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# Roxbury Strategic Master Plan Oversight Committee Meeting

November 2nd, 2020

# **1. RSMPOC**

## **Welcome and Orientation**

# Meeting Recording

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

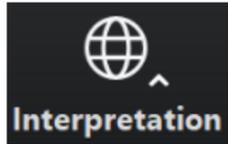
[bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.

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.

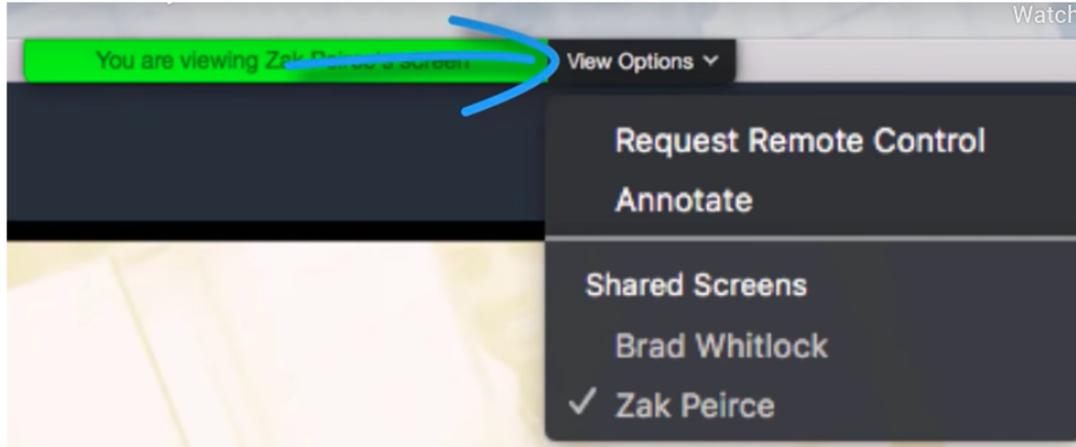
If your camera and microphone are off, you can still participate through the text chat feature.

# Interpretation and Translation

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"Spanish" -for Spanish  
"German" -for Haitian Creole  
"English" -for English

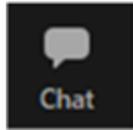


# Zoom Tips

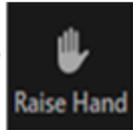
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Welcome! Here are some tips on using Zoom for first-time users.

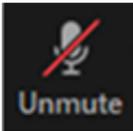
Your controls are at the bottom of the screen



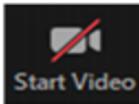
Use the chat to type a comment or ask a question at any time – Members of the RSMPOC/ BPDA will moderate the chat



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 [Kelly.sherman@boston.gov](mailto:Kelly.sherman@boston.gov)

# Agenda

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- 1. RSMPOC Welcome**
- 2. Planning Update**
- 3. Northeastern University Update**
- 4. Developer Updates**

