



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

October 3, 2016

AGENDA

- 1. Reiterate committee scope and responsibilities**
- 2. Development project updates by BPDA**
- 3. PLAN: Dudley Square update**
- 4. RSMPOC comments**
- 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:

FEBRUARY 1, 2016

JULY 11, 2016

MARCH 7, 2016

SEPTEMBER 12, 2016

APRIL 4, 2016

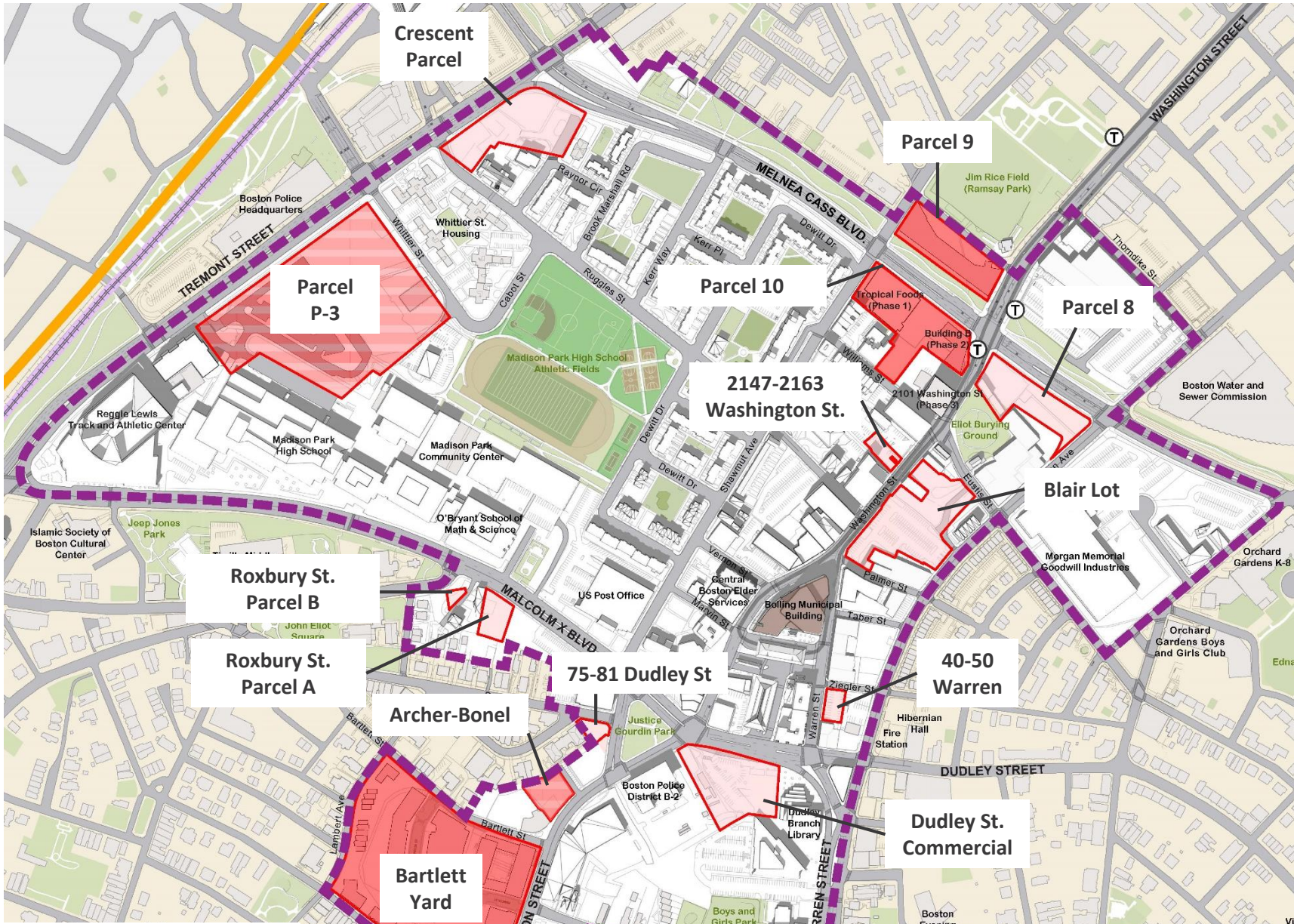
OCTOBER 3, 2016

JUNE 6, 2016

NOVEMBER 7, 2016

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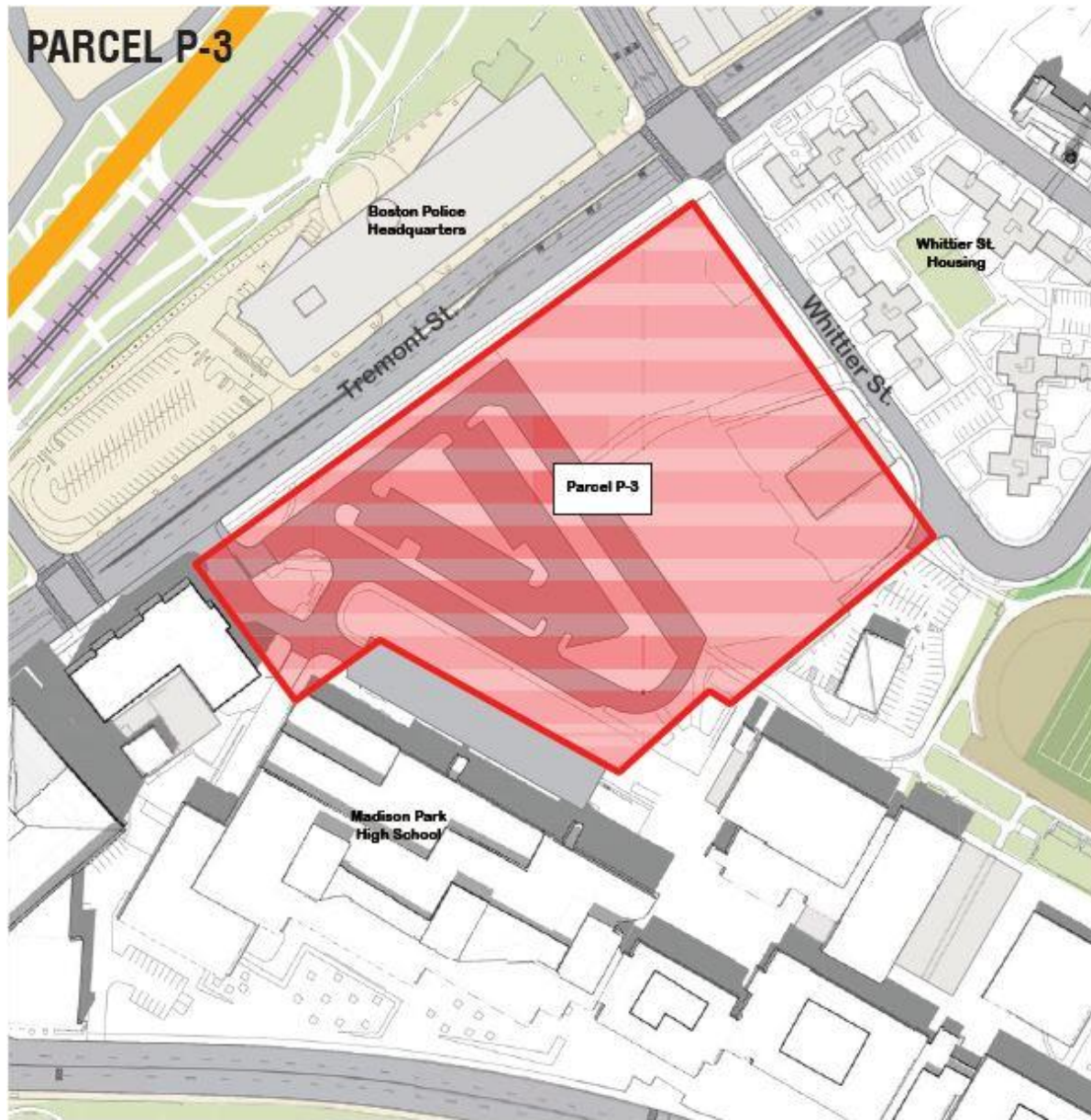
Development project updates by BPDA



Legend:

- Development Parcel
- Designated Parcel
- Tentatively Designated Parcel

TREMONT CROSSING (TENTATIVELY DESIGNATED)



Tremont Crossing

Roxbury, MA

Presentation to:

RSMPOC

3 October 2016



Tremont Crossing Roxbury

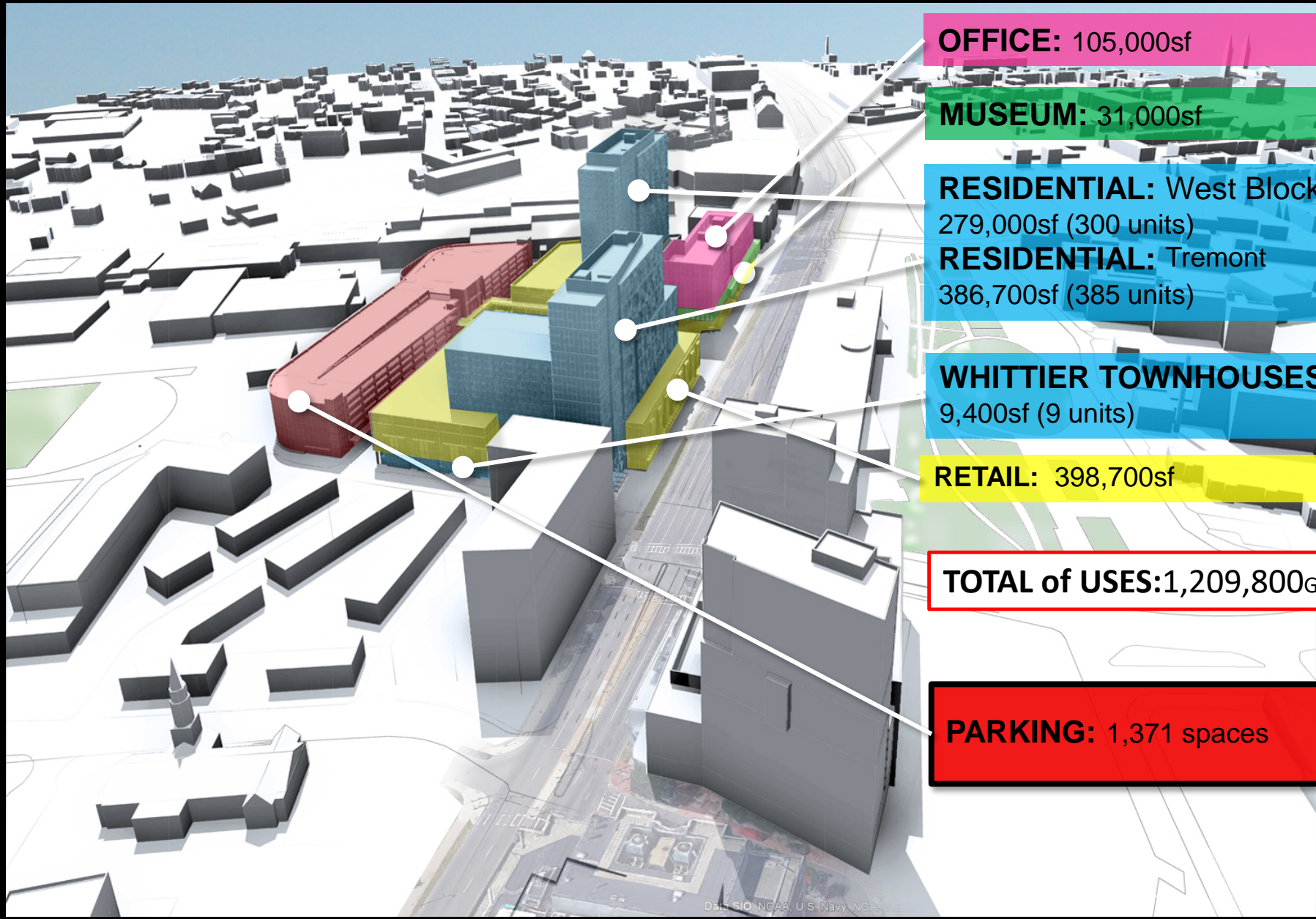


**TREMONT
CROSSING
331,577 sf**

**WHITTIER
CHOICE DEV**

Site plan

Tremont Crossing Roxbury



OFFICE: 105,000sf

MUSEUM: 31,000sf

RESIDENTIAL: West Block
279,000sf (300 units)

RESIDENTIAL: Tremont
386,700sf (385 units)

WHITTIER TOWNHOUSES:
9,400sf (9 units)

RETAIL: 398,700sf

TOTAL of USES: 1,209,800_{GSF}

PARKING: 1,371 spaces

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

Program Massing

Tremont Crossing Roxbury

PROGRAM

DPIR FILING

