



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

January 7, 2019

AGENDA

- 1. RSMPOC Overview and Updates**
- 2. Planning Update**
- 3. Development Update**
- 4. RSMPOC Comments**
- 5. Community Input**

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RSMPOC Overview and Updates

2019 RSMPOC MEETING CALENDAR

First Monday of the month:

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

JANUARY 7, 2019

FEBRUARY 4, 2019

MARCH 4, 2019

APRIL 1, 2019

MAY 6, 2019

JUNE 3, 2019

JULY 1, 2019

****NO AUGUST MEETING****

SEPTEMBER 9, 2019

OCTOBER 7, 2019

NOVEMBER 4, 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

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PLAN: Dudley Square Update

TIMELINE FOR PLAN: DUDLEY SQUARE RFP REVIEW

Comment Period Open for PLAN: Dudley Square Responses

- Proposals are available for review and comment at: buildinghousing.boston.gov

Saturday, February 23rd – Developer Presentations

- Dudley Commercial (135 Dudley St.)
- 75-81 Dudley Street

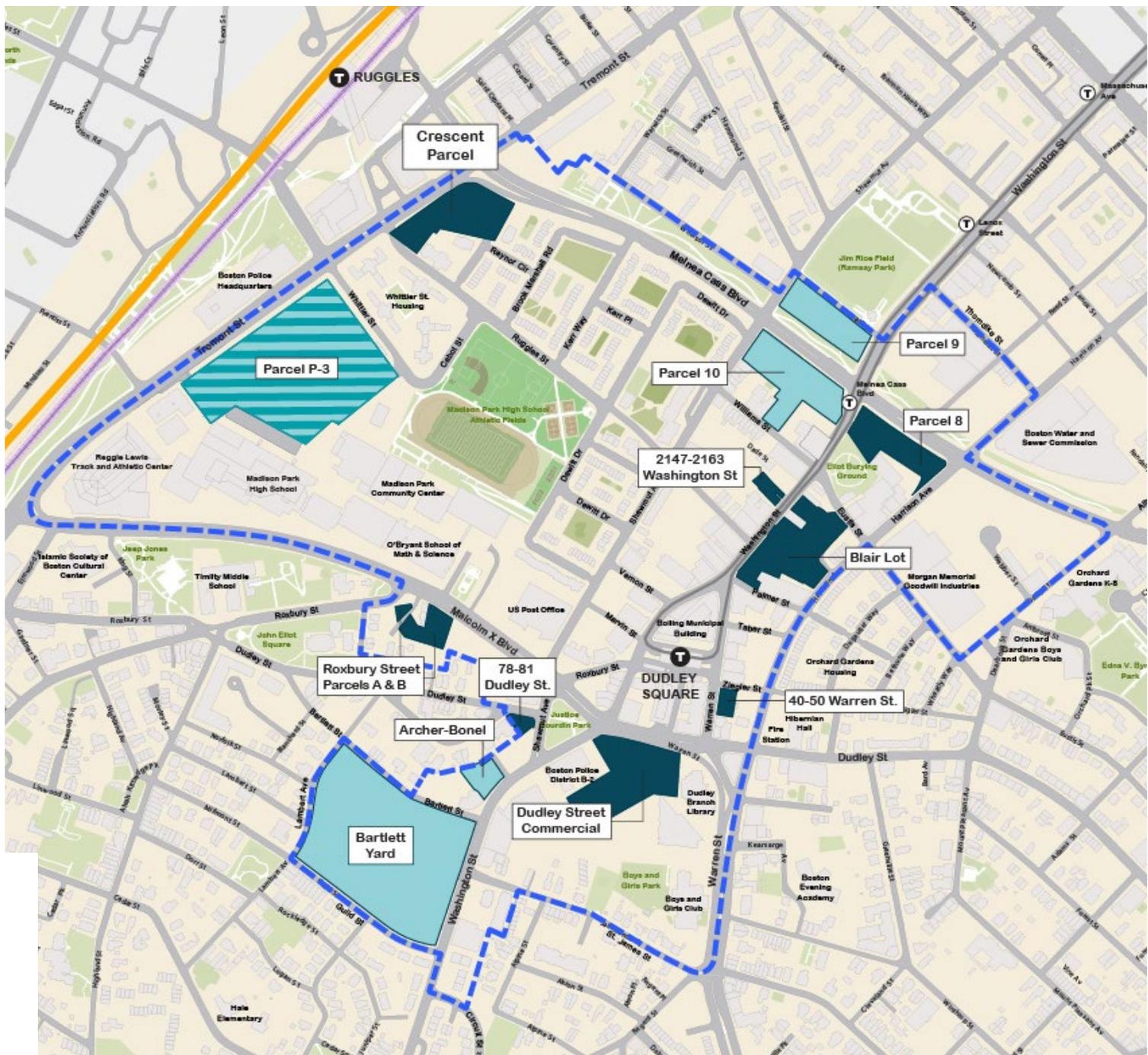
Saturday, March 2nd – Developer Presentations

- 2147 Washington Street
- 40-50 Warren Street

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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
Total Development Cost	\$184 M



Project update:

Building B – Construction Underway – Anticipated completion Nov 2018

Building E (condos) – Complete Nov 2018

Building A – Permitting is complete; Design development is underway

Building D (senior housing) – Design development is underway

- Article 80 submission – October 9th
- Article 80 Project Review Discussion – Held September 25th

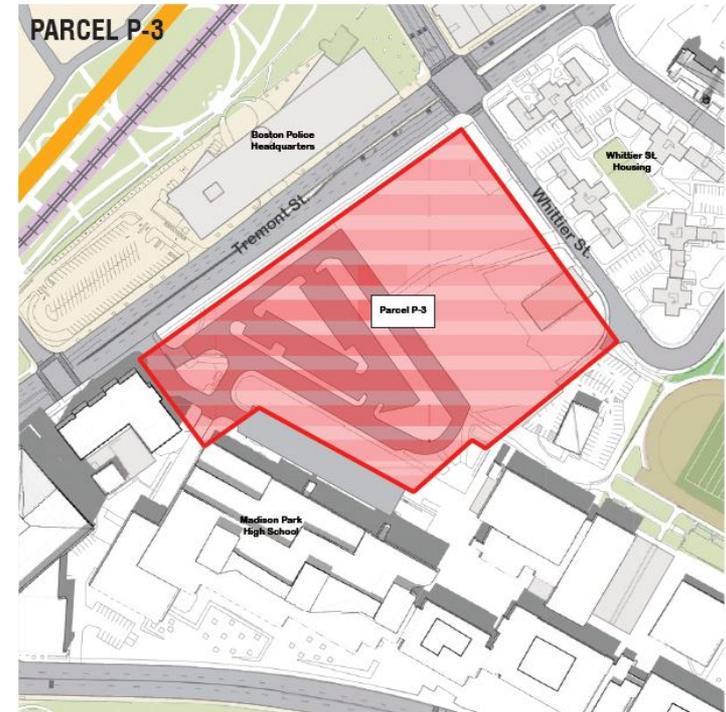
Building C – Design development is underway

Next Project Review Discussion – Proposed for February 6, 2019

TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination & Neighborhood Retail	405,000 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	\$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 – January 31, 2019

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

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

BWSC Site Plan Approval – Received December 2018

BPS Site Plan Approval – Received January 2019

Next Project Review Discussion – Proposed for January 31, 2019

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

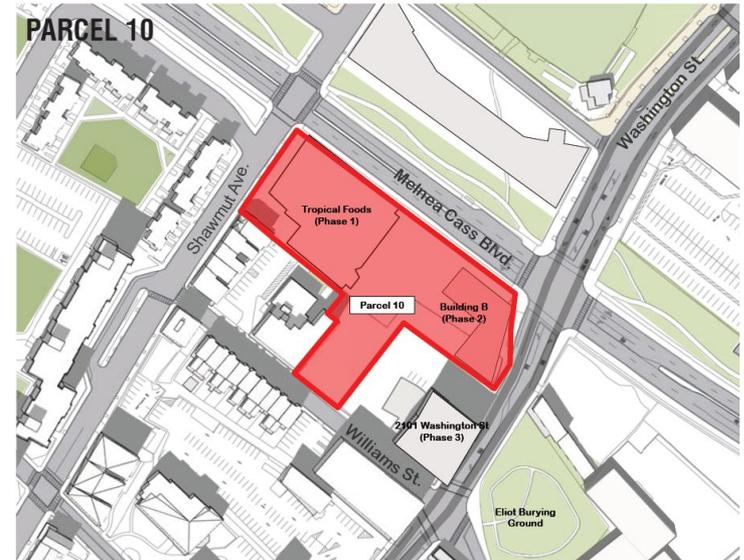
Schedule:

Tentative Designation through February 28, 2019

2101 Washington St. – Construction Started May 2016

2101 Washington St. – Occupancy completed January-March 2018

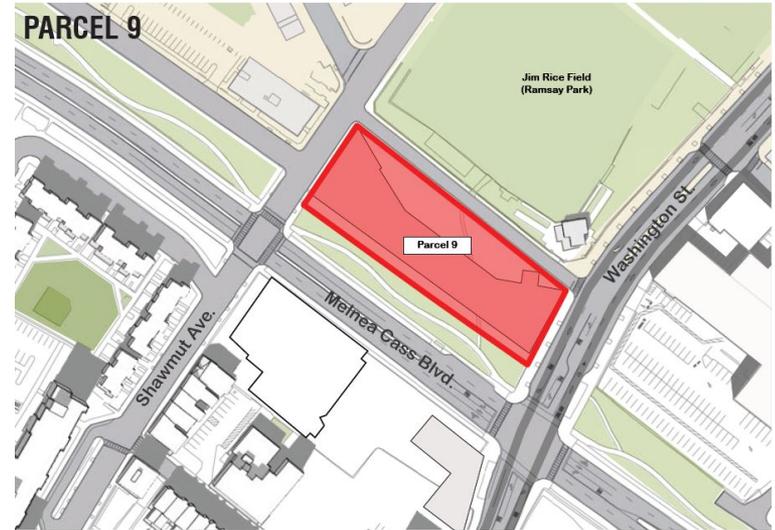
2085 Washington St. – Preconstruction and Marketing Underway
– Construction schedule to be determined pending completion of follow-up tenant selection and the design



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