

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

September 9, 2024



Planning Department

CITY of **BOSTON**

1. RSPMOC WELCOME AND ORIENTATION



MEETING RECORDING



At the request of community members, this event will be recorded 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



“Spanish” –for Spanish

“Haitian Creole” –for Haitian Creole

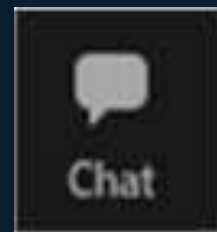
“English” – for English

“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 christine.brandao2@boston.gov**

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AGENDA



- 1. RSMPOC Welcome**
- 2. Community Music Center of Boston**
- 3. Parcel 10 (2085 Washington Street)**
- 4. 2147 Washington Street**

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**

2. COMMUNITY MUSIC CENTER OF BOSTON



Planning Department

CITY *of* BOSTON

COMMUNITY MUSIC CENTER OF BOSTON

Renovation of 2164 Washington St

Who We Are

- Over 2,000 students weekly
- Music Lessons, Classes, Ensembles, and Music Therapy
- Largest outside provider of arts education to the Boston Public Schools
- We reflect Boston: our students, like our staff, are majority people of color



Who We Are

- Lessons on virtually every instrument and voice
- Music production and songwriting
- Music Therapy
- Good-paying jobs for youth at \$18/hr
- Generous financial aid and payment plans



By the numbers

- Over \$300,000 in financial aid awarded each year
- Place 20-30 youth employees (age 14-25) on our staff, earning \$120,000+ in wages annually
- Work with 20+ community partners each year
- 22 FT staff and 40 teaching artists





A CENTURY OF IMPACT



For more than a century, CMCB has provided students with an unparalleled opportunity to explore arts instruction in a safe, culturally-inclusive, and affirming environment.

Today, CMCB leverages its historic foundation to uniquely impact the national approach to music education and community engagement.



1910s

CMCB is founded and serves as a prominent agency supporting Boston's immigrant communities.

1950s

CMCB introduces music therapy into our curricula to support youth with disabilities.

1970s

CMCB works to bring arts education back into public schools after Boston's violent school integration crisis.

1980s

CMCB teachers and music therapists work in clinics to comfort patients throughout the HIV/AIDS epidemic.

Executive Leadership

- Lecolion Washington, CEO
- Born and raised in Dallas, Texas
- Proud resident of Roxbury, been living in Boston since 2017
- Before CMCB, spent over 20 years as a music professor and leading community-based organizations
- Focus on music and social change





**2164 Washington
St**



About 2164 Washington St

- Formerly the Nubian Gallery; the Hamill Gallery; and the Brunswick Bowling Alleys Building
- 15,000 square feet, 13,000 usable
- CMCB purchased in January 2024
- Needs a gut renovation for full use

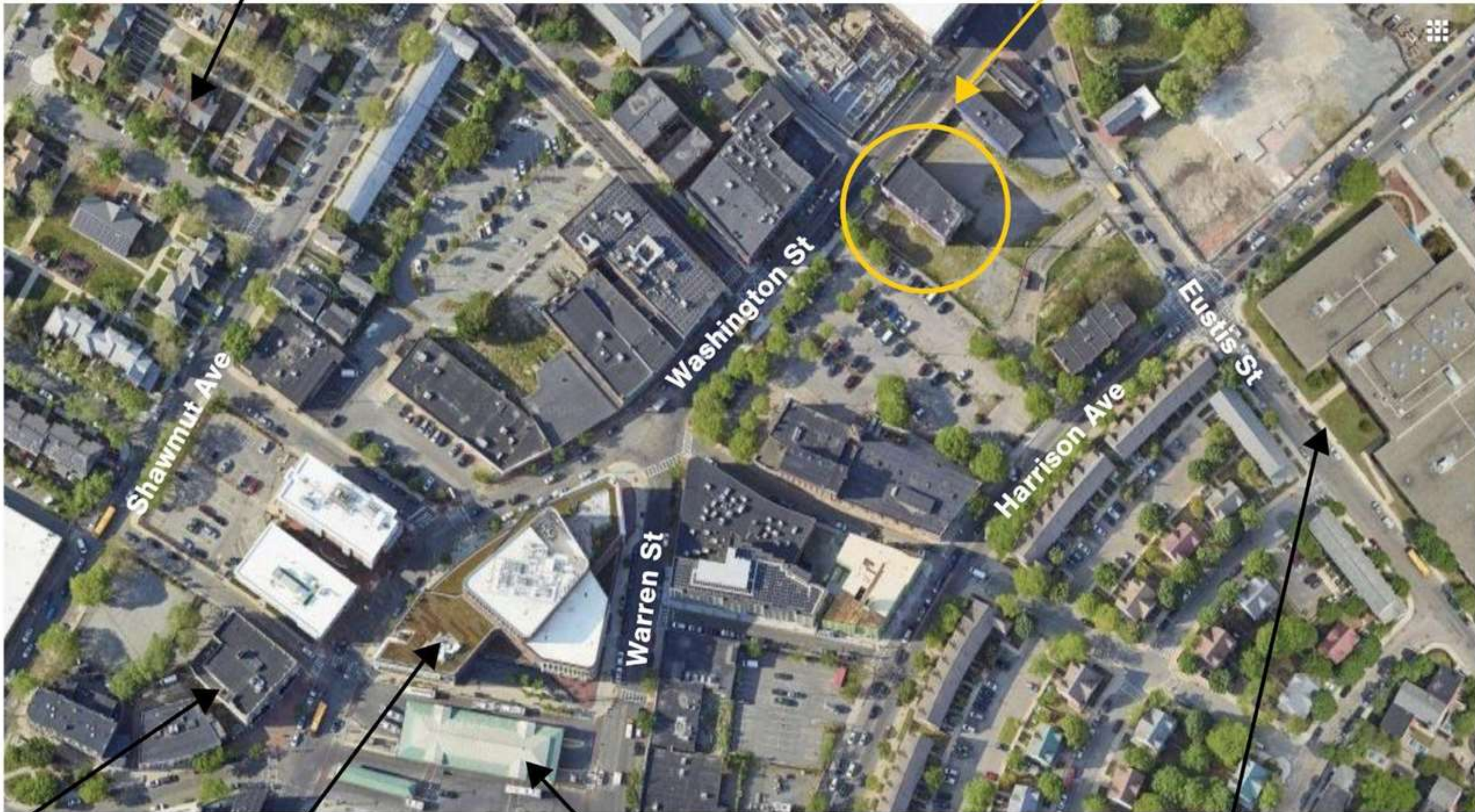




Madison Park CDC

CMCB COMMUNITY MUSIC CENTER OF BOSTON

2164 Washington St
Roxbury, MA 02119

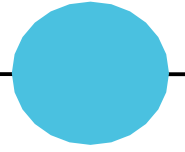


METCO headquarters

Boston Public Schools Headquarters

Nubian Station Bus Terminal

Morgan Memorial Goodwill Industries







CMCB COMMUNITY
MUSIC CENTER
OF BOSTON

CMCB COMMUNITY
MUSIC CENTER
OF BOSTON

CMCB COMMUNITY
MUSIC CENTER
OF BOSTON

Timeline

January 2024
Closed on Sale

Early 2025
Building Permits
Est. Approved

Fall 2026
Construction Ends

Summer/Fall 2024
Finalizing Design
Plans

Spring 2025
Construction
Phase
(14 Months)

