



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

September 12, 2016

AGENDA

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

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

JUNE 6, 2016

JULY 11, 2016

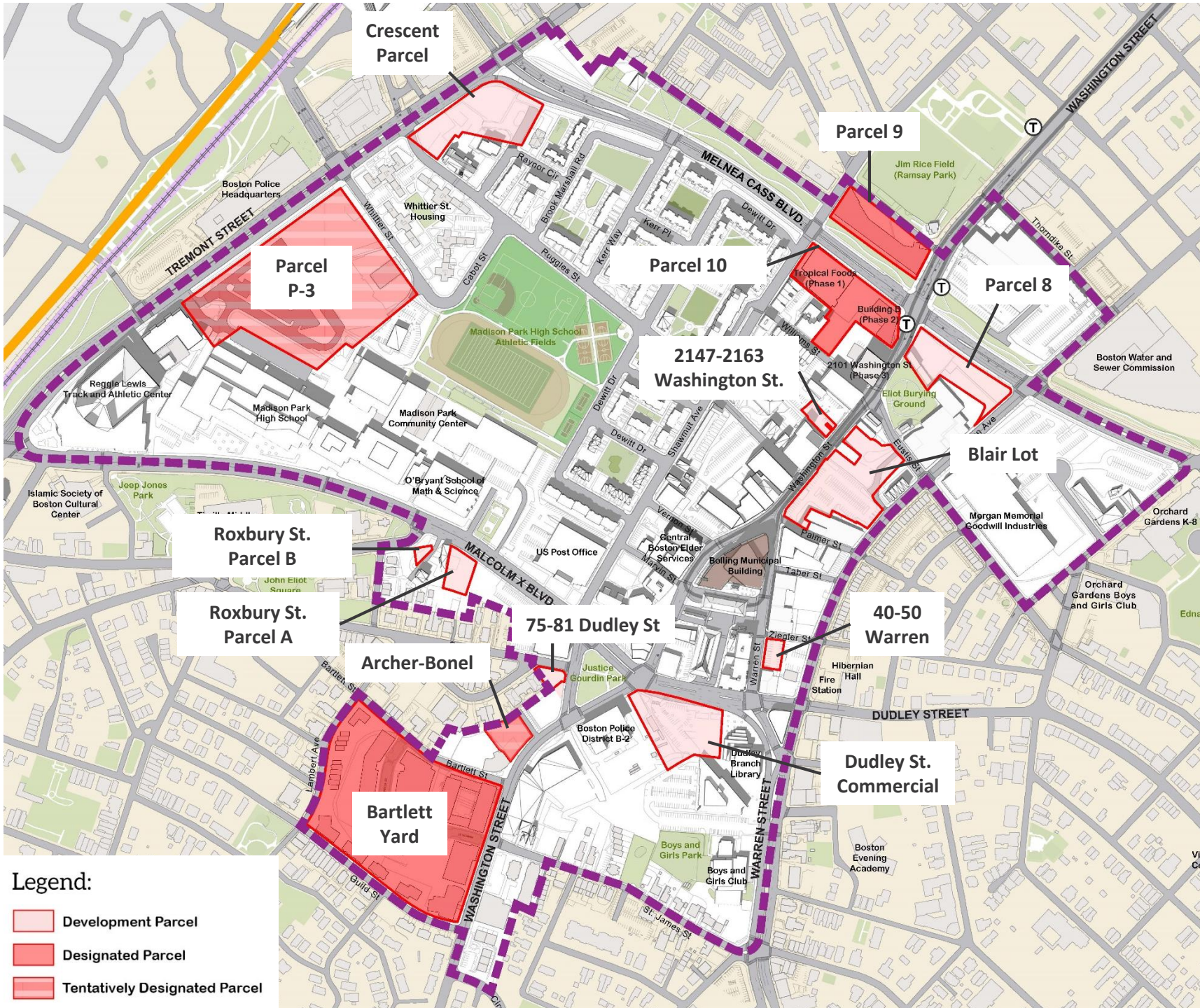
SEPTEMBER 12, 2016

OCTOBER 3, 2016

NOVEMBER 7, 2016

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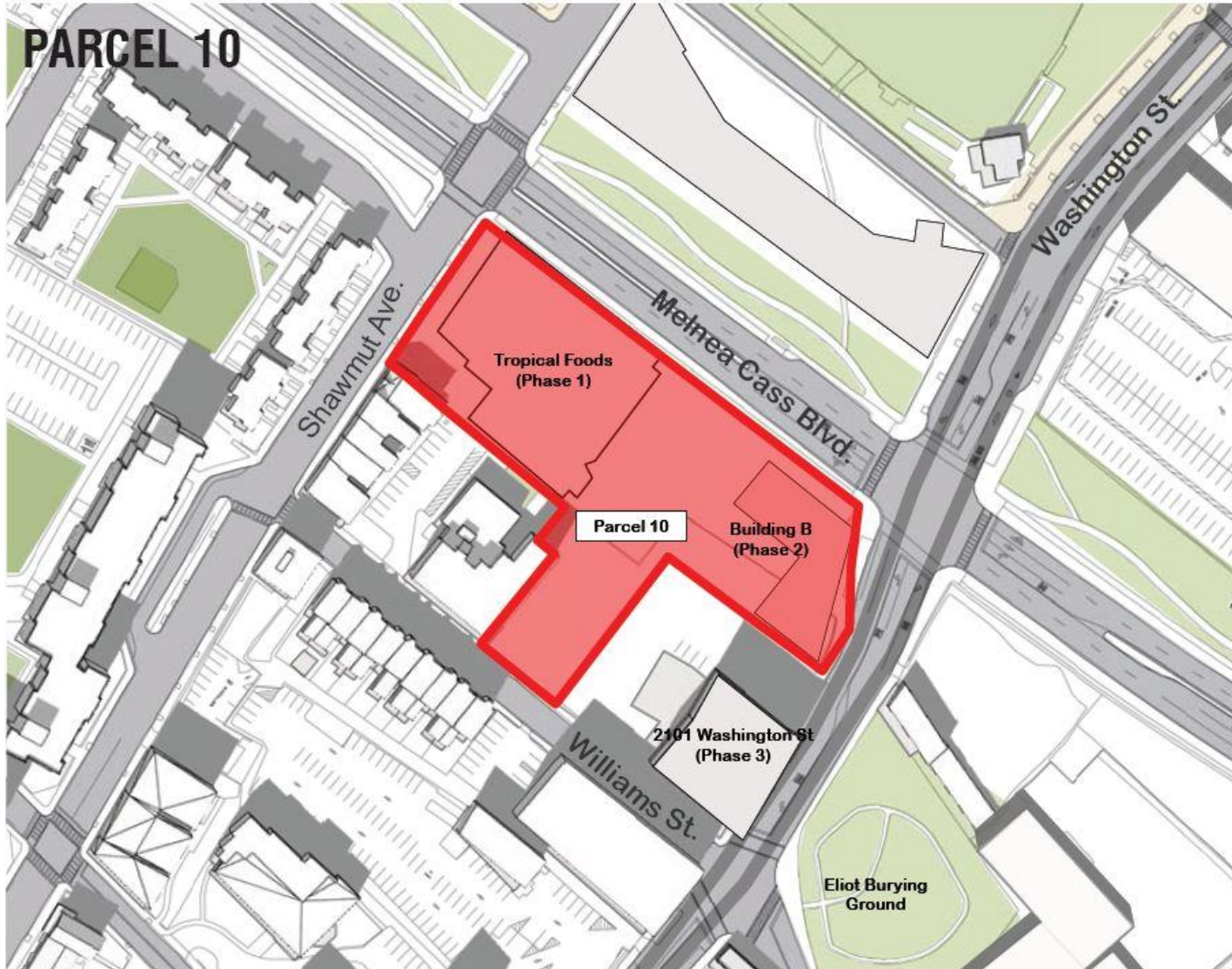
Development project updates by BRA



Legend:

- Development Parcel
- Designated Parcel
- Tentatively Designated Parcel

MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

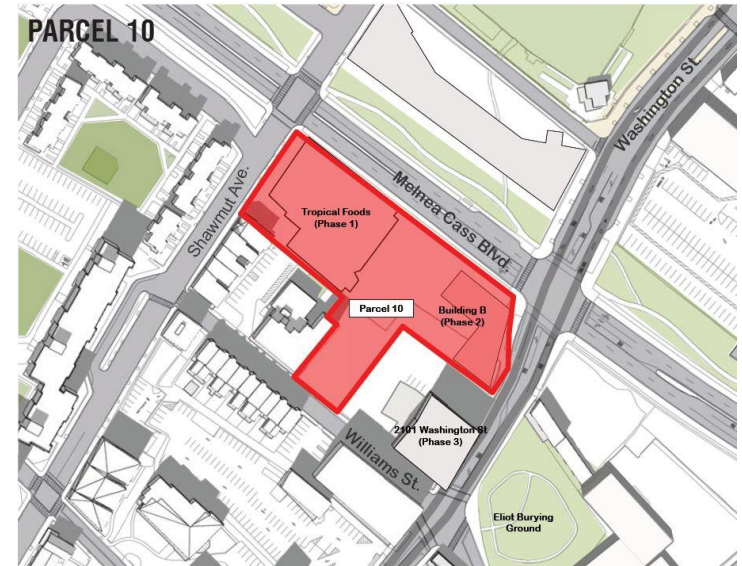


MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

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



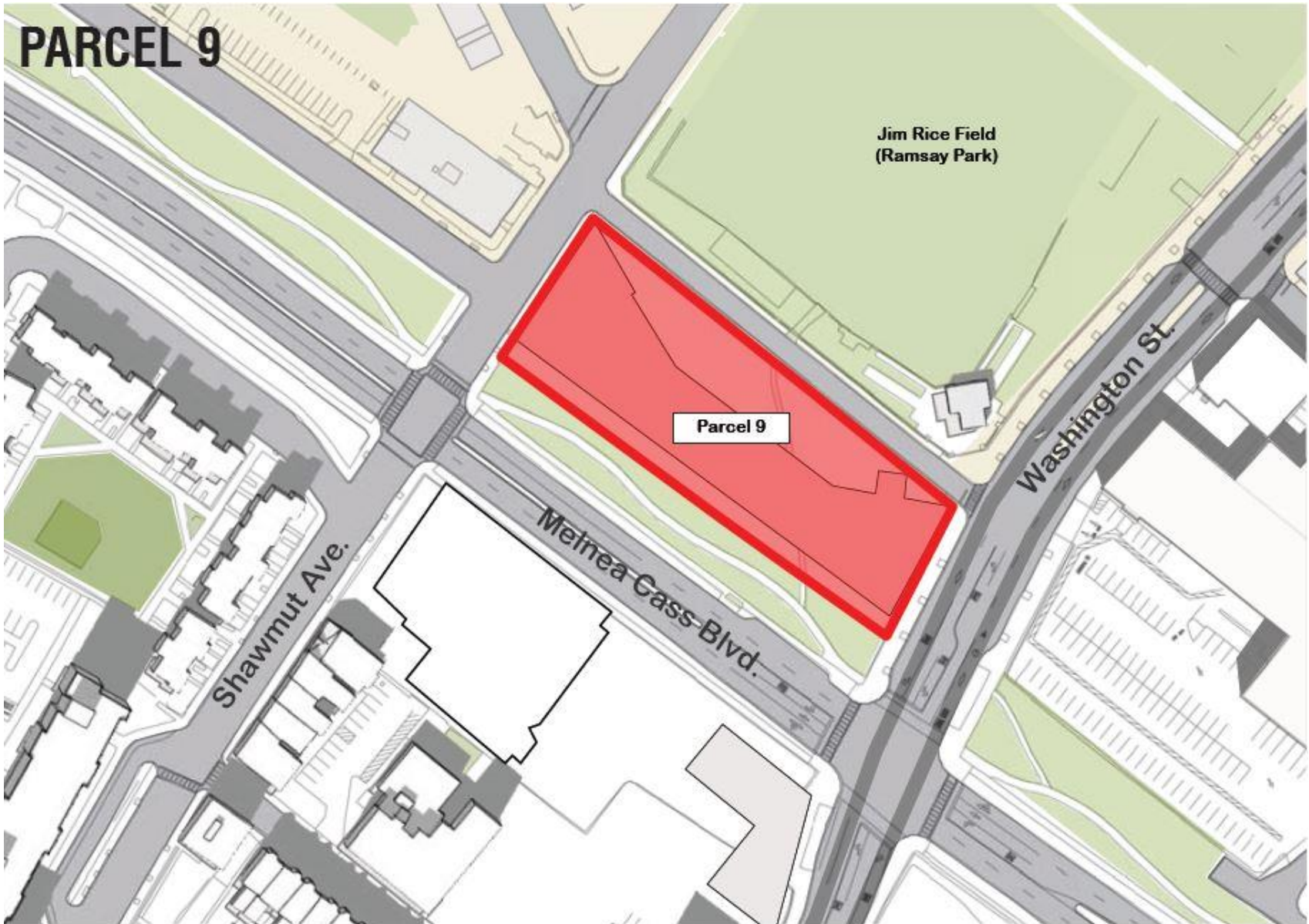
Schedule:

2101 Washington St. – Construction Started May 2016

2101 Washington St. – Full Occupancy Summer 2017

2085 Washington St. – Preconstruction and Marketing Underway

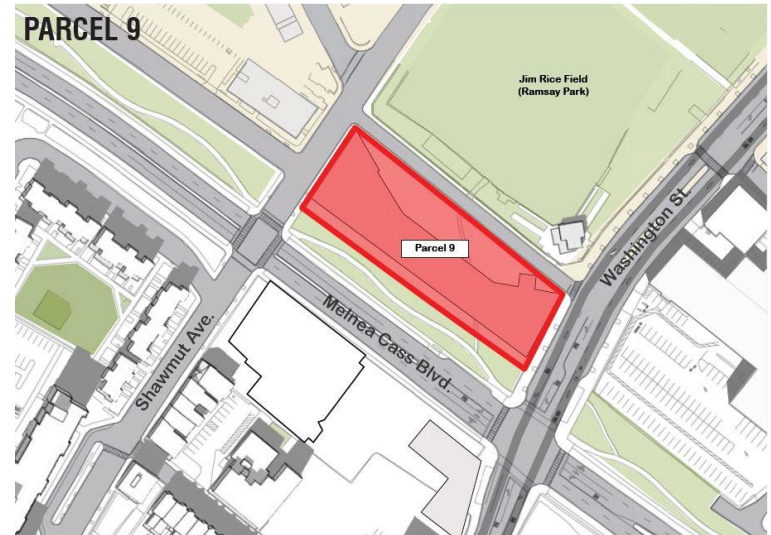
MELNEA HOTEL AND RESIDENCES (DESIGNATED)



