



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

September 11, 2017

AGENDA

- 1.** Reiterate committee scope and responsibilities
- 2.** PLAN: Dudley Square Highlights
- 3.** Development Highlights
- 4.** RSMPOC Comments
- 5.** Community Input

FULL RSMPOC MEETING CALENDAR

First Monday of the month:

JANUARY 9, 2017

JUNE 5, 2017

FEBRUARY 6, 2017

JULY 10, 2017

MARCH 6, 2017 (*Cancelled*)

SEPTEMBER 11, 2017

APRIL 3, 2017 (*Cancelled*)

OCTOBER 2, 2017

MAY 1, 2017

NOVEMBER 6, 2017

RSMPOC'S RESPONSIBILITIES

The RSMPOC is charged with a set of responsibilities including promoting the Plan, creating sub-committees, identifying and pursuing funding options, evaluating the Plan, increasing public awareness, and guiding the disposition of public parcels.

The committee will actively continue to participate in the disposition of BPDA parcels.

As part of the promotion of the Plan, the RSMPOC will review:

- publically-owned parcels within Roxbury; and
- privately-owned projects \geq 50,000 sq ft of development in Dudley Square.

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PLAN: Dudley Square Highlights

REASONS FOR PLAN: DUDLEY SQUARE

Open
House

Walking
Tour

Visioning

Transport. &
Public Realm

Economic
Development
Planning

Housing
Analysis
Planning

Development
Goals & Tools

Preferred
Development
Guidelines

Capacity Building

What

- Review current conditions, trends, & key metrics
- Discuss priorities & values

Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)

Community Benefits

What

- Discuss opportunities that advance community priorities
- Evaluate tradeoffs

Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)
- Next Street

Scenario Development

What

- Test feasibility of opportunities
- Develop implementation priorities for RFP guidelines

Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)
- Next Street

RFP Guideline Review

What

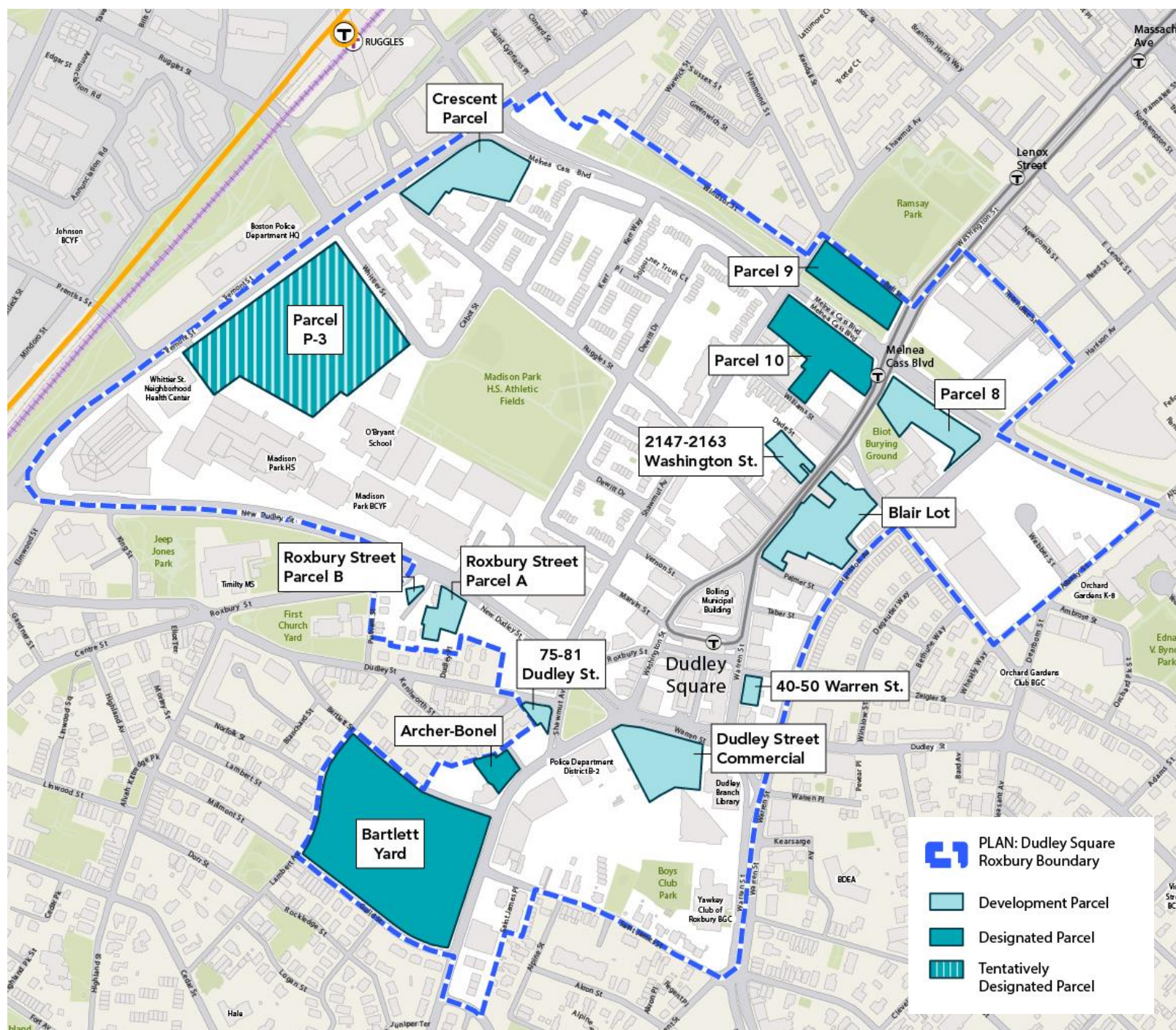
- Review recommended RFP guidelines for economic development

Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)
- Next Street

ORIGINAL 2004 MASTERPLAN GOALS

- Enhance **civic & cultural life** in the neighborhood
- Promote **diverse & sustainable growth** with jobs for local residents
- Ensure **safe & efficient public** and **private transportation**
- Expand & improve **housing for a variety** of socioeconomic and age groups
- Create a **safe, comfortable, & lively public realm** that reflects the diversity of local residents
- Increase **community participation** and empowerment through increased accountability of government, and institutions and businesses



PROCESS TO DATE





PLAN: Dudley Photo Campaign

The BPDA is seeking **pictures from the community** for use in the PLAN: Dudley Square plan document and RFPs.

To help **communicate the vision for the future** we are looking for pictures that reflect happy times people have had in the neighborhood.

If you have pictures of **events or places in Dudley Square**, past or present, that make you smile please consider sharing some with us.

For more information please visit:
bit.ly/PlanDudley



RESOURCES

Office of Workforce Development (OWD)

Contact:

Brian Norton

617-635-5283

owd.boston.gov

Office of Housing Stability (DND)

Contact:

617-635-4200

rentalhousing@boston.gov

Boston.gov/housing/office-housing-stability

Boston Home Center (DND)

Contact:

617-635-4663

bostonhomecenter.com

Office of Small Business Development

Contact:

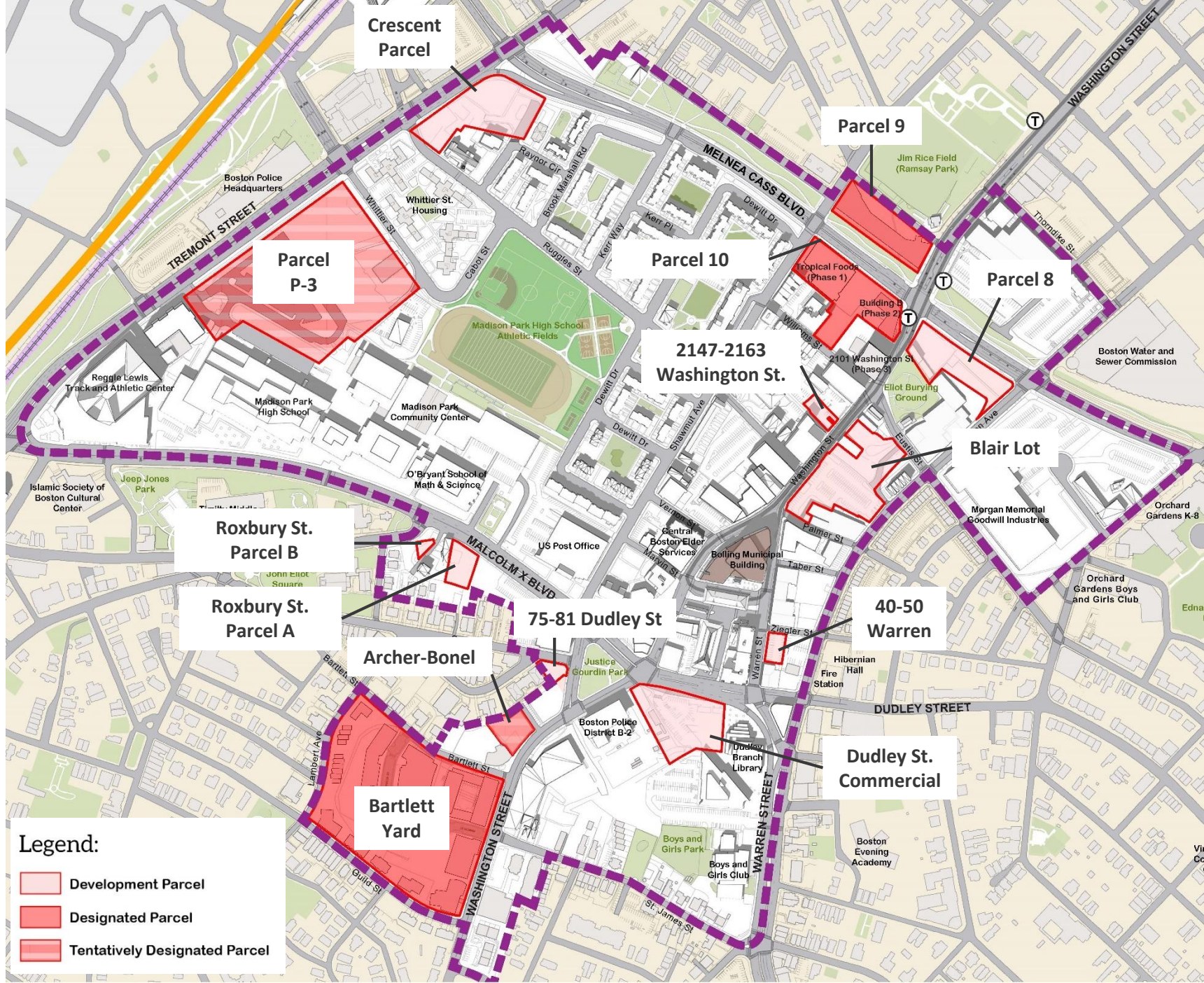
Karilyn Crockett

617-635-0355

Boston.gov/departments/small-business-development

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Development Review Highlights



Legend:

-  Development Parcel
-  Designated Parcel
-  Tentatively Designated Parcel

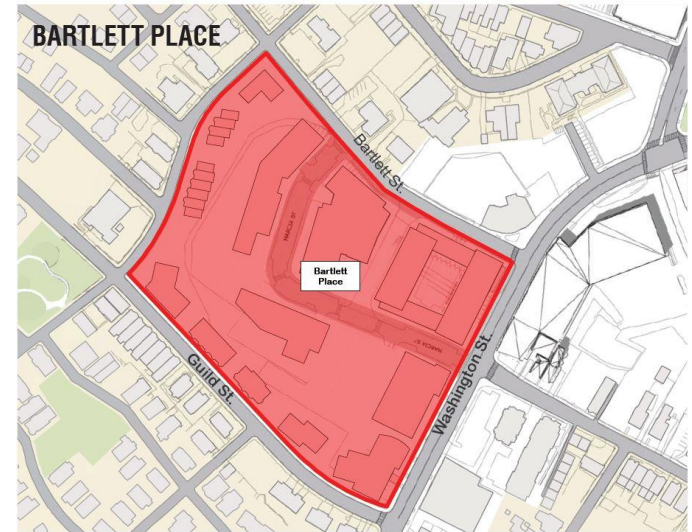
BARTLETT PLACE (DESIGNATED)



BARTLETT PLACE (DESIGNATED)

Name of Development Entity: Bartlett Place, LLC

Program Component	Size*
Commercial	48,000 sf
Residential	323 units
Surface Parking	85 spaces
Total Development Cost	\$137 M



Project update:

Building B- Construction Underway – Anticipated completion Nov 2018

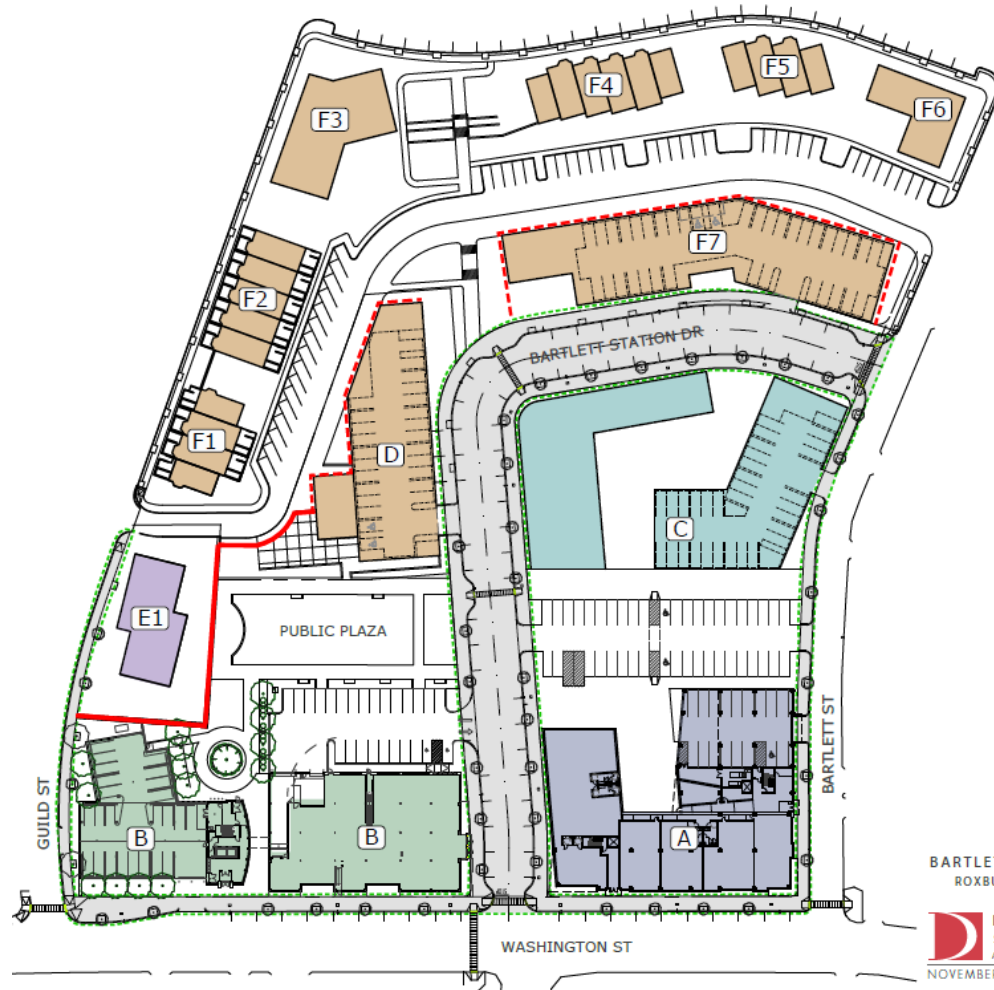
Building E – Construction Underway – Anticipated completion April 2018

Building A – Permitting is complete; Design development is underway

Building D – Design development is underway

Building C – Design development is underway

Project Review Meeting (Proposed) – Late September/ Early October



BARTLETT
ROXBURY



Bartlett B



Site Description:

vacant land, ~48,352 sq. ft.

Project Program:

New Construction

60 units

22 Market Rate

38 Affordable

72 parking

12,150 sf of commercial space

Development Stage:

Construction

Total Development Costs:

Building B: \$32,349,660

Projects in Construction



Projects in Construction

Bartlett E



Projects in Construction

Site Description:

vacant land, ~14,000 sq. ft.

Project Program:

New Construction

16 units

14 Market Rate

2 Affordable

16 parking

Development Stage:

Construction

Total Development Costs:

Building E: 6,370,666

Sale Revenue: 6,560,700

Bartlett E



ERECTING BASEMENT FOUNDATION FORMS



Bartlett A



Site Description:

vacant land, ~50,968 sq. ft.

Project Program:

New Construction
42 units of workforce housing
18,469 sf of office space
14,485 sf of retail space

Development Stage:

Predevelopment

Total Development Costs:

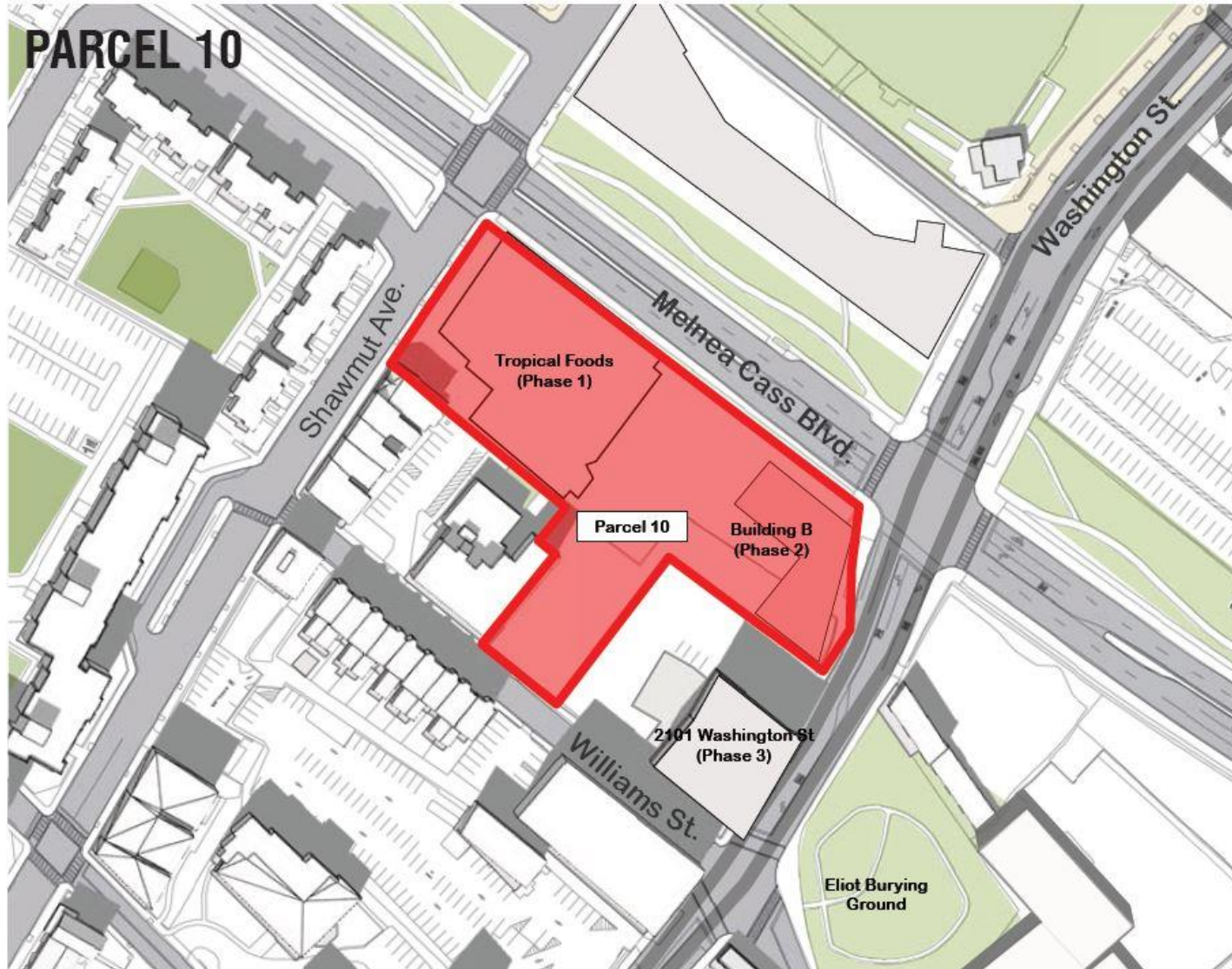
\$36,904,496

Projects in Planning

Building D



MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)



MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

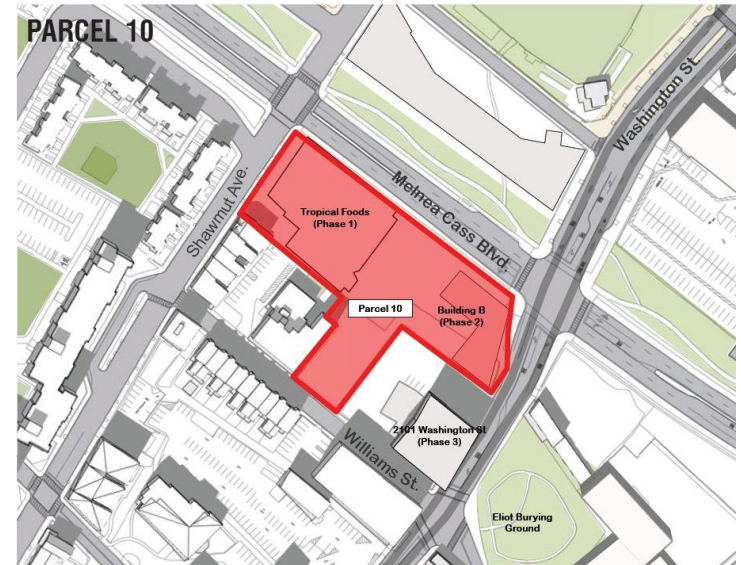
Name of development entity: Madison Tropical

