



PLAN

Dudley Square
Roxbury

DEVELOPMENT OBJECTIVES AND GUIDELINES FOR CRESCENT PARCELS AND MALCOLM X & PUTNAM PARCELS

October 21, 2019

Agenda

6:00 – Presentation

Morgan McDaniel, Real Estate and Community Development Officer, BPDA
Muge Undemir, Senior Planner, BPDA

6:30 – Open House: Discussion, Questions, and Comments

Community Process to Date

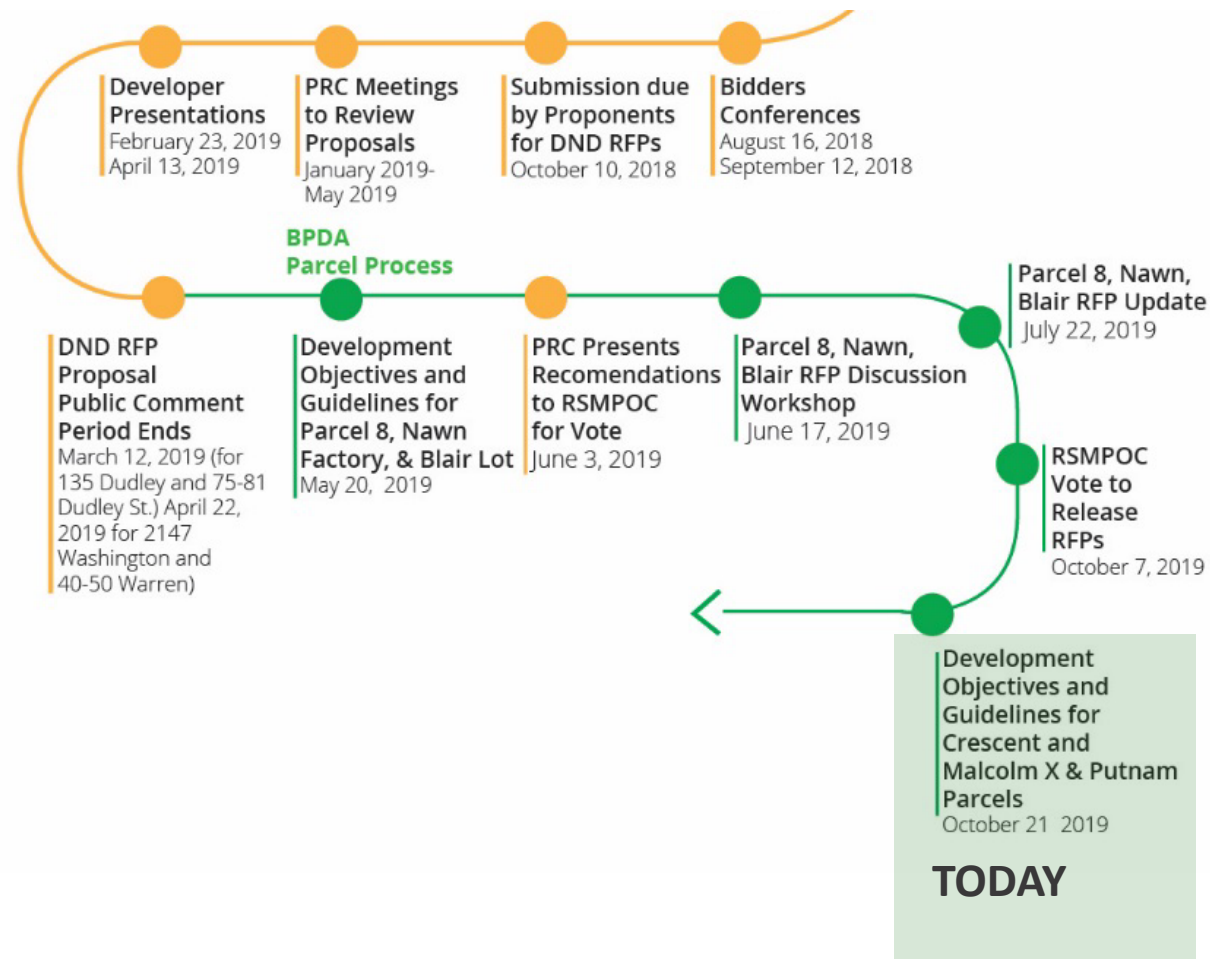
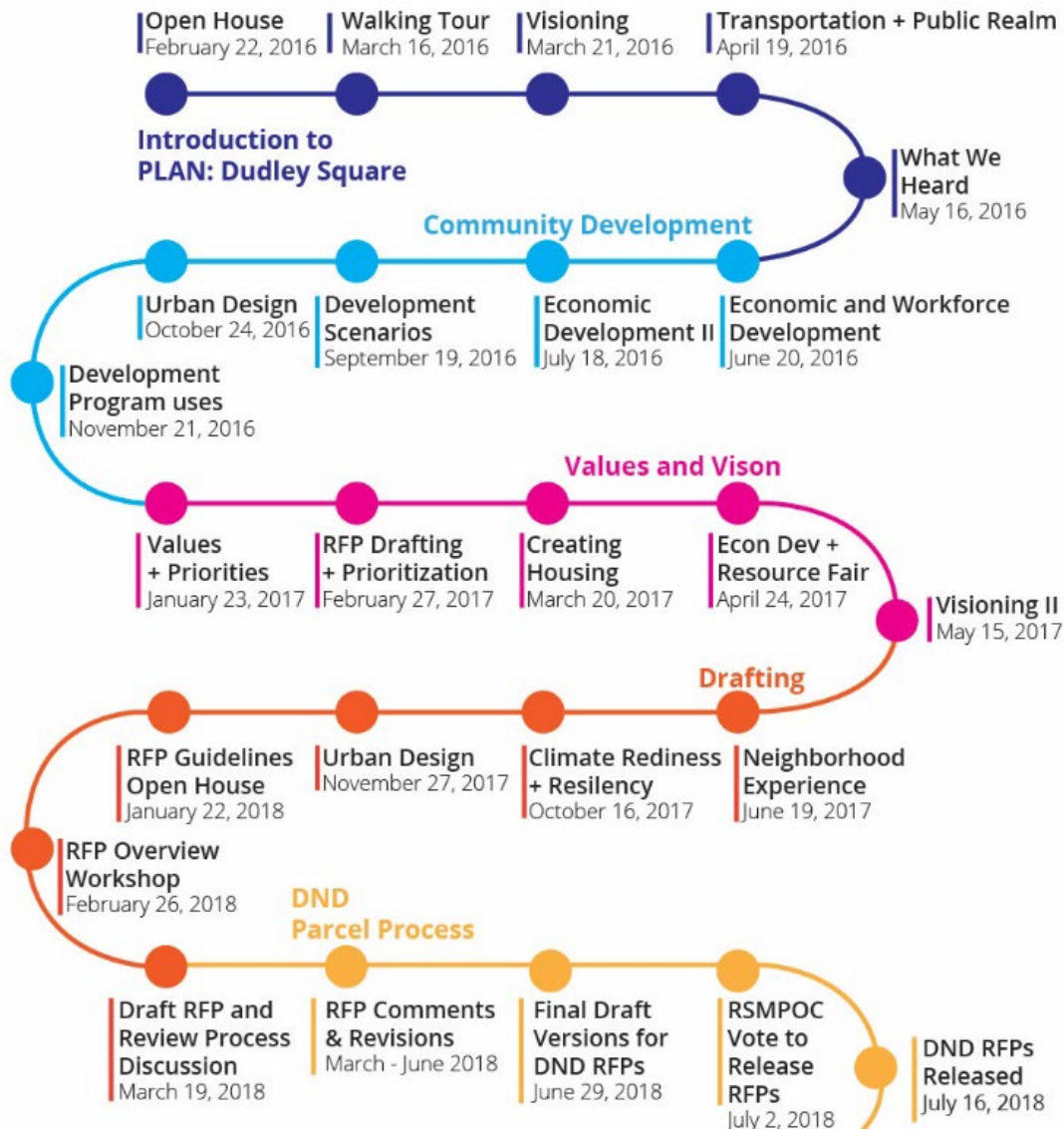
Evaluation Criteria

Crescent Parcels – Overview, Urban Design Context, and Development Objectives and Guidelines

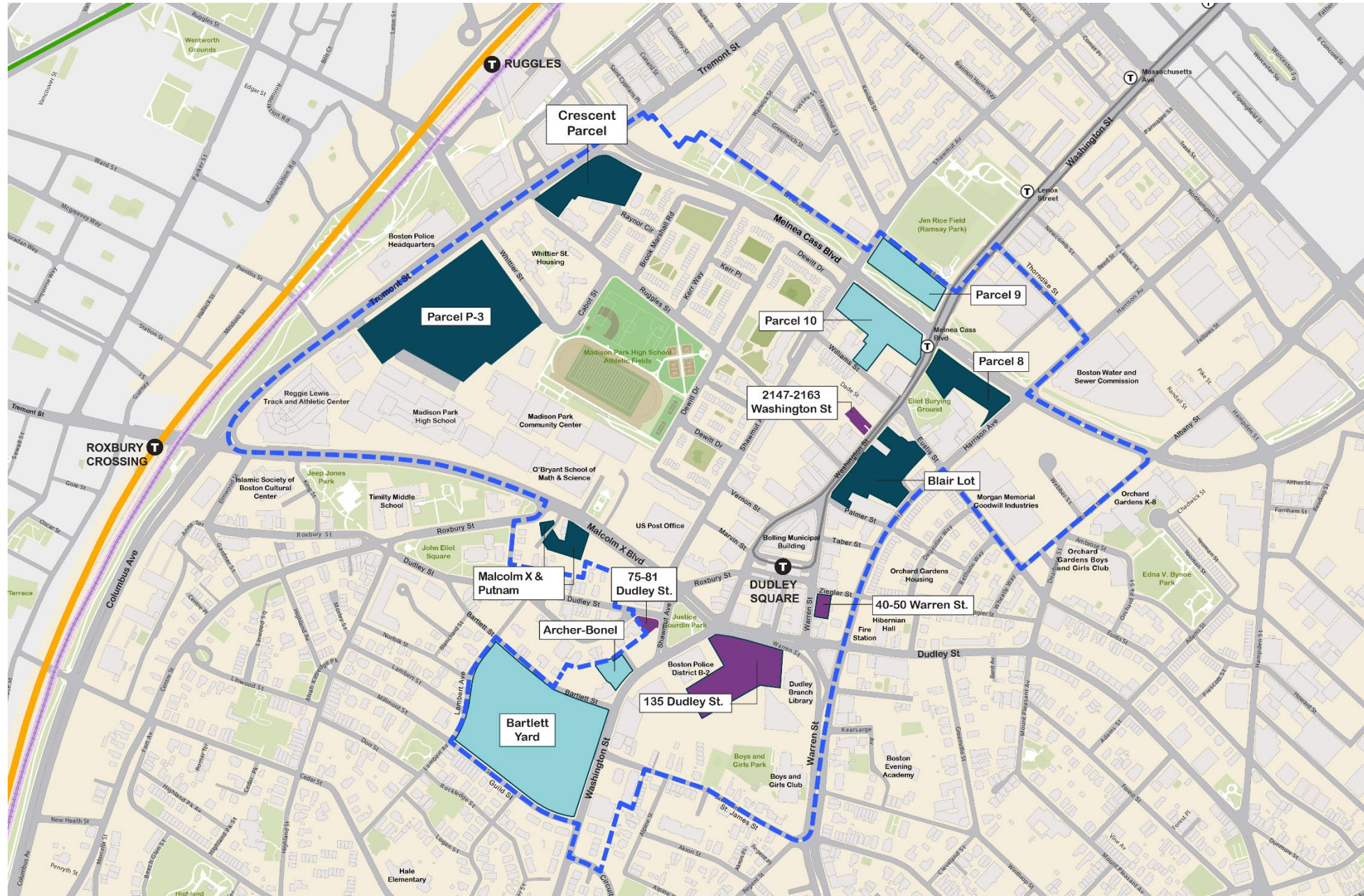
Malcolm X & Putnam Parcels – Overview, Urban Design Context, and Development Objectives and Guidelines







