



Roxbury Strategic Master Plan Oversight Committee Meeting

September 12, 2022

1. RSMPOC

Welcome and Orientation

Meeting Recording

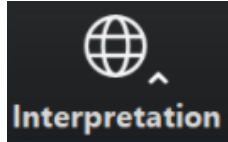
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

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

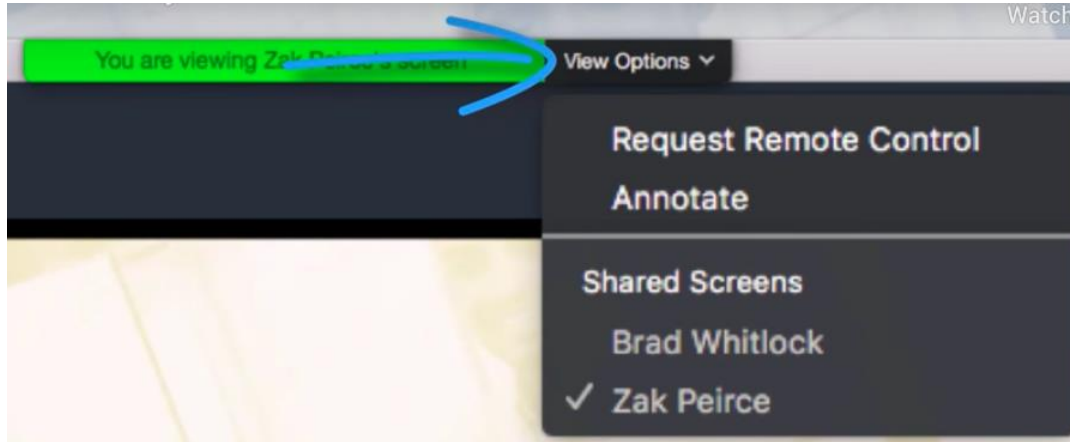
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



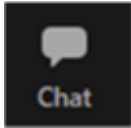
- “Spanish” –for Spanish
- “Haitian Creole” –for Haitian Creole
- “English” – for English
- “Cape Verdean Creole” - Cape Verdean Creole



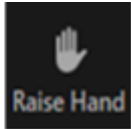
Zoom Tips

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

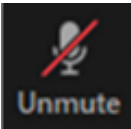
Your controls are at the bottom of the screen



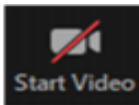
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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. Nubian Square Presentation

Presented By: Melissa Meyer, Director of Cultural Planning, Mayor's Office of Arts and Cultural Planning

RSMPOC Overview and Updates

First Monday of the month

January 10, 2022

February 7, 2022

March 7, 2022

April 4, 2022

May 16, 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

NUBIAN SQUARE

Arts & cultural space overview





Organizations

Boston Cultural Council grants and process, other grants to organizations

Individuals

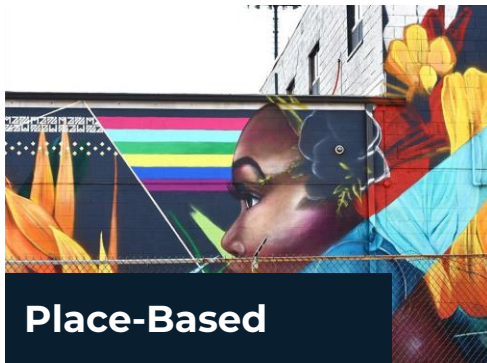
Opportunity Fund, Emerging Artist Awards, Poet Laureate Program, Boston Artist in Residence, Creative Economy Workshops

Public Art

Percent for Art program, Boston Art Commission, Transformative Public Art program, Murals

Cultural Space

Artist Live-Work design guidelines, negotiating for artist housing and cultural spaces through Development Review, Artist Housing Certification, Strand Theater, City Hall Galleries

