



# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

May 1, 2017

# AGENDA

- 1. Reiterate committee scope and responsibilities**
- 2. PLAN: Dudley Square Highlights**
- 3. Development Highlights**
- 4. Whittier Choice Updates**
- 5. Rio Grande Development Overview**
- 6. RSMPOC Comments**
- 7. Community Input**

# FULL RSMPOC MEETING CALENDAR

First Monday of the month:

JANUARY 9, 2017

FEBRUARY 6, 2017

MARCH 6, 2017 (*Cancelled*)

APRIL 3, 2017 (*Cancelled*)

MAY 1, 2017

JUNE 5, 2017

JULY 10, 2017

SEPTEMBER 11, 2017

OCTOBER 2, 2017

NOVEMBER 6, 2017

# 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.

# 2

---

**PLAN: Dudley Square Highlights**

## REASONS FOR PLAN: DUDLEY SQUARE

Open House

Walking Tour

Visioning

Transport. & Public Realm

Economic Development Planning

Housing Analysis Planning

Development Goals & Tools

Preferred Development Guidelines

### Capacity Building

#### What

- Review current conditions, trends, & key metrics
- Discuss priorities & values

#### Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)

### Community Benefits

#### What

- Discuss opportunities that advance community priorities
- Evaluate tradeoffs

#### Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)
- Next Street

### Scenario Development

#### What

- Test feasibility of opportunities
- Develop implementation priorities for RFP guidelines

#### Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)
- Next Street

### RFP Guideline Review

#### What

- Review recommended RFP guidelines for economic development

#### Who

- Residents & stakeholders
- Boston Redevelopment Authority (BRA)
- Office of Economic Development (OED)
- Next Street

## ORIGINAL 2004 MASTERPLAN GOALS

- Enhance **civic & cultural life** in the neighborhood
- Promote **diverse & sustainable growth** with jobs for local residents
- Ensure **safe & efficient public** and **private transportation**
- Expand & improve **housing for a variety** of socioeconomic and age groups
- Create a **safe, comfortable, & lively public realm** that reflects the diversity of local residents
- Increase **community participation** and empowerment through increased accountability of government, and institutions and businesses

## PRIORITIZATION

February 27, 2017



### Affordable Housing

+	<b>Prevent Displacement:</b>	
	Prevent displacement and ensure that families who have made this neighborhood their home for generations can afford to stay here.	
	<b>Existing Residents:</b>	
	Establish that existing residents should be the primary recipients of the benefits that come from new growth in the neighborhood.	
	<b>Mixed-Income Housing:</b>	
	Housing should include a mix of affordable, moderate and market rate.	
	<b>Workforce Housing:</b>	
Increase housing security for the next generation through more workforce targeted ownership opportunities in the neighborhood.		
+	<b>Diverse Housing Options:</b>	
	Accommodation of a variety of household types and family sizes should be provided (i.e., accessible units, opportunities for multigenerational, millennial housing).	

### Job Creation

+	<b>Future High-Skilled Jobs:</b>	
	Attract new jobs for the future and create a longer-term educational and training pathway for neighborhood residents to succeed in these new jobs, without leaving them behind.	
	<b>Anchor Business or Institution:</b>	
+	Attract an anchor business to make Dudley Square a new nexus for business and growth to support new retail, services, and restaurant activities.	
	<b>Jobs that Match Current Resident Skill Levels:</b>	
	Create well-paying jobs that more closely match the skill levels of current residents, focusing on shorter-term job training programs, such as light industry or entry-level office work.	
	<b>Livable Wages:</b>	
	Increase access to livable wages.	



### Results:

1. Job Creation
2. Affordable Housing
3. Ownership
4. Destination
5. Arts, Culture and History

## HOUSING CREATION WORKSHOP

March 20, 2017 – Data Snapshot

### Risk of Displacement

Of the estimated **1,370 households** in the PLAN: Dudley Square SPA, risk of displacement varies.



**Low Risk**  
73%

1,000 Households living in income-restricted housing



**Moderate Risk**  
14%

190 Renters making more than \$75,000



**Increasing Risk**  
< 1%\*

Homeowners making below \$50,000

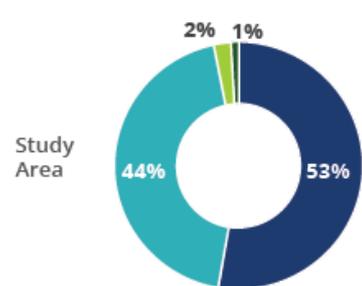


**Elevated Risk**  
13%

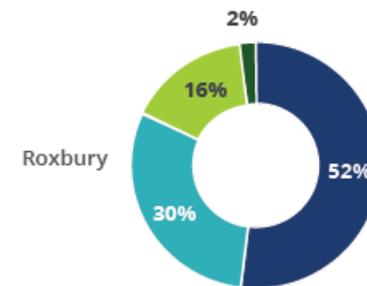
175 Households in market rate rental housing making below \$75,000.

### Income Restriction in Rental & Homeownership

*Including existing and approved*

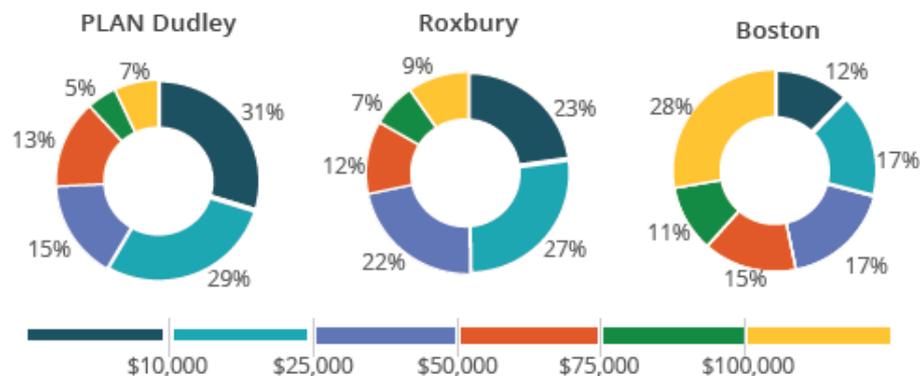


Total Income Restricted - 54%



Total Income Restricted - 54%

### Household Income



### Legend



## HOUSING CREATION WORKSHOP

March 20, 2017

### Homeownership Affordability Levels



Write the group's comments here

*already*  
Homeownership for income levels in the community, opportunities to move up to higher income levels; consider option to buy but the affordability restriction (after 20 years) → bridge program

### Rental Affordability Levels

Table Number/Facilitator Name *CECILIA*



Write the group's comments here

*So people who are already here can rent + stay here*

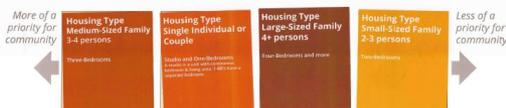
### Homeownership & Rental



Write the group's comments here

Homeownership provides wealth creation and that is needed here  
Homeownership provides roots in the community + stability

### Housing Type



Write the group's comments here

3 bedrooms are hard to find in the city; studio + 1 bedrooms because it is ~~very~~ difficult to find them at affordable levels

### Homeownership Affordability levels:

- The majority of groups prioritized moderate, then middle income, then market rate homeownership.

### Rental Affordability levels:

- The majority of groups prioritized low income, then moderate income, then market rate rental.

### Homeownership vs. Rental:

- A clear preference was shown for homeownership over rental.

