

# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

June 2, 2025



Planning Department

CITY of **BOSTON**

# MEETING RECORDING

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**At the request of community members, this event will be recorded 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

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**“Spanish” –for Spanish**

**“Haitian Creole” –for Haitian Creole**

**“English” – for English**

**“Cape Verdean Creole” - Cape Verdean Creole**

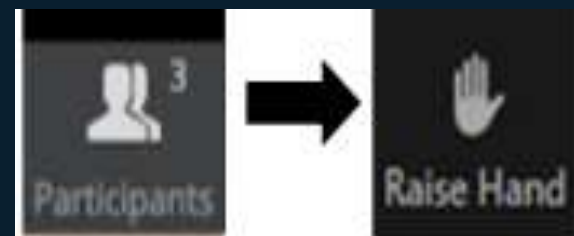
# ZOOM TIPS

**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

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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 [christine.brandao2@boston.gov](mailto:christine.brandao2@boston.gov)**

**I**

# **AGENDA**

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- 1. RSMPOC Welcome**
- 2. 2085 Washington Street**
- 3. Parcel 3 (Tremont Crossing)**

# 1. RSMPOC Welcome



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# RSMPOC OVERVIEW AND UPDATES

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## *First Monday of the month*

**January 5, 2025**

**February 3, 2025**

**March 3, 2025**

**April 7, 2025**

**May 5, 2025**

**June 2, 2025**

**July 7, 2025**

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

**September 8, 2025**

**October 6, 2025**

**November 3, 2025**

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



# **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**

Source: Roxbury Strategic Master Plan, p.4

## 2. 2085 Washington Street



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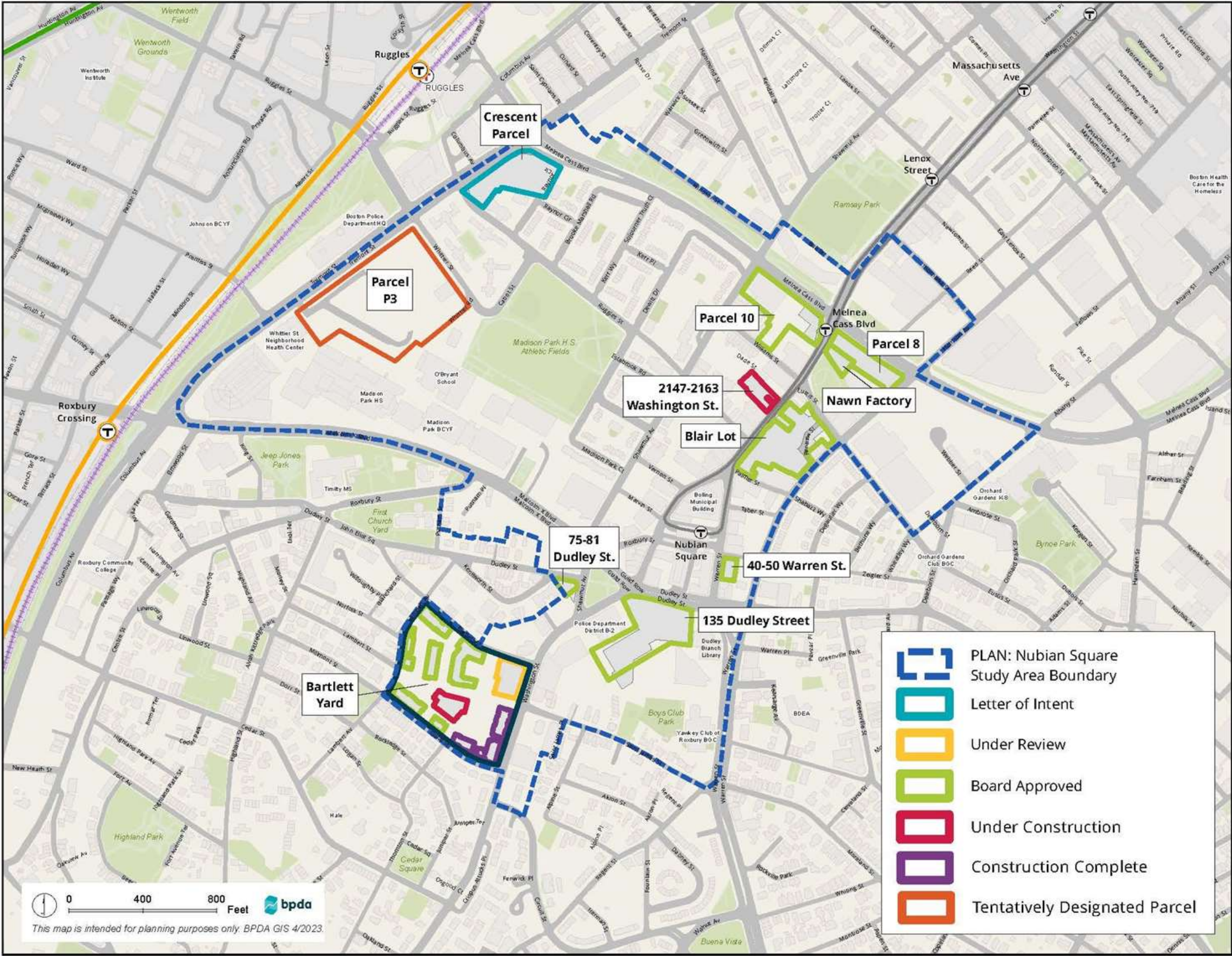