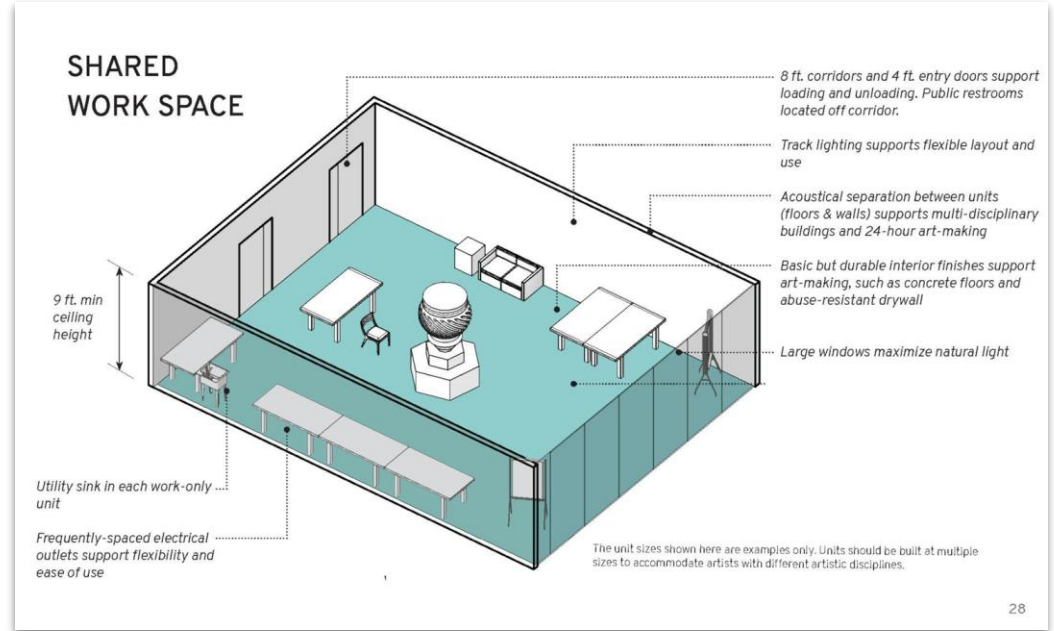


Placekeeping

Cultural Districts and Cultural Planning

MOAC RESOURCES

- MOAC engagement in project and design review
- [Artist Live-Work Design Guidelines](#), spatial and operational guidance for both live-work and work-only spaces
- Artist Live-Work Housing checklist & MOAC review
- Network of cultural organizations and artists looking for space
- Partner on RFI / RFP processes to secure cultural space operators
- Public Art team: guidance on public art commissioning, Call To Artists templates, getting the word out about opportunities



CULTURAL SPACE PIPELINE

BPDA Board Approved

1. 2147 Washington
2. Nubian Ascends
3. 2085 Washington
4. NUBA Residences (P8)

Under Review

1. Bartlett Place (phased)

Profile forthcoming

1. Nawn Factory
2. Crescent Parcel

Other

1. Jazz Urbane
2. P3

Proposed cultural spaces

- 1 x small-scale live music and events space
- 1 x mid-size performing arts center
- 10 x rehearsal spaces (dance and theater)
- 6 x gallery spaces
- 1 x shared makerspace
- 10 individual arts workspaces
- 62 + rental units with artist preference
- 23 homeownership units with artist preference
- Multiple public art proposals

EXISTING CULTURAL SPACE ASSETS

Hibernian Hall

- 250 capacity ballroom (available for rental)
- 30 capacity conference room

Nubian Gallery

- 9 creative workspaces, including studios, green-screen room, white wall spaces for photography
- 3,500 sq.ft event space
- Available to book

Black Market

- Nubian Square Public Art Initiatives
- 4,300 retail, event and gathering space

BPL Branch community spaces (* limited hours)

- 25 capacity conference room
- 40 capacity community room
- 150 capacity lecture hall

