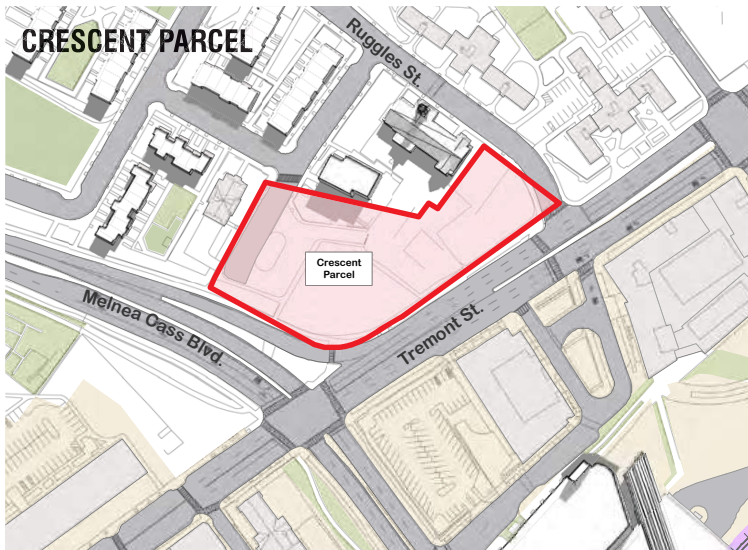


# PLAN: Dudley Square

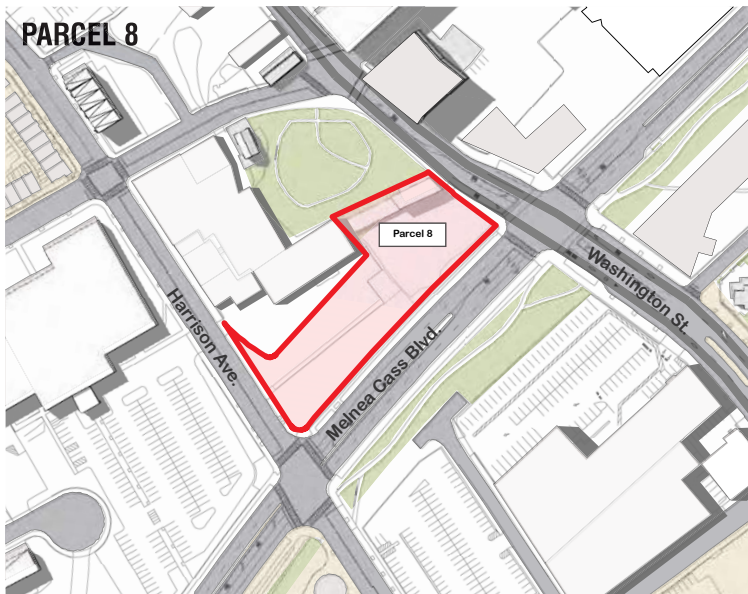
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## DEVELOPMENT OPPORTUNITIES - LARGE PARCELS



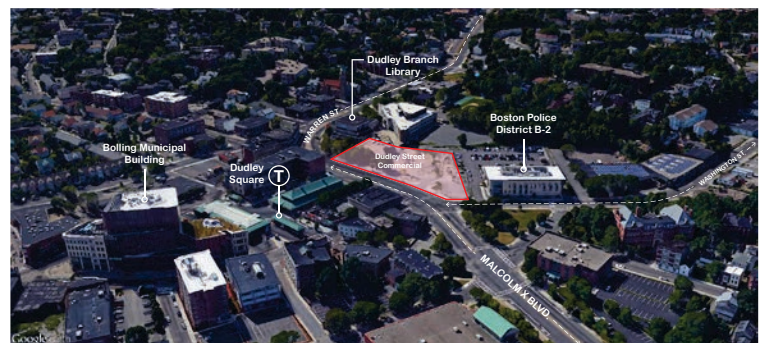
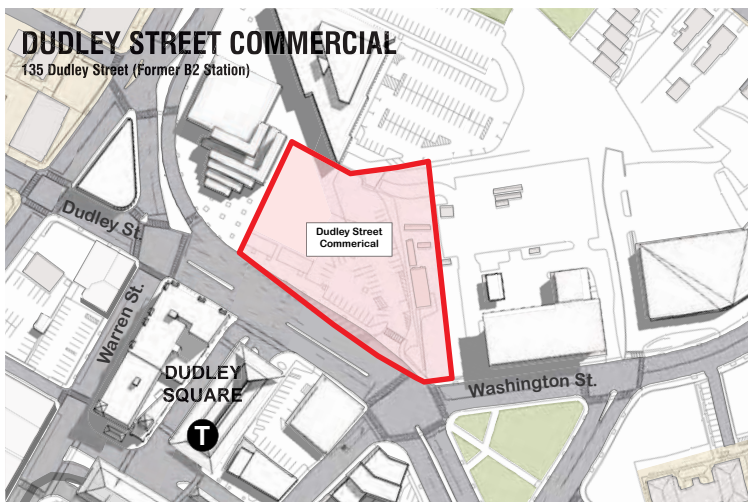
**Ownership:** City of Boston & BRA  
**Parcel Size:** 78,208 SF (1.87 acres)  
**Zoning:** Multi-family Residential; Urban Renewal Overlay  
**Height:** Maximum 150 feet  
**Floor Area Ratio:** 2.25  
**History/Facts:**

