



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

March 7, 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

JULY 11, 2016

MARCH 7, 2016

SEPTEMBER 12, 2016

APRIL 4, 2016

OCTOBER 3, 2016

MAY 2, 2016

NOVEMBER 7, 2016

JUNE 6, 2016

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PLAN: Dudley Square update



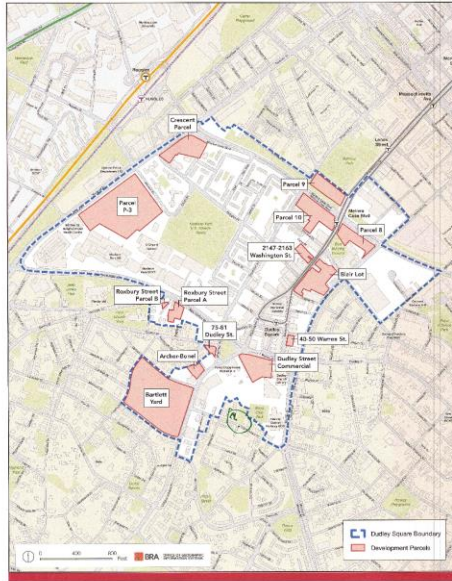
PLAN: DUDLEY SQUARE UPDATES

Monday, March 7, 2016

Roxbury Strategic Master Plan Oversight Committee Meeting

Dudley Branch Library

65 Warren Street, Roxbury



PUBLICLY OWNED DEVELOPMENT SITES

Study Goals

- Provide an inclusive community engagement process that is responsive to existing challenges and opportunities
- Update the vision for Dudley Square that was originally outlined in the Roxbury Strategic Master Plan and Dudley Vision
- Create a comprehensive development area plan
- Establish an implementation plan for publicly-owned and vacant privately-owned parcels

Calendar

- | | |
|---|---|
| FEBRUARY 22, 2016
Open House | JUNE 20, 2016
Transportation & Public Realm Workshop |
| EARLY MARCH (TBD)
Walking Tour | JULY 25, 2016
Preferred Plan Draft Session |
| MARCH 21, 2016
Visioning Workshop | AUGUST 1, 2016
Final Implementation Plan Presentation |
| APRIL 19, 2016
Tools for Development Workshop | August 11, 2016
BRA Board Approval |
| MAY 16 2016
Design & Feasibility Workshop | |

How does someone get a project like this? How do we get approval to do this? Should we have a steering committee? How do we get approval?

Meet the Team



WHAT MAJOR CHALLENGES DO WE FACE IN MEETING THESE GOALS?

What is the biggest issue or challenge we face in meeting these goals?

PARKING

Provide education and opportunities on wealth management in order to combat stereotypes of social class. e.g. make of intention of working poor/immigrants

Make sure to email all who are interested sign in

Have things both during the day & evening

Need to engage speakers AND people etc

Transportation - accessible - runs regularly & on-time

Disseminating A.C.E. Feasibility - Progress - Adjustment - Plans

Residents of Study Area - Risk of Displacement

Make sure people in the community has opportunities and resources

Keep us informed - kmcneaney@bra.com

PARKING

How do we get to know other people's concerns?

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FINANCING

Make sure people in the community has opportunities and resources

How do we get to know other people's concerns?

Study Goals –

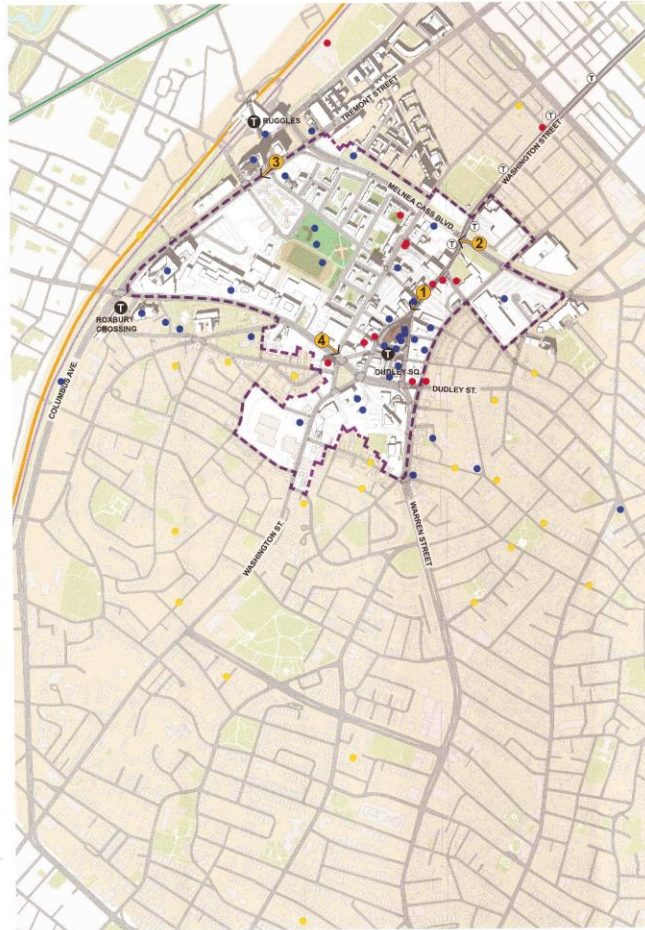
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- Update the vision for Dudley Square that was originally outlined in the Roxbury Strategic Master Plan and Dudley Vision
- Create a comprehensive development area plan
- Establish an implementation plan for publicly-owned and vacant privately-owned parcels

What Major Challenges do we face in meeting these goals?

- “Why is St. James Street not included?”
- “Parking”
- “A Team that reflects the neighborhood”
- “How does someone get a project manager from the BRA assigned to them?”
- “What about the residents who put in for the parcels, maintained it over 30+ years and kept paperwork”
- “Provide education and opportunities on wealth management in order to combat disparities on social class, e.g. rate of inflation vs. working poor income.”
- “More abutters’ land for home owners who live in Roxbury 30+ years”
- “Make sure to email all who are interested and have signed in”
- “Need to engage Spanish speakers”
- “And Creole, etc.”
- “Transportation: accessible, run regularly and on time”
- “Incorporating age-friendly features throughout plans”
- “Residents of study area – risk of displacement” “Making sure people in the community have opportunities and resources”
- “Financing”
- “Proper housing inventory ratios. 1/3 - We currently exceed those numbers”
- “Hotel use – and transportation. Uber/taxi shuttle vans, will visitors use public transit?”
- “Designing/planning for the future – growing population, more transit/biking/walking less driving/parking”
- “Have meetings both during the day and evening”
- “Major traffic congestion plan” “How do we validate whether our posts are listened to?”
- “How do we get to hear other people’s comments?”
- “How do we create more of low income housing? Develop comprehensive plan for disbursement of city-owned land”
- “Keep us informed.”

PLAN: Dudley Square

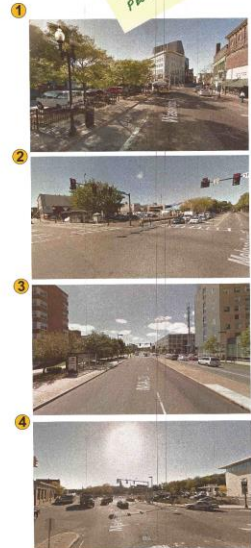
Preserve. Enhance. Grow.



TALK TO US!

USE YELLOW, RED,
AND BLUE STICKERS
TO TELL US WHERE
YOU LIVE, WORK,
AND VISIT!

