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

May 06, 2024

# **1. RSMPOC**

## **Welcome and Orientation**

# Zoom Meeting Info + Tips

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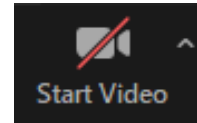
- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **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



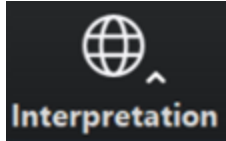
Raise hand to get in line to ask a question or provide comment



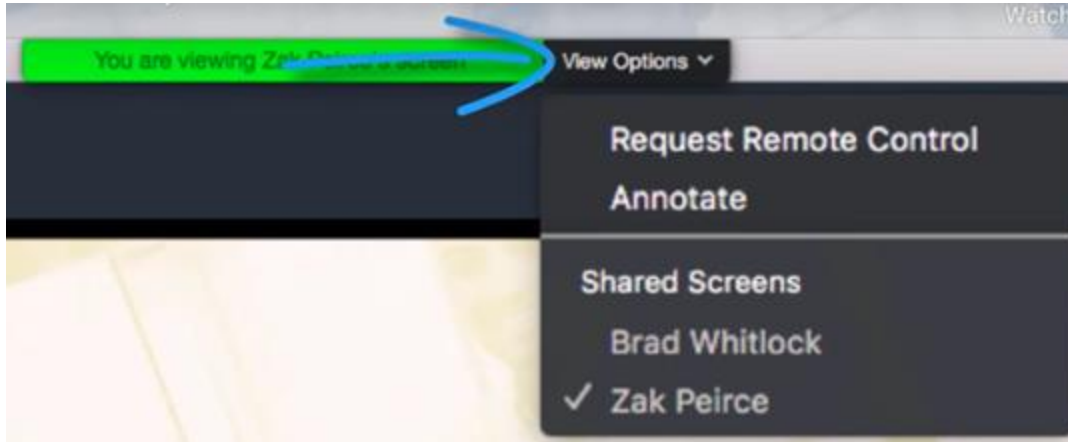
Turn video on/off

# Interpretation and Translation

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



# Agenda

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## 1. RSMPOC Welcome

## 2. Presentation – *15m total to present followed by 15*

### Q&A

- Blair's Lot/Nubian Square Ascends
- Parcel 3

# RSMPOC Overview and Updates

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## *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

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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

# THANK YOU

**RSMPOC Co-Chairs Norm Stembridge & Steven Godfrey**

**STAY CONNECTED: [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)**

**Naoise McDonnell  
naoise.mcdonnell@boston.gov**

## **2. Nubian Square Ascends**

# NUBIAN SQUARE ASCENDS

Q2 UPDATE  
&  
STRATEGIC  
PLAN



01 GOALS & OBJECTIVES

02 PROJECT TIMELINE

03 GRACC UPDATE

# GOALS & OBJECTIVES

#1

## RESEQUENCE --> PHASE 1: LAB BUILDING

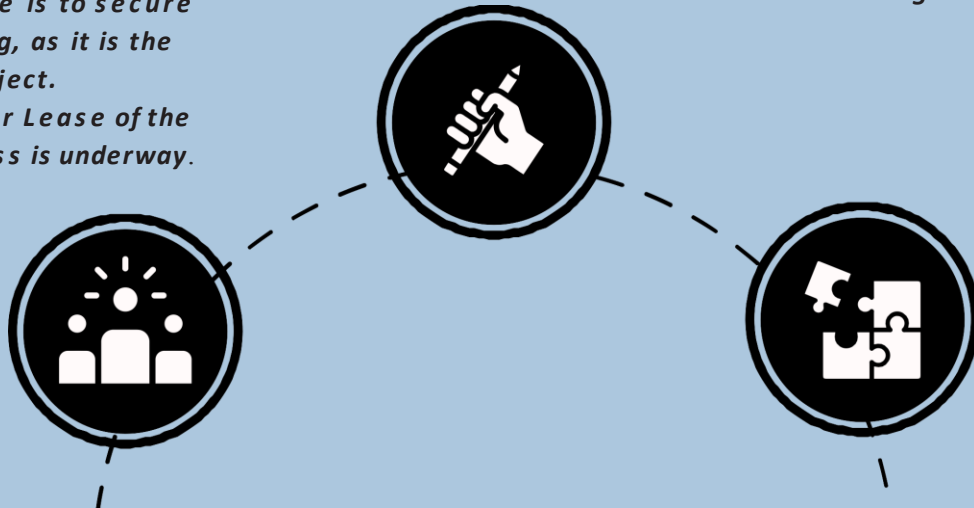
*While redesigning the Affordable Housing which will add more units to achieve financial feasibility, we have resequenced the project to move the Lab Building to Phase 1. Our primary objective is to secure a Tenant for the Lab Building, as it is the lifeblood of the project.*