Program Component	Size*
Office/retail building	59,000 sf
Total Development Cost	\$52 M

** Sq Ft. or Units as applicable*

Job Creation Update:

To date, 286 people have worked on construction



Schedule:

Tentative Designation through October 31, 2017

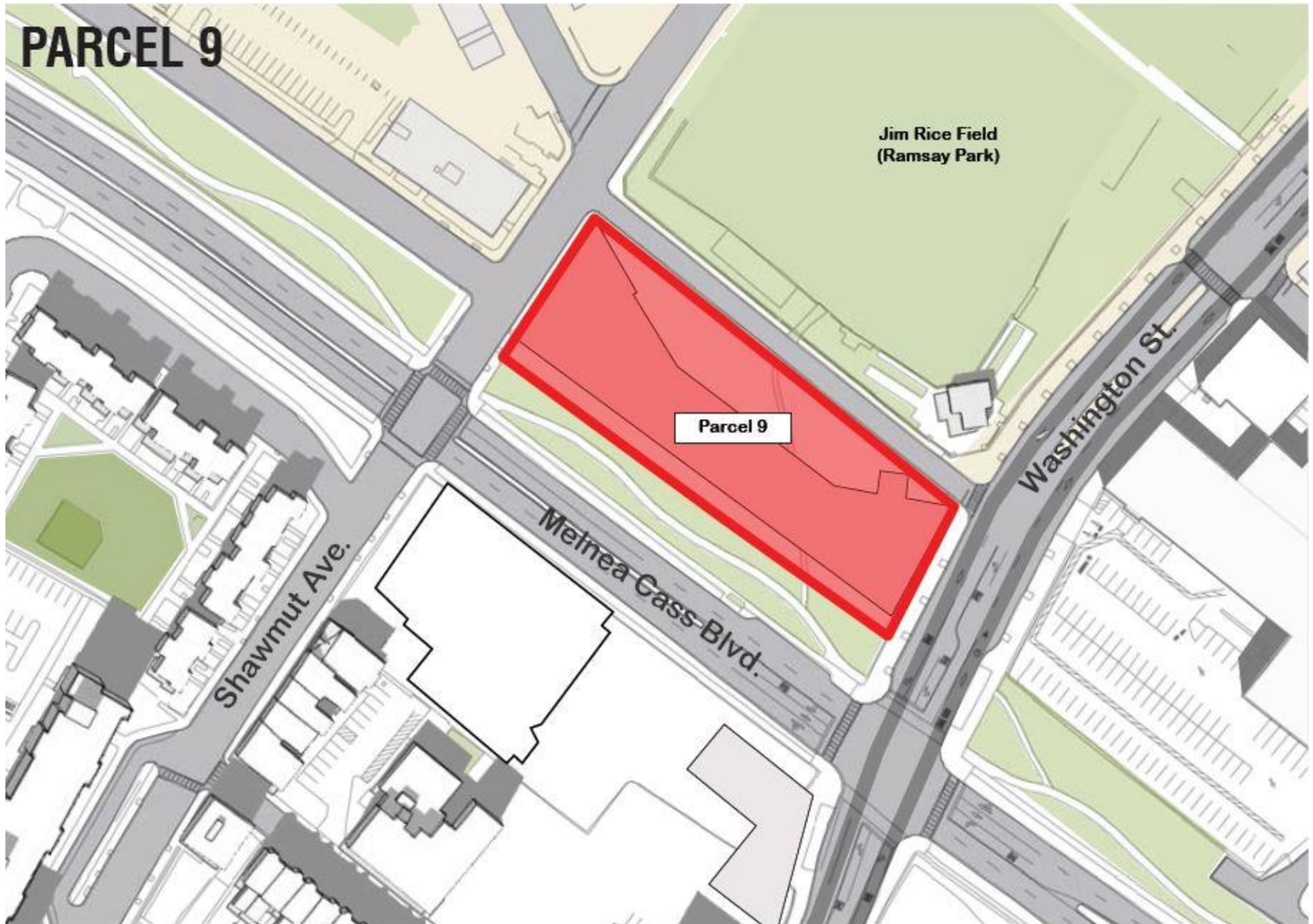
2101 Washington St. – Construction Started May 2016