Process to Date:



PLAN: Dudley Square Area



-  PLAN: Dudley Square Study Area Boundary
-  Designated Parcel
-  Development Parcel Pending RFP - BPDA
-  Development Parcel RFP'd - DND

Parcel Status

Article 80 Review:

135 Dudley Street (Large project review)

2147 Washington (Large project review)

75-80 Dudley (Small project review)

40-50 Warren (Small project review)

RFPs Approved:

Blair Lot

Parcel 8

Nawn Factory

Looking for Project Review Committee Nominations

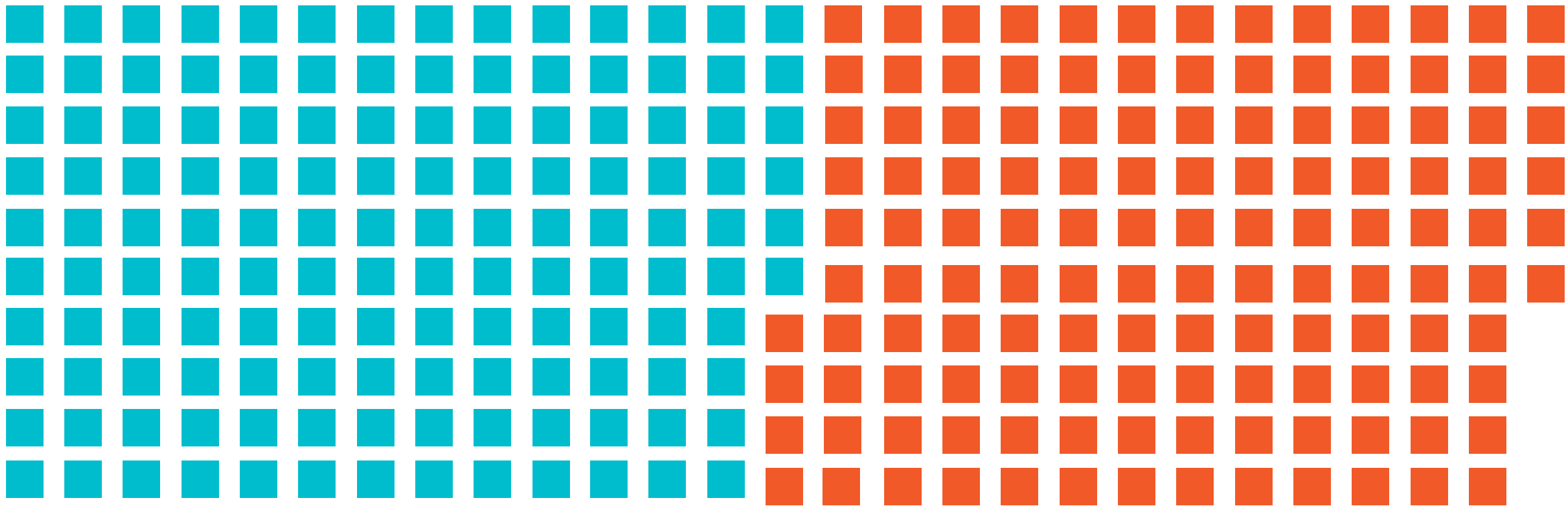
Ongoing Process:

Crescent

Malcolm X & Putnam

Results from DND Process

There were **265 total units** proposed.



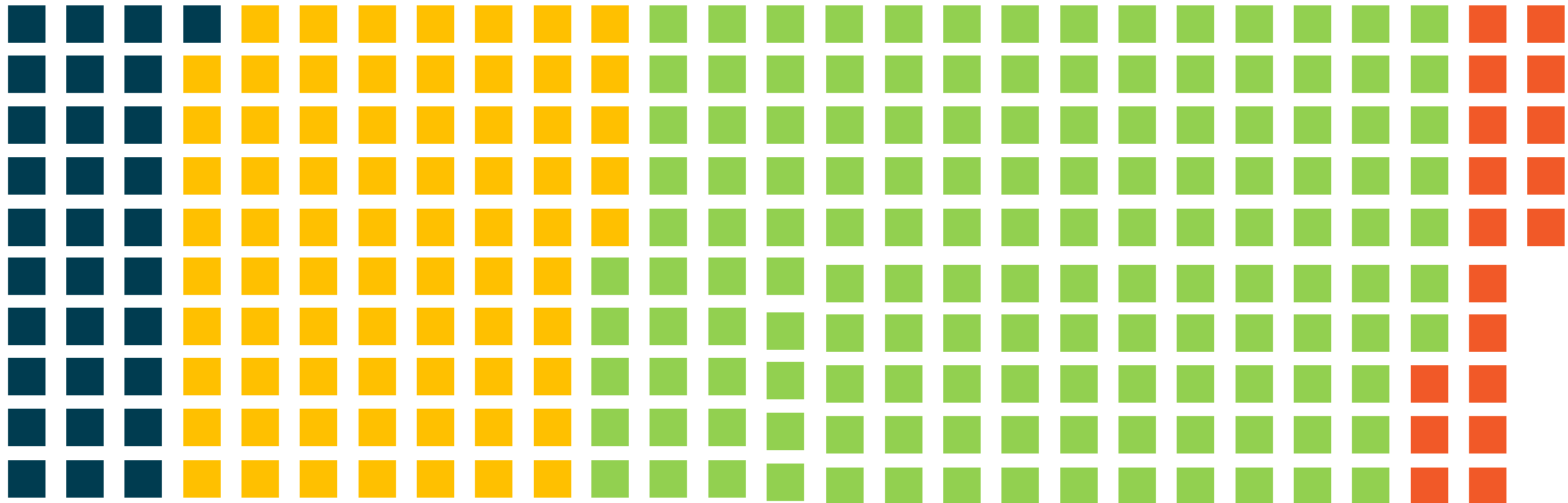
51% of units are rental

49% of units are homeownership



Recommended Proposals from the DND process resulted in:

Out of the 265 units...



