

# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE MEETING

May 5, 2025



Planning Department

CITY of **BOSTON**



# MEETING RECORDING

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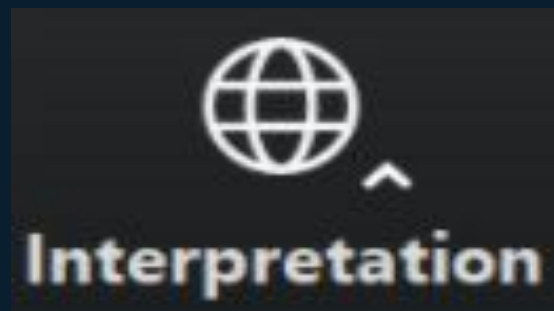
**At the request of community members, this event will be recorded posted on the Roxbury Strategic Master Plan webpage at [bit.ly/theRSMPOC](https://bit.ly/theRSMPOC) for those who are unable to attend the Zoom event live.**

**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**

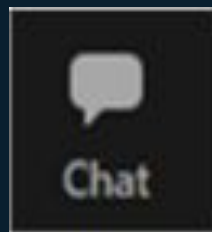
**“Cape Verdean Creole” - Cape Verdean Creole**

# ZOOM TIPS

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**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)**

# AGENDA

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1. RSMPOC Welcome
2. Parcel 8
3. Blair Lot



# 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



# QUESTIONS/COMMENTS



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## 2. Parcel 8



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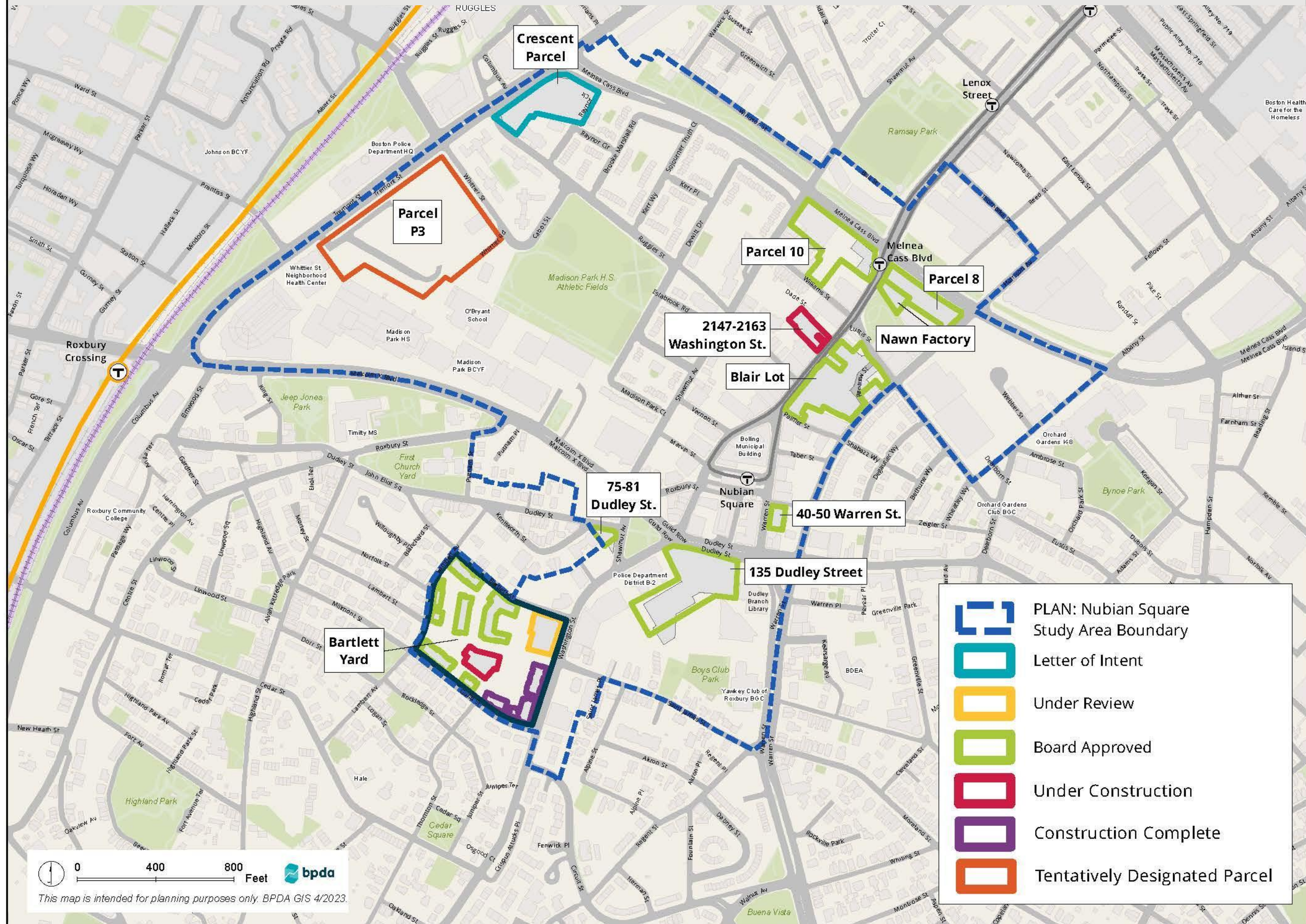


