
Roxbury Strategic Master Plan Oversight Committee Meeting

July 12th, 2021

1. RSMPOC

Welcome and Orientation

Meeting Recording

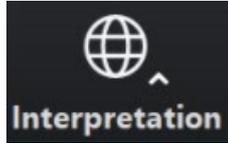
At the request of community members, this event will be recorded and posted on the Roxbury Strategic Master Plan webpage at

bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

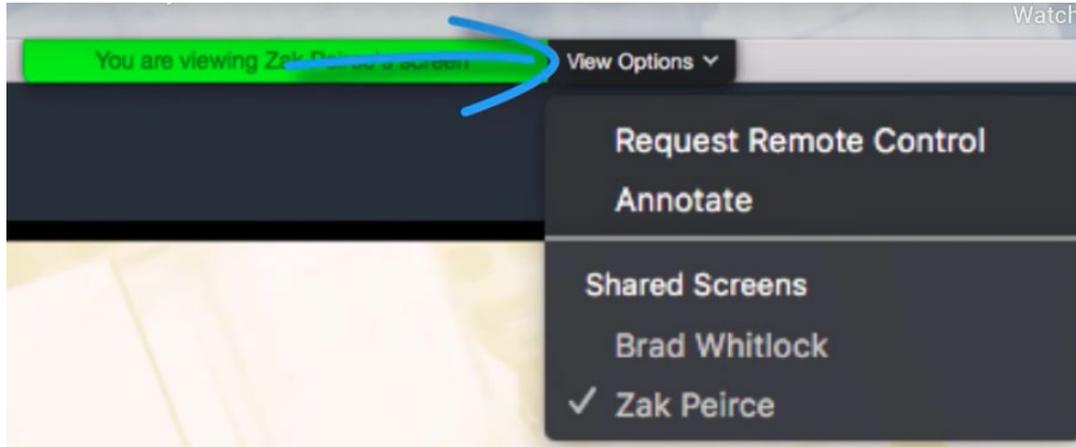
Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

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

Interpretation and Translation



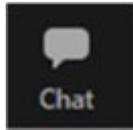
"Spanish" -for Spanish
"German" -for Haitian Creole
"English" -for English



Zoom Tips

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

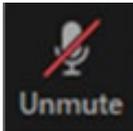
Your controls are at the bottom of the screen



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

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

Agenda

- 1. RSMPOC Welcome**
- 2. Planning Update**
- 3. Developer Presentations**

RSMPOC Overview and Updates

First Monday of the month

January 11, 2021

July 12, 2021

February 1, 2021

****No Meeting in August****

March 1, 2021

September 13, 2021

April 5, 2021

October 4, 2021

May 3, 2021

November 1, 2021

June 7, 2021

****No Meeting in December****

RSMPOC Responsibilities

- 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.

- **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.

