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

May 01, 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

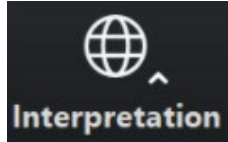
[bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.

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.

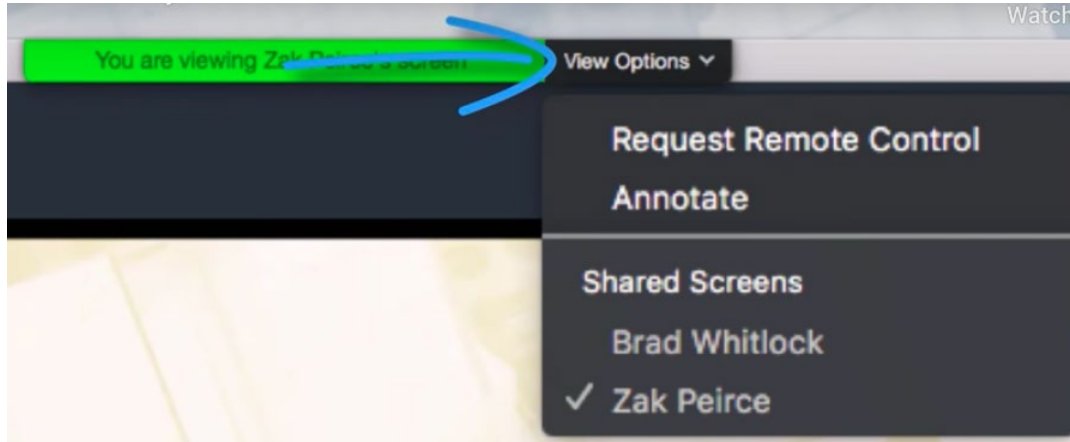
If your camera and microphone are off, you can still participate through the text chat feature.

# Interpretation and Translation

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

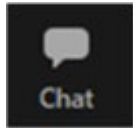


# Zoom Tips

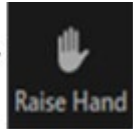
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Welcome! Here are some tips on using Zoom for first-time users.

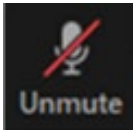
Your controls are at the bottom of the screen



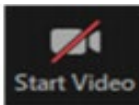
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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. Plan: Nubian Project Updates

- 2147 Washington St.
- 2085 Washington St.
- 75 Dudley St.

# 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)

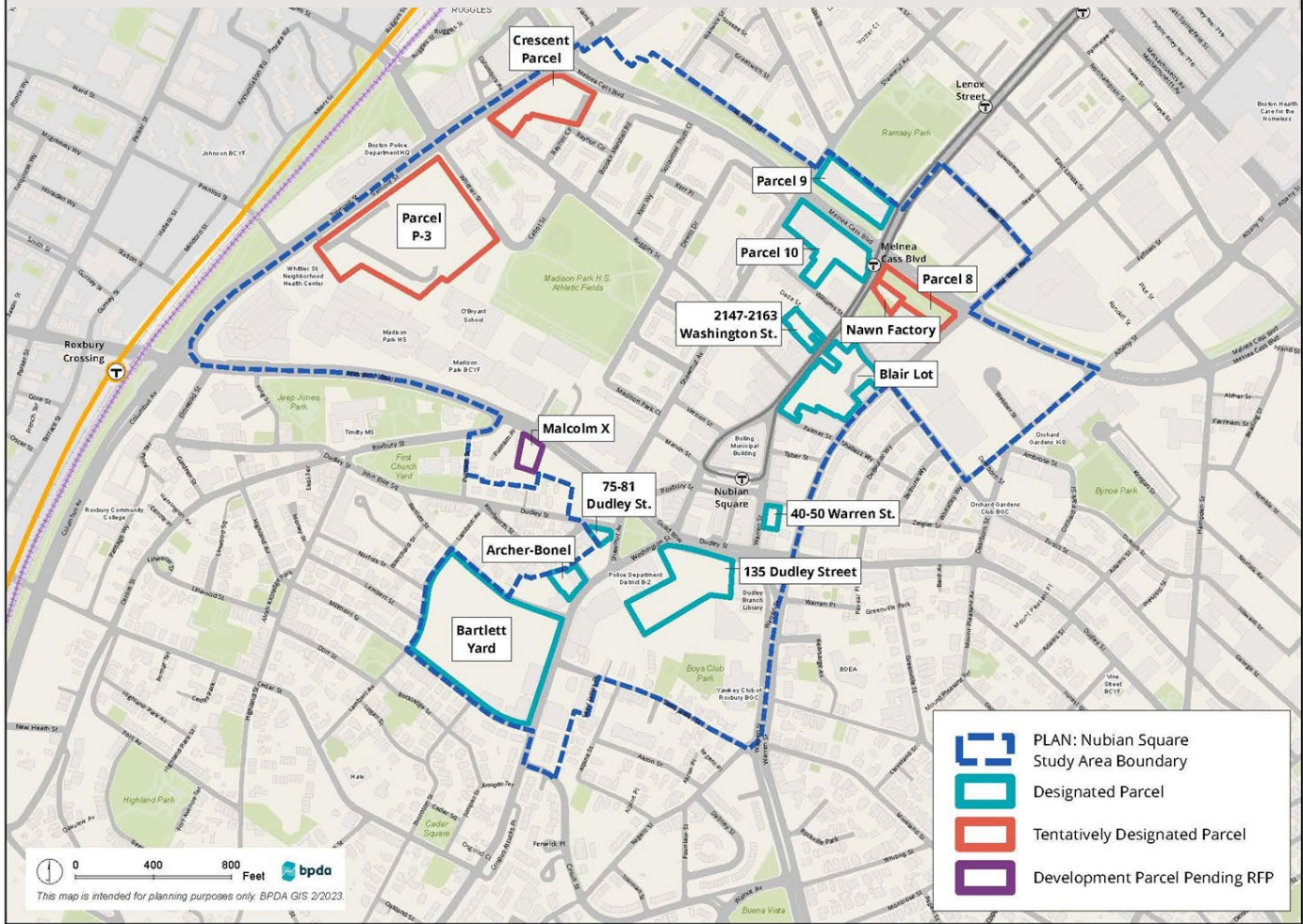
# Original 2004 Master Plan Goals

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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

