



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

May 2, 2016

AGENDA

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

MARCH 7, 2016

APRIL 4, 2016

MAY 2, 2016

JUNE 6, 2016

JULY 11, 2016

SEPTEMBER 12, 2016

OCTOBER 3, 2016

NOVEMBER 7, 2016






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PLAN: Dudley Square update

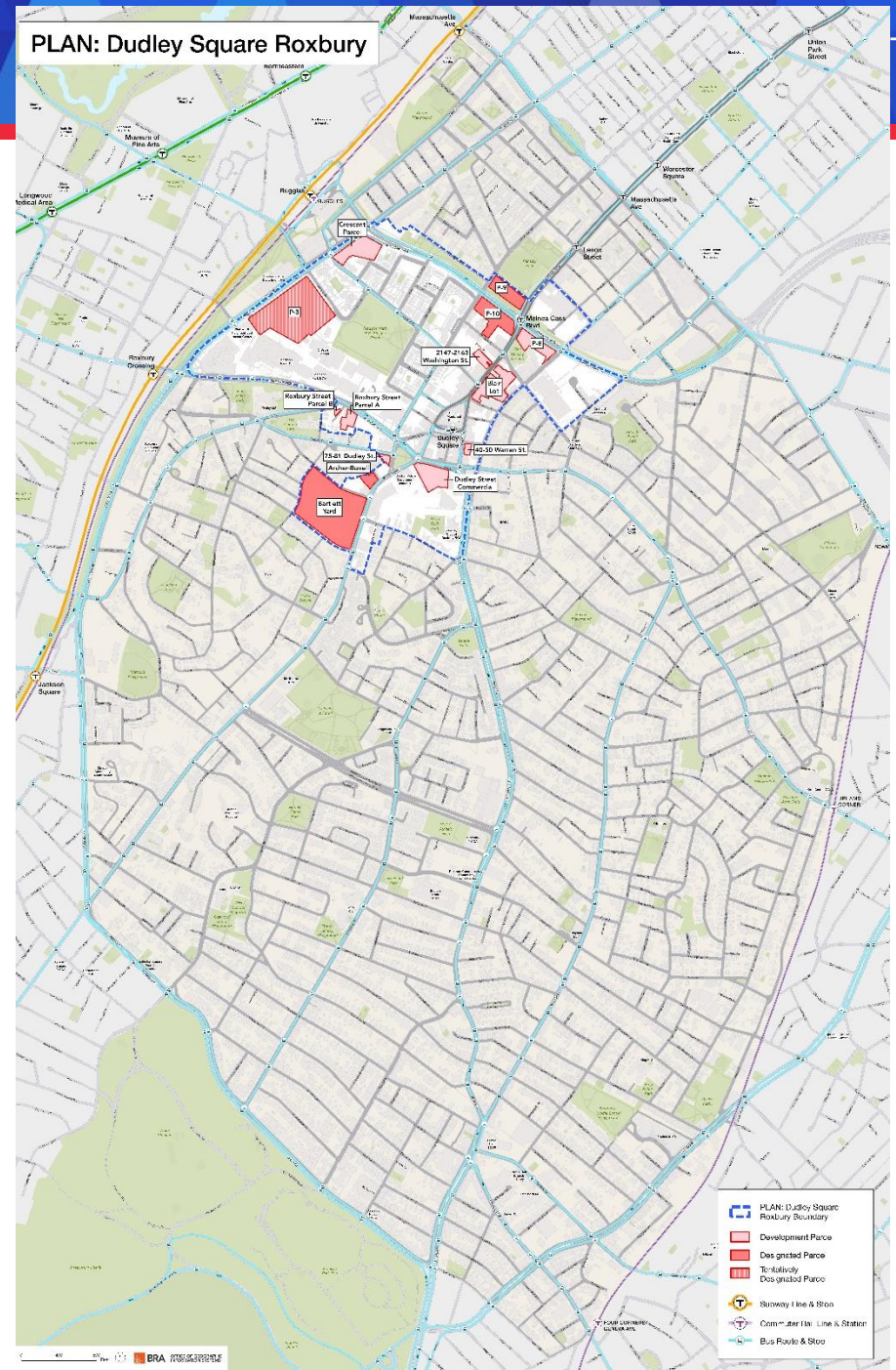
PLAN: Dudley Square

Preserve. Enhance. Grow.

