



# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

June 6, 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**

**JUNE 6, 2016**

**JULY 11, 2016**

**SEPTEMBER 12, 2016**

**OCTOBER 3, 2016**

**NOVEMBER 7, 2016**

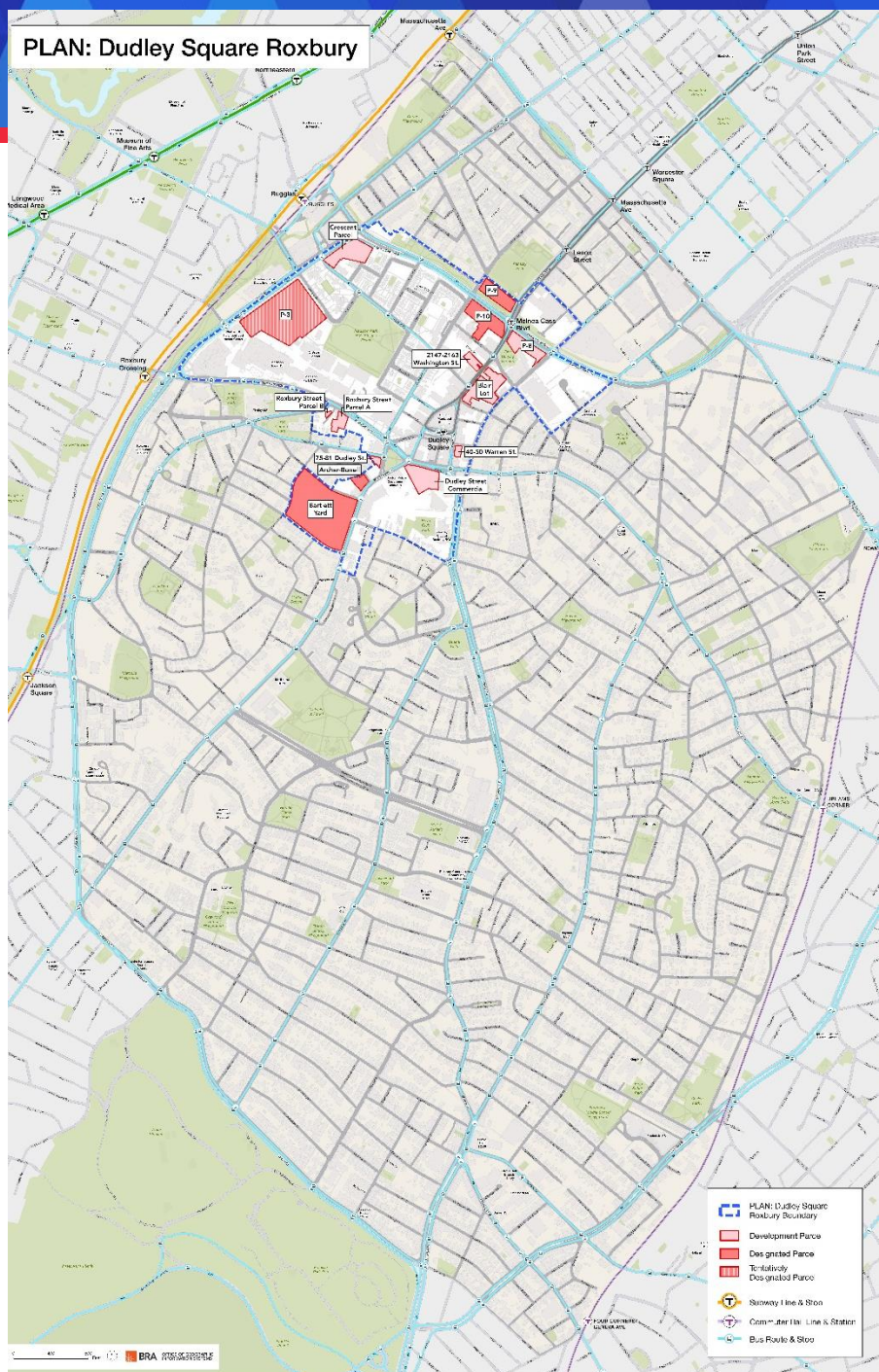
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## PLAN: Dudley Square update

