



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

February 6, 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

2

PLAN: Dudley Square Highlights

REASONS FOR PLAN: DUDLEY SQUARE

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 **economic** neighborhood
- Promote **diverse & sustainable 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)

Madison Park High

2101 Washington Street (under construction)

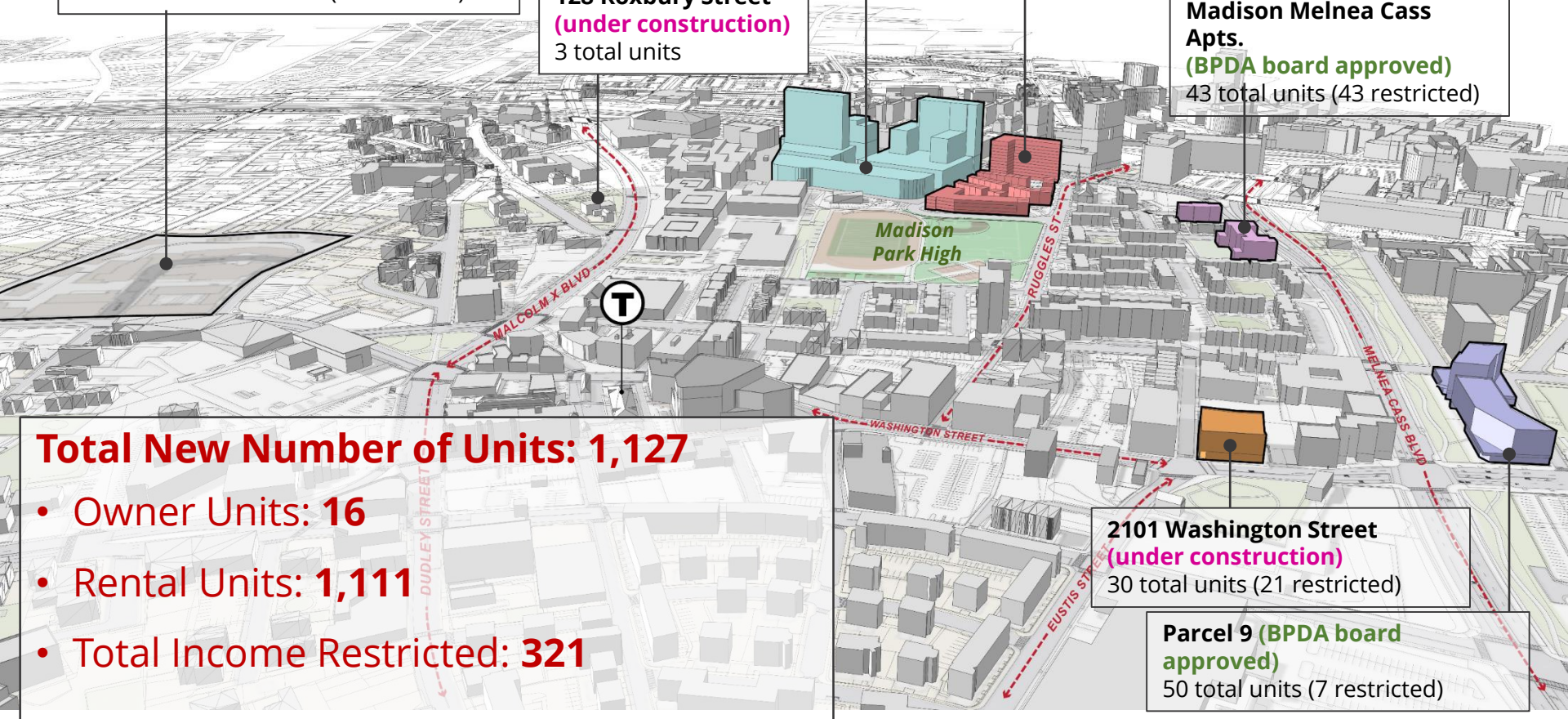
30 total units (21 restricted)

