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# **Roxbury Strategic Master Plan Oversight Committee Meeting**

March 06, 2023

# **1. RSMPOC**

## **Welcome and Orientation**

# Meeting Recording

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

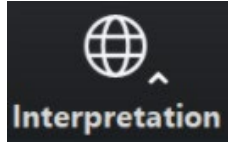
[bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.

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.

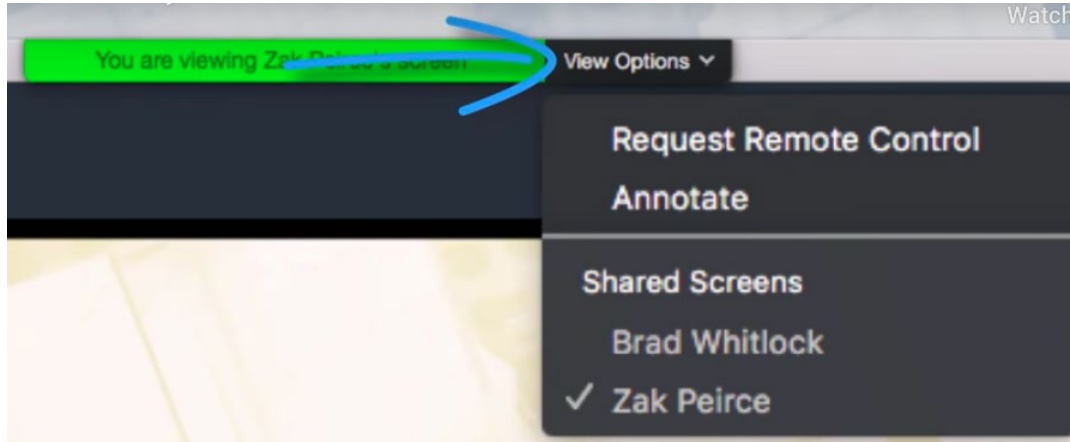
If your camera and microphone are off, you can still participate through the text chat feature.

# Interpretation and Translation

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

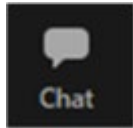


# Zoom Tips

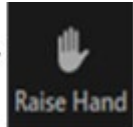
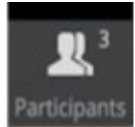
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Welcome! Here are some tips on using Zoom for first-time users.

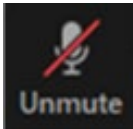
Your controls are at the bottom of the screen



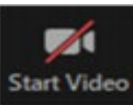
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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

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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](mailto:yarisamar.cortez@boston.gov)

# Agenda

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## 1. RSMPOC Welcome

## 2. Project Updates

- 135 Dudley St
- Art @ The Nawn Factory
- Nubian Square Ascends

# RSMPOC Overview and Updates

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## *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

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- 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.

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- **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](https://bit.ly/theRSMPOC)

# Original 2004 Master Plan Goals

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- 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

# Boston Water Sewer Commission Lots Visioning Session

*Join us!*  
*March 14 at 6 pm*



[Bit.ly/BWSCvisioning](https://bit.ly/BWSCvisioning)

**Purpose:** Collaborative Visioning Session - Seek community feedback and outline the goals for the future of the BWSC Lots

## **BWSC Lots Overview**

- Approx. 411 parking spaces
- Approx. 191,528 SF (4.4 acres)



## **2. 135 Dudley Street**

# 135 DUDLEY STREET

CRUZ DEVELOPMENT CORPORATION

Program Component	Size
Residential Condominiums	110 units
Residential Rentals	60 Units
Commercial	8,313 s/f
Office	1,000 s/f
Cultural	200 s/f
Parking Garage	136 Spaces
<b>Total Development Cost</b>	<b>\$149,365,904</b>

# 135 Dudley Street

## Rental

	Homeless set-aside 30% AMI <i># of Units</i>	Low Income 30-50% AMI <i>(Includes homeless set-aside) # of Units</i>	Middle Income 60-80% AMI <i># of Units</i>	Up to Market Rate <i># of Units</i>	Total Rental Units
1 Bedroom	3	15	9		24
2 Bedroom	5	24	7		31
3+ Bedroom	1	3	2		5
Total	9	42	18		60
Percent of Total Units	15	70	30		100

