

ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

April 6, 2026



Planning Department

CITY of **BOSTON**

MEETING RECORDING

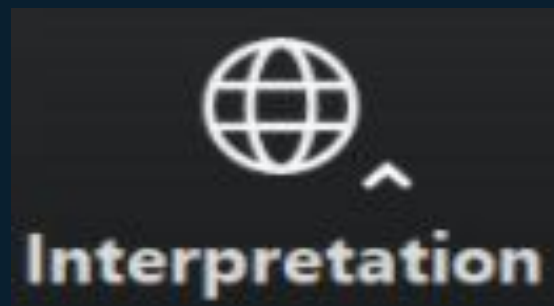


At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at bit.ly/theRSMPOC for those who are unable to attend the Zoom event live.

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

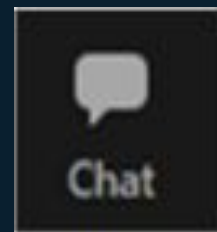
“English” – for English

“Cape Verdean Creole” - Cape Verdean Creole

ZOOM TIPS

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

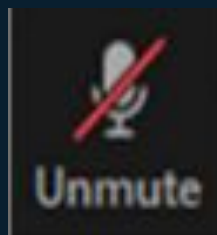
Your controls are at the bottom of the screen



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 jason.mcdonald@boston.gov or miranda.hall@boston.gov**

