



Roxbury Strategic Master Plan Oversight Committee Meeting

June 6th, 2021

1. RSMPOC

Welcome and Orientation

Meeting Recording

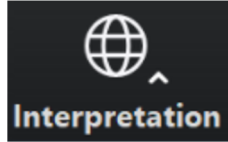
At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at

bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

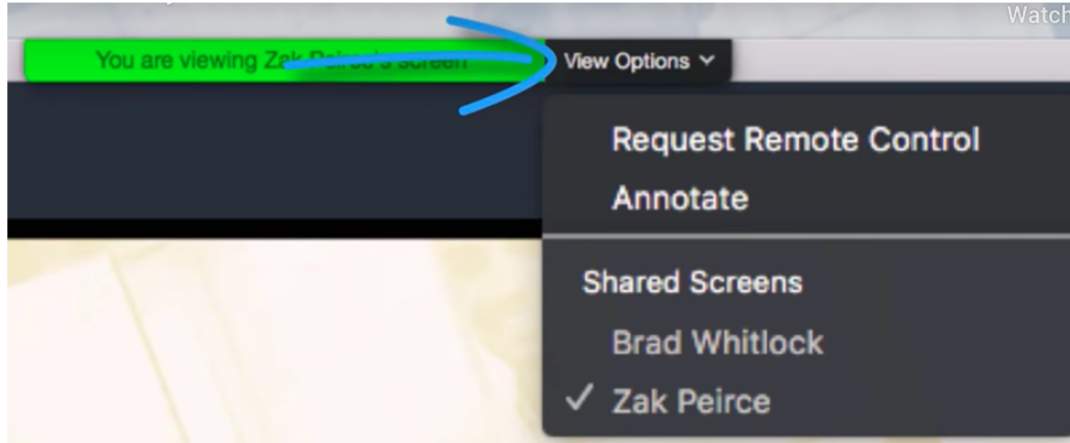
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature.

Interpretation and Translation



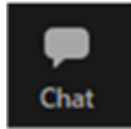
"Spanish" –for Spanish
"Haitian Creole" –for Haitian Creole
"English" –for English



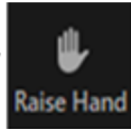
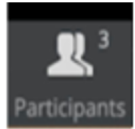
Zoom Tips

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

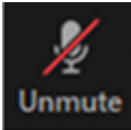
Your controls are at the bottom of the screen



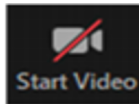
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



To raise your hand, click on “Participants” or “Reactions” 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 Kelly.sherman@boston.gov

Agenda

- 1. RSMPOC Welcome**
- 2. Planning Update**
- 3. Crescent Parcel Developer Presentations**

RSMPOC Overview and Updates

First Monday of the month

January 11, 2021

July 12, 2021

February 1, 2021

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

March 1, 2021

September 13, 2021

April 5, 2021

October 4, 2021

May 3, 2021

November 1, 2021

June 7, 2021

****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. Planning Update

PLAN: Nubian Square Updates

- **P3 Diverse Development Team Outreach** took place on May 26th. Results of the survey will be discussed at our next P3 Workshop
- **P3 Workshop 4 on June 28th** to review P3 in the context of Roxbury and discuss the tradeoffs of different uses .

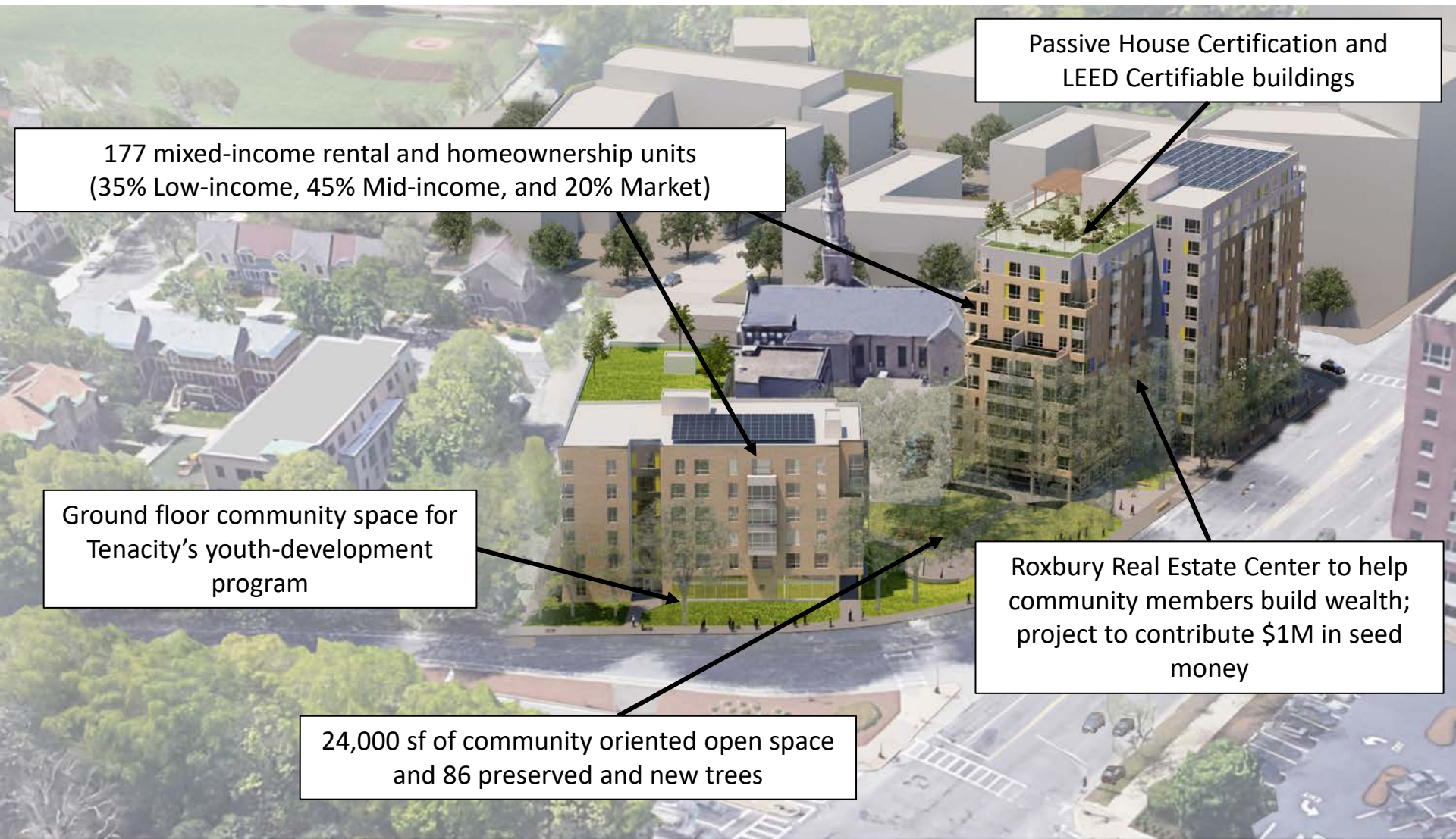
3. Crescent Parcel Developer Presentations



MPDC/Trinity Proposal to Continue Building Community at Crescent Parcel

Presentation to:
The Roxbury Strategic Master Plan Oversight Committee
Date: June 7th 2021

MPDC/TRINITY PROPOSAL HIGHLIGHTS



177 mixed-income rental and homeownership units
(35% Low-income, 45% Mid-income, and 20% Market)

Passive House Certification and
LEED Certifiable buildings

Ground floor community space for
Tenacity's youth-development
program

Roxbury Real Estate Center to help
community members build wealth;
project to contribute \$1M in seed
money

24,000 sf of community oriented open space
and 86 preserved and new trees

A DIVERSE & EXPERIENCED TEAM

We have a collective **88** year history of local development. MPDC is a **M/WBE** and has spent more than **55 years** in the Lower Roxbury community. Trinity is **50% minority owned** a Boston -based leader in real estate development over its 34-year history. Collectively we have created over **1,500** new homes in the Roxbury neighborhood over a combined two-decade history and estimate **2,800** residents and clients served daily.

75% of our team is based right here in Boston and **56%** are women- and or –minority owned businesses. Trinity and MPDC have

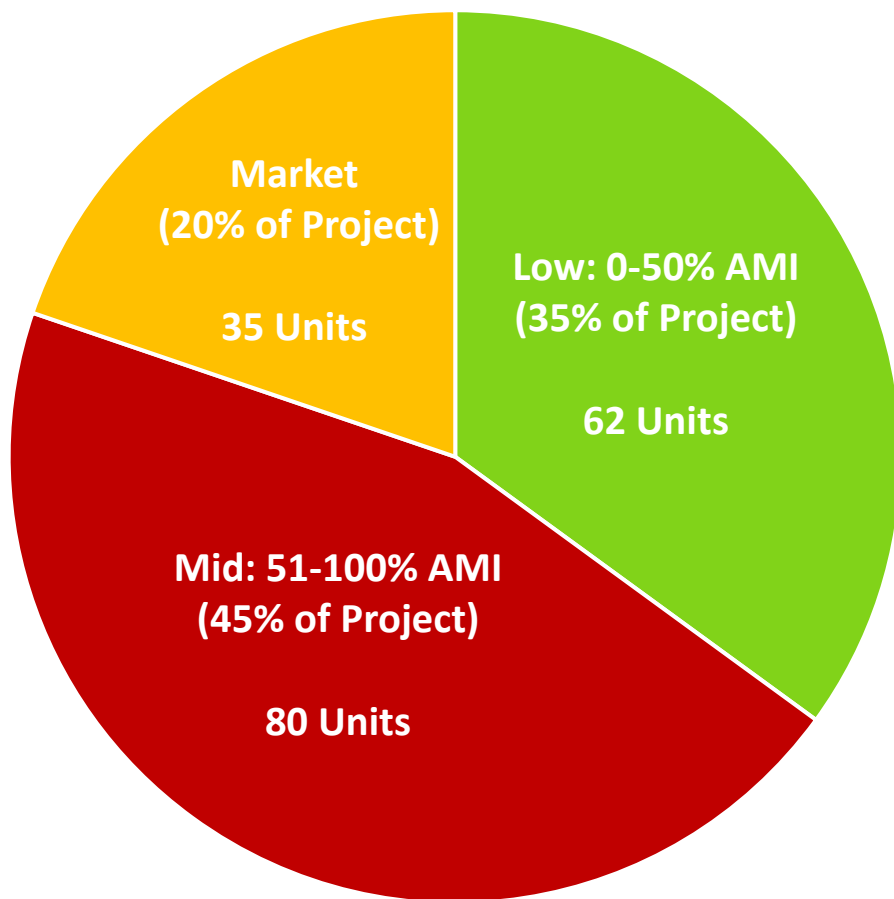
<u>Role</u>	<u>Firm</u>
Architects	DHK Architects MBE & Stantec
Landscape Architect	Deb Myers Landscape Architecture WBE
Arborist	Skyline Landscapes
Traffic/Civil	Nitsch Engineering WBE
Sustainability	New Ecology Inc.
Construction	Dimeo Construction Company & Tara MBE Dellbrook JKS & Maven Const. M/WBE
Environmental	McPhail Associates
Legal	McKenzie & Associates MBE Robinson & Cole
Market Analyst	Byrne McKinney WBE
Management	Trinity Management Company



MIXED-INCOME RENTAL AND HOMEOWNERSHIP

We have proposed 173 rental units and 4 homeownership units that will serve residents at all income levels.

Income Mix



Published Income limits

2-person household		4-person household	
00 – 30% AMI	\$31,650	00 – 30% AMI	\$36,250
31 – 50% AMI	\$54,400	31 – 50% AMI	\$60,400
51 – 60% AMI	\$65,250	51 – 60% AMI	\$72,500
61 – 80% AMI	\$77,350	61 – 80% AMI	\$96,650

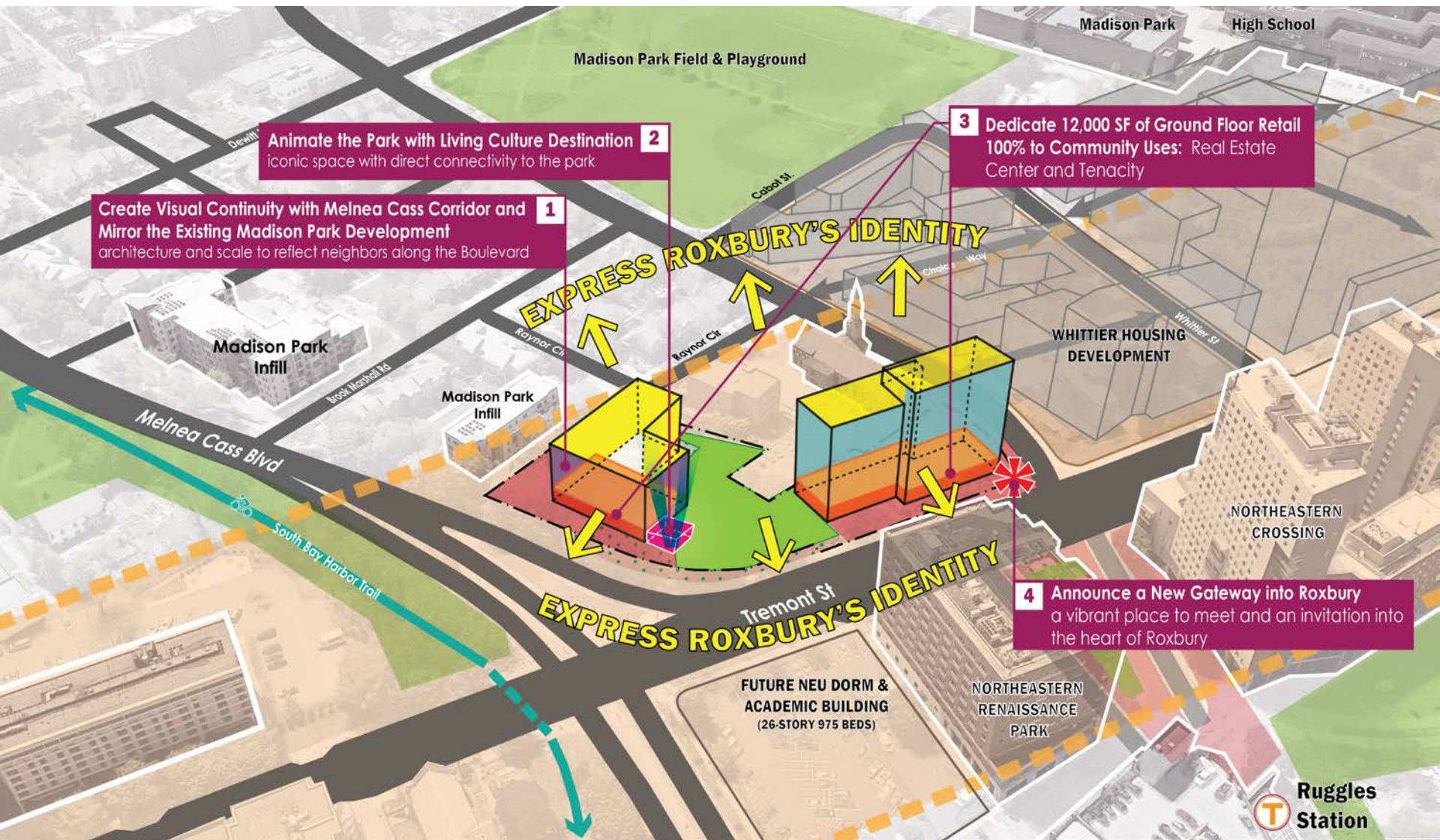
Published 2021 Source:

<http://www.bostonplans.org/housing/income,-asset,-and-price-limits>

Homeownership Income Mix

Level of Affordability	# of Units	% of Total
80% AMI	2	50%
100% AMI	2	50%
Total	4	100%

COMMUNITY-ORIENTED PUBLIC REALM PLAN



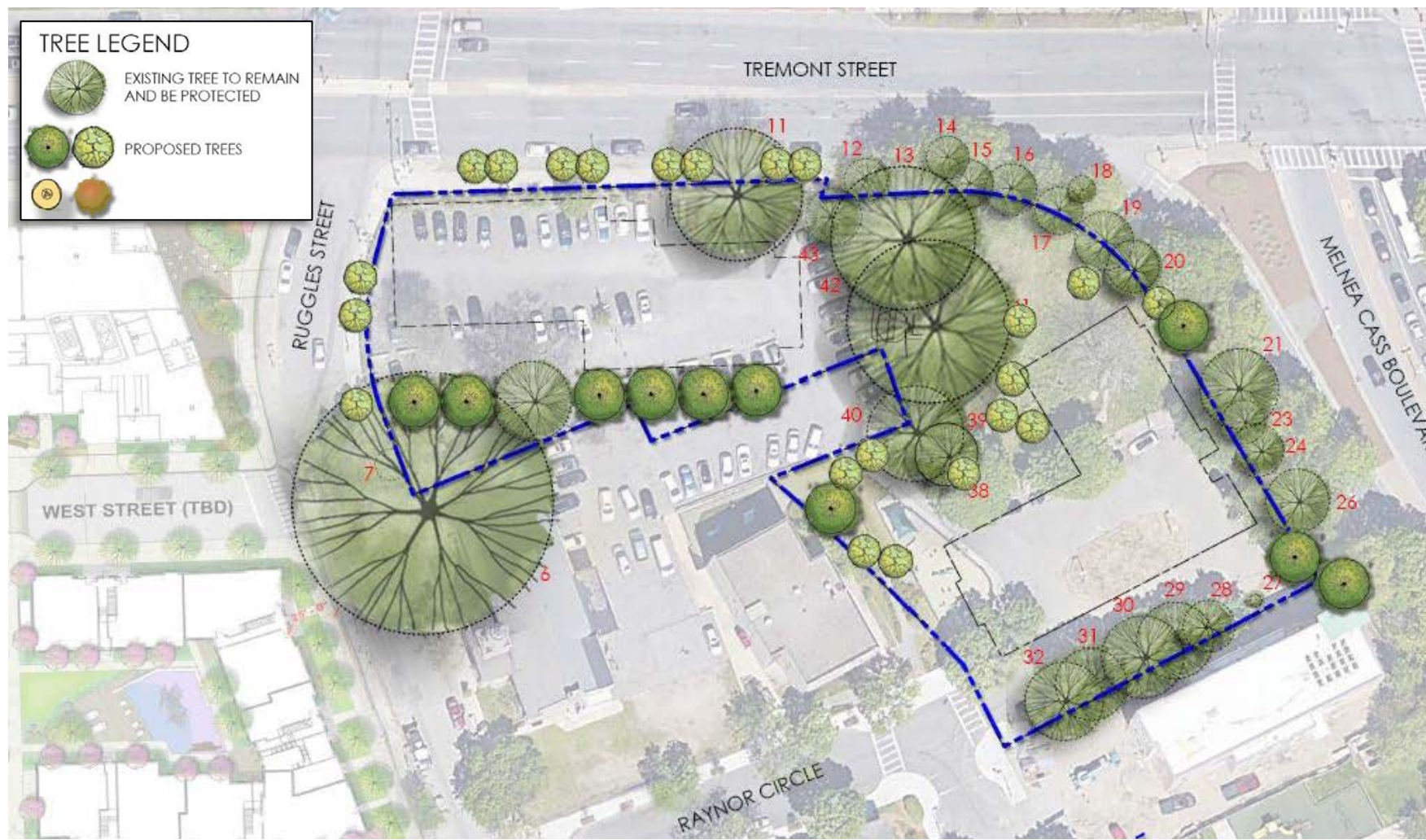
BUILDING ARCHITECTURE & SUSTAINABLE DESIGN

Our proposal includes Passive House certification and a LEED Platinum certifiable design. We will utilize green roofs and landscaping at-grade for urban heat island mitigation, and solar panels for on-site clean energy production.