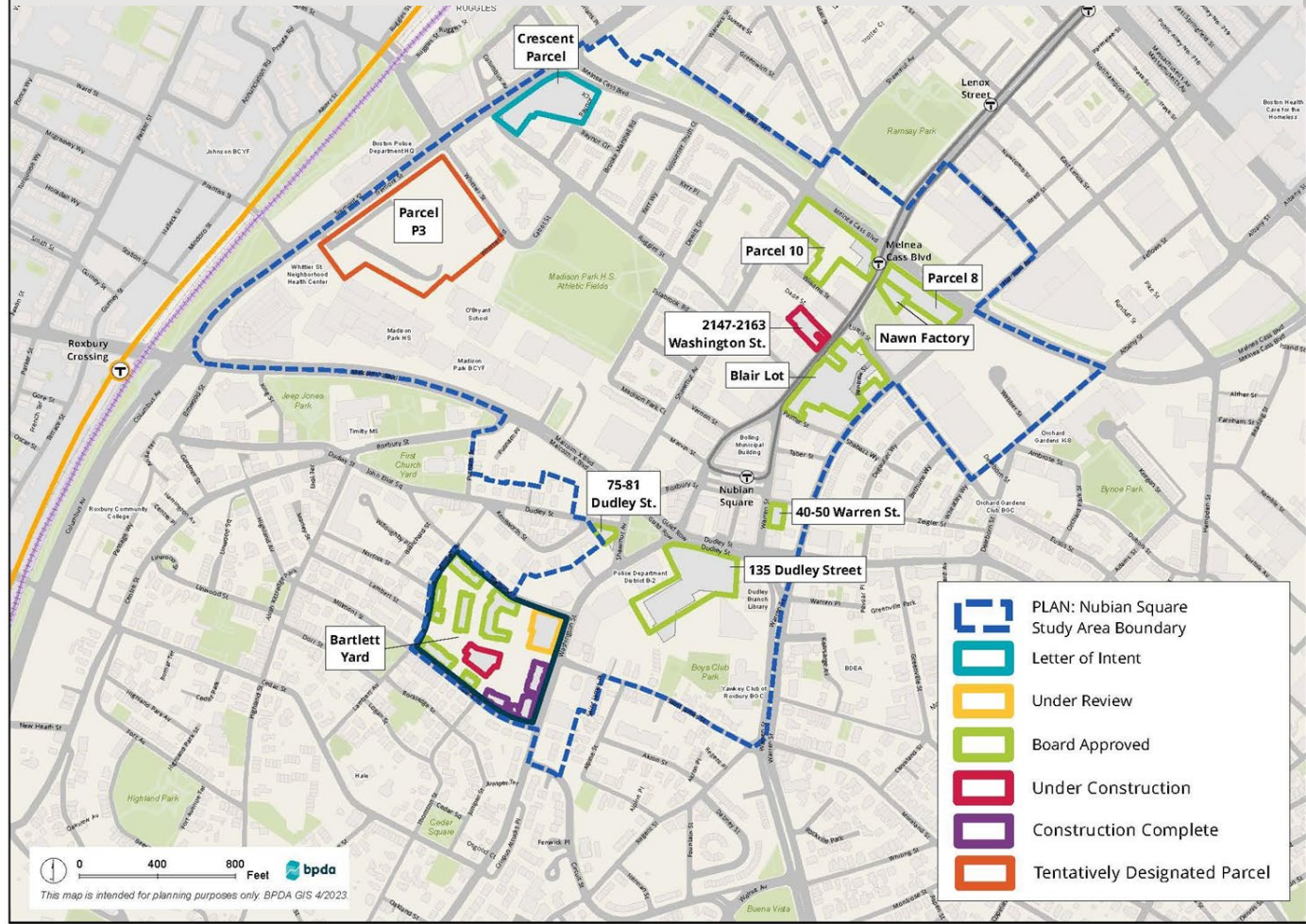
**2. 2147 Washington St.**

# Real Estate Disposition Status





# Article 80 Project Phase



# 2147 Washington St.

**Current Project Phase: Under Construction**

**Proposed Project Programming Highlights:**

- 23,000 Land SF
- 99,000 SF Gross floor area
- New Construction

**Development Entities:** New Atlantic Development LLC and DREAM Collaborative LLC (50/50 joint venture)





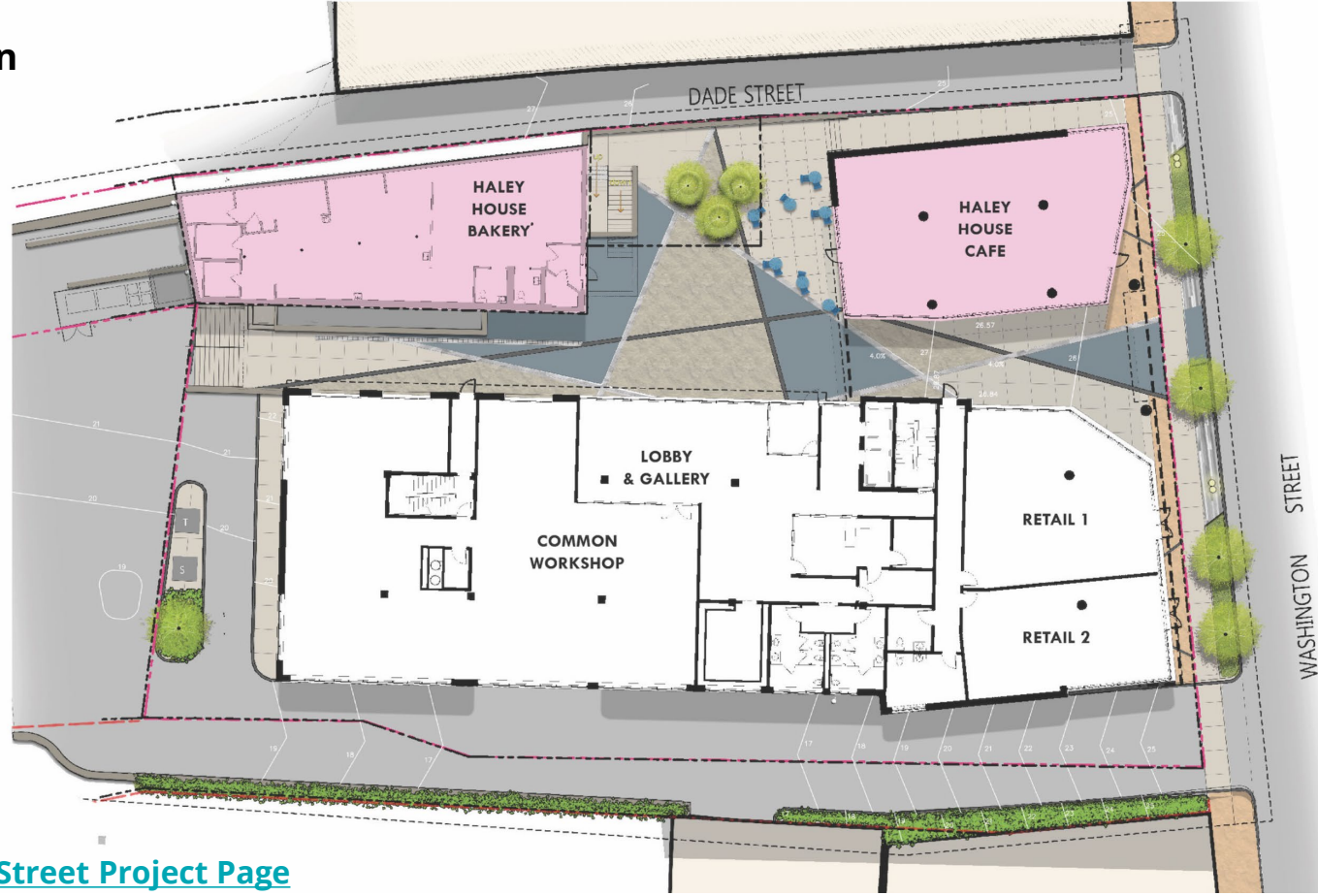
# 2147 Washington St.





