

MEETING RECORDING



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

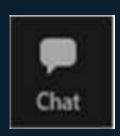




"Spanish" –for Spanish
"Haitian Creole" –for Haitian Creole
"English" – for English
"Cape Verdean Creole" - Cape Verdean Creole

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

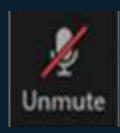
Your controls are at the bottom of the screen



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 andit 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 christine.brandao2@boston.gov

AGENDA

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- 1. RSMPOC Welcome
- 2. Franklin Cummings Tech
- **3. The Nawn Factory**
- **4.Bartlett Station**

1. RSMPOC Welcome

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Planning Department

CITY of BOSTON

RSMPOC OVERVIEW AND UPDATES



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



- 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: 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. Franklin Cummings Tech



Roxbury Strategic Master Plan Oversight Committee Meeting July 7, 2025

Presentation by Aisha Francis, Ph.D. President and CEO



studio garchitects
building sustainable communities

Franklin Cummings Tech 1011 Harrison Avenue Roxbury, MA 02119



Harrison Avenue/ Eustis Street Entrance



Subcontractor-Specific Trade Highlights

- AGF Steel -> 48% Resident participation
- ERF Mechanical -> 11% Women participation
- Genesis Construction -> 36 Resident participation
- HB Welding -> 41% Resident and 59% POC participation
- Triple J Drywall & Carp -> 78% POC and 11% women participation.

Dellbrook Specific Community Event

- Dearborn STEM visits FCT Friday, March14th,
 2025
- OSHA 10 at Bruce Bolling Building Saturday, April
 5 and Saturday, April 12th, 2025
- Cathedral Visits FCT Friday, May 30th, 2025

Dellbrook FCT Student Engagement

- Meet the Team June 5th, 2024
- Ground Improvement Site Visit Late June, 2024
- Foundation & Concrete Site Visit August 2024
- Steel Erection Site Visit September / October
 2024

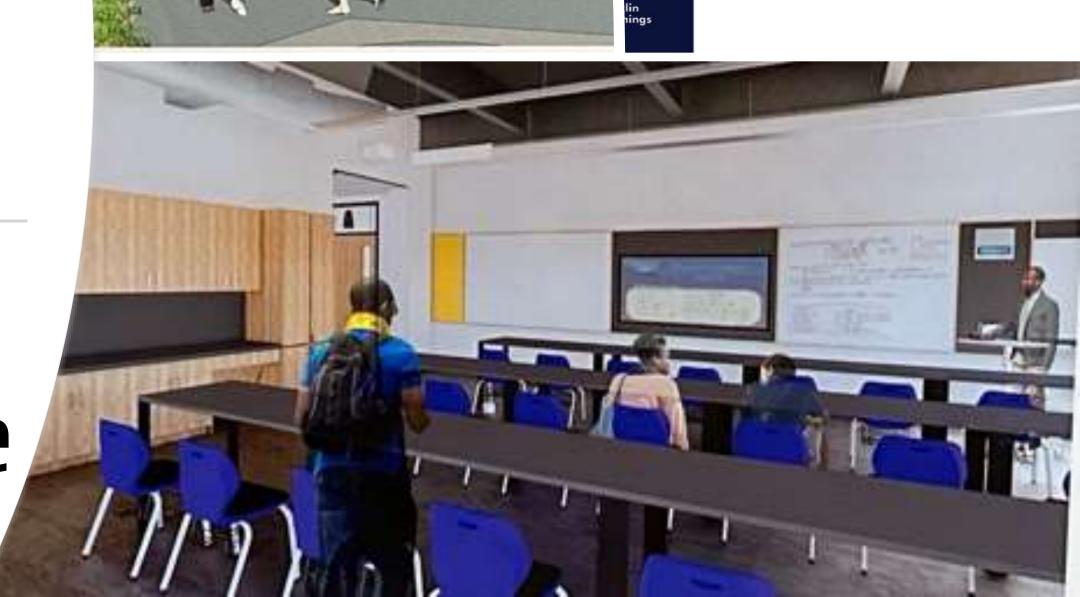
Welcome Desk-Security



Automotive Lab



Typical Smart Classroom Space



Admissions Welcome Area 2nd floor



Student Study Area
2nd floor



Student Lounge 3rd floor



Faculty-Staff Lounge 3rd floor



Liberty Level— Roof Deck & Learning Lab



MBE Contracting goal: 35% Actual: 39.77%

WBE Contracting goal: 10% Actual 26.26%

Overall project:

- All active contractors comply with the weekly certified payrolls.
- Apprentice POC and women's goals exceed overall project goals, which indicates that more women and POC are entering the trades.
- POC participation is very high on this project.
- All Contractors have submitted the necessary paperwork under the BRJP (QWPF and Questionnaires)
- Resident Verification is at 73%.
- Weekly Submission rate: 6 (within 7-day grace period)

Skilled Trades Highlights

- Laborer -> 55% POC Participation
- Carpenter -> 58% POC and 8% Woman Participation
- Cement Mason -> 69% POC Participation
- Equipment Operator -> 31% Boston Resident Participation
- Iron Worker > 42% Resident and 44% POC Participation
- Masons -> 100% POC participation
- Plumber -> 11% Woman participation
- Roofer > 89% POC participation
- Sheet Metal Worker -> 30% POC and 36% women's participation

QUESTIONS/COMMENTS



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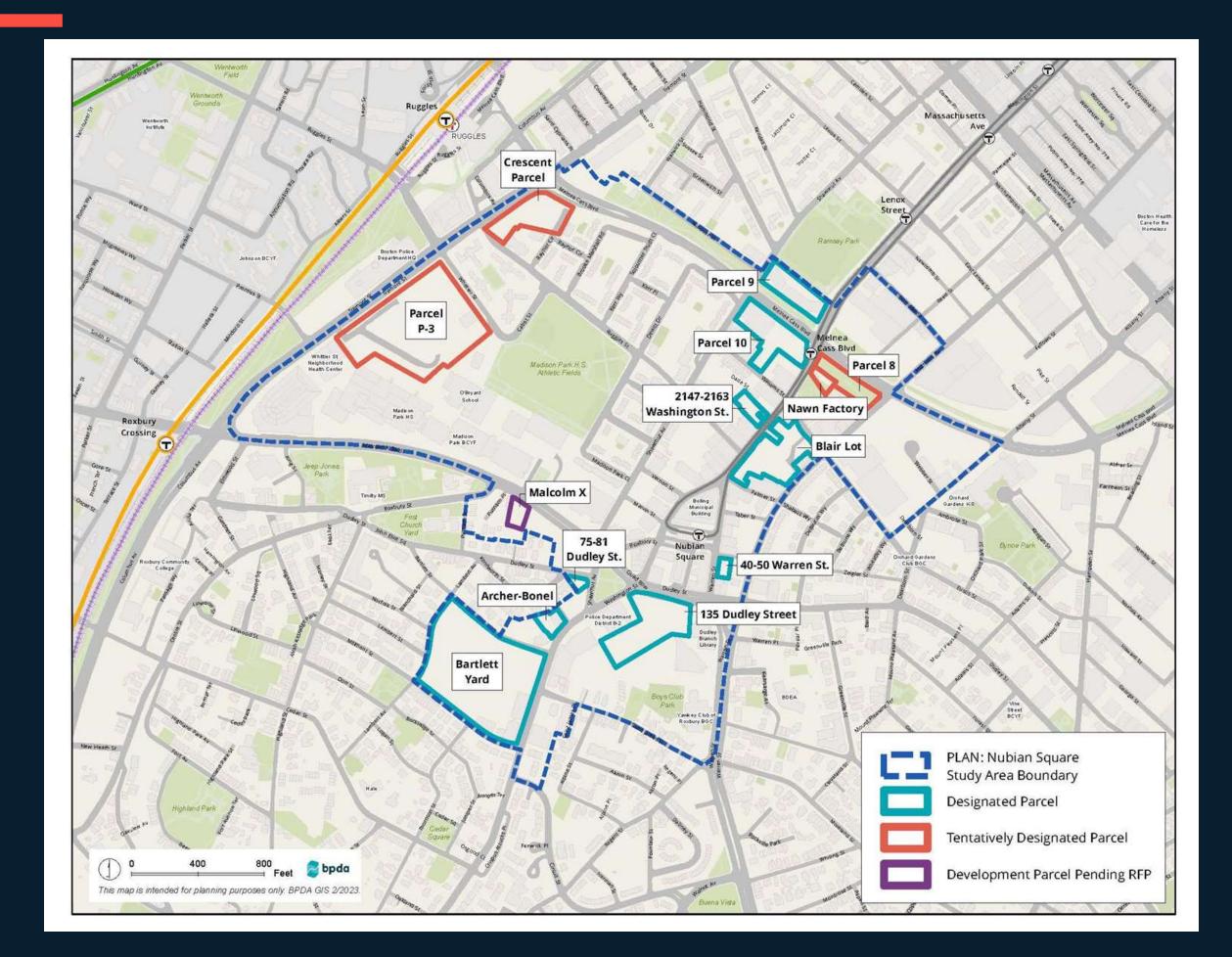
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3. The Nawn Factory