# 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)

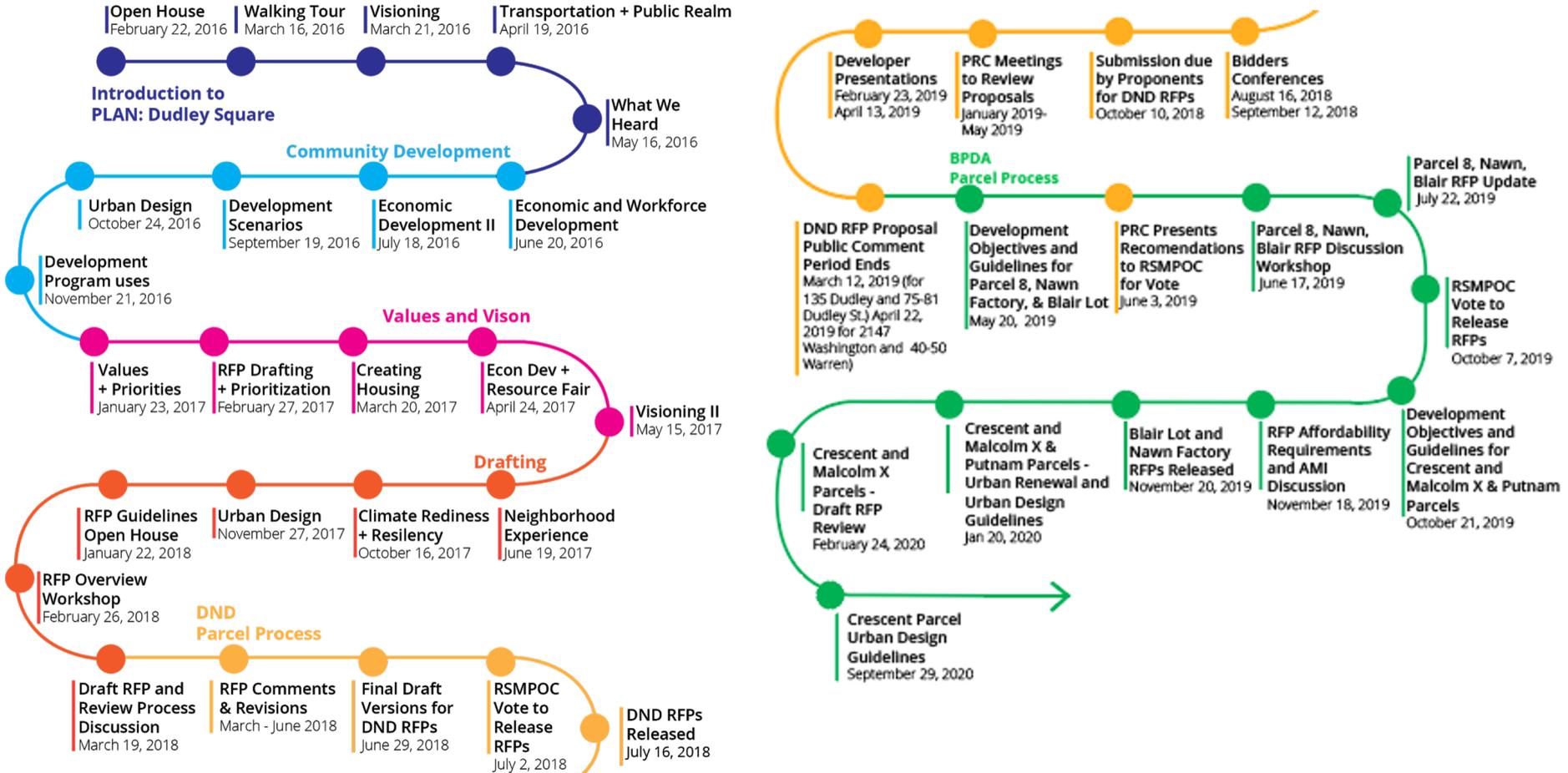
# Original 2004 Master Plan Goals

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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

## **2. Planning Update**

# PLAN: Nubian Square Process to Date



# PLAN: Nubian Square Updates

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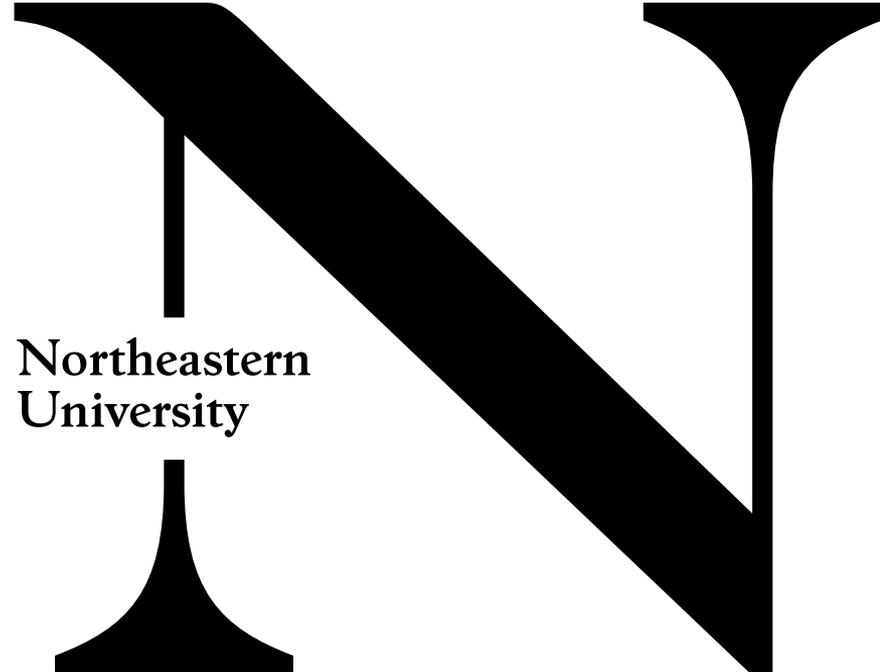
- **10/7/2020** Crescent Parcel Meeting
- **11/16/2020** Virtual Chat with a Planner
- **12/07/2020** RSMPOC Meeting: Blair Lot and Nawn Factory

