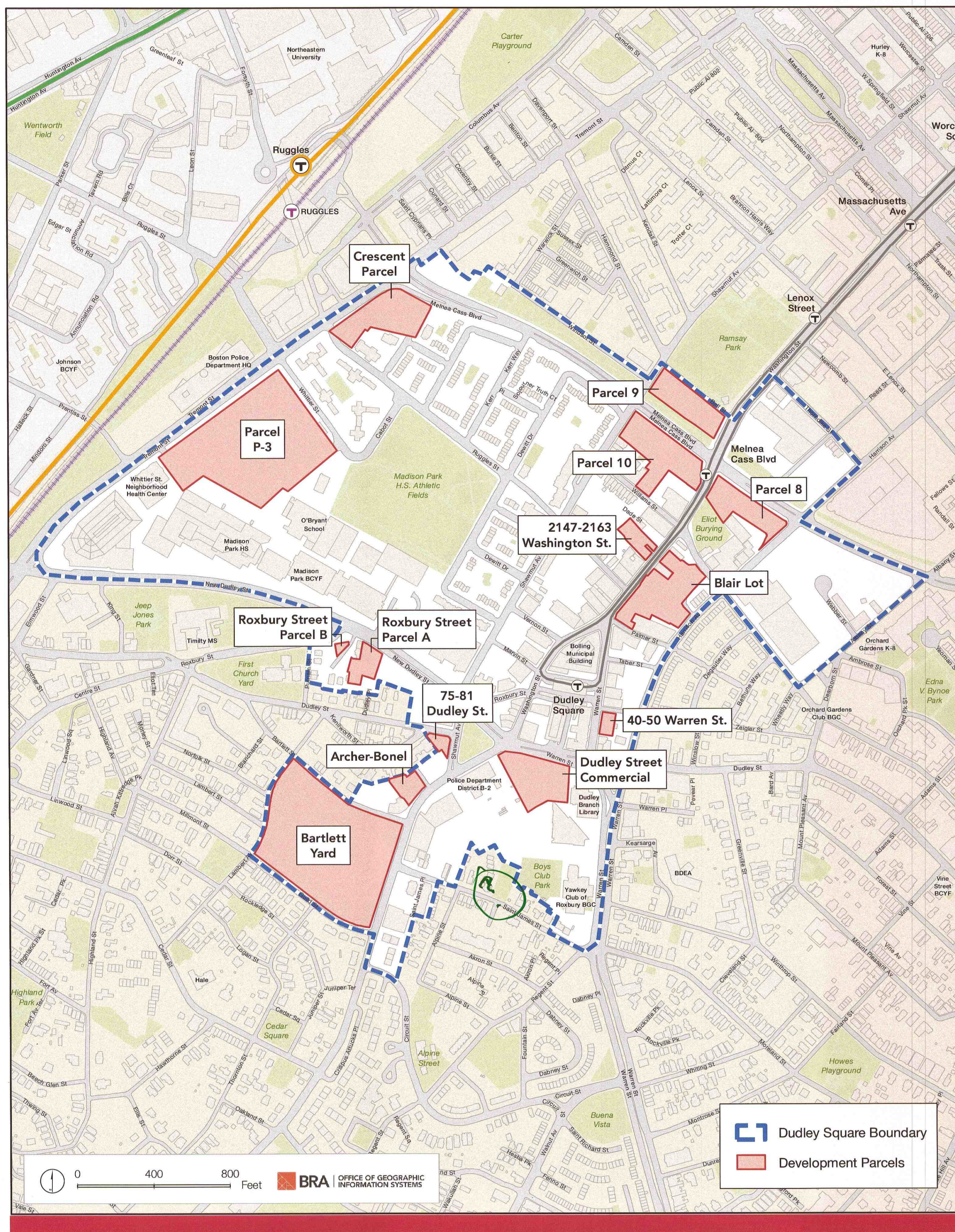
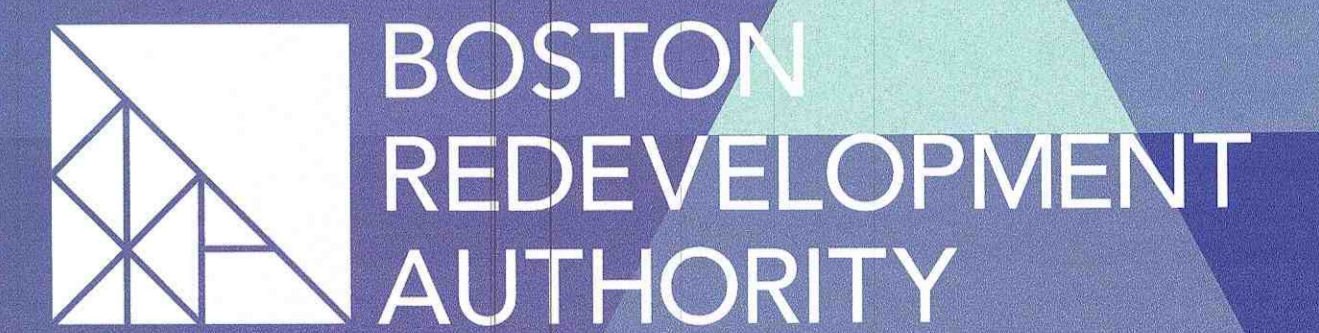


# PLAN: Dudley Square

Preserve. Enhance. Grow.

## Why Are We Here?



PUBLICLY OWNED DEVELOPMENT SITES

## Study Goals

- Provide an inclusive community engagement process that is responsive to existing challenges and opportunities
- Update the vision for Dudley Square that was originally outlined in the Roxbury Strategic Master Plan and Dudley Vision
- Create a comprehensive development area plan
- Establish an implementation plan for publicly-owned and vacant privately-owned parcels

## Calendar

**FEBRUARY 22, 2016**

Open House

**EARLY MARCH (TBD)**

Walking Tour

**MARCH 21, 2016**

Visioning Workshop

**APRIL 19, 2016**

Tools for Development Workshop

**MAY 16, 2016**

Design & Feasibility Workshop

**JUNE 20, 2016**

Transportation & Public Realm Workshop

**JULY 25, 2016**

Preferred Plan Draft Session

**AUGUST 1, 2016**

Final Implementation Plan Presentation

**August 11, 2016**

BRA Board Approval

How does someone get a project map from the BRA assigned to them  
Shear-jushuv  
hairiri7@gmail.com

## Meet the Team



WHAT MAJOR CHALLENGES DO WE FACE IN MEETING THESE GOALS?

Why is Sr. James Sr not included?

What about the residents who put in for parcels - maintained it over 30+ years and kept paper work.

PARKING

A team that reflects the neighborhood

Provide education and opportunities on wealth management in order to combat disparities of social class. e.g. Rate of inflation, working poor income

Incorporating Age-Friendly Features throughout plans

More affordable land for home owner who live in Roxbury 30+ yrs.

Make sure to email all who are interested sign in

Need to engage Spanish speakers

Transportation - accessible - runs regularly - on time

Residents of Study Area - Risk of Displacement

Keep Us Informed  
hancoc@bravice.com

PARKING

Create more affordable housing. Develop a comprehensive plan for distribution of city-owned land.

Traffic / Parking Congestion Plan

Have Mtgs both during the day & evening

Proper housing inventory / Rating  
1/3 we currently ignored these numbers

How do we get to hear other peoples comments?

How do we validate whether our priorities are listened to?

