
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

July 1, 2019

February 4, 2019

****No meeting in August****

March 4, 2019

September 9, 2019

April 1, 2019

October 7, 2019

May 6, 2019

November 4, 2019

June 3, 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 \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

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)

PLAN: Dudley Square Updates - DND Parcels

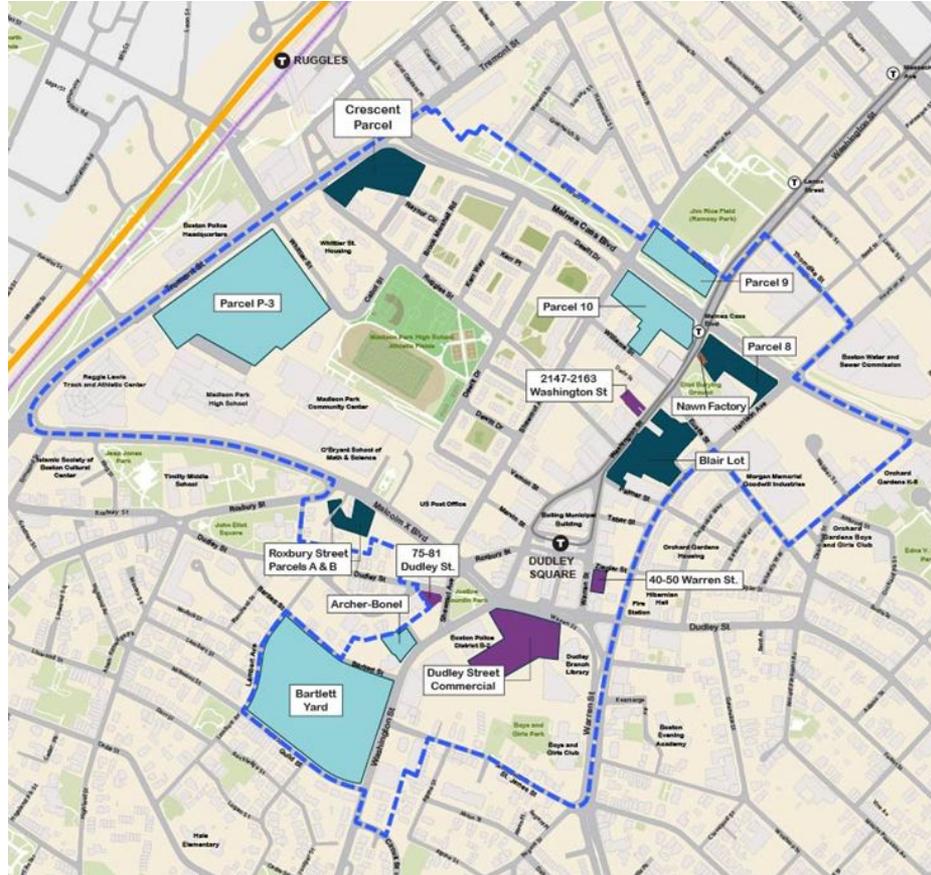
June 3rd - Roxbury Strategic Master Plan Oversight Committee Meeting (Bolling Building)

