



Roxbury Strategic Master Plan Oversight Committee Meeting

May 6, 2019

2019 RSMPOC Meeting Calendar

First Monday of the month

Bolling Building, 2300 Washington Street, The Committee Room
June-November

January 7, 2019

February 4, 2019

March 4, 2019

April 1, 2019

May 6, 2019

June 3, 2019

July 1, 2019

****No meeting in August****

September 9, 2019

October 7, 2019

November 4, 2019

****No meeting in December****

PLAN: Dudley Square Updates

May 20th - PLAN: Dudley Square Workshop Blair Lot, Nawn Factory, and Parcel 8 (BWSC)

Discussion about parcels and initial discussion about RFPs will be held at the Boston Water and Sewer Commission 2nd floor training room

June 3rd - Roxbury Strategic Master Plan Oversight Committee Meeting (Bolling Building)

Project Review Committee recommendation to the RSMPOC regarding

- 135 Dudley
- 2147 Washington
- 40-50 Warren
- 75 Dudley

RSMPOC Vote on DND Parcels

June 19th - PLAN: Dudley Square Workshop Blair Lot, Nawn Factory, and Parcel 8 (TBD)

Review of RFP language

July 1st - RSMPOC Meeting (Bolling Building)

Investing in Dudley

City of Boston's Coordinated Efforts



Roxbury Strategic Master Plan Oversight Committee Meeting

May 6, 2019

Presentation Goals

- 1. Identify the coordinated investments the City is making in the people, places, and infrastructure of Dudley Square**
- 2. Discuss efforts to advance economic empowerment of the existing residents and businesses in Dudley**
- 3. Establish periodic communication with the Oversight Committee and Community**

Arts, Cultural, and Civic Space



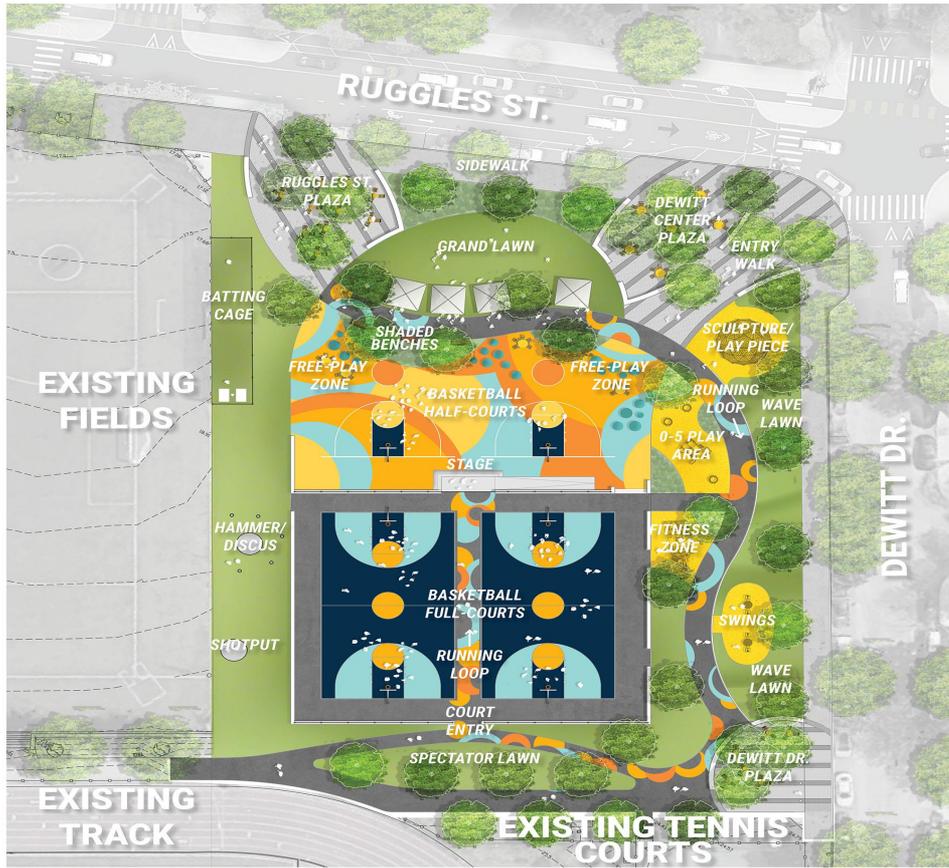
Roxbury Cultural District



“Roxbury Rhapsody” Napoleon Jones-Henderson

- Cultural Districts are a Mass Cultural Council (state) program that supports neighborhoods in leveraging their cultural assets for local benefit
- City staff sit on boards to facilitate securing resources
- Annual meeting will be June 7
roxburyculturaldistrict.org
RoxburyCulturalDistrict@gmail.com

