
Roxbury Strategic Master Plan Oversight Committee Meeting

September 9, 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:

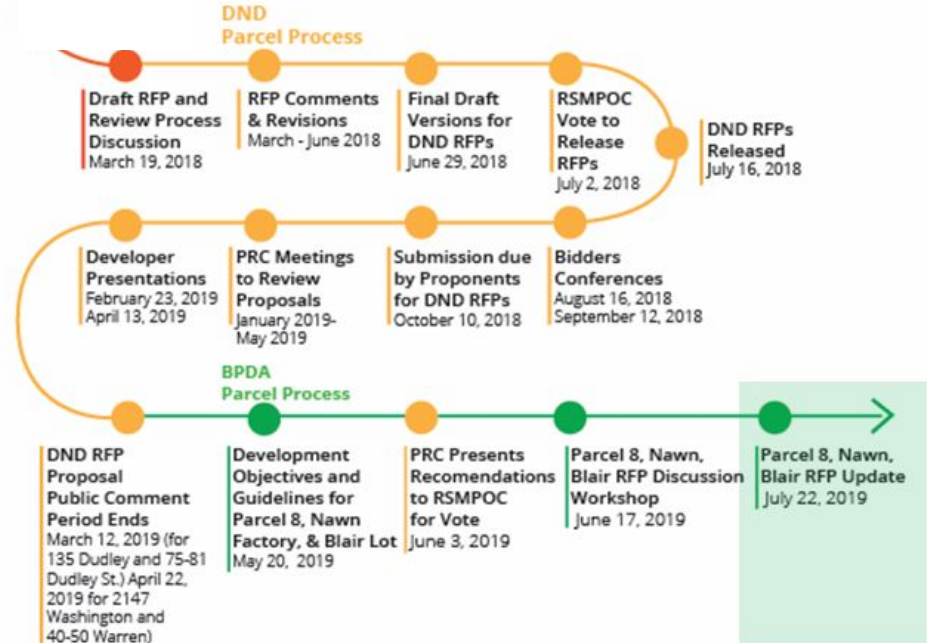
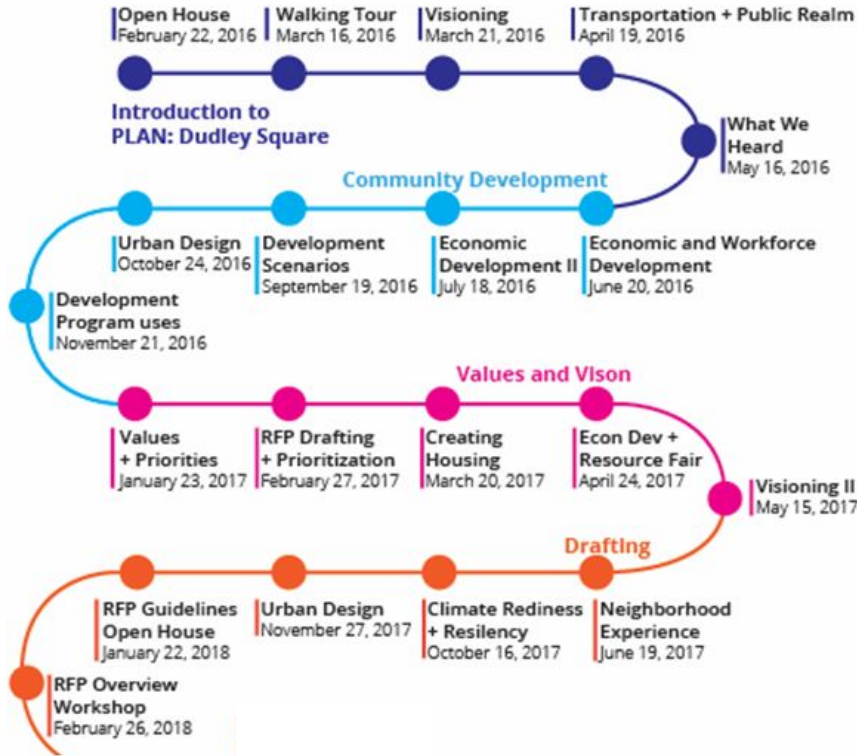
- publicly-owned parcels within Roxbury; and
- privately-owned projects \geq 50,000 sq ft of development in Dudley Square.

