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# Roxbury Strategic Master Plan Oversight Committee Meeting

July 10, 2023

# Meeting Recording

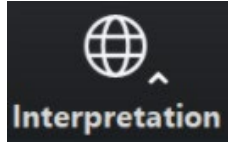
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At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.

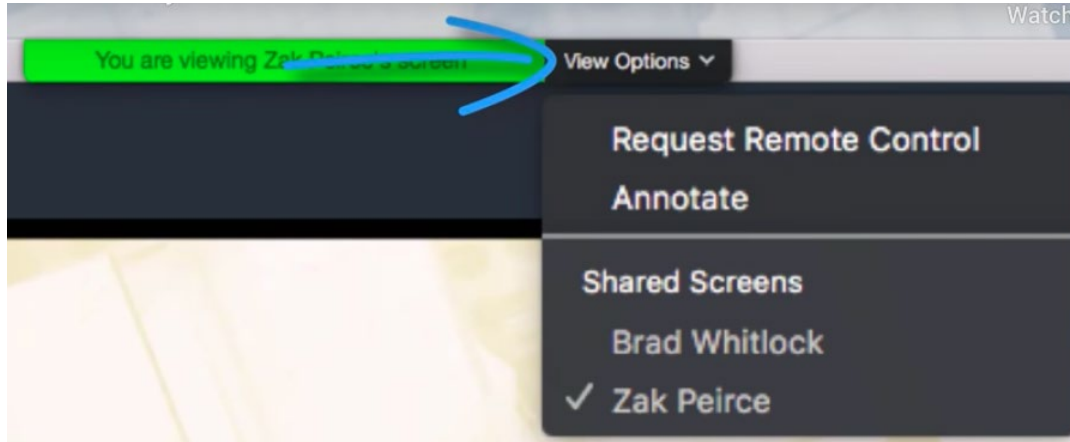
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

# Interpretation and Translation



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

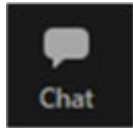


# Zoom Tips

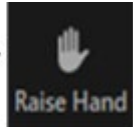
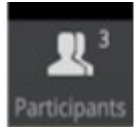
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Welcome! Here are some tips on using Zoom for first-time users.

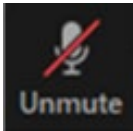
Your controls are at the bottom of the screen



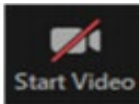
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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)



# Outline of Mayor Wu's Vision for the BPDA + What's Coming

2023



**boston planning &  
development agency**

# The need for change

*Mayor Wu charged the BPDA with improving how planning and development are done in Boston to make the process more predictable for both community members and developers.*

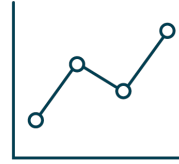
## Our Goals



Address today's challenges: **resilience, affordability, equity**



Lead with **planning** to set a **citywide vision**



Embrace growth while creating a **predictable process**



Build **trust** with communities through **transparency**



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# Our Approaches



- Implement a new charter and mission
- Legally end Urban Renewal and replace it with modern tools
- Ensure public land serves public good



- Plan for growth and the future through neighborhood and citywide initiatives, such as our Design Vision
- Establish new Planning Advisory Council



- Update Article 80 code and process for staff, developers, and community members
- Update and modernize our zoning code to be more predictable



- Improve coordination and communication across agencies and with Boston residents
- Create community process for Article 80 that is consistent, inclusive, and predictable





# Upcoming changes + engagement

2023

2024 and on

Winter-Spring

- Home Rule Petition passed Council and sent on to State House
- Two RFPs issued for analysis of Article 80 operations and community engagement

Summer

- Lead public engagement efforts for -
  - Design Vision
  - Article 80 process improvements
  - Opportunity to weigh in on city's progress towards resilience, affordability & equity

Fall-Winter

- Kick off Planning Advisory Council
- Continue public engagement
  - Share early findings from Article 80 analysis
  - Finalize City Design Vision

- Move staff to become a City agency
- Update approach to planning through increased coordination across departments and focus on city-wide efforts
- Kick off efforts to update city-wide zoning code



Learn more here: <https://www.bostonplans.org/about-us/mayor-wu-vision-for-the-bpda>

Stay updated by signing up for our newsletter. Receive emails with our progress and opportunities to be part of shaping the future of Boston.



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# 1. RSMPOC

## Welcome and Orientation

# Agenda

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1. RSMPOC Welcome
2. PLAN: Nubian Project Updates
  1. 135 Dudley St.
  2. Nubian Square Ascends
  3. Art @ the Nawn Factory

