



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

April 1, 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

Bolling Building, 2300 Washington St, The Committee Room for June - November

JANUARY 7, 2019

JULY 1, 2019

FEBRUARY 4, 2019

postponed

****NO AUGUST MEETING****

MARCH 4, 2019

postponed

SEPTEMBER 9, 2019

OCTOBER 7, 2019

APRIL 1, 2019

NOVEMBER 4, 2019

MAY 6, 2019

****NO DECEMBER MEETING****

JUNE 3, 2019

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 \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

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 Stemberge
- Steven Godfrey
- Sue Sullivan
- Tru-See Allah
- Valeda Britton

TIMELINE FOR PLAN: DUDLEY SQUARE RFP REVIEW

Saturday, April 13th – Developer Presentations

- 2147 Washington Street
- 40-50 Warren Street

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

- 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

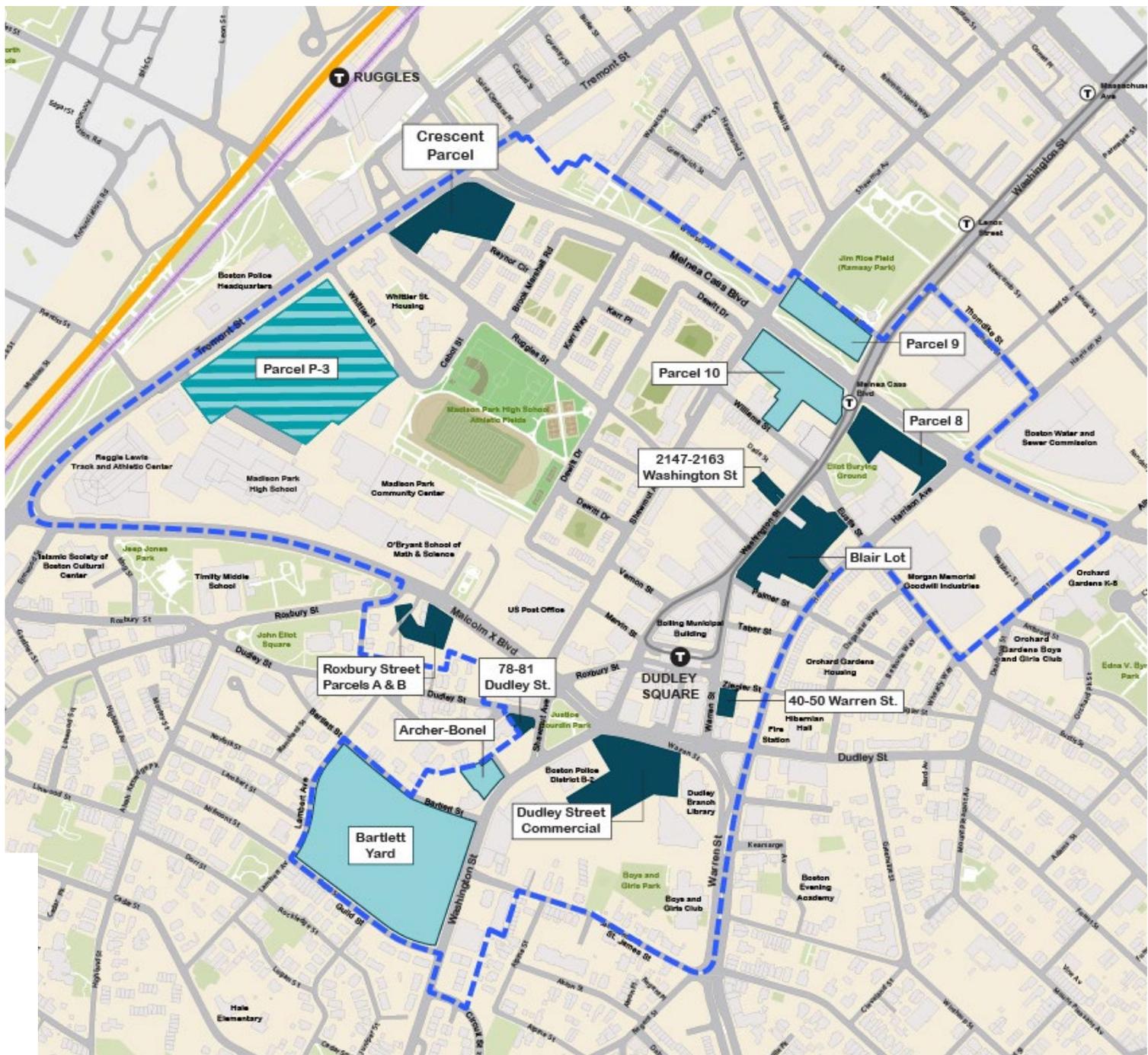
Next Workshop Tentative Date: May 8, 2019

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

3

Development Update

-  PLAN: Dudley Square Roxbury Boundary
-  Development Parcel
-  Designated Parcel
-  Tentatively Designated Parcel



BARTLETT PLACE (DESIGNATED)

Name of Development Entity: Bartlett Place, LLC

Program Component	Size*
Commercial	48,000 sf
Residential	323 units
Surface Parking	85 spaces
Total Development Cost	\$184 M