# Real Estate Disposition Status





# Article 80 Project Phase





# 2085 Washington Street



## Current Project Phase: Predevelopment

### Programming Highlights:

- 96 units of mixed-income rental and mixed-income homeownership new construction
- 129,000 gsf residential and community space
- A new Gateway Plaza at entry to Nubian square filled with landscaping and artwork
- Arts focus with work/sell spaces and galleries
- Parking and access preserved for Tropical Foods and 2101 Washington Street
- Commitment to local, diverse hiring and contracting
- Extensive and inclusive community engagement process

### Development Entities:

Madison Trinity 2085 Development LLC



Viewing looking into Nubian Square



# 2085 Washington Street



## Project Site Plan

1





# 2085 Washington, Regulatory Milestones & Timeline



Stabilized Occupancy	June 2028 (rental), August 2028 (homeownership)
Construction Completion	March 2028
50% Construction Completion	May 2027
Construction Start	March 2026
Completed Financing	March 2026
State Subsidy Awards	July 2022, funding increase July 2023
City Subsidy Awards	January 2022, February 2023
Public Improvement Commission Approval	May 2023
Zoning Board of Appeal Board (ZBA)	April 2023
Article 80 Board Approval	May 2022
BCDC Approval* 100,00 sqft or significant public realm	May 2022
Article 80 Review Start (LOI Filed)	March 2013
BPDA or Mayor's Office of Housing (MOH Developer Designation)	Tentative designation May 2012, Final designation expected Sept. 2023

# 2085 Washington Community Engagement

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- District 7 City Councilor Tania Fernandes Anderson: 7/7/2022, 3/13/23, 4/8/23
- Roxbury Neighborhood Council: 9/22/2022, 10/27/2022
- Project Review Committee: 1/31/2019, 9/28/2020, 1/21/2021, 5/20/2021, 11/17/2021, 12/8/2021
- 2085 Washington Street Abutters (Mayor's Office of Neighborhood Services): 9/27/22
- Friends of Melnea Cass Boulevard: 7/28/2021, 12/1/2021
  - Resulted in building design changes that preserve 4 mature pear trees on site
- Boston Landmarks Commission: 1/26/2021, 6/22/2021, 11/23/2021, 6/28/2022
  - Resulted in building redesign to comply with height restrictions within 60ft of Eliot Burying Ground
- Roxbury Main Streets: 9/13/2020
- Tropical Foods: 12/16/2019, 5/7/2020, 7/2/2020, 9/2/2020, 1/25/2021, 2/9/2021, 12/16/2021, 2/24/2022, 8/11/2022

# 2085 Washington



## Project Uses and Programming

Parking Spaces (# of spaces)	24 below-grade garage (12k sf)
Commercial (sq.ft.)	0
Office (sq.ft)	0
Cultural (sq.ft)	4400 SF (artist work/sell spaces, galleries, community amenity)
Residential (sq.ft.)	112,000 SF
Open Space (sq.ft.)	~5000 SF community plaza
Other Uses (please specify) (sq.ft.)	