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

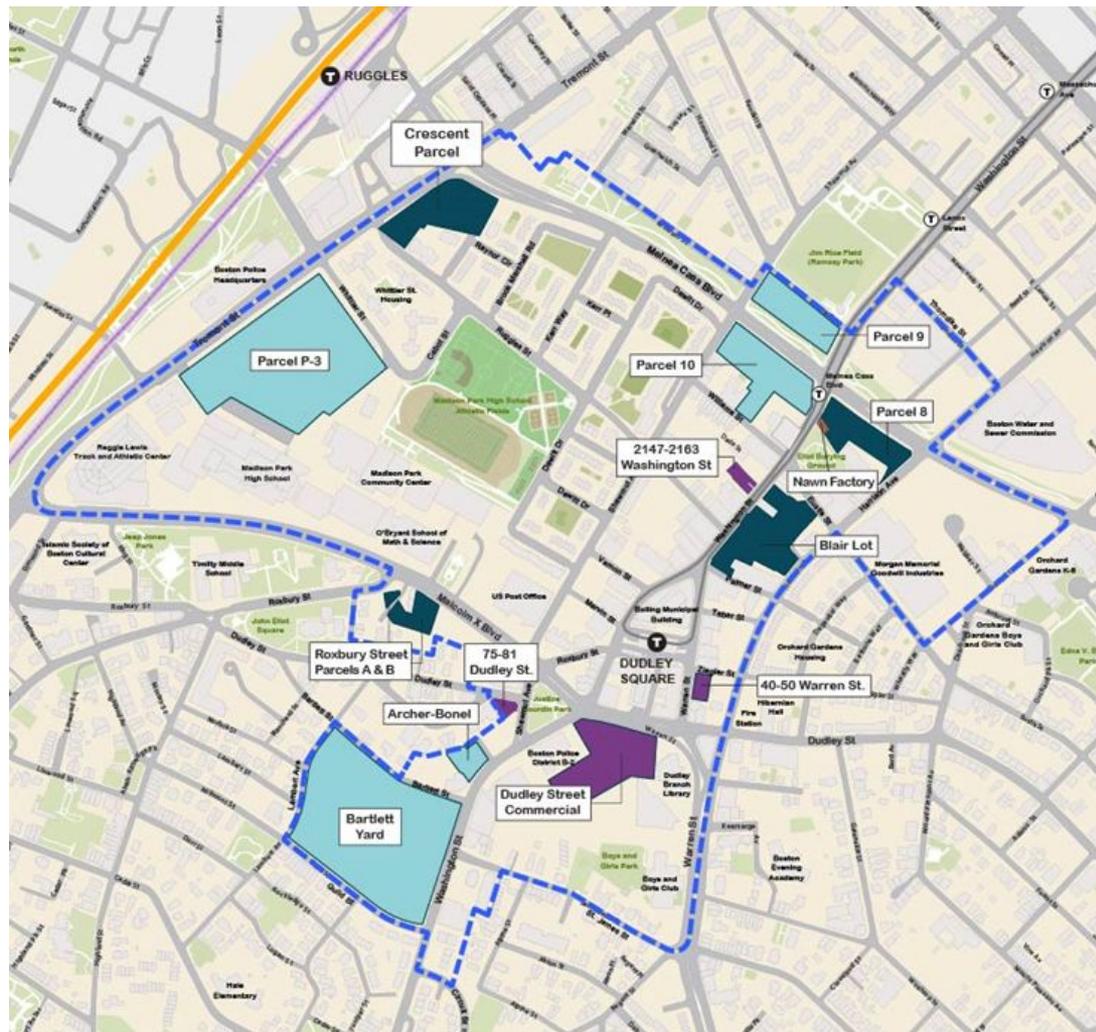
Currently each project is going through the initial phases of Article 80

- PLAN: Dudley Square Study Area Boundary
- Designated Parcel
- Development Parcel Pending RFP - BPDA
- Development Parcel RFP'd - DND



3. Developer Updates

-  **PLAN: Dudley Square Study Area Boundary**
-  **Designated Parcel**
-  **Development Parcel Pending RFP - BPDA**
-  **Development Parcel RFP'd - DND**



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	\$184M



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

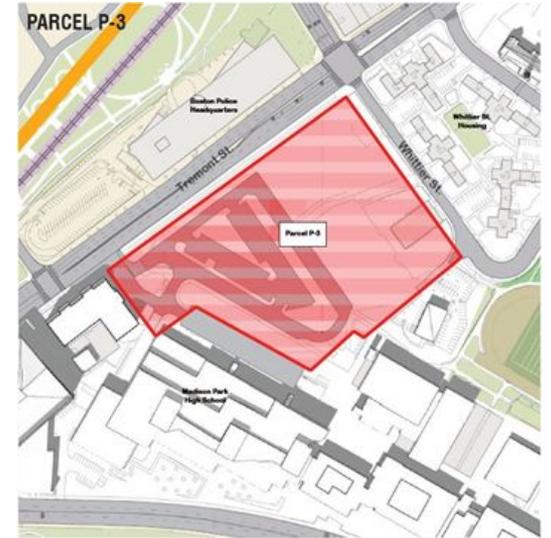
Next Project Review Updates + Discussion – July 25, 2019

