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# **Roxbury Strategic Master Plan Oversight Committee Meeting**

November 4, 2019

# Agenda

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- 1. RSMPOC Overview and Updates**
- 2. Planning Update**
- 3. Developer Updates**
- 4. Community Questions + Comments**
- 5. RSMPOC Questions + Comments**

# **1. RSMPOC Overview and Updates**

# RSMPOC Overview and Updates

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## *First Monday of the month*

*Bolling Building, 2300 Washington Street, 2nd Floor Committee Room June-November*

January 7, 2019

February 4, 2019

March 4, 2019

April 1, 2019

May 6, 2019

June 3, 2019

July 1, 2019

**\*\*No meeting in August\*\***

September 9, 2019

October 7, 2019

**November 4, 2019**

**\*\*No meeting in December\*\***

# RSMPOC Overview and Updates

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## ***First Monday of the month***

***Bolling Building, 2300 Washington Street, 6th Floor January - March***

January 6, 2020

February 3, 2020

March 2, 2020

April 6, 2020

May 4, 2020

June 1, 2020

July 6, 2020

**\*\*No meeting in August\*\***

September 14, 2020

October 5, 2020

November 2, 2020

**\*\*No meeting in December\*\***

# RSMPOC Responsibilities

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**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 and DND 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.

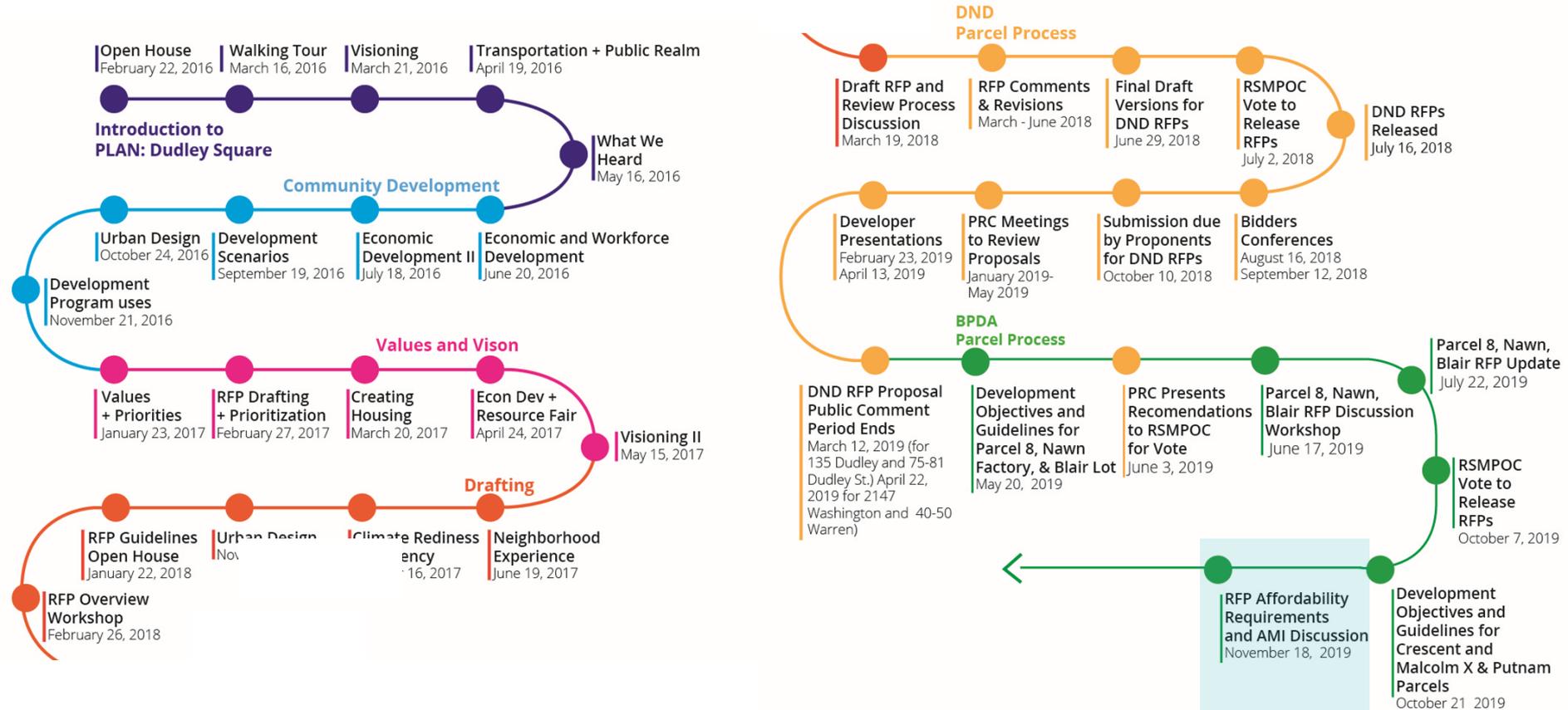
# Original 2004 Master Plan Goals

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- 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