# 2147 Washington St.

## Project Site Plan



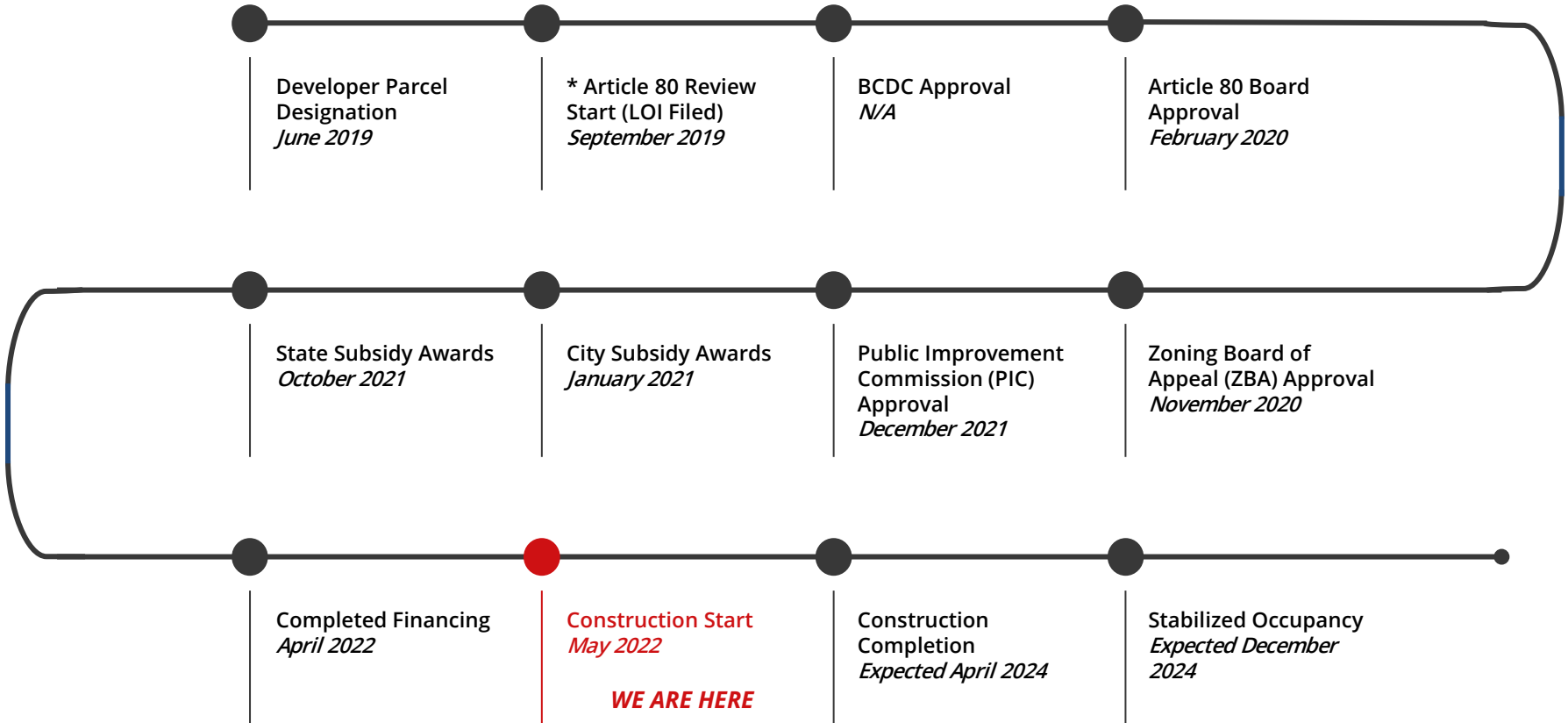
# 2147 Washington St.

## Regulatory Milestones & Project Schedule

Stabilized Occupancy	<i>Expected</i> December 2024
Construction Completion	<i>Expected</i> August 2024
<b>25% Construction Completion</b>	<b>April 2023</b>
Construction Start	May 2022
Completed Financing	April 2022
State Subsidy Awards	October 2021
City Subsidy Awards	January 2021
Public Improvement Commission Approval	December 2021
Zoning Board of Appeal Board (ZBA)	November 2020
Article 80 Board Approval	February 2020
BCDC Approval* 100,00 sqft or significant public realm	N/A
Article 80 Review Start (LOI Filed)	September 2019
BPDA or Mayor's Office of Housing (MOH Developer Designation)	June 2019

**WE ARE HERE**

# 2147 Washington St. Regulatory Milestones & Timeline



# 2147 Washington St.

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## Project Uses and Programming

Parking Spaces (# of spaces)	32 Garage Spaces; 11 Surface Spaces
Commercial (sq.ft.)	4,200 SF
Office (sq.ft)	0
Cultural (sq.ft)	4,100 SF
Residential (sq.ft.)	90,700 SF
Open Space (sq.ft.)	4,900 SF
Other Uses (please specify) (sq.ft.)	N/A

# 2147 Washington St.

## Rental Units Overview

	<b>Homeless set-aside 30% AMI</b> <i># of Units / Average Rent</i>	<b>Low Income 30-50% AMI (Includes homeless set-aside)</b> <i># of Units / Average Rent</i>	<b>Middle Income 60-80% AMI</b> <i># of Units / Average Rent</i>	<b>Up to Market Rate</b> <i># of Units / Average Rent</i>	<b>Total Rental Units</b>
<b>Studio</b>	\$0 - \$499	\$499 - \$879	\$1,068 - \$1,447	\$1,825	7
<b>1 Bedroom</b>	\$0 - \$590	\$590 - \$1,031	\$1,252 - \$1,695	\$2,136	31
<b>2 Bedroom</b>	\$0 - \$659	\$659 - \$1,164	\$1,417 - \$1,921	\$2,426	20
<b>3+ Bedroom</b>	\$0 - \$734	\$734 - \$1,303	\$1,586 - \$2,154	\$2,721	4
<b>Total Units</b>	8	26	36	0	62
<b>Percent Total Units</b>	13%	60%	27%	0%	100%

\* AMI is an acronym for Average Median Income. AMI is based on where you live and your household size

# 2147 Washington St.

## Homeownership Units Overview

	<b>Middle Income Up to 80% AMI</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Middle Income Up to 100% AMI</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Up to Market Rate</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Total Homeownership Units</b>
<b>Studio</b>	NA	NA	(1) \$292,800 / \$1960 per month*	1
<b>1 Bedroom</b>	(1) \$180,200 / \$1,204 per month*	(1) \$280,700 / \$1,870 per month*	NA	2
<b>2 Bedroom</b>	(3) \$213,700- / \$1,430 per month*	(3) \$326,000 / \$2,180 per month*	(2) \$550,000- market / \$3,680 per month*	8
<b>3+ Bedroom</b>	NA	NA	(1) \$575,500-market / \$3,850 per month*	1
<b>Total Units</b>	4	4	4	12
<b>Percent Total Units</b>	33%	33%	33%	100%

\*Subject to BPDA maximum after sales prices, interest rates and down payments amounts

AMI is an acronym for Average Median Income. AMI is based on where you live and your household size.