# 2085 Washington Street



## Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Up to 50% AMI (Includes homeless set-aside) <i># of Units / Average Rent</i>	Middle Income Up to 60% AMI <i># of Units / Average Rent</i>	Middle Income Up to 80% AMI <i># of Units / Average Rent</i>	Up to Market Rate <i># of Units / Average Rent</i>	Total Rental Units
Studio	6	6	0	0	0	6
1 Bedroom	1 PBVs, tenants pay 30% of their income	3 \$1,167	13 \$1,391	12 \$1,890	0	28
2 Bedroom	6 PBVs, tenants pay 30% of their income	8 \$1,356	9 \$1,656	10 \$2,255	0	27
3+ Bedroom	3 PBVs, tenant pays 30% of their income	3	0	0	0	3
Total Units	16	20	22	22	0	64
Percent Total Units	17%	21%	23%	23%	0%	66.7%



# 2085 Washington Street



## Homeownership Units Overview

	Middle Income Up to 80% AMI <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Middle Income Up to 100% AMI <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Up to Market Rate <i>(# of Units) / Average Sales Price / Average Mortgage Price</i>	Total Homeownership Units
Studio	0	0	0	0
1 Bedroom	4 \$213,700 sales \$207,289 mortgage	4 \$280,700 sales \$272,279 mortgage	0	8
2 Bedroom	11 \$252,000 sales \$244,440 mortgage	11 \$326,000 sales \$316,220 mortgage	2 Sales price subject to market conditions, currently projecting approx. \$405,000	24
3+ Bedroom	0	0	0	0
Total Units	15	15	2	32
Percent Total Units	16%	16%	2%	33.3%

*\* AMI is an acronym for Average Median Income. AMI is based on where you live and your household size.*

# 2085 Washington Street



## Job Creation in Percentages

Created	
Minority/Women Business Enterprises (MWBE) Created	
Projected	353
Minority/Women Business Enterprises (MWBE) Projected	35% of construction costs to MBE; 10% of construction costs to WBE 51% work hours to POC, 12% to women, 51% to Boston residents

# 2085 Washington Street – Not under construction



# BRJP Report for Projects Under Construction

[illegible]

# QUESTIONS/COMMENTS



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### 3. Parcel 3 (Tremont Crossing)



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# P3 ROXBURY

HOUSING

EQUITY OPPORTUNITY





# OUR VISION





# OUR VISION

Project will transform a vacant lot into...

A robust economic engine for Roxbury

~800,000 SF of lab space

~10,000 SF life science workforce training center (Lab Central Ignite)

~46,000 SF of destination retail space

~2,400 permanent jobs

~1,600 construction jobs

A social and cultural hub

~31,000 SF Embrace Center by Embrace Boston

A vibrant mixed-income community

- 144 affordable condos
- 164 affordable rentals
- 40 market-rate condos
- 118 market-rate rentals