# 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 11, 2023

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

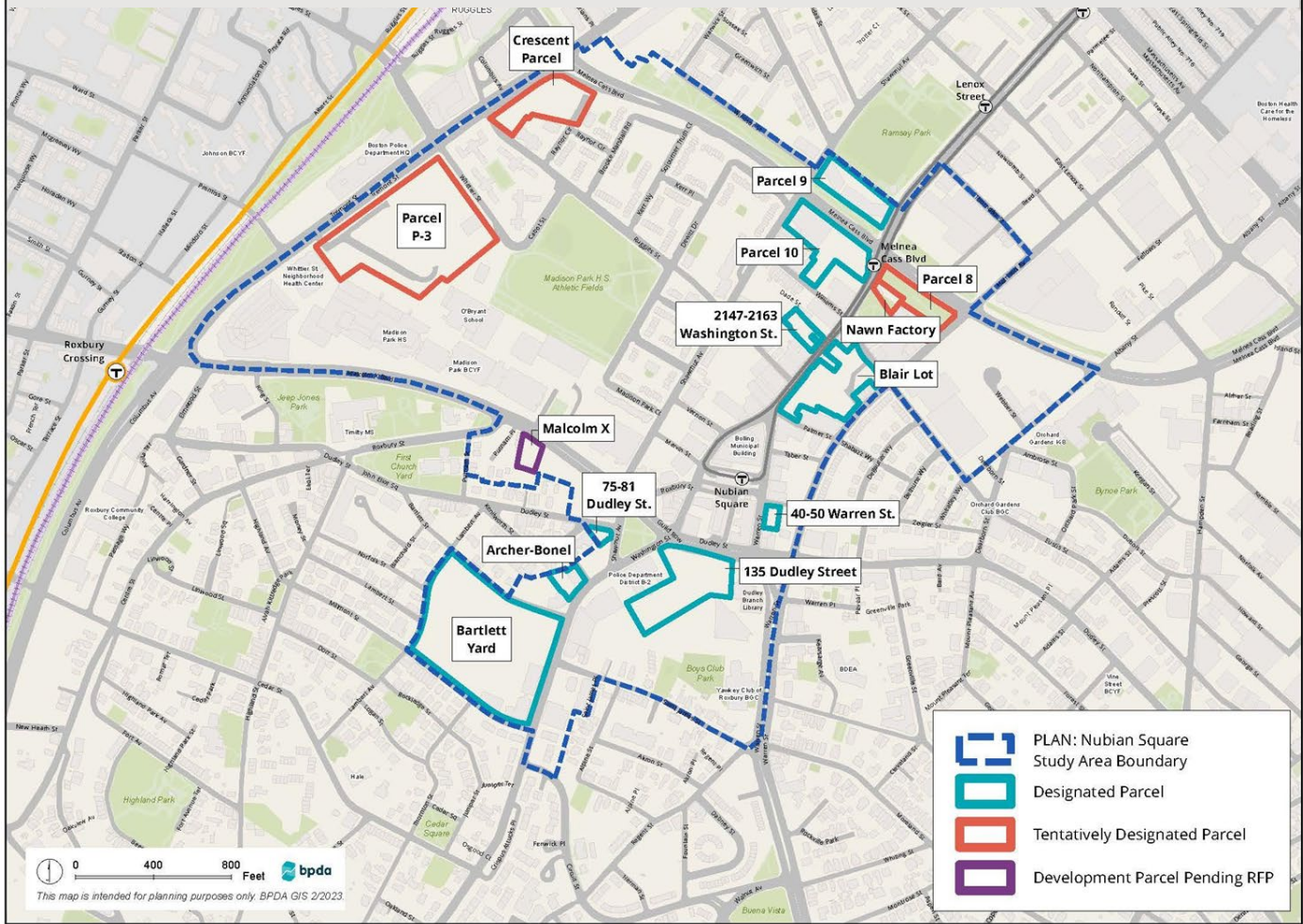
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- Enhance civic & cultural life in the neighborhood
- Promote diverse & sustainable growth with jobs for local residents
- Ensure safe & convenient public and private transportation
- Expand & improve housing for a variety of socioeconomic and age 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

