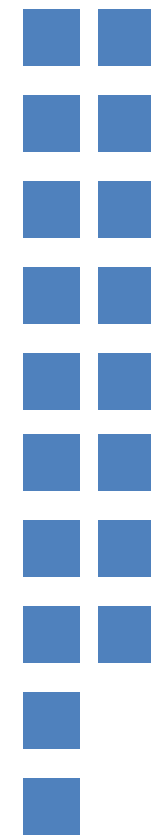
28%

142 units are 2-BR



54%

18 units are 3-BR



7%



These are significant growth opportunities for Roxbury-focused, M/WBE developers – as well as the architects, engineers, contractors, subcontractors, and others they will work with.



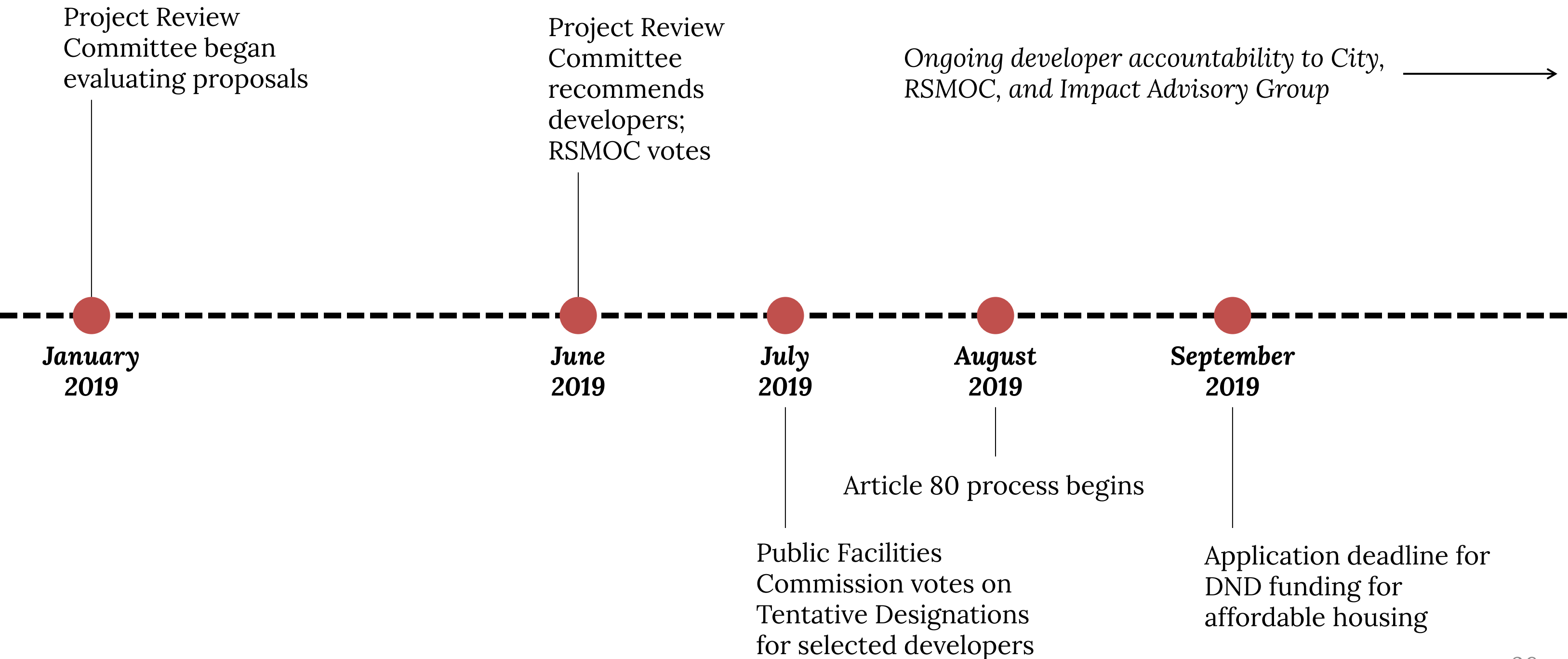
THE NEW URBAN COLLABORATIVE



How community participation and guidance continues from this point onward



The PRC has concluded the first phase of its work – evaluating proposals – but the community process continues from here.



Input, guidance, and accountability from the community is still a crucial part of the development process.

- ❖ The **Roxbury Strategic Master Plan Oversight Committee** will continue to monitor each project in the broader neighborhood context.
- ❖ The PRC will transition into a new role as **Impact Advisory Group** and work closely with City staff in ensuring a collaborative agreement on public benefits, budgets, and schedules.
- ❖ All developer teams have committed to **ongoing public discussions** and opportunities for community feedback.