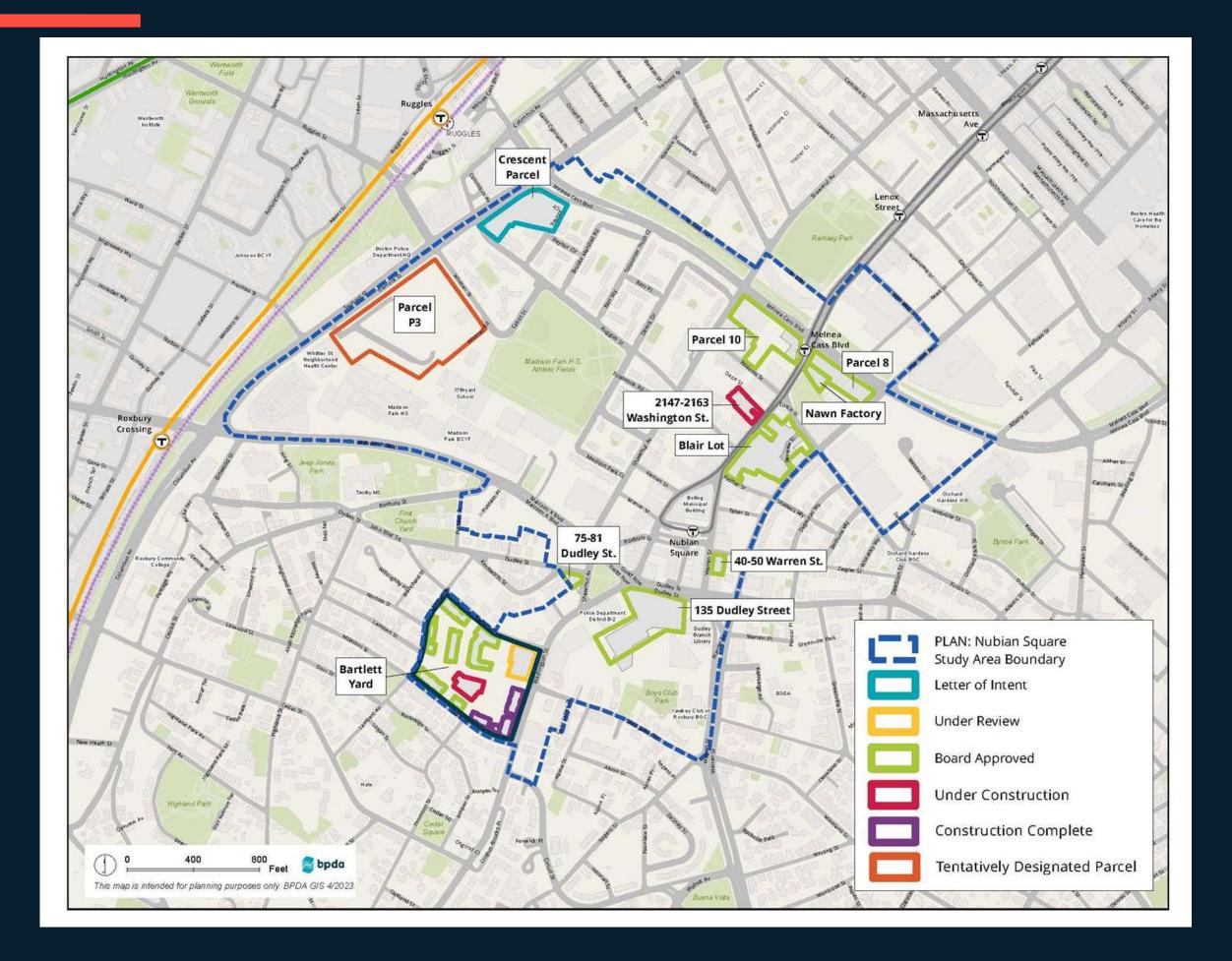
Real Estate Disposition Status





Article 80 Project Phase





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Current Project Phase: predevelopment and fund raising Proposed Project Highlights:

10 performing arts rehearsal studios for public use 7,000 square foot public plaza

• Land SF: +/- 10,000

• Gross Floor Area: +/- 12,000

Development Entities: ILYB LLC

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Project Rendering



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Project Rendering





Project Site Plan



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Regulatory Milestones & Timeline

Date or Expected Date

October 2026

Stabilized Occupancy

Construction Completion October 2026

50% Construction Completion April 2026

Construction Start October 2025

Completed Financing October 2025