MCB parcels BNSC and Milt. Co. set way back from the st, excessive + wasted parking

designing/planning for the future - growing population, more transit/biking/walking less driving/parking

Financing

Making sure peoples in the community has opportunities and resources

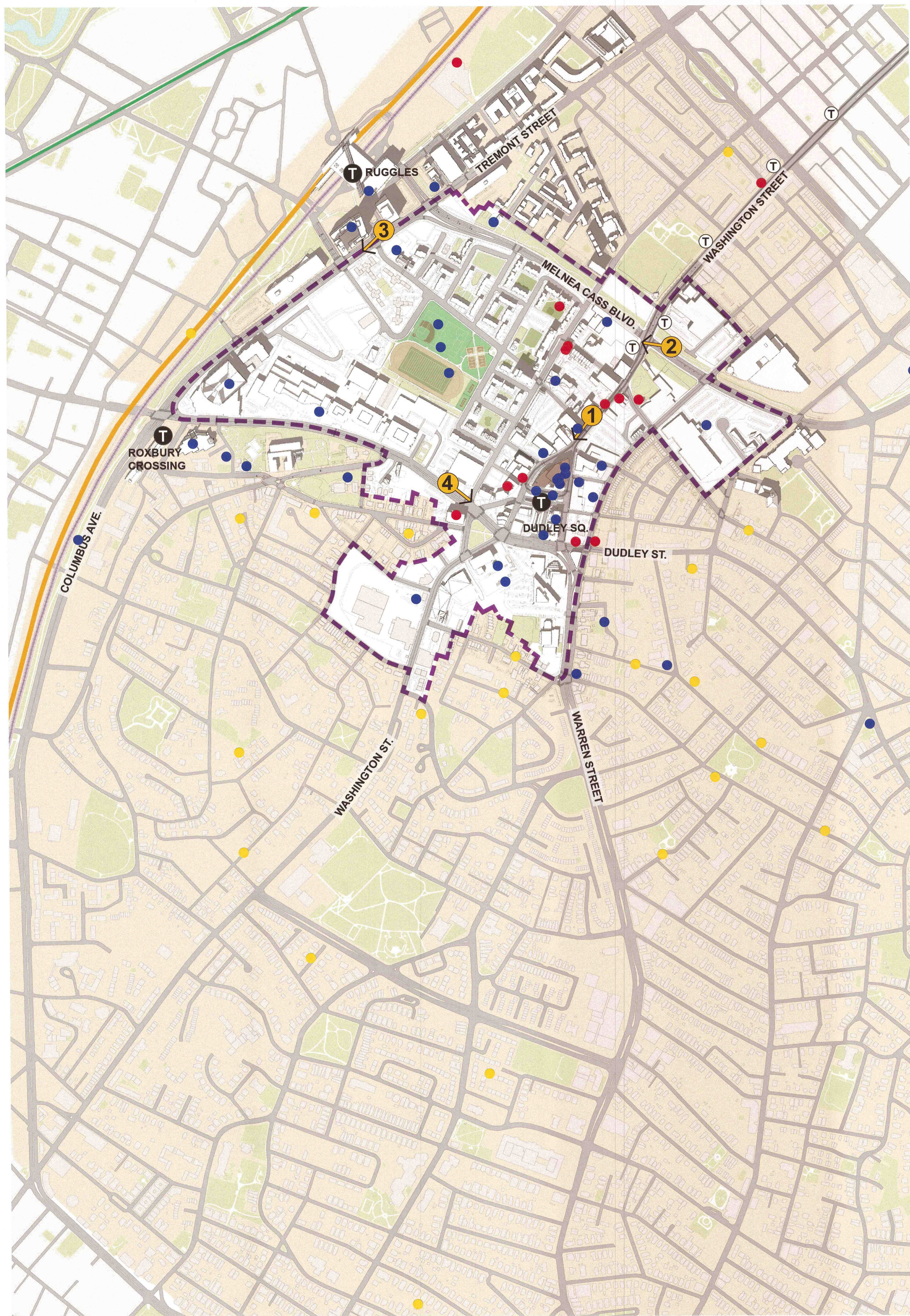
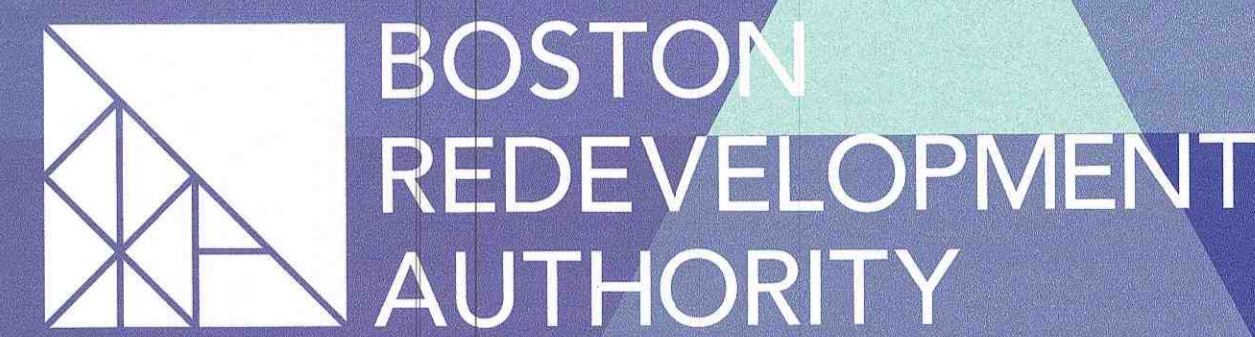
Hotel use - and transportation Uber/taxis shuttle vans will visitors use public transit?



# PLAN: Dudley Square

Preserve. Enhance. Grow.

## How Do You Know The Area?

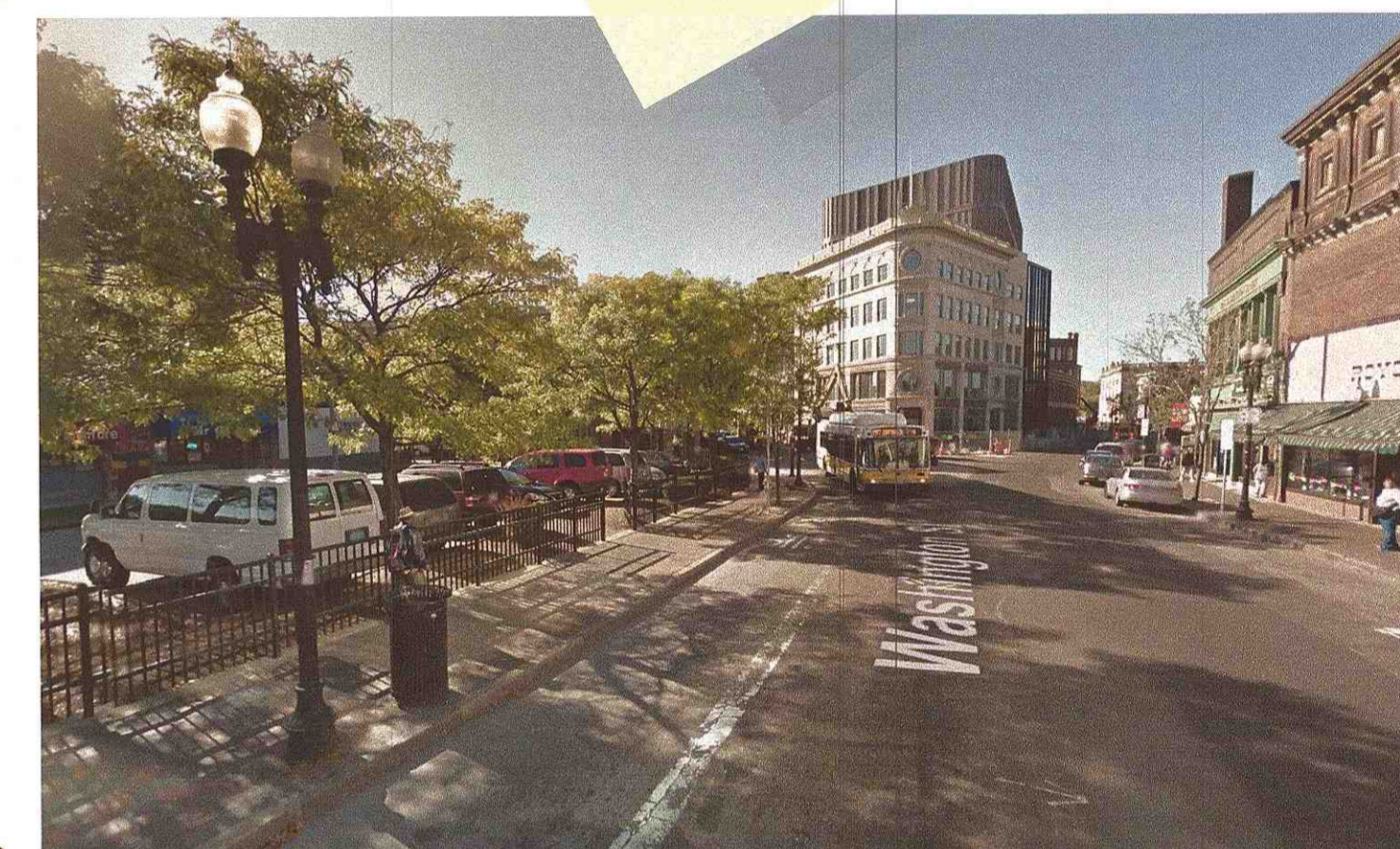


### TALK TO US!

USE YELLOW, RED, AND BLUE STICKERS TO TELL US WHERE YOU LIVE, WORK, AND VISIT!