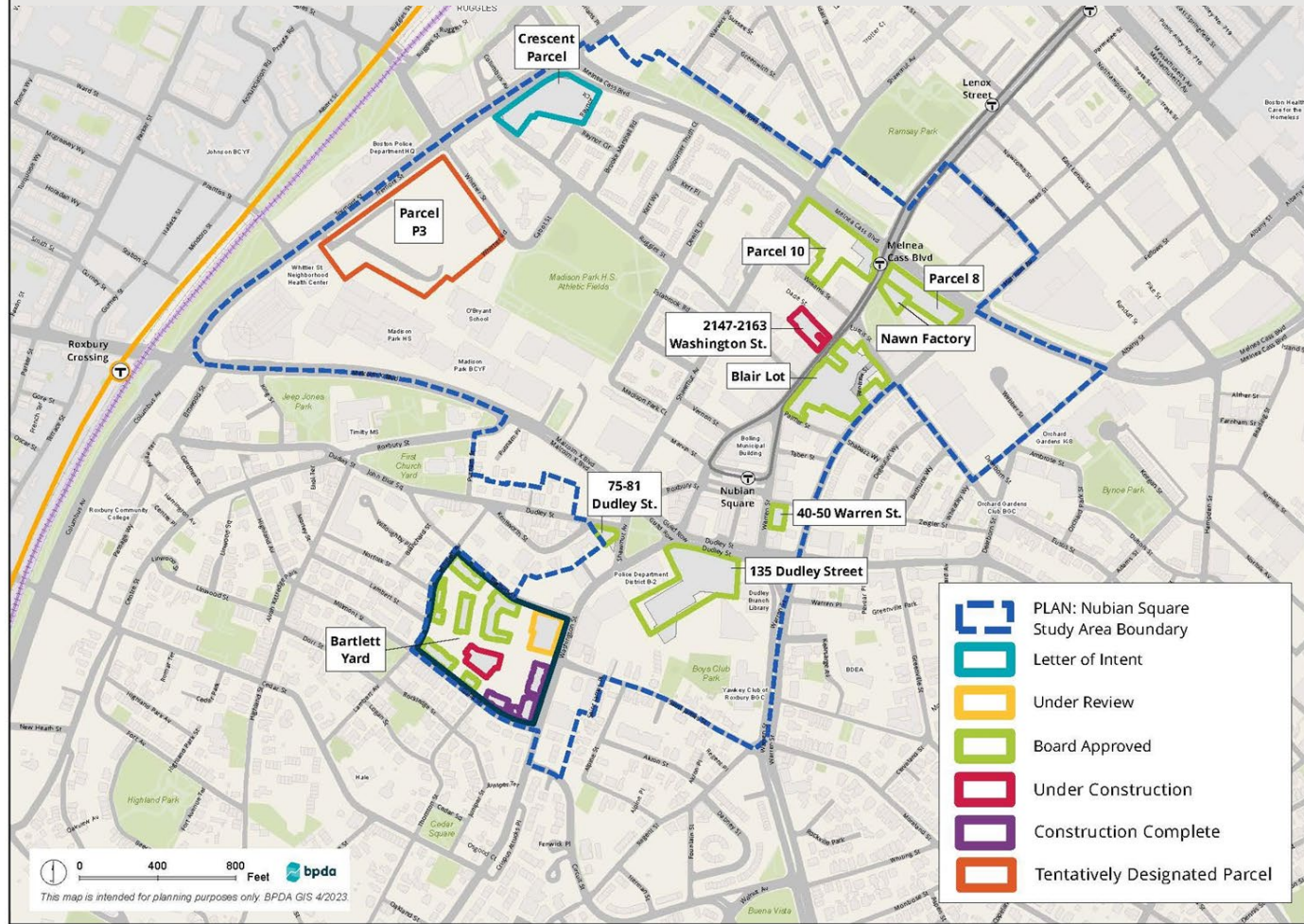


2. 135 Dudley St.

# Real Estate Disposition Status



# Article 80 Project Phase



# 135 Dudley Street

## Proposed Project Highlights:

- Approx. 69,835 Land SF
- Approx. 211,541 Gross Floor Area

Development Entities: Cruz Development Corp.



# 135 Dudley Street



# 135 Dudley Street



# 135 Dudley Street Regulatory Milestones & Timeline

Stabilized Occupancy	Rental – Expected Fall 2026 / Homeownership – Expected Fall 2027
Construction Completion	Expected September 2027
50% Construction Completion	Expected October 2025
Construction Start	Expected April 2024
Completed Financing	Expected December 2023
State Subsidy Awards	Submitted PreApp for September funding round June 30, 2023
City Subsidy Awards	Awaiting Approval
Public Improvement Commission Approval	Pending
Zoning Board of Appeal Board (ZBA)	October 19, 2021
Article 80 Board Approval	August 19, 2021
BCDC Approval* 100,00 sqft or significant public realm	February 21, 2021
Article 80 Review Start (LOI Filed)	September 27, 2019
BPDA or Mayor’s Office of Housing (MOH Developer Designation)	July 19, 2019

# 135 Dudley Street

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## Project Uses and Programming

Parking Spaces (# of spaces)	132
Commercial (sq.ft.)	6,800 +/-
Office (sq.ft)	1,000 +/-
Cultural (sq.ft)	200 +/-
Residential (sq.ft.)	203,541 +/- (160,313 +/- total unit sf)
Open Space (sq.ft.)	20,332 +/- (plaza)
Other Uses (please specify) (sq.ft.)	57,795 +/- (parking garage & ancillaries)



# 135 Dudley Street

## Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Voucher (Includes homeless set-aside) <i># of Units / Average Rent</i>	Middle Income Up to 60% AMI <i># of Units / Average Rent</i>	Middle Income Up to 80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent</i>	Total Rental Units
Studio						
1 Bedroom	4 / \$793	4 / \$2,418	16 / \$1,586			24
2 Bedroom	4 / \$952	4 / \$2,899	23 / \$1,904			31
3+ Bedroom	1 / \$1,099	1 / \$3,528	3 / \$2,199			5
Total Units	9	9	42			60
Percent Total Units	15%	15%	70%			100%

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

# 135 Dudley Street

## Homeownership Units Overview

	Middle Income Up to 80% AMI <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Middle Income Up to 100% AMI <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Up to Market Rate <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Total Homeownership Units
Studio	1 / \$175,000		3 / \$499,000	4
1 Bedroom	2 / \$213,700	3 / \$280,700	15 / \$724,333	20
2 Bedroom	10 / \$252,000	10 / \$326,000	61 / \$891,328	81
3+ Bedroom		1 / \$368,500	4 / \$902,500	5
Total Units	13	14	83	110
Percent Total Units	12%	13%	75%	100%

