



ROXBURY STRATEGIC MASTER PLAN OVERSIGHT COMMITTEE

November 7, 2016

AGENDA

- 1.** Reiterate committee scope and responsibilities
- 2.** Development project updates by BPDA
- 3.** PLAN: Dudley Square update
- 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 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.

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

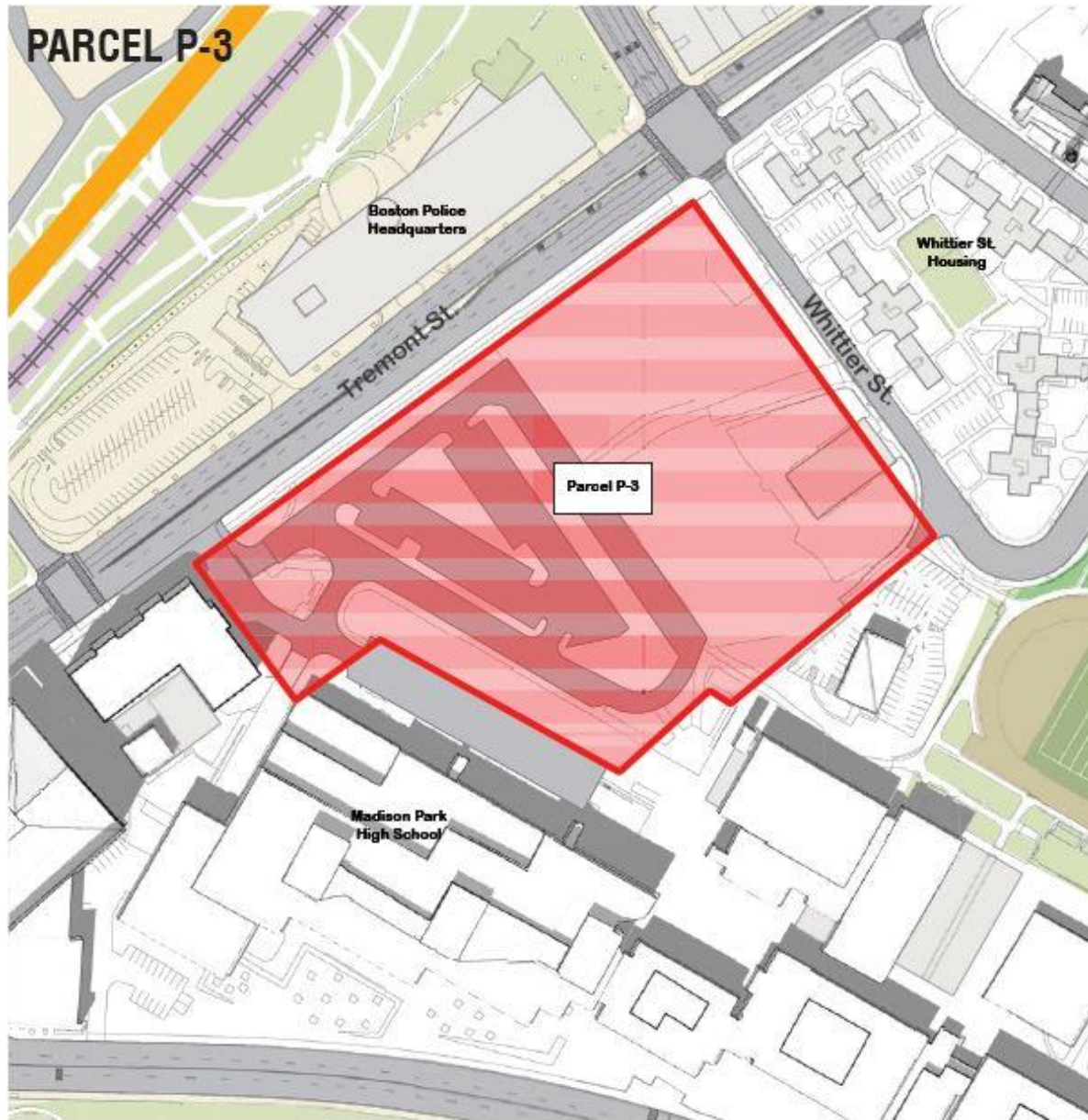
JUNE 6, 2016

NOVEMBER 7, 2016

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Development project updates by BPDA

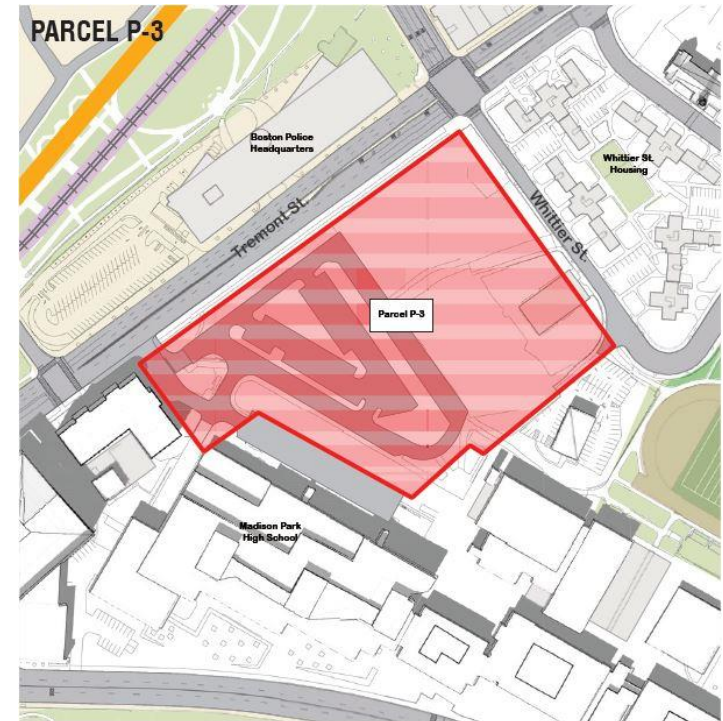
TREMONT CROSSING (TENTATIVELY DESIGNATED)



TREMONT CROSSING (TENTATIVELY DESIGNATED)

Name of Development Entity: P-3 Partners, LLC

Program Component	Size*
Destination Retail	398,700
NCAAA Museum and Exhibition Space	31,000 sf
Tremont Street - Multifamily Residential -	386,700 (385 units)
East Drive - Multifamily Residential	279,000 (300 units)
Whittier Townhouses	9400 sf (9 units)
Project Parking	1,371 spaces
Office	105,600 sf
Total Development Cost	\$319 M *