State Subsidy Awards October 2025

City Subsidy Awards April 2026

Public Improvement Commission Approval August 2025

Article 80 Board Approval n/a

BCDC Approval* 100,000 sq ft or significant public realm n/a

Article 80 Review Start (LOI Filed) n/a

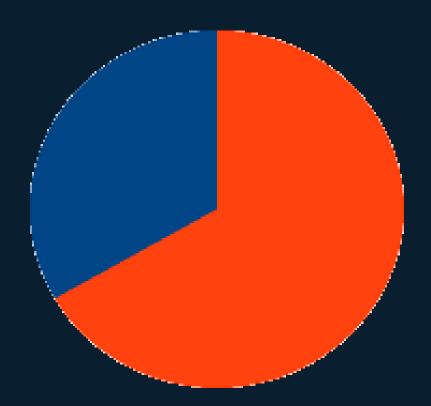
BPDA or Mayor's Office of Housing (MOH Developer Designation) July 2022



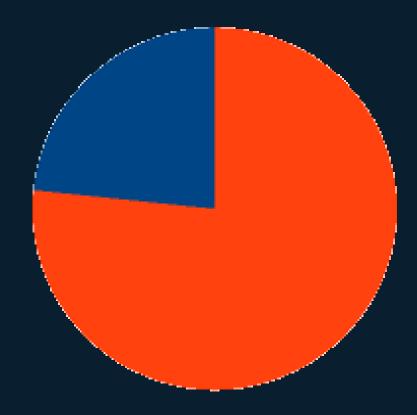
MWBE Contracting Goals in Predevelopment

	Representation		Contracting Dollars
MWBE	3	33.3%	23.38%
Other	6	66.6%	76.62%
Total	9		

Representation



Contracting Dollars

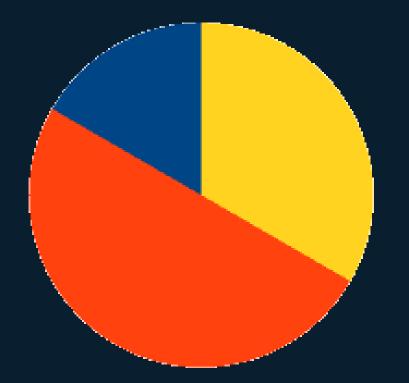


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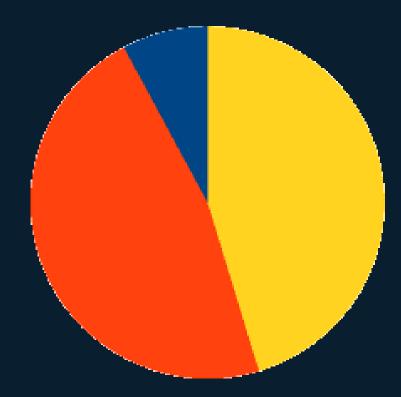
Public Funding Allocation

	Representation		Funding Dollars
City	1	16.67%	7.84%
State	3	50%	46.85%
Federal	2	33.33%	45.31%
Total	6		