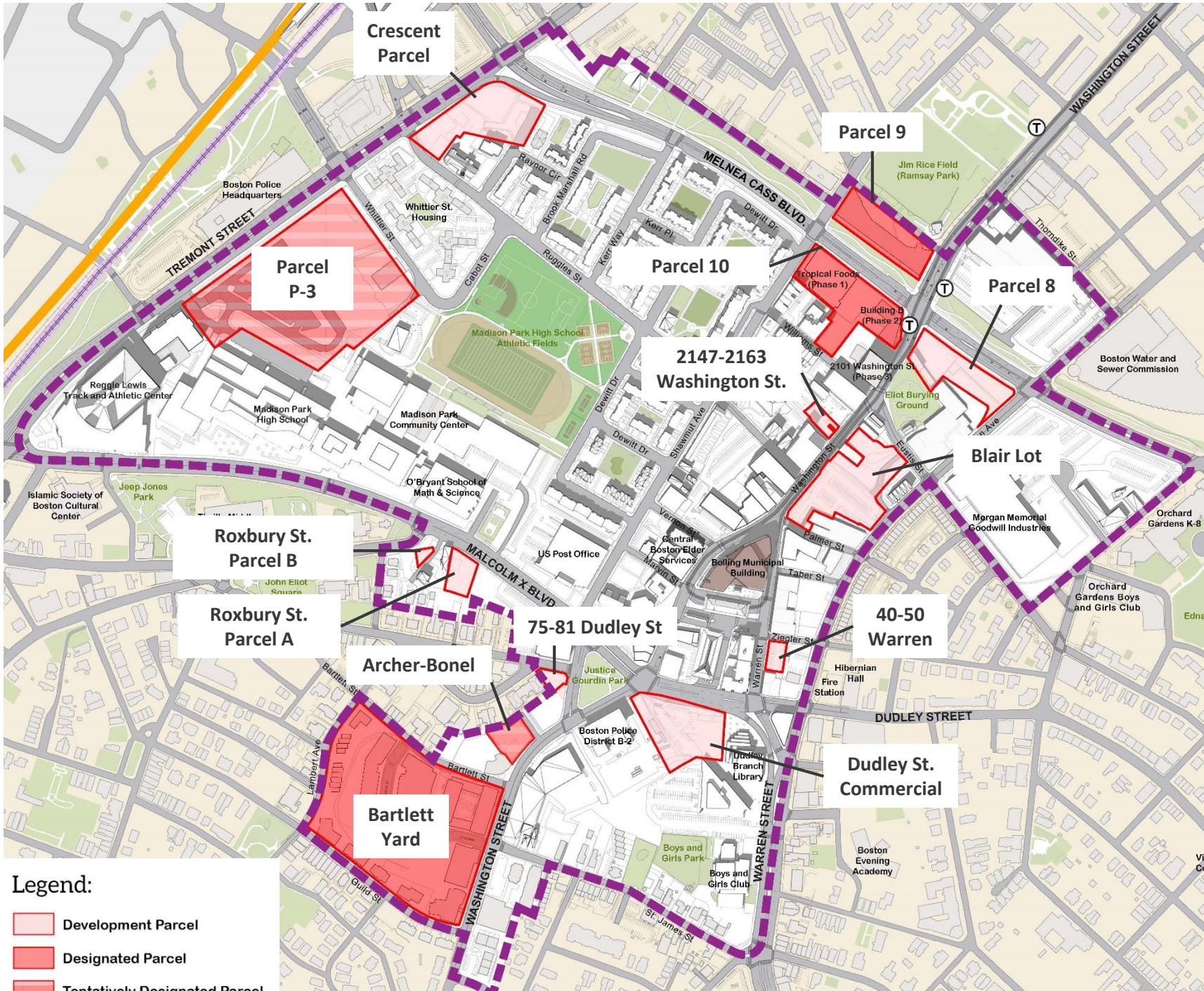
Parcel 9 (BPDA board approved)

50 total units (7 restricted)

Total New Number of Units: 1,127

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





Crescent Parcel

Parcel P-3

Parcel 10

Parcel 9

Parcel 8

2147-2163 Washington St.

Blair Lot

Roxbury St. Parcel B

Roxbury St. Parcel A

75-81 Dudley St

Archer-Bonel

40-50 Warren

Bartlett Yard

Dudley St. Commercial

Legend:

- Development Parcel
- Designated Parcel
- Tentatively Designated Parcel

Takeaways from January 23, 2016 Workshop

PLAN: Dudley Square

WHAT WE HEARD

- Equity is a fundamental value that all development must respect
- Reiteration of need for housing affordability, job creation, preservation of arts and culture, increased ownership, placemaking, and diversity
- The community is ready to progress to the next stage of the RFP development process

NEXT STEPS

- Prioritizing values at February 27 workshop for RFP language

WEBSITE

- <http://bit.ly/PlanDudley>

NEXT PLAN DUDLEY SQUARE WORKSHOP

FEBRUARY 27, 2017

Location: TBD

(Please make sure you signed in to receive updates via email)

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:

Rob Consalvo

617-635-4663

bostonhomecenter.com

Office of Housing Stability and Emergency Assistance (OHS)

Contact:

Lydia Edwards

617-635-4200

rentalhousing@boston.gov

Boston.gov/housing/office-housing-stability

Office of Small Business Development

Contact:

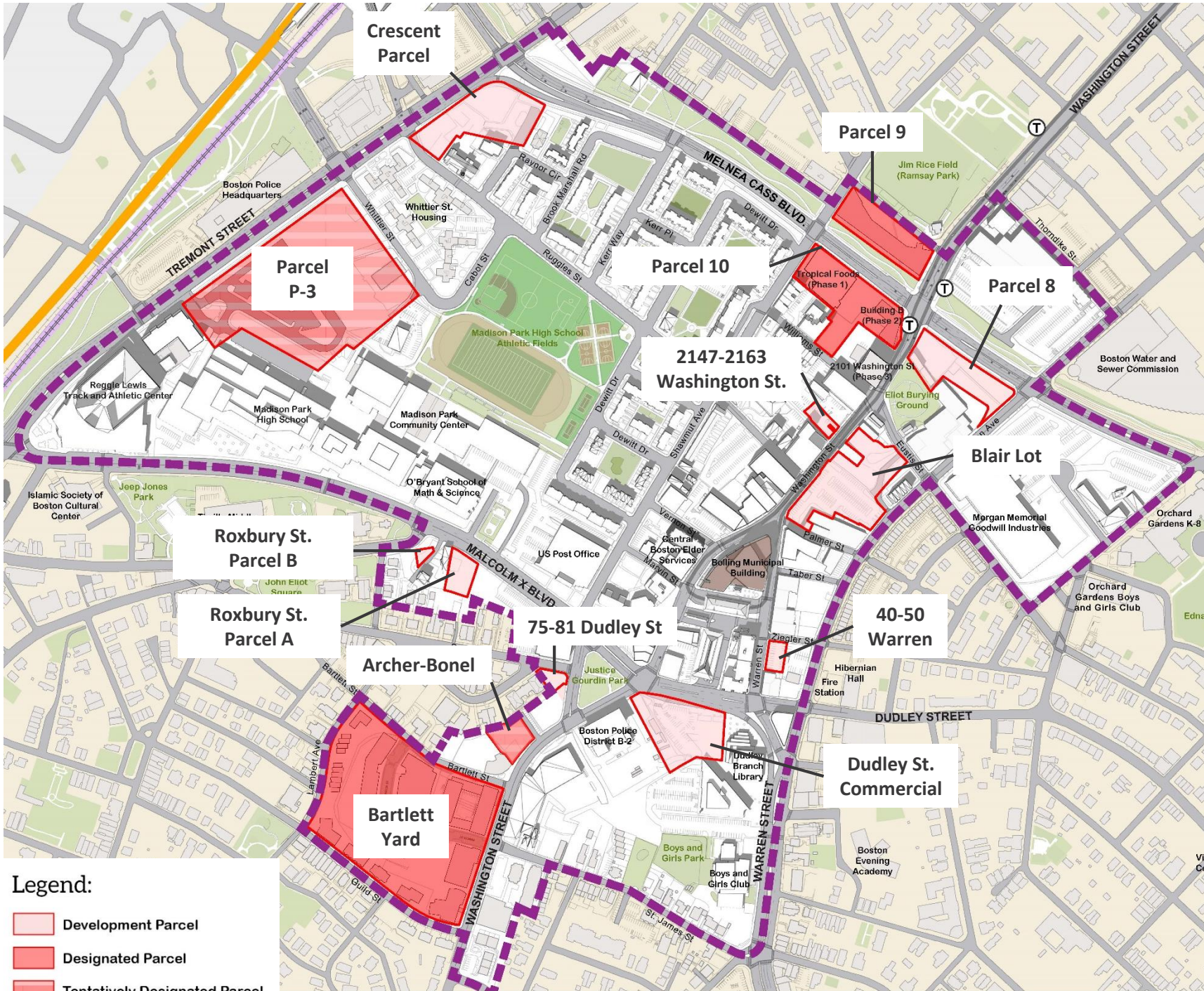
Karilyn Crockett

617-635-0355

Boston.gov/departments/small-business-development

3

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

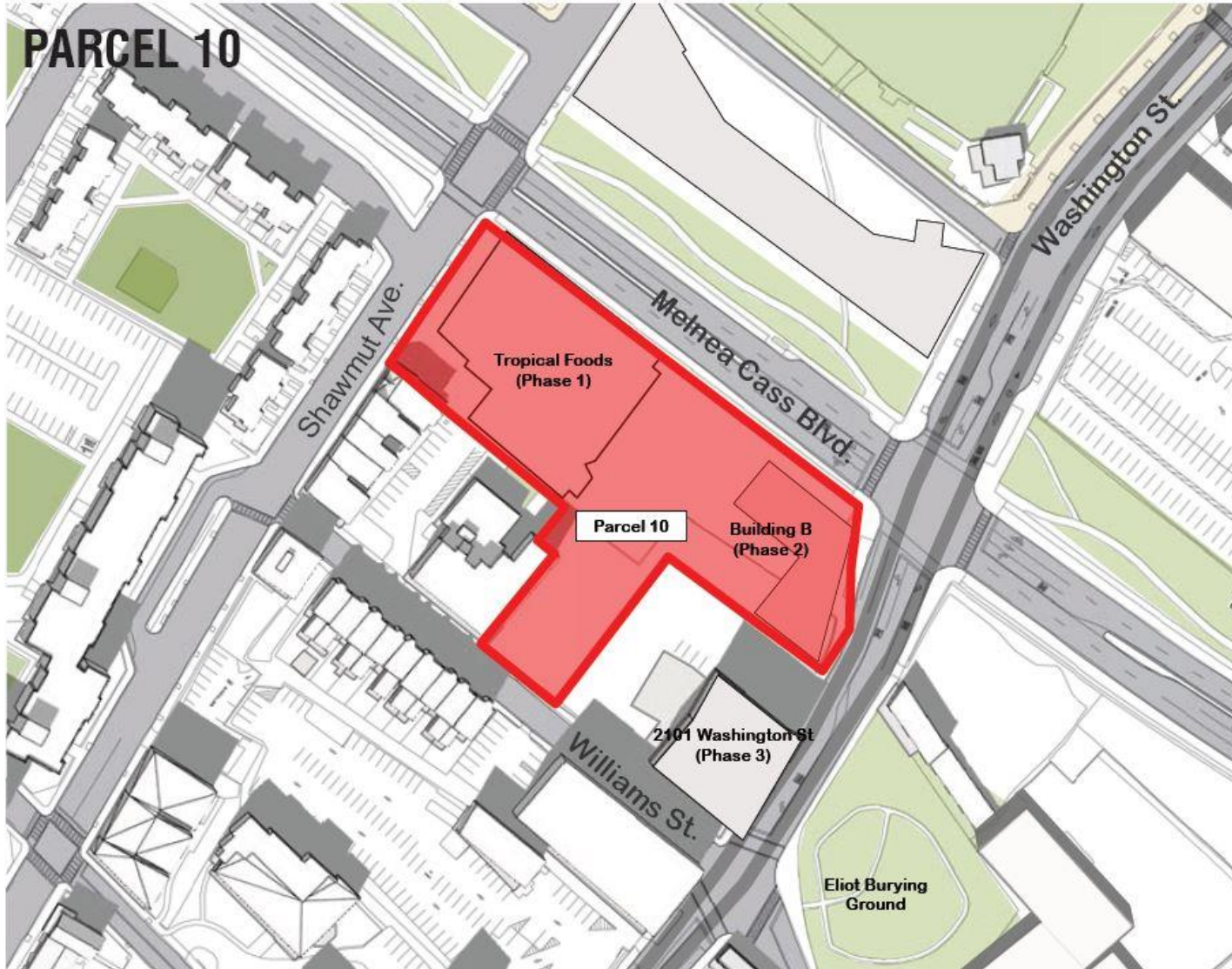


Project update:

Residential & Retail Construction – Start September 2016

Infrastructure Construction – June 20, 2016 (on target)

MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

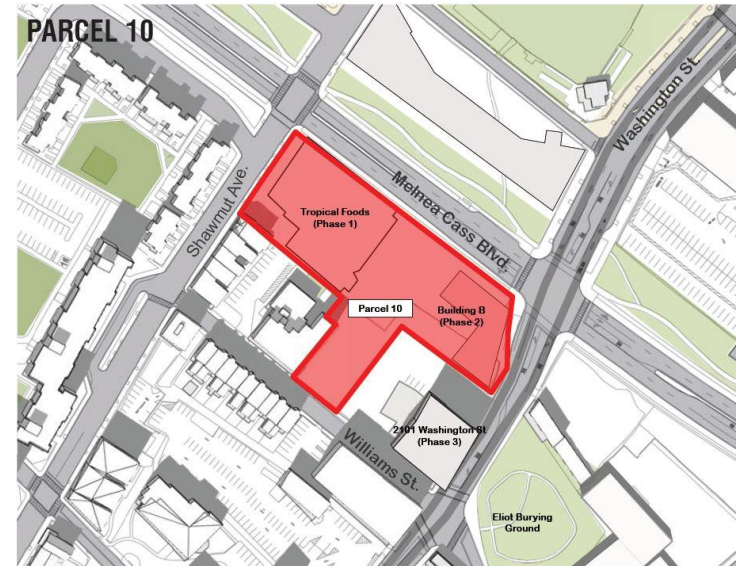


MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

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:

Tentative Designation through Feb 28, 2017

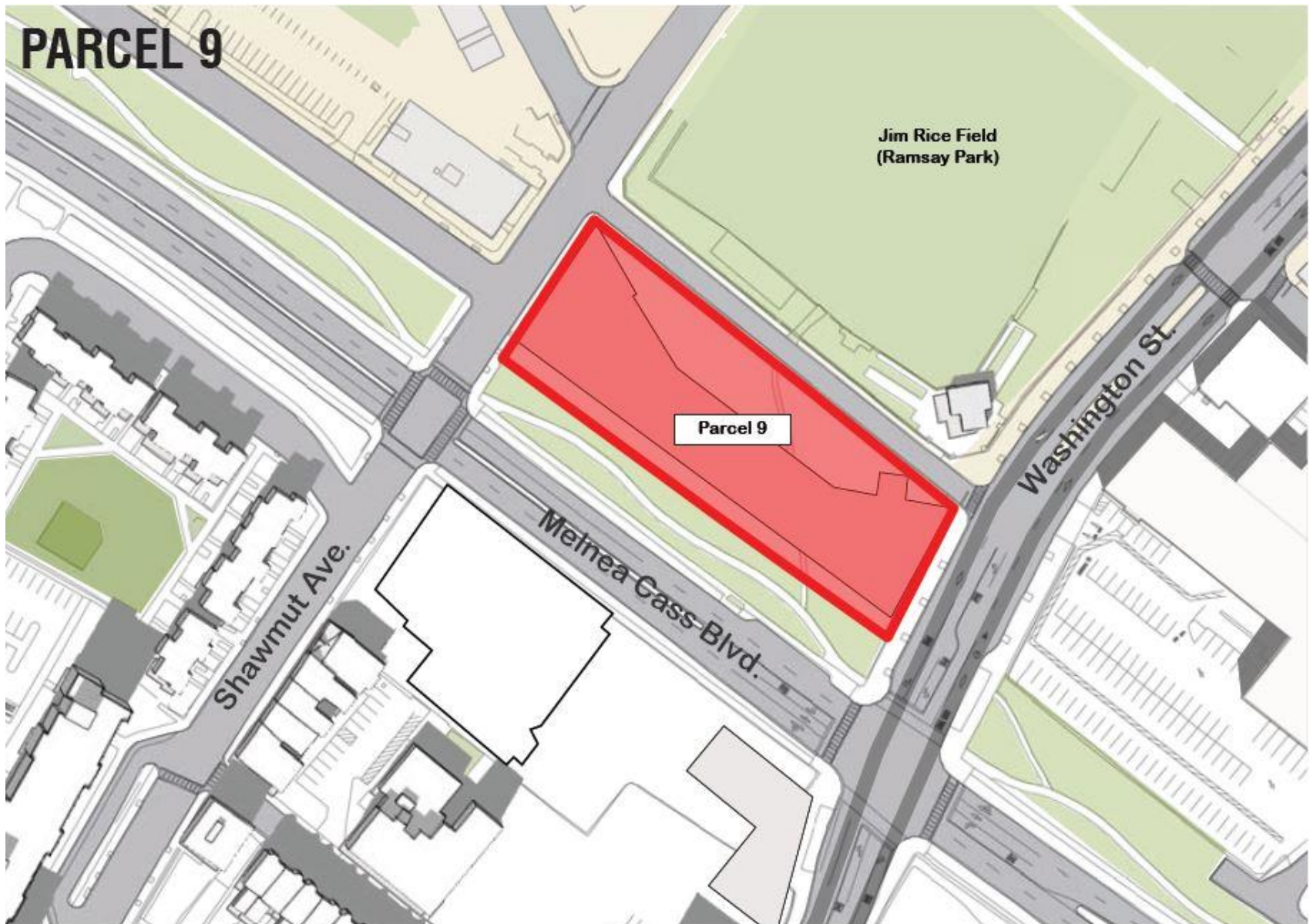
2101 Washington St. – Construction Started May 2016

