

# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

Sept 8, 2025



Planning Department

CITY of **BOSTON**



# MEETING RECORDING

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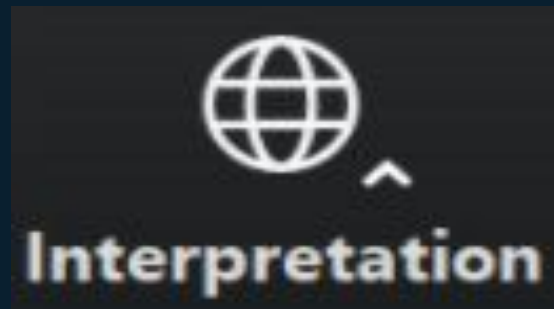
**At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.**

**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

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**“Spanish” –for Spanish**

**“Haitian Creole” –for Haitian Creole**

**“English” – for English**

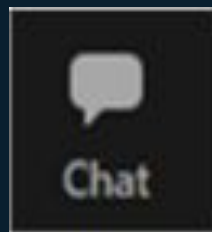
**“Cape Verdean Creole” - Cape Verdean Creole**

# ZOOM TIPS

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

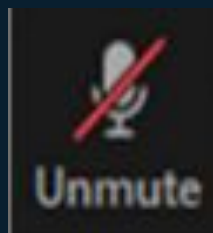
**Your controls are at the bottom of the screen**



**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

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**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](mailto:christine.brandao2@boston.gov)**

# AGENDA

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- 1. 75-81 Dudley Street**
- 2. 135-145 Dudley Street**



# 1. RSMPOC Welcome



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# RSMPOC OVERVIEW AND UPDATES

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## *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

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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**

Source: Roxbury Strategic Master Plan, p.4



## 2. 75-81 Dudley Street



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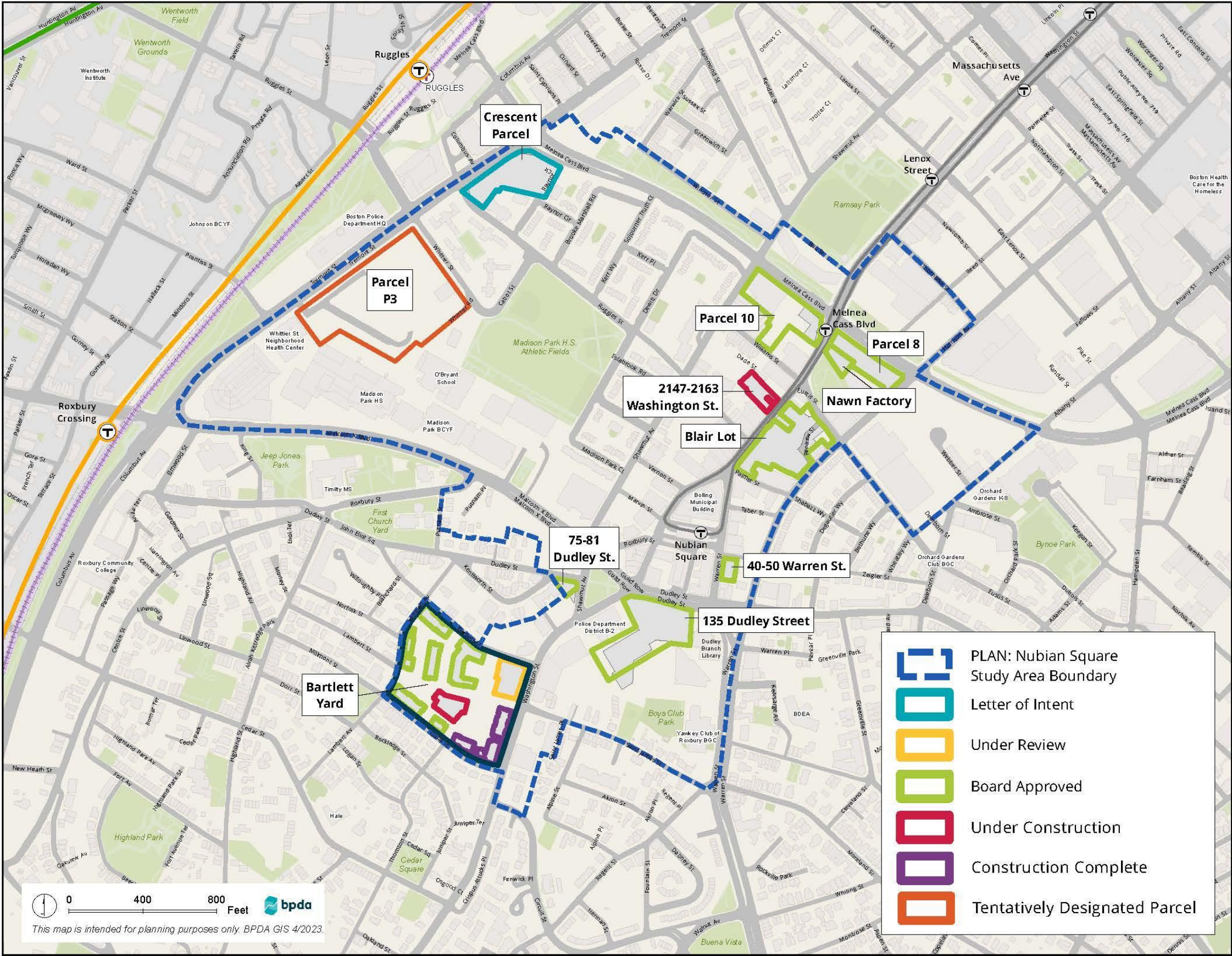
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# Article 80 Project Phase





