



## THE DUDLEY PLAN – FACT SHEET

Thursday, March 3, 2011

*“At the intersection of Washington and Warren Streets: The Dudley Plan. A roadmap for revitalizing Boston’s core. Where these two roads meet, wait crosses to action.”*

*- Mayor Thomas M. Menino*

### Two Strategies, One Unique Place

#### 1. Realign City Assets

- Build a new educational headquarters in Dudley Square at the Ferdinand’s site.
  - 350 BPS administrative staff
  - Other youth-related programs
  - The new building will serve 56,000 students and parents closer to their homes
- Vacate five city administrative office buildings to reduce maintenance and operating costs, create capital for investment (see appendix on back)
  - Relocate Fire Headquarters on Southampton Street to 1010 Massachusetts Avenue
  - Relocate other city agencies to BPS vacated space at 26 Court Street
- Enhance one-stop permitting at 1010 Massachusetts Avenue

#### 2. A New Public-Private Partnership for Developing Dudley

- City will borrow to build new educational headquarters at Ferdinand Site
- Issue an RFP for private development partner that will advise and share risk
  - Lower Construction costs: State of the art design/floor plans to create more efficient space, reduce size
  - Reduce operating costs: Operate the building long term, keeping energy and maintenance costs low
  - Increase Economic Impact: Lease the first-floor for retail space in suitable ways

### A Vision for Roxbury and Beyond

#### A Revitalized Dudley Core

- Education and youth-focused building anchor site at Washington and Warren Streets
- Release RFP for old B-2 police station site for commercial/retail development
- Blair Lot, currently parking, to be redeveloped as other projects provide new parking
- City to make improvements to the Dudley Library, creating a more welcoming fixture
- City to push for re-orienting of Dudley Square MBTA station (busiest bus terminal in the state) to keep people and economic activity in the square

#### A New Gateway to Dudley

- Parcels 8, 9, and 10 out to RFP soon: New retail, commercial and historic preservation

#### Stronger Surroundings

- Current Fire HQ on Southampton Street to be redeveloped for private investment in Newmarket: more jobs, activity to join current center of food, supply, and manufacturing

## Appendix

### Realigning City Assets



### Facts & Figures on the New Ferdinand

- Construction to begin within 12 months
- Will create over 350 construction jobs with emphasis on hiring Boston residents, minorities, and women
- Will be home to over 400 BPS and youth-related services staff
- Estimated cost: \$100-115 million
- Approximately 135,000 square feet