2101 Washington St. – Occupancy December 2017/January 2018

2085 Washington St. – Preconstruction and Marketing Underway

– Construction to be determined

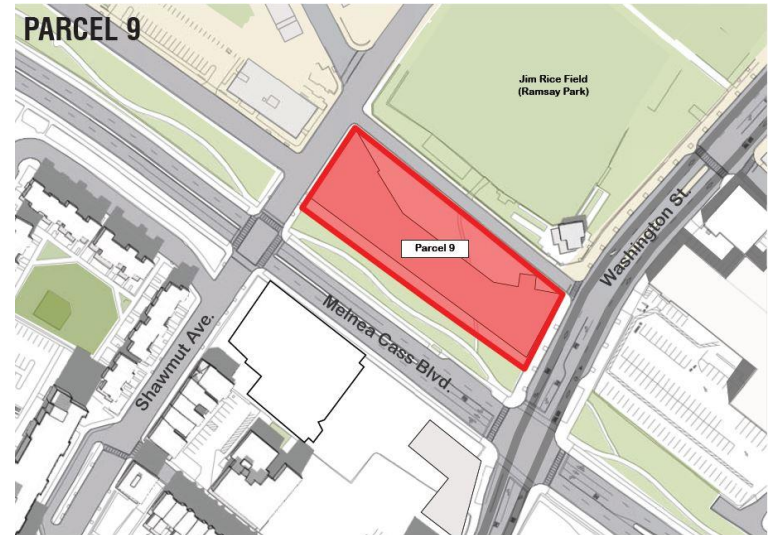
MELNEA HOTEL AND RESIDENCES (DESIGNATED)



MELNEA HOTEL AND RESIDENCES (DESIGNATED)

Name of Development Entity: Urbanica, Inc

Program Component	Size
Hotel (135 rooms)	86,750 sf
Retail	8,000 sf
Surface Parking	65 spaces
Residential (50 units)	42,500 sf
Total Development	137,250 sf
Total Development Cost	± 50 M



Schedule:

Schedule/Milestone Item

Final Designation Extension

Hotel Construction BPDA As-Built Approval

Hotel Construction As-built approval by ISD

Residential BPDA Approval

Residential ISD Approval

Status/Anticipated Completion

Through October 31, 2017

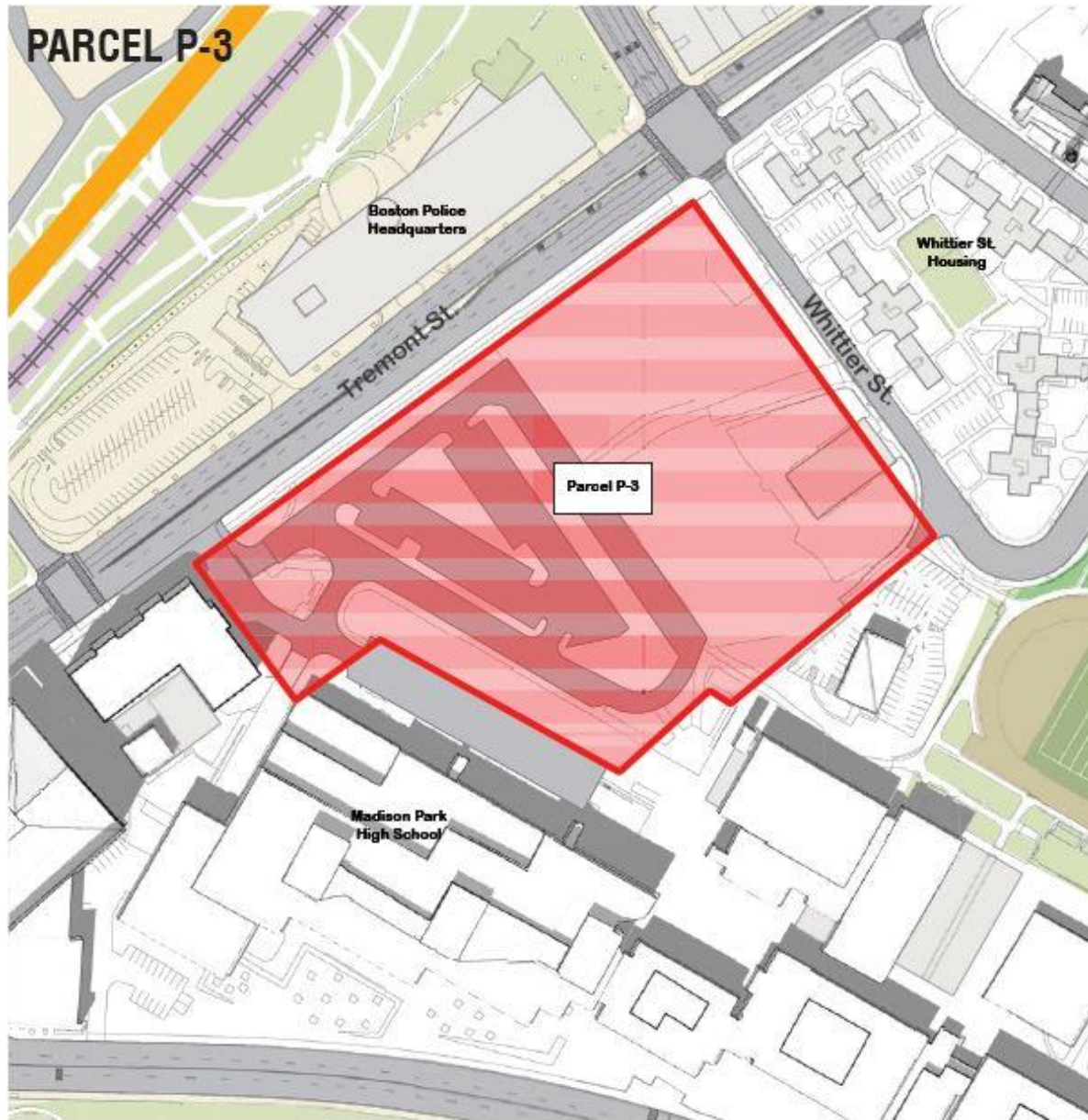
July 5

Mid July

Received End of August

End of October

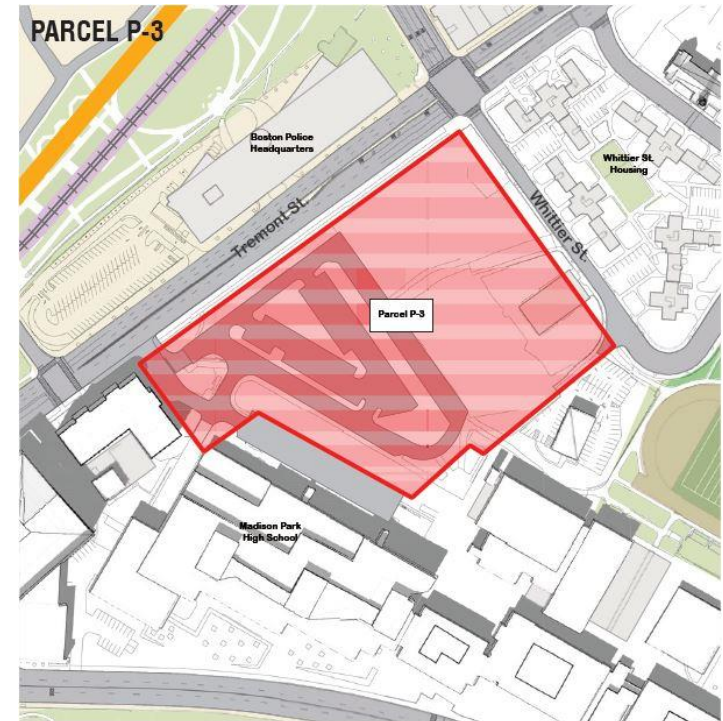
TREMONT CROSSING (TENTATIVELY DESIGNATED)



TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination & Neighborhood Retail	402,500 sf
NCAAA Museum and Exhibition Space	31,000 sf
Tremont Street - Multifamily Residential	270,000 s/f (300 units)
East Drive - Multifamily Residential	374,000 s/f (418 units)
Whittier Townhouses	9400 sf (9 units)
Project Parking	1,371 spaces
Office	108,00 sf
Total Development Cost	\$300 M *



**Does not include cost of West Block multifamily residential to be incurred by our residential partner or the office building, which will be built in a 2nd phase (\$33 million cost).*

Schedule:

Tentative Designation through – February 20, 2018

BPDA Board Approval- Article 80, Large Project Review - March 2, 2017

MEPA (Massachusetts Environmental Policy Act) Approval - March 3, 2017

Next Project Review Meeting (Proposed) – October 26, 2017

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RSMPOC comments

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Community input