

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

February 3, 2025



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



Interpretation

“Spanish” –for Spanish

“Haitian Creole” –for Haitian Creole

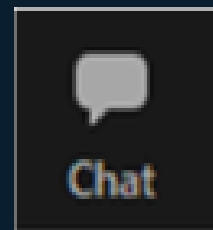
“English” – for English

“Cape Verdean Creole” - Cape Verdean Creole

ZOOM TIPS

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

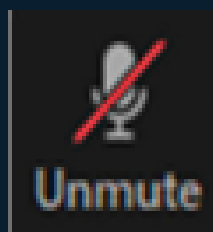
Your controls are at the bottom of the screen



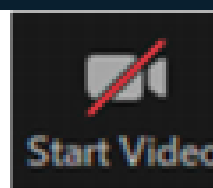
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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. 135 Dudley St**
- 3. 40-50 Warren St**

RSMPOC OVERVIEW AND UPDATES



First Monday of the month

January 5, 2025

February 3, 2025

March 3, 2025

April 7, 2025

May 5, 2025

June 2, 2025

July 7, 2025

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

September 8, 2025

October 6, 2025

November 3, 2025

****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**

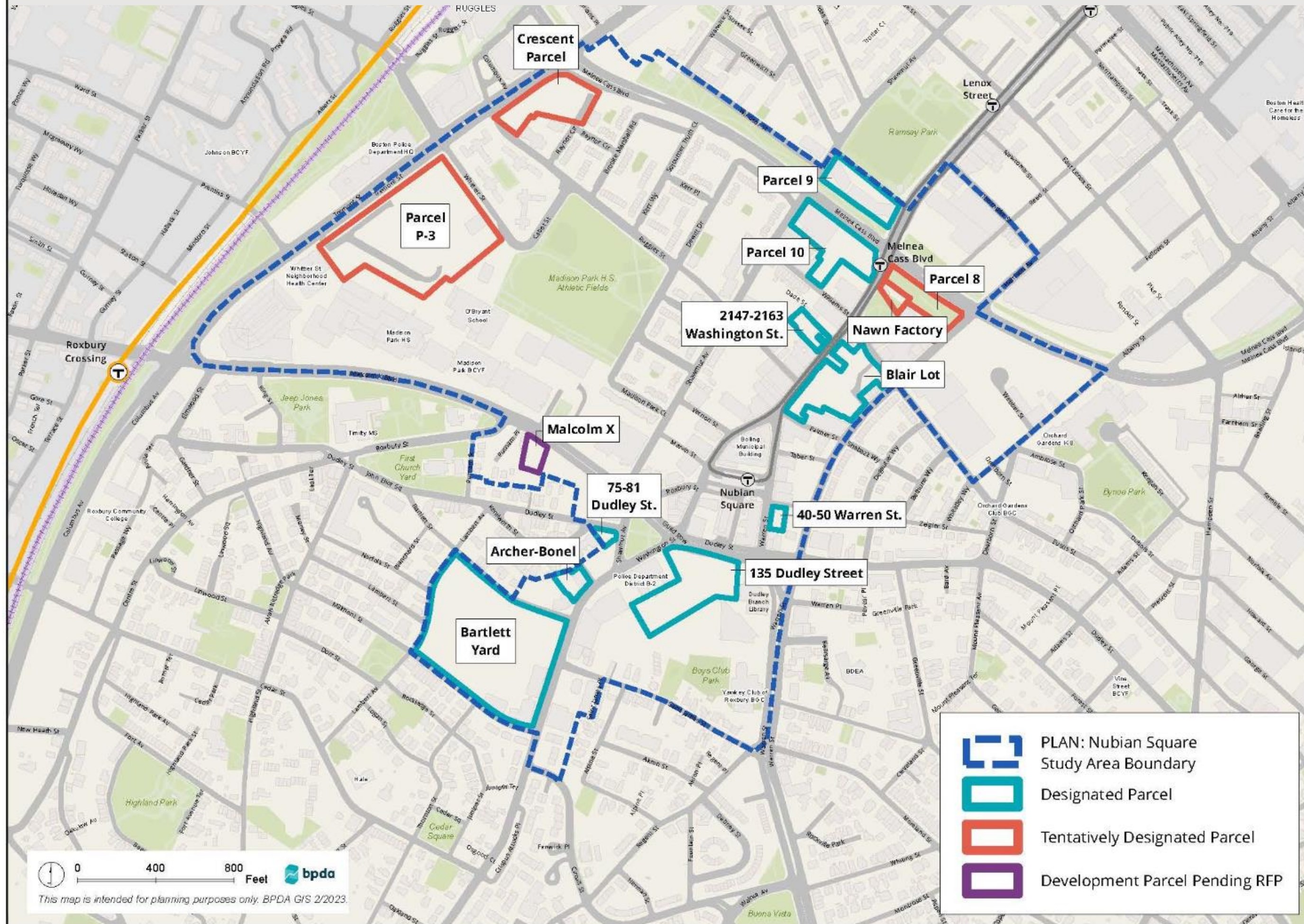
2. 135 Dudley St



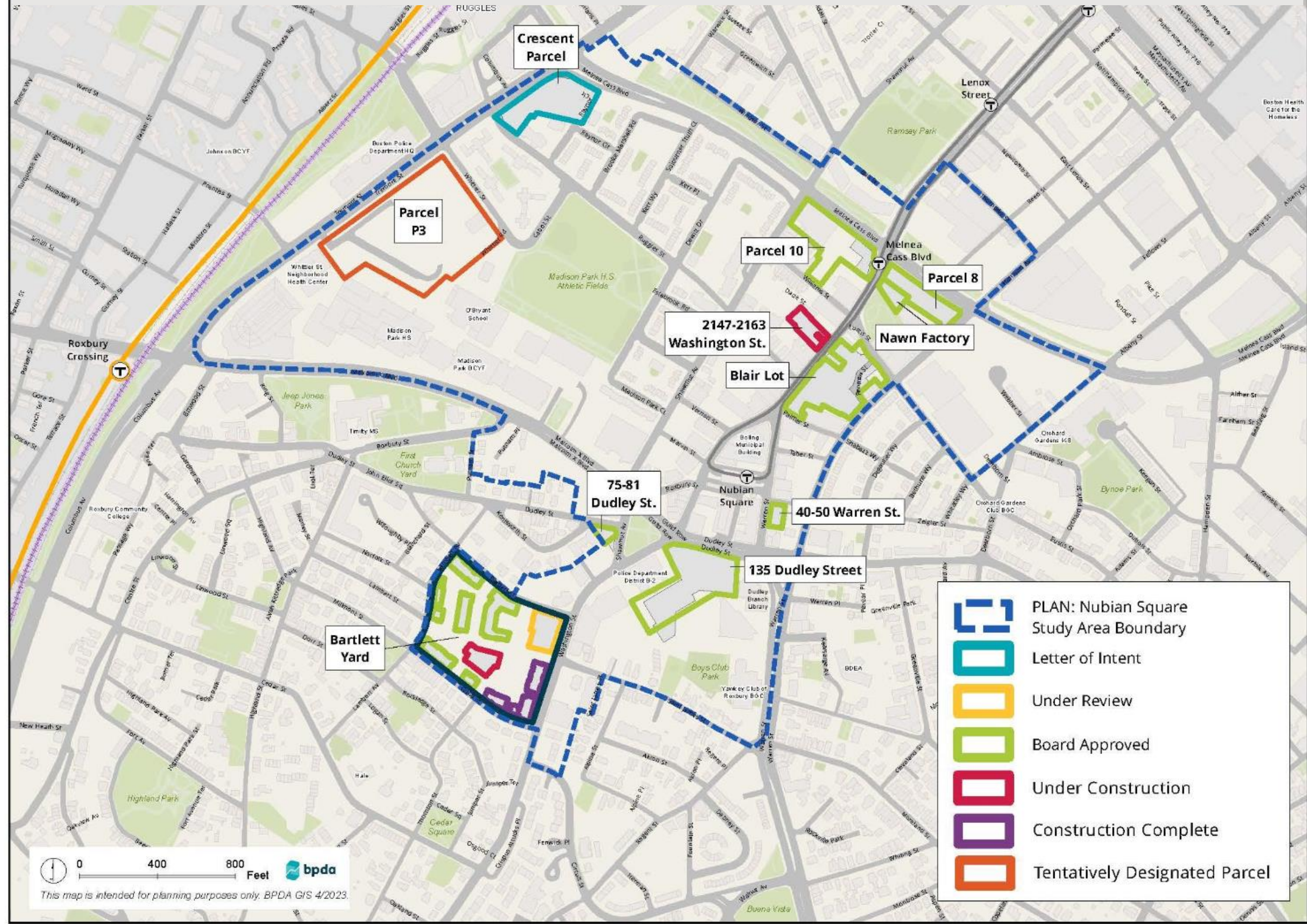
Planning Department

CITY of BOSTON

Real Estate Disposition Status



Article 80 Project Phase



135 DUDLEY STREET

Current Project Phase: Predevelopment of Both Phase 1 and Phase 2

Proposed Project Highlights:

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

Development Entities:

CRUZ DEVELOPMENT CORPORATION

135 DUDLEY STREET

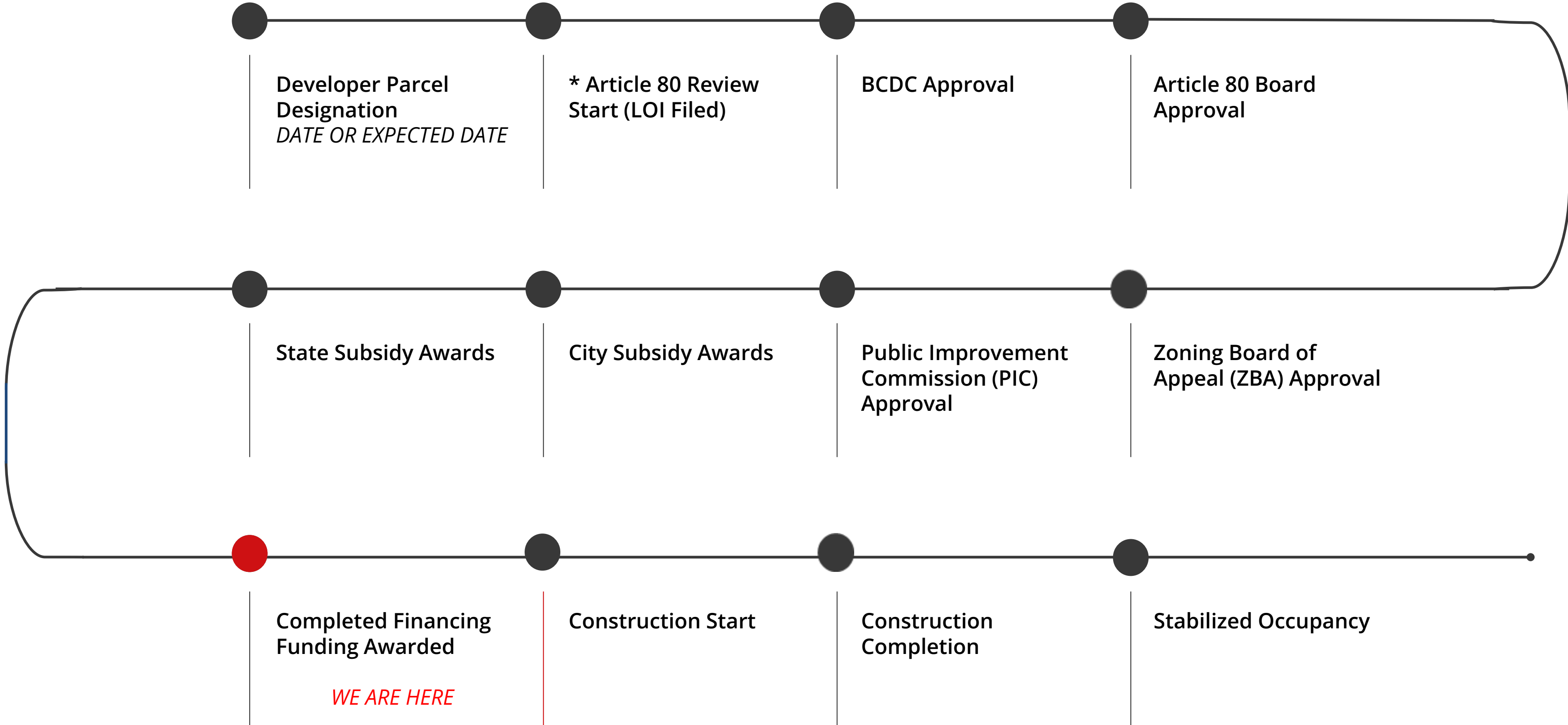


135 DUDLEY STREET Regulatory Milestones & Timeline

| | |
|---|---|
| Stabilized Occupancy | Rental – Winter of 2028 (Phase 1) / For Sale |
| Construction Completion | August, 2027 |
| 50% Construction Completion | November, 2026 |
| Construction Start | August, 2025 |
| Completed Financing | March, 2025 |
| State Subsidy Awards | Awarded January 22, 2024 for Phase 1 |
| City Subsidy Awards | Awarded September 27, 2023 – Phase 1 / Phase 2 is pending with the City MOH |
| 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 sq.ft 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