### Housing Type:

- Small and medium sized families were prioritized the highest across groups, while large family units 4+ bedrooms was considered less of a priority.
- There was a split between groups regarding single or couple housing. However, no groups placed it as the highest priority



## ECONOMIC DEVELOPMENT WORKSHOP

April 24, 2017 – Data Snapshot:

### Current Existing Conditions Educational Attainment

Residents age 25+



### Growing in Boston

Five Growing Occupations with Level of Education and Median Wages

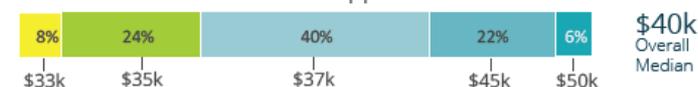
Business and Financial Operations



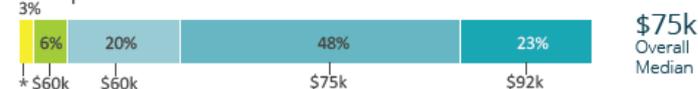
Healthcare Practitioners and Technical



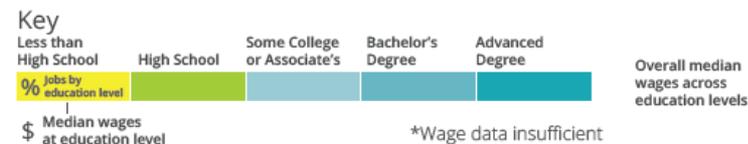
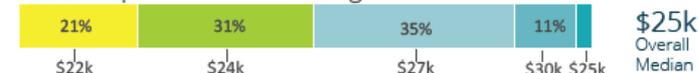
Office and Administrative Support



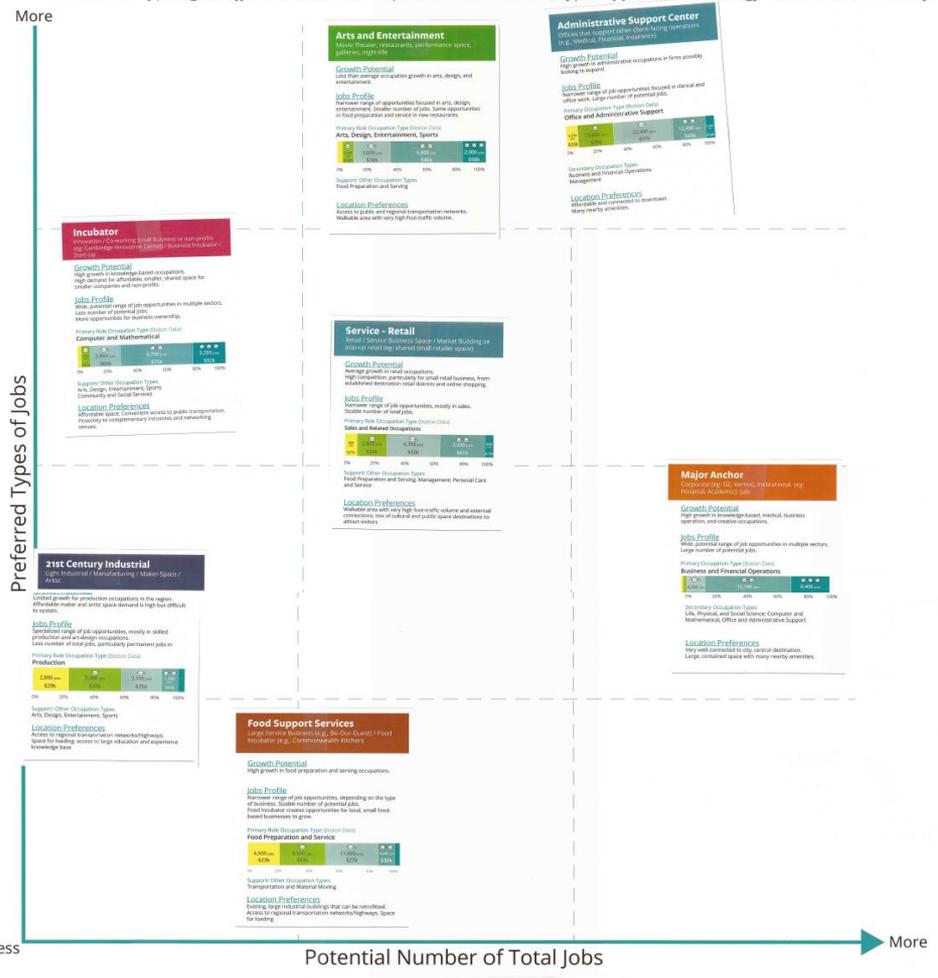
Computer and Mathematical



Food Preparation and Serving



How are the typologies different, based on the potential number and types of jobs each typology could create in Dudley?



# Arts and Entertainment

Movie Theater, restaurants, performance space, galleries, night-life

## Growth Potential

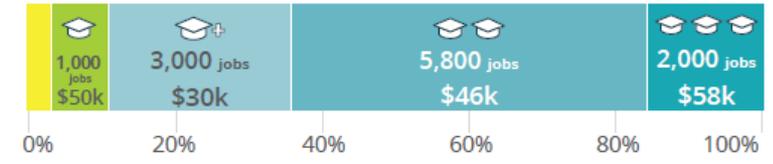
Less than average occupation growth in arts, design, and entertainment.

## Jobs Profile

Narrower range of opportunities focused in arts, design, entertainment. Smaller number of jobs. Some opportunities in food preparation and service in new restaurants.

## Primary Role Occupation Type (Boston Data)

### Arts, Design, Entertainment, Sports



## Support/ Other Occupation Types

Food Preparation and Serving

## Location Preferences

Access to public and regional transportation networks. Walkable area with very high foot-traffic volume.

What three typologies are the best fit for Dudley Square? And why?

- Administrative Support - wages + education → demographic opportunity for growth
- Arts + Entertainment - supports growing economy, makes Dudley a destination, most wanted
- Incubator - gives supply to a current need, potential growth for ↑ jobs, overall supports a business district



# Group Exercise

## RESOURCES

### Office of Workforce Development (OWD)

Contact:

Brian Norton

617-635-5283

[owd.boston.gov](http://owd.boston.gov)

### Boston Home Center

Contact:

Rob Consalvo

617-635-4663

[bostonhomecenter.com](http://bostonhomecenter.com)

### Office of Housing Stability and Emergency Assistance (OHS)

Contact:

Lydia Edwards

617-635-4200

[rentalhousing@boston.gov](mailto:rentalhousing@boston.gov)

[Boston.gov/housing/office-housing-stability](http://Boston.gov/housing/office-housing-stability)