## Homeownership

	Middle Income Up to 100% AMI <i># of Units</i>	Up to Market <i># of Units</i>	Total Homeownership Units
1 Bedroom	8	17	25
2 Bedroom	17	62	79
3+ Bedroom	2	4	6
Total	27	83	110
Percent of Total Units	20	80	100

# 135 Dudley Street

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## Jobs Creation

Created	35 Permanent Jobs & 150 Construction Jobs
MWBE Jobs Created	60% of Permanent and Construction Jobs
Projected	35 Permanent and 150 Construction Jobs
MWBE Jobs Projected	21 Permanent and 90 Construction Jobs
Total Jobs Created	185



# 135 Dudley Street

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## 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

# 135 Dudley Street

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## General Timeline & Milestones

### ***Funding Resources & Applications Submitted***

- City of Boston DND Approved for Rental Phase
- DHCD Funding on hold waiting for MassWorks Grant Approval
- MHA / Commonwealth Builders To Be Filed
- MassWorks To be Filed 6-3-2023

### ***Project Design, Permits and Construction Timing (as applicable)***

- Permit Plan Set Due March 15, 2023

# 135 Dudley Street

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## Milestones

- By the next quarter we expect.... Having Applied for our Building Permit for 135 Dudley Street and Having applied for a MassWorks Grant
- We expect to start construction by.... Spring 2024
- We expect to finish the project by... *Fall 2027*









# **3. Art @ The Nawn Factory**



# Art @ the Nawn Factory

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## Other Uses

Parking Spaces (number of spaces)	0
Commercial (Square footage)	0
Office (Square footage)	0
Cultural (Square footage)	11000
<b>Other (<i>Please Specify</i>)</b> (Square footage)	
<b>Other (<i>Please Specify</i>)</b> (Square footage)	

# Art @ the Nawn Factory

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## Jobs Creation

Created	0
MWBE Jobs Created	0
Projected	15
MWBE Jobs Projected	15

# Art @ the Nawn Factory

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## Milestones

- By the next quarter we expect.... ***Finalized process for MassWorks development grant***
- ***Completed architectural design***
- We expect to start construction by.... ***December 2024***
- We expect to finish the project by... ***December 2026***

# 4. Nubian Square Ascends

# Nubian Square Ascends

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## Homeownership

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

# Nubian Square Ascends

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## 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

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## 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

