



# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

January 8, 2018

# 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 8, 2018**

**FEBRUARY 6, 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\*\***

# 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**

## 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

## 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 Planning & Development Agency (BPDA)
- Office of Economic Development (OED)

### Community Benefits

#### What

- Discuss opportunities that advance community priorities
- Evaluate tradeoffs

#### Who

- Residents & stakeholders
- Boston Planning & Development Agency (BPDA)
- Office of Economic Development (OED)
- Next Street

### Scenario Development

#### What

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

#### Who

- Residents & stakeholders
- Boston Planning & Development Agency (BPDA)
- Office of Economic Development (OED)
- Next Street

### RFP Guideline Review

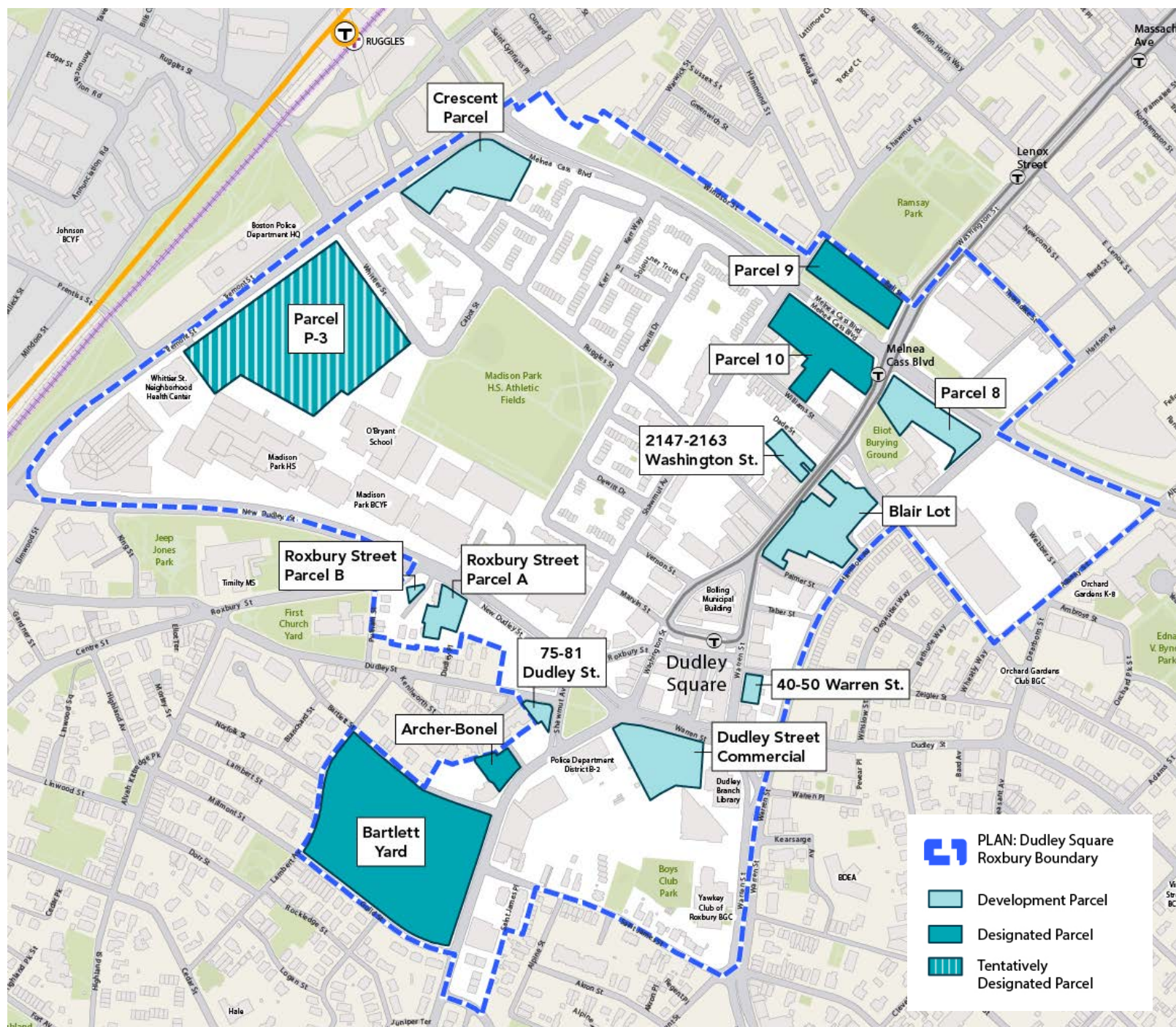
#### What

- Review recommended RFP guidelines for economic development

#### Who

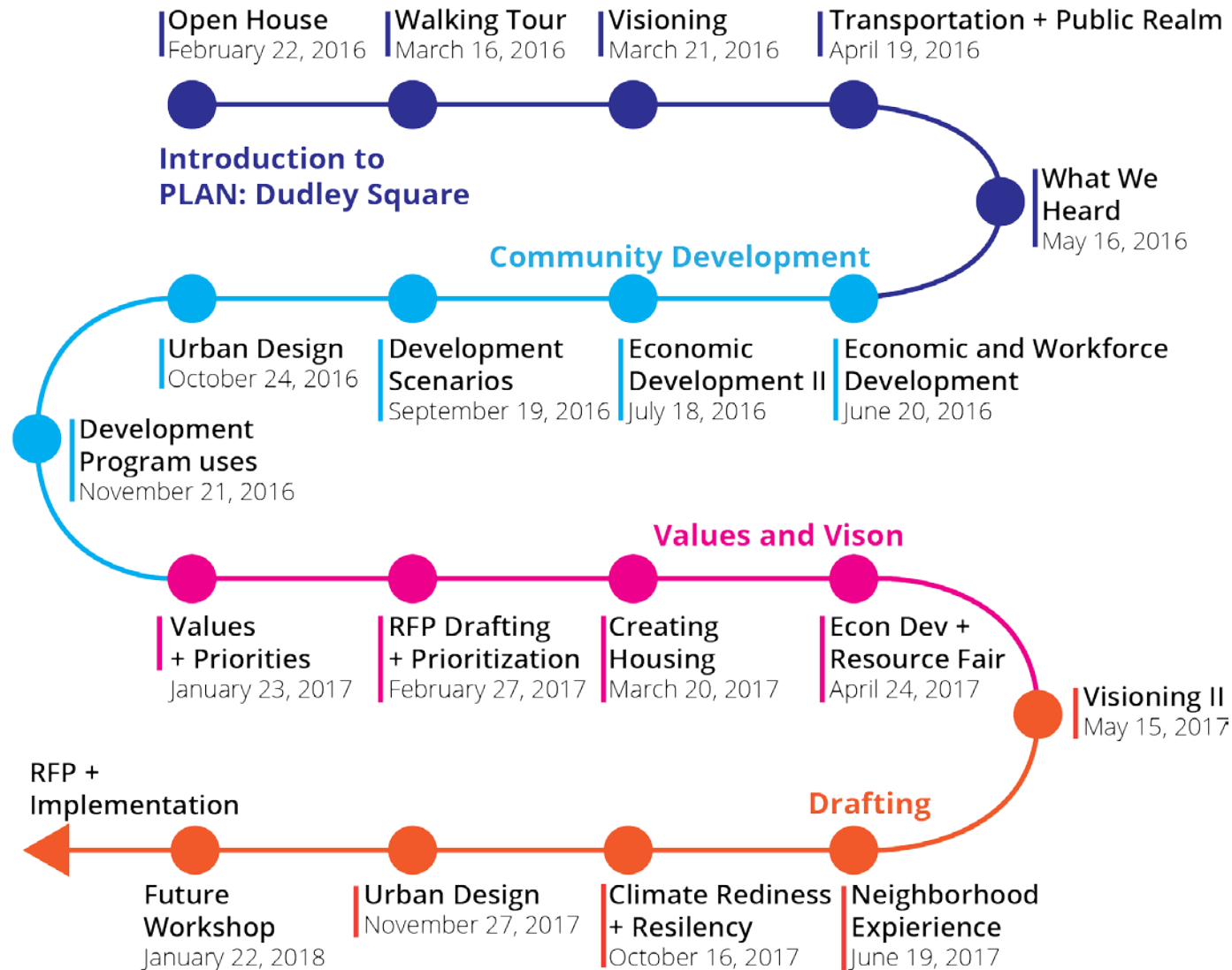
- Residents & stakeholders
- Boston Planning & Development Agency (BPDA)
- Office of Economic Development (OED)
- Next Street