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

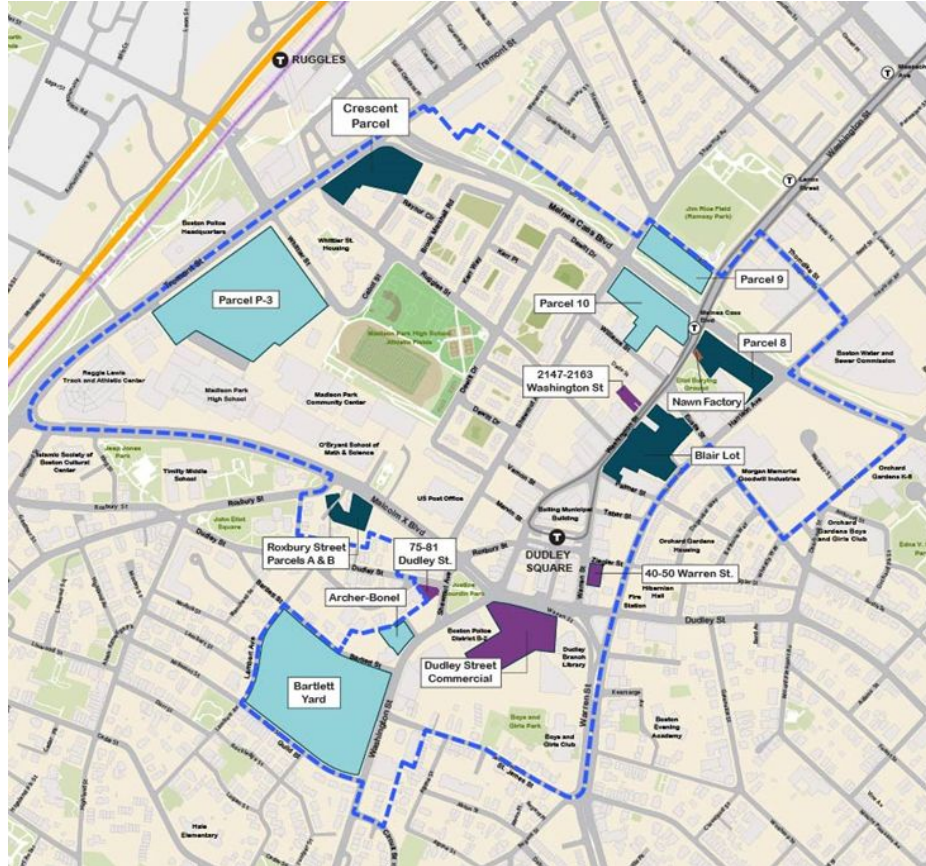
PLAN: Dudley Square Process to Date



PLAN: Dudley Square Updates - DND Parcels

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



PLAN: Dudley Square Updates - BPDA

PLAN: Dudley Square Workshops (3) -

May 20th - Development Objectives and Guidelines for Parcel 8, Nawn Factory, and Blair Lot