# **3. Northeastern Update**

**840 Columbus Avenue**

Roxbury Strategic Master Plan  
Oversight Committee

Campus Planning & Real Estate  
November 2, 2020

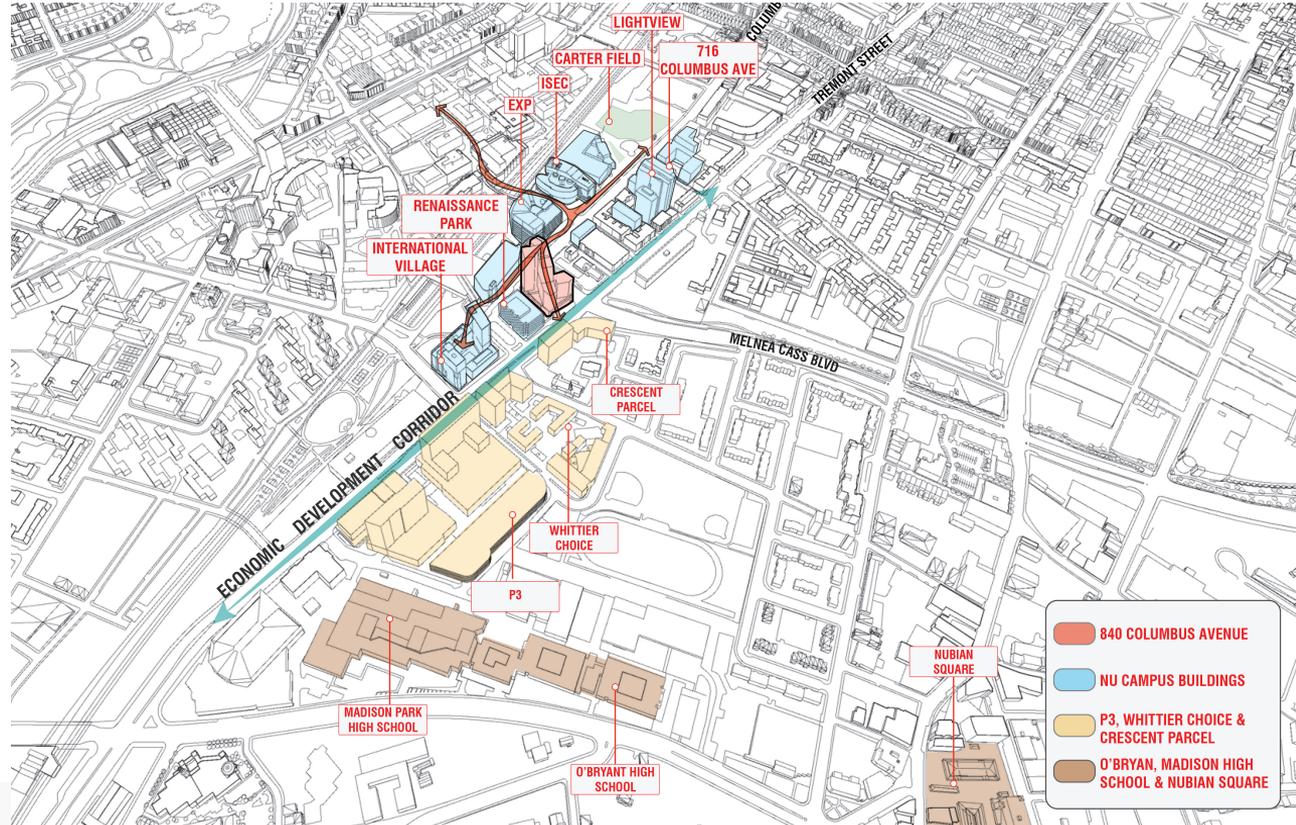


Northeastern  
University

# 840 Columbus Ave Context

## 840 Columbus Avenue

- Northeastern in Roxbury
- Adjacent to Crescent Parcel
- Part of growing Tremont Corridor
- Opportunities for community connection



# 840 Columbus Ave Project Overview & Program

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## Overview

- Redevelopment of RenPark surface parking lot
- Partnership between Northeastern and American Campus Communities (ACC)

## Building Program – Residential

- Creation of 925 beds as part of NU 1,000 new bed goal from 2013 IMP
  - Includes 175 net new beds
  - Aligns with City’s “Housing a Changing City” plan to add 16,000 student beds citywide by 2030

## Building Program – Podium

- 5 story base: A Nexus
  - Community Engagement and Economic Development
  - Cross-Cutting and Innovative Teaching and Learning



