



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

February 5, 2018

1

RSMPOC Overview and Updates

AGENDA

- 1.** RSMPOC Overview and Updates
- 2.** PLAN: Dudley Square Highlights
- 3.** Development Highlights
- 4.** Community Input
- 5.** RSMPOC Comments and Closing

2018 RSMPOC MEETING CALENDAR

First Monday of the month:

Boston Water & Sewer Commission Building, 980 Harrison Ave, 2nd Floor Training Room

JANUARY 8, 2018

FEBRUARY 5, 2018

MARCH 5, 2018

APRIL 2, 2018

MAY 7, 2018

JUNE 4, 2018

JULY 2, 2018

****NO AUGUST MEETING****

SEPTEMBER 10, 2018

OCTOBER 1, 2018

NOVEMBER 5, 2018

****NO DECEMBER MEETING****

ORIGINAL 2004 MASTERPLAN 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

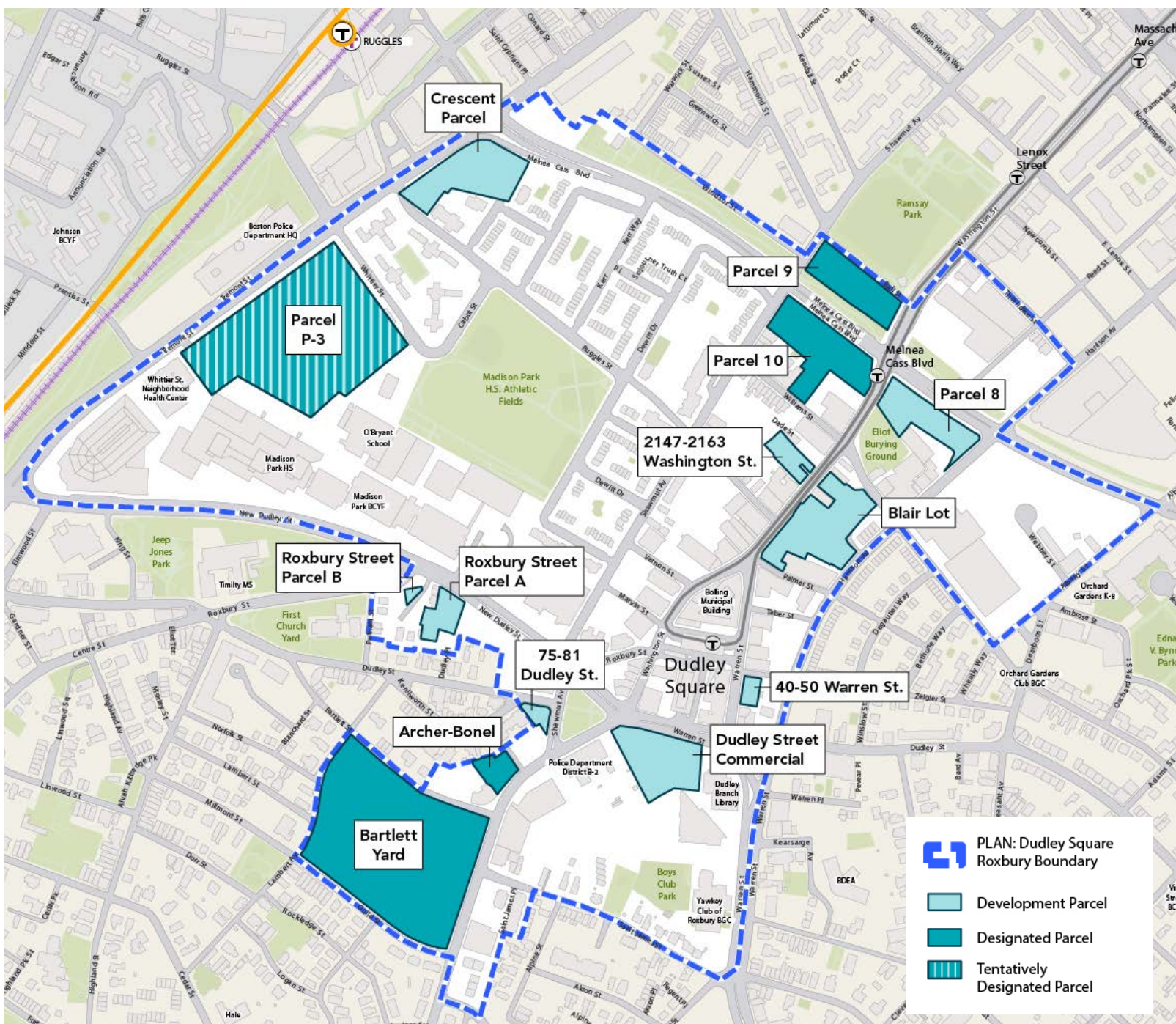
RSMPOC'S RESPONSIBILITIES

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:

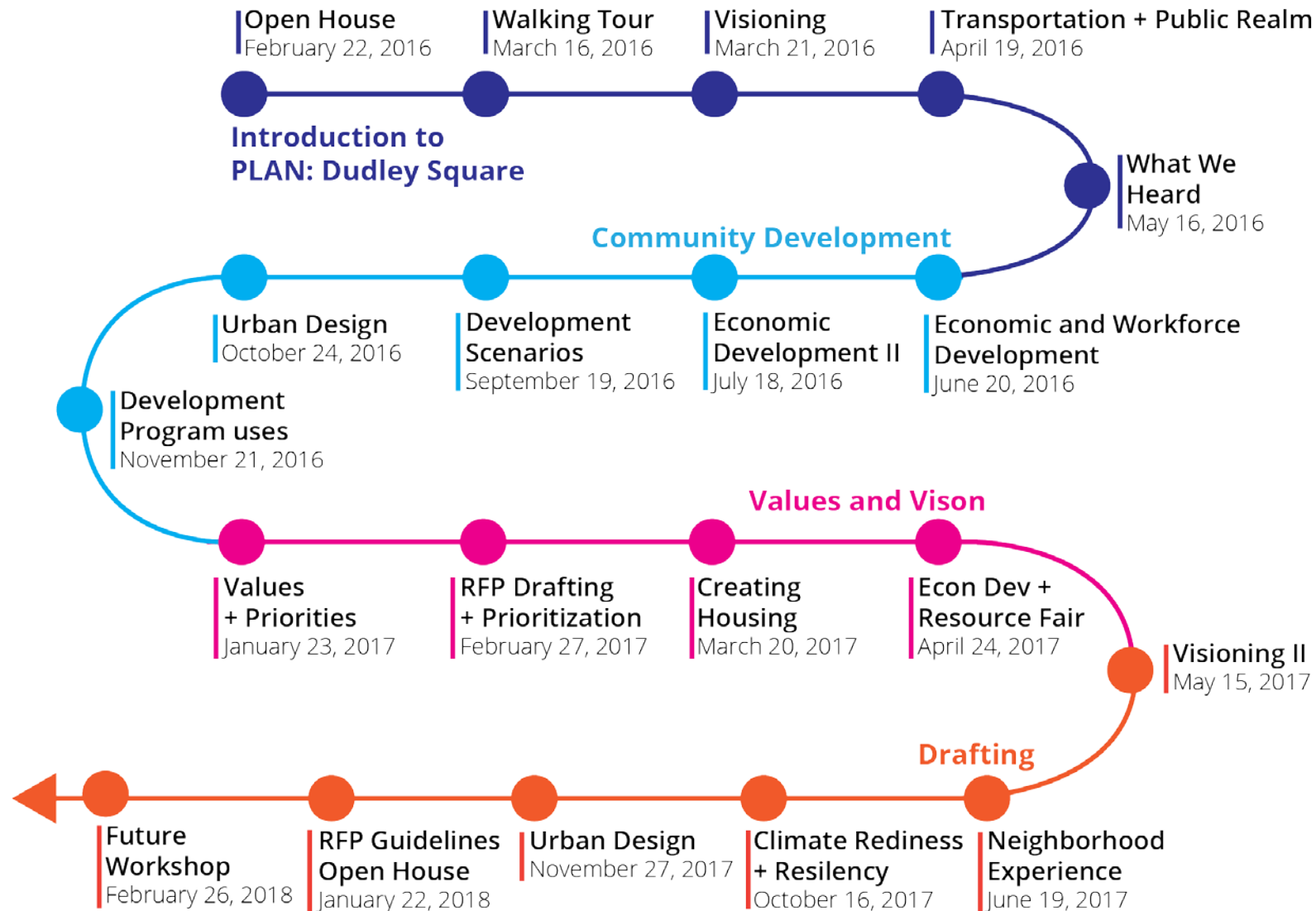
- publically-owned parcels within Roxbury; and
- privately-owned projects \geq 50,000 sq ft of development in Dudley Square.