Fall 2026
*Classes and Lessons
Begin in New Building*

We are here



In the design of our new space, our values are threefold:

COMMUNITY -

Spaces on every floor that invite camaraderie and help us gather and build friendships

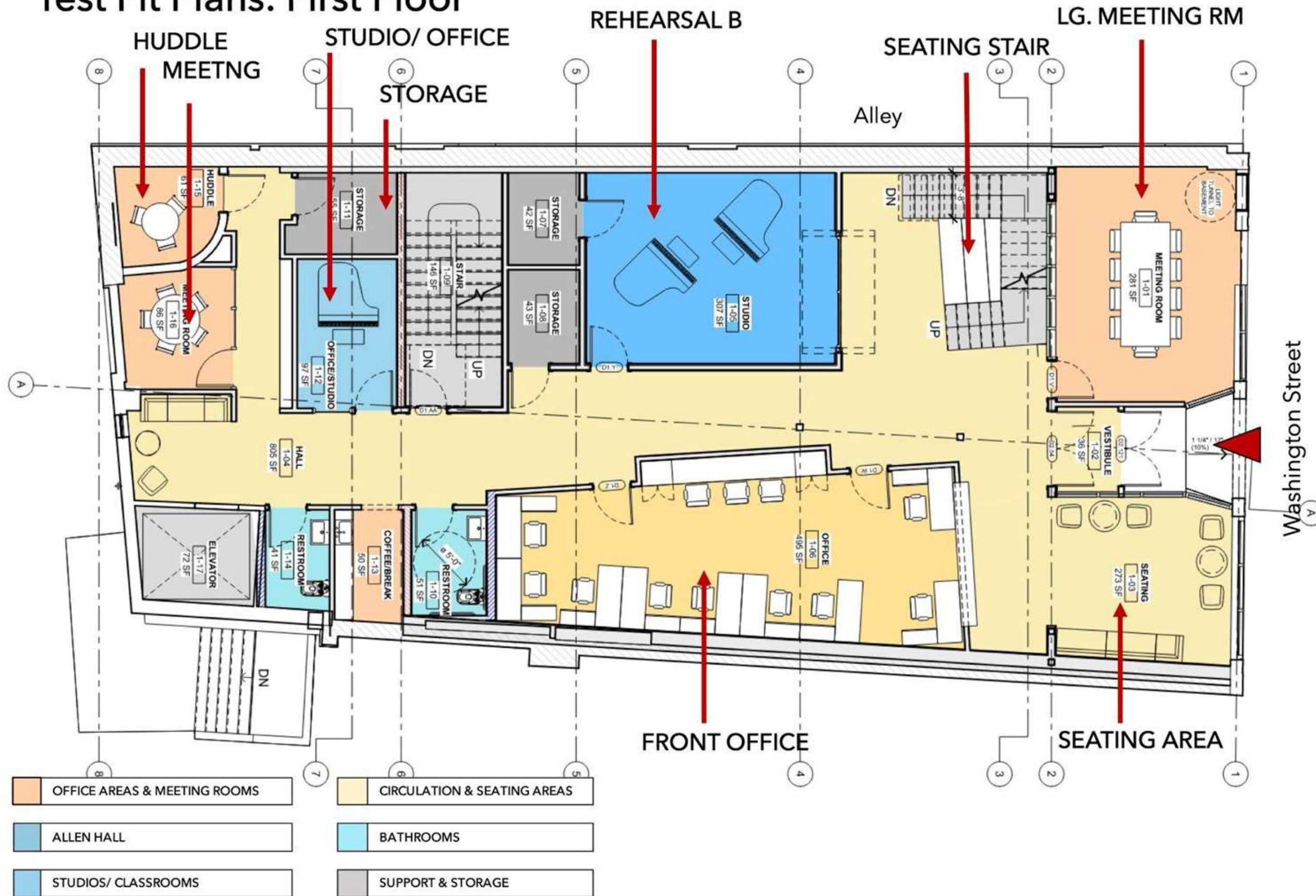
ACCESSIBILITY -

Everyone can enter and be at home in our space with joy, independence, and dignity