*3 out of 4 Photos Show Roads Too Big for PEOPLE*

1



2



3



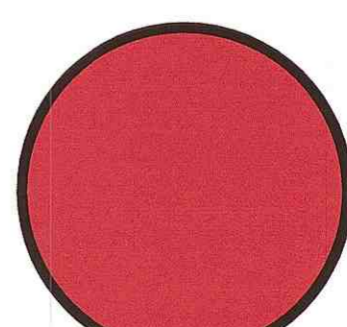
4



Use yellow, red, and blue stickers to tell us where you live, work, and visit.

*LIVE on SAVIN ST  
Return*

 Live Here

 Work Here

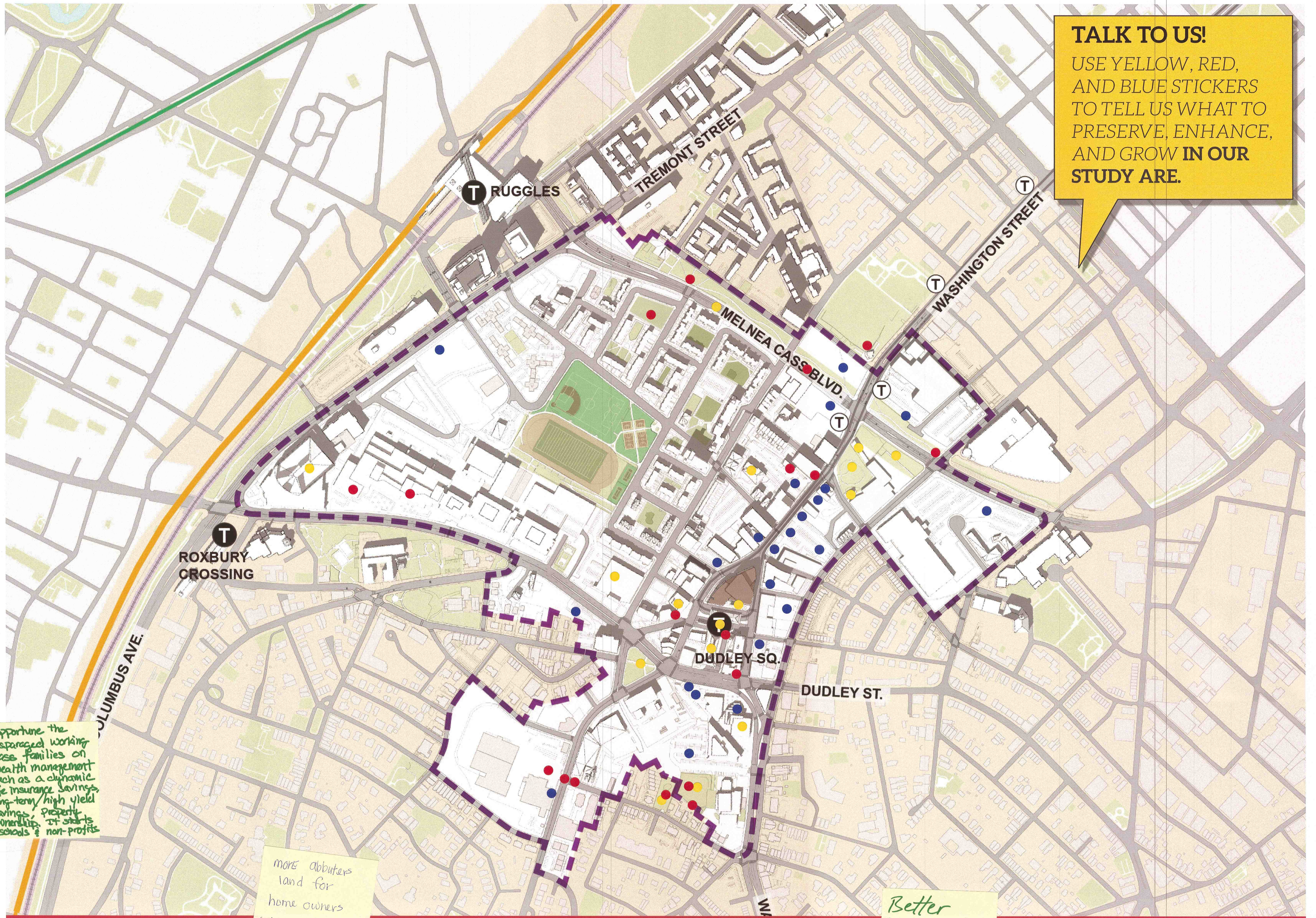
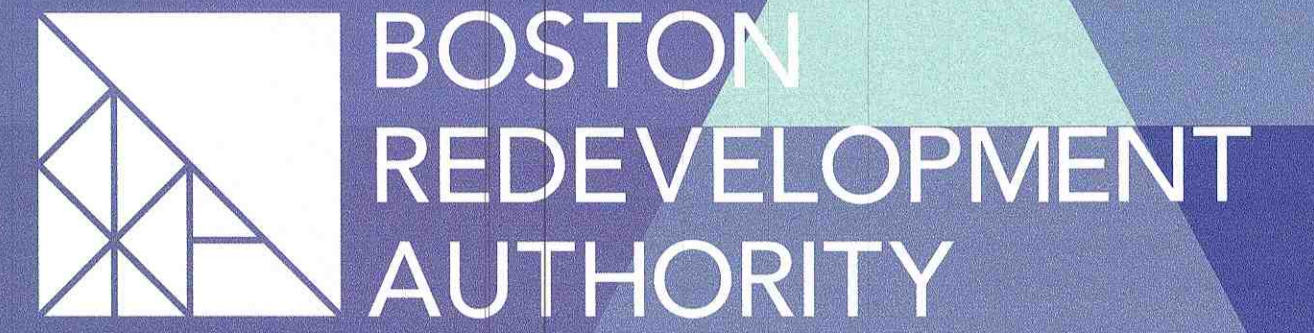
 Visit Here



# PLAN: Dudley Square

Preserve. Enhance. Grow.

## What Do You Want to See?



**TALK TO US!**  
 USE YELLOW, RED, AND BLUE STICKERS TO TELL US WHAT TO PRESERVE, ENHANCE, AND GROW IN OUR STUDY AREA.

Opportune the dispersed working class families on wealth management such as a dynamic life insurance savings long-term high yield savings, property ownership, it starts in schools & non-profits

more abutters land for home owners who lived in Roxbury

Better response from the BRA to potential developers of the community

PLAN: DUDLEY SQUARE STUDY AREA

Grow housing above retail

better traffic planning flow

more affordable market-rate housing - build denser & higher

more home ownership opportunities

Open Boyst Bluffs Club Ballpark and connect to St James Park.

Grow Green Space

**RAPID TRANSIT**

- Preserve
- Enhance
- Grow

Enhance buses  
 Bus Rapid Transit

More Green Planter

More affordable housing

More trees, public gathering spaces

More Arts & Cultural facilities

Affordable Hsg. for existing residents

Enhance sit-down restaurants

Live music!

**GREAT ARCHITECTURE**

No Buildings taller than the Bolling Building. Let every view of this big w/out putting it in a shadow

more abutters land for home owners who live in Roxbury

More recognition of history here!