Open house with a review for Parcel 8, Nawn Factory, and Blair Lot Parcels

June 17th - Parcel 8, Nawn Factory, and Blair Lot RFP Language Workshop

Review of RFP language at tables

July 22nd - Update on Parcel 8, Nawn Factory, and Blair Lot RFPs

Review of changes to the RFPs and Q&A with City Archeologist

Comment Periods (3) -

May 20th - July 5th

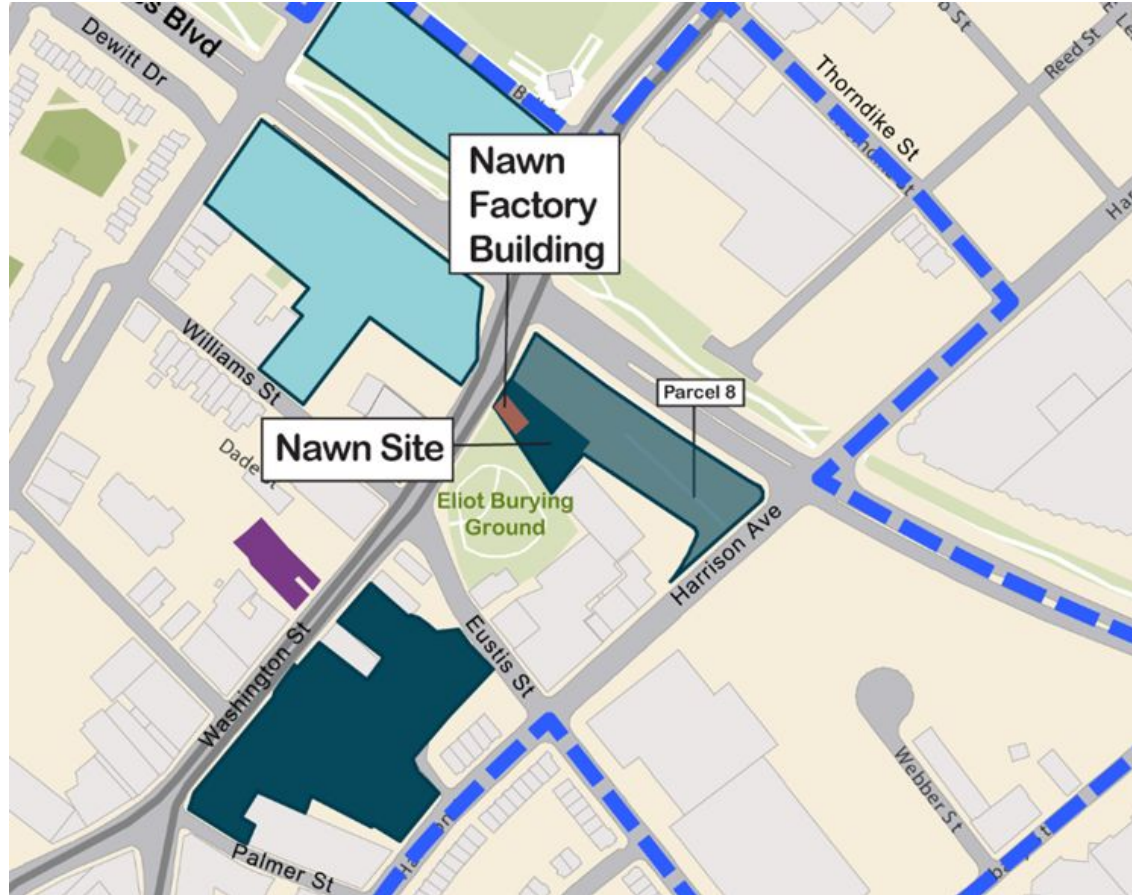
July 22nd - August 5th

September 9th - September 13th

Parcel 8 + Nawn Factory

Historic Context + Restrictions on Parcel

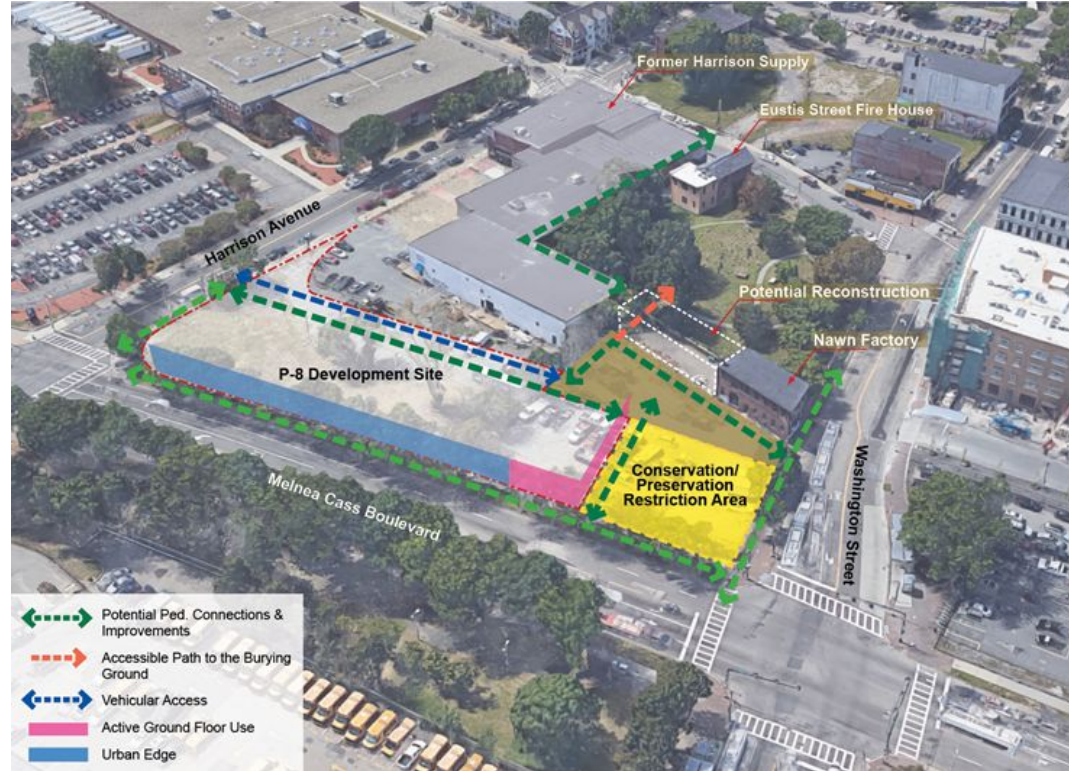
- Eustis Street Protection Area
- Boston Landmarks Commission Review
- Massachusetts Historic Commission Review
- Archeological Review
- Preservation and Conservation Restriction on Corner
- Roxbury Heritage State Park
- Funding by Whittier Choice Grant



