



# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

September 10, 2018

# **AGENDA**

## **1. RSMPOC Overview and Updates**

- July 2, 2018 Meeting Notes Approval

## **2. Planning Update**

## **3. PRC & RSMPOC Nominations**

## **4. Development Update**

## **5. RSMPOC Comments**

## **6. Community Input**

# 1

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## RSMPOC Overview and Updates

# 2018 RSMPOC MEETING CALENDAR

## First Monday of the month:

Boston Water & Sewer Commission Building, 980 Harrison Ave, 2<sup>nd</sup> Floor Training Room

**JANUARY 8, 2018**

**JULY 2, 2018**

**FEBRUARY 5, 2018**

**\*\*NO AUGUST MEETING\*\***

**MARCH 5, 2018**

**SEPTEMBER 10, 2018**

**APRIL 2, 2018 (Cancelled)**

**OCTOBER 1, 2018**

**MAY 7, 2018**

**NOVEMBER 5, 2018**

**JUNE 11, 2018 (Memorial)**

**\*\*NO DECEMBER MEETING\*\***

# 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:

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

# ORIGINAL 2004 MASTER PLAN GOALS

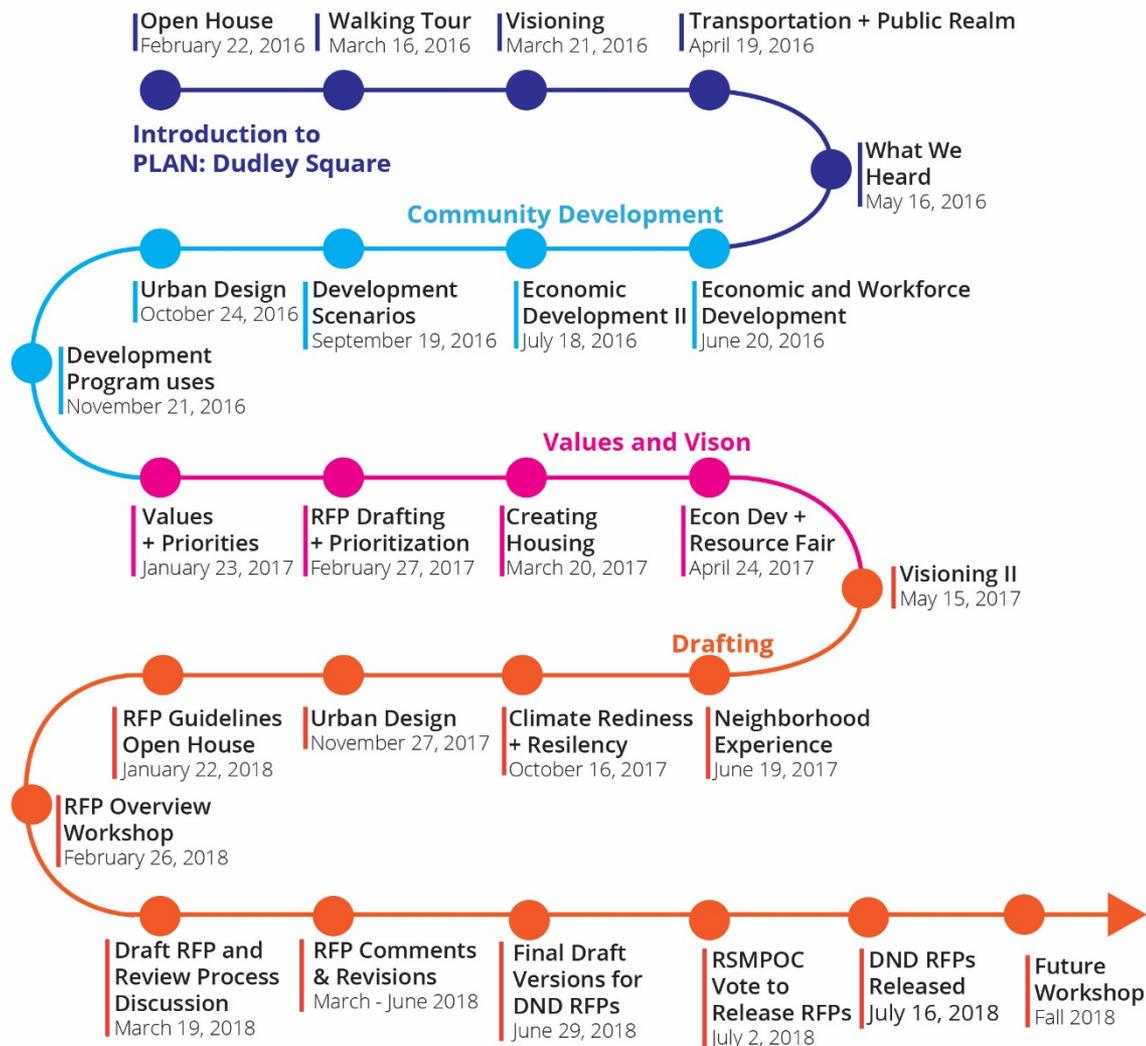
- Enhance **civic & cultural life** in the neighborhood
- Promote **diverse & sustainable growth** with jobs for local residents
- Ensure **safe & convenient public** and **private transportation**
- Expand & improve **housing for a variety** of socioeconomic and age groups
- Create a **comfortable, 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