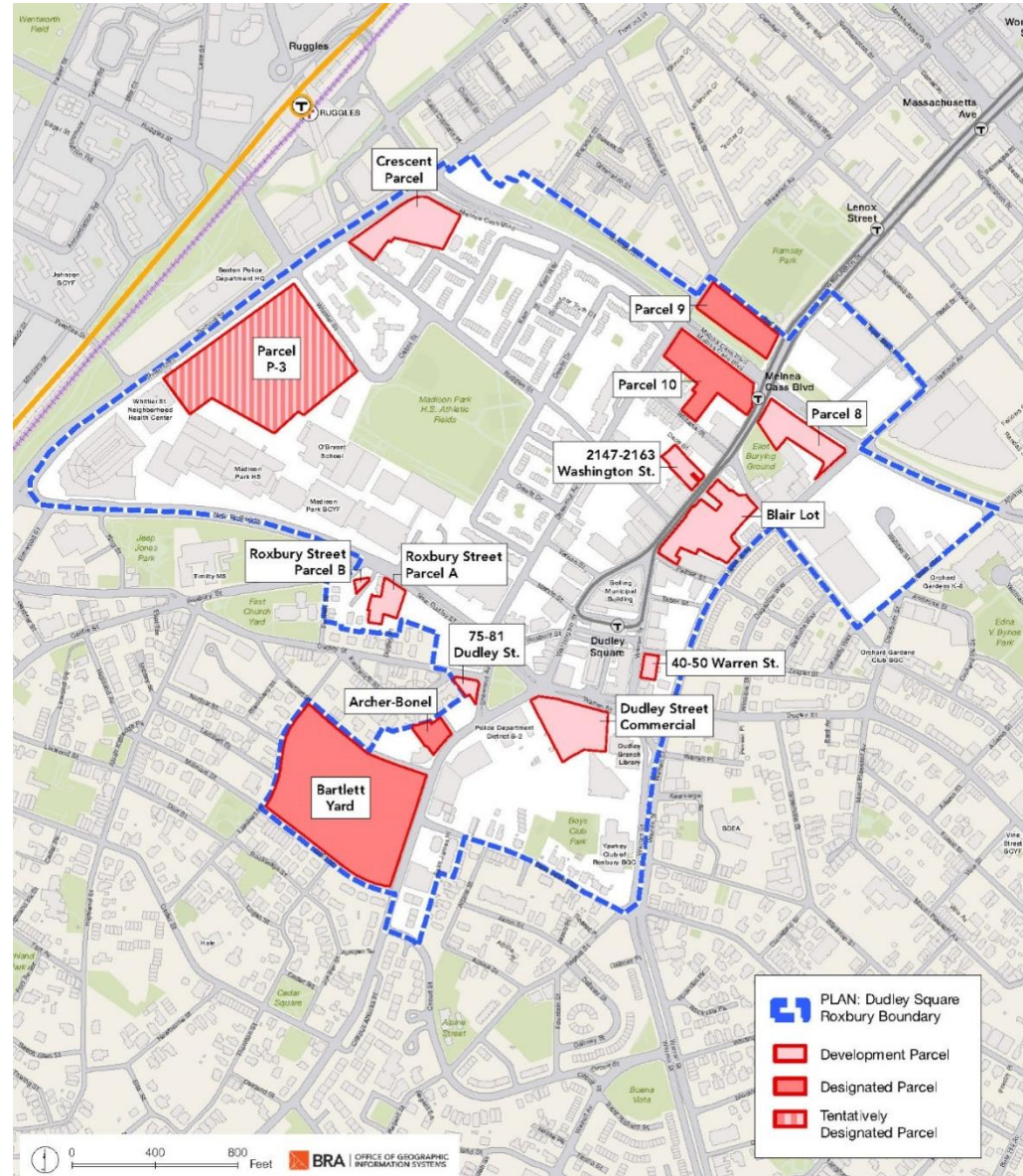
STUDY AREA CONTEXT

-  PLAN: Dudley Square Roxbury Boundary
-  Development Parcel
-  Designated Parcel
-  Tentatively Designated Parcel