Tremont Crossing (Designated)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination & Neighborhood Retail	405,000 sf
NCAAA Museum and Exhibition Space	31,000 sf
Tremont Street - Multifamily Residential	270,000 sf (300 units)
East Drive - Multifamily Residential	374,000 sf (418 units)
Whittier Townhouses	9,400 sf (9 units)
Project Parking	1,371 spaces
Office	108,000 sf
Total Development Cost	\$500M*

**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

Program Component	Size*
Office/retail Building	59,000 sf
Total Development Cost	\$57M

Job Creation Update:

As of December 2017, 334 people have worked on construction

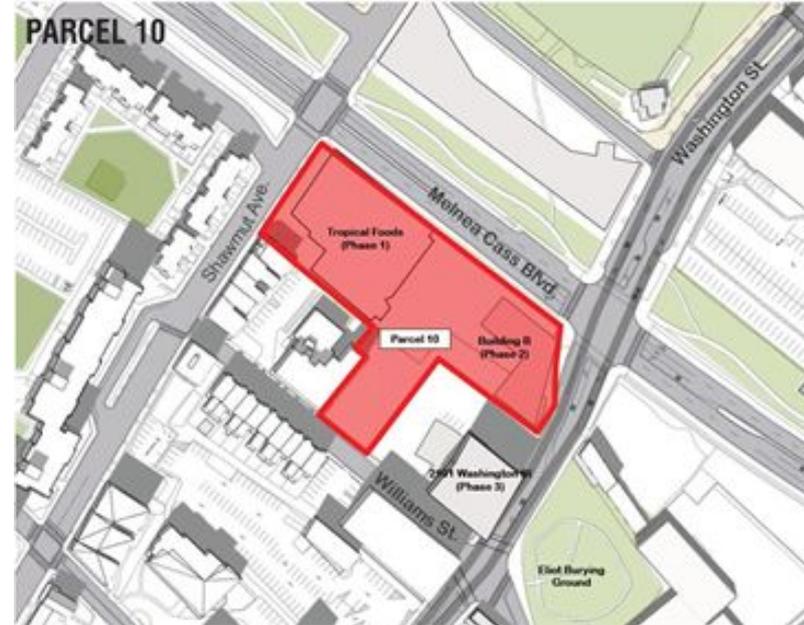
Schedule:

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

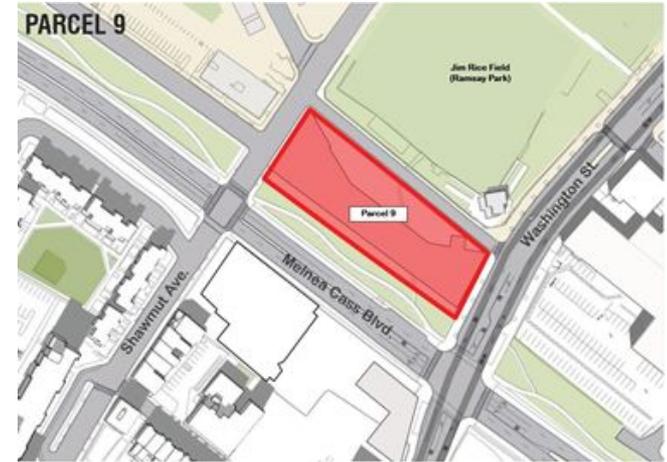
Next Project Updates + Discussion – July 31, 2019



Melnea Hotel and Residences (Designated)

Name of Development Entity: Urbanica, Inc

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



Schedule:

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 Questions and Comments

5. Community Questions and Comments