- MOA with MassDOT and City of Boston for a mixed use development
- Urban Renewal designation was approved in 2014 as part of the Whittier Choice Neighborhood Grant application
- RFP to issued in conjunction with PLAN: Dudley Square Roxbury planning timeline



**Ownership:** Recent transfer from State to City of Boston/BRA  
**Parcel Size:** 54,632 SF (1.25 acres)  
**Zoning:** Roxbury Heritage State Park Community Facilities  
**Height:** 45 feet  
**Floor Area Ratio:** 2.0  
**History/Facts:**

- The site has been under the protection of DCR. In 2014, the state passed legislation to transfer the parcel to the City and the BRA. As a guaranty of zero net open space loss, the City is conveying the Dillaway Thomas House to the State
- Recently completed archeological survey found old brick trail and prescription bottles; State has requested part of site be preserved
- Master Plan: opportunity to activate Melnea Cass, capture car & foot traffic slow traffic for safer roadway environment



**Ownership:** City of Boston  
**Parcel Size:** 70,000 SF (1.6 acres)  
**Zoning:** Dudley Square Economic Development Area  
**Height:** 55 feet  
**Floor Area Ratio:** 2.0  
**History/Facts:**

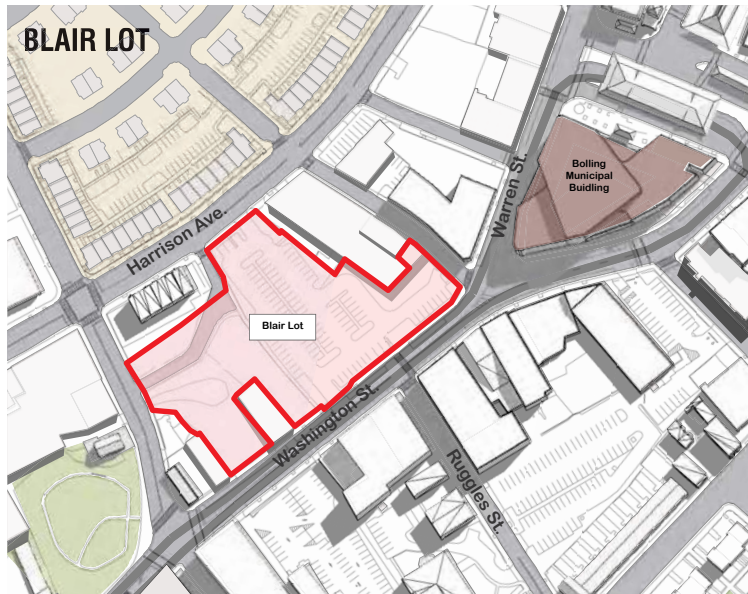
- Former B2 station demolished in 2015
- Master Plan: envisioned as mixed-use site, commercial and housing
- Highly visible site on Washington Street with direct adjacency to Court House



