
Roxbury Strategic Master Plan Oversight Committee Meeting

March 04, 2024

1. RSMPOC

Welcome and Orientation

Meeting Recording

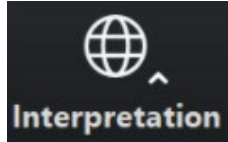
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

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

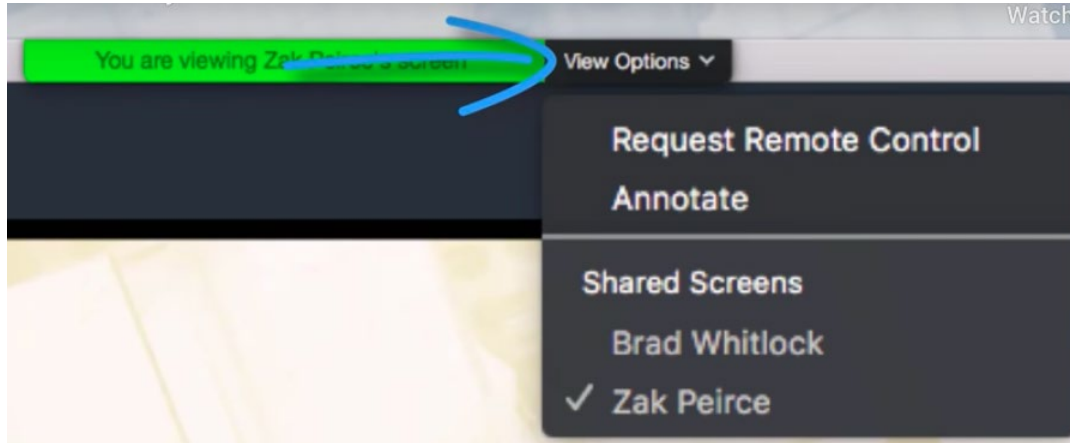
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



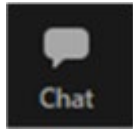
- “Spanish” –for Spanish
- “Haitian Creole” –for Haitian Creole
- “English” – for English
- “Cape Verdean Creole” - Cape Verdean Creole



Zoom Tips

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

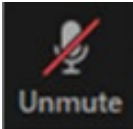
Your controls are at the bottom of the screen



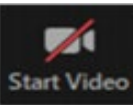
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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 jamarhl.crawford@boston.gov

Agenda

1. RSMPOC Welcome

2. Presentation – *15m total to present followed by Q&A*

- Kristiana Lachiusa – (Article 80 Modernization)
Deputy Dir. of Community Engagement
- 135 - 145 Dudley Street
- 75 - 81 Dudley Street
- Crescent Parcel

RSMPOC Overview and Updates

First Monday of the month

January 8, 2024

February 5, 2024

March 4, 2024

April 1, 2024

May 6, 2024

June 3, 2024

July, 2024

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

September 9, 2024

October 7, 2024

November 4, 2024

****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



Improving our Development Review Process

Article 80 Modernization

RSMPOC Meeting; March 4, 2024



**boston planning &
development agency**

How and Why are We Improving Our Development Review Process?

Article 80 Modernization is an effort led by the BPDA and supported by two consultant teams to review, analyze, and recommend improvements to the technical code, operations, and community engagement practices related to our development review process.

Where did this come from?

- **Community members, developers, and BPDA staff** all agree that the BPDA's Article 80 development review process is outdated, unpredictable, and lacks transparency.
- **Mayor Wu**, in her 2023 State of the City speech and Executive Order, charged the BPDA with creating and implementing a reformed development review process that improves how communities, developers, and the BPDA work together to shape the city.

Project Goals: Improving our Development Review Process

A successful development project and review process is one that...



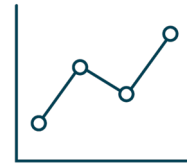
Advances citywide goals of **affordability, resilience, equity.**



Aligns with the **planning vision** for the area.