# Real Estate Disposition Status





# Article 80 Project Phase





# Parcel 8 – NUBA Residences

## Current Project Phase:

- Project received approval from Department of Conservation & Recreation on 75% Park Design in January 2025
- Submitted 75% Park Design to Massachusetts Historical Commission (MHC) in March 2025 – still awaiting review
- Boston Parks Department Commission – Targeting June 2025 Board
- Public Improvements Commission (PIC) –Targeting May 2025 Board
- City Conservation Commission – Targeting June 2025 Board
- NUBA Apartments will receive bond allocation in February 2026.
- Land closing – Late Summer 2025 (expected)
- NUBA Homes will begin construction Fall 2025
- NUBA Apartments will receive bond allocation in February 2026 and begin construction in Spring 2026



## Proposed Project Highlights:

- Land SF - 47,333 sf
- Building GSF - 110,500 gsf



# APPROACH ON MELNEA CASS BLVD

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# GATEWAY PARK

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HARRISO AVE MELNE CAS BLVD  
N / A S D



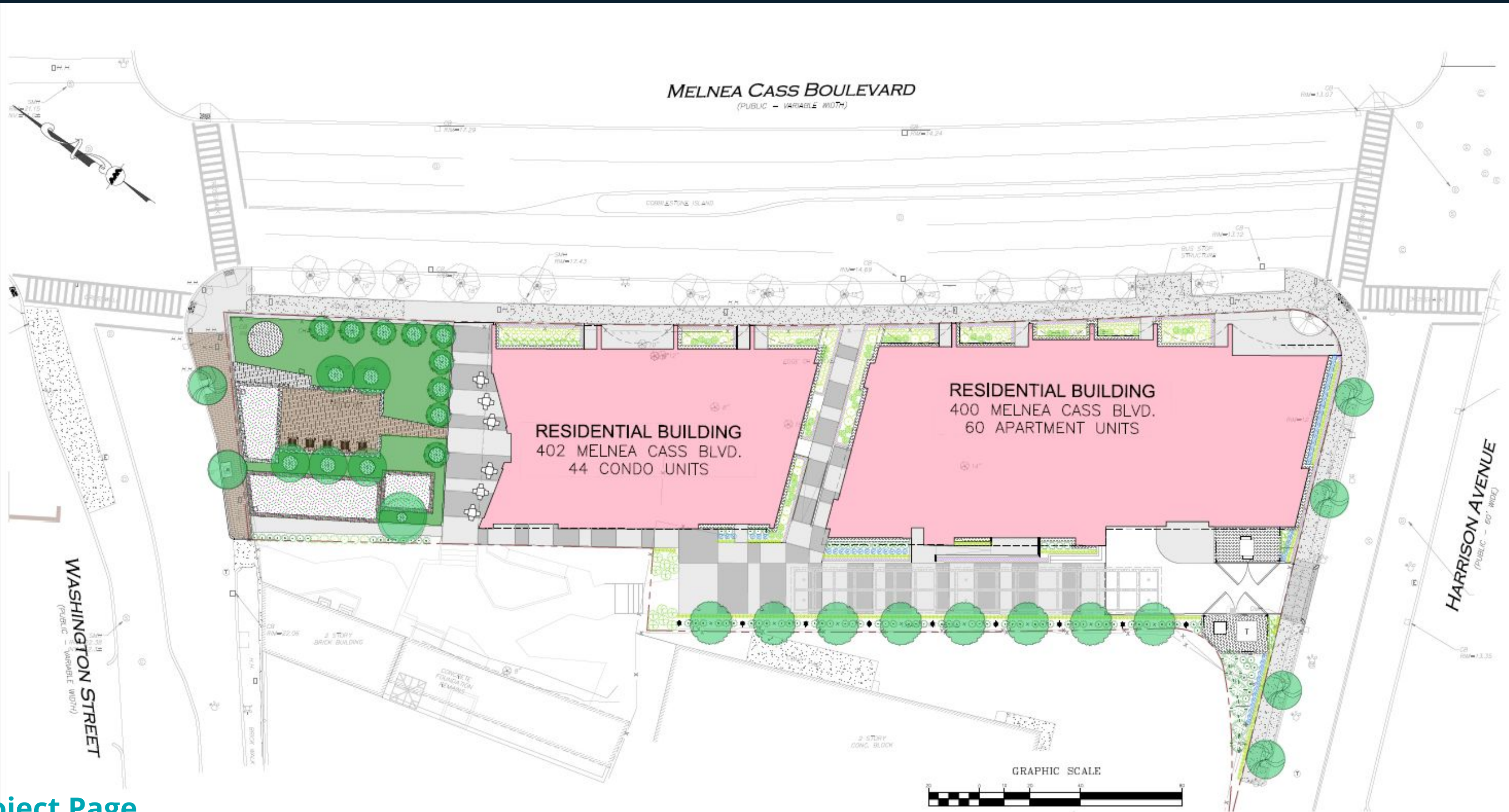


# ARTWALK ON BACKSIDE OF BUILDING





# Parcel 8 – NUBA Residences



# Parcel 8 – NUBA Residences Timeline

Stabilized Occupancy	6 months after Construction Completion	
Construction Completion	Homes – Fall 2027 (expected), Apts – Spring 2028 (expected)	
<b>50% Construction Completion</b>	Homes – Fall 2026 (expected), Apts – Spring 2027 (expected)	
Construction Start	Homes – Fall 2025 (expected), Apts –Spring 2026 (expected)	
Completed Financing	60 days prior to Construction Start	