# 75 – 81 Dudley Street

**Current Project Phase:** 100% Construction Document – Under BPDA and MOH Review

## Proposed Project Highlights:

- Land = 8,265 sq. ft.
- Building size = 18,031 sq. ft.
- Gross floor area =2.18
- New construction
- Unit mix and square footage

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	615 - 645	4
2 BEDROOM	750 - 900	8
3 BEDROOM	1,050 - 1,195	3
		TOTAL UNITS:15



**Development Entities:** 75 Dudley LLC

View from Corner of Dudley Street and Guild Row

[75 Dudley Project Page](#)



# 75 – 81 Dudley Street



Site context



# 75 – 81 Dudley Street



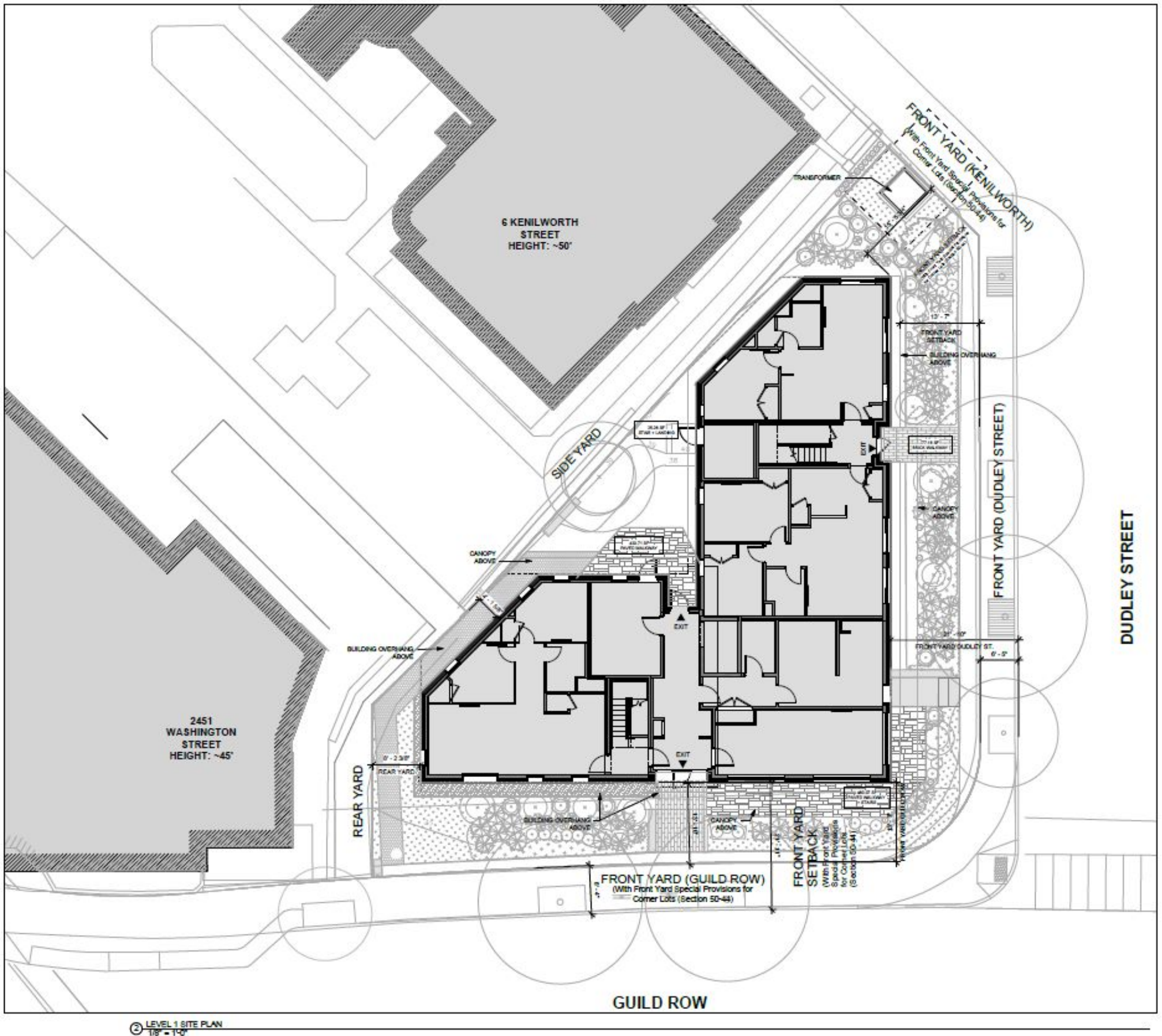
Materials in context



View from Guild Row



# Project Site Plan



# 75 – 81 Dudley Street, Regulatory Milestones &



## Timeline

Milestone

### Date

All Units Sold

December 2027

Construction Completion

March 2027

50% Construction Completion

August 2026

Construction Start

November 2025

Completed Financing

November 2025

State Subsidy Awards

N/A

City Subsidy Awards

Renewed July 2023; and again in March 2025

*WE ARE HERE*

Public Improvement Commission Approval

March 2025

Zoning Board of Appeal Board (ZBA)

May 2024

Article 80 Board Approval

March 2024

BCDC Approval\* 100,00 sqft or significant public realm

N/A

Article 80 Review Start (LOI Filed)

October 2023

BPDA or Mayor's Office of Housing (MOH Developer Designation)

Renewed June 2024

# 75 – 81 Dudley Street



## Project Uses and Programming

Use	Footage
