



Roxbury Strategic Master Plan Oversight Committee Meeting

July 11th, 2022

1. RSMPOC

Welcome and Orientation

Meeting Recording

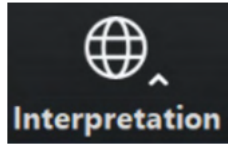
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

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

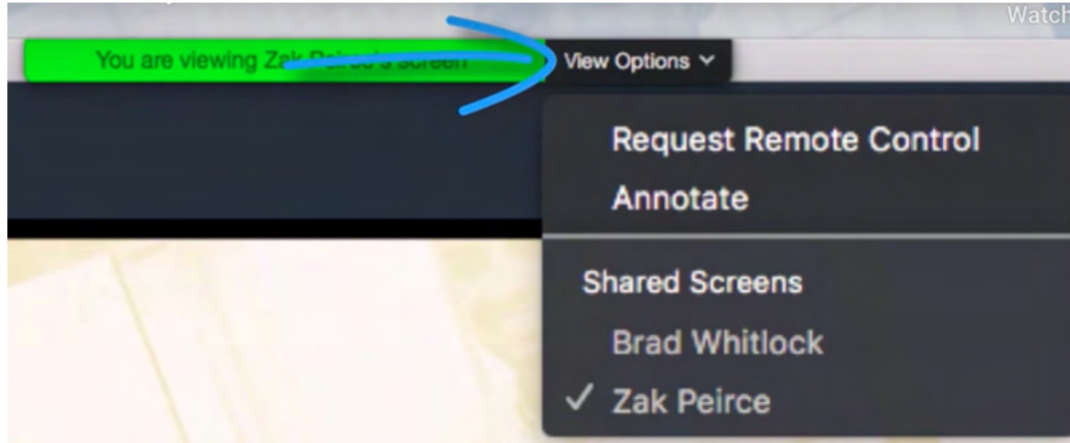
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



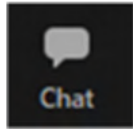
“Spanish” –for Spanish
“Haitian Creole” –for Haitian Creole
“English” –for English



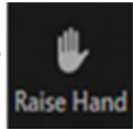
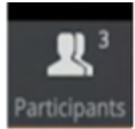
Zoom Tips

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

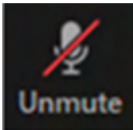
Your controls are at the bottom of the screen



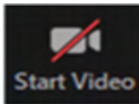
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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 rebecca.hansen@boston.gov

Agenda

1. RSMPOC Welcome

2. Developer Update Presentations

1. Parcel 8
2. Nawn Factory
3. Bartlett Place
4. 135 Dudley
5. Crescent Parcel

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 8

Parcel 8

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		10	6	6	22
2 Bedroom		12	7	13	32
3+ Bedroom		8	1	1	10
Total		30	14	20	64
Percent of Total Units		47%	22%	31%	100%

Homeownership

	Middle Income Up to 100% AMI <i>Rent Amount</i>	Up to Market (120% AMI)	Total Homeownership Units
1 Bedroom	22	6	28
2 Bedroom	7	6	13
3+ Bedroom	3	1	4
Total	32	13	45
Percent of Total Units	71%	29%	100%

Parcel 8

Other Uses

Parking Spaces (number of spaces)	10 spaces
Commercial (Square footage)	10,500 sf
Office (Square footage)	
Cultural (Square footage)	3,000 sf
Other (<i>Park</i>) (Square footage)	8,626
Other (<i>Please Specify</i>) (Square footage)	

Parcel 8

Jobs Creation

Created	NA
MWBE Jobs Created	NA
Projected	150
MWBE Jobs Projected	60

Parcel 8

Milestones

- By the next quarter we expect to ***apply for funding from DHCD and MassHousing, begin Design Development followed by Construction Drawings, Receive Rejection Letter from Zoning Board and schedule BOA Hearing.***
- We expect to start construction by... ***Spring 2023***
- We expect to finish the project by... ***Spring 2025***