Nawn Factory

Development Objectives

- At least 1200 sqft must be dedicated to educational/museum purposes
- Building use must be a combination or retail, cultural, and/or entertainment uses
- Applicants, if separate from Parcel 8 applicants, must work in coordination
- Vehicle Access should be from Harrison Avenue



Nawn Factory - Added Language to the RFP

General

- In **Purpose**, the first sentence in the second paragraph is revised to read “DND will consider conveying the Property in order to allow development of public, Roxbury-centric educational facility along with commercial, office, and/or other non-profit public uses.” (Pg. 4)

Development Objectives

- In **Development Objectives, Nawn Factory Vision** – “Developers are strongly encouraged to build out to the original footprint of the demolished portion of the Nawn Factory” was added to the 2nd paragraph and “Rebuilding the demolished portion of the Factory is strongly encouraged” was added to the 4th paragraph (Pg. 11)

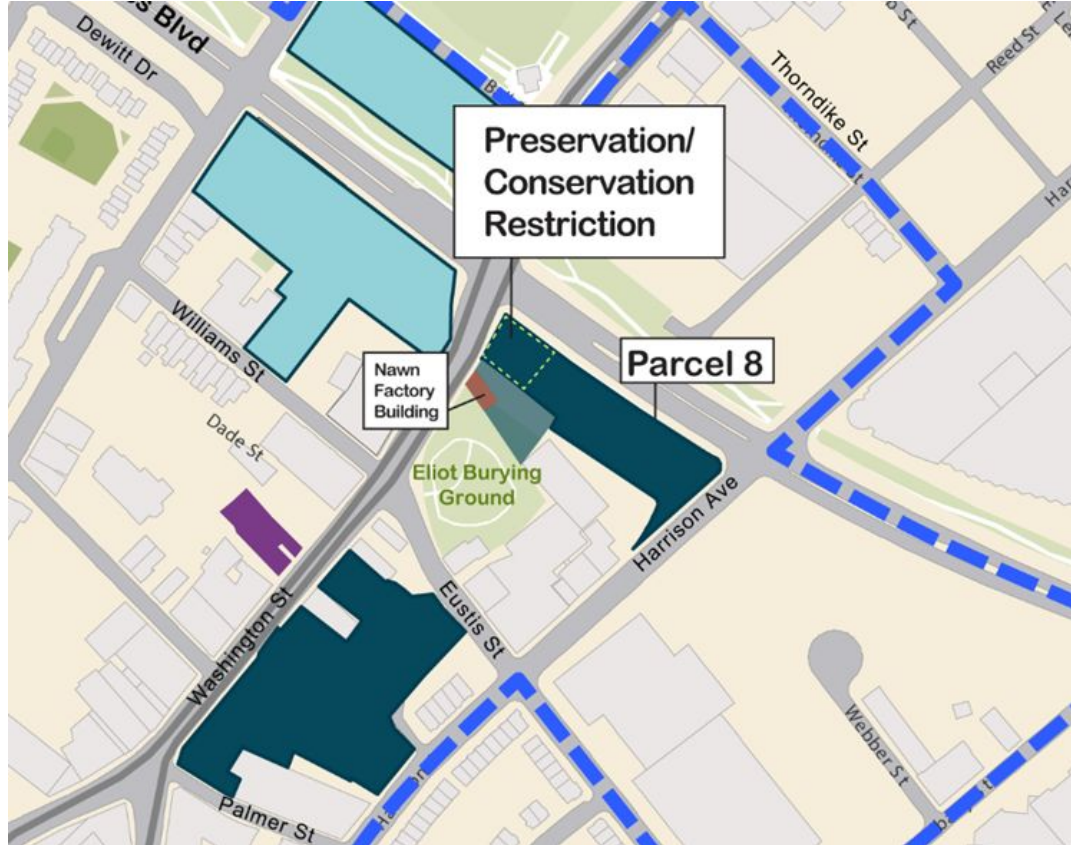
Evaluation Criteria – Timeline

- In the **Development Timeline Evaluation Criteria**, clarification that \$500,000 is assumed as part of the necessary development funding resources (Pg. 48)

Parcel 8

Development Objectives

- Site to be used for housing, commercial, education + job training, cultural, retail or entertainment uses
- Building heights may vary from 6-15 stories, stepping down towards the Eliot Burying Ground
- The highlighted portion of the site has a conservation restriction
- Main access should be oriented towards Melnea Cass with service entrance on Harrison Avenue



Parcel 8 - Added Language to the RFP

Development Objectives

- In **Development Objectives, Nawn Factory Disposition**, Proponents are encouraged to either coordinate with proponents responding to the Nawn Factory RFP, enter into partnerships with adjacent developments, or respond to both RFPs. **(Pg. 13)**
- A development objective was added, **“Sustainable, Resilient, and Healthy Development,”** to emphasize adherence to carbon-neutral, green, low-energy, all-electric design, per Mayor Walsh’s Carbon Neutral Boston 2050 commitment. **(Pg. 14)**
- **Development Objectives, Economic Development** notes community preference for proposals that include the creation of commercial condominiums for small businesses is noted. **(Pg. 15)**
- **Development Objectives, Economic Development** includes additional emphasis on educational and job training uses. **(Pg. 16)**