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

# 135 Dudley Street

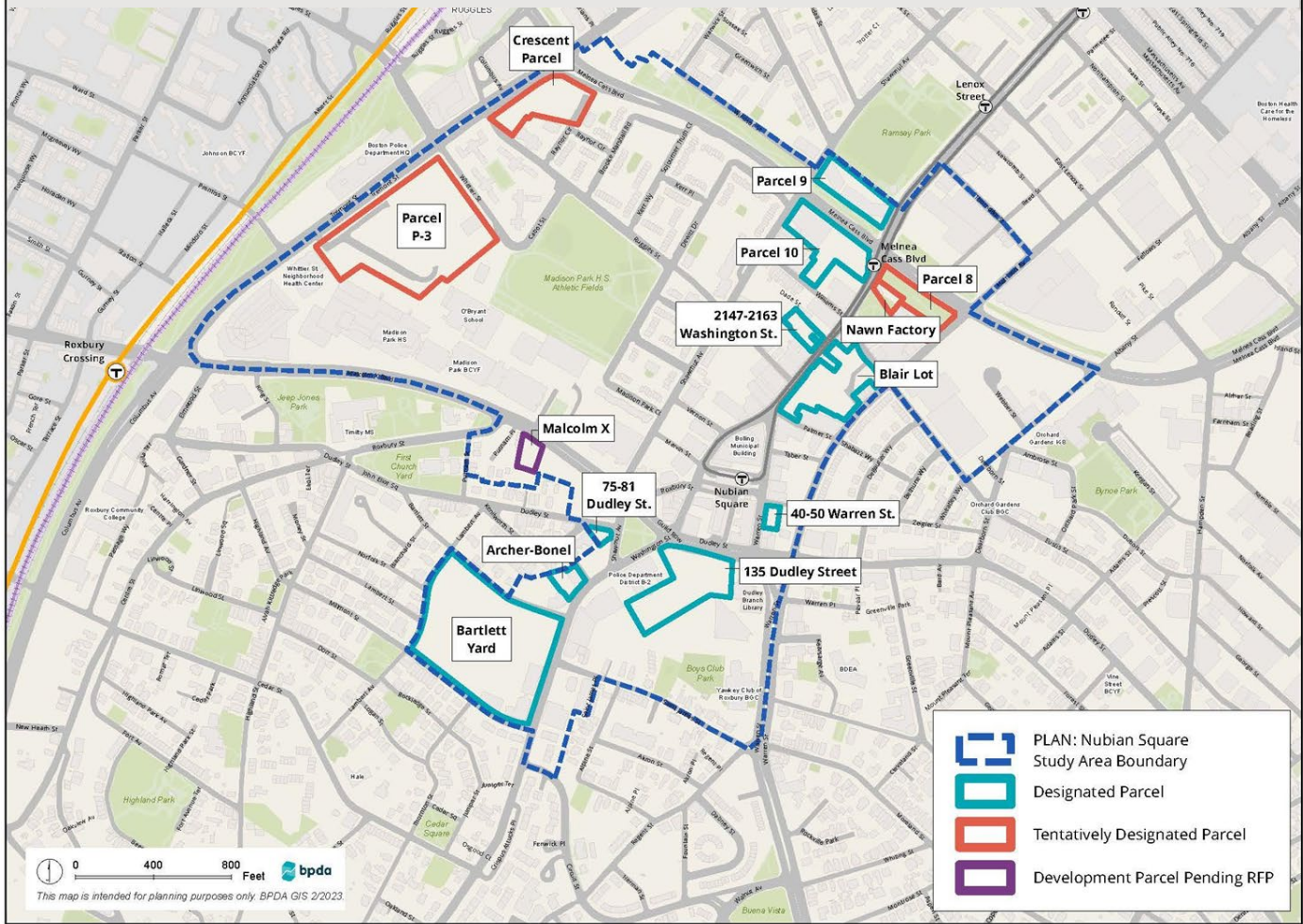
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## Job Creation in Percentages