Is **transparent, clear, and easy to engage with.**

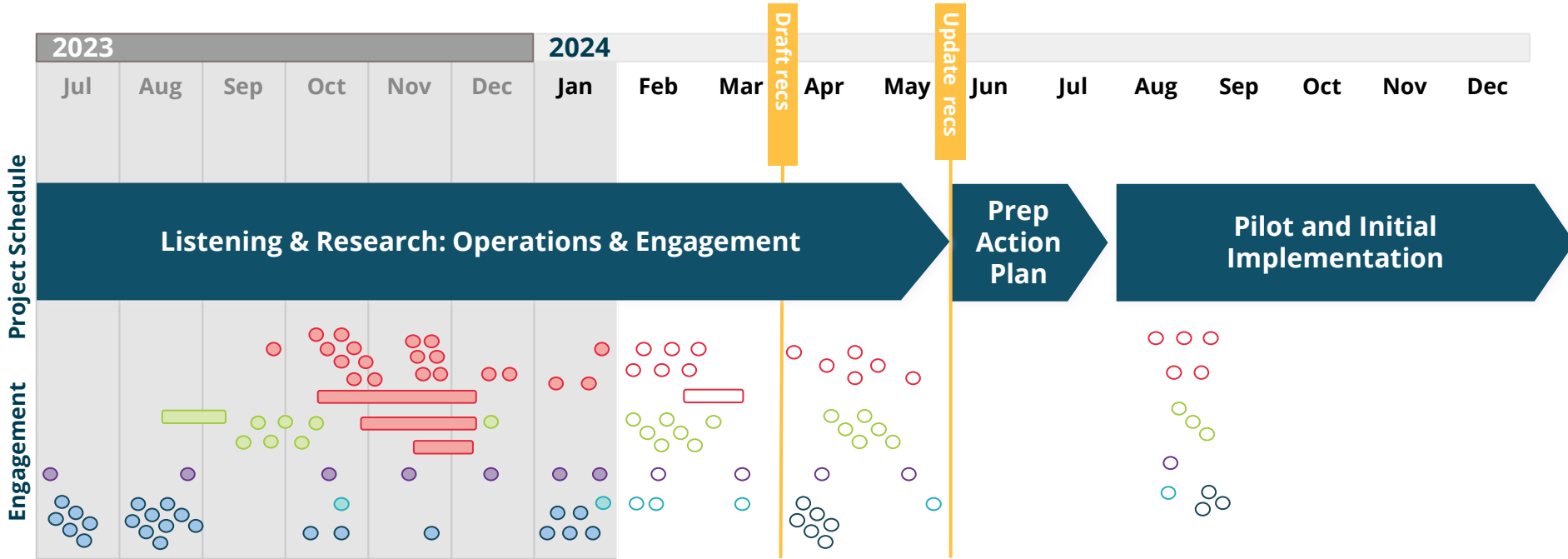


Embraces growth while creating a **predictable process.**

What We've Done and Heard So Far

July 2023 - Now

Timeline and Summary of Engagement To Date



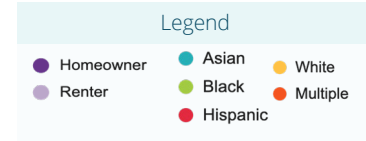
Engagement Key

- Community stakeholders
- Development community
- A80 Steering Committee
- City Leadership and Electeds
- City Staff
- Survey
- Direct engagement

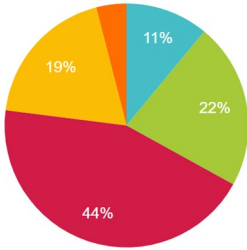
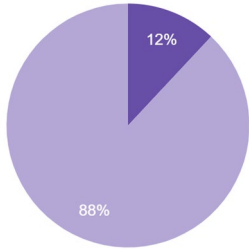
Community Survey Results

Link to [Community Survey Analysis](#)

Key results: Respondent demographics vary by method of outreach. Relying on traditional methods of outreach excludes many Bostonians. Changing the BPDA's outreach methods could expand the population that takes part in our processes to be more representative of the City. Respondents from all surveys recognized flaws in the current process: its lack of consistency and difficulty to engage with. Developers and IAG members agreed that advisory groups need to be updated. Existing and new participants agreed that new engagement methods should be incorporated.



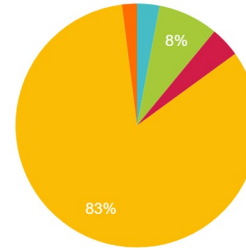
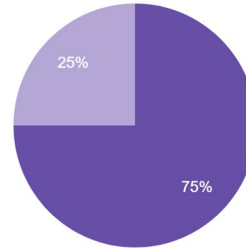
New Participants Survey (1,420 responses)



88% Renters
80% People of color
Younger residents -
40% under 35, 22% over 55

- 86% of respondents are interested in participating.
- The biggest reason respondents cannot participate is because they **do not have the time** to attend.
- Meetings aren't accessible for many reasons, including timing, awareness, and digital access.

IAG Member & Existing Participant Survey (978 responses)



75% Homeowners
80% White residents
Older residents -
56% over 55

- 77% would like **more options** for engagement
- Only 27% understand how their input is currently used
- 82% agree that the BPDA should adopt a more **standardized mitigation** approach
- Over 50% agree that **Impact Advisory Groups are not transparent** and do not reflect the community at large

Summary of Key Takeaways

Surveys + Focus Groups

- Methods matter
- Issues are the same on all sides, but solutions vary
- Advisory groups need to be updated
- Process should have clear feedback loops

Peer City Research

- There isn't one consistent best practice for community engagement
- Boston is a clear outlier when it comes to mitigation
- All cities studied provide a "concurrent review" track

Emerging Themes + Ideas

These early ideas are based on recurring themes and issues and are not ordered by priority. Many of them are mutually exclusive, meaning not all will advance to the recommendation or implementation stage. Any ideas that advance will receive additional study and community engagement.