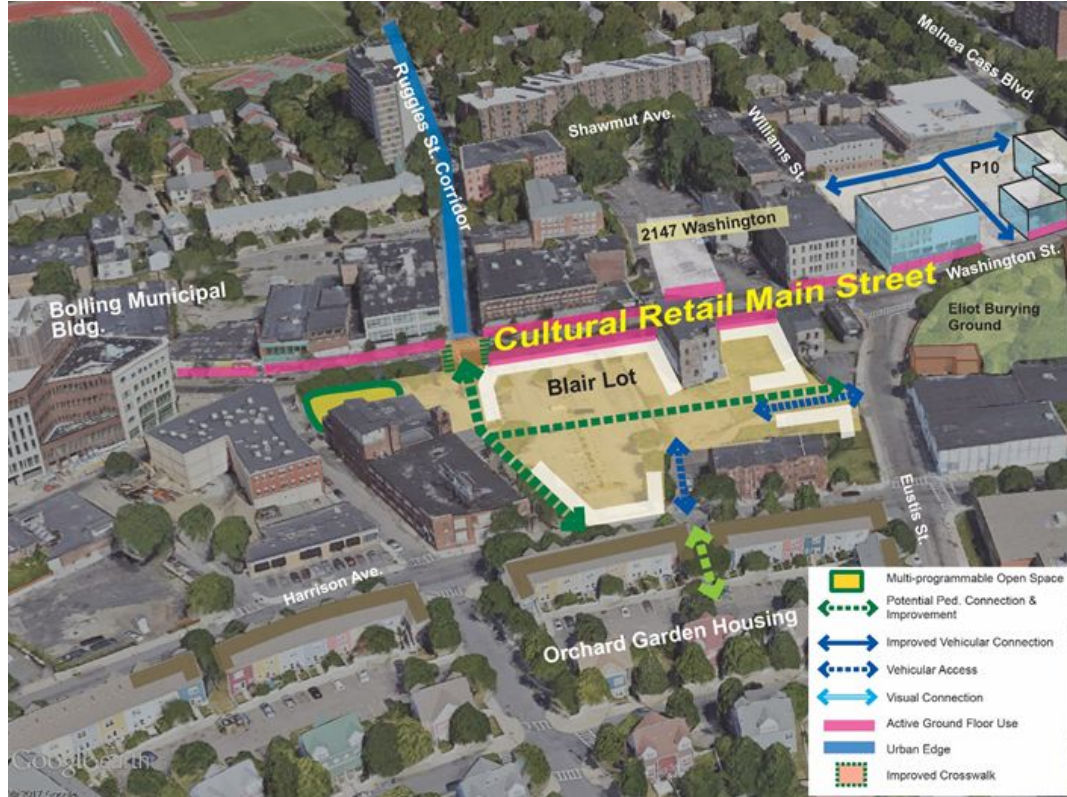
Urban Design Guidelines

- In **Urban Design Guidelines, Open Space/Public Realm/Public Art**, an additional urban design guideline was added to advance the goals of the Roxbury Cultural District. **(Pg. 25)**
- BPDA Urban Design has made some technical edits to certain sections within the **“Resilient Development and Green Building Design Guidelines”** based upon enhanced standards. **(Pg. 25)**

Blair Lot

Development Objectives

- Site to be used for housing and commercial uses, especially cultural, art or entertainment uses
- Creative approaches to artist live/work space and cultural economic development strategies is encouraged
- Building heights may vary from 6-15 stories
- Open space should be provided on the property for community programming, and access and walk through
- Main access should be on Washington Street, with service entrance on Harrison Avenue



Blair Lot - Added Language to the RFP

Development Objectives

- In **Development Objectives, Affordable/Income Restricted Housing**, 100% of housing developed on the site is required to be homeownership units. A minimum of two-thirds of these units must be affordable to households with incomes ranging from 60% to 100% of AMI, with the average AMI not to exceed 80% of AMI. **(Page 12)**
- In **Development Objectives, Parking**, developers are required to provide hourly public parking on the site in addition to the parking requirements created by the new development. The most advantageous proposal will provide a full replacement of the 94 existing public parking spaces. **(Page 11)**
- **Development Objectives, Economic Development** notes community preference for proposals that include the creation of commercial condominiums for small businesses is noted. **(Pg. 11)**
- A development objective was added, **“Sustainable, Resilient, and Healthy Development,”** to emphasize adherence to carbon-neutral, green, low-energy, all-electric design, per Mayor Walsh’s Carbon Neutral Boston 2050 commitment. **(Pg. 12)**

Urban Design Guidelines

- In **Urban Design Guidelines, Open Space/Public Realm/Public Art**, an additional urban design guideline was added to advance the goals of the Roxbury Cultural District. **(Pg. 21)**
- BPDA Urban Design has made some technical edits to certain sections within the **“Resilient Development and Green Building Design Guidelines”** based upon enhanced standards. **(Pg. 21)**

Evaluation Criteria

PRC + Community Evaluation Criteria (7)

- Development Concept
- Design Concept
- Sustainable Development
- Diversity and Inclusion
- Development without Displacement
- Good Job Standards
- Additional Benefits

Other Evaluation Criteria (5)

- Development Team Experience
- Development Timetable
- Financial Capacity
- Financial Impact
- Development Cost Feasibility and Operating Pro Forma

Evaluation Criteria

Diversity and Inclusion

- Proposers must include a narrative setting forth a plan for establishing and overseeing a minority outreach program aimed at creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the property.

Development without Displacement

- Developers must present a narrative explaining how their proposal supports the community's goal of "development without displacement"
- Specifically, the narrative should address how the proposed development will assist current resident of Roxbury to remain in their community in the future, afford housing, and find pathways to economic opportunity
- Narrative should include the affordable housing production goals, the proposed rents meeting the needs of Roxbury residents, and how proposed sizes of the units meet the needs of diverse community members
- Proposals who address innovative strategies to support community stability, such as cooperative ownership, land trust participation, or rent-to-own strategies will be highly favorable.

Evaluation Criteria

Sustainable Development

- Developers must include a written and graphic narrative describing how the proposed project will satisfy the Resilient Development and Green Building Guidelines, including:
 - Resilient building and site strategies to eliminate, reduce, and mitigate potential impacts of climate change, such as greenhouse gas reduction, higher temperatures and heat events, more intense precipitation, rising sea levels, and sheltering in place.
 - Green building and sustainable development practices, targeting zero energy or zero carbon emission performance.
- **Changes to criteria include:**
 - Preference for LEED Platinum and LEED Zero with a minimum requirement of achieving LEED Gold
 - Specific reference to Mayor Walsh's Carbon Neutral Boston 2050 commitment.
 - New buildings should be designed as green, low-energy, all-electric structures that prioritize enhanced building envelope solutions and passive system strategies, and that are optimized for and include onsite solar renewable energy generation.

