
Roxbury Strategic Master Plan Oversight Committee Meeting

February 06, 2023

1. RSMPOC

Welcome and Orientation

Meeting Recording

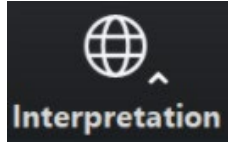
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

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

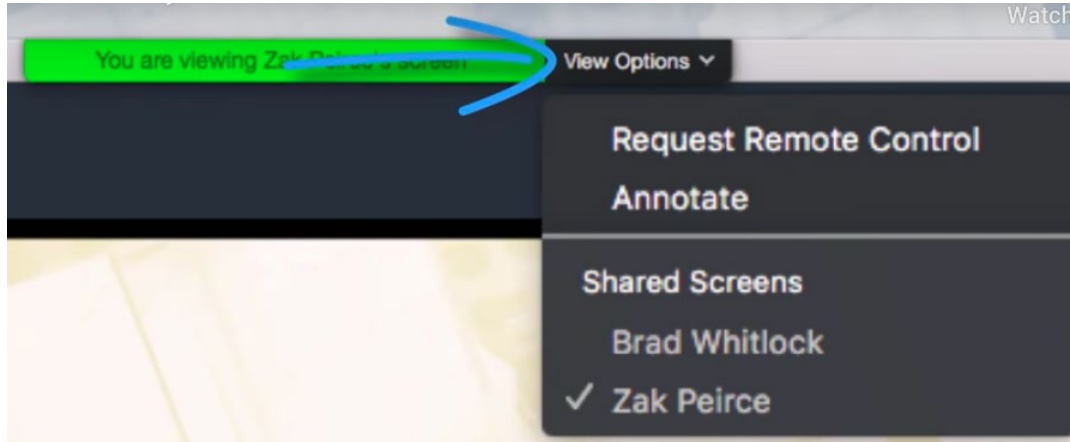
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



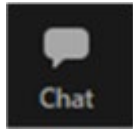
- “Spanish” –for Spanish
- “Haitian Creole” –for Haitian Creole
- “English” – for English
- “Cape Verdean Creole” - Cape Verdean Creole



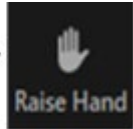
Zoom Tips

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

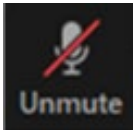
Your controls are at the bottom of the screen



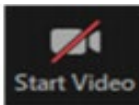
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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

- Drexel Village (Crescent Parcel)
- Parcel 8
- Bartlett Parcel

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. Drexel Village (Crescent Parcel)

Drexel Village

Rental

	Homeless set-aside 30% AMI # of Units	Low Income 30-50% AMI (Includes homeless set-aside) # of Units	Middle Income 60-80% AMI # of Units	Middle Income 80-100% AMI # of Units	Up to Market Rate # of Units	Total Rental Units
1 Bedroom	8	23	25	2	23	73
2 Bedroom	17	29	40	4	32	105
3+ Bedroom	13	16	9	1	2	28
Total	38	68	74	7	57	206
Percent of Total Units	18%	33%	36%	3%	28%	

Homeownership

	Middle Income Up to 100% AMI # of Units	Up to Market # of Units	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

Other Uses

Parking Spaces (number of spaces)	~60
Commercial (Square footage)	Approx. 1,450 sf
Office (Square footage)	N/A
Cultural/ABCD/Parish/Social Service (Square footage)	Approx. 26,100
Other (<i>Community Space</i>) (Square footage)	Approx. 2,100 sf
Other (<i>Open Space</i>) (Square footage)	Approx. 60-65,000 sf

Drexel Village

Milestones

- In December 2022, Drexel Village LLC filed with BPDA a letter of intent for the development of Drexel Village. Also, in December 2022, BPDA extended the tentative designation award. Drexel Village LLC anticipates filing an expanded project notification form in the next 30-45 days.
- Drexel Village has refined the plans and design through an extensive review process with BPDA and MOH staff. Understanding the significance of the St. Francis de Sales Church building to the community, the project design reflects an additional building to integrate the existing Church building into the Drexel Village development.
- We expect to start construction approximately 18-20 months after we receive all of our Article 80 and any 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.

Drexel Village



Crescent Parcel | St Katharine Drexel Parish
Boston, MA | December 6, 2022 | 19094 | © The Architectural Team, Inc.