PAY ATTENTION TO THE EXISTING URBAN FABRIC. **SCALE!**

more mixed use development w/ housing above retail/restaurants

More Benches

MORE SPECIFIC OPPORTUNITIES TO INCREASE MINORITY DEVELOPER PARTICIPATION IN RFPs

Enhance safety outdoor spaces, trails walking towards for seniors

Safe for all connect the neighborhood

more abutters land for home owners who live in Roxbury

MORE BUSINESSES & BUSINESS OPPORTUNITIES

identif historic districts landmarks on four maps

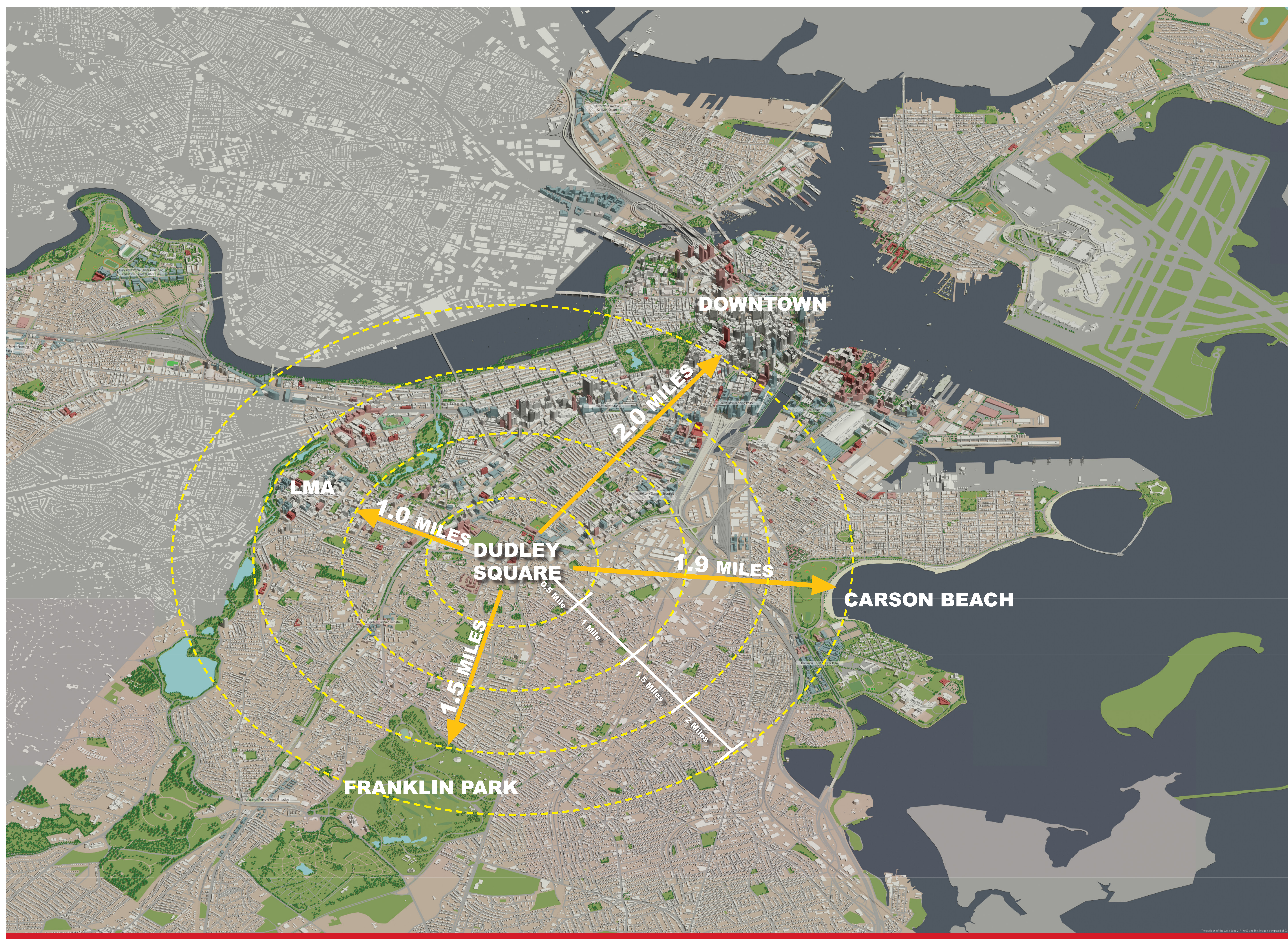


# PLAN: Dudley Square

Preserve. Enhance. Grow.



## Context: Did You Know ?



## Did you know?

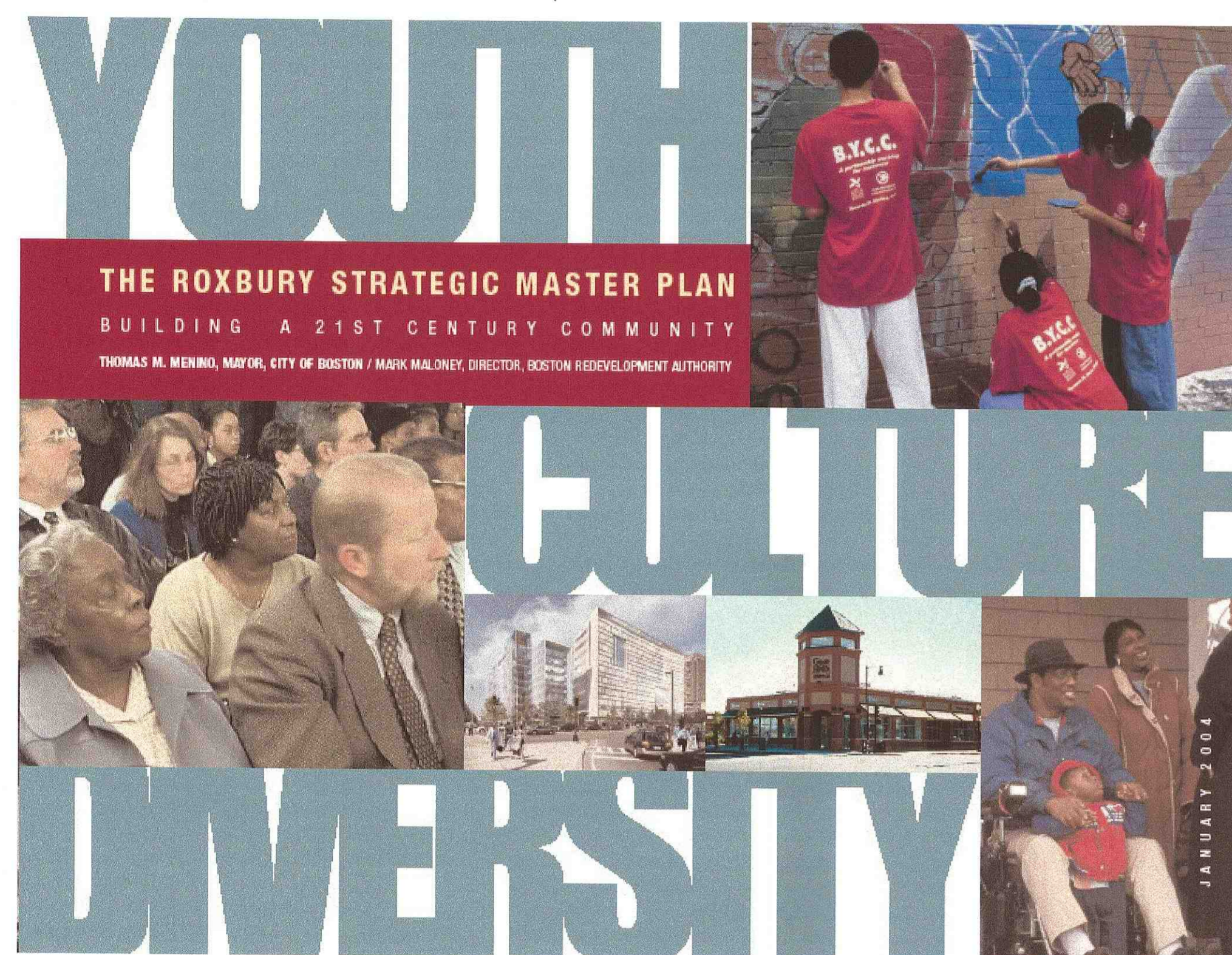
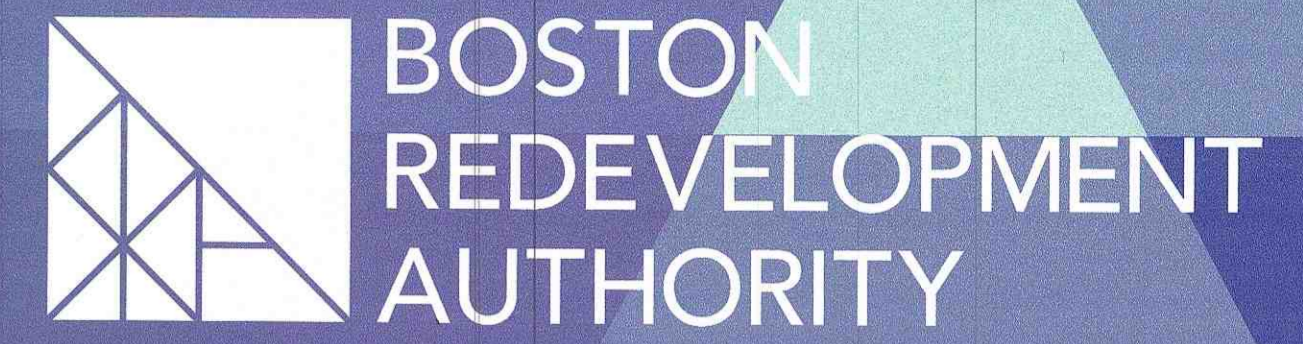
- Roxbury was among the **first towns founded** in Massachusetts Bay Colony in 1630.
- Melnea Cass Boulevard is located over the **Roxbury Canal** that brought boats into Roxbury in 1830.
- Roxbury was settled as a **farming community** and in 1900 became an **industrial town**.
- In the early 20th century, Dudley Square to Grove Hall was a thriving **Jewish community**.
- In the mid-1900s, the center of **African-American residential and social activity** moved from Beacon Hill and the South End to Roxbury.
- Boston's first **E+ (Energy Positive)** homes were built in Roxbury in 2014.
- The **Roxbury Film Festival** has been held annually since 1999.
- An archaeological dig in 2014-15 uncovered parts of a **19th century cobblestone** sidewalk at Parcel 8.
- **4 colleges, 7 high schools, 12 elementary schools** in Roxbury
- **48 sites** of local and national importance in roxbury
- **166** hotel rooms in Roxbury
- **93** public parks and open spaces in Roxbury
- **30,000** daily bus trips out of Dudley Station
- **Dudley Square is 1 mile from Longwood Medical Area**