Evaluation Criteria

Development Concept - Affordable Housing

- Rental project should include a minimum of one-third of units to low-income households (ranging from less than 30% to 50% of Area Median Income), one third of units to moderate income households, and one third of units may be market rate
- Homeownership units should include a minimum of 2/3 of the units targeting a range of incomes from 60% to 100% AMI, with the average AMI not to exceed 8-% and the remaining 1/3 can be market rate
- Preference will be given to projects that support neighborhood control and/or household wealth creation

Evaluation Criteria

Good Job Standards

- Developers must present a narrative explaining how their proposal supports the community's expressed priorities around supporting good permanent jobs at site and engaging in fair hiring practices which will support the participation of people of Roxbury and the immediate neighborhood. The narrative should respond to seven (7) good job standards criteria.
- **Changes to the criteria include:**
 - Replacing “employee work hours performed on the Parcel” with “employees working on the Parcel.”
 - Noting the community preference for retail tenants who are committed to hiring Roxbury residents, and encouraging employers to work with community partners as an element of employee recruitment.
 - Reducing the annual revenue threshold for exemption from \$5 million to \$2.5 million.
 - Emphasizing that proponents who believe that their tenants will be exempt should still put forth a good-faith proposal regarding the standards the proponent can commit to.
 - Monitoring will be performed by the Boston Employment Commission. The selected proponent will be responsible for providing requested data.
 - Outlining the elements of a comprehensive and credible strategy that should be included in a proposal.