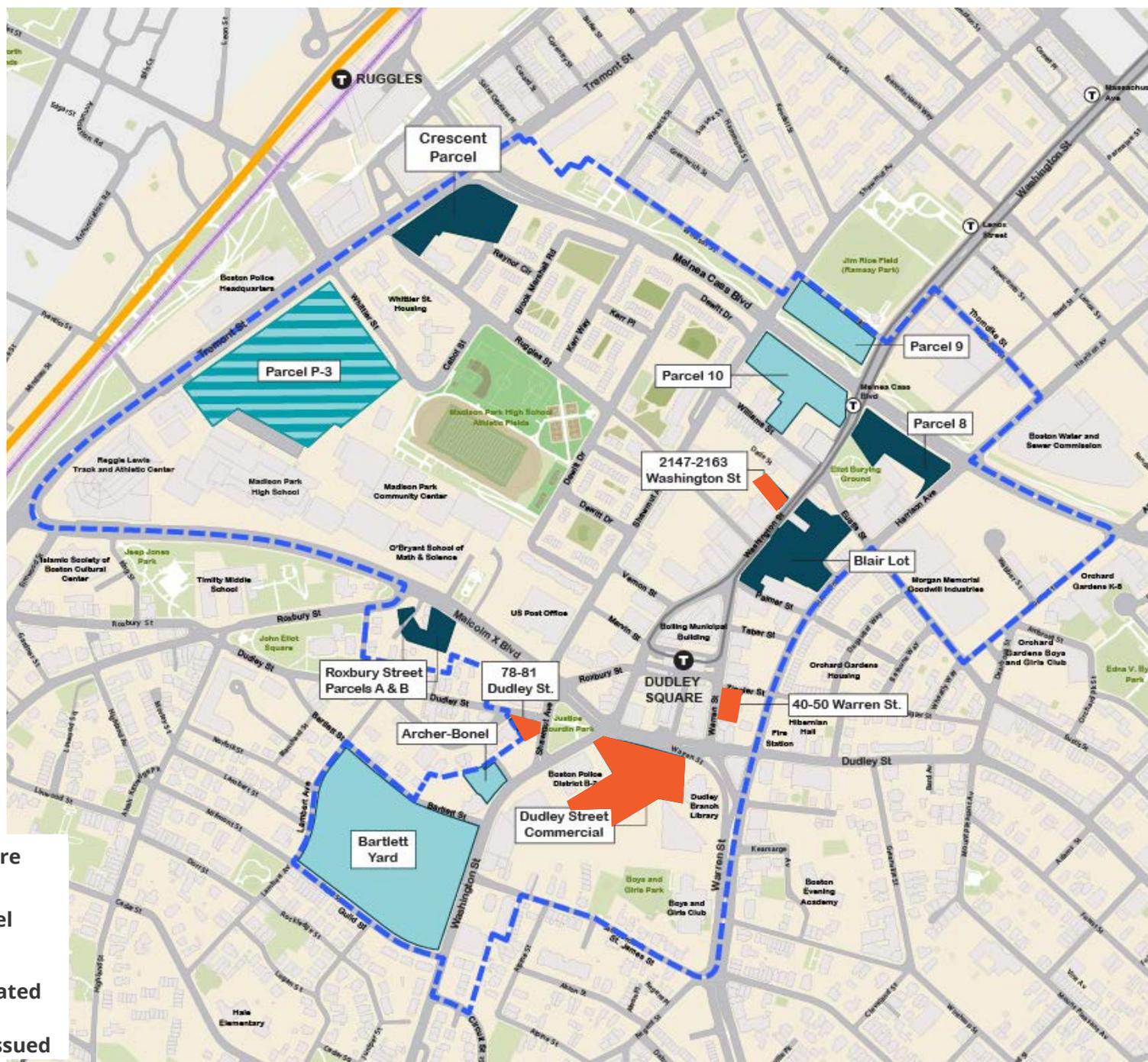
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**PLAN: Dudley Square Update**