# PLAN: Dudley Square

Preserve. Enhance. Grow.

## Recent Planning History



The Roxbury Strategic Masterplan, 2004



City of Boston

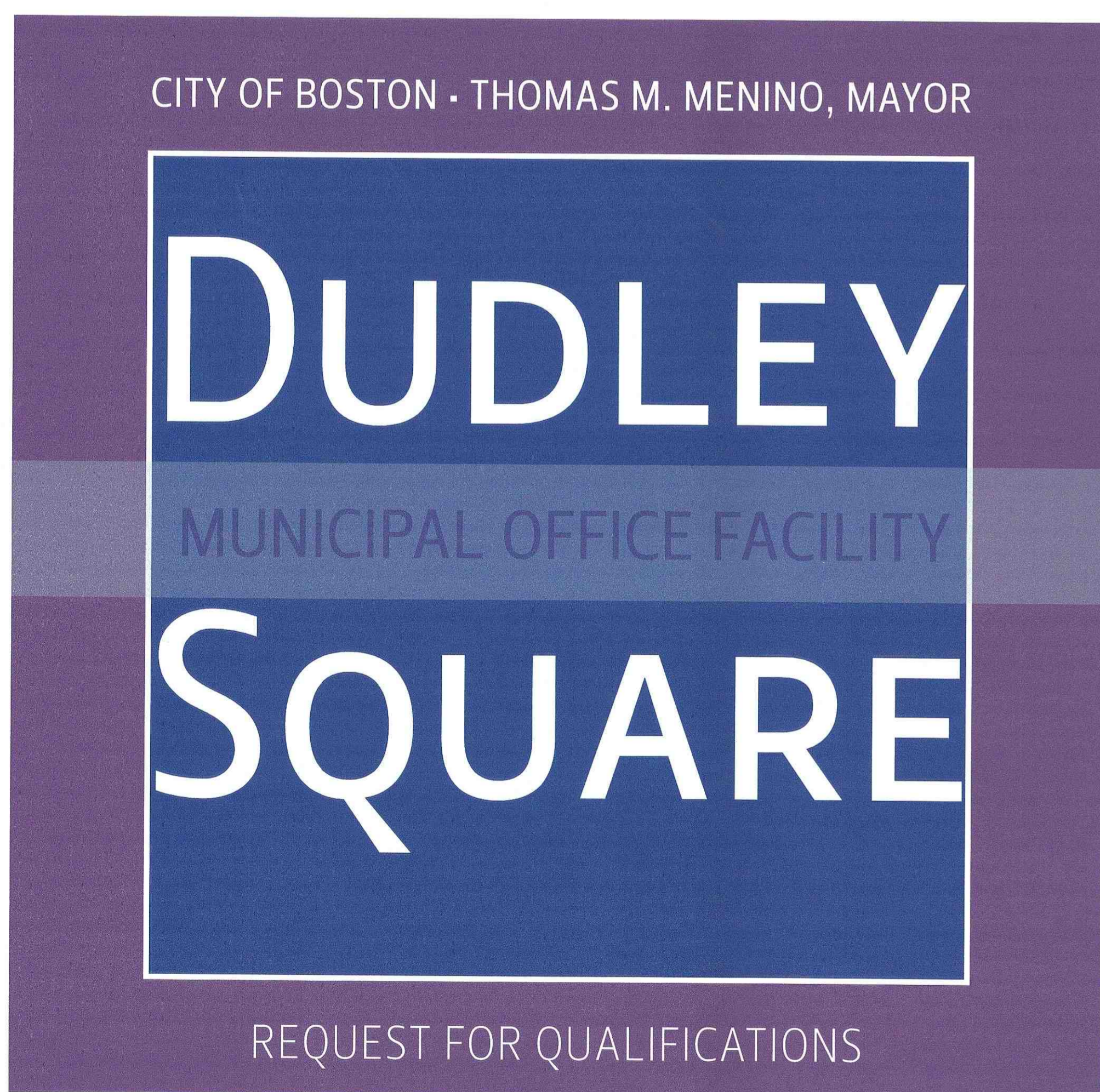
Dudley Square Vision Initiative

Transportation Action Plan

Prepared for:  
Boston Transportation Department  
Boston Redevelopment Authority

Submitted by:  
Traffic Solutions, LLC  
50 Franklin Street  
Suite 402  
Boston, MA 02110  
December 2009  
DRAFT REPORT

