

# Roxbury

33° | traffic | transit

- home
- news
- events
- discussions
- search

< Back to front page

Text size - +

ROXBURY

## Developers chosen to keep working on formerly stalled Ruggles Place

Posted by Matt Rocheleau January 14, 2011 03:04 PM

E-mail | Print | Comments (0)



(Courtesy: Boston Redevelopment Authority)

A developer's sketch of the Ruggles Place proposal.

By Matt Rocheleau, Town Correspondent

Two development partners have been chosen to move forward on Ruggles Place, a previously stalled mixed-use project that “will transform lower Roxbury into a vital retail center and cultural destination,” city officials said.

The city redevelopment authority’s board voted Thursday to allow developer Elma Lewis Partners, LLC and a new partner, Feldco Development Corp., 18 months to secure financing and start the project, projected presently to cost \$308 million. The cost figure could rise to earlier estimates of \$400 million depending on what changes between now and the final design planning.

The plan to transform an empty eight-acre plot on Tremont Street across from police headquarters has been envisioned as the new hub of the city’s black community and is a component of the [Roxbury Strategic Master Plan](#), which was adopted seven years ago.

The new development team has unveiled an [altered proposal](#) from the project’s initial, 2007 plan. The new design is expected by developers to generate more revenue and create 2,398 permanent post-construction jobs – 1,100 more than the proposal announced four years ago.

However, the new plan is still subject to the Article 80 process, and that plan

Connect to Your Town Roxbury on Facebook



You like **Your Town Roxbury**. Unlike · Admin Page · Error  
You and 82 others like this. 82 likes. Sign Up to see what your friends like. Unlike · Admin Page · Error

ADVERTISEMENT

### ROXBURY REAL ESTATE »

67

Homes for sale

20

Rentals available

0

Open houses this week

0

New listings this week

ADVERTISEMENT

has yet to be officially submitted to the city redevelopment authority for review, officials said.






The new proposal calls for a sizeable amount of large retail space. The original plan included no large retail space. Housing space in the new proposal would be built, but not during construction's first phase. The size of the housing space would be contingent on market factors.

The plan also calls for a parking garage nearly twice the size of the original proposal. A theater has been scrapped, and a fine arts school that had been included in the 2007 project, along with \$350,000 in annual scholarships, is now a contingent component of phase two. Other aspects of the project – including office space, small retail a museum of Afro-American artists – are relatively unchanged from the original plan.

After Elma Lewis Partners was selected to build Ruggles Place in 2007, city officials allowed the developer's designation to lapse and began exploring new ideas for the site. The city said the developer did not move fast enough, nor did it prove it could produce a financially viable project. The development company argued they did not have sufficient time to develop the project.

In spring 2009, outcry from Roxbury residents who passionately supported the project, caused the redevelopment authority to reconsider and the city branch gave Elma Lewis Partners 18 months to revive its development process and find financial partners, which the developer has in Feldco.

E-mail Matt Rocheleau at [mjrochele@gmail.com](mailto:mjrochele@gmail.com).





 You like Developers chosen to keep
 

[◀ Previous entry](#)
[Next entry ▶](#)

#### MORE FROM BOSTON.COM

Cleaning off snow, man plunges 20 feet through skylight in Waltham *(Your Town)*

Behind Queen Elizabeth II's real estate shopping spree in Wellesley *(Your Town)*

Teachers protest PCBs at high schools *(Education)*

Big-city romance *(Travel)*

Long-stalled residences back in play *(Business)*

#### MORE FROM THE WEB

The Sneaky Costs of Apartment Living *(The Real College Guide)*


The Texas Tribune: Community Colleges Are Uneasy as Ax Hangs Over State Aid for Health Benefits *(The New York Times)*

Yeshiva Fair Is a Bastion for Jewish Books of the Printed Variety *(The New York Times)*

Bad Habits That Destroy Your GPA! *(The Real College Guide)*

A Curious Incident at a Chinese Restaurant *(Man of the House)*

[Sponsored links]


[READER COMMENTS »](#)  
[View reader comments \(0\) »](#)
[Comment on this story »](#)



### Online and Campus Programs

#### Bachelor's Degrees

Business  
 Nursing  
 Education  
 Communications  
 Criminal Justice  
 Health Admin.  
 Info. Technology

#### Master's Degrees

MBA  
 Education  
 Nursing

#### Doctoral Degrees

Business Admin.  
 Health Admin.

[Learn More ▶](#)

#### Roxbury Headlines »

- **BOSTON: Man arrested in fatal Roxbury hit and run** (1 day ago)
- **Three community organizations to lead city 'green' program outreach** (1 day ago)
- **Roslindale man charged with killing man on MBTA bus last year** (1 day ago)
- **Column off base in blasting hospital leadership** (2 days ago)

#### Also From Roxbury

##### SOUTH END-ROXBURY LINE



Residents face identity crisis

##### NIGHTLIFE



Diamond in the rough

##### COMMUNITY



Fear revisits a Boston neighborhood

##### EATING LOCALLY

**Flyerboard**

POST FLYER VIEW ALL

**YOUR FLYER HERE**

Advertise your local business, listing, or event on the Flyerboard.

goodwill

Join the **DONATE MOVEMENT**

Local advertising by PaperG



On the street where you live

 Roxbury On Twitter »

Winsor School unveils major expansion plans in Longwood area - <http://b.globe.com/fa1jZp> about 15 hours ago

Roslindale man charged with killing man on MBTA bus last year - <http://b.globe.com/eZ4XIs> about 17 hours ago

Graduation rate rises in Boston schools - <http://b.globe.com/idjJRm> about 21 hours ago

Tito Jackson's upbeat message - <http://b.globe.com/gOWIUx> about 23 hours ago

James Spruill, actor and influential BU theater teacher, dies

[Follow other Boston.com Tweets](#) | [What is Twitter?](#)

[Home](#) | [News](#) | [Events](#) | [Schools](#) | [Sports](#) | [Discussions](#) | [Marketplace](#)

[Contact Us](#) | [Contact Boston.com](#) | [Contact The Boston Globe](#) | [Privacy Policy](#) | [Your Ad Choices](#) | [Help](#) | [Advertise](#) | © 2011 NY Times Co.

Over 40 &  
Can't Lose Weight?



Suzanne Somers

It's not your fault! Uncover the hidden obstacle that's sabotaging your weight loss.

[Take Suzanne's Quiz](#)

SEXY FOREVER