Ruggles Gateway and Choice Neighborhood Funds



- City is investing \$4M+ for Ruggles St road and sidewalk improvements
- \$680,000 in CNI funding will go towards art installations and other streetscape enhancements including wayfinding, street furniture, banners etc.
- Dewitt/Ruggles Park will see \$1.6M in improvements through CNI and City funding

Dudley Branch Library



- ***\$17.2M complete renovation***
- ***Massachusetts Board of Library Commissioners has approved a \$5.6M grant for the project.***
- ***In construction, anticipated completion Fall 2019***
- ***Project includes:***
 - Complete renovation to interior spaces
 - New demonstration kitchen
 - Dedicated space for an African American collection
 - Reader’s porch and new plaza
 - “Percent for Art” installation

Bruce C. Bolling Municipal Building



- **\$123.9M construction of new building to house BPS Central Office**
- **Opened April 2015**
- **New Home to 500+ employees of the Boston Public Schools**
- **Project includes:**
 - a new collaborative, flexible work environment
 - flexible technological infrastructure that will adapt to future technology needs
 - multiple community meeting spaces
 - 18,000 square feet of mixed use retail on first floor
- ***Roxbury Innovation Center - 3,000 square feet dedicated on the second floor***
- ***New businesses include Soleil and Jazz Urbane***

Dearborn 6-12 STEM Academy



- *\$73.5M new construction*
- *Project is complete, and opened for students in September 2018*
- *Anticipate \$37.3M MSBA reimbursement, approximately 50% of project costs*
- *The new Dearborn focuses on a project-based learning curriculum, with an emphasis on STEM education.*
- *The newly constructed School includes:*
 - Collaborative workspaces
 - A “Fab Lab” with welding booth
 - Outdoor classroom
 - Media and Information Technology Center where students can explore computer animation and digital design.

Vine Street Community Center



- **\$5.3M interior renovation**
- **Project is complete, and re-opened in fall 2018**
- **Project Includes:**
 - Reconfigured layout to accommodate updated community needs including new fitness center and recording studio
 - Upgraded exterior lighting provides more security to building and surrounding neighborhood
 - New Central Air system, Vine St is a cooling center and an evacuation center

Beautification Efforts

- **May 3rd Dudley Clean Up Day**
 - New banner signage for lamp posts
 - Flowers and plantings
 - Power washing and general clean up
- **Public Works**
 - Full time Summer Hokie maintaining the cleanliness of Dudley Square
 - Additional Dudley Square street cleaning every morning
 - Additional BigBelly Smart Solution trash cans installed
 - Additional waste collection shifts for more routine maintenance within Dudley Square