2101 Washington St. – Occupancy Fall 2017

2085 Washington St. – Preconstruction and Marketing Underway

– Construction to be determined

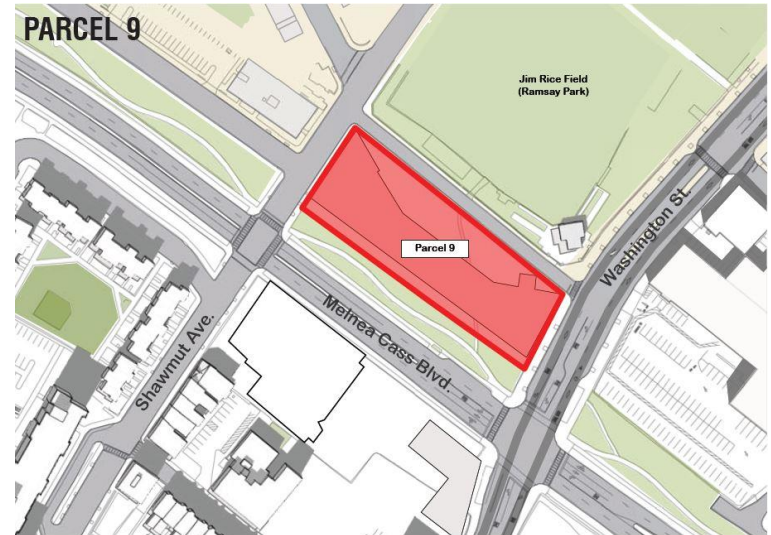
MELNEA HOTEL AND RESIDENCES (DESIGNATED)



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 Extension

Close on Hotel lease, financing, permits

Utility Installation (Water, Sewer, FP)