## STUDY AREA CONTEXT

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

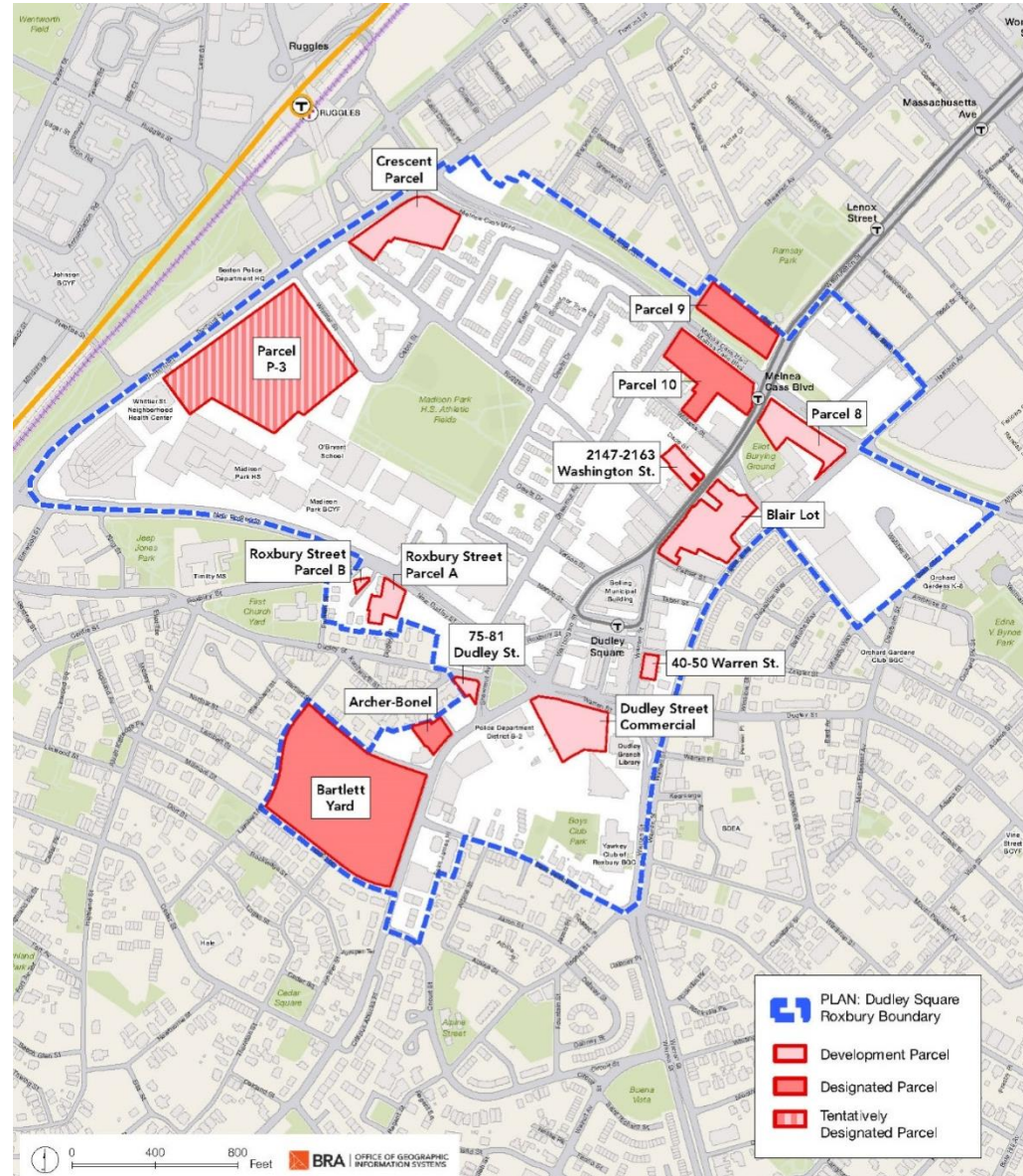
Roxbury Map with PLAN Study Area



## STUDY AREA BOUNDARY

-  PLAN: Dudley Square Roxbury Boundary
-  Development Parcel
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*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