Questions and Comments



bpda

PLAN: Dudley Project Review Committee



Parcel:	All 4 DND Parcels	135 Dudley Street	2147 Washington Street	40-50 Warren Street	75-81 Dudley Street
Developer:	GRAND TOTAL	Cruz Development	New Atlantic / DREAM	New Urban Collaborative	Madison Park Development
Total Units	265	150	74	24	17
Total Income-Restricted Units	203	100	70	16	17
Percent Income-Restricted Units	77%	67%	95%	67%	100%
OWNERSHIP - Total Units	129	100	12	0	17
OWNERSHIP - Market Rate	54 42%	50 50%	4 33%	0 -	0 0%
OWNERSHIP - Affordable 81-100% AMI	12 9%	0 0%	4 33%	0 -	8 47%
OWNERSHIP - Affordable 71-80% AMI	54 42%	45 45%	0 0%	0 -	9 53%
OWNERSHIP - Affordable at or below 70% AMI	9 7%	5 5%	4 33%	0 -	0 0%
RENTAL - Total Units	136	50	62	24	0
RENTAL - Market Rate	8 6%	0 0%	0 0%	8 33%	0 -
RENTAL - Affordable above 80% AMI	0 0%	0 0%	0 0%	0 0%	0 -
RENTAL - Affordable 51%-80% AMI	58 43%	0 0%	50 1250%	8 33%	0 -
RENTAL - Affordable at or below 50% AMI	70 51%	50 100%	12 300%	8 33%	0 -
UNIT COUNT - 3 Bedrooms	18 7%	14 9% (1169 sf)	1 1% (1227 sf)	0 0%	3 18% (1050 sf)
UNIT COUNT - 2 Bedrooms	142 54%	108 72% (939 sf)	24 32% (850 sf)	0 0%	10 59% (820 sf)
UNIT COUNT - 1 Bedroom	74 28%	28 19% (683 sf)	36 49% (622 sf)	6 25% (532 sf)	4 24% (680 sf)
UNIT COUNT - Studio/Micro	31 12%	0 0%	13 18% (462 sf)	18 75% (437 sf)	0 0%
UNIT COUNT - Live/Work	0 0%	0 0%	0 0%	0 0%	0 0%
MARKET SALE PRICE - 3 Bedrooms		3 \$675,000 \$577	1 \$680,000 \$554		
MARKET SALE PRICE - 2 Bedrooms		40 \$625,000 \$666	1 \$590,000 \$694		
MARKET SALE PRICE - 1 Bedroom		7 \$535,000 \$783	1 \$505,000 \$812		
MARKET SALE PRICE - Studio/Micro		0 - -	1 \$440,000 \$952		
MARKET SALE PRICE - Live/Work		0 - -	0 - -		
SQUARE FOOTAGE BY TYPE					
Residential GSF	287,345	180,109	71,589	12,159	23,488
Retail/Commercial/Office GSF	49,831	8,476	23,215	17,400	740
Community/Art Space GSF	840	-	-	-	840
Parking Spaces	329	270	47	0	12



Sales Price and Household Income Maximums (2018)

BPDA Maximum Affordable Sales Price (2018)			
	70% AMI	80% AMI	100% AMI
4 Bedrooms	\$243,100	\$281,600	\$358,500
3 Bedrooms	\$212,800	\$250,900	\$320,100
2 Bedrooms	\$182,100	\$217,000	\$281,600
1 Bedroom	\$151,500	\$182,100	\$243,200
Studio	\$120,900	\$147,100	\$199,600
Micro	~\$111,100	\$132,300	\$179,600

BPDA Maximum Annual Household Income (2018)			
	70% AMI	80% AMI	100% AMI
1 person household	\$52,850	\$60,400	\$75,500
2 person HH	\$60,400	\$69,000	\$86,250
3 person HH	\$67,950	\$77,650	\$97,000
4 person HH	\$75,450	\$86,250	\$107,800
5 person HH	\$81,500	\$93,150	\$116,400
6 person HH	\$87,500	\$100,050	\$125,050



Comparative Evaluation Criteria	Cruz Development	Nuestra Comunidad and Dakota Partners	Teachers Place	Trinity Financial
1. Development Concept				
2. Design Concept				
3. Sustainable Development				
4. Development Team Experience				
5. Financial Capacity				
6. Financial Impact		<i>Example of PRC evaluation rubric</i>		
7. Development Cost Feasibility				
8. Diversity and Inclusion				
9. Development Timetable				
10. Good Jobs Strategy				
11. Development Without Displacement				
12. Additional Benefits				
13. Parking				
14. Open Space				



Summary of Proposals – 135 Dudley Street (Former B-2 Site)