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## Milestones

### Schedule/Milestone Item

MEPA Approval

Article 80 Board Approval

Zoning Board of Appeals

Boston Landmarks Commission

Final Designation

Construction

### Status/Anticipated Completion

Approved on 10/22/21

Approved on 12/16/21

Approved on 9/27/22

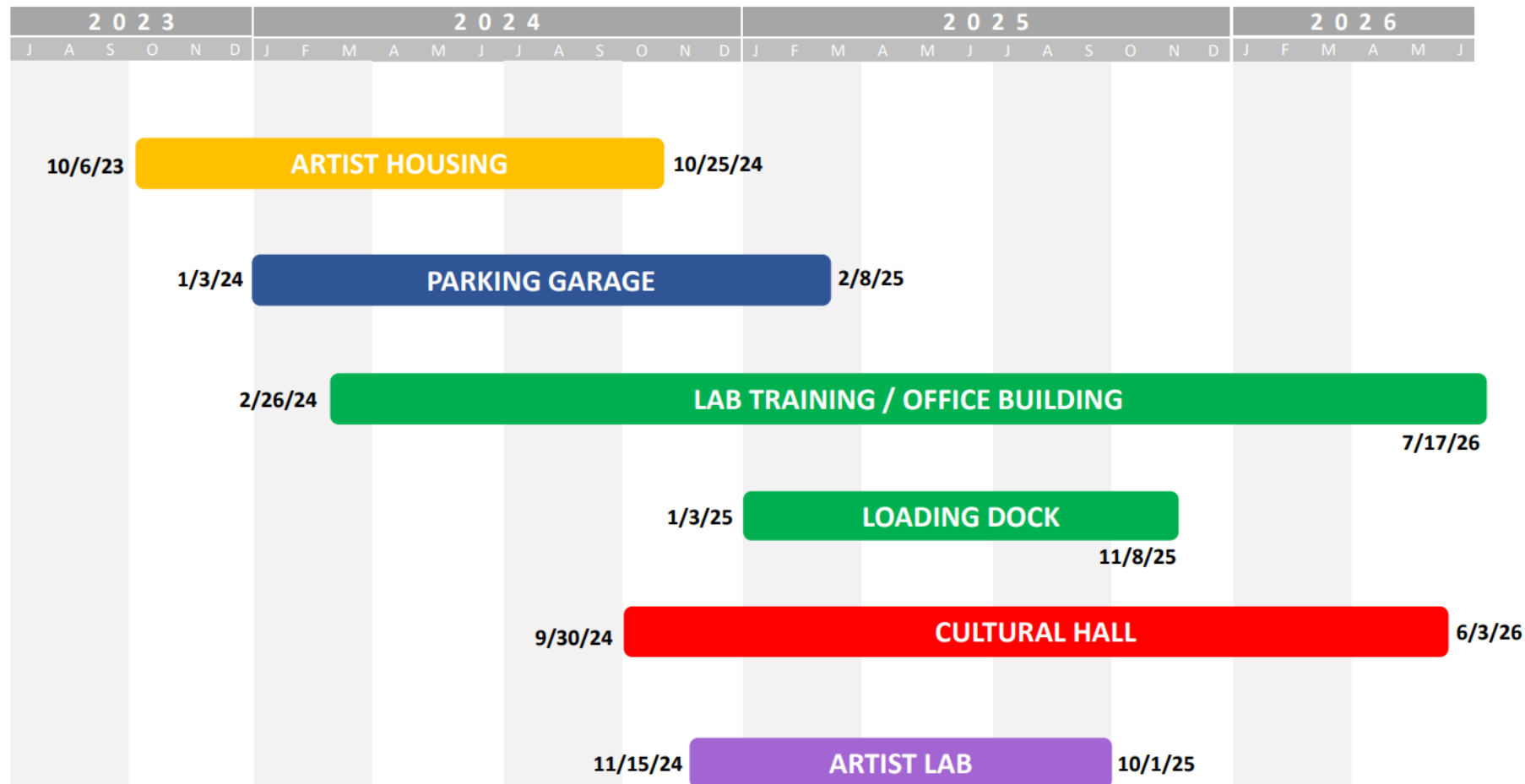
Approved on 10/25/22

Expected 3/16/23

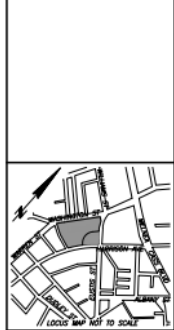
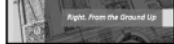
Q3 2023 – Q1 2026



# NUBIAN SQUARE ASCENDS – PROJECT CONSTRUCTION SEQUENCE



BOSTON HEADQUARTERS  
152 HAMPSHIRE STREET  
BOSTON, MA 02119  
WORCESTER OFFICE  
27 MECHANIC STREET  
WORCESTER, MA 01608  
(617)357-9740  
www.feldmangeo.com



ADDRESS:  
**NUBIAN SQUARE**  
BOSTON, MASS.