*There is an LOI for the Master Lease of the building and the lease process is underway.*

#2

## REDESIGN EFFORTS

*While advancing leasing efforts on the Lab Building, we are busy reviewing the designs of all buildings to ensure those designs are as financially viable as possible.*







# PROJECT TIMELINE



# LAB BUILDING

APRIL

LOI EXECUTED

MAY

DESIGN PROCESS PICKUP -TENANT DIRECTED

JULY

LEASE SIGNED/GROUND LEASE DRAFT

AUGUST

GROUND LEASE SIGNED/FINANCING CLOSED

# **G A R A G E**

**APRIL**

**GARAGE REDESIGN**

**MAY**

**MASTER TENANT PARKING LOI**

**JUNE**

**SECONDARY TENANT PARKING LOIS**

**JULY**

**TENANT LEASES EXECUTED/  
GROUND LEASE DRAFT**

**AUGUST**

**GARAGE FINANCING CLOSES/GROUND  
LEASE EXECUTED**

**A F F O R D A B  
L  
E**

**FEB - MAY  
HOUSING  
JUNE**

**AUGUST**

**FEASIBILITY OF ADDITIONAL UNITS**

**PUBLIC PROCESS BEGINS FOR APPROVALS  
GROUND LEASE DRAFTS**

**FINANACING CLOSES/GROUND LEASE EXECUTED**

# GRACC

RESIDENT COMPANIES

EVENTS

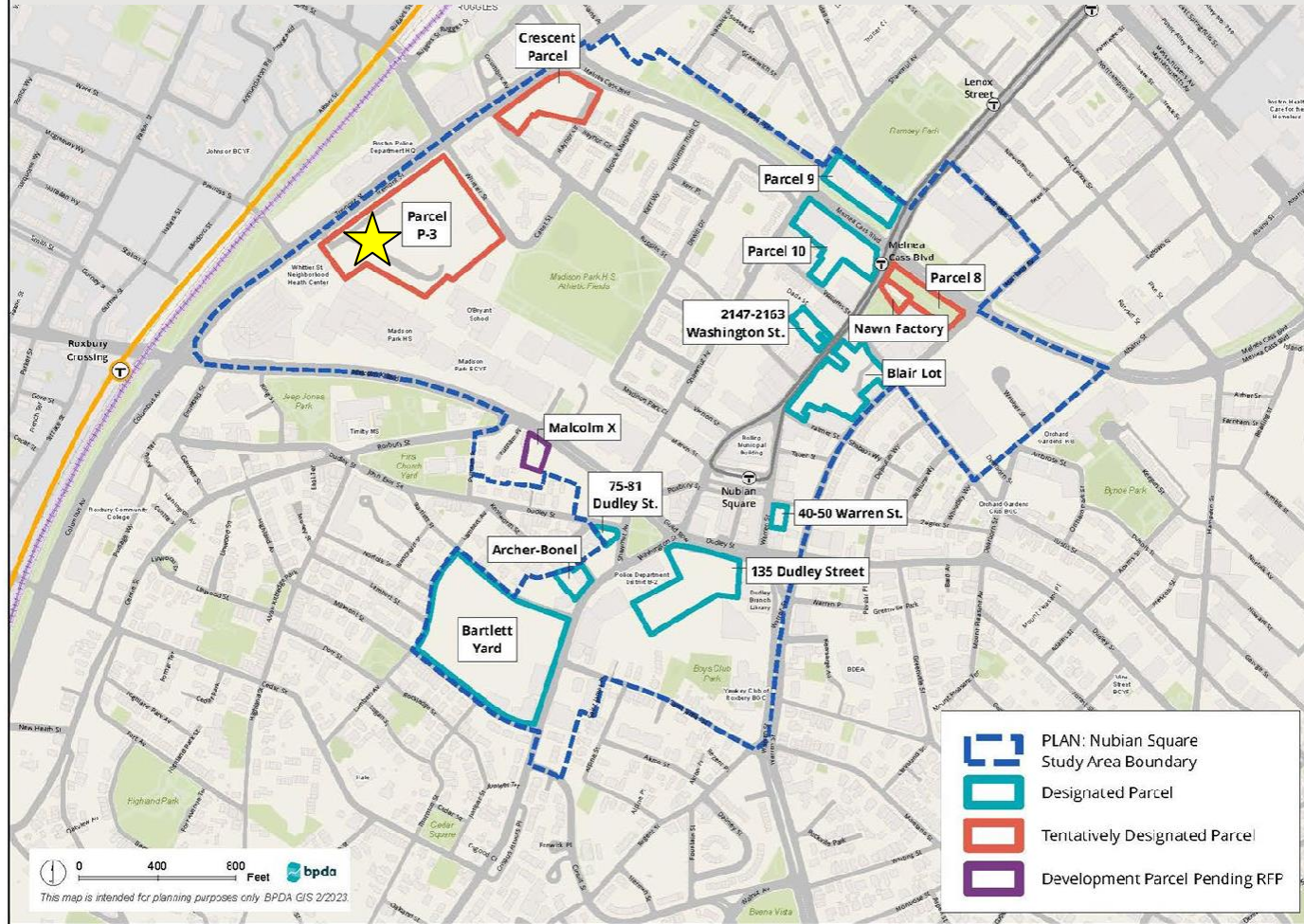


THANK  
YOU

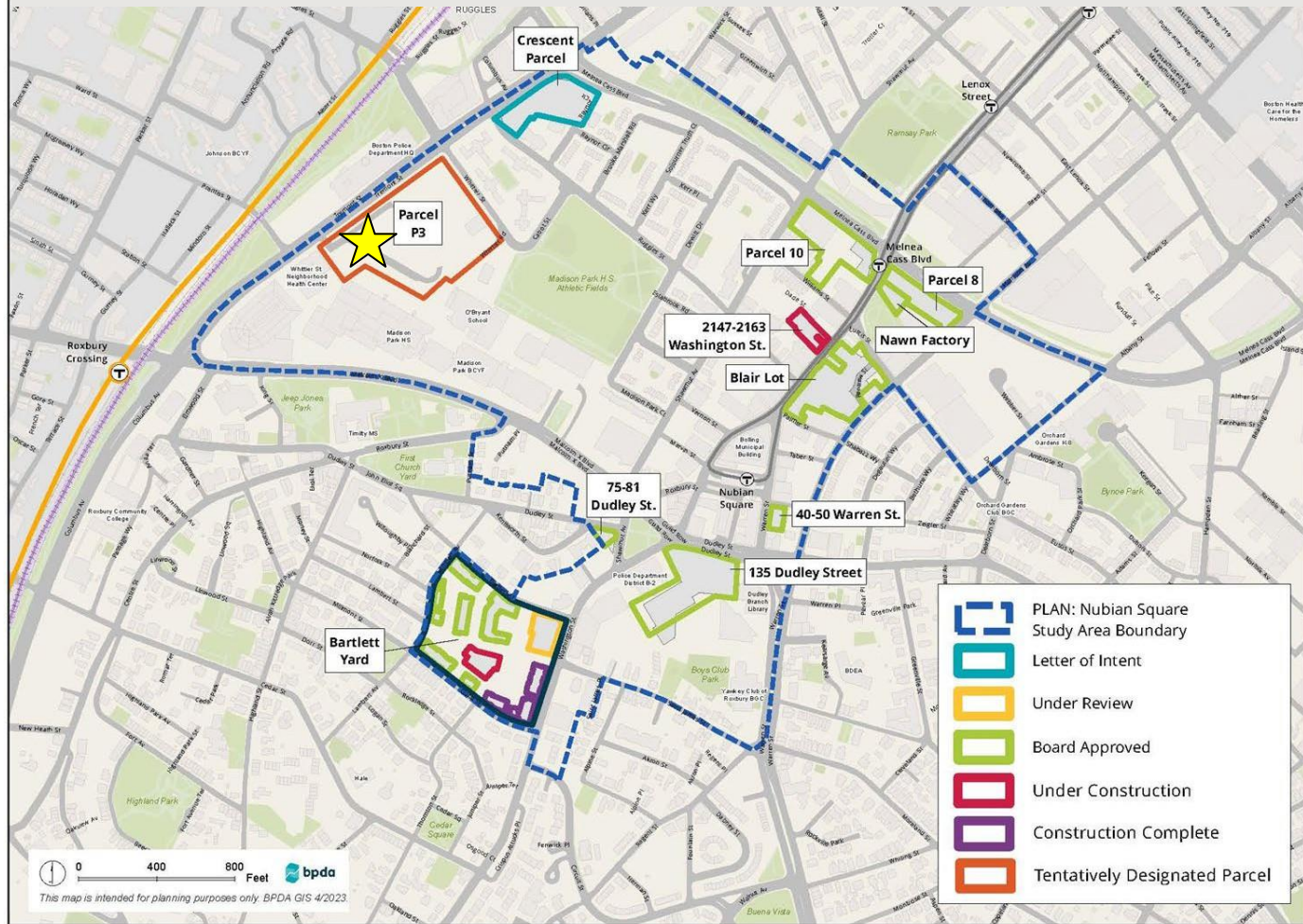


**3. P3**

# Real Estate Disposition Status



# Article 80 Project Phase





# P3 ROXBURY

HOUSING

EQUITY

OPPORTUNITY



# P3 Roxbury

## Current Project Phase:

- Pre-Filing

## Proposed Project Highlights:

- Land SF : 330,939 sf
- Gross Floor Area: ~1.23M sf

## Development Entities:

- [My City at Peace, LLC](#)
- [The HYM Investment Group, LLC](#)



