Roxbury Strategic Master Plan
Oversight Committee Meeting

November 4, 2019
1. RSMPOC Overview and Updates
2. Planning Update
3. Developer Updates
4. Community Questions + Comments
5. RSMPOC Questions + Comments
1. RSMPOC Overview and Updates
<table>
<thead>
<tr>
<th>Month</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 2019</td>
<td>January 7, 2019</td>
</tr>
<tr>
<td>February 2019</td>
<td>February 4, 2019</td>
</tr>
<tr>
<td>March 2019</td>
<td>March 4, 2019</td>
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<tr>
<td>April 2019</td>
<td>April 1, 2019</td>
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<tr>
<td>May 2019</td>
<td>May 6, 2019</td>
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<tr>
<td>June 2019</td>
<td>June 3, 2019</td>
</tr>
<tr>
<td>July 2019</td>
<td>July 1, 2019</td>
</tr>
<tr>
<td><strong>No meeting in August</strong></td>
<td></td>
</tr>
<tr>
<td>September 2019</td>
<td>September 9, 2019</td>
</tr>
<tr>
<td>October 2019</td>
<td>October 7, 2019</td>
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<tr>
<td>November 2019</td>
<td>November 4, 2019</td>
</tr>
<tr>
<td><strong>No meeting in December</strong></td>
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</tr>
</tbody>
</table>
RSMPOC Overview and Updates

*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**
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

- 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
2. Planning Update
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

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
PLAN: DUDLEY SQUARE RFP PROCESS

November 4, 2019

PUBLIC LAND → BPDA DUE DILIGENCE → PUBLIC MEETINGS

PRELIMINARY DISCUSSIONS

PUBLIC MEETINGS

RSMPOC → ROXBURY NEIGHBORHOOD COUNCIL → GENERAL COMMUNITY

COMMUNITY WORKSHOPS

INTERNAL POLICY REVIEWS

DESIGN

USES

EVALUATION CRITERIA

DRAFT RFP PROCESS

DRAFT RFP

COMMUNITY REVIEW

FINAL RFP

DEVELOPER SELECTION

BPDA BOARD TO TENTATIVELY DESIGNATE DEVELOPER → BPDA REVIEW + APPROVAL

RSMPOC VOTE TO SUPPORT PRC RECOMMENDATION

3-4 MONTHS

PRC RECOMMENDATIONS SUBMITTED TO RSMPOC

DEVELOPER PRESENTATIONS

CREATION OF PROJECT REVIEW COMMITTEE

ISSUANCE OF RFP + SUBMISSION OF PROPOSALS

BPDA BOARD APPROVAL

RFP ISSUED

BIDDERS CONFERENCE

90 DAYS

PROPOSALS SUBMITTED

RSMPOC VOTE

ARTICLE 80 PROCESS (SMALL / LARGE PROJECT REVIEW) see bostonplanningagency.org/DRAFT
PLAN: DUDLEY SQUARE RFP PROCESS

November 4, 2019

PUBLIC LAND → BPDA DUE DILIGENCE → PUBLIC MEETINGS

RSMPOC → ROCKSBURY NEIGHBORHOOD COUNCIL → GENERAL COMMUNITY

COMMUNITY WORKSHOPS → INTERNAL POLICY REVIEWS → DESIGN → USES → EVALUATION CRITERIA

PUBLIC INPUT

DRAFT RFP PROCESS → DRAFT RFP

COMMUNITY REVIEW

DEVELOPER SELECTION

BPDA BOARD TO TENTATIVELY DESIGNATE DEVELOPER

BPDA REVIEW + APPROVAL

RSMPOC VOTE TO SUPPORT PRC RECOMMENDATION

DEVELOPER PRESENTATIONS

3-4 MONTHS

PRC RECOMMENDATIONS SUBMITTED TO RSMPOC

PRC REVIEW OF SUBMISSIONS

ISSUANCE OF RFP + SUBMISSION OF PROPOSALS

BPDA BOARD APPROVAL

RFP ISSUED

BIDDERS CONFERENCE

90 DAYS

PROPOSALS SUBMITTED

CREATION OF PROJECT REVIEW COMMITTEE

FINAL RFP

RSMPPOC VOTE
3. Developer Updates
## Bartlett Place (Designated)

**Name of Development Entity:** Bartlett Place, LLC

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>48,000 sf</td>
</tr>
<tr>
<td>Residential</td>
<td>323 units</td>
</tr>
<tr>
<td>Surface Parking</td>
<td>85 spaces</td>
</tr>
<tr>
<td><strong>Total Development Cost</strong></td>
<td><strong>$184M</strong></td>
</tr>
</tbody>
</table>

**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**

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office/retail Building</td>
<td>59,000 sf</td>
</tr>
<tr>
<td>Total Development Cost</td>
<td>$57M</td>
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</tbody>
</table>

**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

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

**Schedule:**
- Final Designation: Granted December 31, 2017
- Hotel Construction BPDA Approval: Received July 2017
- Hotel Construction approval by ISD: July 2017
- Residential BPDA Approval: Received August 2017
- Residential ISD Approval: October 2018
- Residential Finance Closing: December 2018
- Certification of Completion: To be determined following full construction

**Status/Anticipated Completion**
- Hotel Construction BPDA Approval: Received July 2017
Tremont Crossing (Designated)

Name of Development Entity: P-3 Partners, LLC

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size*</th>
</tr>
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<tbody>
<tr>
<td>Destination &amp; Neighborhood Retail</td>
<td>405,000 sf</td>
</tr>
<tr>
<td>NCAAA Museum and Exhibition Space</td>
<td>31,000 sf</td>
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<tr>
<td>Tremont Street - Multifamily Residential</td>
<td>270,000 sf (300 units)</td>
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<td>East Drive - Multifamily Residential</td>
<td>374,000 sf (418 units)</td>
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<tr>
<td>Whittier Townhouses</td>
<td>9,400 sf (9 units)</td>
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<tr>
<td>Project Parking</td>
<td>1,371 spaces</td>
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<tr>
<td>Office</td>
<td>108,000 sf</td>
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<tr>
<td><strong>Total Development Cost</strong></td>
<td><strong>$500M</strong>*</td>
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*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