



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

January 9, 2017

AGENDA

- 1. Reiterate committee scope and responsibilities**
- 2. PLAN: Dudley Square Highlights**
- 3. Development Highlights**
- 4. RSMPOC**
- 5. Community Input**

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:

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

FULL RSMPOC MEETING CALENDAR

First Monday of the month:

JANUARY 9, 2017

FEBRUARY 6, 2017

MARCH 6, 2017

APRIL 3, 2017

MAY 1, 2017

JUNE 5, 2017

JULY 10, 2017

SEPTEMBER 11, 2017

OCTOBER 2, 2017

NOVEMBER 6, 2017

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PLAN: Dudley Square Highlights

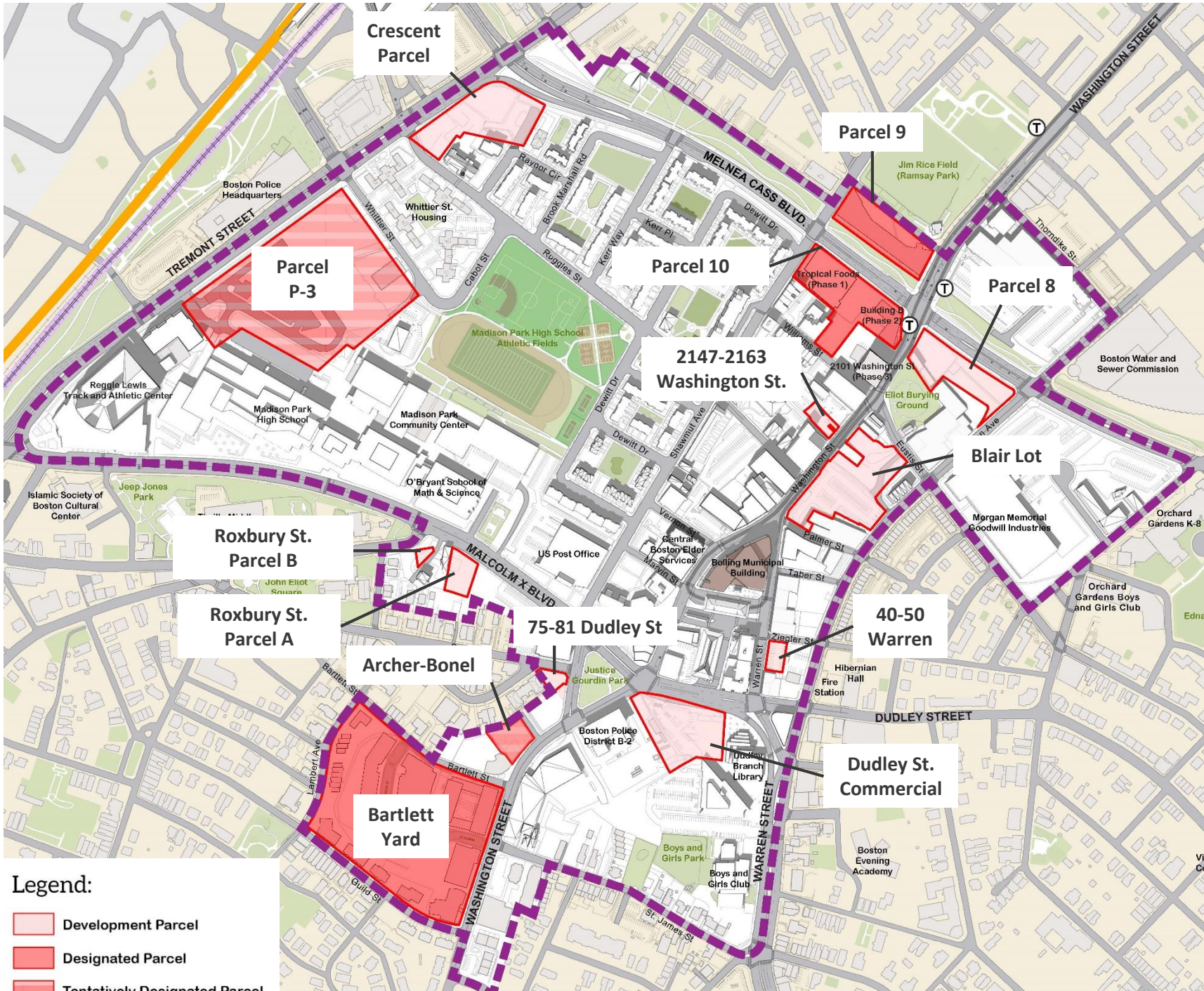
From January 4, 2016 Meeting Reasons for PLAN Dudley Square