Transportation Action Plan, 2009



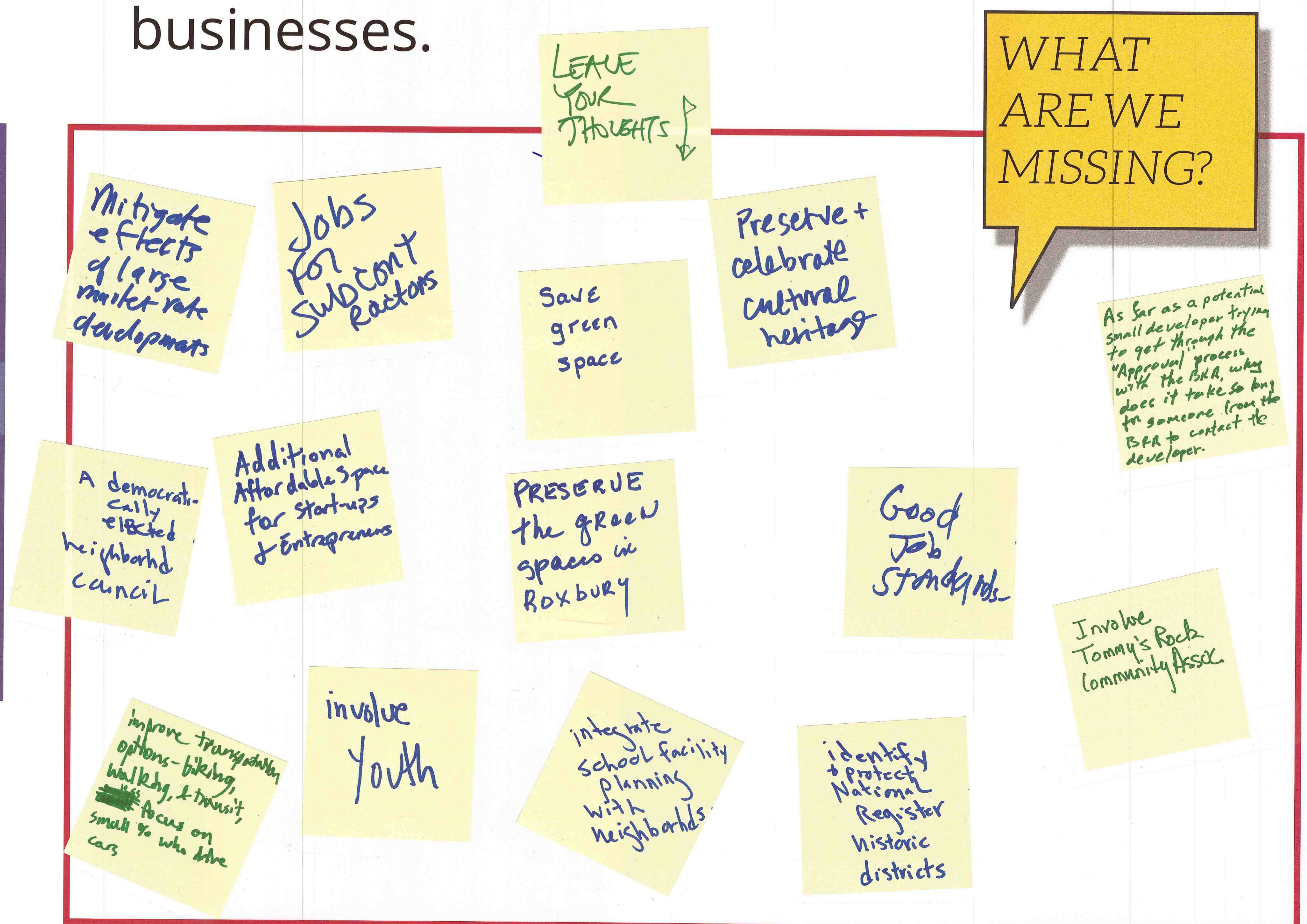
Dudley Square Vision, 2011

## Major goals of recent planning efforts were to:

1. Enhance civic and cultural life in the neighborhood
2. Promote diverse and sustainable economic growth with jobs for local residents
3. Ensure safe, efficient public and private transportation
4. Expand and improve housing option variety of socioeconomic and age groups
5. Create a safe, comfortable, and lively public realm that reflects the diversity of local residents
6. Increase community participation and empowerment through increased accountability of government, intuitions and businesses.

Provide families w/ easy access to healthy lifestyles via recreational centers involving health and fitness. ex: Planet Fitness, Yoga.

TACO BELL!



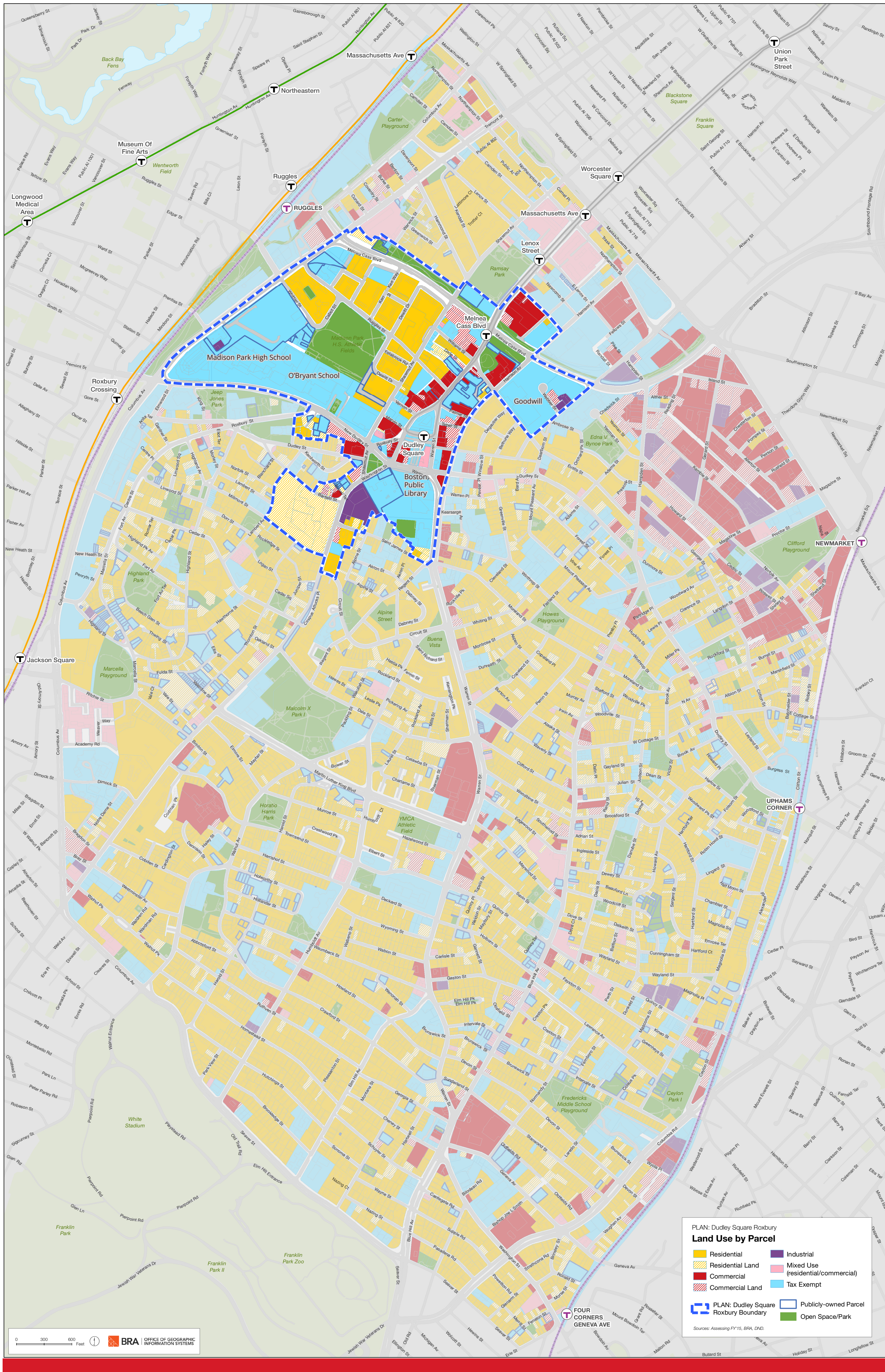
\* Please see [bit.ly/PlanDudley](http://bit.ly/PlanDudley) for additional planning documents