DeWitt Center

- Classroom and events space
- Gallery

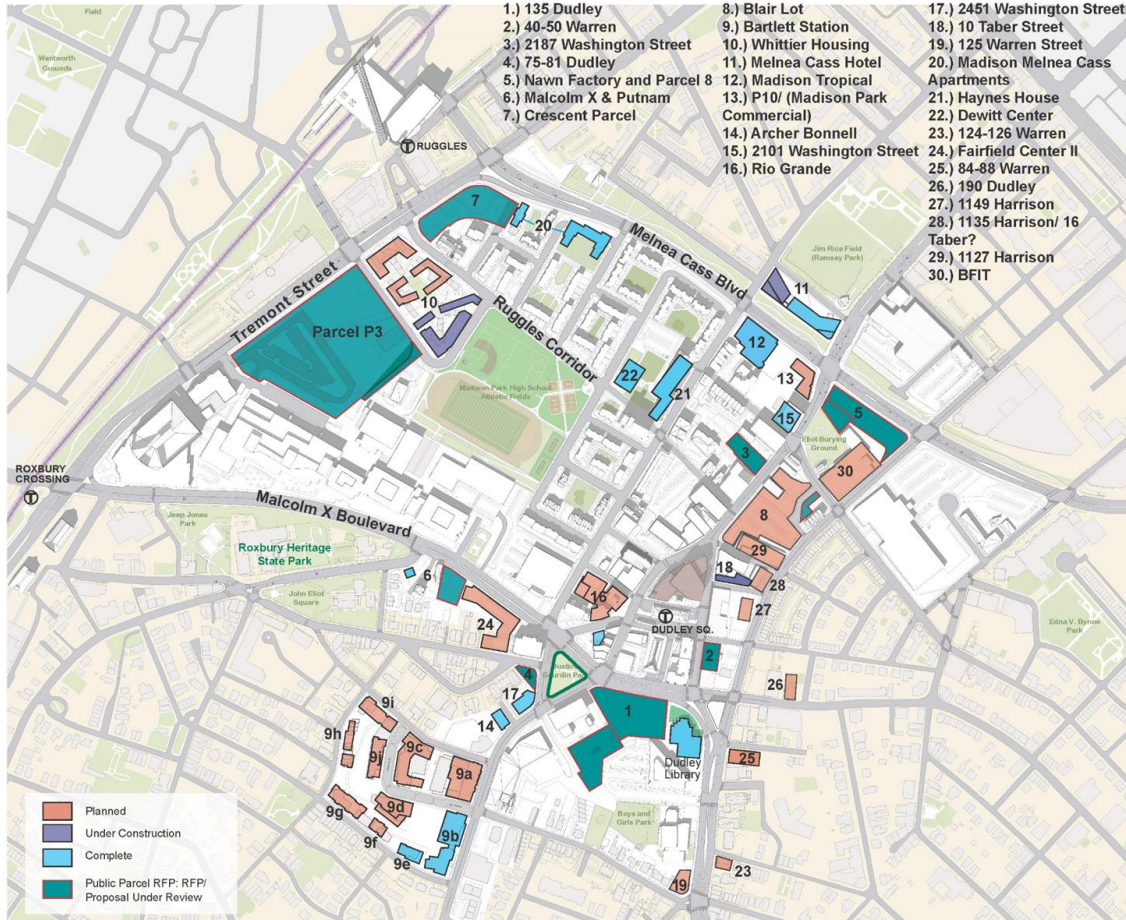
Bolling Building upper floor

- Event space

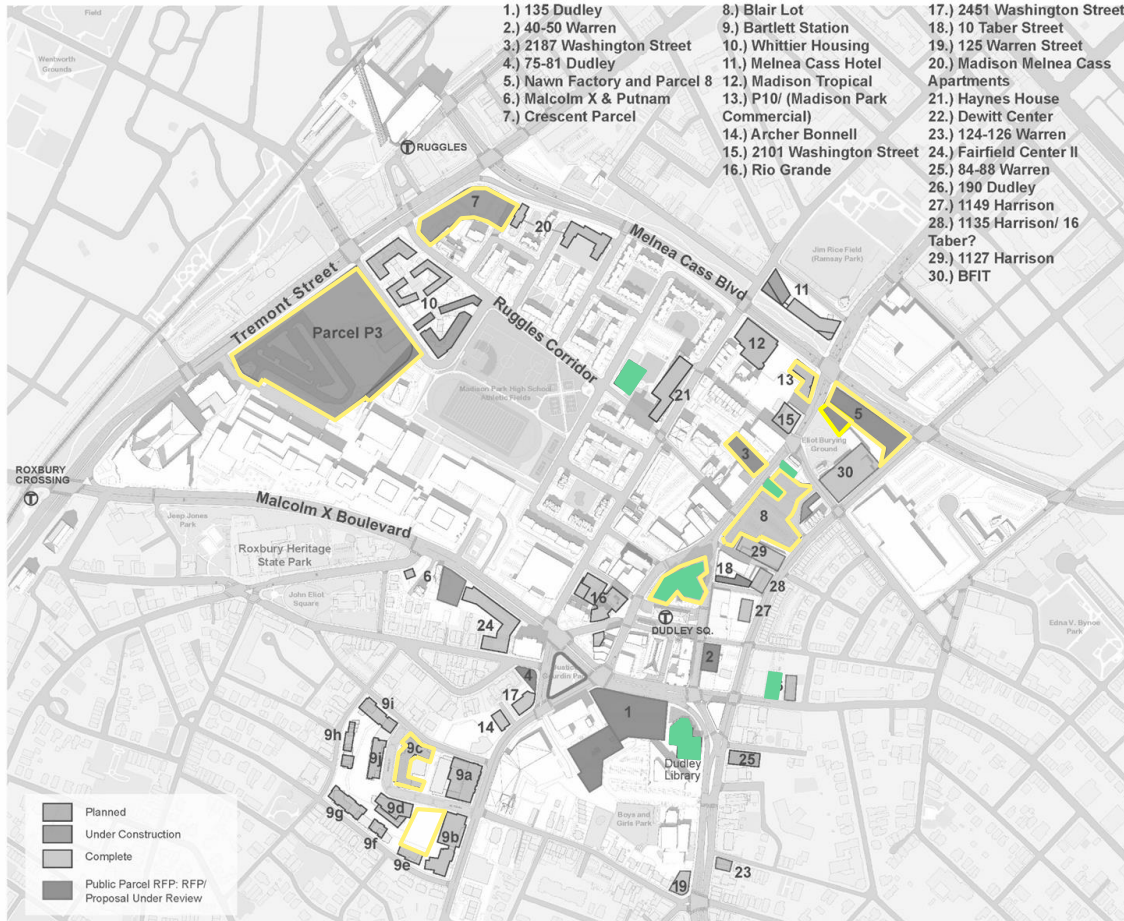
Slades Bar & Grill

- Live events space

CULTURAL SPACE PIPELINE



CULTURAL SPACE PIPELINE



- Projects with cultural space
- 217 Washington
- Nubian Ascends
- 2085 Washington
- NUBA Residences (P8)
- Bartlett Place
- Nawn Factory
- Crescent Parcel
- Jazz Urbane
- P3

- Existing cultural space assets
- Nubian Gallery
- Black Market
- Hibernian Hall
- BPL Roxbury Branch Library
- DeWitt Center
- Bolling Building