# PLAN: Dudley Square

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## DEVELOPMENT OPPORTUNITIES - LARGE PARCELS



### Blair Lot | Dudley Square Parking Lot

**Ownership:** BRA

**Parcel Size:** 85,729 SF (1.9 acres)

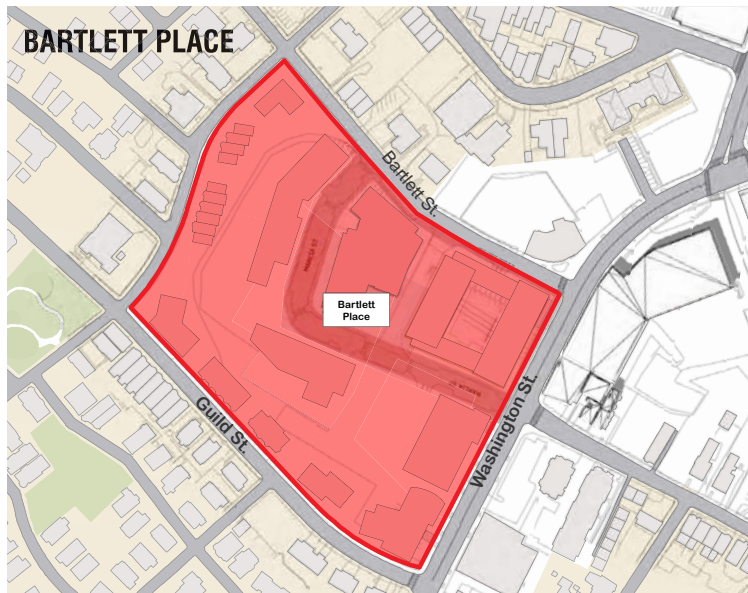
**Zoning:** Dudley Square Economic Development Area; Planned Development Area (PDA) Permitted

**Height:** 65 feet

**Floor Area Ratio:** 2.0

#### History/Facts:

- Formerly the Blair Supermarket
- Adjacent to local retail & commercial uses. Across from Orchard Gardens residences. Most of site is in active parking use supporting Dudley Sq. commercial district & businesses, and the Boston School Department.



### Bartlett Place

**Ownership:** Bartlett Partners, LLC

**Developers:** Nuestra Comunidad and Windale Development Corp.

**Parcel Size:** 372,654 SF (8.5 acres)

**Zoning:** Dudley Square Economic Development Area; Planned Development Area (PDA) Permitted

**Height:** 55 feet

**Floor Area Ratio:** 2.0

#### History/Facts:

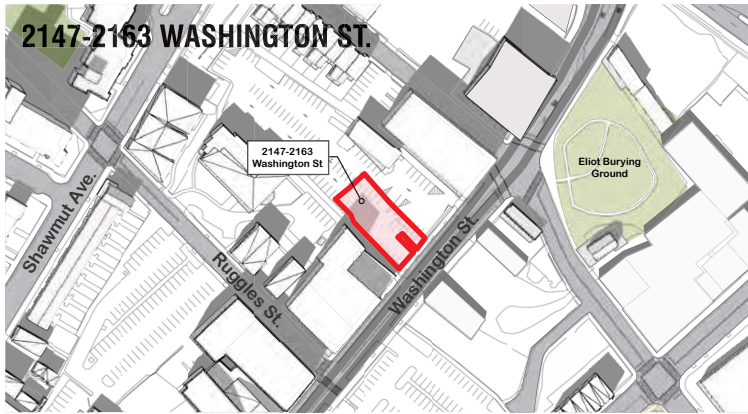
- Proposal: Plans have been approved for 323 residential units (condo, rental, townhouse, senior housing, and a 45,000 square foot Harvest Coop Market)
- Proposed plan a Conservatory Lab Charter School has been submitted as an amendment is undergoing community review.



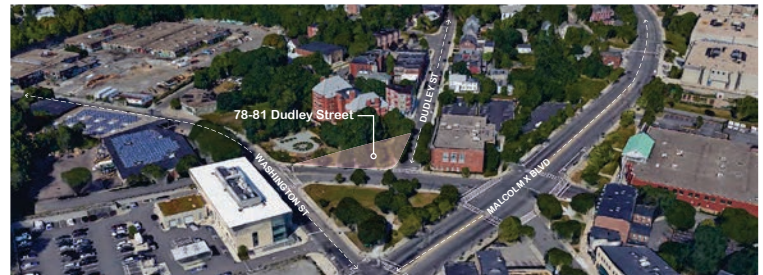
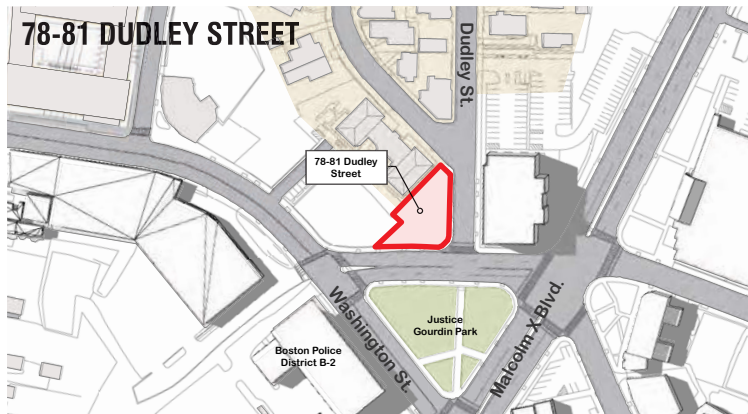
# PLAN: Dudley Square

