



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

November 5, 2018

AGENDA

- 1. RSMPOC Overview and Updates**
- 2. Planning Update**
- 3. Follow-Up on September 10th Community Input**
- 4. Development Update**
- 5. RSMPOC Comments**
- 6. Community Input**

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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, 2nd 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 (Cancelled)

MAY 7, 2018

NOVEMBER 5, 2018

JUNE 11, 2018 (Memorial)

****NO DECEMBER MEETING****

2019 RSMPOC MEETING CALENDAR

First Monday of the month:

Location TBD

JANUARY 7, 2019

JULY 1, 2019

FEBRUARY 4, 2019

****NO AUGUST MEETING****

MARCH 4, 2019

SEPTEMBER 9, 2019

APRIL 1, 2019

OCTOBER 7, 2019

MAY 6, 2019

NOVEMBER 4, 2019

JUNE 3, 2019

****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

Source: Roxbury Strategic Master Plan, p.4

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PLAN: Dudley Square Update

UPDATED TIMELINE FOR PLAN: DUDLEY SQUARE

November 13th

- PLAN: Dudley Square DND Parcel submission **Deadline Extended**

November 16th

- RSMPOC Nomination **Deadline Extended**
- Forms are available online (bit.ly/RSMPOC_nom) and in print (bit.ly/theRSMPOC)

Next PLAN: Dudley Square workshop – Winter 2019

- Will focus on BPDA Request for Proposals language

Nominations for PRCs for BPDA and Master Plan parcels are still being accepted on a rolling basis.

- Forms are available online (bit.ly/PRCDUD1) and in print (bit.ly/PlanDudley)

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Follow-Up on September 10th Community Input

COMMUNITY INPUT – SEPTEMBER 10TH 2018

Roxbury Strategic Master Plan Oversight Committee

Membership:

- Nomination and Appointment Process
- Electeds' role
- Re-Appointment of Members
- Selection Criteria and Qualifications
- Public list of nominees

Conflict Of Interest

COMMUNITY INPUT – SEPTEMBER 10TH 2018

Project Review Committee(s)

Membership:

- Nomination and Appointment Process
- Electeds' role
- Public list of nominees
- Selection Criteria and Qualifications

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Development Update

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	\$184 M



Project update:

Building B – Construction Underway – Anticipated completion Nov 2018

Building E – Construction Underway – Anticipated completion Nov 2018

Building A – Permitting is complete; Design development is underway

Building D – Design development is underway

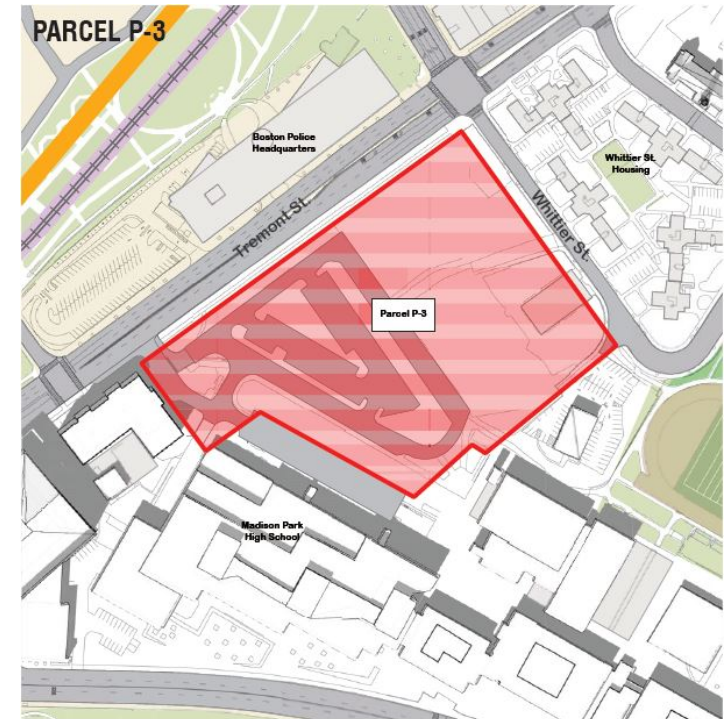
- Project Review Discussion: Public Meeting – September 25th
- Article 80 submission – October 9th
- Article 80 Review Discussion – November 8th