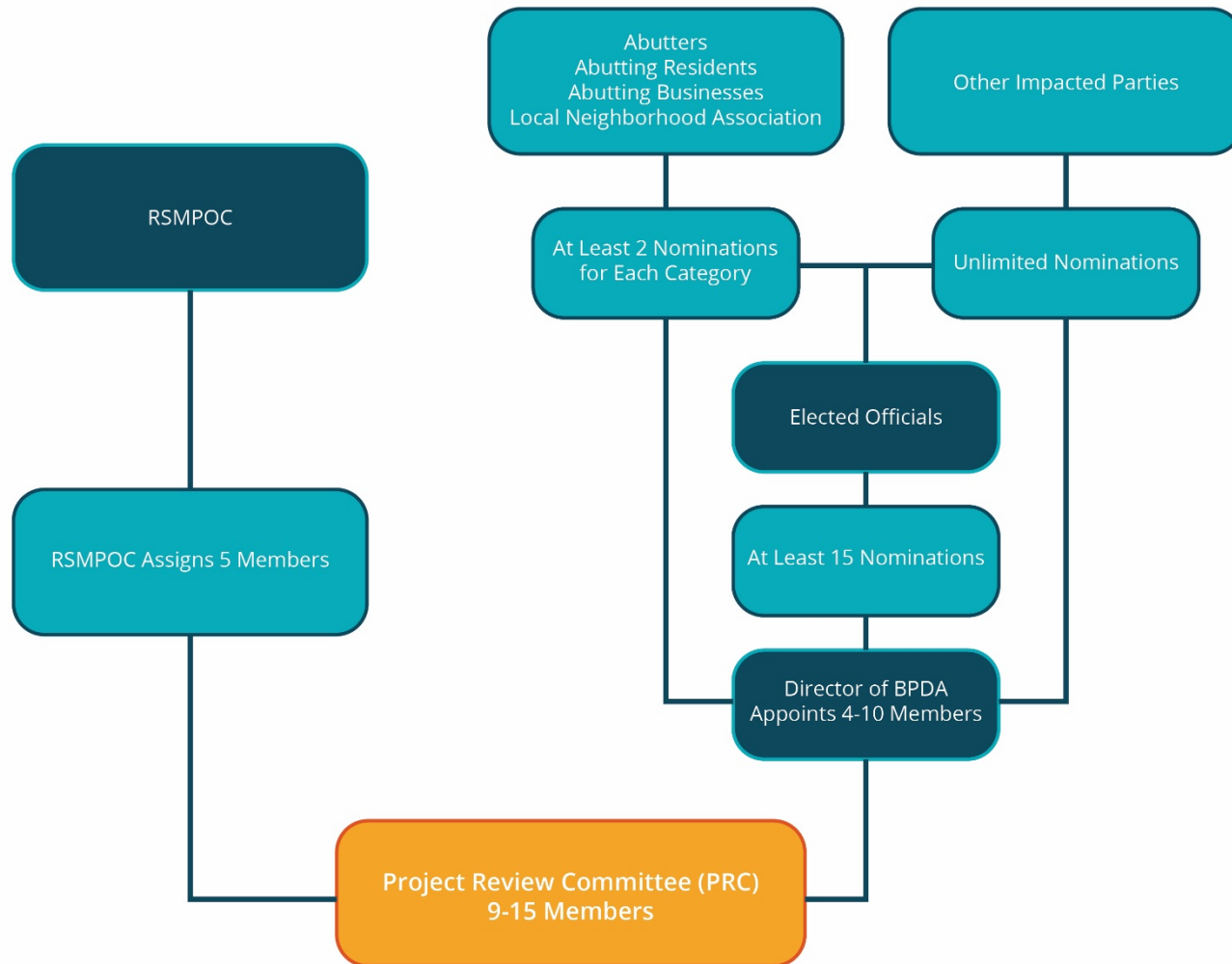
2

PLAN: Dudley Square Highlights

PROCESS TO DATE



PROJECT REVIEW COMMITTEE SELECTION



PLAN: Dudley Photo Campaign

To help **communicate community preservation** we are looking for pictures that reflect happy times people have had in the neighborhood for use in the PLAN: Dudley Square plan document.