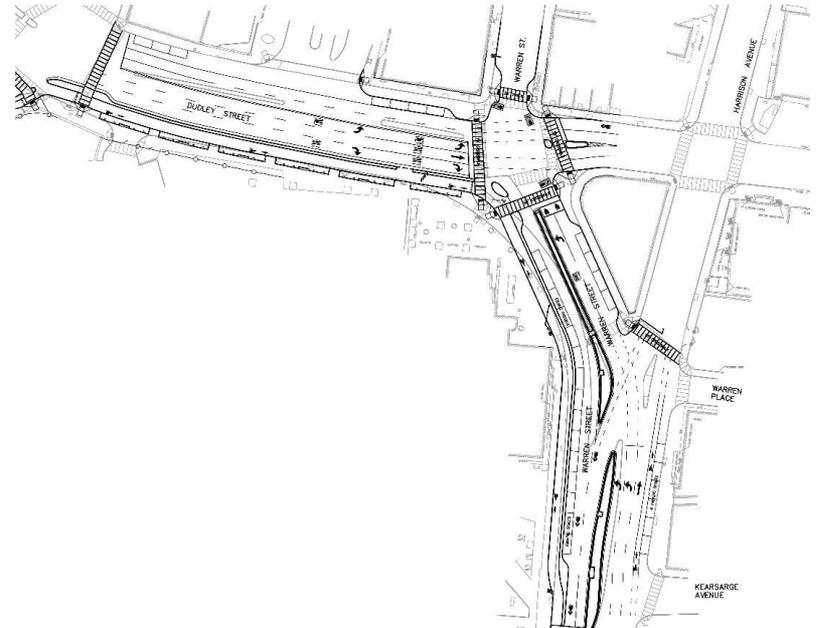
Streets and Infrastructure



Dudley Complete Streets

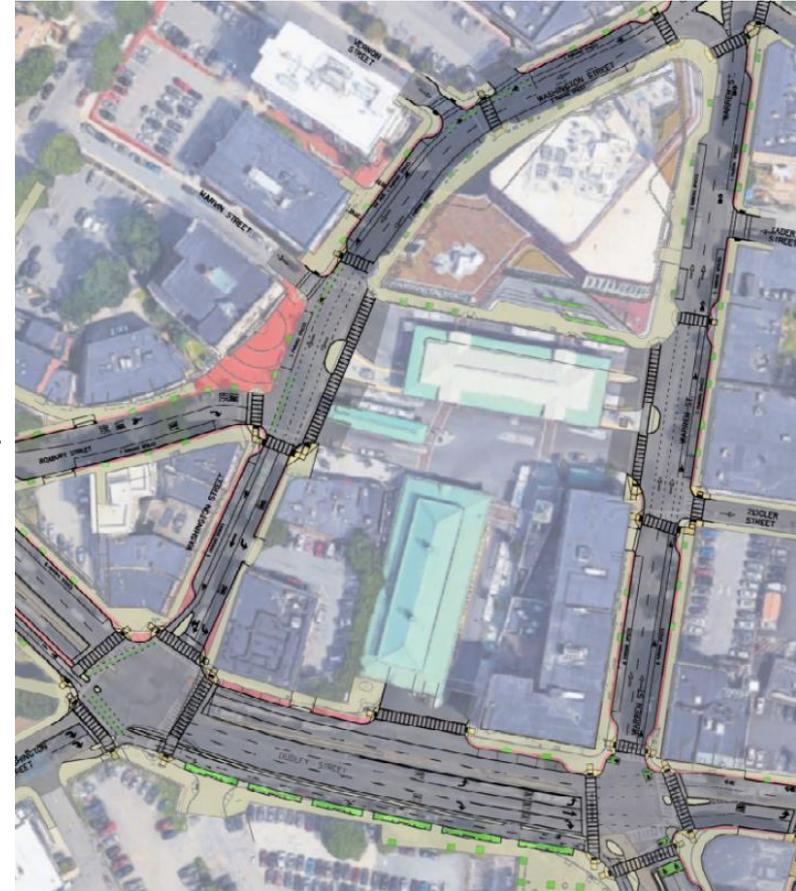
- **Dudley Complete Streets Phase I**

- Reconstructs Dudley Street and Warren Street from Washington Street to Kearsarge including streetscape for the new Dudley Library.
- New traffic and pedestrian signals, street trees, sidewalks, bike path, and streetlights.
- Over \$5 million total investment
- Begins construction this Spring