2147 WASHINGTON



2147 WASHINGTON STREET

D/R/E/A/M COLLABORATIVE
ARCHITECTURE | REAL ESTATE DEVELOPMENT



**62 rental units + 12
condo ownership
units** with preference
for Boston Artist
Housing Certification

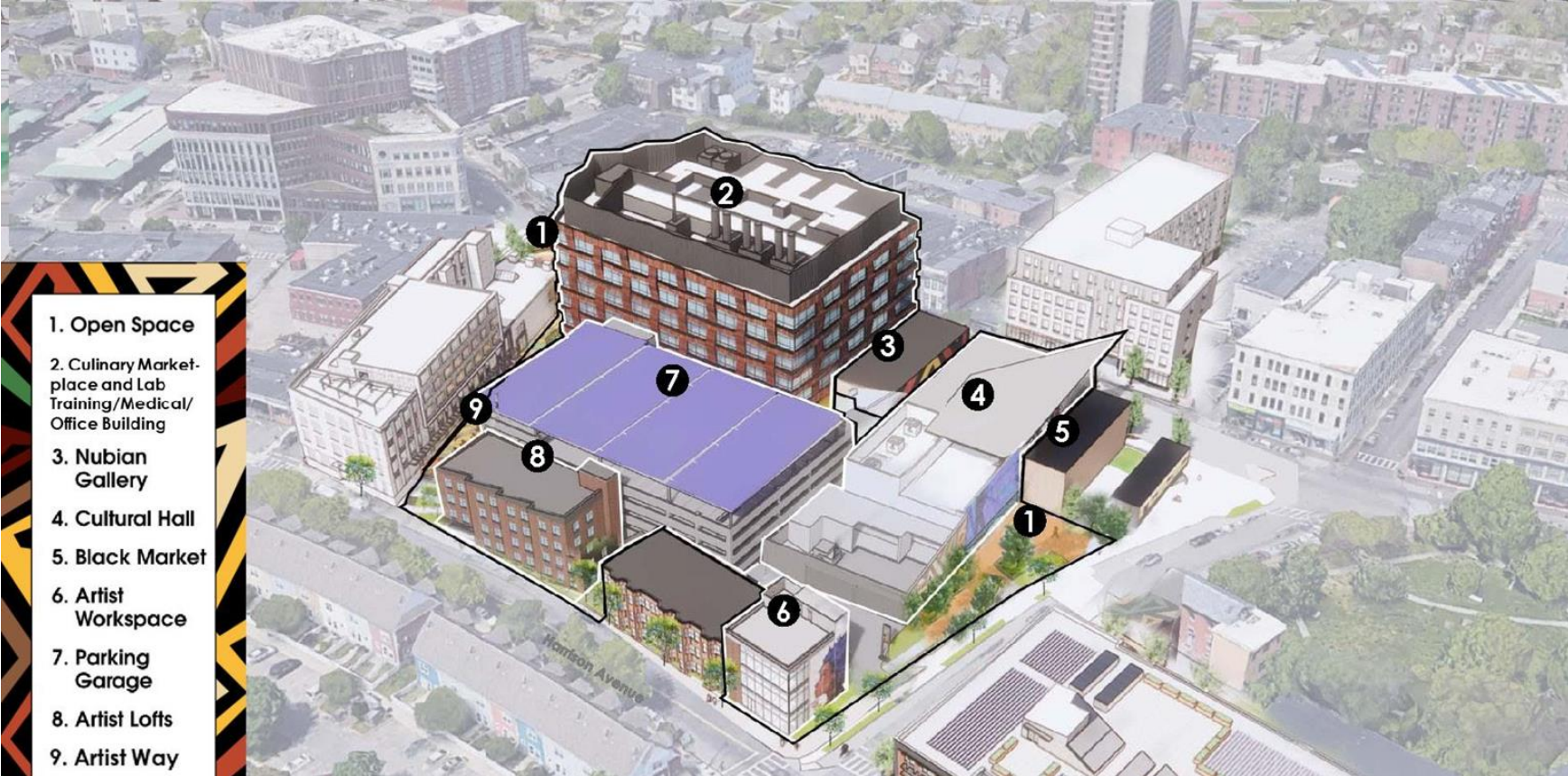
4,000 sq.ft
groundfloor **shared
workspace** incl. wet
area, spray room,
classroom, flex area,
membership model
(discounted for
residents)

