
Roxbury Strategic Master Plan Oversight Committee Meeting

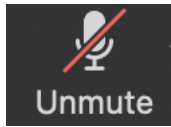
April 01, 2024

1. RSMPOC

Welcome and Orientation

Zoom Meeting Info + Tips

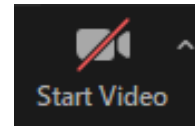
- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial 9 followed by 6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



Mute/unmute

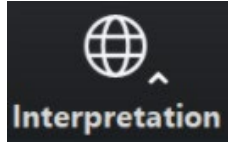


Raise hand to get in line to ask a question or provide comment

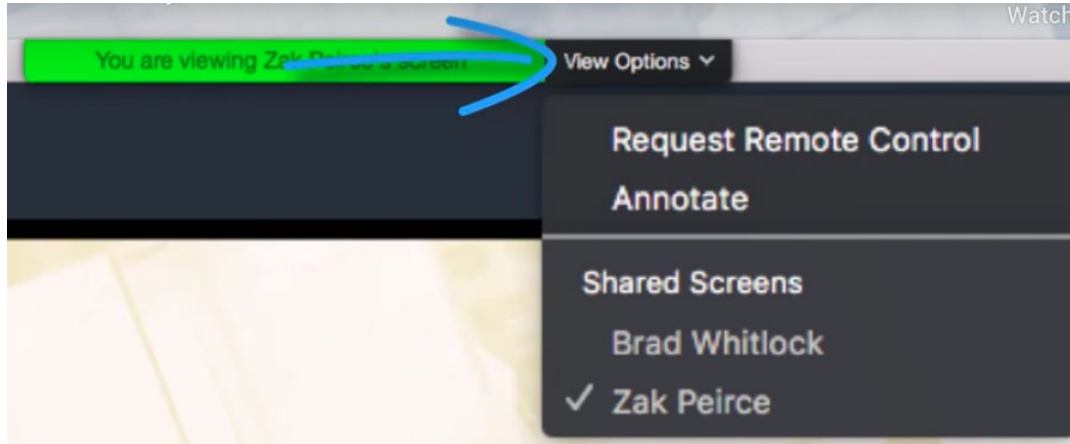


Turn video on/off

Interpretation and Translation



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



Agenda

1. RSMPOC Welcome

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

- 2147 Washington Street
- Parcel 8 (Nuba Residences)
- Parcel 10 (2085 Washington St.)

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 1, 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