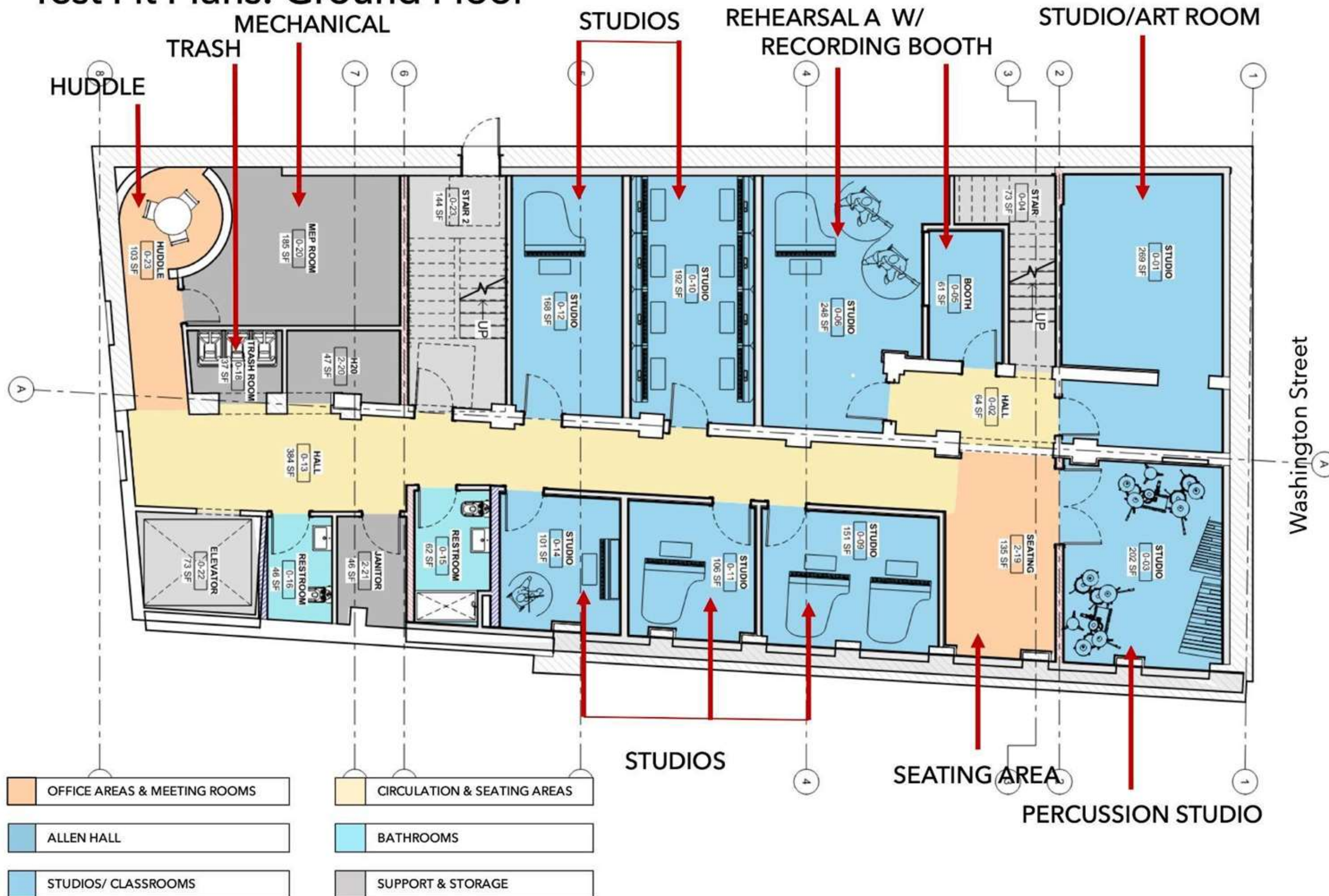
FLEXIBILITY -

A design that supports CMCB's many futures, across music teaching, youth development, and workforce training