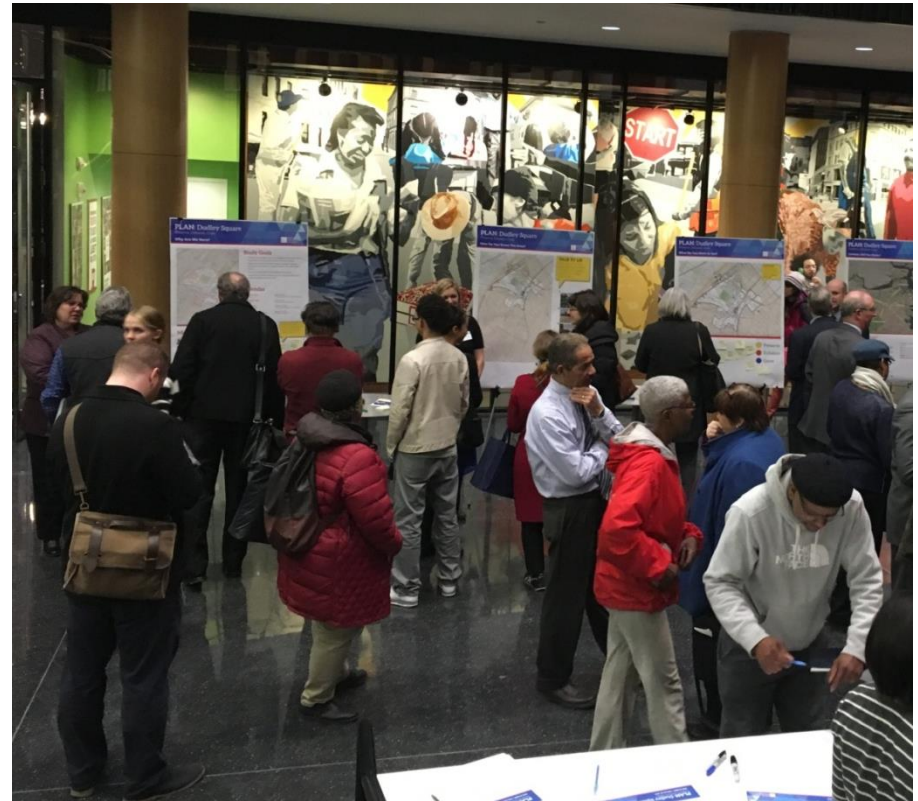
*“Emphasis on community benefits”*

*“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

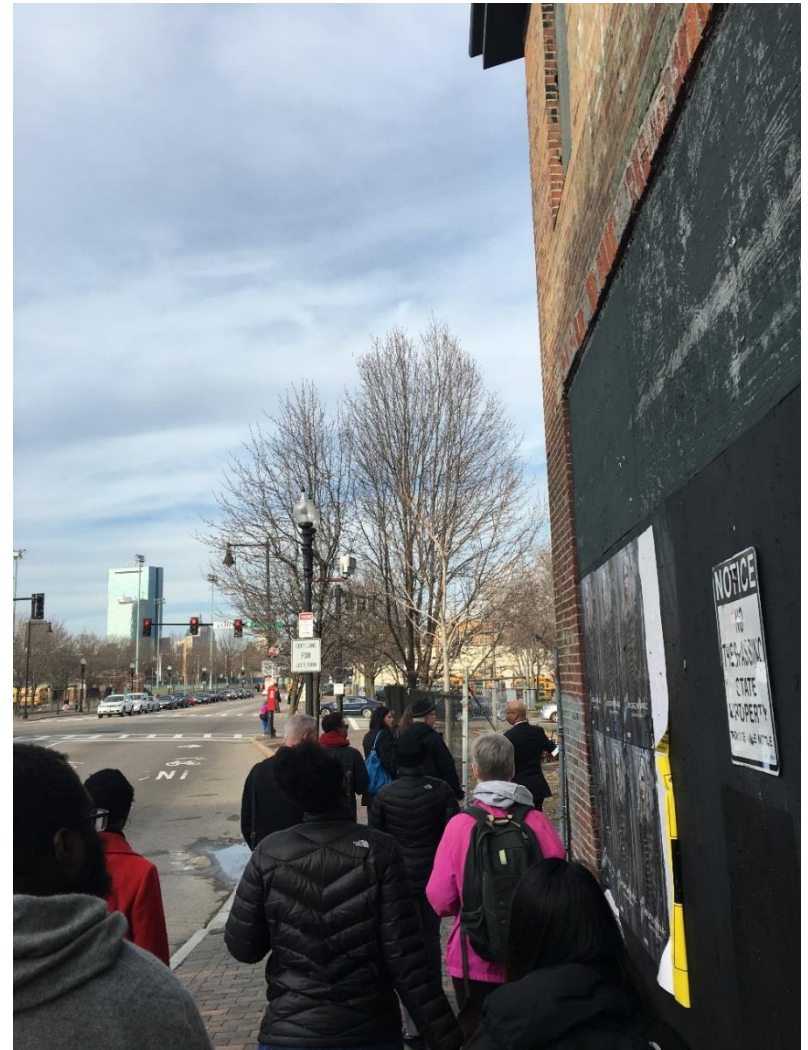
### General Comments

*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”*

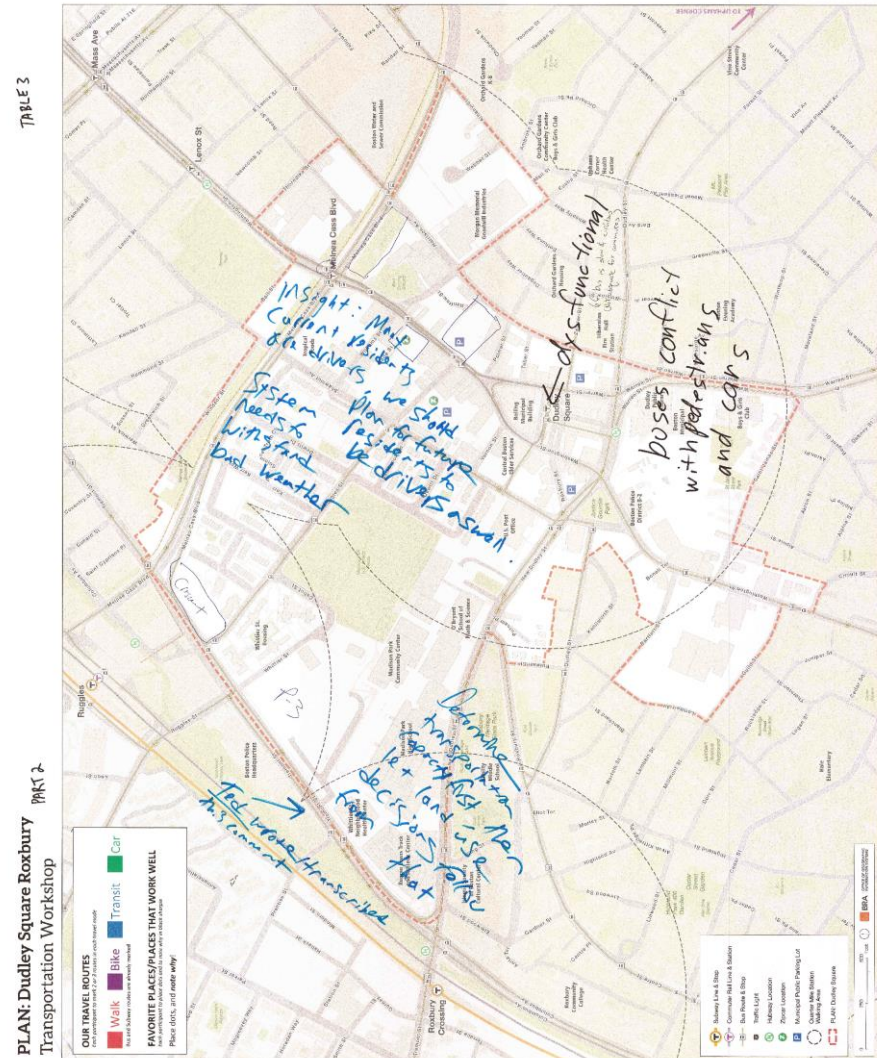
*“Better street lighting on Ruggles Street”*

*“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”*



## ASSESSING WHAT WE HEARD & NEXT STEPS WORKSHOP

May 26, 2016

### General Comments

*Introduce a Roxbury cultural district and historical center*

*Dedicate resources from disposition towards other programs that drive economic growth, beyond non profits*

*On Tremont St (and everywhere), provide bus shelters and benches*

*Encourage housing that allows families to stay and grow, and young graduates to live*

*At Blair lot – create walkable community*



## PREVIEW: ECONOMIC & WORKFORCE DEVELOPMENT WORKSHOP

June 20, 2016

### Workshop Focus

The Boston Redevelopment Authority in collaboration with the Mayor's Office of Economic Development will host an Economic Development and Workforce Development Workshop as part of PLAN Dudley.