AGENDA



1. 135-145 Dudley Street
2. 75-81 Dudley Street

RSMPOC Welcome



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RSMPOC OVERVIEW AND UPDATES



First Monday of the month

January 12, 2026

February, 2 2026

March 2, 2026

April 6, 2026

May 4, 2026

June 1, 2026

July 13, 2026

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

September 14, 2026

October 5, 2026

November 2, 2026

****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**

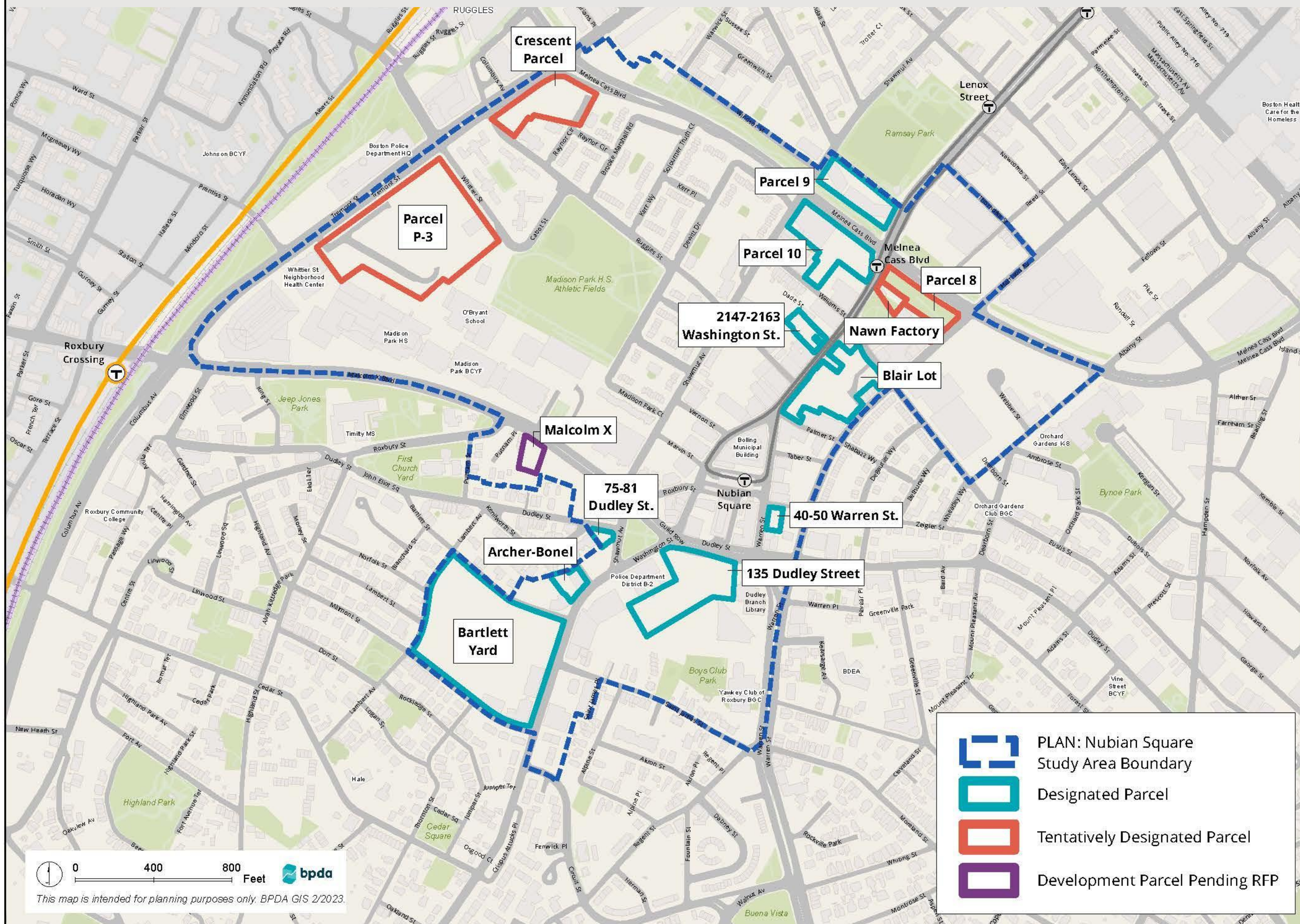
135-145 Dudley Street



Planning Department

