



URBAN DESIGN WORKSHOP

November 27, 2017

Tonight's Workshop will emphasize urban design opportunities along the Washington Street Corridor. Design principles that relate to the physical aspects of development including building design and form, public realm, and neighborhood connectivity will be discussed.

Feedback from the workshop will be reflected in the RFPs.

Development Program Uses
November 21, 2016
A housing analysis for the district was presented and discussed with community members.

Values + Priorities
January 23, 2017
Group participants shared ideas and valued in response to questions asked such as, "What aspects of the experience of Dudley Square would you like to see preserved? and What aspects of the experience of Dudley Square would you like to see changed?"

Community Development

Urban Design + Development Guidelines
October 24, 2016
Urban design principles were analyzed with local precedents shown. Participants then examined two design concepts for the Dudley Street Commercial parcel, the "street wall design concept" and "central plaza design concept". These two were based on Next Street's feasibility analysis for commercial and residential development in Dudley.

Open House
February 22, 2016
Planning initiative kicked off. Over 100 community + stakeholders attend.

Drafting

Urban Design
November 27, 2017

RFP Drafting + Prioritization
February 27, 2017
Five categories and corresponding value statements were created based on the ideas heard at the previous workshop. Participants then prioritized values through a dot exercise. Sample RFP language was reviewed and crafted.

Development Scenarios + Tools for Development
September 19, 2016
Together with Next Street Financial information on financial feasibility, example projects and various development scenarios were discussed.

Walking Tour
March 16, 2016
Small groups walked around the study area. Community members shared local knowledge, concerns, and questions with BPDA/City staff.

Climate Readiness + Resiliency
October 16, 2017
Issues surrounding resiliency and sustainability were discussed with workshop participants who then rewrote example RFP language on that topic and added issues that were important to them.

Creating Housing
March 20, 2017
Each group of participants were given a set of cards with housing details to place on a poster ranking preferences for affordability levels and housing types.

Economic Development II
July 18, 2016
Consultants from Next Street Financial, provided economic context. With this information participants discussed how we bring jobs to Dudley Square and what kind of district Dudley Square should be.

Visioning
March 21, 2016
Study goals from original 2004 Roxbury Strategic Masterplan were reviewed. Participants broadly envisioned various land use types.

Values and Vision

Neighborhood Experience
June 19, 2017
The activity focused on neighborhood experiences beyond housing and jobs and asked each participant to list 10 activities they engage in when they are not at home or at work. Participants then sorted them into whether they were activities they sometimes, always and never did in Dudley Square and considered their preference for the future in terms of these amenities.

Economic Development + Resource Fair
April 24, 2017
Seven industries were examined based on location preference, growth potential and the kinds of jobs within that industry. Participants then positioned the industry cards on an axis based on how preferred the type of jobs were to the community and the potential number of jobs.

Economic and Workforce Development
June 20, 2016
City of Boston Chief of Economic Development John Barros and Office of Workforce Development Director Trinh Nguyen along with BPDA staff shared relevant economic and workforce development information.

Transportation + Public Realm
April 19, 2016
Transportation trends and planning topics were discussed in conjunction with members from Boston Transportation Department.