Parking Spaces (# of spaces)	0
Commercial (sq.ft.)	0
Office (sq.ft)	0
Cultural (sq.ft)	0
Residential (sq.ft.)	13,128 sq. ft.
Open Space (sq.ft.)	4,141sq. ft. or 276 sq. ft. / unit
Recreational (sq.ft.)	369 sq. ft.
Other (sq. ft.)	0



# 75 – 81 Dudley 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						
1 Bedroom						
2 Bedroom						
3+ Bedroom						
Total Units						
Percent Total Units						

# 75 – 81 Dudley Street



## Homeownership Units Overview

	Middle Income Up to 80% AMI (# of Units) / Average Sales Price / Average Mortgage Price	Middle Income Up to 100% AMI (reserving option of up to 120% AMI for some units dependent on financing) (# of Units) / Average Sales Price / Average Mortgage Price	Up to Market Rate (# of Units) / Average Sales Price / Average Mortgage Price	Total Homeownership Units
Studio				
1 Bedroom	3 \$241,977 sales \$234,718 mortgage	1 \$316,830 sales \$307,325 mortgage		4
2 Bedroom	4 \$284,970 sales \$276,421 mortgage	4 \$368,973 sales \$357,904 mortgage		8
3+ Bedroom	1 \$327,633 sales \$317,804 mortgage	2 \$416,707 sales \$404,206 mortgage		3
Total Units	8	7		15
Percent Total Units	53%	47%		100%

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

# 75 – 81 Dudley Street



## Job Creation in Percentages

Created

Minority/Women Business Enterprises (MWBE)  
Created

Projected

Approx. 70 FTE construction jobs  
Min. 51% MBE, 51% Bostonians, and 12% WBE  
Approx. 35% of projected soft costs are to MWBE firms