Dudley Complete Streets

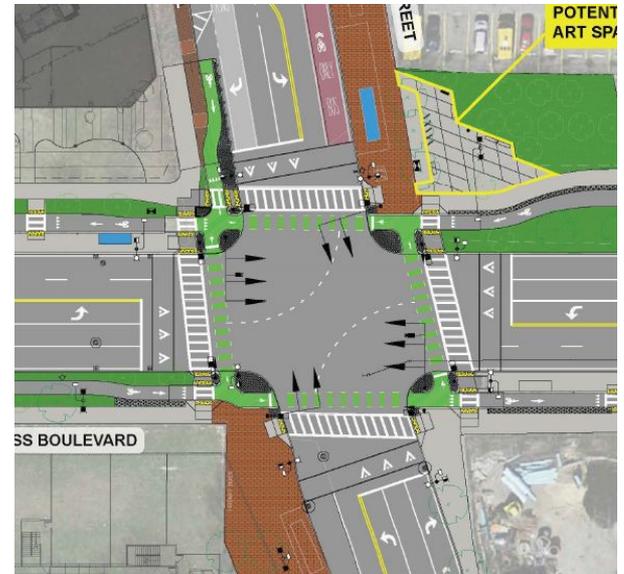
- **Dudley Complete Streets Phase II**
 - Reconstructs remaining streets around the Square including Washington Street, Roxbury Street, Warren Street, and Shawmut/Malcolm X Intersection
 - New traffic and pedestrian signals, street trees, sidewalks, bike lanes, and streetlights.
 - Over \$6 million total investment
 - Approaching 100% Design
 - Construction beginning 2020



Melnea Cass Boulevard

- **Melnea Cass Boulevard Design & Reconstruction**

- Reconstructs corridor from Columbus Ave to Mass Ave
- Installs new traffic and pedestrian signals including protected and raised intersections
- Builds new sidewalk and grade separated cycle track including new pedestrian and roadway streetlighting
- Plants over 250 new trees including stormwater infiltration
- Over \$28 million total investment (City,State,Fed)
- Approaching 100% Design/Acquisition of ROW
- Project Bid August 2019
- Construction beginning 2020



Local Small Business Support



Small Business Support

- **Restore & Design services**

45 individual businesses received ReStore or design grants

Between 2014-2019, **\$394,920** have gone into updating and beautifying neighborhood businesses



Hair Station Received a \$3,000 grant for a new sign in 2017

Small Business Support



Arizona BBQ & House of Pizza received legal assistance in 2018

- **Neighborhood Access Loan**
\$1M+ awarded in loans to individual businesses in Roxbury over the last 5 years
- **Technical Assistance**
30 businesses received 1-on-1 technical assistance totaling **\$104,050**

New Business Support

- **New business support.**

Businesses new to the area are offered support from the Small Business Unit.

New businesses include:

- *Soleil*
- *JazzUrbane*
- *P & R*
- *Vega Brothers*
- *Gallery Eye Care*
- *Fasika Cafe*

Soleil received a \$3,000 grant for signage in 2017

Gallery Eye Care received a \$4,000 grant for signage in 2016



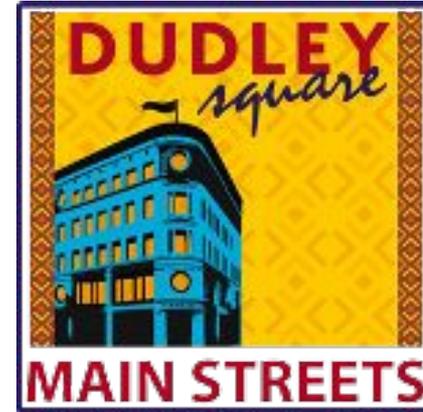
Local Business Support

- **Choice Neighborhood grant funds will provide**
 - Enhanced RESTORE assistance for Kornfield Pharmacy and other businesses
 - Small business loans
 - Shared work and incubator space build-out at Bartlett and Whittier
- **Bolling Building:**
 - Support for small businesses
 - Activating outdoor and retail space
 - Roxbury Innovation Lab Workshops
 - Community events space (Pie R Squared)
- **Ongoing Business Recruitment and Capacity Building**



Main Streets Support

- **Dudley Square Main Streets**
 - General business support
 - Business development
 - Workshops/ training
 - Attracting new businesses
 - Retention of existing businesses
 - Neighborhood events
 - Community Meetings



Fasika Cafe received assistance through the permitting process and \$2,500 signage grant in 2018



Covenant Creations Hair Salon received marketing assistance from a consultant in 2016

Blight Enforcement

- **Landlord meeting organized to address neighborhood issues- including blight**
- **2249-2259 Washington St**
 - Boston Fire Department took the property owner to court over life safety concerns
 - The judge in the case appointed a receiver
 - City staff has been in communication with both the owner and court appointed receiver to ensure they're aware of the community's concerns and desired outcomes for the property