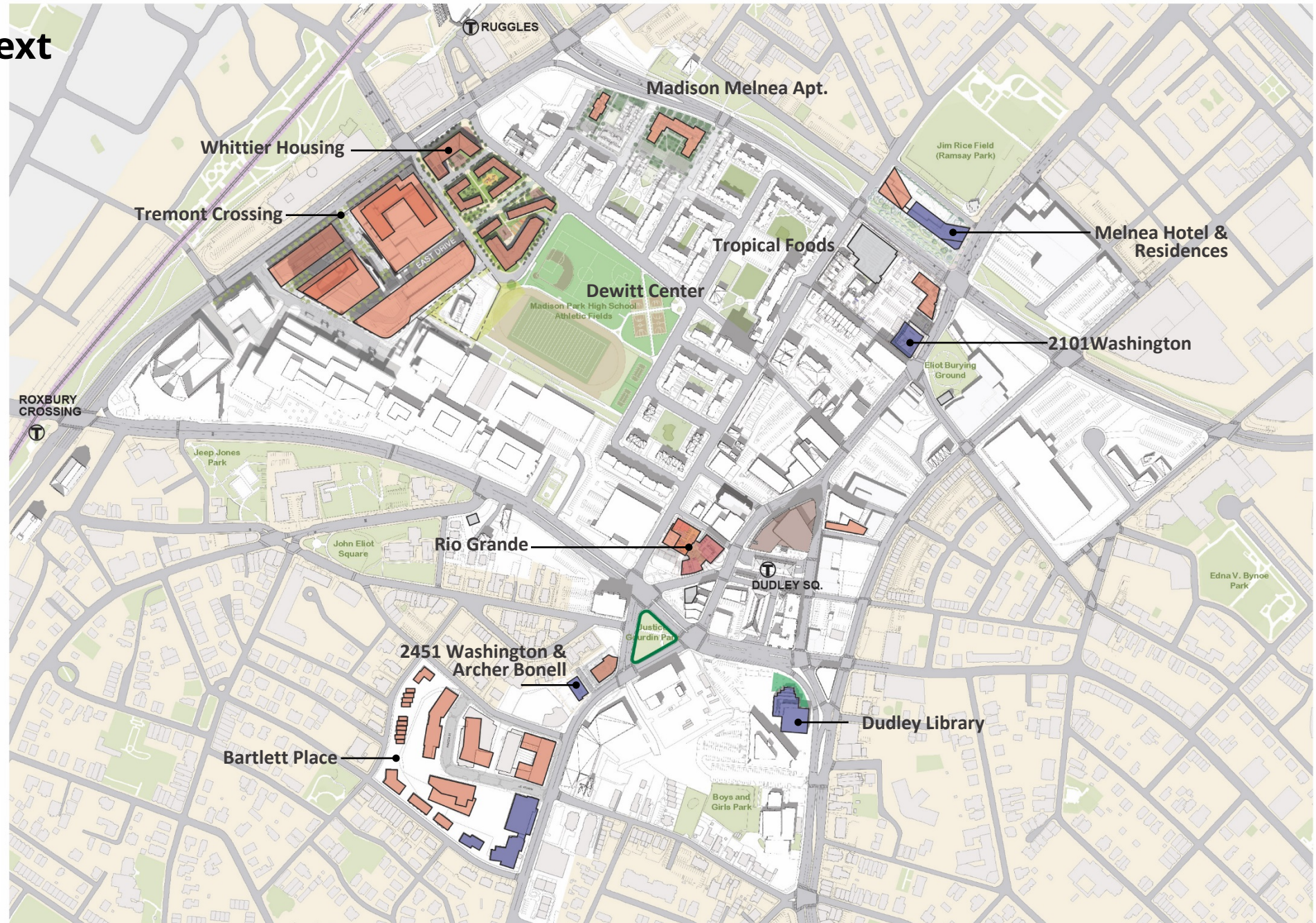
Visioning II
May 15, 2017
Based on feedback from the March and April Workshops (Housing Creation and Economic Development) this workshop asked participants to visualize prioritized uses on specific city owned parcels.

What We Heard + Next Steps
May 16, 2016
All comments received to date were reviewed. They were then sorted into items that can be addressed through development requirements in RFPs for publicly-owned land, and items that can be addressed through other partnerships.

Introduction to PLAN: Dudley Square

Development Context

- More than 1,400 units of housing opportunity
- More than 400 affordable units
- Retail/commercial spaces
- Art & culture, civic and entertainment spaces