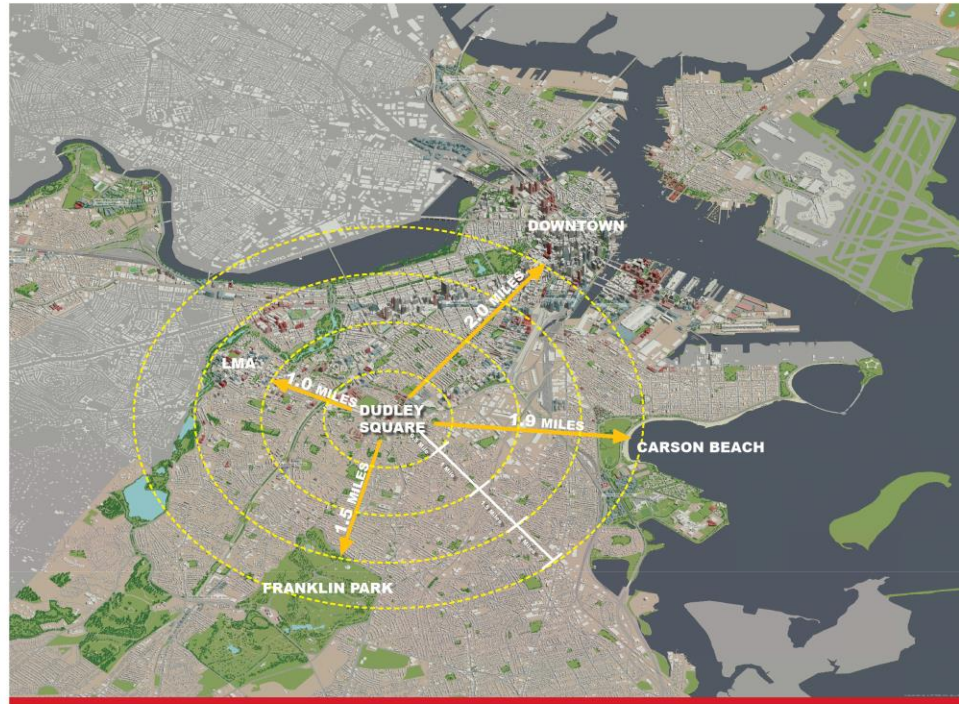
*3 out of 4
People's
Share Really
Too Big for
PLC*



Use yellow, red, and blue stickers to tell us where you live, work, and visit.

*LIVE on
Sullivan St
Return*

-  Live Here
-  Work Here
-  Visit Here

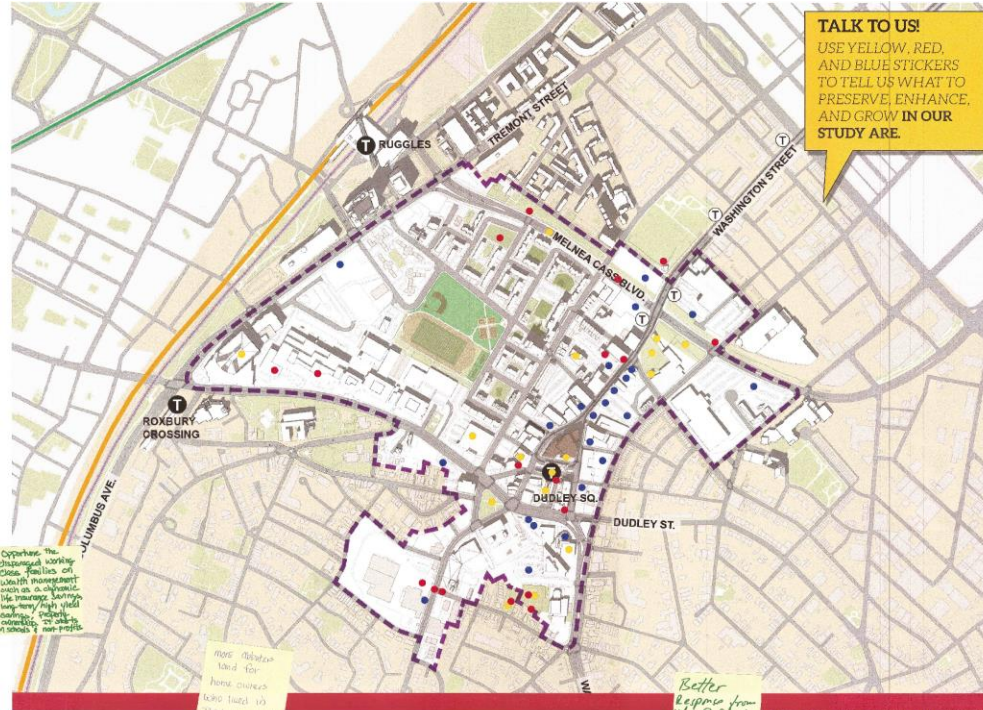


Did you know?

- Roxbury was among the **first towns founded** in Massachusetts Bay Colony in 1630.
- Melnea Cass Boulevard is located over the **Roxbury Canal** that brought boats into Roxbury in 1830.
- Roxbury was settled as a **farming community** and in 1900 became an **industrial town**.
- In the early 20th century, Dudley Square to Grove Hall was a thriving **Jewish community**.
- In the mid-1900s, the center of **African-American residential and social activity** moved from Beacon Hill and the South End to Roxbury.
- Boston's first **E+ (Energy Positive)** homes were built in Roxbury in 2014.
- The **Roxbury Film Festival** has been held annually since 1999.
- An archaeological dig in 2014-15 uncovered parts of a **19th century cobblestone** sidewalk at Parcel 8.
- **4 colleges, 7 high schools, 12 elementary schools** in Roxbury
- **48 sites** of local and national importance in roxbury
- **166 hotel rooms** in Roxbury
- **93 public parks** and open spaces in Roxbury
- **30,000 daily bus trips** out of Dudley Station
- **Dudley Square is 1 mile from Longwood Medical Area**

PLAN: Dudley Square

Preserve. Enhance. Grow.



TALK TO US!
USE YELLOW, RED,
AND BLUE STICKERS
TO TELL US WHAT TO
PRESERVE, ENHANCE,
AND GROW IN OUR
STUDY AREA.

Opportunities for
historical working
class families and
wealth management
such as a museum
the insurance building
long-term high school
outlets, public
openings, 20 units
in schools & non-profit

more affordable
land for
home owners
who need to
relocate

Better
response from
the BRK to
potential
development of the
community

PLAN: DUDLEY SQUARE STUDY AREA

Legend:

- Yellow circle: Preserve
- Red circle: Enhance
- Blue circle: Grow

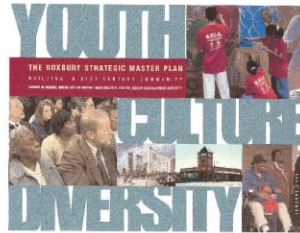
Stickers:

- Grow housing above retail
- Enhance buses → Bus Rapid Transit
- Live music!
- GREATER ARCHITECTURE
- Enhance open outdoor spaces, parks adding board for adults
- more affordable land for home owners who need to relocate
- more affordable land for home owners who live in Roxbury
- more affordable housing - will denser & higher
- more home ownership opportunities
- Open Bank Data Club initiative and connect to 50 James Park
- More lots + cultural facilities
- Affordable housing for existing residents
- Enhance sit-down restaurants
- More trees, public gathering space
- More affordable housing
- More accessible hand for home owners who live in Roxbury
- More recognition of history here!
- PAY ATTENTION TO THE EXISTING URBAN FABRIC. SCALE!
- more mixed use development w/ housing above retail/restaurants
- More benches
- MORE SPECIFIC OPPORTUNITIES TO INCREASE NEIGHBORHOOD DESIGN PARTICIPATIONS IN RFPs
- Identify historic districts, landmarks, and other
- more businesses & business opportunities
- RAPID TRANSIT
- Grow Green Space
- Enhance sit-down restaurants
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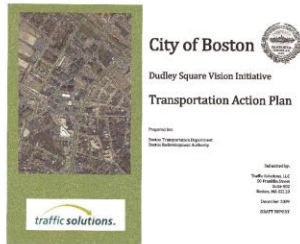
What Do You Want to See?