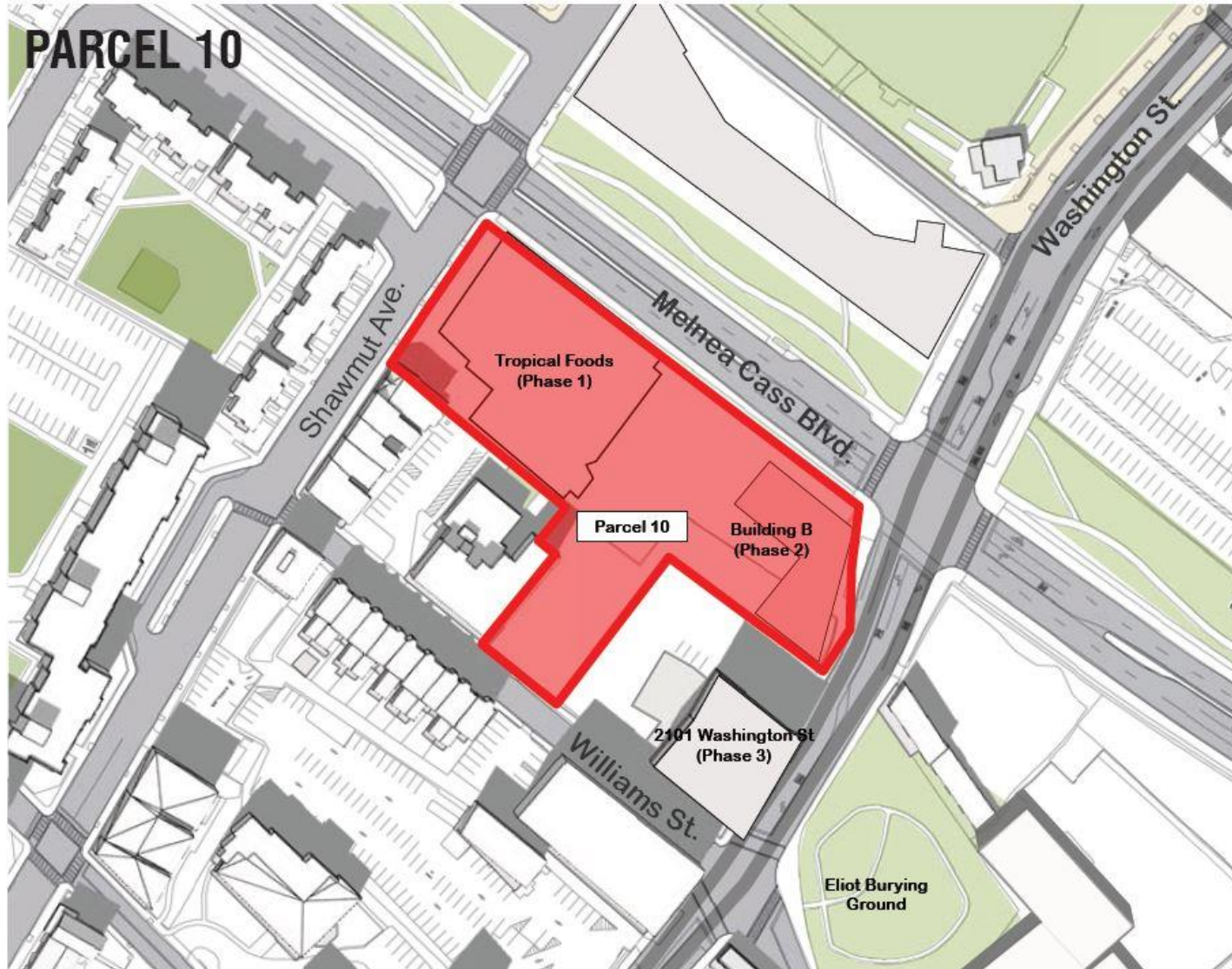


**Does not include cost of West Block multifamily residential to be incurred by our residential partner or the office building, which will be built in a 2nd phase (\$33 million cost).*

PRC Meeting – November 16, 2016, 6:15 – 7:45 pm,

Central Boston Elder Services

MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

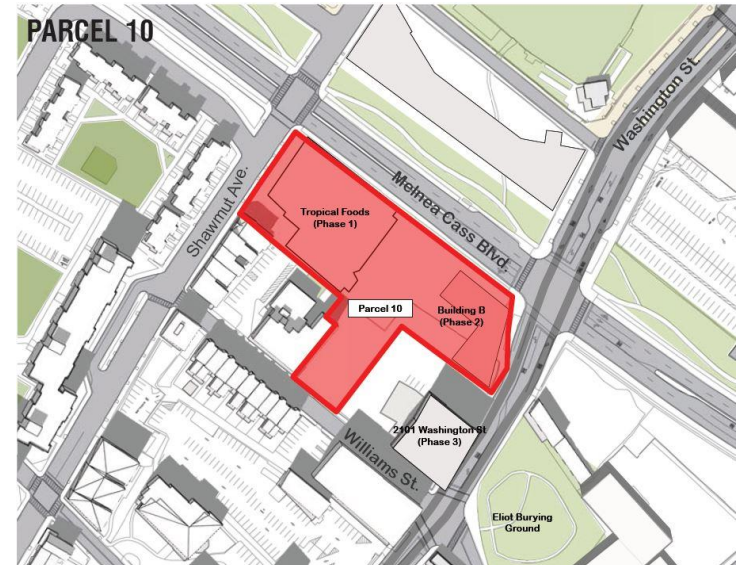


MADISON TROPICAL COMMERCIAL DEVELOPMENT (DESIGNATED)