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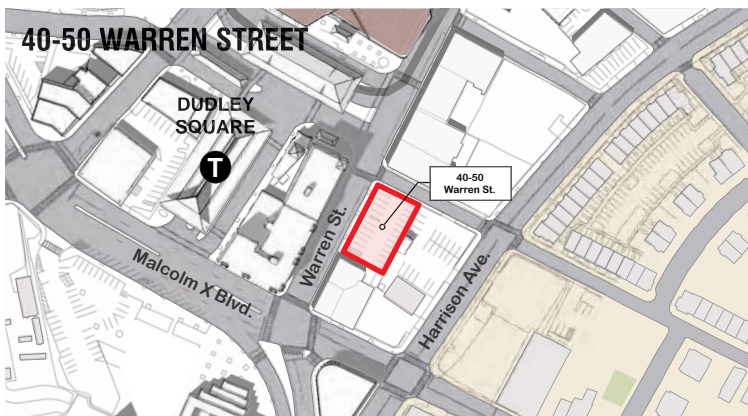
## DEVELOPMENT OPPORTUNITIES - SMALL PARCELS



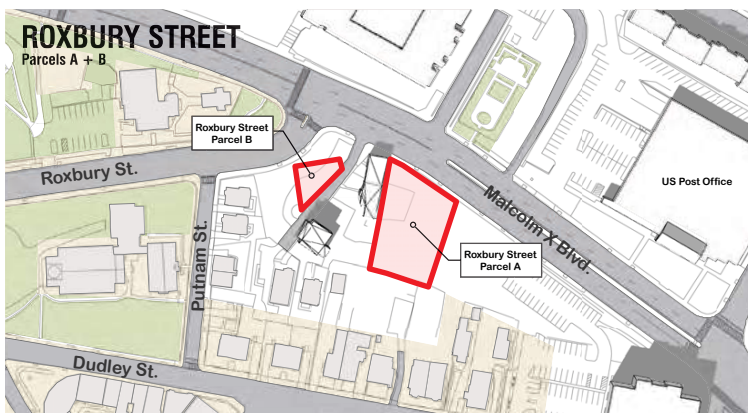
**2147-2163 Washington Street - Haley House Parking Lot**  
 Ownership: City of Boston  
 Parcel Size: 18,472 SF (0.42 acres)  
 Zoning: Dudley Square Economic Development Area  
 Height: 55 feet  
 Floor Area Ratio : 2.0



**75-81 Dudley Street**  
 Ownership: City of Boston  
 Parcel Size: 8,141 SF (0.19 acres)  
 Zoning: 3F-4000; Neighborhood Design Overlay District  
 Height: 35 feet; 3 stories  
 Floor Area Ratio: 0.8  
 Additional Information: Vacant land slated for development



**40-50 Warren Street**  
 Ownership: City of Boston  
 Parcel Size: 8,085 SF (0.19 acres)  
 Zoning: Dudley Square Economic Development Area  
 Height: 55 feet  
 Floor Area Ratio: 2.0  
 Additional Information: Currently being used as a parking lot