Tell Us What to Preserve, Enhance, and Grow In Our Study Area

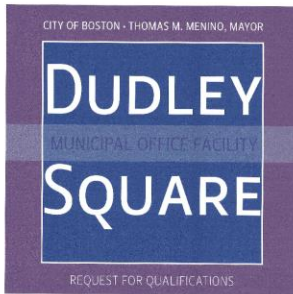
- “Opportune the disparaged working class families on wealth management such as a dynamic life insurance savings, long term/ high yield savings, property ownership. It starts in schools and non-profits.”
- “Better traffic planning flow”
- “Grow – housing above retail”
- “More abutters land for homeowners who lived in Roxbury 30+ years”
- “More affordable market rate housing – build denser and higher”
- “More homeownership opportunities”
- “Open Boys and Girls Park and connect to St. James Park”
- “Grow – Green space” “Better response from the BRA to potential developers of the community”
- “Rapid Transit”
- “Enhance sit down restaurants”
- “Affordable Hsg. For existing residents”
- “More arts and culture facilities”
- “More trees, public gathering spaces”
- “More green planters”
- “Enhance buses – Bus Rapid Transit”
- “Live music!”
- “Great architecture”
- “No buildings taller than the Bolling Building. Let every view the beauty of this blg. w/out putting it in a shadow”
- “More recognition of history here!”
- “Pay attention to the existing urban fabric scale”
- “More mixed-use development with housing above retail/restaurants”
- “More benches”
- “More specific opportunities to increase minority developer participation with RFPs”
- “Identify historic districts and landmarks on your map”
- “More business and business opportunities”
- “Make Melnea Cass Blvd safe for all, connect neighborhoods across the roadway”
- “Increase safety, outdoor spaces, walking trail for seniors”



The Roxbury Strategic Masterplan, 2004



Transportation Action Plan, 2009



Dudley Square Vision, 2011

* Please see bit.ly/PlanDudley for additional planning documents

Major goals of recent planning efforts were to:

1. Enhance civic and cultural life in the neighborhood
2. Promote diverse and sustainable economic growth with jobs for local residents
3. Ensure safe, efficient public and private transportation
4. Expand and improve housing options for a variety of socioeconomic and age groups
5. Create a safe, comfortable, and lively public realm that reflects the diversity of local residents
6. Increase community participation and empowerment through increased accountability of government, intuitions and businesses.

Provide more open up many more up you'll be able to see roadblocks and things for your future

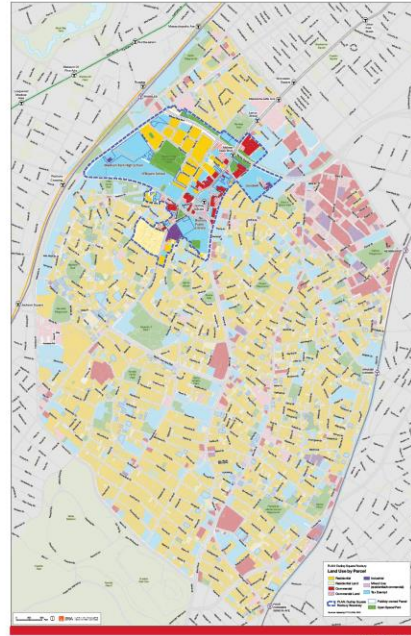
TACO BEL!



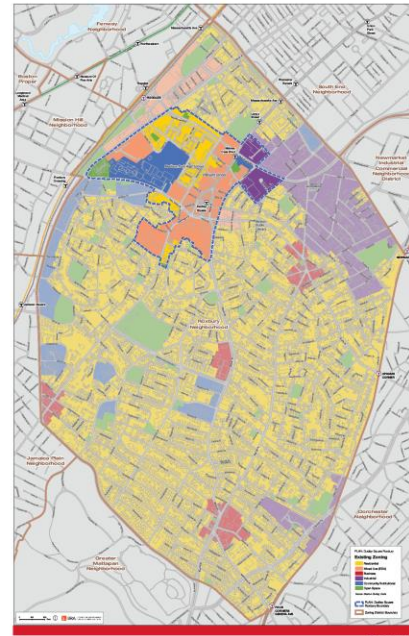
Recent Planning History

What Are We Missing?

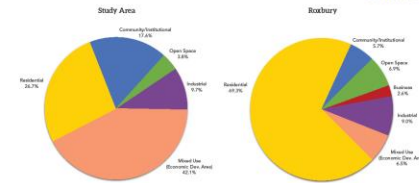
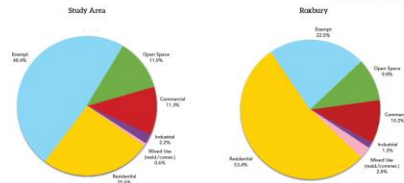
- “Mitigate effects of large market rate development”
- “Jobs for subcontractors”
- “Save green space”
- “Preserve + celebrate cultural heritage”
- “Good Job Standards”
- “As far as a potential small developer trying to get through the ‘approval’ process with the BRA, why does it take so long for someone from the BRA to get back from the developer?”
- “Identify + protect National Register Historic Districts”
- “Integrate school facility planning with neighborhoods”
- “Involve youth”
- “Additional affordable space for startups and entrepreneurs”
- “A democratically elected neighborhood council”
- “Improve transportation options – biking, walking, transit, less focus on the small % who use cars”
- “Preserve green spaces in Roxbury”
- “Involve Tommy Rock Community Assoc.”



LAND USE



ZONING

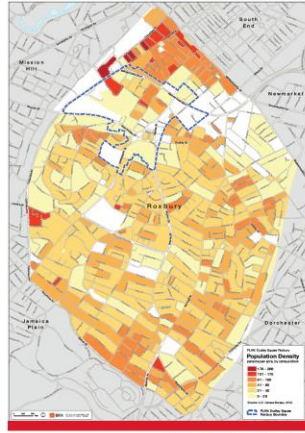


Development Opportunities & Parcel Sizes

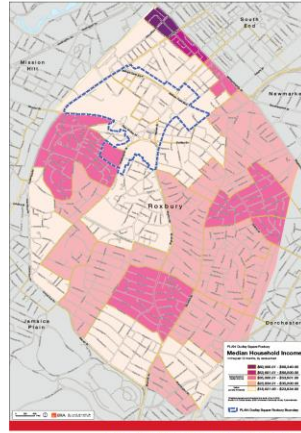


Crecent Parcel	78,208 sq ft (1.8 Acres)
Parcel 8	54,632 sq ft (1.25 acres)
Blair Lot	85,729 sq ft (1.9 acres)
40 - 50 Warren St.	8,085 sq ft (0.19 acres)
Dudley St. Commercial	70,000 sq ft (1.6 acres)
Archer-Bonell	17,523 sq ft (0.40 acres)
75 - 81 Dudley	8,141 sq ft (0.19 acres)
2147-2163 Washington	18,472 sq ft (0.42 acres)
Roxbury St. - A	23,617 sq ft (0.54 acres)
Roxbury St. - B	2,937 sq ft (0.07 acres)
P-3	362,959 sq ft (8.3 acres) (Tentative Designation)
Parcel 9	60,698 sq ft (1.39 acres) (Designated)
Parcel 10	90,270 sq ft (2.07 acres) (Designated)
Barlett Yard	372,654 sq ft (8.5 Acres) (Designated)