# OUR TEAM



D/R/E/A/M DEVELOPMENT



*goulston&storr*s

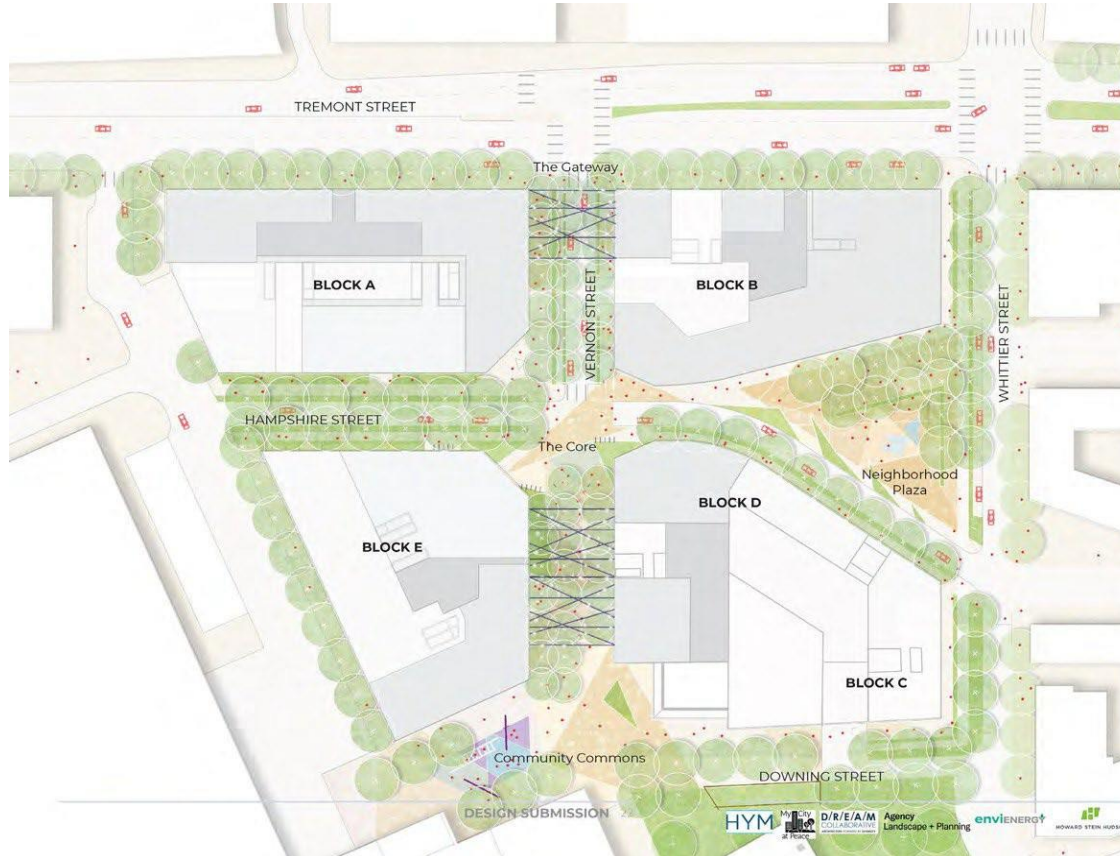
D/R/E/A/M COLLABORATIVE

Agency  
Landscape + Planning



# P3 Roxbury

## Project Site Plan



# P3 Roxbury Regulatory Milestones & Timeline

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BPDA or Mayor's Office of Housing (MOH Developer Designation)	<i><b>WE ARE HERE</b></i>
Article 80 Review Start (LOI Filed)	Target September 2024
BCDC Approval	Target July 2025
Article 80 Board Approval	Target August 2025
Zoning Board of Appeal Board (ZBA)	TBD
Public Improvement Commission Approval	TBD
City Subsidy Awards	TBD
State Subsidy Awards	TBD
Completed Financing	TBD
Construction Start	Target Start, Buildings A & B - August 2027
50% Construction Completion	TBD
Construction Completion	Target Completion, Buildings A & B - April 2030
Stabilized Occupancy	TBD

# P3 Roxbury

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## Project Uses and Programming

Parking Spaces (# of spaces)	Approx. 400-500 parking spaces; the exact number will be determined under Article 80 Development Review
Lab Space (sq.ft.)	Approx. 685,000 SF
Retail (sq.ft)	Approx. 47,500 SF
Cultural (sq.ft)	Approx. 31,100 SF
Residential (sq.ft.)	Approx. 483,000 SF
Open Space (sq.ft.)	Approx. 43,500 SF
Lab Training Space (sq.ft.)	Approx. 10,000 SF

# P3 Roxbury

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## Rental Units Overview

	<b>Affordable Rental</b> <i># of Units</i>	<b>Market Rental</b> <i># of Units</i>	<b>Total Rental</b> <b>Units</b>
<b>Studio</b>	9	29	38
<b>1 Bedroom</b>	45	44	89
<b>2 Bedroom</b>	74	35	109
<b>3+ Bedroom</b>	36	10	46
<b>Total Units</b>	164	118	282

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

# P3 Roxbury

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## Homeownership Units Overview

	<b>Affordable Condominium Average of 65% AMI (# of Units)</b>	<b>Market Rate Condominium (# of Units)</b>	<b>Total Homeownership Units</b>
<b>1 Bedroom</b>	21		21
<b>2 Bedroom</b>	94	40	134
<b>3+ Bedroom</b>	29		29
<b>Total Units</b>	144	40	184

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



# P3 Roxbury

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## Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Created	
Projected	~1,600 construction jobs, 2,710 permanent jobs including 2,400 life science jobs.
Minority/Women Business Enterprises (MWBE) Projected	TBD. It is our goal that at least 51% of the total employees working on the project will be people of color and/or women.