135 DUDLEY STREET

Project Uses and Programming

| | |
|--------------------------------------|--|
| Parking Spaces (# of spaces) | 134 |
| Commercial (sq.ft.) | 4,652± |
| Office (sq.ft) | 951± |
| Cultural (sq.ft) | |
| 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 / \$2,178 | 16 / \$1,586 | | | 24 |
| 2 Bedroom | 4 / \$952 | 4 / \$2,618 | 23 / \$1,904 | | | 31 |
| 3+ Bedroom | 1 / \$1,099 | 1 / \$3,179 | 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 / \$180,000 | | 3 / \$499,000 | 4 |
| 1 Bedroom | 2 / \$219,500 | 3 / \$287,400 | 15 / \$724,333 | 20 |
| 2 Bedroom | 10 / \$258,500 | 10 / \$334,700 | 61 / \$891,328 | 81 |
| 3+ Bedroom | | 1 / \$378,000 | 4 / \$932,489 | 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

| | | 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 # |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
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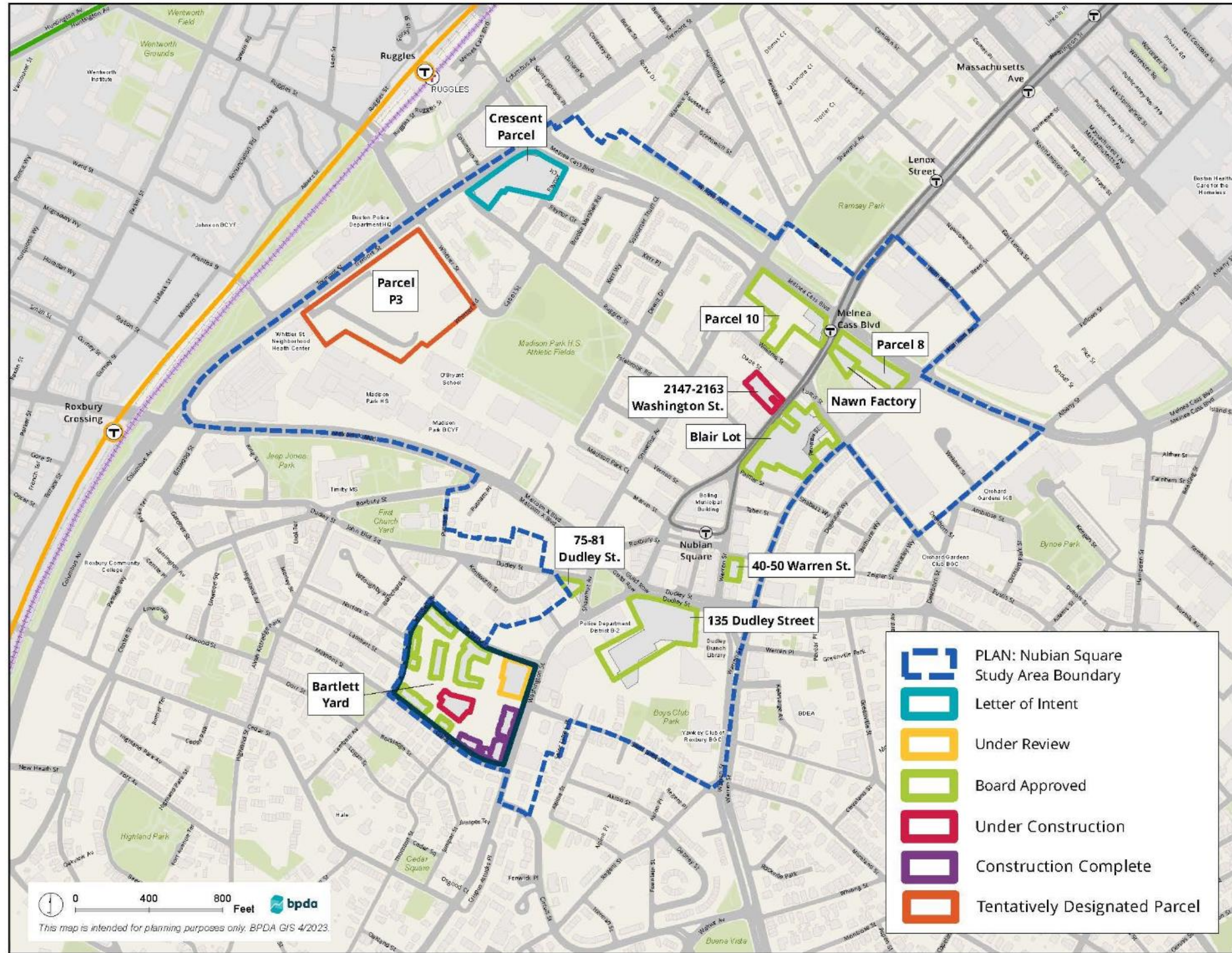
3. 40-50 Warren St



Real Estate Disposition Status



Article 80 Project Phase



40-50 Warren St



Current Project Phase: Zoning Approval of updated plans

Proposed Project Highlights:

- Land SF: 8,296
- Gross Floor Area: 40,387

Development Entities:

Madison Park Development Corporation

New Urban Collaborative

40-50 Warren St



Project Site Plan

See following slides

RENOVATIONS TO
40-50 WARREN STREET
 ROXBURY, MA



DRAWING LIST

| | |
|------|------------------------------------|
| 0000 | COVER |
| 400 | GENERAL NOTES AND MOUNTING HEIGHTS |
| 405 | PROJECT RENEWALS |
| A100 | FIRST FLOOR PLAN |
| A110 | SECOND FLOOR PLAN |
| A120 | UPPER FLOOR PLAN |
| F200 | NORTH-SOUTH EXTERIOR ELEVATIONS |
| F20 | EAST-WEST EXTERIOR ELEVATIONS |
| F500 | TYPICAL WALL DETAILS |
| F600 | ENLARGED UNIT PLANS |
| F60 | ENLARGED UNIT PLANS |

OWNER:
 ■ **MADISON PARK DEVELOPMENT CORPORATION**
 184 DUDLEY STREET, ROXBURY, MA 02119
 617.849.6228

ARCHITECT:
 ■ **DAVIS SQUARE ARCHITECTS**
 240A ELM STREET, SOMERVILLE, MA 02144
 617.628.5700 (T) 617.628.1717 (F)

CIVIL ENGINEER:
 ■ **TBD**

STRUCTURAL ENGINEER:
 ■ **TBD**

MEP ENGINEER:
 ■ **TBD**

LOCATION MAP



SD SET
 09-30-24



PROJECT NO.
 2023013.00

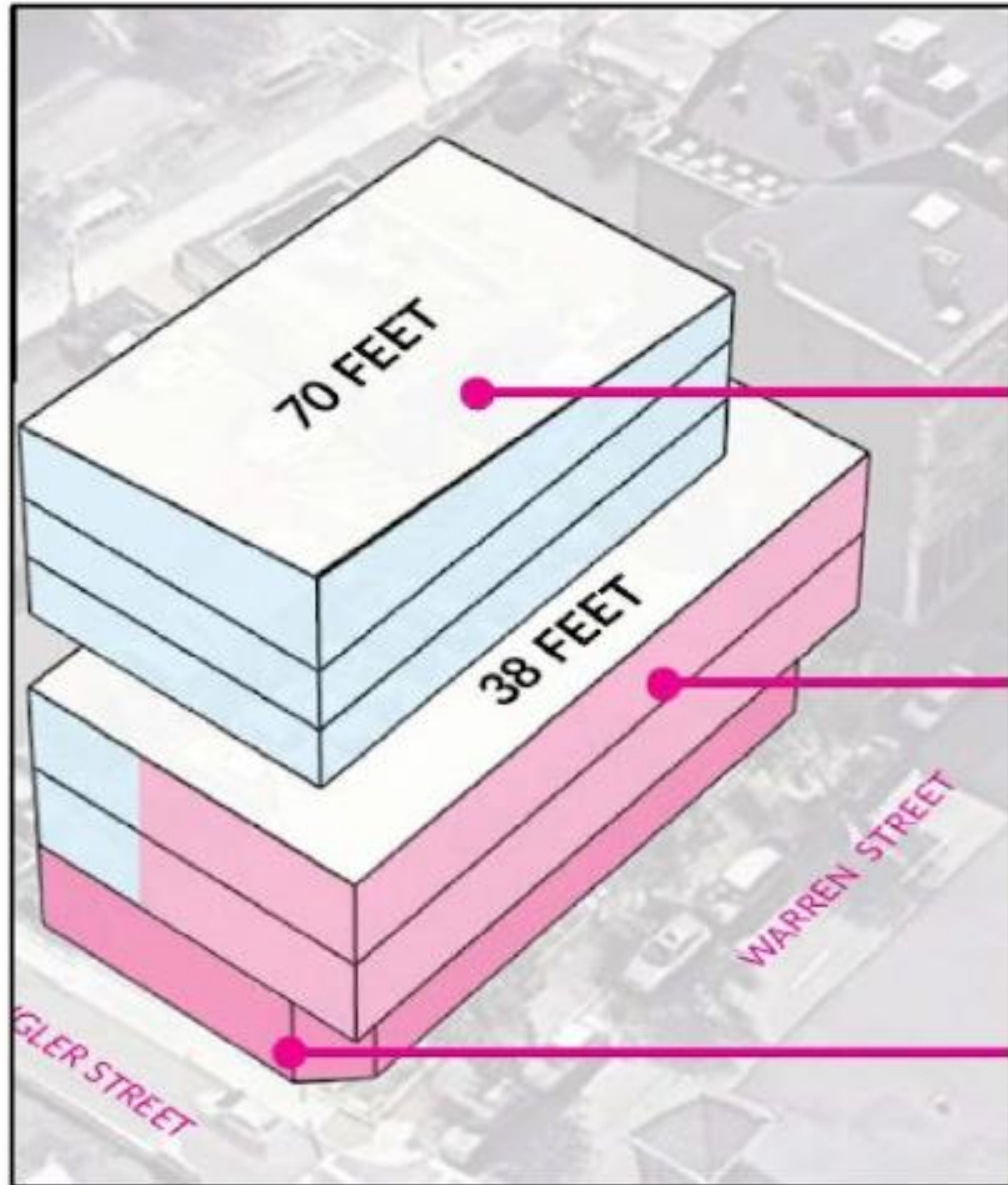
| BUILDING DATA | |
|---------------|----------|
| FIRST FLOOR | 7,944 SF |
| SECOND FLOOR | 6,795 SF |
| THIRD FLOOR | 5,934 SF |
| FOURTH FLOOR | 5,934 SF |
| FIFTH FLOOR | 5,934 SF |
| SIXTH FLOOR | 5,934 SF |
| SEVENTH FLOOR | 6,087 SF |

| AREA SCHEDULE | | |
|----------------------------|-------------------|----------|
| NUMBER | FLOOR | AREA |
| No. Floor | No. Floor | 0 SF |
| Area | Area | 0 SF |
| FIRST FLOOR PLAN | | |
| COMMERCIAL | FIRST FLOOR PLAN | 1,627 SF |
| RESIDENTIAL | FIRST FLOOR PLAN | 212 SF |
| RESIDENTIAL - COMMON AREAS | FIRST FLOOR PLAN | 2,705 SF |
| | | 6,664 SF |
| SECOND FLOOR PLAN | | |
| COMMON AREA | SECOND FLOOR PLAN | 436 SF |
| RESIDENTIAL | SECOND FLOOR PLAN | 5,469 SF |
| | | 6,322 SF |
| THIRD FLOOR PLAN | | |
| COMMON AREA | THIRD FLOOR PLAN | 926 SF |
| RESIDENTIAL | THIRD FLOOR PLAN | 5,008 SF |
| | | 6,293 SF |
| FOURTH FLOOR PLAN | | |
| COMMON AREA | FOURTH FLOOR PLAN | 836 SF |
| RESIDENTIAL | FOURTH FLOOR PLAN | 5,104 SF |
| | | 6,220 SF |
| FIFTH FLOOR PLAN | | |
| COMMON AREA | FIFTH FLOOR PLAN | 836 SF |
| RESIDENTIAL | FIFTH FLOOR PLAN | 5,104 SF |
| | | 6,220 SF |