<p>1. Prioritize projects that align with City policies</p>	<p>2. Recalibrate Article 80 thresholds in response to ongoing zoning reform</p>	<p>3. Communicate the City's intention about development projects early and often</p>	<p>4. Introduce new inclusive methods and formats of engagement different from traditional public meetings</p>	<p>5. Reform advisory groups to build trust and generate more impactful and targeted input</p>	<p>PROJECT GOALS</p> <ul style="list-style-type: none"> Advances Resilience, Equity, Affordability Aligns with Planning and Zoning Transparent and Easy to Engage Predictable and Consistent
<p>6. Establish a predictable approach for determining mitigation and community benefits</p> 	<p>7. Create clear standards and thresholds for Planned Development Area eligibility and approval</p>	<p>8. Revise Institutional Master Plan procedures to better serve the needs of institutions and communities</p>	<p>9. Minimize uncertainty by aligning approvals with design development process</p>	<p>10. Ensure consistency and coordination between A80-related permitting departments</p>	<p>11. Establish clear, transparent performance tracking and approval (and rejection) standards</p>

We Want to Hear From You!

Please share your questions, reactions, ideas on this first phase of the project!

We want to know:

- Did we miss anything?
- Which of these ideas do you like most and why?
- Which ideas do you have questions about?
- Any other comments or feedback!

What's Next

Next Steps

Where can I find more information?

- **Visit the project webpage:** <https://bit.ly/improvingA80>
- **Email Questions:** article80modernization@boston.gov



How can I provide feedback?

- **Share your feedback by Friday, March 29th:**
<https://bit.ly/BigIdeasFeedback>
- **Add comments on the form via our project webpage**
<https://bit.ly/improvingA80>

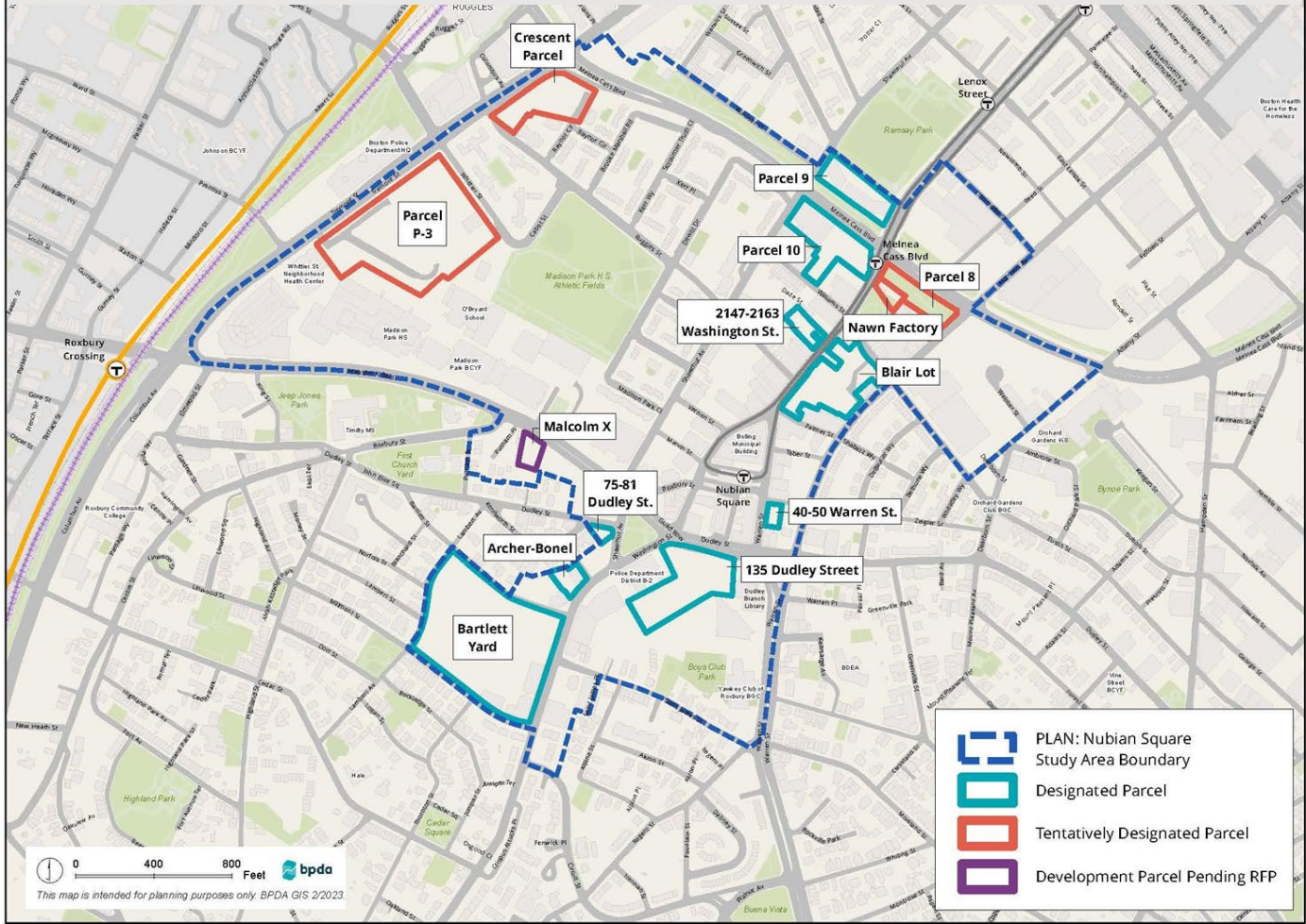


Thank you!