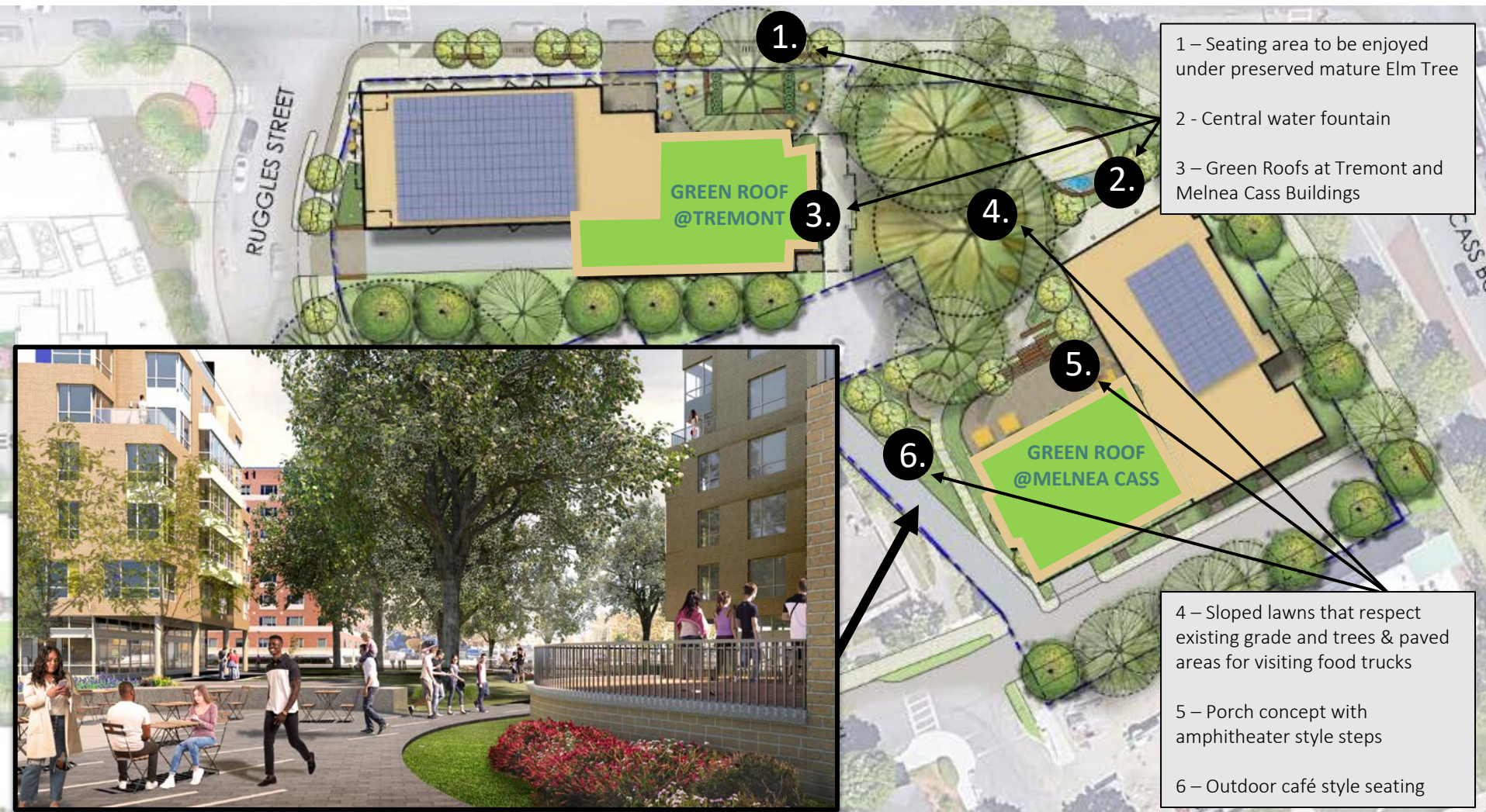
PRESERVING ROXBURY'S TREES

30 existing mature trees and 52 new trees.



THE PUBLIC PLAZA

The 24,000 sf Public Plaza will invite residents and the community to enjoy the outdoors at Crescent.



ADDITIONAL BENEFITS OF THE TRINITY & MPDC PROPOSAL

- Respecting massing and height limitations and does not exceed 120' or the allowable 3.0 FAR
- Commitment to an expansive community engagement process
- Commitment to diversity in the 900 construction jobs and 20 permanent jobs that will be created with this project, maximizing people of color, women, and M/WBEs participation throughout the life of the development
- A team with and experienced track record completing comparable projects in lower Roxbury and a plan to execute



MPDC/TRINITY PROPOSAL HIGHLIGHTS

Ground floor community space for Tenacity's youth-development program

177 mixed-income rental and homeownership units

Passive House Certification and LEED Certifiable buildings



Roxbury Real Estate Center to help community members build wealth; project to contribute \$1M in seed money

24,000 sf of community oriented open space and 86 preserved and new trees



DREXEL VILLAGE: BUILDING ON A LEGACY OF COMMUNITY SERVICE

CRESCENT PARCEL | NUBIAN SQUARE, ROXBURY MA

PLANNING OFFICE FOR URBAN AFFAIRS & J. GARLAND ENTERPRISES LLC

Planning Office *for* Urban Affairs

ARCHDIOCESE OF BOSTON

Mission

Develop high quality housing where people can live with dignity and respect in homes that they can afford, in order to create inclusive and vibrant communities

Overview

- Formed in 1969 by the Archdiocese of Boston
- Affordable, workforce and mixed-income housing
- Commercial and community development
- Neighborhood and community revitalization
- Focus on building vibrant and inclusive communities

Experience

- Completed nearly 3,000 units to date, with financing over \$650MM
- Developed over 1,400 housing units across a variety of Boston neighborhoods
- Provided for a wide range of affordable rental and homeownership opportunities throughout a variety of income levels

DREXEL VILLAGE

PLANNING OFFICE FOR URBAN AFFAIRS



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A Boston-based 100% Minority-Owned Real Estate Development & Design Firm

- Extensive City of Boston Permitting & Article 80 Experience
- Boston Native with a Deep Commitment to Roxbury, Dorchester, Mattapan and Hyde Park
- Strong Community & Intergovernmental Relations
- Primary Focus on Urban Multifamily Housing and Mixed-Use Developments in Boston

COMMUNITY DRIVEN-DEVELOPMENT



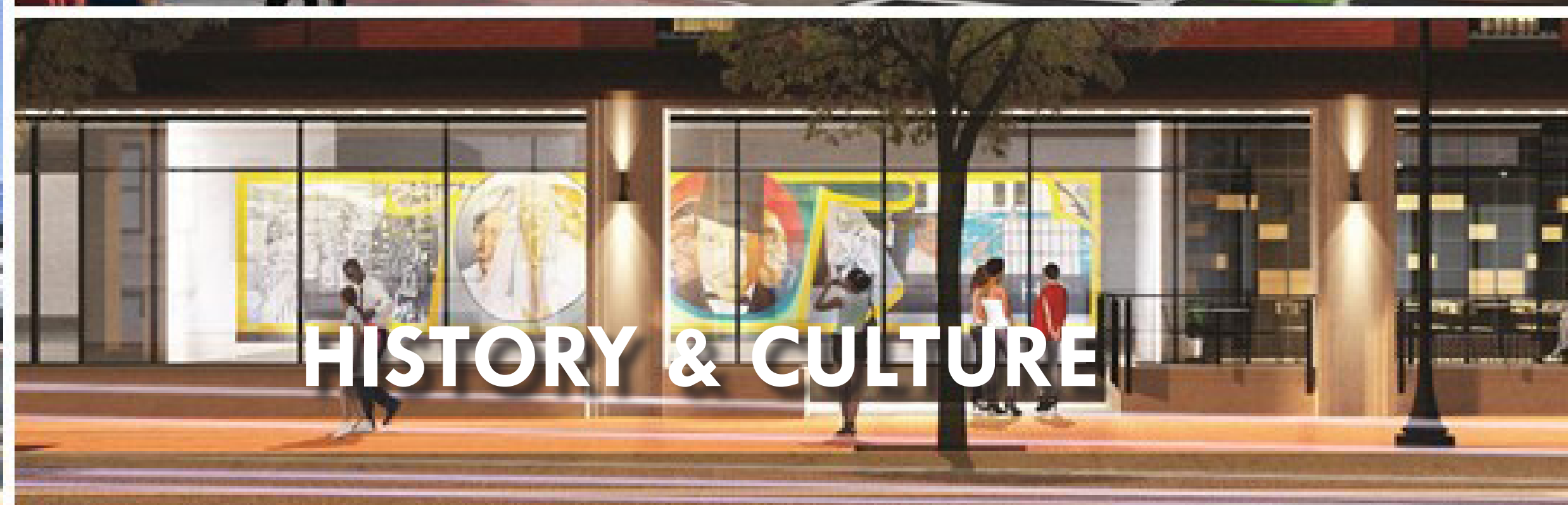
SOUTH END



UPHAM'S CORNER



MATTAPAN SQUARE



HISTORY & CULTURE



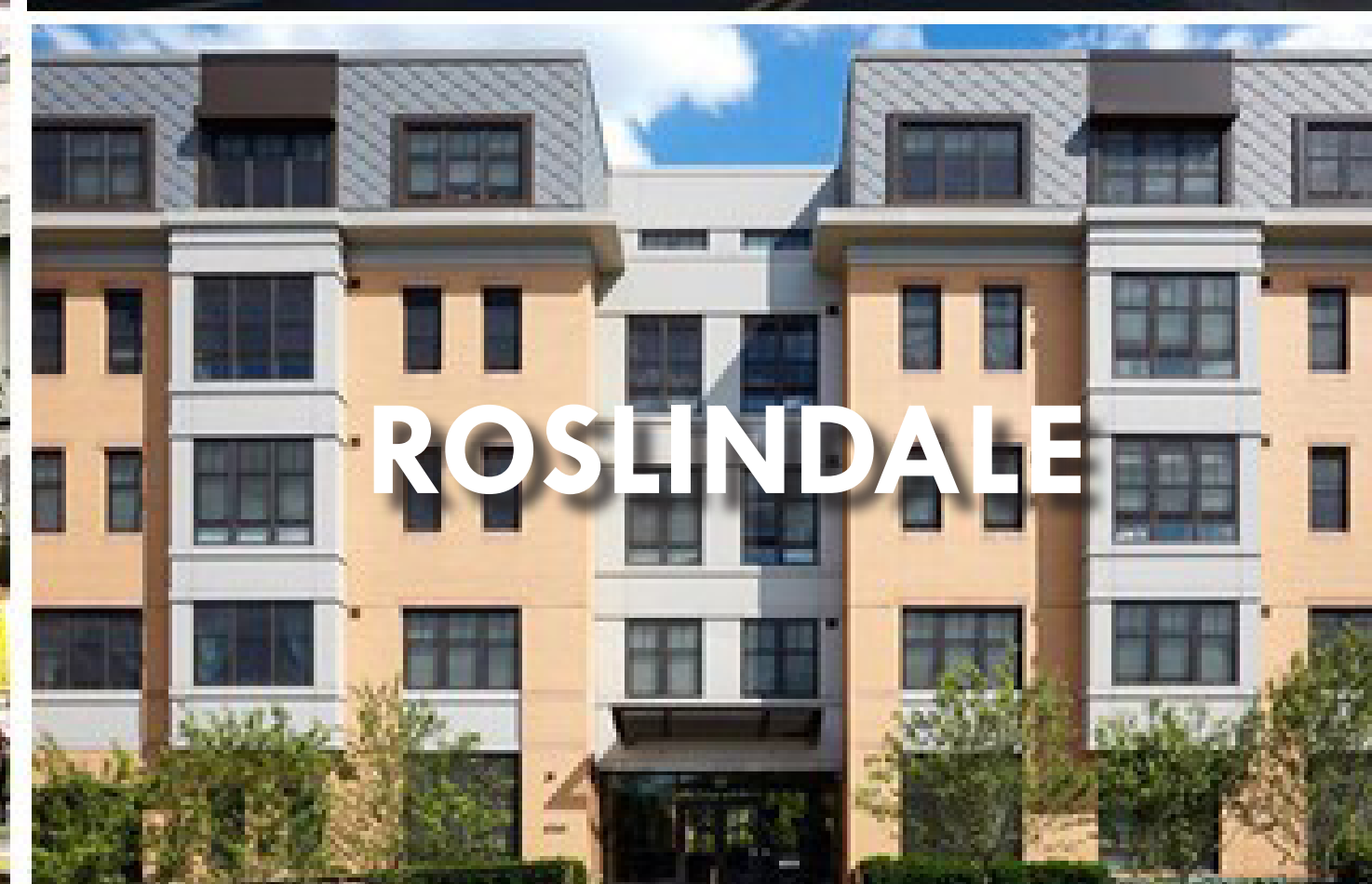
DORCHESTER



ROXBURY



NUBIAN SQUARE



ROSLINDALE

DREXEL VILLAGE

J. GARLAND ENTERPRISES LLC (MBE)

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St. Katharine Drexel Has a Long History & Legacy of Community Service Right Here in Nubian Square !

- ABCD - Head Start Program
- The Timothy Smith Network
- Sister Mary Hart Children's Program
- Food Pantry

DREXEL VILLAGE: BUILDING ON A LEGACY OF COMMUNITY SERVICE



DREXEL VILLAGE

ST. KATHARINE DREXEL

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*The Vision for Drexel Village
is Built Around An Experienced
Team of Diverse Professionals,
M/WBE Businesses and
Local “Deeply-Rooted”
Community Organizations*

*Over 70% of
the team is
comprised of
M/WBE firms*



DREXEL VILLAGE

DIVERSE DEVELOPMENT TEAM

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DREXEL VILLAGE

DEVELOPMENT PROGRAM SUMMARY

PROJECT COMPONENTS	
Housing – 217 units <ul style="list-style-type: none">206 mixed-income rental units11 affordable homeownership townhouse unitsOverall, 75% of the units are affordable	<ul style="list-style-type: none">Mix of 1-BR to 4-BR unitsOver 70% of the rental units will be affordable at varying levelsUnits set-aside for artist preference2-BR units, all of which will be affordable for households earning up to 80% & 100% AMI
Residential Amenity Space	5,000 +/- sf
Community/Retail/Cultural/Parish/Social Service Space	31,000 +/- sf
Open/Park/Green Space	65,000 +/- sf
Parking	94 parking spaces
TOTAL SQUARE FOOTAGE	300,000 +/- sf

Rental Housing Units - Summary

	Affordable <50% AMI	Affordable/Moderate 51%-80% AMI	Moderate 100% AMI	Market	TOTAL
1 Bedroom	22	24	2	21	69
2 Bedroom	29	40	4	33	106
3 Bedroom	11	6	1	3	21
4 Bedroom	6	4	0	0	10
Total	68 33%	74 36%	7 3%	57 28%	206

Homeownership Housing Units - Summary

	Affordable 80% AMI	Moderate 100% AMI	TOTAL
2 Bedroom	8 73%	3 27%	11



DREXEL VILLAGE

INCOME-RESTRICTED HOUSING PROGRAM

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COMMUNITY PARTNERS

abcd

• Action for Boston Community Development (ABCD)

ABCD is a nonprofit human services organization that each year **provides more than 100,000 low income residents in the greater boston** region with the tools and resources needed to transition from poverty to stability and from stability to success. **Community-based Programs Include:**

Career Training / Children / Education / Elders / Energy / Essentials / Financial / Food / Health / Housing / Immigration / Youth

TSN

• Timothy Smith Network (TSN)

The Timothy Smith Network in partnership with community organizations, including St. Katharine Drexel, provides **comprehensive technology and educational services to residents of the greater Roxbury Community**. These programs build the capacity of people of Roxbury as they acquire the knowledge and skills critical to success in our increasingly technology-driven world.

