



# ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

December 4, 2017

# AGENDA

- 1. Reiterate committee scope and responsibilities**
- 2. PLAN: Dudley Square Highlights**
- 3. RSMPOC Comments**
- 4. 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 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.

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**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

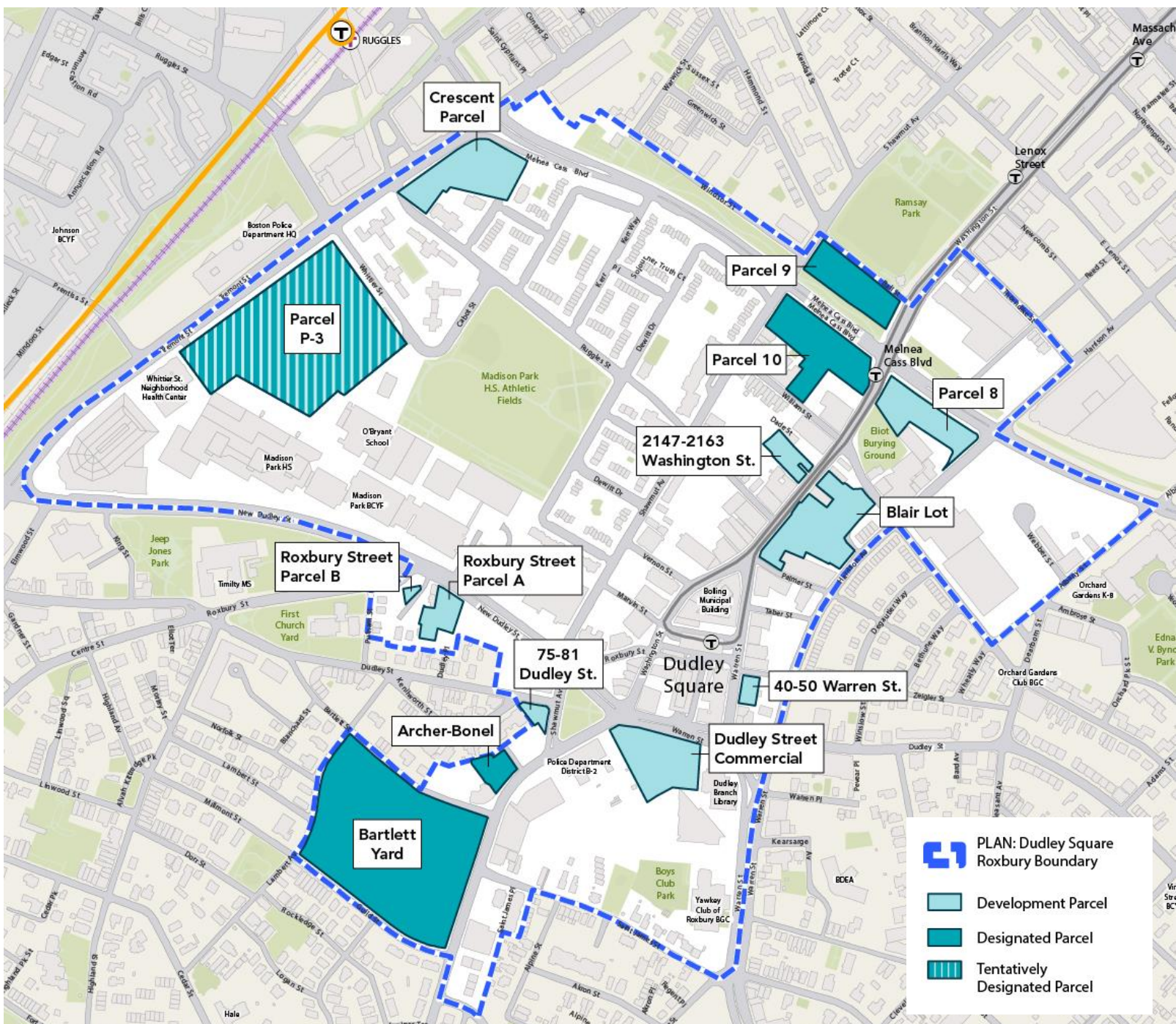
- Review recommended RFP guidelines for economic development