RSMPOC TRIBUTE



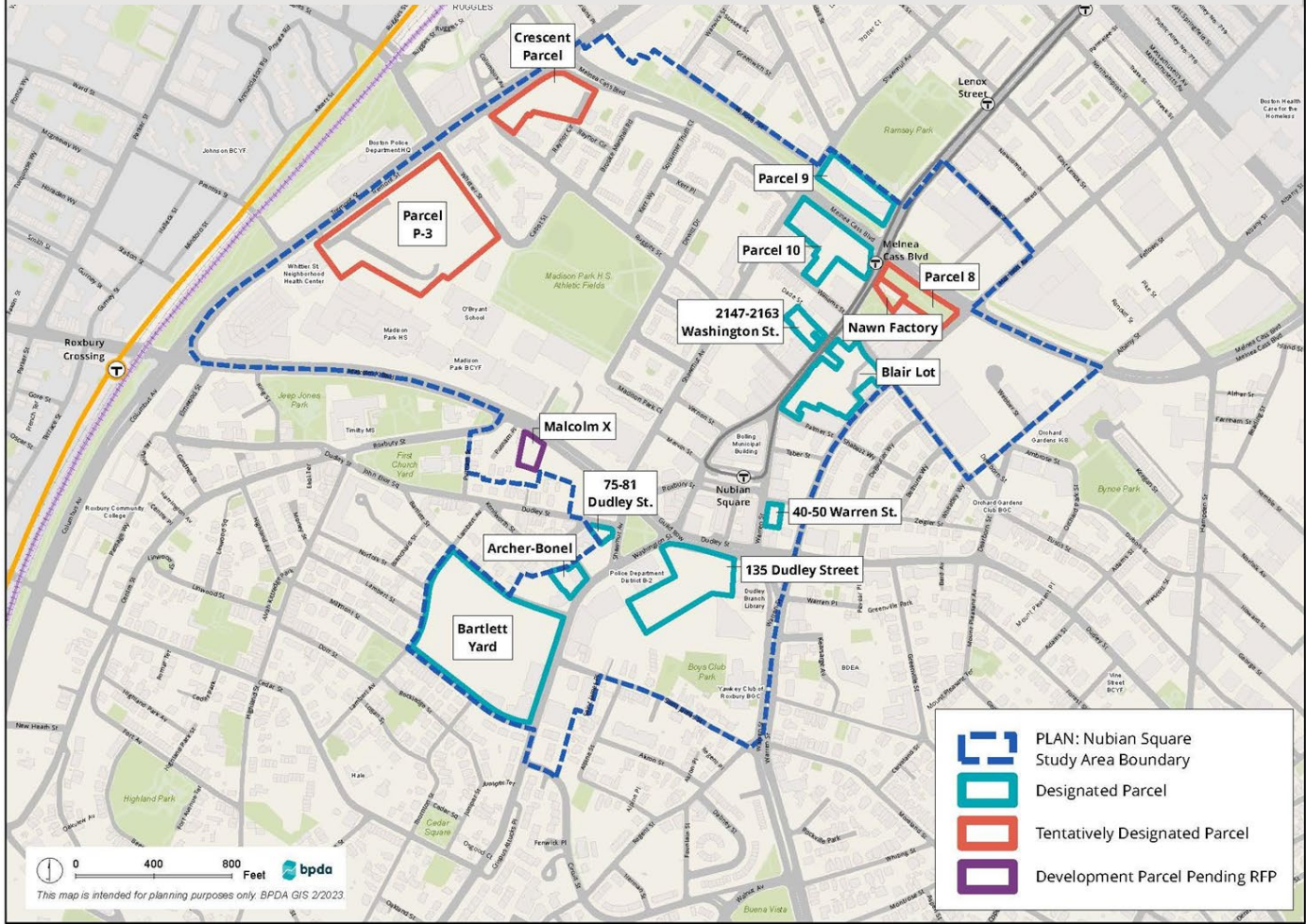
SARAH ANN SHAW

November 6, 1933 – March 21, 2024

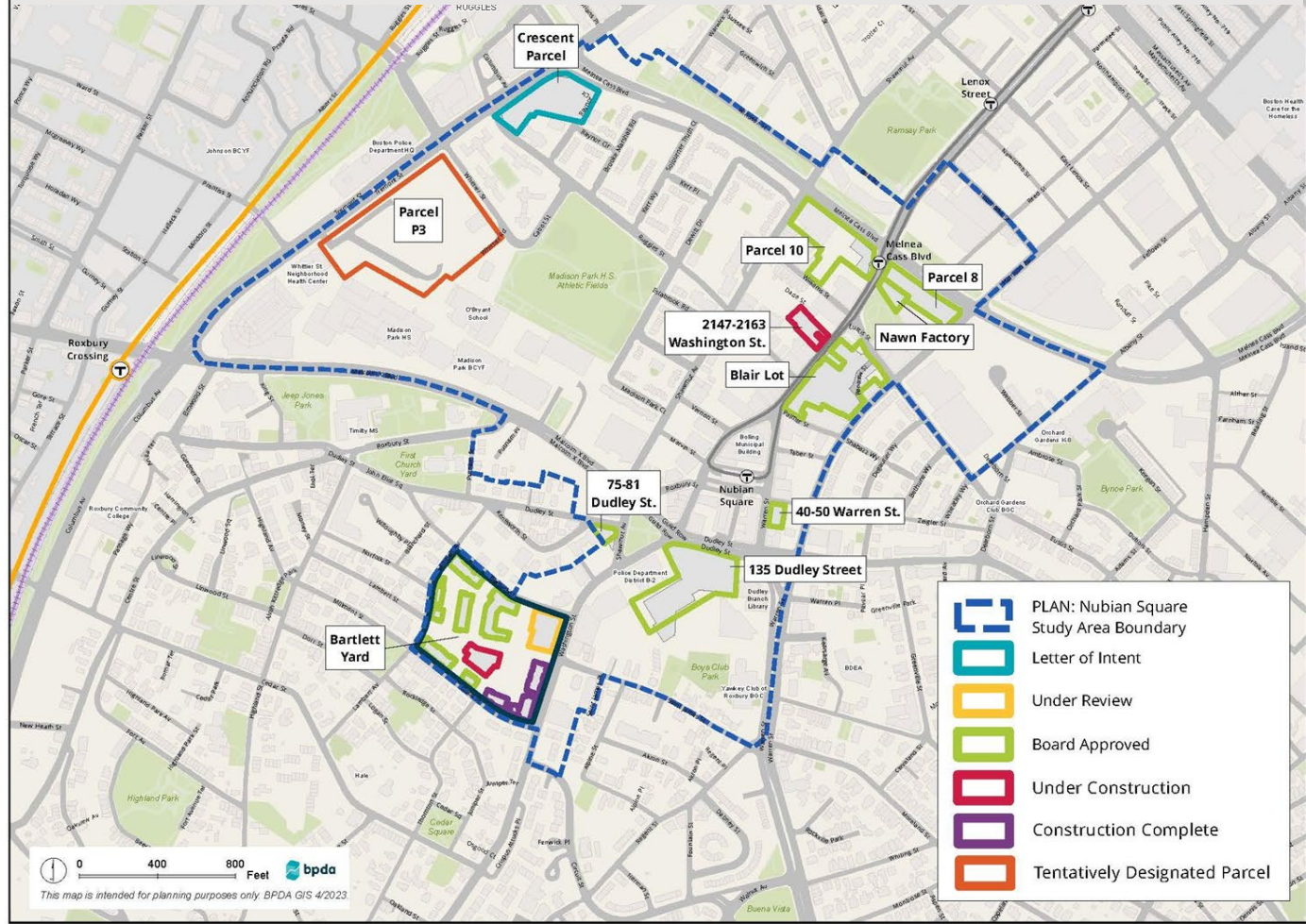
*Lifelong Community Activist and Resident of Roxbury.
Pioneer in television news and Boston's first Black
Woman reporter*

2147 Washington St.

Real Estate Disposition Status



Article 80 Project Phase



2147 Washington St.

Current Project Phase: Under Construction

Proposed Project Programming Highlights:

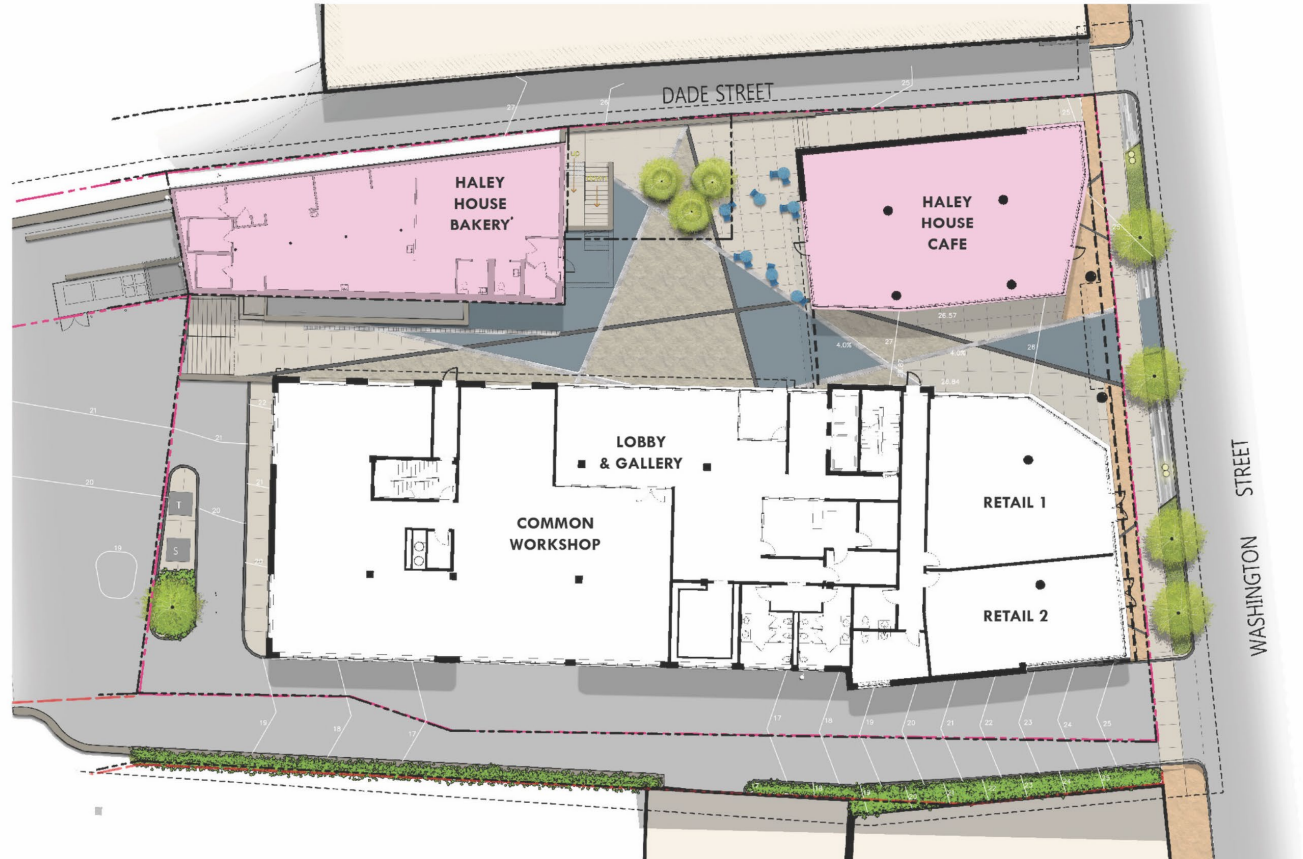
- Land sq.ft: 23,000 sf
- Gross floor area: 99,000 sf
- New Construction: Yes