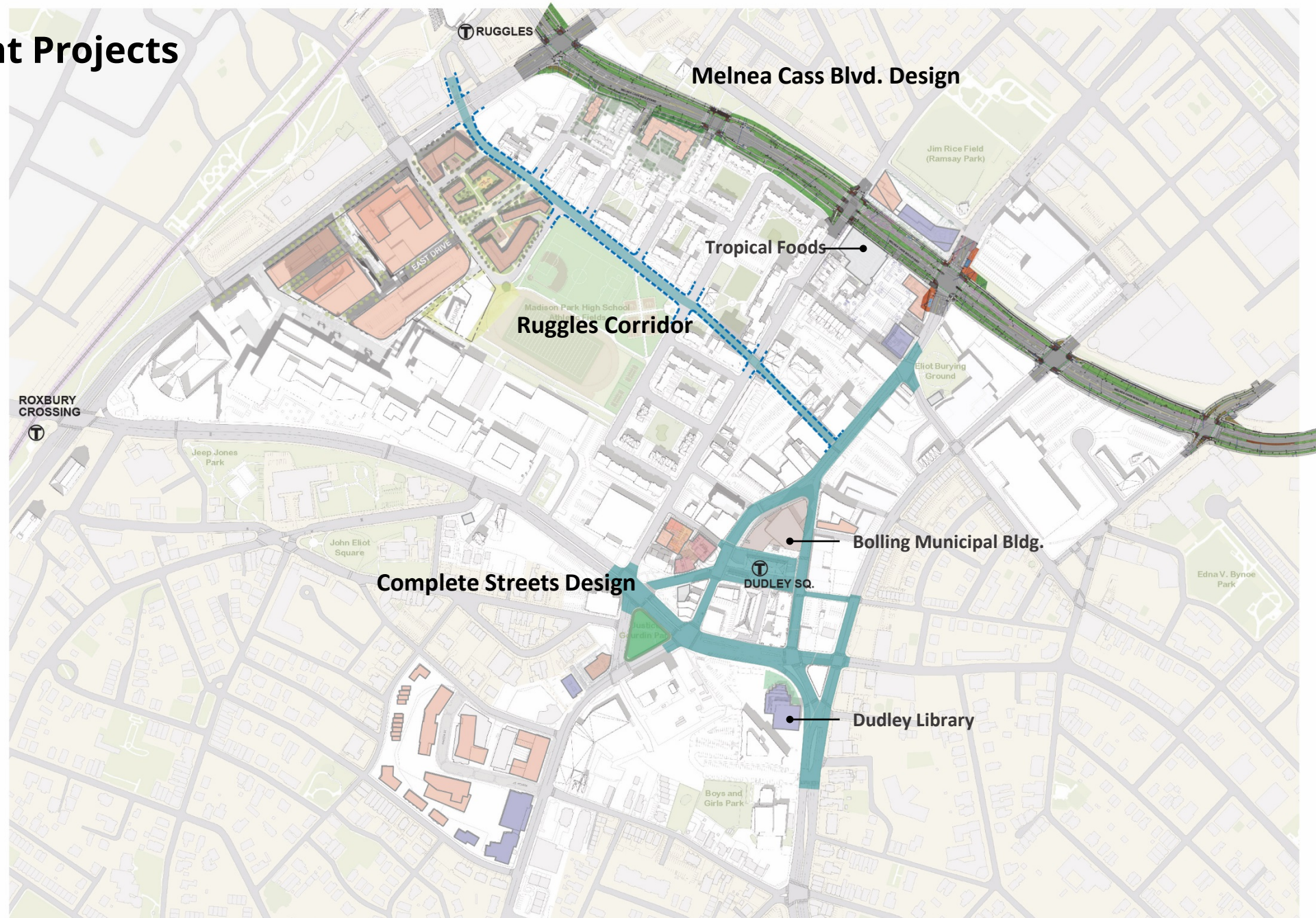


Planned Development
Under Construction

Street Improvement Projects

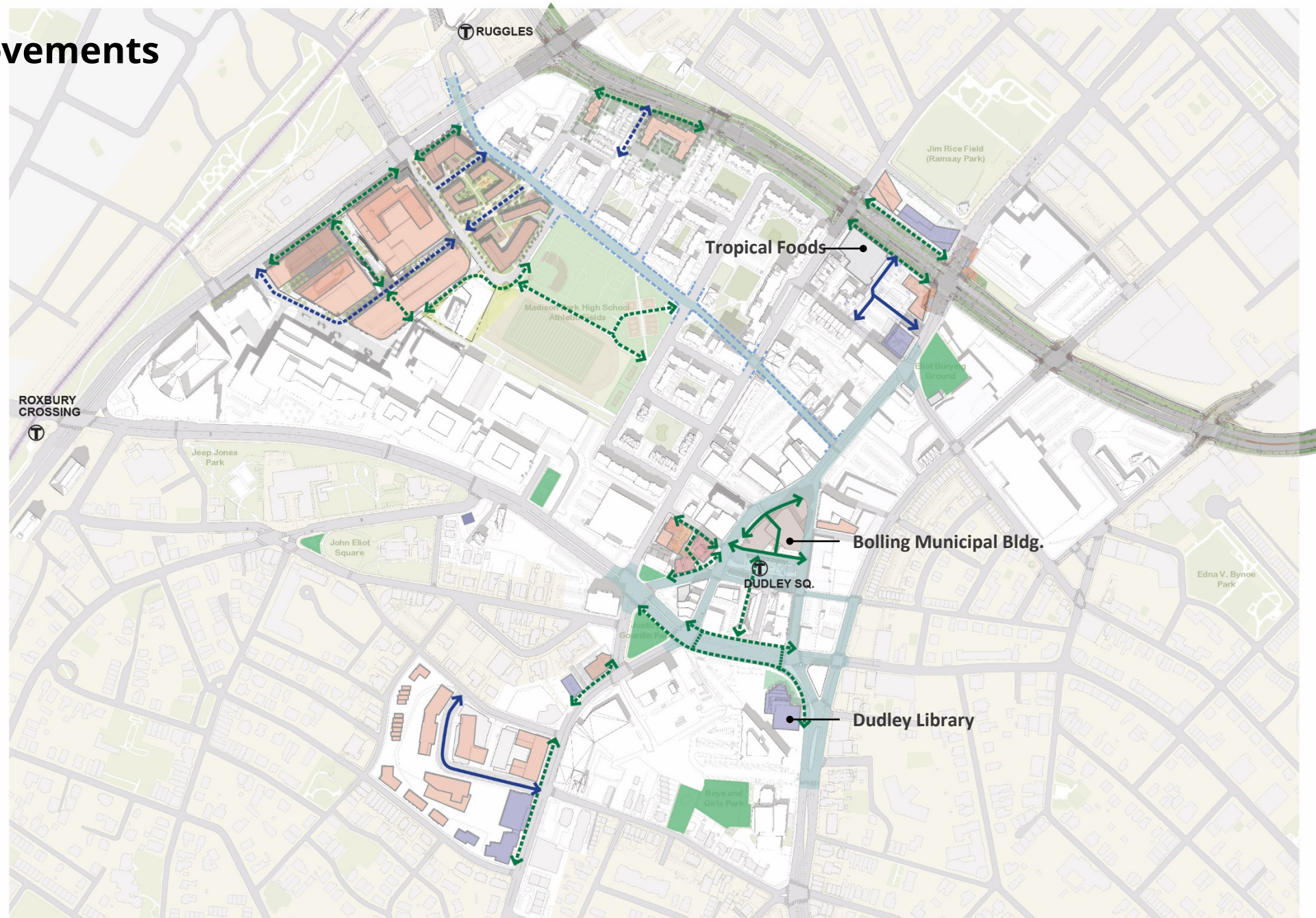
On going transportation improvements

- Promote multi modes of transportation
- Improve pedestrian safety and walkability
- Slow traffic down and reduce traffic congestion
- Enhance transit services