## **2. Planning Update**

# PLAN: Dudley Square Process to Date



# PLAN: Dudley Square Updates - BPDA

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## **PLAN: Dudley Square Workshops (3) -**

*May 20th - Development Objectives and Guidelines for Parcel 8, Nawn Factory, and Blair Lot*

Open house with a review for Parcel 8, Nawn Factory, and Blair Lot Parcels

*June 17th - Parcel 8, Nawn Factory, and Blair Lot RFP Language Workshop*

Review of RFP language at tables

*July 22nd - Update on Parcel 8, Nawn Factory, and Blair Lot RFPs*

Review of changes to the RFPs and Q&A with City Archeologist

*October 6th - RSMPOC Voted on Parcel 8, Nawn Factory, and Blair Lot RFPs*

*October 21st- Crescent and Malcolm X & Putnam Parcels*

Open house with discussion on Crescent, and Malcolm X & Putnam Parcels

## **Next Workshop**

**November 18, 2019** - Affordability Guidelines and Criteria and AMI Discussion (BWSC)

# Upcoming Meetings + News

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**November 6, 2019** - 2147 Washington Street Article 80 Meeting

**November 13, 2019** - 75 Dudley Street Public Meeting (Dewitt Community Center)

**November 18, 2019** - Affordability Guidelines and Criteria and AMI Discussion (BWSC)

**December 2, 2019** - PRC