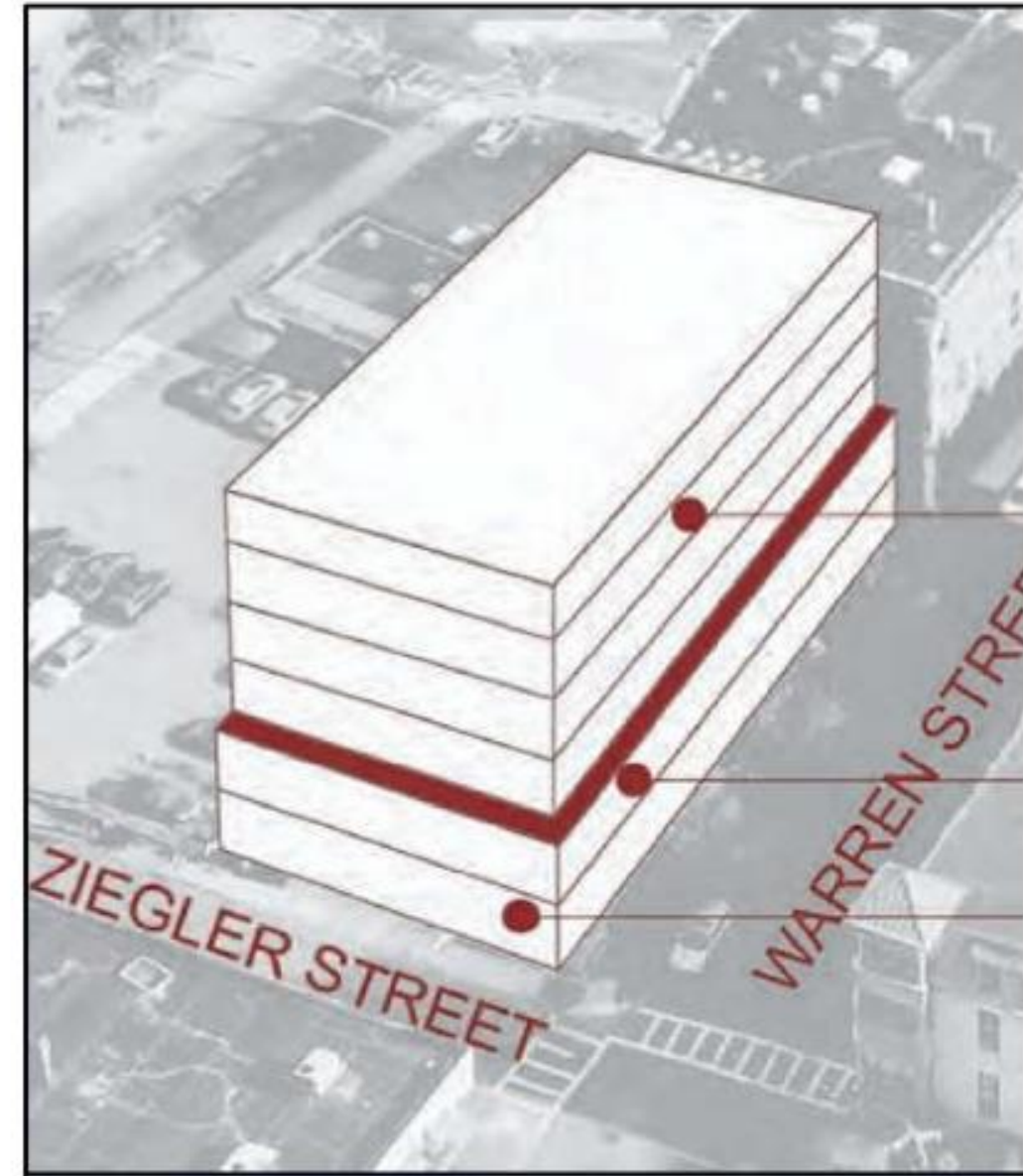
| UNIT SCHEDULE | |
|--------------------------|-----------|
| Units | Area |
| SECOND FLOOR PLAN | |
| UNIT 200 - 201 | 873 SF |
| UNIT 201 - 202 | 877 SF |
| UNIT 300 - 100 | 975 SF |
| UNIT 300 - 101 | 770 SF |
| UNIT 300 - 102 | 873 SF |
| UNIT 300 - 103 | 865 SF |
| UNIT 300 - 104 | 864 SF |
| THIRD FLOOR PLAN | |
| UNIT 300 - 104 | 863 SF |
| UNIT 301 - 200 | 861 SF |
| UNIT 302 - 100 | 858 SF |
| UNIT 302 - 102 | 864 SF |
| UNIT 304 - 101 | 855 SF |
| UNIT 305 - 100 | 862 SF |
| UNIT 305 - 102 | 859 SF |
| FOURTH FLOOR PLAN | |
| UNIT 400 - 300 | 878 SF |
| UNIT 401 - 200 | 861 SF |
| UNIT 402 - 100 | 856 SF |
| UNIT 402 - 102 | 864 SF |
| UNIT 404 - 100 | 855 SF |
| UNIT 405 - 101 | 853 SF |
| UNIT 405 - 102 | 859 SF |
| FIFTH FLOOR PLAN | |
| UNIT 500 - 200 | 863 SF |
| UNIT 501 - 200 | 861 SF |
| UNIT 502 - 100 | 858 SF |
| UNIT 502 - 102 | 864 SF |
| UNIT 504 - 100 | 855 SF |
| UNIT 505 - 100 | 862 SF |
| UNIT 505 - 102 | 859 SF |
| SIXTH FLOOR PLAN | |
| UNIT 600 - 200 | 863 SF |
| UNIT 601 - 200 | 861 SF |
| UNIT 602 - 100 | 858 SF |
| UNIT 602 - 102 | 864 SF |
| UNIT 604 - 100 | 855 SF |
| UNIT 605 - 100 | 853 SF |
| UNIT 605 - 102 | 859 SF |
| UNIT 606 - 100 | 855 SF |
| UNIT 606 - 102 | 857 SF |
| Grand Total | 25,675 SF |