# 840 Columbus Ave Student Housing

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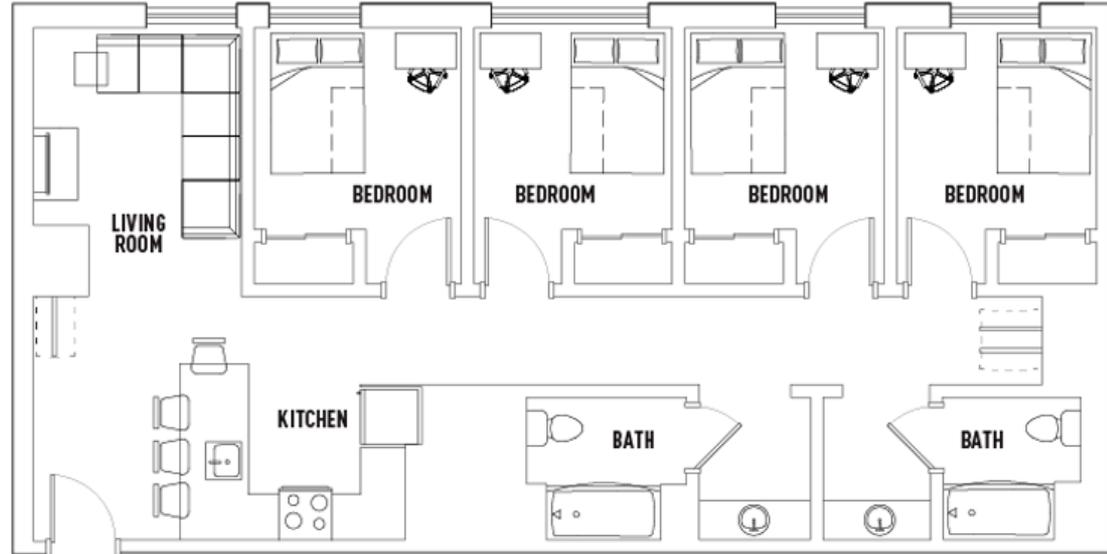
**925** Student beds

**284**

Average SF / student

**\$1,368**

Monthly starting rent in  
today's dollars



Student demand is for apartments with private beds and shared bathrooms.

# Economic Impact from Development

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**\$250 million**

Residential tower  
estimated  
development cost



**500+**

Construction jobs  
created



**\$2.1 million**

Estimated annual  
taxes



**12**

Full-time student  
housing employees



# Conceptual Rendering: View Across Tremont

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## ORIGINAL MASSING

From IMPNF/PNF filing November 2019



## Z-SCHEME

Shared at 9/22 Task Force Meeting



## X-SCHEME

# Conceptual Rendering: Tremont & Melnea Cass

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# Conceptual Rendering: Columbus & Melnea Cass

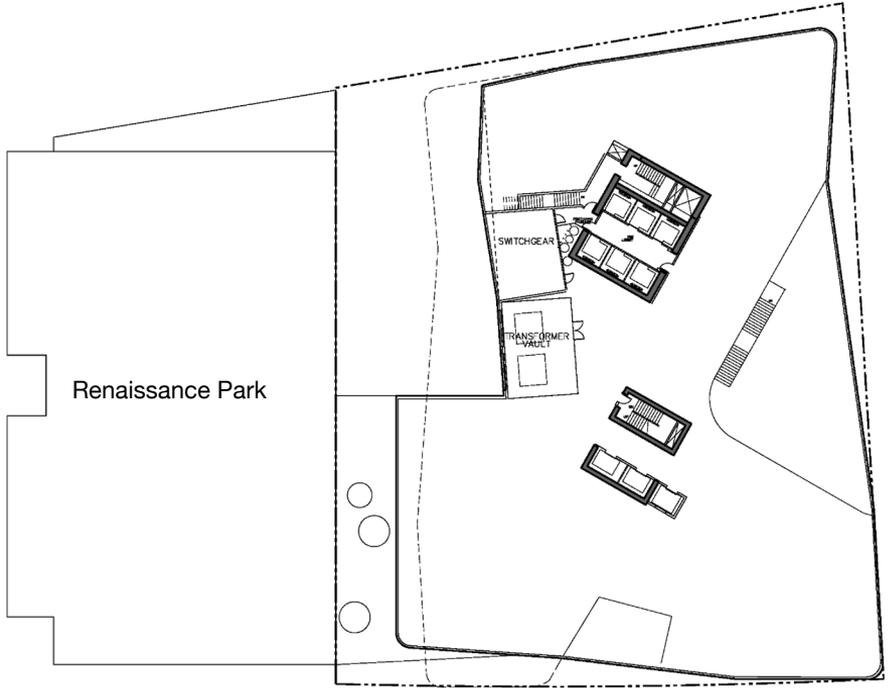
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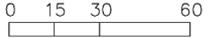