2 groundfloor retail
spaces

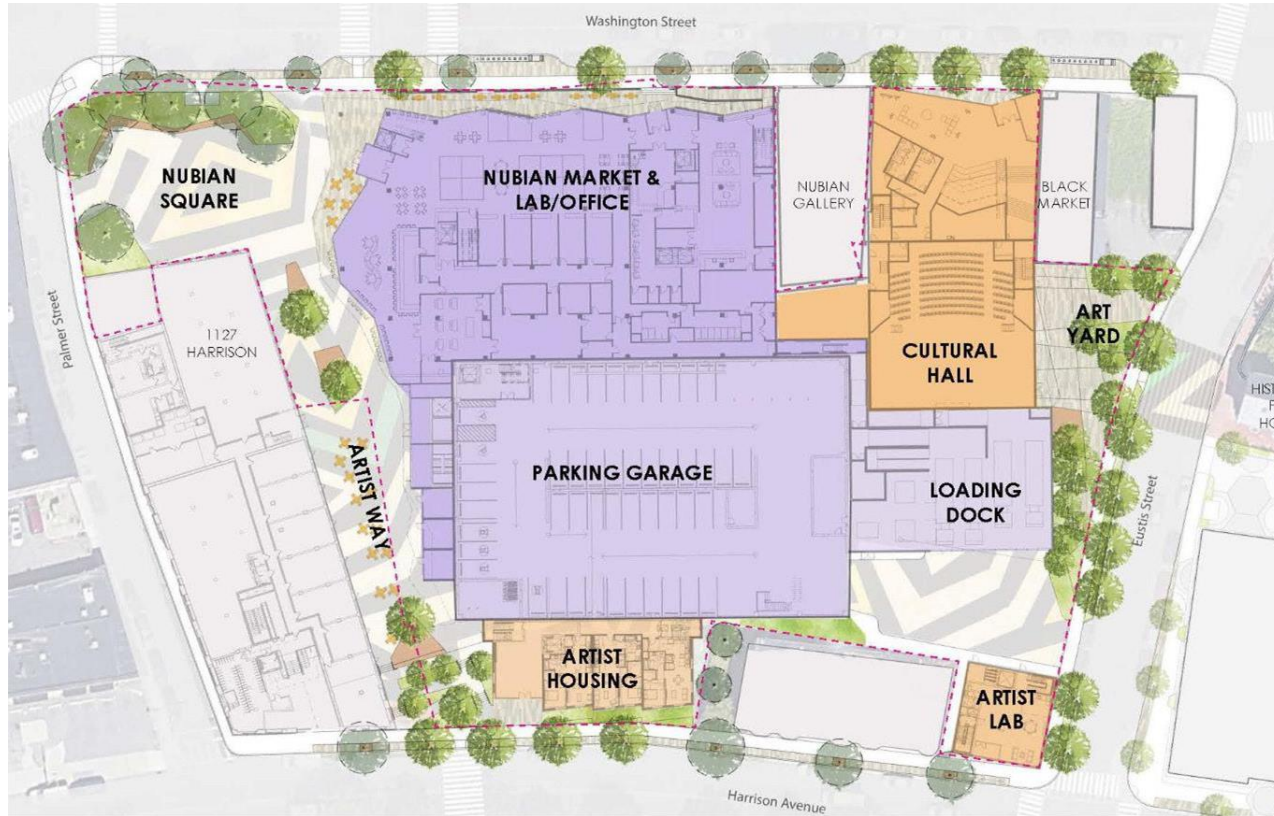
Lobby/gallery



NUBIAN ASCENDS



NUBIAN ASCENDS



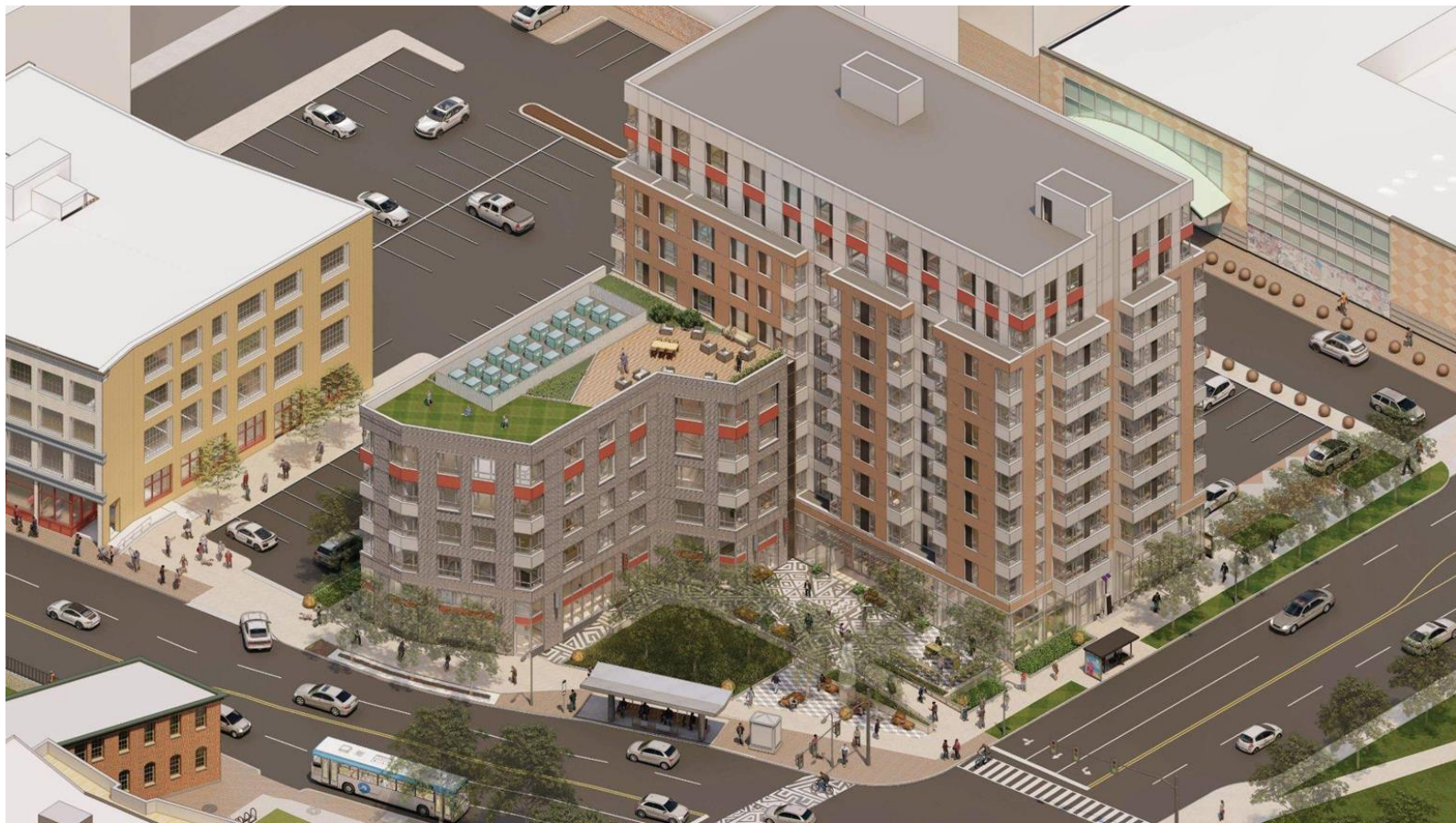
Cultural Hall: 370-seat theater, lobby, Movement Arts Creation Studio, educational spaces, gallery and rehearsal hall

6,600 sq.ft **artists workspace 'Lab'**

15 units of **home ownership units** with Boston Artist Housing Certification preference

Public art commissions

2085 WASHINGTON



2085 WASHINGTON



5 individual workspaces

Gallery space

Community space

Public art

NUBA RESIDENCES

GATEWAY PARK- ART GALLERY



**5 residential units
for artists + 5
groundfloor artist
workspaces**

**3,000 sqft gallery
/ exhibition space**

'Art Walk'

PARCEL 8, BOSTON



BARTLETT PLACE

What is Oasis@Bartlett?