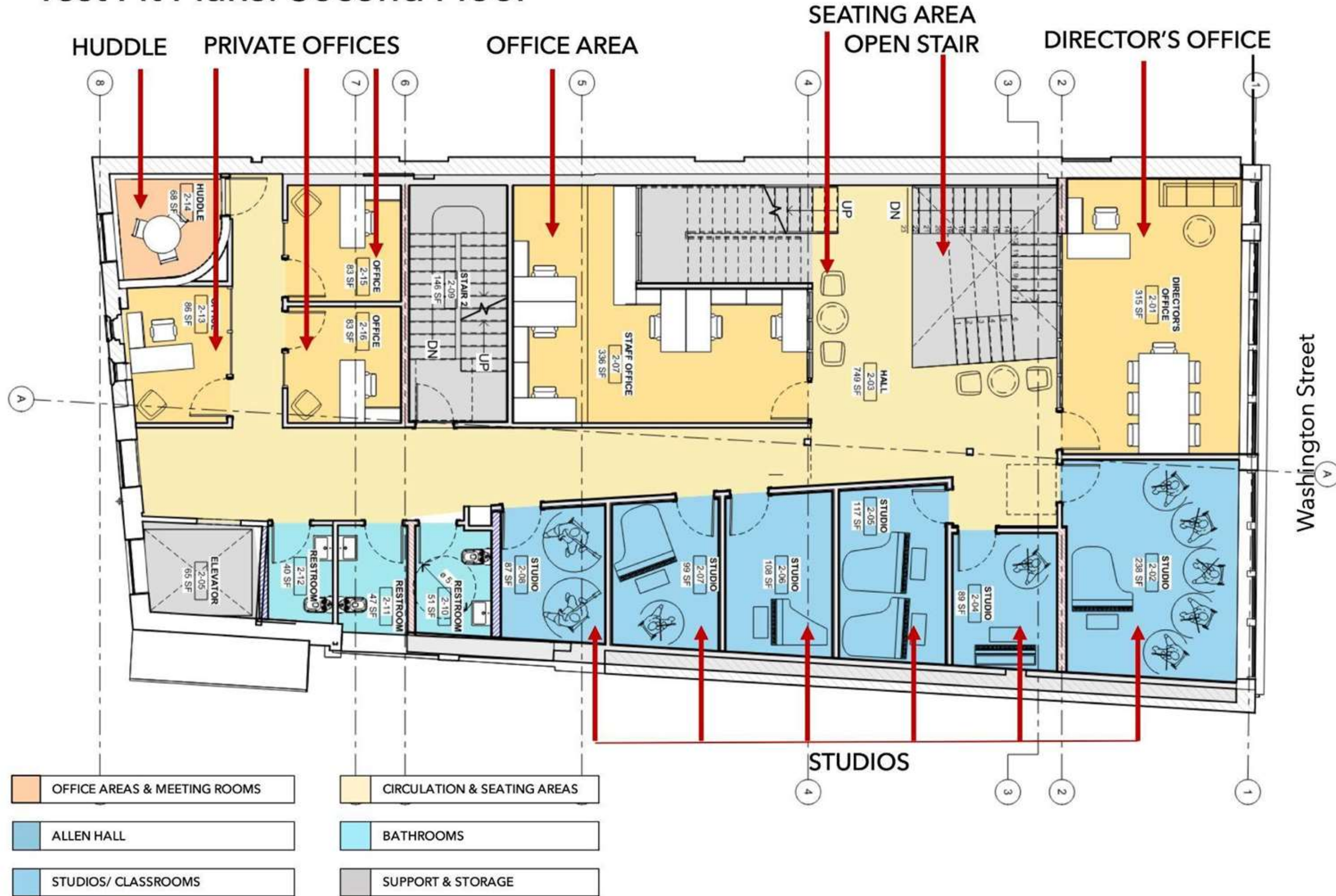
Test Fit Plans: First Floor



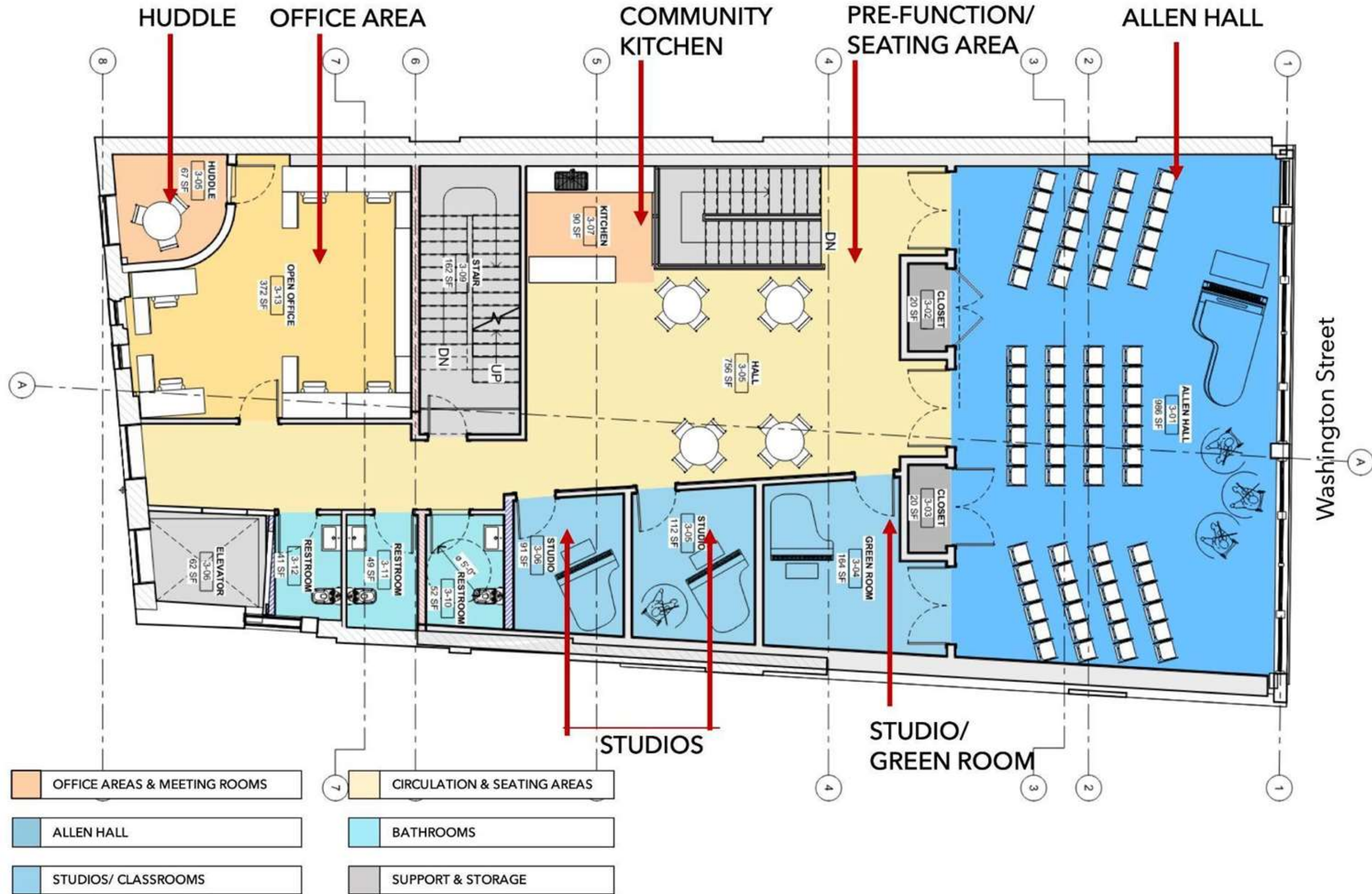
Test Fit Plans: Ground Floor

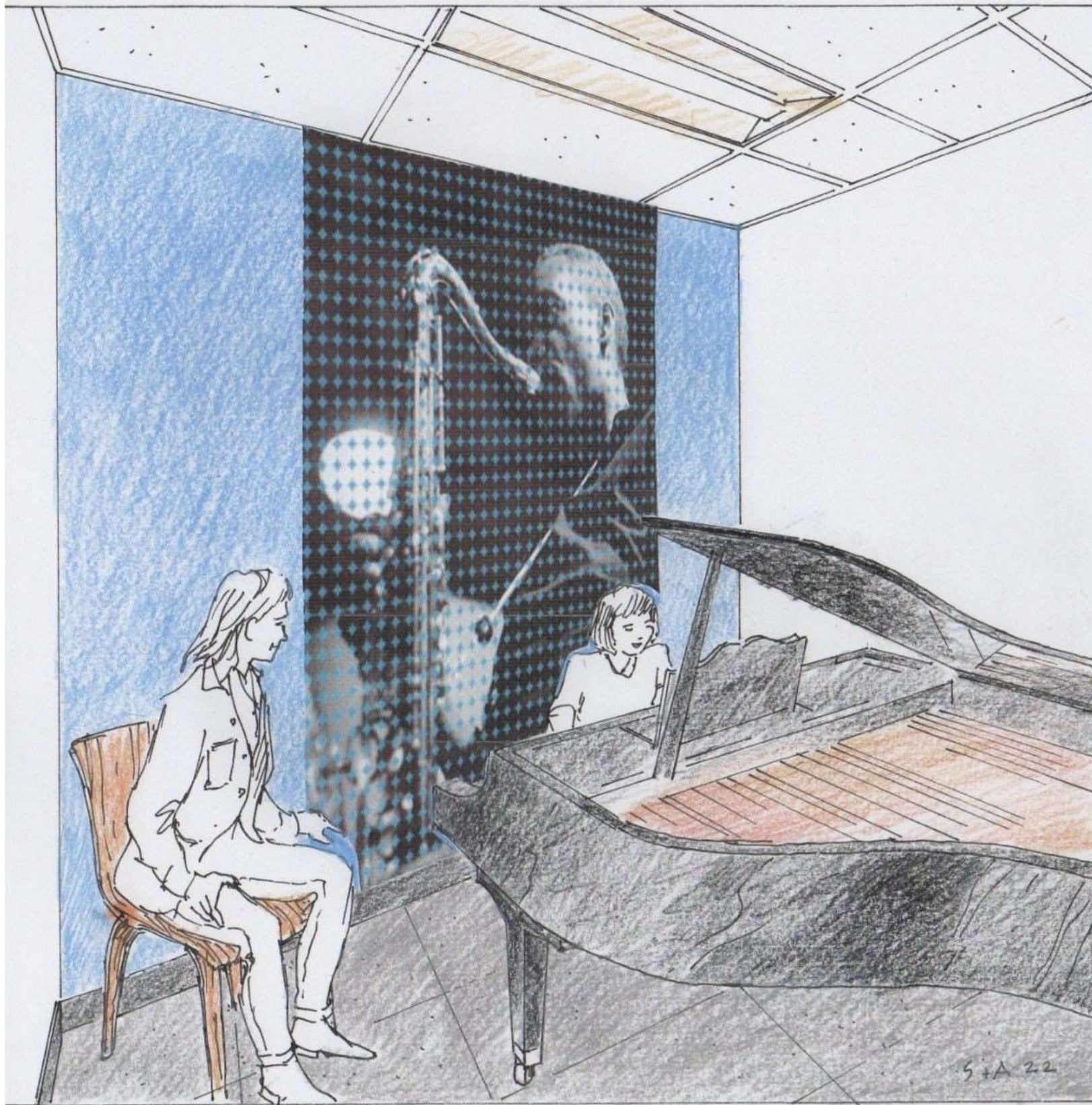


Test Fit Plans: Second Floor