Building C – Design development is underway

TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination & Neighborhood Retail	405,000 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	\$500 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 – November 30, 2018

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

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

Most recent PRC Discussion– September 27, 2018

MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

Name of development entity: Madison Tropical

Program Component	Size*
Office/retail building	59,000 sf
Total Development Cost	\$57 M

* Sq Ft. or Units as applicable

Job Creation Update:

As of December 2017, 334 people have worked on construction

Schedule:

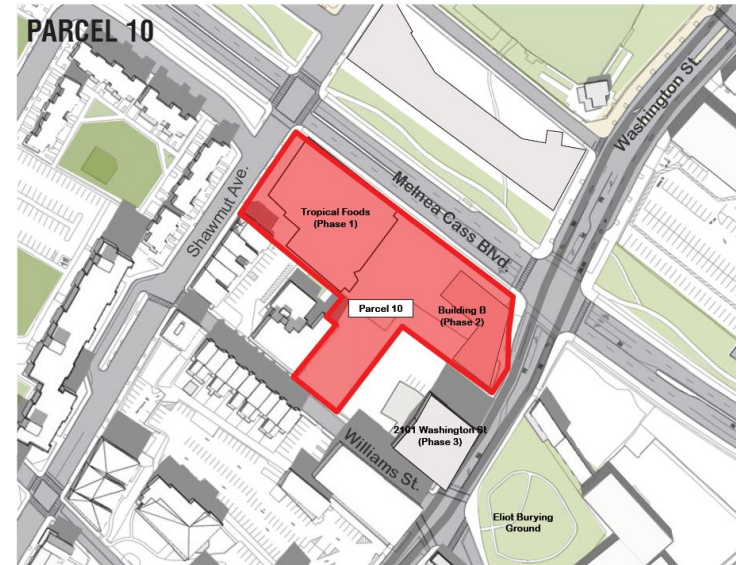
Tentative Designation through September 2018

2101 Washington St. – Construction Started May 2016

2101 Washington St. – Occupancy January-March 2018

2085 Washington St. – Preconstruction and Marketing Underway

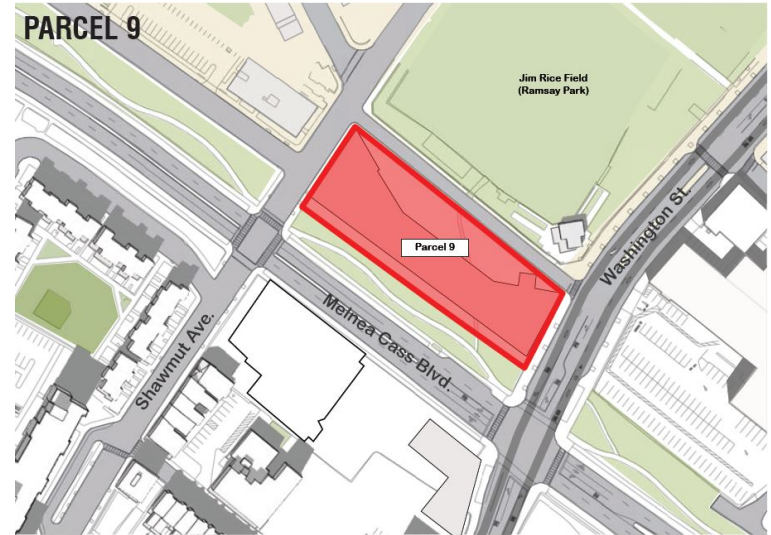
– Construction schedule to be determined pending completion of follow-up tenant selection and the design



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
Hotel Construction BPDA Approval
Hotel Construction approval by ISD
Residential BPDA Approval
Residential ISD Approval
Residential Finance Closing
Certification of Completion

Status/Anticipated Completion

Granted December 31, 2017
Received July 2017
July 2017
Received August 2017
October 2018
December 2018
TBD following construction

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RSMPOC Comments

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Community Input