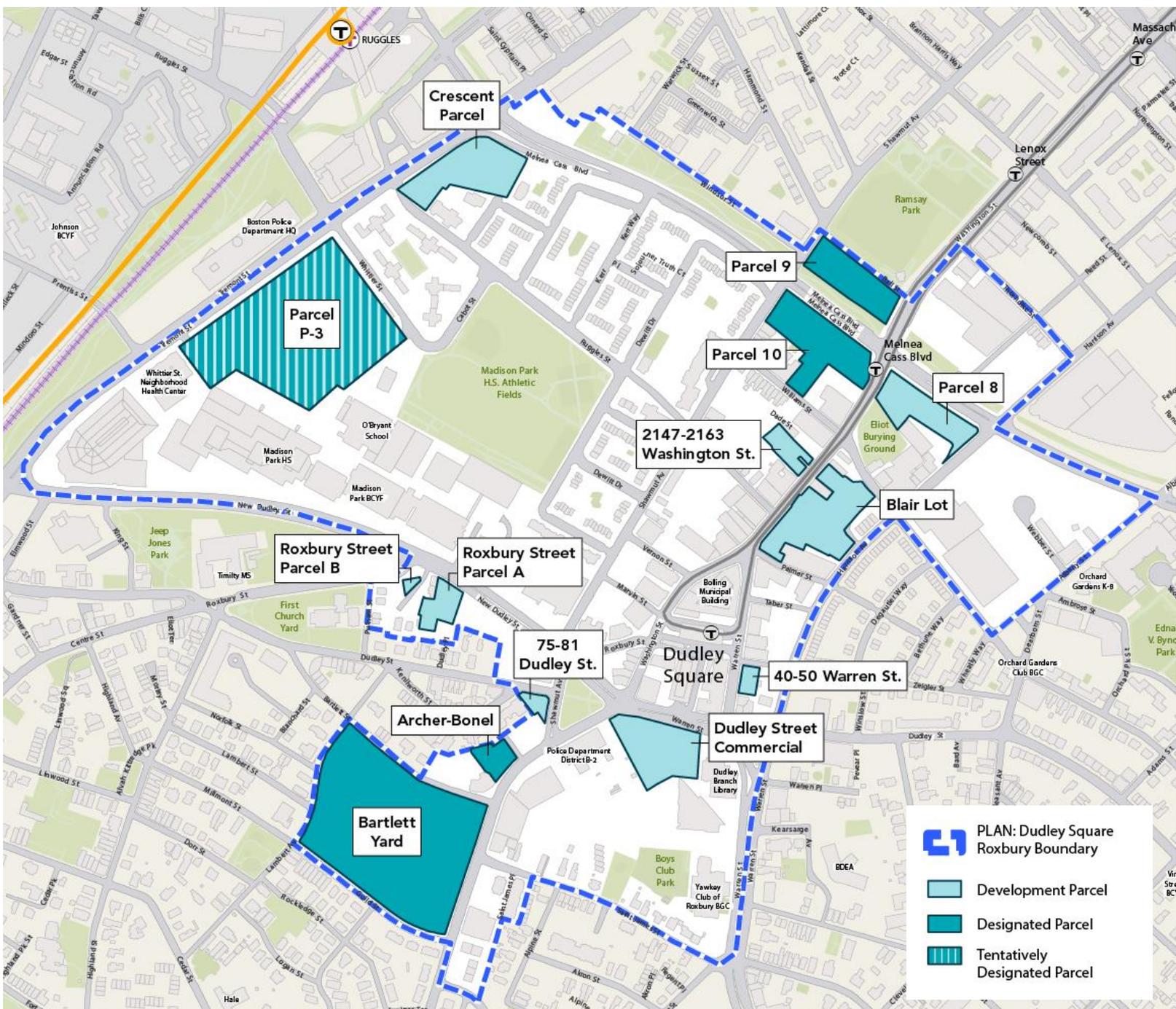
### Office of Small Business Development

Contact:

Karilyn Crockett

617-635-0355

[Boston.gov/departments/small-business-development](http://Boston.gov/departments/small-business-development)



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

## **NEXT PLAN DUDLEY SQUARE WORKSHOP**

**May 15, 2017**

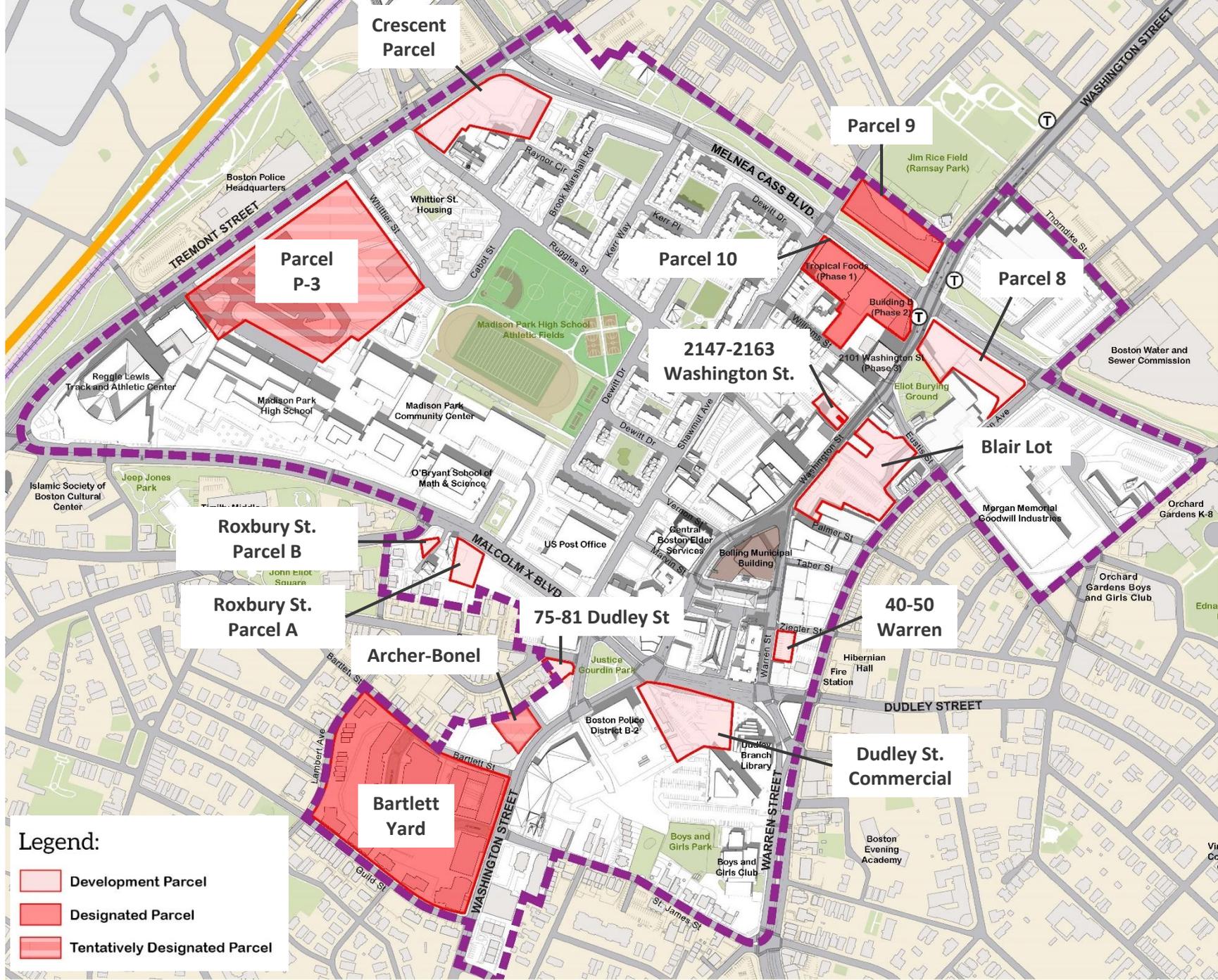
Location: Dudley Branch Library  
65 Warren St, Roxbury

5:30 – 8:00 pm Workshop

# 3

---

## Development Review Highlights



Crescent Parcel

Parcel 9

Parcel 10

Parcel 8

Parcel P-3

2147-2163 Washington St.