## PROCESS TO DATE



# PLAN: Dudley Square

*Preserve. Enhance. Grow.*



## 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](https://bit.ly/PlanDudley)**



## RESOURCES

### Office of Workforce Development (OWD)

Contact:

Brian Norton

617-635-5283

[owd.boston.gov](http://owd.boston.gov)

### Office of Housing Stability (DND)

Contact:

617-635-4200

[rentalhousing@boston.gov](mailto:rentalhousing@boston.gov)

[Boston.gov/housing/office-housing-stability](http://Boston.gov/housing/office-housing-stability)

### Boston Home Center (DND)

Contact:

617-635-4663

[bostonhomecenter.com](http://bostonhomecenter.com)

### Office of Small Business Development

Contact:

Karilyn Crockett

617-635-0355

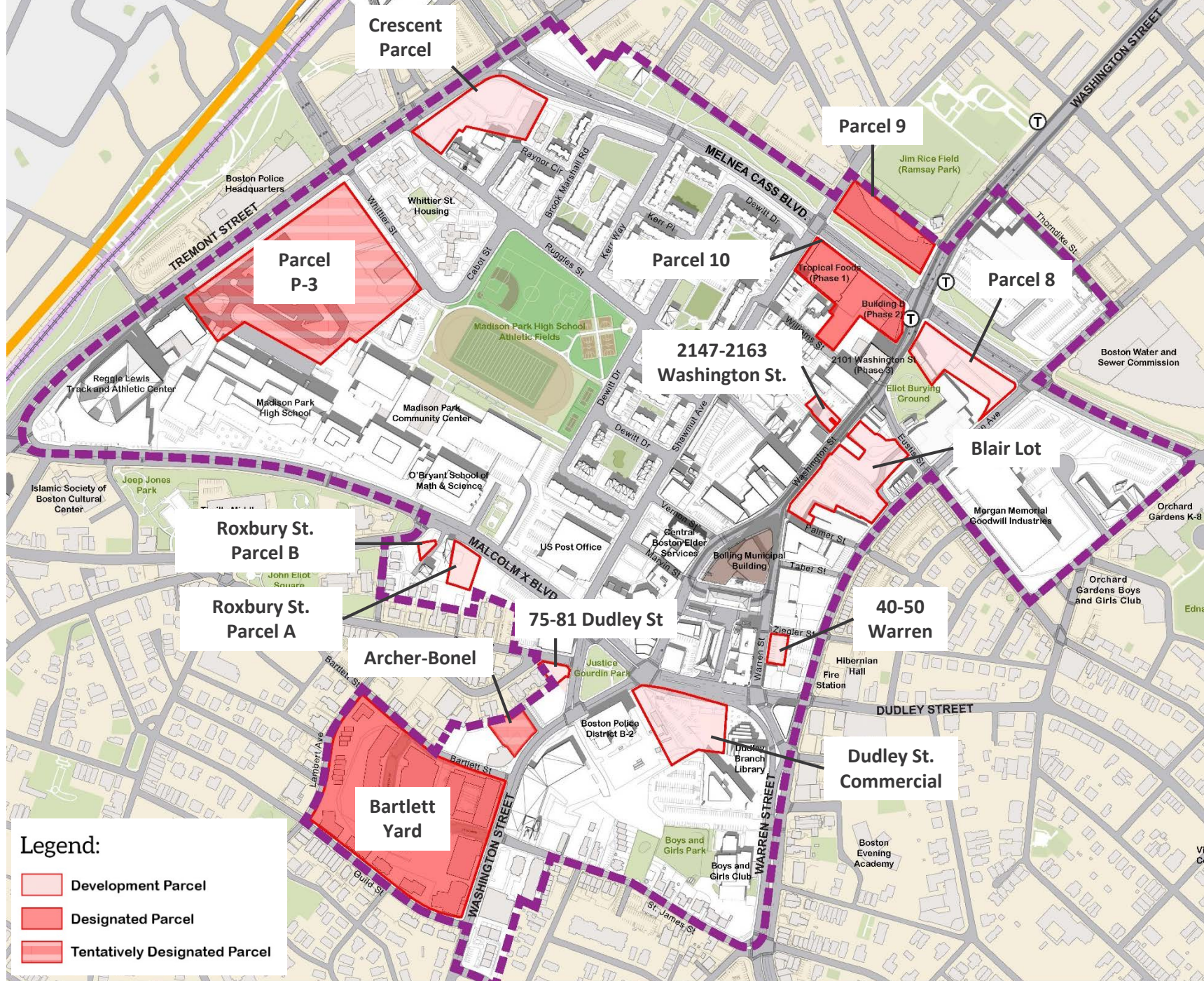
[Boston.gov/departments/small-business-development](http://Boston.gov/departments/small-business-development)