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*



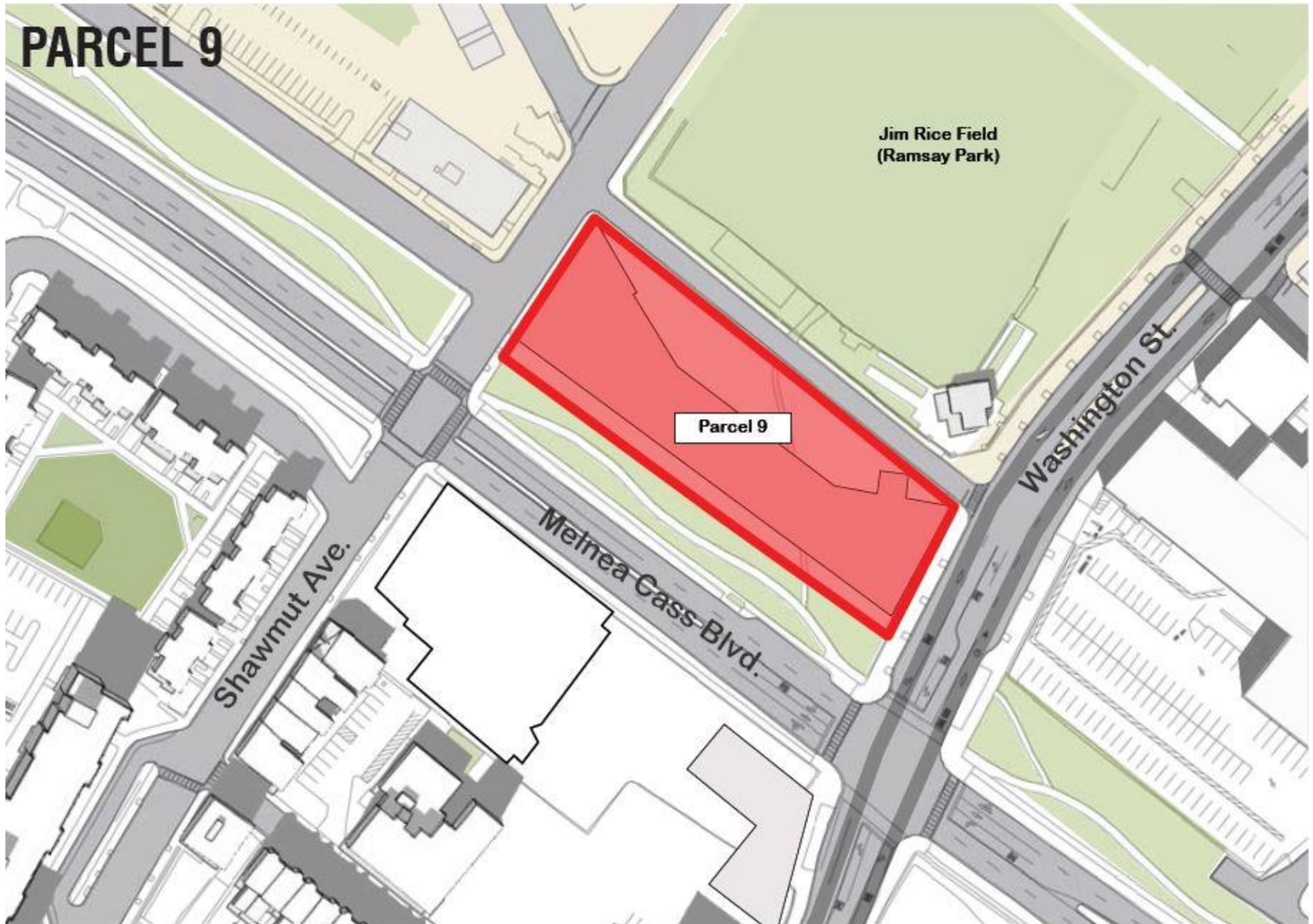
Schedule:

2101 Washington St. – Construction Started May 2016

2101 Washington St. – Full Occupancy Summer 2017

2085 Washington St. – Preconstruction and Marketing Underway

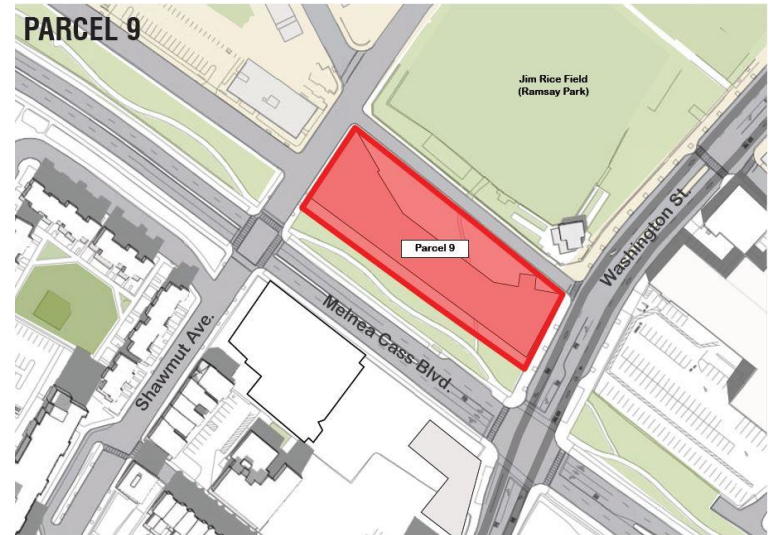
MELNEA HOTEL AND RESIDENCES (DESIGNATED)



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

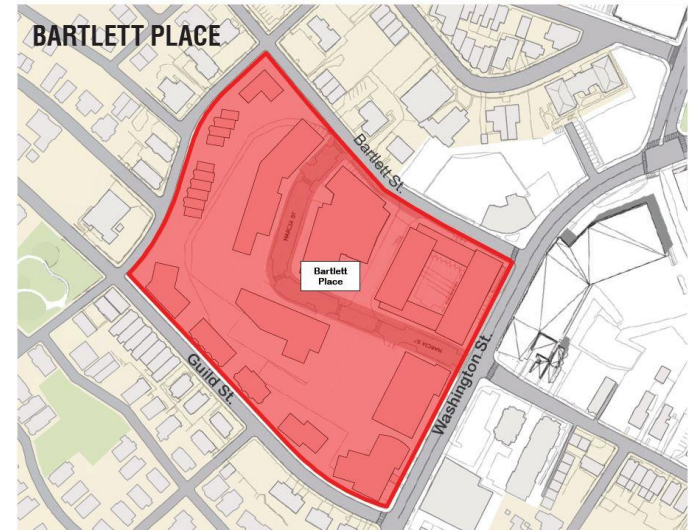
BARTLETT PLACE (DESIGNATED)