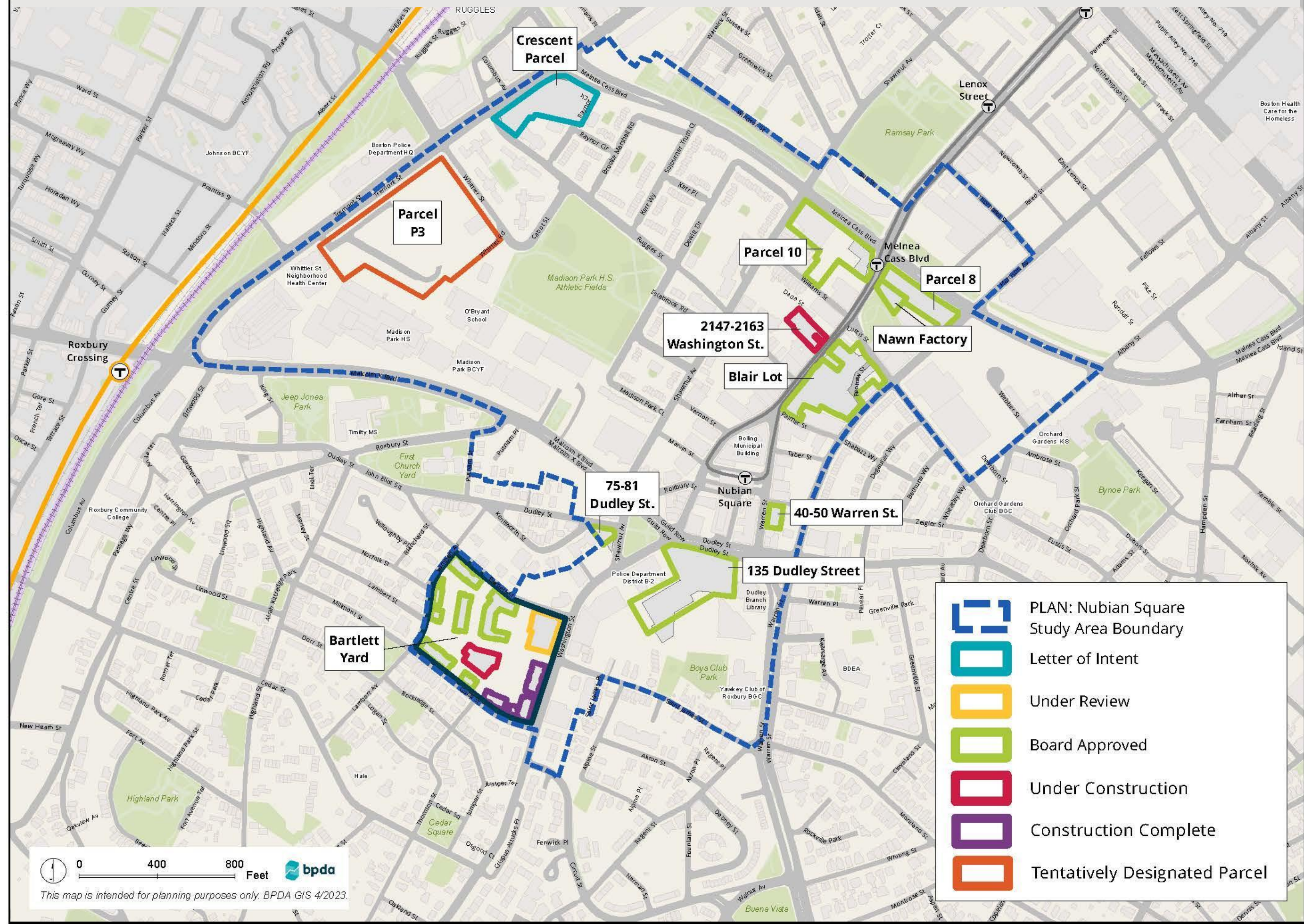
CITY of **BOSTON**

Real Estate Disposition Status



0 400 800 Feet bpda
This map is intended for planning purposes only. BPDA GIS 2/2023.

Article 80 Project Phase



135 DUDLEY STREET

Current Project: Project is proposed in 2 phases. Phase 1, which is a 60 unit structure of affordable rental housing is slated to start construction the summer of 2026. We are still in need of additional sources for the 2nd phase of this project.

Proposed Project Highlights:

- Land SF – 69,835±
- Gross Floor Area 211,541sf ±

Development Entities:

CRUZ DEVELOPMENT CORPORATION

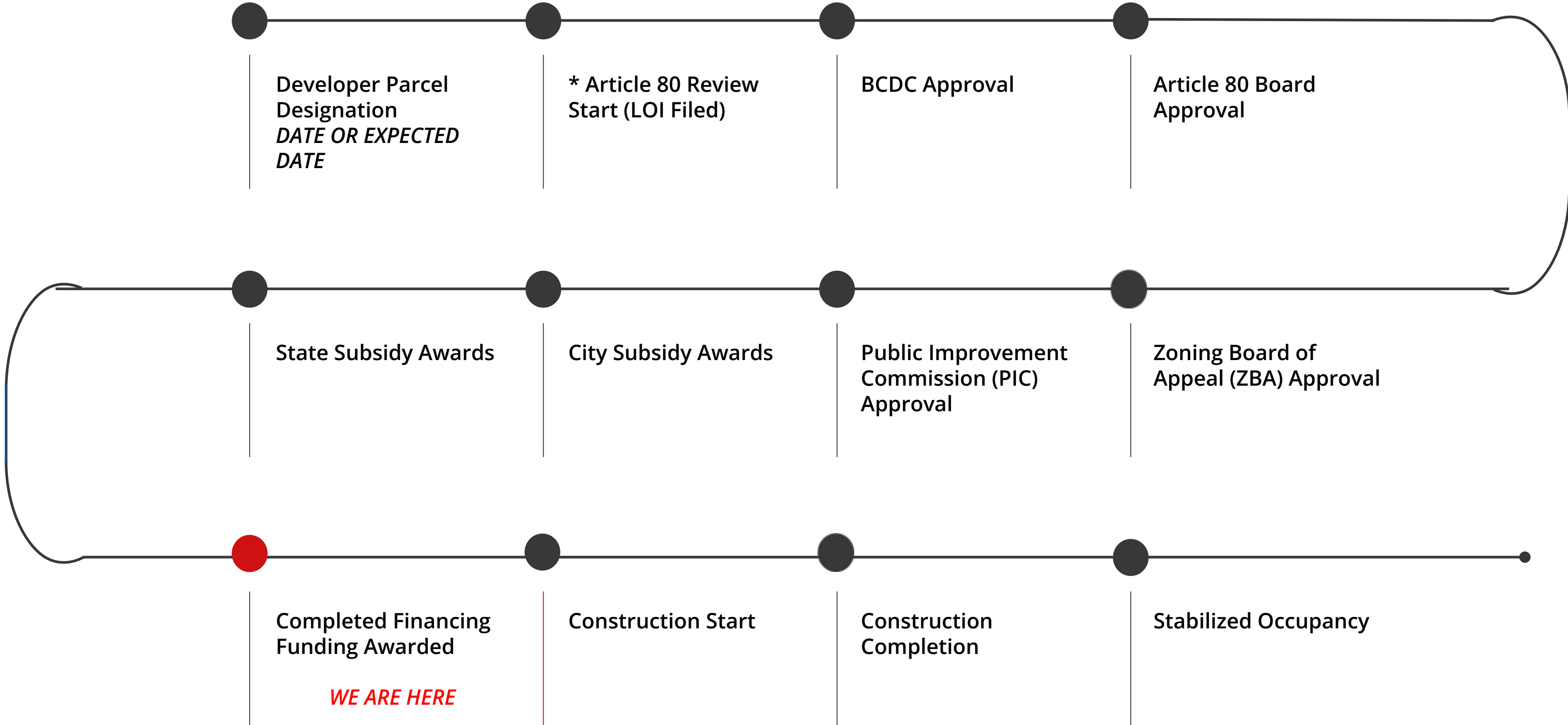
135 DUDLEY STREET



135 DUDLEY STREET Regulatory Milestones & Timeline

Stabilized Occupancy	Rental – Summer of 2029 / For Sale	
Construction Completion	April, 2029	
50% Construction Completion	June, 2027	
Construction Start	July, 2026	
Completed Financing	March, 2026	WE ARE HERE
State Subsidy Awards	Awarded January 22, 2024 for Phase 1	
City Subsidy Awards	Awarded September 27, 2023 – Phase 1 / Phase 2 is pending with the City MOH	
Public Improvement Commission Approval	Pending	
Zoning Board of Appeal Board (ZBA)	October 19, 2021	
Article 80 Board Approval	August 19, 2021	
BCDC Approval* 100,000 sq.ft or significant public realm	February 21, 2021	
Article 80 Review Start (LOI Filed)	September 27, 2019	
BPDA or Mayor’s Office of Housing (MOH Developer Designation)	July 19, 2019	

Project Name Regulatory Milestones & Timeline



135 DUDLEY STREET

Project Uses and Programming

Parking Spaces (# of spaces)	125
Commercial (sq.ft.)	4,652±
Office (sq.ft)	951±
Cultural (sq.ft)	
Residential (sq.ft.)	203,541± (160,313± total unit sf)
Open Space (sq.ft.)	20,332± (Plaza)
Other Uses (please specify) (sq.ft.)	57,795± (Parking Garage & Ancillaries)

135 DUDLEY STREET

Rental Units Overview

	Homeless set-aside 30% AMI <i># of Units / Average Rent</i>	Low Income Voucher <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						
1 Bedroom	4 / \$918	4 / \$2,377	16 / \$1,836			24
2 Bedroom	4 / \$1,102	4 / \$2,827	23 / \$2,203			31
3+ Bedroom	1 / \$1,273	1 / \$3,418	3 / \$2,546			5
Total Units	9	9	42			60
Percent Total Units	15%	15%	70%			100%

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

135 DUDLEY 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	1 / \$199,314		3 / \$499,000	4
1 Bedroom	2 / \$241,977	3 / \$316,830	15 / \$698,000	20
2 Bedroom	8 / \$284,970	7 / \$368,973	66 / \$907,450	81
3+ Bedroom		1 / \$416,707	4 / \$932,489	5
Total Units	10	11	88	110
Percent Total Units	9%	10%	80%	100%

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

135 DUDLEY STREET

Job Creation in Percentages

Created

Minority/Women Business Enterprises (MWBE) Created

Projected

35 Permanent and 150 Construction Jobs

Minority/Women Business Enterprises (MWBE) Projected

26 Permanent and 112 Construction Jobs

135 DUDLEY STREET

BRJP Report for Projects Under Construction

Worker Hours By Timesheet (simple) Total	Worker Hours By Timesheet (simple) Resident	Worker Hours By Timesheet (simple) POC	Worker Hours By Timesheet (simple) Female
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Subcontractor Name	Trade	Sum of Worker Hours This Period	Total #	Res. %	Res #	Res Hrs.	POC Hrs,	POC %	Fem Hrs.	Fem %	Fem #
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75-81 Dudley Street