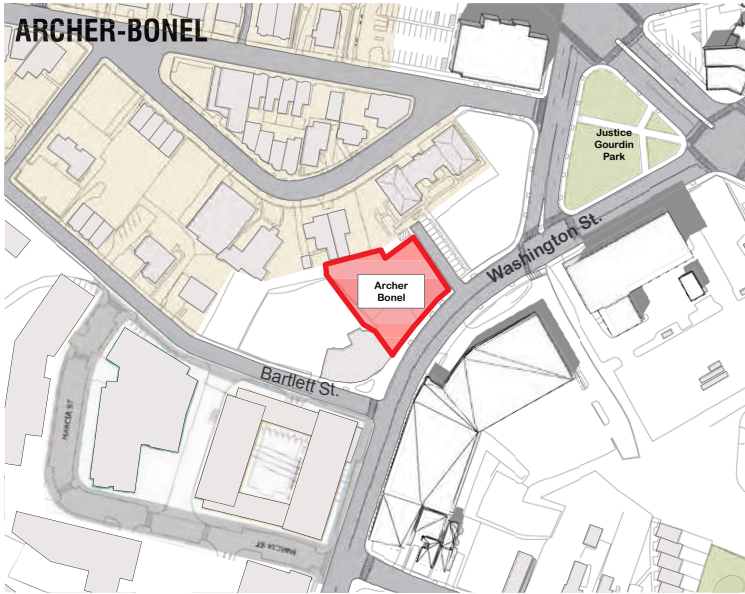
<p><b>Roxbury Street Parcel A</b>                  Ownership: City of Boston &amp; BRA                  Parcel Size: 23,617 SF (0.54 acres)                  Zoning: 3F-4000; Neighborhood Design Overlay District                  Height: 35 feet; 3 stories                  Floor Area Ratio: 0.8                  Additional Information: Vacant land slated for development</p>	<p><b>Roxbury Street Parcel B</b>                  Ownership: City of Boston                  Parcel Size: 2,937 SF (0.07 acres)                  Zoning: 3F-4000; Neighborhood Design Overlay District                  Height: 35 feet; 3 stories                  Floor Area Ratio: 0.8                  Additional Information: Vacant land slated for development</p>
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# PLAN: Dudley Square

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## TENTATIVELY DESIGNATED PARCELS



### Archer-Bonel

**Ownership:** City of Boston

**Developers:** Waldwin Development Group LLC 2015 (tentative designation)

**Parcel Size:** 17,523 SF (.40 acres)

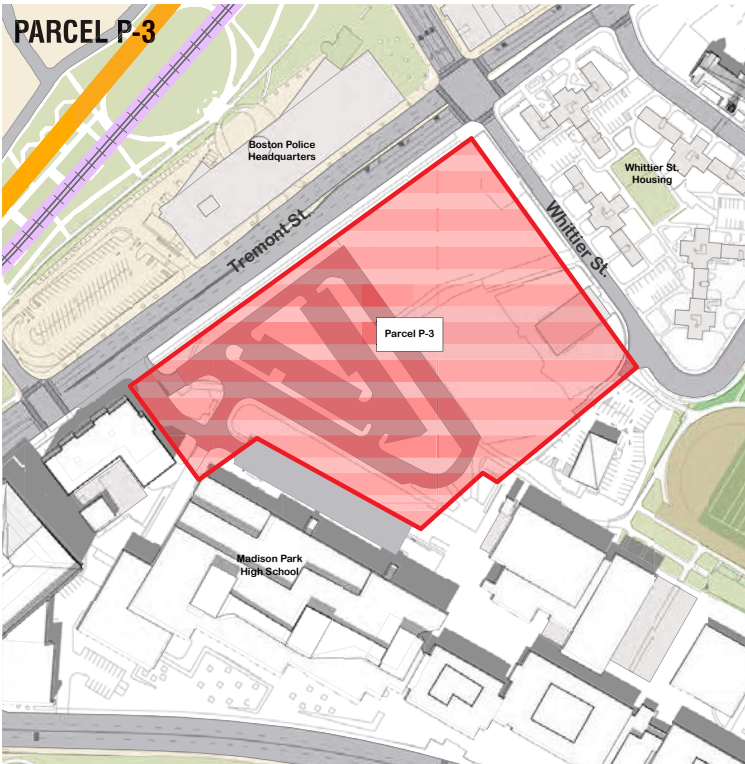
**Zoning:** Dudley Square EDA; NDOD

**Height:** 55 feet

**Floor Area Ratio:** 2.0

#### History/Facts:

- Proposal: Residential with 12 units, 2 affordable units (60-80% AMI), Dunkin Donuts on ground floor
- 2nd commercial tenant not yet identified



### Parcel P-3 Tremont Crossing

**Ownership:** BRA

**Developers:** P-3 Partners LLC (tentative designation)

**Parcel Size:** 362,959 SF (8.3 acres)

**Zoning:** Greater Roxbury EDA; PDA Permitted

**Height:** 65 feet - the proposed project is approved for a maximum height of 180 feet

**Floor Area Ratio:** 3.0

#### Additional Information:

##### Phase 1 Proposed

- |                                       |                         |
|---------------------------------------|-------------------------|
| • Destination Retail                  | 285,500 s/f             |
| • Neighborhood Retail                 | 116,500 s/f             |
| • NCAA Museum & Exhibition Space      | 31,000 s/f              |
| • Multifamily Residential-Tremont St. | 270,000 s/f (300 units) |
| • Multifamily Residential- East Drive | 374,000 s/f (385 units) |
| • Parking Garage                      | 1,246 spaces            |