Art @ the Nawn Factory

Art @ the Nawn Factory

Other Uses

Parking Spaces (number of spaces)	0
Commercial (Square footage)	0
Office (Square footage)	0
Cultural (Square footage)	10k+
Other (<i>Please Specify</i>) (Square footage)	
Other (<i>Please Specify</i>) (Square footage)	

Art @ the Nawn Factory

Jobs Creation

Created	
MWBE Jobs Created	15
Projected	
MWBE Jobs Projected	15

Art @ the Nawn Factory

Milestones

- By the next quarter we expect.... *To complete design and predevelopment engineering*
- We expect to start construction by.... *December 2023*
- We expect to finish the project by... *August 2025*

Bartlett Place

Bartlett C-61 Ownership (20 Affordable)

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	N/A				
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	TBD	TBD	
2 Bedroom	TBD	TBD	
3+ Bedroom	TBD	TBD	
Total	20	41	
Percent of Total Units	32.7%		

Bartlett C-61 Ownership (20 Affordable)

Other Uses

Parking Spaces (number of spaces)	61
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	At least 3 Artist Live/Work Spaces are contemplated
Other (<i>Please Specify</i>) (Square footage)	TBD
Other (<i>Please Specify</i>)(Square footage)	TBD

Bartlett C-61 Ownership (20 Affordable)

Milestones

- **By the next quarter we expect....** The sale of the development rights to the Nelson Group was finalized on 06-21. By next quarter we would expect that Nelson will have commenced the necessary Article 80 process.
- **We expect to start construction by....** Q3 2023
- **We expect to finish the project by...** Q4 2024

Bartlett F1 & F3 Affordable Ownership

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	No Rentals				
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			
2 Bedroom	3(\$252K/326K)	(80%/100%)	
3+ Bedroom	21(290K/369K)	(80%/100%)	
Total	24*	*12 Units Each at 80% and 100%	
Percent of Total Units	100%		

Bartlett F1 & F3 Affordable Ownership

Other Uses

Parking Spaces (number of spaces)	24
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	N/A
Other (<i>Please Specify</i>) (Square footage)	Combined Lot Area – 43,472 sq. ft
Other (<i>Please Specify</i>) (Square footage)	Gross Floor Area – 38,400 sq. ft.

Bartlett F1 & F3 Affordable Ownership

Milestones

- **By the next quarter we expect....** By Q3 we anticipate presenting to and approval from BCDC which is a prerequisite for seeking Article 80 approval from BPDA.
- **We expect to start construction by....** Q1 2023
- **We expect to finish the project by...** Q4 2024

Bartlett F2 – 28 Homeownership Units

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	N/A				
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	0	0	
2 Bedroom	3(\$326K)*	16	
3+ Bedroom	1(\$368K)	8	
Total	4	24	
Percent of Total Units	14.2%	*2-2BR@80 AMI; (\$252,000)	

Bartlett F2 – 28 Homeownership Units

Other Uses

Parking Spaces (number of spaces)	30
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	Lawn on Lambert (adjacent open space to be utilized for urban art installations, Roxbury history & health and wellness)
Other (<i>Please Specify</i>) (Square footage)	44,988 Gross Sq. Ft.
Other (<i>Please Specify</i>) (Square footage)	1.54 FAR

Bartlett F2 – 28 Homeownership Units

Milestones

- **By the next quarter we expect....** Bartlett F2 has Article 80 approval. The sale of the development rights to the Nelson Group was finalized on 01-21-22. By next quarter we would expect that Nelson will provide a detailed project schedule.
- **We expect to start construction by....** Q4 2022
- **We expect to finish the project by...** Q2 2024

Bartlett F4 – 37 Homeownership Units

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	N/A				
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	1(\$281K)	6	
2 Bedroom	3(\$326K)*	20	
3+ Bedroom	1(\$368K)	6	
Total	5	32	
Percent of Total Units	13.5%	*2-2BR@80 AMI	

Bartlett F4 – 37 Homeownership Units

Other Uses

Parking Spaces (number of spaces)	32
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	N/A
Other (<i>Please Specify</i>) (Square footage)	58,795 Gross Sq. Ft.
Other (<i>Please Specify</i>) (Square footage)	48,618 Sq. Ft. FAR