Representation



Contracting Dollars





Project Uses and Programming

Cultural (sq.ft) +/- 12,000

Open Space (sq.ft.) +/- 7,000

Parking Spaces (# of spaces) +/- 0

Parking (sq.ft.) +/- 0

Commercial (sq.ft.) +/- 0

Office (sq.ft) +/- 0

Residential (sq.ft.) +/- 0



Rental Units Overview

	Homeless set- aside 30% AMI # of Units / Average Rent	Low Income Up to 50% AMI (Includes homeless set- aside) # of Units / Average Rent	Middle Income Up to 60% AMI # of Units / Average Rent	Middle Income Up to 80% AMI # of Units / Average Rent	Up to Market Rate # of Units / Average Rent (100% AMI, 120% AMI, Market Rate)	Total Rental Units
	n/a		n/a	n/a	n/a	n/a
Studio						
1 Bedroom	n/a	n/a	n/a	n/a	n/a	n/a
2 Bedroom	n/a	n/a	n/a	n/a	n/a	n/a
3+ Bedroom	n/a	n/a	n/a	n/a	n/a	n/a
Total Units	n/a	n/a	n/a	n/a	n/a	n/a
Percent Total Units	n/a	n/a	n/a	n/a	n/a	

Nawn Factory (2080 Washington Street)



Homeownership Units Overview

Studio

Percent Total Units

Middle Income Up to 80% AMI (# of Units) / Average Sales Price / Average Mortgage Price

n/a

Middle Income Up to 100% AMI (# of Units) / Average Sales Price / Average Mortgage Price

Up to Market Rate (# of Units) / Average Sales Price / Average Mortgage Price

Total Homeownership Units

1 Bedroom	n/a	n/a	n/a
2 Bedroom	n/a	n/a	n/a
3+ Bedroom	n/a		n/a
Total Units	n/a	n/a	n/a

n/a

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

Nawn Factory (2080 Washington Street)



Job Creation in Percentages

Created TBD

Minority/Women Business Enterprises (MWBE) Created TBD

Projected 30 permanent jobs

(program administrators and event instructors)

QUESTIONS/COMMENTS



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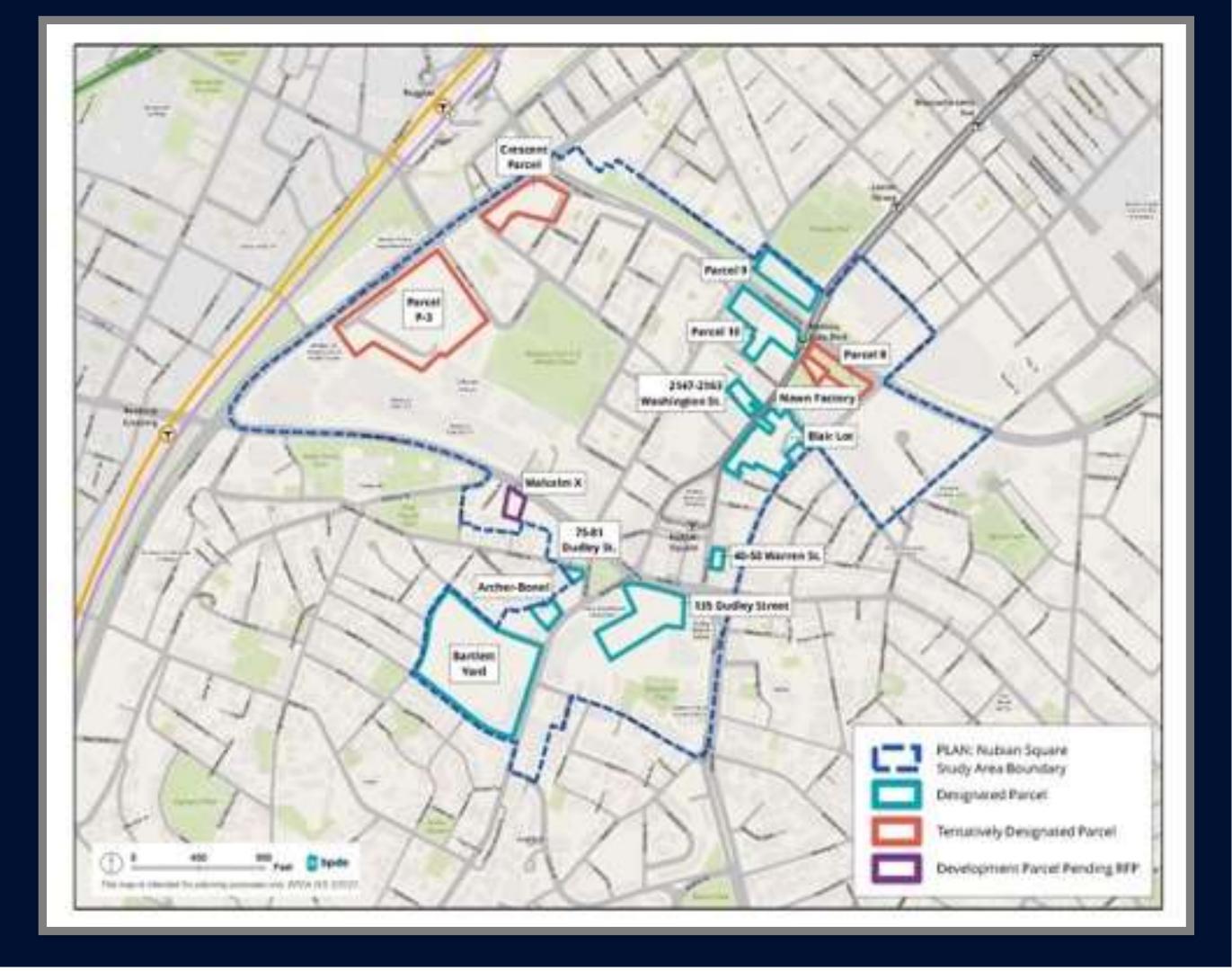
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4. Bartlett Station