WHAT WE HEARD

- To understand development project components
- To understand land-use potential
- Define community benefits (job, housing, and other community benefits)
- Develop a strategy for implementation

WHAT WE WILL STUDY IN PLAN DUDLEY SQUARE

- Previous goals of RSMP
- Existing conditions, zoning and development pipeline
- 10 publicly owned development parcels (5 BPDA parcels)
- Economic and housing feasibility
- Transportation and infrastructure improvements
- Urban design and development scenarios



Legend:

- Development Parcel
- Designated Parcel
- Tentatively Designated Parcel

PROCESS

Open House

Walking Tour

Visioning

Transport. & Public Realm

Economic Development Planning

Housing Analysis Planning

Development Goals & Tools

Preferred Development Guidelines

Capacity Building

What

- Review current conditions, trends, & key metrics
- Discuss priorities & values

Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)

Community Benefits

What

- Discuss opportunities that advance community priorities
- Evaluate tradeoffs

Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)
- Next Street

Scenario Development

What

- Test feasibility of opportunities
- Develop implementation priorities for RFP guidelines

Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)
- Next Street

RFP Guideline Review

What

- Review recommended RFP guidelines for economic development

Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)
- Next Street

ORIGINAL 2004 MASTERPLAN GOALS

- Enhance **civic & cultural life** in the neighborhood
- Promote **diverse & sustainable economic growth** with jobs for local residents
- Ensure **safe & efficient public** and **private transportation**
- Expand & improve **housing for a variety** of socioeconomic and age groups
- Create a **safe, comfortable, & lively public realm** that reflects the diversity of local residents
- Increase **community participation** and empowerment through increased accountability of government, and institutions and businesses

DEVELOPMENT LANDSCAPE

Bartlett Place (BPDA board approved)

Building E: 16 total units (2 restricted)
Phase 1A: 39 total units (5 restricted)
Phase 1B: 57 total units (7 restricted)

Tremont Crossing (under review)

694 total units (101 restricted)

128 Roxbury Street (under construction)

3 total units

Whittier Choice (BPDA board approved)

195 total new units (137 restricted)

Madison Melnea Cass Apts. (BPDA board approved)

43 total units (43 restricted)