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



2147 Washington St.

Project Site Plan



2147 Washington St.

Regulatory Milestones & Project Schedule

Stabilized Occupancy	<i>Projected March 2025</i>
Construction Completion	<i>Projected December 2024</i>
60% Construction Completion	March 2024
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.

Project Uses and Programming

Parking Spaces (# of spaces)	Garage – 32; Surface - 11
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.)	NA

2147 Washington St.

Rental Units Overview

	Homeless set-aside 30% AMI # of Units / Average Rent	Low Income 30-50% AMI (Includes homeless set-aside) # of Units / Average Rent	Middle Income 60-80% AMI # of Units / Average Rent	Up to Market Rate # of Units / Average Rent	Total Rental Units
Studio	\$0- \$499	\$499-\$879	\$1,068-\$1,447	\$1,825	7
1 Bedroom	\$0- \$590	\$590-\$1,031	\$1,252-\$1,695	\$2,136	31
2 Bedroom	\$0- \$659	\$659-\$1,164	\$1,417-1,921	\$2,426	20
3+ Bedroom	\$0- \$734	\$734-\$1,303	\$1,586-\$2,154	\$2,721	4
Total	(8)	26	36	0	62
Percent of Total Units	(13)	42	58	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

	Middle Income 60-69% AMI # of Units / Average Sales Price / Average Mortgage Price	Middle Income 70-79% AMI # of Units / Average Sales Price / Average Mortgage Price	Middle Income 80-89% AMI # of Units / Average Sales Price / Average Mortgage Price	Middle Income 90%-100% AMI # of Units / Average Sales Price / Average Mortgage Price	Up to Market Rate # of Units / Average Sales Price / Average Mortgage Price	Total Homeownership Units
Studio	NA	NA	NA	NA	(1) \$292,800 / \$1,960 *	1
1 Bedroom	NA	(1) \$180,200 / \$1,204 per month*	NA	(1) \$280,700 / \$1,870*	NA	2
2 Bedroom	NA	(3) \$213,700~ / \$1,430 per month *	NA	(3) \$326,000 / \$2,180 *	(2) \$550,000- Market / \$3,680 per month **	8
3+ Bedroom	NA	NA	NA	NA	(1) \$575,500 – Market / \$3,850 per month **	1
Total Units	NA	4	NA	4	4	12
Percent Total Units	NA	33	NA	33	33	100%

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

**Market rate units sales prices are subject to current market conditions

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 (currently under construction)



2147 Washington St.

BRJP Report for Projects Under Construction

BRJP Reporting

09/10/23 - 03/10/24

Contractor	Trade	People of Color		Women		Boston Resident		Total Hours
		Hours	%	Hours	%	Hours	%	
Kaplan	General Contractor	6150	100%	1136	18%	4621	75%	6163
Conneely Excavation	Site Work	12	50%	0	0%	12	50%	24
Knight Waterproofing	Waterproofing	48	100%	0	0%	0	0%	48
Evolution	Rough Carpentry	14534.4	99%	312.5	2%	0	0%	14616.7
New England Plumbing Solutions	Plumbing	2356	51%	0	0%	1010	22%	4597
Clark	Misc Metal	0	0%	0	0%	0	0%	733
HF3	Fireproofing	192	67%	0	0%	0	0%	288
NHK	Electrical	2316	100%	32	1%	1223	53%	2316
Exterior Designs	Siding	2093	97%	0	0%	0	0%	2147
All in One	Insulation	708.65	100%	0	0%	0	0%	708.65
GC Fodera	Masonry	1194	99%	0	0%	99	8%	1209
Fortin Drywall	Drywall	1319	92%	0	0%	113	8%	1438
Salguero	CMU	878	100%	0	0%	0	0%	878
Applied Roofing	Roofing	0	0%	0	0%	0	0%	804.75
Form-Up Foundations	Concrete Foundations	72.63	22%	0	0%	0	0%	329.64
		31873.68	88%	1480.5	4%	7078	19%	36300.74

To view full spreadsheet, please visit [2147 Washington BRJP Report](#)

2147 Washington St.

BRJP Report for Projects Under Construction

I. Overall Numerical Compliance

Report Run Date: 03/11/2024

Includes Work Records from: 6/12/2022– 3/11/2024

Workhours #	Workers #	Contractors #	Residents %	POC %	Women%
47,293	255	11	22%	77%	4%