REALESTATE DISPOSITION STATUS



NORTHAMPTON STATION (F2)

28 HOMEOWNERSHIP UNITS

- 24 Market
- 4 Affordable

UNIT MIX

- 16 2-Bedroom
- 8 3-Bedroom

AFFORDABILITY MIX

2BR

80% AMI 2

100% AMI 2

Market 16

AMENITIES

- Laundry
- Community Room
- Parking



PROJECT – F2 – 28 HOMEOWNERSHIP UNITS

Rental

	Homeless set- aside 30% AMI	30-50% AMI (Includes homeless set- aside)	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	N/A				
2 Bedroom					
3+ Bedroom					
Total					
Percent of Total Units					

Homeownership

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
1 Bedroom	0	0	0
2 Bedroom	3(\$326K)*	16	19
3+ Bedroom	1(\$368K)	8	9
Total	4	24	28
Percent of Total Units	14.2%	*2-2BR@80 AMI; (\$252,000)	

Other Uses

Parking Spaces (number of spaces)	30
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	Lawn on Lambert (adjacent open space to be utilized for urban art installations, Roxbury history & health and wellness)
Other (Please Specify) (Square footage)	44,988 Gross Sq. Ft.
Other (<i>Please Specify</i>)(Square footage)	1.54 FAR

Milestones

- By the next quarter we expect: Further progress on construction
- We expect to start construction by: Commenced
- We expect to finish the project by: Q2, 2026



BARTLETT STATION RENTAL PROJECTS

BARTLETT F5

44 AFFORDABLE RENTAL HOUSING UNITS

UNIT MIX

1BR 8
2BR 28
3BR 8
TOTAL 44

AFFORDABILITY MIX

- 30% AMI 9
- 50% AMI 5
- 60% AMI 19
- 80% AMI 11

AMENITIES

- Laundry
- Elevator
- Community Room
- Parking



PROJECT- BARTLETT F5 - 44 AFFORDABLE RENTALS

Low Income

Rental

	Homeless set- aside 30% AMI		30-50% Al (Includes homeless s aside)	•	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	2 (30%	Inc.)	5(1,195)		3(1,434)	80%(1,768)	8
2 Bedroom	2 (30%	Inc.)	6 (1,295	5)	22(1,721)	80%(1,895)	28
3+ Bedroom	1 (30%	Inc.)	3 (1,657	')	5(1,989)	80%(2274)	8
Total	5		14		30		44
Percent of Total Units	11%)	32%		68%		100% Affordable
			dle Income o 100% AMI	U	p to Market	Total Home Un	•
1 Bedroom		N/A					
2 Bedroom							
3+ Bedroom							
Total							
Percent of To	tal Units						