GBIO

• Greater Boston Interfaith Organization (GBIO)

Founded in 1998, **GBIO is a broad-based organization that works for the public good by coalescing, training, and organizing people across religious, racial, ethnic, class, and neighborhood lines**. Membership consists of 41 congregations, including St. Katharine Drexel Parish, in Greater Boston representing more than 50,000 individuals. GBIO organizes people and institutions at neighborhood, city, and state levels.

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DREXEL VILLAGE

NUBIAN SQ. COMMUNITY BENEFITS

- **The Drexel Village Community Benefits** plan builds upon the powerful legacy of St. Katharine Drexel's deeply-rooted commitment to the **empowerment of neighborhood residents through educational opportunities** and establishing programs that focus on the **social development and well-being of neighborhood youth** so they can reach their full potential.
- The Parish will leverage Drexel Village to expand these groundbreaking programs, including the **Sister Mary Hart Children's Program**, and the **Timothy Smith Network**.
- In celebration of the neighborhood's rich cultural diversity and history, a **Cultural Celebration Plan** that includes Cultural Placeholders and the **Commemoration of Iconic Community Leaders** will be developed and implemented as part of the comprehensive **Open Space Plan**.

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- The Parish's commitment to **neighborhood empowerment programs and services** will be further expanded with the inclusion of transformative community resources, including: **ABCD's on-site Head Start program.**
- **Roof Top Garden** offering a broad array of **fresh nutritional produce that will support the Food Pantry** and will foster a uniquely creative **urban agriculture opportunity.**
- **Comprehensive Asset/Wealth Creation and Financial Education** designed to increase financial sustainability and the overall quality of life of **Drexel Village residents, residential neighbors, and the broader Nubian Square community.**

DREXEL VILLAGE

NUBIAN SQ. COMMUNITY BENEFITS

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DREXEL VILLAGE

URBAN DESIGN & OPEN SPACE

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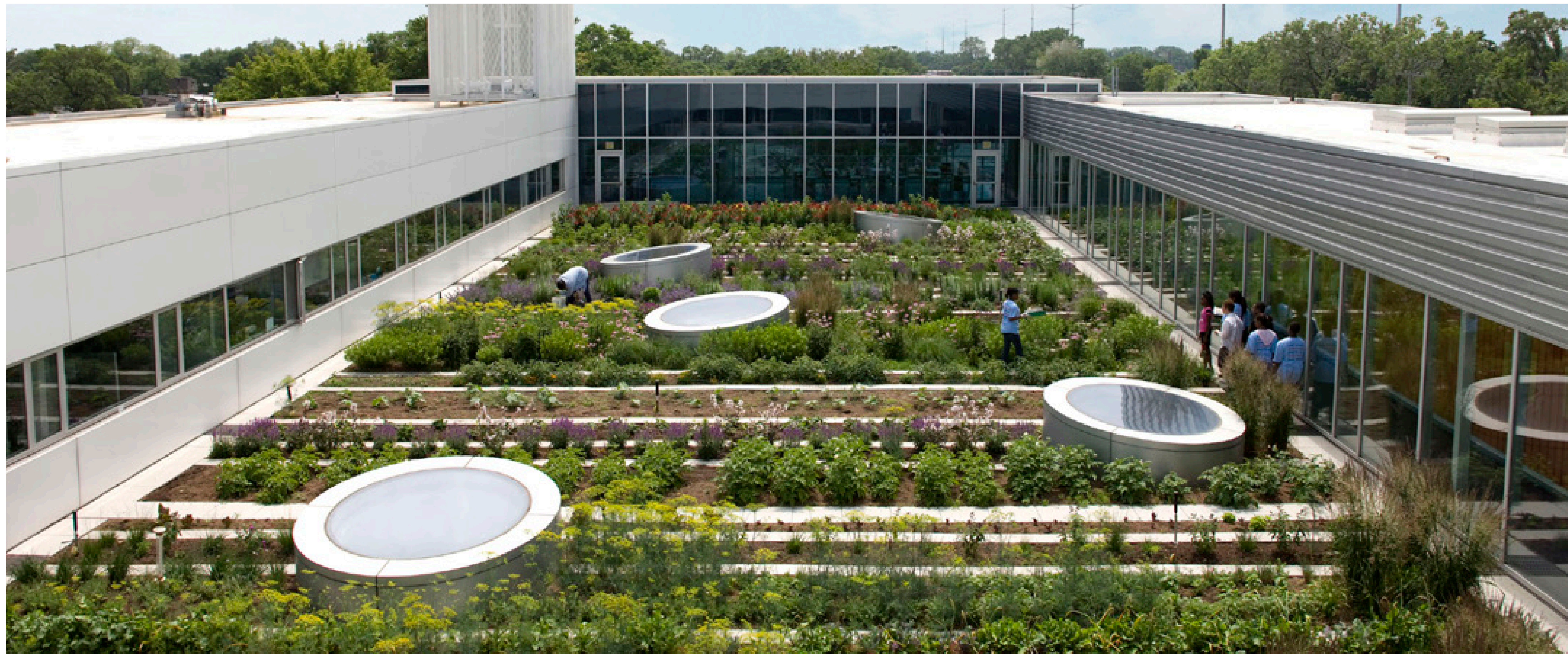


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URBAN DESIGN & OPEN SPACE

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DIVERSITY & INCLUSION PLAN

Long standing commitment by both POUA and JGE to maximize economic and wealth-creation opportunities for local residents and M/WBE businesses

CORE VALUES | ORGANIZATIONAL FRAMEWORK

- Our commitment for Drexel Village is reflected in the co-development partnership between POUA and J. Garland Enterprises, a local (MBE) Boston-based development and design firm
- Over 70% of the development team represents M/WBE firms across a range of project disciplines, including the construction and property management teams

CONSTRUCTION WORKFORCE & “LIFE-CYCLE DIVERSITY”

Our diversity and inclusion approach for the construction and post-construction phases will be just as inclusive, based on the following strategies and tools:

- Maximize the utilization of M/WBE subcontractors through comprehensive outreach with a plan to exceed the City of Boston Residents Jobs Policy (BRJP):

City of Boston Jobs Policy
at least 51% Boston Residents
at least 40% Minority Residents
at least 12% Female Residents

Drexel Village Targeted Goals
60% Boston Residents
60% Minority Residents
15% Female Residents

- Provide oportunties for local business to lease office space at Drexel Village at a subsidized rate
- Provide permanent jobs through the projects ongoing Property Management pperations

DREXEL VILLAGE

DIVERSITY, EQUITY & INCLUSION

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Affordable Homeownership

- Recognizing the importance of providing households with the opportunity to build wealth, 5% of the units – 11 2-BR - at Drexel Village will be affordable homeownership housing units
- Provide opportunities for families to build wealth and equity through real estate

Asset Building & Job Training

The development team is committing \$250,000 to:

- Assist in asset building of residents by matching the savings of residents in order to help all households build wealth and equity; and
- Support local job training programs, community organizations and the integration of community-based services into the larger development.

Commercial and Cultural Support

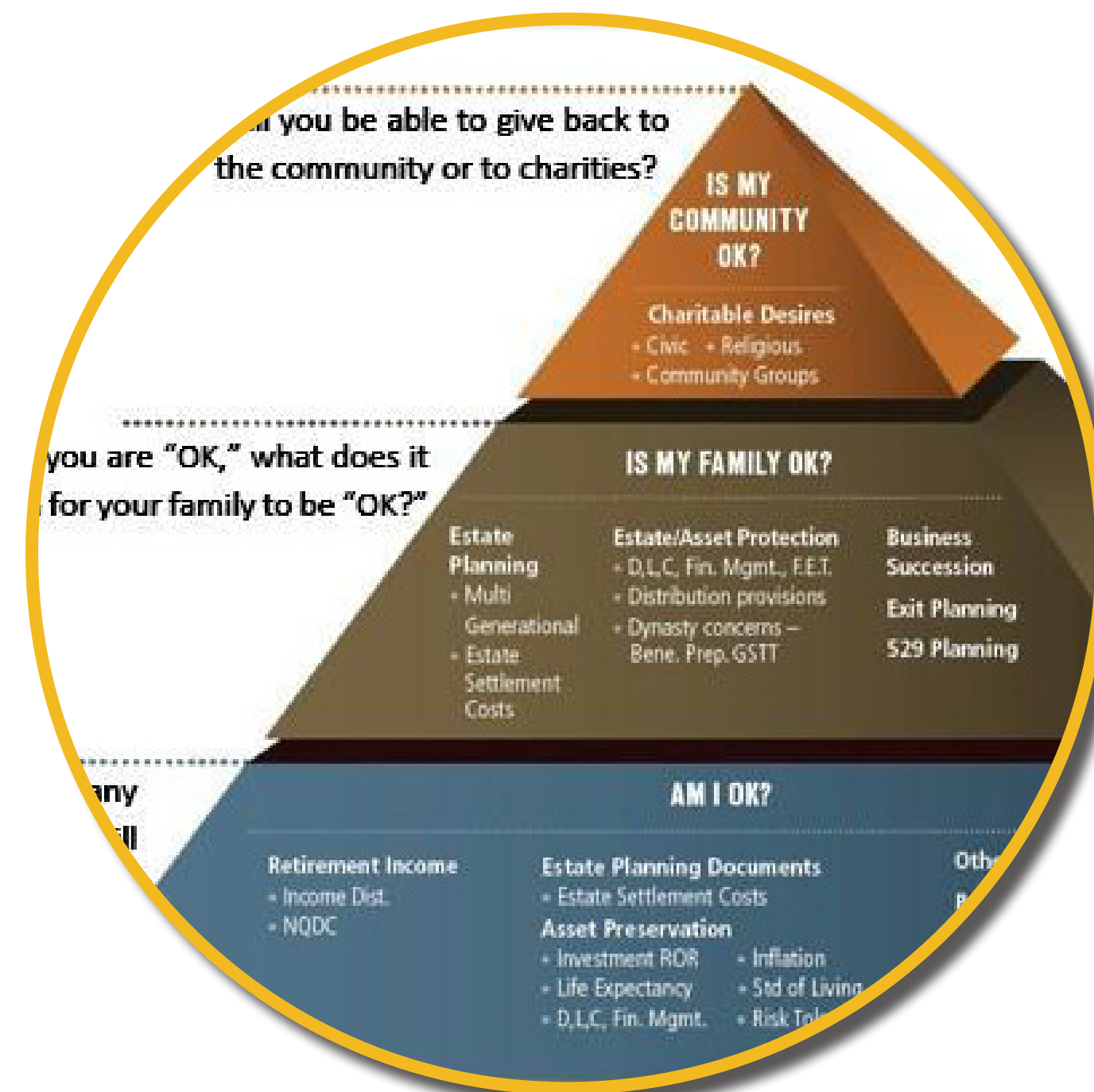
The development team is committing \$150,000 to:

- Subsidize the commercial space
- Activate the community and park space at Drexel Village and
- Support landscaping of the park and community placemaking opportunities.

UHM Resident Services

UHM will bring to Drexel Village its strong history and experience in providing a variety of services to meet the needs of the residents and the community, including

- Youth Development
- Aging in Place
- Stabilization and Self-Sufficiency



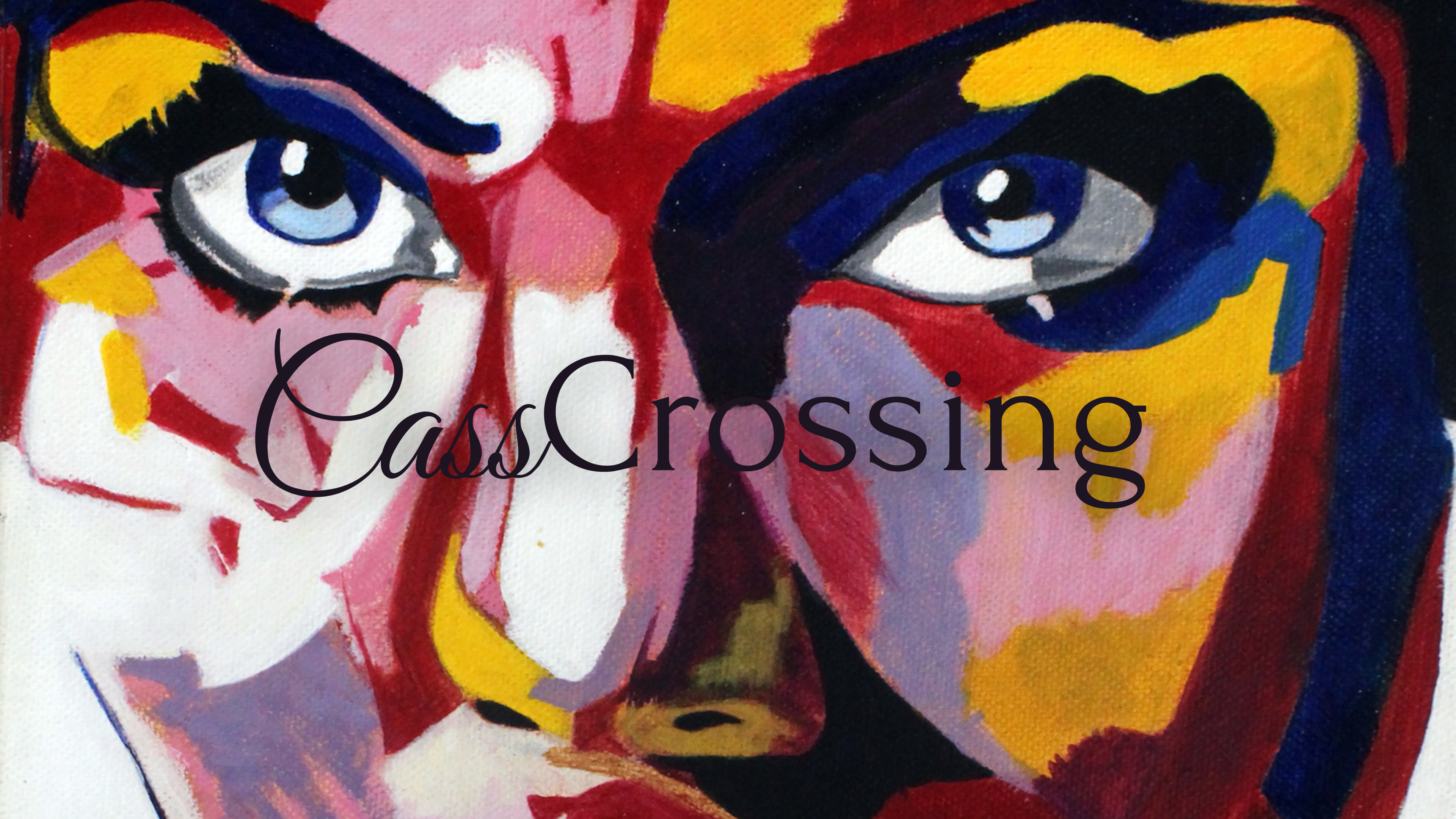
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INVESTMENT IN THE NUBIAN SQ. COMMUNITY

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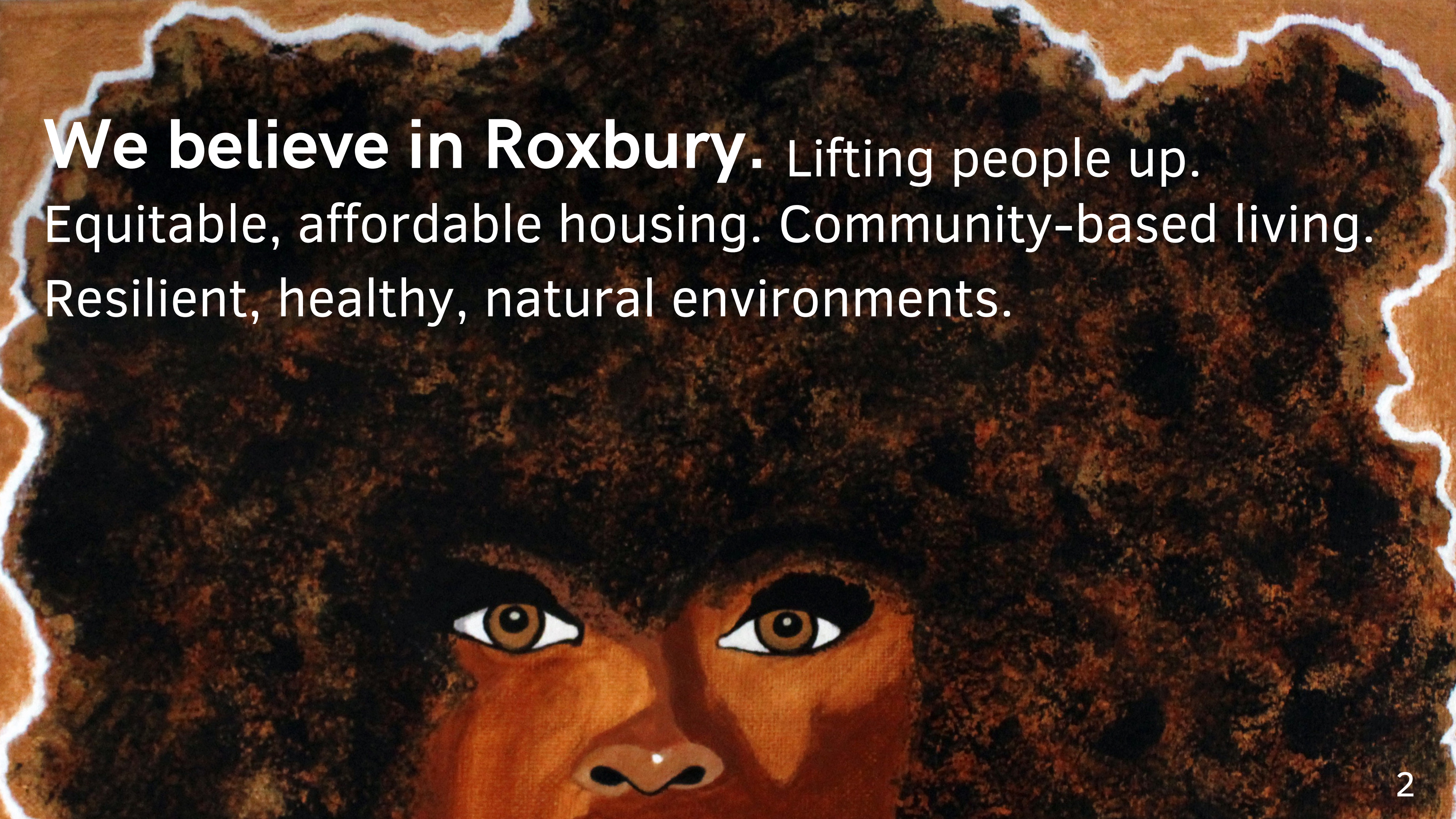




*Pass*Crossing

This is our home. We're from here.
We've lived through gentrification and displacement.
We have a long-term vision for Roxbury.





