
Roxbury Strategic Master Plan Oversight Committee Meeting

January 09, 2023

1. RSMPOC

Welcome and Orientation

Meeting Recording

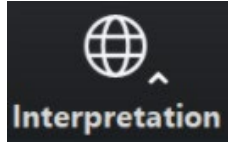
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

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

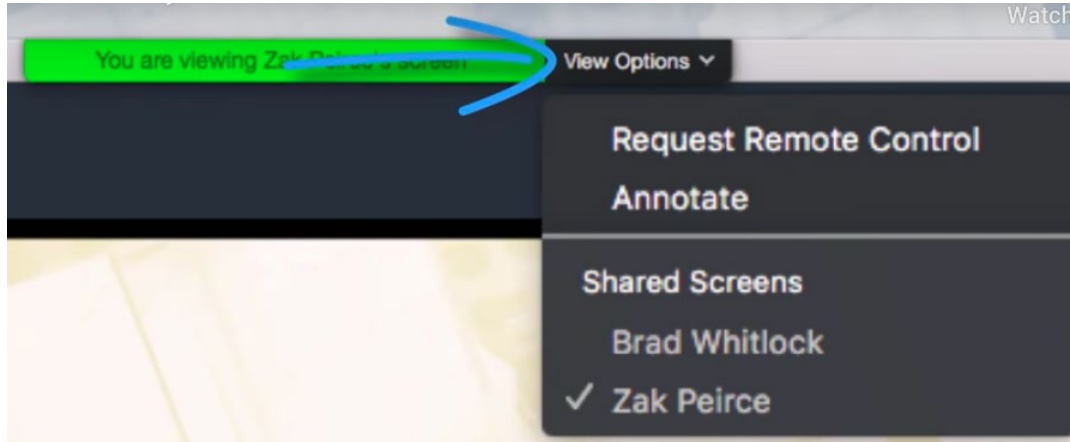
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



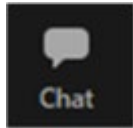
- “Spanish” –for Spanish
- “Haitian Creole” –for Haitian Creole
- “English” – for English
- “Cape Verdean Creole” - Cape Verdean Creole



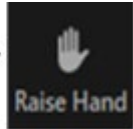
Zoom Tips

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

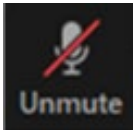
Your controls are at the bottom of the screen



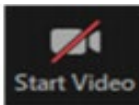
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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 yarisamar.cortez@boston.gov

Agenda

1. RSMPOC Welcome

2. **Project Updates** – *Each team will receive 15m total to present (max 10m) followed by Q&A (5m)*

- 2147-263 Washington Street
- 2085 Washington (Parcel 10)
- Blair Lot (Nubian Ascends)
- 75-81 Dudley Street

RSMPOC Overview and Updates

First Monday of the month

January 9, 2023

February 6, 2023

March 6, 2023

April 3, 2023

May 1, 2023

June 5, 2023

July 10, 2023

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

September 12, 2023 **Tuesday**

October 2, 2023

November 6, 2023

****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. 2147-2163 Washington St.

2147 WASHINGTON

Rental

	Homeless set-aside 30% AMI Rent Amount	Low Income 30-50% AMI (Includes homeless set-aside) Rent Amount	Middle Income 60-80% AMI Rent Amount	Up to Market Rate Rent Amount	Total Rental Units
Studio	\$0- \$499	\$499-\$879	\$1,068-\$1,447	\$1,825	7
1 Bedroom	\$0- \$590	\$590-\$1,031	\$1,252-\$1,695	\$2,136	31
2 Bedroom	\$0- \$659	\$659-\$1,164	\$1,417-1,921	\$2,426	20
3+ Bedroom	\$0- \$734	\$734-\$1,303	\$1,586-\$2,154	\$2,721	4
Total					62
Percent of Total Units	13	60	27	0	100%

Homeownership

	Middle Income Up to 100% AMI Rent Amount	Up to Market Rent Amount	Total Homeownership Units
Studio	NA	\$292,800	1
1 Bedroom	\$180,200 - \$280,700	NA	2
2 Bedroom	\$213,700 - \$326,000	\$505,875 -\$556,000	8
3+ Bedroom	NA	\$575,500	1
Total			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
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2147 WASHINGTON

Milestones

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

**3. 2085 Washington St.
(Parcel 10)**

2085 Washington St.

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
Studio	6	6	0	0	6
1 Bedroom	1	3	25	0	28
2 Bedroom	6	8	19	0	27
3+ Bedroom	3			0	
Total	16	17	44	0	64
Percent of Total Units	17%	21%	46%	0%	66%

Homeownership

	Middle Income Up to 100% AMI <i>Rent Amount</i>	Up to Market <i>Rent Amount</i>	Total Homeownership Units
1 Bedroom	8		8
2 Bedroom	22	2	24
3+ Bedroom			
Total	30	2	32
Percent of Total Units	31%	2%	33%

2085 Washington St.

Other Uses

Parking Spaces (number of spaces)	24 underground parking spaces
Commercial (Square footage)	0
Office (Square footage)	0
Cultural (Square footage)	4,400 combined artist space & amenity
Other (<i>Please Specify</i>) (Square footage)	
Other (<i>Please Specify</i>) (Square footage)	

2085 Washington St.

Jobs Creation

Created	
MWBE Jobs Created	
Projected	
MWBE Jobs Projected	

2085 Washington St.

Milestones

- By the next quarter we expect to have Zoning Board of Appeals approval, to have received updated funding from the City of Boston, MassHousing, and to be under review with the State.
- We expect to start construction by the end of 2023.
- We expect to finish the project by the end of 2025.

4. Blair Lot (Nubian Ascends)

NUBIAN SQUARE ASCENDS

Homeownership

	Middle Income 80% AMI <i>Mortgage Amount (95%)</i>	Middle Income 100% AMI <i>Mortgage Amount (95%)</i>	Total Homeownership Units
1 Bedroom	8 (\$203,015)	7 (\$266,665)	15
2 Bedroom	-	-	-
Total No. of Units	8	7	15
Percent of Total Units	53.3%	46.7%	100%

NUBIAN SQUARE ASCENDS

Other Uses

Parking Spaces (number of spaces)	334 spaces (115,881 SF)
Commercial/Retail (Square footage)	50,445 SF
Office/Lab (Square footage)	135,025 SF
Cultural (Square footage)	34,400 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:
 - Execute Ground Lease**
 - Final Designation**
 - Execute Article 80 Governing Documents**
 - Obtain Additional Tenant LOIs**
 - Obtain Additional Equity Financing**
- We expect to start construction by **Q2 2023**.
- We expect to finish the project by **Q1 2026**.

5. 75-81 Dudley Street

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 80% AMI	Middle Income Up to 100% AMI	Total Homeownership Units
1 Bedroom	3	1	4
2 Bedroom	5	6	11
3+ Bedroom			
Total	8	7	15
Percent of Total Units	53%	47%	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.... ***fall 2023.***
- We expect to finish the project by... ***winter 2024.***