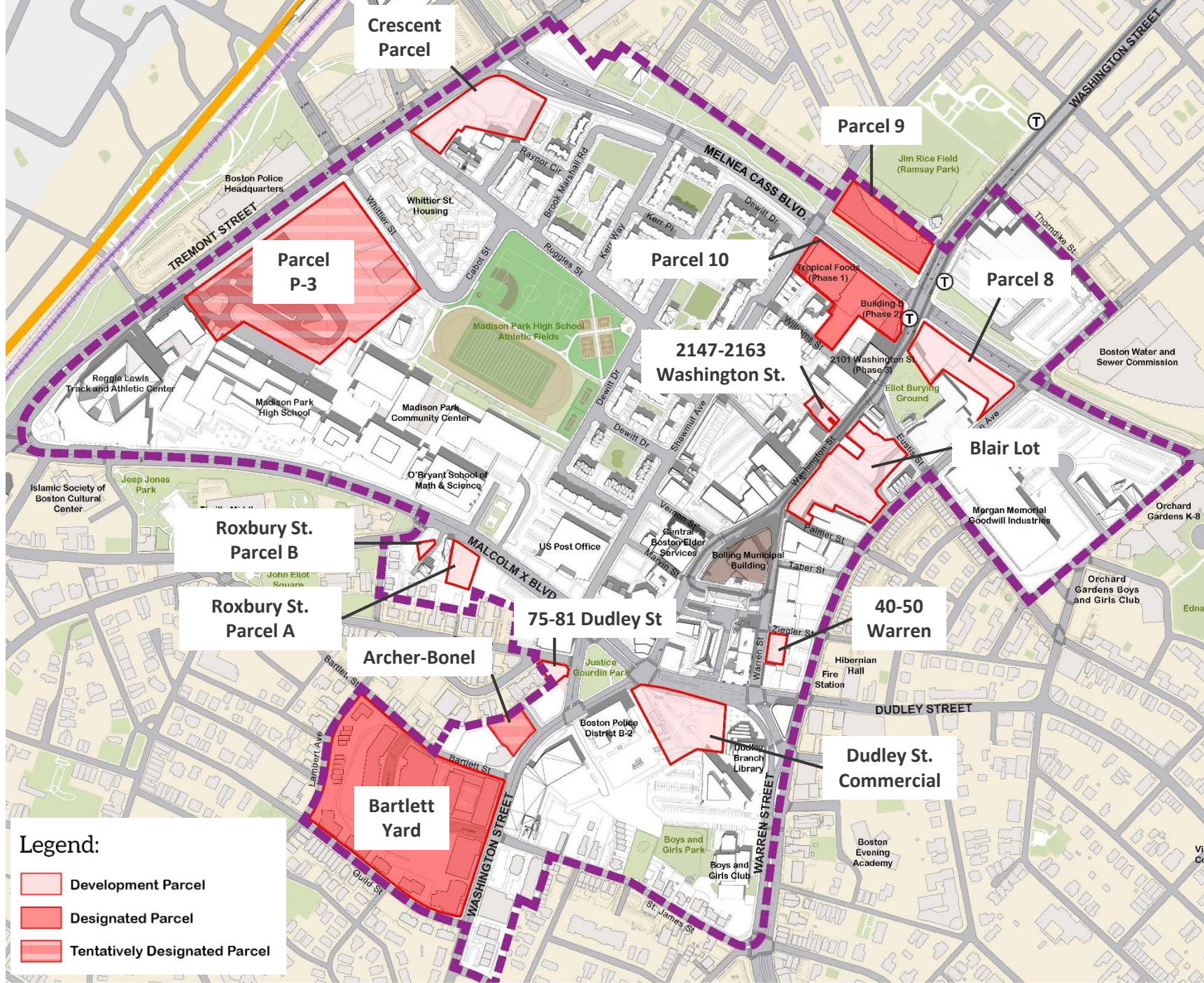
Please consider sharing some with us by **Friday, March 2.**

To submit, email:
courtney.sharpe@boston.gov



3

Development Review Highlights



Crescent Parcel

Parcel 9

Parcel P-3

Parcel 10

Parcel 8

2147-2163 Washington St.