31
studios

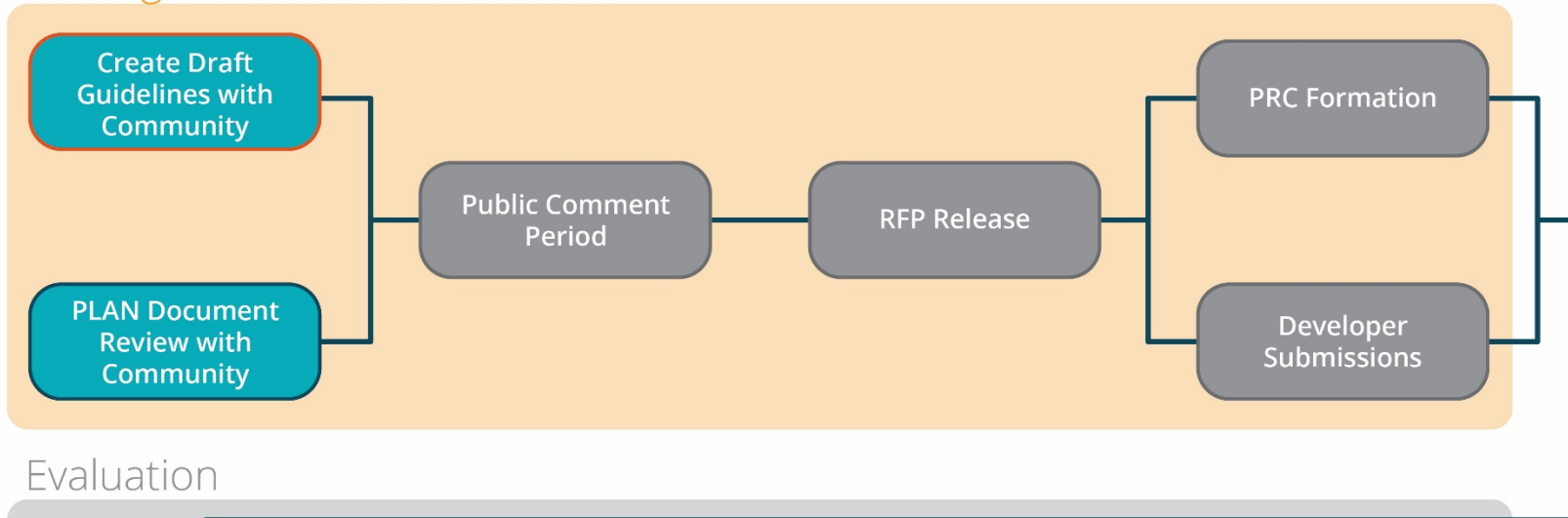
74 one-bedrooms

142 two-bedrooms

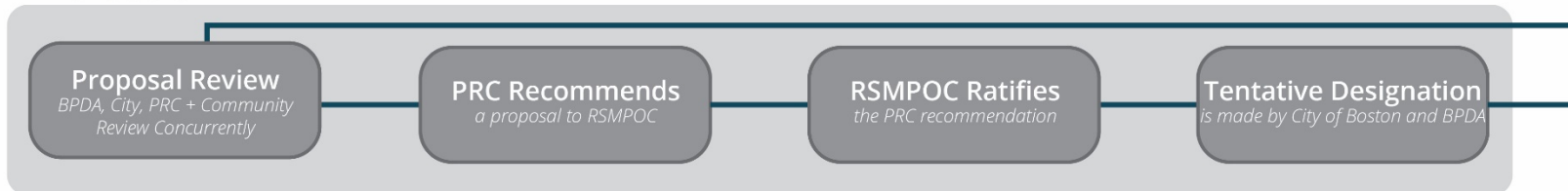
18
three-
bedrooms

2-year Community Process Creating RFP Sections

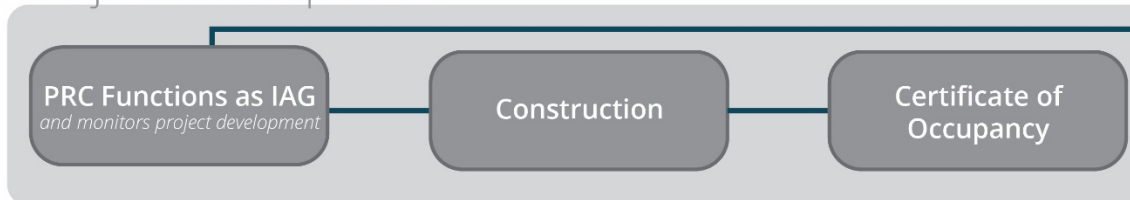
Getting Started on RFP Process



Evaluation

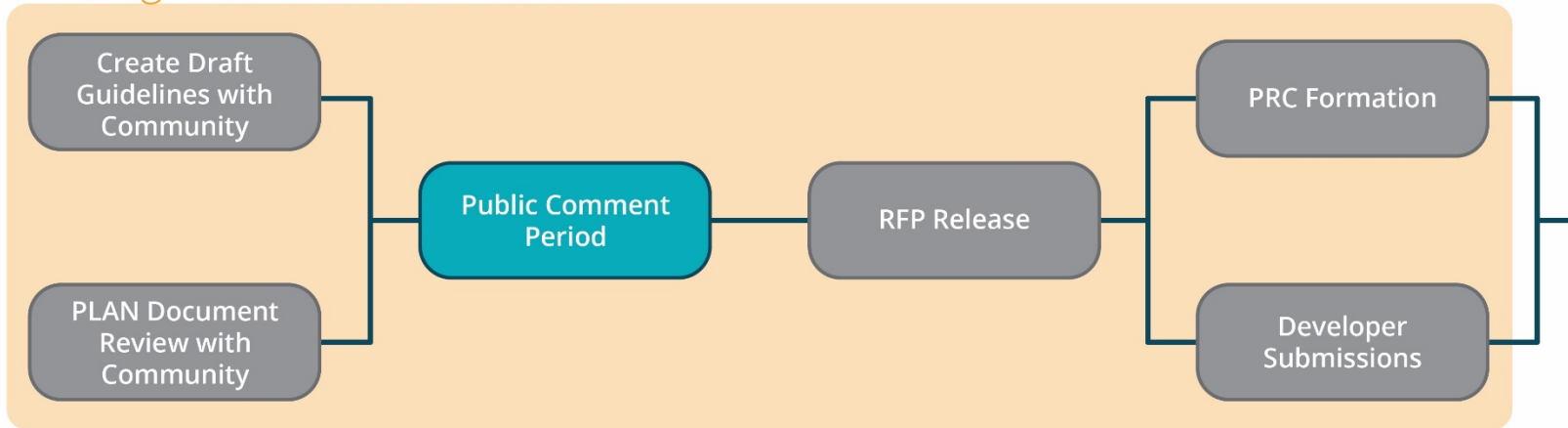


Project Development

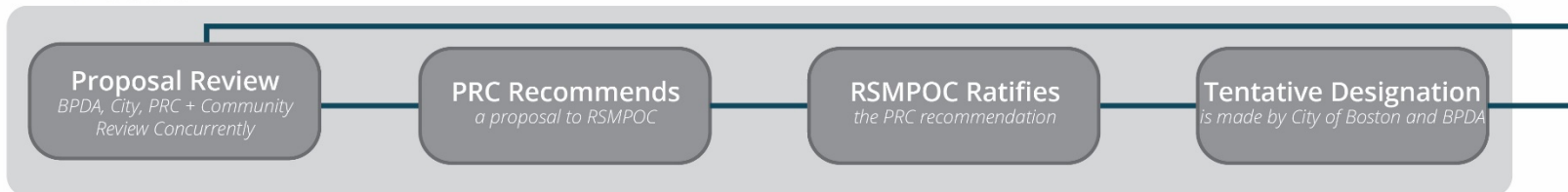


2-year Community Process Creating RFP Sections

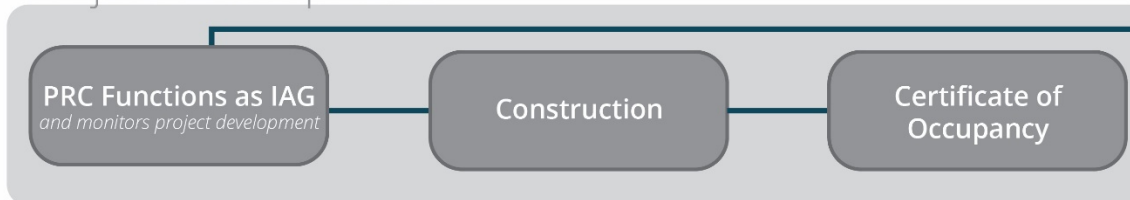
Getting Started on RFP Process



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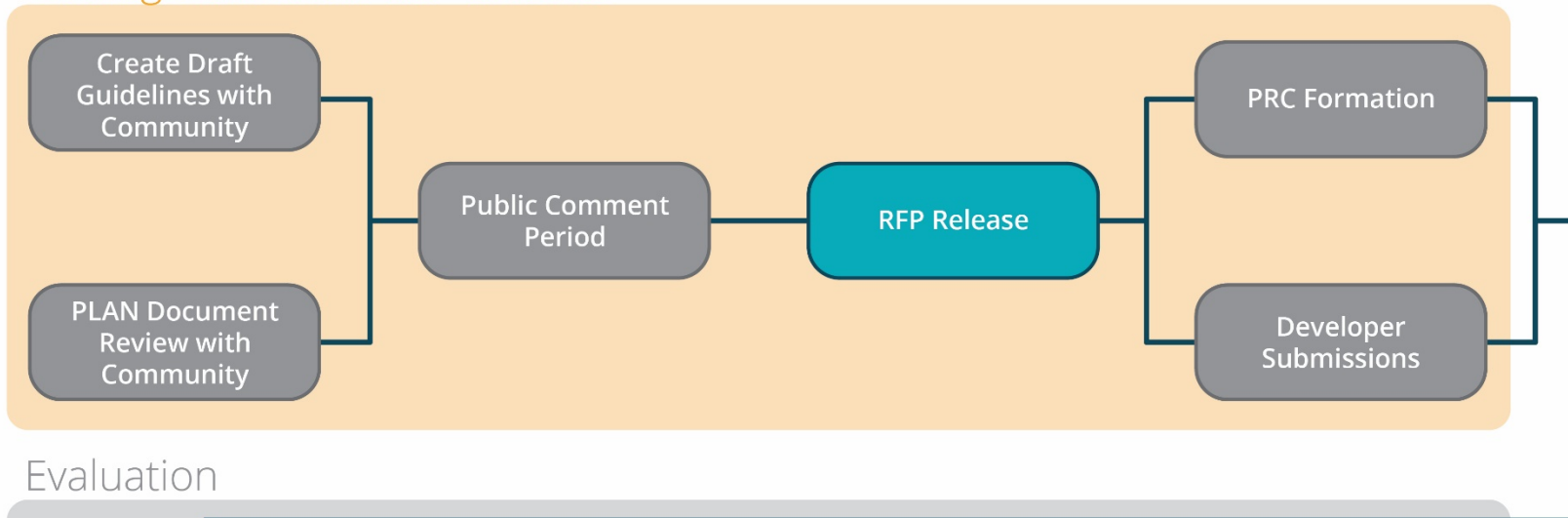


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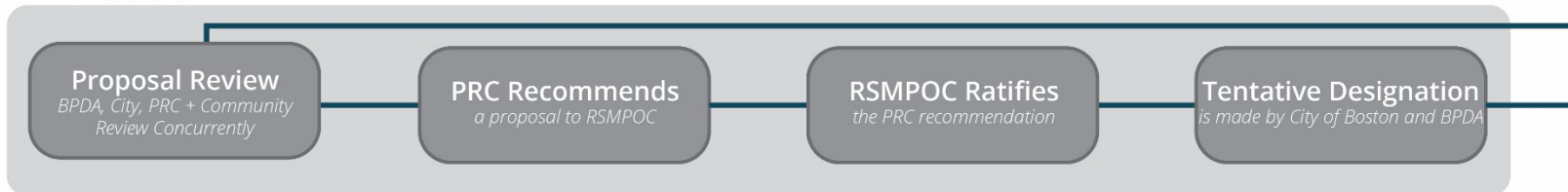


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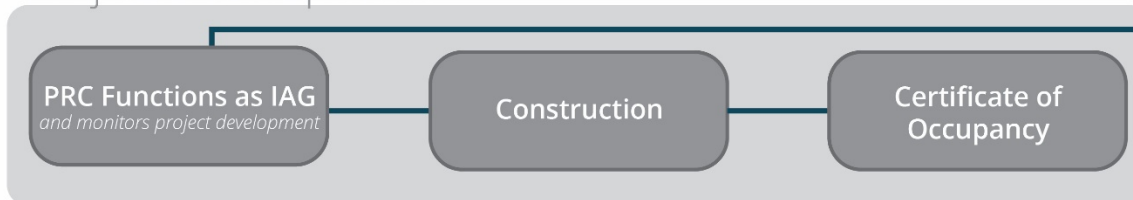
Getting Started on RFP Process



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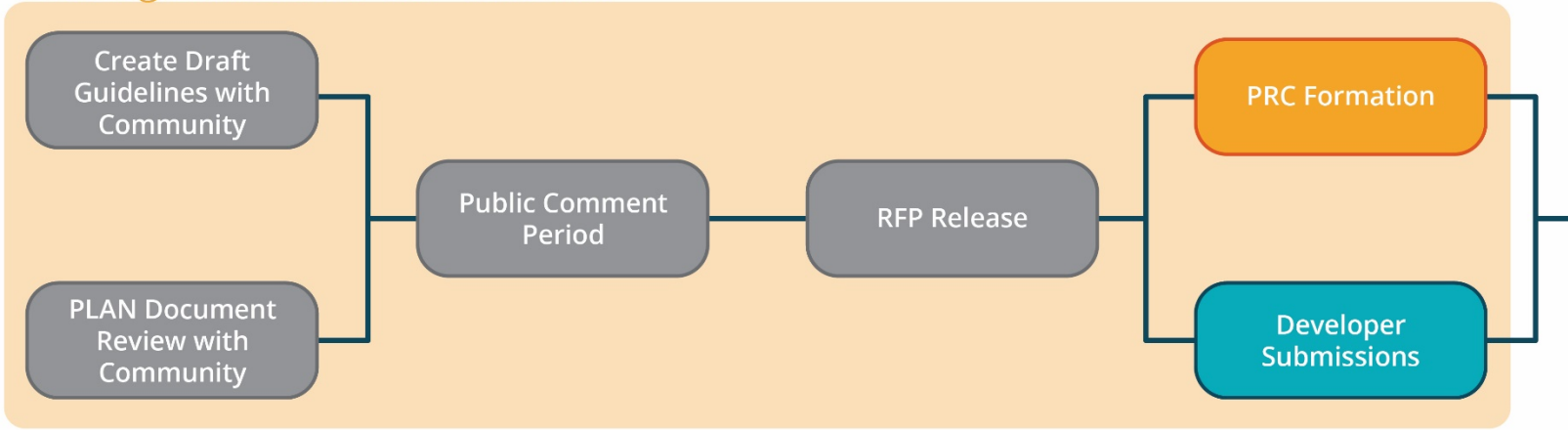


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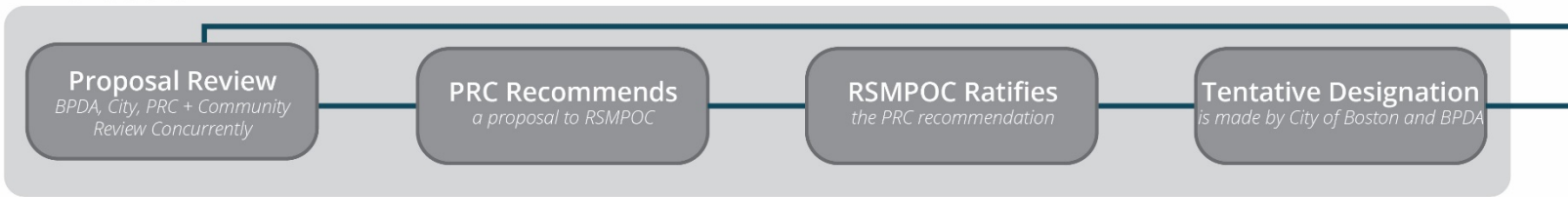