Original Massing and Design



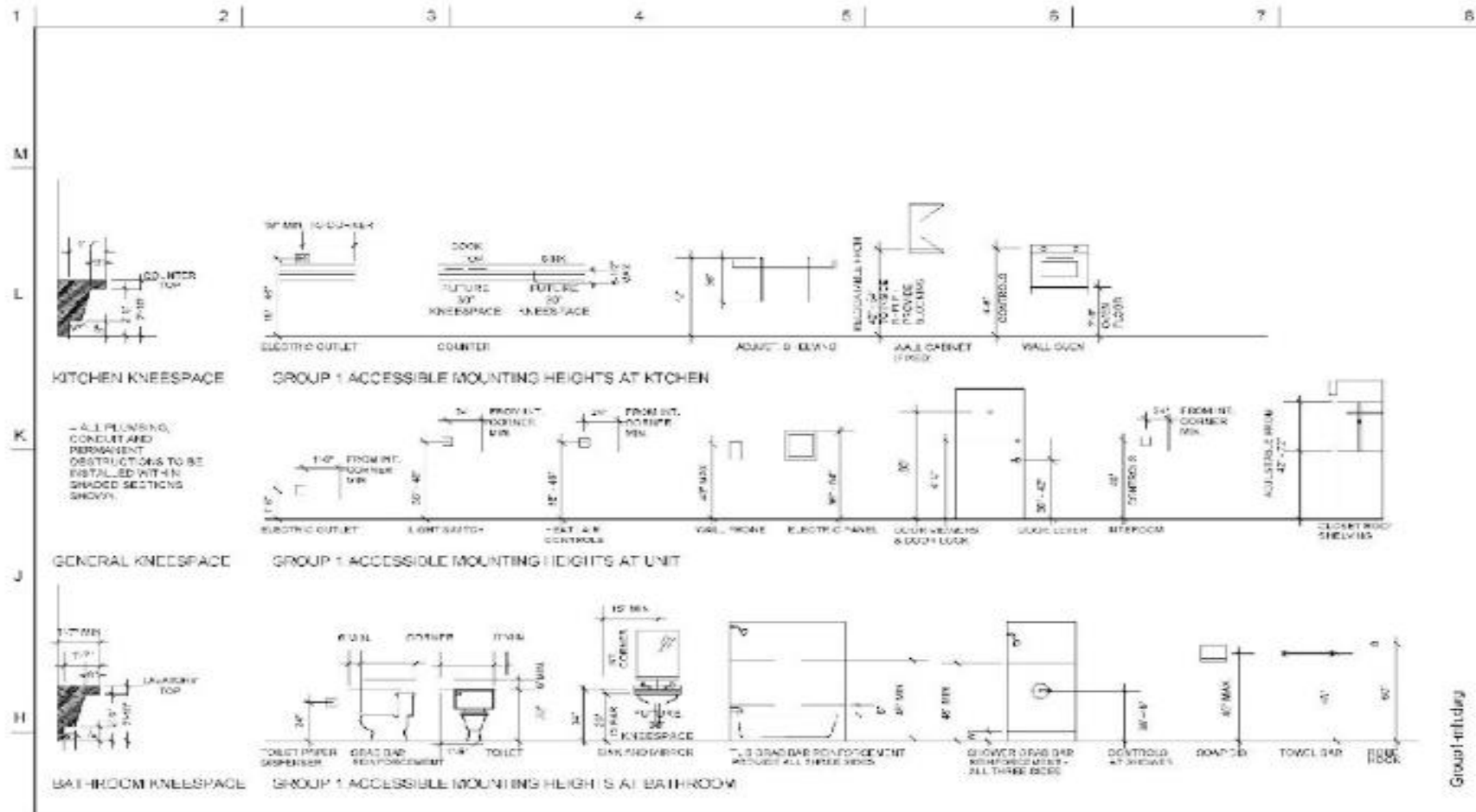
Current Massing and Design



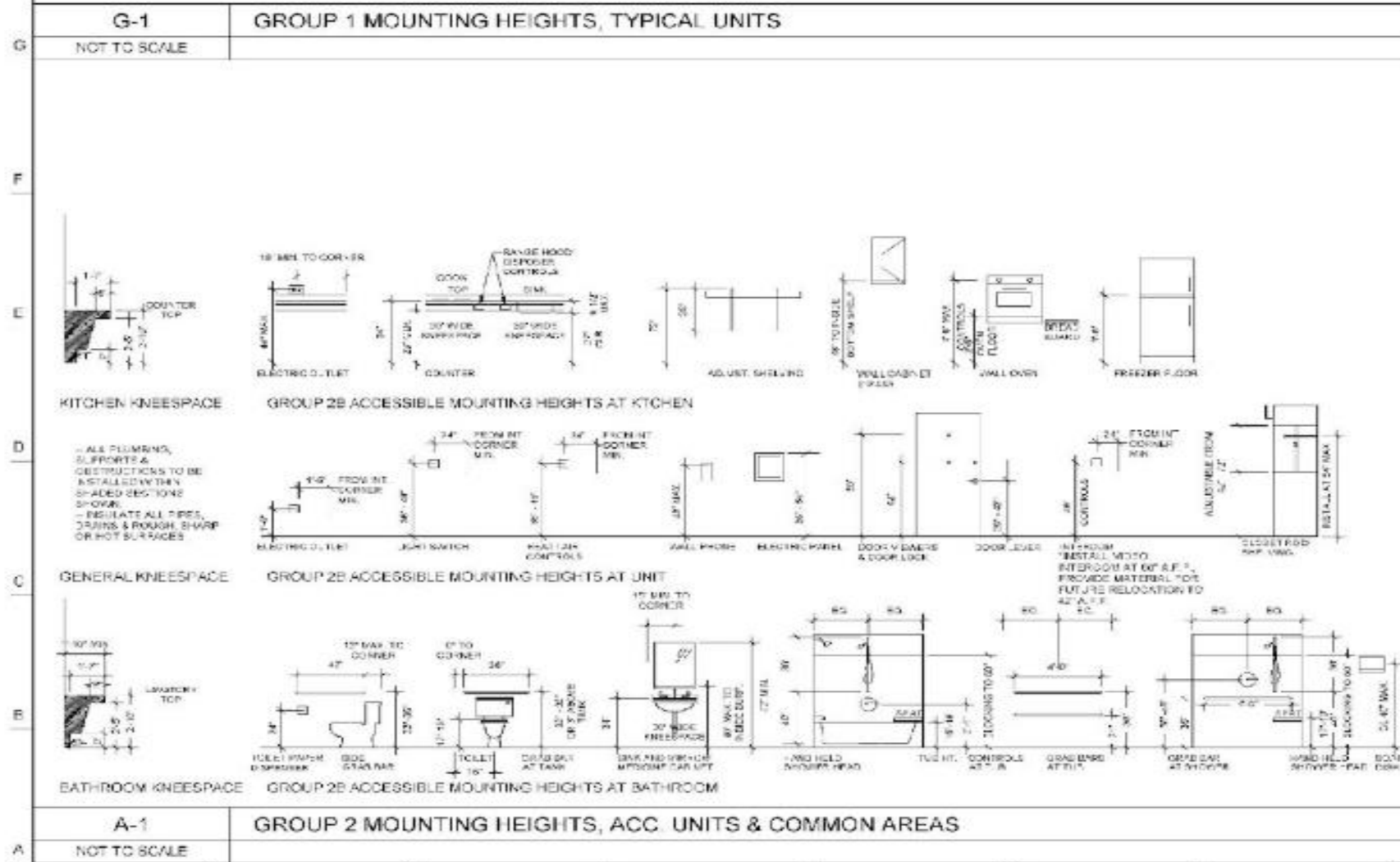








| G-1 | | G-2 | | G-3 | | G-4 | | G-5 | | G-6 | | G-7 | | G-8 | |
|--|--|--|--|----------------------|--|----------------------|--|----------------------|--|----------------------|--|----------------------|--|----------------------|--|
| NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | |
| GROUP 1 MOUNTING HEIGHTS, TYPICAL UNITS | | GROUP 2 MOUNTING HEIGHTS, ACC. UNITS & COMMON AREAS | | ABBREVIATIONS | | ABBREVIATIONS | | ABBREVIATIONS | | ABBREVIATIONS | | ABBREVIATIONS | | ABBREVIATIONS | |
| NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | |



| A-1 | | A-2 | | A-3 | | A-4 | | A-5 | | A-6 | | A-7 | | A-8 | |
|--|--|----------------------|--|----------------------|--|----------------------|--|----------------------|--|----------------------|--|----------------------|--|----------------------|--|
| NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | |
| GROUP 2 MOUNTING HEIGHTS, ACC. UNITS & COMMON AREAS | | ABBREVIATIONS | | ABBREVIATIONS | | ABBREVIATIONS | | ABBREVIATIONS | | ABBREVIATIONS | | ABBREVIATIONS | | ABBREVIATIONS | |
| NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | | NOT TO SCALE | |

NOTES

DO NOT SCALE DIMENSIONS

DATE: 05/25/2024

PROJECT: RENOVATIONS TO 40-50 WARREN STREET ROXBURY, MA

GENERAL NOTES AND MOUNTING HEIGHTS

Scale: AS SHOWN

Date: 05/25/2024

Project No: 20240101

Revision No: 01

Sheet No: A001

Project: RENOVATIONS TO 40-50 WARREN STREET ROXBURY, MA

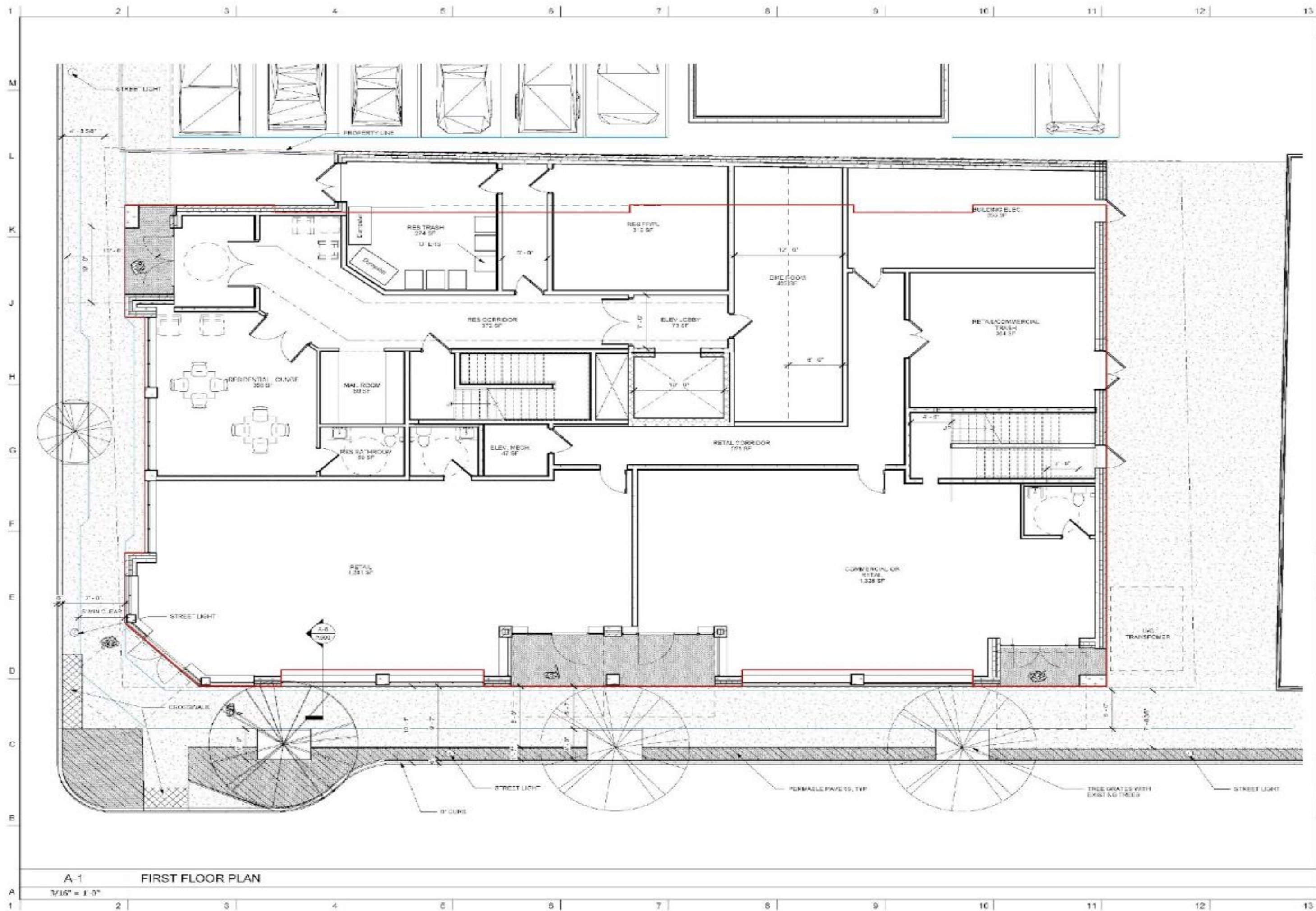
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Date: 05/25/2024

Project No: 20240101

Revision No: 01

Sheet No: A001



NOTES
 DO NOT SCALE DRAWINGS
GENERAL NOTES
 NUMBERED NOTES

| | | |
|-----|--------------------|------|
| NO. | REVISIONS/COMMENTS | Date |
| | | |
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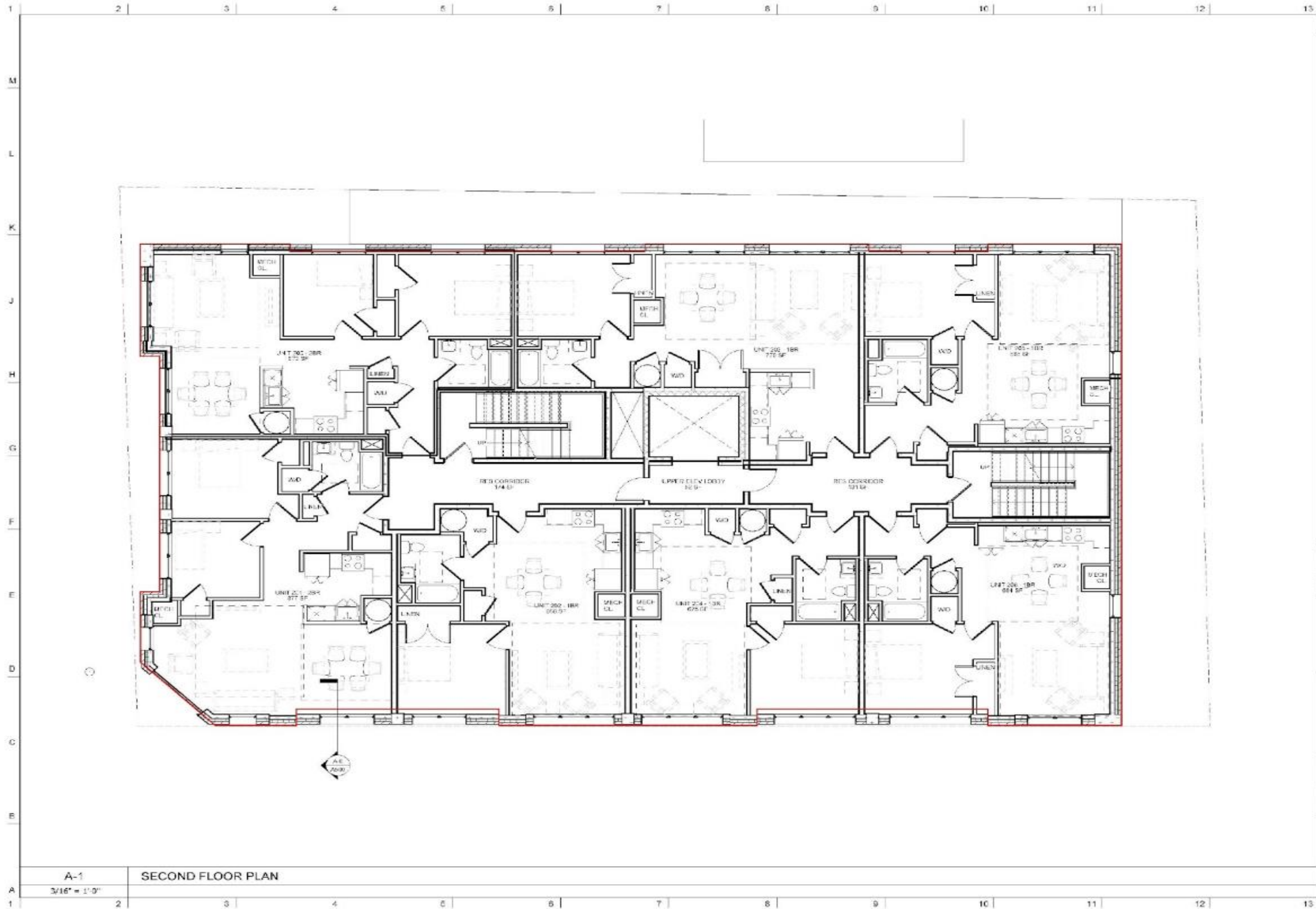
DAVIS SQUARE ARCHITECTS
 2405 Elm St.,
 Somerville, MA 02144
 617.628.5700
 www.davisquarter.com

Project: RENOVATIONS TO
40-50 WARREN STREET
 ROXBURY, MA

Task: **FIRST FLOOR PLAN**

| | |
|---|----------------------------------|
| Designer: Designer: Designer: Designer: Designer: | Drawing No.: |
| Project No.: Date: Scale: Job: | A100 |

A-1 FIRST FLOOR PLAN
 3/16" = 1'-0"



