



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

July 11, 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

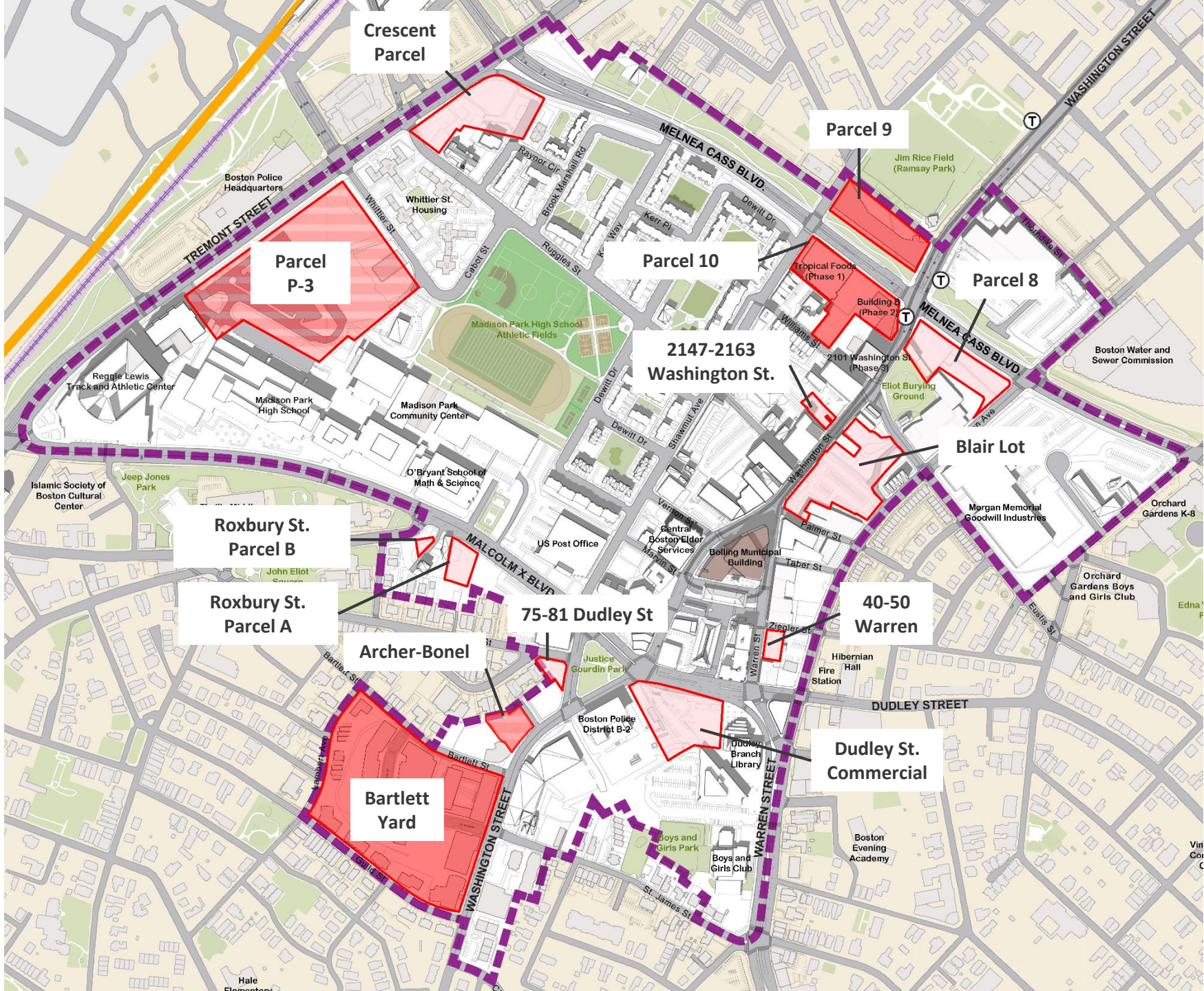
OCTOBER 3, 2016

JUNE 6, 2016

NOVEMBER 7, 2016

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Development project updates by BRA



Crescent Parcel

Parcel P-3

Parcel 10

Parcel 9

Parcel 8

2147-2163 Washington St.

Blair Lot

Roxbury St. Parcel B

Roxbury St. Parcel A

75-81 Dudley St

Archer-Bonel

40-50 Warren

Bartlett Yard

Dudley St. Commercial

Boston Police Headquarters

Whittier St. Housing

Madison Park High School Athletic Fields

Jim Rice Field (Ramsay Park)

Tropical Foods (Phase 1)

Building B (Phase 2)

2101 Washington St (Phase 3)

Reggie Lewis Track and Athletic Center

Madison Park High School

Madison Park Community Center

O'Bryant School of Math & Science

Islamic Society of Boston Cultural Center

Jeep Jones Park

John Elliot Square

US Post Office

Central Boston Elder Services

Boiling Municipal Building

Morgan Memorial Goodwill Industries

Orchard Gardens K-8

Orchard Gardens Boys and Girls Club

Edna F. ...