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



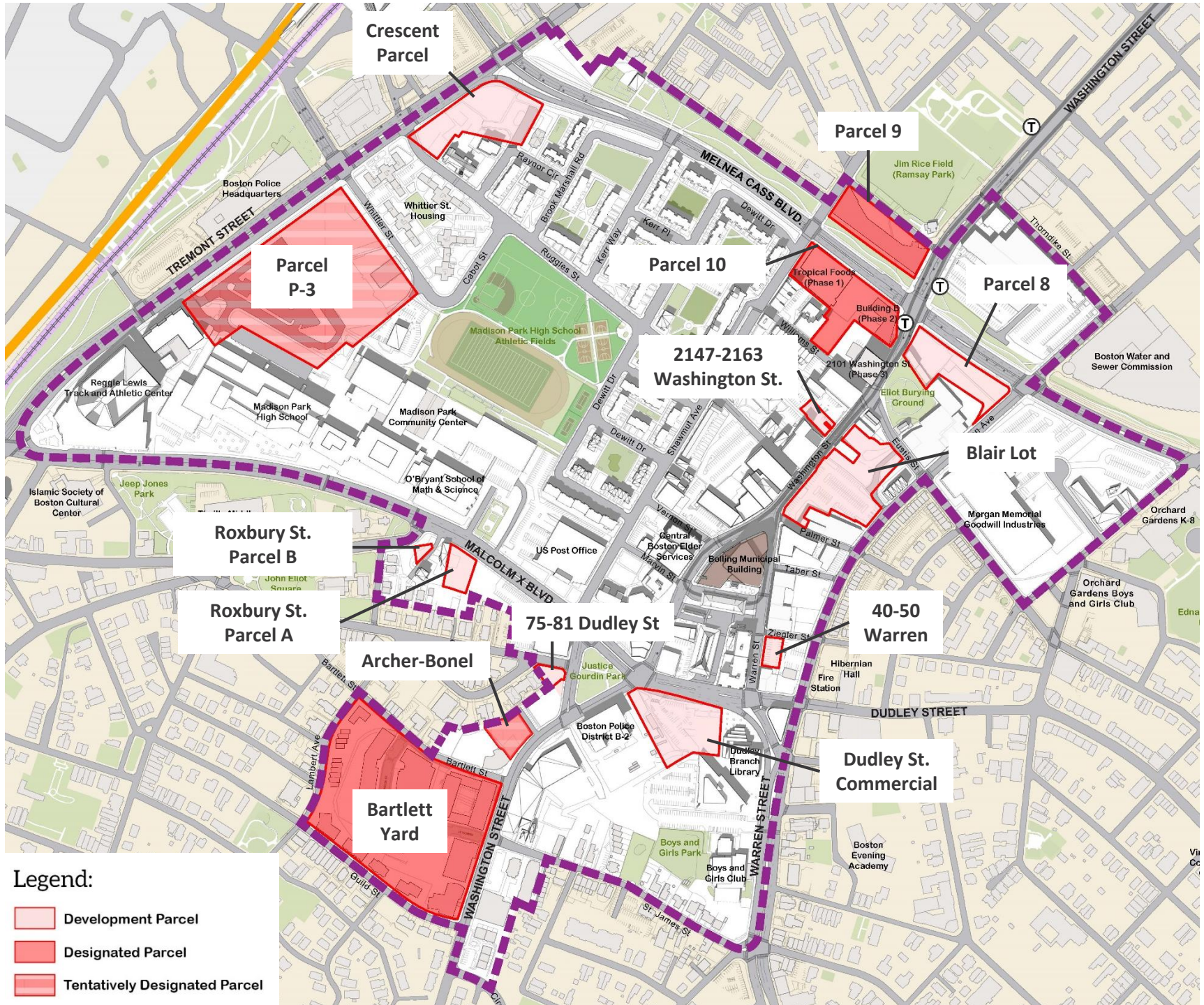
Project update:

Residential & Retail Construction – Start September 2016

Infrastructure Construction – June 20, 2016 (on target)

3

PLAN: Dudley Square update



Legend:

-  Development Parcel
-  Designated Parcel
-  Tentatively Designated Parcel

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

SEPTEMBER 19, 2016

*Development Scenarios and Tools for
Development Workshop*

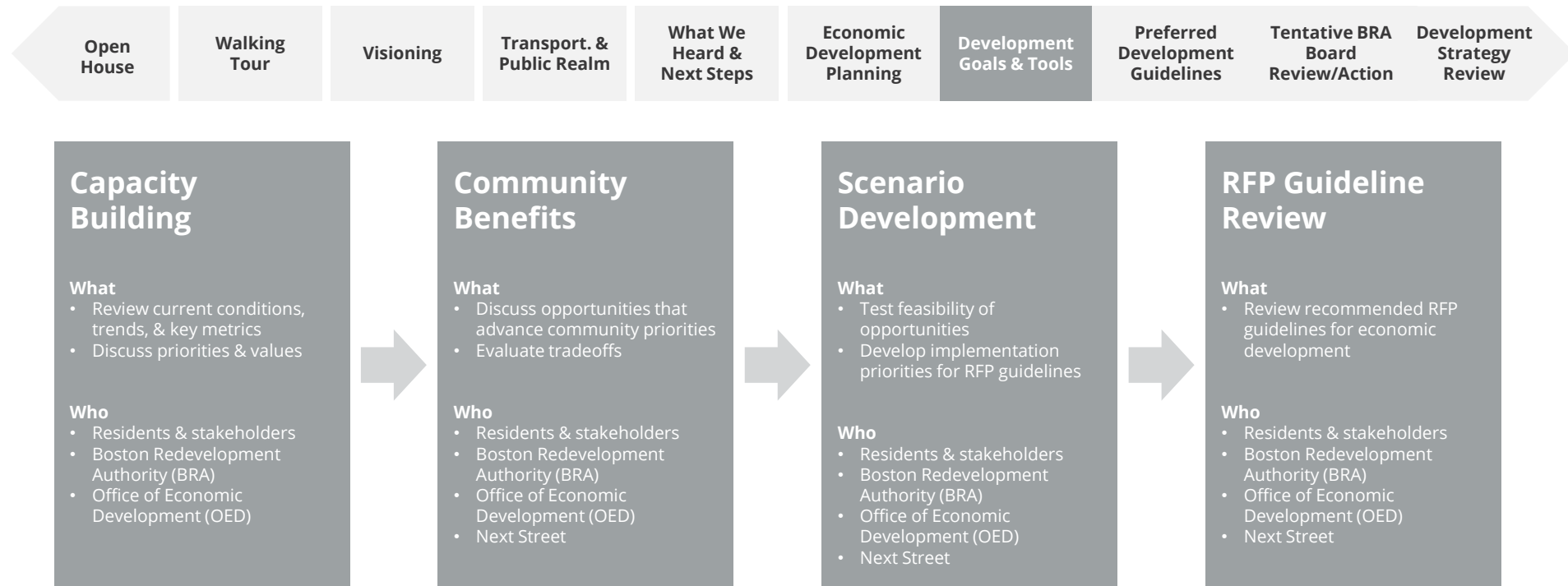
OCTOBER 24, 2016

*Development Workshop: Incorporating
Urban Design Principles*

NOVEMBER 21, 2016

*Development Workshop: Incorporating
Urban Design Principles II*

PROCESS & OUTCOMES



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



PAST WORKSHOPS

Economic and Workforce Development Part I & II –

June 20, 2016 & July 18, 2016

- Position Dudley as a cultural, artistic– “The Heart of Boston”
- Professional services and technology/innovation jobs are desired
- Importance of tying education to employment and providing job training + new opportunities