# 840 Columbus Ave: Level 2 Plan

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LEVEL 2

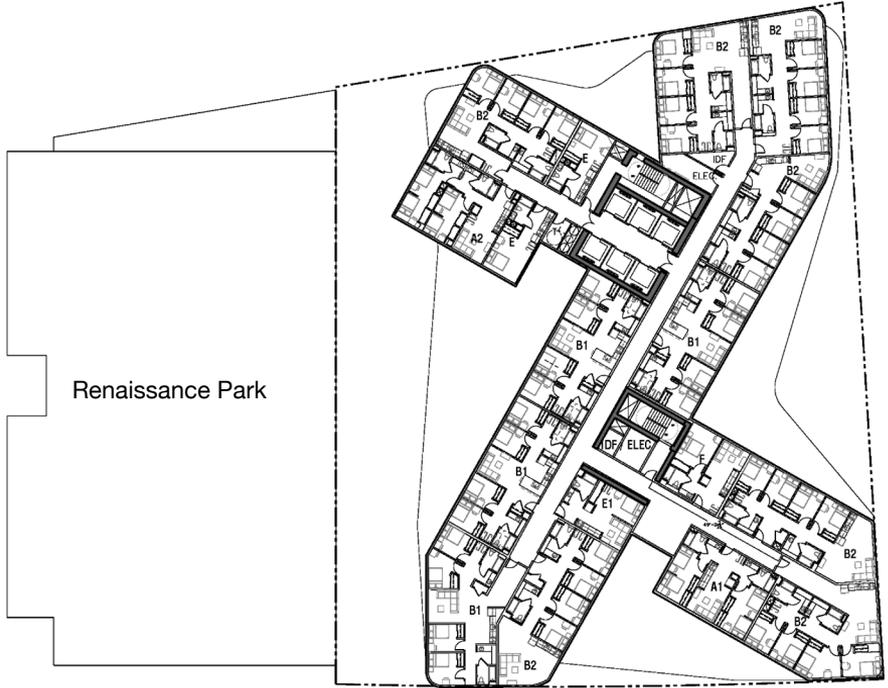


October 2020

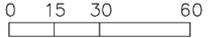


# 840 Columbus Ave: Levels 7-15 Plan

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LEVELS 7-15



October 2020



# Character of Space

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# Existing Community Programs: Education

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## **Boston Scholarships**

- OSOP: 134 Boston students receiving scholarships to attend NU; \$16 million in University aid
- Lowell Institute: Over 29 scholarships for Boston students in CPS
- Foundation Year: Over 84 Boston students

## **Youth and College Readiness**

- Accelerate, Smash, YDIP
- Mass Promise Fellowship
- Balfour Academy
- Etc....



# Community-Focused Ground Floor



## Principles

- Measurable Impact
- University + Community Strengths in Partnership
- Diversity, Equity, and Inclusion
- Space
- Flexibility



# Community Economic Development Initiative

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## Potential Programs Under Consideration

### **NU Ambassador**

Supporting access to NU resources: education, scholarships, jobs, procurement, youth opportunities, etc.

### **Co-Op for Good**

Financially supporting students to Co-op with local CBOs

### **Entrepreneurship Network**

Local small business owners and entrepreneurs connect and learn with NU's extended network

### **Skills Build**

Digital skills for local businesses, youth, job seekers via classes & 1:1

### **Pop-Up Art**

Rotating sellers in subsidized micro-space for local arts, craft, design

### **Community Engaged Scholarship Connector**

Elevate co-beneficial partnerships between scholars and community

### **Local Food and Beverage**

Anchor WBIPOC business – rent subsidy



# Community Engagement

## 840 Columbus Ave Community meetings

- Five IMP Taskforce meetings
- Five Northeastern Community Advisory Board (CAB) meetings,
- CAB Community Economic Development work group meeting
- RSMPOC discussion
- Several individual meetings with residents and community organizations
- Several meetings with City of Boston staff (BPDA, Small Business Development)

*And more to come!*



# Timeline & Milestones

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## Fall Project Review Schedule

### August

- NU Community Advisory Board (CAB)

### September:

- IMP Task Force Meeting

### October:

- BPDA Design meeting
- BPDA Schedule Meeting
- NU CAB Economic Development Work Group

### November:

- Roxbury Strategic Master Plan Oversight Committee
- IMP Task Force Meeting
- Boston Civic Design Commission

## Overall Project Milestones

- **November 2019:** Filed IMPNF
- **February 2020:** Scoping Determination Received
- **December 2020:** File IMP Amendment/DPIR & Comment Period
- **April 2021:** BPDA Board Vote & Comment Period
- **May 2021:** Zoning Commission Review & Public Hearing
- **September 2021:** File Building Permit
- **November 2021:** Break Ground
- **August 2024:** Building Open



# Questions

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Conceptual View of 840 Columbus Ave  
Corner of Tremont and Melnea Cass



# 4. Developer Updates

# 135 DUDLEY STREET

CRUZ DEVELOPMENT CORPORATION

Program Component	Size
Residential Condominiums	108 units
Residential Rentals	52 Units
Retail / Commercial	8,703 s/f
Parking Garage	146 Spaces
<b>Total Development Cost</b>	<b>\$101,000,000</b>

# 135 DUDLEY STREET

CRUZ DEVELOPMENT CORPORATION

<b>Job Creation Update</b>	<b>Number of Jobs (Actual or Expected)</b>
Construction	150
Permanent	35
Percentage Local	60%
<b>Total Number of Jobs Created</b>	<b>185</b>