2147 Washington St.

BRJP Report for Projects Under Construction

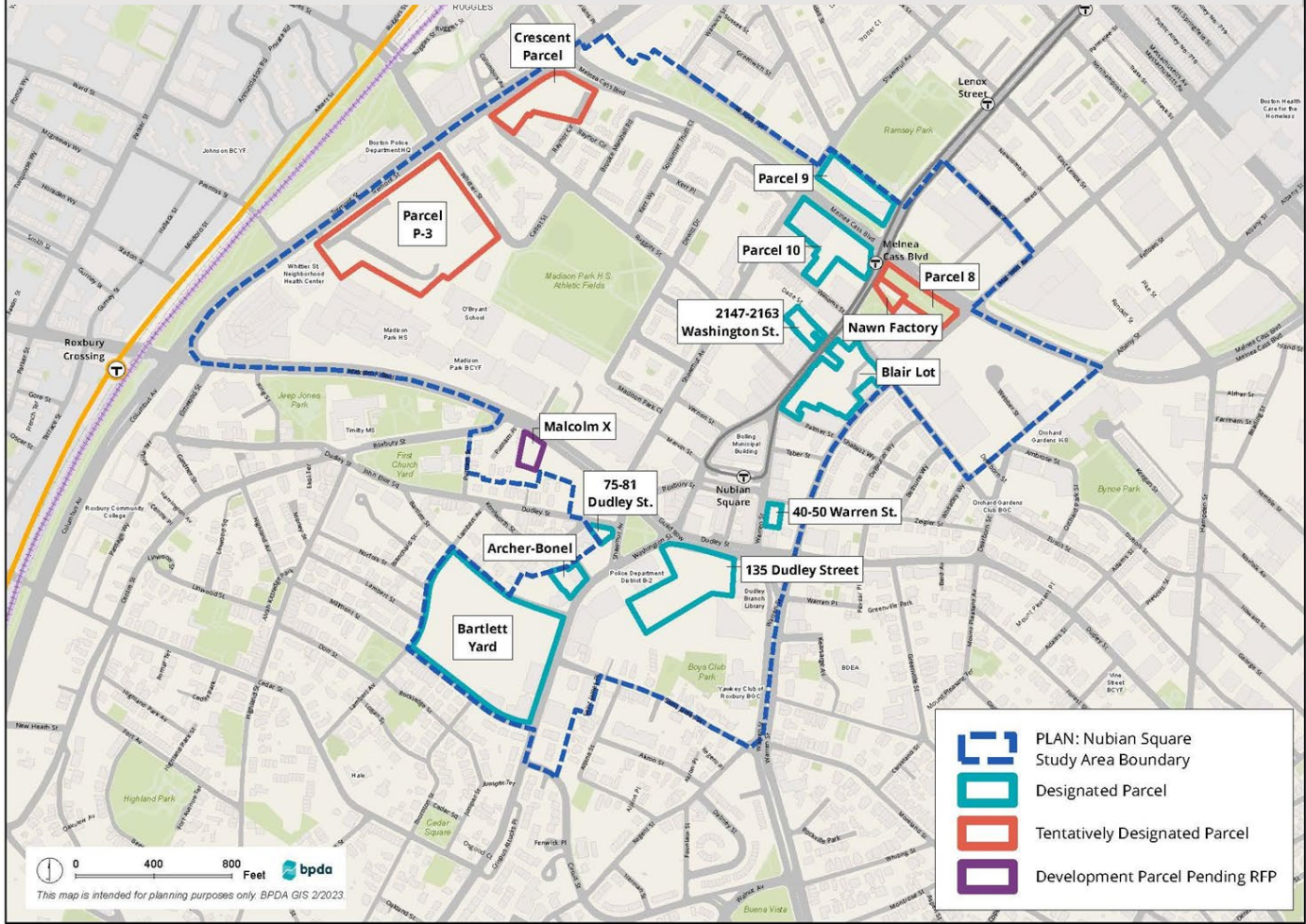
Future Compliance Efforts

Partnering with Conrad Builds LLC, Kaplan will:

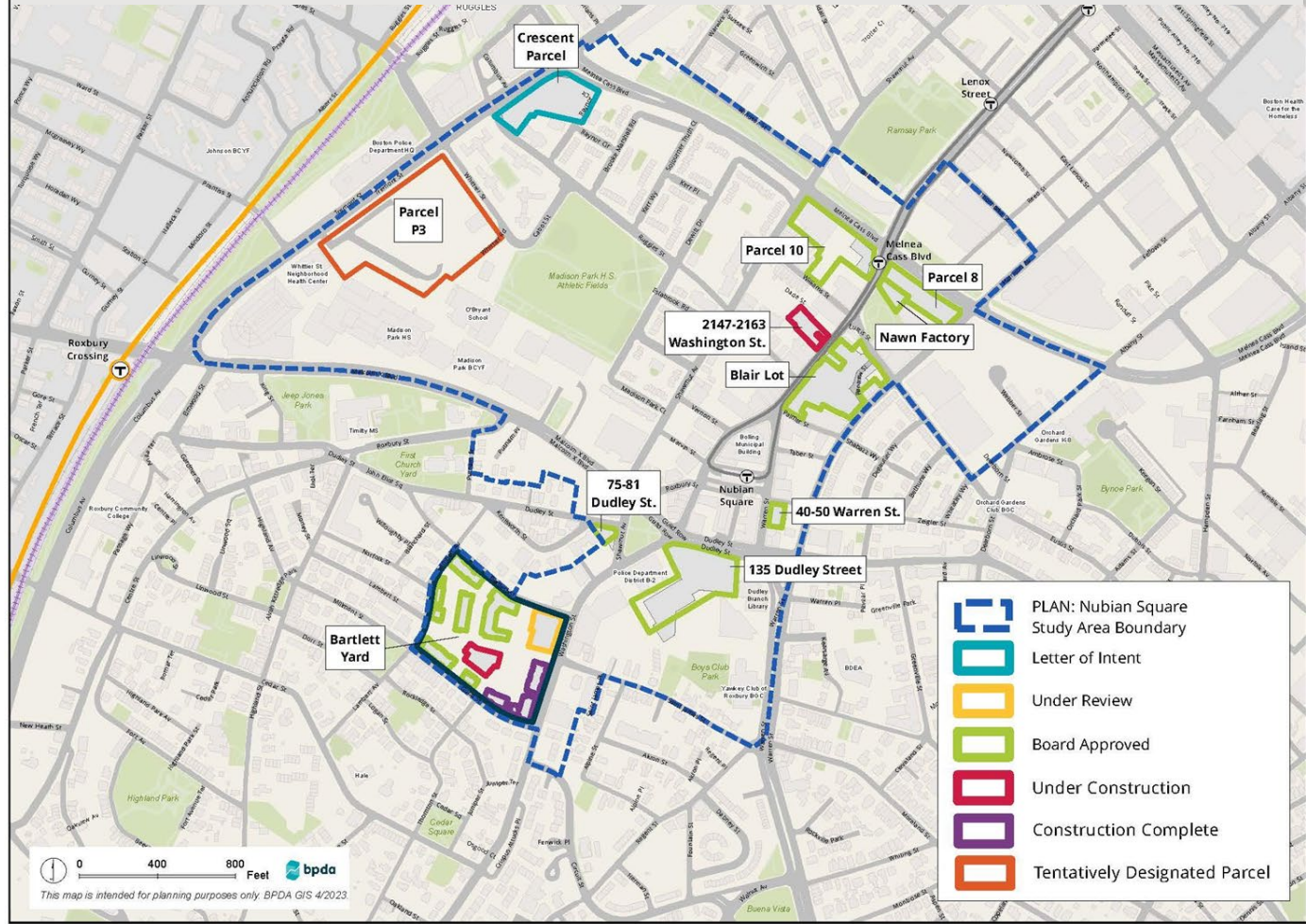
- Participate in a bi-monthly Interview Day at WORC2 in Roxbury
- Continue advertising and flyering for all trades in the community
- Reach out to subcontractors approximately two months in advance of mobilization so we can put work ready applicants in position to interview with Kaplan and trade partners one month before mobilization
- Kaplan will stage another corrective action meeting in April with upper management of trade partners to discuss repercussions of meeting BRJP goals
- Remain committed to identify work ready and available candidates from the migrant pool, for Kaplan and trade partners