REVISED DPIR

Retail	402,000 sf	398,700 sf
Hotel	130,600 sf	Removed from project
Office	203,600 sf	105,000 sf
NCAAA Museum	31,000 sf	31,000 sf
Tremont Street Residential	290,700 sf (300 units)	386,700 sf (385 units)
West Block Residential	340,800 sf (400 units)	279,000 sf (300 units)
Whittier Townhouses	N/A	9,400 sf (9 units)
Total Size	1,398,700 sf	1,209,800 sf

Total Reduction in Size (SF)

NA

(188,900 sf)

Project Parking

1,587 spaces

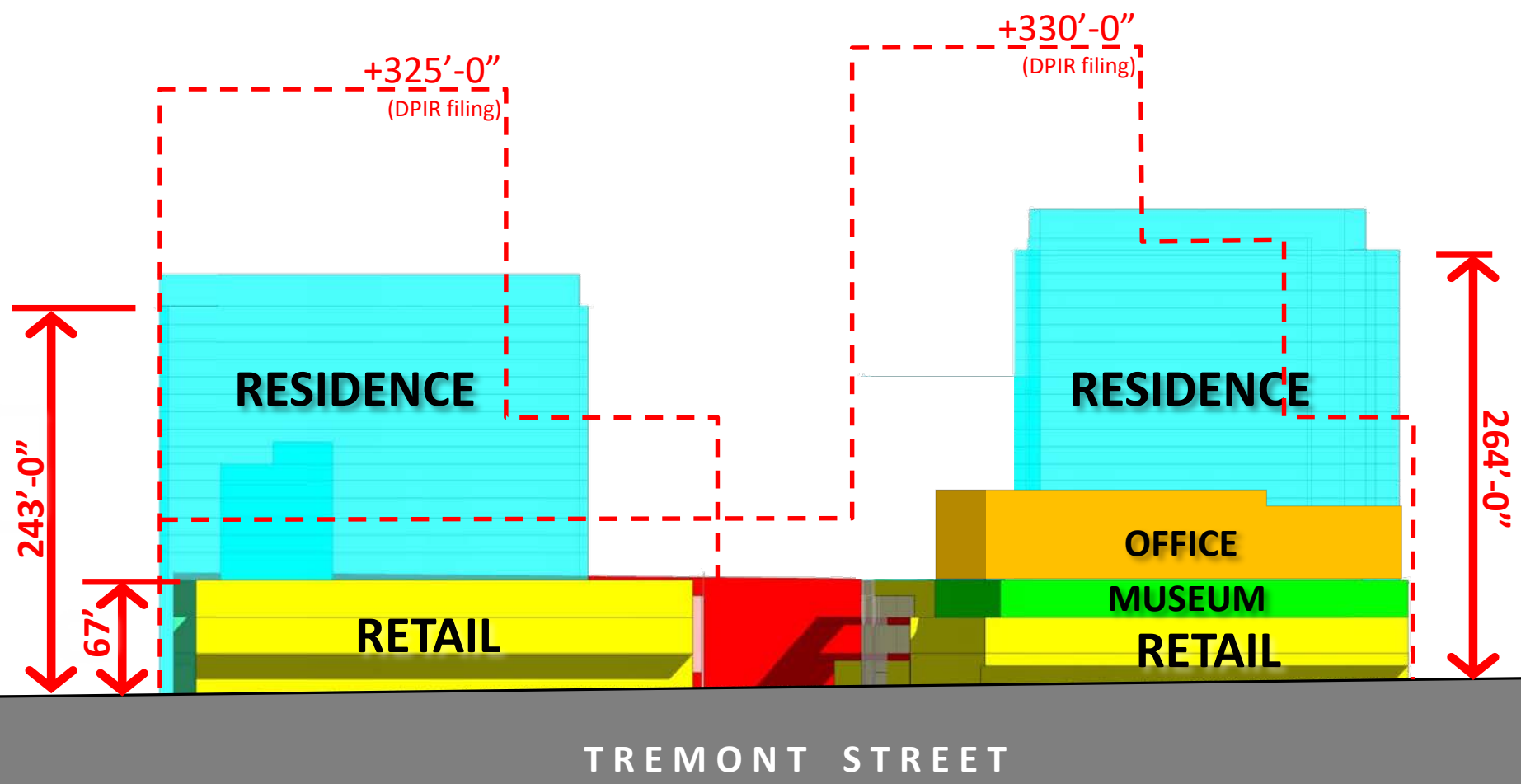
1,371 spaces

Total Reduction in Parking

NA

(216 spaces)