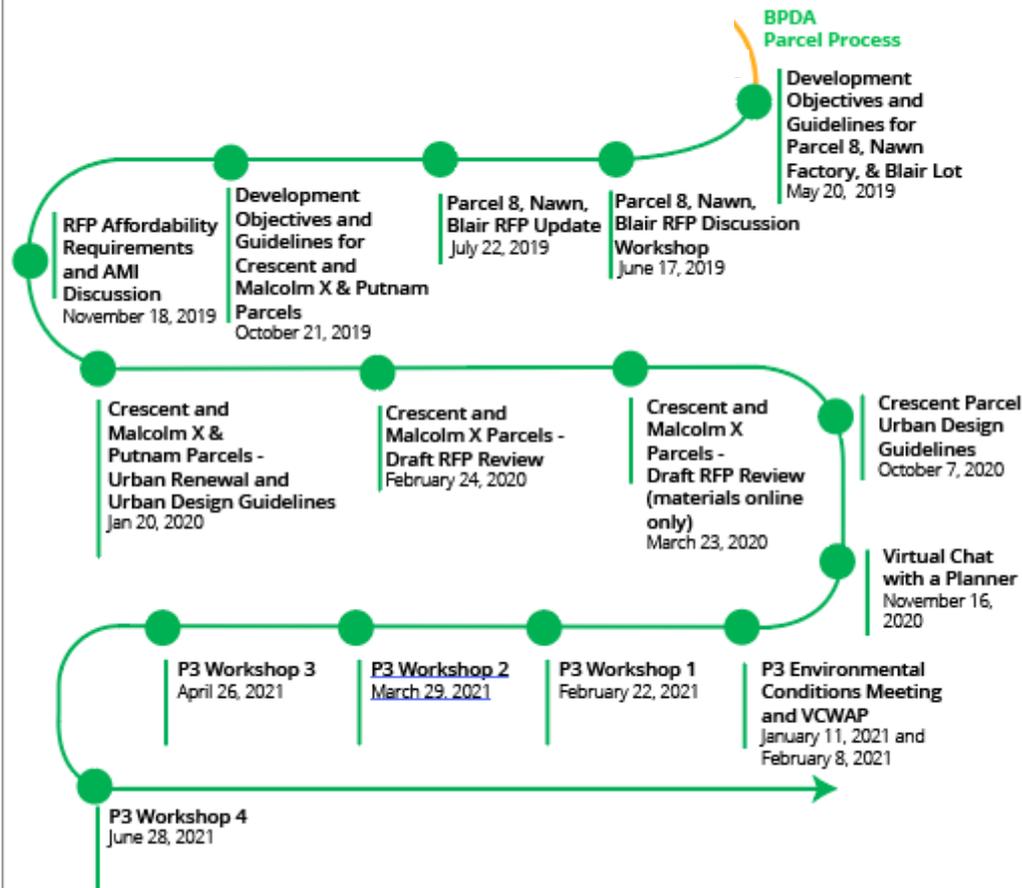
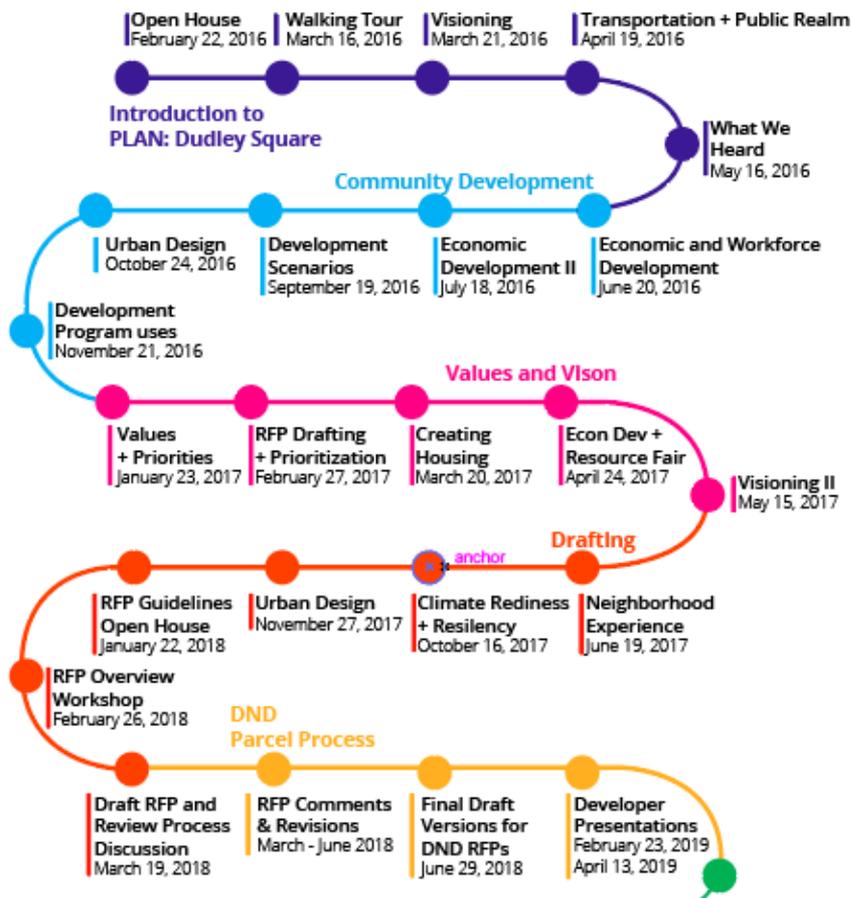
For more information about upcoming meetings, development projects and how to get involved, visit bit.ly/theRSMPOC