As of April 2019, the judge has imposed 3 deadlines:

New roof installed by end of April '19 - completed
Storefronts rebuilt by end of May '19
New sprinkler system installed by end of June '19

Mayor Walsh speaking to a resident in front of 2249 Washington St



Public Safety, Public Health, and Recovery Services Interventions



Recovery Services

- Ongoing partnership with Dudley Square Library to provide technical assistance and training to staff
- Weekly street-based harm reduction outreach offering naloxone, access to treatment, and connection to medical services
- Regular Mobile Sharps Team presence to pick up and properly dispose of used syringes
- Kraft Multi-service Van



Public Safety

- ***Latest updates from Boston Police Department***
 - On 4-27-19 a walking beat was added to the patrol area
 - On 5-3-19 a Sgt with an anti-crime car was added to the Dudley patrol area
- ***Latest update from Boston Public School efforts***
 - BPS Police Officer dedicated to Dudley Sq. Mon-Fri 8am-5pm
- ***Latest update from BCYF Street Workers efforts***
 - Four (4) - Six (6) Street Workers dedicated to Dudley Sq.

Development Activities

(both public and private)



Property Development Updates

- Tremont Crossing (Parcel 3) has final designation and pre-development construction activities should begin on the site in the coming weeks
- Recent project completions on public land include:
 - Affordable Housing at Parcel 10 (Madison Tropical)
 - Marriott Hotel and Residences at Parcel 9
 - Bartlett Place



Tremont Crossing | Parcel P3



Bartlett Place - Building B



Melnea Hotel and Residences



Property Development Updates

- The development pipeline includes over 2000 new units, including at least 900 affordable units. A few highlights include:
 - Rio Grande - 34,220 sq feet and 241 rental units (48 affordable units)
 - 10 Taber Street - 46,239 sq feet with 45 homeownership units (6 affordable homeownership units)
 - 3 projects on Bartlett Yard, including rental, commercial and senior supportive housing
 - 38 new rental and homeownership units on Highland/Marcella, including 23 affordable



Rio Grande



Bartlett Place - Building D

Property Development Updates

- The Department of Neighborhood Development is working with the Project Review Committee to award development rights to four properties:
 - 135 Dudley
 - 2147 Washington
 - 40-50 Warren
 - 75 Dudley