Homeownership

Other Uses

Parking Spaces (number of spaces)	26
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	Approximately 2,000 sq. ft. for Community Space available to all Bartlett Residents and the Roxbury neighborhood.
Other (Please Specify) (Square footage)	48,700 Gross Square Feet
Other (<i>Please Specify</i>)(Square footage)	36,520 Rentable Square Footage

Milestones

- By the next quarter we expect: Continuation of construction
- We expect to start construction by: Construction commenced
- We expect to finish the project by: Completion will be Q2 2026

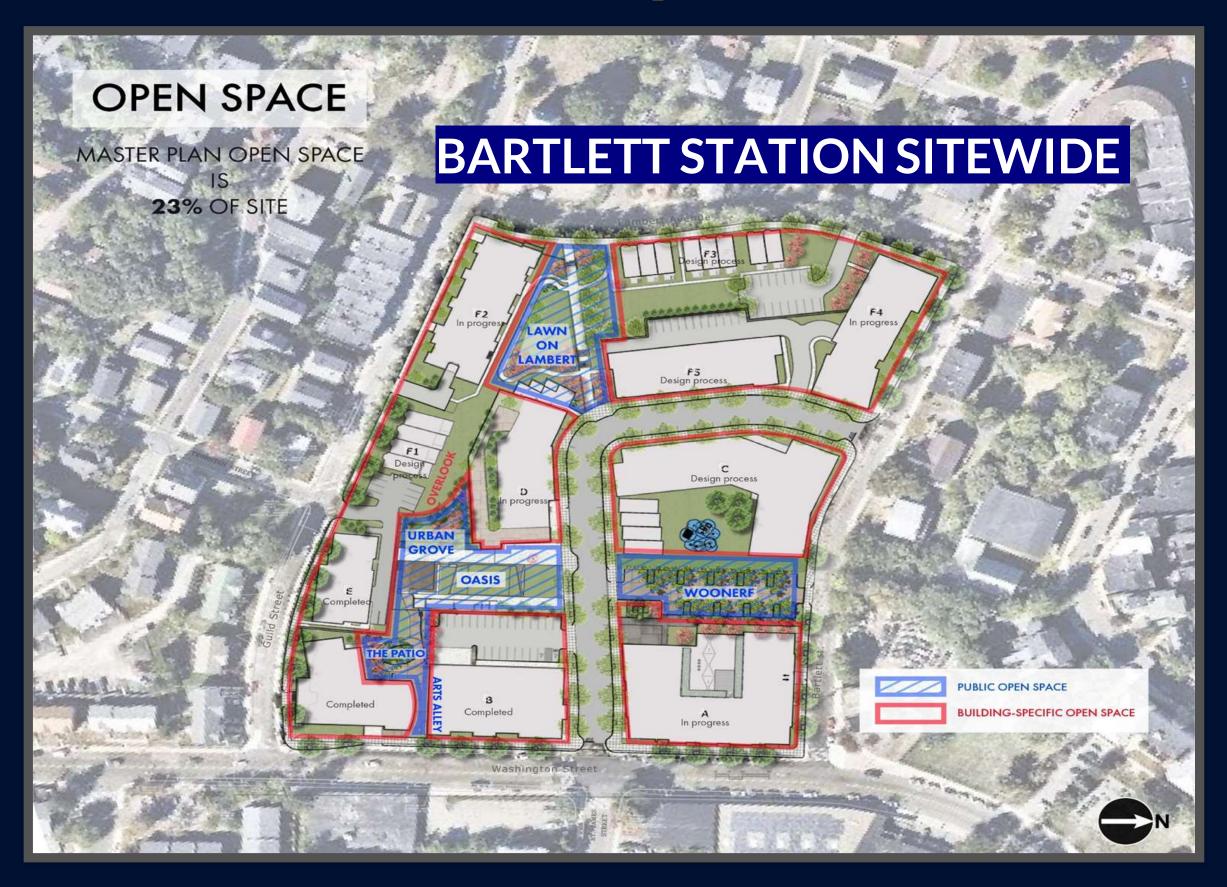


BARTLETT INFRASTRUCTURE AND OASIS UPDATE

ARTICLE 80 PROJECT PHASE



INFRASTRUCTURE/TRAFFIC LIGHT



LAWN ON LAMBERT (OPEN SPACE)