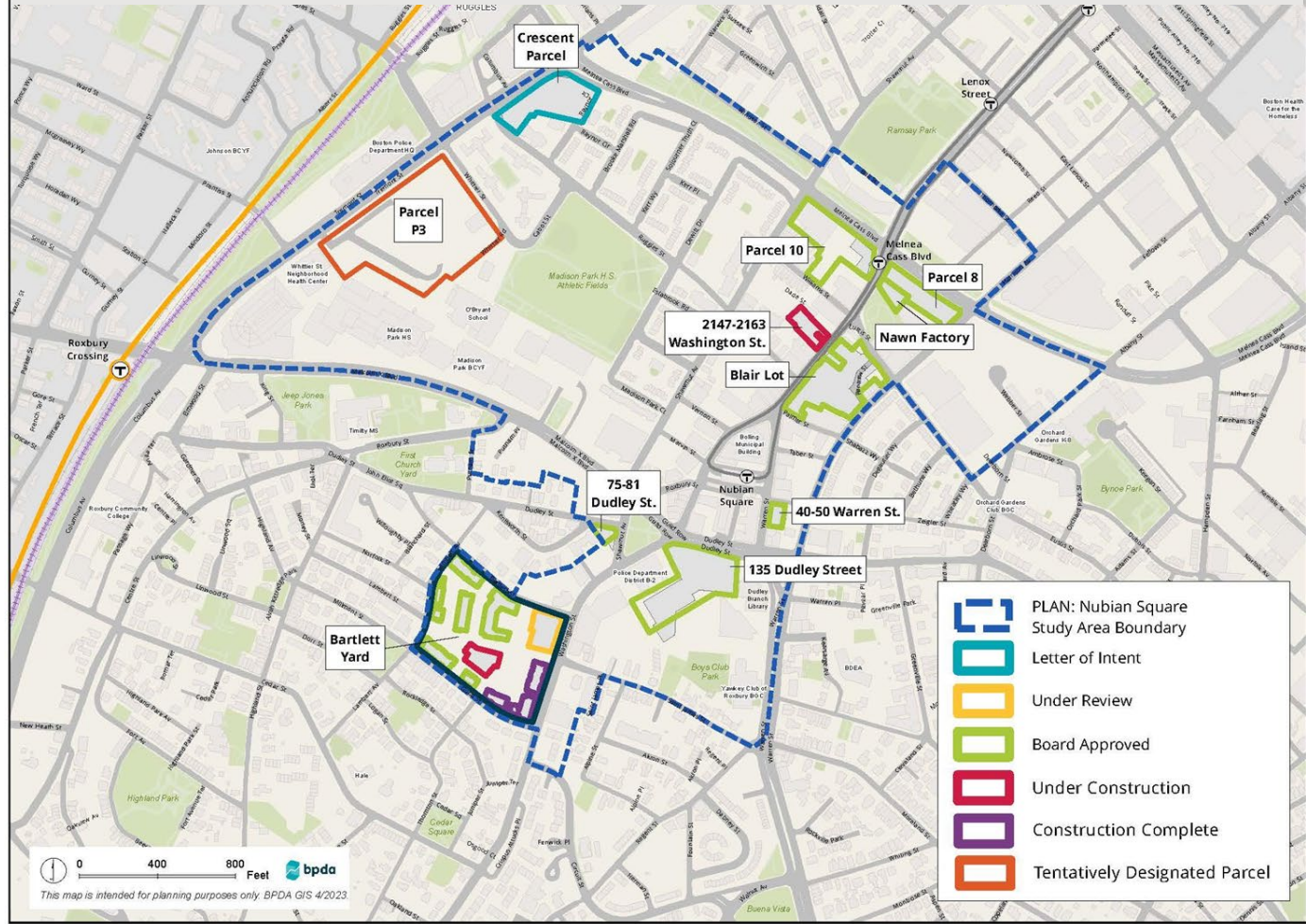
135 Dudley Street

- *PRESENTATION*

Real Estate Disposition Status



Article 80 Project Phase



135 DUDLEY STREET

Current Project Phase:

Proposed Project Highlights:

- Land SF – 69,835±
- Gross Floor Area 211,541sf ±

Development Entities:

CRUZ DEVELOPMENT CORPORATION

135 DUDLEY STREET

Project

Rendering







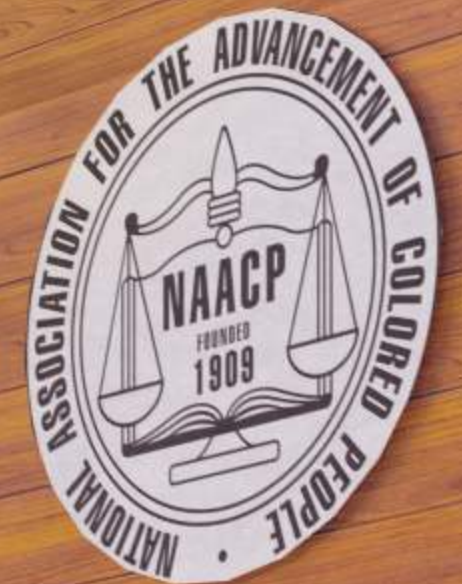








NAACP



Retail Signage

Retail Signage

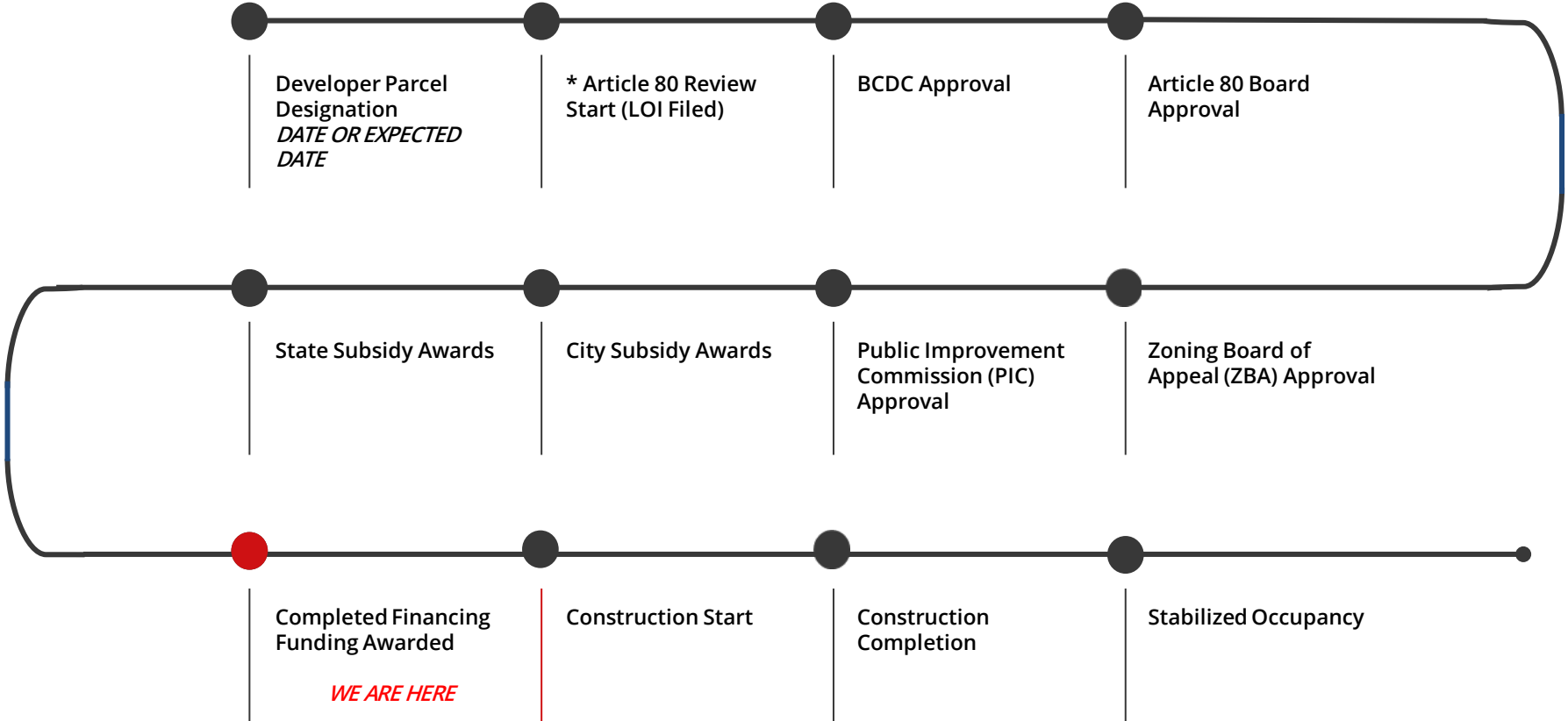
Retail Signage

135 DUDLEY STREET Regulatory Milestones & Timeline

Stabilized Occupancy	Rental – Fall of 2026 / For Sale Winter of 2027/28
Construction Completion	November, 2027
50% Construction Completion	December, 2025
Construction Start	June, 2024
Completed Financing	December, 2023
State Subsidy Awards	Awarded January 22, 2024
City Subsidy Awards	Awarded September 27, 2023
Public Improvement Commission Approval	Pending
Zoning Board of Appeal Board (ZBA)	October 19, 2021
Article 80 Board Approval	August 19, 2021
BCDC Approval* 100,000 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

WE ARE HERE

Project Name Regulatory Milestones & Timeline



To see full time of bpda Article 80 Review Process visit [Project Page](#)

135 DUDLEY STREET

Project Uses and Programming

Parking Spaces (# of spaces)	129
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 <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