# Regulatory Milestones to Date

**Article 80 –**

*Approval Target Winter 2021*

**Boston Civic Design Commission (“BCDC”)**

*Approval Target Winter 2021*

**Other Milestones - if applicable (e.g. MEPA, PIC, etc.)**

# General Timeline & Milestones

## Funding Resources & Applications Submitted

*City of Boston DND*

*Filed*

*DHCD*

*To Be Filed*

*MHFA*

*To Be Filed*

*Mass Works*

*Filed*

## Project Design, Permits and Construction Timing (as applicable)

## Other Milestones

# 2147 Washington

## New Atlantic Development and DREAM Development

Program Component	Size
Affordable Rental Units (30%, 50%, 60% and 80% AMI)	62
Affordable Condominium Units (70% and 100% AMI)	8
Market Rate Condominium Units	4
New Haley House Restaurant/Café	2,000 sf
Shared Artist Workspace	4,100 sf
Community Retail	2,200 sf
Garage Parking	32 Spaces
Surface Parking (for Haley House)	11 Spaces
<b>Total Development Cost</b>	<b>\$37,861,872</b>

# 2147 Washington

New Atlantic Development and DREAM Development

Job Creation Update	Number of Jobs (Actual or Expected)
Construction	160 (estimated)
Permanent	34 (estimated)
Percentage Local	51%
<b>Total Number of Jobs Created</b>	<b>194 (estimated)</b>

# Regulatory Milestones to Date

- **BPDA Article 80 Approval**
- **ZBA Approval**
- **DND Funding Approval**
- **Mass Historic Commission Approval**

# General Timeline & Milestones

## Schedule/Milestone Item

## Status/Anticipated Completion

*DND Developer Designation*

*Complete*

*City Subsidy Awards*

*Complete*

*Article 80 Approval*

*Complete*

*ZBA Approval*

*Complete*

*State Subsidy Awards*

*Application Submitted 9/30/20*

*Closing/Construction Commencement*

*May 2021*

*50% Completion*

*February 2022*

*Construction Completion*

*October 2022*

*Stabilized Occupancy*

*January 2023*

# 75 Dudley Street

Madison Park Development Corporation (MPDC)

Program Component	Size
80% Area Median Income	10 Units
100% Area Median Income	5 Units
120% Area Median Income	5 Units
Retail Space	~ 750 S.F.
<b>Total Development Cost</b>	<b>~\$10,000,000</b>

# 75 Dudley Street

## Madison Park Development Corporation (MPDC)

Job Creation Update	Number of Jobs (Actual or Expected)																			
<p><b>Construction</b> – MPDC is committed to identify &amp; recruit from the Greater Boston communities and present these candidates before the hiring and non-compliant (if any) subcontractors on this development. As in recent years, MPDC's Workforce Development Program (Construction) will continue to match work-ready residents with lucrative opportunities across the City.</p> <p>Below is a table that captures training and hiring data for the last five years.</p> <table border="1" data-bbox="125 589 734 775"><thead><tr><th></th><th>Trained</th><th>Hired</th></tr></thead><tbody><tr><td>2020</td><td>38</td><td>48 as of 10.2020</td></tr><tr><td>2019</td><td>78</td><td>54 as of 09.2019</td></tr><tr><td>2018</td><td>76</td><td>96</td></tr><tr><td>2017</td><td>12</td><td>57</td></tr><tr><td>2016</td><td>24</td><td>12</td></tr></tbody></table> <p><b>Permanent</b> – MPDC is working on programing the project's ~750 S.F. of retail space, which is dependent on how many jobs will be created.</p>				Trained	Hired	2020	38	48 as of 10.2020	2019	78	54 as of 09.2019	2018	76	96	2017	12	57	2016	24	12
	Trained	Hired																		
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2016	24	12																		
<p><b>Percentage Local</b> – MPDC will continue to strive to meet and/or exceed the goals of the Roxbury community, as preferred by the Roxbury Strategic Master Plan Oversight Committee: 51% People of Color, 51% Boston Residents and 12% Women.</p>																				
Total Number of Jobs Created																				

# Regulatory Milestones to Date

- **Article 80**
  - Obtained
- **Boston Civic Design Commission (“BCDC”) - if applicable**
  - Not applicable
- **Other Milestones - if applicable (e.g. MEPA, PIC, etc.)**
  - Submitted to PIC and BWSC

# General Timeline & Milestones

- **Funding Resources and Applications Submitted**

DND, CPA, and MassHousing committed

FHLB and MassDevelopment Brownfields submitted

- **Project Design, Permits, and Construction Timing (as applicable)**

100% Schematic Design submission

Submitted

100% Design Development submission

Submitted

95%/100% Construction Document submission

December 2020

Construction finance closing/construction commencement

March 2021

# The Batson Building / 40-50 Warren Street

New Urban Collaborative

Program Component	Size
<u>Residential</u>	18,976 SF / 25 Rental Units
<u>Commercial / Office</u>	8,219 SF
<u>Retail / Restaurant</u>	<u>2,435 SF</u>
<u>Total Development Cost</u>	<u>\$ 15,000,000</u>