Roxbury Map with PLAN Study Area



STUDY AREA BOUNDARY



PLAN: Dudley Square Roxbury

REASONS FOR PLAN DUDLEY SQUARE

From February 1, 2016 Meeting

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 BRA parcels)
- Economic and housing feasibility
- Transportation and infrastructure improvements
- Urban design and development scenarios

STUDY GOALS

- **PROVIDE** an inclusive community engagement process that is **responsive** to existing **challenges** and **opportunities**.
- **REASSESS** the vision for Dudley Square that was originally outlined in the **Roxbury Strategic Master Plan** and **Dudley Vision**.
- **ESTABLISH** an **implementation plan** for **publicly and privately owned vacant** parcels.



OPEN HOUSE

February 22, 2016

What We Heard

“Emphasis on community benefits”

“Housing opportunities for all”

“Better (safer) traffic signals”

“More recognition of history here”

“To retain some of the older/existing mom and pop businesses i.e. Kornfields”



WALKING TOUR

March 16, 2016

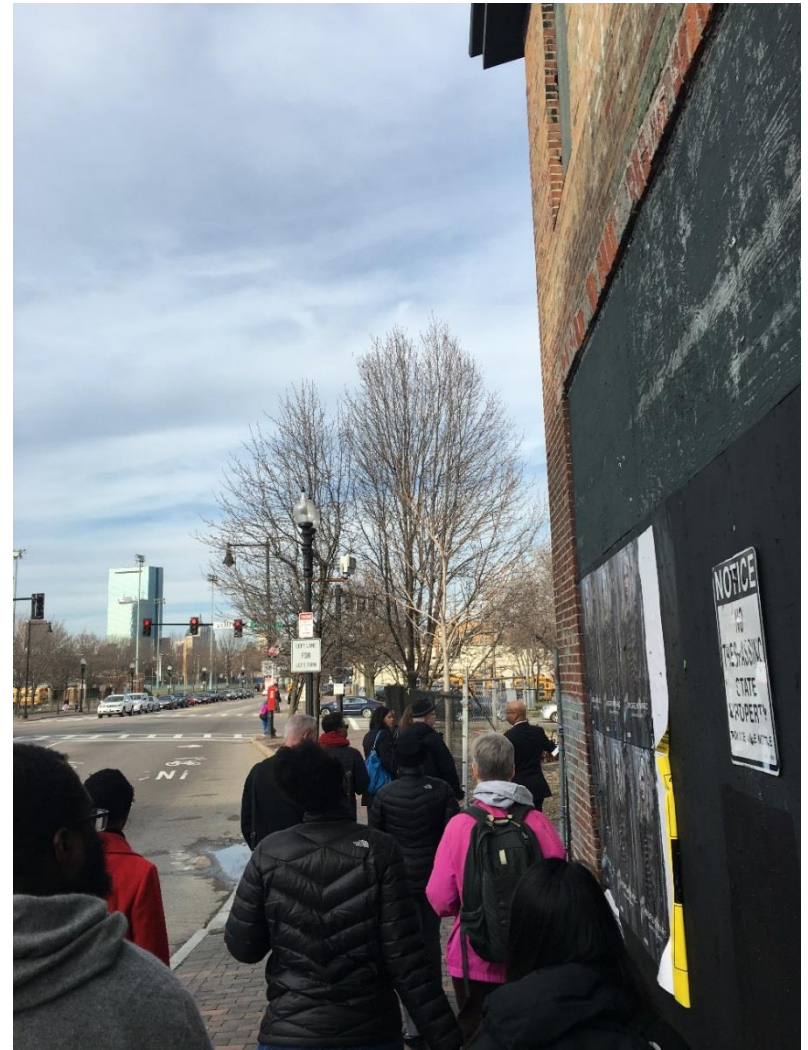
General Comments

Physical planning must support people already here

Enhance space to support farmer's market by library (Dudley St. Commercial)

Make sure development doesn't divide neighborhood from other neighborhoods

Not many spaces in square for art and culture uses



VISIONING WORKSHOP

March 21, 2016

General Comments

Improve bike lanes and connections to corridor parks

Mixed-income, mix of condo and rental, SRO, intergenerational

Create balance of development between Ruggles and Dudley

Home ownership, artist housing, workforce development housing

Streetscape priority: benches, lighting sidewalks, etc.