Boston Police District B-2

Dudley Branch Library

Hibernian Fire Station

Boys and Girls Club

Boys and Girls Club

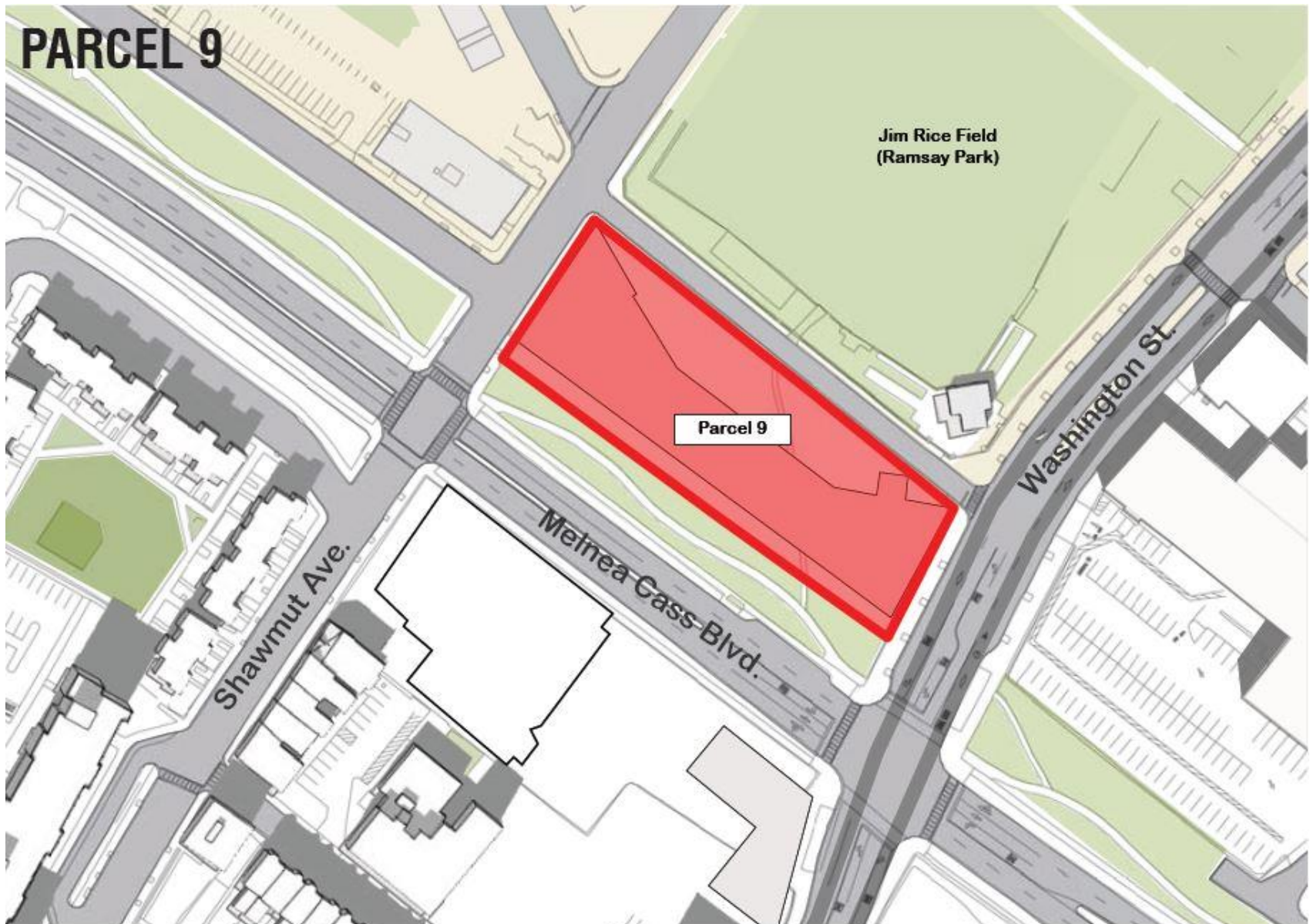
Boys and Girls Club

Boston Evening Academy

Hale Elementary

Vir ...

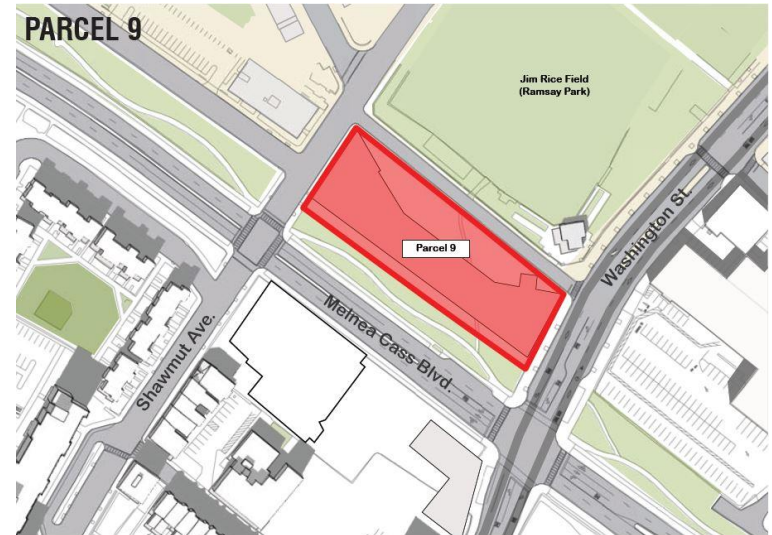
MELNEA HOTEL AND RESIDENCES (DESIGNATED)



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
Total Development	137,250 sf
Total Development Cost	\$45 M



Project update:

Schedule: Groundbreaking Fall 2016; Completion 2017

BARTLETT PLACE (DESIGNATED)