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## Development Review Highlights







# 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      |
| <b>Total Development Cost</b> | <b>\$137 M</b> |



## 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

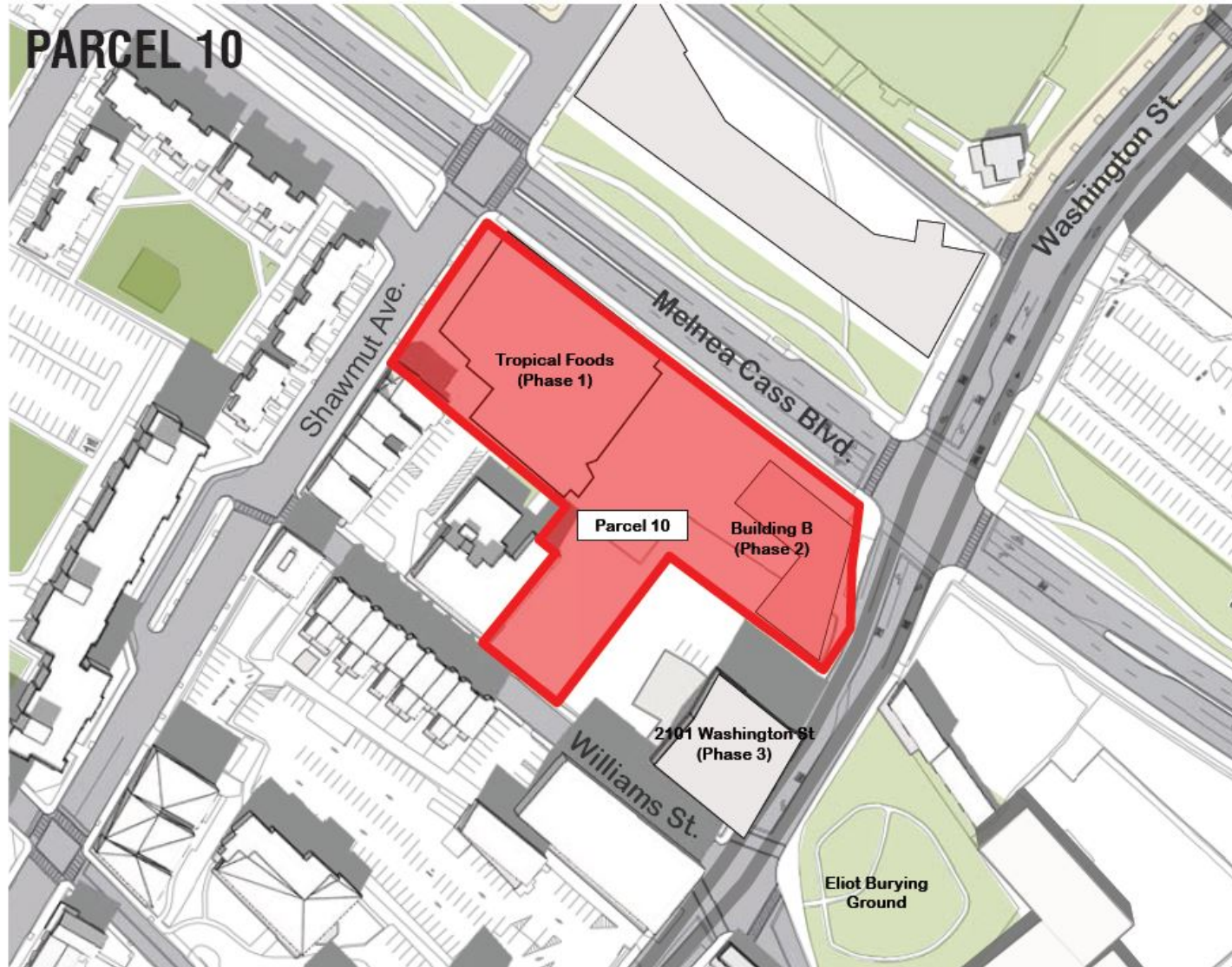
Building D – Design development is underway

Building C – Design development is underway

Project Review Meeting – Project Review Discussion – January 16, 2018



# 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     |
| <b>Total Development Cost</b> | <b>\$52 M</b> |

\* Sq Ft. or Units as applicable

## Job Creation Update:

To date, 286 people have worked on construction

## Schedule:

Tentative Designation through February 2018

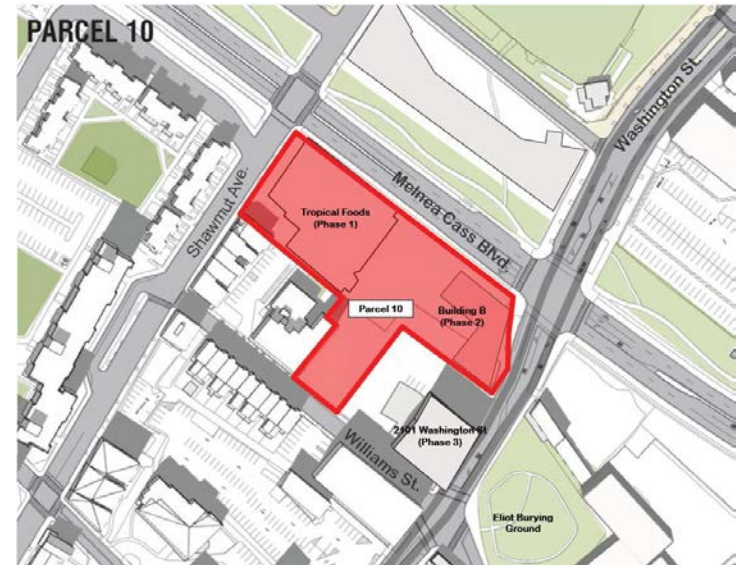
2101 Washington St. – Construction Started May 2016