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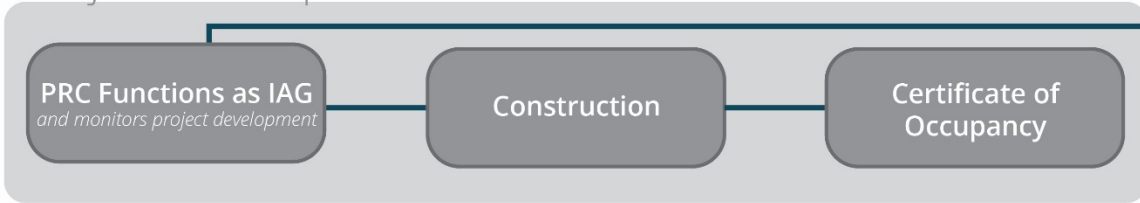
Getting Started on RFP Process



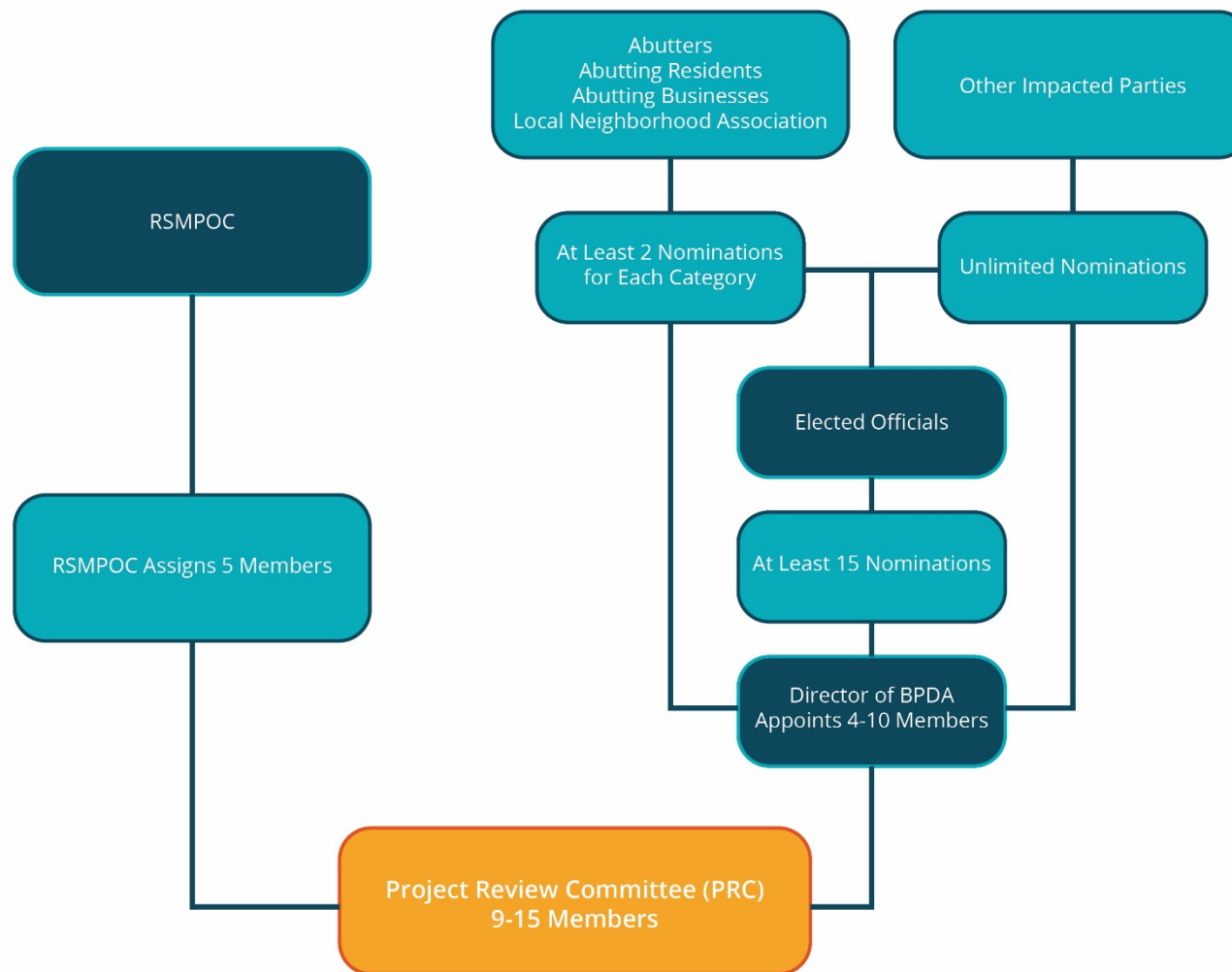
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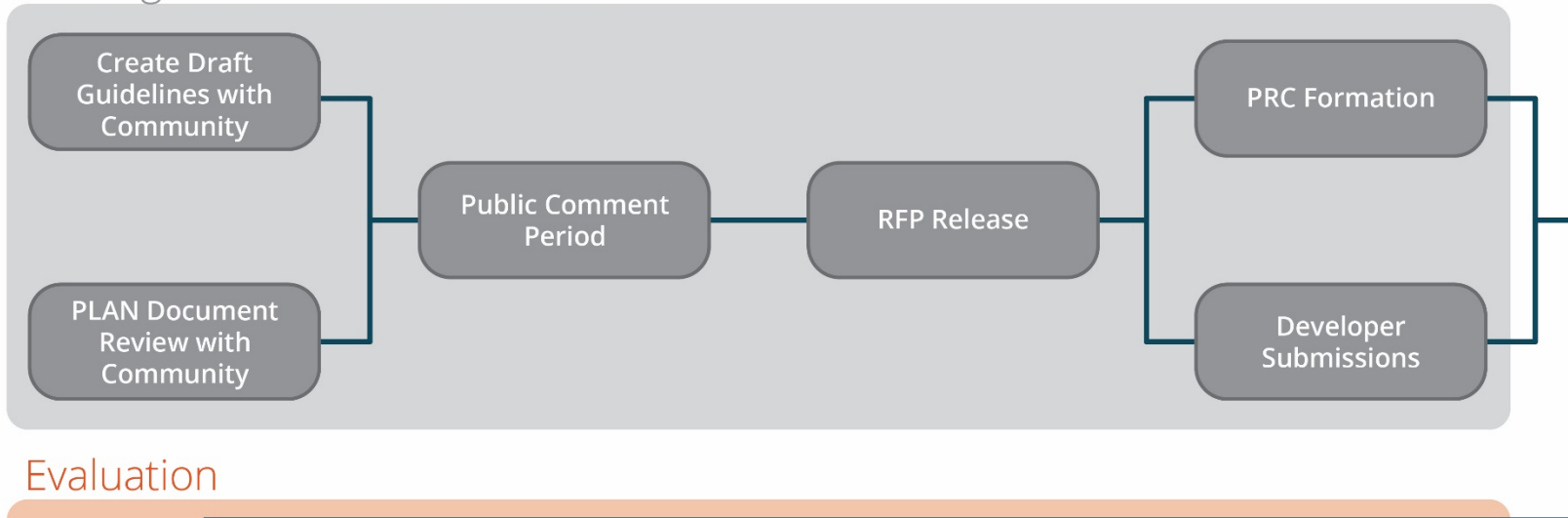


Project Review Committee Selection

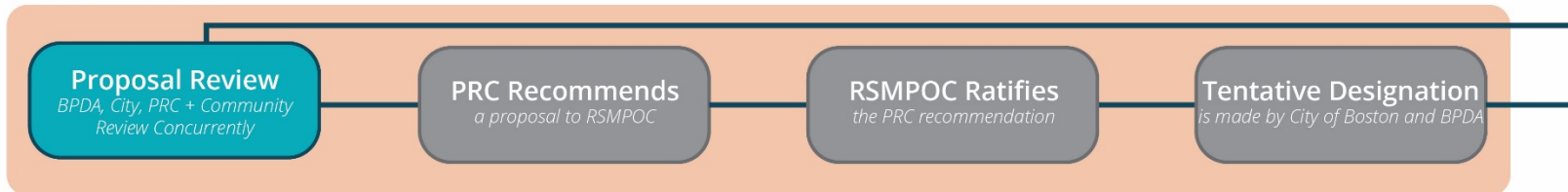


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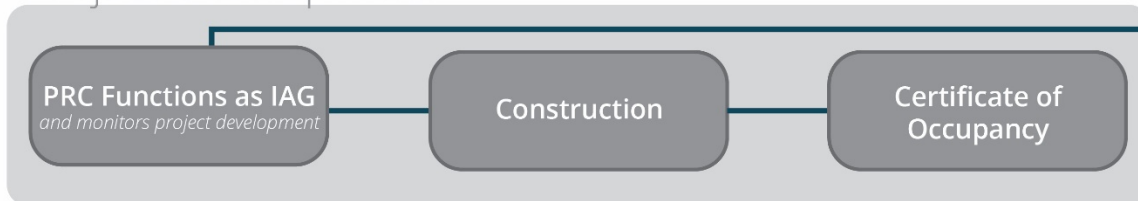
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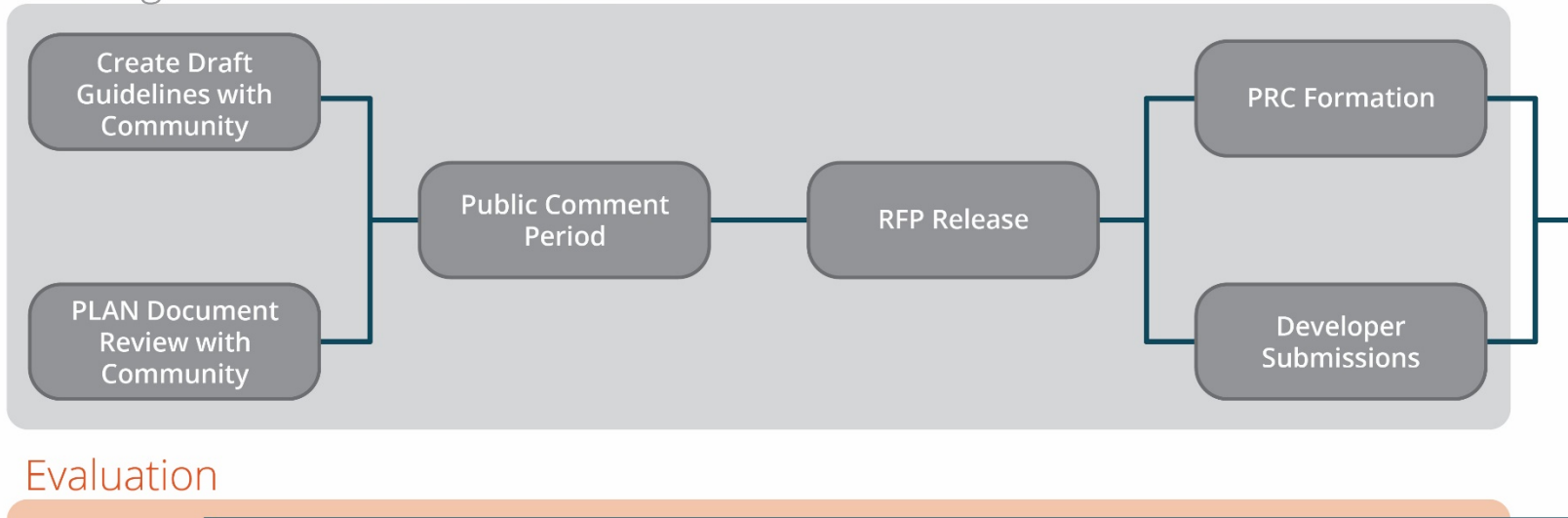