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

135 DUDLEY STREET

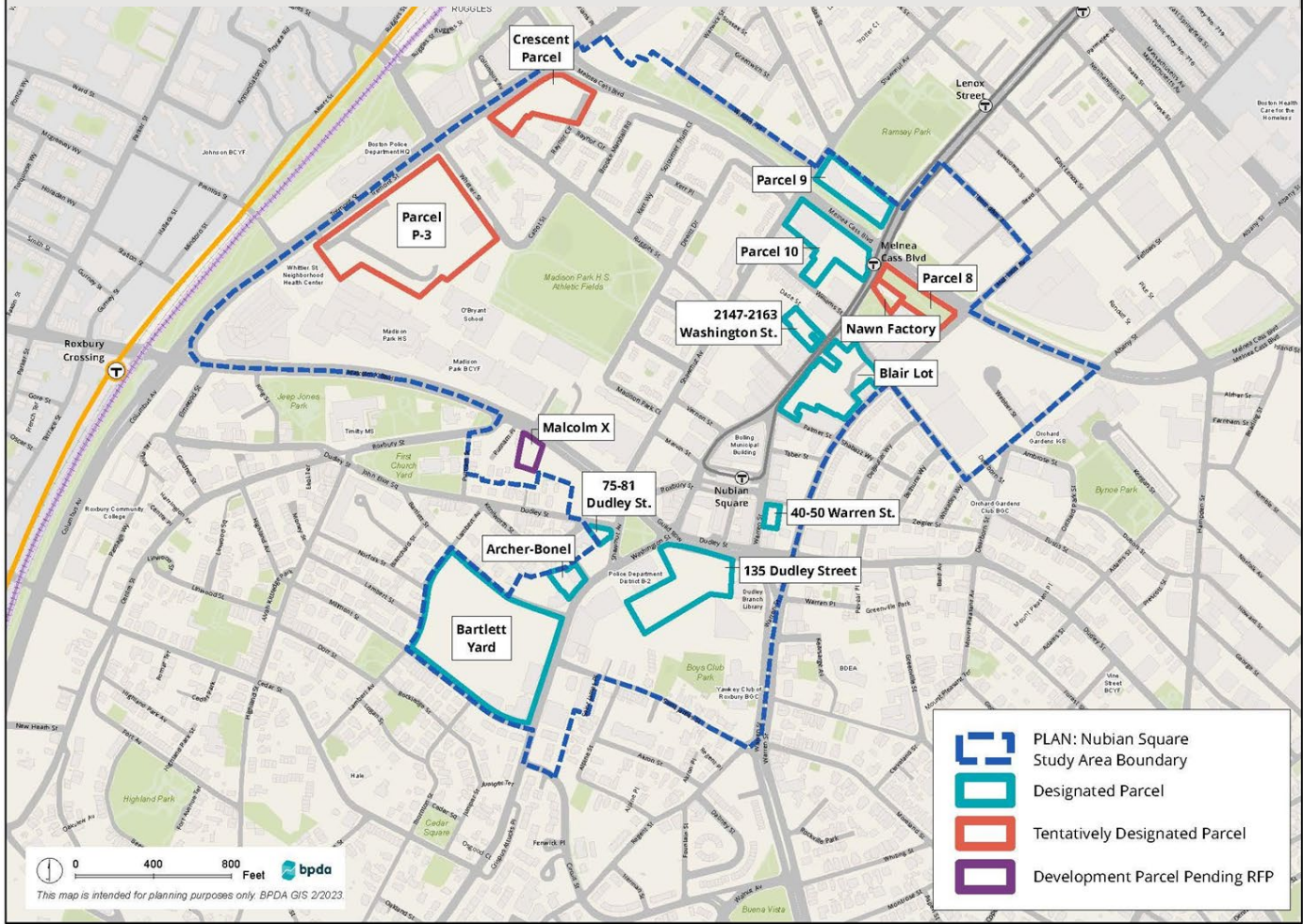
BRJP Report for Projects Under Construction