#### Who

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

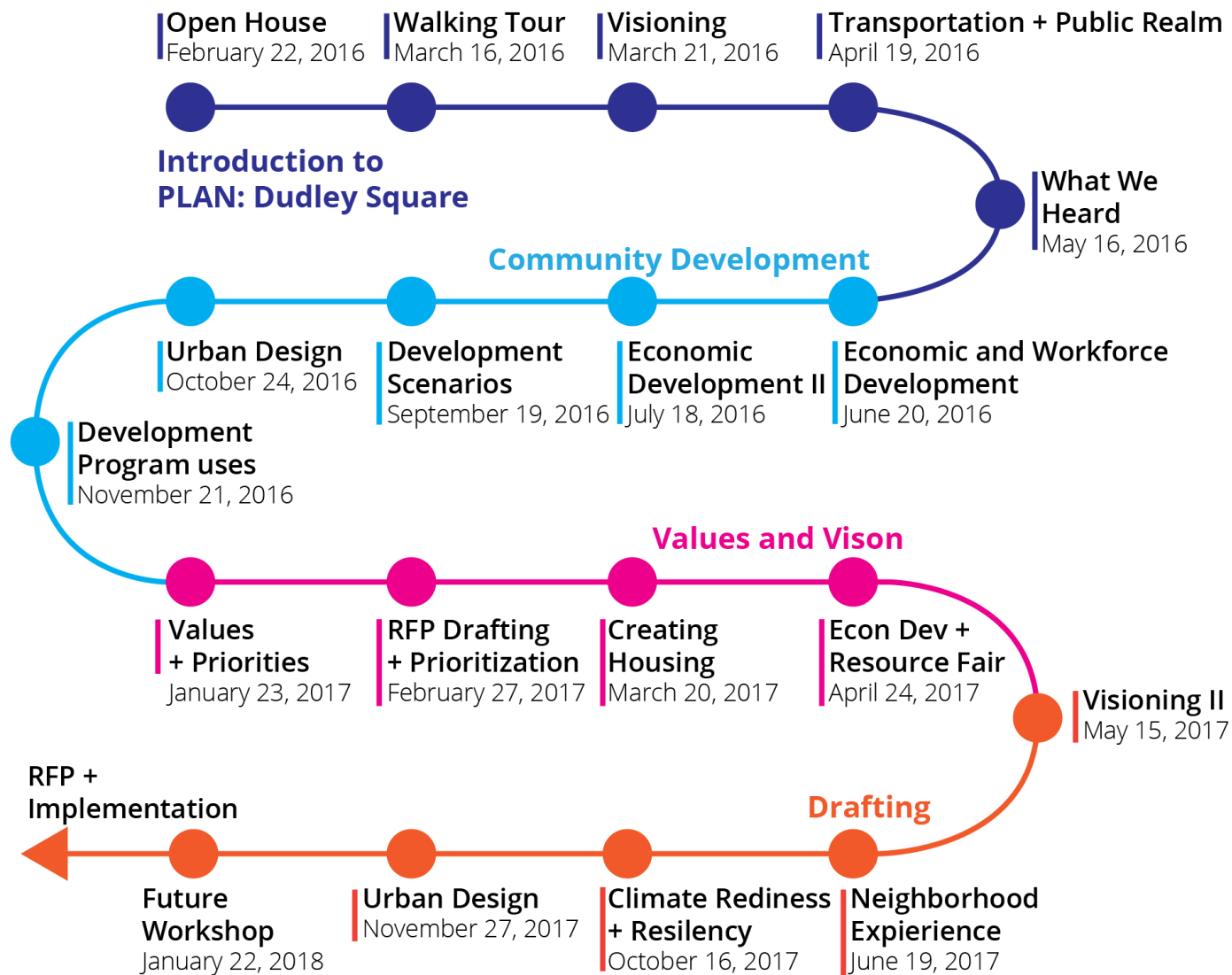
## ORIGINAL 2004 MASTERPLAN GOALS

- 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



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

## PROCESS TO DATE





## What We Learned - Housing

- **82%** of occupied housing units in Roxbury are **rental**.
- **73%** of all existing housing in the study area is **income restricted affordable**
- Of the **1,000 income-restricted units** in PLAN: Dudley, only **27** are **ownership** opportunities.
- **56%** of all existing housing in Roxbury is income-restricted affordable.



## What We Learned – Economic Development + Jobs

- The median individual earning  
Roxbury: **\$22,370** Boston: **\$34,544**
- The most **jobs** held by **Roxbury residents** are in the fields of: **Health Care** (23.5%); and **Accommodation/Food/Retail** (21.3%)
- The top industries located in Roxbury are **Educational Services** (23.7%) and **Health Care and Social Assistance** (16.9%)
- **Dudley Square: 27%** some college or associate's degree, **14%** Bachelor's degree, **9%** advanced degree compared to **Boston: 18%** some college or associate's degree, **25%** bachelor's degree, **20%** advanced degree compared



## What We Learned – Climate Resiliency and Readiness

- **Urban Heat Islands** (areas with more asphalt roads, dark roofs which absorb heat, and less tree canopy to provide shade) are concentrated in commercial districts like Dudley Square. Increased temperatures and heat waves have greater effects on urban heat islands.
- **Stormwater Flooding** from future heavy rain events can affect Dudley's **low-lying areas**.
- **Sea Level Rise** is **not anticipated** to affect most of Dudley Square in the near future.
- **Green Site Infrastructure** can **mitigate** severe impacts of weather events on the neighborhood.