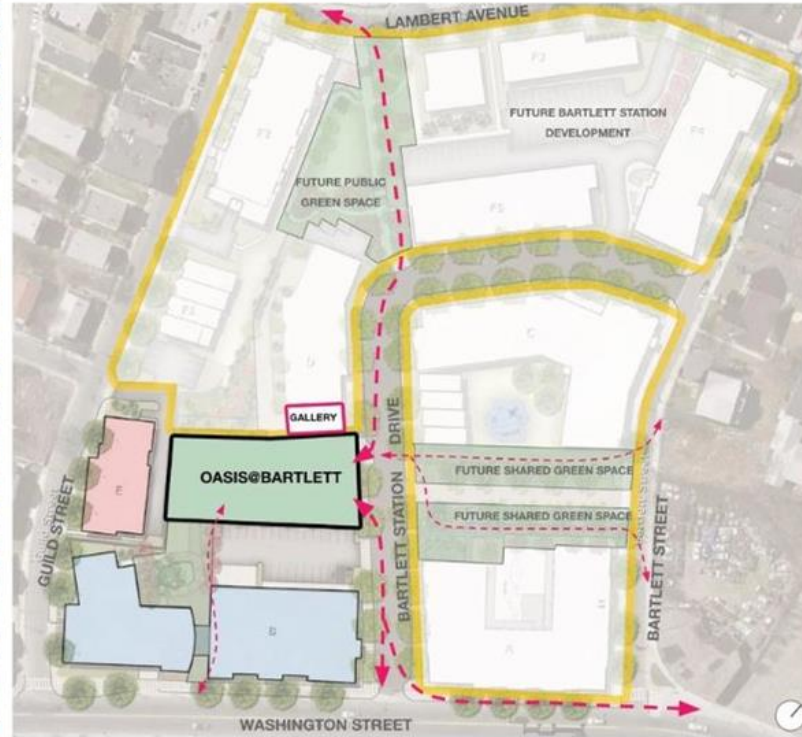
2012
Nuestra Comunidad, with support from Rose Fellow Mark Matel and many community organizers, begin placemaking activities at Bartlett Place. Their goal is to re-vision a former transit yard into a **"creative village"** that can serve as a sustainable residential and commercial node in Roxbury.



2019
Be the Artist festival last September brought together visual and performing artists throughout Roxbury to celebrate the completion of Bartlett Yard's first Phase as well as revive excitement and investment in **Oasis@Bartlett**



2020
TRILLFIT Cardio Dance pop-up took place at the end of August on recently completed mural by Ricardo Gomez along Bartlett Station Drive. This is one of many pop-ups, including drive-in movie nights generating excitement and long-term programmatic investment in Oasis@Bartlett



Bartlett building C:
4 artist live-work
units to rent
proposed

Oasis @ Bartlett
15,000 sqft public
realm for arts
programming +
indoor arts space

NAWN FACTORY



Affordable **dance rehearsal studios**

1,340 sqft of cultural space (proposed as gallery space)

2,510 sqft of studio space (8 dance rehearsal studios)

167 sqft of office space

CRESCENT PARCEL



Artist preference housing for 10% of units in Building 2 (*to be determined)

Public realm programming & public art opportunities (*to be coordinated with other City commissions)

JAZZ URBANE CAFE @ BOLLING BUILDING



New arts venue **primarily music presenting**

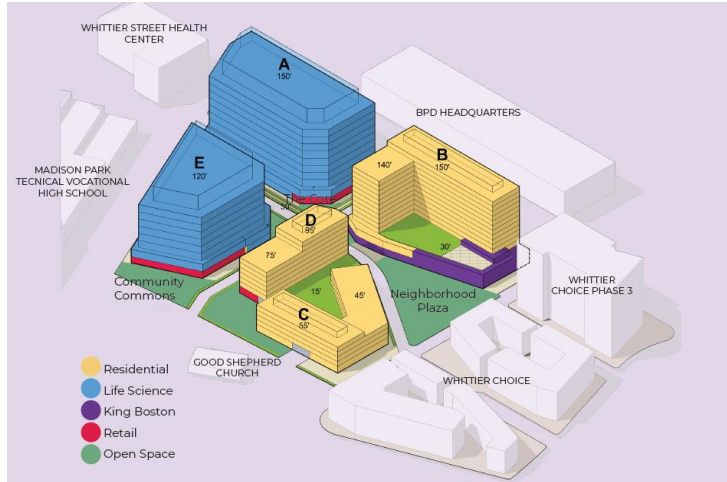
Will also offer other presentation modes - ranging from film screenings to dance to dramatic theater to multimedia installations

Will be available to rent for a variety of events

P3 PROPOSALS

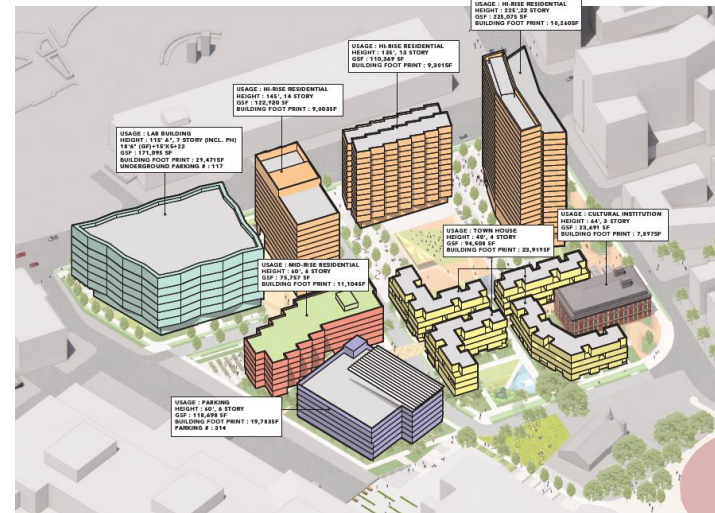
HYM + My City at Peace

- King Boston groundfloor tenant with 31,000 sq.ft including approx. 21,250 sqft gallery space
- Public realm with programming capacities