POPULATION DENSITY



MEDIAN HOUSEHOLD INCOME

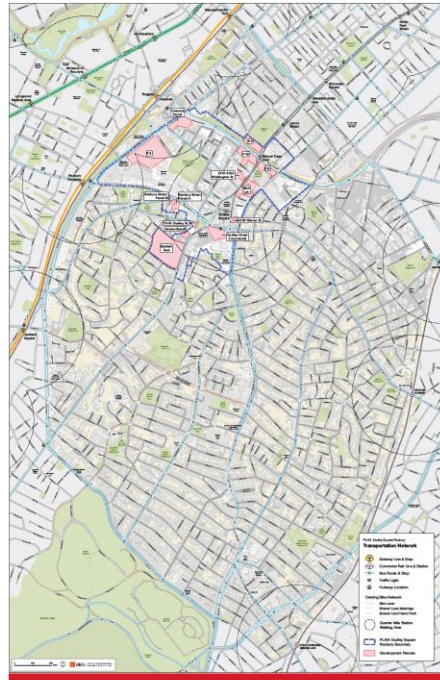


HOUSING TENURE

In Comparison

	Study Area	Roxbury	Boston
Population:	2,901	48,454	617,594
Gender	<ul style="list-style-type: none"> Male: 42.3% Female: 57.7% 	<ul style="list-style-type: none"> Male: 45.92% Female: 54.08% 	<ul style="list-style-type: none"> Male: 47.3% Female: 52.7%
Age	<ul style="list-style-type: none"> Under 19: 21.70% 20 - 34: 29.90% 35 - 54: 24% 55+: 24.40% 	<ul style="list-style-type: none"> Under 19: 18.80% 20 - 34: 30.80% 35 - 54: 34.60% 55+: 15.80% 	<ul style="list-style-type: none"> Under 19: 19% 20 - 34: 16.70% 35 - 54: 23.90% 55+: 39%
Race/Ethnicity	<ul style="list-style-type: none"> White: 2.5% Black / African American: 49.0% Hispanic/Latino: 40.7% Asian / Pacific Islander: 3.0% Other: 4.8% 	<ul style="list-style-type: none"> White: 2.7% Black / African American: 51.8% Hispanic/Latino: 27.5% Asian / Pacific Islander: 6.8% Other: 11.2% 	<ul style="list-style-type: none"> White: 8.9% Black / African American: 32.4% Hispanic/Latino: 17.5% Asian / Pacific Islander: 4.2% Other: 47.0%

Source: U.S. Census Bureau, 2010 Census Tracts, 2010 Census Tracts, 2010 Census Tracts



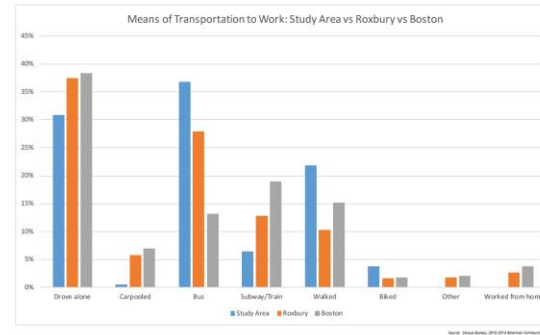
TRANSPORTATION NETWORK

Fast Facts:

43% of the households in the study area have access to a car. This is lower than in Roxbury (53%) or Boston (64%).

In the study area, more people take the bus (36.7%), bike (3.8%) and walk (21.8%) to work than in Roxbury or Boston, but fewer people drive (31.4%) or take the subway/train (6.4%).

Commute Mode:



MBTA Facts:

- 10,433 entries on a typical weekday at Ruggles Station.
- 4,727 entries on a typical weekday at Roxbury Crossing Station.
- 3,826 Silver Line entries on a typical weekday at Dudley Square.
- 465 Silver Line entries on a typical weekday at Melnea Cass.
- 17 bus lines serve Dudley Square, including five of the top six busiest.
- 30,194 customers get on and off buses at Dudley Square in the typical weekday.

Source: MBTA's Dudley Station Improvement Community Planning Meeting, February 2011
MBTA 2011 Data/Report/Comm

What is your favorite way to get around the area? Do you enjoy walking here? Why or why not?

PLEASE HELP US LEARN MORE BY SHARING YOUR ANSWERS HERE

Walking - Drinking

So much history here!

Enjoy walking. Don't always feel safe, safer after dark.

Bike/Bus!

Silver Line is great - more bus open space. Should be like it.

More businesses brings more people to make walk feel alive.

Don't like connection to station is a terrific asset.

Walking in Spring + Summer

Bike/Car Lane. In walk but too much car/bike lane.

Cycling with Car

optical device

Maintain sidewalks, crosswalks. Improve lighting on side streets.

Walking is nice. Needs to be safer @ night.

Very walkable

Walk

I enjoy walking to see friends or go places.

What kinds of improvements would you like to see in the study area?

The Silver Line... improve bks w/ Northside + REC st

DEDICATED LANE FOR SILVER LINE BUS

safe, protected bike lanes & paths

More Bike Lanes Accessibility Accessible. Dudley

More lighting after dark

2 Bus Subways

Signal priority dedicated lanes and pre-board/advance payment for buses

Silver line on time!!

The St James St Washington intersection is dangerous sidewalks

Improve Sidewalks

BRT

Greenway - pedestrian walk ways green/parks

Crosswalks & traffic light.

more GREEN STREETS/PARKS

Provide light on sidewalks along the hill top (West St. corner) - better from line

more Hubway for your sport

more accessible parking in garage & streets

more attention to the used needle issues in the neighborhood + increase clean needle access

A nice bicycle path in the main loop. Make it more open.

no more litter

safer bike lanes. Noisy crosswalks

safe bike links b/w MALCOLM MOBIL

too many people drive more - need non-car option

friendlier MBTA workers

Low Emission Buses in high traffic Papots

safer crosswalks

safer bike links b/w MALCOLM MOBIL

Walking on road no more noisy noisy cars

more flowers, grass, trees

active alternatives to change

better lighting on side streets

slowed down traffic on M.C.B. safer for everyone!

DRONES THAT TRANSPORT PEOPLE

more zippers

safe pedestrian crossings AT M.C.B.!

to many voids of empty land empty lots

more public art

more exercise appropriate for walker + jogger

This should NOT be the edge of the Hubway Union

Purple street improvements Access to Purple station

Mobility and Transportation

What Is Your Favorite Way To Get Around The Area? Do You Enjoy Walking Here? Why or Why Not?

- “So much history here! Walking.”
- “Walking, driving”
- “Bike/bus”
- “Enjoy walking, do not always feel safe after dark”
- “Walking. Walking is dangerous – More lights and crosswalks”
- “Silver Line is great – more buses should be like it”
- “More businesses open past 5 or 6. Brings more people to make Washington Street feel alive”
- “Walking in spring or summer”
- “Bike/ car. Would like to walk but much exhaust fumes”
- “Bolling Building connection to station is a terrific asset”
- “good exercise”
- “Cycling bike/ car”,
- “Maintain sidewalks and crosswalks and improve lighting on side streets”
- “Very walkable”
- “I enjoy walking to see friends or go places”
- “Walking is nice. Needs to be safer at night”

What Improvements Would You Like To See In The Study Area?