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 #

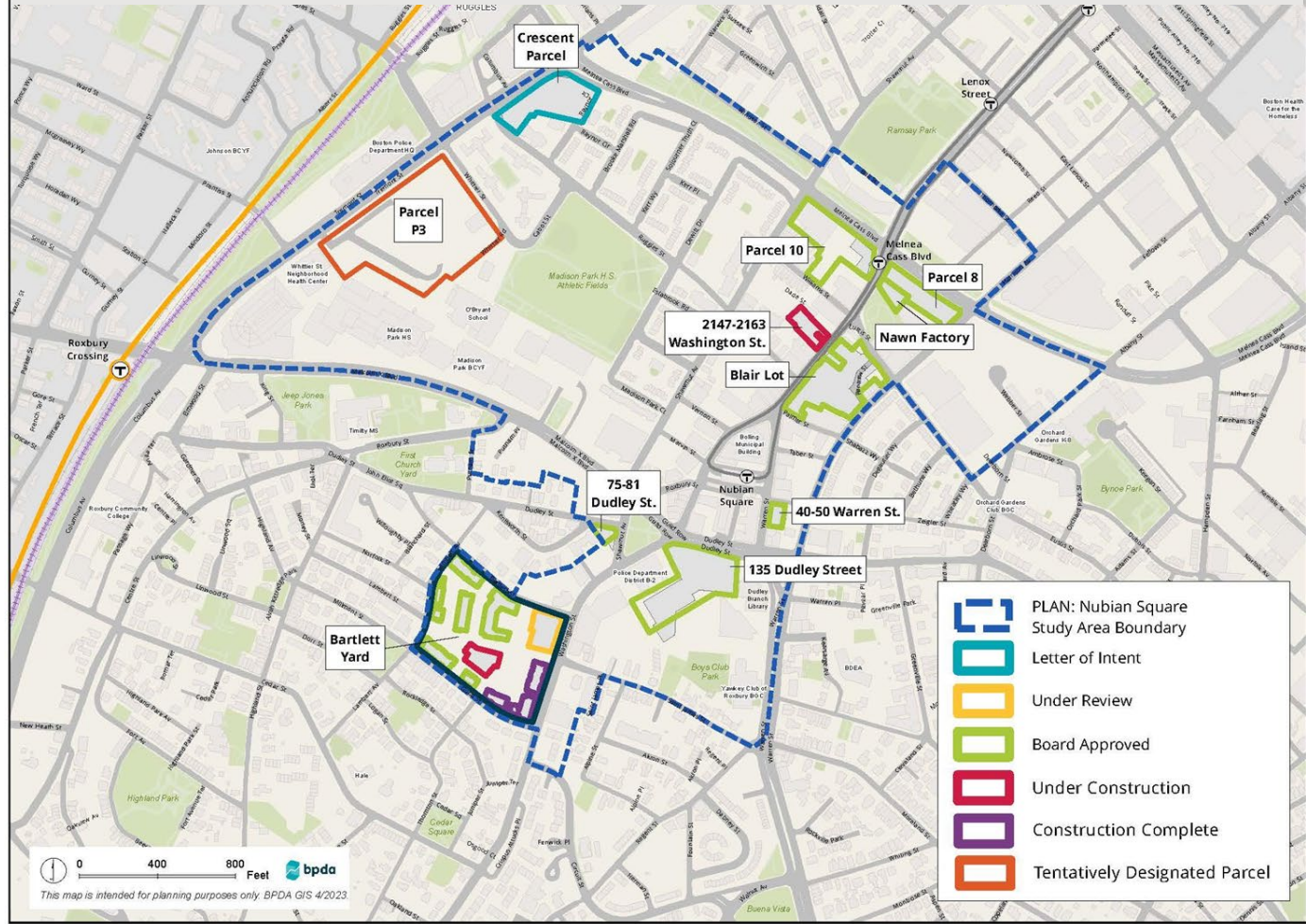
75 – 81 Dudley Street

- *PRESENTATION*

Real Estate Disposition Status



Article 80 Project Phase



75 – 81 Dudley Street

Current Project Phase: Design Development

Proposed Project Highlights:

- Land = ~8,265 sq. ft.
- Building size = ~18,039 sq. ft.
- Gross floor area = ~2.19
- New construction
- Unit mix and square footage

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	615 - 645	4
2 BEDROOM	750 - 900	8
3 BEDROOM	1,050 - 1,195	3
		TOTAL UNITS:15

Development Entities: 75 Dudley LLC



75 – 81 Dudley Street

Project Site Plan



75 – 81 Dudley Street Regulatory Milestones & Timeline

All Units Sold	July 2026
Construction Completion	January 2026
50% Construction Completion	August 2025
Construction Start	November 2024
Completed Financing	November 2024
State Subsidy Awards	N/A
City Subsidy Awards	Renewed July 2023
Public Improvement Commission Approval	April 2024
Zoning Board of Appeal Board (ZBA)	March 2024
Article 80 Board Approval	March 2024
BCDC Approval* 100,00 sqft or significant public realm	N/A
Article 80 Review Start (LOI Filed)	October 2023
BPDA or Mayor's Office of Housing (MOH Developer Designation)	Renewed July 2023

WE ARE HERE

75 – 81 Dudley Street

Project Uses and Programming

Parking Spaces (# of spaces)	0
Commercial (sq.ft.)	0
Office (sq.ft)	0
Cultural (sq.ft)	0
Residential (sq.ft.)	12,618 sq. ft.
Open Space (sq.ft.)	4,063 sq. ft. or 271 sq. ft. / unit
Recreational) (sq.ft.)	422 sq. ft.

75 – 81 Dudley Street

Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Up to 50% AMI (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						
2 Bedroom						
3+ Bedroom						
Total Units						
Percent Total Units						

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

75 – 81 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 Bedroom	3 \$219,500 sales \$212,915 mortgage	1 \$287,400 sales \$278,778 mortgage		4
2 Bedroom	4 \$258,500 sales \$250,745 mortgage	4 \$334,700 sales \$324,659 mortgage		8
3+ Bedroom	1 \$297,200 sales \$288,284 mortgage	2 \$378,000 sales \$366,660 mortgage		3
Total Units	8	7		15
Percent Total Units	53%	47%		100%

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

75 – 81 Dudley Street

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

75 – 81 Dudley Street

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 #

DREXEL VILLAGE

Current Project Phase: Permitting

Proposed Project Highlights:

- Approximately 300,000 gross square foot mixed-use and mixed-income project.
- Project Components
 - Residential: 217 units of rental and homeownership units in three buildings.
 - Approximately 75% of the residential units will be affordable, including 11 affordable homeownership units to support wealth creation.
 - Residential amenity space and management offices are provided in each building.
 - Retail/Commercial Space/Parking
 - Approximately 1,500 gross square feet of retail/commercial space.
 - 60-space underground parking garage
 - Renovation of St. Katharine Drexel Parish Center
 - The Parish Center renovation will allow the SKD to continue providing the social service and educational programs that are vital to enriching the quality of life for the surrounding community for over 20 years.
 - Community/Social Service Components
 - Expanded space for ABCD program
 - Sr. Mary Hart Children's Program, Timothy Smith Network and Food Pantry

