



Roxbury Strategic Master Plan Oversight Committee Meeting  
Monday, June 6, 2022  
6:00 PM to 8:00pm  
Zoom Virtual Meeting

---

## Attendees

**RSMPOC Members:** Valeda Britton, Dorothea Jones, Steven Godfrey, Nefertiti Lawrence, Marisa Luse, Charlotte Nelson, Susan Sullivan, Frank Williams, Norman Stembridge

**Not in Attendance:** True-See Allah, Frederick Fairfield, Catherine Hardaway, City Councilor Tania Fenandes Anderson (Ex-Officio), Rep. Jon Santiago (Ex-Officio), Rep. Chynah Tyler (Ex-Officio), State Senator Sonia Chang-Diaz (Ex-Officio)

**BPDA Staff:** Rebecca Hansen, Reay Pannesi, Jonathan Short, and Naoise McDonnell

## Link to PowerPoint:

<https://www.bostonplans.org/documents/planning/downtown-neighborhood-planning/rsm poc/presentations/20220606-presentations/english-presentation>

## Opening

On June 6, 2022, Co-Chair Norman Stembridge of the Roxbury Strategic Master Plan Oversight Committee called the meeting to order and welcomed everyone. Jonathan Short, BPDA Real Estate Development Officer, 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. Jonathan continued with zoom etiquette instructions and an overview of the meeting agenda. 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.

## Developer Updates

Rebecca Hansen, Deputy Director, Real Estate Portfolio Strategy & Disposition, began the developer updates by explaining that each developer would have 15 mins for presentation and Q&A.

## Parcel 10 (2085 Washington Street)

- Presentation

Program is in its third and final phase of development which includes 96 units made up of rental and homeownership units. There are 64 rentals in total which includes three 3-bedroom units, with rents at 30% AMI, twenty-eight 2-bedroom units, with rents ranging from 30% AMI to 80% AMI, twenty-seven 1-bedroom units, with rents ranging from 30% AMI to 80% AMI, and six studio units, with rents at 30% AMI. There are 32 homeownership units in total which includes twenty-four 2-bedroom units, selling between 100% AMI to market rate, and eight 1-bedroom units, selling at 100% AMI. The site will also include 24 underground parking spaces and will maintain the public parking above for Tropical Foods. There will also be 2,400 square feet of artist space in the development. There is no estimate of job creation at this time, but the Madison Park Development Corporation will attempt to hire in the Roxbury community and reach the employment goals of 51% people of color, 51% Boston residents, and 12% women. They will also use MWBE contractors for this program. The next quarter the developers will attempt to obtain zoning board of appeals approval, commitment of DHCD funds and tax credits, identifying tax credit syndicator, and make contractor selections. Construction is expected to begin by winter 2022-2023 and expected to be finished by summer 2024.

- RSMPOC and Community Question and Comments

Rebecca opened the floor for questions and comments from the RSMPOC and Community.

- A RSMPOC member asked Parcel 10 if they are doing their own monitoring for reaching the employment percentages for people of color, Boston residents, and women that they put forth.
  - Answer: Parcel 10 responded, yes, they work with the BRJP and presents to their board for any monitoring of the hiring stats. Additionally, they have internal monitoring process and will hire someone to monitor compliance.
- A RSMPOC member asked Parcel 10 what the month mortgage and rental payments would be for the units.
  - Answer: 1-bedroom: 30% AMI would be \$565 per month, 60% AMI would be \$1,198 per month, 80% AMI would be \$1,622 per month. Individuals with mobile housing voucher holders would be much lower than those rents.
- A Community member asked Parcel 10 will there be another public meeting before the project goes to the ZBA.
  - Answer: Its worth presenting with the community again and they will work with the BPDA to schedule a meeting.
- A community member asked Parcel 10 are these mixed used complexes with availability for market priced ownership opportunity.

- Answer: There are two market price ownership units in the development. Two of the 2-bedroom condos will be available at market rate.
- A RSMPOC member asked Parcel 10 Can we have something that comes to the Department if there are minor modifications so the Oversight Committee will be aware of it?
- A community member asked Parcel 10 What is the square footage allotted for commercial use and what kind of business are you looking at.
  - Answer: We do not have any space allotted for commercial use. The first floor will be lobby, artist space, and community space. The commercial uses are in the other two developments on Parcel 10.