Blair Lot

Roxbury St. Parcel B

Roxbury St. Parcel A

75-81 Dudley St

40-50 Warren

Archer-Bonel

Dudley St. Commercial

Bartlett Yard

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

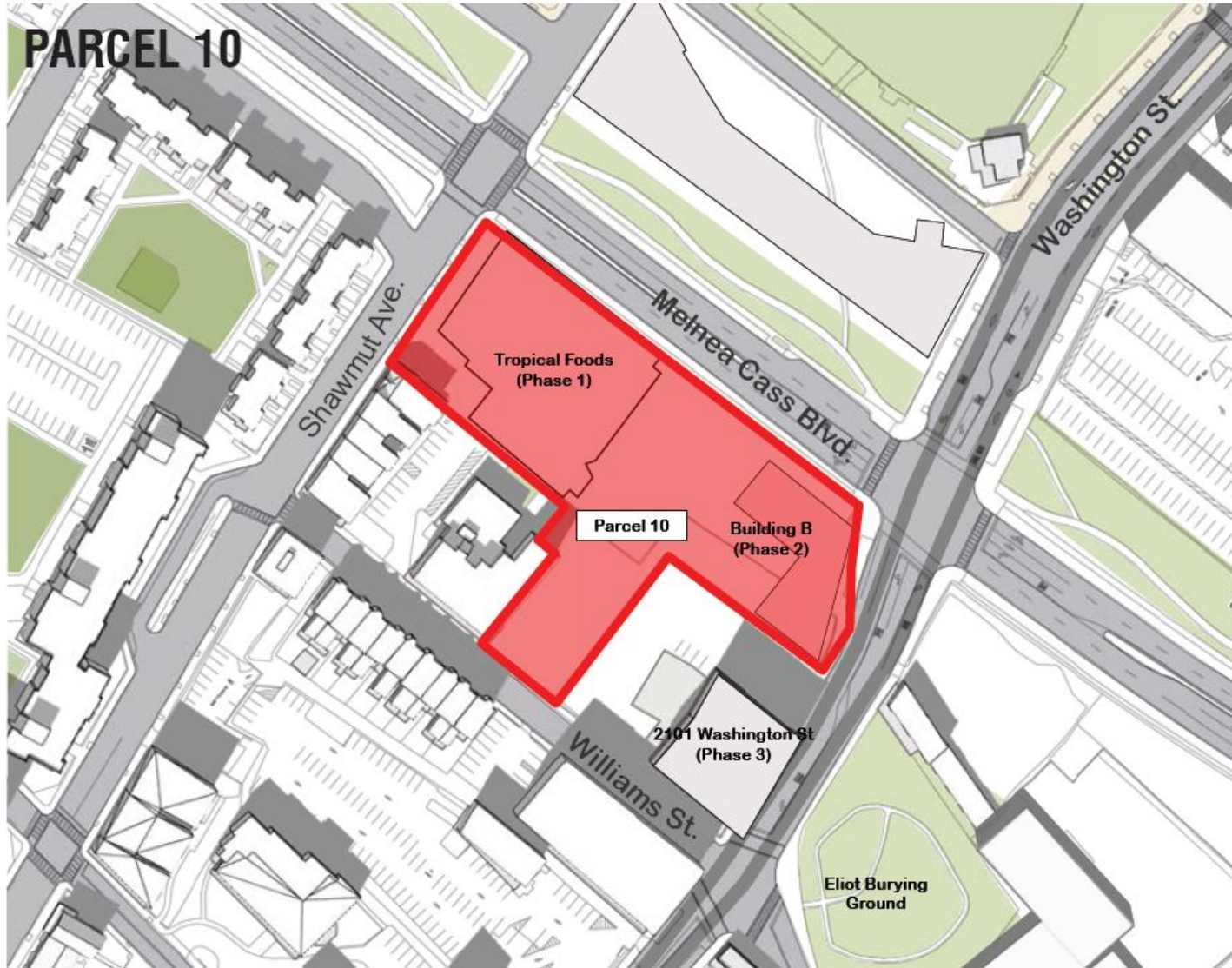
Building E – Construction Underway – Anticipated completion April 2018

Building A – Permitting is complete; Design development is underway

Building D – Design development is underway

Building C – Design development is underway

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:

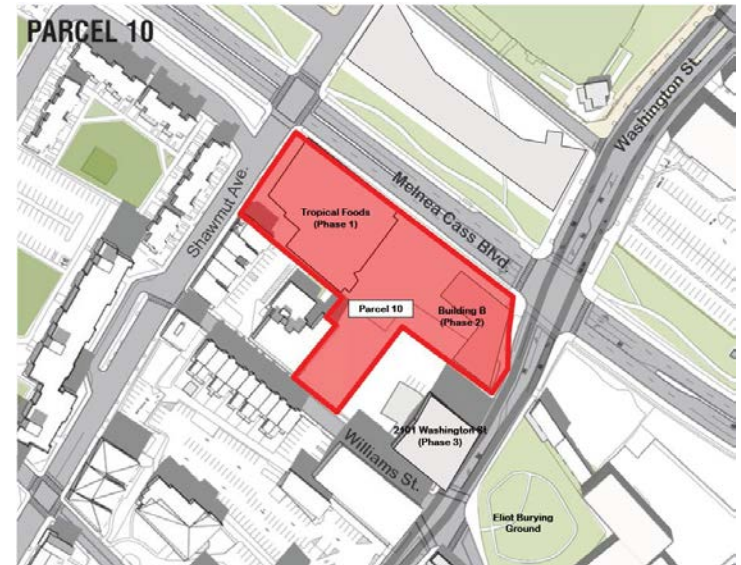
Tentative Designation through February 2018

2101 Washington St. – Construction Started May 2016

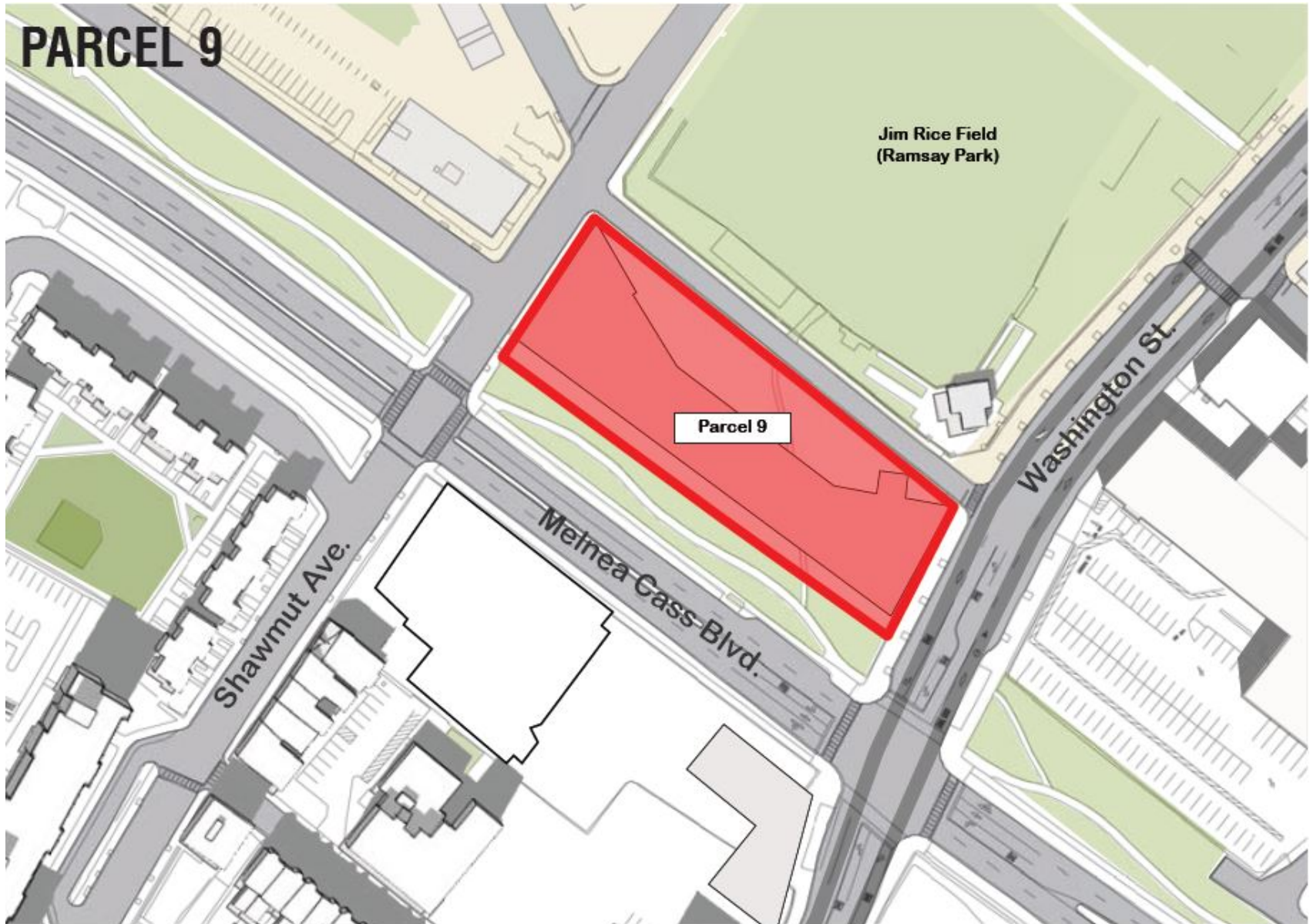
2101 Washington St. – Occupancy December 2017/January 2018

