

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

October 7, 2024



Planning Department

CITY of **BOSTON**

1. RSPMOC WELCOME AND ORIENTATION



Planning Department

CITY of BOSTON

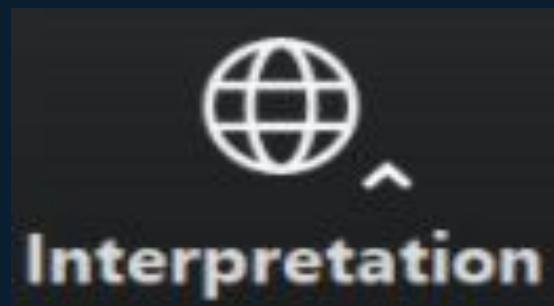
MEETING RECORDING

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

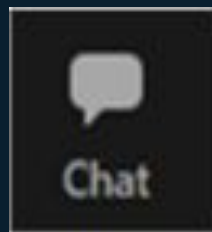
“English” – for English

“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**

AGENDA



- 1. RSMPOC Welcome**
- 2. District 7 Update- Councilor Fernandes Anderson**
- 3. Parcel 3**
- 4. Nubian Square Ascends/Blair Lot**

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. District 7 Update - Councilor Fernandes Anderson



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3. Parcel 3



P3 ROXBURY

HOUSING

EQUITY OPPORTUNITY



OUR VISION



OUR VISION

Project will transform a vacant lot into...

A robust economic engine for Roxbury

~800,000 SF of lab space

~10,000 SF life science workforce training center (Lab Central Ignite)

~46,000 SF of destination retail space

~2,400 permanent jobs

~1,600 construction jobs

A social and cultural hub

~31,000 SF Embrace Center by Embrace Boston

A vibrant mixed-income community

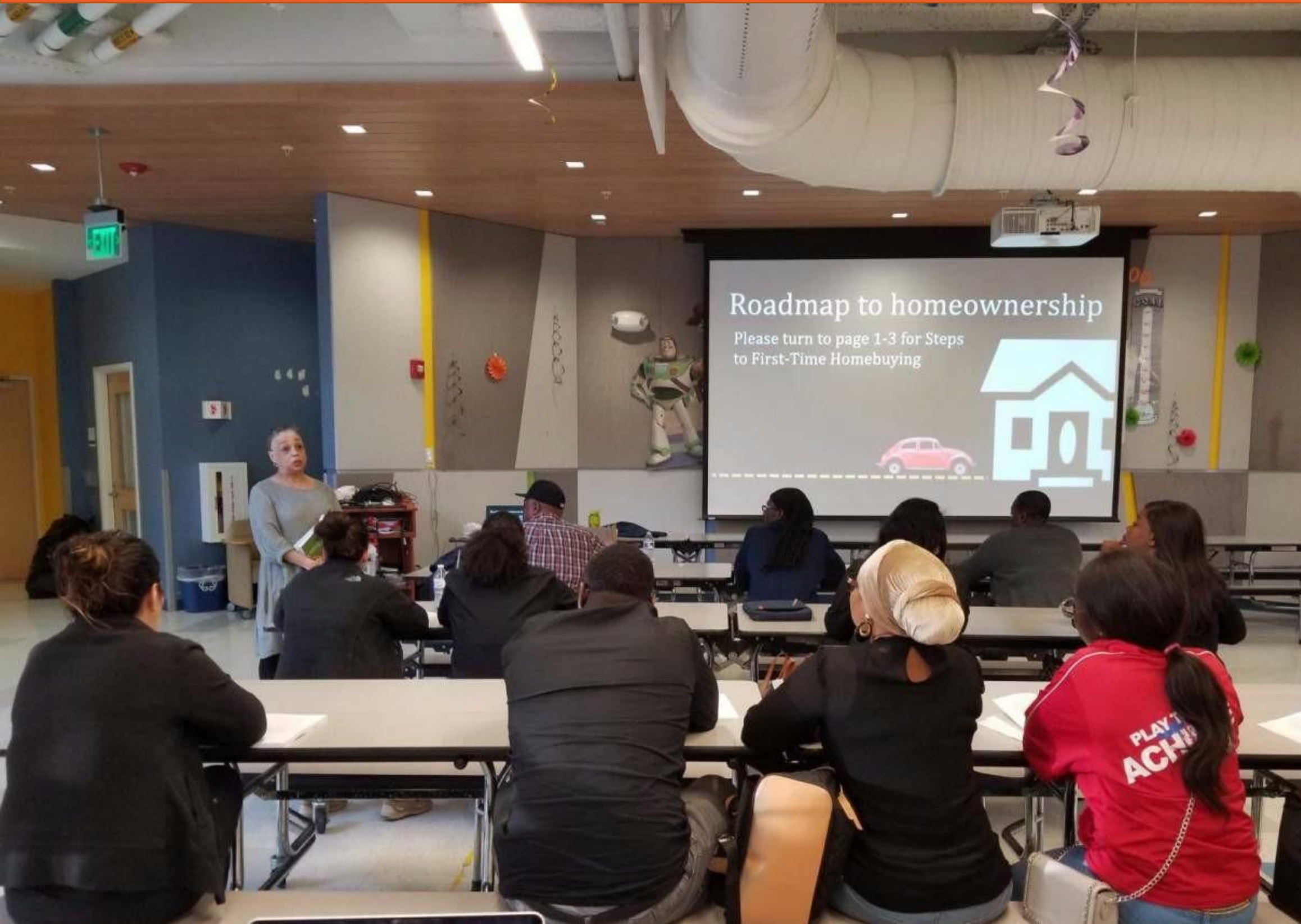
- 144 affordable condos
- 164 affordable rentals
- 40 market-rate condos
- 118 market-rate rentals



