Roxbury Strategic Master Plan
Oversight Committee Meeting

July 1, 2019
Agenda

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

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 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 and DND 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
2. Planning Update
**PLAN: Dudley Square Updates**

*June 3rd - Roxbury Strategic Master Plan Oversight Committee Meeting (Bolling Building)*

Project Review Committee recommendation was made to the RSMPOC.

*June 17th - PLAN: Dudley Square Workshop Blair Lot, Nawn Factory, and Parcel 8 (BWSC)*

Review of RFP language

*July 1st - RSMPOC Meeting (Bolling Building)*

*July 5th - Public Comment Period for PLAN: Dudley Square Process Document Draft and RFPs Closes*

*July 22nd - PLAN: Dudley Square Workshop - Presentation and update on Blair Lot, Parcel 8, and Nawn RFPs (BWSC)*

*September 9th - Tentative Vote on RFPs by RSMPOC (Bolling Building)*
June 3rd - Roxbury Strategic Master Plan Oversight Committee Meeting (Bolling Building)

Project Review Committee recommendation was made to the RSMPOC, RSMPOC Approved

- 75-81 Dudley Street – Madison Park
- 40-50 Warren Street – New Urban Collaborative
- 2147 Washington Street – New Atlantic and Dream Development
- 135 Dudley Street – Cruz Development

Currently each project is going through the initial phases of Article 80
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>Total Development Cost</td>
<td>$184M</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 (latter phase) – Concept for Housing being developed

Next Project Review Updates + Discussion – July 25, 2019
Tremont Crossing (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 sf (300 units)</td>
</tr>
<tr>
<td>East Drive - Multifamily Residential</td>
<td>374,000 sf (418 units)</td>
</tr>
<tr>
<td>Whittier Townhouses</td>
<td>9,400 sf (9 units)</td>
</tr>
<tr>
<td>Project Parking</td>
<td>1,371 spaces</td>
</tr>
<tr>
<td>Office</td>
<td>108,000 sf</td>
</tr>
<tr>
<td><strong>Total Development Cost</strong></td>
<td>*<em>$500M</em></td>
</tr>
</tbody>
</table>

*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
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
Next Project Review Updates + Discussion – July 25, 2019
Madison Tropical Commercial Development (Designated)

Name of Development Entity: Madison Tropical

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

**Job Creation Update:**
As of December 2017, 334 people have worked on construction

**Schedule:**
Tentative Designation through August 31, 2019
(Phase II) 2101 Washington St. – Occupancy completed January-March 2018
(Phase III) 2085 Washington St. – Program overview/marketing underway
Next Project Updates + Discussion – July 31, 2019
## Melnea Hotel and Residences (Designated)

**Name of Development Entity: Urbanica, Inc**

<table>
<thead>
<tr>
<th>Program Component</th>
<th>Size*</th>
</tr>
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<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>
</tr>
<tr>
<td><strong>Total Development</strong></td>
<td><strong>137,250 sf</strong></td>
</tr>
<tr>
<td><strong>Total Development Cost</strong></td>
<td><strong>± $50M</strong></td>
</tr>
</tbody>
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### 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: Received July 2017
- Residential: Received August 2017
- Certification of Completion: To be determined following full construction
4. RSMPOC Questions and Comments
5. Community Questions and Comments