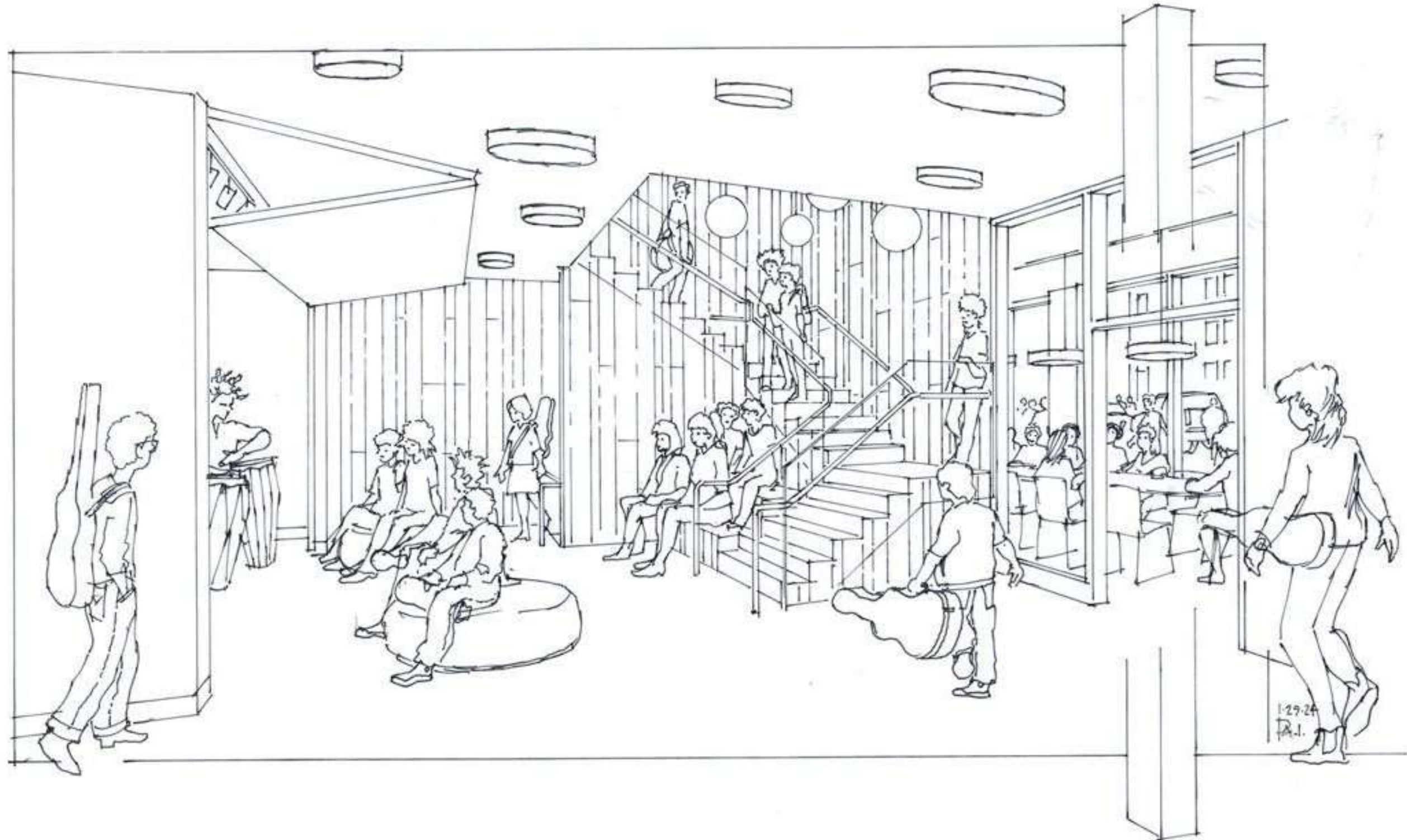
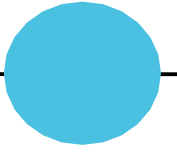
Test Fit Plans: Third Floor

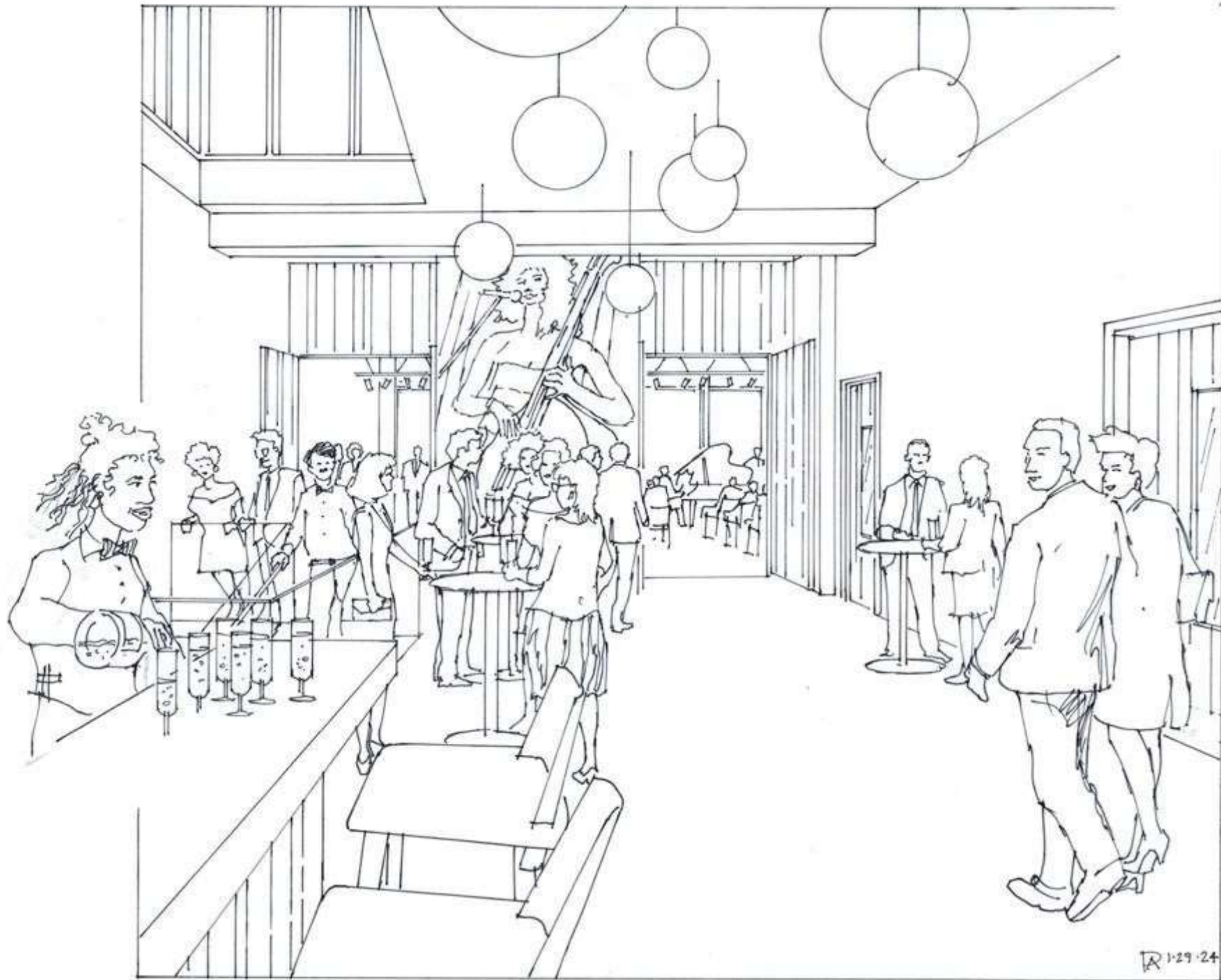
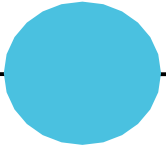