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Site Plan

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PLANNERS

3. Parcel 8

Parcel 8

Rental

	Homeless set-aside 30% AMI Units	Low Income 30-50% AMI <i>(Includes homeless set-aside) Units</i>	Middle Income 60-80% AMI Units	Up to Market Rate Units	Total Rental Units
1 Bedroom		9	6	6	21
2 Bedroom		12	8	13	33
3+ Bedroom		8	1	1	10
Total		29	15	20	64
Percent of Total Units		45%	23%	31%	100%

Homeownership

	Middle Income Up to 100% AMI Units	Up to Market (120% AMI) Units	Total Homeownership Units
1 Bedroom	25	7	32
2 Bedroom	7	6	13
3+ Bedroom	0	0	0
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 (6 artist work spaces)
Office (Square footage)	
Cultural (Square footage)	2,500 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 ***complete Construction Drawings, receive BWSC approval, receive BPDA Design Review approval, receive approval for Park from Boston Park Department, Boston Landmark Commission and MHC, TAPA agreement, draft Massworks Award agreements***
- We expect to start construction by.... ***Fall 2023***
- We expect to finish the project by... ***Fall 2025***

4. Bartlett Parcel

Bartlett A – 60 Affordable Rentals

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
1 Bedroom	2	9	3		13
2 Bedroom	3	4	30		34
3+ Bedroom	1	3	11		14
Total	6	16	44		60
Percent of Total Units	10%	27%	73%		

Homeownership

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

Bartlett A

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

Milestones

- **By the next quarter we expect....** Construction of Bartlett A is ongoing and is nearly at 100% completion. Tenant move-in is currently schedules to start February 15,2023
- **We expect to start construction by....** Ongoing
- **We expect to finish the project by...** Q4 2022

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
3+ Bedroom	21(290K/369K)	(80%/100%)	21
Total	24*	*12 Units Each at 80% and 100%	24
Percent of Total Units	100%		100%

Bartlett – F1 & F3

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

Jobs Creation

Created	
MWBE Jobs Created	Architectural Firm is an MBE
Projected	
MWBE Jobs Projected	60% of Contact Dollars

Bartlett – F1 & F3

Milestones

- **By the next quarter we expect....** By We will be seeking Article 80 approval in March or the beginning of Q2.
- **We expect to start construction by....** Q3 2023
- **We expect to finish the project by...** Q4 2024

Bartlett F5 – 44 Affordable Rentals

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
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%(2274)	8
Total	5	14	30		44
Percent of Total Units	11%	32%	68%		100% Affordable

Homeownership

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

Bartlett F5

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

Milestones

- **By the next quarter we expect.... The project is now funded by both MOH (City) and the DHCD (State) and it has Article 80 Approval. During Q1 we will continue to progress to financial closing and commencement of construction.**
- **We expect to start construction by.... Construction will commence by Q4 2023.**
- **We expect to finish the project by... Q3 2025**

Bartlett- D (the "KENZI") 50 Senior Rentals

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
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	Up to Market	Total Homeownership Units
1 Bedroom	N/A		
2 Bedroom			
3+ Bedroom			
Total			
Percent of Total Units			

Bartlett- D

Other Uses

Parking Spaces (number of spaces)	17
Commercial (Square footage)	n/a – no commercial space
Office (Square footage)	n/a – no office space
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

Milestones

- **By the next quarter we expect....** The Kenzi has completed all steel and wood framing. The building foundation is complete, and windows are being installed on all floors.
- **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 Station Projects

BARTLETT STATION PROJECTS UNDER CONSTRUCTION -- WORKFORCE RESULTS

	Bartlett A (100% Complete)	+Bartlett D (the Kenzi) (40% Complete)
*Resident	33%	13%
Minority	74%	76%
Women	9%	9%
**MBE	62%	55%
WBE	25%	33%

*The percentages for Resident, Minority and Women reflect the % of Total Hours worked by Residents, Minorities and Women as of Week of 01-07-23.

**The percentages for MBE and WBE reflect the % of contract dollars (\$\$\$) allocated to MBE and WBE Firms.

+ Please note that framing work on the Kenzi has just now completed. POAH anticipates that the percentage related to "Resident" hours will increase as additional trades begin their engagement. NEI, the General Contractor, for Bartlett A is also the GC for the Kenzi.