# LISTEN





# HOUSING



466 total units



144 affordable homeownership units



164 affordable rental units



158 market rate units



# OPPORTUNITY



2,400 Permanent Life Science Jobs

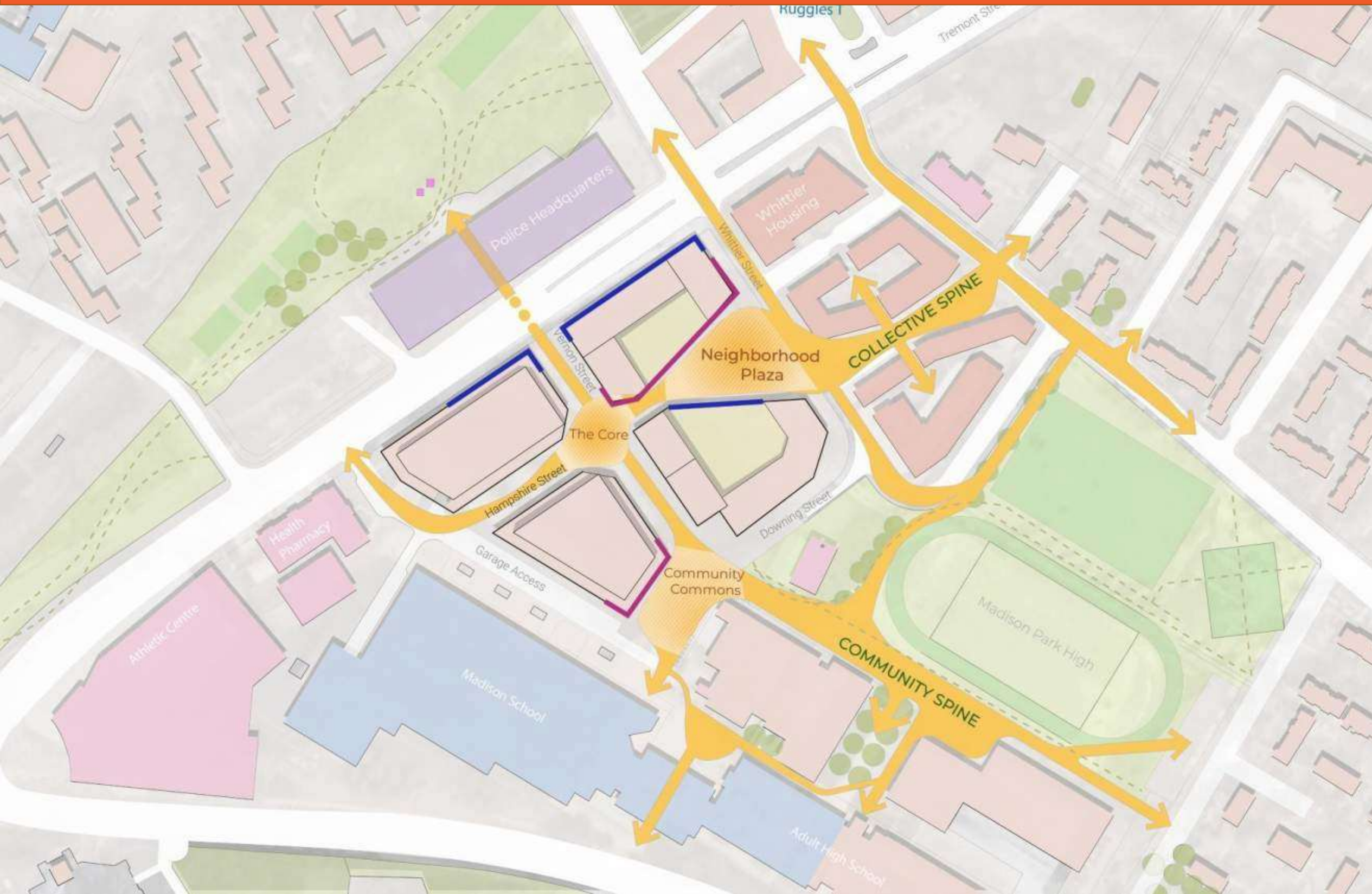


1,600 Construction Jobs





# INTEGRATE





# CULTIVATE





# ACTIVATE





# ACTIVATE



~700,000 SF Life Science Space 2,400  
Life Science Jobs  
10,000 SF Life Science Training Center by LabCentral Ignite