We believe in Roxbury. Lifting people up.
Equitable, affordable housing. Community-based living.
Resilient, healthy, natural environments.

Our "Why"

We're reclaiming
Roxbury by investing
in the future and
bringing people
together.



How we got our name

Melnea Cass:
the project's guiding light

Build bridges to
advance the
disenfranchised

Roxbury deserves a
space to call home



Our "Who"

Diverse group of designers,
builders and creatives

Changing the face
of development

A steadfast commitment
to the community

Inclusion is not a monolith



Our commitment to community

Strong Partnerships with
local M/WBEs

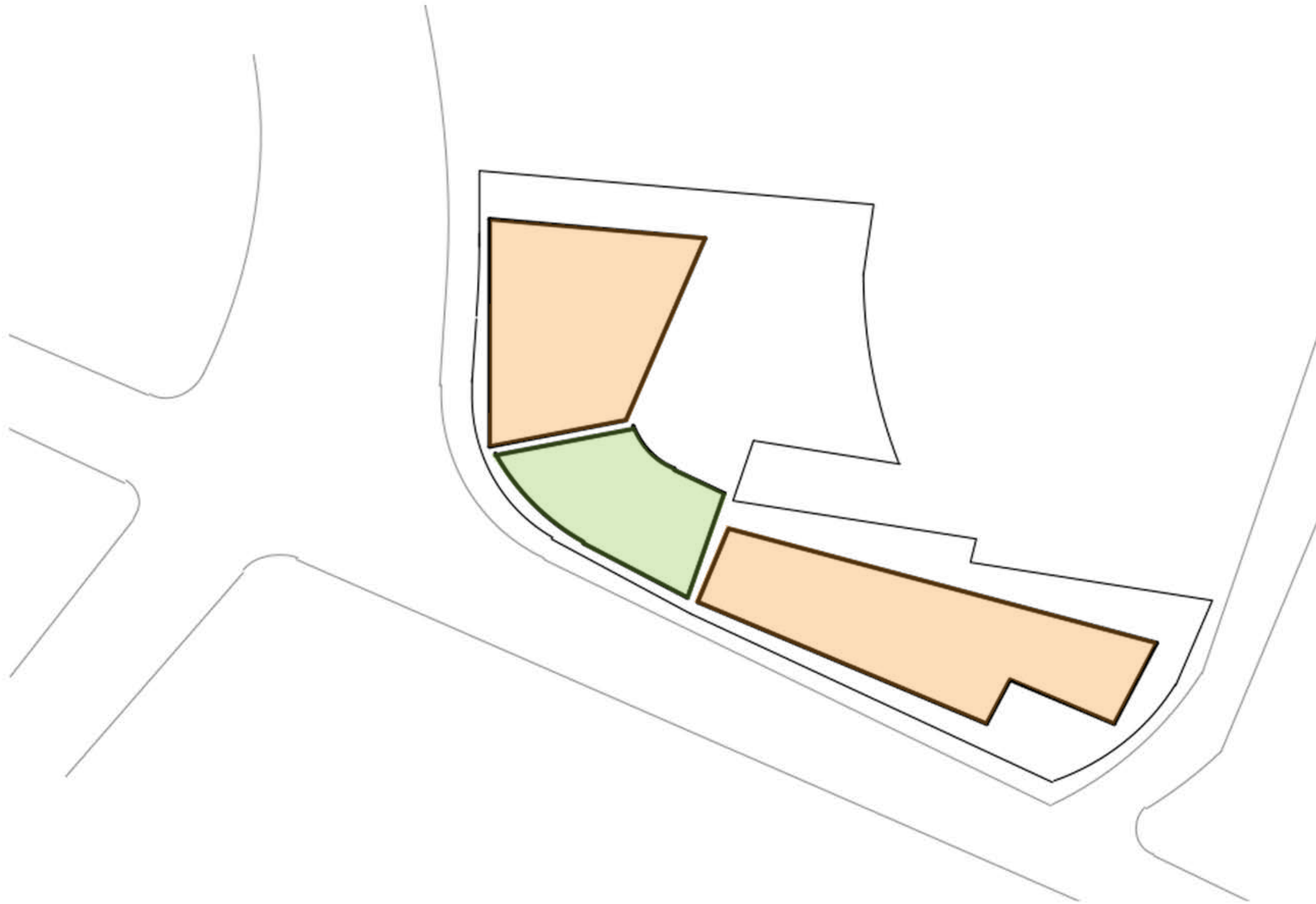


Resilience by way of
our resources

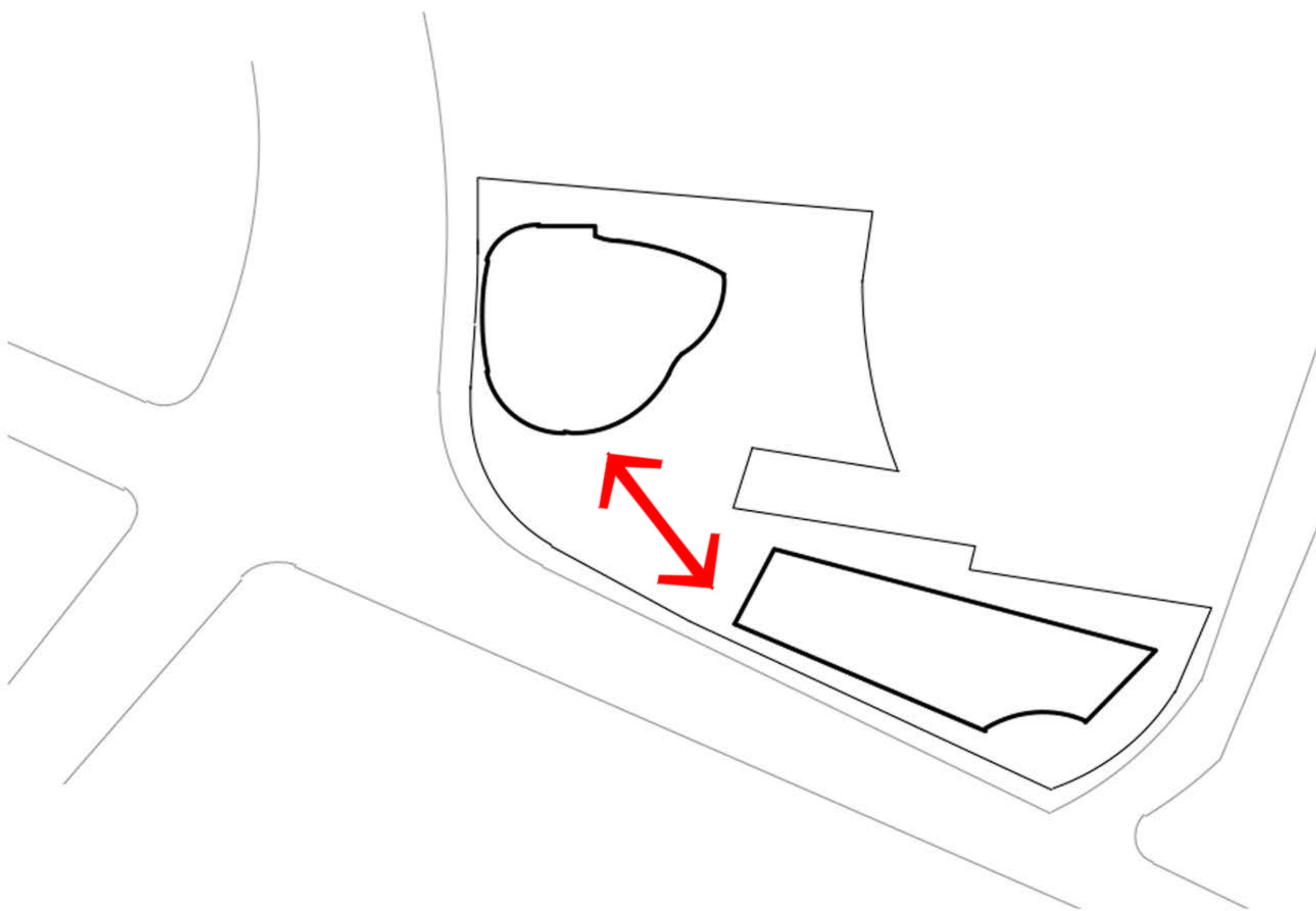


Community-centric
development design

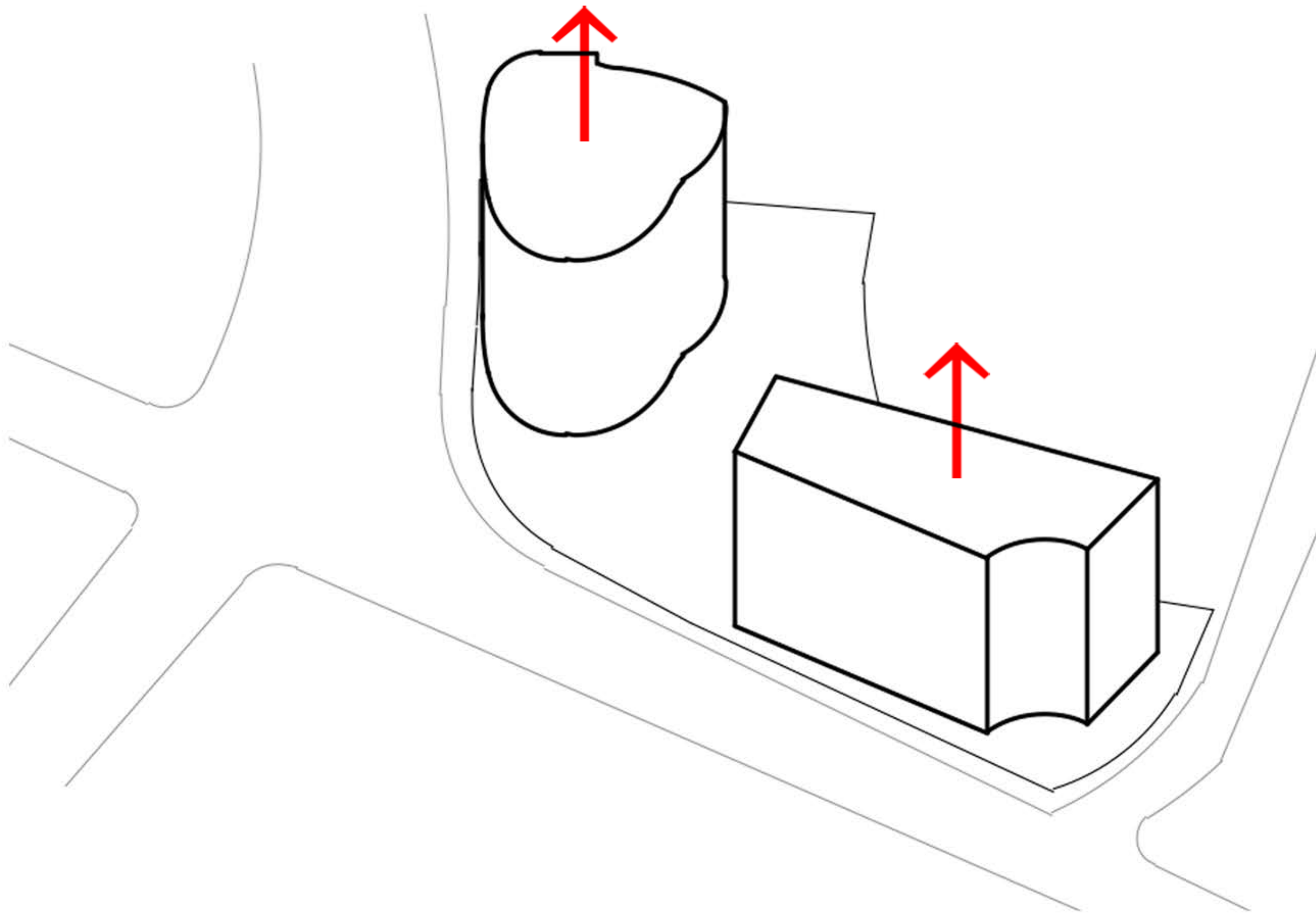


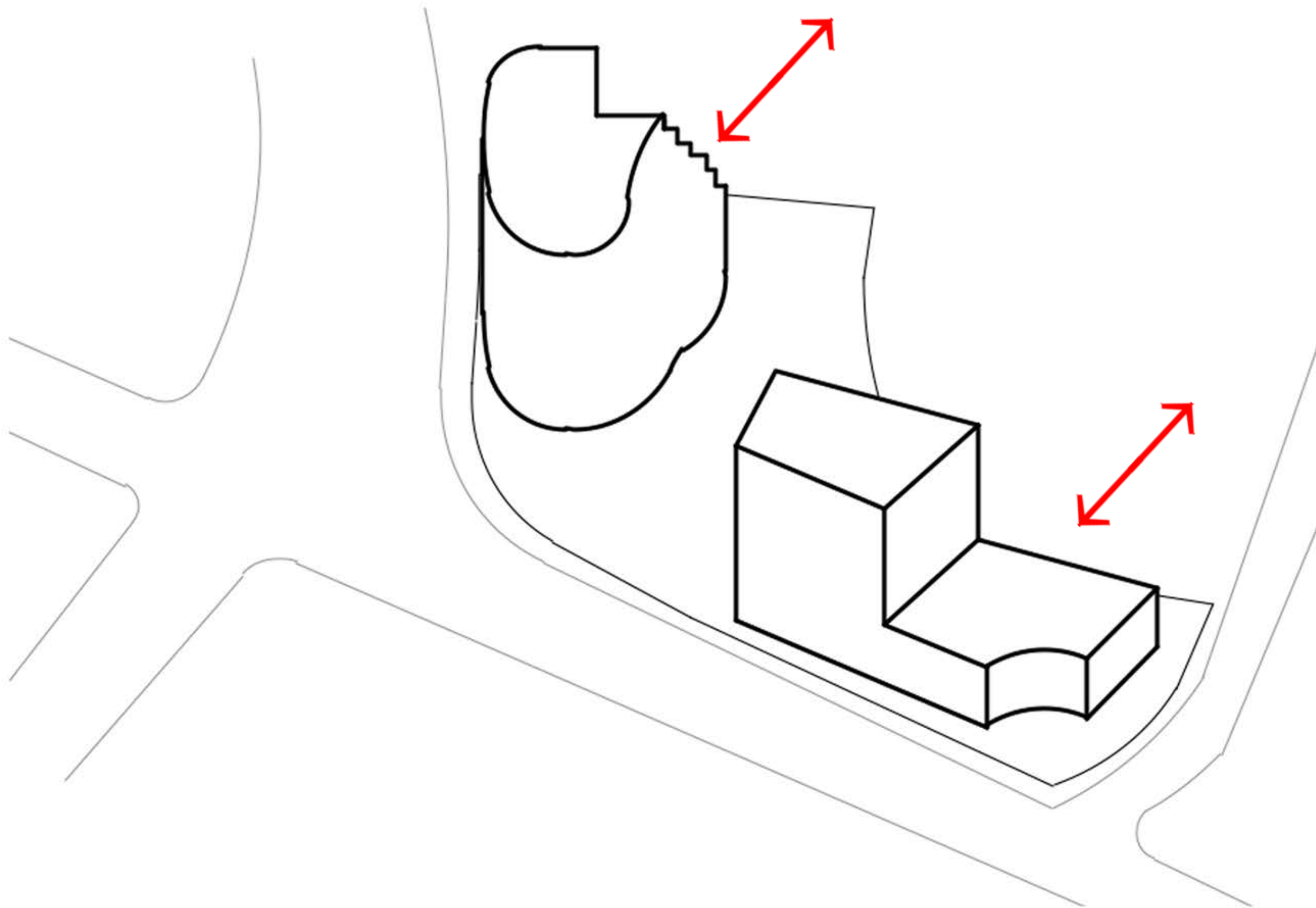


Buildable Area

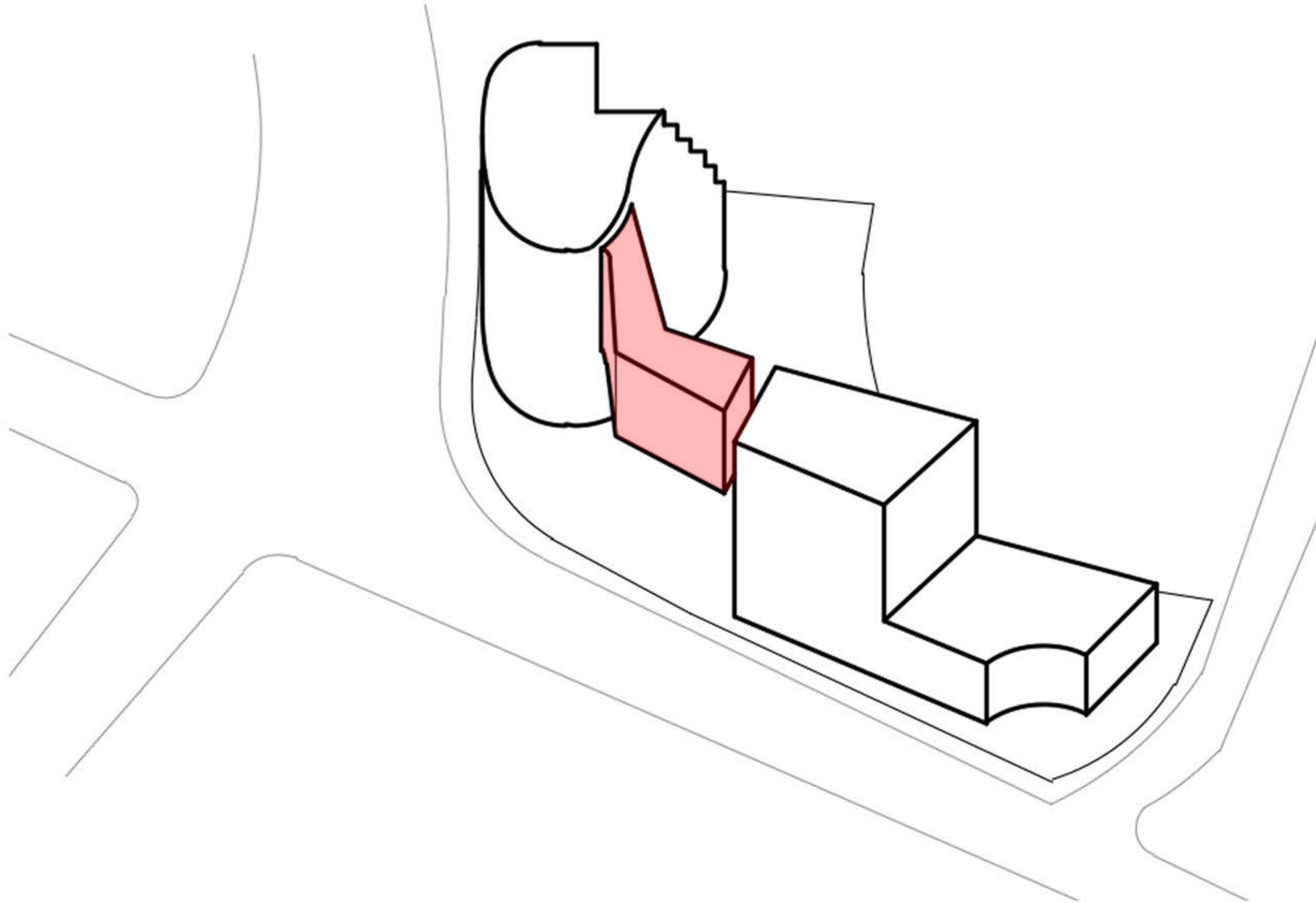


Preserve Open Space