The focus of the workshop will be:

1. To discuss aspects of the **economic landscape** within the district;
2. To share the City's **programs and strategies** for **economic development** and **workforce development**;
3. To discuss exploring and integrating **career paths for economic mobility**; and
4. To learn about the economic principles that may **inform future Request for Proposal (RFP) creation and development priorities**.

## 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**

*Discuss Preferred Development  
Guidelines Workshop*

**AUGUST 1, 2016**

*Review Final Development &  
Implementation Strategy Workshop*

**AUGUST 11, 2016**

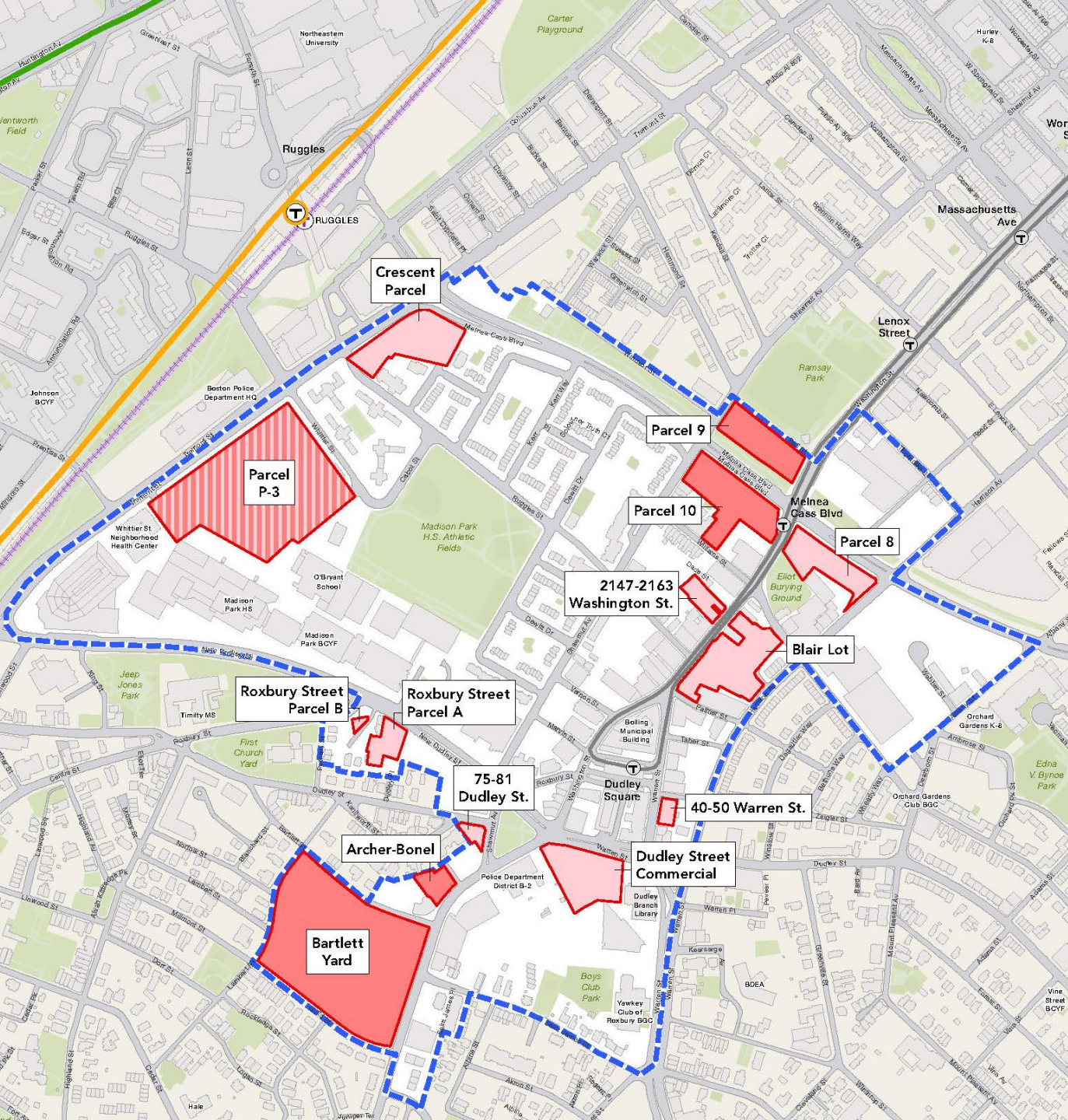
*Tentative BRA Board Review*




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**Development project updates by BRA**