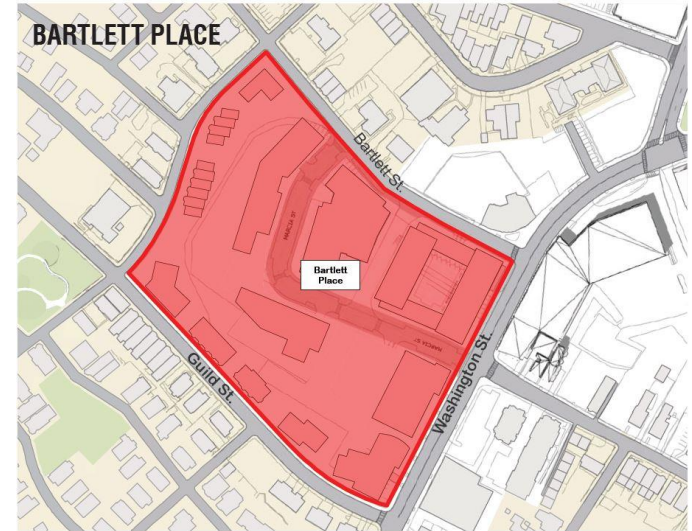


BARTLETT PLACE (DESIGNATED)

Name of Development Entity: Bartlett Place, LLC

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

* Sq Ft. or Units as applicable

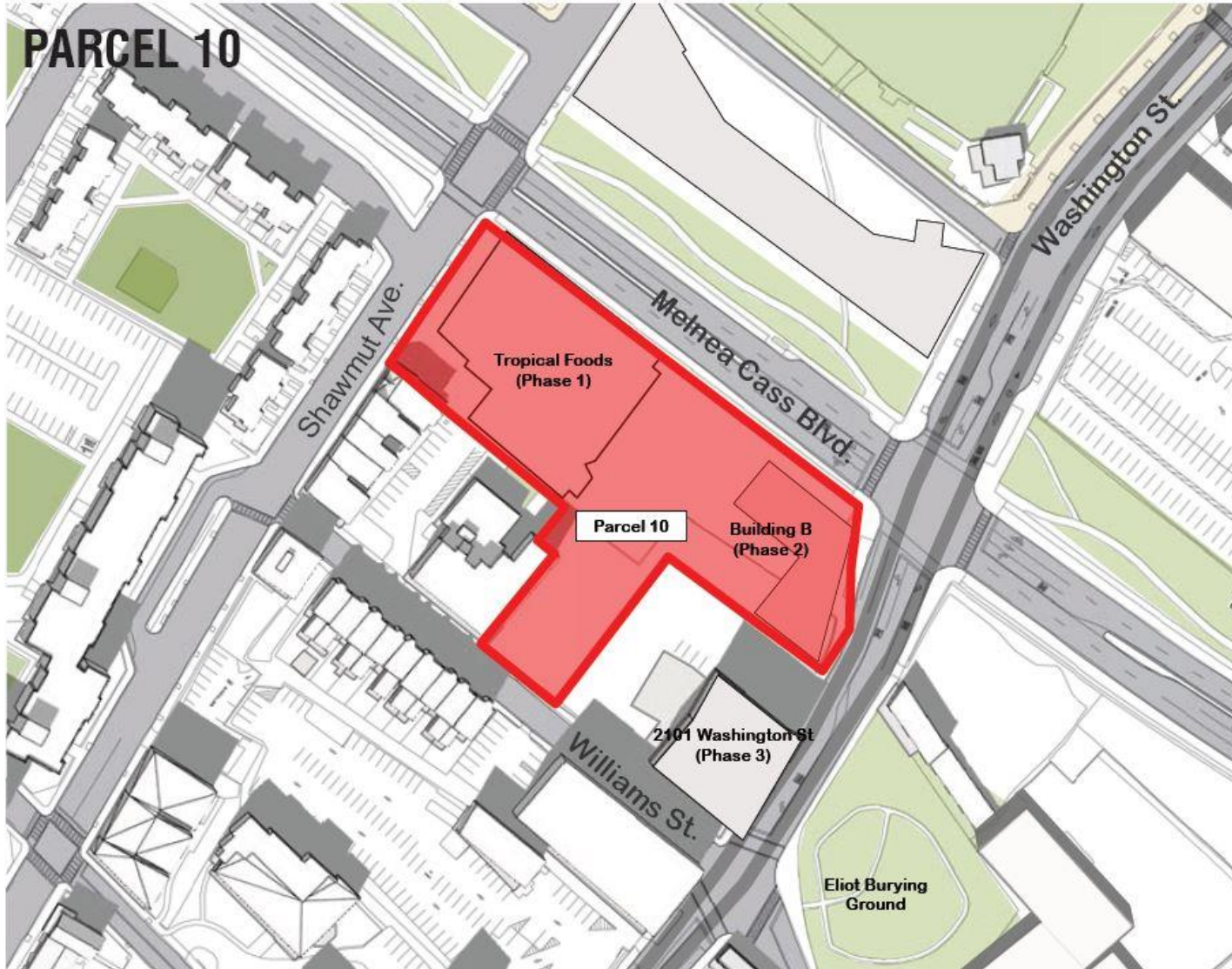


Project update:

Residential & Retail Construction – Start September 2016

Infrastructure Construction – June 20, 2016 (on target)

MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

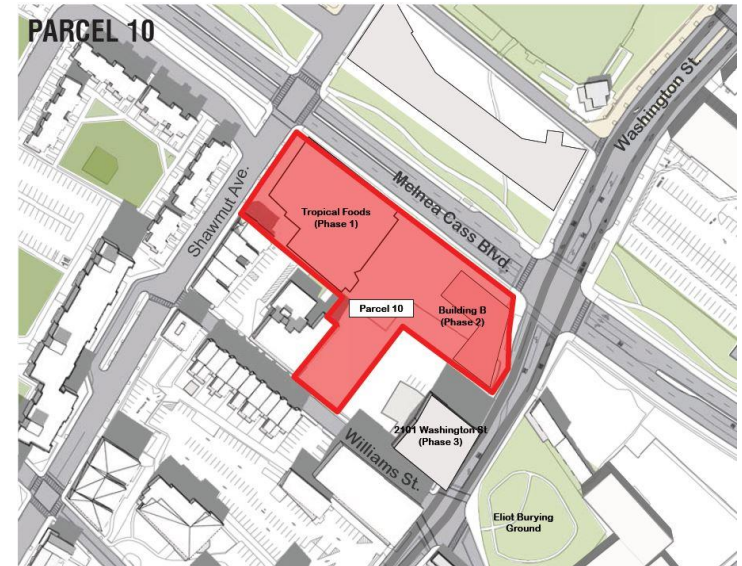


MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

Name of development entity: Madison Tropical

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

* Sq Ft. or Units as applicable



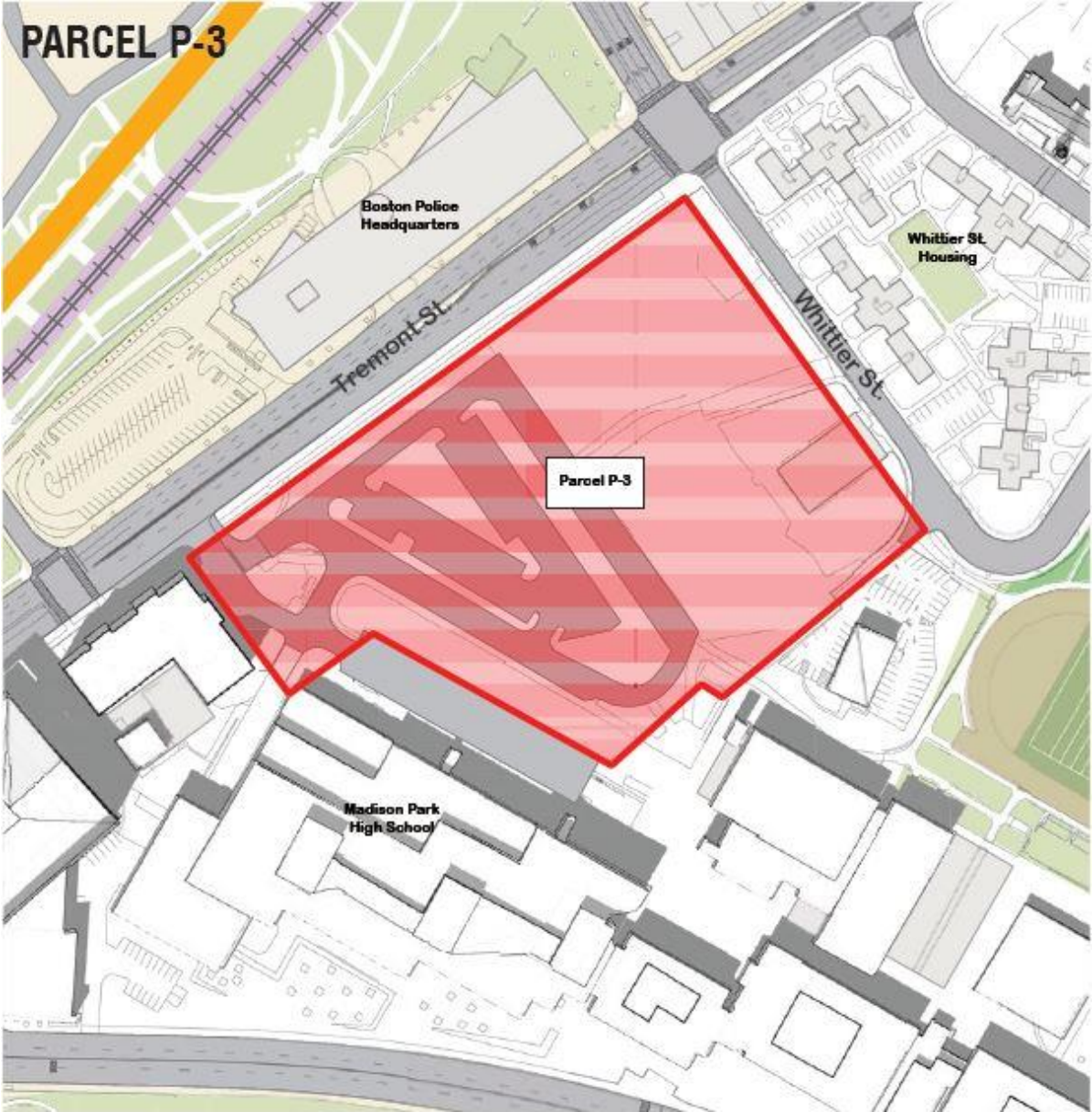
Schedule:

2101 Washington St. – Construction Started May 2016

2101 Washington St. – Full Occupancy Summer 2017

2085 Washington St. – Preconstruction and Marketing Underway

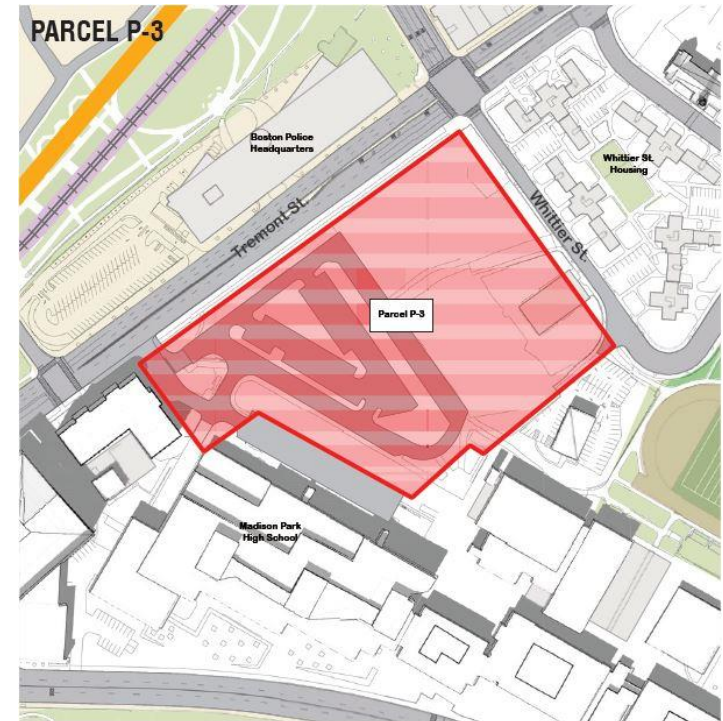
TREMONT CROSSING (TENTATIVELY DESIGNATED)



TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

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



**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:

PRC Meeting – July 28, 2016, 6:00 – 7:00pm, Central Boston Elder Services

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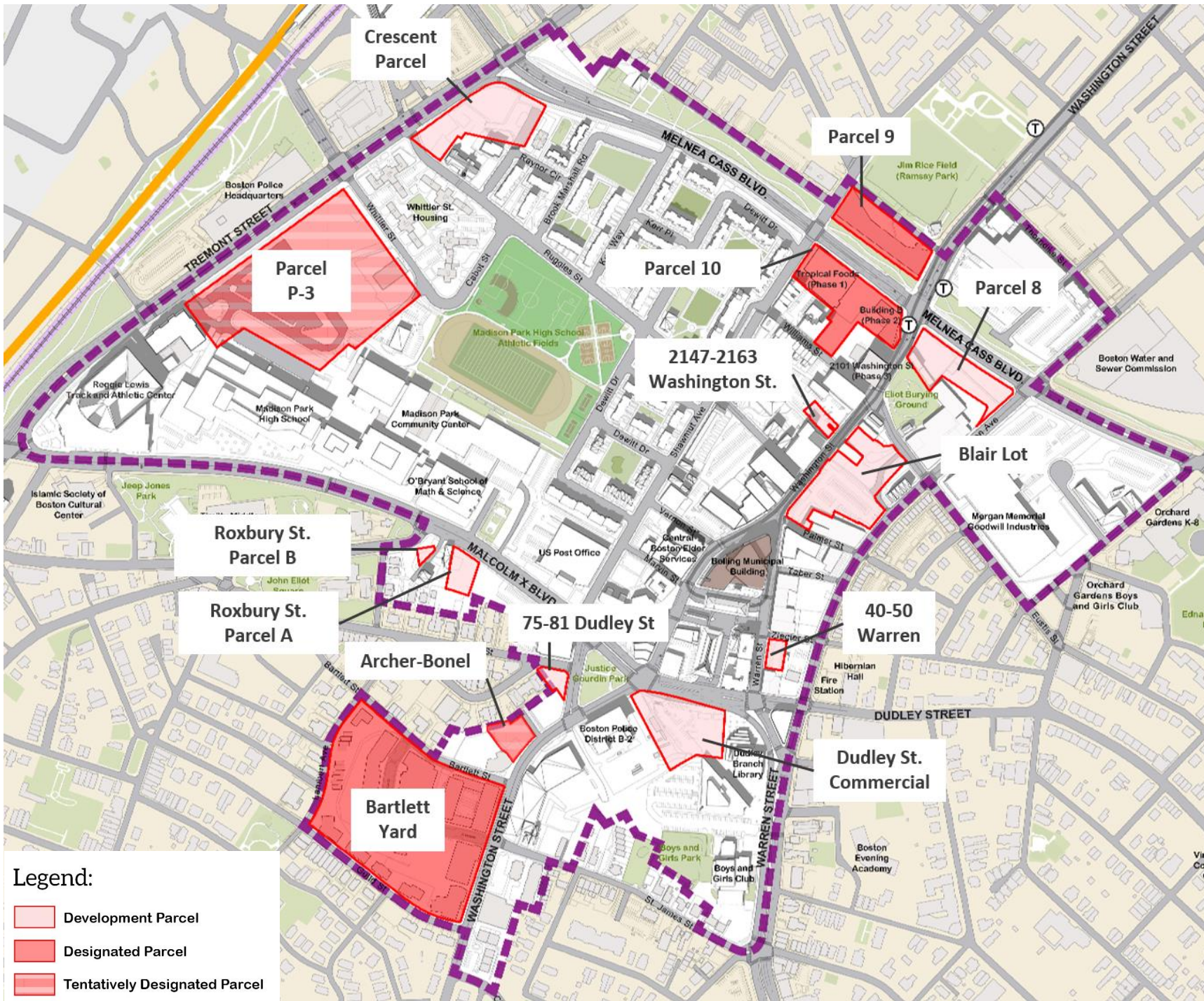
RSMPOC comments

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Community input

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PLAN: Dudley Square update



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.