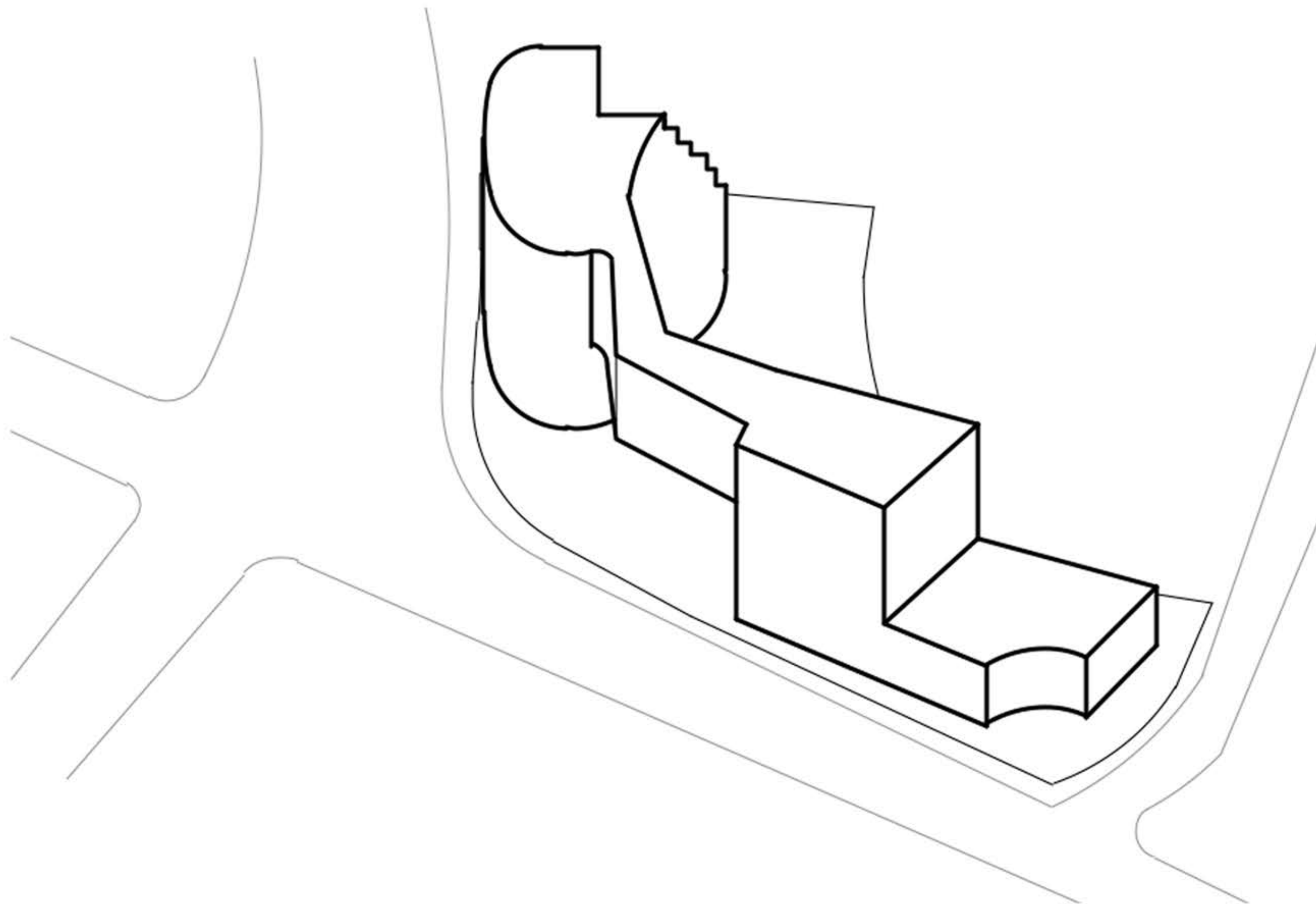




Respecting Neighborhood



Building Bridges







CassCrossing: A Community Development

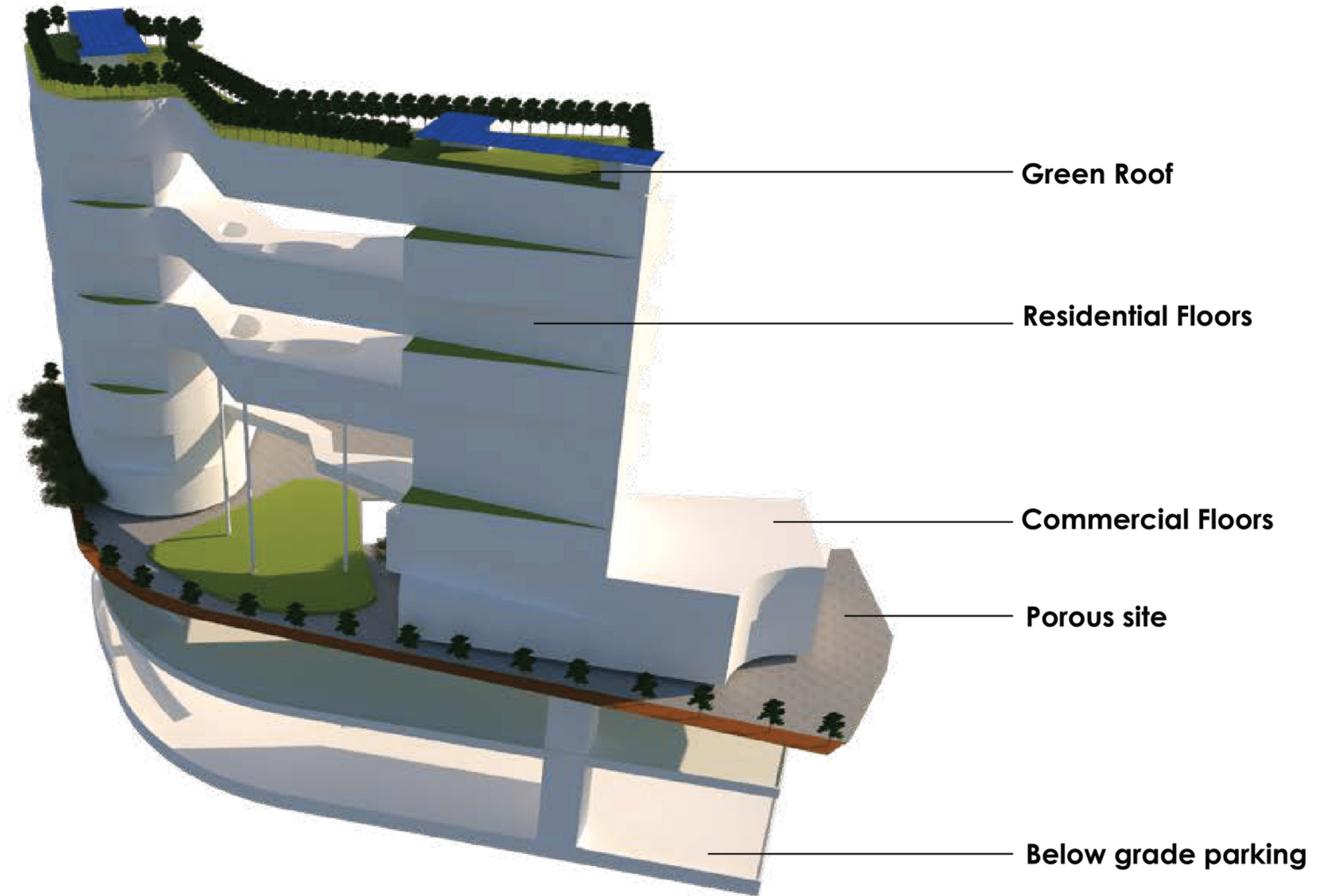
A new entryway into Roxbury



Sustainable and Resilient







Sustainability Diagram

Technical Vocational High School

=

future architects
and engineers



Gathering Space





Roxbury Pudding Stone

Diversity, Equity,
and Inclusion
are the focus
of our proposal



An architectural rendering of a modern, multi-story building with a curved facade. The building features large glass windows and balconies with greenery. A central courtyard with a paved area and trees is visible. People are walking in the courtyard. The sky is blue with light clouds.

**Commitment to
minority and women
owned businesses**

Preserving the culture
of our community



The community asked to
preserve the spire
of the church.

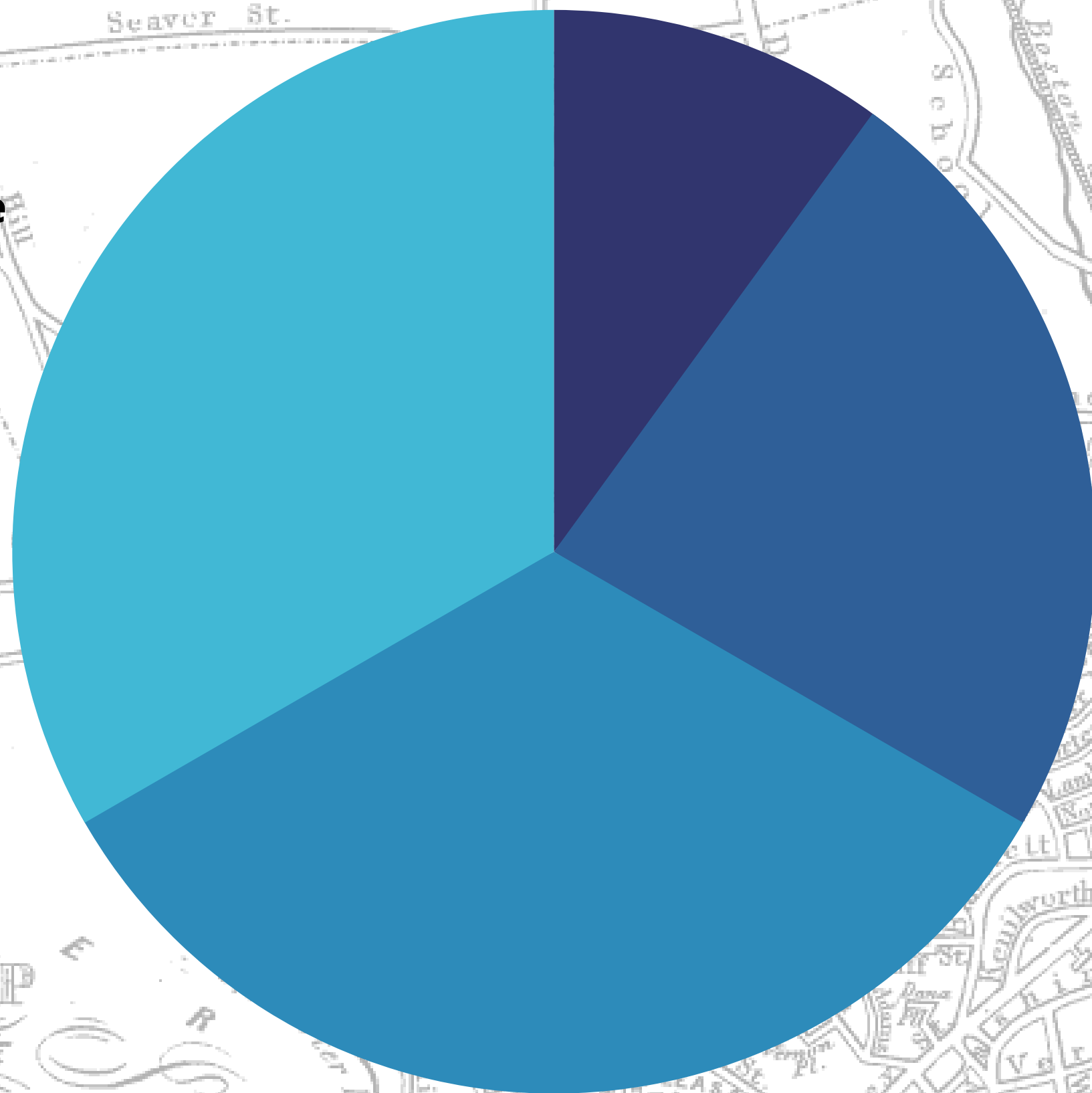
We listened.