# 2147 Washington St.

## Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Created	Currently Under Construction
Projected	
Minority/Women Business Enterprises (MWBE) Projected	150 Jobs



# 2147 Washington St.

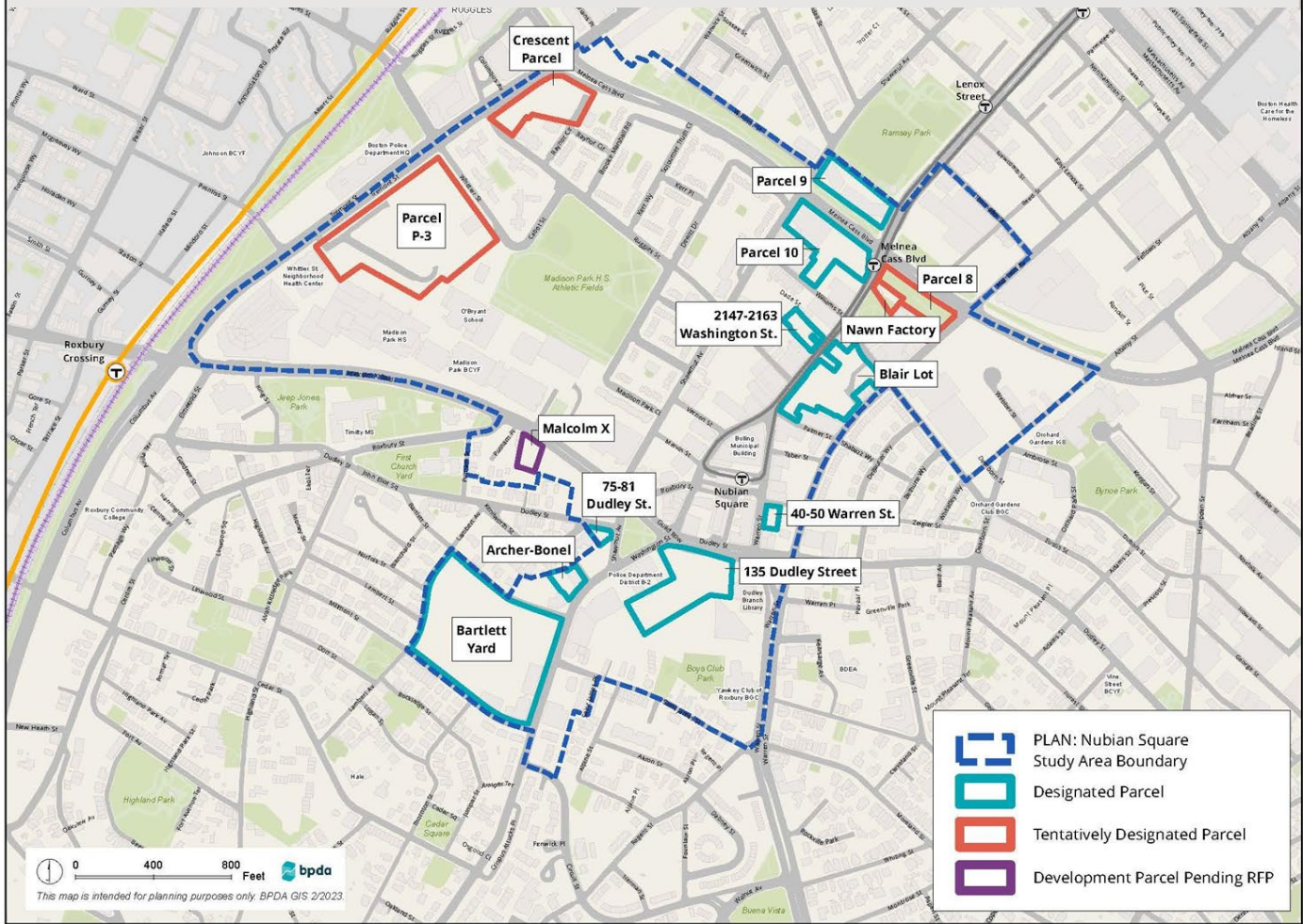
## BRJP Report for Projects Under Construction

Subcontractor Name	Trade	Worker Hours By Timesheet (simple) Total		Worker Hours By Timesheet (simple) Resident			Worker Hours By Timesheet (simple) POC		Worker Hours By Timesheet (simple) Female		
		Sum of Worker Hours This Period	Total #	Res. %	Res #	Res Hrs.	POC Hrs,	POC %	Fem Hrs.	Fem %	Fem #
Kaplan Construction	GC	290		89%		259	290	100%	0	0	
Conneely Excavation	Sitework	128		50%		64	64	50%	0	0	
Knight Waterproofing	Waterproofing	256		0		0	256	100%	0	0	
Form Up	Concrete	1574		0		0	278	18%	0	0	