# The Batson Building / 40-50 Warren Street

New Urban Collaborative

<u>Job Creation Update</u>	<u>Number of Jobs (Actual or Expected)</u>
<u>Construction</u>	<u>40 Expected</u>
<u>Permanent</u>	<u>30 Expected</u>
<u>Percentage Local</u>	<u>Over 60% Expected</u>
<u>Total Number of Jobs Created</u>	<u>70 Expected</u>

# Regulatory Milestones to Date

- *Community Process* *Complete*
- *BPDA Board / Small Project* *Complete/Approved*
- *ZBA* *Complete/Approved*
- *Article 80 Process* *Process*

# General Timeline & Milestones

- *Predevelopment* *Applied*
- *DHCD / LIHTC* *Currently Preparing for 10/30 Application*
- *Boston Private Bank* *In Process*
- *Masshousing* *In discussions as alternative construction/permanent source*
- *Design Development* *Commenced*
- *Construction Documents* *Early 2021*

# 2085 Washington Street

## Madison Tropical

Program Component	Size
Residential Affordable Rental	70 Units (87,849 s.f.)
Residential Mixed Income Homeownership	44 Units (44,062 sf)
Community Amenity Space	2,101 sf
Parking	74 Spaces (35,171 sf)
<b>Total Development Cost</b>	<b>\$68 Million</b>

# 2085 Washington Street

## Madison Tropical

Job Creation Update	Number of Jobs (Actual or Expected)																		
Construction	<p><b>Construction</b> – Although this project hasn't started, MPDC is committed to identify &amp; recruit from the Greater Boston communities and present these candidates before the hiring and non-compliant (if any) subcontractors on this development. As in recent years, MPDC's Workforce Development Program (Construction) will continue to match work-ready residents with lucrative opportunities across the City.</p> <p>Below is a table that captures training and hiring data for the last five years:</p> <table data-bbox="440 543 1027 718"> <thead> <tr> <th></th> <th>Trained</th> <th>Hired</th> </tr> </thead> <tbody> <tr> <td><b>2020</b></td> <td>38</td> <td>48 as of 10.2020*</td> </tr> <tr> <td><b>2019</b></td> <td>78</td> <td>54 as of 9.2019</td> </tr> <tr> <td><b>2018</b></td> <td>76</td> <td>96</td> </tr> <tr> <td><b>2017</b></td> <td>12</td> <td>57</td> </tr> <tr> <td><b>2016</b></td> <td>24</td> <td>12</td> </tr> </tbody> </table>		Trained	Hired	<b>2020</b>	38	48 as of 10.2020*	<b>2019</b>	78	54 as of 9.2019	<b>2018</b>	76	96	<b>2017</b>	12	57	<b>2016</b>	24	12
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Permanent	MPDC is committed to the community's priorities of good permanent job creation and will implement the seven standards of the Good Jobs Standards and/or make our best faith efforts in meeting this requirement.																		
Percentage Local	<b>Percentage Local</b> - Madison Park Development Corporation will continue to strive to meet and/or exceed the goals of the Roxbury community, as preferred by the Roxbury Strategic Master Plan Oversight Committee: 51% People of Color, 51% Boston Residents and 12% Women.																		
<b>Total Number of Jobs Created</b>																			

# Regulatory Milestones to Date

## Article 80

**Estimated Article 80 Board Review February, 2021**

## Boston Civic Design Commission ("BCDC")

**Estimated BCDC Review Dec, 2020 – Feb, 2021**

## Other Milestones -(e.g. MEPA, PIC, CMP, BWSC, etc.)

**Anticipated Completion 7/31/2021**

# General Timeline & Milestones

## Funding Resources & Applications Submitted

- Award of City (DND) & State (DHCD) Resources 3/31/2021

## Project Design, Permits and Construction Timing (as applicable)

- Currently finalizing schematic design review with BPDA

Financial Closing Fall 2021



# Bartlett Station Presentation

- Building A:** 60 Rental Units, 12k SF Retail
- Bartlett B:** 60 Rental Units, 13k SF Retail
- Bartlett C:** 61 Units (condo)
- Bartlett D:** 50 Rental Units (senior)
- Bartlett F5:** 44 Rental Units
- Bartlett E:** 16 Condo Units
- Bartlett F1:** 8 Condo Units
- Bartlett F2:** 28 Condo Units
- Bartlett F3:** 16 Condo Units
- Bartlett F4:** 37 Condo Units
- Bartlett F5:** 44 Rental Units
- Oasis@Bartlett Park:** 15k SF