## PROCESS TO DATE





**PLAN: Dudley Square  
Roxbury Boundary**



**Development Parcel**



**Designated Parcel**



**Tentatively Designated  
Parcel**



**DND Parcel - RFP Issued**

## TIMELINE FOR PLAN: DUDLEY SQUARE

### **July 16<sup>th</sup>**

→ DND RFP's Released

### **August 16<sup>th</sup>**

→ First Bidder's Conference

### **September 10<sup>th</sup>**

→ PRC and RSMPOC Nomination forms released

### **September 12<sup>th</sup>**

→ Bidder's Conference 10am-12pm at 26 Court Street

### **October 1<sup>st</sup>**

→ Deadline for nominations/forms submitted to BPDA

→ RSMPOC Committee Meeting

### **October 30<sup>th</sup>**

→ Department of Neighborhood Development Request for Proposals Deadline

**TBD Fall 2018 Upcoming PLAN: Dudley Square Workshop**

# 3

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## PRC & RSMPOC Nominations

## PROJECT REVIEW COMMITTEE(S) + RSMPOC NOMINATIONS

### Project Review Committee Nomination forms have been released

- Deadline for nominations is October 1<sup>st</sup>
- Forms are available online ([bit.ly/PRCDUD1](http://bit.ly/PRCDUD1)) and in print ([bit.ly/PlanDudley](http://bit.ly/PlanDudley))
- PLAN: Dudley Square DND parcels will have one PRC; we will also be accepting nominations for surrounding parcels
- BPDA Parcel nominations are not part of this deadline and will be accepted on a rolling basis until RFPs are released