Bartlett F4 – 37 Homeownership Units

Milestones

- **By the next quarter we expect....** Bartlett F4 has Article 80 approval. The sale of the development rights to the Nelson Group has been finalized.
- **We expect to start construction by....** Q1 2023
- **We expect to finish the project by...** Q2 2024

Bartlett F5 – 44 Affordable Rentals

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 (30% Inc.)	5 (1,195)	3 (1,434)	80% (1,768)	8
2 Bedroom	2 (30% Inc.)	6 (1,295)	22 (1,721)	80% (1,895)	28
3+ Bedroom	1 (30% Inc.)	3 (1,657)	5 (1,989)	80% (2,274)	8
Total	5	14	30		44
Percent of Total Units	11%	32%	68%		100% Affordable

Homeownership

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

Bartlett F5 – 44 Affordable Rentals

Other Uses

Parking Spaces (number of spaces)	26
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	Approximately 2,000 sq. ft. for Community Space available to all Bartlett Residents and the Roxbury neighborhood.
Other (<i>Please Specify</i>) (Square footage)	48,700 Gross Square Feet
Other (<i>Please Specify</i>) (Square footage)	36,520 Rentable Square Footage

Bartlett F5 – 44 Affordable Rentals

Milestones

- **By the next quarter we expect....** Article 80 Approval has been received. Confirmation of City of Boston funding received. Application for State (DHCD) funding submitted on 01-13. By Q2 Development Design will have progressed and will have received response from DHCD regarding funding.
- **We expect to start construction by....** Assuming funding award from DHCD, construction commencement Q1 2023.
- **We expect to finish the project by... Q4 2024**

Bartlett D (the "KENZI") 50 Senior Rentals

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	6	10	23	8	47
2 Bedroom	2			1	3
3+ Bedroom					
Total	8	10	23	9	50
Percent of Total Units	16%	20%	46%	18%	

Homeownership

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

Bartlett D (the “KENZI”) 50 Senior Rentals

Other Uses

Parking Spaces (number of spaces)	17
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	To include 1070 sq. ft. Art Gallery
Other (<i>Please Specify</i>) (Square footage)	
Other (<i>Please Specify</i>) (Square footage)	

Bartlett D (the “KENZI”) 50 Senior Rentals

Milestones

- **By the next quarter we expect....** The Kenzi will have building foundations poured and steel framing completed for the 1st and 2nd floors. Wood framing will be underway for the 3rd floor.
- **We expect to start construction by....** Construction commenced 10-21
- **We expect to finish the project by...** Certificate of Occupancy currently
- projected for Q3 2023.

Bartlett A – 60 Affordable Rentals

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 (30% Inc.)	9 (\$1,146)	3 (\$1,374)	80% (1,768)	13
2 Bedroom	3 (30% Inc.)	4 (\$1,376)	30 (\$1,650)	80% (1,895)	34
3+ Bedroom	1 (30% Inc.)	3 (\$1,589)	11 (\$1,905)	80% (2,274)	14
Total	6 (30% Inc.)	16	44		60
Percent of Total Units	10%	27%	73%		

Homeownership

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

Bartlett A – 60 Affordable Rentals

Other Uses

Parking Spaces (number of spaces)	58
Commercial (Square footage)	12,000 sq. ft.
Office (Square footage)	N/A
Cultural (Square footage)	N/A
Other (<i>Please Specify</i>) (Square footage)	82,759 Gross Sq. Ft.
Other (<i>Please Specify</i>) (Square footage)	66,327 Residential Gross Sq. Ft.