Infiltration system & drainage install

Begin Hotel Construction – Spring 2017

Residential lease, financing, permits

Status/Anticipated Completion

Through March 31, 2017

Completed

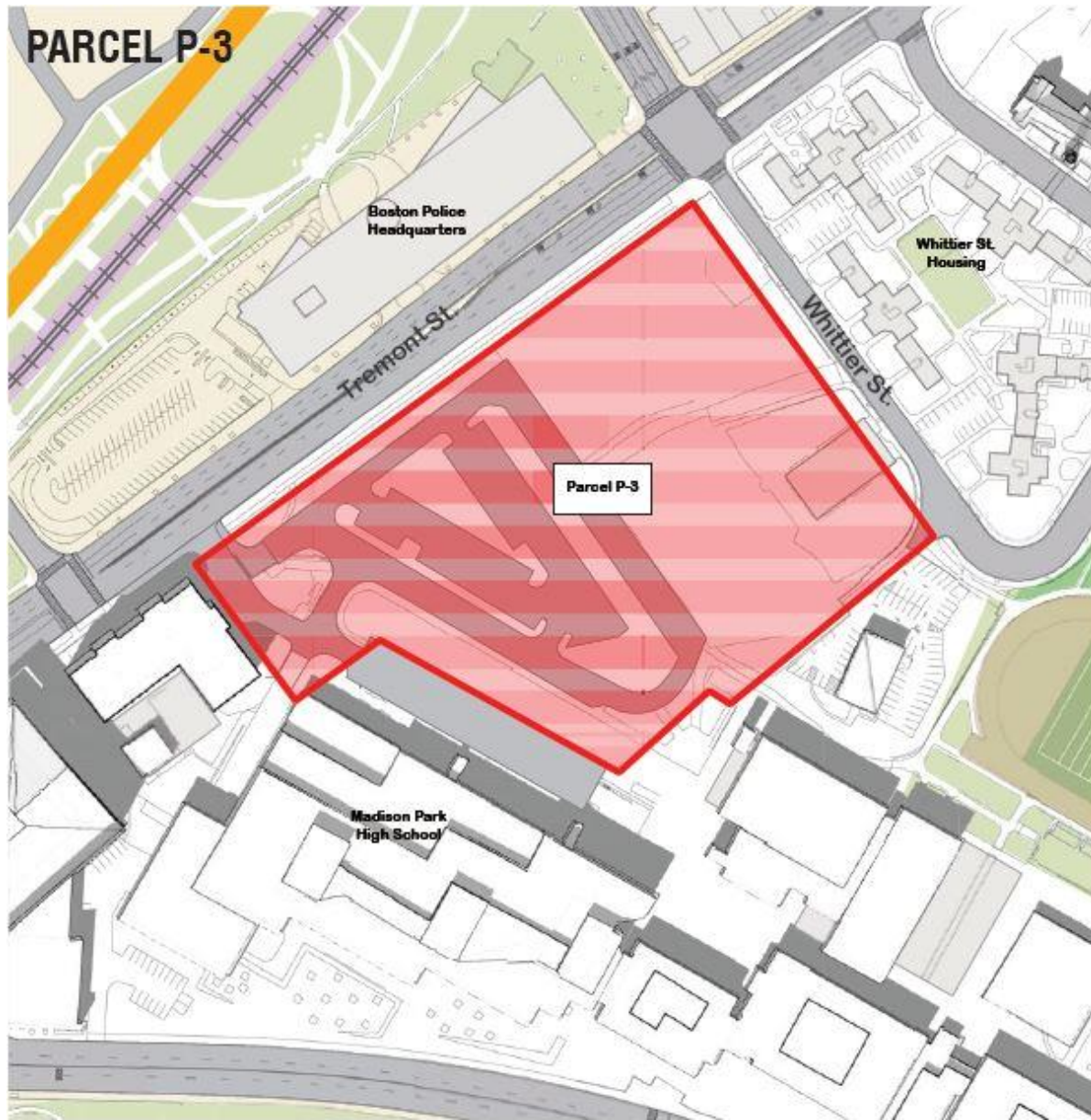
Completed

Beginning February 2017

Anticipated completion - Summer 2018

Anticipated closing date - Spring 2017

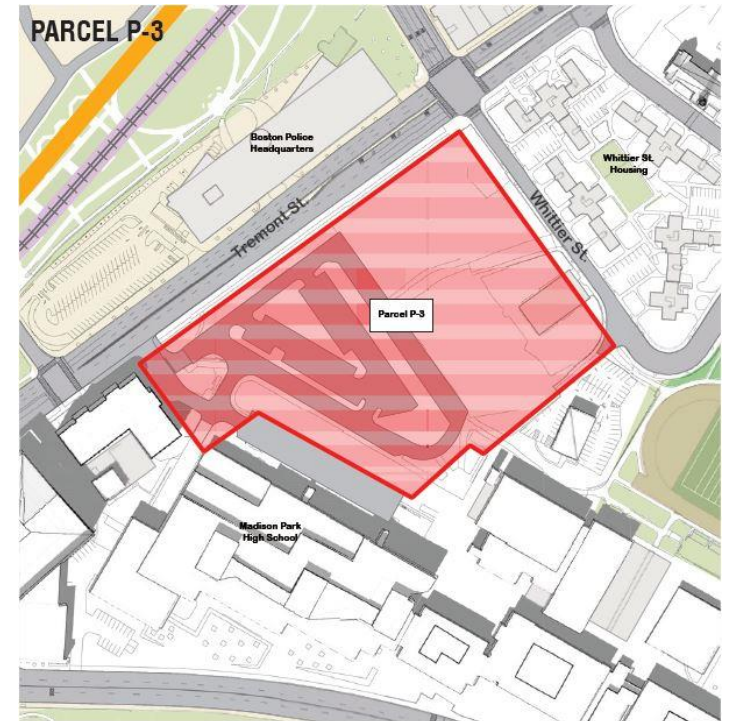
TREMONT CROSSING (TENTATIVELY DESIGNATED)



TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination & Neighborhood Retail	402,500 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	105,000 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

PDA Draft Comments through Feb 3, 2017 (PDA Draft submitted December 20, 2016)