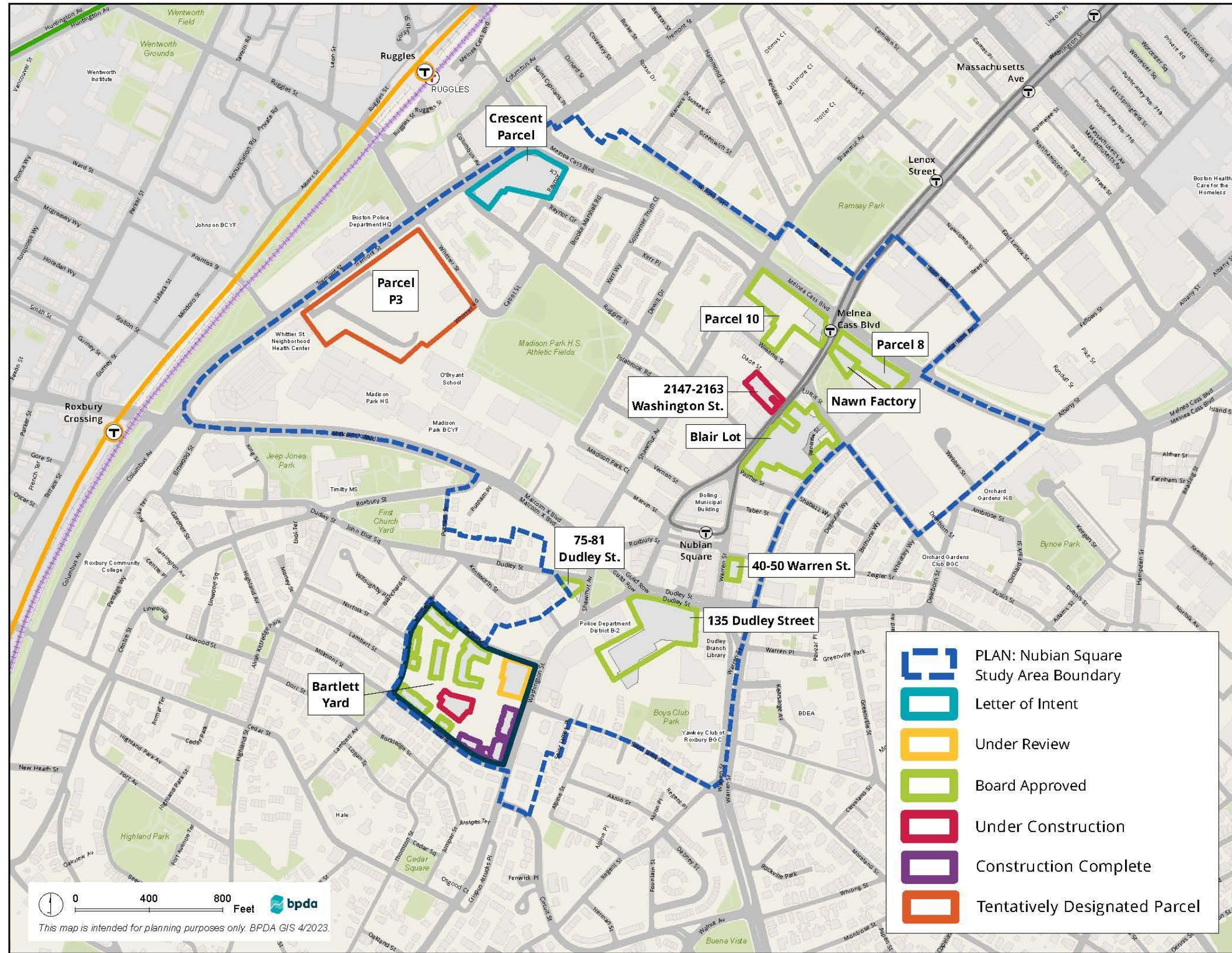
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Real Estate Disposition Status



Article 80 Project Phase



75 – 81 Dudley Street



Current Project Phase: Under Construction

Proposed Project Highlights:

- Land = 8,265 sq. ft.
- Building size = 18,031 sq. ft.
- Gross floor area = 2.18
- New construction
- Unit mix and square footage

UNIT TYPE	UNIT SF	UNIT COUNT
1 BEDROOM	615 - 645	4
2 BEDROOM	750 - 900	8
3 BEDROOM	1,050 - 1,195	3
		TOTAL UNITS:15



Development Entities: 75 Dudley LLC

View from Corner of Dudley Street and Guild Row

[75 Dudley Project Page](#)

75 – 81 Dudley Street



Site context

75 – 81 Dudley Street



Materials in context

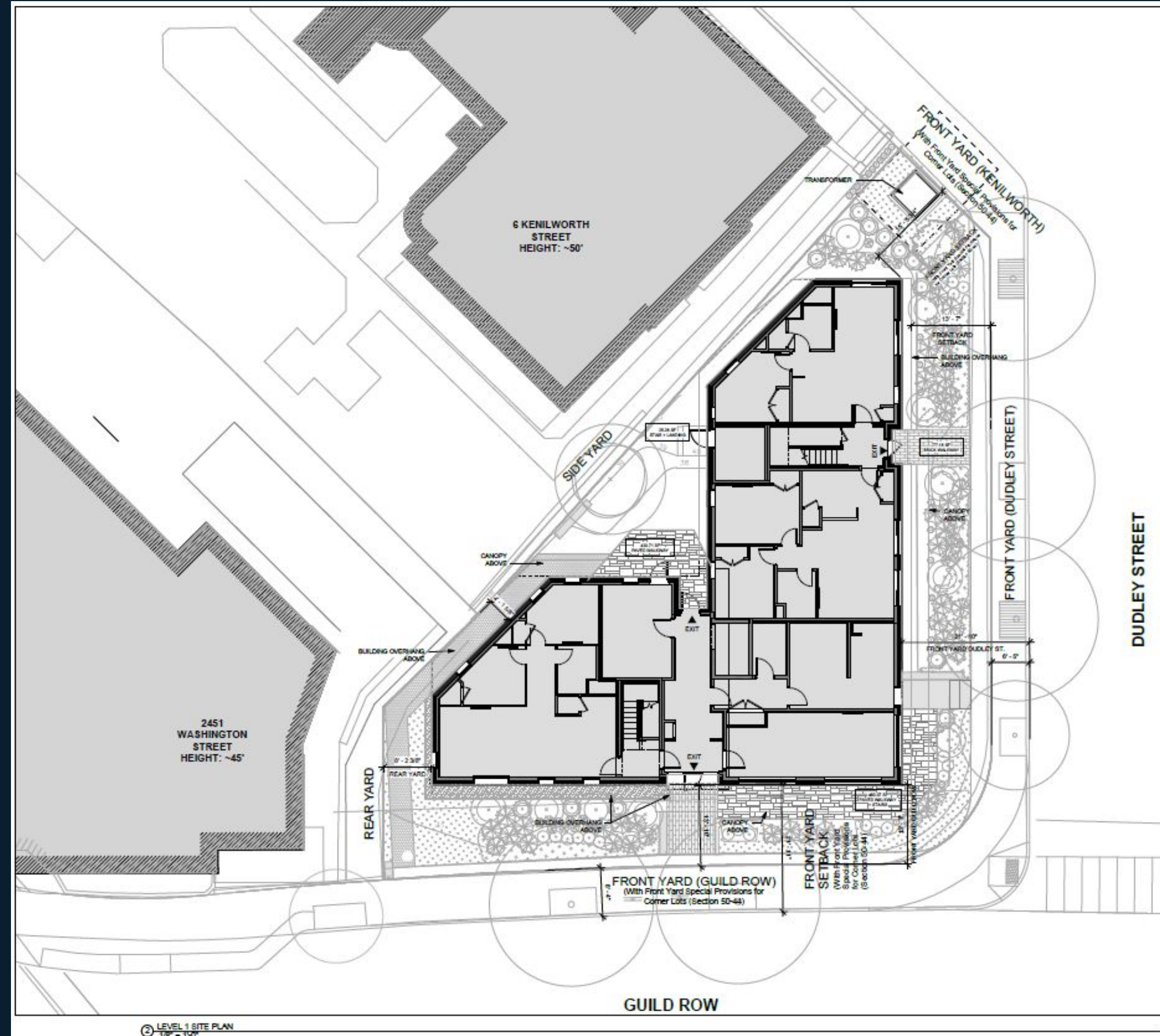


View from Guild Row

75 – 81 Dudley Street



Project Site Plan



75 – 81 Dudley Street, Regulatory Milestones & Timeline



Milestone	Date
All Units Sold	February 2028
Construction Completion	May 2027
50% Construction Completion	October 2026
Construction Start	January 2026
Completed Financing	January 2026
State Subsidy Awards	N/A
City Subsidy Awards	Renewed July 2023; and again in March 2025
Public Improvement Commission Approval	March 2025
Zoning Board of Appeal Board (ZBA)	May 2024
Article 80 Board Approval	March 2024
BCDC Approval* 100,00 sqft or significant public realm	N/A
Article 80 Review Start (LOI Filed)	October 2023
BPDA or Mayor's Office of Housing (MOH Developer Designation)	Renewed June 2024

WE ARE HERE

75 – 81 Dudley Street



Project Uses and Programming

Use	Footage
Parking Spaces (# of spaces)	0
Commercial (sq.ft.)	0
Office (sq.ft)	0
Cultural (sq.ft)	0
Residential (sq.ft.)	13,128 sq. ft.
Open Space (sq.ft.)	4,141sq. ft. or 276 sq. ft. / unit
Recreational (sq.ft.)	369 sq. ft.
Other (sq. ft.)	0