PAST WORKSHOPS

Development Scenarios and Tools for Development – September 19, 2016

- Dudley street commercial should be Cultural/music edge along Dudley Street
- Blair lot should have combination of commercial, residential and office
- Roxbury Street A & B best suited for residential



Incorporating Urban Design Principles – October 24, 2016

- Relationship of new development to existing uses and parking needs
- Integrate space around B-2 to library
- Create more walkable, bikeable, and accessible streets



GETTING THE DUDLEY COMMERCIAL PARCEL READY FOR DEVELOPMENT

How do we create Request for Proposals (“RFP’s”) that make sense

Questions we have asked:

- What is the vision for the district...and what might be desired for these parcels?

What we’ve learned from you during previous development workshops

- Outdoor community space or café or other community/entertainment space
- Green space
- Retail first level
- Residential above
- Vestibule for pocket park on Dudley Street
- Cultural/music edge along Dudley Street
- Corporate office

The next important question:

- How do we translate what we have learned – desired outcomes and building blocks – into the physical ?

Dudley Commercial Site

Former B-2 Station Site

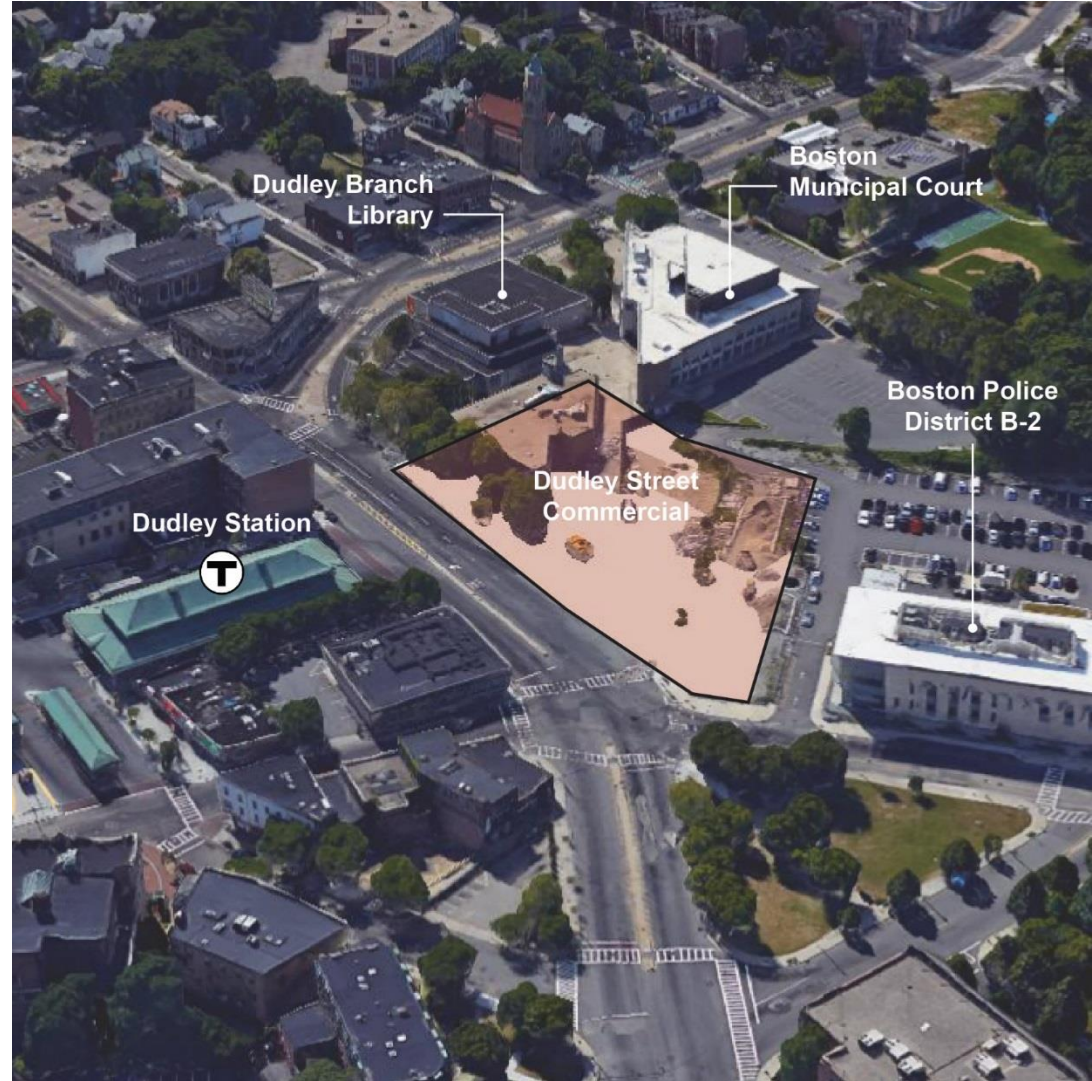
Lot area of 70,000 SF (1.6 acres)

Zoned as Dudley Square Economic Development Area, 55 feet height, 2.0 FAR

Envisioned as mixed-use site, commercial & housing




BTD Complete Streets proposal

- Redesign Dudley Street
- Widen Sidewalk Enhancing Crossings
- Cycle track



SCENARIOS: FINANCIAL FEASIBILITY OF MIXED USES

In each scenario, a “driver use” (where revenues exceed costs) is able to subsidize another use that is challenged with a rent gap that would otherwise not be feasible.