LISTEN



HOUSING



466 total units



144 affordable homeownership units



164 affordable rental units



158 market rate units

OPPORTUNITY



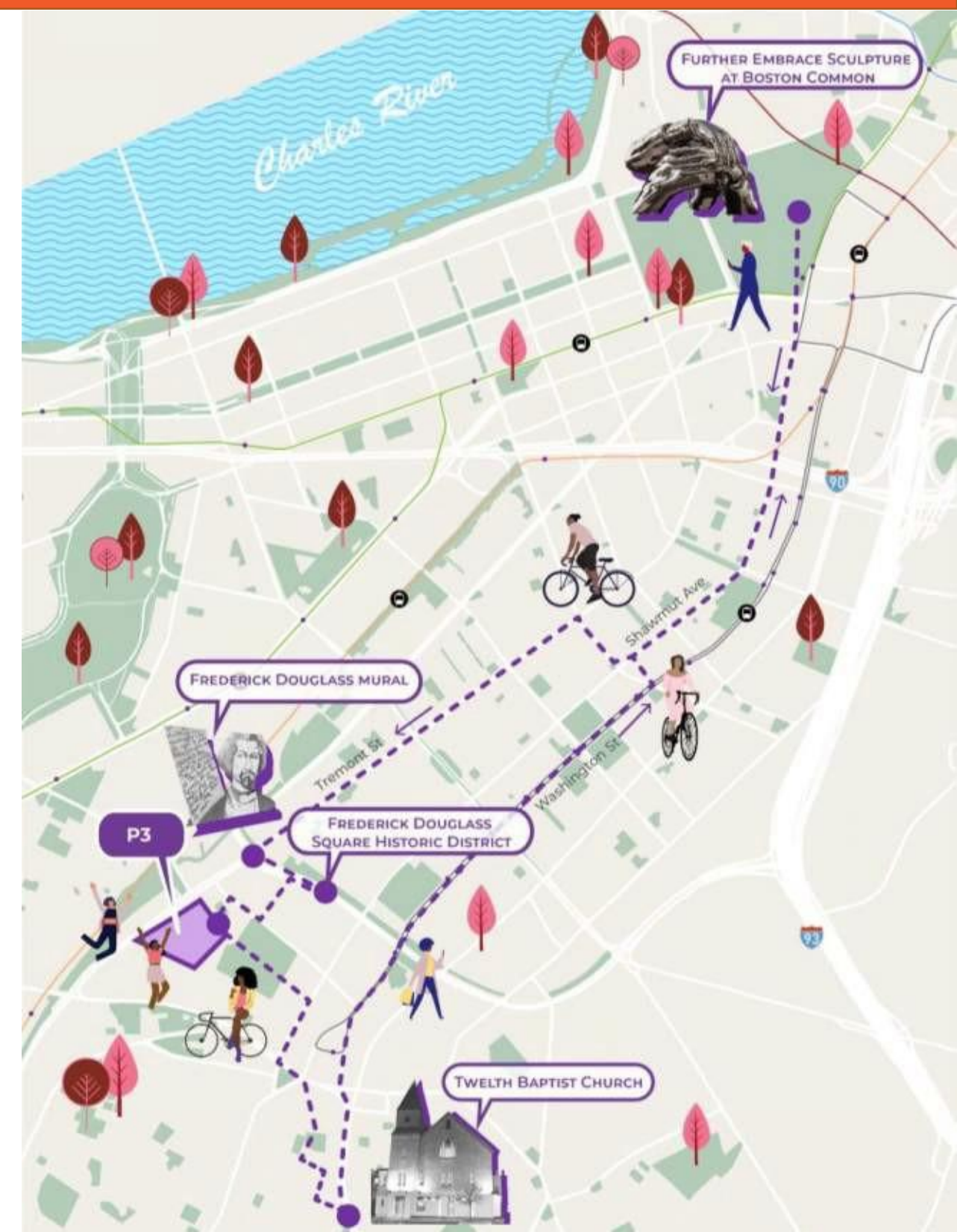
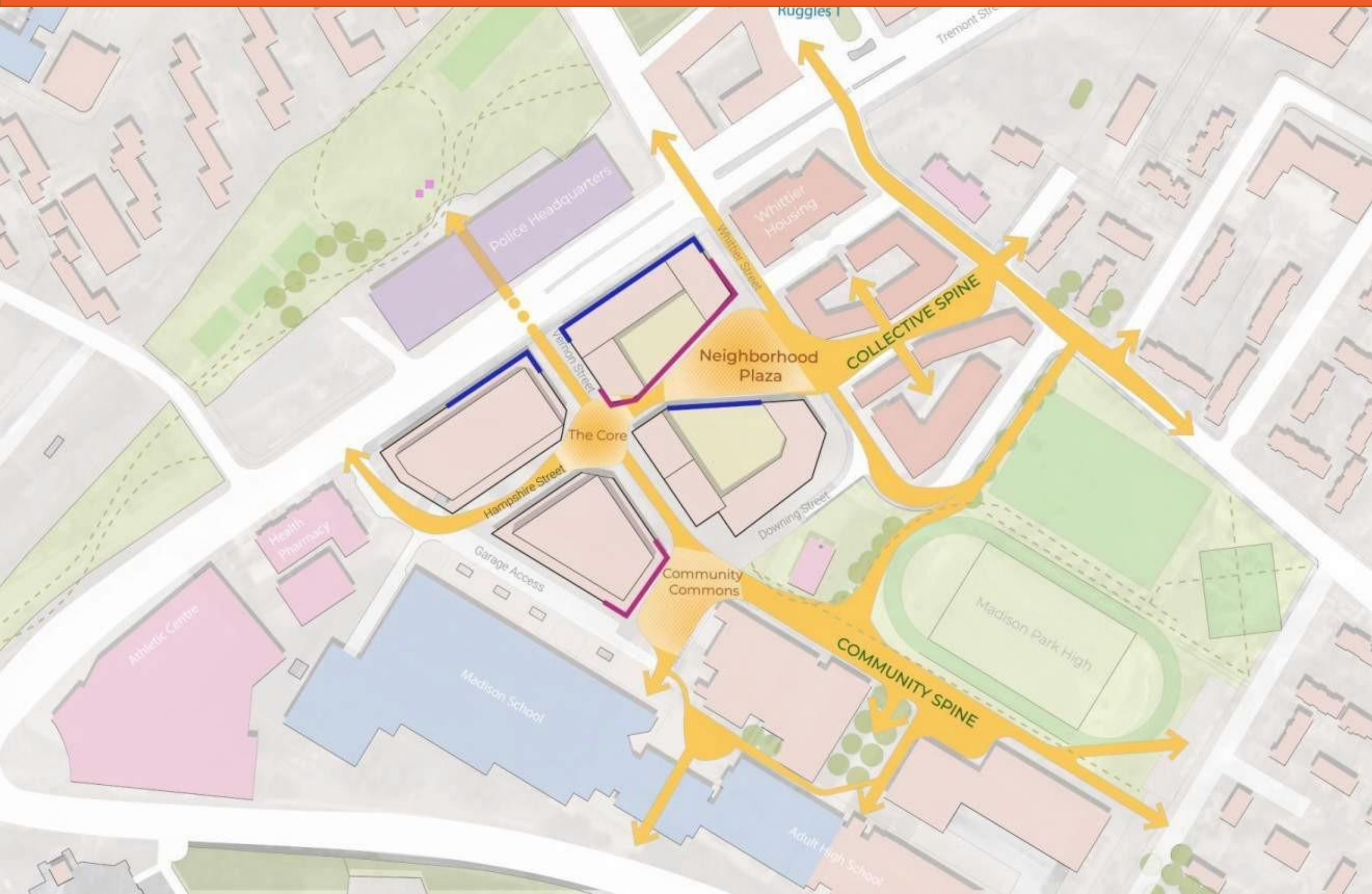
2,400 Permanent Life Science Jobs