### RSMPOC Nomination forms to be released Tuesday, 9/11

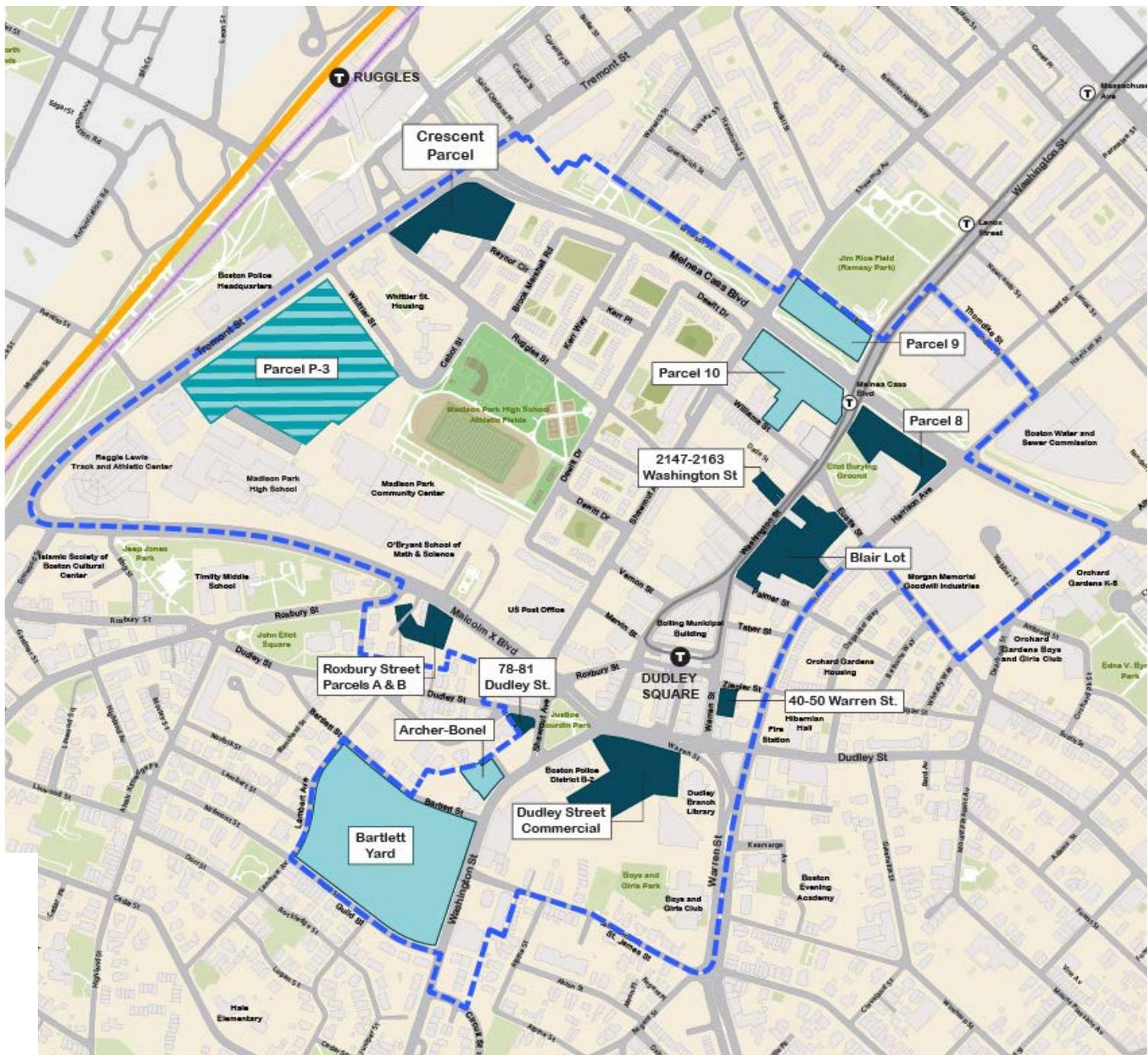
- Deadline for nominations is October 1<sup>st</sup>

# 4

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## Development Update

-  PLAN: Dudley Square Roxbury Boundary
-  Development Parcel
-  Designated Parcel
-  Tentatively Designated Parcel



# BARTLETT PLACE (DESIGNATED)

Name of Development Entity: Bartlett Place, LLC

Program Component	Size*
Commercial	48,000 sf
Residential	323 units
Surface Parking	85 spaces
<b>Total Development Cost</b>	<b>\$184 M</b>



## Project update:

Building B – Construction Underway – Anticipated completion Nov 2018

Building E – Construction Underway – Anticipated completion October 2018

Building A – Permitting is complete; Design development is underway

Building D – Design development is underway

Building C – Design development is underway

Proposed PRC Meeting – September 25, 2018

# MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

Name of development entity: Madison Tropical

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

\* Sq Ft. or Units as applicable

## Job Creation Update:

As of December 2017, 334 people have worked on construction

## Schedule:

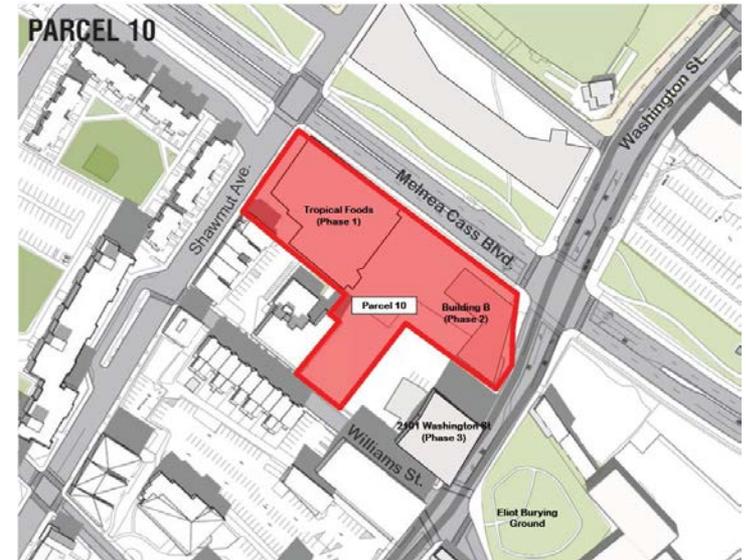
Tentative Designation through September 2018