- “The traffic signal outside of this window should have a walk light every cycle”
- “Improve links with Northeastern and RCC students”
- “Dedicated lane for the Silver Line”
- “Safe, protected bike lanes and paths”
- “More bike lanes, accessibility across/through Dudley”
- “The St. James Street/ Washington Street intersection is dangerous”
- “Signal priority, dedicated lanes, and pre-board all doors payment for buses”
- “Silver line on time”
- “More lighting after dark”
- “Greenway-pedestrian walkways, greens/parks travel through neighborhood”
- “Improve sidewalks”
- “BRT”
- “More accessible parking in garages and streets”
- “A nice bicycle path in the main loop – make it more green”
- “More green streets and parks”
- “Provide light rail service along Blue Hill Avenue/ Warren St. Corridor, perhaps Green Line”
- “Serious attention to traffic flow”
- “More attention to the use needle issue in the neighborhood and more staffing to address it”
- “No more litter”
- “Safer bike lanes and artsy crosswalks”
- “More Hubway further south”, “Fix our streets”
- “More garbage cans”
- “Safer bike links between Malcolm X and Melnea Cass Boulevards”
- “Friendlier MBTA workers”
- “Artsy crosswalks”
- “Low emission buses in high traffic depots”
- “Too many people drive here, need a non-car option”
- “Parking enforced, no more gypsy cabs”
- “More flowers, grass, trees”
- “Negative attitudes to change
- “Better lighting on side streets, maybe emergency call boxes
- “Slowed down traffic on Melnea Cass Blvd, safer for everyone”
- “Drones that transport people”
- “More walking parks and better lights”
- “Too many void of empty lands, needs more store fronts, more lights, more zipcars”
- “Safe pedestrian crossing at Melnea Cass Blvd”
- “Need more exercise apparatuses for walkers and joggers”
- “This should not be the end of the Hubway universe”
- “Ruggles Street improvements – access to Ruggles Station.”

I want ... in this neighborhood.

How has your vision for this area changed in the past 20 years?

PLEASE HELP US LEARN MORE BY SHARING YOUR ANSWERS HERE

Dance Center

Ye Kravins

Indoor Playground

Quality JOBS 4 Residents (with training)

Rapid Transit

A Planning Structure that reflects the People You are Planning For

Taco Bell

I will be here
Many of my family in Grand Blvd District found Dudley

Substantial Middle class middle income that makes sense for working class the food system that is the middle class.

Better Schools

Maintain Small Business

After school programs

Don't mix up

High quality schools

Ownership 4 Black People

GREAT DESIGN WITH A STRONG MORAL COMPASS

RESTAURANTS OPEN AFTER 8 PM

20 years ago - the old buildings more 40% vacant

A lot smaller so has changed more than before

No retain some of the older buildings many businesses (i.e. forfields)

Additional spaces for startups

No more Fast Food Restaurants!

EMPHASIS ON COMMUNITY BENEFITS

Key Food

Loss of Affordable housing, rental + sales

Fear for Community integrity

20 years ago - the living was more affordable

Less Impoverished inner city shacks

Main Streets

After School Programs Opportunities for the Community

Restaurants Open during Dinner hours!

Healthy Food options

NOT TO MUCH Not enough more work to be done

MORE PEOPLE LIVING HERE

Keight restrictions on buildings

Construction supplies for small and medium profits

more affordable market-rate housing to avoid displacement

Real Affordable housing for residents - 70-80% of the income on rent - vacant

Partly for business

Good job standards

Safe livable Place outdoor concerts

4th floor vacant for 10 years - the building has been vacant

More quality preservation like Stone Building

BETTER UTILIZATION OF EXISTING PARKS & OPEN SPACE

Live music

Support of schools

more quality schools

support for small businesses in area

more locally owned restaurants

support for local biz + entrepreneurship

Better (safer) traffic signals

Historic walk like the Freedom trail

Walking has of historic areas...

more educational opportunities for kids

NIGHT LIFE MORE RESTAURANTS & BARS

remove some segregation Increase access to capital

Better (safer) traffic signals

Housing opportunities for all

more programming for children + teens

Technology Center

More Lead Trust

better transportation options (bikes, walking, transit, car, better bus)

Positive Billboards of Positive Messaging

No Buildings taller than the Bolling Building

Traffic is too dense - this area will exacerbate the problem

Just might to house rapidly population density better transit to support growth

Preservation of historical buildings eg the Whelan house

FILM

Job producing industry permanent job

Fitness RTAC

Get Involved - I Want... In This Neighborhood

- "Dance center"
- "Restaurants"
- "Indoor playground"
- "Traffic management on residential streets-speeding and heavy vehicle use is the harm"
- "Rapid transit"
- "Pedestrian friendly crosswalks for my mother-in-law",
- "Quality jobs for residents. High Paying", "Better schools + afterschool programs",
- "Maintain small businesses- don't overprice",
- "High quality schools"
- "Ownership for black people",
- "Great design with a strong moral compass",
- "To retain some of the older/existing mom and pop businesses, i.e. Kornfields"
- "Additional spaces for startups",
- "No buildings taller than the Bolling building"
- "Night life – more restaurants and bars"
- "Remove economic segregation, increase access to capital"
- "More land trust"
- "No more fast food restaurants"
- "Emphasis on community benefits"
- "Less fast food"
- "Less liquor stores and more wine shops",
- "clean streets", "Afterschool programs and opportunities for the community"
- "Restaurants open during dinner hours"
- "Parking for businesses", "Good job standards"
- "Real affordable housing for residents, paying 70-80% of your income on rent is not sustainable"
- "More places to study, read poetry, community spaces"
- "More affordable market-rate housing to avoid displacement"
- "More restaurants"
- "Live music for all ages"
- "Better utilization of existing parks and open space"
"historic walk like the Freedom Trail"
- "Walking tours of historic areas", "support of schools", "more locally-owned restaurants"
- "Support for local and black-owned businesses"
- "Better (safer) traffic signals"
- "Support for small businesses in the neighborhood"
- "More educational opportunities for kids"
- "More home ownership for current residents"
- "Housing opportunities for all"
- "Better transportation options (bike, walking, transit, esp. buses)"
- "Technology center"
- "Density/height to house the growing population affordably and better transit to support growth"
- "Traffic is too dense, high rises will exacerbate the problem"
- "Clean streets, less liquor stores"
- "Positive billboards with positive messages",

How Has Your Vision Changed In The Past 20 Years?

- “Restaurants open after 8 pm”
- “International/ Middle Eastern/ Mexican Food retail chains e.g. Boloco, Thai food, Indian food, Chipotle”
- “20 years ago the buildings were 90% vacant”,
- “A lot Dudley has changed for the better”
- “Loss of affordable housing: rental and sales”
- “Fear for community integrity”
- “20 years ago the housing was more affordable”
- “Healthy food options”
- “Not too much, not enough”
- More work to be done”
- “More people living here”, “Height restrictions on buildings”
- “Safe/ comfortable space for outdoor concerts”
- “A lot less minority businesses there than I would like”
- “Vision has not changed. What happened to sidewalk eateries around the Bolling Building?”
- “Fitness RLTA”
- “Film”
- “More excellent preservation like the Bruce Bolling Building”
- “Job producing industry, permanent jobs”
- “Preservation of historical buildings e.g. the Warren House”

What else would you like to know about the study area?

SHARE YOUR
QUESTIONS ABOUT
THE DUDLEY SQUARE
AREA HERE



connection w/ historic preservation?

connection w/ Dudley Vision?

Market PLAN out of date

AGREE! update better

Periodic vision of study area as long term BSA - B10 - Community

Fertal rates

Rate of pop/business priced out in last year

How many after school programs are in the neighborhood?

And is that enough for the community??

Why finding signage to walk/bike (to see history)

How do you determine the scope boundary? WHERE DOES THE NEIGHBORHOOD REALLY END?

social affordability defined for public development

Is anyone keeping track of actual w/ respect to development

Retail Commercial Demand Analysis

% of Pop. residents in study area jobs?

What about long term resident housing needs w/ respect to property?

VACANCY RATES! OWNER-occupied?

I would like to know the concentration of minority owned business

rate of businesses priced out in last 5 yrs?

Yes!!!!

Traffic on St. James - increased w/ walk st.