Second Supplement to DPIR (Filed with BPDA) August 8, 2016

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RSMPOC comments

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Community input

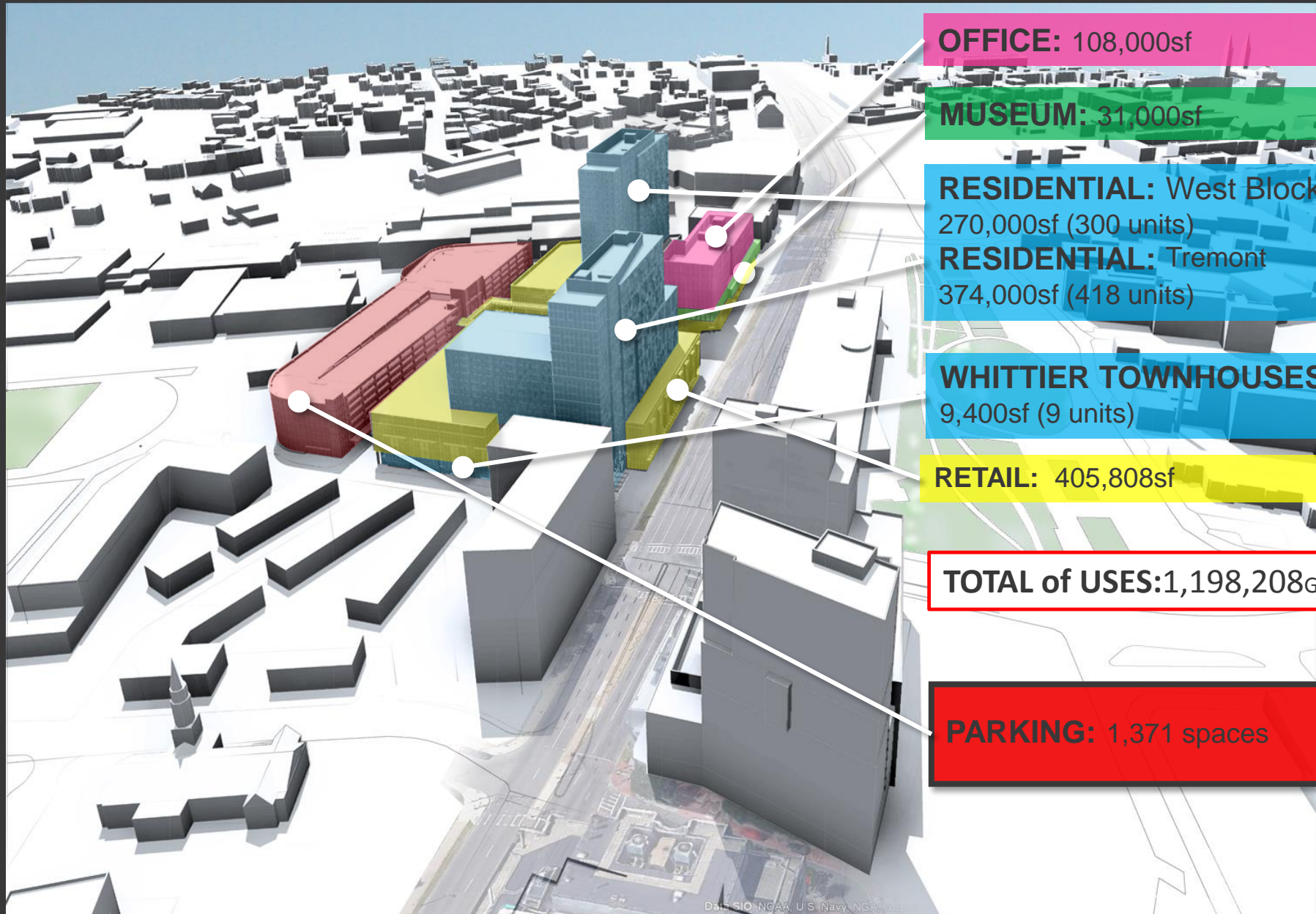
Tremont Crossing Roxbury

Tremont Crossing Roxbury, MA

Presentation to:
Roxbury Strategic Master Plan Oversight Committee



Tremont Crossing Roxbury



OFFICE: 108,000sf

MUSEUM: 31,000sf

RESIDENTIAL: West Block
270,000sf (300 units)

RESIDENTIAL: Tremont
374,000sf (418 units)

WHITTIER TOWNHOUSES:
9,400sf (9 units)

RETAIL: 405,808sf

TOTAL of USES:1,198,208GSF

PARKING: 1,371 spaces

Data: SIO, NOAA, U.S. Navy, NGA, GEBCO

Tremont Crossing Roxbury



TREMONT CROSSING PROJECT- LOOKING NORTHEAST DOWN TREMONT STREET

Tremont Crossing Roxbury



EAST RESIDENTIAL TOWER- CORNER OF TREMONT STREET AND WHITTIER STREET

Tremont Crossing Roxbury



RESIDENTIAL LOBBY AND TREMONT RETAIL- CORNER OF TREMONT STREET AND WHITTIER STREET

Tremont Crossing Roxbury



CENTRAL PLAZA- VIBRANT PUBLIC SPACE

Tremont Crossing Roxbury



CENTRAL PLAZA- LOOKING NORTH TOWARDS TREMONT STREET

Tremont Crossing Roxbury



WHITTIER TOWNHOMES- WHITTIER STREET LOOKING TOWARDS TREMONT STREET

Tremont Crossing Roxbury



WHITTIER NEIGHBORHOOD- RESIDENTIAL CHARACTER

Tremont Crossing Roxbury



CONNECTION TO WHITTER COMMUNITY- LOOKING SOUTHWEST FROM WHITTER APARTEMENTS

COMMUNITY BENEFITS		
<u>One Time Contributions:</u>		
NCAAA Museum	\$13,550,000	
Good Shepherd Church Rehabilitation	500,000	
The Peoples' Academy (Job Training)	200,000	
Other Job Training Initiatives (TBD)	160,000	
Community Meeting Room	<u>250,000</u>	
Total One Time Contributions	\$14,660,000	
<u>Ongoing Annual Benefits:</u>		
		<u>Duration:</u>
Alice Taylor Housing	\$10,000	20 Years
Whittier Apartments	15,000	20 Years
Office of Collaborations and Partnerships*	125,000	Perpetuity
Rent Contribution for Local Entrepreneurs	<u>80,000</u>	15 Years
Total Annual Benefits	\$230,000	

* Funds to be used for salaries and administrative expenses.

- **2,000 construction jobs over a thirty month build period:**

- Finalizing MOU with Janey Construction Management & Consulting, Inc. relative to its collaboration with Turner Construction. Janey to have “Prime” responsibilities at certain Project uses;
- Have begun to discuss with Boston Building Trades specific mechanisms to enhance BRJP goals, including opportunities for minorities and women who are currently non-union;
- Expand on the Turner School of Construction Management to develop, train and mentor local M/W/LBE subcontractors;
- Create an Access and Opportunity Committee (AOC) to ensure best practices related to M/W/LBE throughout the construction of the Project;
- P-3 Partners to hire an independent M/W/LBE compliance officer with experience in Roxbury construction;
- Turner Construction YouthForce 2020 to work with local schools (including Madison Park and O’Bryant) and after school programs regarding awareness and pathways to construction based careers;
- Job Fair(s) related to construction job opportunities at the Project.