1,600 Construction Jobs



INTEGRATE



CULTIVATE



ACTIVATE



ACTIVATE



**~700,000 SF Life Science Space 2,400
Life Science Jobs
10,000 SF Life Science Training Center by LabCentral Ignite**

ACTIVATE

184 Homeownership Units (144 Affordable; 40 Market Rate)
282 Rental Units (164 Affordable; 118 Market Rate)



ACTIVATE

142,570 SF or 3.27 Acres of Open Space





Training Center & Lab
10,000 SF in Building E

Connect
underrepresented
students and innovators
to academic, technical
skills-building,
mentoring, job
placement, and board
and leadership
preparation
opportunities that fuel
biotech diversity and
transform careers





Embrace Center
31,100 SF in Building B

Energize P3 with exciting
programming and
events

Honor the Kings' legacy
in a new museum space

Advance the Kings'
social and economic
justice work through a
new policy center



ACTIVE RETAIL



P3 PROGRAM

Building A

- ~500,000 RSF
- Class A Life Science & Office Building
- ~270 parking spaces

Building B

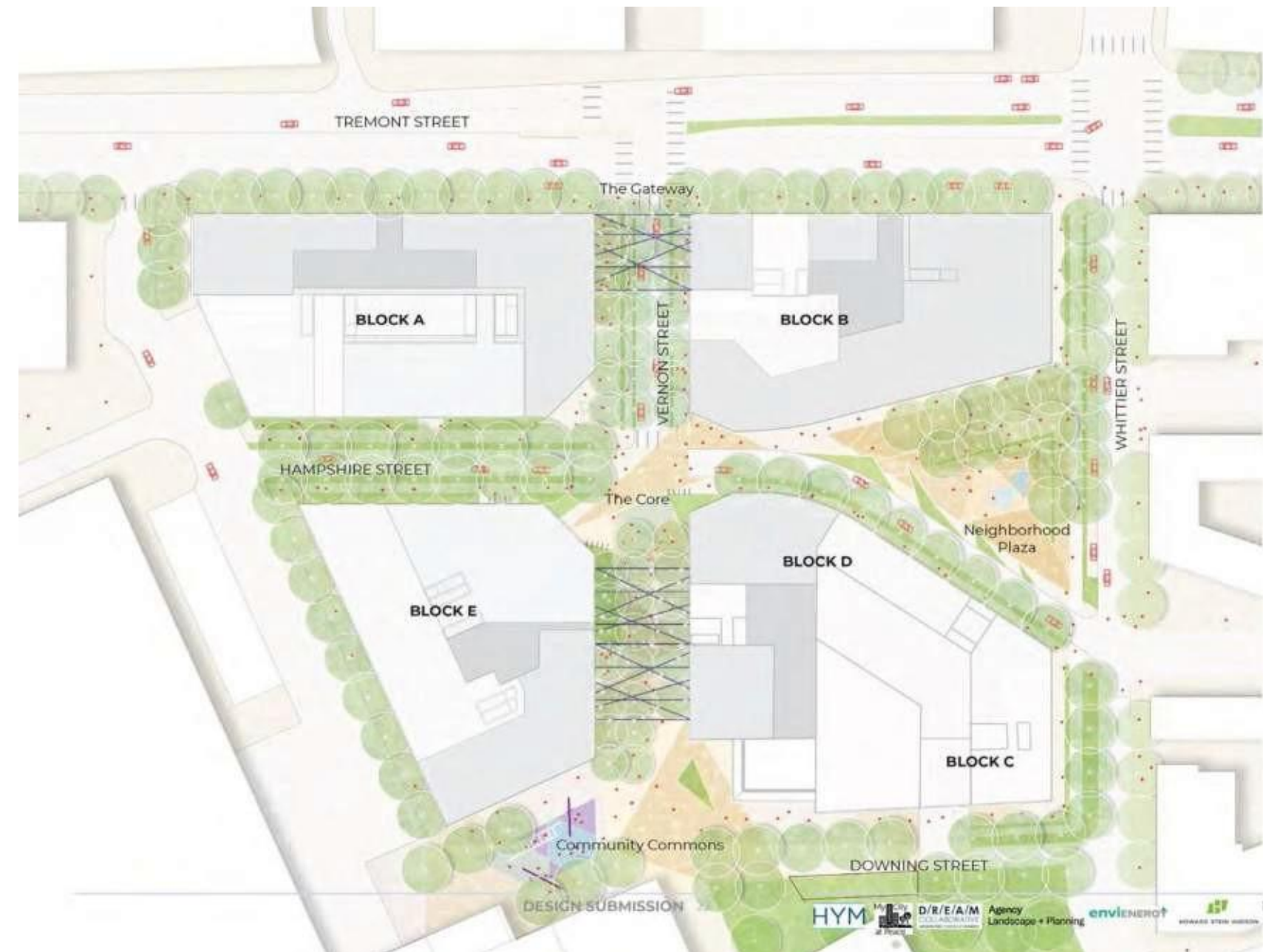
- 72 affordable homes
- 82 affordable rentals
- 118 market-rate rentals
- Embrace Boston

Building C/D

- 72 affordable homes
- 82 affordable rentals
- 40 market-rate homes

Building E

- ~336,000 RSF
- Class A Life Science & Office Building
- ~210 parking spaces
- LabCentral Ignite