2101 Washington St. – Occupancy December 2017/January 2018

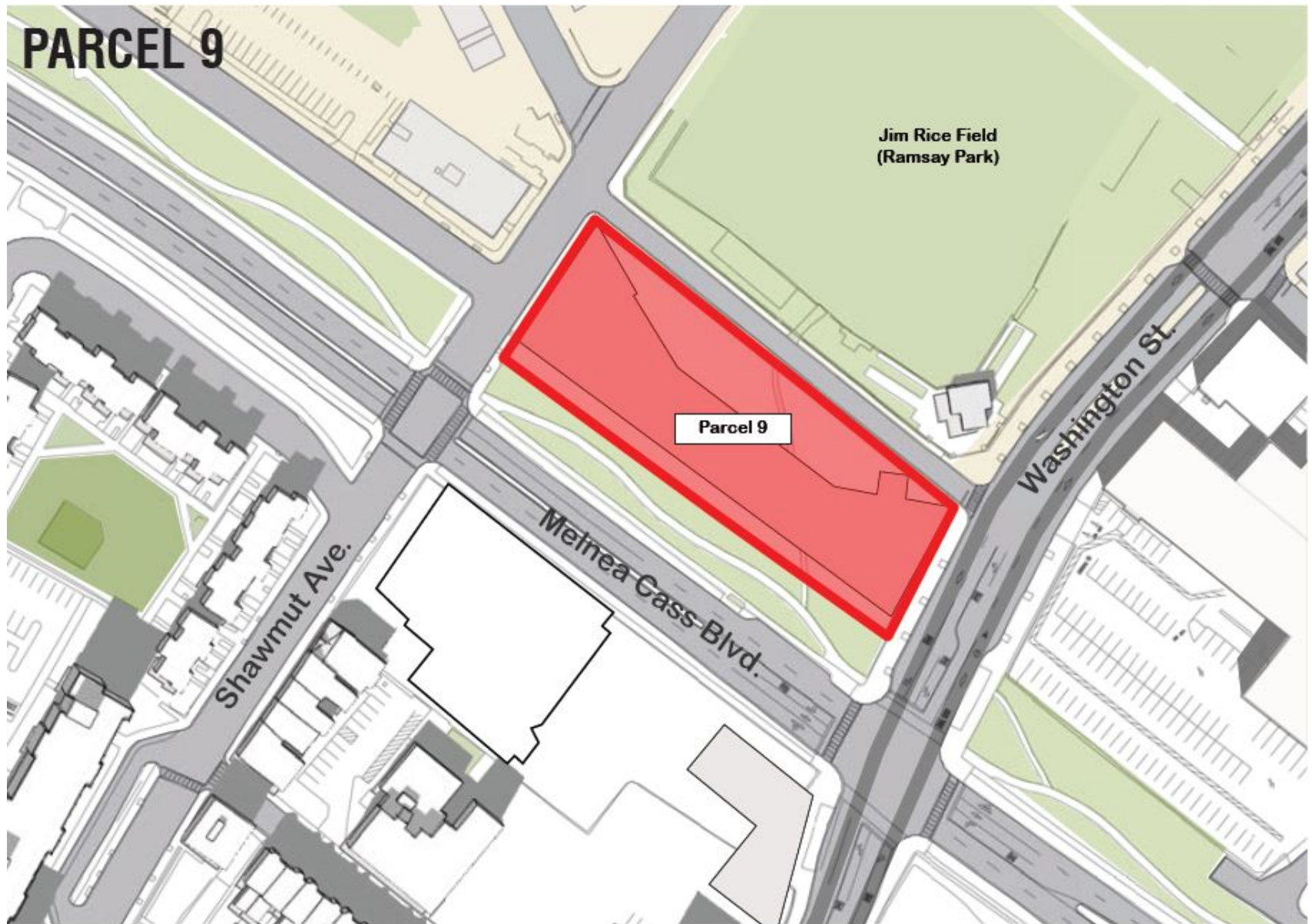
2085 Washington St. – Preconstruction and Marketing Underway