Blair Lot

Roxbury St. Parcel B

Roxbury St. Parcel A

75-81 Dudley St

40-50 Warren

Archer-Bonel

Bartlett Yard

Dudley St. Commercial

**Legend:**

- Development Parcel
- Designated Parcel
- Tentatively Designated Parcel

# 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
<b>Total Development Cost</b>	<b>\$137 M</b>

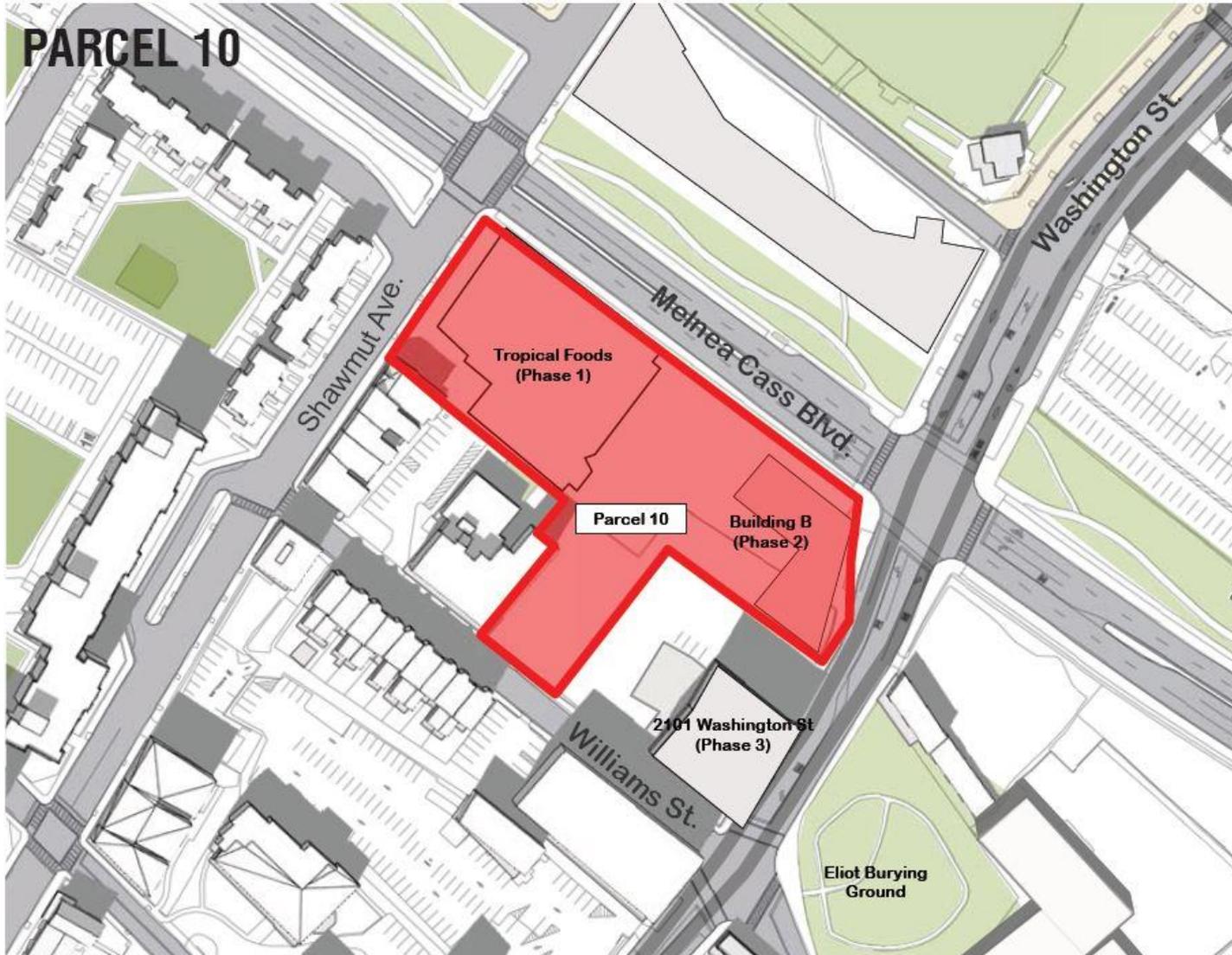


## Project update:

Residential & Retail Construction – Start September 2016

Infrastructure Construction – June 20, 2016 (on target)

# MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)



# MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

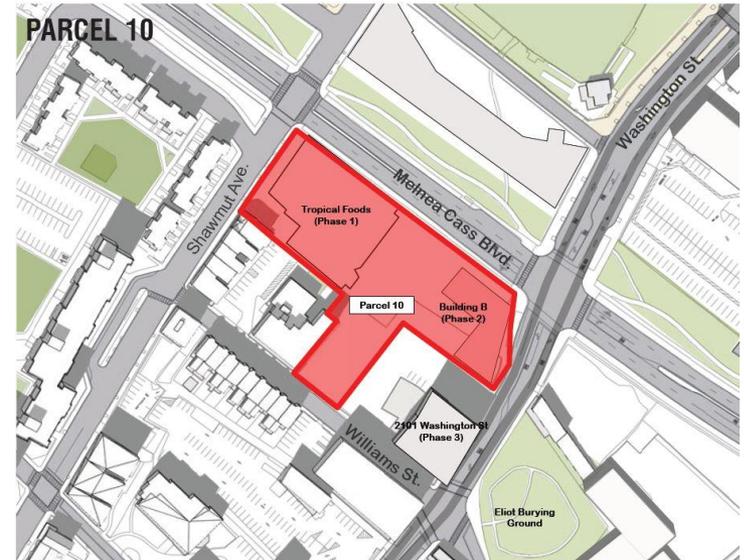
Name of development entity: Madison Tropical

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

\* Sq Ft. or Units as applicable

## Job Creation Update:

To date, 197 people have worked on construction



## Schedule:

Tentative Designation through Feb 28, 2017

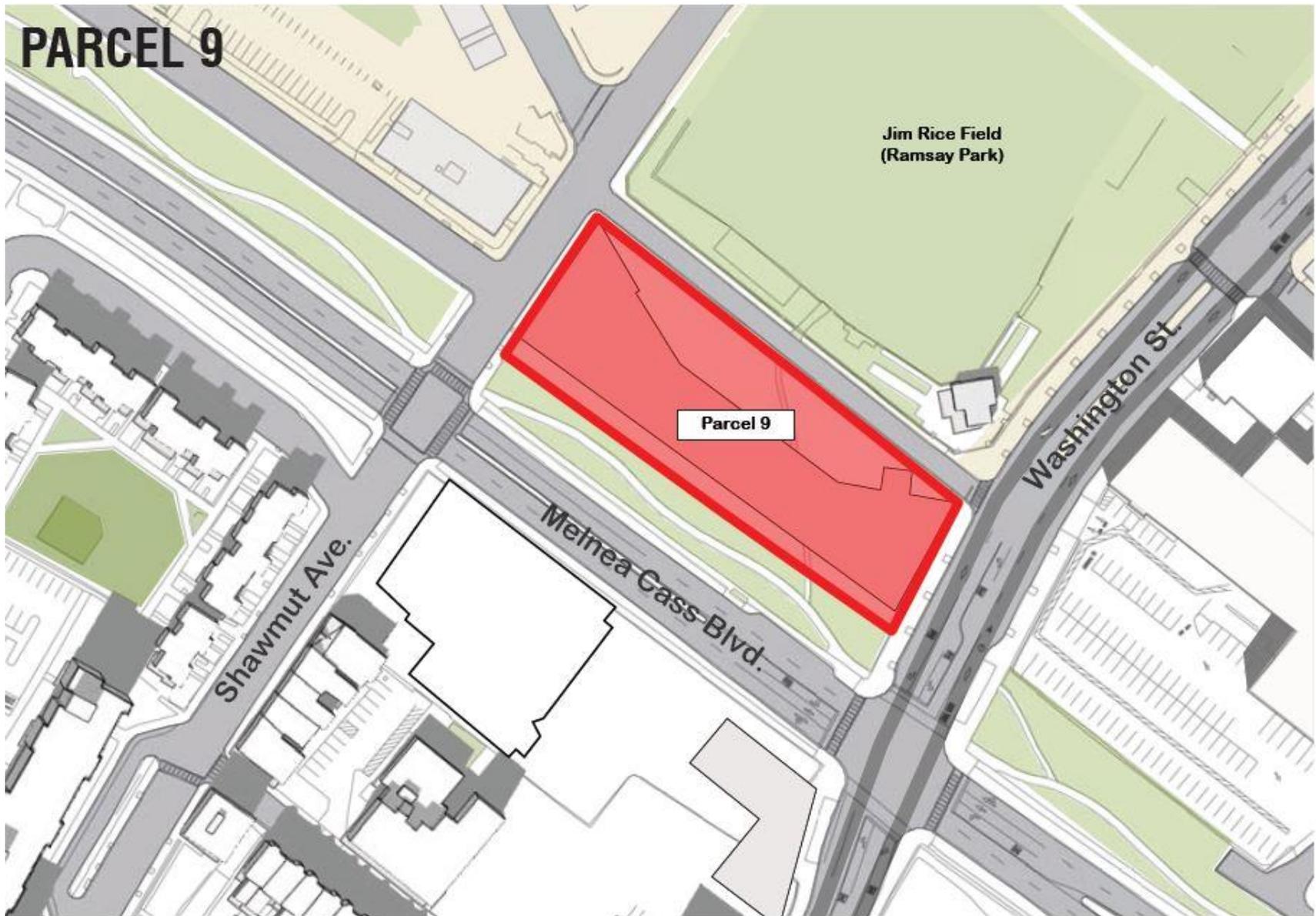
2101 Washington St. – Construction Started May 2016