OASIS @ BARTLETT





DEVELOPMENT CORPORATION

OUR COMMUNITY WORKING TOGETHER

QUESTIONS AND ANSWERS

BARTLETT STATION – COMMUNITY BENEFITS

Affordable Housing

- Based on substantial community input the residential units at Bartlett Station will be 1/3 low income; 1/3 moderate income; and 1/3 market.
- 238 of the 380 residential units will be Affordable
- 61 of the 194 Homeownership Units will be Affordable
- There will be 8 Artists Live/Work Units

Community Spaces/Infrastructure

- Oasis@Bartlett A public park focusing on local art and community events.
- Completed Traffic Light at Washington Street/Bartlett Station Drive. New sidewalks on Guild Street, Lambert Avenue and Bartlett Street.
- 2000 sq. ft. Community Space to be constructed with access provided to Roxbury Organizations and Community Members.

BARTLETT STATION – COMMUNITY BENEFITS

Economic Development

- NEI Worc Lab Providing support to local residents desiring to enter the trades, become General Contractors, become Developers.
- Providing Commercial Space to local business and organizations including Nubian Markets, Reclaim Roxbury, Roxbury Roots Montessori, Trent Miller's Gym (Formerly "Liberty Fitness").
- 100 Permanent Jobs
- Gallery@Oasis To provide support and to local and BIPOC Artists.



OUR COMMUNITY WORKING TOGETHER

CONTACT

ANDRE JONES

Director of Community Engagement

ajones@nuestracdc.org

Direct: 617-835-3946

Website: <u>nuestracdc.org</u>

BARTLETT STATION BIRDS-EYE VIEW





OUR COMMUNITY WORKING TOGETHER

HOMEOWNERSHIP PROJECTS

UNITY STATION · BARTLETT F1 AND F3 · WINDALE DEVELOPERS



24 AFFORDABLE HOMEOWNERSHIP UNITS

213-BEDROOM

3 2-BEDROOM

BARTLETT F1

BARTLETT F3



PROJECT: F1 AND F3 AFFORDABLE OWNERSHIP

Low Income

Rental

	Homeless set- aside 30% AMI Rent Amount	30-50% AMI (Includes homeless set- aside) Rent Amount	Middle Income 60-80% AMI Rent Amount	Up to Market Rate <i>Rent Amount</i>	Total Rental Units
1 Bedroom	No Rentals				
2 Bedroom					
3+ Bedroom					
Total					
Percent of					

Homeownership

	Middle Income Up to 100% AMI Rent Amount	Up to Market <i>Rent Amount</i>	Total Homeownership Units
1 Bedroom			
2 Bedroom	3(\$252K/326K)	(80%/100%)	3
3+ Bedroom	21(290K/369K)	(80%/100%)	21
Total	24*	*12 Units Each at 80% and 100%	24
Percent of Total Units	100%		100%

Other Uses

Parking Spaces (number of spaces)	24
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	N/A
Other (Please Specify) (Square footage)	Combined Lot Area – 43,472 sq. ft.
Other (Please Specify)(Square footage)	Gross Floor Area – 38,400 sq. ft.

Other Uses

Parking Spaces (number of spaces)	24
Commercial (Square footage)	N/A
Office (Square footage)	N/A
Cultural (Square footage)	N/A
Other (Please Specify) (Square footage)	Combined Lot Area – 43,472 sq. ft.
Other (<i>Please Specify</i>)(Square footage)	Gross Floor Area – 38,400 sq. ft.

Milestones

- By the next quarter we expect: Finalize transaction with Norfolk Construction
- We expect to start construction by: TBD
- We expect to finish the project by: TBD

QUESTIONS/COMMENTS



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THANK YOU

RSPMOC Co-Chairs
Norm Stembridge & Steven Godfrey

STAY CONNECTED: bit.ly/theRSMPOC

Christine Brandao christine.brandao2@boston.gov