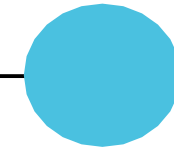


In our plans for the test fit for the new facility, we look to have, at minimum:

- 19 classroom and studio spaces
- 1 large performing hall
- 8 meeting spaces and special program spaces
- 5 large office spaces
- 12 storage areas







We have met with representatives from:

- Roxbury Cultural District
- Roxbury Strategic Master Plan Oversight Committee
- Roxbury Main Streets
- Boston Main Streets Foundation
- Mayor's Office of Arts and Culture
- Moreland St Neighborhood Association
- Highland Park Neighborhood Association
- Dudley Street Neighborhood Initiative
- Madison Park Community Development Corporation
- Yawkey Boys and Girls Club of Roxbury
- The Urban League of Eastern MA
- DeeDee's Cry: Suicide Prevention and Family Support
- Black Market



We have also met with representatives from:

- Daily Table Grocery
- Shanti & Dudley Cafe
- Haley House
- Beat the Odds
- Jean Appolon Expressions
- Nawn Factory Dance Studio
- Greater Roxbury Arts and Culture Center
- Franklin Cummings Institute of Technology
- The Clubhouse
- Cruz Companies
and the offices of:

- Councilor Tania Fernandes Anderson
- Councilor Ruthzee Louijeune
- Rep Aaron Michlewitz
- Rep John Moran

Programming Partnerships include:

- The Center for Teen Empowerment
- Mason Elementary
- Smart from the Start
- Morgan Memorial Goodwill
- Bay Cove Health Services
and recent programs at:
- Paige Academy
- Dearborn STEM Academy
- Mendell Elementary
- Dimock Center

Who else would you recommend we are in conversations with?



Questions/Comments?

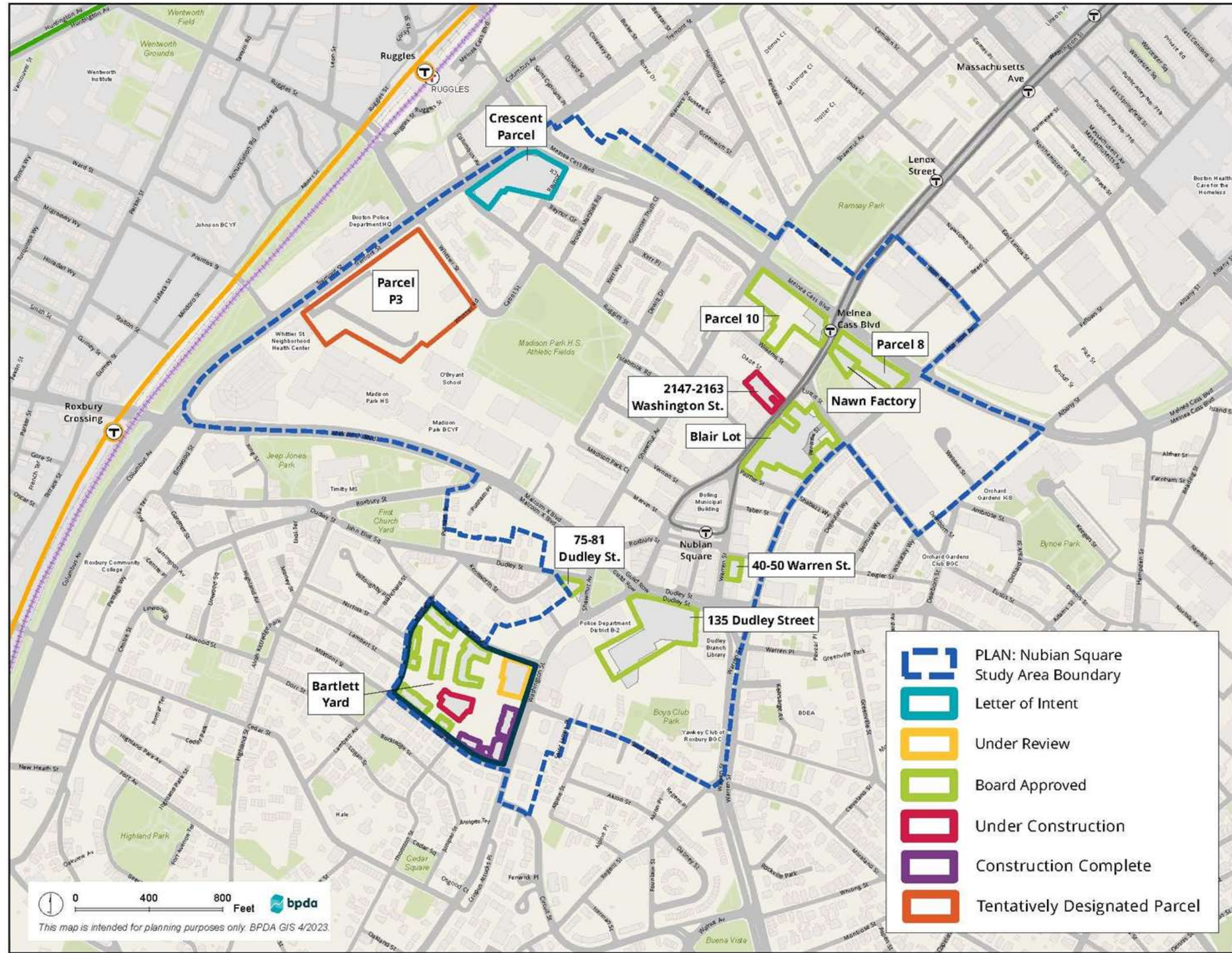
3. PARCEL 10 (2085 WASHINGTON ST)



Real Estate Disposition Status



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



Viewing looking into Nubian Square

2085 Washington Street



Project Site Plan



2085 Washington St, Regulatory Milestones &



Timeline

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

2085 Washington Street 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



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 <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	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%

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 Homeownership 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%