Nomination Deadline - [bit.ly/PRCDUD1](https://bit.ly/PRCDUD1)

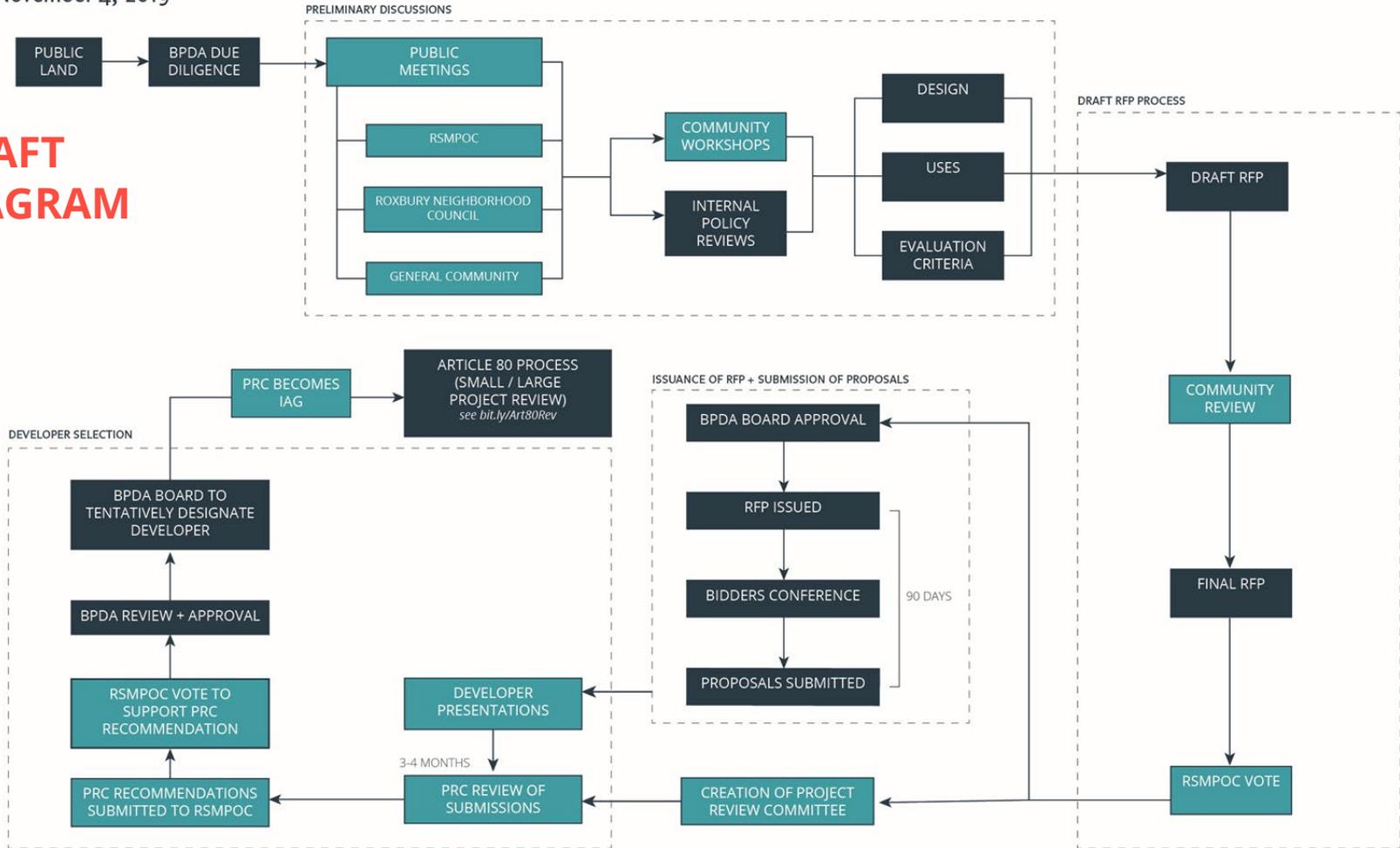
# PLAN: DUDLEY SQUARE RFP PROCESS

November 4, 2019

Public input



**DRAFT  
DIAGRAM**



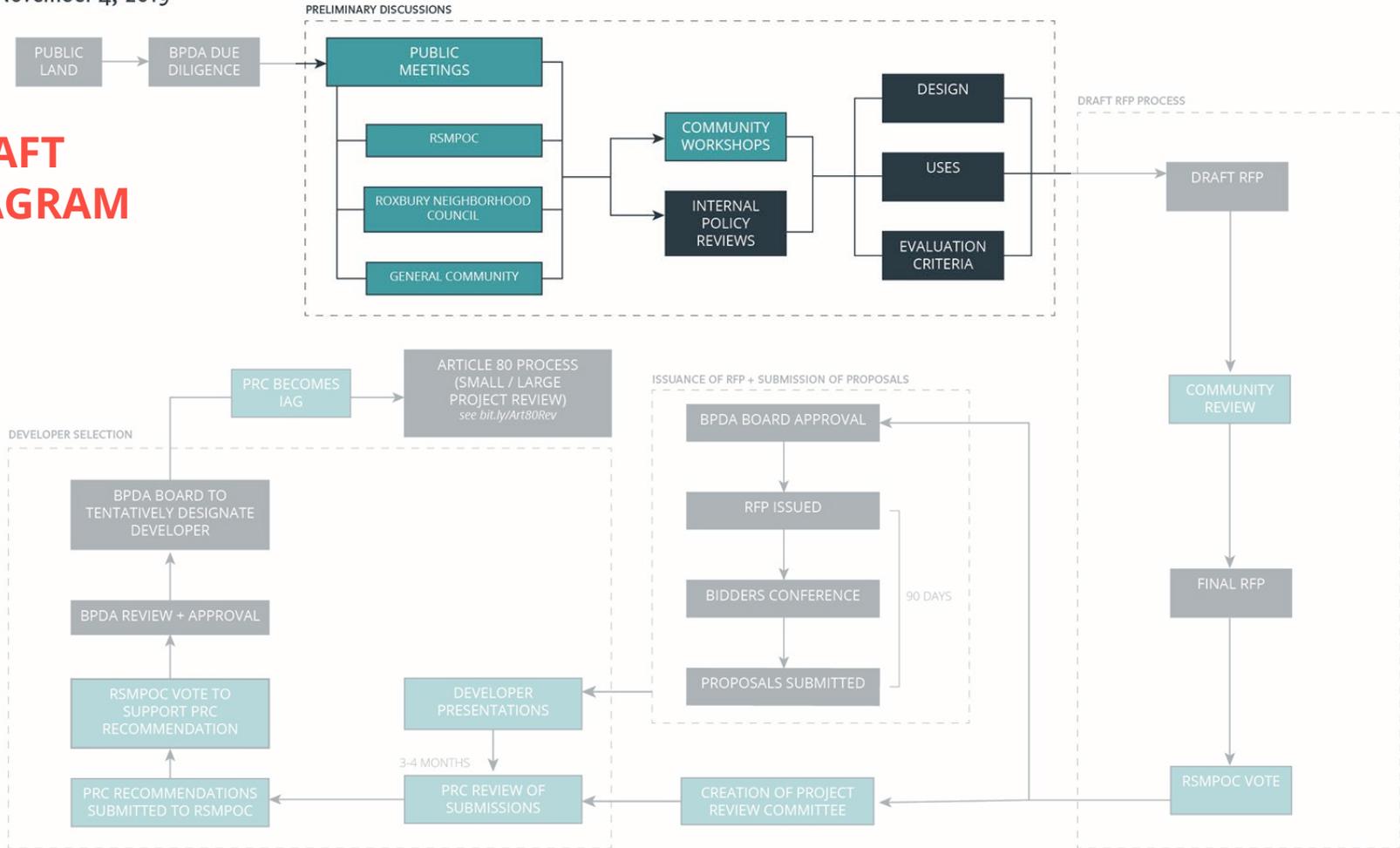
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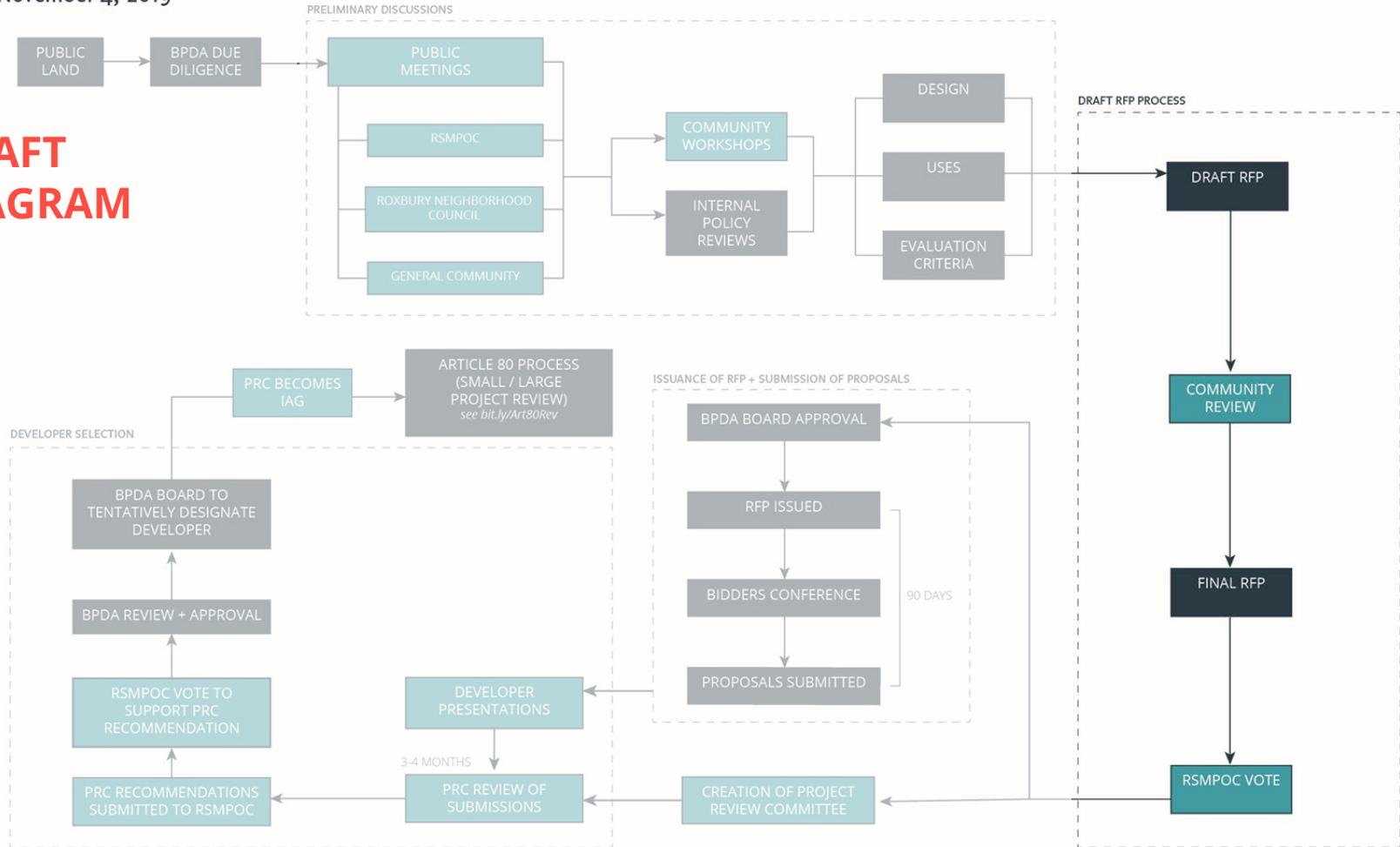