75 – 81 Dudley 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						
1 Bedroom						
2 Bedroom						
3+ Bedroom						
Total Units						
Percent Total Units						

75 – 81 Dudley 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 (reserving option of up to 120% AMI for some units dependent on financing) <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				
1 Bedroom	3 \$241,977 sales \$234,718 mortgage	1 \$316,830 sales \$307,325 mortgage		4
2 Bedroom	4 \$284,970 sales \$276,421 mortgage	4 \$368,973 sales \$357,904 mortgage		8
3+ Bedroom	1 \$327,633 sales \$317,804 mortgage	2 \$416,707 sales \$404,206 mortgage		3
Total Units	8	7		15
Percent Total Units	53%	47%		100%

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

75 – 81 Dudley Street



Job Creation in Percentages

Created

Minority/Women Business Enterprises (MWBE)

Created

Projected

Approx. 70 FTE construction jobs

Min. 51% MBE, 51% Bostonians, and 12% WBE

Approx. 35% of projected soft costs are to MWBE firms

75-81 Dudley St



Current Project Status:

One (1) Sitework Contractor onsite with Concrete Contractor just mobilizing for Foundation work

Current Participation:

Total Workers: 4

Total Hours Worker: 380

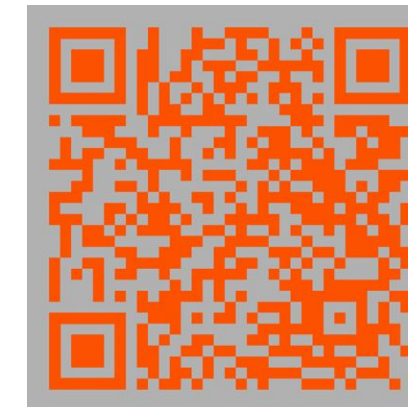
0% Boston

41% People of Color

0% Women

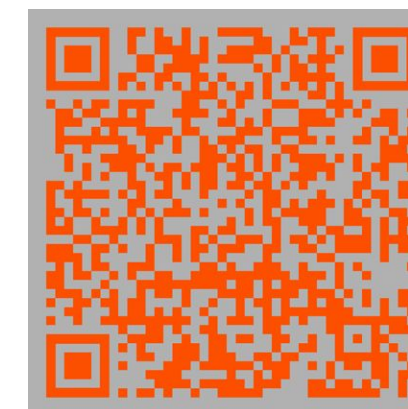
Have Construction Experience?!

Apply Online!



Looking for Construction Training?!

Register for Upcoming Training



For More Information Contact:

Andre' Barbour @ 781-885-3700



THANK YOU



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