– Construction to be determined

Project Review Discussion– January 18, 2018



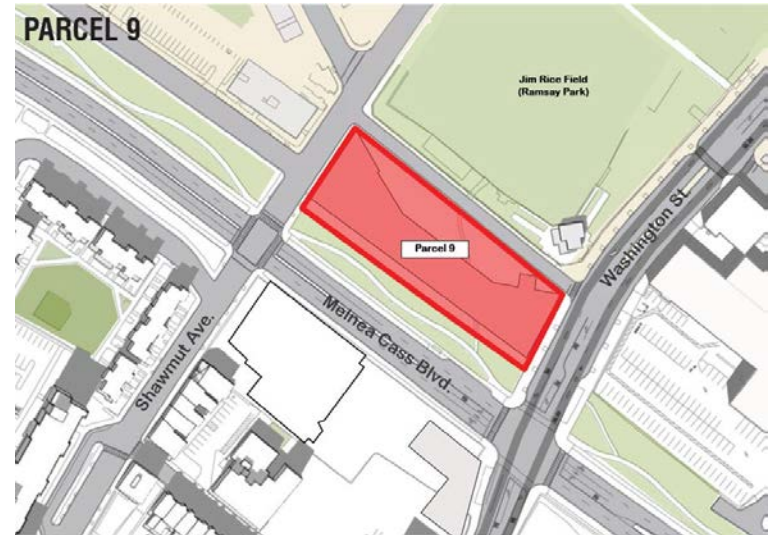
# MELNEA HOTEL AND RESIDENCES (DESIGNATED)



# 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         |
| <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