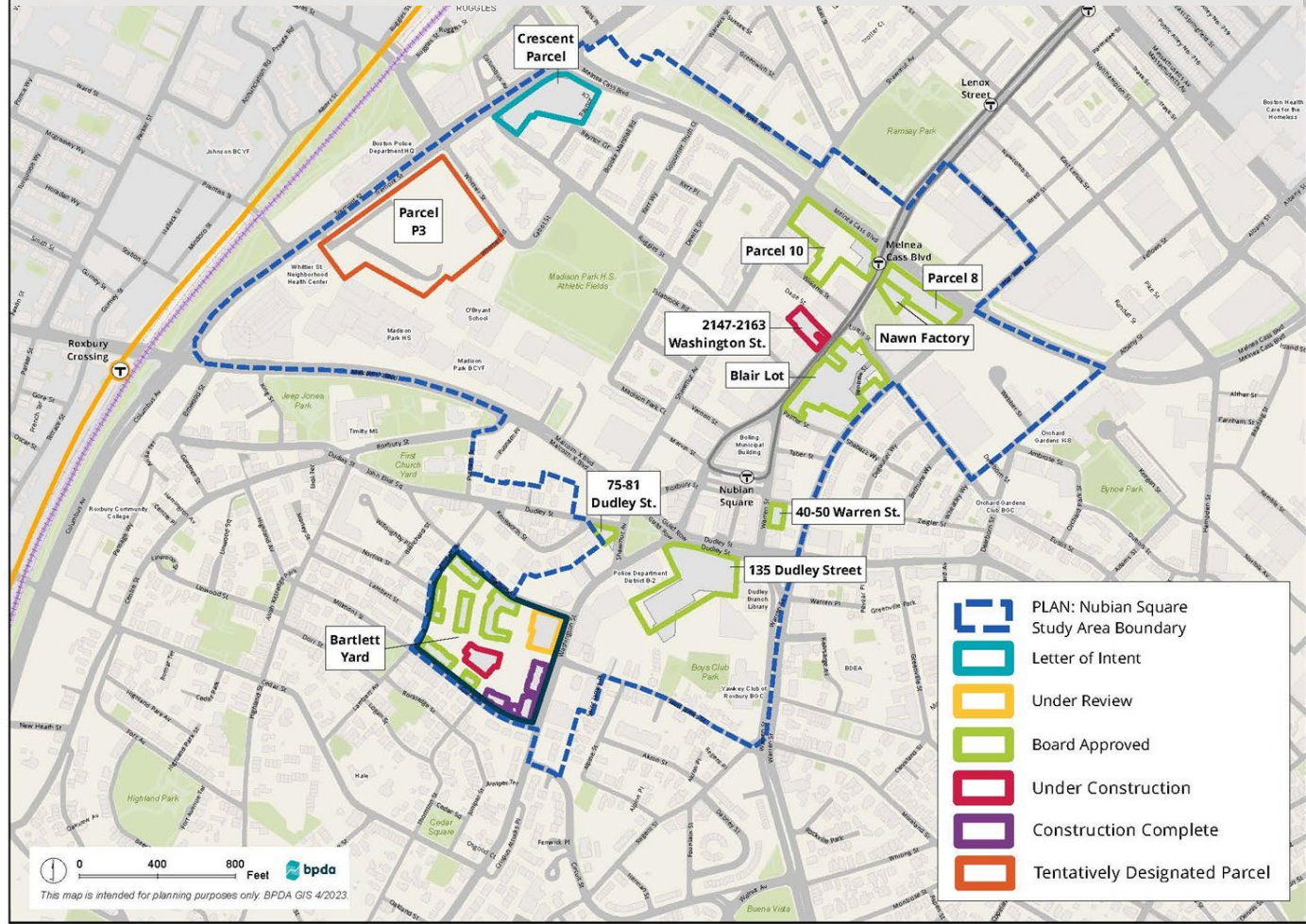


**3. 2085 Washington St.**

# Real Estate Disposition Status



# Article 80 Project Phase





# 2085 Washington Street

## Current Project Phase: Predevelopment

### Proposed Project Programming Highlights:

- 96 units of mixed-income rental and mixed-income homeownership new construction
  - 129,000 GSF residential and community space
- A new Gateway Plaza at entry to Nubian Square filled with landscaping and artwork
- Arts focus with work/sell spaces and galleries
- Parking and access preserved for Tropical Foods and 2101 Washington Street.
- Commitment to local, diverse hiring and contracting
- Extensive and inclusive community engagement process.

### Development Entities:

Madison Trinity 2085 Development LLC



Viewing looking into Nubian Square

# 2085 Washington Street

## Project Site Plan



# 2085 Washington Street

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## Community Engagement

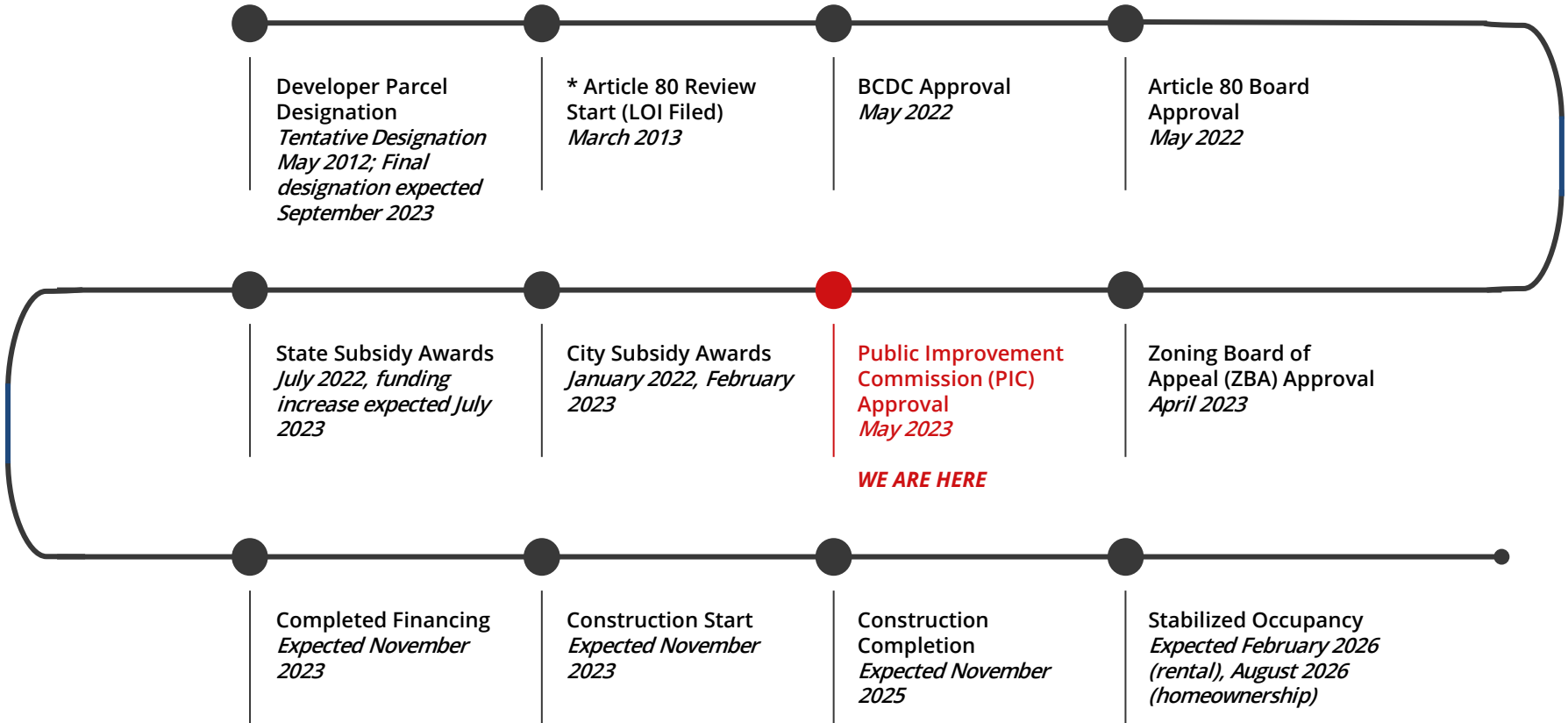
- District 7 City Councilor Tania Fernandes Anderson: 7/7/2022, 3/13/23,4/8/23
- Roxbury Neighborhood Council: 9/22/2022, 10/27/2022
- Project Review Committee: 1/31/2019, 9/28/2020, 1/21/2021, 5/20/2021, 11/17/2021, 12/8/2021
- 2085 Washington Street Abutters (Mayor's Office of Neighborhood Services): 9/27/22
- Friends of Melnea Cass Boulevard: 7/28/2021, 12/1/2021
  - Resulted in building design changes that preserve 4 mature pear trees on site
- Boston Landmarks Commission: 1/26/2021, 6/22/2021, 11/23/2021, 6/28/2022
  - Resulted in building redesign to comply with height restrictions within 60ft of Eliot Burying Ground
- Roxbury Main Streets: 9/13/2020
- Tropical Foods: 12/16/2019, 5/7/2020, 7/2/2020, 9/2/2020, 1/25/2021, 2/9/2021, 12/16/2021, 2/24/2022, 8/11/2022