TRANSPORTATION AND PUBLIC REALM WORKSHOP

April 19, 2016

What We Heard

“Determine transportation correctly first, then let land use decisions follow from that”

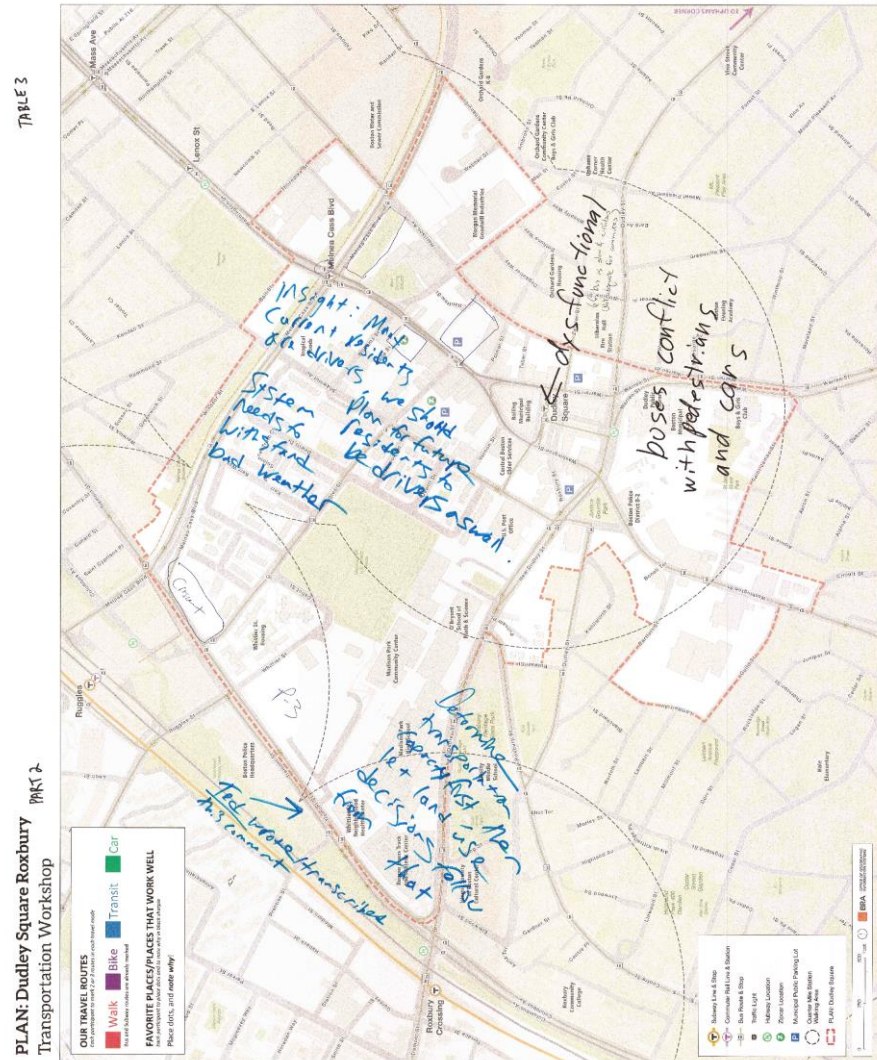
“Better street lighting on Ruggles Street”

“Street and sidewalk widths are fine, but need to be redone”

“Buses conflict with pedestrians and cars”

“Car/Transit Capacity issues (Malcolm X Boulevard) Connect Dudley to LMA”

“Insight: most current resident are drivers, we should plan for future residents to be drivers as well”