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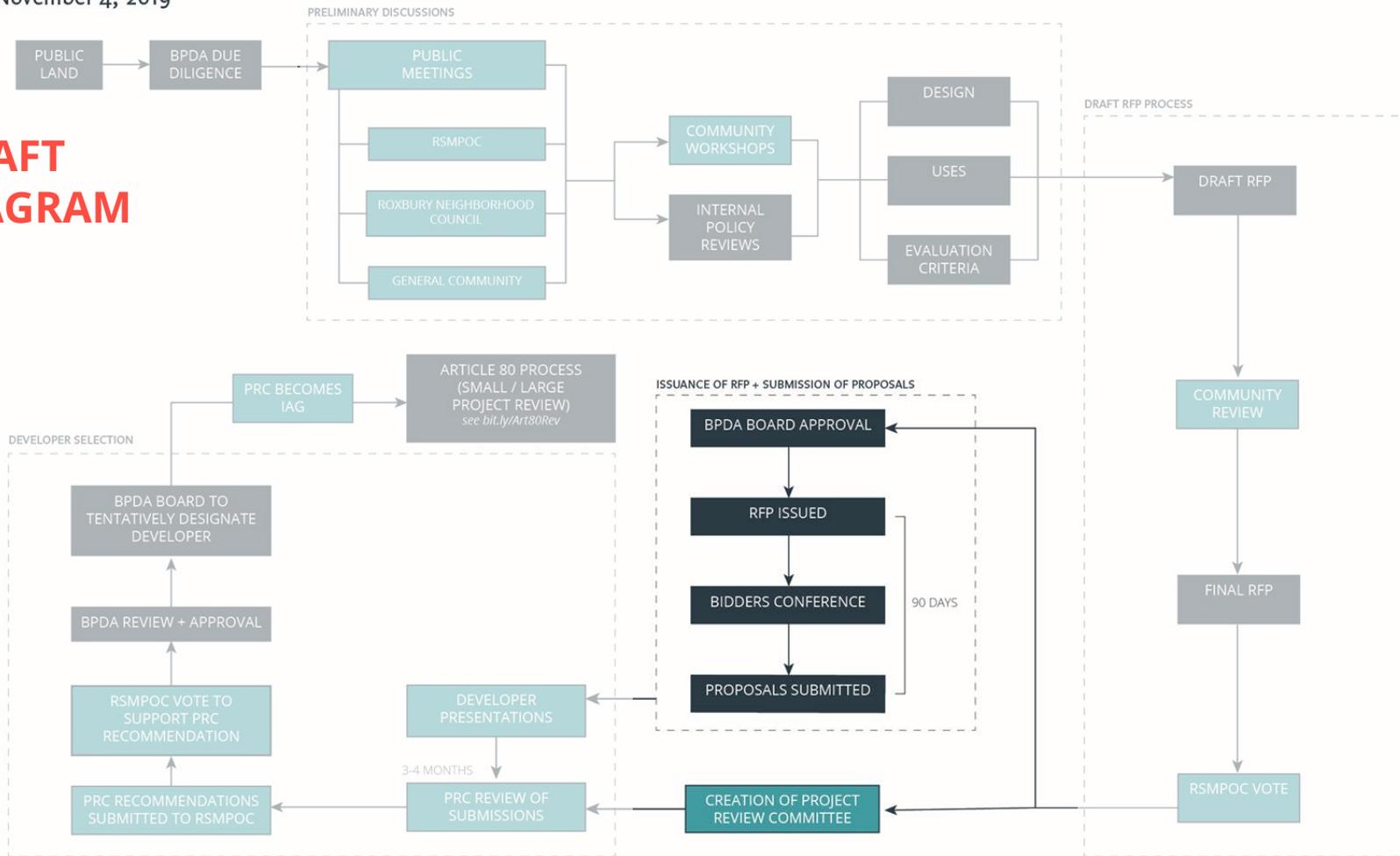
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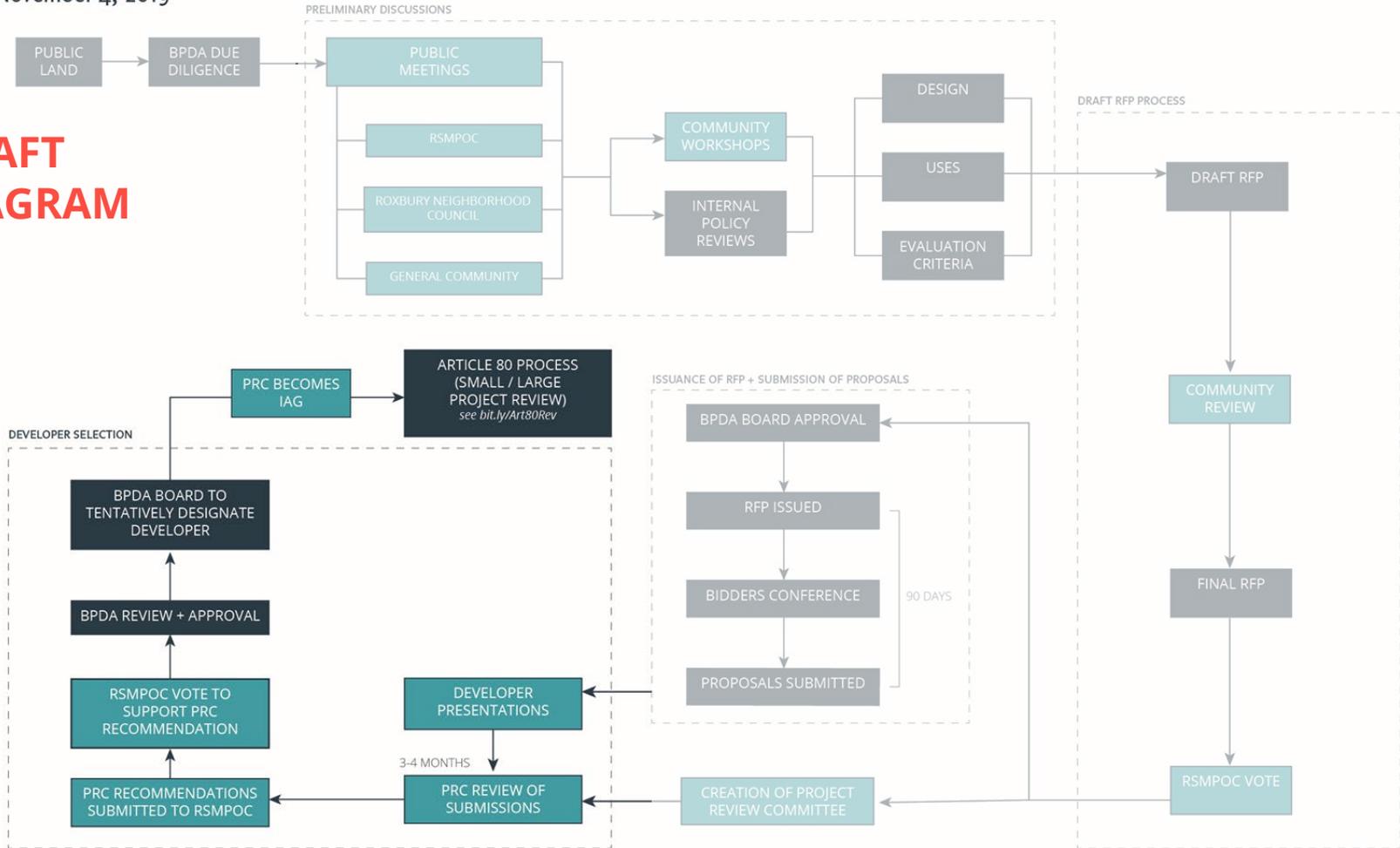
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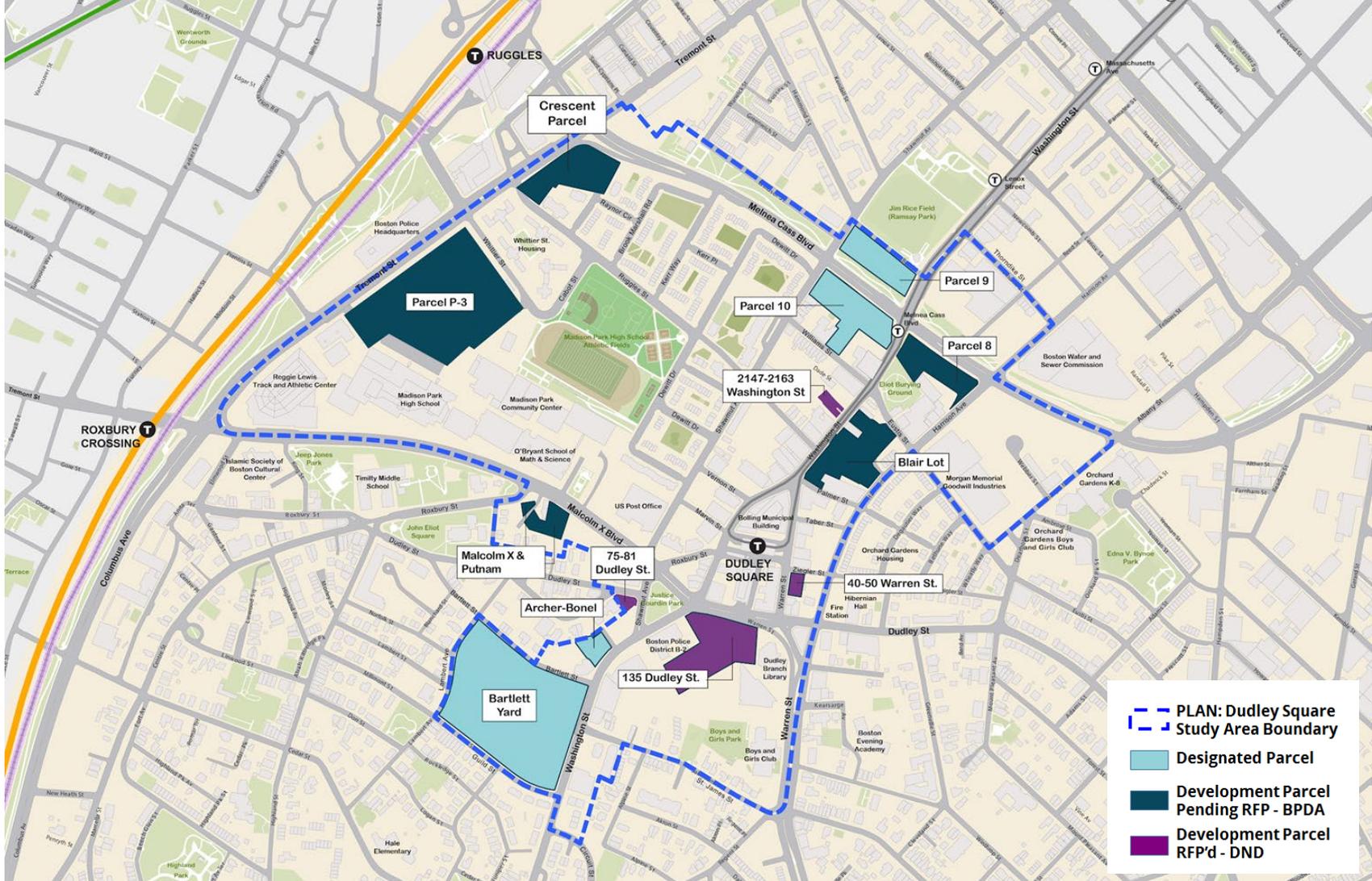
Public input