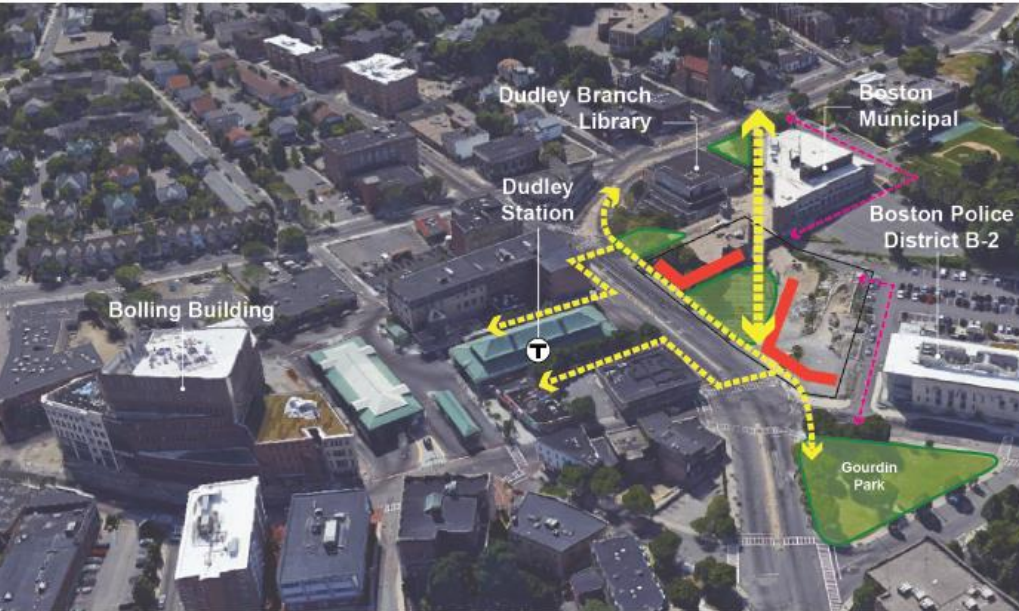
	Driver	Subsidized Use	Jobs
	140 units of Mixed-Income Housing	15,000 SF of ground-level retail	30-50 jobs
	140 units of Mixed-Income Housing	10,000 SF of ground-level makerspace	20-25 jobs
	175,000 SF of Corporate Office	25,000 SF of incubator office	100 incubator jobs (+ 700 corporate jobs)

Trade-offs:

- **Requires land subsidy for feasibility**
- Housing includes 13% affordable (IDP) units

DUDLEY COMMERCIAL SITE

Central Plaza Concept



Lot Area: 70,000 SF (1.6 acres)
Zoning: Dudley Square Economic Development Area,
55 feet height, 2.0 FAR

Notes:

HOUSING RETAIL

Single Use: Residential

Driver: 140 Units of Mixed-Income Housing
Subsidized Use: 15,000 SF Ground-Level Retail
Jobs: 30-50 Jobs



OFFICE INCUBATOR

Single Use: Office

Driver: 175,000 SF Corporate Office
Subsidized Use: 25,000 SF Incubator Use
Jobs: 100 Incubator Jobs (+700 Corporate Jobs)

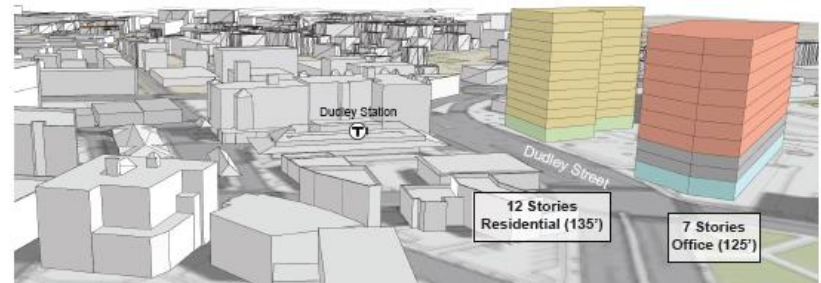


HOUSING RETAIL

OFFICE INCUBATOR

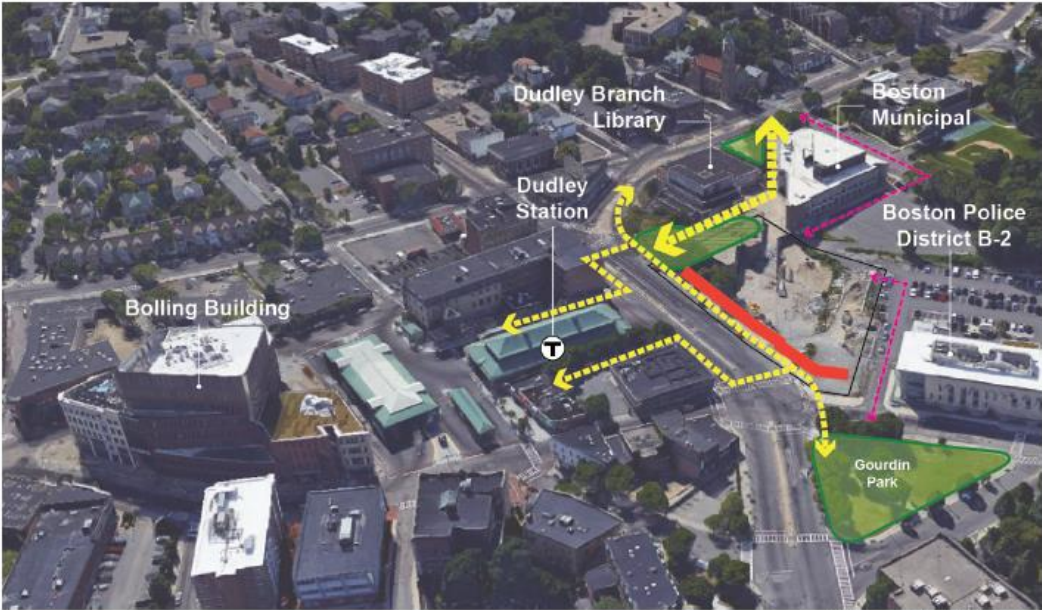
Mixed Use: Residential + Office

Driver: 140 Units of Mixed-Income Housing + 175,000 SF Corporate Office
Subsidized Use: 15,000 SF Ground-Level Retail + 25,000 SF Incubator Use
Jobs: 30-50 Jobs + 100 Incubator Jobs (+700 Corporate Jobs)



DUDLEY COMMERCIAL SITE

Street Wall Concept



Notes:

Lot Area: 70,000 SF (1.6 acres)
Zoning: Dudley Square Economic Development Area,
55 feet height, 2.0 FAR