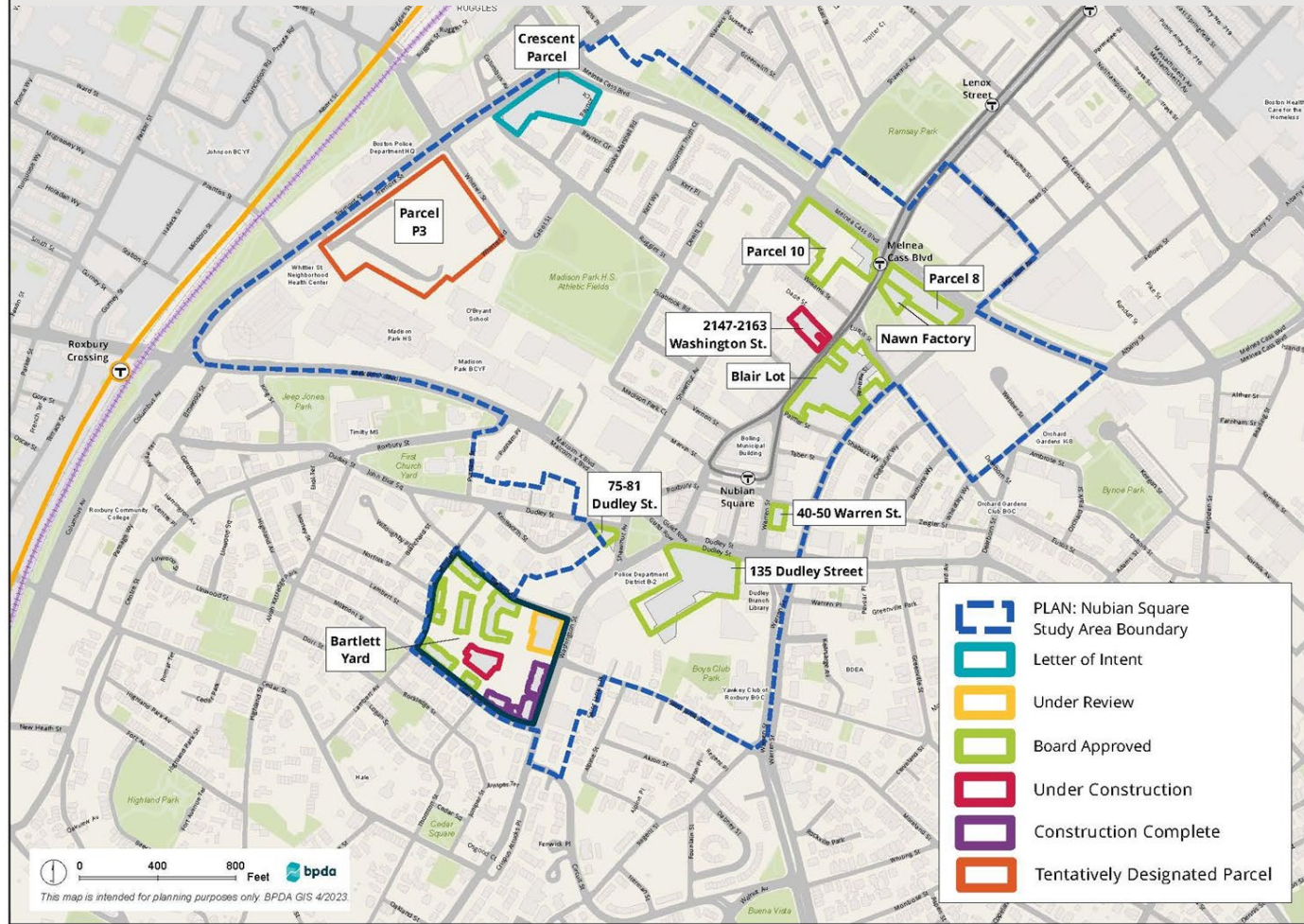
Created	
Minority/Women Business Enterprises (MWBE) Created	
Projected	35 Permanent and 150 Construction Jobs
Minority/Women Business Enterprises (MWBE) Projected	26 Permanent and 112 Construction Jobs

# 3. Nubian Square Ascends

# Real Estate Disposition Status



# Article 80 Project Phase



# Nubian Square Ascends

## Project Site Plan



# Nubian Square Ascends

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## Homeownership Units Overview

	Middle Income Up to 80% AMI <i># of Units / Mortgage Amount (95%)</i>	Middle Income Up to 100% AMI <i># of Units / Mortgage Amount (95%)</i>	Up to Market Rate <i># of Units / Mortgage Amount</i>	Total Homeownership Units
1 Bedroom	8 (\$203,015)	7 (\$266,665)	-	15
Total Units	8	7	-	15
Percent Total Units	53.3%	46.7%	-	100%

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



# Nubian Square Ascends

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## Project Uses and Programming

Parking Spaces (# of spaces)	334 spaces (115,881 SF)
Commercial / Retail (sq.ft.)	50,445 SF
Office/Lab (sq.ft)	135,025 SF
Cultural (sq.ft)	34,400 SF
Artist Lab Studios (sq.ft.)	6,644 SF
Open Space (sq.ft.)	25%

# Nubian Square Ascends

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## Job Creation in Percentages