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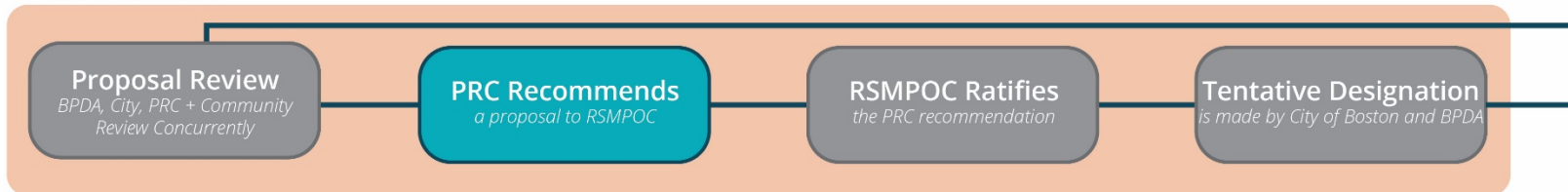


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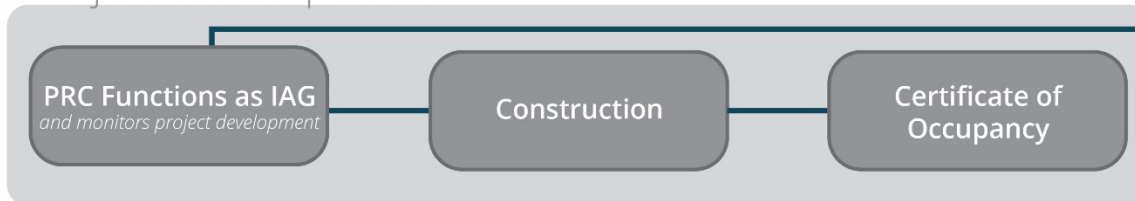
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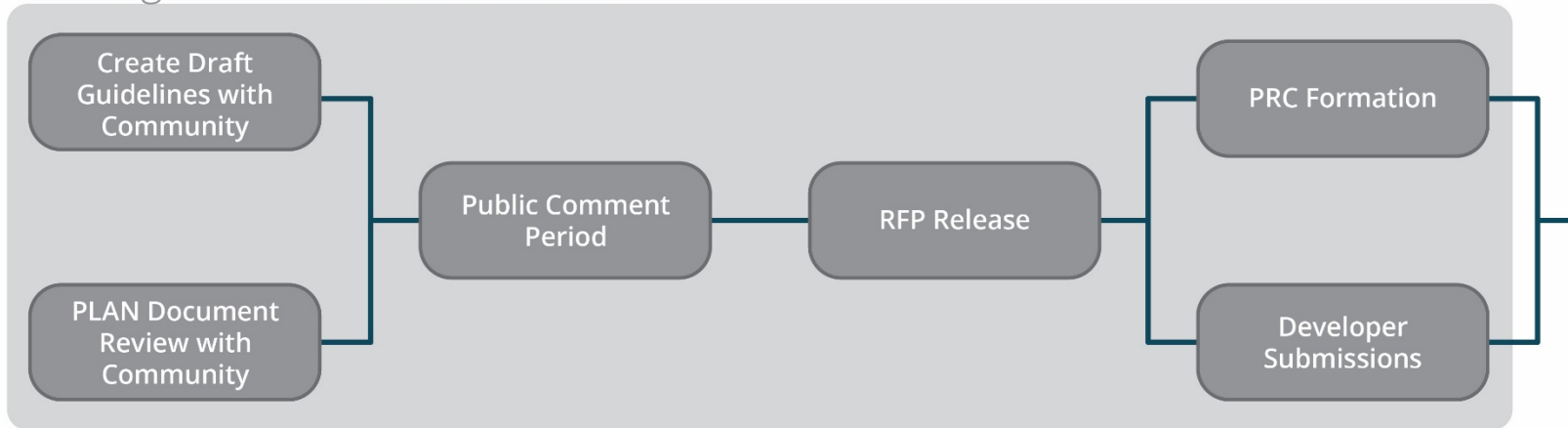


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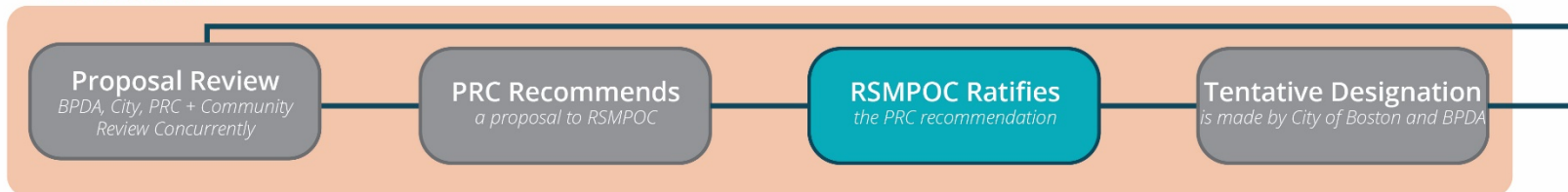


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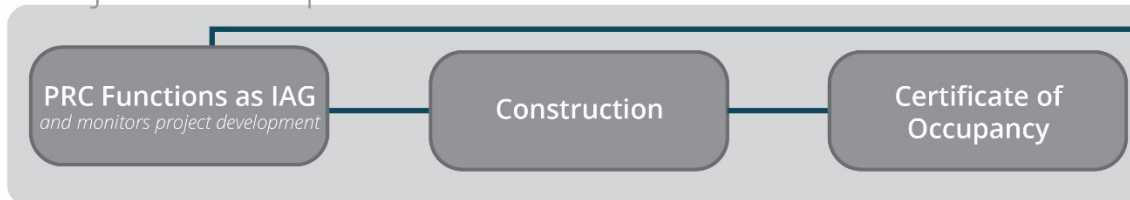
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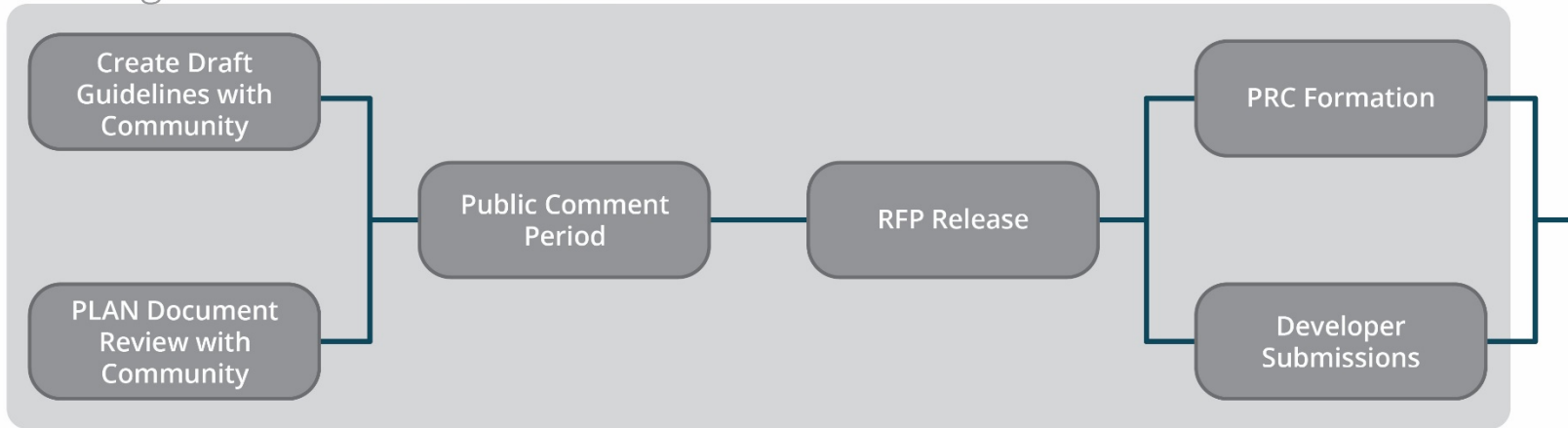


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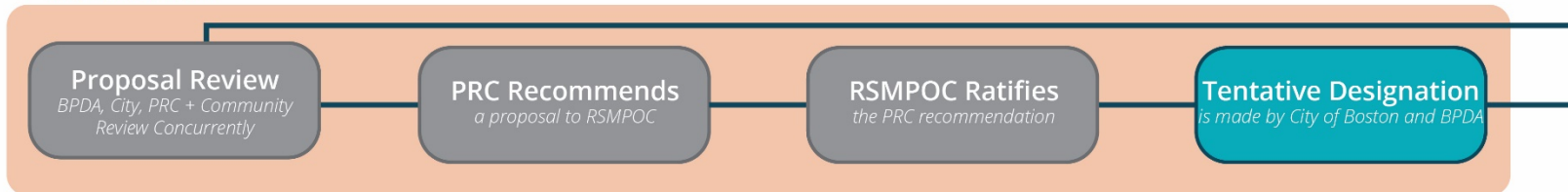


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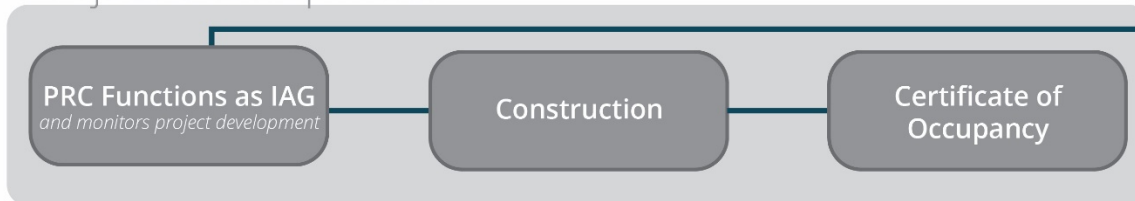
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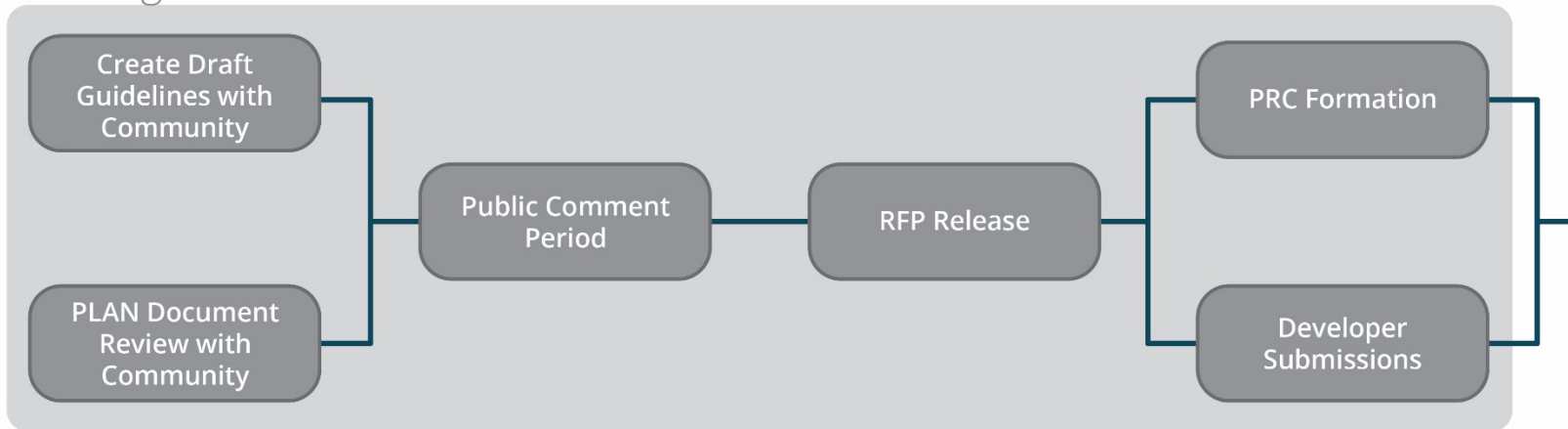