Height restriction for new building - the details

Community Benefits

of studies already done

How for MTA/JUPA / CHURN (MAY-2025 - 2027-30?)

Transportation Studies of Impact of Dudley Street

Community Profile: Questions

What Else Would You Like To Know About The Study Area?

- "Connection with historic preservation?"
- "Rental rates"
- "Connection with Dudley Vision"
- "Rate or people/business priced out last year"
- "How do you determine the scope boundary? Where does the neighborhood really end?"
- "How is the affordability defined for new development?"
- "Is anyone keeping track of retail w/ respect to development?"
- "Rate of businesses priced out in last 5 years?"
- "Vacancy rates? Owner occupied?"
- "Community benefits"
- "I would like to know the concentration of minority owned businesses"
- "Number of studies done already?"
- "Transportation studies of impact on residential streets?"
- "Traffic on St. James St. and Washington St? Increased congestion"
- "Height restrictions for new buildings – the details"
- "Why is St. James Street. left out of the map when it is an important part of the change?"
- "Retail and commercial demand analysis"
- "Percentage of Roxbury residents in study area jobs"
- "How many afterschool programs are in the neighborhood? And is that enough for the community?"
- "Wayfinding signage to walk/bike (to see history)"
- "Periodic vision of study area. Short-term vs. Long-term, BRA-BTD-Community"
- "Master plan out of date!"
- "Update RSMP"

Boston Creates, Boston's Cultural Plan



Planning Timeline

- Summer 2015: Community Engagement
- Jan – March: Drafting the Plan
- March 28th: Town Hall Meeting and presentation of the draft plan to the public
- June 2016 – Final Plan Launch



What do you create?

• MUSIC
DOODLES

• music
Photography

Space for art to happen

poetry
Web Design
Health Programs
BEAUTY
Art

- cultural heritage celebration
Critical
Breakdown
Semantic

Matt McArthur's
Recording Studios for Youth
Craft

Lab
Theatre

LOOK into city lights
free performing arts for youth

Jazz in the street

Culture for African American

DANCE Studios

Community offered spaces to study and chill.



What kind of arts and culture do you want to see in your neighborhood?

More public art? Production spaces (places to make art)? Music venues? Flexible outdoor gathering spaces? Artist housing?

• More shows at the Strand w/ plays, concerts

• Utilize vacant city property for art and art activities

• Utilize Parks in the city for community arts + entertainment through out the summer

• Uptown in the Parks

• Movie Theatres

• a better Feeling Hall at the Dudley Branch BPL - The place is cold and harsh and broken

• more live music!

Peoples Assembly: anything

If culture inc. history want more: tours + jobs

WE NEED A SCHOOL OF ARTS IN THIS NEIGHBORHOOD MUSIC & THEATRE

Rehearsal

More Lounges/Rightful opportunities

Programming of Dudley Square Museum

More! music! VJZZ

Concerts in the park

Outside arts + new venues

PERFORMANCE CENTER / ARTS / DANCE etc.

Plays
more opps for local artists

MORE FLOWERS

Skateboard Park in Roxbury

Creative Business incubator

More Support for Creative Business

Park (Public Space) in the Library + Public space on Dudley st

What Do You Create?

- "Jazz in the street"
- "Space for art to happen"
- "Culture for African Americans"
- "Dance studios"
- "Community oriented spaces to study and chill"
- "Music"
- "Doodles"
- "Photography"
- "Cultural heritage celebration"
- "Critical breakdown open mic"
- "Web design"
- "Health programs"
- "Beauty"
- "Art"
- "Poetry"
- "Matt McArthur's recording studios for youth"
- "Craft lab theatre"
- "Look into city lights free performing arts for youth"

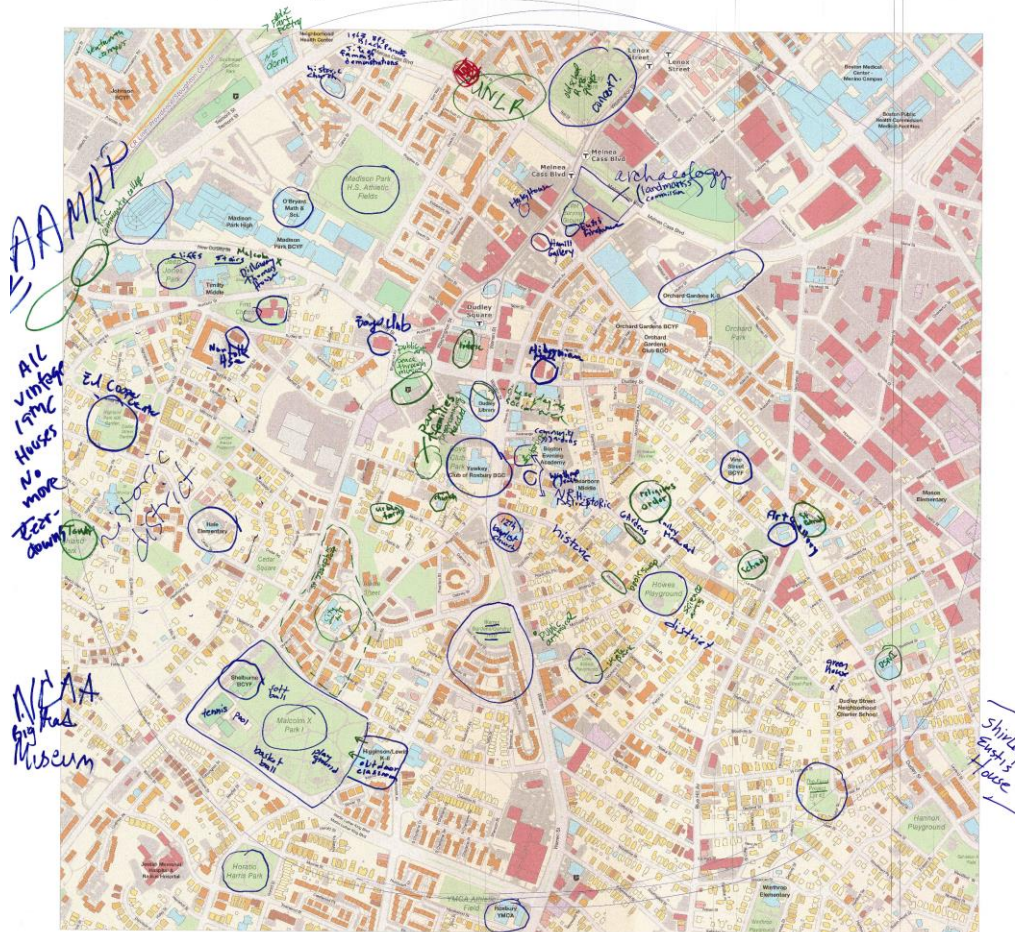
What Kind Of Arts And Culture Do You Want To See In Your Neighborhood?

- "Programming African American Museum"
- "More music! v jazz"
"Outside arts and new venues"
- "More opportunities for local artists"
- "Skateboard park in Roxbury"
- "Creative business incubator"
- "More support for creative businesses"
- "If culture includes history, want more tours + jobs"
- "We need a school of arts in this neighborhood. Music and theatre"
- "Rehearsal"
- "More lounges/ nightlife opportunities"
- "Park (public space) in between library and police station on Dudley Street"
- "People's Academy: anything"
- "More shows at the Strand, e.g. plays, concerts"
- "Utilize vacant property for art and art activities"
- "Utilize parks in the city for community arts and entertainment throughout the summer"
- "Uptown in the parks"
- "Movie theatres"
- "A better Feelings Hall at the Dudley Branch BPL – The place is cold, and harsh, and broken"
- "More live music"
- "Performance center/arts/dance etc."
- "Plays"
- "More flowers"

Cultural Asset Mapping

What is an asset map? An asset map is an inventory of things that we value in our community. Cultural assets can be spaces, organizations, events, parks, public art, or anything related to arts and culture that you want to keep and build upon for the future of your neighborhood.