Tishman Speyer & Ruggles Progressive Partners

- 15 live-work homeownership units
- Partnership with Museum of African American History to create a Roxbury Museum in the Old Whittier Building (Approx. 23,000 sqft)
- Public realm with public art & programming capacities



Art Corridor

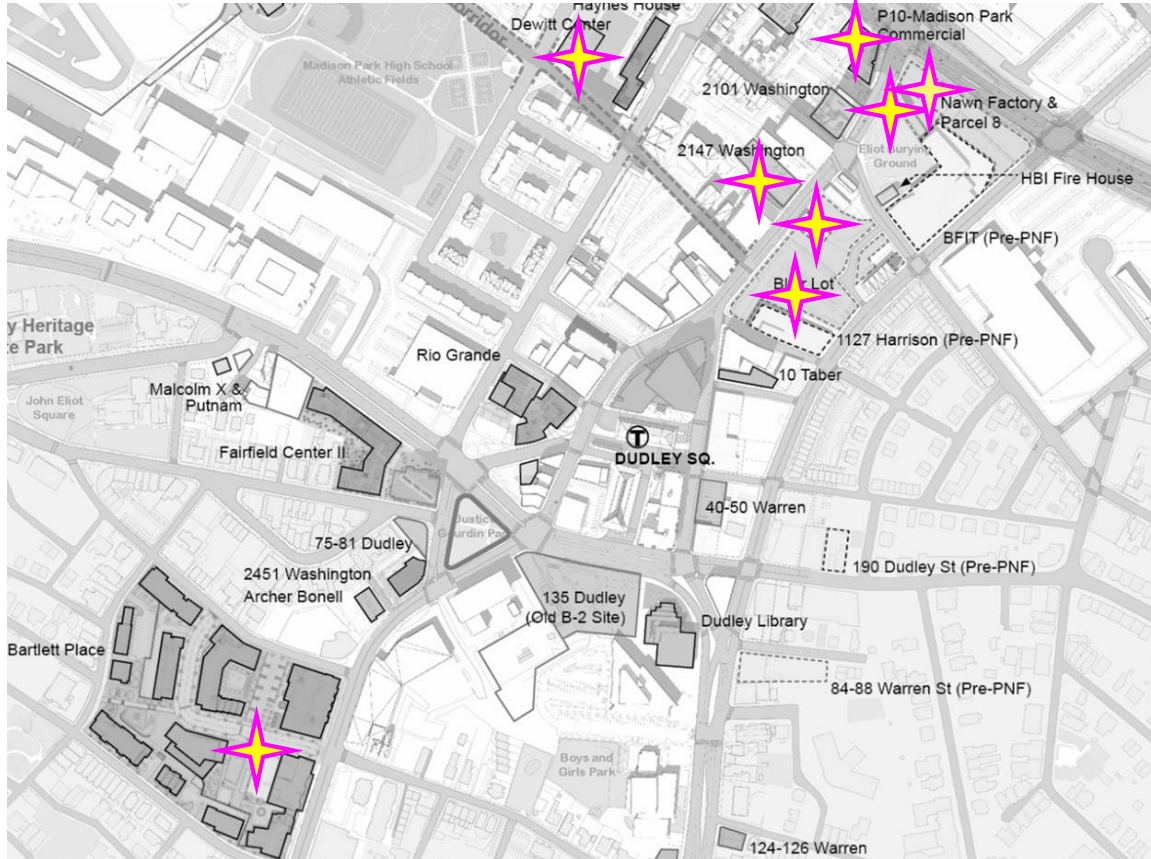
A recent resolution approved by the Boston City Council supports the naming of a corridor which runs through District 7 as the ‘ARTery’.

The proposed corridor runs through sections of Northampton Street, Shawmut Ave, Melnea Cass Blvd, Washington Street, Dudley Street, as well as down Blue Hill Avenue and ending at the Museum of the National Center of Afro-American Artists. **The ‘ARTery’ intersects with some of cultural spaces in the development pipeline highlighted here, particularly along Washington Street.**

The resolution notes that “the area spanning from Mass Ave and Columbus Ave to Grove Hall contains a high prevalence of diverse local businesses, but suffers from an unfortunate confluence of vacant lots, diminished pedestrian traffic and a lack of public spaces”