Parcel 8 – NUBA Residences

Real Estate Disposition Status



Article 80 Project Phase



Parcel 8 – NUBA Residences

Current Project Phase:

- BPDA and MOH Design Review - In process – BPDA/MOH/Parks held joint design review meeting on March 6, 2024
- Waiting on Boston Parks Department to approve Park Design so we can submit to Public Improvements Commission (PIC), and get final sign off from Boston Landmarks Commission (BLC) and Massachusetts Historical Commission (MHC)
- Preservation and Conservation Restriction - Waiting on BPDA, DCAMM, MHC, City, to finalize
- Construction Drawings – Homes and Apts completed in December 2023 – revising per BPDA/MOH/Parks comments issued in joint meeting
- Agreements w/ BPDA for Massworks – Complete - will go out to contractor bid for Massworks scope in late Spring 2024
- NUBA Apartments awarded DHCD Funding in January 2024. Were informed by Masshousing that they will receive bond allocation in February 2025.
- NUBA Homes working on bid package and construction contract
- Land closing – Late Summer 2024 (expected)

Proposed Project Highlights:

- Land SF - 47,333 sf
- Building GSF - 110,500 gsf

Development Entities

- Urbanica Inc – NUBA Homes Lead Developer
- NHP Foundation – NUBA Apartments Lead Developer



APPROACH ON MELNEA CASS BLVD



GATEWAY PARK FROM MELNEA CASS BLVD



GATEWAY PARK FROM WASHINGTON ST



HARRISON AVE/ MELNEA CASS BLVD



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ART WALK ON BACKSIDE OF BUILDING

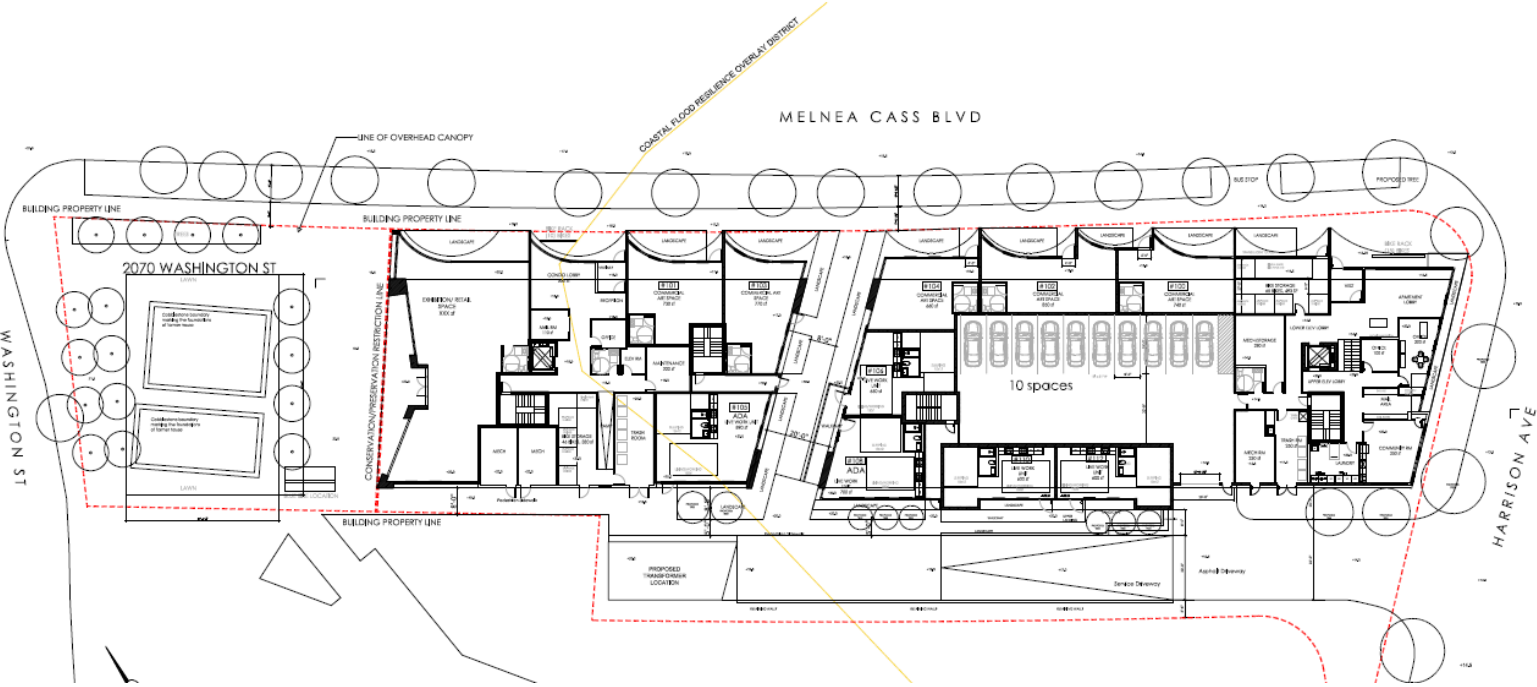


PLAZA BETWEEN NAWN FACTORY/ NUBA



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Parcel 8 – NUBA Residences



Parcel 8 – NUBA Residences Timeline

Instructions: please completion or estim chart. Move the “we project’s current ph

