At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at [bit.ly/theRSMPOC](http://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.
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

- 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

- Turns your video on/off
Interpretation and Translation

“Spanish” – for Spanish
“German” – for Haitian Creole
“English” – for English
Agenda

1. RSMPOC Welcome and Orientation
2. Planning Update
3. Developer Update
4. RSMPOC Questions + Comments
5. Community Questions + Comments
1. RSMPOC
Welcome and Orientation
RSMPOC Overview and Updates

First Monday of the month

**No meeting in January**
February 3, 2020

**No meeting in July**
March 2, 2020 @ BWSC

**No meeting in August**

**No meeting in April**

**No meeting in May**

**No meeting in June**

**No meeting in September**

October 5, 2020

**No meeting in November**

December**

**No meeting in December**
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.
RSMPOC Rules of Engagement

• All public meetings will be recorded on the zoom platform. Recordings will be available on the RSMPOC website at [bit.ly/theRSMPOC](bit.ly/theRSMPOC)

• All public notices about meetings will be sent 4 weeks in advance. You can find announcements in the Bay State Banner, Boston Sun, and South End News. Interpretation services will be available in Spanish, Haitian Creole, and other languages by request.

• The new meeting flow hopes to allow more time for the public to ask questions and make comments. Comments can be posted to the chat or made during the comment period. Please indicate if your questions is for the RSMPOC or BPDA. Remember, you can always share your thoughts online at [bit.ly/theRSMPOC](bit.ly/theRSMPOC)

• The public will have an opportunity to ask 6-8 questions, pending time restraints. Please limit your questions, comments and responses to 1-2 minutes so we can address as many questions as time allows. Any other questions will be answered via email or posted on [bit.ly/theRSMPOC](bit.ly/theRSMPOC). You can also email RSMPOC ([RSMPOC@gmail.com](RSMPOC@gmail.com)) or BPDA directly.

• When speaking, please remember to introduce yourselves indicating your name, if you represent an organization, and if you are a resident of Roxbury.

• **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](http://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

Source: Roxbury Strategic Master Plan, p.4
2. Planning Update
COVID-19 Resources

Stay up-to-date with COVID-19 related announcements, City of Boston reopening plans, and resources for you and your community at:

boston.gov/coronavirus

Content available in 16 languages.
PLAN: Nubian Square Process to Date

Introduction to PLAN: Dudley Square

Community Development

Open House
February 22, 2016

Walking Tour
March 16, 2016

Visioning
March 21, 2016

Transportation + Public Realm
April 19, 2016

What We Heard
May 16, 2016

Development Program uses
November 21, 2016

Urban Design
October 24, 2016

Development Scenarios
September 19, 2016

Economic Development II
July 18, 2016

Economic and Workforce Development
June 20, 2016

Values and Vision

Values + Priorities
January 23, 2017

RFP Drafting + Prioritization
February 27, 2017

Creating Housing
March 21, 2017

Econ Dev + Resource Fair
April 24, 2017

Visioning II
May 15, 2017

Drafting

RFP Guidelines Open House
January 22, 2018

Urban Design
November 27, 2017

Climate Redness + Resiliency
October 16, 2017

Neighborhood Experience
June 19, 2017

RFP Overview Workshop
February 26, 2018

DND Parcel Process

Draft RFP and Review Process Discussion
March 19, 2018

RFP Comments & Revisions
March - June 2018

Final Draft Versions for DND RFPs
June 29, 2018

RSMPOC Vote to Release RFPs
July 2, 2018

DND RFPs Released
July 16, 2018

Crescent and Malcolm X Parcels - Draft RFP Review
February 24, 2020

Crescent and Malcolm X & Putnam Parcels - Urban Renewal and Urban Design Guidelines
January 20, 2020

Blair Lot and Nawn Factory Parcels - RFPs Released November 20, 2019

RFP Affordability Requirements and AMI Discussion
November 18, 2019

Development Objectives and Guidelines for Crescent and Malcolm X & Putnam Parcels
October 21, 2019

RSMPOC Vote to Release RFPs
October 7, 2019

Parcel 8, Nawn, Blair RFP Discussion Workshop
June 17, 2019

Parcel 8, Nawn, Blair RFP Update
July 22, 2019

Crescent Parcel Urban Design Guidelines
September 29, 2020
Status of PLAN: Nubian Square Parcels