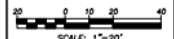
RESEARCH: MSH	FIELD CHECK: AC/CD
PROJ: MSH TRN	APPROVED:
SCALE: CM	CHECK: CM
FIELD CHG:	ORD FILE: 17629

REVISIONS:

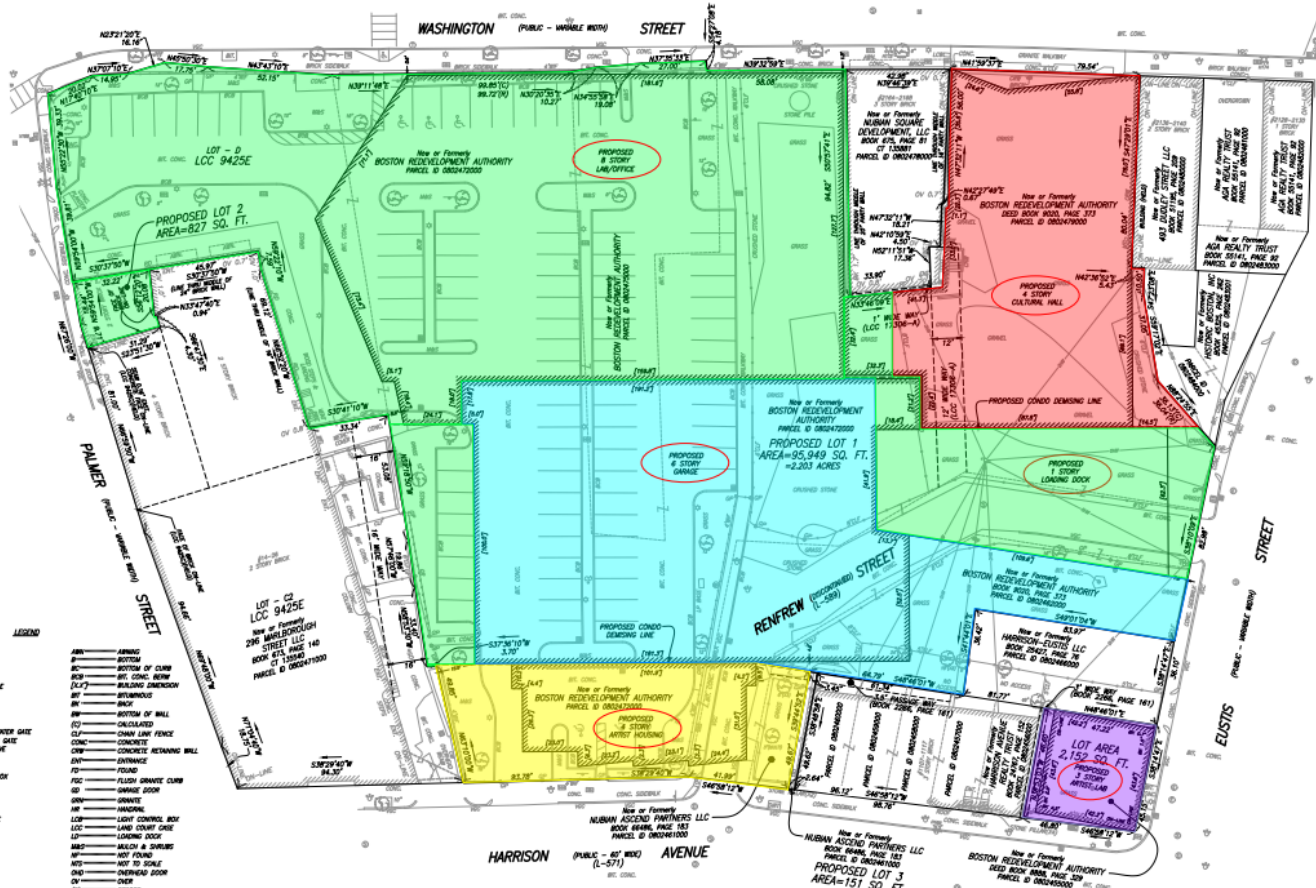

2022 \$4.15 PERMITS SET

DRAWING NAME:  
**V-002**  
PLOT PLAN SHOWING  
PROPOSED BUILDINGS

DATE: APRIL 14, 2022



SCALE: 1"=20'  
SHEET NO. 1 OF 1



**LEGEND**

○	SEWER MANHOLE	AW	AWNING
○	DRAIN MANHOLE	BC	BOTTOM OF CLUMP
○	ELECTRIC MANHOLE	BC	BC CONC. MEM.
○	WATER MANHOLE	BCP	BUILDING CONNECTION
○	TELEPHONE MANHOLE	BT	BOTTOM OF TOWER
○	CABLE TV MANHOLE	BT	BOTTOM OF TOWER
○	WELL MANHOLE	BT	BOTTOM OF TOWER
○	MANHOLE	BT	BOTTOM OF TOWER
○	WATER SHUT OFF/WATER GATE	BT	BOTTOM OF TOWER
○	GAS SHUT OFF/GAS GATE	BT	BOTTOM OF TOWER
○	BOSTON WATER VALVE	BT	BOTTOM OF TOWER
○	CATCH BASIN	BT	BOTTOM OF TOWER
○	CURB	BT	BOTTOM OF TOWER
○	TRAFFIC CONTROL BOX	BT	BOTTOM OF TOWER
○	TRAFFIC SIGNAL	BT	BOTTOM OF TOWER
○	DAY POLE	BT	BOTTOM OF TOWER
○	LIGHT POLE	BT	BOTTOM OF TOWER
○	LIGHT POLE	BT	BOTTOM OF TOWER
○	ELECTRIC MANHOLE	BT	BOTTOM OF TOWER
○	POST	BT	BOTTOM OF TOWER
○	POST	BT	BOTTOM OF TOWER
○	FLAG PILE	BT	BOTTOM OF TOWER
○	CLEAN OUT	BT	BOTTOM OF TOWER
○	PIPE ALUMINUM	BT	BOTTOM OF TOWER
○	ROOF DRAIN	BT	BOTTOM OF TOWER
○	DISCREETION WELL	BT	BOTTOM OF TOWER
○	STEAM PIPING/SHAKE CONNECTION	BT	BOTTOM OF TOWER
○	LITILITY POLE BY LIGHT TRANSFORMER	BT	BOTTOM OF TOWER
○	GAS METER	BT	BOTTOM OF TOWER
○	ELECTRIC METER	BT	BOTTOM OF TOWER
○	AN AIR CONDITIONING UNIT	BT	BOTTOM OF TOWER