2101 Washington Street (under construction)

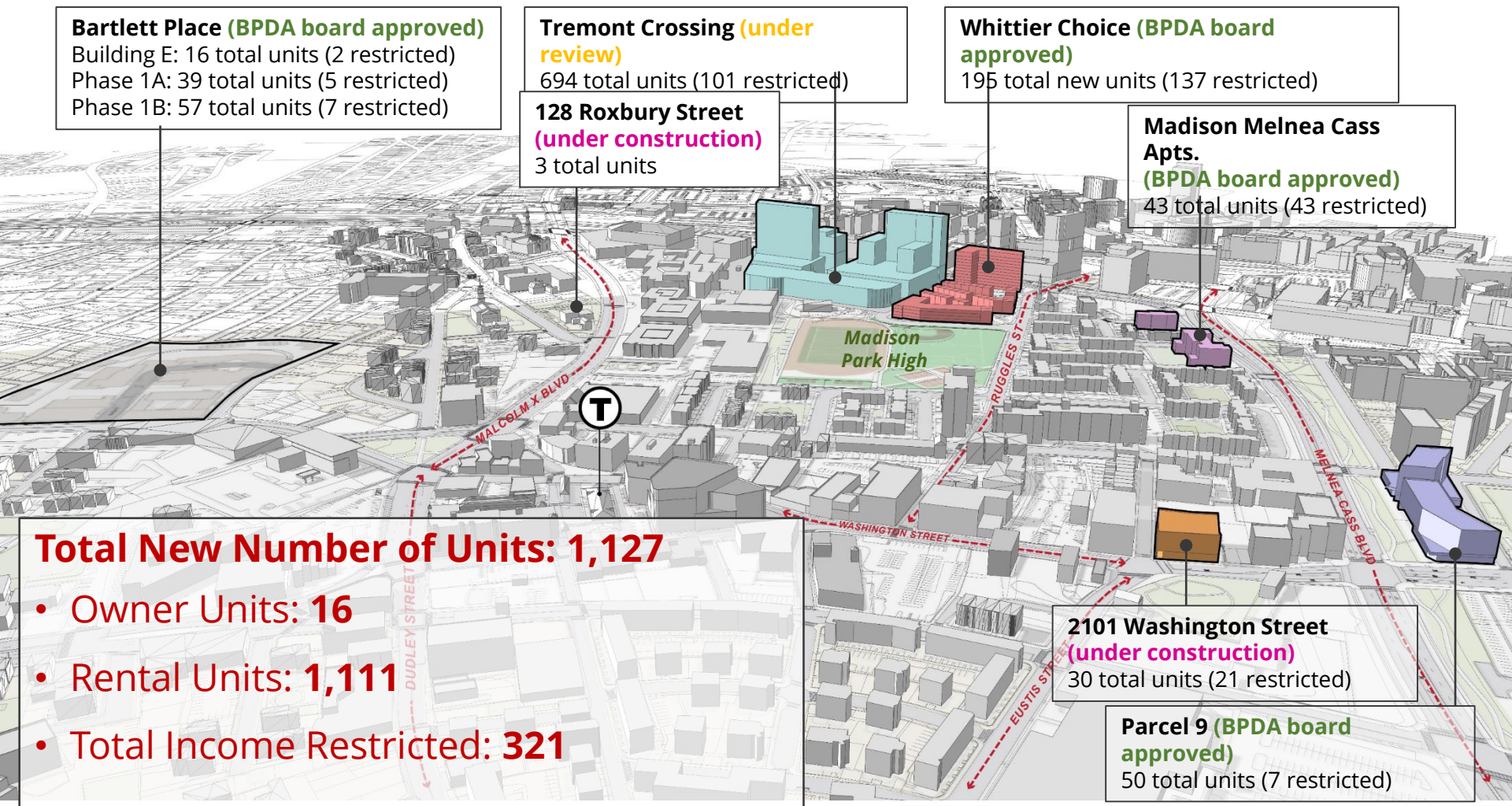
30 total units (21 restricted)

Parcel 9 (BPDA board approved)

50 total units (7 restricted)

Total New Number of Units: 1,127

- Owner Units: **16**
- Rental Units: **1,111**
- Total Income Restricted: **321**



THEMES HEARD FROM COMMUNITY

Economic Development / Jobs

- Job growth & wealth creation
- Job training & educational partnerships
- Technology and innovation sectors
- Small and local business focus

Culture / Social

- Roxbury as cultural district highlighting rich history
- Awareness of existing resources

Housing

- Correct housing mix; emphasis on homeownership and affordable
- Avoiding displacement

Public Realm / Neighborhood Character

- Pedestrian friendly, public realm, safety, and transportation improvements
- 18 hour neighborhood
- Mixed- use diverse neighborhood

NEXT PLAN DUDLEY SQUARE WORKSHOP

JANUARY 23, 2017 | Bruce C. Bolling Building –
6th Floor Community Space

5:30 – 6:00 pm Open House

6:00 – 8:00 pm Presentation & Workshop

RESOURCES

Office of Workforce Development (OWD)

Contact:

Brian Norton
617-635-5283
owd.boston.gov

Boston Home Center

Contact:

617-635-4663
bostonhomecenter.com

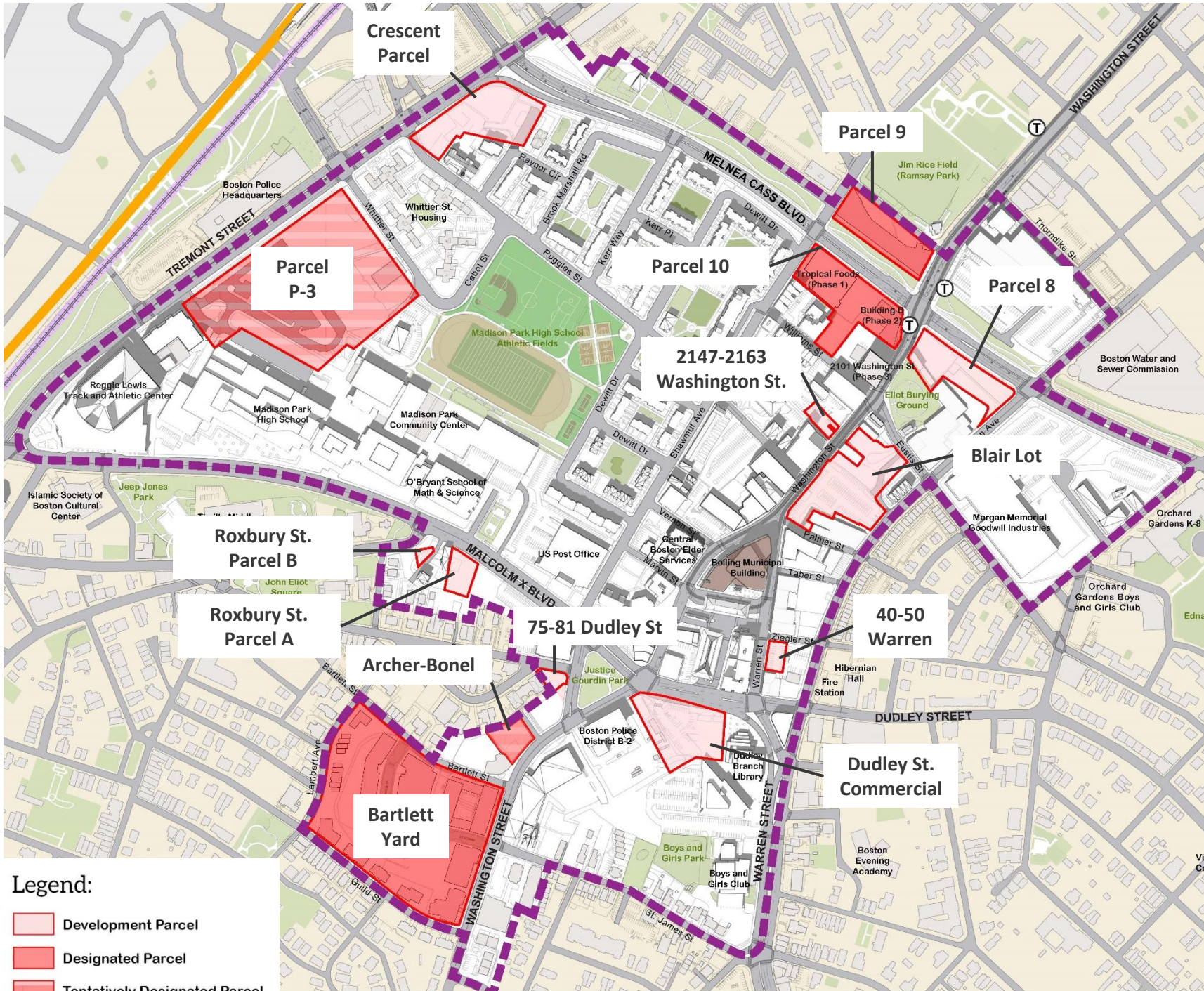
Office of Housing Stability and Emergency Assistance (OHS)

Contact:

617-635-4200
rentalhousing@boston.gov
Boston.gov/housing/office-housing-stability

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Development Review Highlights



Legend:

- Development Parcel
- Designated Parcel
- Tentatively Designated Parcel

BARTLETT PLACE (DESIGNATED)



BARTLETT PLACE (DESIGNATED)

Name of Development Entity: Bartlett Place, LLC

Program Component	Size*
Commercial	54,000 sf
Residential	323 units
Surface Parking	92 spaces
Total Development Cost	\$137 M