#### 2147-2163 Washington Street

- Presentation

Program includes the development of 74 units that include rental and homeownership units. There are 62 units in total which includes four 3-bedroom units, with rents ranging between 30% AMI to 80% AMI, Twenty 2-bedroom units, with rents ranging between 30% AMI to 80% AMI, thirty one 1-bedroom units, with rents ranging from 30% AMI to 80% AMI, and seven studios, rents ranging from 30% - 80% AMI. There are 12 homeownership units in total which includes one 3-bedroom unit, sold at market rate, eight 2-bedroom units, sold between 100% AMI and market rate, two 1-bedroom units, sold at 100% AMI, and one studio unit, sold at market rate. The site will also include 32 underground parking spaces, 11 surface parking spaces, 4,200 square feet of commercial space, and 4,100 square feet of artist space for the community. There estimated to be 150 jobs created during the construction of this project but the number of permeant jobs created has not been estimated. In the next quarter the developer expects to start construction by June 2022 and expects to finish the project by April 2024.

- RSMPOC and Community Question and Comments

Rebecca opened the floor for questions and comments from the RSMPOC and Community.

- A RSMPOC member asked 2147-2163 Washington have you chosen a prime contractor that will do the development, the construction work.
  - Answer: We do have a general contractor, Kaplan Construction, they are working and they are proceeding.
- A RSMPOC member asked 2147-2163 Washington how closely will you monitor Kaplan Construction to insure that they are meeting the employment numbers in all of the trades.
  - Answer: Very closely. We put forth goals to exceed the Nubian Square hiring goals. We had them commit to meeting those goals and they had to identify the

sub-contractors that they will be using to make sure they are on the path to meet those goals

- A RSMPOC member asked 2147-2163 Washington do you have other projects in front of the RSMPOC and/or in the city of Boston.
  - Answer: We have other project that were before the RSMPOC that we are currently pursuing. You may see our company appear in other capacities but this the only project that is currently in the pipeline in Nubian Square.
- A community member asked 2147-2163 Washington as the jobs come on line can you please update your reporting to let community members know the percentages of MWB hires and when permeant jobs are created.
  - Answer: Sure, thank you.
- A RSMPOC member asked the BPDA and 2147-2163 Washington can you explain what breaking ground, designation, employment, and hiring mean in the development process for the public.
  - Answer: Each of these development are in different phases. This project has already gone through the public process, evaluation of the proposal, and the Article 80 process which reviews developments. They are now in the phase in which construction is beginning and they are here today to give an update on the construction of the project.

#### Blair Lot

- Presentation

Program includes the development of 15 homeownership units in total made up of entirely of 1-bedroom units, sold between 80% AMI and market rate. The site will also include 300 above ground parking spaces, 50,446 square feet of commercial space, 135,025 square feet of office/lab space, 34,500 square feet of cultural space, and 6,644 square feet of artist lab studios. There has been 86 jobs created in permitting and design, 38 of which are MWBE jobs, an estimated 325 jobs will be created in construction, 165 of which will be MWBE jobs, and an estimated 545 jobs will be created as permanent jobs, 280 of which will be MWBE jobs. In the next quarter the developer expects to obtain zoning approval, Boston landmarks approval, to apply for 5 million dollar MassWork grant for parking garage, and obtain final designation for the project. Construction is expected to start by Q4 2022 and expects to finish the project by Q2 2025.

- RSMPOC and Community Question and Comments

Rebecca opened the floor for questions and comments from the RSMPOC and Community.