164 units of affordable housing
40,000 square feet of commercial space



Market Rate
33.3%



30% AMI
10%

50% AMI
23.3%

80% AMI
33.3%

30% AMI:
17 Studios

50% AMI:
18 Studios
20 1-Bedrooms

80% AMI:
48 1-Bedrooms
6 2-Bedrooms

Market Rate:
10 1-Bedrooms
34 2-Bedrooms
11 3-Bedrooms



Culture and Community:
Co-working space
Performance venue

Elimination of
food desert

Place for **locally
owned** grocery
store

Healthy foods for
the community



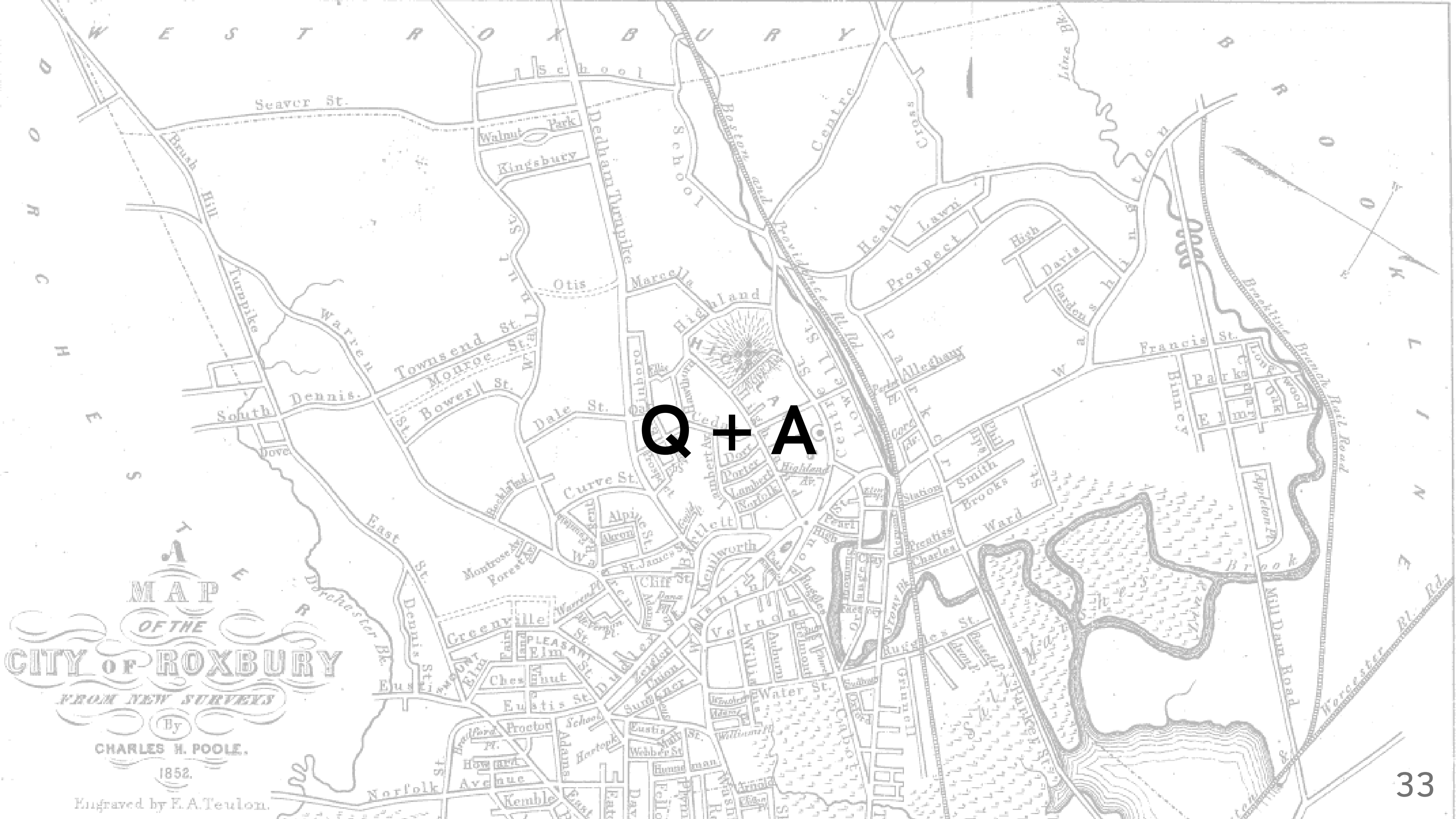
Proven aspects that make for a happier
and healthier community.





Welcome Home





Q + A

MAP
OF THE
CITY OF ROXBURY
FROM NEW SURVEYS
By
CHARLES H. POOLE.
1852.
Engraved by F. A. Teulon.

Project Financing

Mark Woods, Private Debt

Boston Financial

JP Morgan Chase & Co

MassHousing

Berkadia



BOSTON FINANCIAL
INVESTMENT MANAGEMENT

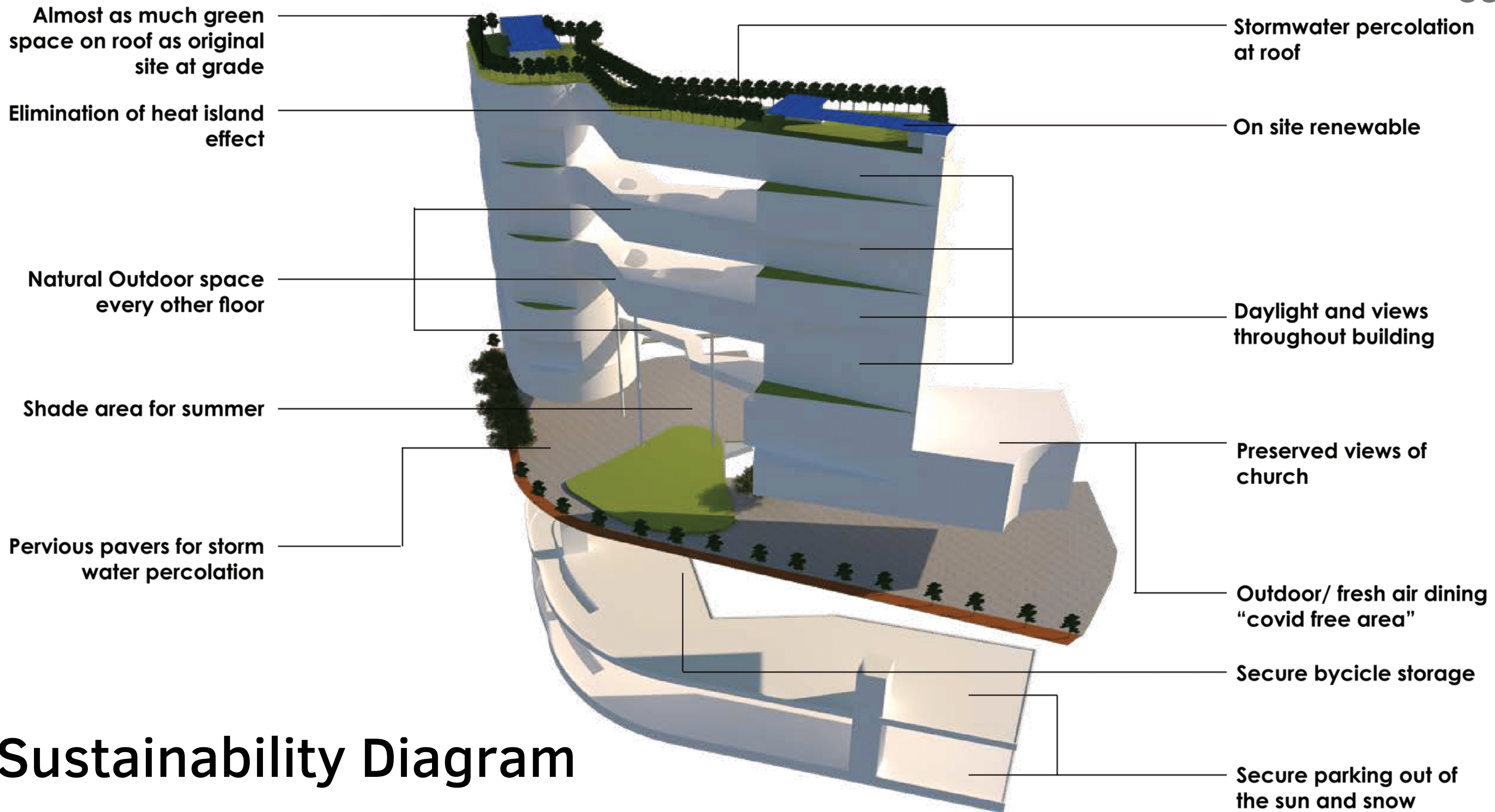


J.P.Morgan

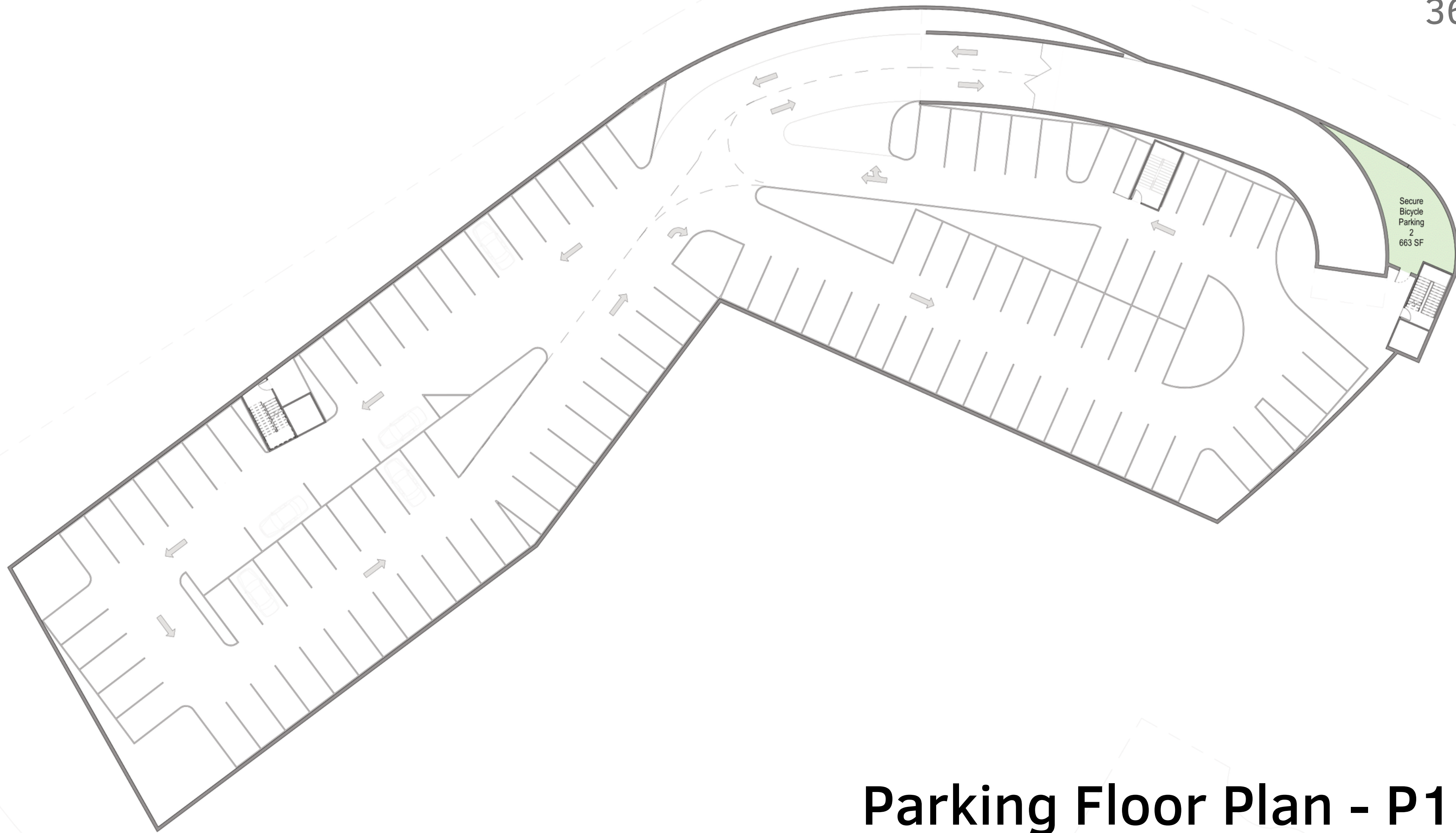


MASSHOUSING

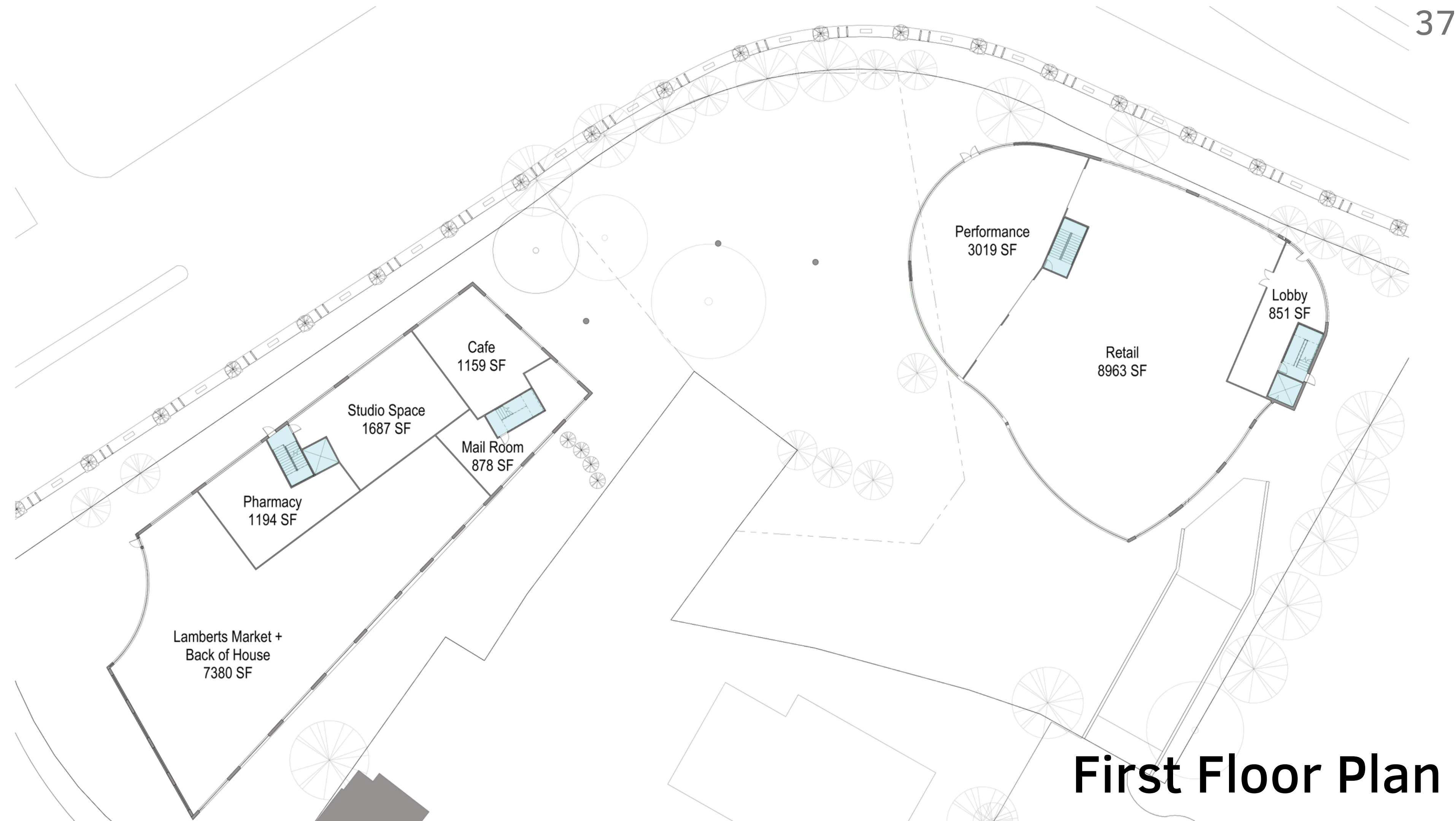
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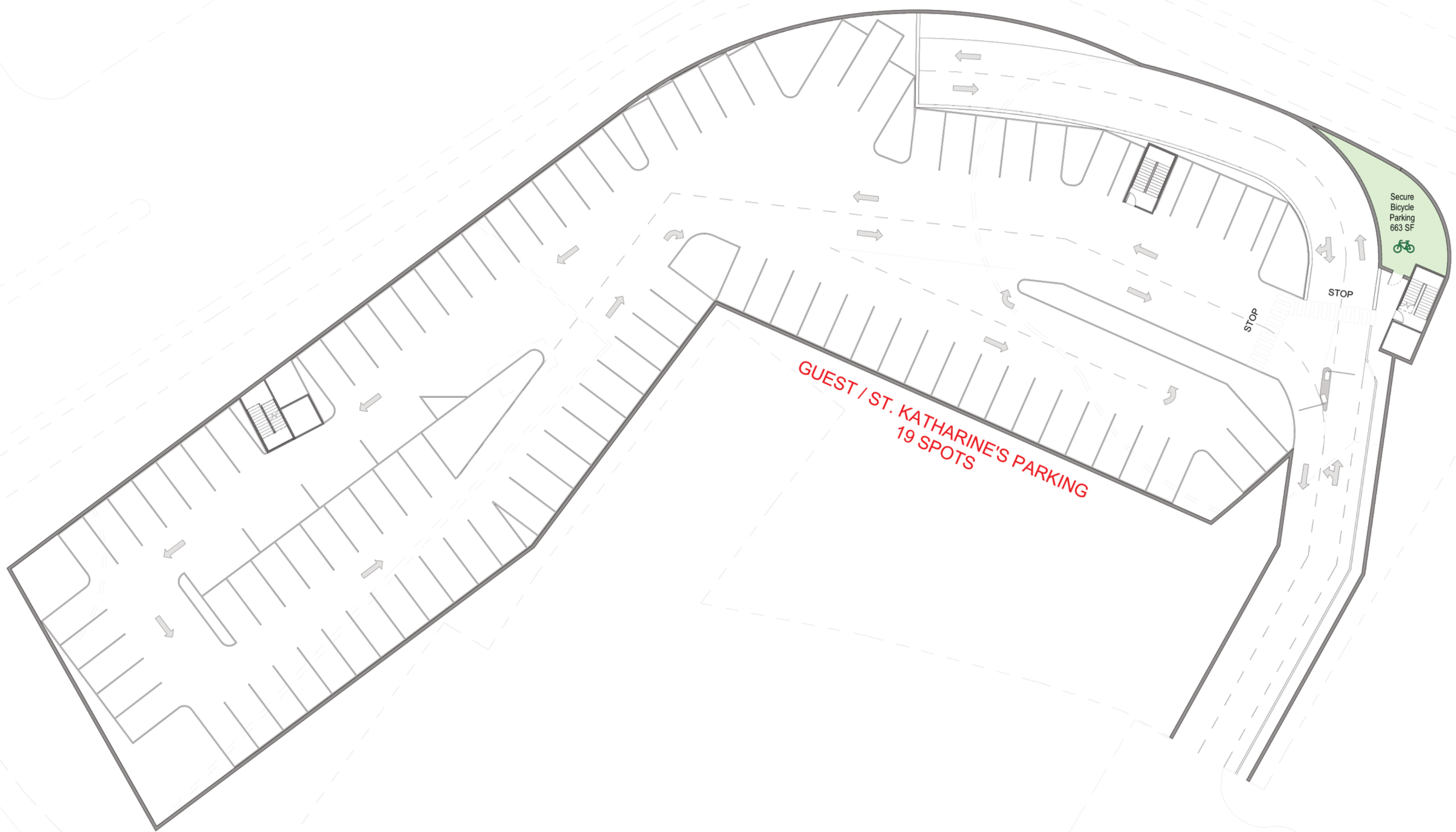
Sustainability Diagram