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

*Evaluate Land Development Goals
(housing, jobs, benefits) and Tools
Workshop*

JULY 18, 2016

*Discuss Preferred Development
Guidelines Workshop*

AUGUST 1, 2016

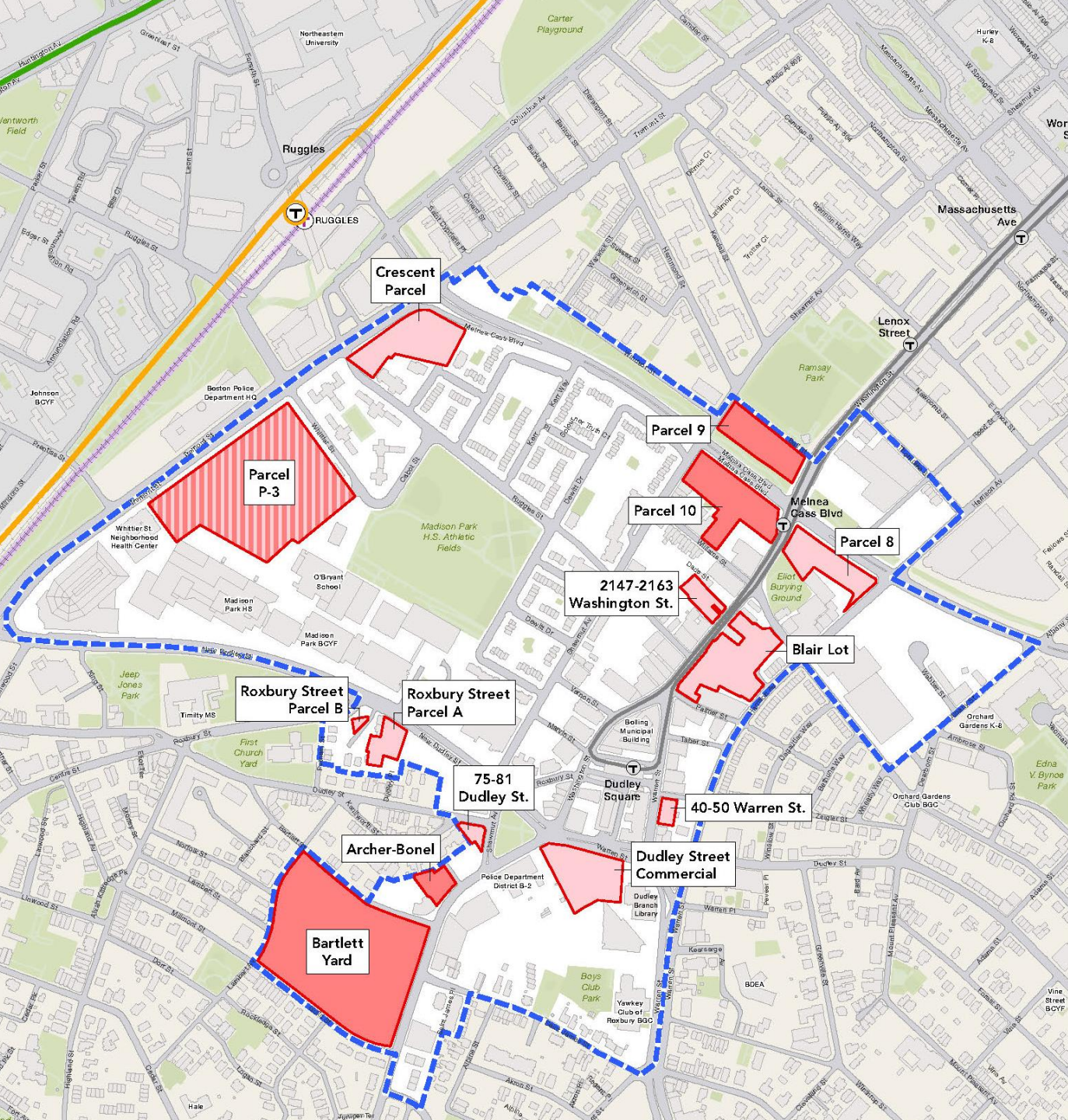
*Review Final Development &
Implementation Strategy Workshop*



AUGUST 11, 2016

Tentative BRA Board Review

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Development project updates by BRA

