



Roxbury Strategic Master Plan Oversight Committee Meeting  
Monday, February 7, 2022  
6:00 PM to 7:45pm  
Zoom Virtual Meeting

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## Attendees

**RSMPOC Members:** Valeda Britton, Dorothea Jones, Steven Godfrey, Nefertiti Lawrence, Marisa Luse, Charlotte Nelson, Frederick Fairfield, Susan Sullivan, True-See Allah, Frank Williams, Norman Stembridge

**Not in Attendance:** Catherine Hardaway, City Councilor Kim Janey (Ex-Officio), Rep. Liz Miranda (Ex-Officio), Rep. Jon Santiago (Ex-Officio), State Senator Sonia Chang-Diaz (Ex-Officio)

**BPDA Staff:** Kelly Sherman, Jenn Kaplan, Morgan McDaniel, and Naoise McDonnell

**City Staff:** Councilor T. Fernandes Henderson, Rep. Chyna Tyler.

**Link to PowerPoint:** <http://www.bostonplans.org/getattachment/c6a45108-1a5e-4962-a7ae-10fa6e55e40e>

## Opening

On February 7, 2022 Co-Chair Norman Stembridge of the Roxbury Strategic Master Plan Oversight Committee called the meeting to order and welcomed everyone. Kelly Sherman, BPDA Planner, welcomed all and made initial announcements of meeting recording and Zoom and interpretation channel instructions. The Spanish interpreter gave their introduction and initial instructions, the Haitian Creole interpreter followed. Kelly continued with zoom etiquette instructions and an overview of the meeting agenda, to include PLAN: Nubian Square developer updates for the start of the new year. Norman then continued with greetings and reviewed the calendar of upcoming RSMPOC meetings over the year, gave a brief overview of the RSMPOC and its responsibilities and encouraged people to get involved and remain engaged.

## Planning Update

Kelly Sherman, BPDA Planner, announced that PRC nominations for P3 have closed. Over 50 nominations were received, further updates on the PRC will be coming soon. The P3 proposal deadline was also announced to have been extended to 3/16, mostly due to covid challenges for developers. Kelly also encouraged everyone to join the mailing list to stay updated on P3 and other PLAN: Nubian news.

## Developer Updates

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Kelly Sherman began the developer updates by explaining that these discussions are to refresh people on the topics of the programming of each development site, as well as the progress each developer expects to make over the next quarter.

#### Parcel 8

Program includes 108 units, 60 rentals including six 3-bedroom units, with rents ranging from 30% AMI to market rate. Also includes 49 condo units, with approximately 70% of units up to 100% AMI and the rest of the units at market rate. The site will also include some public parking. The developers recently received approval from MEPA, approval for funding from Department of Neighborhood Development (DND) in January 2022, and filed Article 80 hoping for board approval in April. The developers expect to start construction at the beginning of 2023 and expect project completion in 2025.

#### Nawn Factory

Program includes an arts and culture center. This will include performance and rehearsal space as well as 11,000 square feet of rentable space across three floors. The developers are currently beginning environmental assessments of the site, and expect project construction to start in spring 2023 and completion at the end of 2024.

#### Nubian Ascends

Program includes 15 artist live/work spaces, with 10 being affordable and 5 market rate. Programming will also include commercial space for local businesses, 300 spaces of parking, a cultural hall with exhibition space, as well as the potential to partner with the Benjamin Franklin Institute of Technology (BFIT) to provide lab and life science training. Currently the developers are working to acquire zoning and landmarks approval. The developers expect to start construction in Q4 of 2022 and expect project completion in Q4 of 2024.

### **RSMPOC and Community Questions and Comments**

Kelly Sherman opened the floor for questions and comments from the RSMPOC and Community.

- A RSMPOC member asked Nawn Factory if there is a back office operation included as well?
  - Nawn Factory responded, yes, it is still part of the project plan for artists to use that space.
- A RSMPOC member asked Nubian Ascends where are the discussions with BFIT on training space?
  - Nubian Ascends responded that discussions are progressing, they recently applied for \$750k for equipment, working to organize public schools in the area, and received a \$100k grant from Codman Foundation for training. BFIT offers associate degree programs, as well as certificates.

- A RSMPOC member asked Parcel 8 will the hearing with the zoning board be this year?
  - Parcel 8 replied, yes, they applied with the Inspectional Service Department (ISD) about 3 months ago, and they are expecting a hearing scheduled in another 3 months.
- A RSMPOC member asked Parcel 8 for who are the parking spaces actually available?
  - Parcel 8 responded that parking is mostly available for residents of the project.
- A RSMPOC member asked Nubian Ascends where they are in the process of approval?
  - Nubian Ascends responded that they have received A80 approval in Dec. 2021, and they have now started to apply and accept funding.
- A Community member asked about updates on Crescent parcel.
  - Kelly announced that development updates for Crescent parcel will be coming soon, and more information is available online.
- A RSMPOC member asked Nubian Ascends what schools are they working with for lab and life science training?
  - Nubian Ascends replied with the Dearborn, the O’Bryant, and other local schools. The goal is to introduce these career opportunities to local high schoolers as an alternative to a 4 year degree.