Upcoming Meetings and Next Steps

September 9, 2019 - RSMPOC Meeting

- *Review of RFP changes; RFP comment period open; PRC Applications Open*



September 20, 2019 - RFP Comment Period Closes

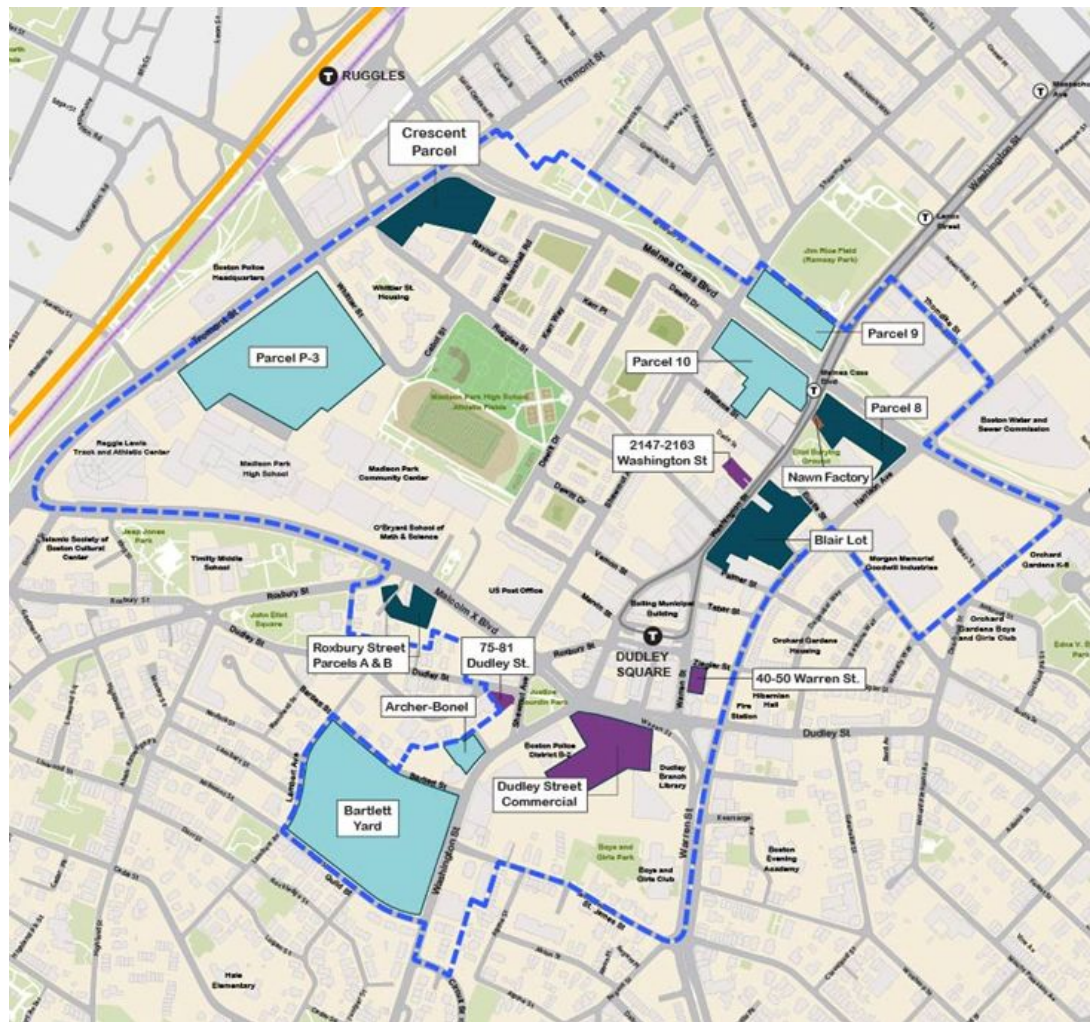
October 6, 2019 - RSMPOC Meeting

- *Vote on Parcel, Nawn Factory, Blair Lot*

October 21, 2019 - Tentative workshop for Crescent Parcel, and Parcel A/B

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 – Article 80 filing in September

Next Project Review Updates + Discussion – October 3rd

