AGENDA

1. RSMPOC Overview and Updates
2. Planning Update
3. Development Update
4. RSMPOC Comments
5. Community Input
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
Bolling Building, 2300 Washington St, The Committee Room for June - November

JANUARY 7, 2019

FEBRUARY 4, 2019
*postponed*

MARCH 4, 2019
*postponed*

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.
• 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
NEW & EXISTING MEMBER INTRODUCTIONS

• Catherine Hardaway
• Charlotte Nelson
• Dorothea Jones
• Frank Williams
• Fred Fairfield
• Jorge Martinez
• Kim Napoli
• Lorraine Payne Wheeler
• Marisa Luse
• Nefertiti Lawrence
• Norman Stembridge
• Steven Godfrey
• Sue Sullivan
• Tru-See Allah
• Valeda Britton
TIMELINE FOR PLAN: DUDLEY SQUARE RFP REVIEW

Saturday, April 13\textsuperscript{th} – Developer Presentations

- 2147 Washington Street
- 40-50 Warren Street

Comment Period Open for 2147 Washington Street and 40-50 Warren Street until April 22\textsuperscript{nd}

- Proposals are available for review and comment at: buildinghousing.boston.gov
- Also available for review at the Bolling Building
- Video recordings of developer presentations are and will be available on Boston.gov/Cable

For more information regarding the review process, please reach out to:

John Feuerbach, Department of Neighborhood Development
John.Feuerbach@Boston.Gov
NEXT STEPS FOR PLAN: DUDLEY SQUARE RFP REVIEW

Saturday, April 13th

- Developer Presentations for 2147 Washington Street and 40-50 Warren Street
  - Comment Period open until April 22nd

Ongoing

- Proposals are currently being reviewed by the Project Review Committee
- Your comments contribute to their review process
- Following their review, they make a recommendation to the RSMPOC
- The RSMPOC then makes their recommendation to the Department of Neighborhood Development
- DND presents the developers to their board and the Article 80 Review process begins
UPDATES FOR PLAN: DUDLEY SQUARE WORKSHOPS

Next Workshop Tentative Date: May 8, 2019

• PLAN: Dudley Square Parcel 8, Nawn Factory, and Blair Lot RFP language review workshop
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 – 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

Next Project Review Discussion – Proposed for May 9th
**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>NCAAAA 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>
</tr>
<tr>
<td><strong>Total Development Cost</strong></td>
<td>**$500 M *</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:**

- Tentative Designation through – April 30, 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 Discussion – May 23, 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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<tbody>
<tr>
<td>Office/retail building</td>
<td>59,000 sf</td>
</tr>
<tr>
<td>Total Development Cost</td>
<td>$57 M</td>
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</tbody>
</table>

* Sq Ft. or Units as applicable

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

Schedule:
Tentative Designation through May 31, 2019
(Phase II) 2101 Washington St. – Occupancy completed January-March 2018
(Phase III) 2085 Washington St. – Program overview/marketing underway
Next Project Update Discussion – April 25, 2019
**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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<tbody>
<tr>
<td>Hotel (135 rooms)</td>
<td>86,750 sf</td>
</tr>
<tr>
<td>Retail</td>
<td>8,000 sf</td>
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<tr>
<td>Surface Parking</td>
<td>65 spaces</td>
</tr>
<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>
</tr>
<tr>
<td><strong>Total Development Cost</strong></td>
<td>± 50 M</td>
</tr>
</tbody>
</table>

**Schedule:**

<table>
<thead>
<tr>
<th>Schedule/Milestone Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>Final Designation</td>
</tr>
<tr>
<td>Hotel Construction BPDA Approval</td>
</tr>
<tr>
<td>Hotel Construction approval by ISD</td>
</tr>
<tr>
<td>Residential BPDA Approval</td>
</tr>
<tr>
<td>Residential ISD Approval</td>
</tr>
<tr>
<td>Residential Finance Closing</td>
</tr>
<tr>
<td>Certification of Completion</td>
</tr>
</tbody>
</table>

**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
RSMPOC Comments
Community Input