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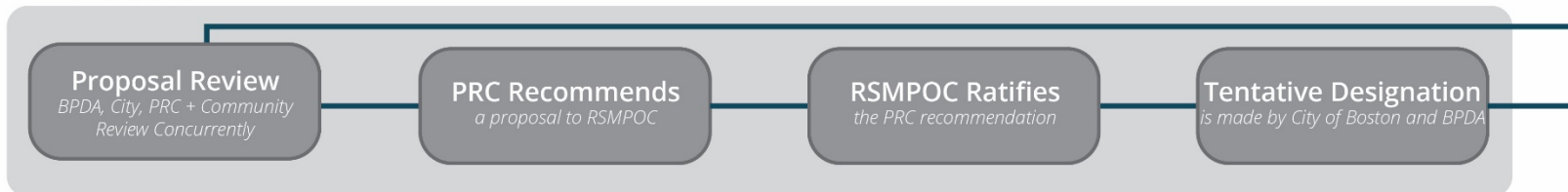


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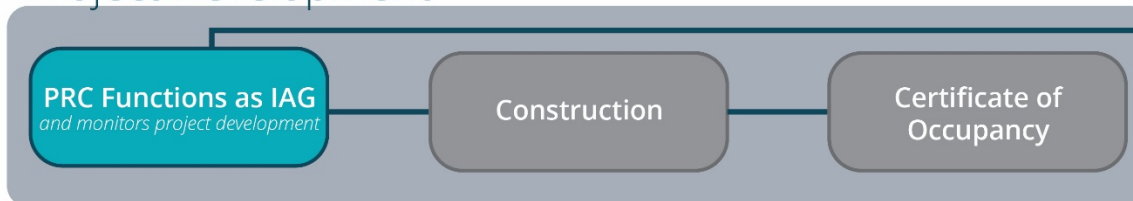
Getting Started on RFP Process



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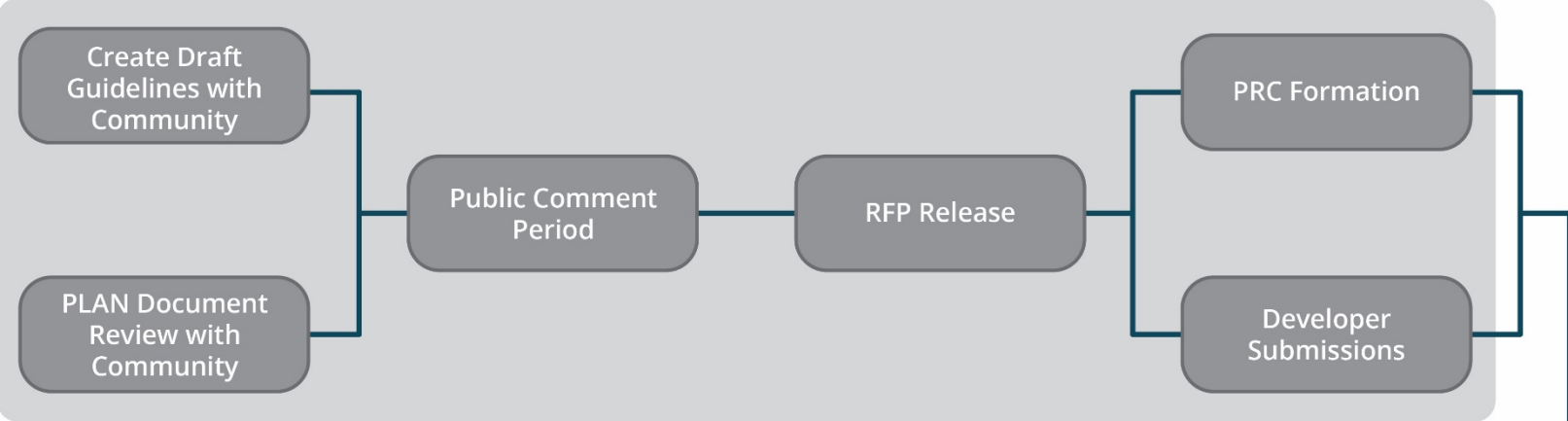


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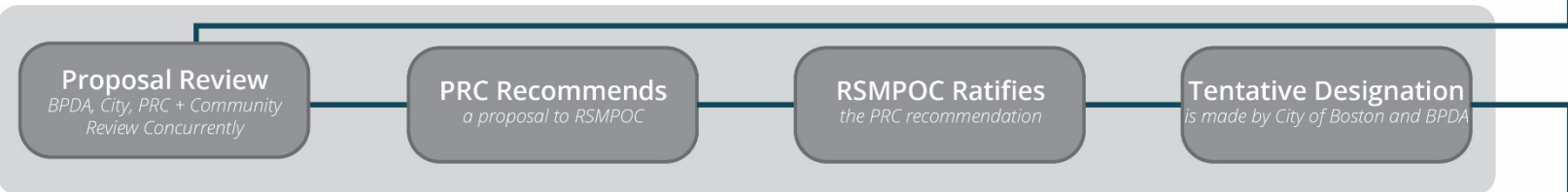


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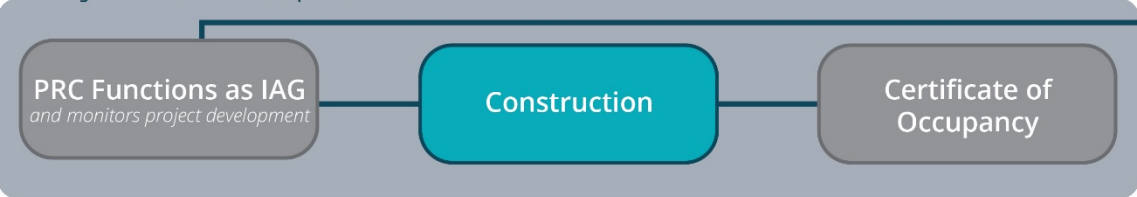
Getting Started on RFP Process



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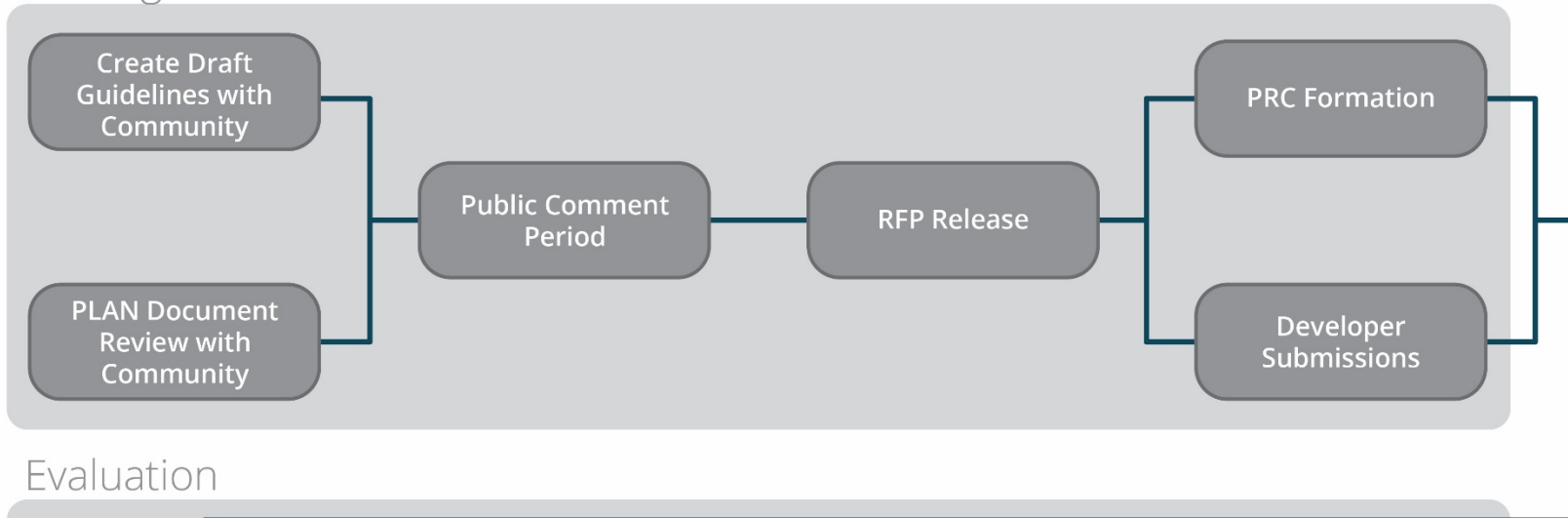


Project Development

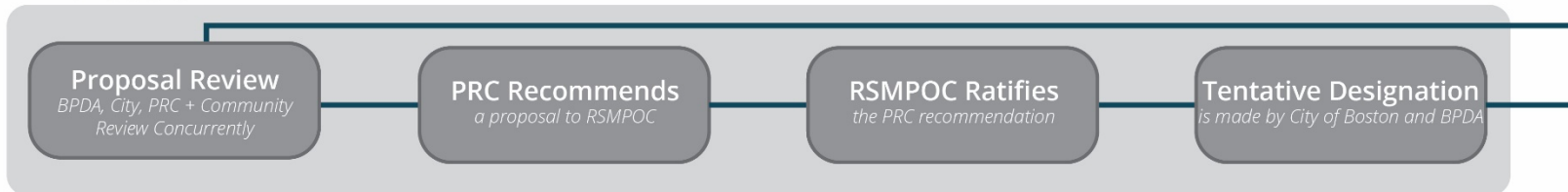


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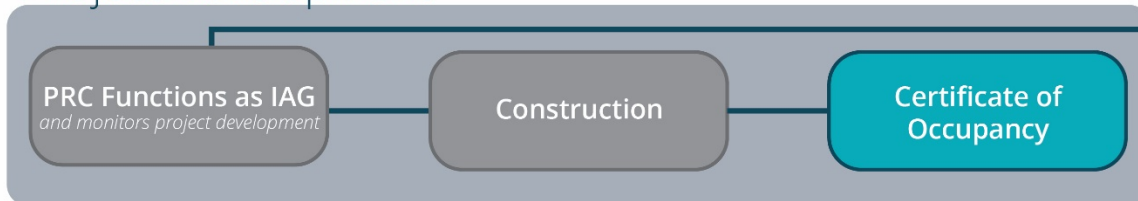
Getting Started on RFP Process



Evaluation



Project Development



Evaluation Criteria

PRC + Community Evaluation Criteria (7)

- Development Concept
- Design Concept
- Sustainable Development
- Diversity and Inclusion
- Development without Displacement
- Good Job Standards
- Additional Benefits