2085 Washington St. – Preconstruction and Marketing Underway

– Construction to be determined



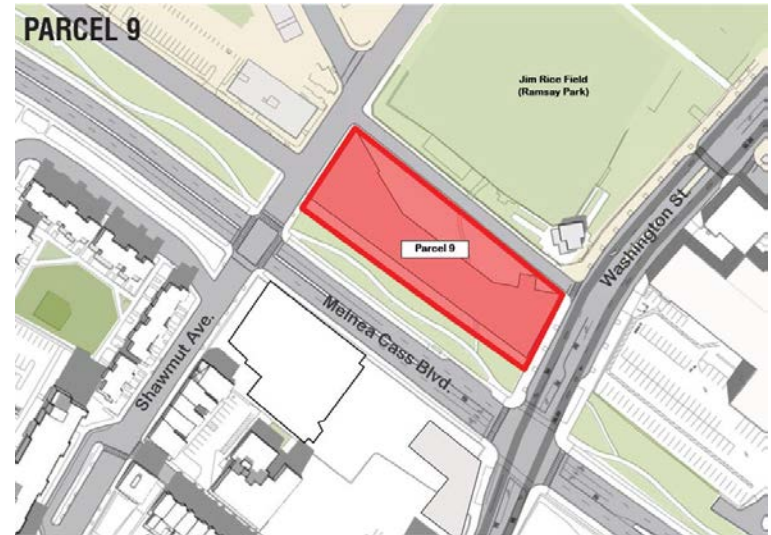
MELNEA HOTEL AND RESIDENCES (DESIGNATED)