# Bartlett Station

Nuestra CDC/Windale

Program Component	Size
<p><b>COMPLETED PROJECTS</b></p> <p>Bartlett B – Mixed-Use <b>Rental</b>; Affordable, Moderate, Market Residential Units w/Ground Floor Commercial</p> <p>Bartlett E - <b>Homeownership</b> Condominium Units</p> <p>Infrastructure 1 – Sidewalks, Roads, Utilities</p>	<p>60 Units, 13,343 SF Comm      \$33,360,989</p> <p>16 Units      \$ 5,878,624</p> <p>0 Units      \$ 3,076,684</p>
<p><b>FUNDED AND/OR UPCOMING in 2021</b></p> <p>Bartlett A -Mixed-Use <b>Rental</b>; Affordable, Market Residential Units w/Ground Floor Commercial</p> <p>Bartlett C - <b>Homeownership</b> Condominium Units, Affordable, Market, Artist Lofts</p> <p>Bartlett D – in Partnership with POAH – <b>Elderly Rental</b>; Affordable, Market Residential Units w/Ground Floor Commercial/Gallery</p> <p>Bartlett F2 - <b>Homeownership</b> Condominium Units</p> <p>Bartlett F4 - <b>Homeownership</b> Condominiums Units</p> <p>Infrastructure 2 – Sidewalks, Walkpaths, Traffic Light</p> <p>Oasis Arts Park - Public Open Space</p>	<p>60 Units, 12,000 SF Comm      \$28,644,000</p> <p>61 Units, Artists Lofts      \$28,182,000</p> <p>50 Units, 1,000 SF Gallery      \$23,496,000</p> <p>28 Units      \$12,936,000</p> <p>37 Units      \$17,094,000</p> <p>0 Units      \$ 2,965,000</p> <p>0 Units      \$ 2,586,401</p>
<p><b>UPCOMING 2022-2023</b></p> <p>Bartlett F1 - <b>Homeownership</b> Condominium Units – Affordable 80-100% AMI</p> <p>Bartlett F3 - <b>Homeownership</b> Condominium Units – Affordable 80-100% AMI</p> <p>Bartlett F5 - <b>Rental</b>; Affordable Residential Units w/Ground Floor Community Center</p>	<p>8 Units      \$ 3,696,000</p> <p>16 Units      \$ 7,392,000</p> <p>44 Units      \$20,328,000</p>
<p><b>Total Development Cost</b></p>	<p><b>\$189,905,698</b></p>

# Bartlett Station

Nuestra CDC/Windale

Job Creation Update	Number of Jobs (Actual or Expected)																		
Construction	900 Total Expected 133 Actual to Date																		
Permanent	100 Expected 40 In 2021																		
Percentage Local	<table border="0"> <tr> <td>Construction:</td> <td>Boston Resident</td> <td>Workers of Color</td> </tr> <tr> <td>GOAL -</td> <td>50%</td> <td>60%</td> </tr> <tr> <td>ACTUAL</td> <td></td> <td></td> </tr> <tr> <td>    Bartlett B</td> <td>44%</td> <td>58%</td> </tr> <tr> <td>    Bartlett E</td> <td>65%</td> <td>87%</td> </tr> <tr> <td colspan="3">Permanent: 90% + Expected</td> </tr> </table>	Construction:	Boston Resident	Workers of Color	GOAL -	50%	60%	ACTUAL			Bartlett B	44%	58%	Bartlett E	65%	87%	Permanent: 90% + Expected		
Construction:	Boston Resident	Workers of Color																	
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ACTUAL																			
Bartlett B	44%	58%																	
Bartlett E	65%	87%																	
Permanent: 90% + Expected																			
<b>Total Number of Jobs Created</b>	<b>1000</b>																		

# Regulatory Milestones to Date

## **Article 80 & PDA Approval**

Bartlett B and E – Approved

Bartlett A, D, F2, F4 – Pending Approval

## **Boston Civic Design Commission (“BCDC”) - if applicable**

Master Site Plan - Approved

Bartlett A, B, D, E, F2, F4 - Approved

## **Other Milestones - if applicable (e.g. MEPA, PIC, etc.)**

MEPA Waiver

PIC – Infrastructure Phase 1 – Approval

PIC – Infrastructure Phase 2 to be submitted Q4 2020

# General Timeline & Milestones

## Funding Resources & Applications Submitted

- Bartlett A and D Fully funded with City, State, Equity and Private funds
- Bartlett F5 DND application submitted
- Infrastructure 2 Funded – with Massworks and CPA 1
- Oasis Public Arts Park Partially funded - CPA 2 pending, Whitter Choice pending

## Project Design, Permits and Construction Timing (as applicable)

Project	Permit	Construction Start
Bartlett A	Q4 2020	Q1 2021
Bartlett D	Q1 2021	Q1 2021
Infrastructure	Q1 2021	Q2 2021
Oasis	Q1 2021	Q2 2021
Bartlett F2	Q2 2021	Q3 2021
Bartlett C & F4	Q3 2021	Q4 2021
Bartlett F1 & F3	Q2 2022	Q3 2022
Bartlett F5	Q2 2021	Q4 2021 or 2023 depending on timing of funding approval

## Other Milestones

- *NEI WORC Lab – workforce and GC business development*
- *Oasis Public Arts Park - Design Completion – Spring 2021*