##### Phase 2 Proposed

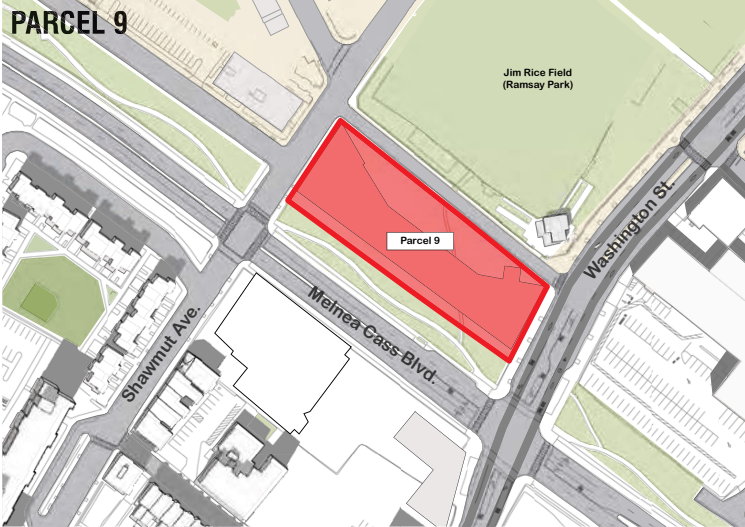
- |                      |             |
|----------------------|-------------|
| • Office             | 105,000 s/f |
| • Additional Parking | 125 spaces  |



# PLAN: Dudley Square

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## DESIGNATED PARCELS



### Parcel 9- Melnea Cass Hotel & Residences

**Ownership:** BRA

**Developers:** Melnea Partners LLC

**Parcel Size:** 60,698 SF (1.39 acres)

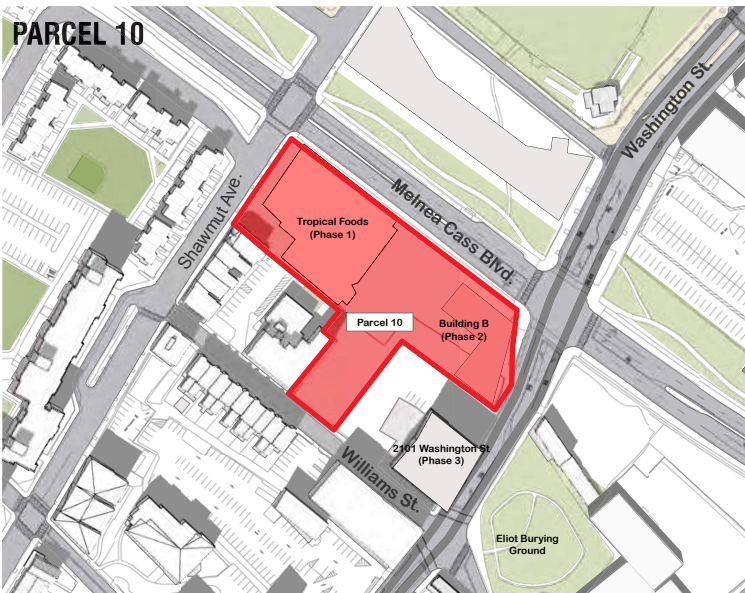
**Zoning:** Dudley Square Economic Development Area; PDA (Planned Development Area) Permitted

**Height:** 65 feet (6 stories)

**Floor Area Ratio:** 3.0

**Additional Information:**

- Proposal: 135 rooms hotel, 50 residential dwelling units, 8000 s/f retail
- Final approval Winter 2015
- Construction begins Summer 2016
- The South Bay Harbor Trail (a bicycle track) running parallel to the site will be preserved and enhanced



### Parcel 10- Tropical Foods Market

**Ownership:** BRA

**Developers:** Madison Tropical LLC (tentative)

**Parcel Size:** 90,270 SF (2.07 acres)

**Zoning:** Dudley Square Economic Development Area; PDA (Planned Development Area) Permitted

**Height:** 65 feet (6 stories)

**Floor Area Ratio:** 3.0

**Additional Information:**

- Phase 1: 44,000 SF Tropical Foods supermarket completed in 2014
- Phase 2: 59,000 SF commercial development proposed by Madison Park NDC. Madison Park has not yet received final designation for phase 2.
- Phase 3: The old Tropical Foods site on Washington Street is not part of Parcel 10. It is the property of Madison Park NDC. The site is approved for 21 affordable and, 9 market-rate residential units