State Subsidy Awards	Homes will apply for MassHousing CWB in June 2025 (expected). Apts was awarded DHCD funding, expected to receive Masshousing Bond allocation in February 2026.	 <b>WE ARE HERE</b>
City Subsidy Awards	In progress	
Public Improvement Commission Approval	After MHC Approval – Anticipate June 2025	
Zoning Board of Appeal Board (ZBA)	September 27, 2022	
Article 80 Board Approval	June 16, 2022	
BCDC Approval* 100,00 sqft or significant public realm	March 1, 2022	
Article 80 Review Start (LOI Filed)	September 21, 2021	
BPDA or Mayor’s Office of Housing (MOH Developer Designation)	April 15, 2021	

# Parcel 8 – NUBA Residences

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## Project Uses and Programming

Residential (sq.ft.)	81,330 sq.ft.
Commercial (sq.ft.)	10,500 sq.ft. (5 artist work spaces)
Office (sq.ft)	NA
Cultural (sq.ft)	2,000 Art Gallery/Exhibition Space
Open Space (sq.ft.)	8,626 sq.ft. Gateway Park
Parking Spaces (# of spaces)	10

# Parcel 8 – NUBA Residences

## Rental Units Overview

	Homeless set-aside 30% AMI <i>8 Project Based Vouchers from BHC</i>	Low Income Up to 50% AMI <i>20 units 1 BR: \$1,392 2 BR: \$1,670 3 BR: \$1,929</i>	Middle Income Up to 60% AMI <i>4 units 1 BR: \$1,670 2 BR: \$2,004 3 BR: \$2,315</i>	Middle Income Up to 80% AMI <i>11 units 1 BR: \$2,222 2 BR: \$2,666 3 BR: \$3,080</i>	Up to 120% AMI <i>20 units 1 BR: \$2,728 2 BR: \$3,103 3 BR: 3,482</i>	Total Rental Units
Studio						
1 Bedroom	1	8	4	2	6	21
2 Bedroom	5	7	0	8	13	33
3+ Bedroom	2	6	0	1	1	10
Total Units	8	21	4	11	20	64
Percent Total Units	13%	33%	6%	17%	31%	100%