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

Economic Development Workshop II

AUGUST 15, 2016 *(Proposed New Date)*

*Land Use Priorities & Tools for
Development Workshop*

September 19th, 2016

*Review Draft Development Guidelines &
Implementation Strategies Workshop*

October 3rd, 2016

*Review Final Development Guidelines &
Implementation Strategies (With Oversight
Committee)*

PAST WORKSHOPS

Open House – February 22, 2016

- Increase neighborhood vibrancy after 8pm
- Maintain and support small neighborhood businesses
- Emphasize community benefits

Walking Tour – March 16, 2016

- Planning for people
- Increase arts & culture uses
- Create more walkable, bikeable, and accessible streets



PAST WORKSHOPS

Visioning Workshop – March 21, 2016

- Explore opportunities to recruit different sectors such as technology and innovation
- Make public realm improvements

Transportation and the Public Realm – April 19, 2016

- Increase walkability and make sure vehicular traffic is not at odds with pedestrians
- Ensure transportation network has adequate capacity

Assessing What We Heard and Next Steps – May 16, 2016

- Create balance of development between Ruggles and Dudley
- Encourage development that is contextual to the whole neighborhood



ECONOMIC AND WORKFORCE DEVELOPMENT

June 20, 2016

TOP 5 INDUSTRIES IN BOSTON

Jobs in Boston 2014 (Permanent Jobs)

Source: BEA, EOLWD, BRA Research Division Analysis

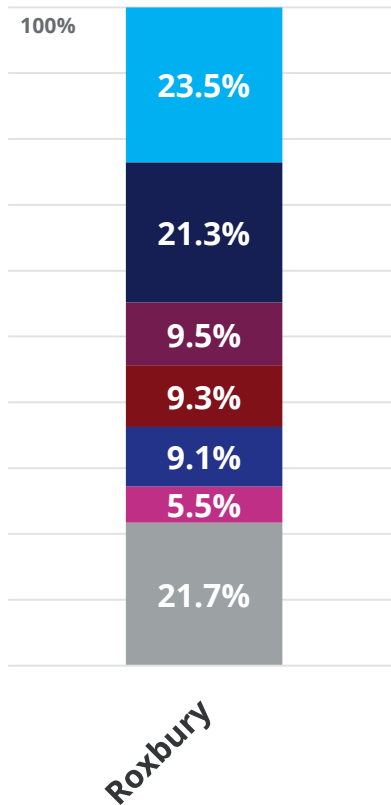
1. Health Care and Social Assistance	133,658
2. Professional and Technical Services	88,636
3. Finance and Insurance	79,990
4. Government	76,602
5. Accommodation and Food Services	58,887

**61% of all jobs
in Boston**

JOBS HELD BY ROXBURY RESIDENTS

By Industry 2014 throughout the city and region

Source: U.S. Census Bureau, LODES, OntheMap, 2014, BRA Research Division Analysis



- Health Care and Social Assistance
- Accommodation, Food, and Retail Services
- Educational Services
- Professional Services and Finance & Insurance
- Administrative and Waste Services
- Government
- Other

TOP 5 GROWTH INDUSTRIES

Change by Industry in Boston 2010-2014

Source: BEA, EOLWD, BRA Research Division Analysis

	# of New Jobs
1. Professional and Technical Services	16,770
2. Health Care and Social Assistance	11,056
3. Accommodation and Food Services	9,558
4. Educational Services	4,330
5. Other Services	3,650

TOP 5 INDUSTRIES BY WAGE

Average Annual Wage by Industry in Boston 2014

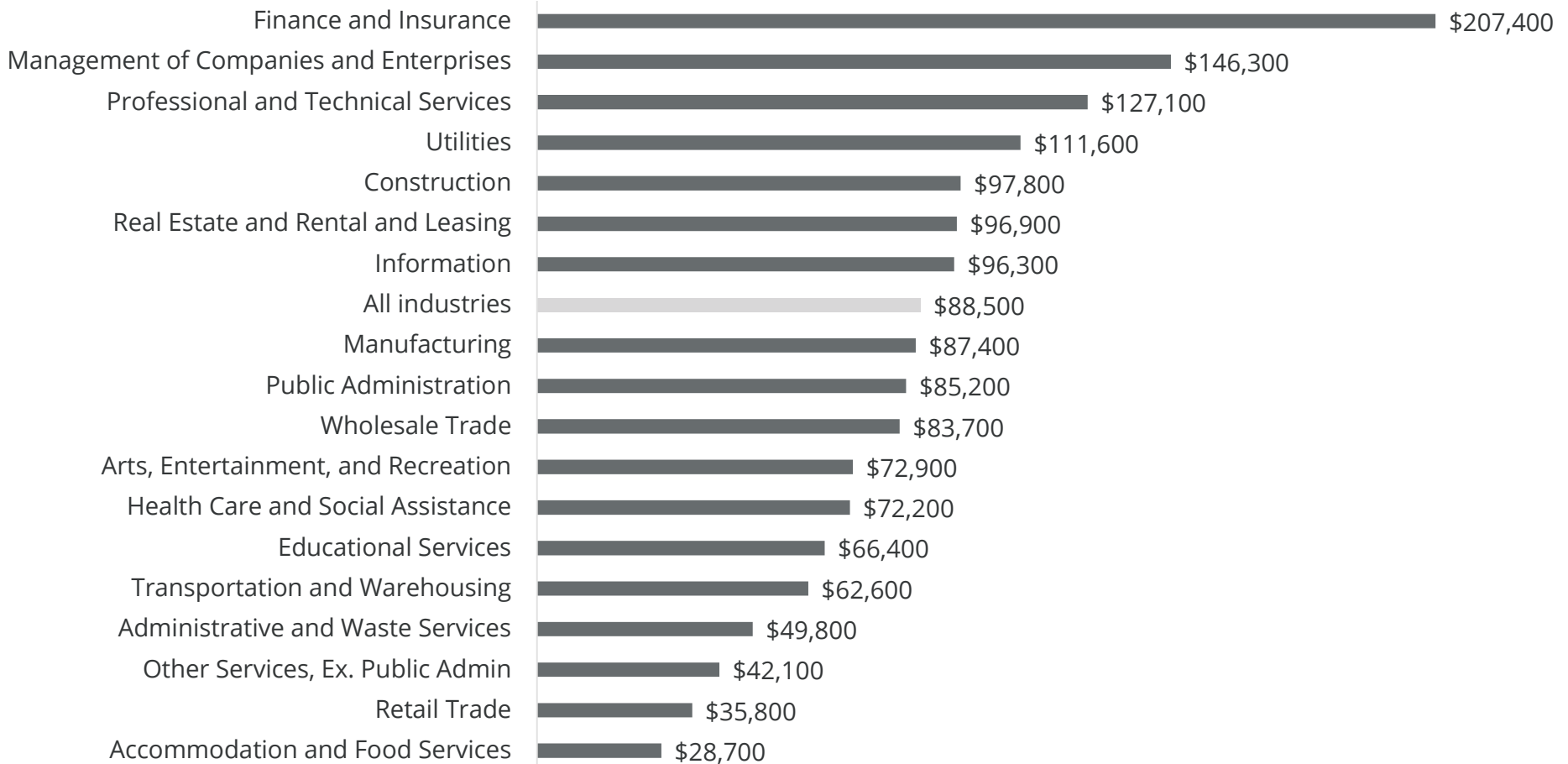
Source: BEA, EOLWD, BRA Research Division Analysis