# ACTIVATE

**184 Homeownership Units (144 Affordable; 40 Market Rate)**  
**282 Rental Units (164 Affordable; 118 Market Rate)**





# ACTIVATE

142,570 SF or 3.27 Acres of Open Space



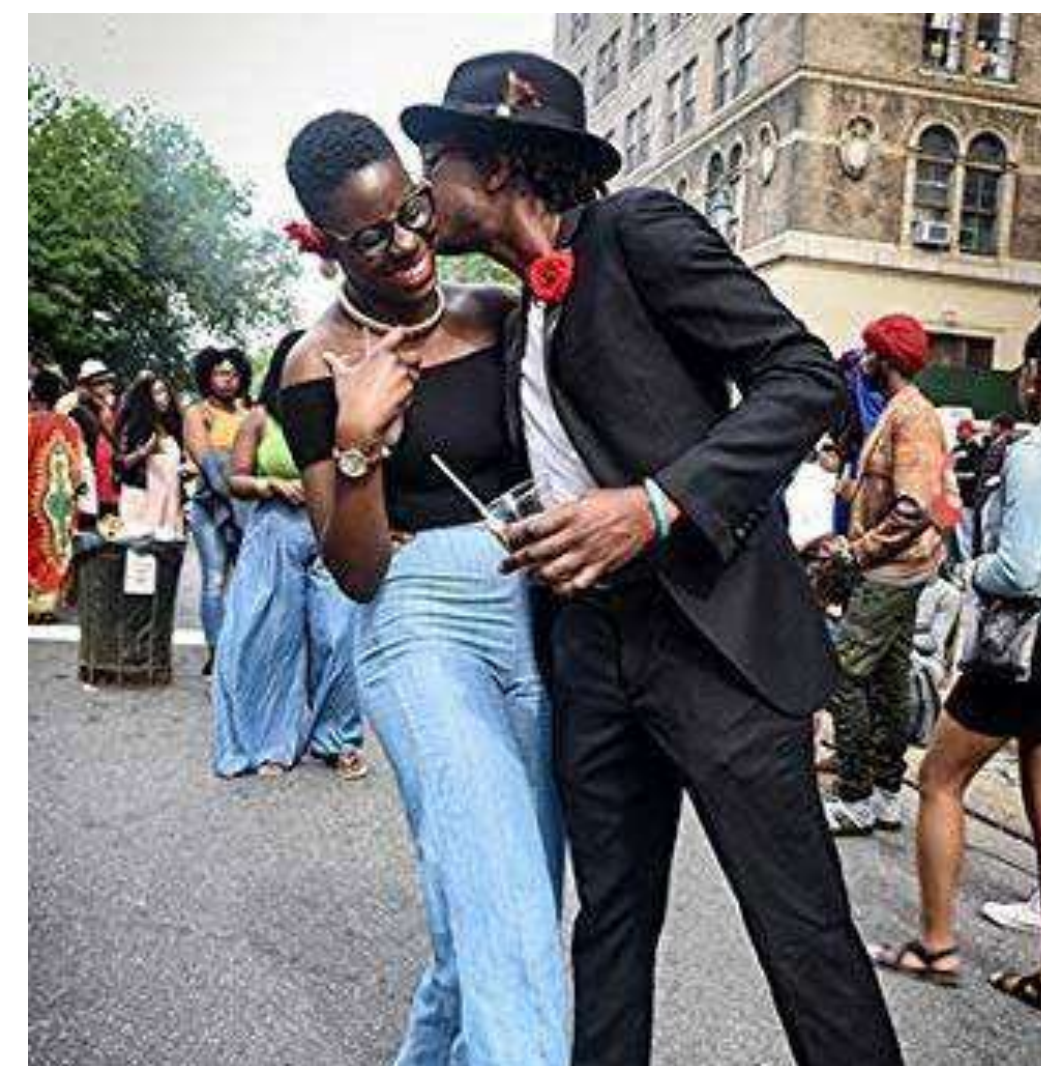


# LabCentral Ignite



Training Center & Lab  
*10,000 SF in Building E*

Connect  
underrepresented  
students and innovators  
to academic, technical  
skills-building,  
mentoring, job  
placement, and board  
and leadership  
preparation  
opportunities that fuel  
biotech diversity and  
transform careers





# Embrace Boston



Embrace Center  
*31,100 SF in Building B*

Energize P3 with exciting  
programming and  
events

Honor the Kings' legacy  
in a new museum space

Advance the Kings'  
social and economic  
justice work through a  
new policy center