# P3 Roxbury

## 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 #

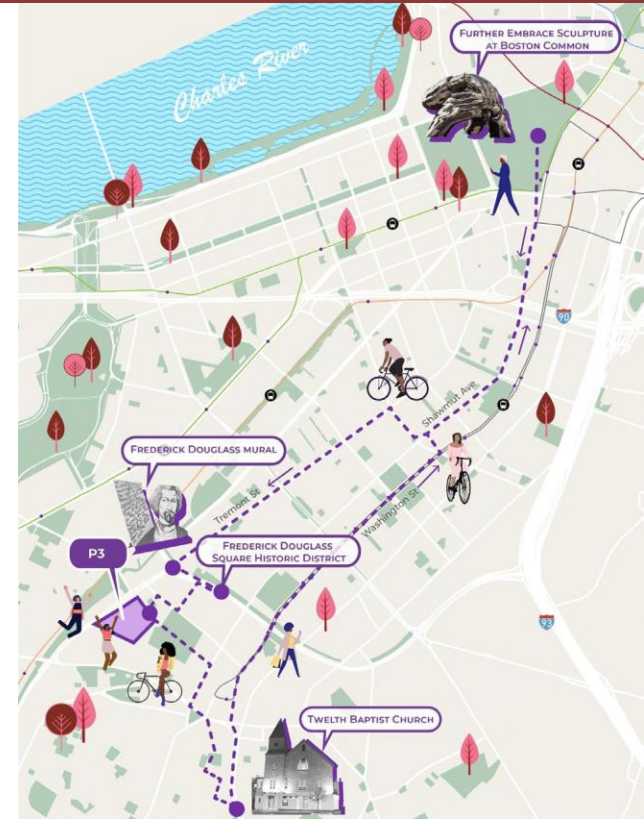
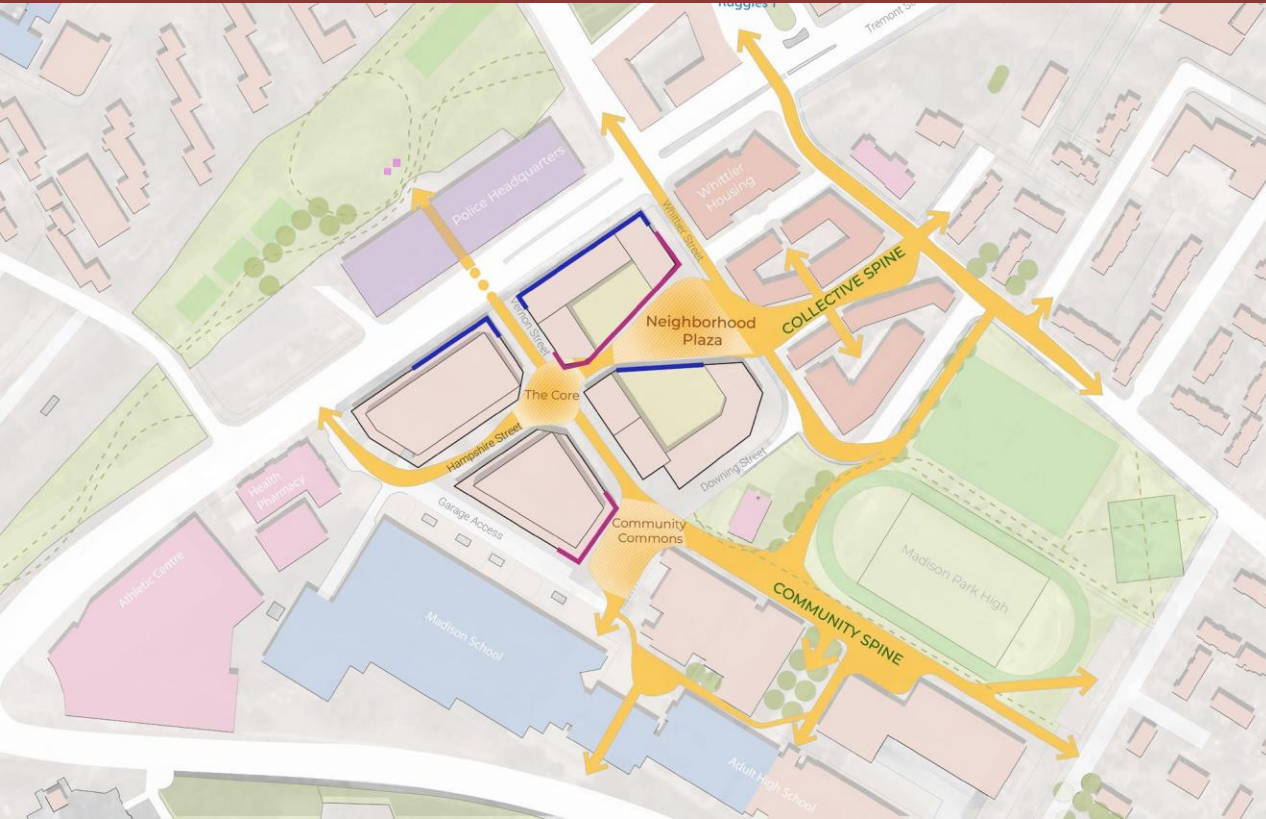
# OUR VISION