# 75 – 81 Dudley Street



## 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 #



### 3. 135-145 Dudley Street

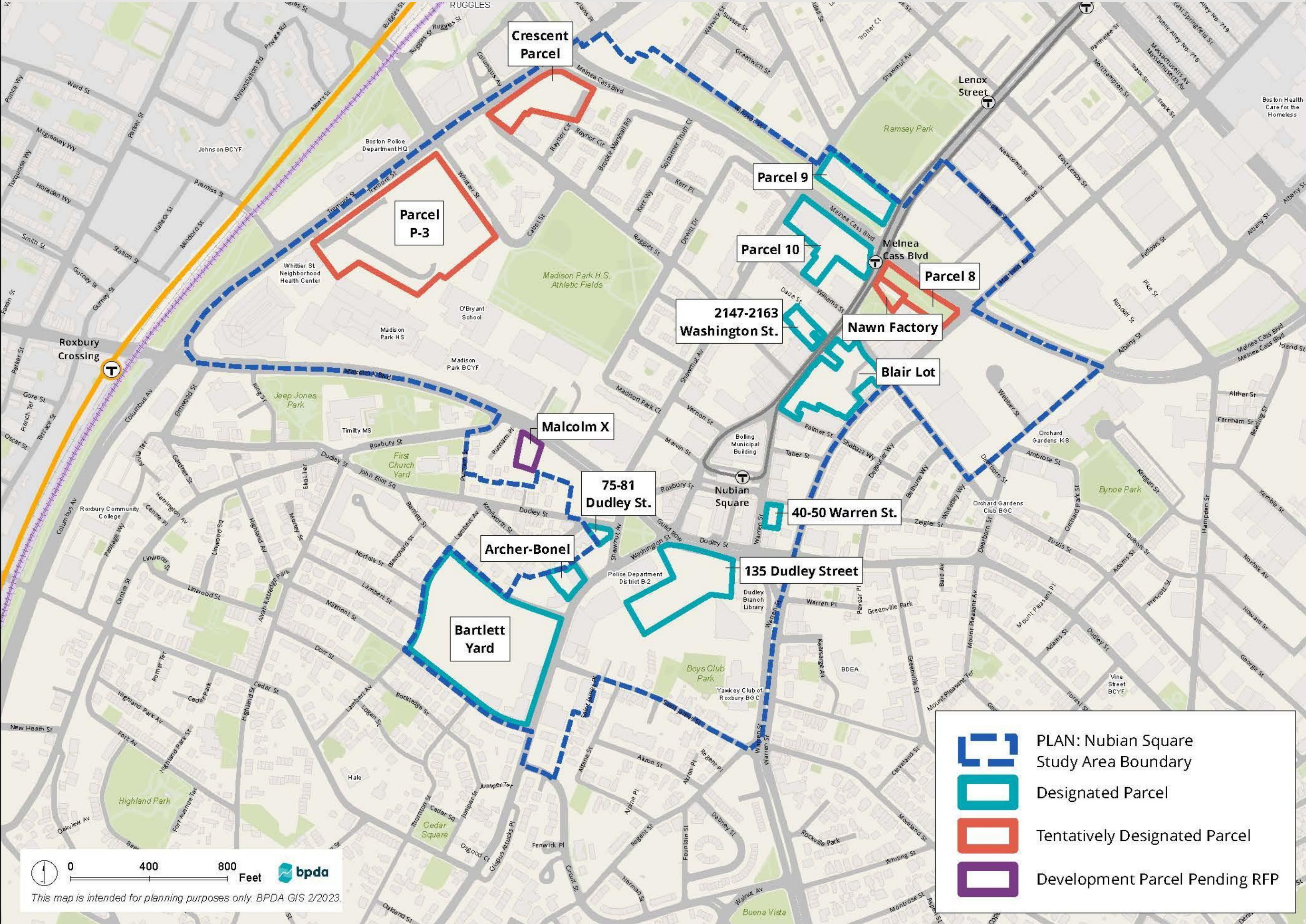


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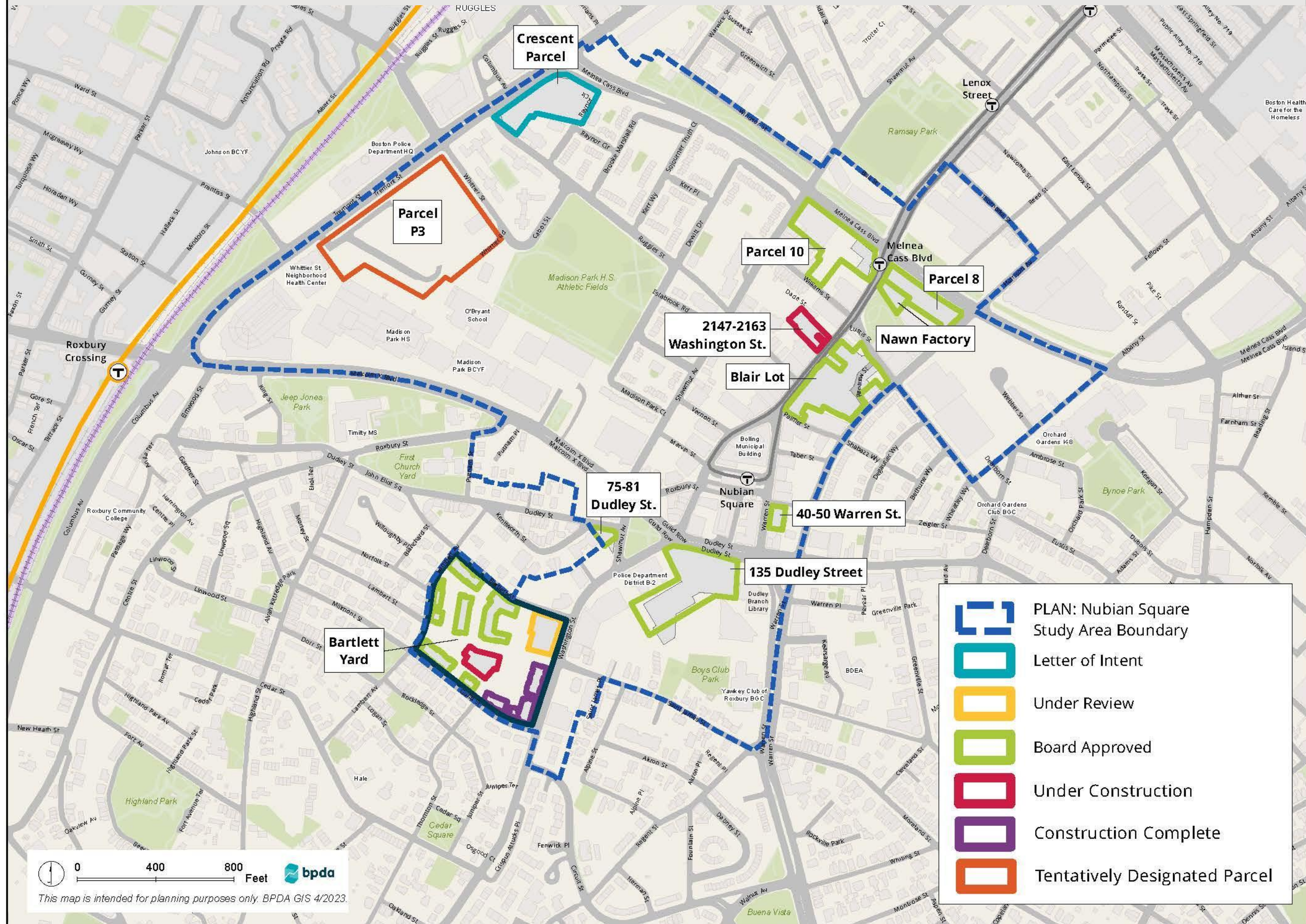


# Real Estate Disposition Status





# Article 80 Project Phase





# 135 DUDLEY STREET

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**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