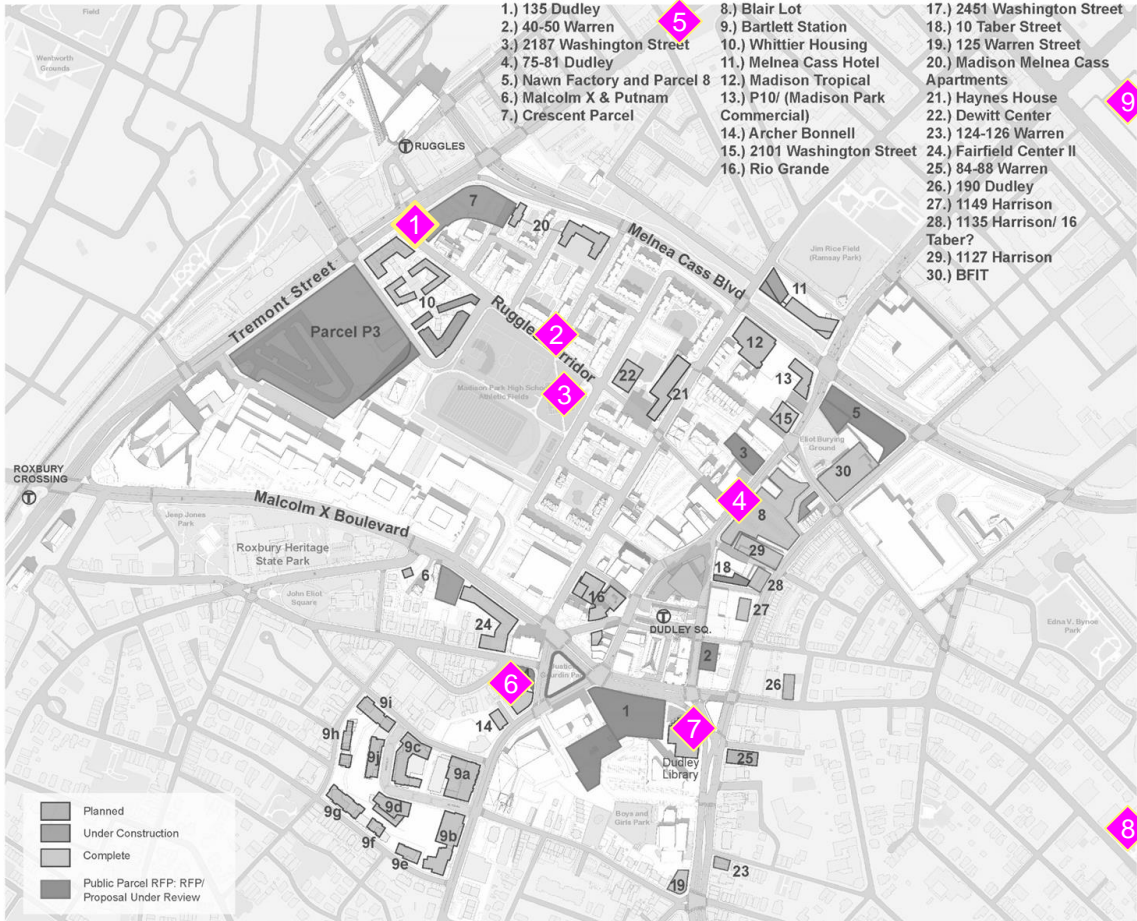
The ARTery is proposed to “counteract this unsatisfactory status quo but establishing cultural landmarks, commissioning artists, activities and entrepreneurs to transform unused lots into community spaces, renovating deteriorating streets and sidewalks, and authorizing tour bus routes through culturally rich Black and Brown neighborhoods”

GALLERY SPACES



Nubian Gallery	3,500 sq.ft space can be used as gallery
DeWitt Center	Community gallery space
2147 Washington	Lobby / gallery
2085 Washington	Gallery space
Nubian Ascends	Gallery proposed as part of Cultural Hall
NUBA (P8)	3,000 sqft gallery space to be run by organization
Oasis @ Bartlett	Gallery space
Nawn Factory	1,340 sqft cultural space (proposed as gallery)

PUBLIC ART: MOAC INVOLVEMENT



- 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.) Créscent 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.) Rio Grande
- 17.) 2451 Washington Street
- 18.) 10 Taber Street
- 19.) 125 Warren Street
- 20.) Madison Melnea Cass Apartments
- 21.) Haynes House
- 22.) Dewitt Center
- 23.) 124-126 Warren
- 24.) Fairfield Center II
- 25.) 84-88 Warren
- 26.) 190 Dudley
- 27.) 1149 Harrison
- 28.) 1135 Harrison/ 16 Taber?
- 29.) 1127 Harrison
- 30.) BFIT

1. Tremont x Ruggles major public art commission
2. Ruggles Corridor Integrated Public Art Project
3. DeWitt playground
4. Washington Street (Black Lives Matter)
5. Legacy of Frederick Douglass
6. Gourdin Memorial Park commission
7. BPL Roxbury Branch commissions
8. Vine Street Community Center
9. Washington Manor Apartments mural

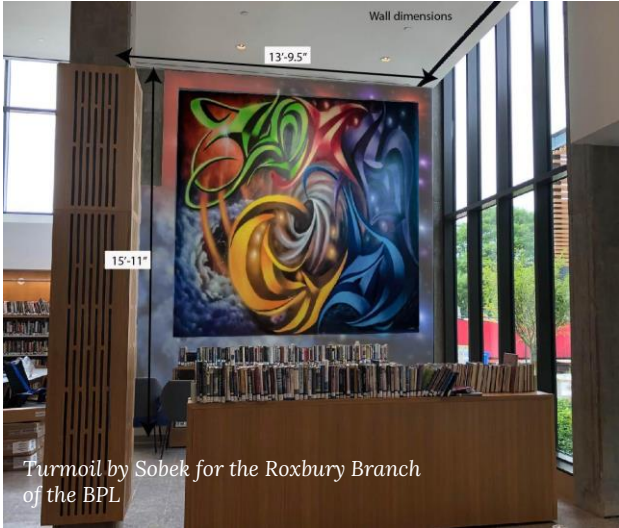
PUBLIC ART: MOAC INVOLVEMENT



P.L.A.Y. 23, Final design, by the P.L.A.Y. Team (Marlon Forrester and Studio Luz) for the Dewitt Playground



Soledad by Marka27 at Washington Manor



Turmoil by Sobek for the Roxbury Branch of the BPL



Legacy of Frederick Douglass, by Mario Chiodo, after a drawing by Paul Goodnight