Tremont Crossing Roxbury



TREMONT STREET

Building Heights – Revised Massing

Tremont Crossing Roxbury



Aerial View East - **DPIR**

Tremont Crossing Roxbury



Aerial View East - **Revised Massing**

Tremont Crossing Roxbury



Aerial View East - **DP**IR

Tremont Crossing Roxbury



Aerial View East - **Revised Massing**

Tremont Crossing Roxbury



Aerial View South - **DPIR**

Tremont Crossing Roxbury



Aerial View South - **Revised Massing**

Tremont Crossing Roxbury



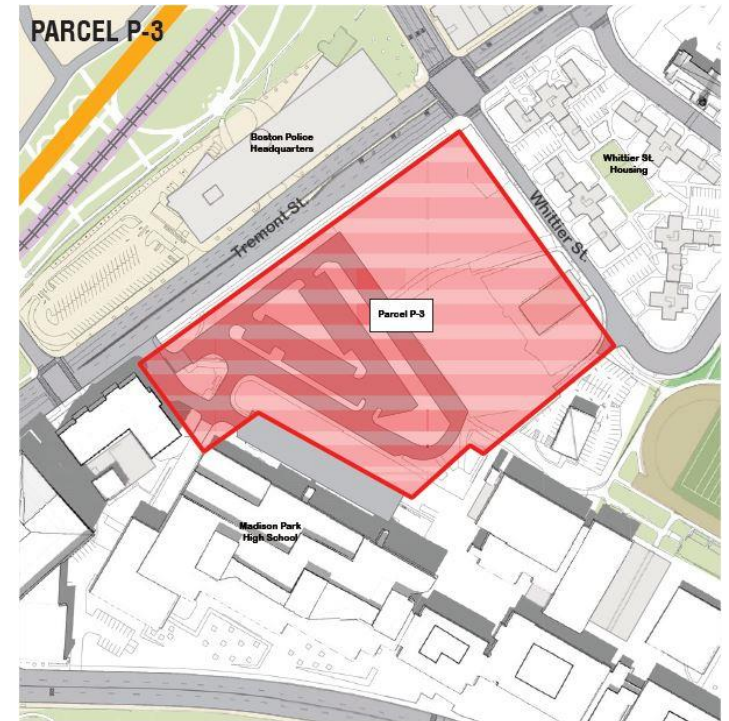
Tremont Crossing Roxbury



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	94,000 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).*

PRC Meeting – October 27, 2016, 6:15 – 7:45 pm,

Central Boston Elder Services

ZONING REVIEW GUIDELINES

ZONING REVIEW GUIDELINES

BRA staff serve the Boston Zoning Commission ("Zoning Commission") and the Boston Board of Appeal ("ZBA") by providing review and recommendations of proposals or projects submitted to each entity. Zoning review is initiated by a request for a building or occupancy permit. If the application complies with relevant building and zoning codes as well as other City requirements, the ISD will issue a permit. If a proposed project does not comply with the Code, permission to deviate from the Code may be sought by an exception, variance, or conditional use permit from the ZBA after a formal letter of refusal is obtained from ISD.

Zoning Variances and Conditional Use Permits

In order to obtain a variance an applicant must demonstrate that special circumstances exist that make a property different from others in the district. Variances can be sought for such issues as use, height, density, floor area ratio ("FAR"), setback, and parking ratios. The Code also specifies certain uses that are conditional, as opposed to those which are specifically allowed or forbidden in a district. An applicant obtains a conditional use permit by demonstrating that a proposed use is suitable for its location and will not have a detrimental effect on the surrounding areas. Following BRA review and recommendation, the ZBA will hold a public hearing and approve or reject the zoning variance or conditional use permit application.