○	TRASH RECEPTACLE	BT	BOTTOM OF TOWER
○	REARLAND PARKING SPACE	BT	BOTTOM OF TOWER
○	DEODOROUS TREE	BT	BOTTOM OF TOWER
○	CONFIDENTIAL TREE	BT	BOTTOM OF TOWER
○	BUSH	BT	BOTTOM OF TOWER
○	HANDICAP RAMP	BT	BOTTOM OF TOWER
○	GATE POST	BT	BOTTOM OF TOWER
○	PROVISION CONTROL VALVE	BT	BOTTOM OF TOWER

- NOTES:**
- BY GRAPHIC PLOTTING ONLY, THE PARCELS SHOWN HEREIN ARE WITHIN A ZONE 5' BY 5' DIMENSIONS IN AN AREA OUTSIDE OF THE 5' ZONE CHANGE ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD MAP AND FEMA'S SPECIAL STUDIES HAZARD IDENTIFICATION MAP NUMBER 220000000A, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.
  - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT IS CONDUCTED BY ANY FINANCER SUCH A REPORT WOULD REVEAL.
  - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL, ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OF THIS DOCUMENT FOR ANY PURPOSES BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO THE CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR DEFENSE OF COPYRIGHT LAW, UNLESS BOSTON GEOSPATIAL IS PROVIDED BY FELDMAN GEOSPATIAL.

**REFERENCES**

SUFFOLK COUNTY RECORDS OF DEEDS

LOT 303-A  
LCC 303-A-1  
LCC 17036-A

CITY OF BOSTON SURVEY FIELD BOOKS

BOOK 176, PAGES 123-124  
BOOK 176, PAGE 126  
BOOK 184, PAGE 100

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS, AND COMPASSES OF RECORD.

DATE: 04/14/2022  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: [Signature]