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

Residential Finance Closing

Status/Anticipated Completion

Proposed December 31, 2017

July 5

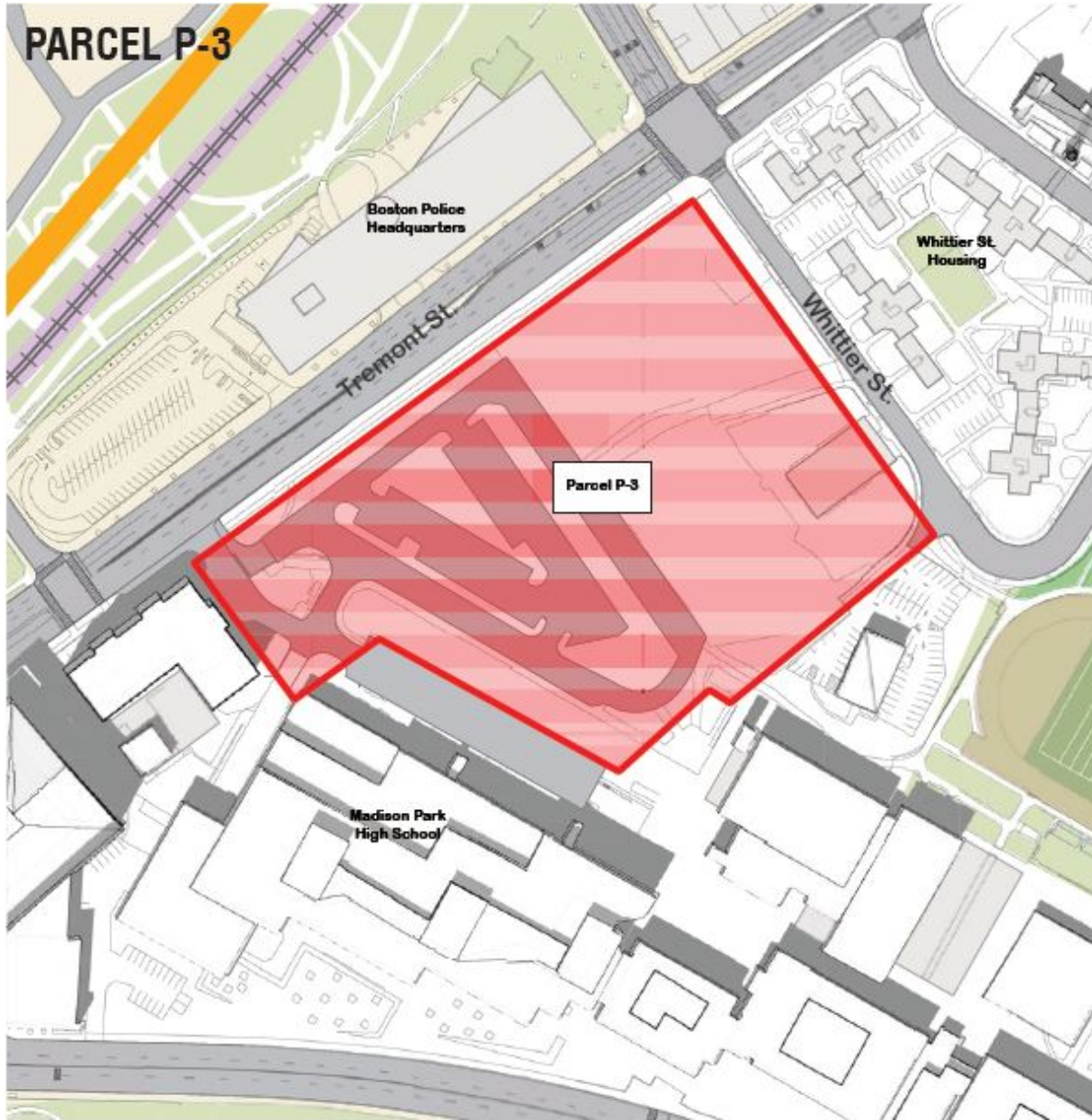
Mid July

Received End of August

End of October

End of December (Completed)

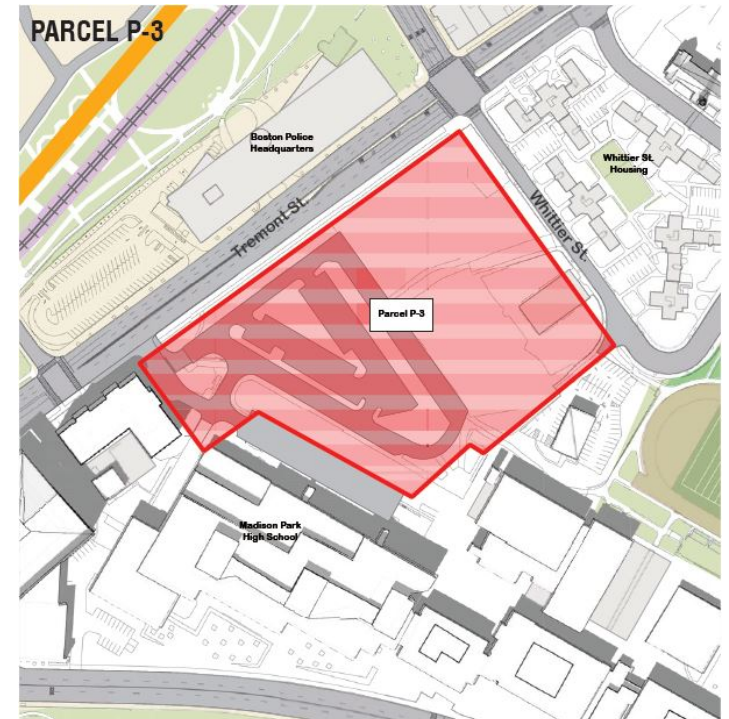
TREMONT CROSSING (TENTATIVELY DESIGNATED)



TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination & Neighborhood Retail	402,500 sf
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
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 28, 2018

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

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

4

Community Comments

5

RSMPOC Comments and Closing