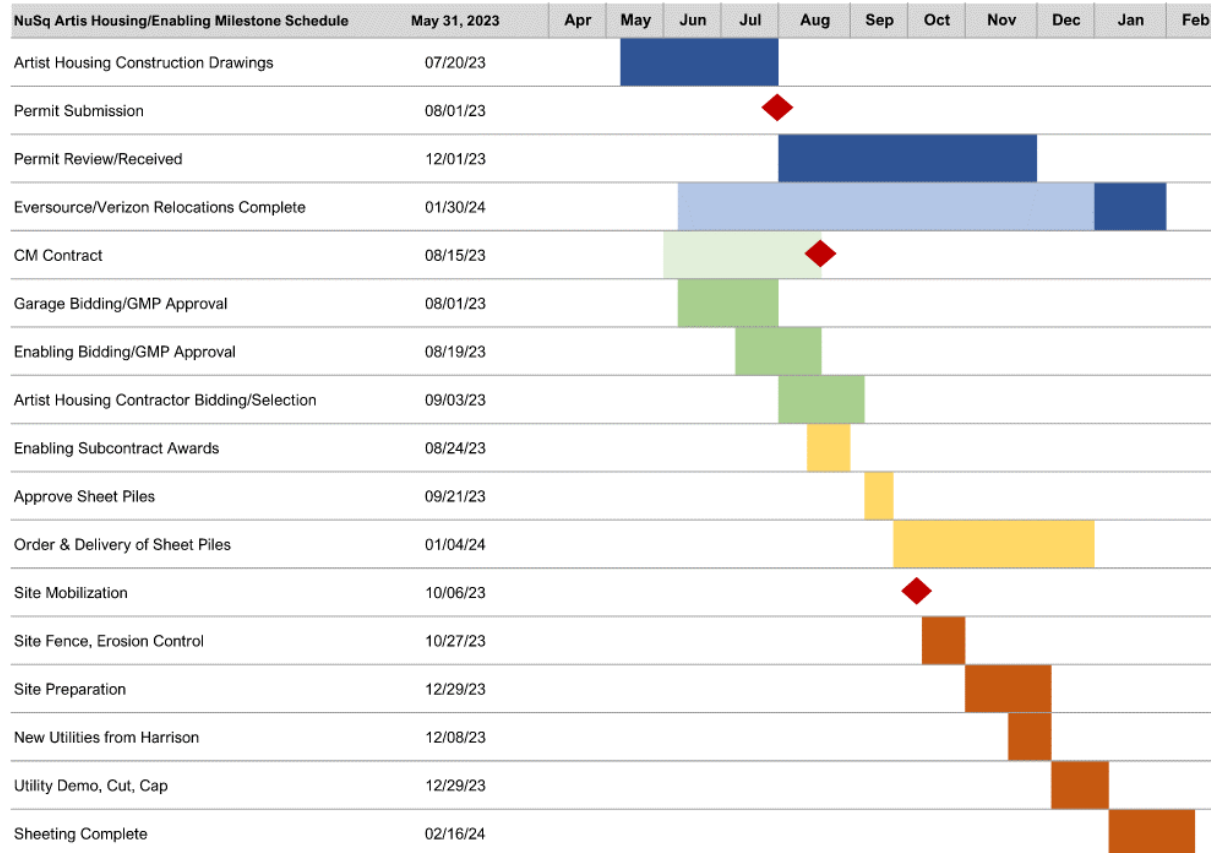
Created (permitting & design)	86 to date
Minority/Women Business Enterprises (MWBE) Created (permitting & design)	38 to date
Projected (construction)	325
Minority/Women Business Enterprises (MWBE) Projected (construction)	165 (50%)
Projected (permanent)	545
Minority/Women Business Enterprises (MWBE) Projected (permanent)	

# Nubian Square Ascends Regulatory Milestones & Timeline

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Construction Completion	Expected Q1 2026
Construction Start	Expected Q3 2023
Massachusetts Environmental Policy Act (MEPA) Approval	October 22, 2021
Zoning Board of Appeal Board (ZBA)	September 27, 2022
Article 80 Board Approval	December 16, 2021

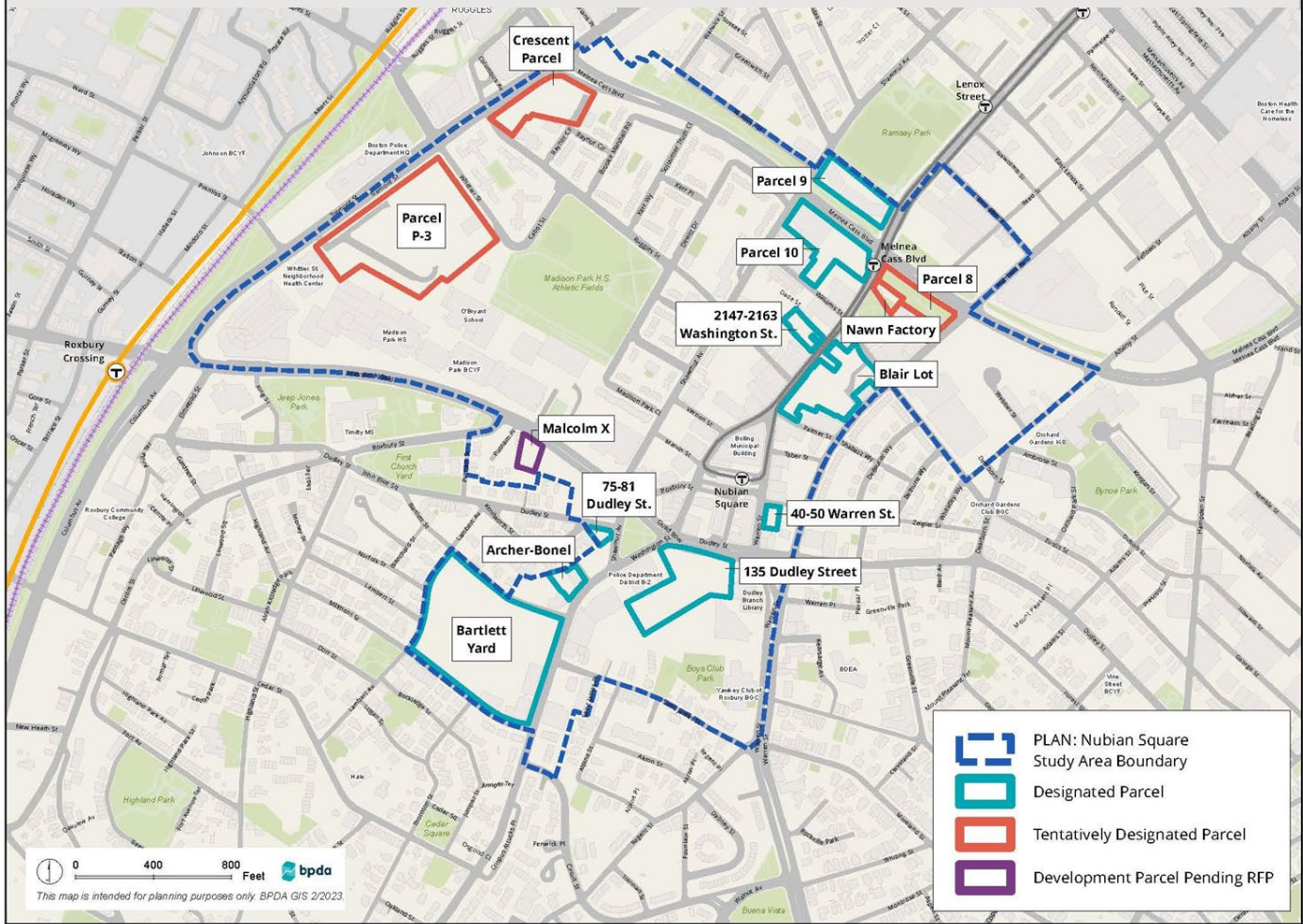
# Nubian Square Ascends Regulatory Milestones & Timeline