Connectivity Improvements

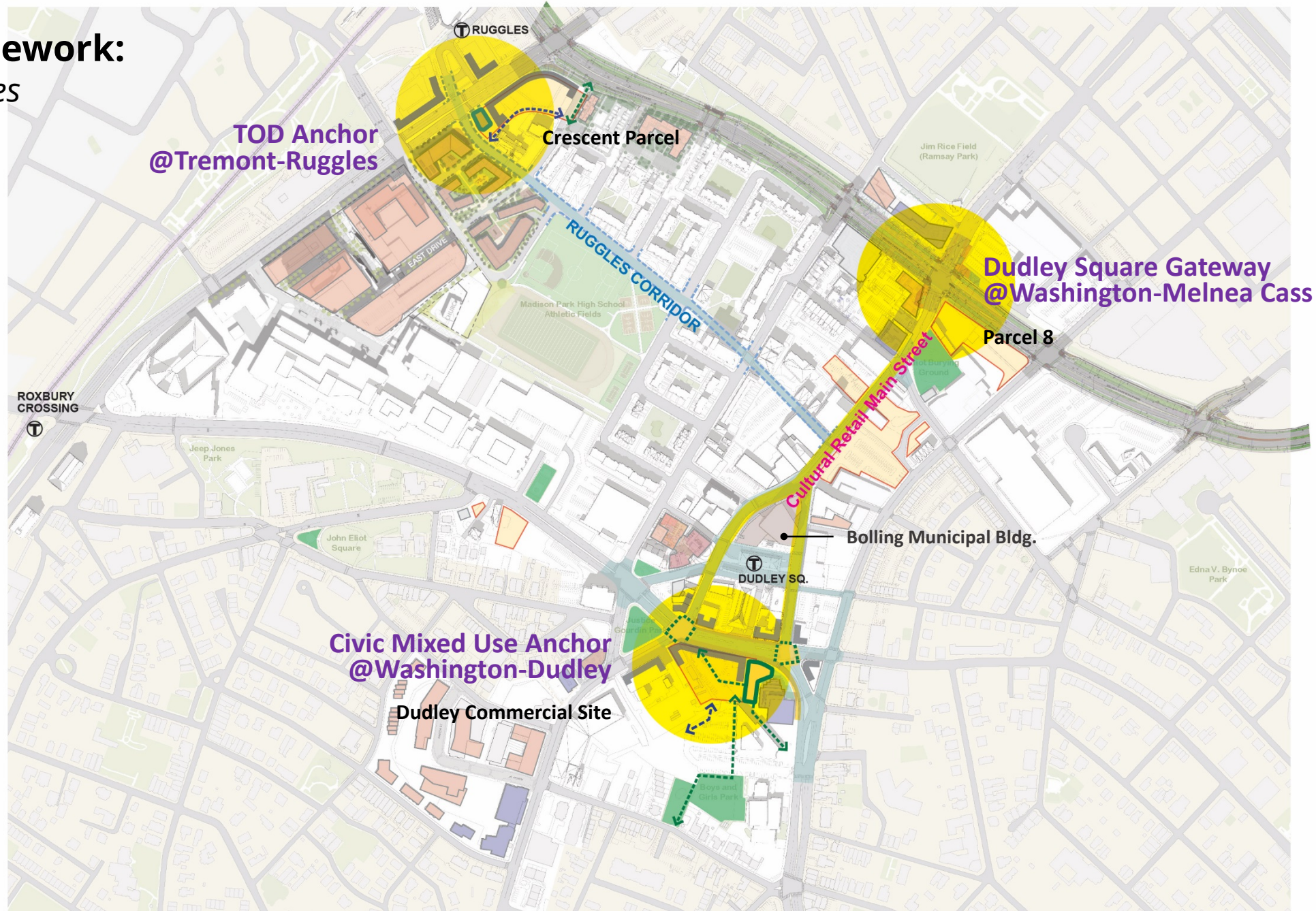
- Expand Streets and pedestrian network
- Improve high quality streetscape design and active sidewalks