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

2. Planning Update

PLAN: Nubian Square Process to Date



PLAN: Nubian Square Updates

- At P3 Workshop 4 (June 28th) we discussed the advantages and disadvantages associated with different uses in the context of Roxbury demographic patterns. We also announced that the site will be RFP'ed as a Lead developer/co-developer site, as per the advice received from the Diverse Developer Survey.
- At P3 Workshop 5 (Aug 2nd) we will discuss how the site could look, and share a DRAFT version of the RFP for community feedback
- August 23rd we will hold a P3 Chat with a Planner, where residents can provide feedback on the RFP.
- We hope to take the RFP to vote during the Sept. 13th RSMPOC meeting

3. Developer Updates

135 Dudley Street Updates

Cruz Development Corporation

Article 80 – TBD; Winter 2021

Boston Civic Design Commission (“BCDC”) – Approved

Funding Resources & Applications Submitted

City of Boston DND Application

DHCD

MHFA

Mass Works

Committed (verbal)

To Be Filed

To Be Filed

Application in process

Other Notable Updates:

- The unit count has changed to 110 condominiums and 60 rental units for a total of 170
- We have received a verbal commitment from DND for funding and article 80 is projected for summer 2021

135 DUDLEY STREET

Cruz Development Corporation

Program Component	Size
Residential Condominiums	110 units
Residential Rentals	60 Units
Retail / Commercial	8,703 s/f
Parking Garage	142 Spaces
Total Development Cost	\$ 107,000,000

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





135 Dudley Street
Boston, MA 02118
The [unclear]

N.T.S. 



WATERWALL Design in collaboration with either Aquatech or Georgia Fountain Company

BOSTON PUBLIC LIBRARY



135 Dudley Street
 Boston, MA 02118
 The Architects



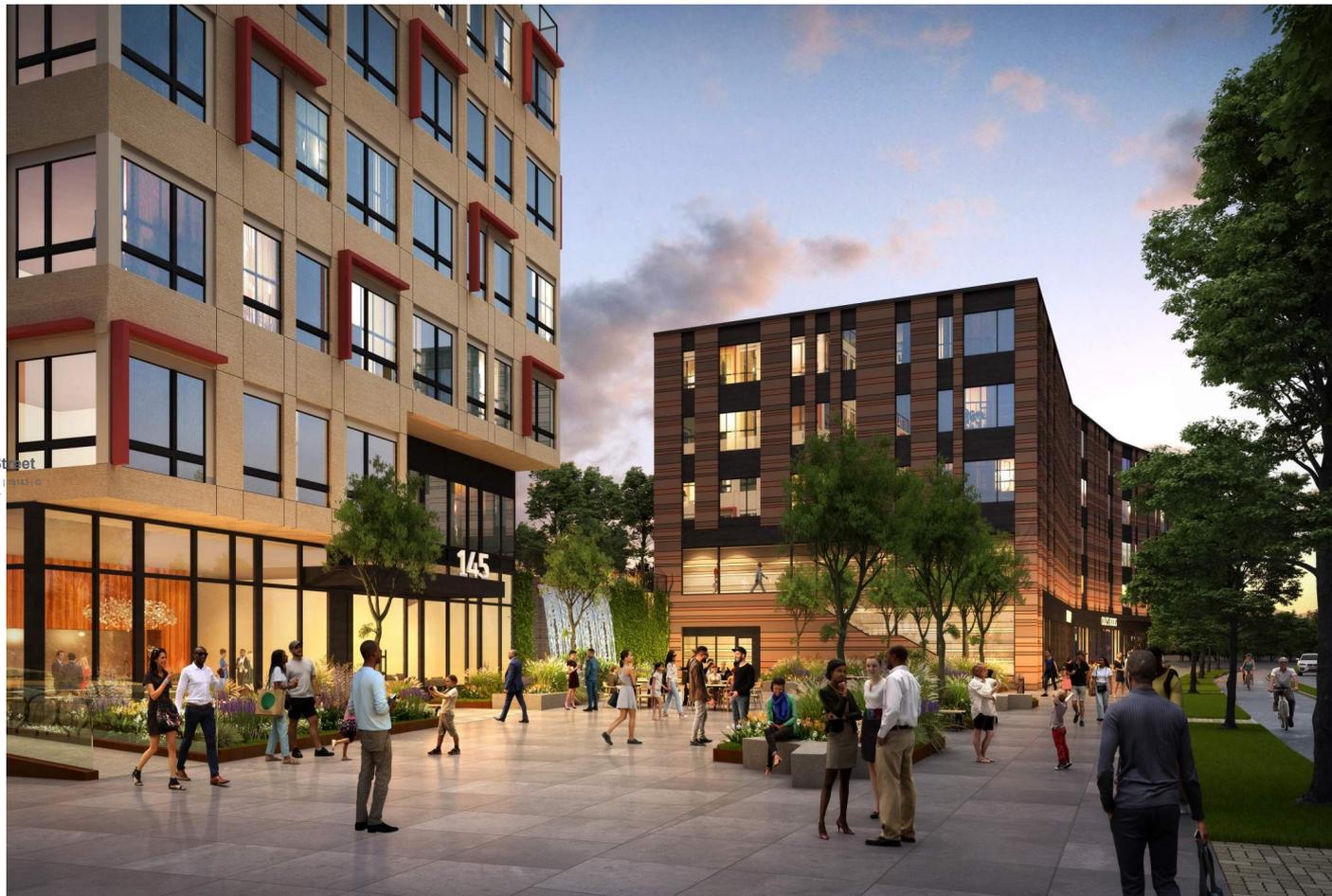
135 Dudley Street
Boston, MA | June 29, 2021 | 18143 | ©
The Architectural Team, Inc.