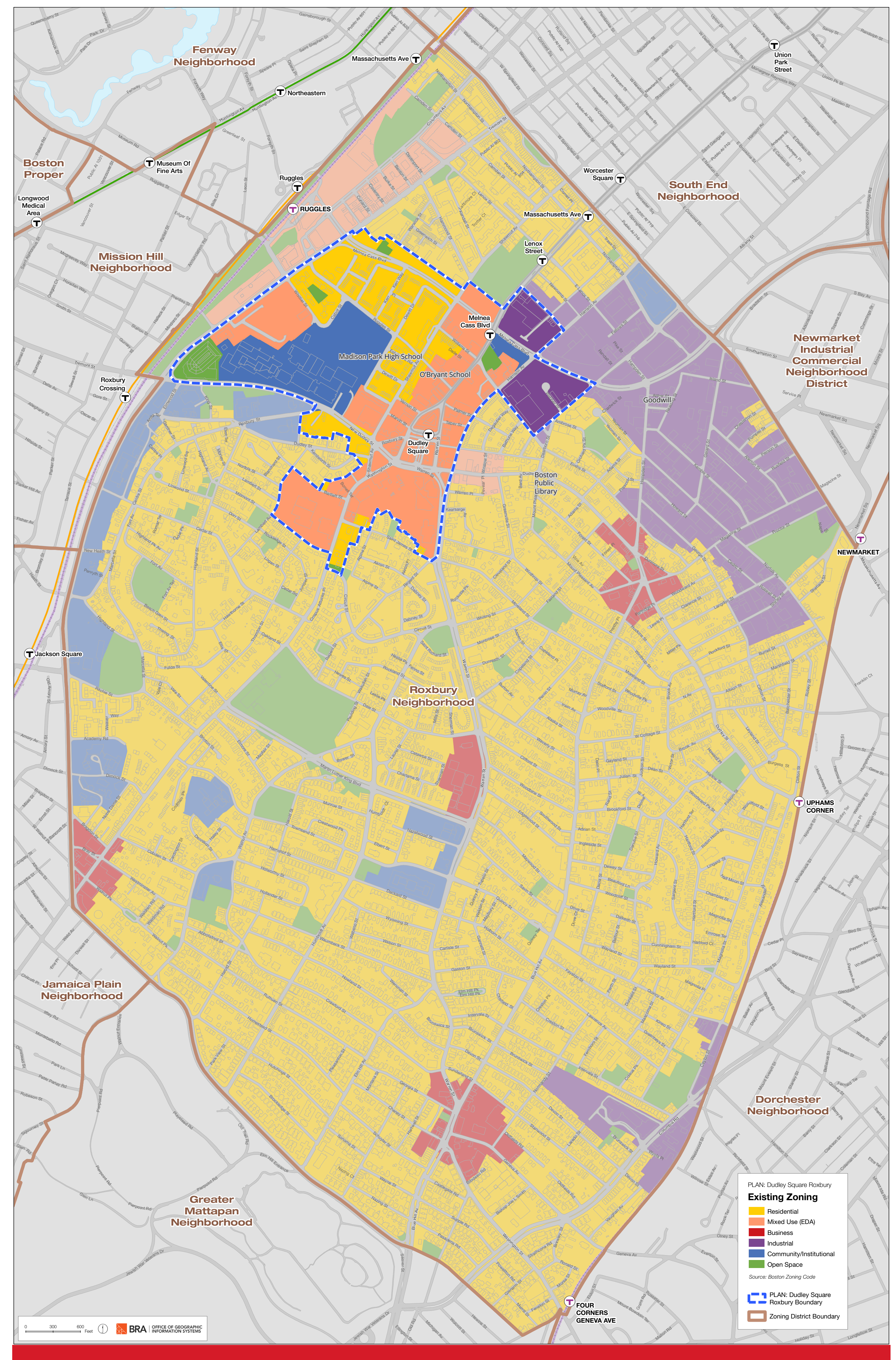
# PLAN: Dudley Square

Preserve. Enhance. Grow.