# 2085 Washington St.

## Regulatory Milestones & Project Schedule

Stabilized Occupancy	Expected February 2026 (rental); Expected August 2026 (homeownership)	<i><b>FUTURE</b></i>
Construction Completion	Expected November 2025	
50% Construction Completion	Expected November 2024	
Construction Start	Expected November 2023	
Completed Financing	Expected November 2023	
State Subsidy Awards	July 2022, funding increase expected July 2023	
City Subsidy Awards	January 2022, February 2023	
<b>Public Improvement Commission Approval</b>	<b>May 2023</b>	<i><b>* WE ARE HERE</b></i>
Zoning Board of Appeal Board (ZBA)	April 2023	
Article 80 Board Approval	May 2022	
BCDC Approval* 100,00 sqft or significant public realm	May 2022	
Article 80 Review Start (LOI Filed)	March 2013	
BPDA or Mayor's Office of Housing (MOH Developer Designation)	Tentative designation May 2012; Final designation expected Sept. 2023	<i><b>PAST</b></i>

# 2085 Washington St. Regulatory Milestones & Timeline





# 2085 Washington St.

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## Project Uses and Programming

Parking Spaces (# of spaces)	24 below-grade garage (12k SF)
Commercial (sq.ft.)	0
Office (sq.ft)	0
Cultural (sq.ft)	4,400 SF artist work / sell spaces, galleries, community amenity
Residential (sq.ft.)	112,000 SF
Open Space (sq.ft.)	~5,000 SF community plaza
Other Uses (please specify) (sq.ft.)	NA

# 2085 Washington St.

## Rental Units Overview

	<b>Homeless set-aside 30% AMI</b> <i># of Units / Average Rent</i>	<b>Low Income Up to 50% AMI</b> <b>(Includes homeless set-aside)</b> <i># of Units / Average Rent</i>	<b>Middle Income Up to 80% AMI</b> <i># of Units / Average Rent</i>	<b>Up to Market Rate</b> <i># of Units / Average Rent</i>	<b>Total Rental Units</b>
<b>Studio</b>	6	6	0	0	6
<b>1 Bedroom</b>	(1) PBVs, tenants pay 30% of their income	(3) \$1,167	(25) \$1,391 < 60% AMI \$1,890 < 80% AMI	0	28
<b>2 Bedroom</b>	(6) PBVs, tenants pay 30% of their income	(8) \$1,356	(19) \$1,656 < 60% AMI \$2,255 < 80% AMI	0	27
<b>3+ Bedroom</b>	(3) PBVs, tenants pay 30% of their income	0	0	0	3
<b>Total Units</b>	16	17	44	0	64
<b>Percent Total Units</b>	17%	21%	46%	0%	66%

- AMI is an acronym for Average Median Income. AMI is based on where you live and your household size
- PBV – Project Based Voucher

# 2085 Washington St.

## Homeownership Units Overview

	<b>Middle Income Up to 80% AMI</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Middle Income Up to 100% AMI</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Up to Market Rate</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Total Homeownership Units</b>
<b>Studio</b>	NA	NA	NA	NA
<b>1 Bedroom</b>	(4) \$213,700 sales / \$207,289 mortgage	(4) \$280,700 sales / \$272,279 mortgage	NA	8
<b>2 Bedroom</b>	(11) \$252,000 sales/ \$244,440 mortgage	(11) \$326,000 sales / \$316,220 mortgage	(2) Sales price subject to market conditions, currently projecting approx. \$405,000	24
<b>3+ Bedroom</b>	NA	NA	NA	NA
<b>Total Units</b>	15	15	2	32
<b>Percent Total Units</b>	15.5%	15.5%	2%	33%

*Downpayment of 3% assumed when calculating mortgage sizing (mortgage price).*

*AMI is an acronym for Average Median Income. AMI is based on where you live and your household size.*

# 2085 Washington St.

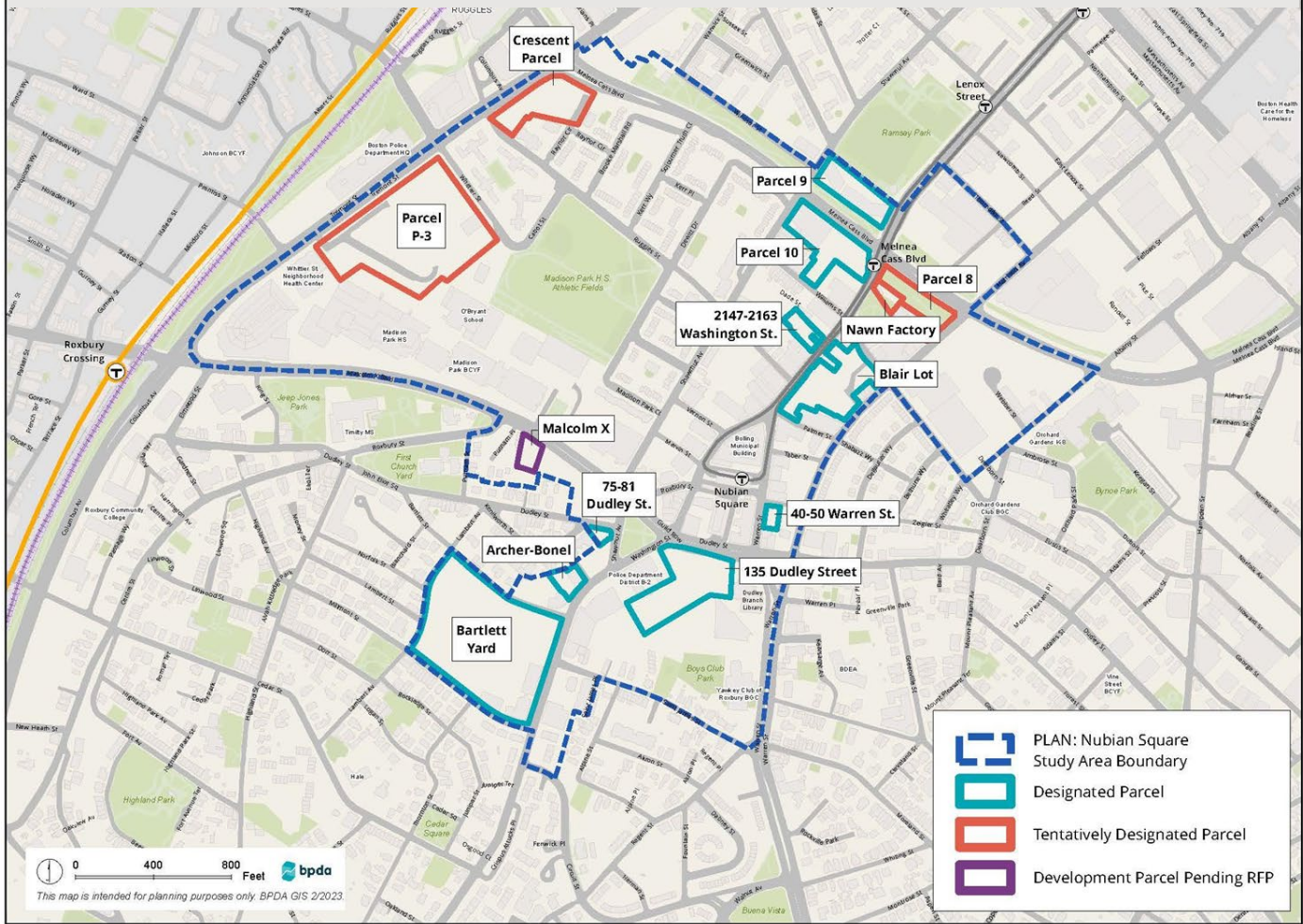
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## Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Created	
Projected	353
Minority/Women Business Enterprises (MWBE) Projected	35% of construction costs to MBE; 10% of construction costs to WBE 51% work to POC, 12% to women, 51% to Boston Residents