Nubian Plaza

135 Dudley Street

Boston, MA | June 29, 2021 | © 2021
The Architectural Team, Inc.



Nubian Plaza

135 Dudley Street
Boston, MA 02110
The Apartment Project



135 DUDLEY STREET UNIT MIX

Unit AMI

Rental	0 Bed	1 Bed	2 Bed	3 Bed	Total
≤30%	0	5	19	1	25
≤50%	0	15	5	3	23
≤60%	0	4	7	1	<u>12</u>
					<u>60</u>

For Sale	0 Bed	1 Bed	2 Bed	3 Bed	Total
≤80%	1	2	9	1	13
≤100%	1	2	10	1	<u>14</u>
					<u>27</u>

For Sale Condo Affordability Calculation

BR's	Square Footage	Affordability	Median Income	Sales Price	Annual Tax	Annual Insurance	PMI	Condo Fee
1	750	80%	\$67,700	\$225,700	\$5,000	\$1,800	\$1,608	\$3,270
2	973	80%	\$87,000	\$255,950	\$5,600	\$2,200	\$1,824	\$4,242
3	1,312	80%	\$96,650	\$296,250	\$6,200	\$2,600	\$2,111	\$5,720
1	750	100%	\$84,600	\$280,300	\$5,000	\$1,800	\$1,997	\$3,270
2	973	100%	\$108,650	\$324,350	\$5,600	\$2,200	\$2,311	\$4,242
3	1,312	100%	\$130,500	\$368,950	\$6,200	\$2,600	\$2,629	\$5,720
		Down Payment	Mortgage Amount	Interest Rate	Term Yrs	Mortgage Payment	Income Needed	% AMI
1	750	\$11,285	\$214,415	3.75%	30	\$7,189	\$67,382	79.65%
2	973	\$12,798	\$243,153	3.75%	30	\$8,152	\$78,636	72.38%
3	1,312	\$14,813	\$281,438	3.75%	30	\$9,436	\$93,096	71.34%
1	750	\$14,015	\$266,285	3.75%	30	\$8,928	\$74,982	88.63%
2	973	\$16,218	\$308,133	3.75%	30	\$10,331	\$88,158	81.14%
3	1,312	\$18,448	\$350,503	3.75%	30	\$11,751	\$103,216	79.09%

Rental Income & Rental Limits

Income	Annual	Hourly	Annual	Hourly	Annual	Hourly
HH Size	30%	30%	50%	50%	60%	60%
1	\$28,200	\$13.56	\$47,000	\$22.60	\$56,400	\$27.12
2	\$32,200	\$15.48	\$53,700	\$25.82	\$64,440	\$30.98
3	\$36,250	\$17.43	\$60,400	\$29.04	\$72,480	\$36.46
4	\$40,250	\$19.35	\$67,100	\$32.26	\$80,520	\$38.58
5	\$43,500	\$20.96	\$72,500	\$34.86	\$87,000	\$41.83
6	\$46,700	\$22.45	\$77,850	\$37.43	\$93,420	\$44.91