Stabilized Occupancy	6 months after Construction Completion
Construction Completion	Homes – Summer 2026 (expected), Apts – Spring 2027 (expected)
50% Construction Completion	Homes – Summer 2025 (expected), Apts – Spring 2026 (expected)
Construction Start	Homes – Summer 2025 (expected), Apts –Spring 2026 (expected)
Completed Financing	60 days prior to Construction Start
State Subsidy Awards	Homes will apply for MassHousing CWB in May 2024 (expected) Apts was awarded DHCD funding, expected to receive Masshousing Bond allocation in February 2025.
City Subsidy Awards	In progress
Public Improvement Commission Approval	After BPDA Design Approval
Zoning Board of Appeal Board (ZBA)	September 27, 2022
Article 80 Board Approval	June 16, 2022
BCDC Approval* 100,00 sqft or significant public realm	March 1, 2022
Article 80 Review Start (LOI Filed)	September 21, 2021
BPDA or Mayor’s Office of Housing (MOH Developer Designation)	April 15, 2021

WE ARE HERE

Parcel 8 – NUBA Residences

Instructions: please review and insert most up-to-date accurate information. Add any uses unique to your project for example: lab training space etc.

Project Uses and Programming

Residential (sq.ft.)	81,330 sq.ft.
Commercial (sq.ft.)	10,500 sq.ft. (5 artist work spaces)
Office (sq.ft)	NA
Cultural (sq.ft)	2,000 Art Gallery/Exhibition Space
Open Space (sq.ft.)	8,626 sq.ft. Gateway Park
Parking Spaces (# of spaces)	10

Parcel 8 – NUBA Residences

Rental Units Overview

	Homeless set-aside 30% AMI 8 Project Based Vouchers from BHC	Low Income Up to 50% AMI 20 units 1 BR: \$1,392 2 BR: \$1,670 3 BR: \$1,929	Middle Income Up to 60% AMI 4 units 1 BR: \$1,670 2 BR: \$2,004 3 BR: \$2,315	Middle Income Up to 80% AMI 11 units 1 BR: \$2,222 2 BR: \$2,666 3 BR: \$3,080	Up to 120% AMI 20 units 1 BR: \$2,728 2 BR: \$3,103 3 BR: 3,482	Total Rental Units
Studio						
1 Bedroom	1	8	4	2	6	21
2 Bedroom	5	7	0	8	13	33
3+ Bedroom	2	6	0	1	1	10
Total Units	8	21	4	11	20	64
Percent Total Units	13%	33%	6%	17%	31%	100%

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

** PBV Rents are based on 1/1/2024 Boston Housing Authority Payment Standards

*** 120% AMI Rents are based on 2023 BPDA Affordable Rent Limits

Parcel 8 – NUBA Residences

Instructions: please complete this chart. Feel free to edit headings that most align with your project. For example, if you have units that are “Up to 70% AMI” add a column. **Don't forget to include “Average rent” as this is most readable to the public.**

Homeownership Units Overview

	Middle Income Up to 80% AMI <i>1BR / \$219,500**</i> <i>2BR / \$258,500</i>	Middle Income Up to 100% AMI <i>1BR / \$287,400**</i> <i>2BR / \$334,700</i>	Up to 120% AMI <i>1BR / \$351,900**</i> <i>2BR / \$404,200</i>	Total Homeownership Units
Studio				
1 Bedroom	13	12	7	32
2 Bedroom	3	4	6	13
3+ Bedroom	0	0	0	0
Total Units	16	16	13	45
Percent Total Units	36%	36%	28%	100%

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

** Avg. Rents are based on 2022 BPDA Affordable Rent Limits

Parcel 8 – NUBA Residences

Instructions: please complete this chart. If you aren't able to provide this information, please add an explanation.

Job Creation in Percentages

Created	NA
Minority/Women Business Enterprises (MWBE) Created	NA
Projected	150 new jobs projected
Minority/Women Business Enterprises (MWBE) Projected	>30% projected

Project Name

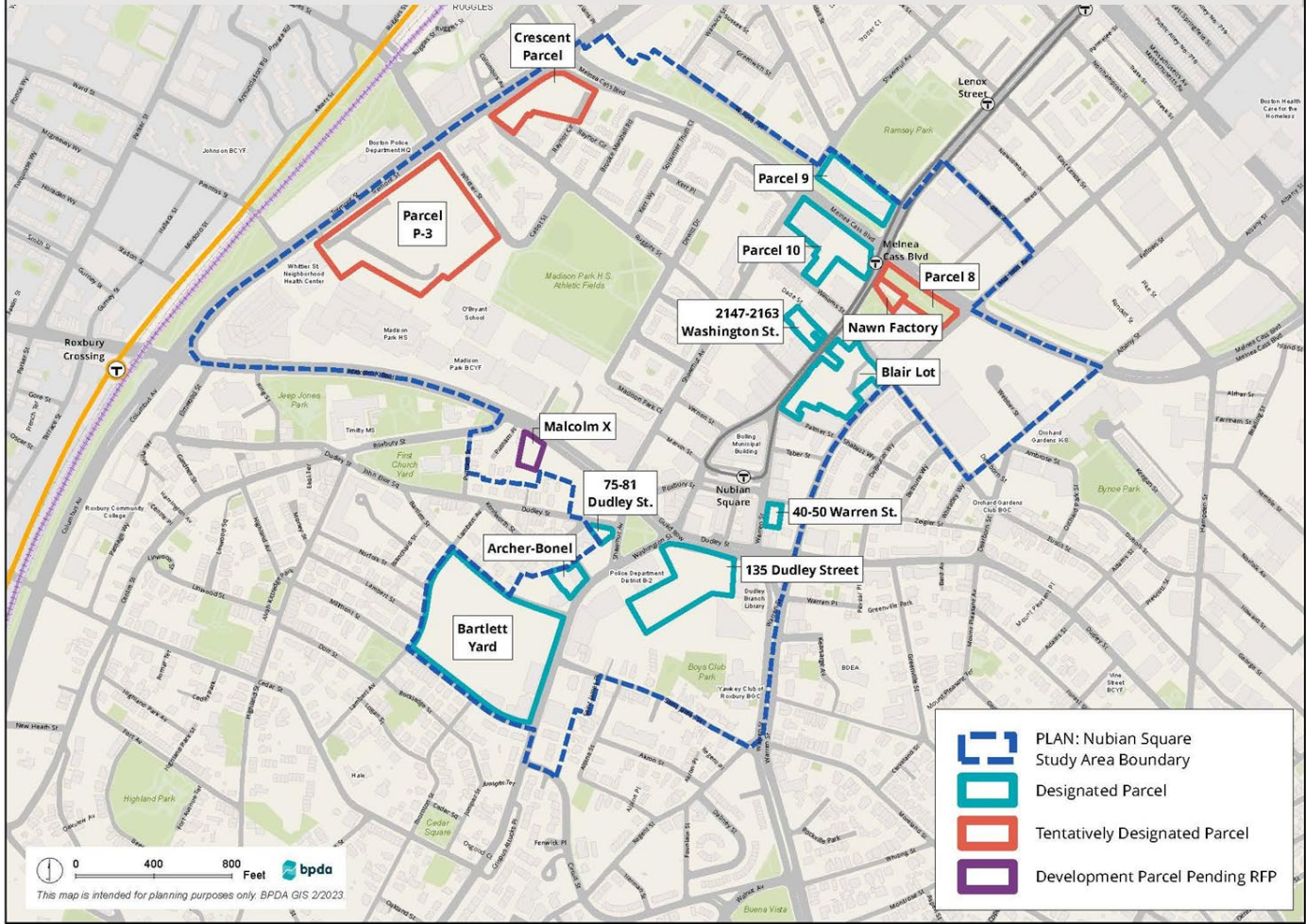
Instructions: For projects under construction please insert your most recent BRJP report data. Feel free to add more rows if needed.