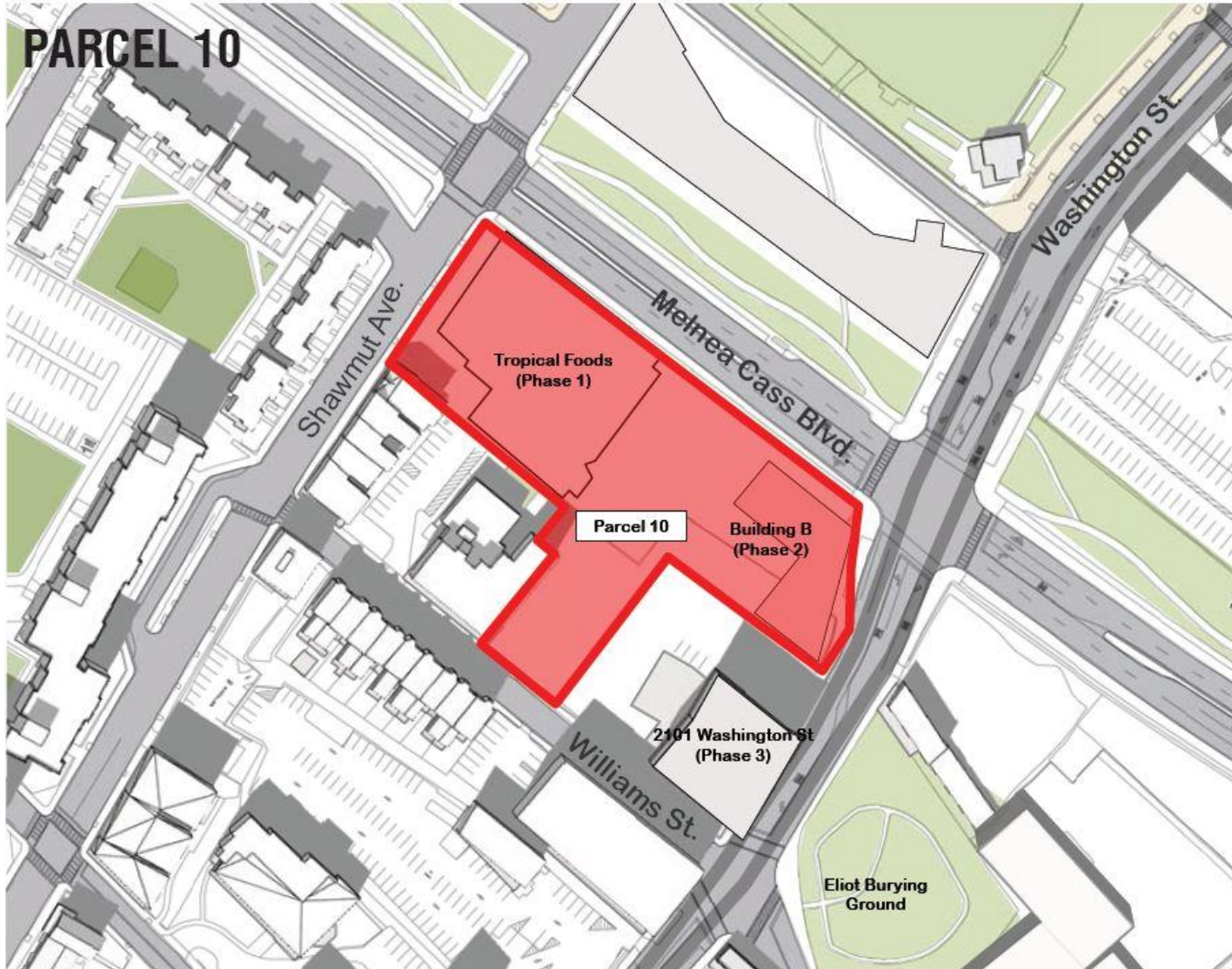
Special Zoning Designations

In Section 3-1A, the Code defines several categories of special purpose overlay districts. In these districts, the regulations specified for the base district apply, except when in conflict with the special regulations. Special zoning designations require an amendment to the Code by the Zoning Commission. Selected special zoning districts are:

Planned Development Areas: PDA designation may be obtained for a project on a site of at least one acre. To effectuate a PDA designation, the BRA must approve a PDA development plan or PDA master plan and the Zoning Commission must also approve the PDA development plan or PDA master plan and adopt a map amendment designating the development plan area as a map amendment.

Urban Renewal Subdistricts ("U* Districts"): An urban renewal subdistrict designation is only allowed within an already approved urban renewal project area. It is available if the BRA is assured that the proposal's zoning map amendment conforms with the area's urban renewal plan and with the specific requirements outlined in the urban renewal plan.

MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

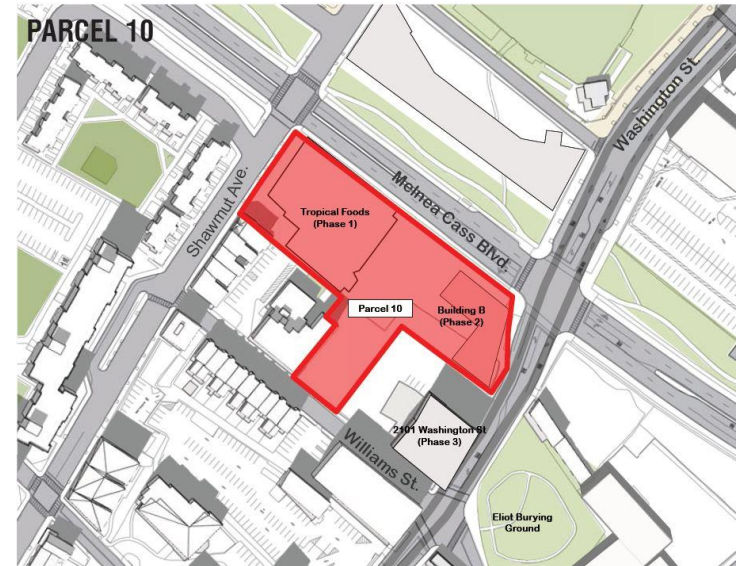


MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

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



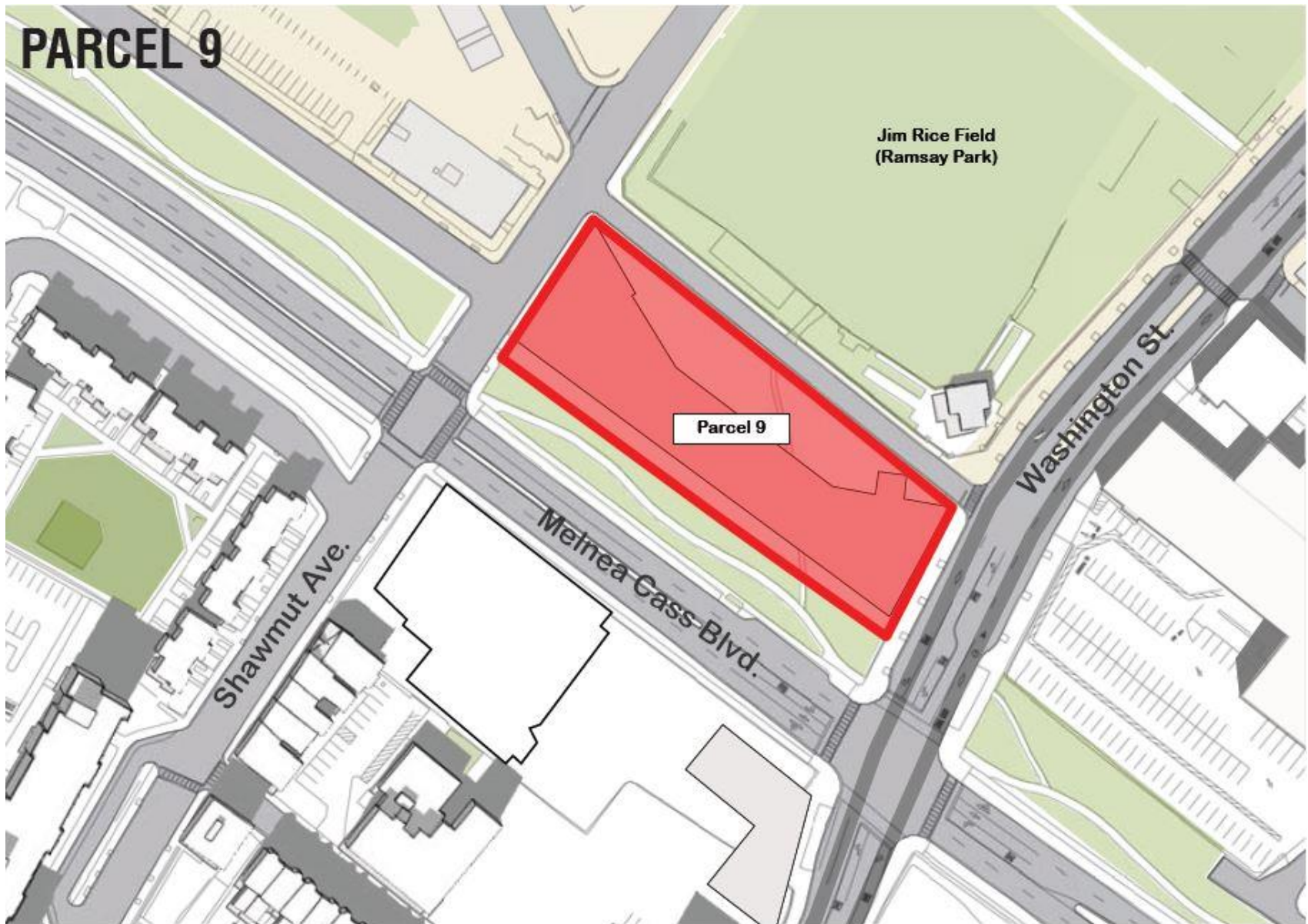
Schedule:

2101 Washington St. – Construction Started May 2016

2101 Washington St. – Full Occupancy Summer 2017

2085 Washington St. – Preconstruction and Marketing Underway

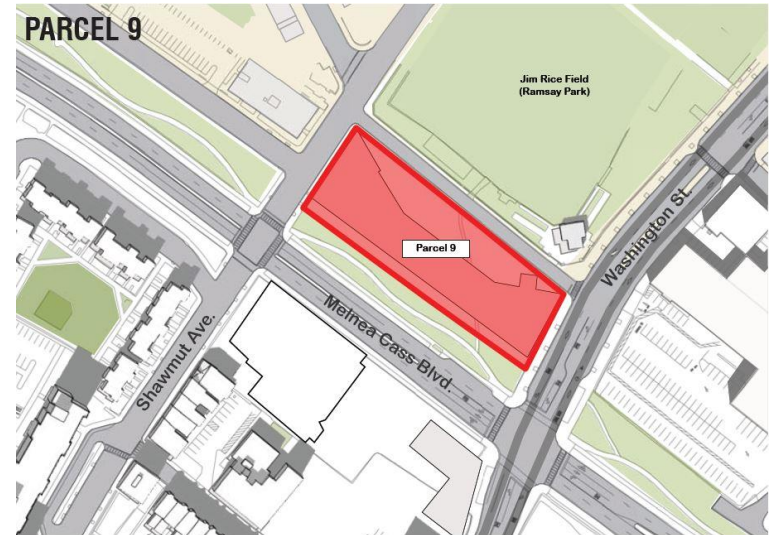
MELNEA HOTEL AND RESIDENCES (DESIGNATED)



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	\$45 M



Project update:

Schedule: Groundbreaking Fall 2016; Completion 2017

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



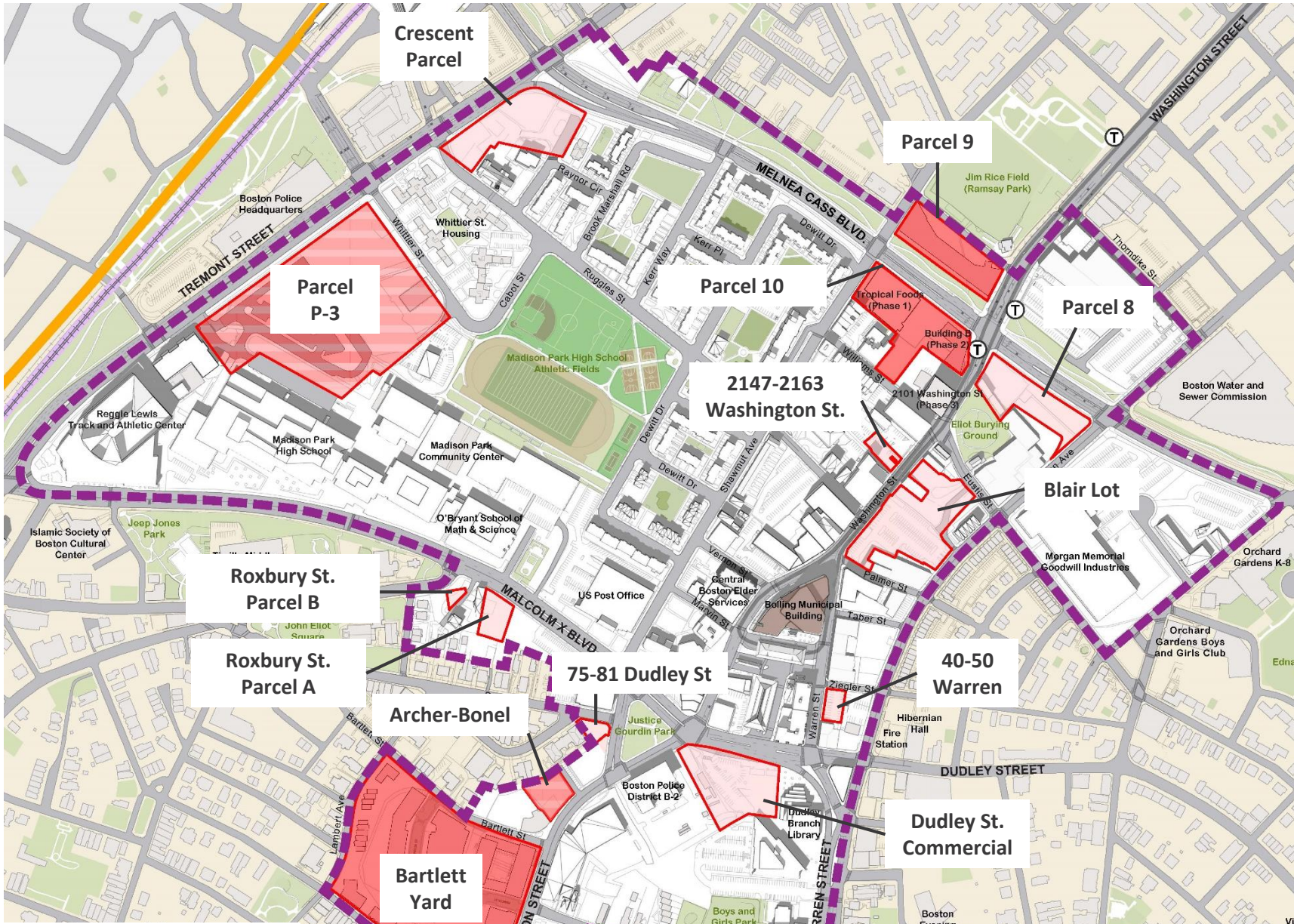
Project update:

Residential & Retail Construction – Start September 2016

Infrastructure Construction – June 20, 2016 (on target)

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PLAN: Dudley Square update



Legend:

- Development Parcel
- Designated Parcel
- Tentatively Designated Parcel

PLAN: DUDLEY SQUARE CALENDAR

Third Monday of the month

FEBRUARY 22, 2016

Open House

MARCH 16, 2016

Walking Tour

MARCH 21, 2016

Visioning Workshop

APRIL 19, 2016

Transportation & Public Realm Workshop

MAY 16, 2016

*Assessing What We Heard & Next Steps
Workshop*

JUNE 20, 2016

*Economic & Workforce Development
Workshop*

JULY 18, 2016

Economic Development Workshop II

SEPTEMBER 19, 2016

*Development Scenarios and Tools for
Development Workshop*

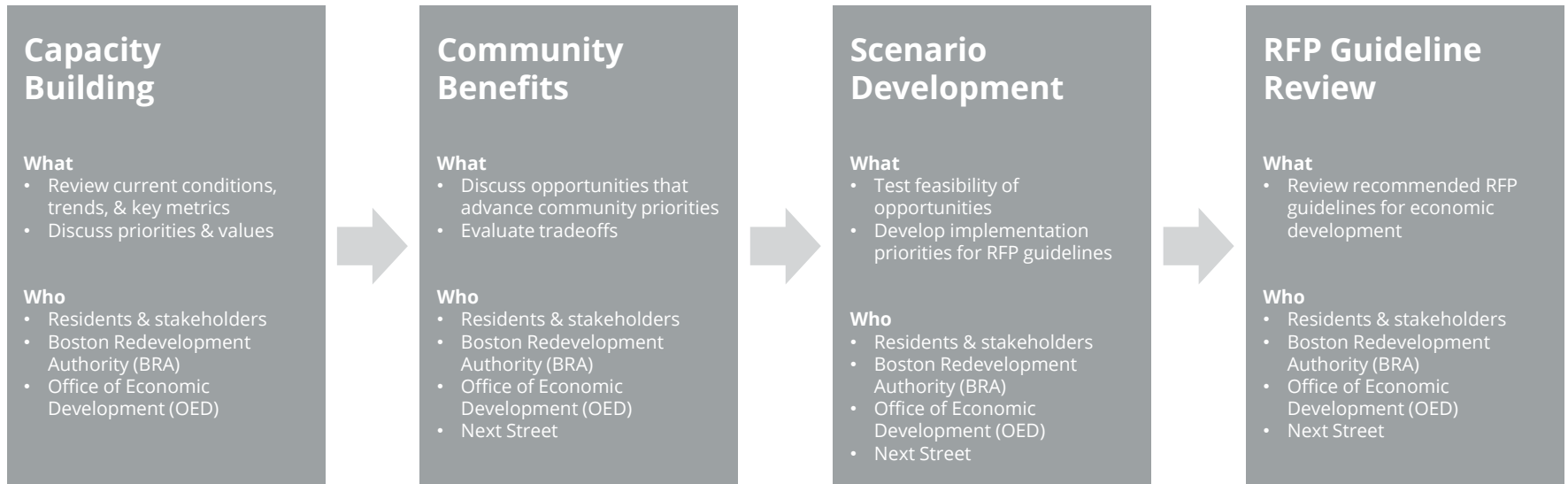
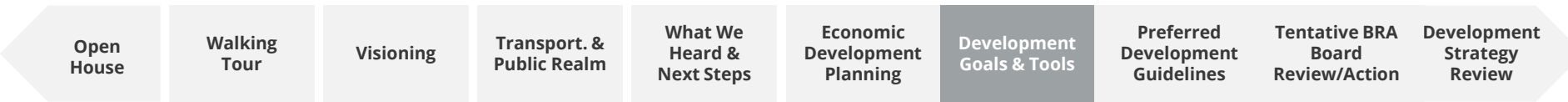
OCTOBER 24, 2016