2101 Washington St. – Occupancy Fall 2017

2085 Washington St. – Preconstruction and Marketing Underway

– Construction to be determined

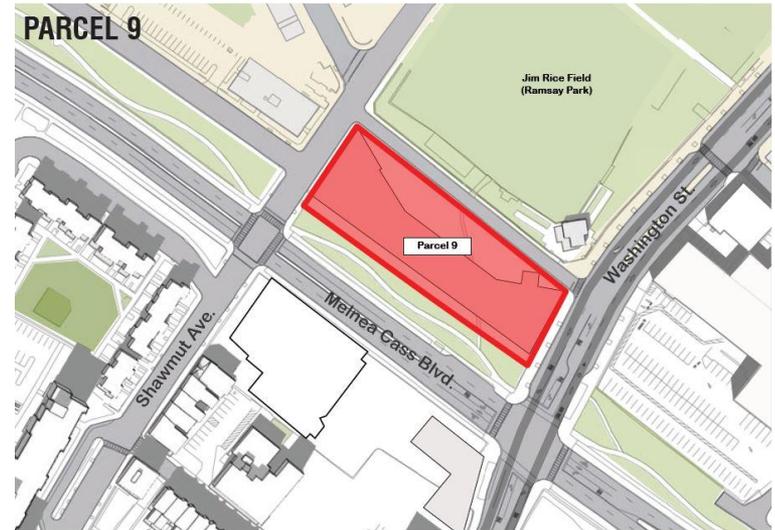
# MELNEA HOTEL AND RESIDENCES (DESIGNATED)



# 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
<b>Total Development</b>	<b>137,250 sf</b>
<b>Total Development Cost</b>	<b>± 50 M</b>



## Schedule:

### Schedule/Milestone Item

Final Designation Extension

Close on Hotel lease, financing, permits

Utility Installation (Water, Sewer, FP)

Infiltration system & drainage install

Begin Hotel Construction – Spring 2017

Residential lease, financing, permits

### Status/Anticipated Completion

Through March 31, 2017

Completed

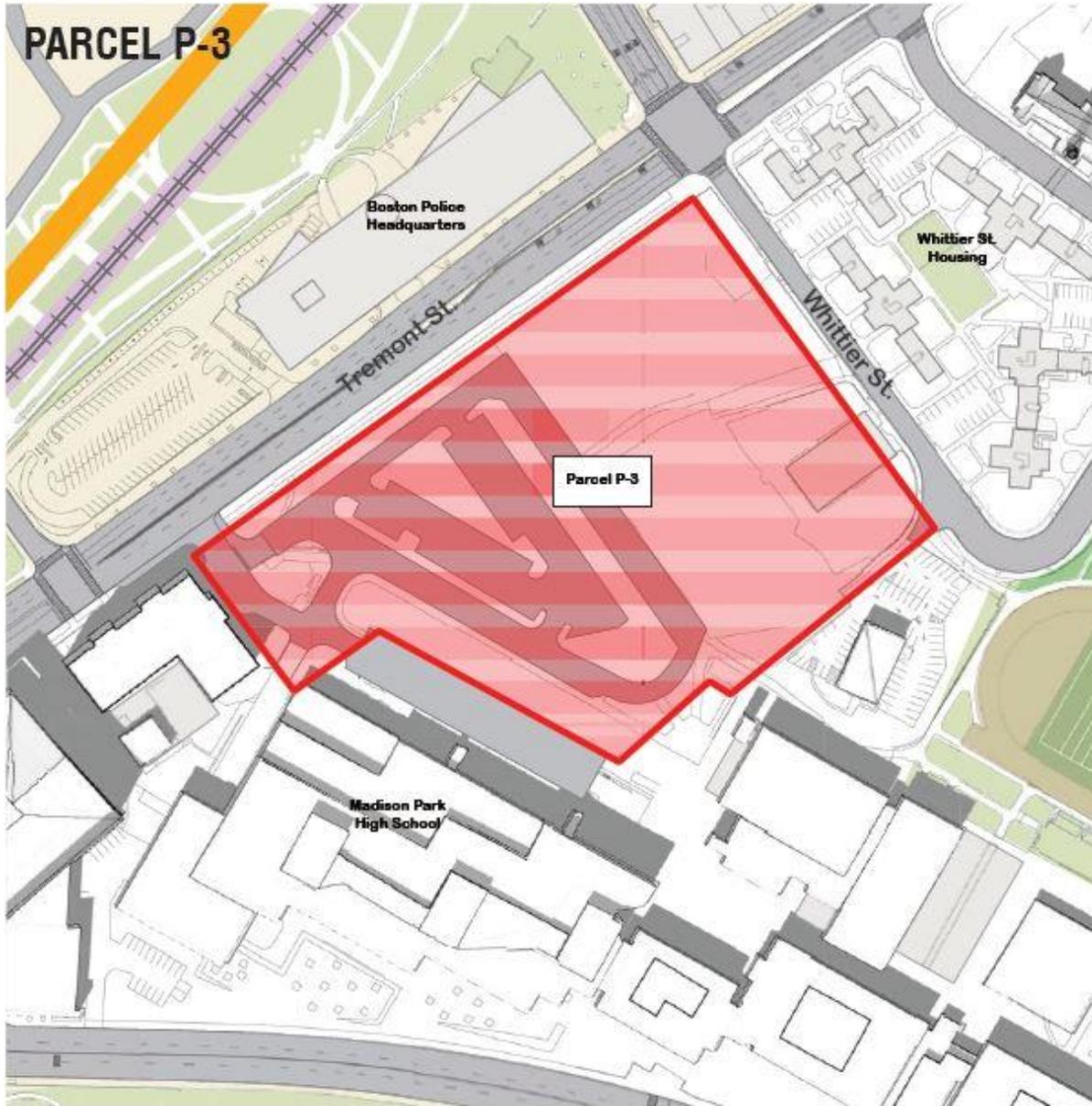
Completed

Beginning February 2017

Anticipated completion - Summer 2018

Anticipated closing date - Spring 2017

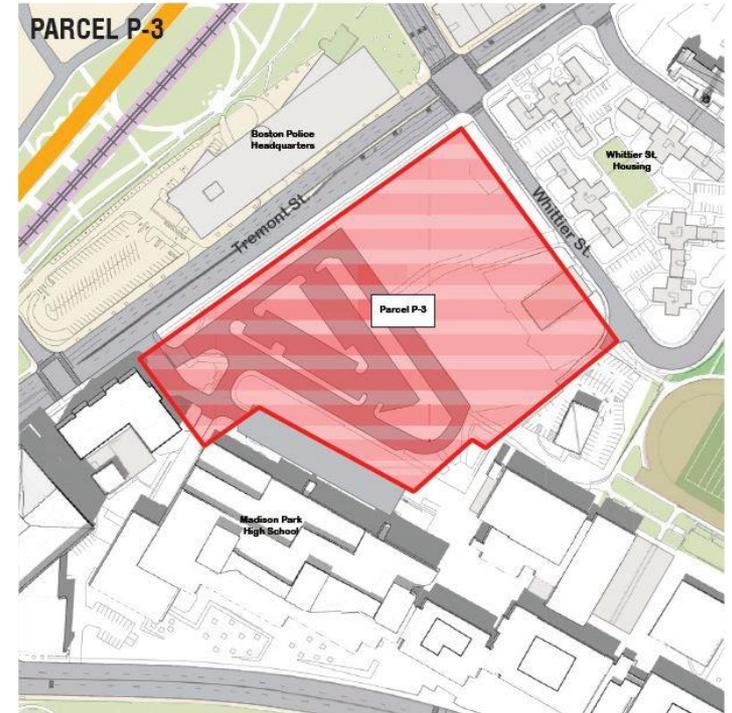
# TREMONT CROSSING (TENTATIVELY DESIGNATED)



# TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination & Neighborhood Retail	402,500 sf
NCAA Museum and Exhibition Space	31,000 sf
Tremont Street - Multifamily Residential	270,000 s/f (300 units)
East Drive - Multifamily Residential	374,000 s/f (418 units)
Whittier Townhouses	9400 sf (9 units)
Project Parking	1,371 spaces
Office	108,00 sf
<b>Total Development Cost</b>	<b>\$319 M *</b>



*\*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:

Tentative Designation through - May 31, 2017

BPDA Board Approval- Article 80, Large Project Review - March 2, 2017

MEPA (Massachusetts Environmental Policy Act) Approval - March 3, 2017

# 4

---

## Whittier Choice Updates

# Whittier Choice Neighborhood Transformation Plan



---

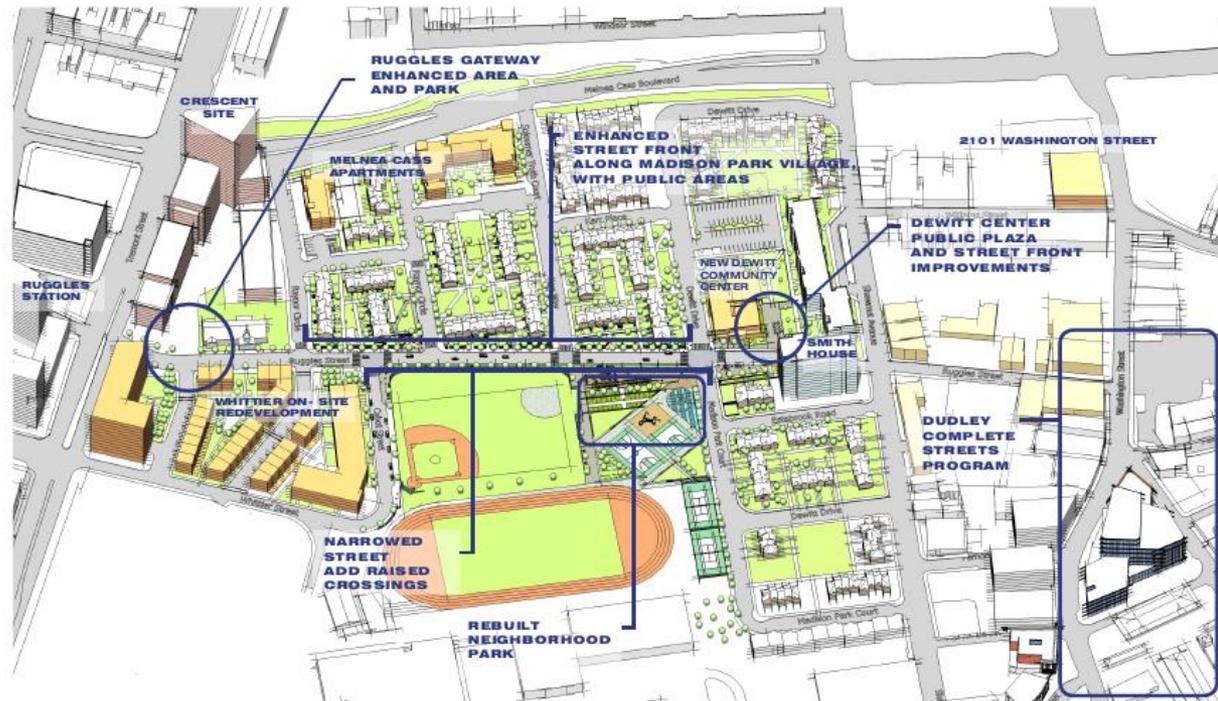
# Three Years of Community Planning



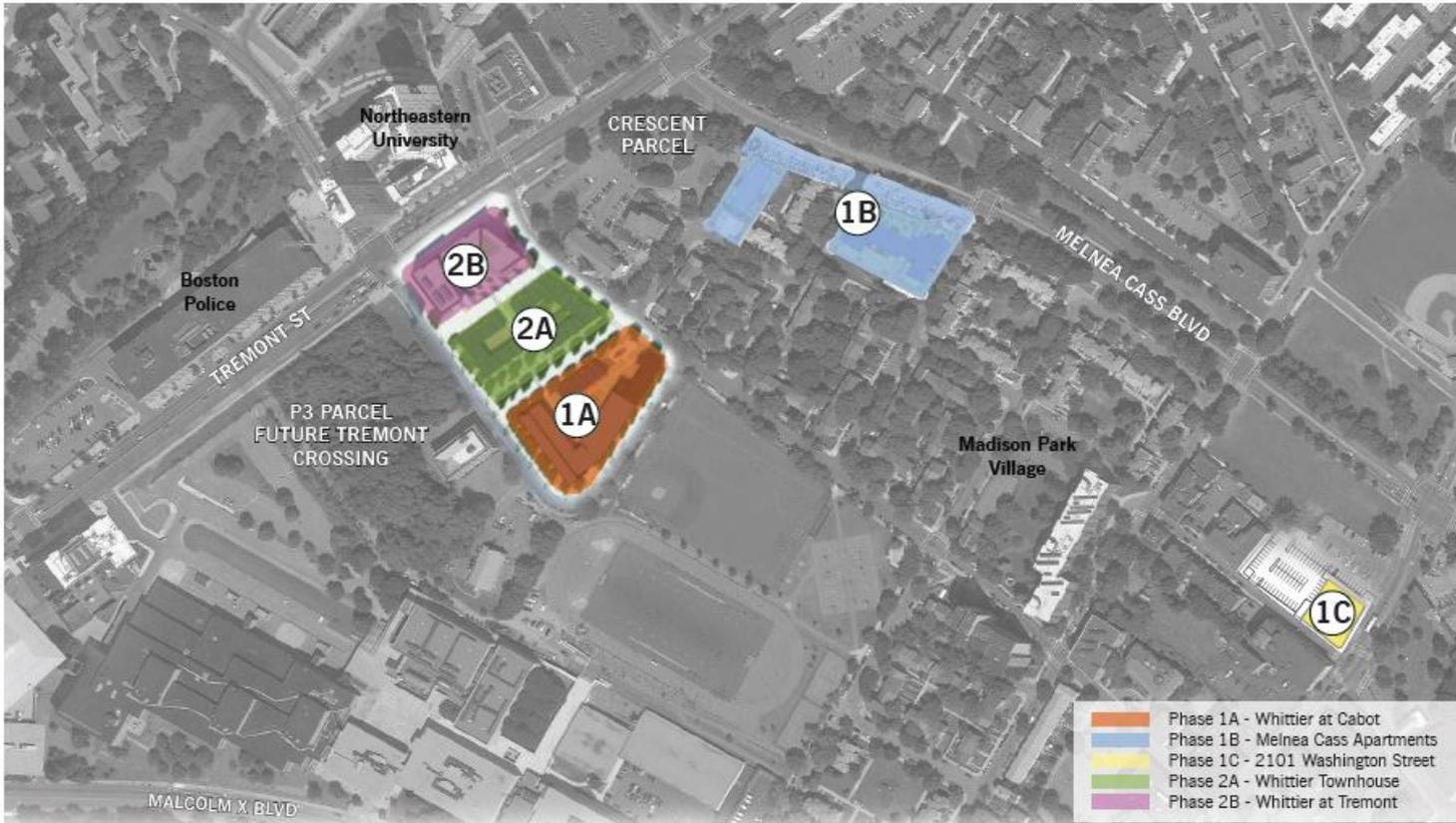
## \$30 million HUD grant

- U.S. Department of Housing and Urban Development awarded a \$30-million Choice Neighborhoods grant in December 2016
- That grant will leverage over \$260 million of additional public and private resources for a total investment of nearly \$300 million
- Whittier Choice program will run for 5 years: Onsite construction will begin by early 2018