HOUSING

RETAIL

Single Use: Residential

Driver: 140 Units of Mixed-Income Housing

Subsidized Use: 15,000 SF Ground-Level Retail

Jobs: 30-50 Jobs

OFFICE

INCUBATOR

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HOUSING

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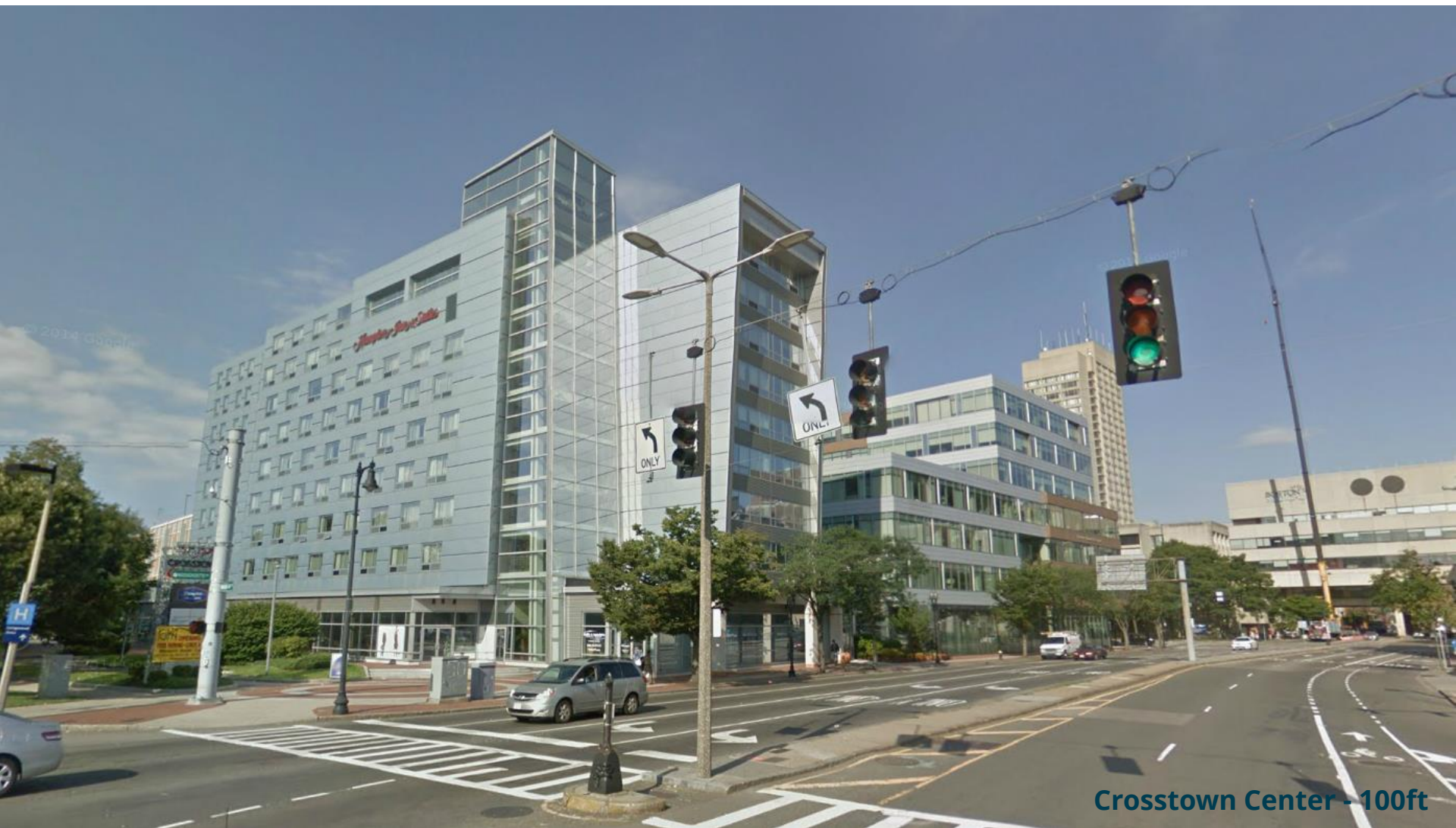
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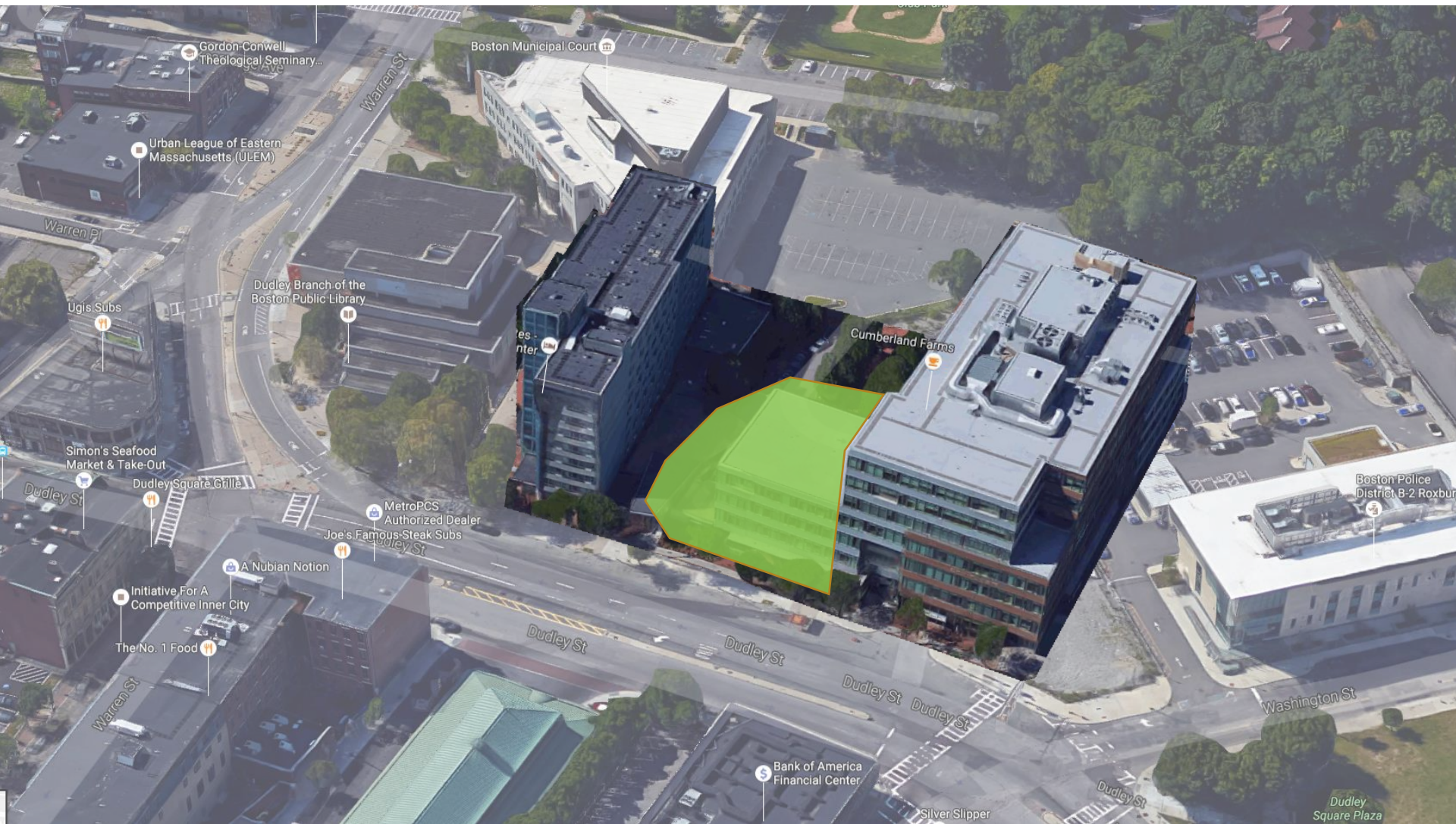
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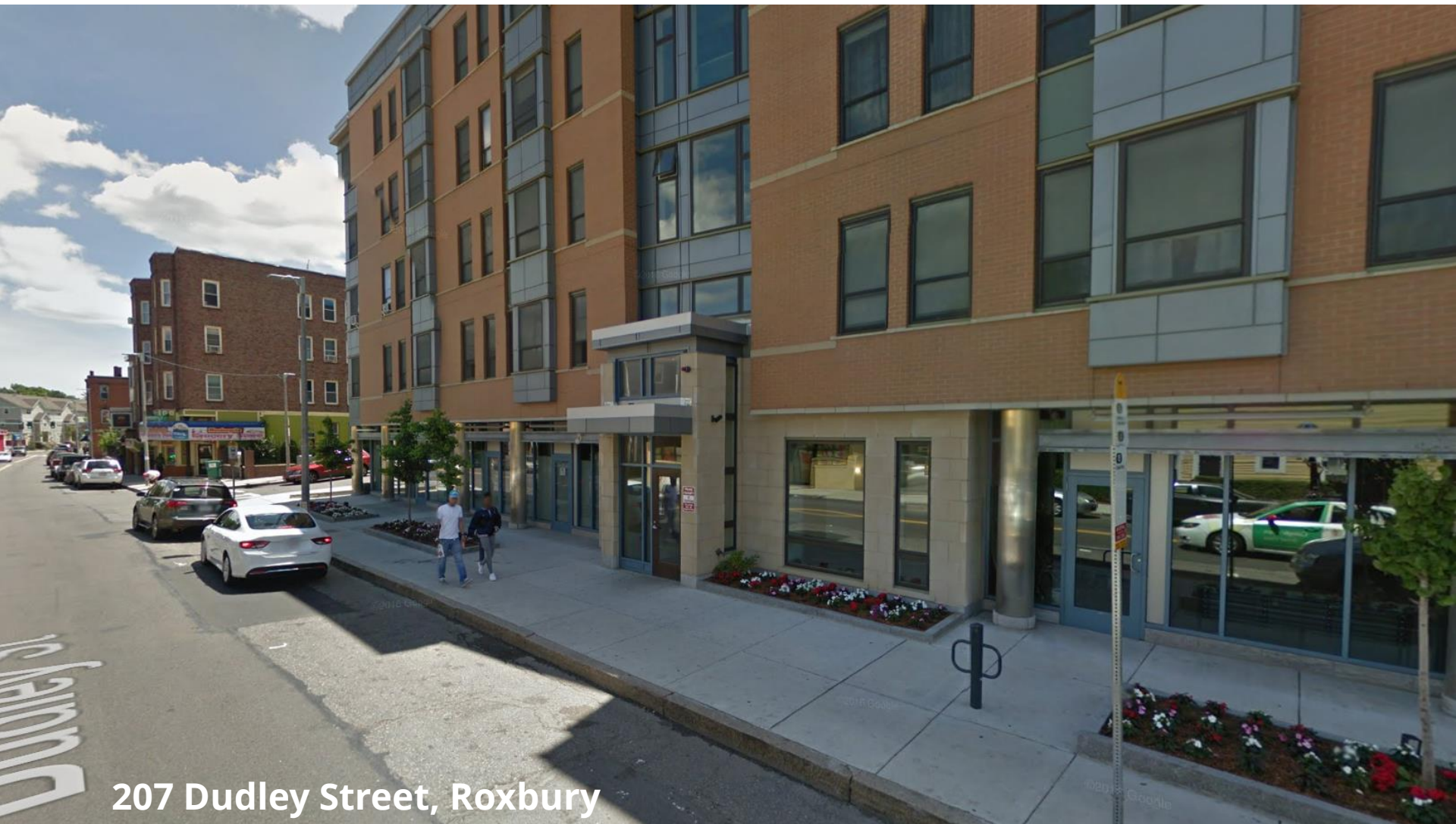


Central Plaza Concept: Brigham Circle

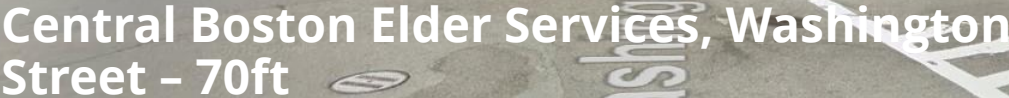


Crosstown Center - 100ft





207 Dudley Street, Roxbury





Whittier Street Health Center, Tremont Street – 68 ft

NEXT PLAN DUDLEY SQUARE WORKSHOP

The next workshop will continue the work of looking at how to incorporate design principles on development parcels as well as give an overview of the housing analysis

November 21, 2016

5:30 – 6:00 Open House

6:00 – 8:00 Presentation & Workshop

Specific Location TBD

4

RSMPOC comments

5

Community input