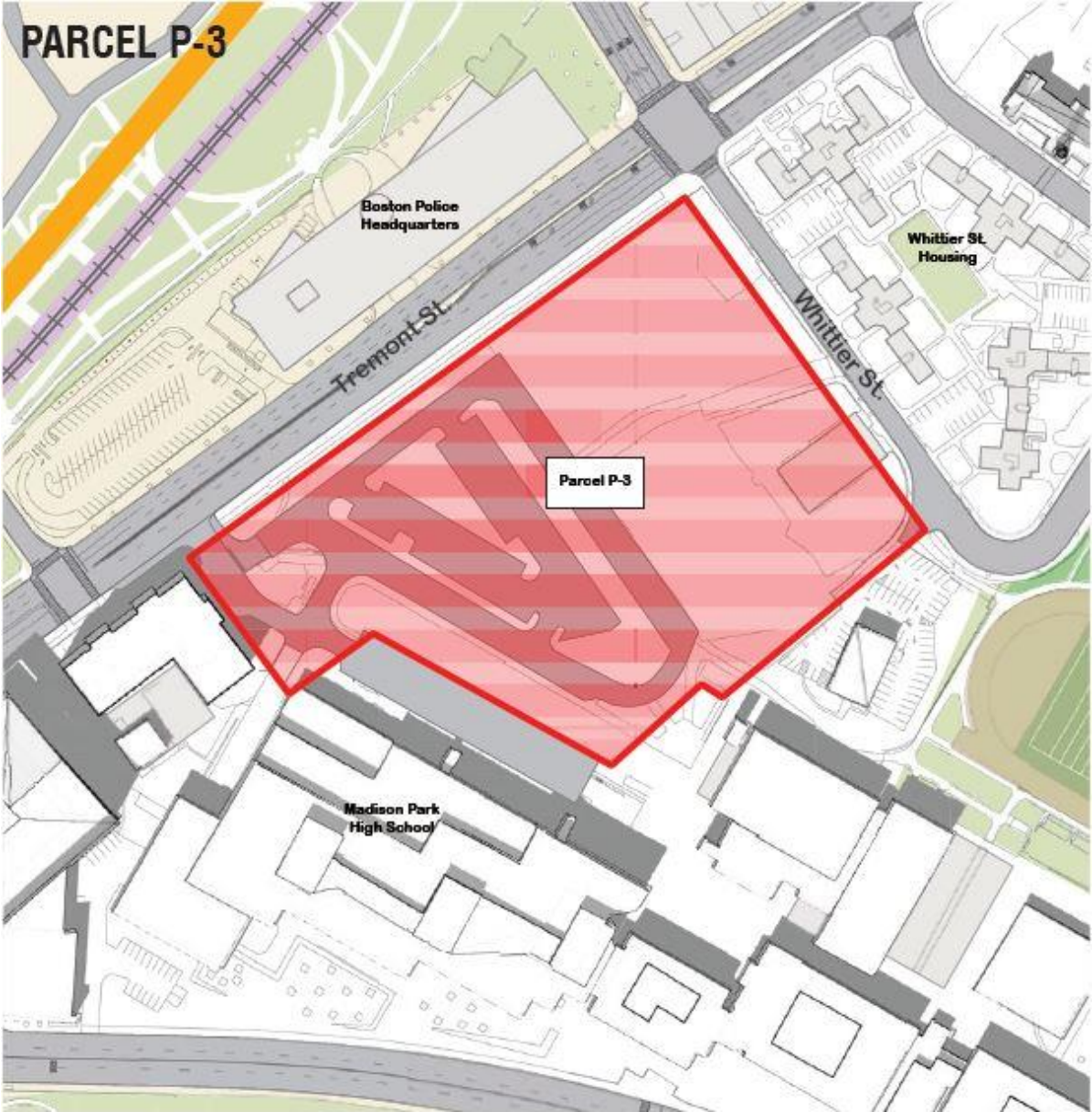


Project update:

Residential & Retail Construction – Start September 2016

Infrastructure Construction – June 20, 2016 (on target)

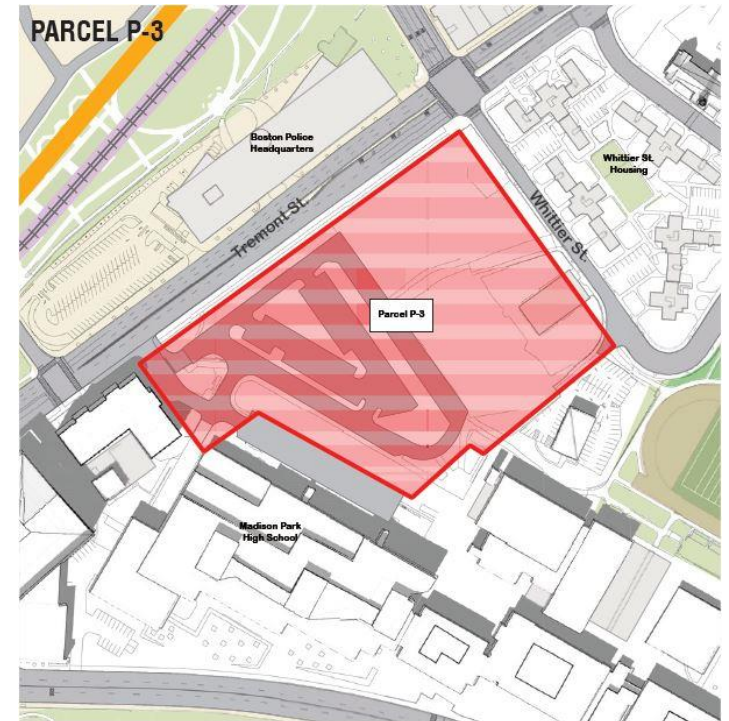
TREMONT CROSSING (TENTATIVELY DESIGNATED)



TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination Retail	398,700
NCAA Museum and Exhibition Space	31,000 sf
Tremont Street - Multifamily Residential -	386,700 (385 units)
East Drive - Multifamily Residential	279,000 (300 units)
Whittier Townhouses	9,400 sf (9 units)
Project Parking	1,371 spaces
Office	105,600 sf
Total Development Cost	\$319 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).*

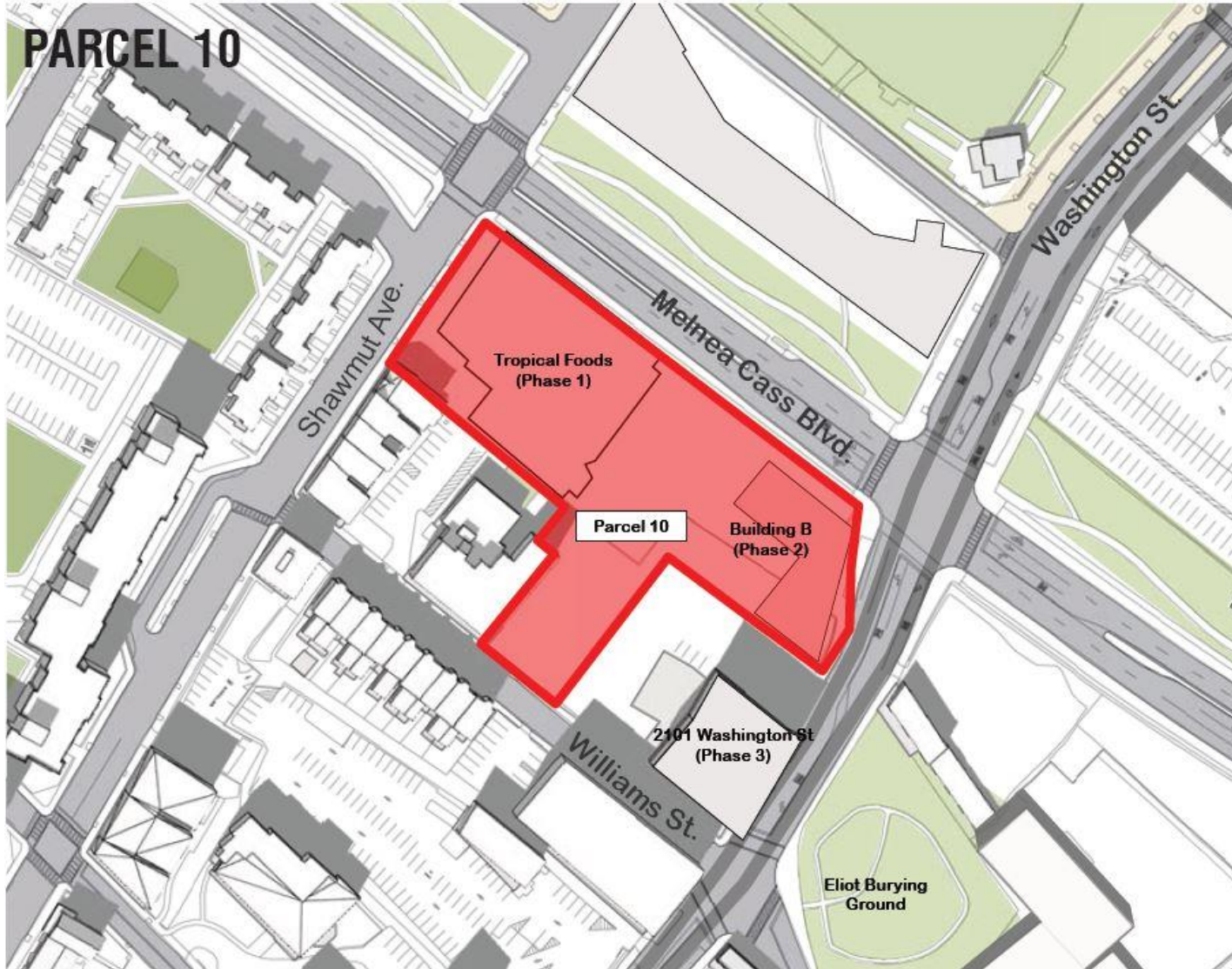
Schedule:

Tentative Designation through Feb 28, 2017

PRC Meeting – January 26, 2017 (Proposed), 6:15 – 7:45 pm

PDA Draft Comments through Feb 4, 2017 (PDA Draft submitted December 20, 2016)

MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

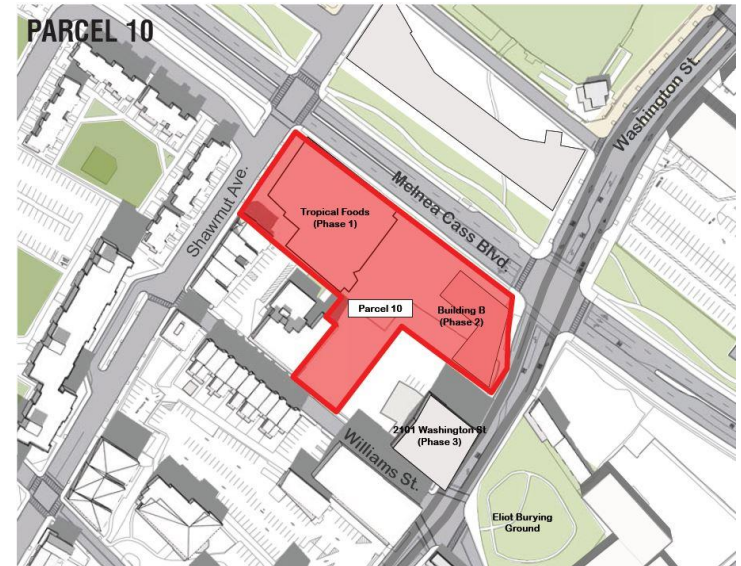


MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

Name of development entity: Madison Tropical

Program Component	Size*
Office/retail building	59,000 sf
Total Development Cost	\$52 M

* Sq Ft. or Units as applicable



Schedule:

Final Designation through Feb 28, 2017

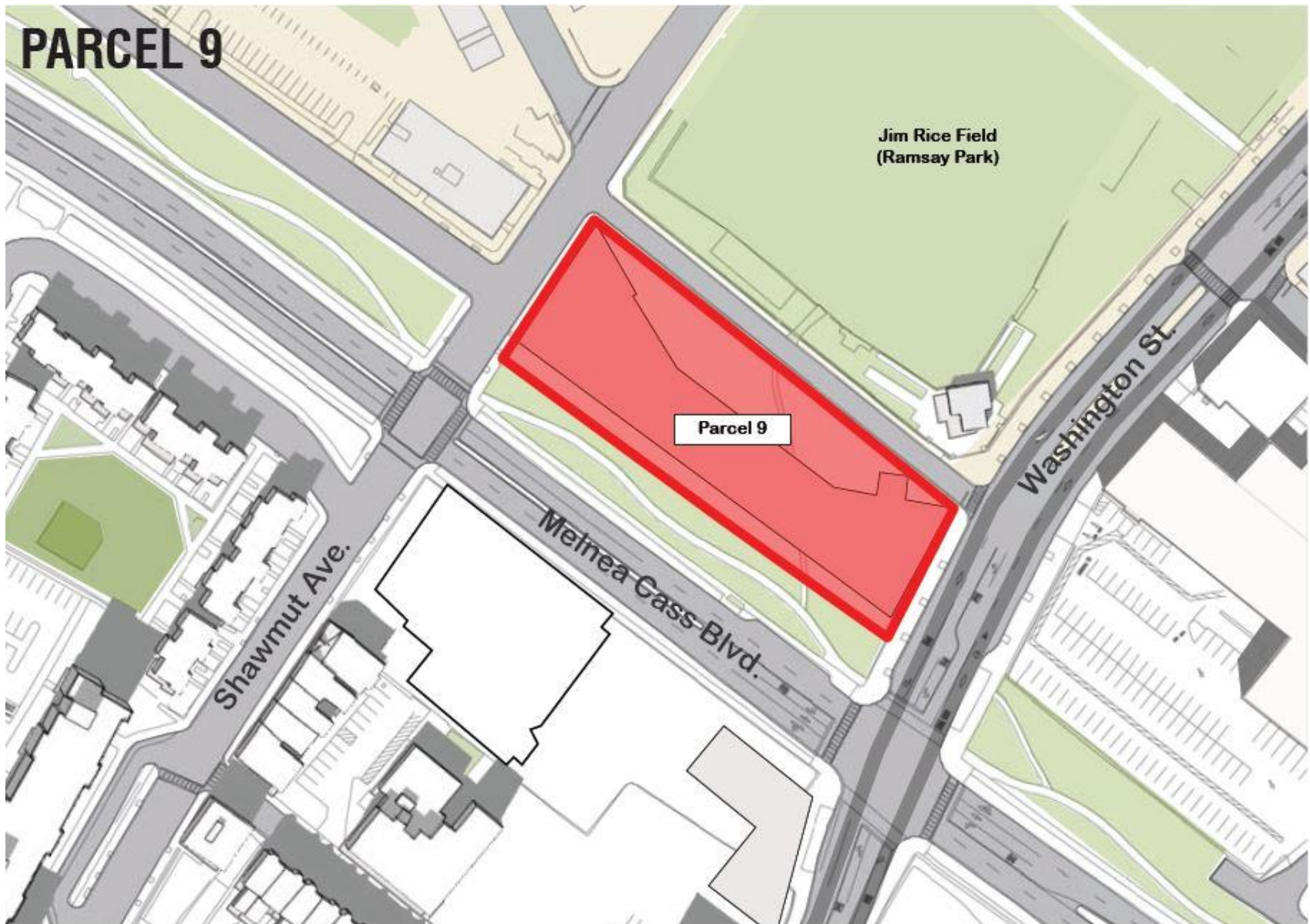
2101 Washington St. – Construction Started May 2016

2101 Washington St. – Occupancy Fall 2017

2085 Washington St. – Preconstruction and Marketing Underway

– Construction to be determined

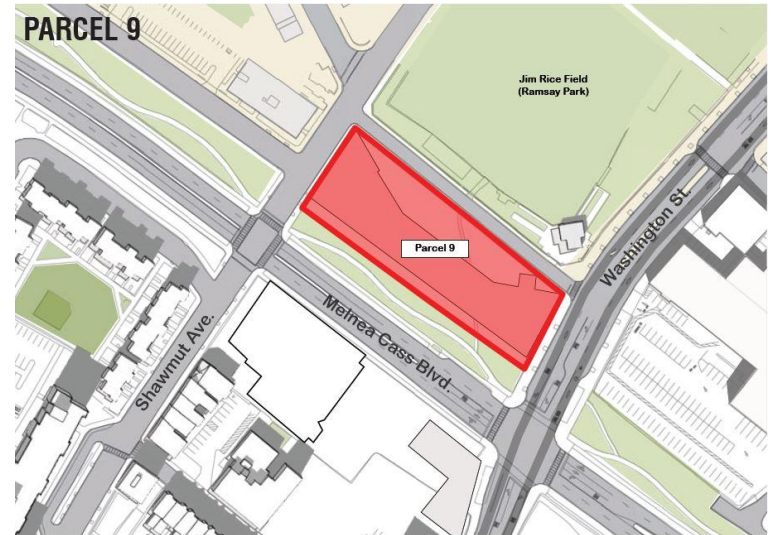
MELNEA HOTEL AND RESIDENCES (DESIGNATED)



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

Close on Hotel lease, financing, permits

Begin Mass Work Infrastructure – Winter 2017

Begin Hotel Construction – Spring 2017

Residential lease, financing, permits

Status/Anticipated Completion

Through Feb 28, 2017

Completed

Anticipated completion- Summer 2018

Anticipated completion - Summer 2018

Anticipated closing date -Spring 2017

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RSMPOC comments

5

Community input

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