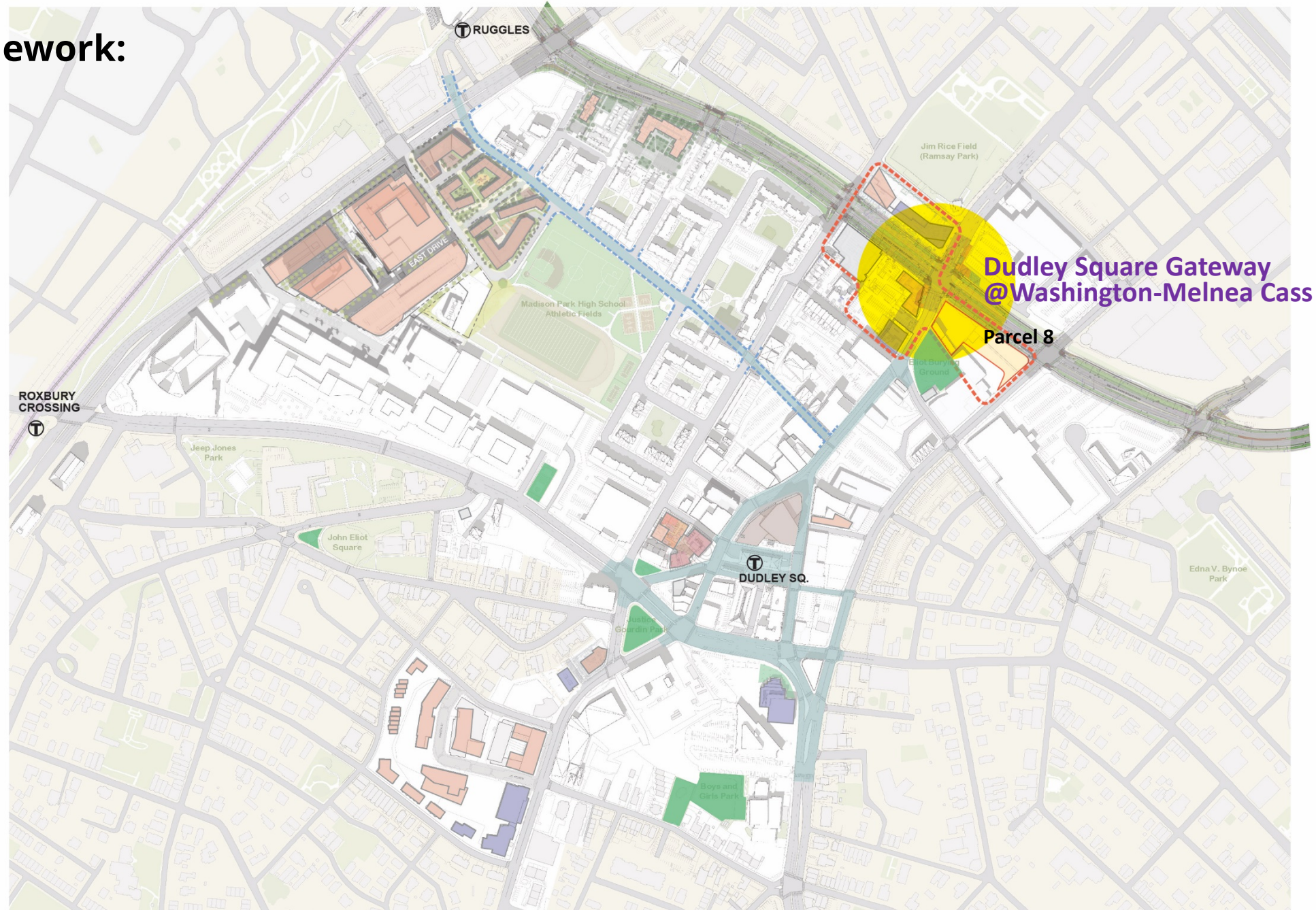
- ← - - - - - → Proposed Street
- ← - - - - - → Potential Ped. Connection & Improvement
- ← - - - - - → Improved Vehicular Connection / New Street
- ← - - - - - → Improved Ped. Connection