# Integration of Housing, Neighborhood and People



# HOUSING



---

# HOUSING: ON-SITE



---

# HOUSING: OFF-SITE



# 5

---

## Guscott Rio Grande Development Overview

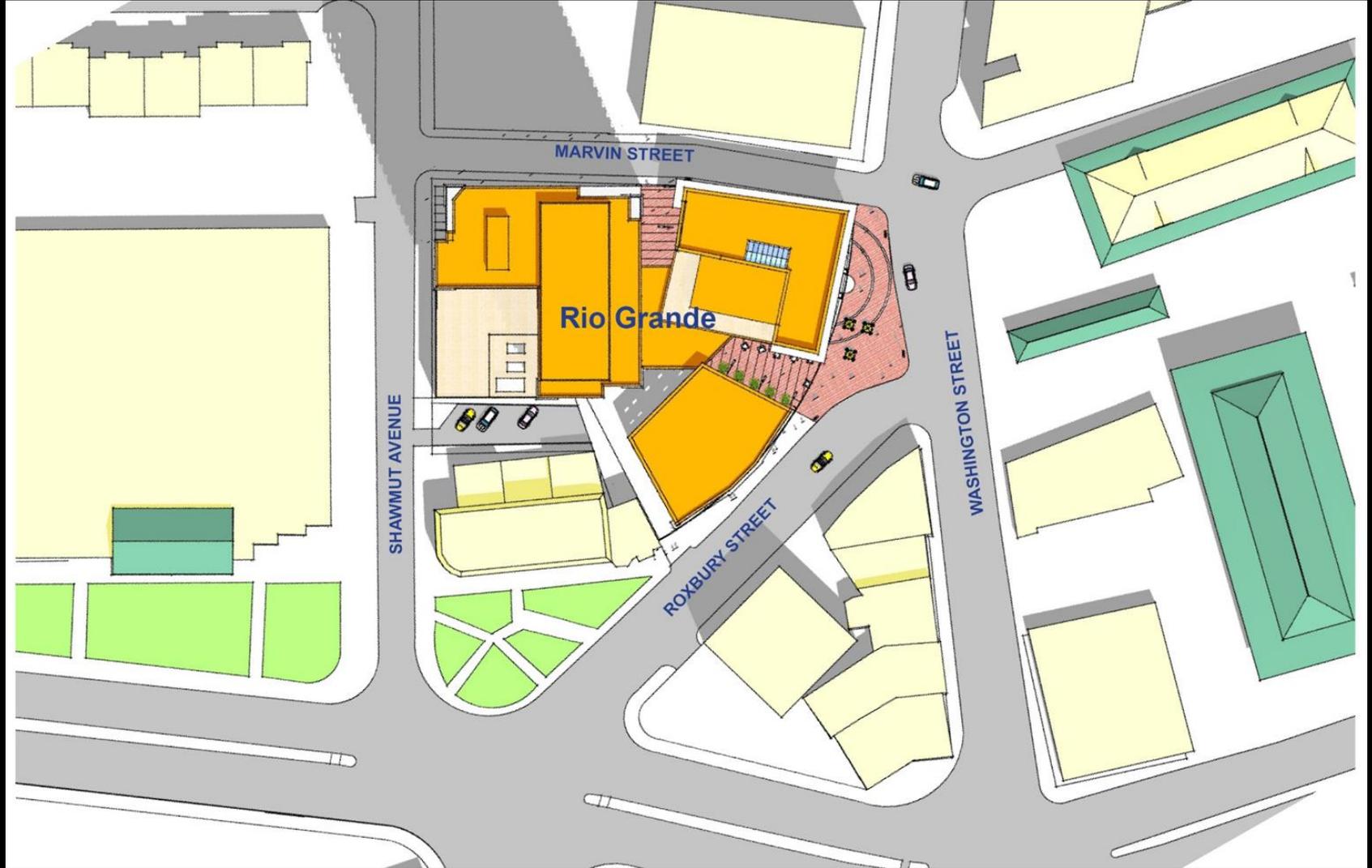
Roxbury Oversight Committee  
Rio Grande Project  
Design Presentation

May 1<sup>st</sup>, 2017

Stull and Lee, Inc. Architects

# Site Context and Existing Conditions











THE INSTITUTION FOR SAVINGS IN ROXBURY AND ITS VICINITY 1901

OneUnited  
BANK

ChequeCash

Advertisement for a community event, featuring a red background and text including "COMMUNITY" and "FAMILY".

Street signs and utility notices.

Small signs near the entrance, including one with the number "2141".



FOR SAVINGS IN ROXBURY AND ITS VICINITY 1901

12 Citizens Bank

3243

WINGS FOR EVERY TASTE.  
RED BULL W/3 FLAVORS.