135 Dudley - Nuestra & Dakota proposal



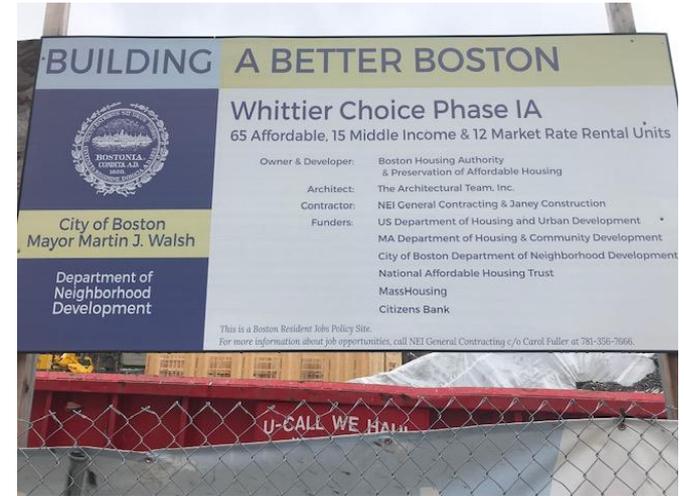
135 Dudley - Cruz proposal



2147 Washington - New Urban Collaborative proposal

Property Development Updates

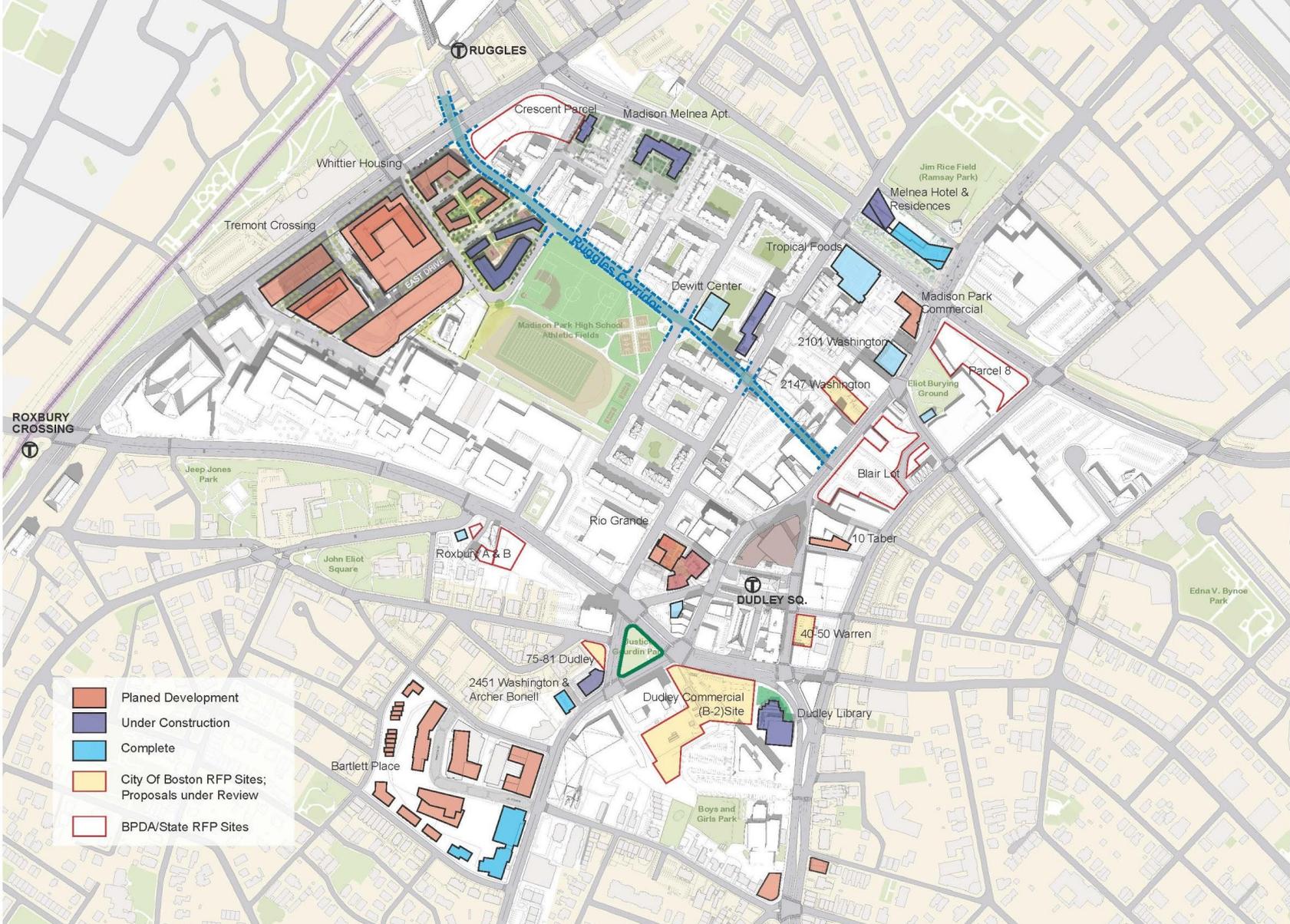
- BHA Whittier CHOICE Update
 - Whittier Phase 1 (POAH/BHA) is on track for completion and rent-up in November 2019
 - Whittier Phase 2 construction start is planned for January 2020
 - Whittier Phase 3 is in design phase, for projected construction start in 2021.
 - Madison Melnea Cass (Madison Park Development Corp.) will be complete and rented up in May-June 2019
 - Whittier Homebuying Club established to help residents of Whittier and Madison Park transition from affordable rental housing to homeownership.



Property Development Updates



- Whittier Choice Neighborhood grant includes funding for the future restoration of the Nawn Factory and its reuse as a local history museum and resource center
- On May 20th, the Boston Planning & Development Agency will begin efforts to issue RFPs for the Blair Lot, Parcel 8 and the Nawn Factory



Upcoming PLAN: Dudley Square Meetings

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Questions