Urban Design Framework: *Connecting Opportunities*

- To craft the holistic approach and ensure the coherence among developments



Urban Design Framework: *Dudley Square Gateway*



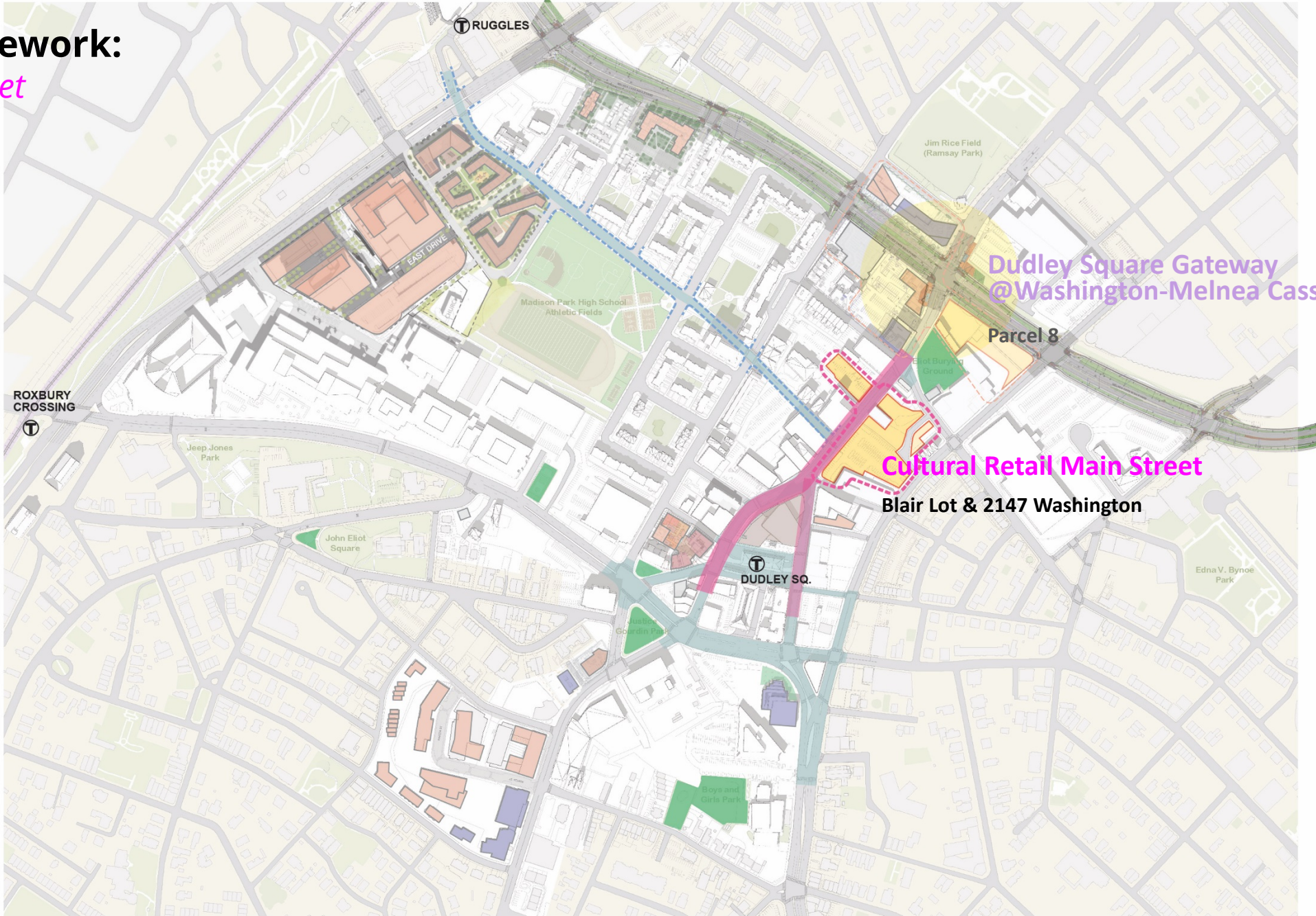
Urban Design Framework: *Dudley Square Gateway Opportunities at Washington-Melnea Cass*

Parcel 8



Urban Design Framework:

Cultural Retail Main Street



Urban Design Framework: *Cultural Retail Main Street Opportunities along Washington St.*