Parking Floor Plan - P1



First Floor Plan



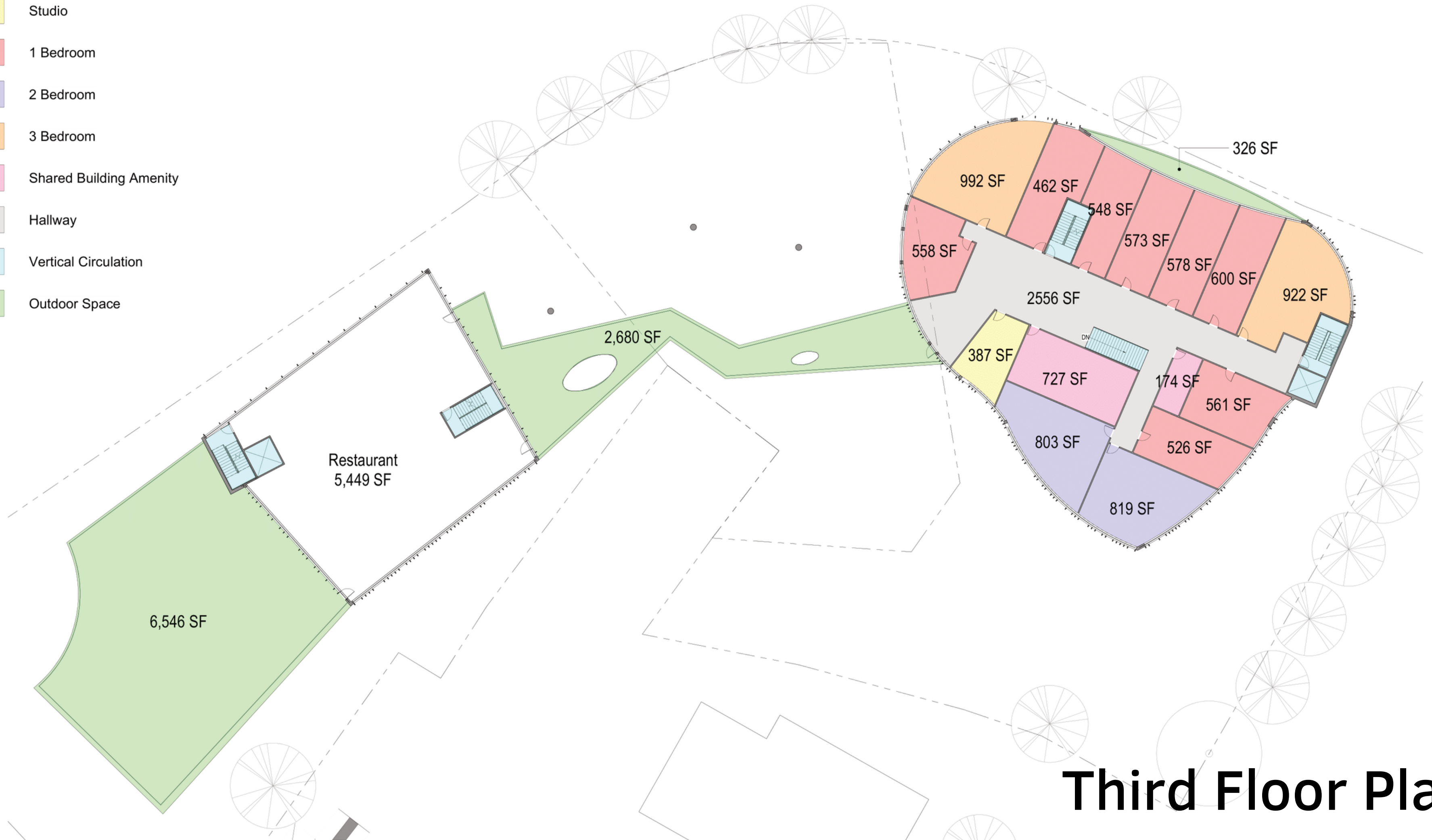
Parking Floor Plan - P2

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Shared Building Amenity
- Hallway
- Vertical Circulation
- Outdoor Space



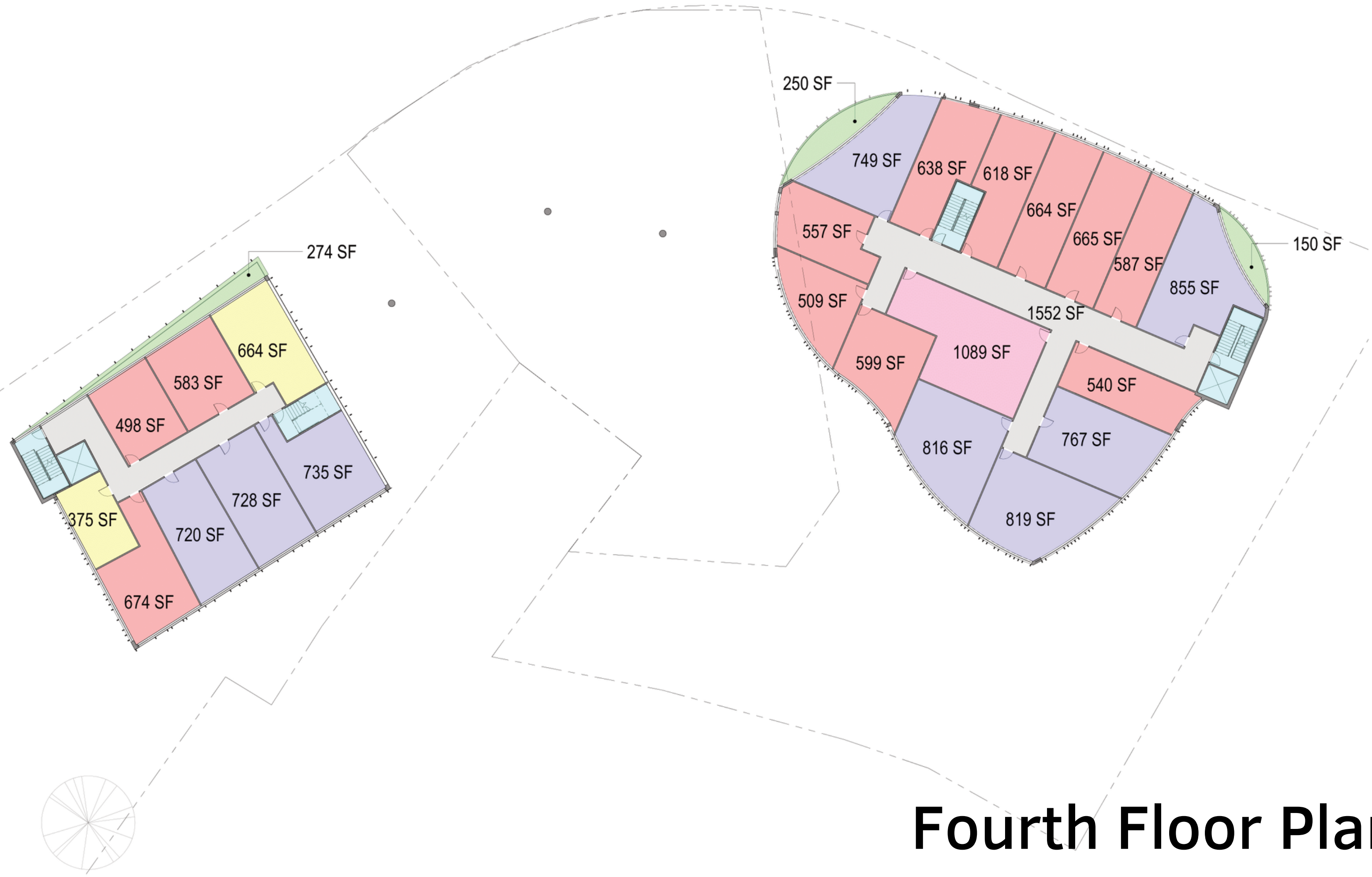
Second Floor Plan

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Shared Building Amenity
- Hallway
- Vertical Circulation
- Outdoor Space

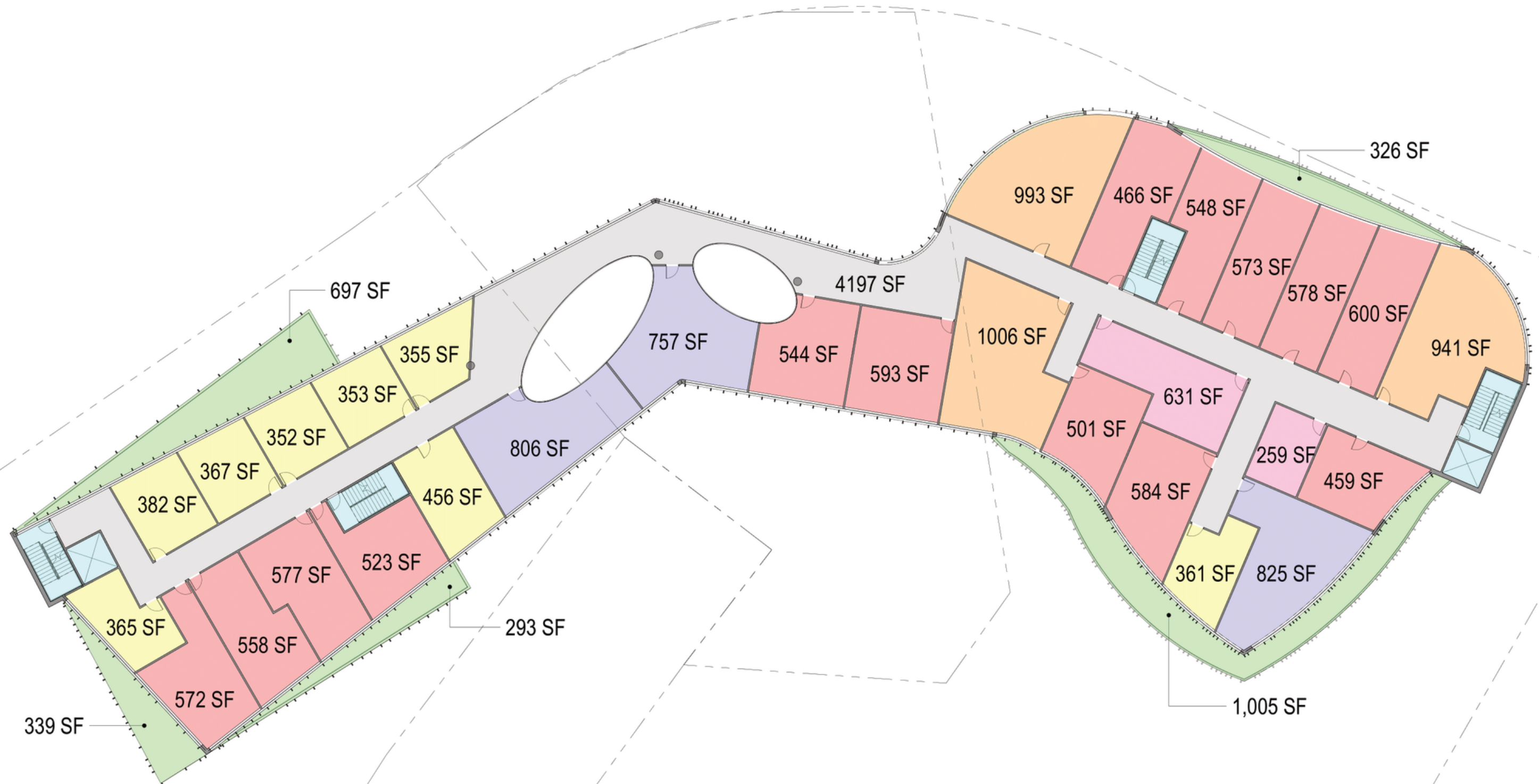
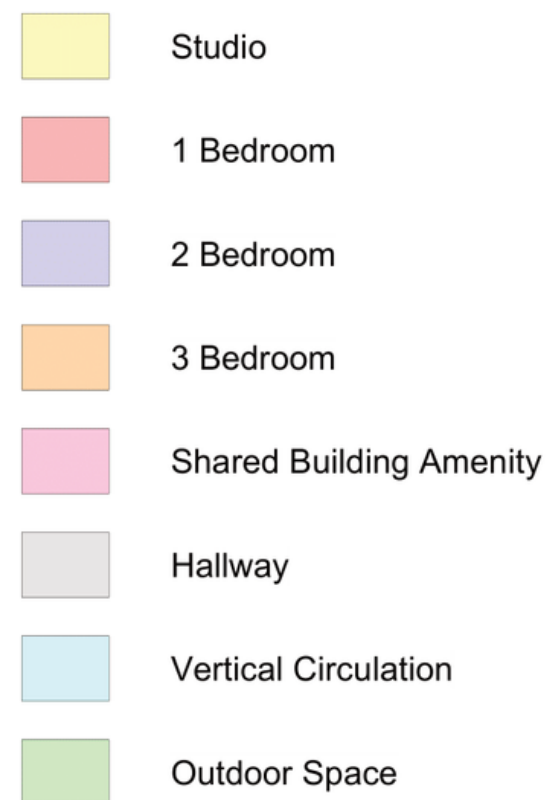