Show us your favorite arts and culture places on the map and tell us what makes them important to you.

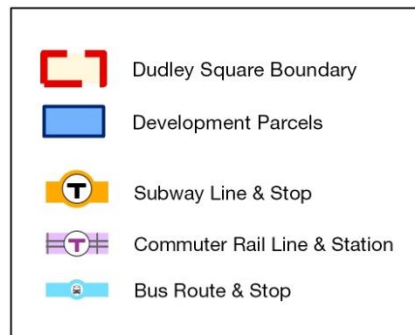


Cultural Asset Mapping

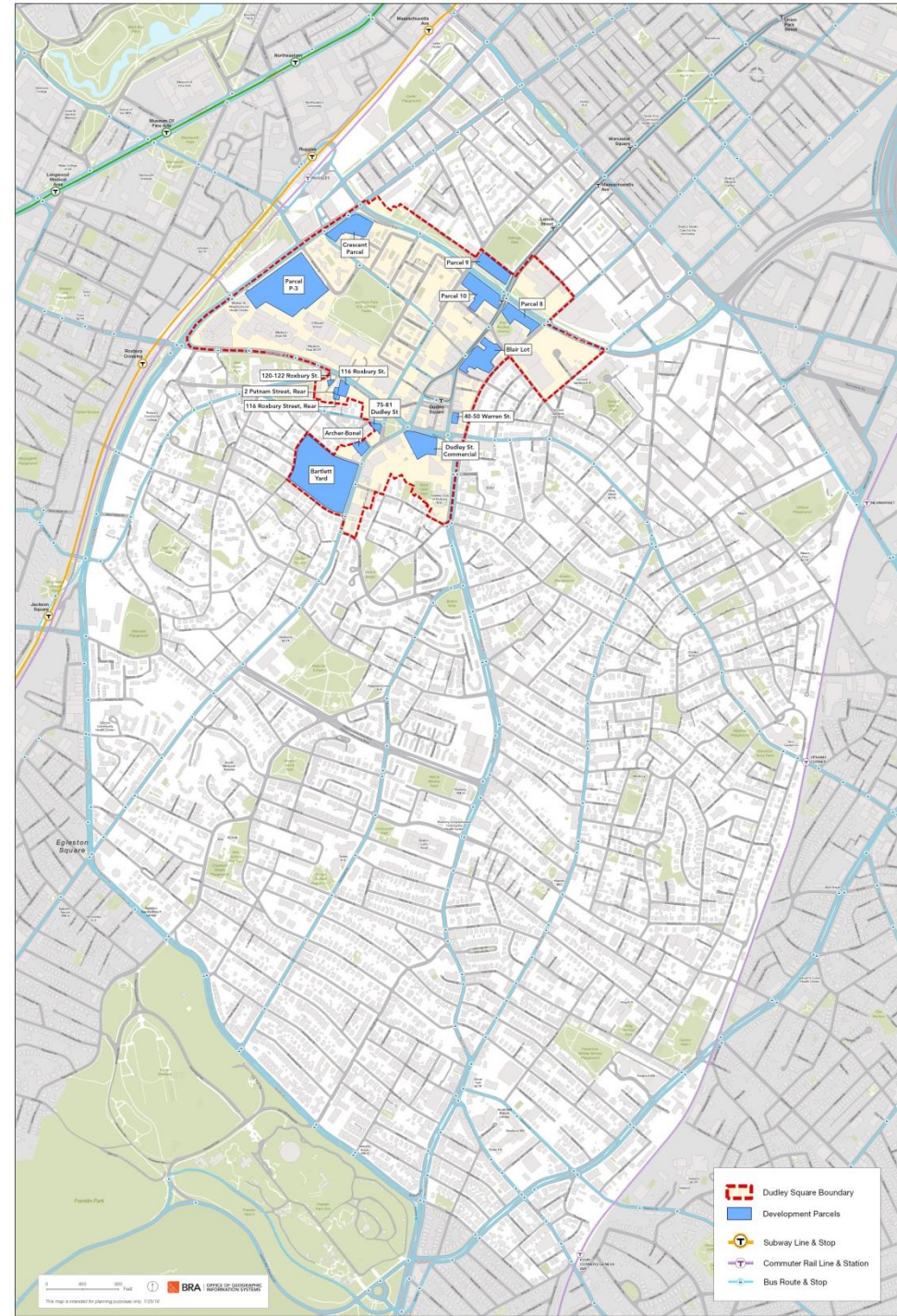
Show us your favorite arts and culture places on the map and tell us what makes them important to you.

- "RCC Community College"
- "Wentworth Campus"
- "NE dorms"
- "Historic church on Ruggles street"
- "O'Bryant Math and Sci."
- "1963 BPS black parents' site of famous demonstrations"
- "UNLR"
- "Eliot Burying Ground"
- "Hamill Gallery"
- "Dudley Library"
- "Eustis Firehouse"
- "Winthrop School"
- "Howes playground"
- "DSNI"
- "The Food Project"
- "Greenhouse"
- "Roxbury YMCA"
- "Horace Horatio Park"
- "Malcolm X Park"
- "Shelburne BCYF"
- "NCAA Museum"
- "Highland Park Historic District"
- "Hale Elementary"
- "Warren Gardens"
- "Yawkey Club of Roxbury Boys and Girls Club"
- "12TH Baptist church"
- "St. Patrick Church"
- "Orchard Gardens K-8"
- "Haley House"
- "Madison Park HS. Athletic Fields"
- "Dillaway Thomas House"
- "Jeep Jones Park"
- "Norfolk House"
- "Religious order"
- "Hibernian Hall"
- "Vine Street BCYF"
- "Higginson-Lewis K-8"
- "Roxbury YMCA"

