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
1 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 ≥ 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
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
Development Update
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>$184 M</strong></td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size*</th>
</tr>
</thead>
<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>
</tr>
<tr>
<td>Tremont Street - Multifamily Residential</td>
<td>270,000 s/f (300 units)</td>
</tr>
<tr>
<td>East Drive - Multifamily Residential</td>
<td>374,000 s/f (418 units)</td>
</tr>
<tr>
<td>Whittier Townhouses</td>
<td>9400 sf (9 units)</td>
</tr>
<tr>
<td>Project Parking</td>
<td>1,371 spaces</td>
</tr>
<tr>
<td>Office</td>
<td>108,00 sf</td>
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<tr>
<td><strong>Total Development Cost</strong></td>
<td>**$500 M ***</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:
- 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

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