## 4. Art @ the Nawn Factory

# Real Estate Disposition Status







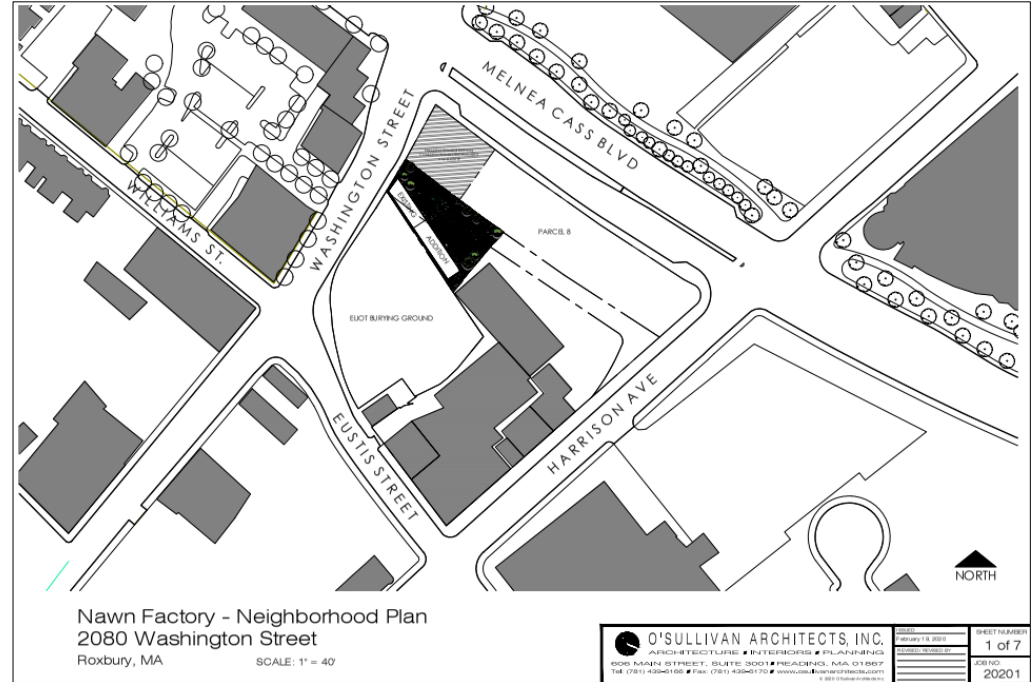
# the Nawn Factory

Current Project Phase: Predevelopment

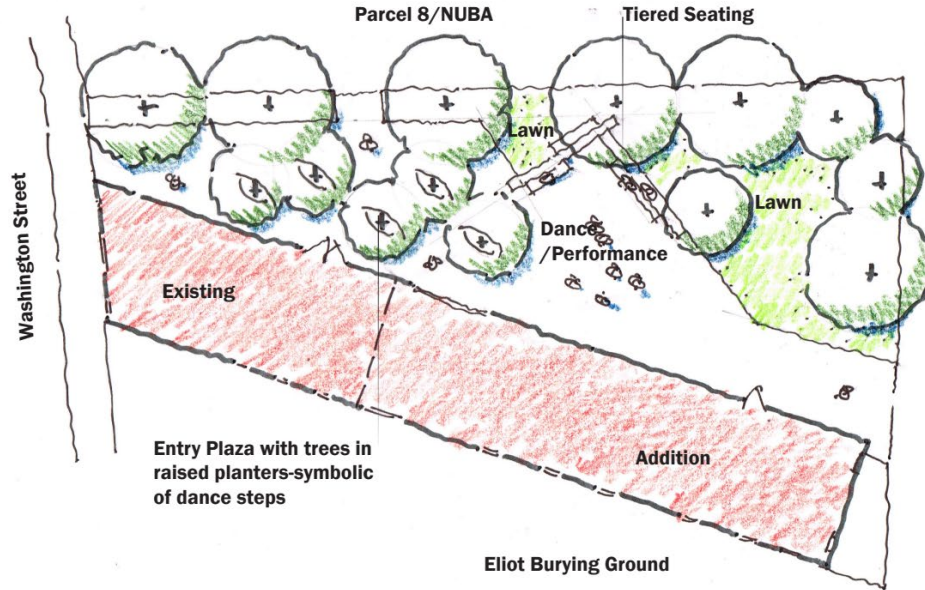
Proposed Project Highlights:

- 7,500 square feet of open space
- 10,000 square feet of indoor arts rehearsal studio

Development Entities: ILYB LLC.