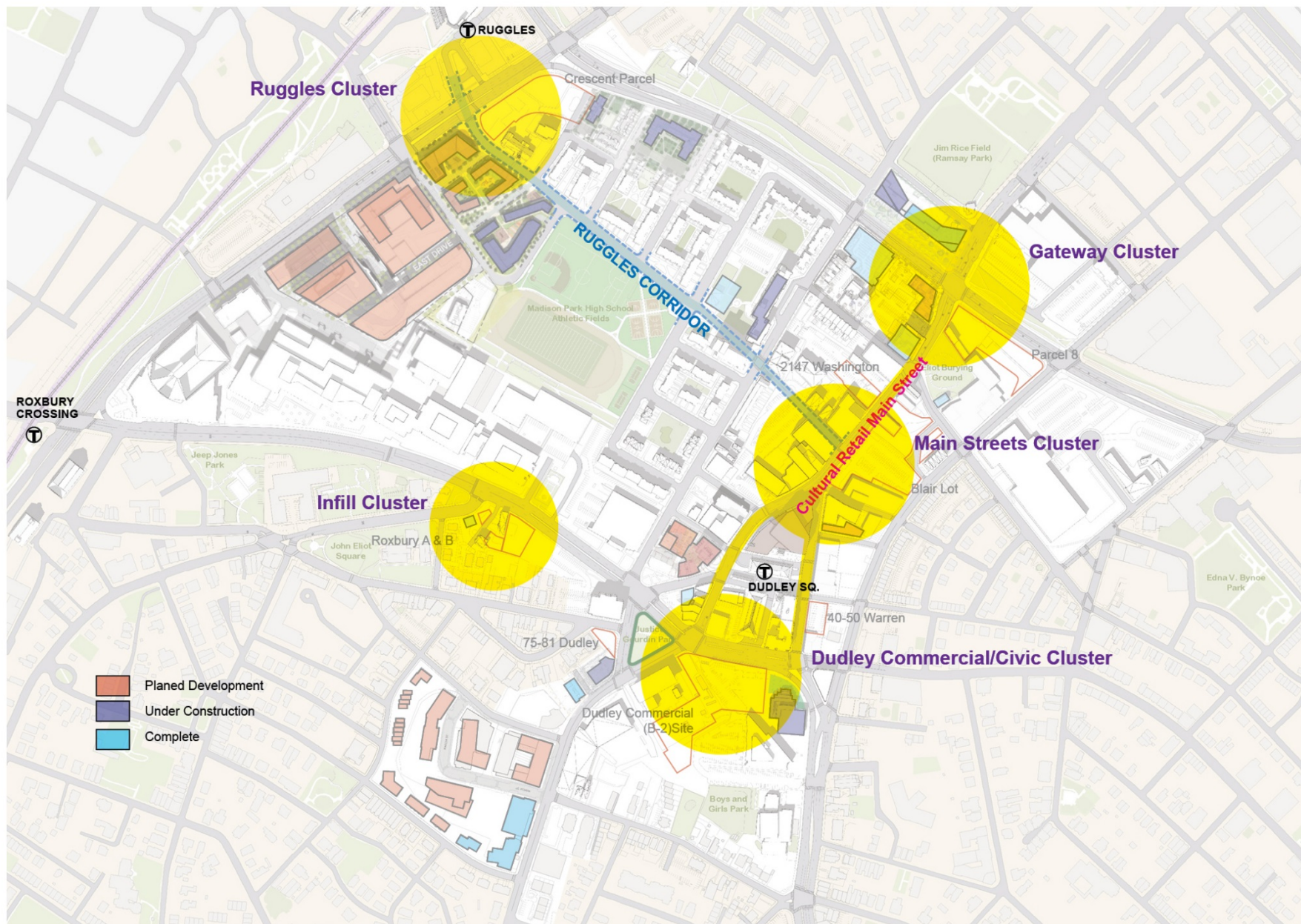
Other Evaluation Criteria (4)

- Development Team Experience
- Development Timetable
- Financial Capacity
- Development and Operating Cost Feasibility

Why are we here tonight?

- **Continue the PLAN: Dudley Process**
- **Look at development guidelines and objectives that came up during the process**
 - Crescent Parcels
 - Malcolm X & Putnam Parcels
- **Ask questions and provide feedback**

PLAN: Dudley Square Urban Design



PLAN: Dudley Square

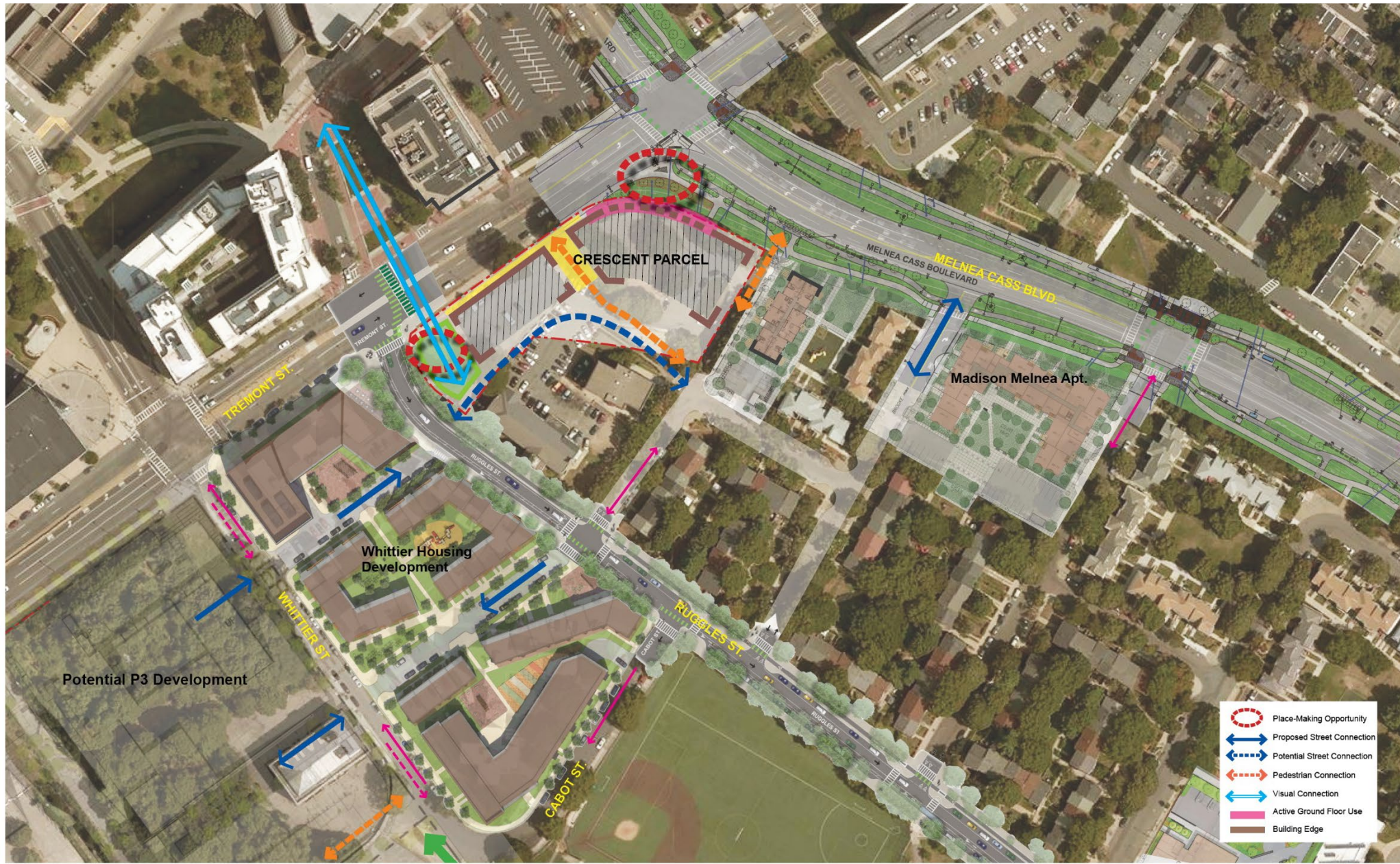
Preserve. Enhance. Grow.