Third Floor Plan

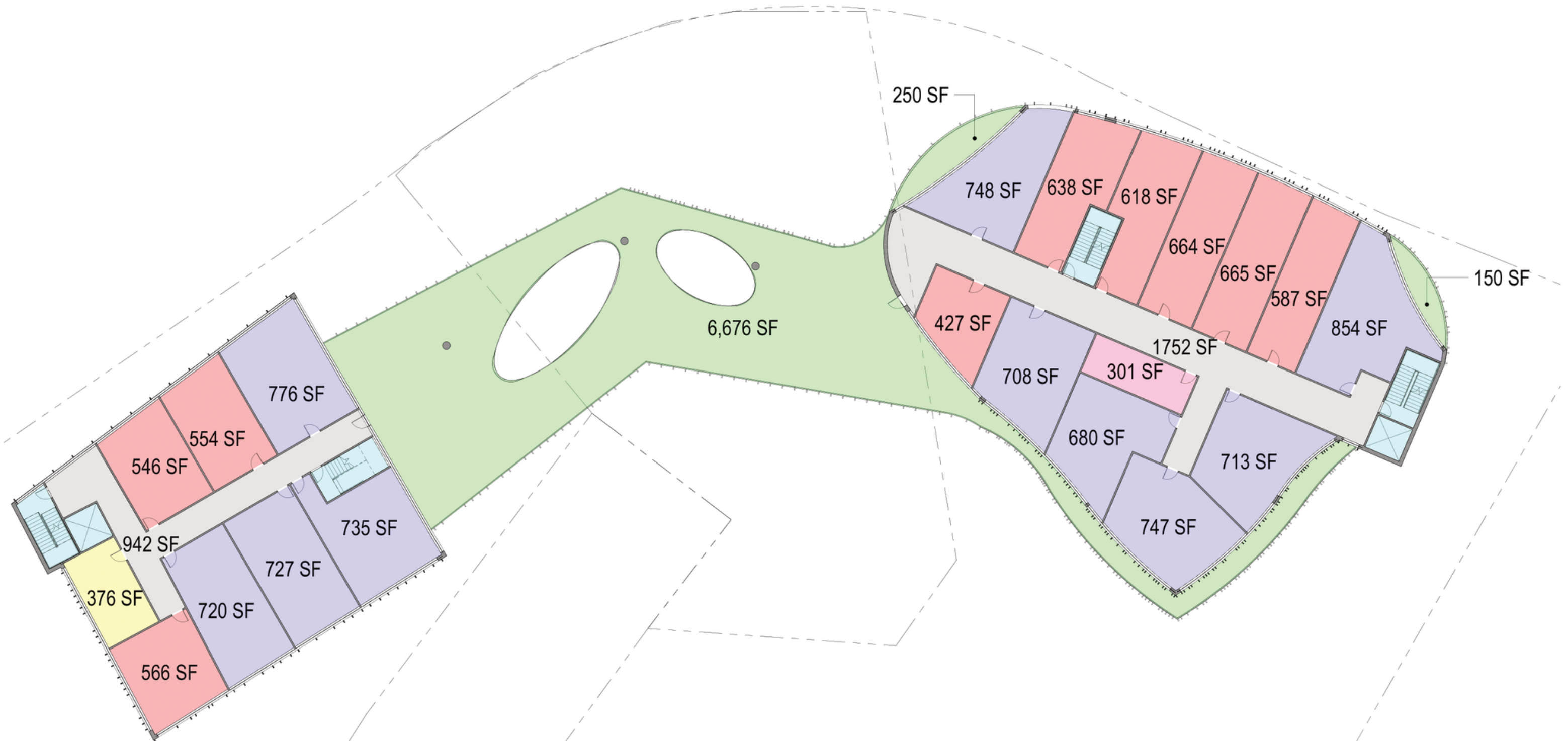
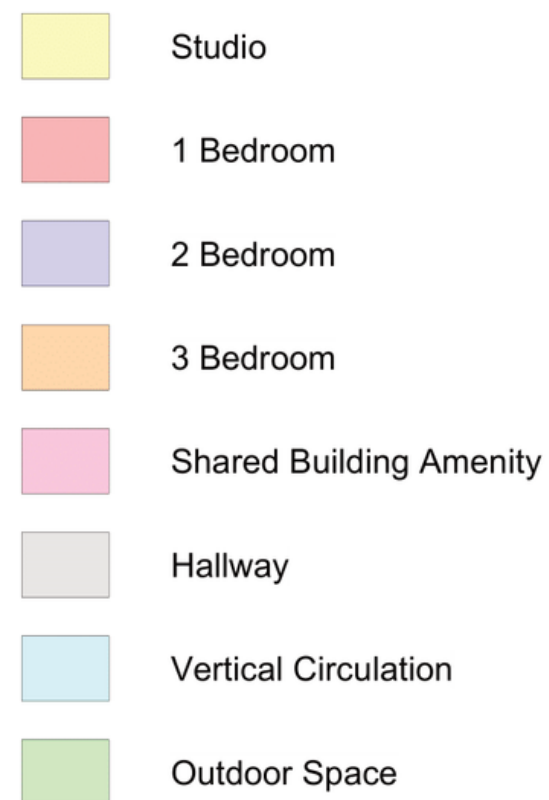
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Shared Building Amenity
- Hallway
- Vertical Circulation
- Outdoor Space



Fourth Floor Plan

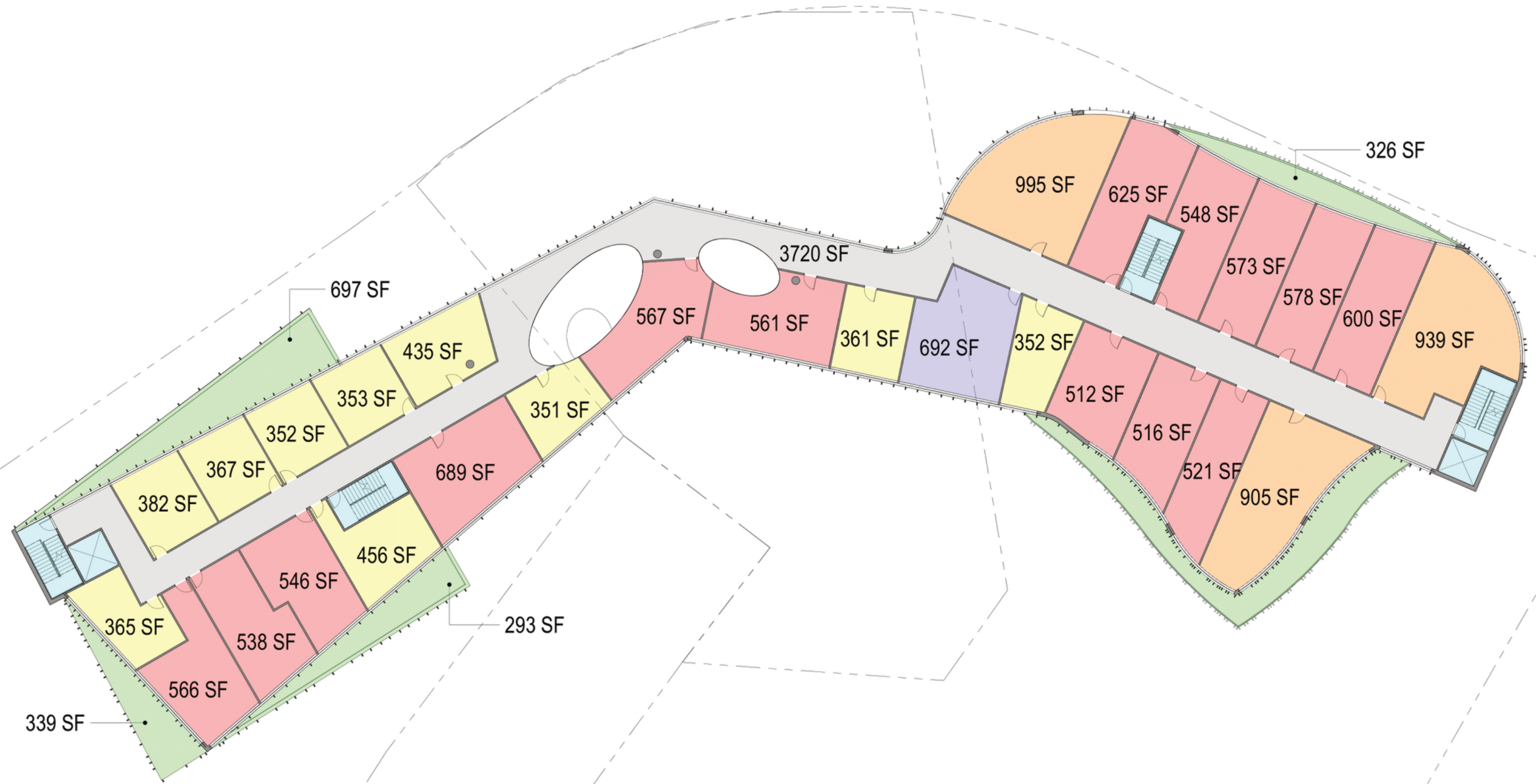


Fifth Floor Plan

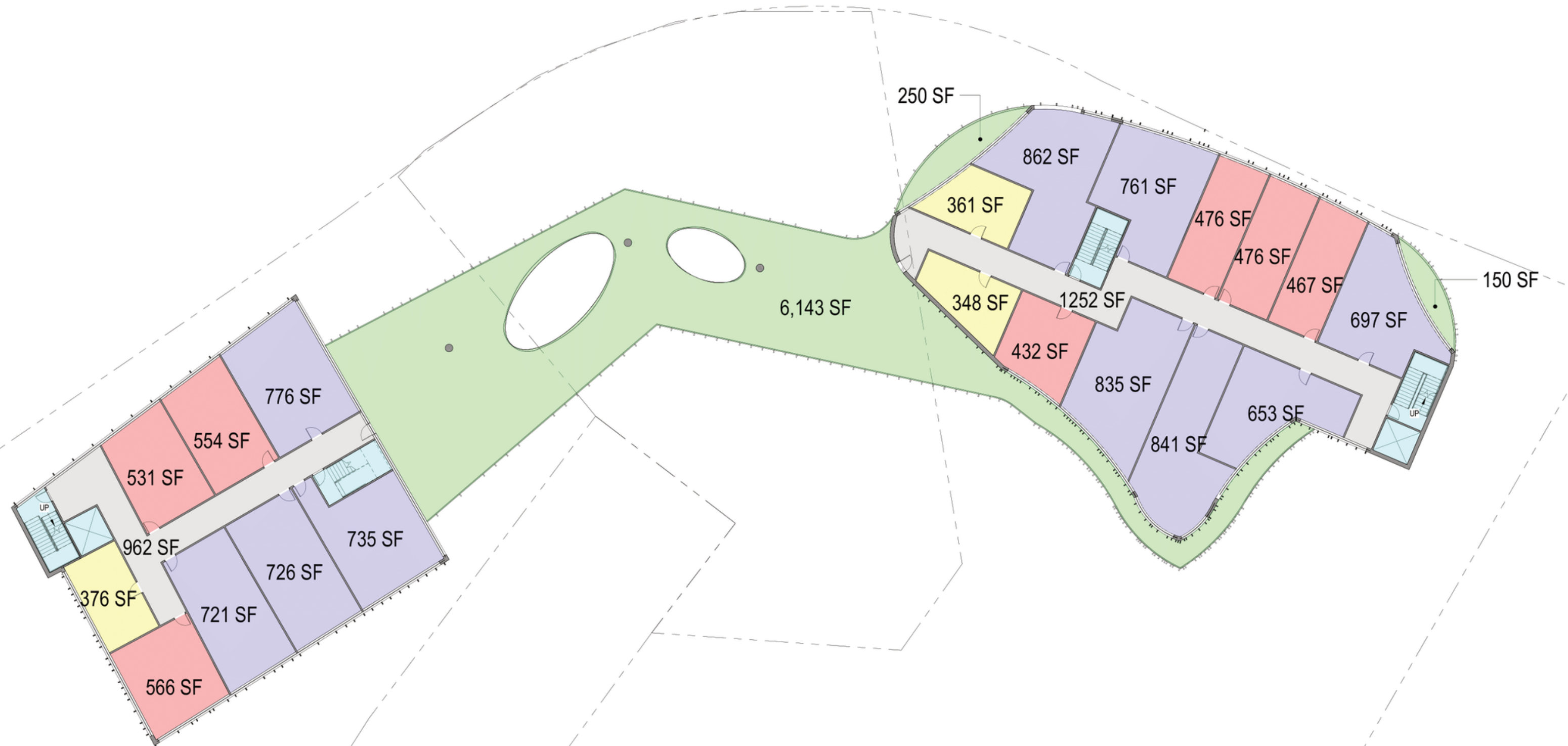
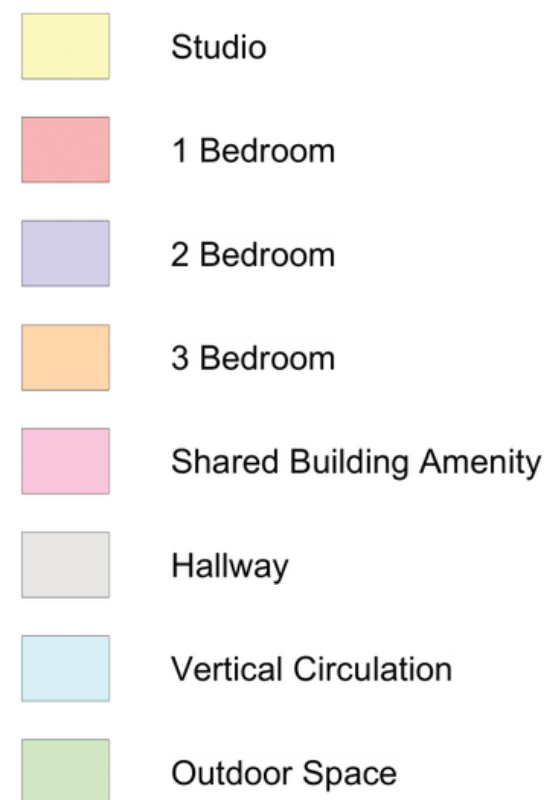


Sixth Floor Plan

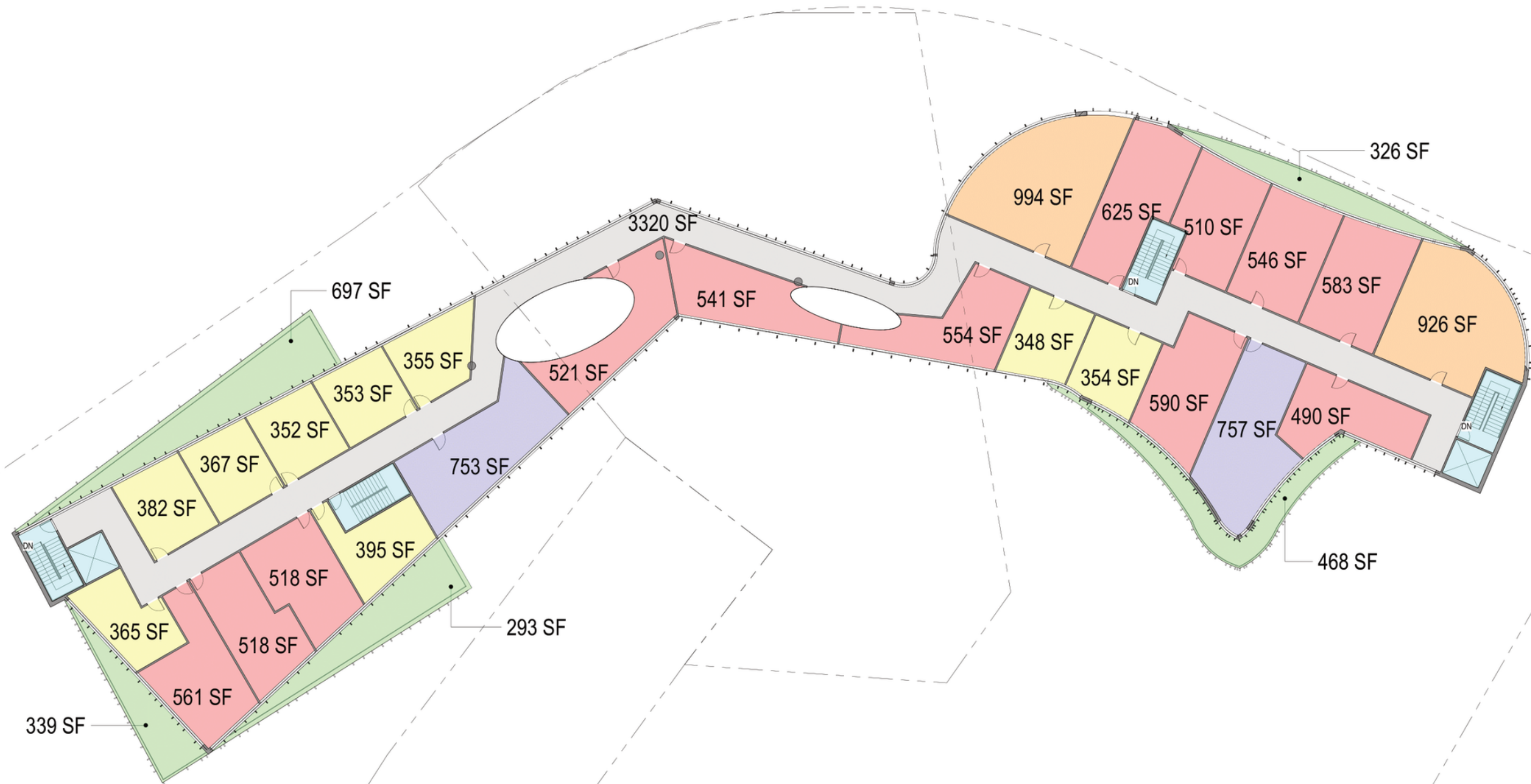
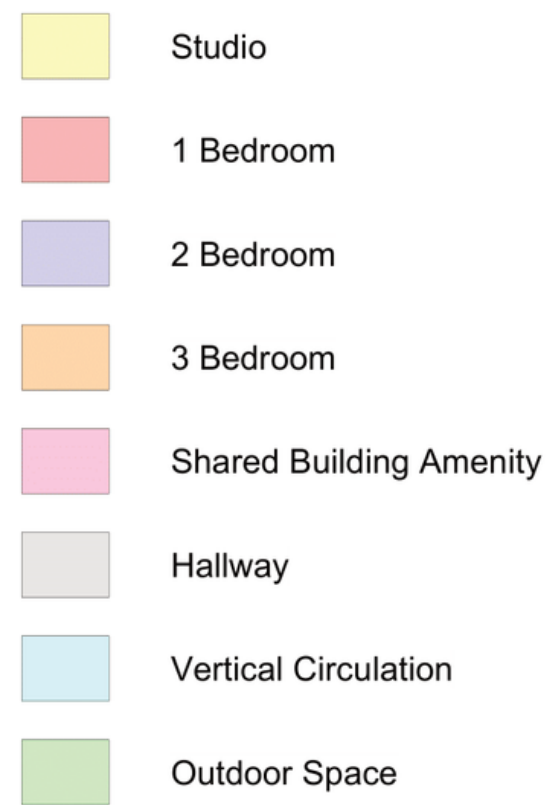
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Shared Building Amenity
- Hallway
- Vertical Circulation
- Outdoor Space



Seventh Floor Plan



Eighth Floor Plan



Ninth Floor Plan