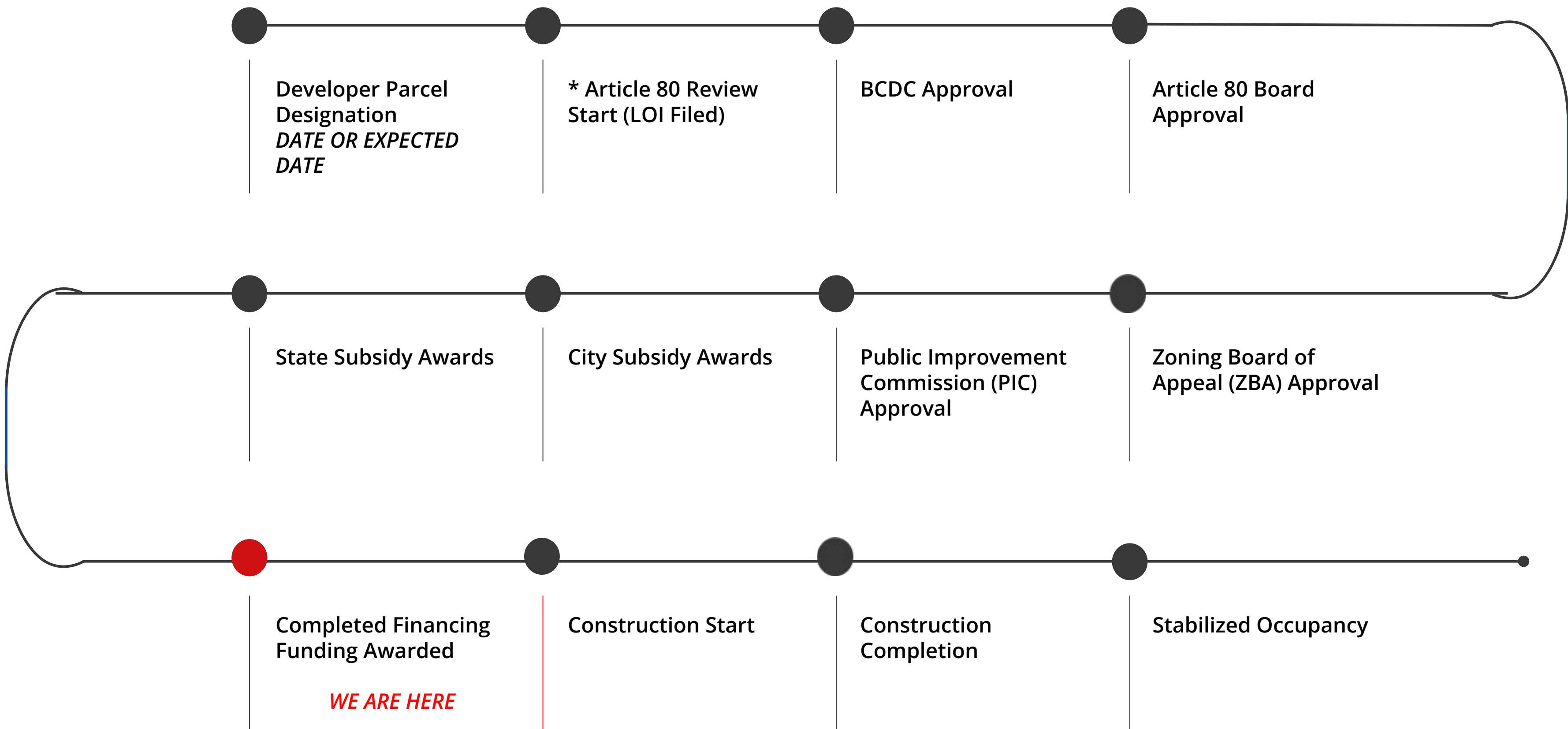
# 135 DUDLEY STREET Regulatory Milestones & Timeline

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Stabilized Occupancy	Rental – Summer of 2029 / For Sale	
Construction Completion	March, 2028	
<b>50% Construction Completion</b>	March, 2027	
Construction Start	March, 2026	
Completed Financing	March, 2025	<b><i>WE ARE HERE</i></b>
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	



# Project Name Regulatory Milestones & Timeline



# 135 DUDLEY STREET

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## Project Uses and Programming

Parking Spaces (# of spaces)	128
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 / \$918	4 / \$2,377	16 / \$1,836			24
2 Bedroom	4 / \$1,102	4 / \$2,827	23 / \$2,203			31
3+ Bedroom	1 / \$1,273	1 / \$3,418	3 / \$2,546			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 / \$199,314		3 / \$499,000	4
1 Bedroom	2 / \$241,977	3 / \$316,830	15 / \$698,000	20
2 Bedroom	8 / \$284,970	7 / \$368,973	66 / \$907,450	81
3+ Bedroom		1 / \$416,707	4 / \$932,489	5
Total Units	10	11	88	110
Percent Total Units	9%	10%	80%	100%

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



# 135 DUDLEY STREET

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## 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 #



# QUESTIONS/COMMENTS



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