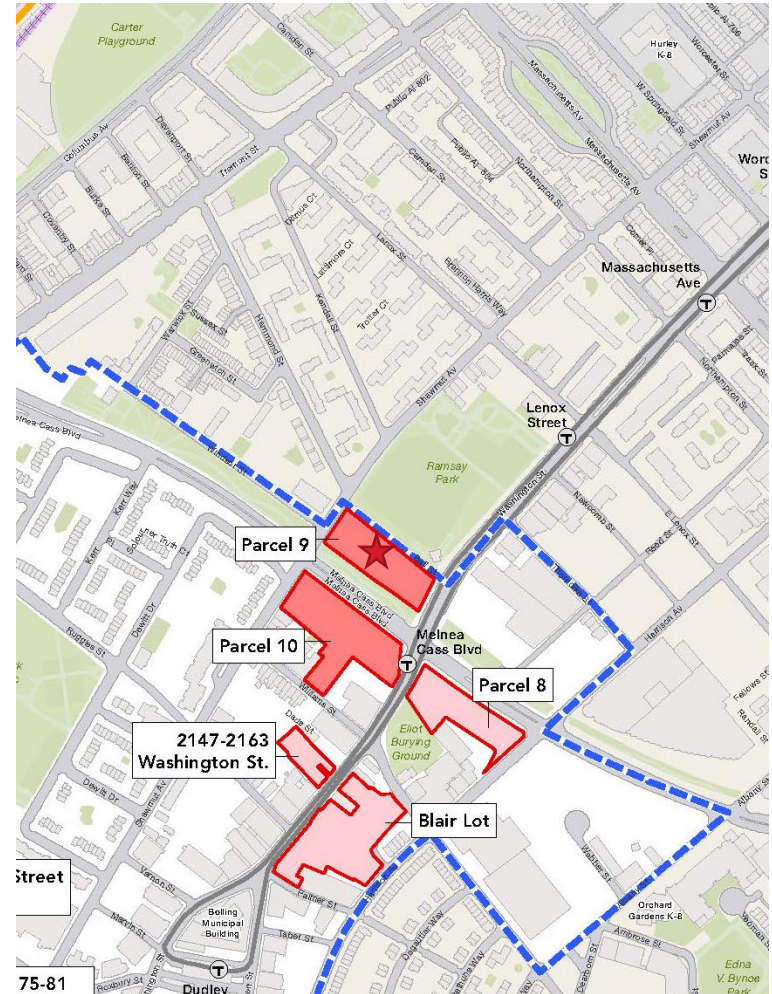


-  **PLAN: Dudley Square Roxbury Boundary**
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# MELNEA HOTEL AND RESIDENCES (DESIGNATED)

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
<b>Total Development</b>	<b>137,250 sf</b>
<b>Total Development Cost</b>	<b>\$45 M</b>



## Project update:

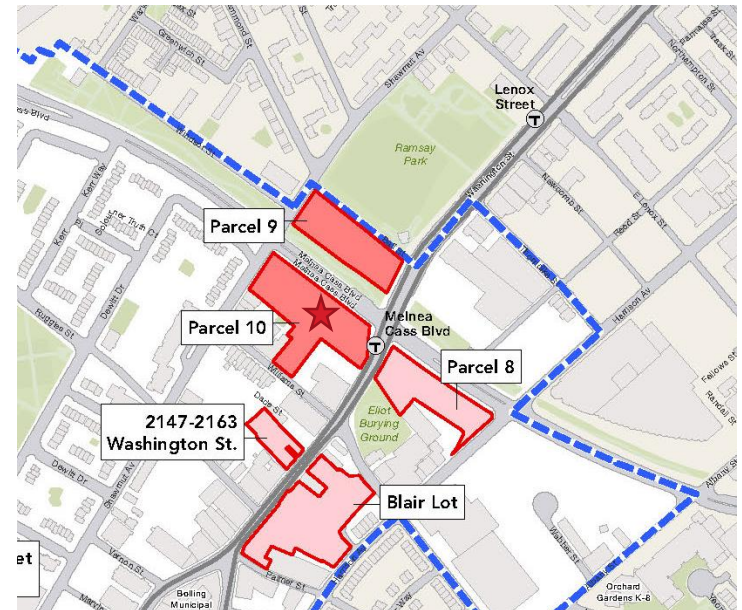
Schedule: Groundbreaking Fall 2016

# MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

Name of development entity: Madison Tropical

Program Component	Size*
Office/retail building	59,000 sf
<b>Total Development Cost</b>	<b>\$52 M</b>