NOTES
DO NOT SCALE DIMENSIONS

NO. NAME / DESCRIPTION DATE

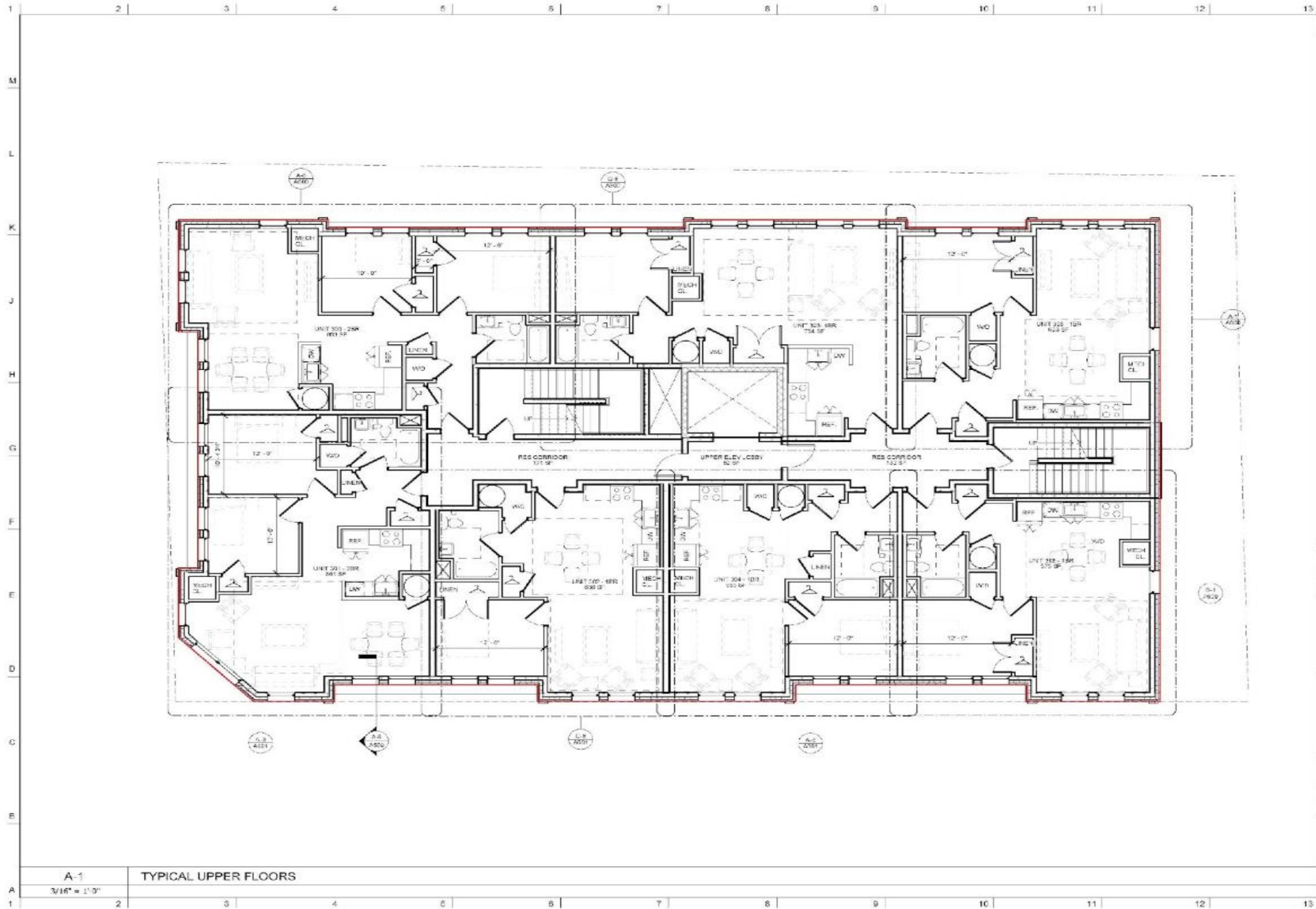
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2405 Old St.,
Sudbury, MA 02144
617.528.5700
www.davisquarter.com

PROJECT RENOVATIONS TO
40-50 WARREN STREET
ROXBURY, MA

TITLE SECOND FLOOR PLAN

| | |
|--|--|
| Designer Designer Designer Designer Designer Designer | Drawing No. <h1>A101</h1> |
|--|--|

A-1 SECOND FLOOR PLAN
3/16" = 1'-0"



NOTES
DO NOT SCALE DIMENSIONS

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| NO. | REVISIONS/COMMENTS | Date |
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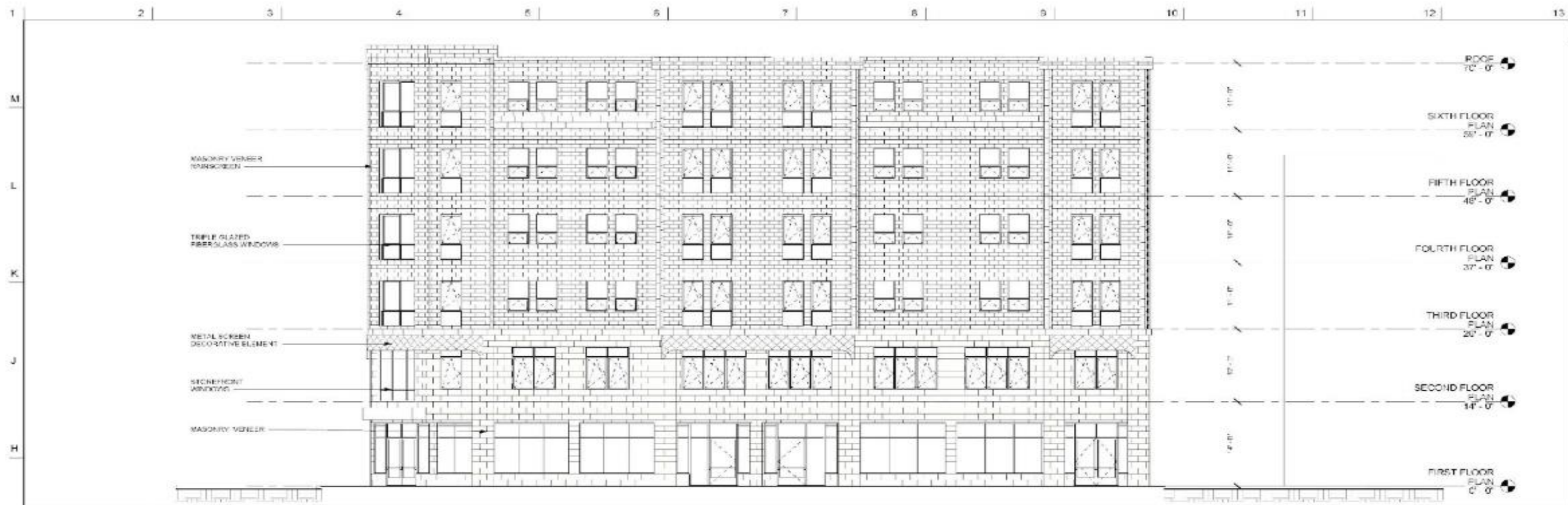
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2405 Elm St.,
Seymour, MA 02144
617.628.5700
www.davis-square.com

Project: RENOVATIONS TO
40-50 WARREN STREET
ROXBURY, MA

Title: UPPER FLOOR PLAN

| | |
|--|--|
| Designer: Drafter: Project No.: 2015011.00 Scale: 3/16" = 1'-0" Date: 02/19/14 | Drawing No.: <div style="font-size: 2em; font-weight: bold; text-align: center;">A102</div> |
|--|--|

A-1
3/16" = 1'-0"
TYPICAL UPPER FLOORS

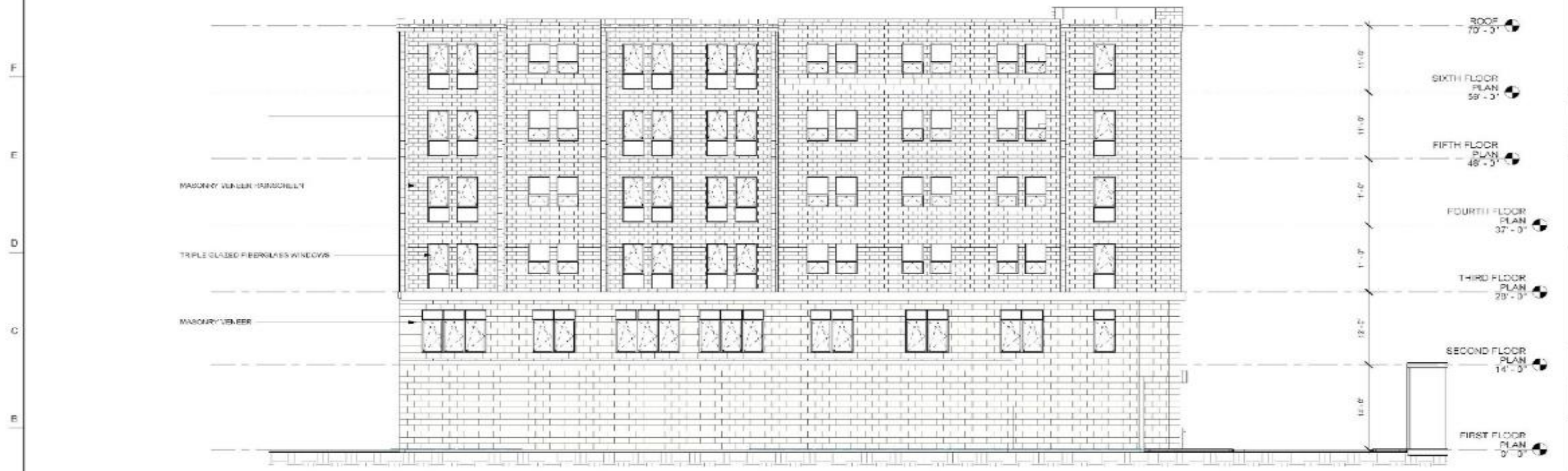


NOTES

DO NOT SCALE DIMENSIONS


G-1 SOUTH ELEVATION - WARREN ST.

1/8" = 1'-0"



A-1 NORTH ELEVATION

1/8" = 1'-0"

| | | |
|--|--------------|--|
| REVISIONS | | DATE |
| | | |
|  DAVIS SQUARE ARCHITECTS | | |
| 2405 Blue Hill Somerville, MA 02144 617.628.5700 www.davissquarearchitects.com | | Drawing No.: |
| PROJECT: RENOVATIONS TO 40-50 WARREN STREET ROXBURY, MA | | |
| TITLE: NORTH-SOUTH EXTERIOR ELEVATIONS | | |
| Designer: Checker: Project No.: Scale: Date: | Drawing No.: | <p style="font-size: 2em; font-weight: bold; text-align: center;">A200</p> |