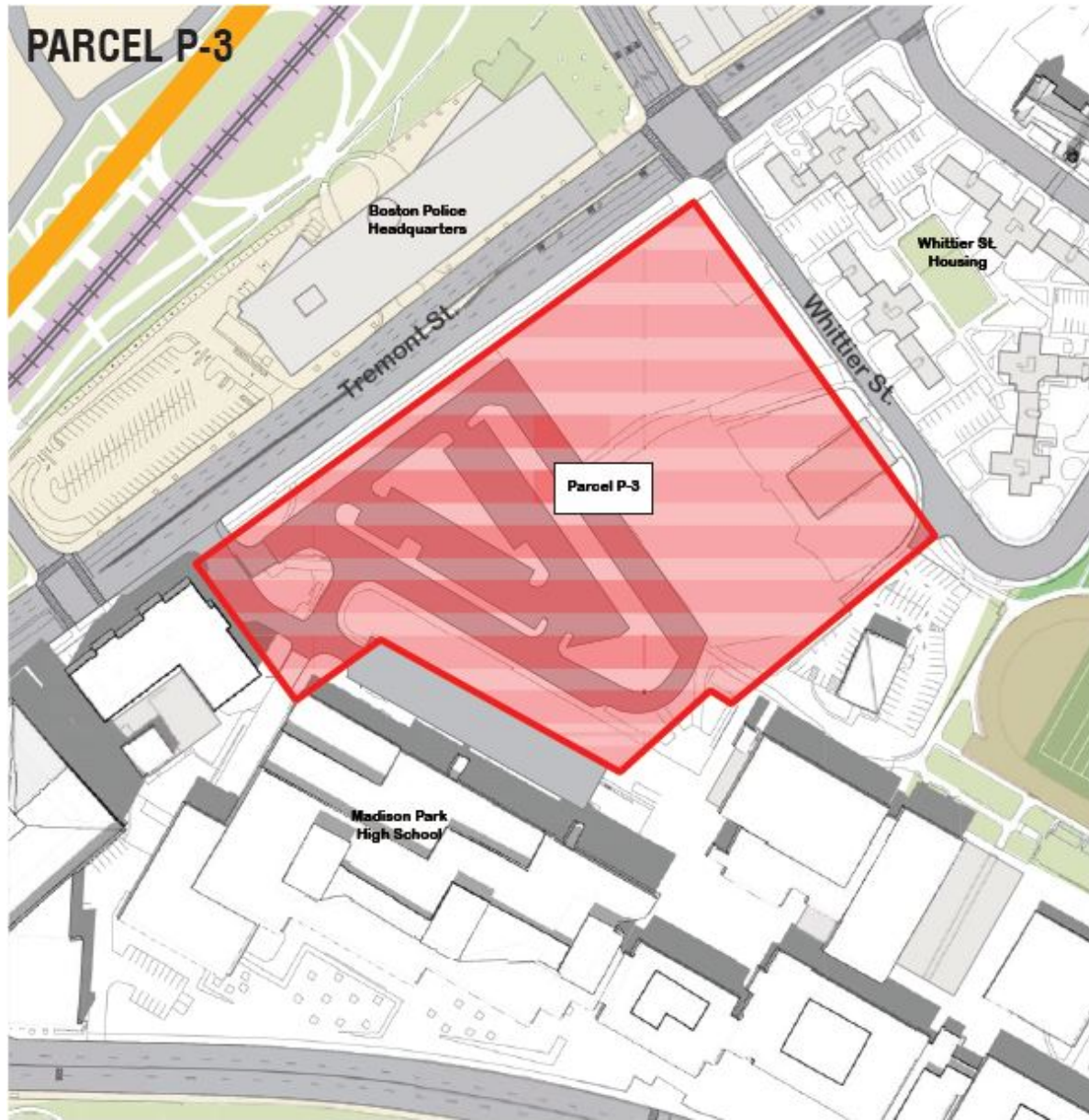
Received End of August

End of October

End of December (Completed)



# TREMONT CROSSING (TENTATIVELY DESIGNATED)

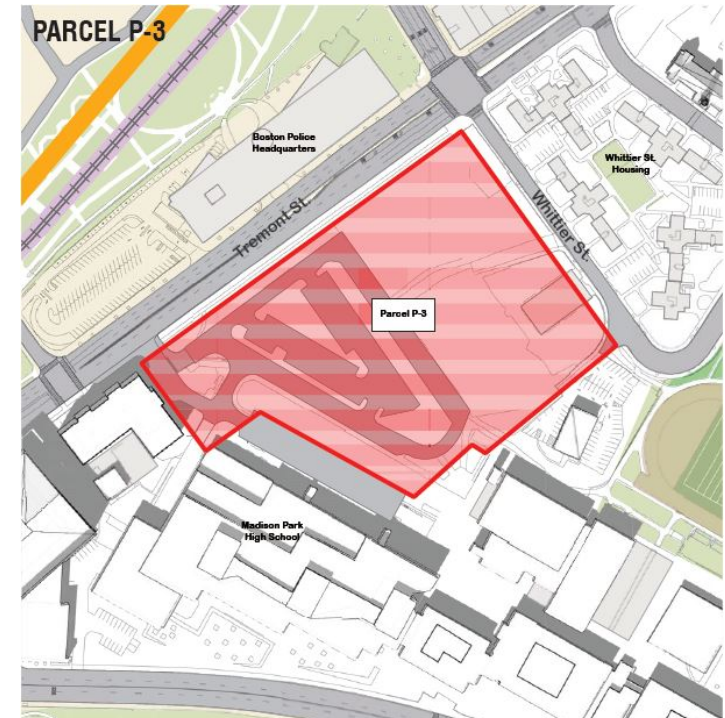




# TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

| Program Component                        | Size*                   |
|--|-------------------------|
| Destination & Neighborhood Retail        | 402,500 sf              |
| 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               |
| <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 – February 28, 2018

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

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

Next Project Review Discussion– January 25, 2018

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**RSMPOC Comments**

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## Community Comments