BRJP Report for Projects Under Construction

		Worker Hours By Timesheet (simple) Total		Worker Hours By Timesheet (simple) Resident			Worker Hours By Timesheet (simple) POC		Worker Hours By Timesheet (simple) Female		
Subcontractor Name	Trade	Sum of Worker Hours This Period	Total #	Res. %	Res #	Res Hrs.	POC Hrs,	POC %	Fem Hrs.	Fem %	Fem #

2085 Washington Street

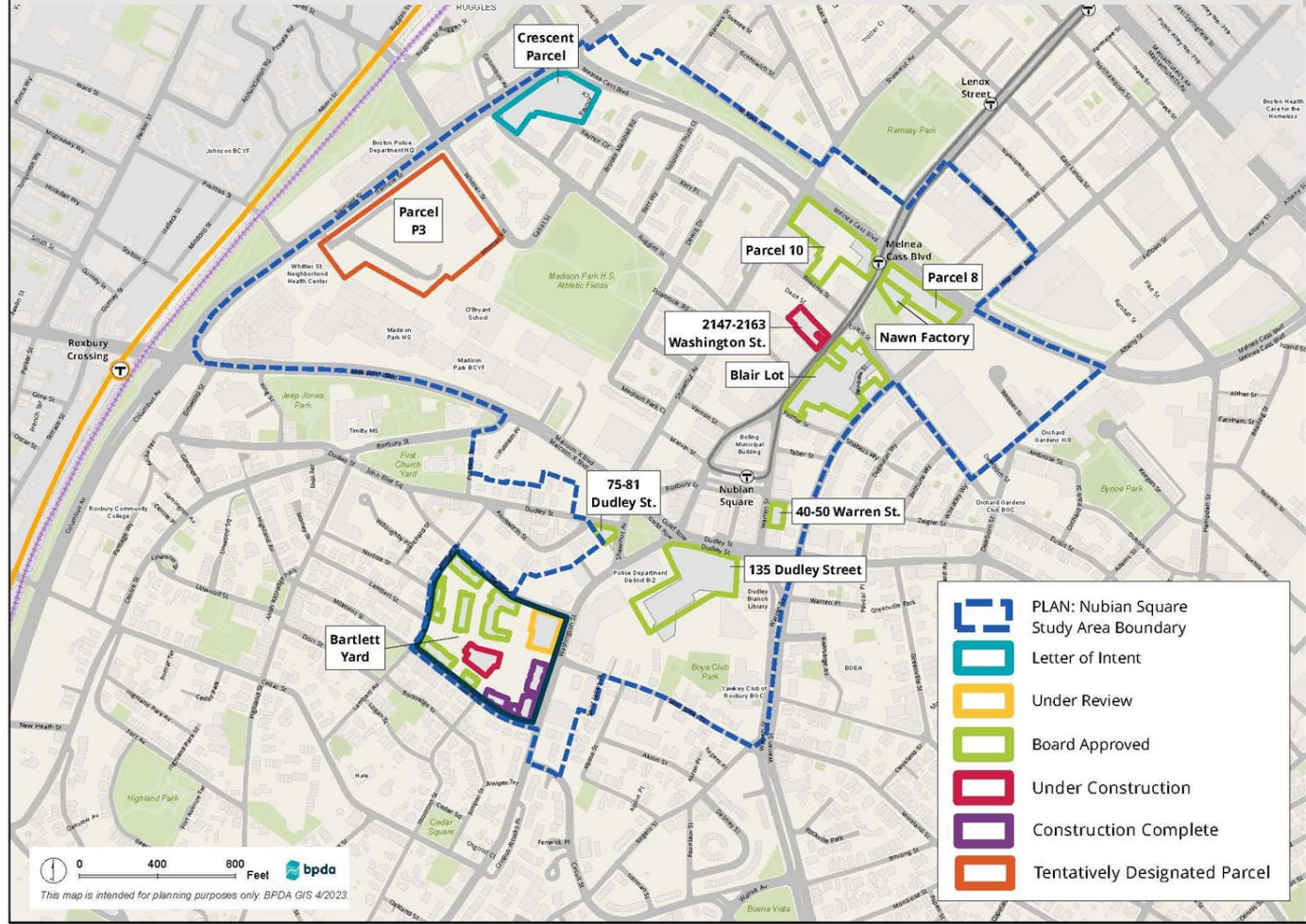
Real Estate Disposition Status



0 400 800 Feet bpda
This map is intended for planning purposes only. BPDA GIS 2/2023.