- A community member asked Blair Lot please define people of color.
  - Answer: African Americans and Latinx mostly.
- A RSMPOC member asked Blair Lot how the increase in construction cost will impact the Nubian Ascends development.
  - Answer: There will be a 20% increase in construction cost. We are trying to manage it by looking at things that are pretty but not efficient and starting to make decision about our designs.
- A community member asked Blair Lot what does the two numbers 280 and 545 indicate for permeant jobs.
  - Answer: Those are jobs for those that will be working inside the project with us. We don't have an officer estimate yet but will include lab technicians, some office, some will work in our culinary space, garage managers, and Kevin Bacon's team. That's what those numbers represent.
- A community member asked Blair Lot how many levels will the building have.
  - Answer: We're up about 5 levels. Not taller than the Bowling building.
- A RSMPOC member asked Blair Lot once construction has begun will this project been done in phases. If so which building will be phase one and which will be phase two.
  - Answer: We will start with the residential on Harrison Street, then the garage, then the cultural, then the lab office in that sequence.
- A RSMPOC member asked the BPDA can you provide the total number of rental and homeownership units for artist in Nubian Square and the demand for them.
  - Answer: The BPDA works closely with the Mayor's Office of Arts and Culture and the holistic view of artist space and residences has been looked at by our Mayor's Office of Arts and Culture colleagues. We can certainly prove that information to this group and we can have them come to a follow up meeting to present and speak about the different opportunities available.
- A RSMPOC member asked Blair Lot what are you looking at hear about supply chain issues, in terms of material and equipment that will come in to your schedule and any idea what the cost difference would be at that time.
  - Answer: It shows itself when you get estimates from contractors because they will put a bump in the budget if they can't figure out the supply chain so they don't get caught. We will push them on supply chain validity and whether or not the number is real or fluff.

#### 40-50 Warren Street

- Presentation

Program includes the development of 32 homeownership units in total made up of twenty 2-bedroom units, sold between 100% AMI and market rate, and twelve 1-bedroom units, sold between 100% AMI and market rate. The site will also include 10,654 square feet of commercial space, 8,219 square feet of office space, and 2,435 square feet of retail space. There has been 5 jobs created, 3 of which are MWBE jobs, an estimated 70 jobs will be created in the future, 42 of which will be MWBE jobs. In the next quarter the developer expects to obtain financing commitments and to have a final design for ownership. Construction is expected to start by Q1 2023 and expected to finish by Q4 2024.

- RSMPOC and Community Question and Comments

Rebecca opened the floor for questions and comments from the RSMPOC and Community

- A community member asked 40-50 Warren are HOA fees included in any of these proposed ownerships and if so, how will the fees be calculated.
  - Answer: No, we have not included any HOA fees.
- A community member asked 40-50 Warren where is the project located.
  - Answer: We are just below the Palladio building and across the street from the bus depot. It is the parking lot that sits just below the Palladio.

#### 75-81 Dudley Street

- Program includes the development of 15 homeownership units in total made up of eleven 2-bedroom units, sold at 100% AMI, and four 1-bedroom units, sold at 100% AMI. The site will include 4,462 square feet of open space. The project is project to create 70 construction jobs, a minimum of 40% will be MWBE jobs. In the next quarter the developer expects to go through Article 80 small project review and submit for zoning approval. Construction is expected to start by spring 2023 and expected to finish by spring 2023.

- RSMPOC and Community Question and Comments

Rebecca opened the floor for questions and comments from the RSMPOC and Community

- A community member asked the BPDA and 40-50 Warren what does MWBE mean.
  - Answer: It means Minority or Women Business Enterprise. It is used when trying to understand minority or women participation in different projects.
- A community member asked 40-50 Warren what financing from the city

- Answer: We have not finalized the financing from the city. We are working with the Major's Office of Housing, but it not finalized so I am not at liberty to discuss further.
- A community member asked 40-50 Warren how is occupancy determined with two bedrooms.
  - Answer: The rule is one a half persons per bedroom. Two people, that are not a couple, qualify for a two- bedroom unit.
- A RSMPOC member asked 40-50 Warren you said that the number of units will be 15 units, down from 20. Does that mean that each unit will be larger or does it mean that the total development project will be smaller.
  - Answer: It means that the total development project will be smaller. We were required to set the building back further to maintain the tree viability. So, the building shrank overall.
- A RSMPOC member asked the BPDA with respect to the BRJP, public parcels, and parcels that are funded, can you frame that for us so we can get an accurate picture because all the project in front of us are subject.
  - Answer: The Boston Resident Jobs Policy was created by an administrative action from the city that requires projects on public land must meet certain criteria regarding employment on the development. The BRJP compliance team does the assessments that the criteria are being met.

Rebecca opened the floor for further questions and comments from the RSMPOC and Community. No other questions or comments were presented.

Norman thanked all for participating and adjourned the meeting.

Meeting adjourned at 7:23pm.