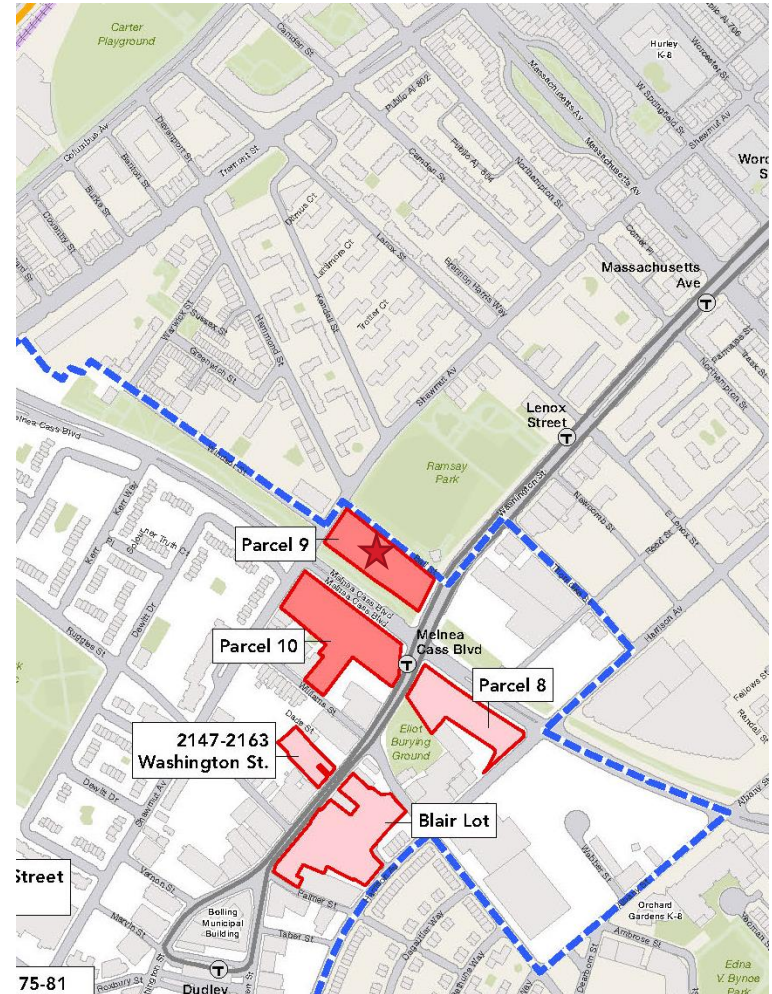


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MELNEA HOTEL AND RESIDENCES (DESIGNATED)

Name of Development Entity: Urbanica, Inc

Program Component	Size
Hotel (135 rooms)	95,750 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:

Status at PRC meeting – Complete
Schedule : ground breaking fall 2016

MELNEA HOTEL AND RESIDENCES (DESIGNATED)

Preliminary major milestones

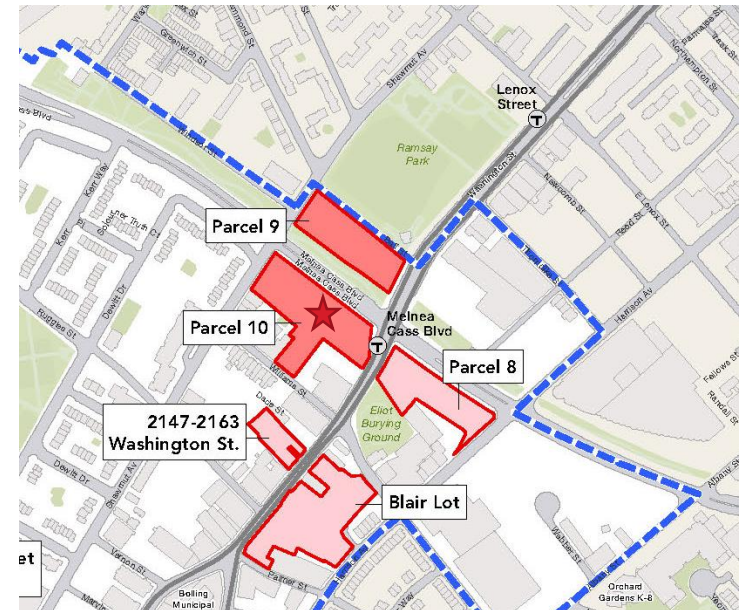
Signed lease term sheet	2/5/2016
50 percent CD done.	2/26/2016
Franchise application approved	3/20/2016
Mass work contract signed	4/22/2016
80 percent CD done	4/22/2016
Bidding list	5/6/28/2016
80 Percent estimate	5/27/2016
100 percent CD	6/6/2016
Final Gmp	6/26/2016
Building permit	6/26/2016
Loan closings	6/30/2016