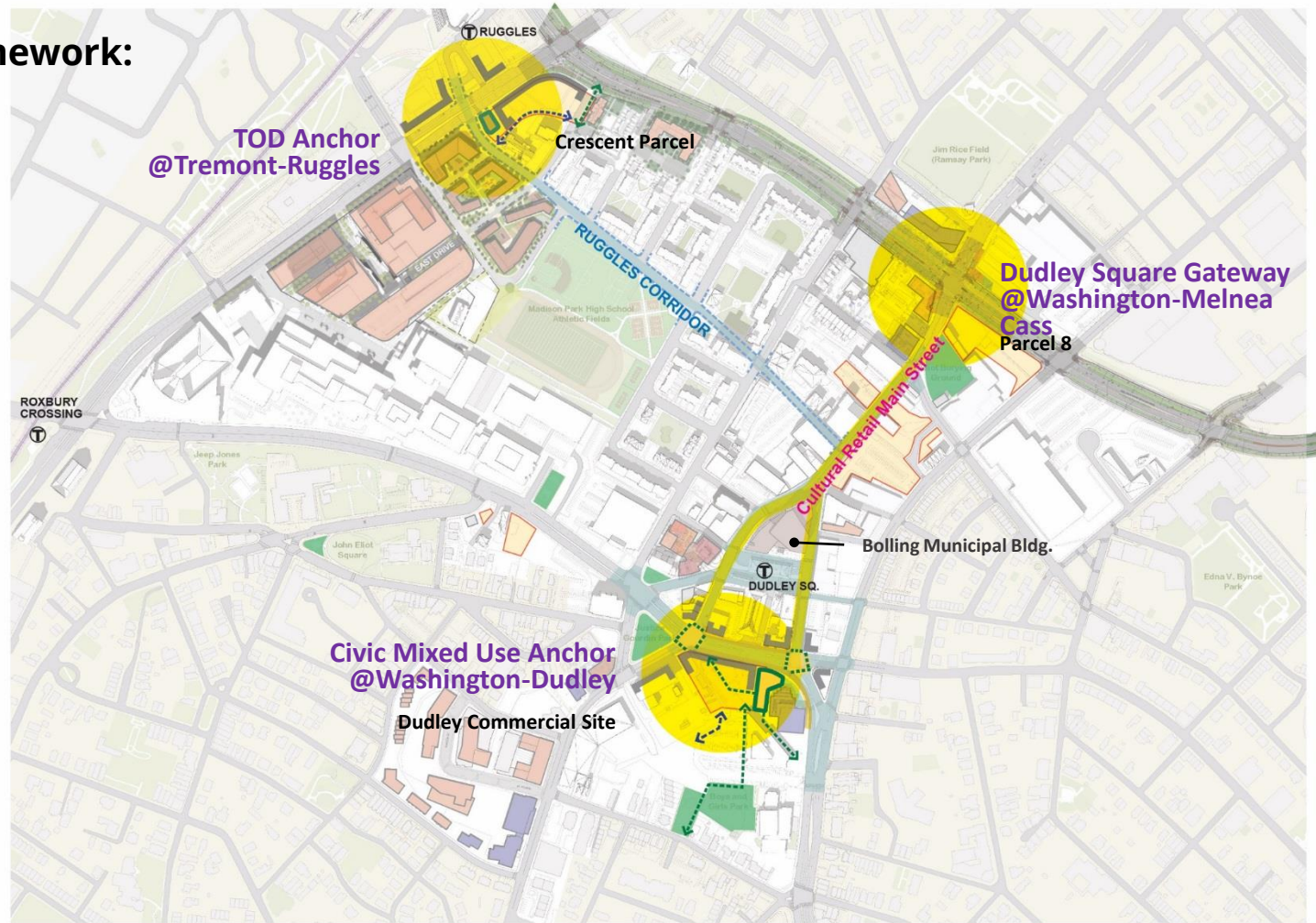


## What We Learned – Urban Design

- Urban design principles:
  - **Activate Public Realm**
  - **Enhance Connectivity**
  - **Provide Quality Building Design**
  - **Proper Building Form**