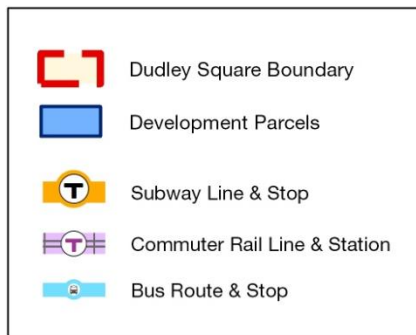
STUDY AREA CONTEXT



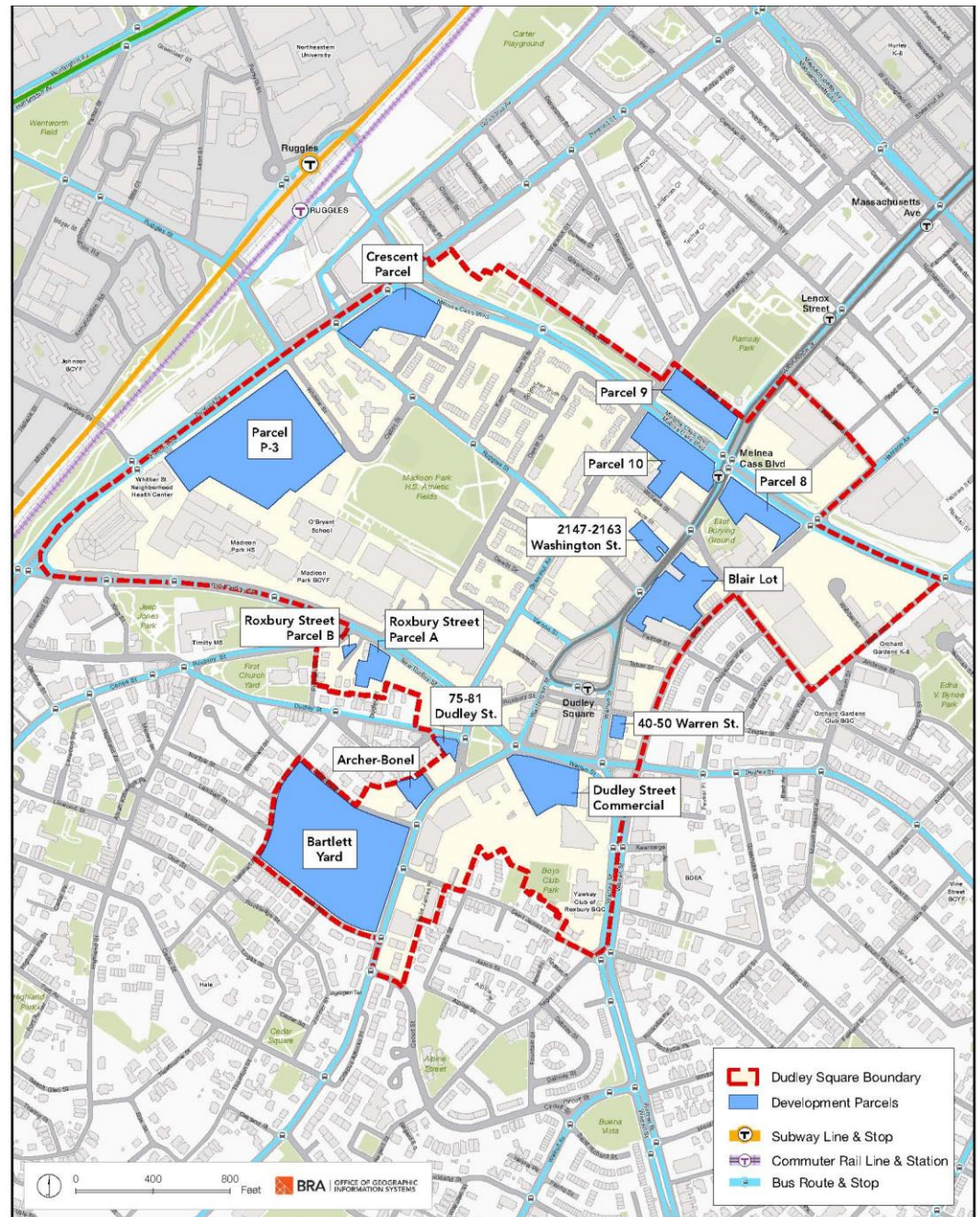
Roxbury Map with PLAN Study Area



STUDY AREA BOUNDARY



PLAN: Dudley Square Roxbury



PLAN: DUDLEY SQUARE SCOPE

The study will focus on:

ONGOING

Outreach & Engagement of RSMPOC and Community

TASK 1

Assess Existing Conditions

TASK 2

Assess Existing Land Use, Zoning and Development Pipeline/ZBA Actions

TASK 3

Update Vision

TASK 4

Assess Impacts of Existing Economic and Housing Conditions

TASK 5

Create Urban Design Recommendations

TASK 6

Produce Transportation & Infrastructure Improvement Recommendations

TASK 7

Develop Implementation Strategies & RFPs

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

Tools for Development Workshop

MAY 16, 2016

Design & Feasibility Workshop

JUNE 20, 2016

Transportation & Public Realm Workshop

JULY 25, 2016

Preferred Plan Draft Session

AUGUST 1, 2016

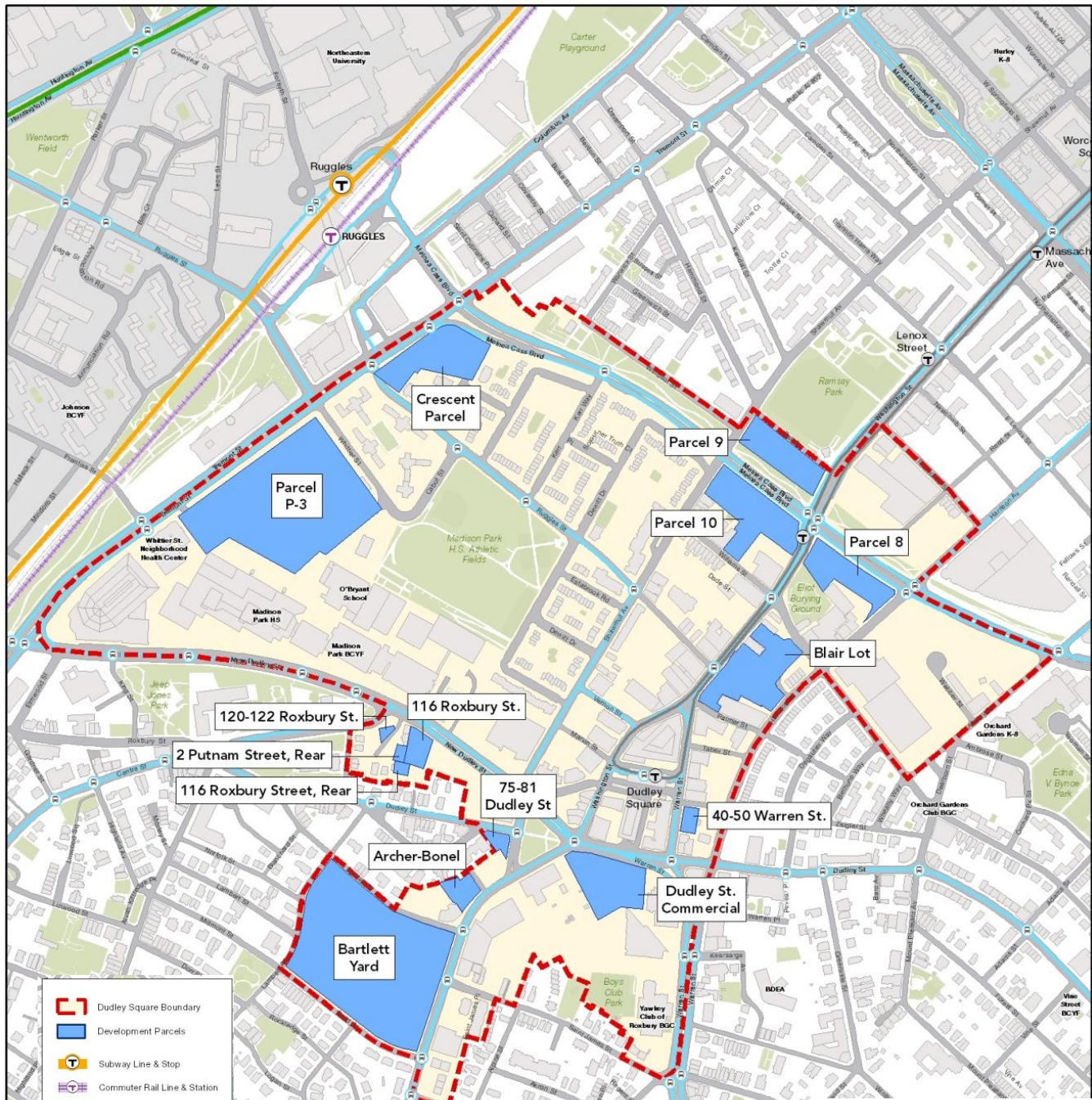
Final Implementation Plan Presentation

AUGUST 11, 2016

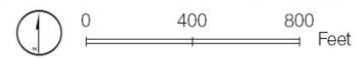
BRA Board Approval

3

Development project updates by BRA



-  Dudley Square Boundary
-  Development Parcels
-  Subway Line & Stop
-  Commuter Rail Line & Station
-  Bus Route & Stop



This map is intended for planning purposes only. 1/25/16

4

RSMPOC comments

5

Community input