# the Nawn Factory

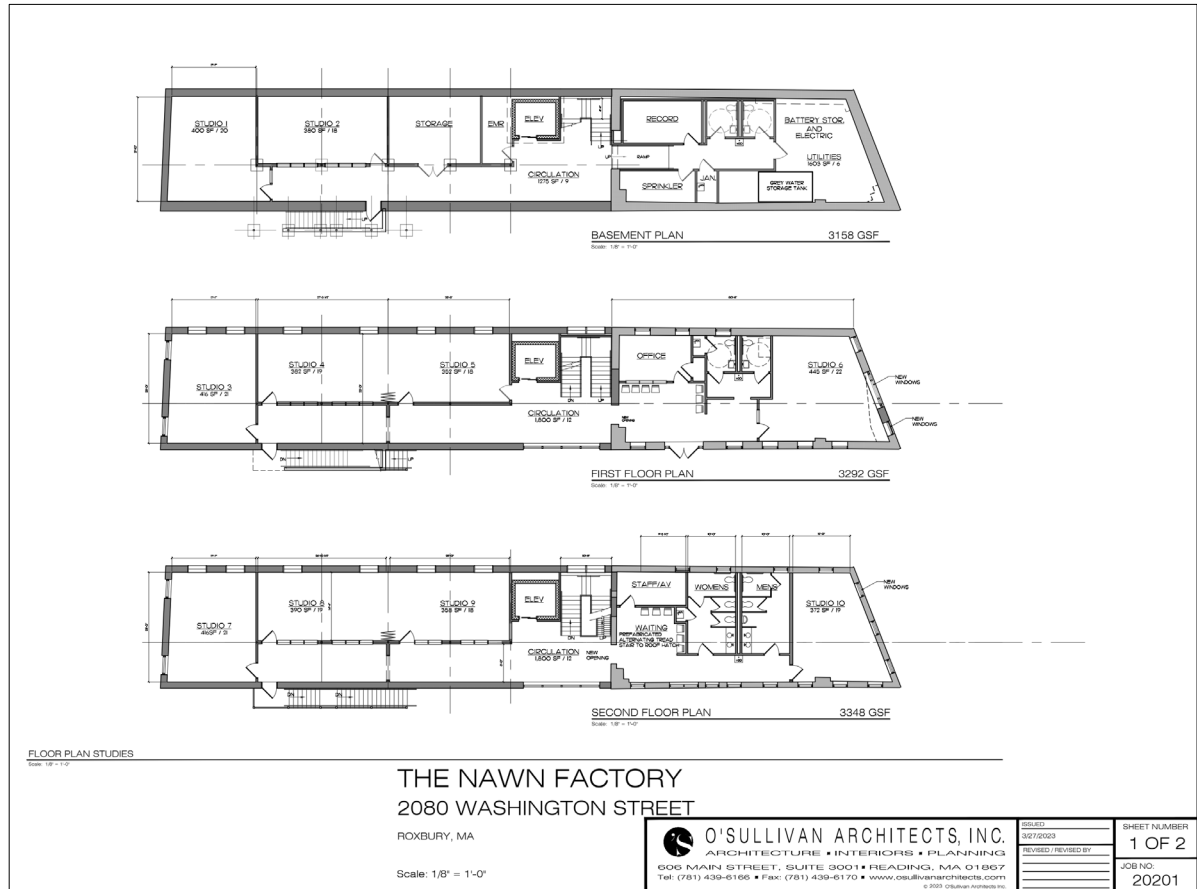


- Outdoor shaded lawn
- Patio and performance space
- Bench seating



# the Nawn Factory: floor plans

- Three floors of accessible space
- Ten rehearsal studios from 350 to 450 square feet
- One media mixing studio
- Restrooms on every level



# the Nawn Factory Regulatory Milestones & Timeline

Stabilized Occupancy	
Construction Completion	Expected August 2026
50% Construction Completion	
Construction Start	Expected September 2024
Completed Financing	Expected April 2024
State Subsidy Awards	February 2023
City Subsidy Awards	February 2023
Public Improvement Commission Approval	Expected January 2024
Zoning Board of Appeal Board (ZBA)	Expected January 2024
Article 80 Board Approval	
BCDC Approval* 100,00 sqft or significant public realm	
Article 80 Review Start (LOI Filed) / Predevelopment	Article 80 Not applicable
BPDA or Mayor's Office of Housing (MOH Developer Designation)	September 15, 2022

# the Nawn Factory

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## Project Uses and Programming

Parking Spaces (# of spaces)	0
Commercial / Cultural (sq.ft.)	10,000
Office (sq.ft)	0
Residential (sq.ft.)	0
Open Space (sq.ft.)	10,500
Other Uses (please specify) (sq.ft.)	0

# the Nawn Factory

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## Job Creation in Percentages

Created	0
Minority/Women Business Enterprises (MWBE) Created	0
Projected	15
Minority/Women Business Enterprises (MWBE) Projected	10