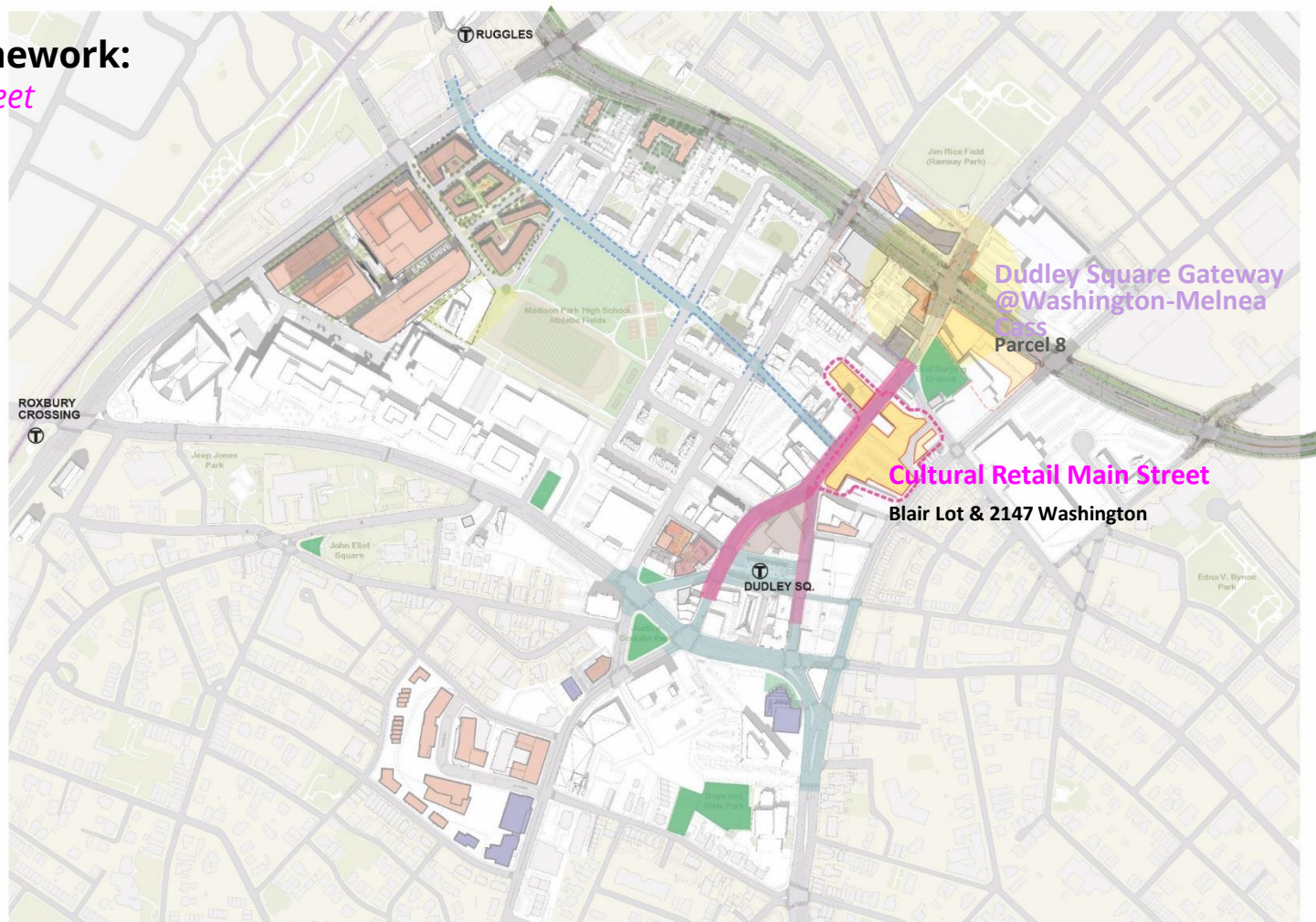
## Urban Design Framework: Connections

- To craft the holistic approach and ensure the coherence among developments





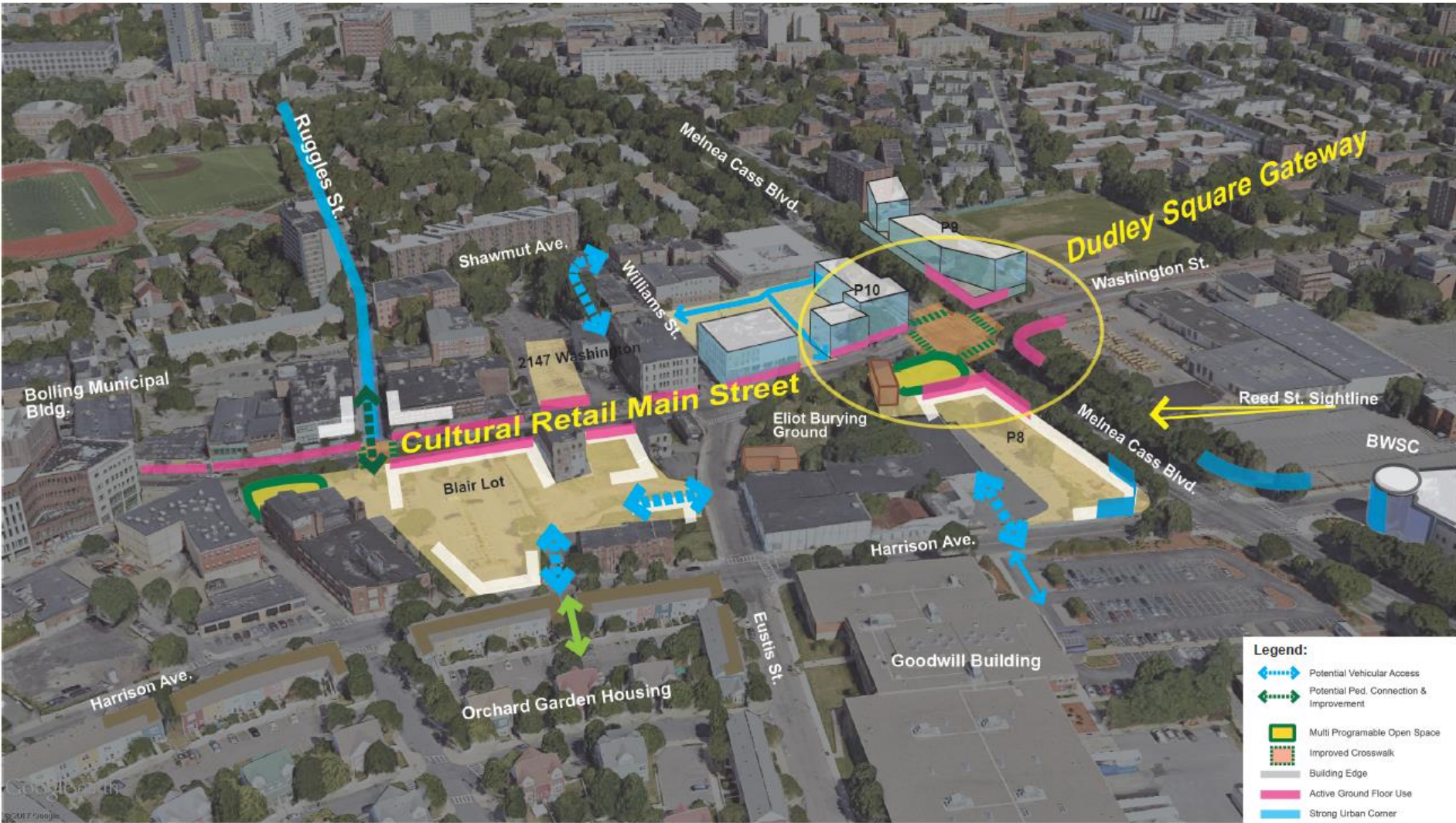
# Urban Design Framework: *Cultural Retail Main Street*



Urban Design Framework: *Cultural Retail Main Street Opportunities along Washington St.*



# Urban Design Concepts: Blair Lot, 2147 Washington & Parcel 8



## PLAN: Dudley Photo Campaign

The BPDA is seeking **pictures from the community** for use in the PLAN: Dudley Square plan document and RFPs.

To help **communicate the vision for the future** we are looking for pictures that reflect happy times people have had in the neighborhood.

If you have pictures of **events or places in Dudley Square**, past or present, that make you smile please consider sharing some with us.

For more information please visit:  
**[bit.ly/PlanDudley](http://bit.ly/PlanDudley)**



## **FUTURE 2018 DATES**

### **RSMPOC**

January 8, 2018 – Boston Water Sewer – 6pm-8pm

### **PLAN Dudley Square Workshop**

January 22, 2018– Boston Water Sewer – 5:30pm-8pm

### **PRCs (Project Review Committees)**

January 16, 2018 - Bartlett Place

January 18, 2018 - Madison Tropical

January 25, 2018 - Parcel P3/Tremont Crossing Project Review

## RESOURCES

### Office of Workforce Development (OWD)

Contact:

Brian Norton

617-635-5283

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

### Office of Housing Stability (DND)

Contact:

617-635-4200

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

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

### Boston Home Center (DND)

Contact:

617-635-4663

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

### Office of Small Business Development

Contact:

Karilyn Crockett

617-635-0355

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

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## RSMPOC Comments

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**Community Comments**