1. Finance and Insurance	\$207,400
2. Management of Companies and Enterprises	\$146,300
3. Professional and Technical Services	\$127,100
4. Utilities	\$111,600
5. Construction	\$97,800

WAGES BY INDUSTRY

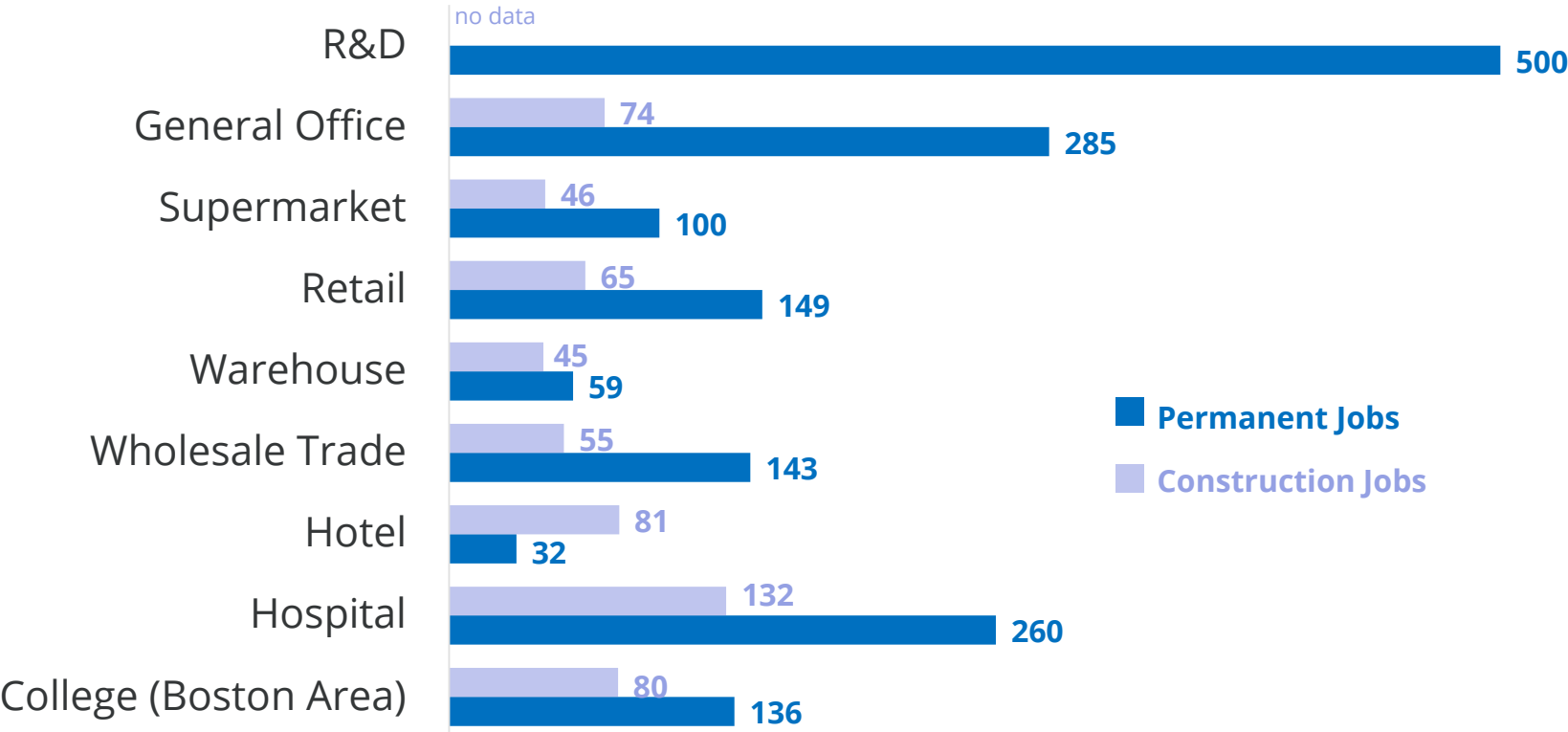
Average Annual Wage by Industry in Boston 2014

Source: BEA, EOLWD, BRA Research Division Analysis



JOBS PER 100,000 SF

By Type of Building



JOB CREATION THROUGH DEVELOPMENT

- Various categories of development yield a certain number of both construction and permanent jobs
- Research and Development (R&D) creates the most permanent jobs per 100,000sf with approximately 500 jobs, while Supermarkets create approximately 100 permanent jobs
- What does the potential for jobs - permanent and construction - reveal about ways to think about future development?
- What are the trade-offs or opportunity costs for one form of development over another?