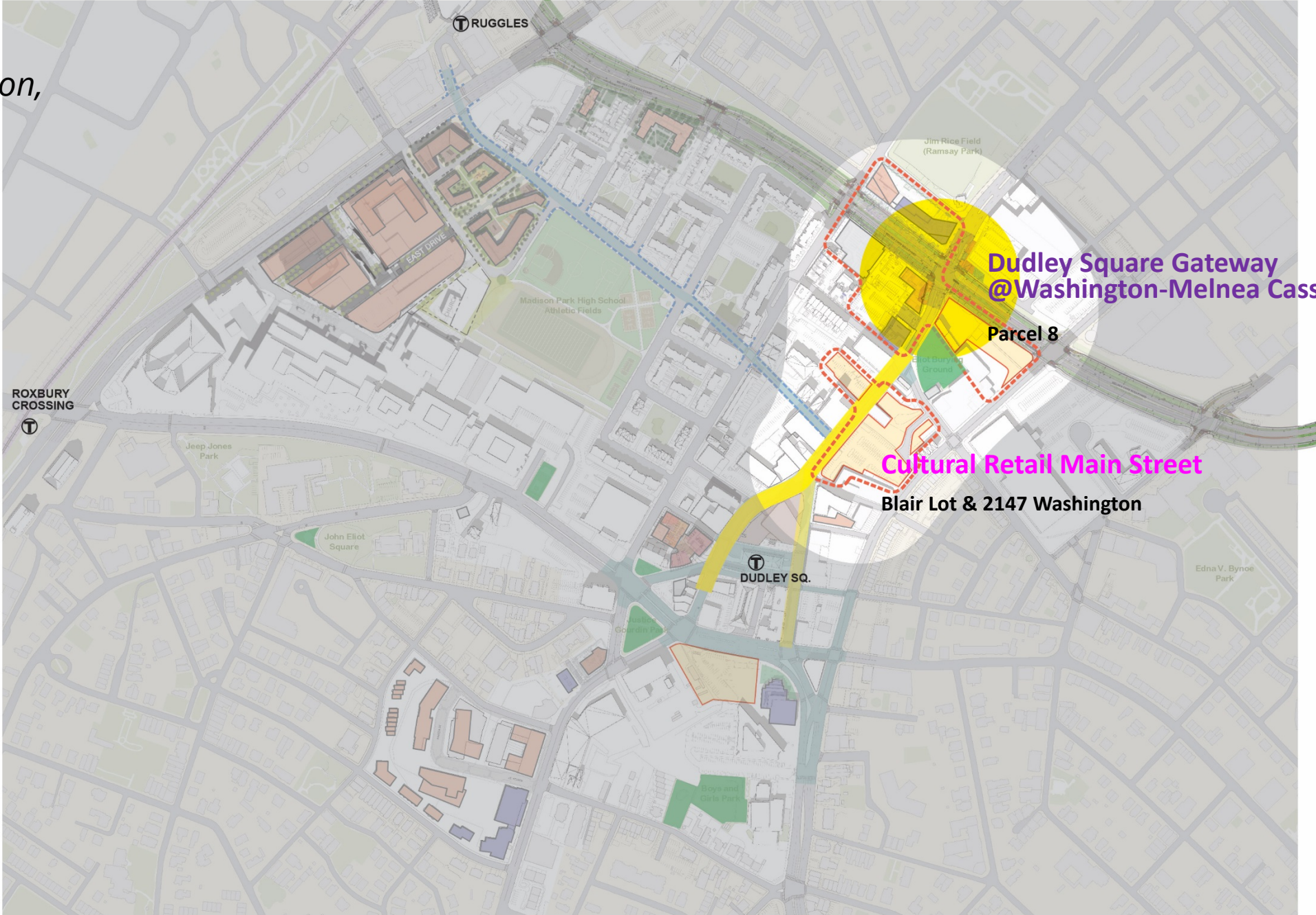


Active Ground Floor Use

Blair Lot

Workshop Exercise:

*Blair Lot, 2147 Washington,
& Parcel 8*



Workshop Exercise: Blair Lot, 2147 Washington, & Parcel 8



2147 Washington
18,472 SF (0.42 acres)

Blair Lot
85,729 SF (1.9 acres)

P10
2101 Washington

P9 Melnea Hotel & Residences

P8
54,632 SF (1.25 acres)

Goodwill Building

Orchard Garden Housing

Boiling Municipal Bldg.

BWSC

Workshop Exercise: Heights that reinforce the Opportunities