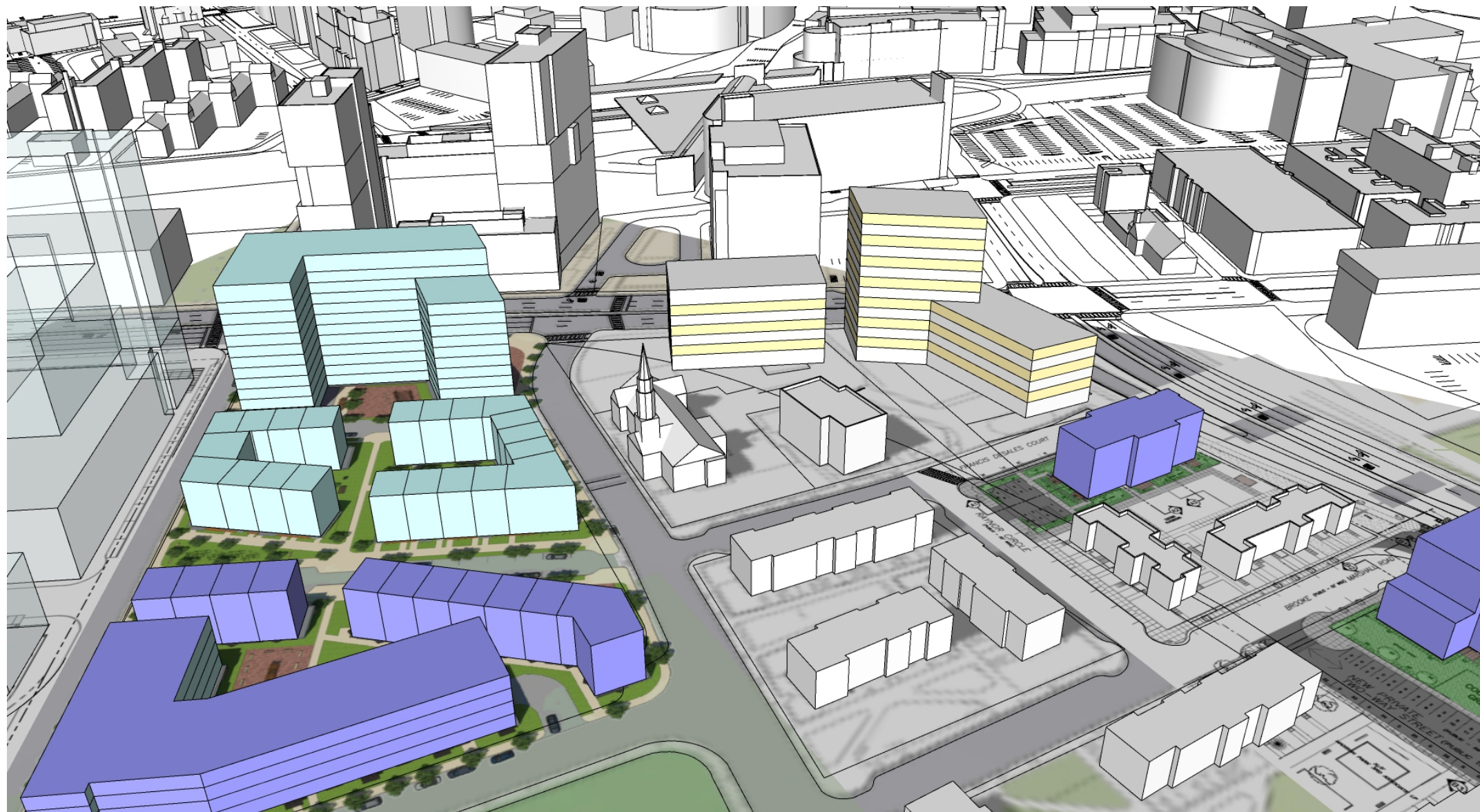
Crescent



Crescent



Crescent



Crescent



505 ATELIER ON TREMONT STREET @150 FT.



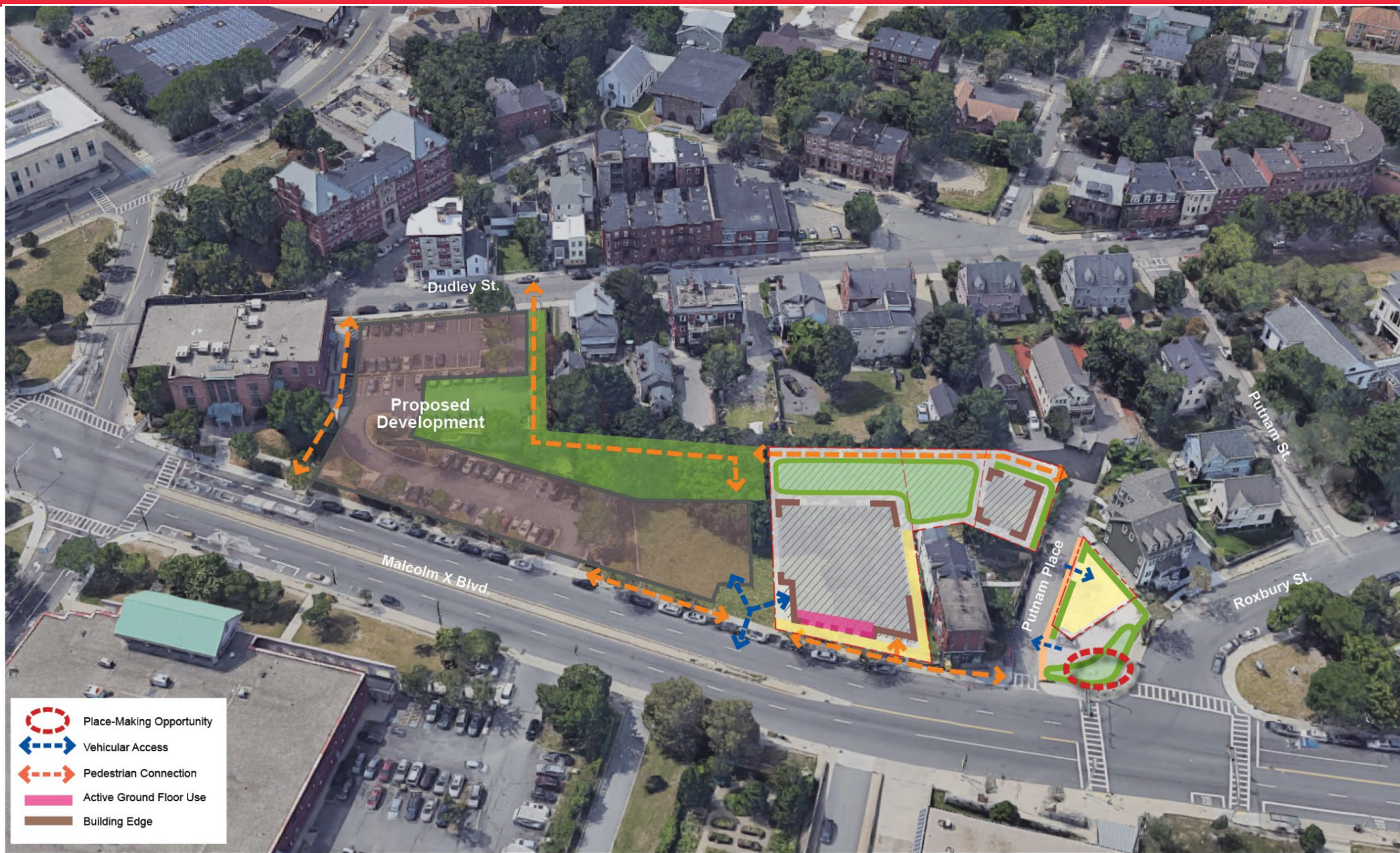
WHITTIER STREET HEALTH CENTER @ 65 FT.



Malcolm X & Putnam

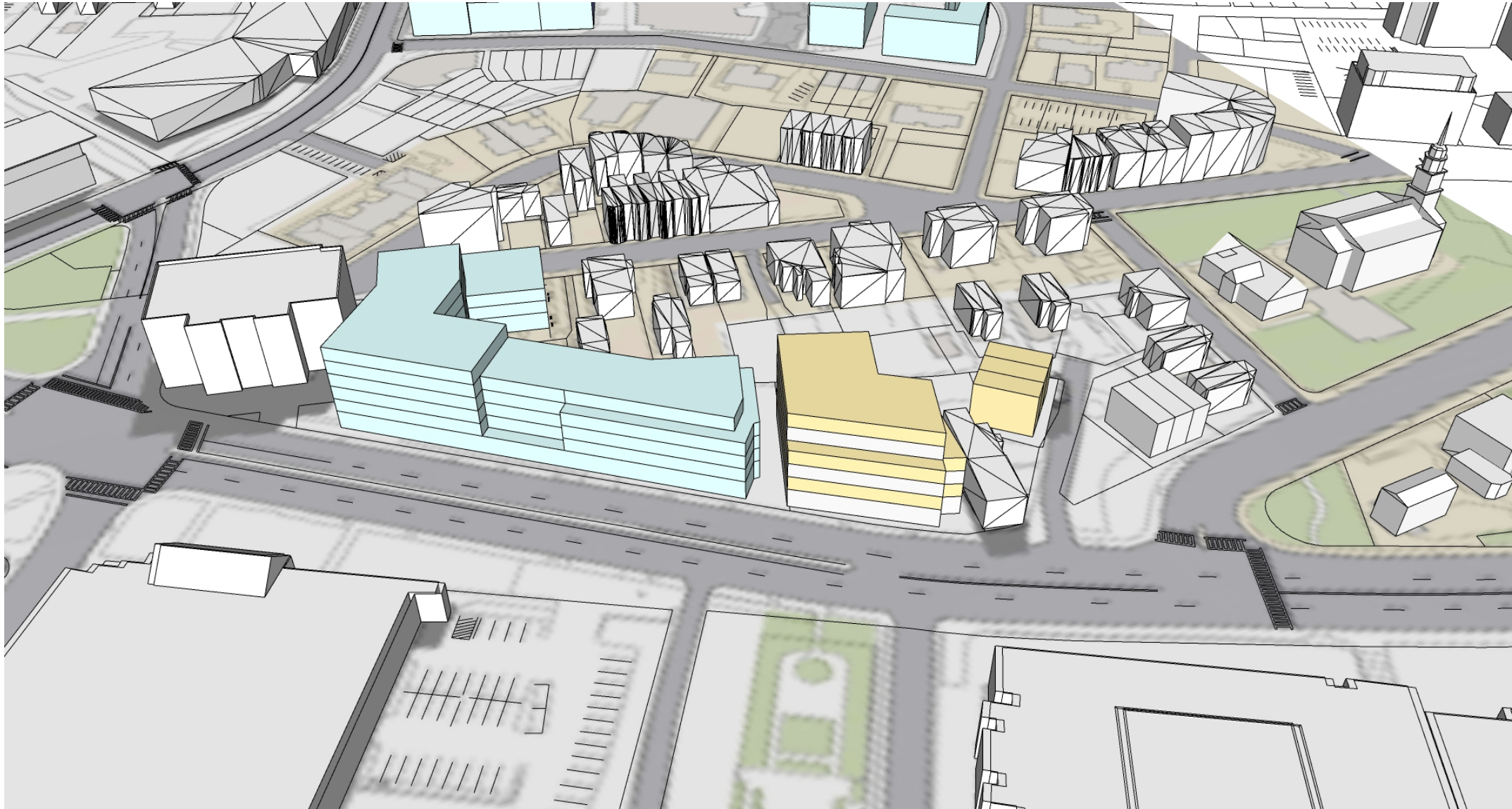


Malcolm X & Putnam

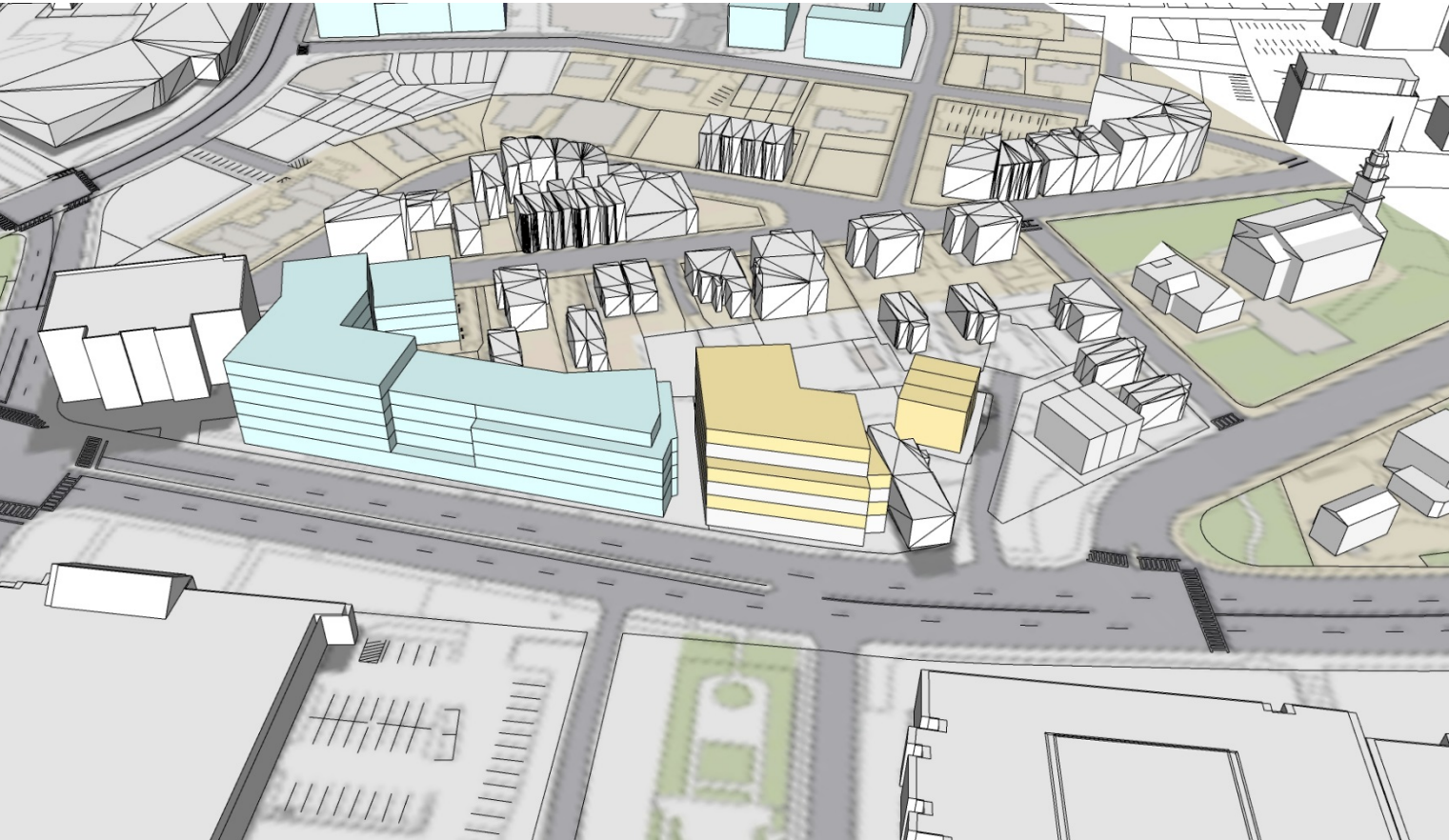


- Place-Making Opportunity
- Vehicular Access
- Pedestrian Connection
- Active Ground Floor Use
- Building Edge

Malcolm X & Putnam



Malcolm X & Putnam



Upcoming Meetings and Important Information

October 28, 2019

- Request nominations for PRC from Elected Officials

November 4, 2019

- RSMPOC Meeting (Bolling Building School Committee Room) – last RSMPOC meeting of the year

November 18, 2019

- Tentative next PLAN: Dudley Workshop

December 2, 2019

- PRC Nominations due

January 6, 2019

- RSMPOC Meeting (Bolling Building – 2nd Floor)