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# **3. Developer Updates**



Crescent Parcel

Parcel P-3

Parcel 10

Parcel 9

Parcel 8

2147-2163 Washington St

Blair Lot

Malcom X & Putnam

75-81 Dudley St

DUDLEY SQUARE

40-50 Warren St

Archer-Bonel

Bartlett Yard

135 Dudley St

 PLAN: Dudley Square Study Area Boundary

 Designated Parcel

 Development Parcel Pending RFP - BPDA

 Development Parcel RFP'd - DND

# 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>\$184M</b>



## Schedule:

Building B – Complete

Building E (condos) – Complete Nov 2018

Building A – Permitting is complete; Design Development is underway

Building D (senior housing) – Design development is underway

Building C – Design Development is underway

Proposed “Lot F” Parcels – Article 80 filing in September

Next Project Review Updates + Discussion – To be scheduled for mid-November

# 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>\$57M</b>

## Job Creation Update:

As of December 2017, 334 people have worked on construction

## Schedule:

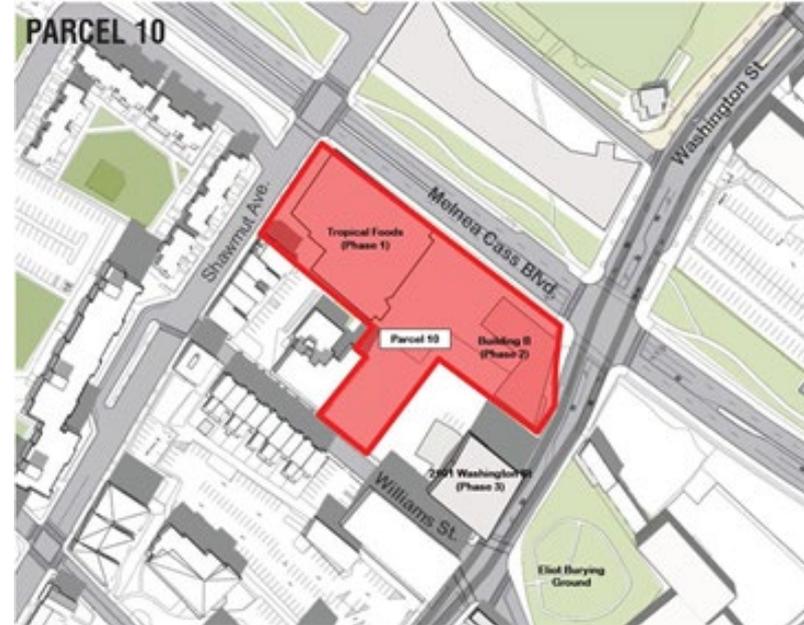
Tentative Designation through November 2019

(Phase I) Tropical Foods expansion - Complete

(Phase II) 2101 Washington St. – Occupancy completed January-March 2018

(Phase III) 2085 Washington St. – Program overview/marketing underway. Notice of Project Change to be filed to amend project program from commercial to mixed use residential

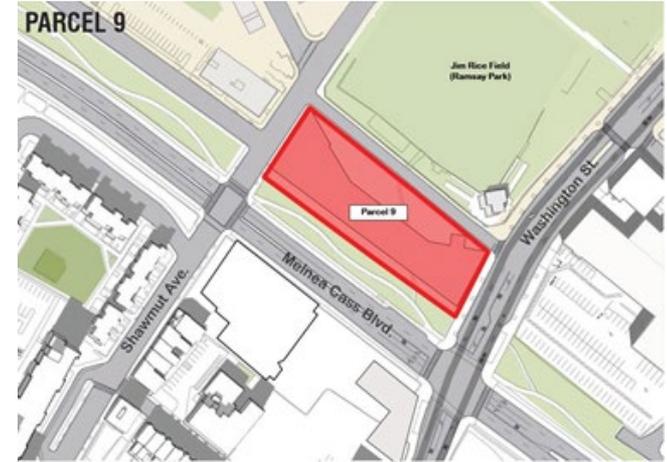
Next Project Updates + Discussion – to be scheduled for mid/late-November



# Melnea Hotel and Residences (Designated)

Name of Development Entity: Urbanica, Inc

Program Component	Size*
Hotel	86,750 sf (135 rooms)
Retail	8,000 sf
Surface parking	65 spaces
Residential (50 Units)	42,500 sf (50 units)
<b>Total Development</b>	<b>137,250 sf</b>
<b>Total Development Cost</b>	<b>± \$50M</b>



## Schedule:

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  
To be determined following full construction

# Tremont Crossing (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 sf (300 units)
East Drive - Multifamily Residential	374,000 sf (418 units)
Whittier Townhouses	9,400 sf (9 units)
Project Parking	1,371 spaces
Office	108,000 sf
<b>Total Development Cost</b>	<b>\$500M*</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:

Final Designation – Granted April 2019 extended through October 31st

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

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

Boston Water & Sewer Commission Site Plan Approval - Received December 2018

Zoning Commission Approval – Received March 27, 2019

# **4. Community Questions and Comments**

# **5. RSMPOC Questions and Comments**