**4. 75 Dudley St.**

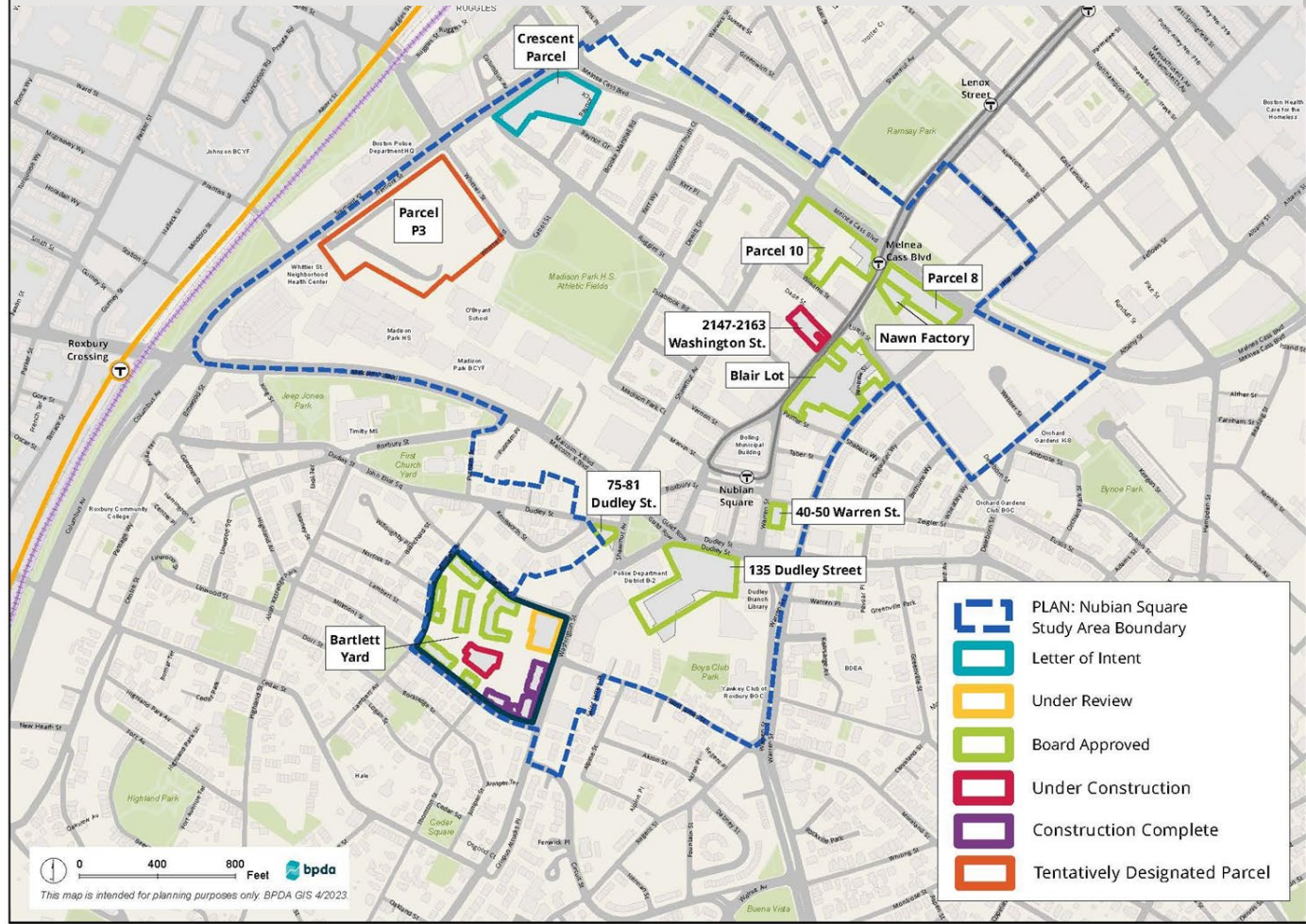
# Real Estate Disposition Status



-  PLAN: Nubian Square Study Area Boundary
-  Designated Parcel
-  Tentatively Designated Parcel
-  Development Parcel Pending RFP



# Article 80 Project Phase



# 75 Dudley Street

**Current Project Phase: Schematic Design**

**Proposed Project Programming Highlights:**

- 8,400 SF Land
- 17, 200 SF Building Size
- 2.05 Gross Floor Area
- New Construction