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

\* \* PBV Rents are based on 1/1/2024 Boston Housing Authority Payment Standards

\* \* \* 120% AMI Rents are based on 2023 BPDA Affordable Rent Limits



# Parcel 8 – NUBA Residences

## Homeownership Units Overview

		Middle Income Up to 80% AMI <i>1BR / \$219,500**</i> <i>2BR / \$258,500</i>	Middle Income Up to 100% AMI <i>1BR / \$287,400**</i> <i>2BR / \$334,700</i>	Up to 120% AMI <i>1BR / \$351,900**</i> <i>2BR / \$404,200</i>	Total Homeownership Units
Studio					
1 Bedroom	13		12	7	32
2 Bedroom	3		4	6	13
3+ Bedroom	0		0	0	0
Total Units	16		16	13	45
Percent Total Units	36%		36%	28%	100%

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

\* \* Avg. Sales Price are based on 2023 BPDA Affordable Rent Limits

# Parcel 8 – NUBA Residences

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## Job Creation in Percentages

Created	NA
Minority/Women Business Enterprises (MWBE) Created	NA
Projected	150 new jobs projected
Minority/Women Business Enterprises (MWBE) Projected	>30% projected



# Project Name

Instructions: For projects under construction please insert your most recent BRJP report data. Feel free to add more rows if needed.

## 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		
Subcontractor Name	Trade	Sum of Worker Hours This Period	Total #	Res. %	Res #	Res Hrs.	POC Hrs,	POC %	Fem Hrs.	Fem %	Fem #



# QUESTIONS/COMMENTS



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### 3. Blair Lot



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# Nubian Square Ascends



**Current Project Phase: Board Approved**

**Proposed Project Highlights:**

- Land SF: 87,879 sq ft
- Gross Floor Area: 365,475 sq. ft.

**Development Entities:**

**Nubian Ascend Partners, LLC**





**Project Name:**

**Nubian Square Ascends**



SITE PLAN

NUBIAN ASCENDS | 218401381 | 07/26/2023





# Project Name, Regulatory Milestones & Timeline



Stabilized Occupancy	Phase 1: Q2 2028
Construction Completion	Phase 1: Q3 2027
<b>50% Construction Completion</b>	<b>Phase 1: Q4 2026</b>
Construction Start	Phase 1: Q1 2026
Completed Financing	Phase 1: Q4 2025
State Subsidy Awards	\$50M
City Subsidy Awards	Will possibly seek funding for housing
Article 80 Board Approval	December 16, 2021, September 14, 2023
BCDC Approval* 100,00 sqft or significant public realm	December 6, 2021
Article 80 Review Start (LOI Filed)	March 29, 2021
BPDA or Mayor's Office of Housing (MOH Developer Designation)	



# Project Name



## Project Uses and Programming

Parking Spaces (# of spaces)	300
Commercial (sq.ft.)	50,445 SF
Office (sq.ft.)	135,025 SF
Cultural (sq.ft.)	34,400 SF
Residential (sq.ft.)	16,950 SF
Open Space (sq.ft.)	25%
Other Uses (please specify) (sq.ft.)	Artist Lab: 6,644 SF





# Project Name



## Homeownership Units Overview

	<b>Homeless set-aside 30% AMI</b> <i># of Units / Average Rent</i>	<b>Low Income Up to 50% AMI (Includes homeless set-aside)</b> <i># of Units / Average Rent</i>	<b>Middle Income Up to 80% AMI</b> <i># of Units / Average Rent</i>	<b>Middle Income Up to 100% AMI</b> <i># of Units / Average Rent</i>	<b>Up to Market Rate</b> <i># of Units / Average Rent</i>	<b>Total Rental Units</b>
<b>Studio</b>			8 / \$203,015	7 / \$266,665		15
<b>1 Bedroom</b>						
<b>2 Bedroom</b>						
<b>3+ Bedroom</b>						
<b>Total Units</b>			8	7		
<b>Percent Total Units</b>			53.3%	46.7%		100



# Project Name



## Job Creation in Percentages

Created	86 to date
Minority/Women Business Enterprises (MWBE) Created	38 to date
Projected	325



# 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)

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