* 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

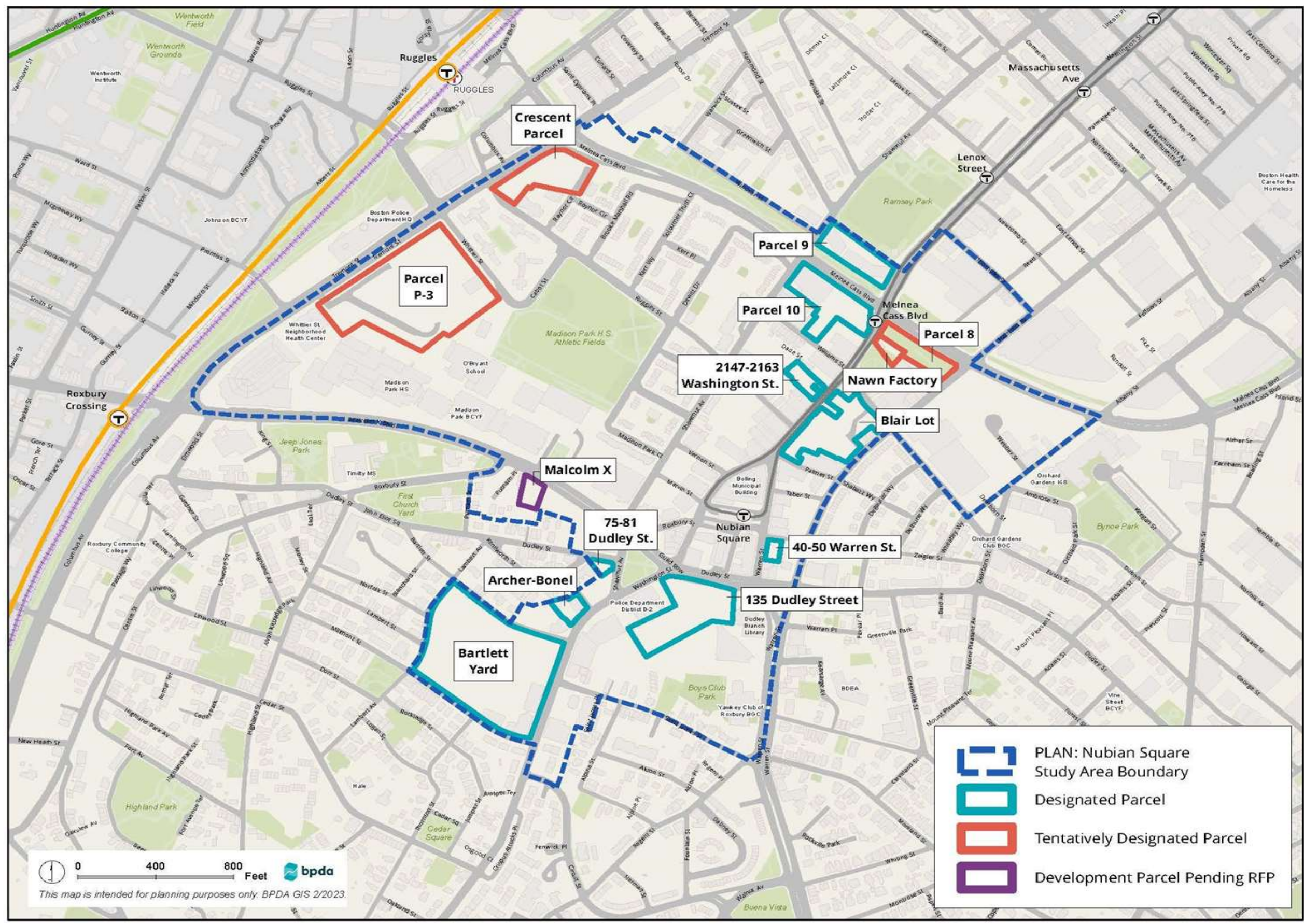
3. 2147 WASHINGTON STREET



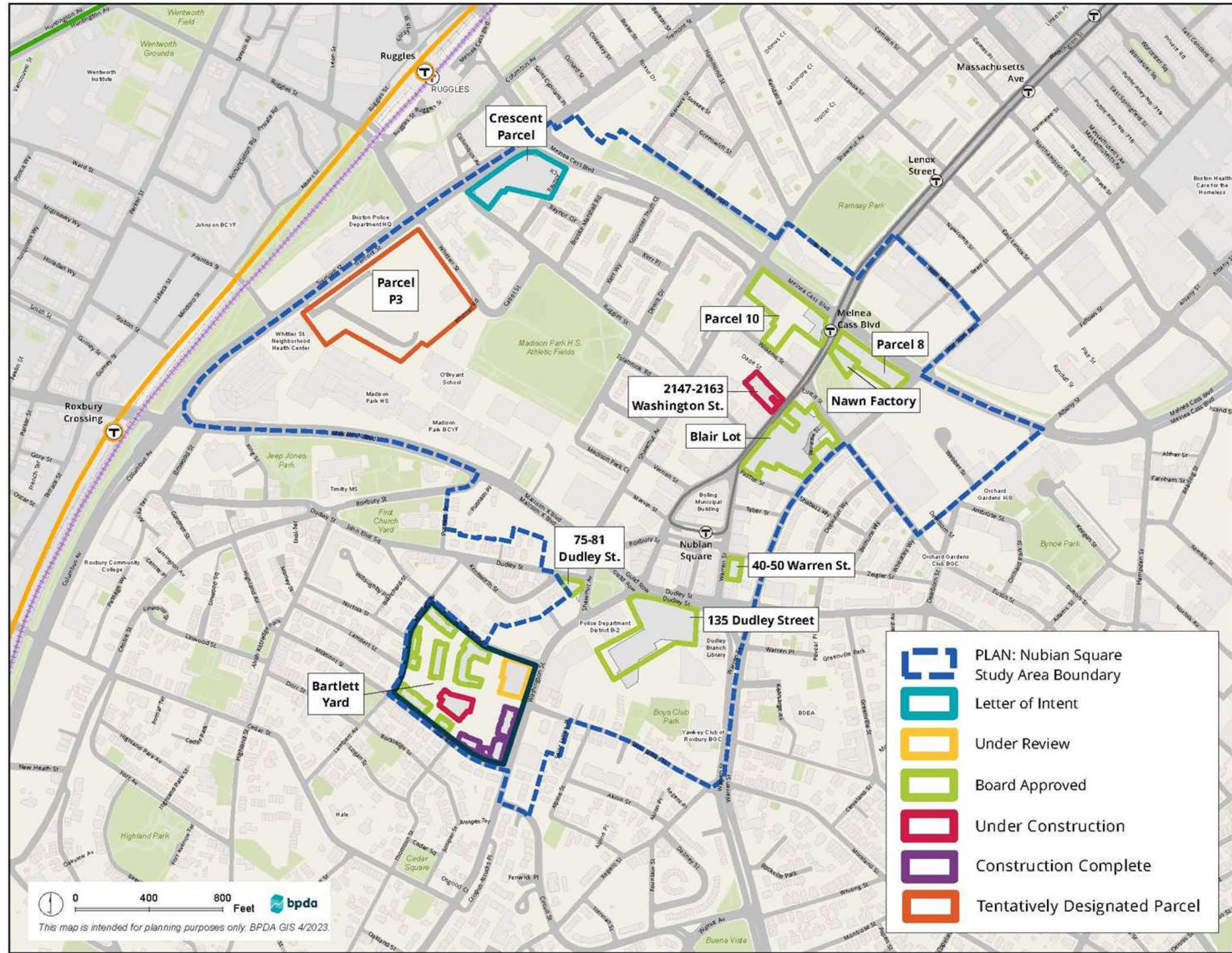
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Real Estate Disposition Status