NO PARKING  
IN THIS ZONE  
EXCEPT FOR  
LOADING AND UNLOADING









# Development Concept

An Iconic “Roxbury” Tower  
With Contemporary  
Apartments and Amenities







View 8

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING

# Commercial Office Space

# Adaptive Reuses That Preserve Historic Integrity





# New Dining Options







“Legal” Night Life







Activating the Pedestrian  
Realm With New Locally  
Owned shops



# GEMINI 14

GEMINI

COLOR BAR S

- HAIR
- CUTTING
- STYLING
- COLORING
- STRAIGHTEN
- EXTENSIONS

BLOWDRY \$35.00 - 45.00

WARNING

Longha GOLDWELL

BEST



# BICYCLES

MAKE  
GETTING  
THERE  
PART OF  
THE  
FUN







KENNETH GUSCOTT TOWER

GRANDE OFFICES

25 MARVIN

BANK



RIO GRANDE OFFICES

25 MARVIN









LIVE MUSIC

BRUNCH

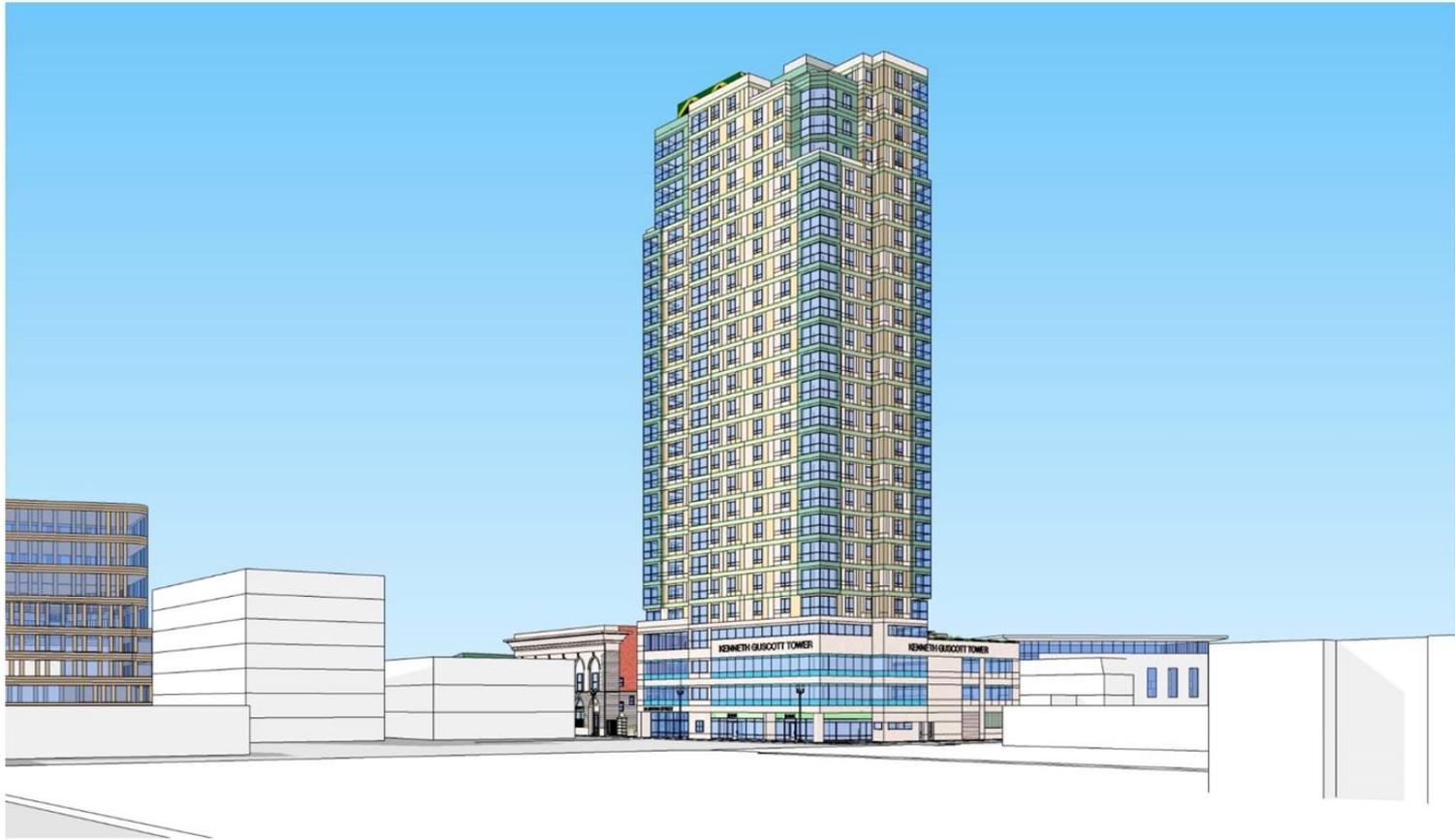
caipirinhas  
steak  
eggs

WARNING  
SMOKING  
ALCOHOL & DRUGS  
DRIVING PRECAUTION  
LAW ENFORCEMENT  
AND OTHER  
LAW ENFORCEMENT  
OFFICERS

No Smoking  
at this location

A

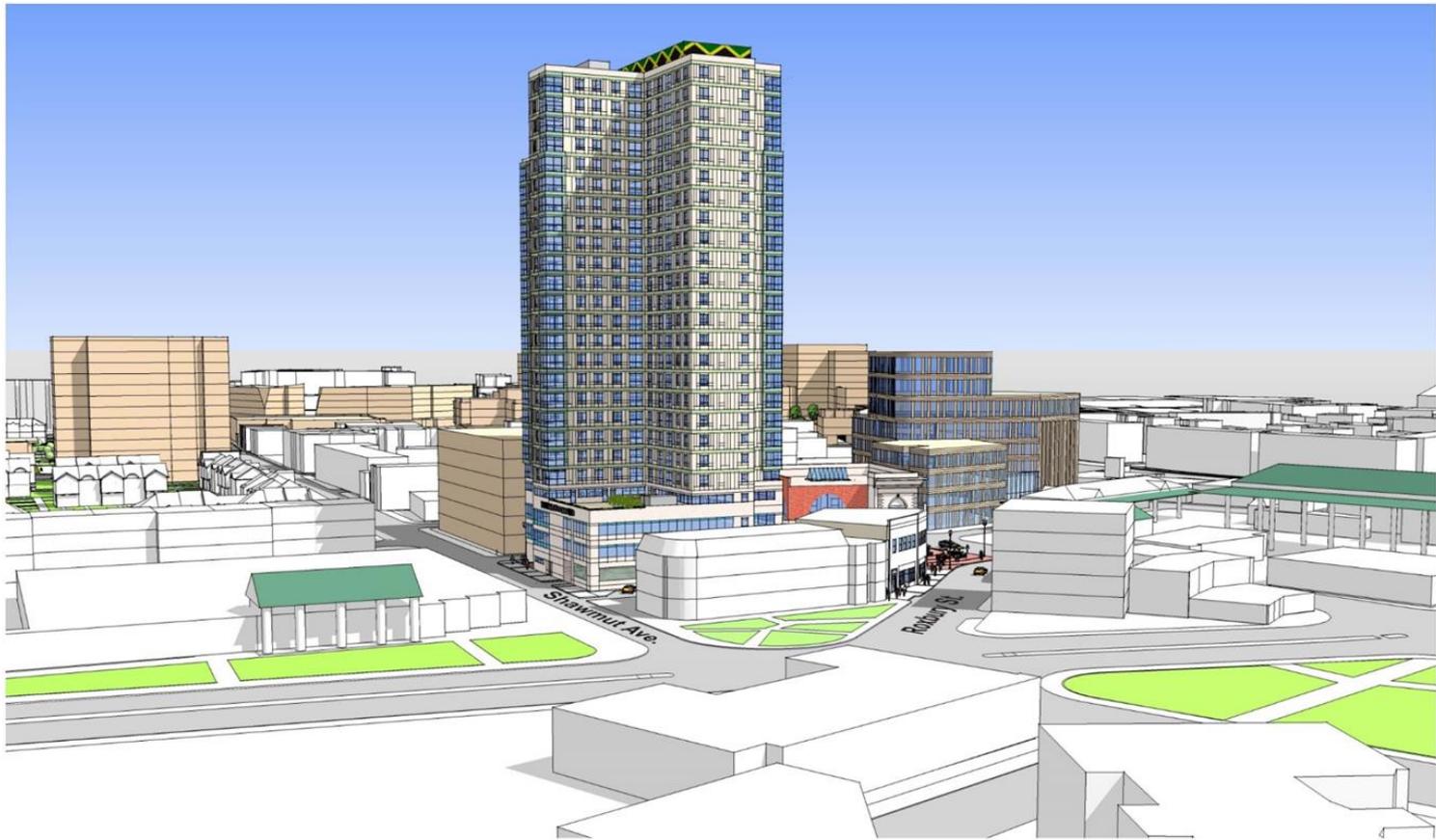
Views



---

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING



View 3

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING









## Guscott Rio Grande Project

### Development Concept :

25 Story Mixed Use Residential and Commercial Tower;  
 Adaptive Reuse of Two Existing Structures, the Buff Bay Building  
 and Former Roxbury Savings Bank Building; Connecting Atrium.

Updated: April 13, 2017

**STULL AND LEE, INC.**  
 Architects and Planners  
 103 Terrace Street, 2nd Floor  
 Roxbury Crossing, MA 02120  
 Tel: 617-426-0406

### DEVELOPMENT PROGRAM

Buff Bay Bldg: .....	+/- 9,214 G.S.F.
Roxbury Savings Bank Bldg.....	+/- 14,149 G.S.F.
Connecting Atrium.....	+/- 1,826 G.S.F.
Ground Floor Retail (Tower Building).....	+/- 2,614 G.S.F.
Other Ground Floor Uses Including Utility Spaces, Management Office, Residence And Office Lobbies, etc. ....	+/- 10,933 G.S.F.
 New Tower Office Space, Floors 2 and 3.....	+/- 28,208 G.S.F.
 230 New Residential Units in Tower - Floors 4-25	
83 2-BR's (AVG. 900 S.F.)	
84 1-BR's (AVG. 676 S.F.)	
21 Studios (AVG. 471 S.F.)	
42 Micro Units (AVG. 341 S.F.)	
<b>Total GSF Tower Residential Component Including</b>	
<b>+/- 10,368 G.S.F Amenity space.....</b>	<b>+/- 221,848 G.S.F.</b>
 Basement Level.....	+/- 26,503 G.S.F.
New Tower +/-	14,292 G.S.F.
Buff Bay Bldg: +/-	4,607 G.S.F.
Roxbury Savings Bank Bldg +/-	7,604 G.S.F.
 Mechanical Penthouse.....	+/- 4,053 G.S.F.
 Total Gross Square Footage all Components .....	+/- 319,348 G.S.F.

# 6

---

**RSMPOC comments**

**7**

---

**Community input**