NOTES

DO NOT SCALE DRAWINGS

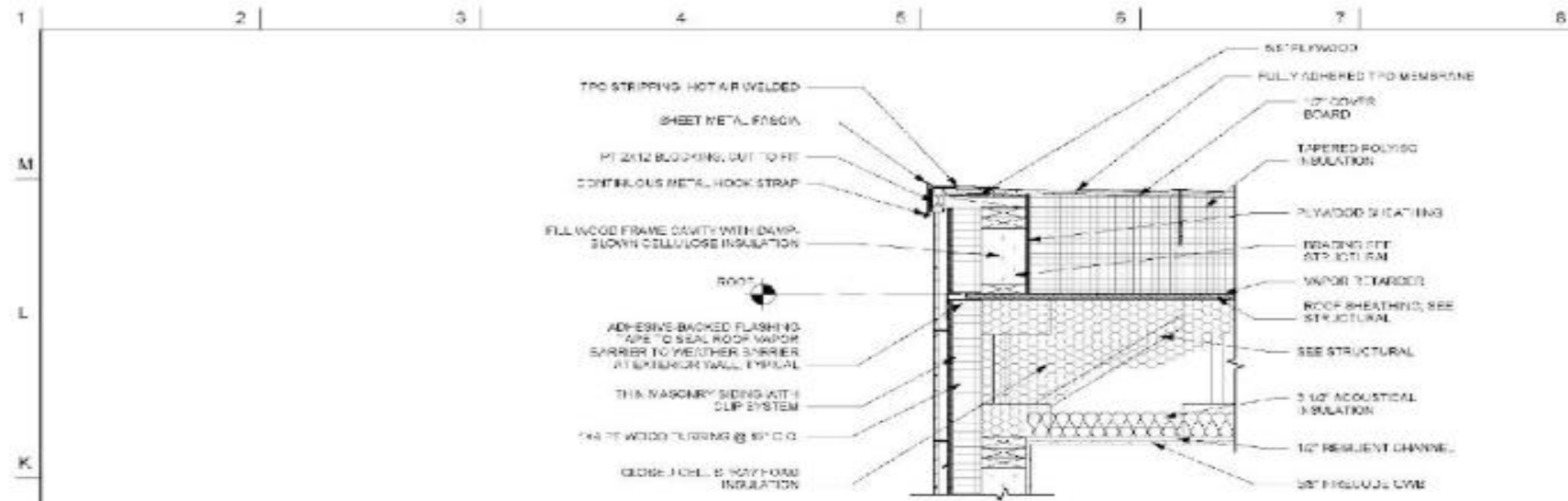
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| NO. | REVISIONS/COMMENTS | Date |
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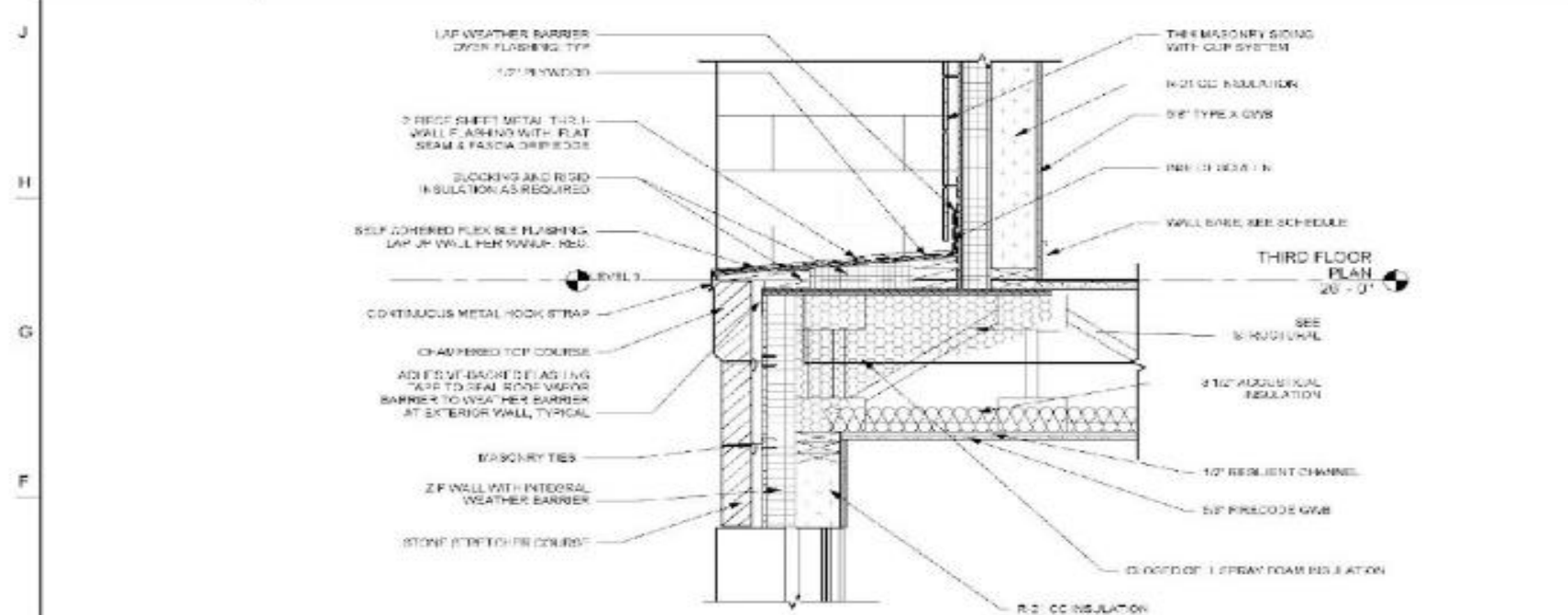
Project: RENOVATIONS TO
40-50 WARREN STREET
 ROXBURY, MA

Task: **EAST-WEST EXTERIOR ELEVATIONS**

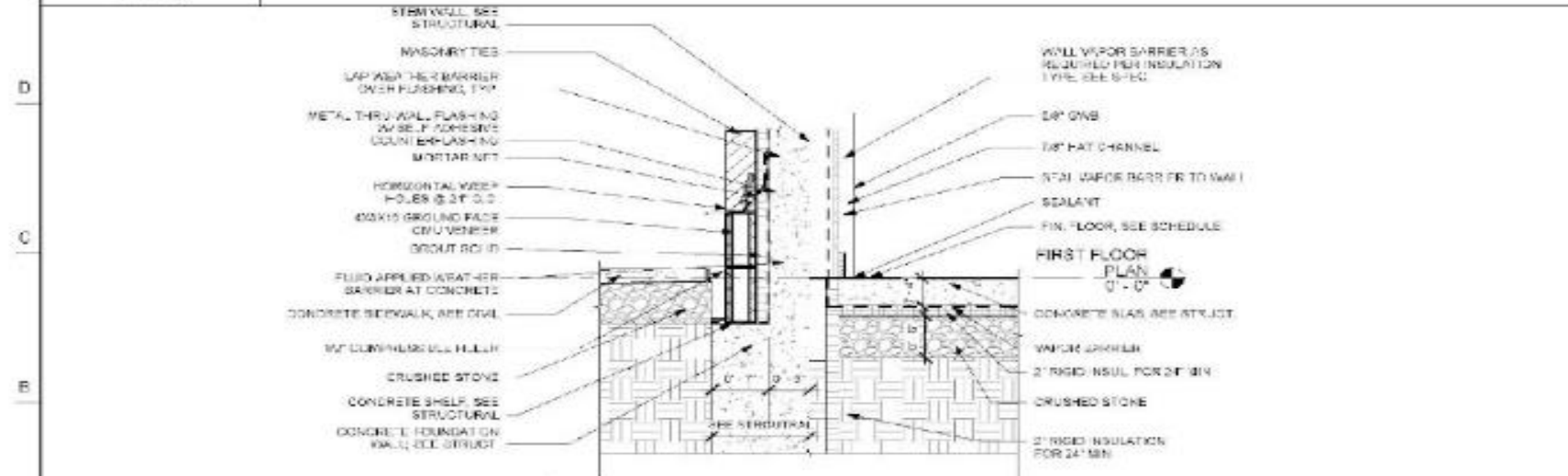
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| Drawing No. A201 | Date: 03/20/17 |
| Scale: 1/8" = 1'-0" | Job #: 001924 |



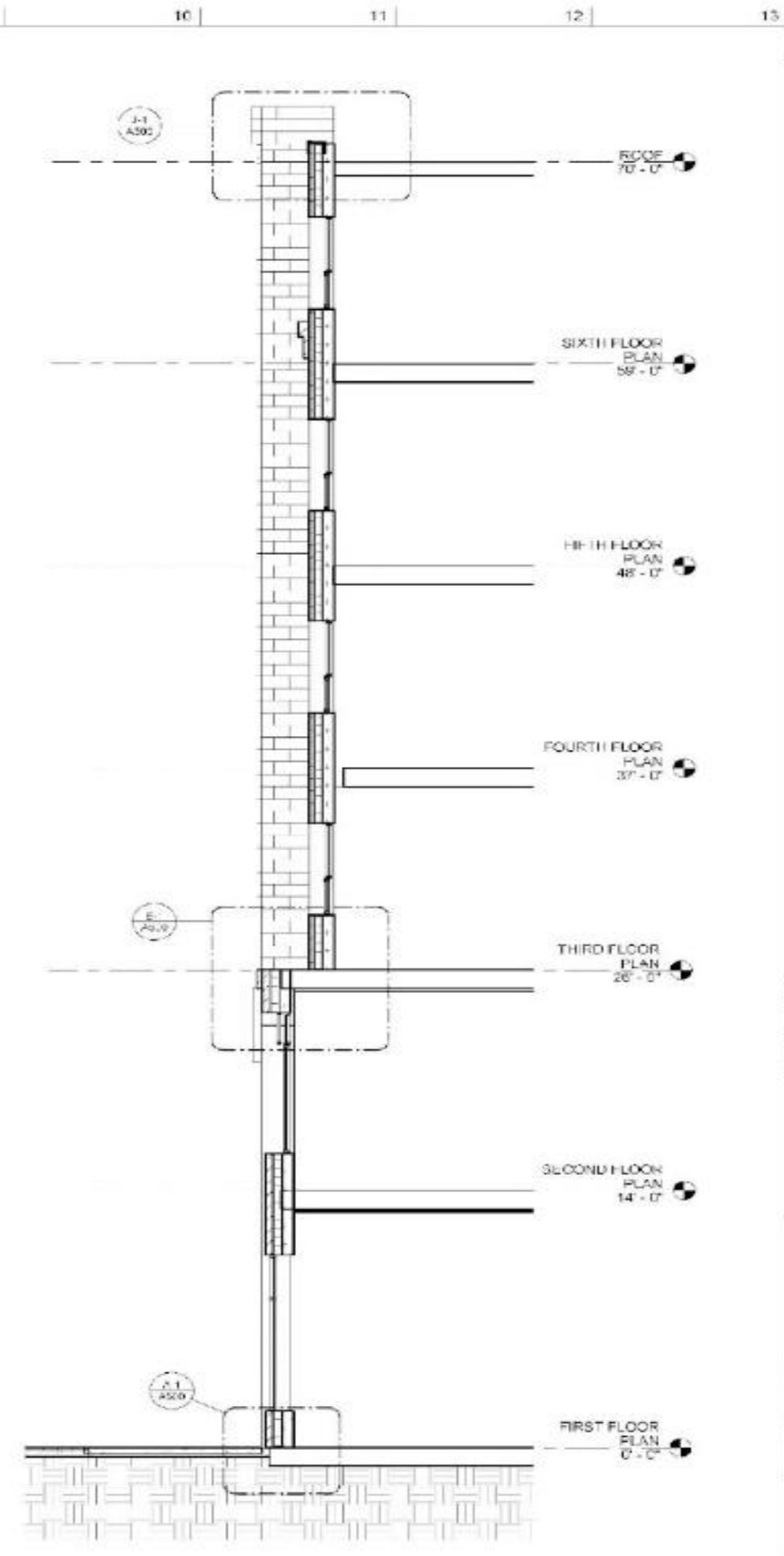
J-1
TYPICAL ROOF EDGE DETAIL
1" = 1'-0"



E-1
TYPICAL WALL DETAIL AT 2ND FLOOR
1" = 1'-0"



A-1
TYPICAL FOUNDATION DETAIL
1" = 1'-0"



A-8
TYPICAL WALL SECTION
1/4" = 1'-0"

NOTES
DO NOT SCALE DIMENSIONS

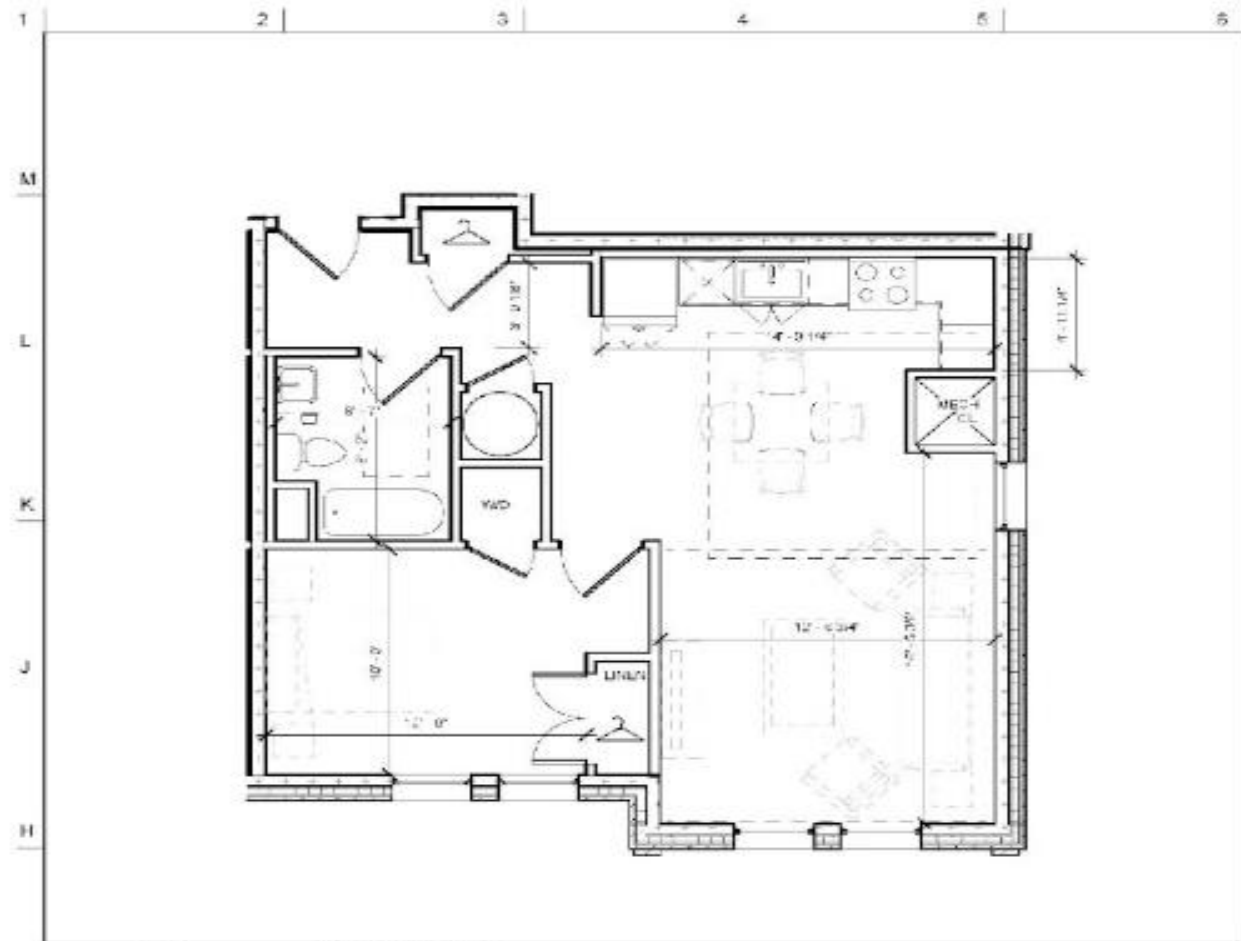
| | | |
|-----|------------------------|------|
| No. | REVISIONS/DESCRIPTIONS | Date |
| | | |
| | | |
| | | |