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 - October 16th

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:

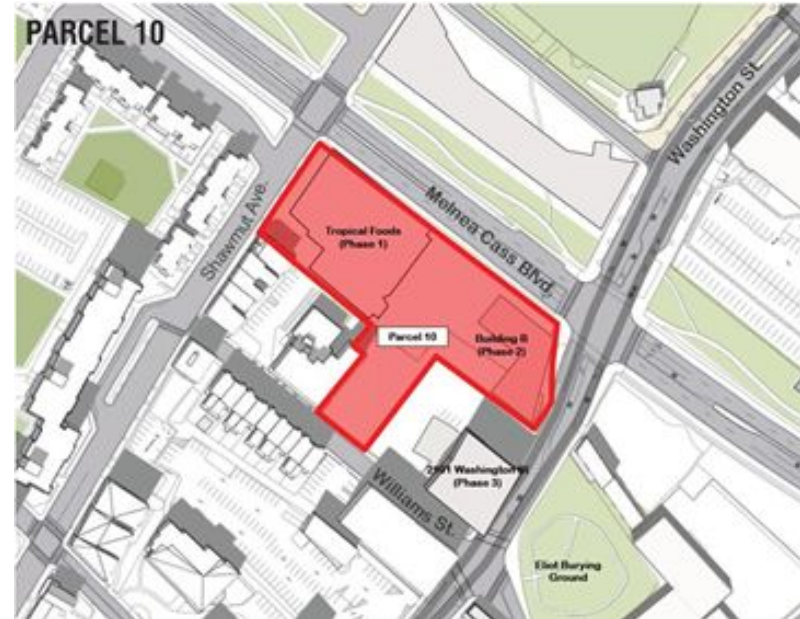
Tentative Designation through November 2019

(Phase I) Tropical Foods expansion - Complete

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

(Phase III) 2085 Washington St. – Program overview/marketing underway. Notice of Project Change to be filed late September for Phase III

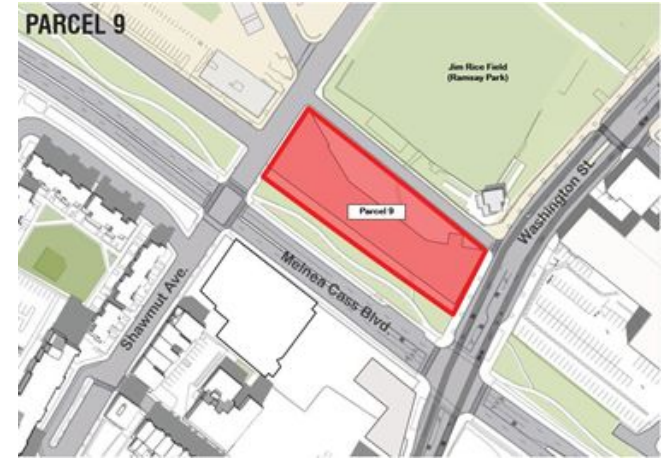
Next Project Updates + Discussion – October 10th



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