2101 Washington St. – Construction Started May 2016

2101 Washington St. – Occupancy January-March 2018

2085 Washington St. – Preconstruction and Marketing Underway

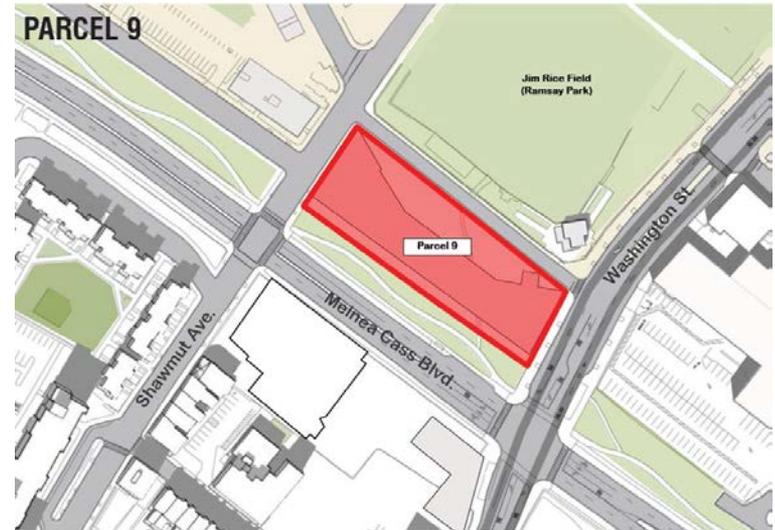
– Construction to be determined



# 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
<b>Total Development</b>	<b>137,250 sf</b>
<b>Total Development Cost</b>	<b>± 50 M</b>



## 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

Residential Finance Closing

### Status/Anticipated Completion

Proposed December 31, 2017

July 5

Mid July

Received End of August

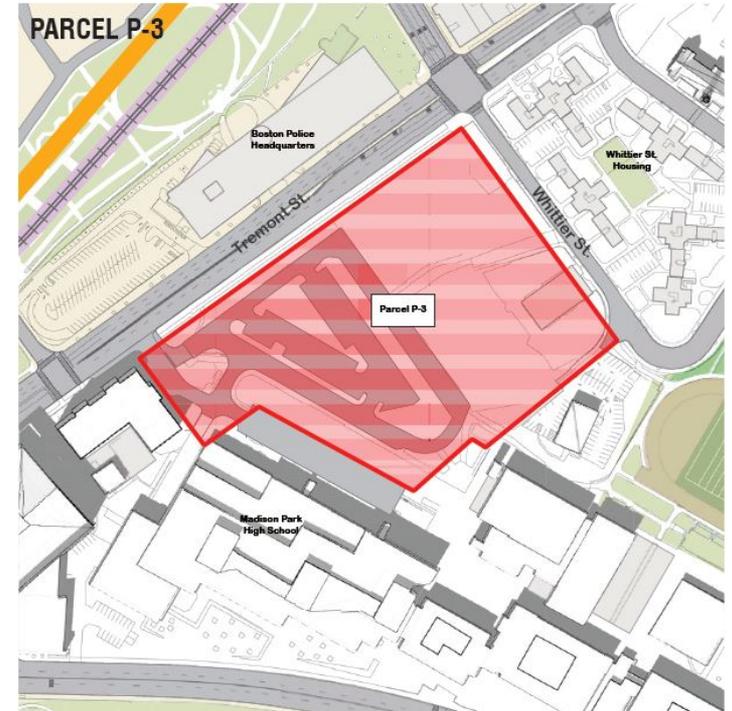
End of October (Completed)

End of December (Completed)

# TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination & Neighborhood Retail	402,500 sf
NCAA 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
<b>Total Development Cost</b>	<b>\$300 M *</b>



*\*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 – October 31, 2018

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

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

Proposed PRC Meeting – September 27, 2018

**5**

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**RSMPOC Comments**

# 6

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## Community Input