\* Sq Ft. or Units as applicable



## Schedule:

2101 Washington St. – Construction Started May 2016

2101 Washington St. – Full Occupancy Summer 2017

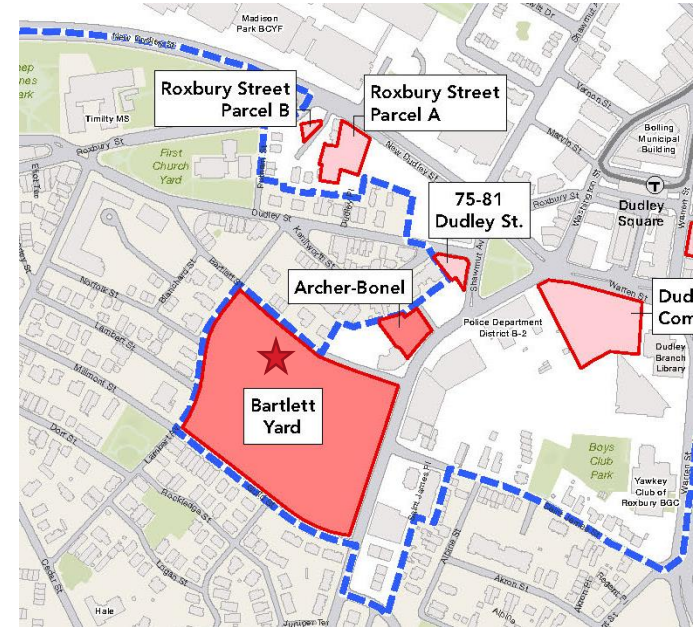
2085 Washington St. – Preconstruction and Marketing Underway

# BARTLETT PLACE (DESIGNATED)

Name of Development Entity: Bartlett Place, LLC

Program Component	Size*
Commercial	54,000 sf
Residential	323 units
Surface Parking	92 spaces
<b>Total Development Cost</b>	<b>\$137 M</b>

\* Sq Ft. or Units as applicable



## Project update:

Residential & Retail Construction – Start September 2016

Infrastructure Construction – June 20, 2016 (on target)

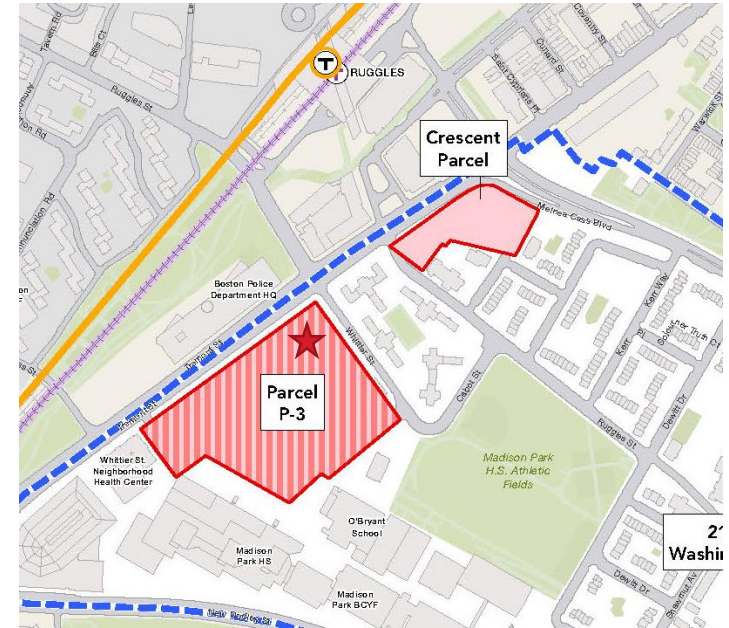
# TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
<b>Phase 1</b>	
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
<b>Phase 2</b>	
Office	105,600 sf
Additional Parking	125 spaces
<b>Total Development Cost</b>	<b>\$319 M *</b>

## Schedule:

PRC Meeting– June 23, 2016



*\*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).*

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**RSMPOC comments**

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Community input