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

Article 80 Project Phase



2085 Washington Street

Current Project Phase: Predevelopment 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



2085 Washington Street

Project Site Plan



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 Street

Regulatory Milestones & Project Schedule

Stabilized Occupancy	June 2027 (rental), August 2027 (homeownership)
Construction Completion	March 2027
50% Construction Completion	May 2026
Construction Start	March 2025
Completed Financing	March 2025
State Subsidy Awards	July 2022, funding increase July 2023
City Subsidy Awards	January 2022, February 2023
Public Improvement Commission Approval	May 2023
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

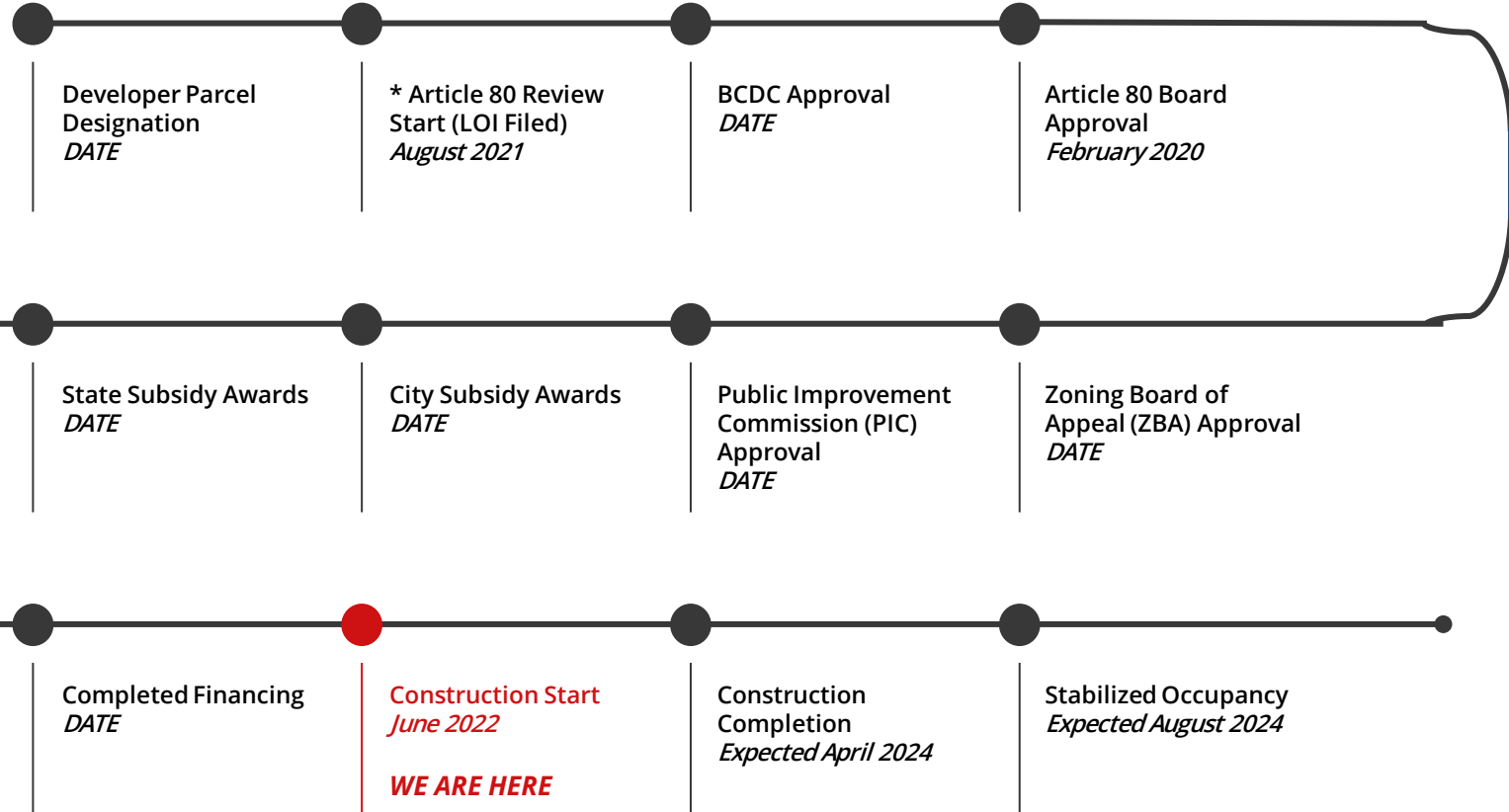
FUTURE

**** WE ARE HERE***

PAST

2085 Washington Street

Instructions: No need to complete this section. I will transfer info from previous slide to this timeline format.



2085 Washington Street

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)	4400 SF (artist work/sell spaces, galleries, community amenity)
Residential (sq.ft.)	112,000 SF
Open Space (sq.ft.)	~5000 SF community plaza
Other Uses (please specify) (sq.ft.)	

2085 Washington Street

Rental Units Overview

	Homeless set-aside 30% AMI # of Units / Average Rent	Low Income UP TO 50% AMI (Includes homeless set-aside) # of Units / Average Rent	Middle Income UP TO 60% AMI # of Units / Average Rent	Middle Income UP TO 80% AMI # of Units / Average Rent	Up to Market Rate # of Units / Average Rent	Total Rental Units
Studio	6	6	0	0	0	6
1 Bedroom	1 PBVs, tenants pay 30% of their income	3 \$1,167	13 \$1,391	12 \$1,890	0	28
2 Bedroom	6 PBVs, tenants pay 30% of their income	8 \$1,356	9 \$1,656	10 \$2,255	0	27
3+ Bedroom	3 PBVs, tenant pays 30% of their income	3	0	0	0	3
Total Units	16	20	22	22	0	64
Percent Total Units	17%	21%	23%	23%	0%	66.7%

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

2085 Washington 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 Home- ownership Units
Studio	0	0	0	0
1 Bedroom	4 \$213,700 sales \$207,289 mortgage	4 \$280,700 sales \$272,279 mortgage	0	8
2 Bedroom	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
3+ Bedroom	0	0	0	0
Total Units	15	15	2	32
Percent Total Units	16%	16%	2%	33.3%

Downpayment of 3% 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.

2085 Washington Street

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 hours to POC, 12% to women, 51% to Boston residents

THANK YOU

RSMPOC Co-Chairs Norm Stembridge & Steven Godfrey

STAY CONNECTED: bit.ly/theRSMPOC

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