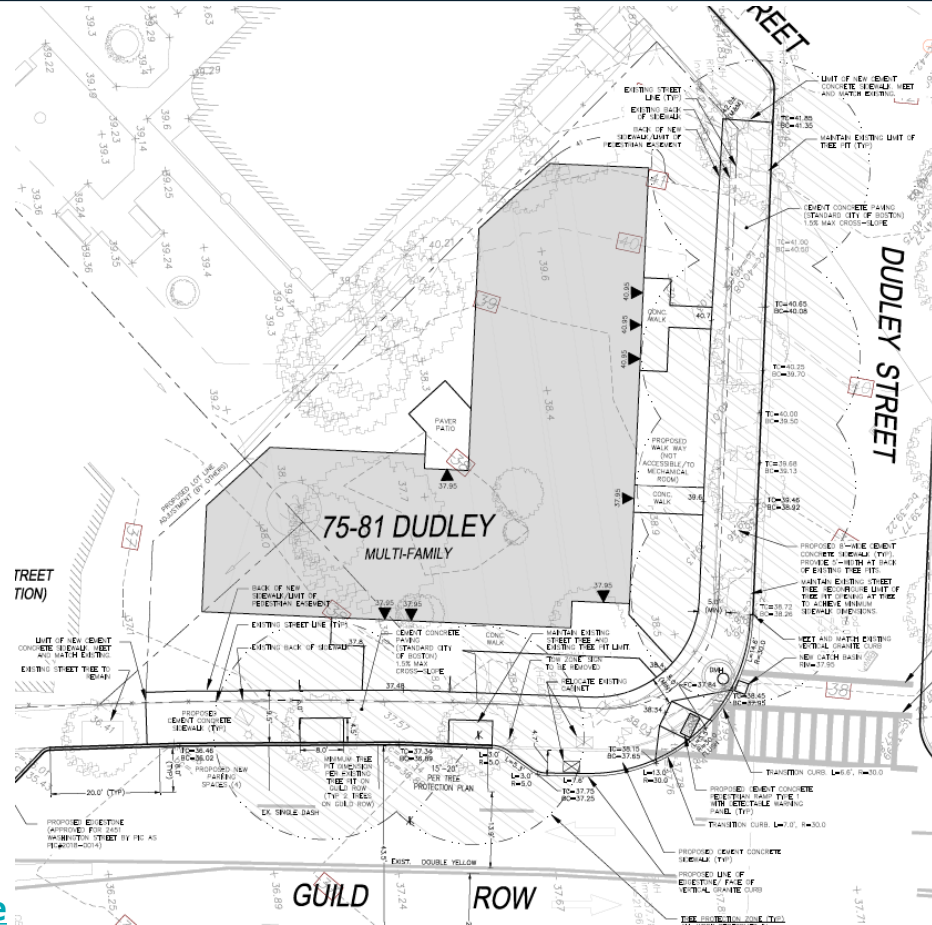
**Development Entities:** 75 Dudley LLC





# 75 Dudley Street

## Project Site Plan



# 75 Dudley Street

## Regulatory Milestones & Project Schedule

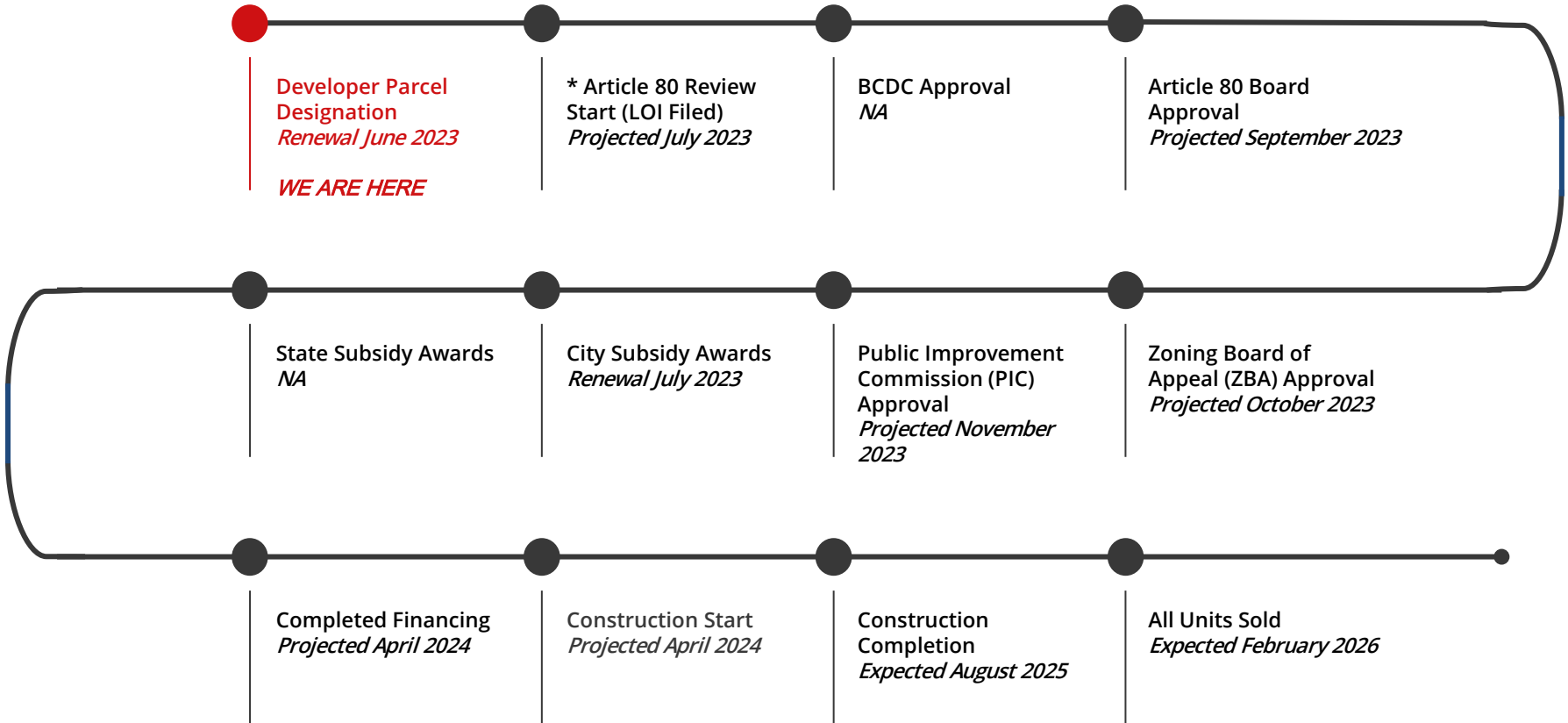
All Units Sold	Projected February 2026
Construction Completion	Projected August 2025
50% Construction Completion	Projected December 2025
Construction Start	Projected April 2024
Completed Financing	Projected April 2024
State Subsidy Awards	NA
City Subsidy Awards	Renewal July 2023
Public Improvement Commission Approval	Projected November 2023
Zoning Board of Appeal Board (ZBA)	Projected October 2023
Article 80 Board Approval	Projected September 2023
BCDC Approval* 100,00 sqft or significant public realm	NA
Article 80 Review Start (LOI Filed)	July 2023
<b>BPDA or Mayor's Office of Housing (MOH Developer Designation)</b>	<b>Renewal June 2023</b>

*What we are working on*

**WE ARE HERE**



# 75 Dudley Street Regulatory Milestones & Timeline



# 75 Dudley Street

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## Project Uses and Programming

Parking Spaces (# of spaces)	0
Commercial (sq.ft.)	0
Office (sq.ft)	0
Cultural (sq.ft)	0
Residential (sq.ft.)	17,200 SF
Open Space (sq.ft.)	4,462 SF
Other Uses (please specify) (sq.ft.)	NA

# 75-81 Dudley St.

## Homeownership Units Overview

	<b>Middle Income Up to 80% AMI</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Middle Income Up to 100% AMI</b> <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	<b>Total Homeownership Units</b>
<b>Studio</b>	NA	NA	NA
<b>1 Bedroom</b>	(3) \$213,700 sales / \$207,289 mortgage	(1) \$280,700 sales / \$272,279 mortgage	4
<b>2 Bedroom</b>	(5) \$252,000 sales / \$244,440 mortgage	(6) \$326,000 sales / \$316,220 mortgage	11
<b>3+ Bedroom</b>	NA	NA	NA
<b>Total Units</b>	8	7	15
<b>Percent Total Units</b>	53%	47%	100%

*Downpayment of 4% assumed when calculating mortgage sizing (mortgage prize).*

*AMI is an acronym for Average Median Income. AMI is based on where you live and your household size.*

# 75-81 Dudley St.

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## Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Created	
Projected	
Minority/Women Business Enterprises (MWBE) Projected	Approx. 70 FTE construction jobs; Min. 40% MBE and 12% WBE 25% soft costs projected