	Cruz Development	Nuestra Comunidad and Dakota Partners	Teachers Place	Trinity Financial
Development Concept	Flexible commercial/arts space; discounted rents	Affordable comm. rents; flexible commercial/arts space	Micro retail space; equity investing; education focus	Gallery for Black artists incl. live/work units
Diversity & Inclusion	100% MBE developer, GC, manager	Utilize State resources, CDC contracting program	Joint Venture incl. MBE firms; equity investing	50% Minority Owned; strong track record
Development Without Displacement	Targeted marketing at Roxbury residents	Wealth building Economic Development Initiative	Micro space for small biz; skills training; crowdfund	Anti-displacement prefs; home-buying assistance
Good Jobs Strategy	Encourage all commercial lessees to use GJS	Commits to 51% residents & 51% POC employees	Screening/prioritization of tenants by GJS	Prioritization of tenants by GJS
Sustainable Development	LEED certifiable; solar PV	LEED Silver; Passive House design	LEED Gold; Green roofs	LEED Platinum; Passive House design
Design Principles	Refer to proposal designs	Refer to proposal designs	Refer to proposal designs	Refer to proposal designs
Open Space/Public Realm/Public Art	Shared library plaza; public art + flexible space	Shared library/court plaza; green design	Plazas oriented to bus terminal, library, streets	Shared library/court plaza; art + flexible space
Parking	150 residential spots, 12 commercial, 120 public	75 residential spots, 12 commercial, ~100 public	135 residential spots, 17 commercial, 0 public	86 residential spots, 14 commercial, 54 public
Additional Community Benefits	1000sf to NAACP; Youth Build trainees; scholarship	Linkage to existing Nuestra CDC programs	\$300,000 fund to support local non-profits	\$250,000 to support Plan: Dudley; artist partnership



Summary of Proposals – 2147 Washington Street

	New Atlantic & DREAM Development	New Urban Collaborative
Development Concept	Expansion of Haley House Café; Artist studios + housing for creative professionals; public courtyard area	Below-market office space rents; arts and cultural center; below-market live/work artist space
Diversity & Inclusion	50% project ownership and development, all architecture, by DREAM (MBE); GC by Kaplan (WBE); other M/WBE team members	Development and ownership by New Urban Collaborative (MBE); GC by Janey (MBE); other M/WBE team members
Development Without Displacement	Focused marketing to artists/creative professionals; low-cost artist studios; shared workspaces for local businesses	Focus on smaller units with intended benefits for local seniors; below-market office/coworking space
Good Jobs Strategy	Including all elements of GJS in commercial leases where appropriate (size dependent)	GJS used as “guiding principles” for marketing and leasing decisions
Sustainable Development	LEED Silver or Gold; solar-ready rooftop plus rooftop garden	LEED Platinum; Passive House design; possible use of mass timber; solar rooftop
Design Principles	Refer to proposal designs	Refer to proposal designs
Additional Community Benefits	Expanded size and capacity of Haley House Café; \$50,000 donation to local organization	Partnership with Youth Build Boston to bring at least 6 apprentices; aim to hire 2 Artist for Humanity mentees for design work



Summary of Proposals – 40-50 Warren Street

	Nuestra Comunidad Development Corporation	New Urban Collaborative
Development Concept	Affordable commercial rents + possibility of commercial ownership; possible use of larger space as “community design center”	Below-market office space rents; arts alley; commercial tenant preference for “change-based orgs”
Diversity & Inclusion	71% of development team entities are M/WBE; utilize State resources, CDC contracting program	Development and ownership by New Urban Collaborative (MBE); GC by Janey (MBE); other M/WBE team members
Development Without Displacement	Affordable commercial rents; Economic Development Initiative supports small businesses in area with growth and wealth	Focus on smaller units with intended benefits for local seniors; below-market office/coworking space
Good Jobs Strategy	Commits to 51% work-hours by residents and POC and “good faith efforts” for other GJS	GJS used as “guiding principles” for marketing and leasing decisions
Sustainable Development	LEED Gold; Passive House design; solar-ready rooftop	LEED Platinum; Passive House design; possible use of mass timber; solar rooftop
Design Principles	Refer to proposal designs	Refer to proposal designs
Additional Community Benefits	Resources from existing Nuestra CDC programs; design components for public/bike/shared transit	



Summary of Proposals – 75-81 Dudley Street

	Madison Park Development Corporation (MPDC)
Development Concept	Ground-floor commercial space, rented at-cost, with \$40,000 dedicated to fit-out costs; seeking commercial tenant to support goals of Roxbury Cultural District
Diversity & Inclusion	Development by MPDC (M/WBE); Architect is DREAM Collaborative (MBE); other M/WBE team members; strong track record on similar projects
Development Without Displacement	Proposing to create tenancy preference for “families at risk of displacement;
Good Jobs Strategy	Not expecting commercial tenants to be above the GJS size threshold
Sustainable Development	LEED Silver; solar-ready rooftop
Design Principles	Refer to proposal designs
Additional Community Benefits	837sf of community space with usage determined by condo association

4. Community Questions and Comments

5. RSMPOC Questions and Comments