Bartlett A – 60 Affordable Rentals

Milestones

- **By the next quarter we expect....** Construction of Bartlett A is ongoing and is at 70% completion. By the next quarter we would expect continued progress with construction, draft leases from prospective commercial tenants, and completion of the marketing of the affordable units.
- **We expect to start construction by....** Ongoing
- **We expect to finish the project by...** Q4 2022

135 Dudley

135 DUDLEY STREET

CRUZ DEVELOPMENT CORPORATION

Program Component	Size
Residential Condominiums	110 units
Residential Rentals	60 Units
Retail / Commercial	9,513 s/f
Parking Garage	140 Spaces
Total Development Cost	\$121,500,000

135 DUDLEY STREET

CRUZ DEVELOPMENT CORPORATION

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

Regulatory Milestones to Date

Article 80 – Boston Redevelopment Authority

Approved August 19, 2021

Boston Civic Design Commission (“BCDC”)

Approved August 19, 2021

Zoning Board of Appeals

Approved October 19, 2021

General Timeline & Milestones

Funding Resources & Applications Submitted

City of Boston DND

DHCD

MHFA Commonwealth Builders

Mass Works

Approved

Invited To Mini-Funding Round 9-16-2022

To Be Filed

Filed 6-3-2022

Project Design, Permits and Construction Timing (as applicable)

Permit Plan Set Due August 31, 2022









Drexel Village

Drexel Village

Rents/sales prices are based on 2021 income limits. These will be updated to reflect income limits at the time of filing for Article 80 approval.

Rental

	Homeless set-aside 30% AMI <i>No. of Units</i>	Low Income 30-50% AMI <i>(Includes homeless set-aside)</i> <i>No. of Units</i>	Middle Income 60-80% AMI <i>No. of Units</i>	Up to Market Rate (7 @ 100% AMI) <i>No. of Units</i>	Total Rental Units
1 Bedroom	8	22	24	23	69
2 Bedroom	17	29	40	37	106
3+ Bedroom	13	17	10	4	31
Total Units	38	68	74	64	206
Percent of Total Units	18%	33%	36%	31%	

Homeownership

	Middle Income Up to 100% AMI <i>No. of Units</i>	Up to Market <i>No. of Units</i>	Total Homeownership Units
1 Bedroom	0	0	0
2 Bedroom	11	0	11
3+ Bedroom	0	0	0
Total	11	0	11
Percent of Total Units	100%	0%	

Drexel Village

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>	100% AMI <i>Rent Amount</i>	Market Rate <i>Rent Amount</i>
1 Bedroom	1,510	1,258-2,090	1,472-1,848	2,040	2,700
2 Bedroom	1,812	1,510-2,542	1,767-2,217	2,448	3,600
3+ Bedroom	2,094	1,630-3,168	2,042-2,562	2,827	4,400
Total Units	38	30	74	7	57
Percent of Total Units	18%	15%	36%	3%	28%

Homeownership

	Middle Income Up to 80% AMI <i>Sales Price</i>	Middle Income Up to 100% AMI <i>Sales Price</i>	Total Homeownership Units
1 Bedroom			
2 Bedroom	221,900	288,700	
3+ Bedroom			
Total Units	8	3	11
Percent of Total Units	73%	27%	

Drexel Village

Other Uses

Parking Spaces (number of spaces)	94
Commercial (Square footage)	~1,300
Office (Square footage)	
Cultural (Square footage)	~28,000
Other (<i>Community Space</i>) (Square footage)	~1,900
Other (<i>Open Space</i>) (Square footage)	~65,000

Drexel Village

Jobs Creation

Created	
MWBE Jobs Created	
Projected	
MWBE Jobs Projected	350 construction jobs, 15 permanent jobs

Drexel Village

Milestones

- By the next quarter, we expect to continue to refine the design of the buildings that comprise Drexel Village, taking into account preliminary feedback received through the pre-filing meetings with BPDA. We will complete site investigation and due diligence work on the Crescent Parcel and Archdiocesan parcels, namely geotechnical and environmental site assessments, title and survey work, appraisals and market studies, and other relevant assessments. We will also advance construction plans and design with expectation to commence the Article 80 process in Q3 of 2022.
- We expect to start construction approximately 18-20 months after receiving Article 80 and any other necessary permitting and zoning approvals from the City of Boston, pending receipt of all necessary financing.
- We expect to complete construction approximately 24 months after construction begins.

Appendix

Tablet/Phone Screenshot