DREXEL VILLAGE

Proposed Project Highlights:

- Open Space
 - Over 60,000 square feet of open space will provide public art, passive recreation, and pedestrian connectivity to the neighborhood's open network along the Tremont Street corridor.
 - The Open Space Plan also includes a ground-level garden to provide nutritious fruits and vegetables to support the Food Pantry.
 - An arborist has joined the project team to evaluate the existing condition of on-site trees with the goal to optimize the number of trees that are retained.
- Public Art
 - Given the site's prominent location at the intersection of Melnea Cass Boulevard and Tremont Street, it will serve as the gateway to Roxbury Cultural District, and a major focal point of public art that celebrates the rich cultural history and diversity of the neighborhood
 - The development team has begun the process of engaging with the neighborhood to get their ideas about the type of public art they would like to see on the site.
- Economic and Community Benefits
 - Creation of Affordable Homeownership, Downpayment Assistance and Asset Building Program and Financial Literacy Program
 - Development of opportunities for local minority and women owned businesses
 - Generation of construction and permanent jobs

DREXEL VILLAGE

Project Site Plan



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

DRAFT

Site Plan

Planning Office for Urban Affairs
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ARCHITECTS

DREXEL VILLAGE



Figure 1.1

Drexel Village
Boston, MA | January 11, 2024 | 19094 | © The Architectural Team, Inc.

TREE PLAN

Planning Office for Urban Affairs
ARCHDIOCESE OF BOSTON

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DEVELOPMENT

DREXEL VILLAGE

INVESTMENT IN THE NUBIAN SQ. COMMUNITY

AFFORDABLE HOMEOWNERSHIP

- Recognizing the importance of providing households with the opportunity to build wealth, 5% of the units – 11 2-BR - at Drexel Village will be affordable homeownership housing units
- Provide opportunities for families to build wealth and equity through real estate



Drexel Village
Boston, MA | December 15, 2022 | 00004 | © The Architectural Team, Inc.

ASSET BUILDING & JOB TRAINING

The development team is committing \$250,000 to:

- Assist in asset building of residents by matching the savings of residents in order to help all households build wealth and equity; and
- Support local job training programs, community organizations and the integration of community-based services into the larger development.



COMMERCIAL & CULTURAL SUPPORT

The development team is committing \$150,000 to:

- Subsidize the commercial space
- Activate the community and park space at Drexel Village and
- Support landscaping of the park and community placemaking opportunities.



Planning Office for Urban Affairs
ARCHDIOCESE OF BOSTON

UHM RESIDENT SERVICES

UHM will bring to Drexel Village its strong history and experience in providing a variety of services to meet the needs of the residents and the community, including

- Youth Development
- Aging in Place
- Stabilization and Self-Sufficiency



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ARCHITECTS

DREXEL VILLAGE

Regulatory Milestones & Timeline

Stabilized Occupancy	April 2028
Construction Completion	January 2028
50% Construction Completion	January 2027
Construction Start	January 2026
Completed Financing	January 2026
State Subsidy Awards	July 2025
City Subsidy Awards	December 2024
Public Improvement Commission Approval	TBD
Zoning Board of Appeal Board (ZBA)	N/A
Article 80 Board Approval	TBD
BCDC Approval* 100,00 sqft or significant public realm	TBD
Article 80 Review Start (LOI Filed)	LOI filed December 2022, PNF filed October 2023
BPDA or Mayor's Office of Housing (MOH Developer Designation)	December 2021

DREXEL VILLAGE

Project Uses and Programming

Parking Spaces (# of spaces)	~60
Commercial (sq.ft.)	~1,450
Office (sq.ft)	N/A
Cultural/ABCD/Parish/Social Service (sq.ft)	~26,100
Residential (sq.ft.)	217 residential units
Open Space (sq.ft.)	~60-65,000
Other Uses (Community space) (sq.ft.)	~2,100

DREXEL VILLAGE

Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Up to 50% AMI (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>	80-100%AMI/Up to Market Rate <i># of Units / Average Rent</i>	Total Rental Units
Studio						
1 Bedroom	8/\$590	23/\$1,031	3/\$1,252	21/\$1,584	23 2 @ 100% AMI \$2,136 21 @ Market \$2,700	69
2 Bedroom	17/\$659	29/\$1,164	7/\$1,417	33/\$1,795	37 4 @ 100% AMI \$2,426 33 @ Market \$3,600	106
3+ Bedroom	13/\$734	16/\$1,303	5/\$1,586	5/\$2,011	4 1 @ 100% AMI \$2,721 3 @ Market \$4,000	31
Total Units	38	68	15	59	64 (7@100%, 57 @ Market)	206
Percent Total Units	18%	33%	7%	29%	31%	

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

DREXEL VILLAGE

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 Bedroom				
2 Bedroom	8/\$213,700	3/\$290,400		11*
3+ Bedroom				
Total Units	8	3		11
Percent Total Units	73%	27%		

*Depending on the availability of additional subsidies, the developer will work to increase the number of affordable homeownership units.

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

THANK YOU

RSMPOC Co-Chairs Norm Stembridge & Steven Godfrey

STAY CONNECTED: bit.ly/theRSMPOC

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