### **More Developer Updates**

#### 2147 Washington Street

Program includes 74 mixed income units, 62 of which are rentals, and 12 condo units. There will also be commercial space for Haley House and other local businesses, 32 garage parking spaces with some surface parking, as well as additional artist maker space. Construction is expected to start in March 2022 and project completion is expected in early 2024.

#### 75-81 Dudley Street

The project is currently in the process of being redesigned to preserve the 6 trees on site. This does reduce the number of overall units, but all units will be remaining affordable. XXX...

#### 40-50 Warren Street

Program will include rental units all below 80% AMI, there is also new potential to add homeownership units to the project thanks to a newly identified funding source. There is also commercial space included in the project with a focus on health and wellness. Potential anchor tenants are currently being identified. Project construction is expected to start this year and complete at the end of 2023.

#### 135 Dudley Street

Program will include 60 rental units and 110 condo units, 27 of which are affordable, as well as 140 parking spaces. The project has received zoning approval and funding from the City, and has applied to

the State for infrastructure costs. The developers are aiming for 60% of all business opportunities and jobs associated with the project to go to people of color. The project will also provide free space to the NAACP for 10 years, \$5k per year for 10 years in scholarships to local youth, and other community benefits. Phase 1 of the project, the condo units, is expected to start in Q4 of 2022 and finish in 2024. Phase 2 of the project, the rental units, will then begin and is expected to be completed in 2026.

### **RSMPOC and Community Questions and Comments**

Kelly Sherman opened the floor for questions and comments from the RSMPOC and Community.

- A community member asked about employment opportunities for local community members.
  - Nubian Ascends is currently committed to BRJP but happy to work with members to improve their standards.
  - 2147 Washington responded they are committed to exceed BRJP.
- A RSMPOC member asked 40-50 Warren what are the expected employment numbers from construction to the estimated commercial space?
  - The developer responded they are committed to meet the Boston Residents Jobs Policy (BRJP) standards, and they can get more specific numbers and share that information.
- A community member asked, with all the construction set to take place over the next few years, has there been much thought to the impact on traffic and commercial activity?
  - Nubian Ascends responded that it makes sense to work with the BPDA on a master construction schedule to coordinate all efforts across the area.
  - BPDA agrees and can start efforts to coordinate that between all developers. There is currently a coordinated effort amongst City departments to ensure the maintenance of utilities during construction, and that can be expanded to cover traffic impacts.
- A RSMPOC member commented they have a subcommittee that monitors job numbers and developer activity. It was also mentioned that Nubian Sq standards (51+%) are higher than BRJP standards (40+%).
- Councilor Fernandes commented that none of the developers except for one has contacted her in the City Council office. Also commented that developers should work to coordinate their schedules amongst themselves and Transportation. Seeking to work cooperatively with developers to ensure equity and inclusiveness.
- Norman also pointed out Rep. Chyna Tyler is in attendance.

### **More Developer Updates**

Crescent Parcel

Program will include 217 units, 75% of which will be income-restricted. There will be 206 rental units, and 11 affordable condo units. 70% of all units are 2 or more bedroom units. The project is currently

completing its site due diligence, environmental surveys, etc. Expecting to begin the Article 80 process in Q2 of 2022.

#### Parcel 10

Entering Phase 3 of the project, the program includes 64 rental units and 32 condo units. The project is retaining the approximately 100 surface parking spaces for the use of the other project phases, while also adding 25 additional underground parking spaces. Expecting Boston Civic Design Commission (BCDC) and BPDA approval and Department of Housing and Community Development (DHCD) funding approval in Q2 of 2022. Expecting construction start in the fall/winter of 2023, and expect completion by the end of 2024.

#### Bartlett Station

Program includes 154 rental units total across all buildings, 150 condo units total across all buildings, 248 parking spaces, and minimum 3 artist live/work spaces.

### **RSMPOC and Community Questions and Comments**

Kelly Sherman opened the floor for questions and comments from the RSMPOC and Community.

- A community member asked about employment numbers and the BRJP.
  - For Bartlett Building B and E, over 50% of contract dollars went to either black workers or City of Boston resident workers.
- A RSMPOC member asked Bartlett Station, can you forward the numbers on employment that were just mentioned.
  - The developer replied yes.

Norman reminded all in attendance to cast their vote in the mayoral election, thanked all for participating, and adjourned the meeting.

Meeting adjourned at 7.45pm.