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

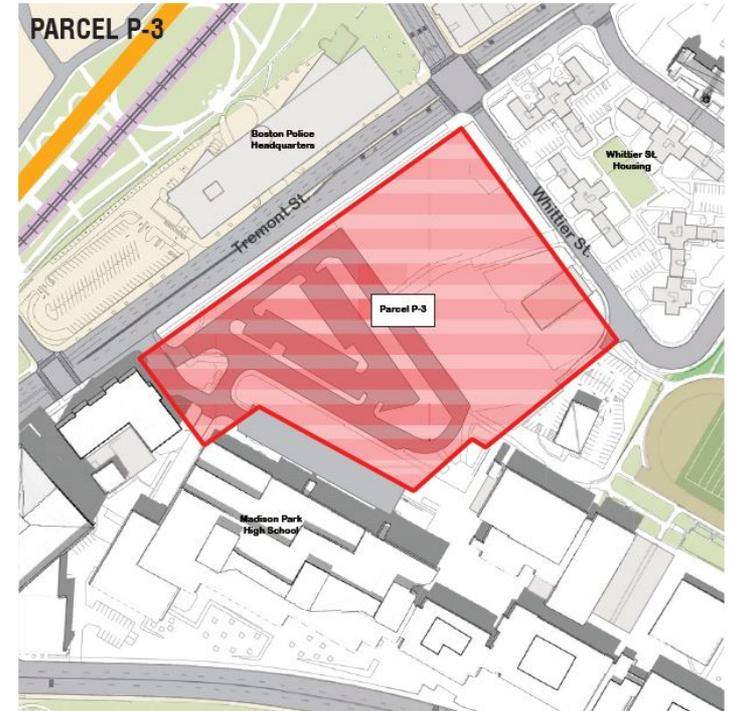
Proposed “Lot F” Parcels (latter phase) – Concept

Next Project Review Discussion – Proposed for May 9th

TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination & Neighborhood Retail	405,000 sf
NCAA Museum and Exhibition Space	31,000 sf
Tremont Street - Multifamily Residential	270,000 s/f (300 units)
East Drive - Multifamily Residential	374,000 s/f (418 units)
Whittier Townhouses	9400 sf (9 units)
Project Parking	1,371 spaces
Office	108,00 sf
Total Development Cost	\$500 M *



**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

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

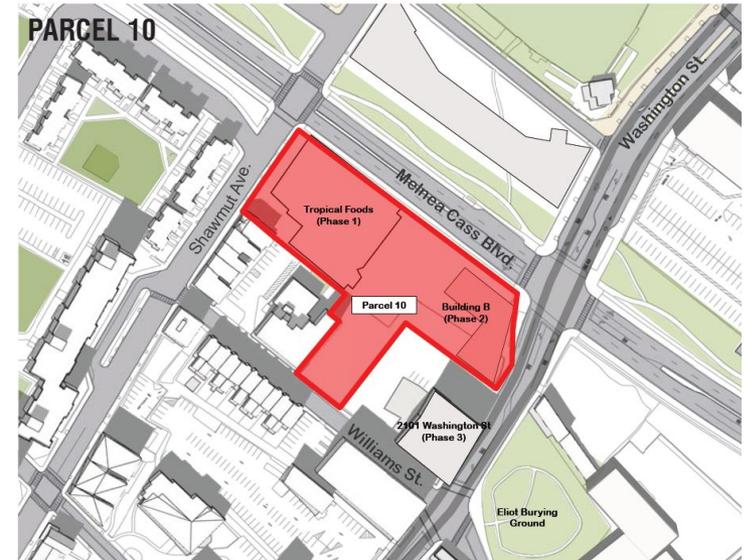
Schedule:

Tentative Designation through May 31, 2019

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

(Phase III) 2085 Washington St. – Program overview/marketing underway

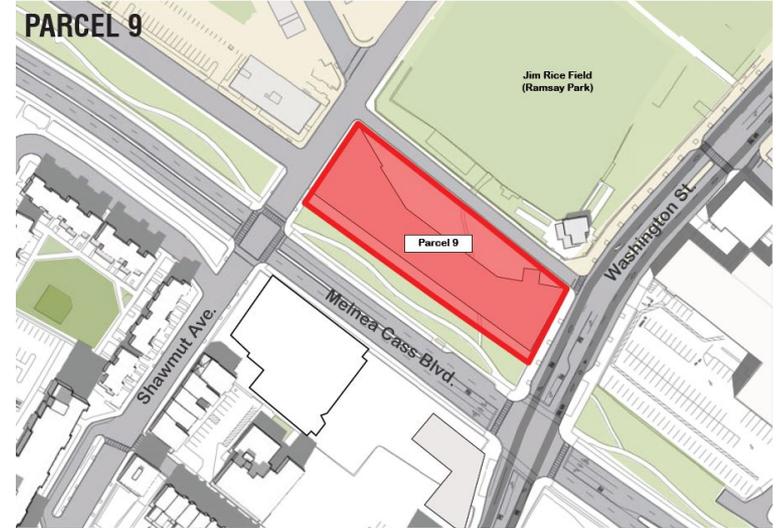
Next Project Update Discussion – April 25, 2019



MELNEA HOTEL AND RESIDENCES (DESIGNATED)

Name of Development Entity: Urbanica, Inc

Program Component	Size
Hotel (135 rooms)	86,750 sf
Retail	8,000 sf
Surface Parking	65 spaces
Residential (50 units)	42,500 sf
Total Development	137,250 sf
Total Development Cost	± 50 M



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

To be determined following full construction

4

RSMPOC Comments

5

Community Input