Tremont Crossing Roxbury

PROJECT USE	# OF JOBS	% OF TOTAL
Office	650	42.79%
Destination Retail	385	25.34%
Neighborhood Retail	231	15.20%
BJ's Wholesale Club	183	12.04%
Tremont Crossing Project	50	3.29%
Residential	10	0.65%
Museum	<u>10</u>	<u>0.65%</u>
TOTAL PERMANENT JOBS	<u>1,519</u>	<u>100.00%</u>

PROJECT RELATED JOBS- **PERMANENT JOBS**

No purpose-built student housing or dormitories at the Project. The Project's housing will be for all residents of the City of Boston. The following will pertain to all the housing at Tremont Crossing, including that owned by Landmark Properties:

1. No more than four (4) unrelated people would be permitted to cohabitate in any one dwelling unit (apartment);
2. No more than two (2) people would be permitted to sleep in any bedroom and/or studio apartment. However, to be none-prohibitive to families, this provision would not pertain to young children sleeping in the same room as their parents nor to children under the age of eighteen (18) sleeping in the same room with each other;
3. Relative to provisions one (1) and two (2), the developer will agree to permit the City of Boston to conduct the appropriate auditing of the residential units or the developer will report to the City in a manner which ensures that the above prohibitions are adhered to;
4. All residential tenant leases at the Project would contain language related to the first two (2) provisions listed herein and any continuing transgression of either would be legal grounds for the termination of said lease;
5. Short-term leases of under twelve (12) months would be prohibited to discourage highly transient tenants only looking to live at the facility for a school year;
6. The residential buildings would not be directly marketed to undergraduate students. Rather, a "traditional" marketing approach would be undertaken which would position the residential buildings as multifamily facilities primarily for families, working professionals and residents of Roxbury and the other Neighborhoods of the City of Boston;
7. There would be no coordinated marketing with any colleges or universities related to undergraduates. This would include not being listed as a "residential option" on any undergraduate institutions' web site.

Tremont Crossing Roxbury

Multifamily Residential Unit Mix		
<u>Units Type</u>	<u>% of Units</u>	<u># of Units</u>
Studio	31%	220
1 Bedroom	36%	259
2 Bedroom	25%	176
3 Bedroom	<u>9%</u>	<u>63</u>
Total Multifamily	100%	718
Whittier Townhomes • Two bedrooms		9
Total Housing Units		727

Current Affordable Program				
	#	%	%	#
	<u>Units</u>	<u>Affordable</u>	<u>AMI</u>	<u>Affordable</u>
East Tower	418	13.00%	60% - 80%	54
West Tower	300	13.00%	60% - 80%	39
Whittier Townhouses	<u>10</u>	<u>100.00%</u>	Section 8	<u>10</u>
Total	728	14.20%		103

- **AMI Units at East and West Towers:** The average rent of affordable units will be set at 70% AMI (1/3 @ 60% AMI, 1/3 @ 70% AMI and 1/3 @ at 80% AMI).

- **Example of 70% AMI Unit:** A household of three people with annual income less than \$62,050 qualify and will have their monthly rent limited to \$1,424 for a two-bedroom unit.

Tremont Crossing Roxbury

Income Limits

Household Size	50% AMI	60% AMI	65% AMI	70% AMI	75% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI
1	\$34,500	\$41,350	\$44,800	\$48,250	\$51,700	\$55,150	\$62,050	\$68,950	\$75,850	\$82,750
2	\$39,400	\$47,300	\$51,200	\$55,150	\$59,100	\$63,050	\$70,900	\$78,800	\$86,700	\$94,550
3	\$44,350	\$53,200	\$57,600	\$62,050	\$66,500	\$70,900	\$79,800	\$88,650	\$97,500	\$106,400
4	\$49,250	\$59,100	\$64,050	\$68,950	\$73,900	\$78,800	\$88,650	\$98,500	\$108,350	\$118,200
5	\$53,200	\$63,850	\$69,150	\$74,450	\$79,800	\$85,100	\$95,750	\$106,400	\$117,000	\$127,650
6	\$57,150	\$68,550	\$74,250	\$80,000	\$85,700	\$91,400	\$102,850	\$114,250	\$125,700	\$137,100

Maximum Affordable Rents

Bedrooms	50% AMI	60% AMI	65% AMI	70% AMI	75% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI
Studio	\$763	\$915	\$992	\$1,068	\$1,145	\$1,221	\$1,374	\$1,526	\$1,679	\$1,831
1	\$891	\$1,068	\$1,157	\$1,246	\$1,335	\$1,424	\$1,602	\$1,781	\$1,959	\$2,137
2	\$1,017	\$1,221	\$1,322	\$1,424	\$1,526	\$1,628	\$1,831	\$2,035	\$2,239	\$2,442
3	\$1,145	\$1,374	\$1,488	\$1,602	\$1,717	\$1,831	\$2,061	\$2,290	\$2,518	\$2,748
4	\$1,272	\$1,526	\$1,654	\$1,781	\$1,909	\$2,035	\$2,290	\$2,544	\$2,799	\$3,053

Tremont Crossing Roxbury

Tremont Crossing Roxbury, MA