Monthly Rent

BDRMS	30%	50%	60%
Studio	\$705	\$1,175	\$1,410
1	\$755	\$1,258	\$1,510
2	\$906	\$1,510	\$1,812
3	\$1,046	\$1,745	\$2,094

Nubian Square Ascends Updates

Nubian Ascend Partners LLC

Article 80 (Filing) – July 2021

Construction Start – Target April 2022

Construction Completion - Target May 2024

Funding Resources & Applications Submitted

Senior Bank Debt

TBD

Sponsor Equity

Obtained

JV Equity

Pending

Philanthropic Donations

TBD

NMTC Equity

Finalizing July 2021

MHIC Predevelopment Loan

Submitted May 2021

Massworks (Comm One Stop)

Submitted June 2021

MassHousing

August 2021 Submission

CPA Funds Application

September 2021 Submission

Nubian Square Ascends

Nubian Ascend Partners LLC

Program Component	Size
Housing	17,320 s/f; 15 units
Artist Work Studios	9,200 s/f
Commercial (Office / Retail / Lab Training)	201,060 s/f
Cultural Hall	29,8470 s/f
Parking Garage	122,730 s/f; 300 Spaces
Total Development Cost	\$ 132,000,000

Job Creation Update	Number of Jobs (Actual or Expected)
Construction	530
Permanent	550
Percentage Local	51%?
Total Number of Jobs Created	1,080



2147 Washington Street Updates

New Atlantic Development and DREAM Development

Article 80/ZBA- Approved

PIC- Pending

Funding Resources & Applications Submitted

<i>Construction/Bridge Loan</i>	<i>Committed</i>
<i>Permanent Loan</i>	<i>Committed</i>
<i>LIHTC Investment</i>	<i>Committed</i>
<i>Workforce Housing Program</i>	<i>Committed</i>
<i>DND/CPA/NHT Subsidies</i>	<i>Committed</i>
<i>State DHCD Subsidies</i>	<i>Committed</i>

Other Notable Updates:

- Kaplan Construction (WBE) has been selected as contractor

2147 Washington Street

New Atlantic Development and DREAM Development

Program Component	Size
Residential Condominiums	12 Units
Residential Rentals	62 Units
Retail / Commercial	4,184 sf
Parking	43
Total Development Cost	\$37,861,872

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



75 Dudley Street Updates

Madison Park Development Corporation (MPDC)

Article 80/ZBA – Pending

PIC/BWSC – Pending

Funding Resources & Applications Submitted

DND

CPA

MassHousing Workforce Production Funds

MassDevelopment Brownfields Grant

Obtained

Obtained

Application in Process

Obtained

Other Notable Updates:

- The project has been redesigned in order to preserve the street trees on Dudley Street and the project team have submitted a Schematic Design set for review.
- The project program and financing have and may continue to change due to the required redesign.

75 Dudley Street Street

Madison Park Development Corporation (MPDC)

Program Component	Size
Residential Condominiums	15 units
Retail / Commercial	N/A
Total Development Cost	TBD

Job Creation Update	Number of Jobs (Actual or Expected)
Construction	~70 FTE
Permanent	N/A
Percentage Local	51%*
Total Number of Jobs Created	~70 FTE



* MPDC will continue to strive to meet and/or exceed : 51% People of Color, 51% Boston Residents and 12% Women

The Batson Building / 40-50 Warren Street Updates

New Urban Collaborative

Article 80/ZBA – Approved

Funding Resources & Applications Submitted

Blue Hub/Life Initiative/DND(Predev) Obtained

DHCD

To be filed

Boston Financial

To be filed

Masshousing

To be filed

Other Notable Updates: We are preparing our DHCD app for LIHTC funding, but will be postponing our submission until the spring mini round. We continue to progress design.

The Batson Building / 40-50 Warren Street

New Urban Collaborative

Program Component	Size
Residential Rentals	25 units
Retail / Commercial	10,654 sqft
Total Development Cost	\$14,687,112

Job Creation Update	Number of Jobs (Actual or Expected)
Construction	40*
Permanent	30*
Percentage Local	60%*
Total Number of Jobs Created	70*

* Expected numbers



Appendix

Tablet/Phone Screenshot