DAVIS SQUARE ARCHITECTS
240A Box 31, Southville, MA 02144
617.628.5700
www.davis-square.com

Project: RENOVATIONS TO 40-50 WARREN STREET, ROXBURY, MA
Title: TYPICAL WALL DETAILS

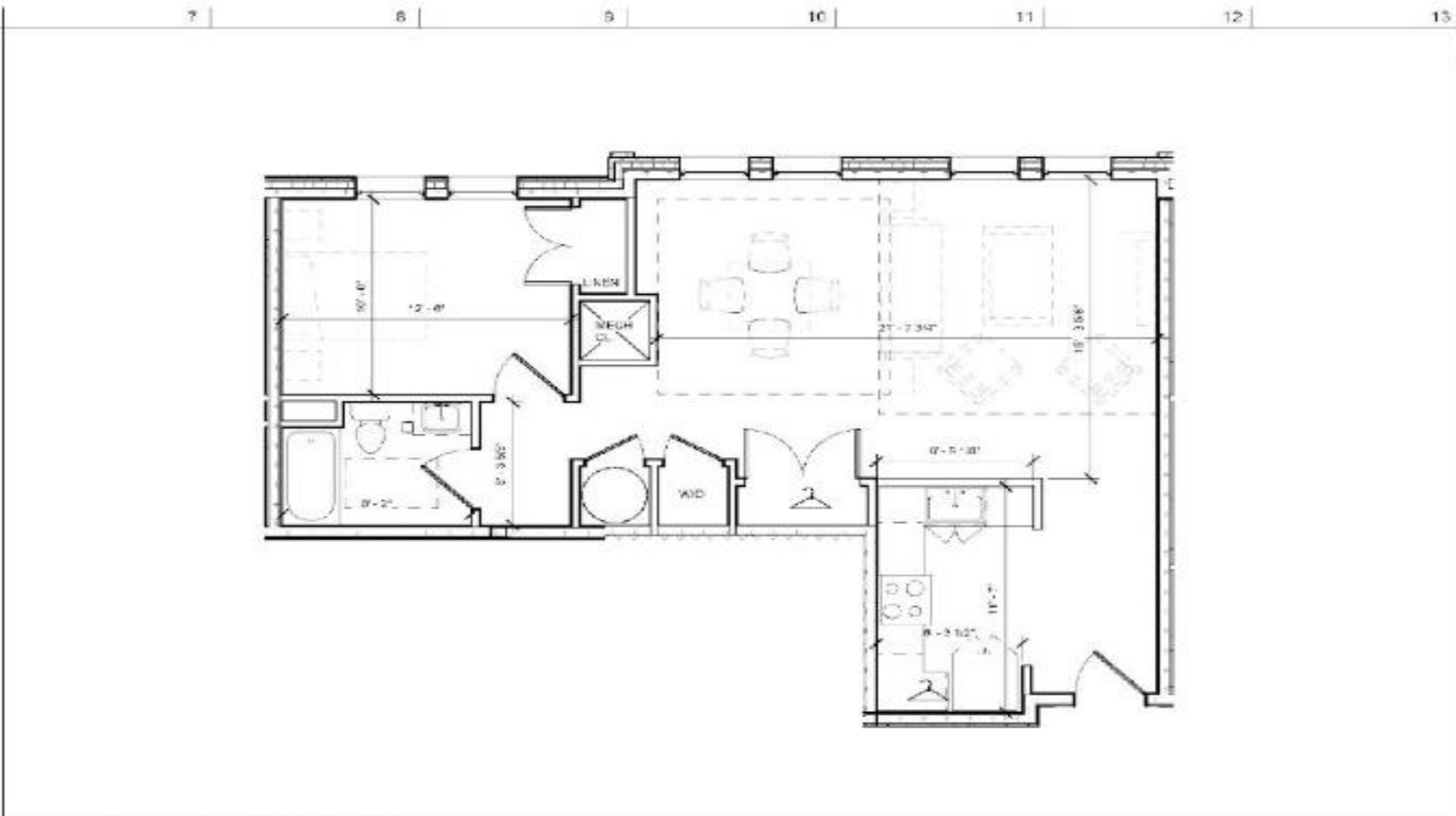
| | |
|------------------------|--------------|
| Author: [Name] | Drawing No.: |
| Checker: [Name] | |
| Project No. 2017011.00 | |
| Scale: As indicated | |
| Date: 09/19/24 | |

A500



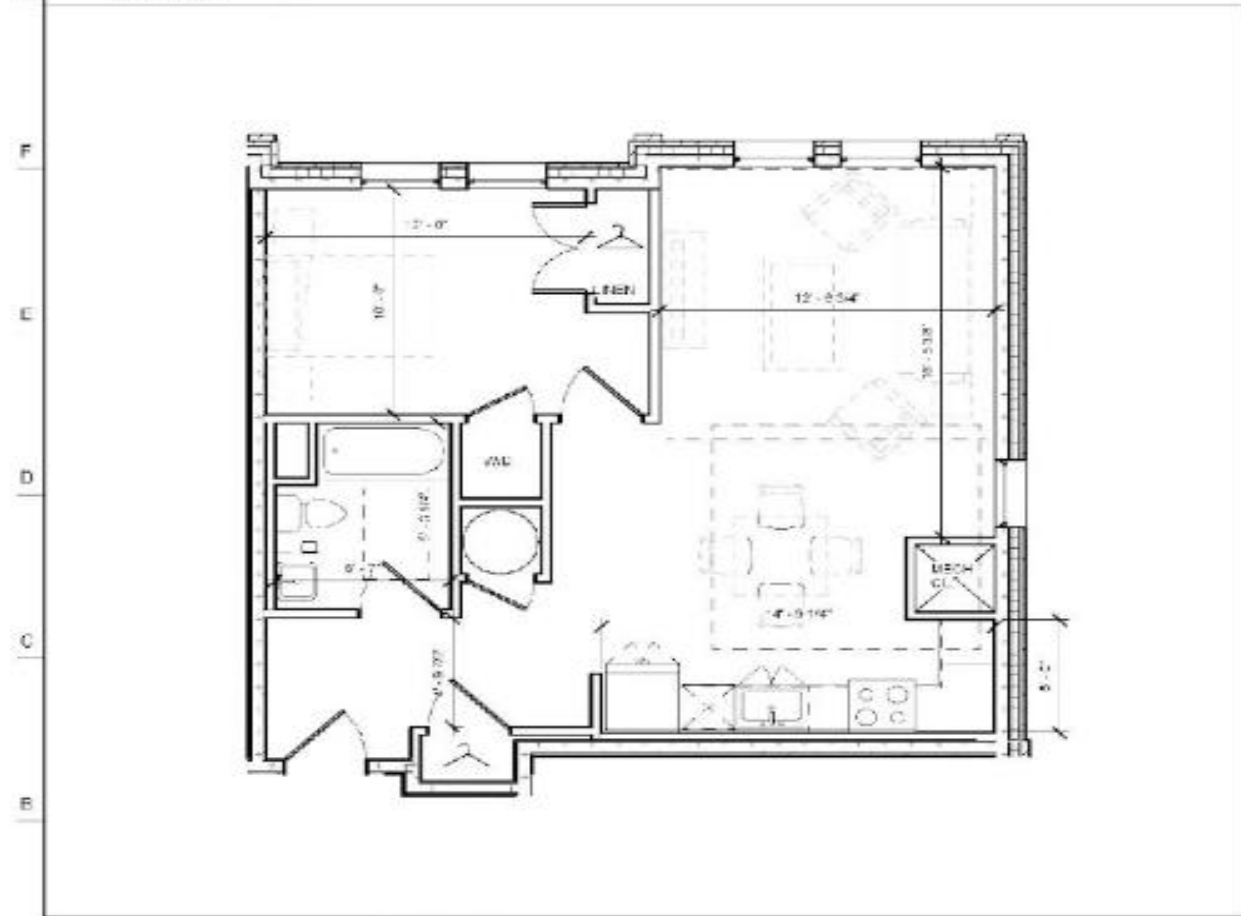
G-1 UNITS 303-306

1/4" = 1'-0"



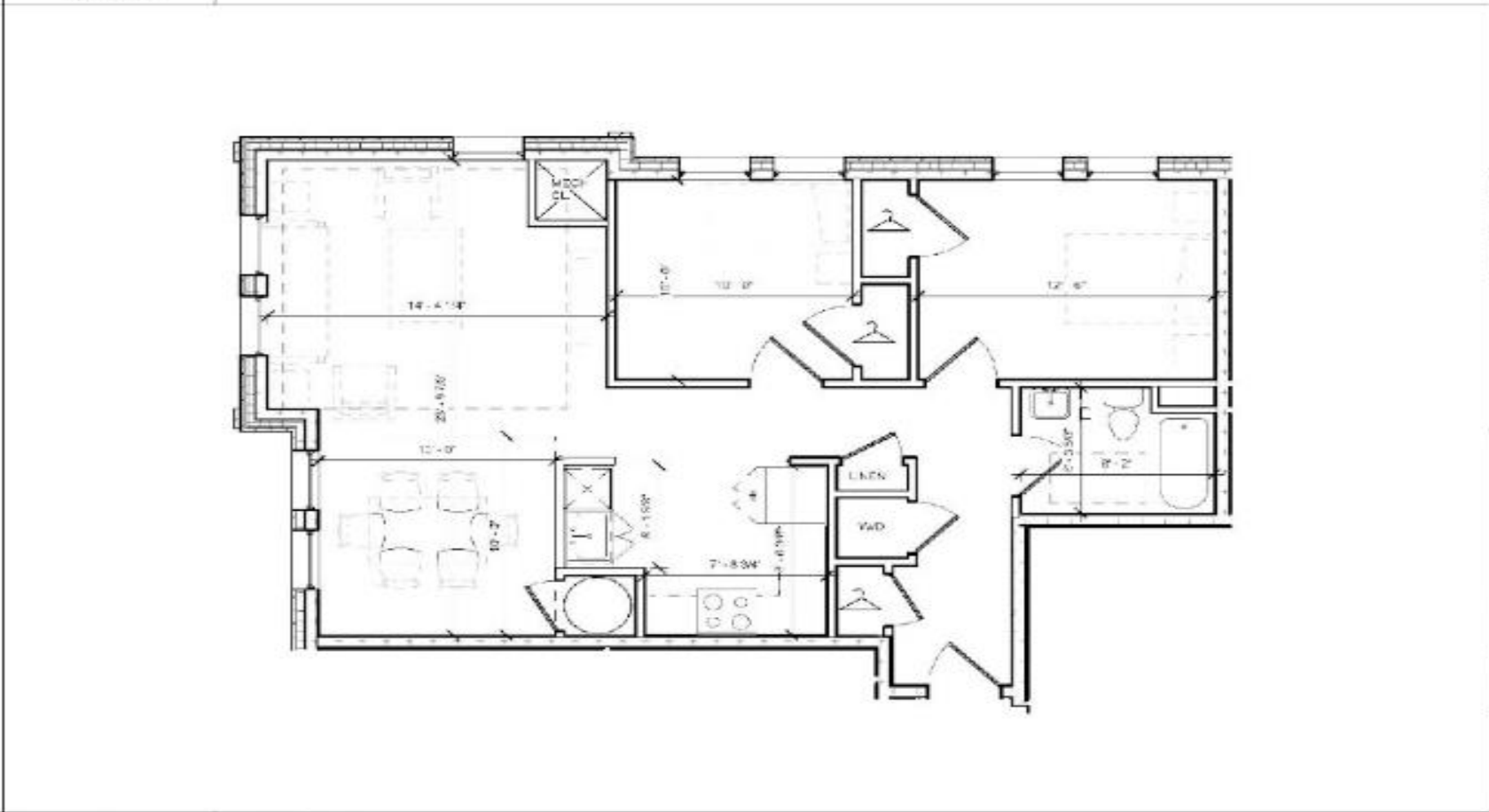
G-6 UNITS 301-601

1/4" = 1'-0"