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

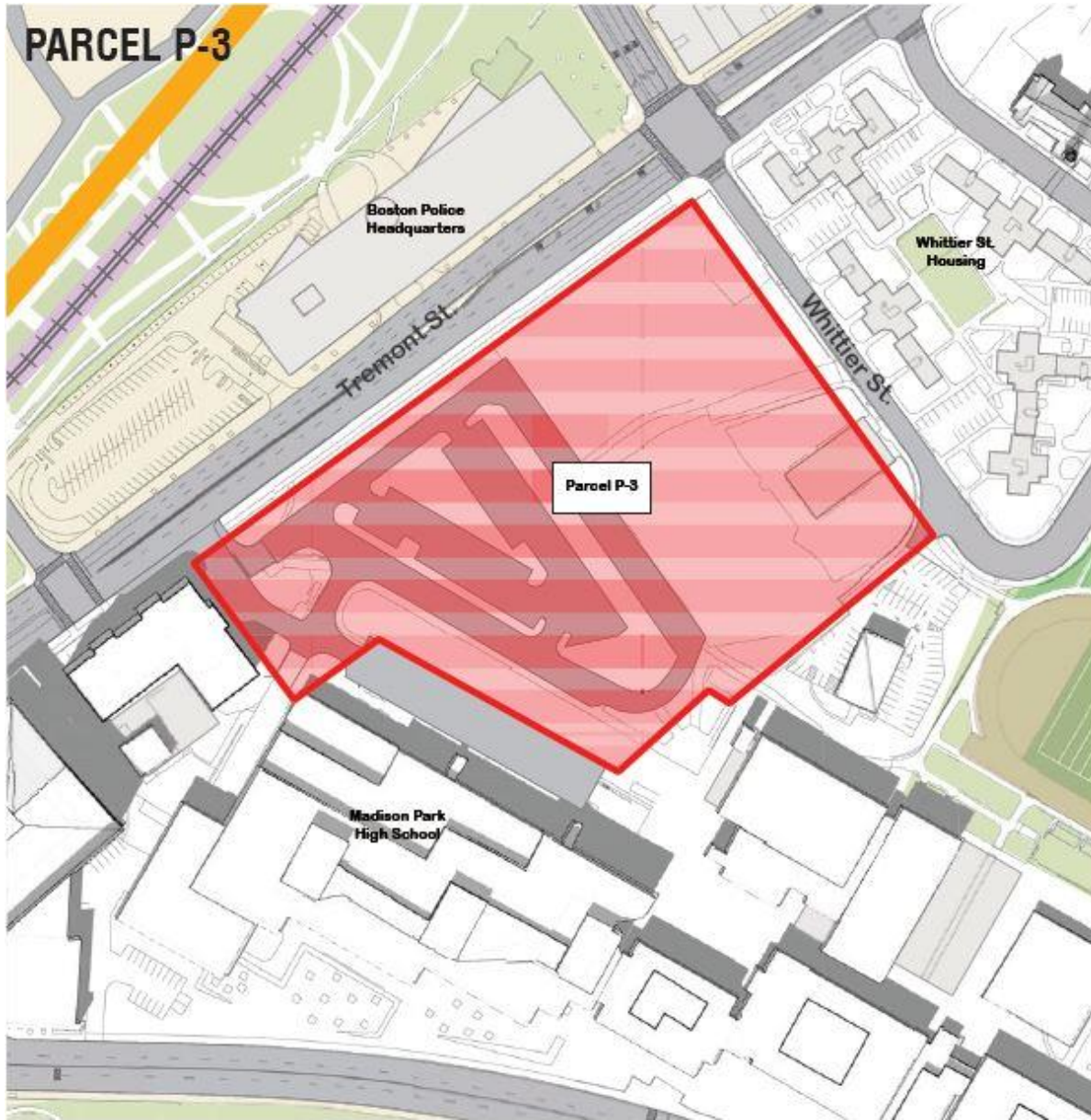


Project update:

Residential & Retail Construction – Start September 2016

Infrastructure Construction – June 20, 2016 (on target)

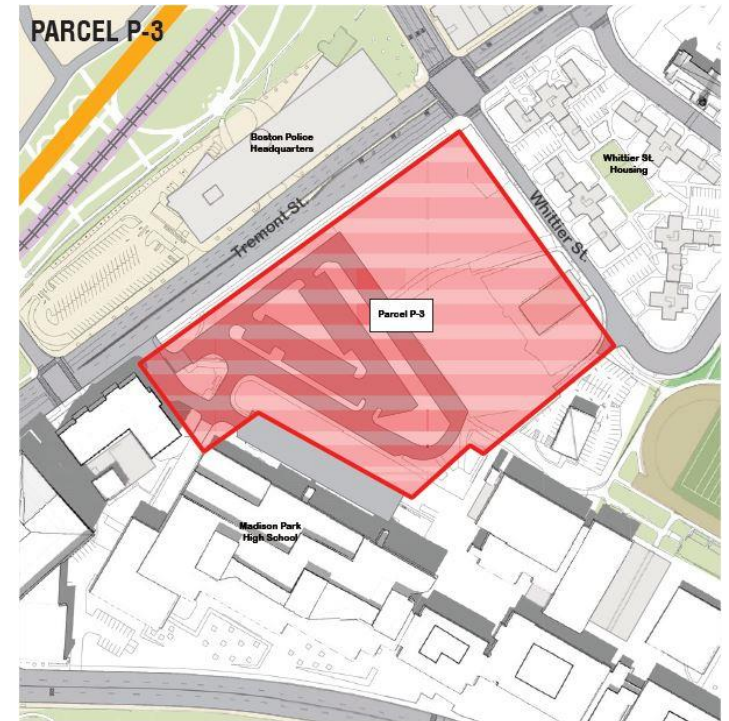
TREMONT CROSSING (TENTATIVELY DESIGNATED)



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 2nd phase (\$33 million cost).*

Schedule:

PRC Meeting – September 22, 2016, 6:15 – 7:45 pm,

Central Boston Elder Services

2

RSMPOC comments

3

Community input

4

PLAN: Dudley Square update

NEXT PLAN DUDLEY SQUARE WORKSHOP

Development Scenarios and Tools for Development

September 19, 2016

Bruce C. Bolling Municipal Building – 6th Floor Community Space

5:30 pm - 8:00 pm

The primary objectives are as follows:

- Review potential development considerations for parcels with the consultant team from Next Street Financial;
- Discuss economic feasibility principles and outline various tradeoffs as well as components that inform creation of Request for Proposals (“RFPs”) for the parcels; and
- Provide ample opportunity for feedback from stakeholders/workshop participants through breakout sessions

For more information please visit: <http://bit.ly/PlanDudley>