# ACTIVE RETAIL





# P3 PROGRAM

## Building A

- ~500,000 RSF
- Class A Life Science & Office Building
- ~270 parking spaces

## Building B

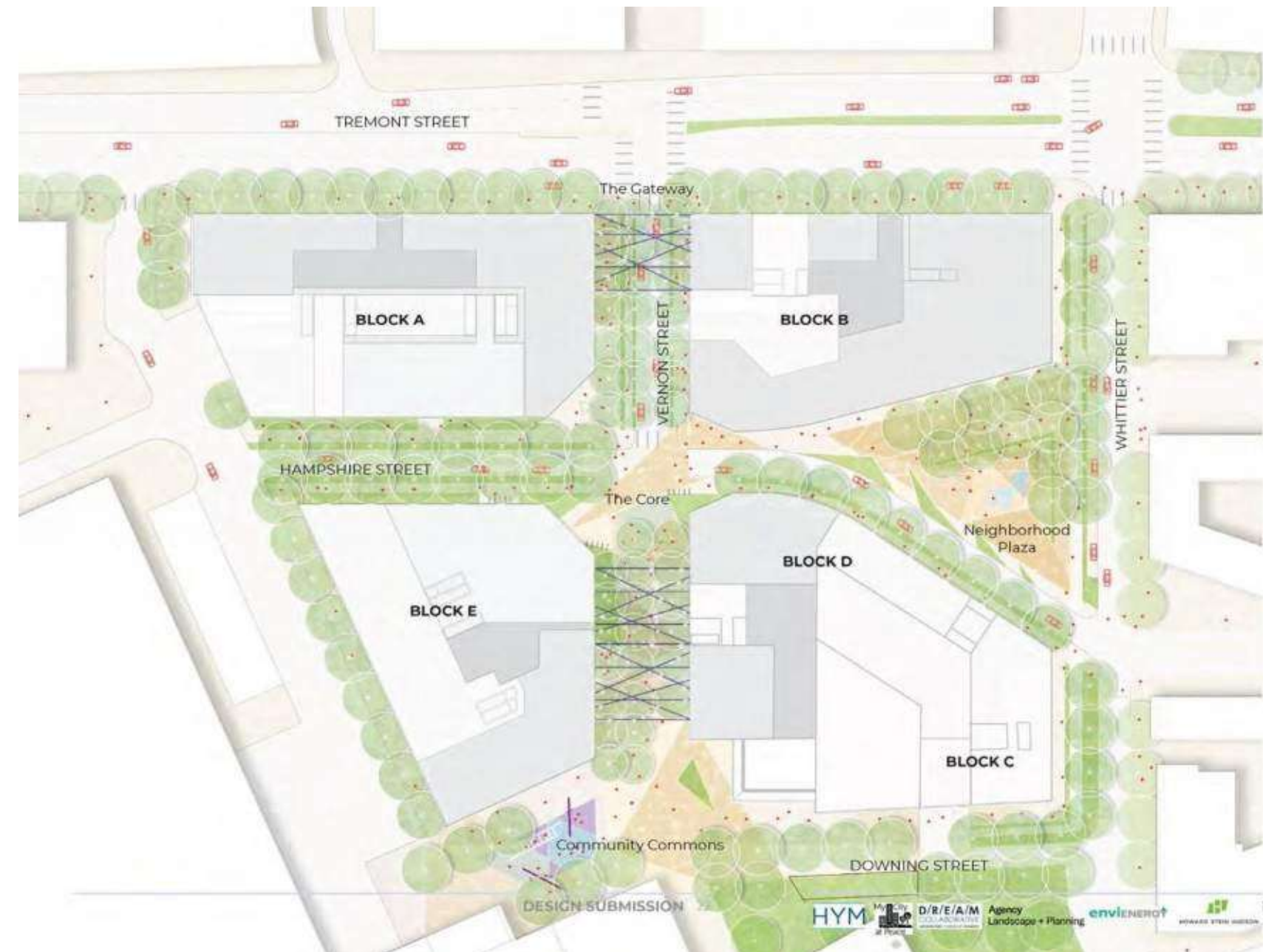
- 72 affordable homes
- 82 affordable rentals
- 118 market-rate rentals
- Embrace Boston

## Building C/D

- 72 affordable homes
- 82 affordable rentals
- 40 market-rate homes

## Building E

- ~336,000 RSF
- Class A Life Science & Office Building
- ~210 parking spaces
- LabCentral Ignite



# Sponsor Team



★ M/WBE or M/WNPO



Co-Sponsor



Co-Sponsor ★



Co-Developer – Affordable Units ★

D/R/E/A/M DEVELOPMENT

Co-Developer – Market Rental Units ★



Co-Developer – Retail ★



Co-Developer – Garage ★



Anchor Tenant ★



Anchor Tenant ★

D/R/E/A/M COLLABORATIVE

Architect ★

BURO HAPPOLD

MEP Engineer



Structural Engineer

Perkins&Will

Life Science Consultant

Agency  
Landscape + Planning

Landscape Architect ★

enviENERGY

Sustainability Consultant ★



Wind Consultant



Code Consultant



Geotechnical Engineer

VERTEX®

Environmental Engineer



Civil Engineer ★



Traffic Engineer



Permit Packager



Co-General Contractor ★

*goulston&storrs*

Attorney



Attorney



# WE DELIVER

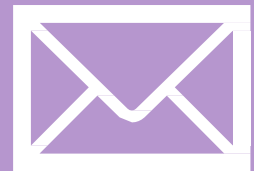




# GET IN TOUCH

Reverend Jeffrey Brown  
[revjb@mycityatpeace.com](mailto:revjb@mycityatpeace.com)  
(888) 826-0089  
My City At Peace  
34 Tremlett Street  
Dorchester, MA 02124

Thomas O'Brien  
[tobrien@hyminvestments.com](mailto:tobrien@hyminvestments.com)  
(617) 248-8905  
The HYM Investment Group One  
Beacon Street, 31<sup>st</sup> Floor Boston,  
MA 02108



[p3roxbury@gmail.com](mailto:p3roxbury@gmail.com)



[p3roxbury.com](http://p3roxbury.com)





# QUESTIONS/COMMENTS



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**THANK YOU**

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RSPMOC Co-Chairs  
Norm Stembridge & Steven Godfrey

STAY CONNECTED: [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC)

Christine Brandao  
[christine.brandao2@boston.gov](mailto:christine.brandao2@boston.gov)



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