Sponsor Team



★ M/WBE or M/WNPO



Co-Sponsor



Co-Sponsor ★



Co-Developer – Affordable Units ★

D/R/E/A/M DEVELOPMENT

Co-Developer – Market Rental Units ★



Co-Developer – Retail ★



Co-Developer – Garage ★



Anchor Tenant ★



Anchor Tenant ★

D/R/E/A/M COLLABORATIVE

Architect ★

BURO HAPPOLD

MEP Engineer



Structural Engineer

Perkins&Will

Life Science Consultant

Agency
Landscape + Planning

Landscape Architect ★

enviENERGY

Sustainability Consultant ★



Wind Consultant

JENSEN HUGHES

Code Consultant

**HALEY
ALDRICH**

Geotechnical Engineer

VERTEX

Environmental Engineer



Civil Engineer ★

HOWARD STEIN HUDSON

Traffic Engineer



Permit Packager



Co-General Contractor ★

goulston&storrs

Attorney



Attorney

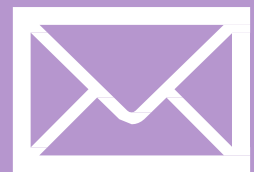
WE DELIVER



GET IN TOUCH

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revjb@mycityatpeace.com
(888) 826-0089
My City At Peace 34
Tremlett Street
Dorchester, MA 02124

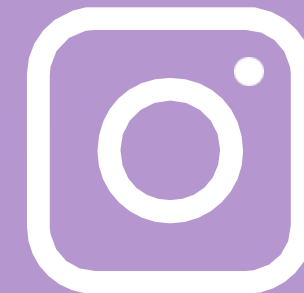
Thomas O'Brien
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MA 02108



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4. Nubian Square Ascends/Blair Lot



Nubian Square Ascends



Current Project Phase: Board Approved

Proposed Project Highlights:

- Land SF: 87,879 sq ft
- Gross Floor Area: 365,475 sq. ft.

Development Entities: Nubian

Ascend Partners, LLC



Nubian Square Ascends



Project Site Plan



SITE PLAN

NUBIAN ASCENDS | 218421251 | 07/20/2020





Nubian Square Ascends, Regulatory Milestones & Timeline

Stabilized Occupancy	Phase 1: Q1 2028
Construction Completion	Phase 1: Q2 2027
50% Construction Completion	Phase 1: Q2 2026
Construction Start	Phase 1: Q2 2025
Completed Financing	Phase 1: Early Q2 2025
State Subsidy Awards	\$0 Confirmed to date
City Subsidy Awards	Will seek funding for housing
Article 80 Board Approval	December 16, 2021, September 14, 2023
BCDC Approval* 100,00 sqft or significant public realm	December 6, 2021
Article 80 Review Start (LOI Filed)	March 29, 2021
BPDA or Mayor's Office of Housing (MOH Developer Designation)	

Nubian Square Ascends



Project Uses and Programming

Parking Spaces (# of spaces)	334
Commercial (sq.ft.)	50,445 SF
Office (sq.ft)	135,025 SF
Cultural (sq.ft)	34,400 SF
Residential (sq.ft.)	16,950 SF
Open Space (sq.ft.)	25%
Other Uses (please specify) (sq.ft.)	Artist Lab: 6,644 SF



Nubian Square Ascends



Homeownership 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 80% AMI # of Units / Average Rent	Middle Income Up to 100% AMI # of Units / Average Rent	Up to Market Rate # of Units / Average Rent	Total Rental Units
Studio			8 / \$203,015	7 / \$266,665		15
1 Bedroom						
2 Bedroom						
3+ Bedroom						
Total Units			8	7		
Percent Total Units			53.3%	46.7%		100

Nubian Square Ascends



Job Creation in Percentages

Created	86 to date
Minority/Women Business Enterprises (MWBE) Created	38 to date
Projected	325

THANK YOU

RSPMOC Co-Chairs

Norm Stembridge & Steven Godfrey

STAY CONNECTED: bit.ly/theRSMPOC

Christine Brandao

christine.brandao2@boston.gov



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