*Review Draft Development Guidelines &
Implementation Strategies Workshop*

NOVEMBER 7, 2016

*Review Final Development Guidelines &
Implementation Strategies - (With
Oversight Committee)*

PROCESS & OUTCOMES



X KEY MESSAGES FROM JULY 18 DISCUSSION

SMALL GROUP FEEDBACK

BRINGING JOBS TO DUDLEY

- > **Attractive environment:** Create a ‘family feel’ and draw people after 5pm; build additional housing
- > **Partnerships:** Connect with local schools, partner with CDCs, develop agreement with future employers
- > **Linkages:** Create jobs that support surrounding industries and tie to anchor institutions
- > **Workforce Investment:** Potential to develop paid ‘training on the job’

DISTRICT CHARACTERISTICS

- > Desire to **emphasize place-making branding and messaging** across audiences – residents, visitors, prospective talent and others
- > Opportunity to leverage **historic and cultural elements** of the neighborhood

JOB INDUSTRIES

- > **Varied perspectives** on preferred job industries – ranging from light manufacturing to service retail and professional services
- > Broad acknowledgement that **locally owned small businesses** are critical
- > Regardless of industry, need for mobility opportunities and job training for the trades

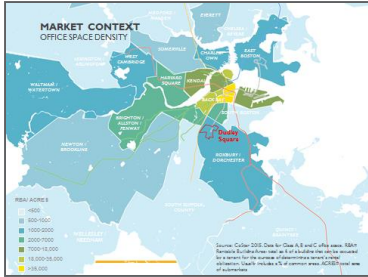
KEY MESSAGES FROM JULY 18 DISCUSSION

MARKET ANALYSIS AND JOBS

MARKET CONTEXT

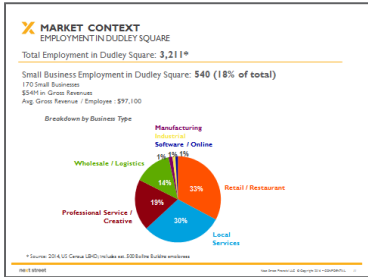
STRATEGIES

Office / Employment



- > Roxbury / Dudley is not a well defined office submarket, but may be poised to benefit from tenants seeking an alternative to Seaport/Financial District/Cambridge
- > Some momentum based on strength of recent investments

Small Business



- > ~20% of current Dudley Square jobs are in 'small business'
- > Lack of small and affordable spaces
- > Bolling building has a catalytic impact, but more business incubator/accelerator activity is needed

Residential

ROXBURY FOR-SALE RESIDENTIAL MARKET

Sales trended up substantially in 2015 and continue the trajectory in 2016

	Year to Date		
	2014	2015	% Change
Single-Family Properties			
Closed Sales	153	264	+72.6%
Median Sales Price*	\$445,000	\$465,000	+4.4%
Inventory of Homes for Sale	—	—	—
Months Supply of Inventory	—	—	—
Days on Market (List to Sale)	40	47	+17.1%
Percent of Original List Price Received*	99.3%	99.8%	+0.5%
New Listings	242	208	-13.6%
Condominium Properties			
Closed Sales	64	80	+25.0%
Median Sales Price*	\$303,000	\$300,000	-0.9%
Inventory of Homes for Sale	—	—	—
Months Supply of Inventory	—	—	—
Days on Market (List to Sale)	46	41	-11.2%
Percent of Original List Price Received*	99.3%	99.2%	-0.1%
New Listings	91	114	+25.2%

- > Demand for residential is 'spilling over' from higher cost neighborhoods (e.g. JP)
- > Price increases have been substantial over the last several years
- > Developers likely to pursue housing developments on vacant sites given strength of the asset class

- **Potential Financing Gap:** Strategies can *target both the revenue* (increase real estate value) *and cost* (lower development costs) side of the development equation
- **Bringing Jobs:** Along with housing, the next wave of development can begin to *focus on the mix of commercial uses and affordability* that can *bring jobs* that offer paths to *career development* and *wealth creation* (e.g., retail/restaurants, office, industrial)

INTRODUCTION TO SCENARIOS

- > We can develop scenarios for the use of each parcel by combining different mixes of building types and purposes
- > Each scenario has a financial profile – what is required to invest, and what is the potential revenue – and some uses can be used to “subsidize” other uses
- > There are many ways that these projects and uses can create jobs and build wealth in the community:
 - Direct jobs
 - Pathways to jobs and careers
 - Increased demand that “pulls” new businesses and jobs over time
- > Our feasibility analysis shows that multiple combinations of uses can work – but each offers different combinations of benefits and reflects tradeoffs

SEVERAL WAYS TO CREATE JOBS AND BUILD WEALTH

Direct jobs

- Attract employers
- Provide affordable space for locally owned businesses
- Employ people from the community
- Provide career paths to advancement

Pathways

- Offer skills and job training
- Provide access to equipment and facilities to develop products and start businesses

Demand “pull”

- Increase numbers of residents and workers who create demand “pull” for goods and services in the neighborhood

NEXT PLAN DUDLEY SQUARE WORKSHOP

Review Draft Urban Design, Development Guidelines & Implementation Strategies

October 24, 2016

Bruce C. Bolling Municipal Building – 2nd Floor School Committee Room

5:30 pm - 8:00 pm

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RSMPOC comments

5

Community input