My City  
at Peace

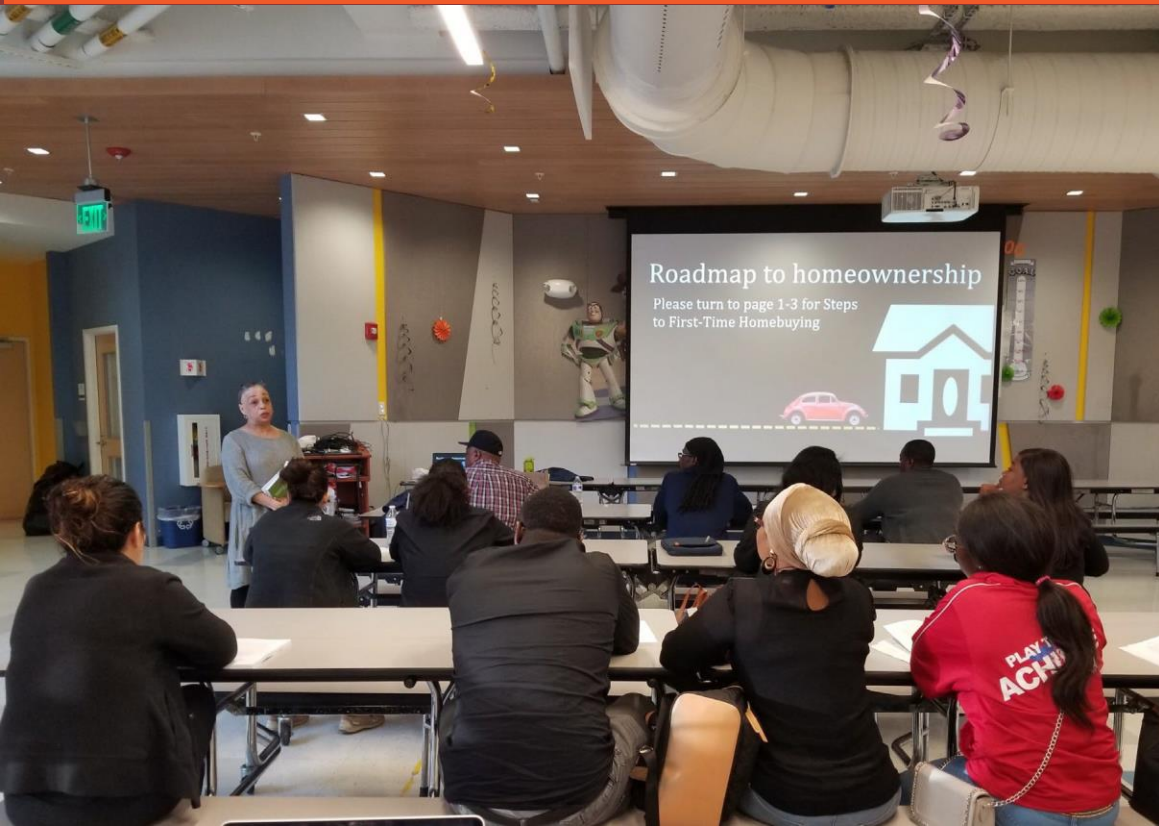
HYM



# INTEGRATE



# HOUSING



466 total units



144 affordable homeownership units



164 affordable rental units



158 market rate units

# OPPORTUNITY

My City  
at Peace

HYM



2,400 Permanent Life Science Jobs



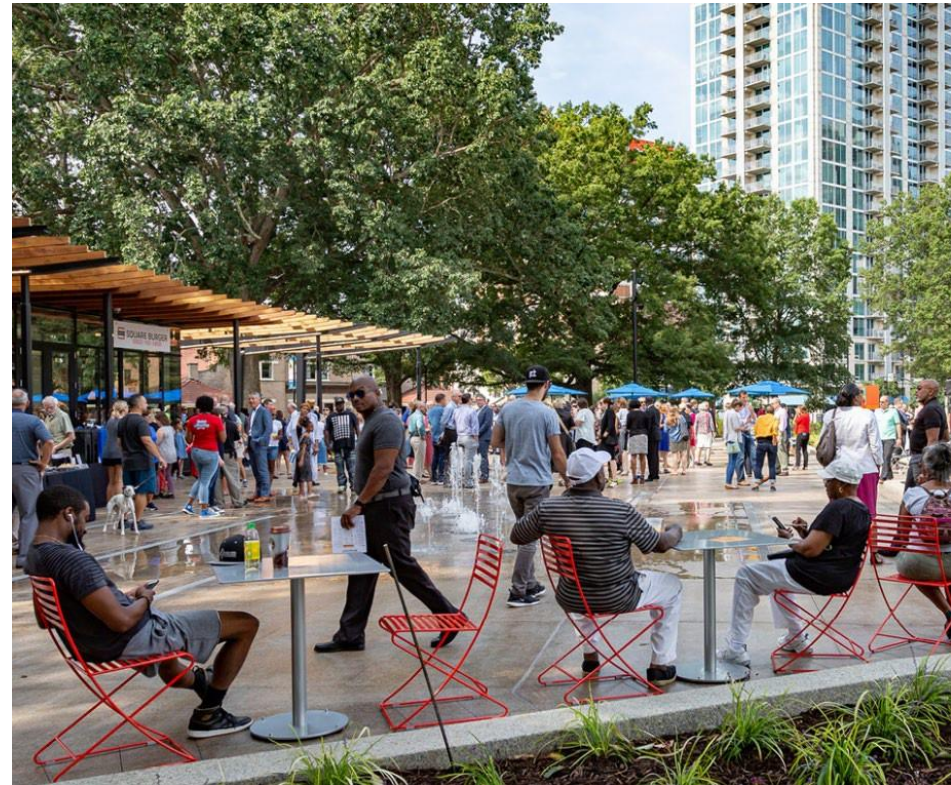
1,600 Construction Jobs



# CULTIVATE



# ACTIVE RETAIL





# EQUITY

MyCAP (50%)



HYM (50%)

Madison Park Development Corporation (M/WBE)

DREAM Development (MBE)

The OnyxGroup (M/WBE)

Prive Parking (MBE)



# OUR TEAM



**Leslie Reid**

Chief Executive Officer  
Madison Park Development Corporation



**Chanda Smart**

Chief Executive Officer  
The OnyxGroup



**Ricardo Louie**

Chief Executive Officer  
Prive Parking



# OUR TEAM



**Greg Minott**

Managing Principal  
DREAM Development

D/R/E/A/M COLLABORATIVE



**Imari Paris Jeffries**

Executive Director  
Embrace Boston



**Joseph Feaster**

Legal Counsel  
Dain Torpy



# OUR TEAM



**JocCole "JC" Burton**

Chief Executive Officer  
Maven Construction



**Gina Ford**

Principal  
Agency Landscape + Planning

Agency  
Landscape + Planning

# QUESTIONS?

## GET IN TOUCH

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# THANK YOU

**RSMPOC Co-Chairs Norm Stembridge & Steven Godfrey**

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**Naoise McDonnell  
naoise.mcdonnell@boston.gov**