A-1 UNITS 302-602

1/4" = 1'-0"



A-6 UNITS 300-600

1/4" = 1'-0"

NOTES

DO NOT SCALE DIMENSIONS

REVISED DIMENSIONS

DAVIS SQUARE ARCHITECTS
 240A Bix St,
 Somerville, MA 02144
 617.628.5700
 www.davis-square.com

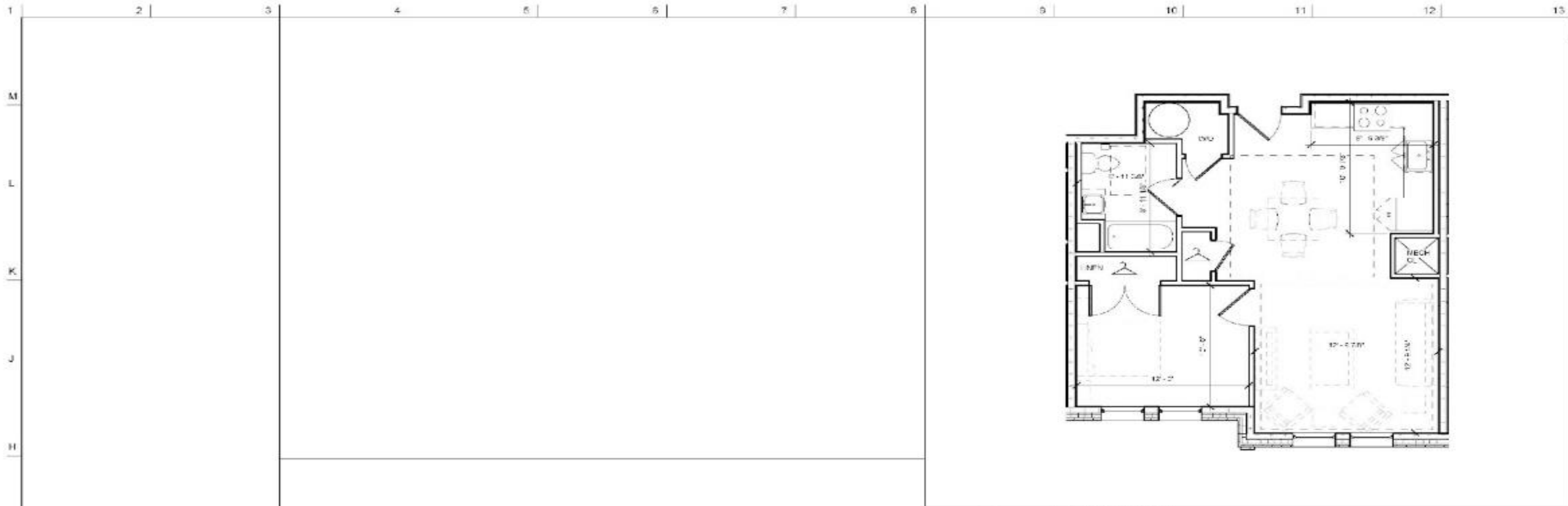
Project RENOVATIONS TO
 40-50 WARREN STREET
 ROXBURY, MA

Title ENLARGED UNIT PLANS

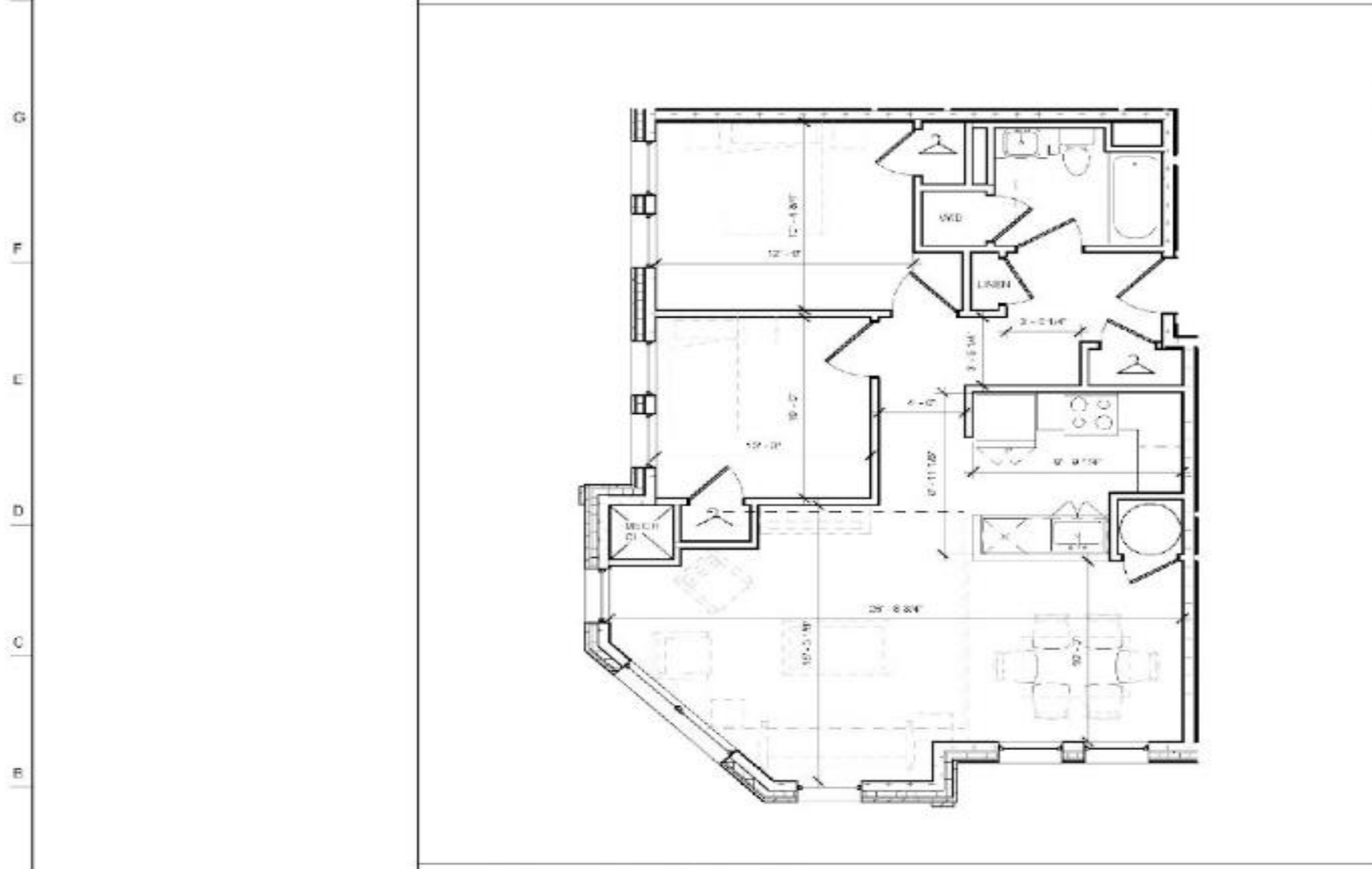
Drawing No. **A600**

Scale: 1/4" = 1'-0"

Date: 08/19/24

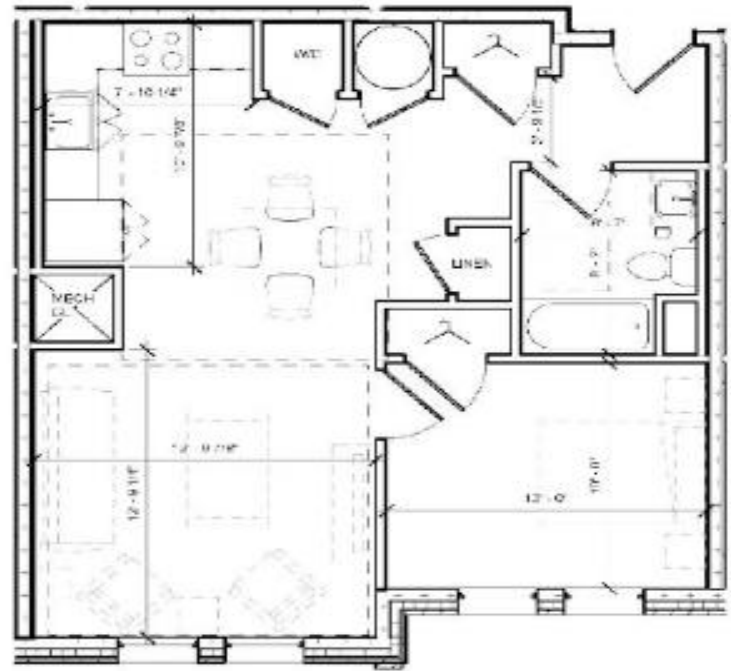


G-8 UNITS 305-605
1/4" = 1'-0"



A-3 UNITS 306-606
1/4" = 1'-0"

A-8 UNITS 304-604
1/4" = 1'-0"



A-8 UNITS 304-604
1/4" = 1'-0"

NOTES
DO NOT SCALE DIMENSIONS

| | | |
|-----|------------------------|------|
| NO. | REVISIONS/DESCRIPTIONS | Date |
| | | |
| | | |
| | | |

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240A Bldg 3,
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Project: RENOVATIONS TO
40-50 WARREN STREET
ROXBURY, MA

Title: ENLARGED UNIT PLANS

Author: [Redacted]
Checked: [Redacted]
Reviewed: [Redacted]
Scale: 1/4" = 1'-0"
Date: 08/19/24

Drawing No. **A601**

40-50 Warren St, Regulatory Milestones & Timeline



| <u>Milestone</u> | <u>Status</u> | |
|---------------------------------|---------------|--------------------|
| 100% Sold | Apr-28 | |
| Construction Completion | Apr-27 | |
| CONSTRUCTION START | Oct-25 | |
| Construction Finance Closing | Sep-25 | |
| Building Permits | Aug-25 | |
| Bidding | Jul-25 | |
| Complete Construction Documents | Jun-25 | |
| 70% Design Development Phase | Mar-25 | |
| Zoning Process | Feb-25 | <u>WE ARE HERE</u> |
| Article 80 SPC Approval | Complete | |
| BPDA Design Approval | Complete | |
| MOH Re-Design Approval | Complete | |
| BPDA Notice of Project Change | Complete | |
| City of Boston Grants | Awarded | |
| DND/PRC Designation | Complete | |
| BPDA Designation | Complete | |

40-50 Warren St



Project Uses and Programming

Parking Spaces (# of spaces): N/A this is a transportation oriented development that will be converting a public parking lot

Commercial (sq.ft.): 2,600

Office (sq.ft)

Cultural (sq.ft)

Residential (sq.ft.): 25,825

Open Space (sq.ft.)

Other Uses (please specify) (sq.ft.): common area/lobby, trash, circulation, etc

Project Name



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 | 10/\$228,280/\$1,899 | 10/\$298,896/\$2,376 | | 25 |
| 2 Bedroom | 8/\$268,840/\$2,173 | 7/\$348,088/\$2,703 | | 10 |
| 3+ Bedroom | | | | |
| Total Units | 18 | 17 | | 35 |
| Percent Total Units | 51% | 49% | | 100% |

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

Project Name



Job Creation in Percentages

The development team is currently being assembled. We can provide an estimate next time as a GC will be on board to help with pre-construction.

| | |
|--|--|
| Created | |
| Minority/Women Business Enterprises (MWBE) Created | |
| Projected | |

THANK YOU

RSPMOC Co-Chairs

Norm Stembridge & Steven Godfrey

STAY CONNECTED: bit.ly/theRSMPOC

Christine Brandao

christine.brandao2@boston.gov



Planning Department

CITY of BOSTON