Article 80 Project Phase



2147 Washington Street



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)

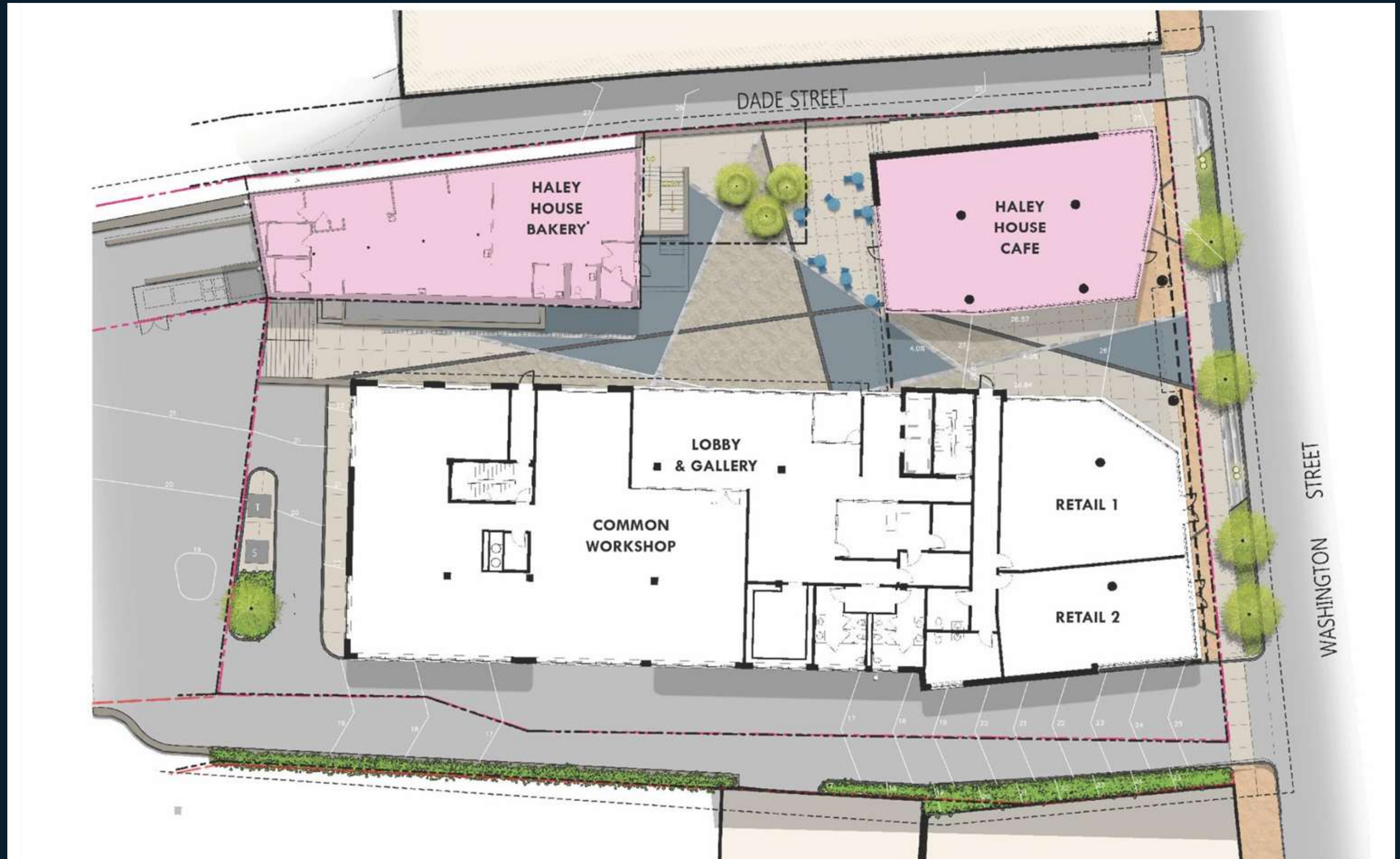


2147 Washington Street



Project Site Plan

1



2147 Washington St, Regulatory Milestones & Timeline



Stabilized Occupancy	<i>Projected April 2025</i>
Construction Completion	<i>Projected January 2025</i>
82% Construction Completion	July 31, 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 sf. 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 Street



Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income 30-50% AMI (Includes homeless set- aside) <i># of Units / Average Rent</i>	Middle Income 60-80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent</i>	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%

2147 Washington Street



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 Street



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 Street



BRJP Report for Projects Under Construction

		BRJP Reporting						
		03/10/24 - 08/20/24						
		People of Color		Women		Boston Resident		
Contractor	Trade	Hours	%	Hours	%	Hours	%	Total Hours
Kaplan	General Contractor	5957	100%	1025	17%	2982	50%	5957
New England Plumbing	Plumbing	1283.5	33%	0	0%	1025.5	26%	3890
Clark Construction	Misc Metal	0	0%	0	0%	0	0%	22
NHK	Electrical	4358	100%	213	5%	2566	59%	4358
Exterior Designs	Siding	546	100%	0	0%	0	0%	546
A&E Fire	Sprinkler	923	81%	0	0%	48	4%	1145
KONE	Elevator *Union	0	0%	0	0%	0	0%	567
All in One & Moore	Insulation	1852.7	100%	73.37	4%	13.94	1%	1852.7
GC Fodera	Masonry	7351.5	100%	0	0%	806	11%	7351.5
Fortin Drywall	Drywall	2948	66%	746	17%	740	17%	4470
Applied Roofing	Roofing	0	0%	0	0%	0	0%	69.25
Environmental Systems Engineering	Drywall	2730	86%	104	3%	1712	54%	3168
Nationwide Tile	Flooring	294	100%	0	0%	90	31%	294
First Nick Painting	Painting & Millwork	547.5	70%	0	0%	151.5	19%	779.5
		28791.2	84%	2161.37	6%	10134.94	29%	34469.95

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

2147 Washington Street



BRJP Report for Projects Under Construction

I. Overall Numerical Compliance					
Report Run Date: 08/20/2024					
Includes Work Records from: 06/12/22 - 08/20/2024					
Workhours #	Workers #	Contractors #	Residents %	POC %	Women %
83,354	359	22	27	81	6

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

THANK YOU

RSPMOC Co-Chairs

Norm Stembridge & Steven Godfrey

STAY CONNECTED: bit.ly/theRSMPOC

Christine Brandao

christine.brandao2@boston.gov



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