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. full construction start – May 2016

2101 Washington St. full occupancy – Summer 2017

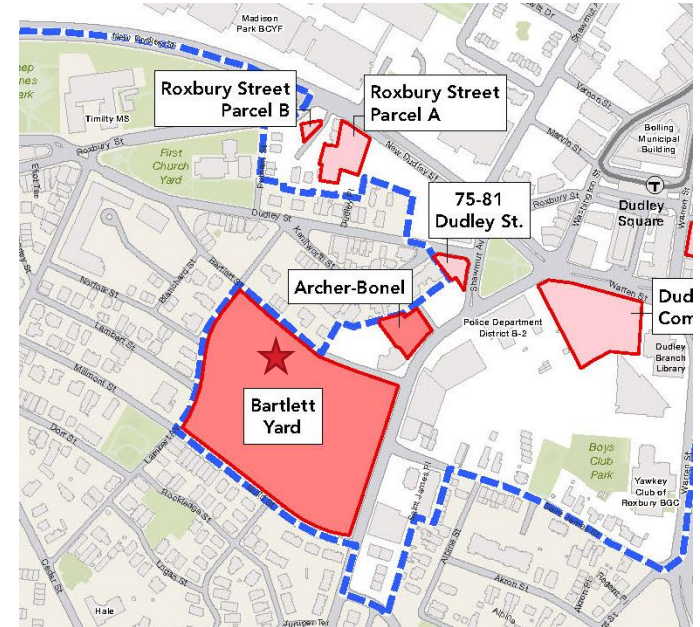
2085 Washington St. preconstruction and marketing - Underway

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

* Sq Ft. or Units as applicable



Project update:

Construction for 16 market rate unit – Summer 2016

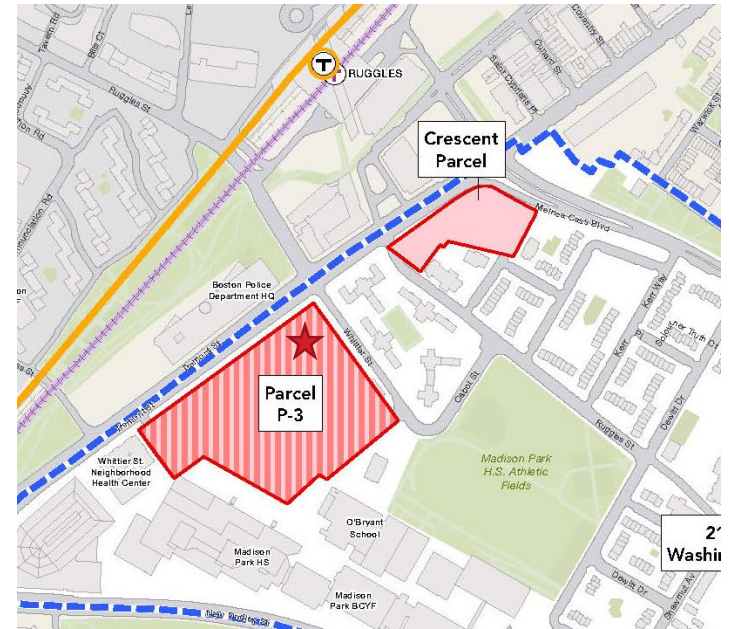
Status at PRC meeting - Pending

TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Phase 1	
Destination Retail	285,500 sf
Neighborhood Retail	116,500 sf
NCAA Museum and Exhibition Space	31,000 sf
Multifamily Residential - Tremont Street	270,000 (300 units)
Multifamily Residential - East Drive	374,000 (385 units)
Parking Garage	1,246 spaces
Phase 2	
Office	105,600 sf
Additional Parking	125 spaces
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 second phase (\$33 million cost).



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RSMPOC comments

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Community input