PLAN: Nubian Square Phase 1 - DND Parcels
• 40-50 Warren - Undergoing Article 80 Small Project Review
• 2147 Washington - Board Approved
• 135 Dudley - Undergoing Article 80 Large Project Review
• 75-81 Dudley - Board Approved

PLAN: Nubian Square Phase 2 - BPDA and DND Parcels
• PRC is reviewing submissions for Blair Lot, Nawn Factory, and Parcel 8
• Nawn Factory developer presentations October 5th

PLAN: Nubian Square Phase 3 - BPDA
• Crescent and Malcolm X Parcel - Draft RFP review was scheduled for March 23, 2020 (Presentation posted on BPDA website)
• Virtual Crescent Parcel Final RFP Review Meeting Sept. 29th
3. Developer Updates
Bartlett Place (Designated)

Name of Development Entity: Bartlett Place, LLC

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>48,000 sf</td>
</tr>
<tr>
<td>Residential</td>
<td>323 units</td>
</tr>
<tr>
<td>Surface Parking</td>
<td>85 spaces</td>
</tr>
<tr>
<td>Total Development Cost</td>
<td>$184M</td>
</tr>
</tbody>
</table>

Schedule:

Building B – Complete
Building E (condos) – Complete Nov 2018
Building A – Permitting is complete; Design Development is underway
Building D (senior housing) – Design development is underway
Building C – Design Development is underway
Proposed “Lot F” Parcels – Article 80 filing in September

Upcoming meeting on Sept. 24th and October 1st
Madison Tropical Commercial Development (Designated)

Name of Development Entity: Madison Tropical

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size*</th>
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<tbody>
<tr>
<td>Office/retail Building</td>
<td>59,000 sf</td>
</tr>
<tr>
<td>Total Development Cost</td>
<td>$57M</td>
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</tbody>
</table>

Job Creation Update:
As of December 2017, 334 people have worked on construction

Schedule:
Tentative Designation through November 2019
(Phase I) Tropical Foods expansion - Complete
(Phase II) 2101 Washington St. – Occupancy completed January-March 2018
(Phase III) 2085 Washington St. – Program overview/marketing underway. Notice of Project Change to be filed to amend project program from commercial to mixed use residential

Upcoming meeting on Sept. 28th and October 19th
# 2147 Washington (Designated)

## New Atlantic & Dream Development

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size*</th>
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</thead>
<tbody>
<tr>
<td>Retail - Haley House</td>
<td>2,017 SF</td>
</tr>
<tr>
<td>Commercial</td>
<td>1,881 SF</td>
</tr>
<tr>
<td>Parking</td>
<td>31 spaces</td>
</tr>
<tr>
<td>Residential (74 Units)</td>
<td>74 Units</td>
</tr>
<tr>
<td>Public Courtyard</td>
<td>2,500 SF</td>
</tr>
<tr>
<td><strong>Total Development</strong></td>
<td><strong>99,602 GSF</strong></td>
</tr>
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<table>
<thead>
<tr>
<th>Schedule:</th>
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</thead>
<tbody>
<tr>
<td>Article 80 Meetings</td>
</tr>
<tr>
<td>IAG Meeting</td>
</tr>
<tr>
<td>Final Designation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Status/Anticipated Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 6, 2019</td>
</tr>
<tr>
<td>December 16, 2019</td>
</tr>
<tr>
<td>Granted February 13, 2020</td>
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</table>
135 Dudley

Cruz Development Corporation

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size*</th>
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</thead>
<tbody>
<tr>
<td>Rental</td>
<td>55 Units</td>
</tr>
<tr>
<td>Condos</td>
<td>100 Units</td>
</tr>
<tr>
<td>Commercial</td>
<td>15,512 SF</td>
</tr>
<tr>
<td>Total Development Cost</td>
<td>$93M</td>
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</tbody>
</table>

Development Schedule (approximate):

- Article 80 approved Winter 2021
- Financing approved 2022
- Construction Starts Spring 2023
- Construction Completed Fall 2025
4. RSMPOC Questions and Comments
5. Community Questions and Comments