Parcel Name

Parcel Size

Parcel 8

54,632 sf

Bartlett Yard

372,654 sf

Crescent Parcel

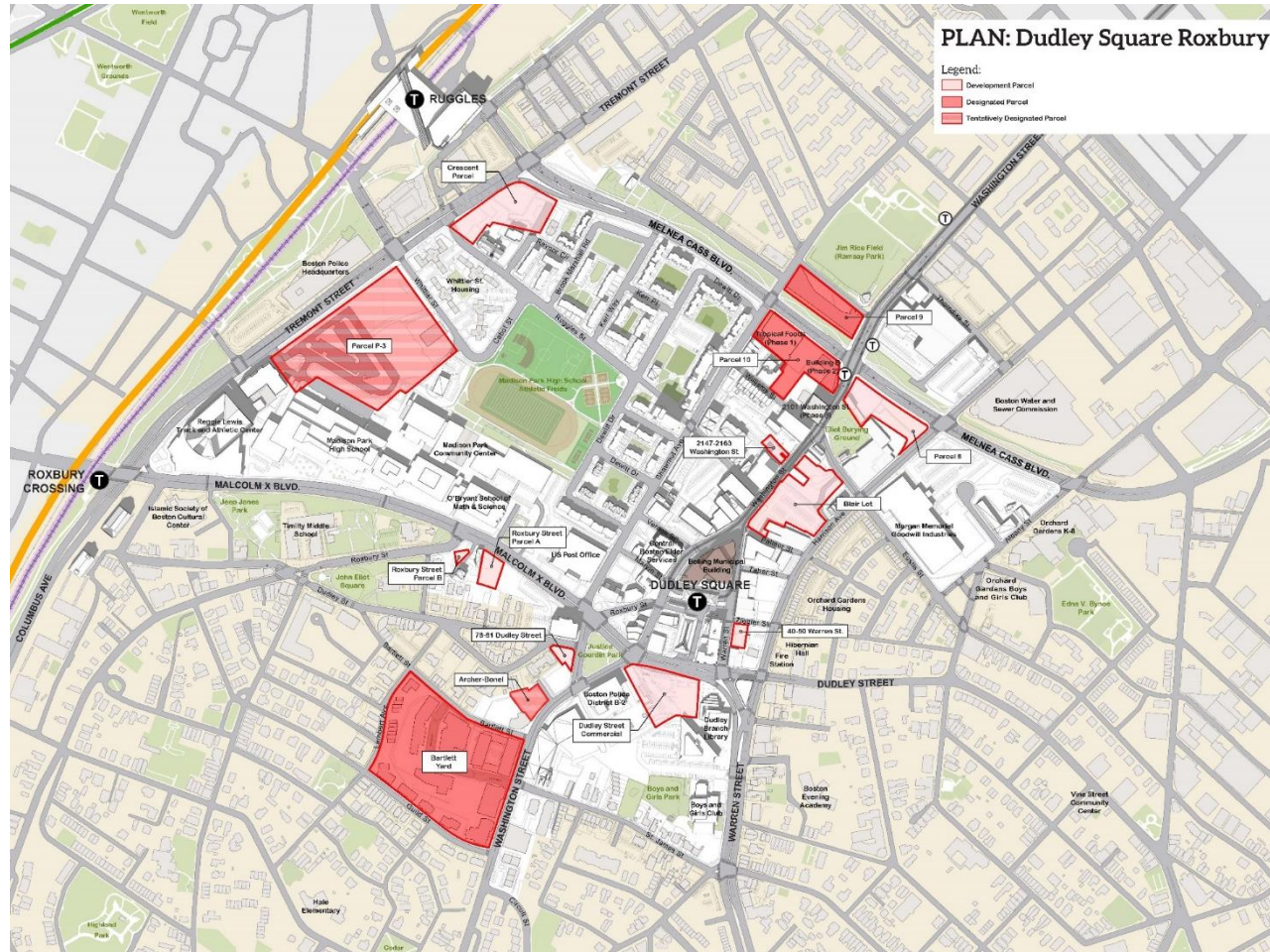
78,208 sf

Dudley Street Commercial

70,000 sf

Blair Lot

85,729 sf



RECENT ACCOMPLISHMENTS

- Launched Mayor Walsh's Tuition Free Community College Initiative for BPS graduates
- Launched the Boston's Greater Boston Apprenticeship Initiative with 400 new apprenticeship slots with career advancing jobs in the construction and hotel & hospitality industries
- Distributed over \$5 million to 69 organizations, with a focus on: job placement and post-secondary job training

RECENT ACCOMPLISHMENTS

- Distributed \$2.7 million to 37 non-profits addressing youth employment and young adult education, placing youth into 477 jobs and providing 95 BPS high school diplomas
- Provided free tax preparation in 8 languages from 35 city-wide sites to 12,482 residents, Provided 3,496 Financial Check Ups (FCU) and credit building support at 8 of these tax sites

PREVIEW: ECONOMIC DEVELOPMENT II WORKSHOP

July 18, 2016

Workshop Focus

On July 18th we will continue the work and discussion from the June 20th workshop.

The focus will be to:

- Engage stakeholders in **small group discussion** around economic development priorities
- **Review data** and **updated information** requested on the June 20th Workshop
- Meet the consultant team of **Next Street Financial** and have introductory overview on **the principles of economic development feasibility**