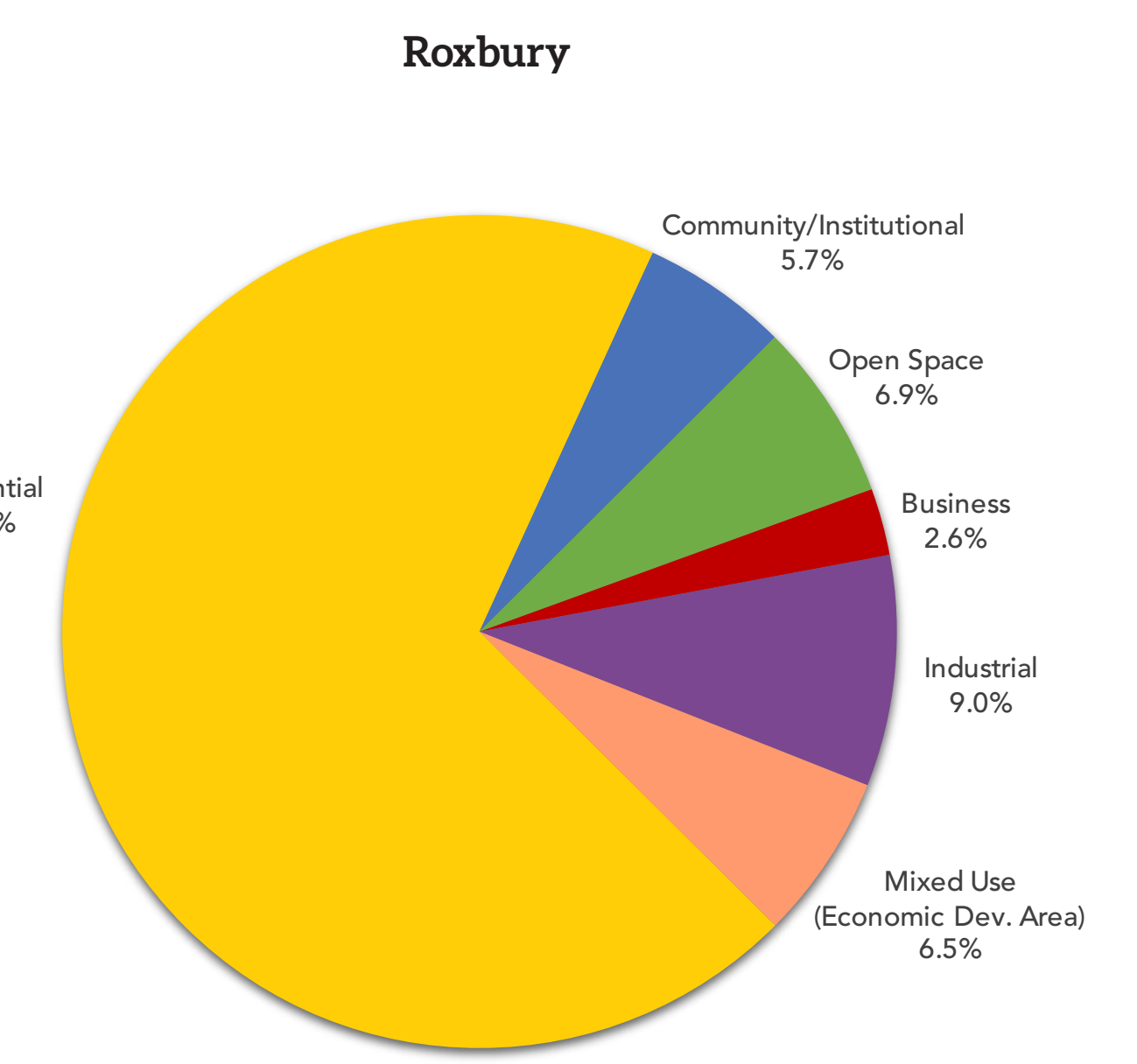
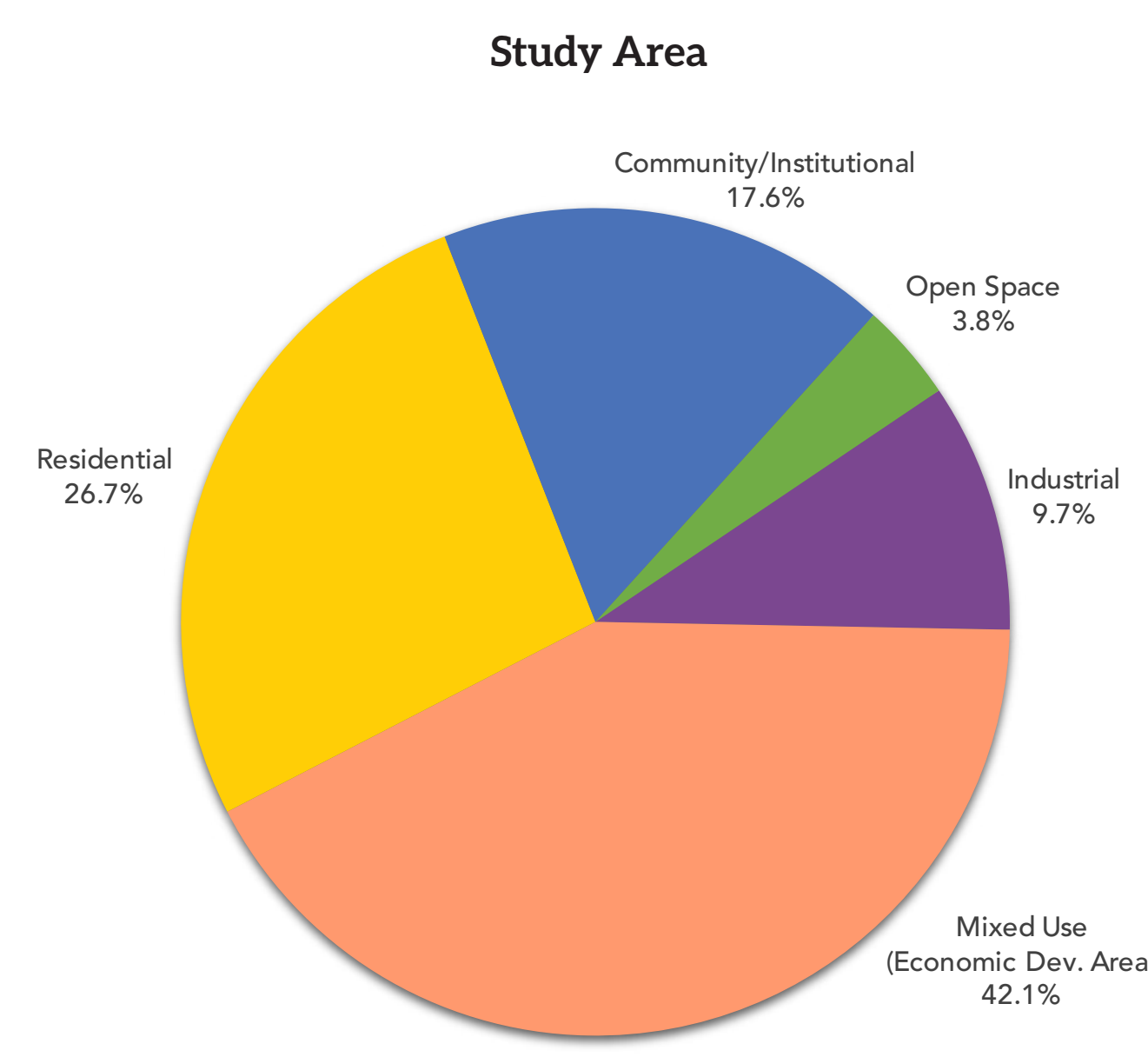
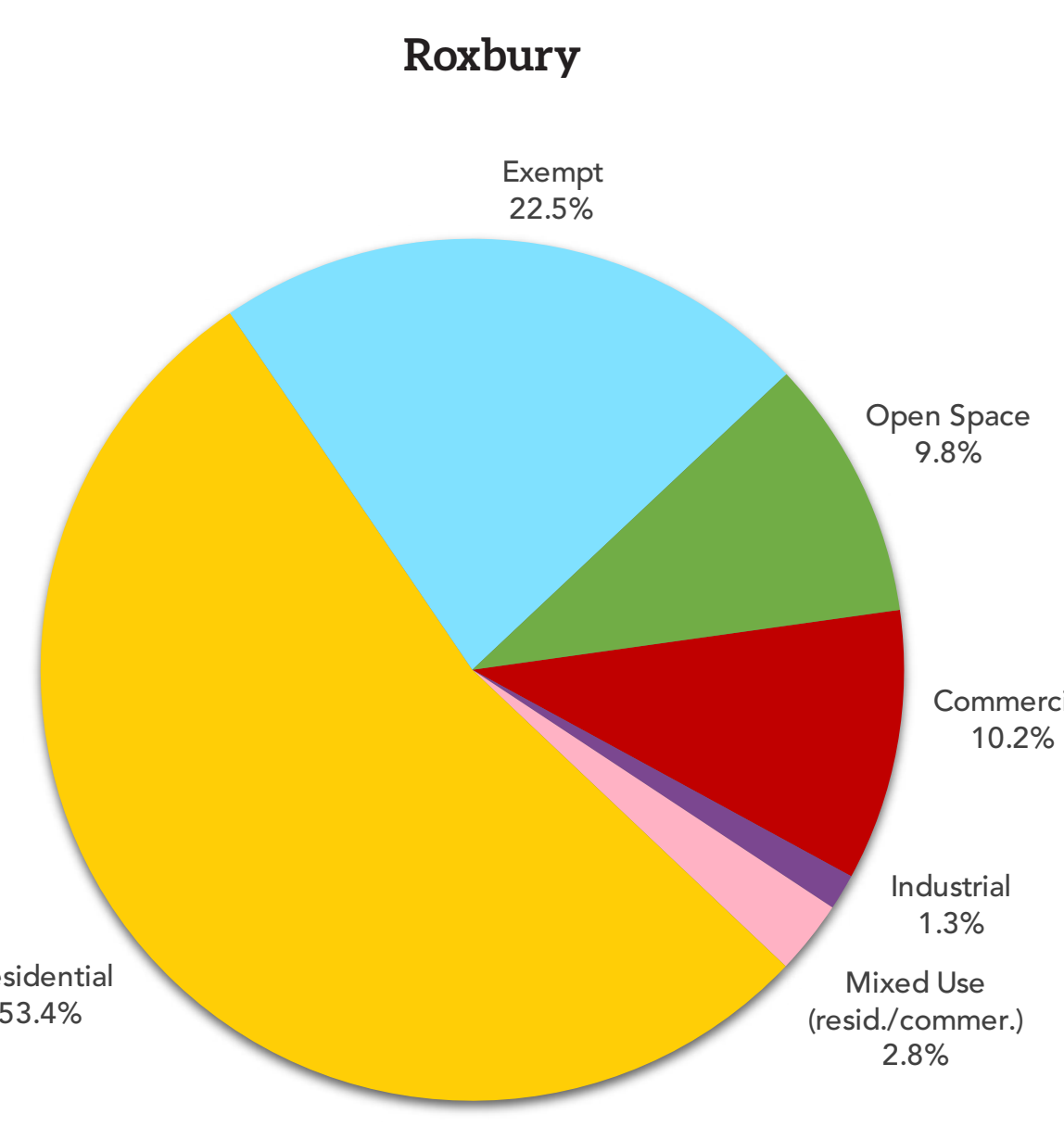
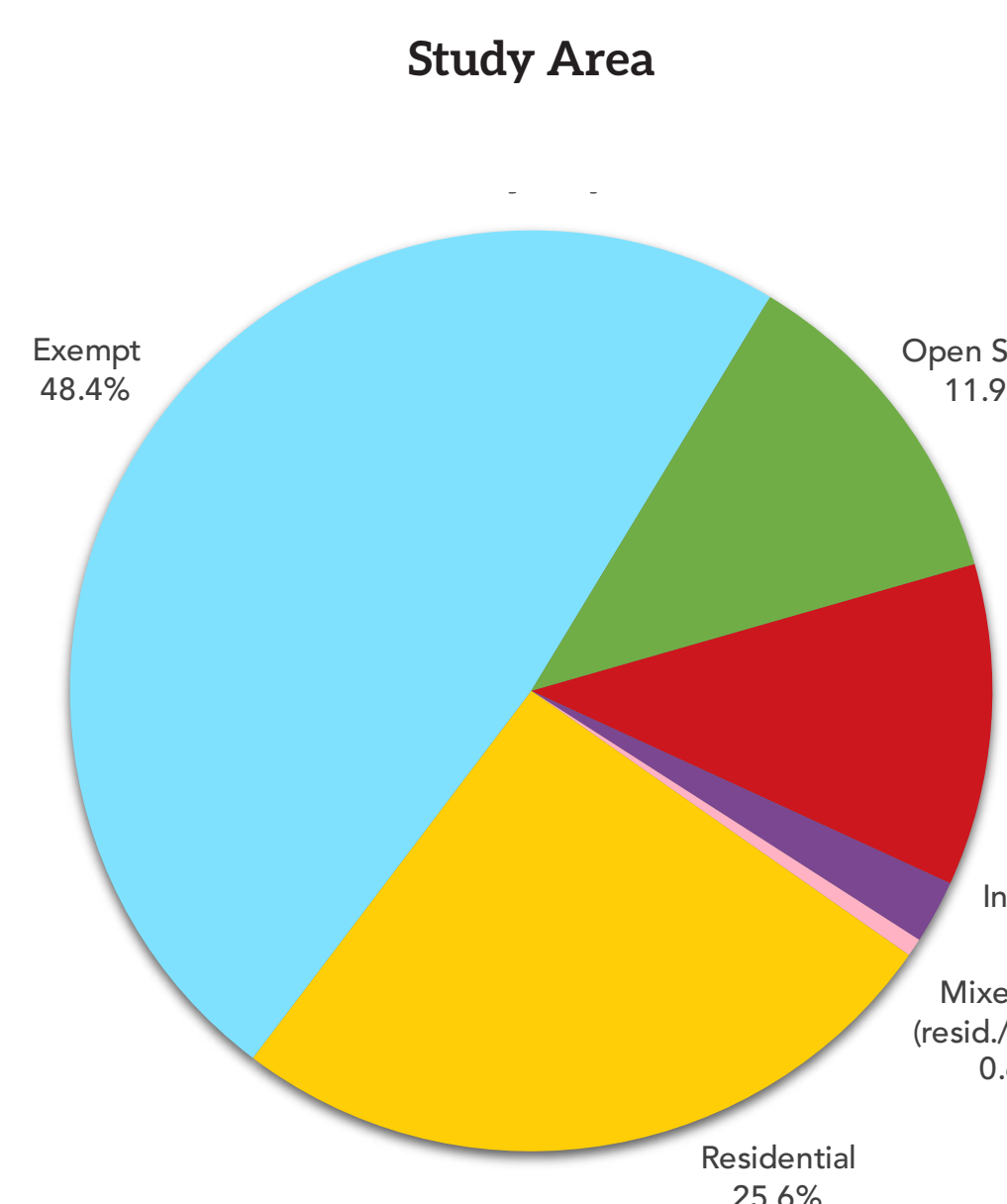
## Land Use & Zoning



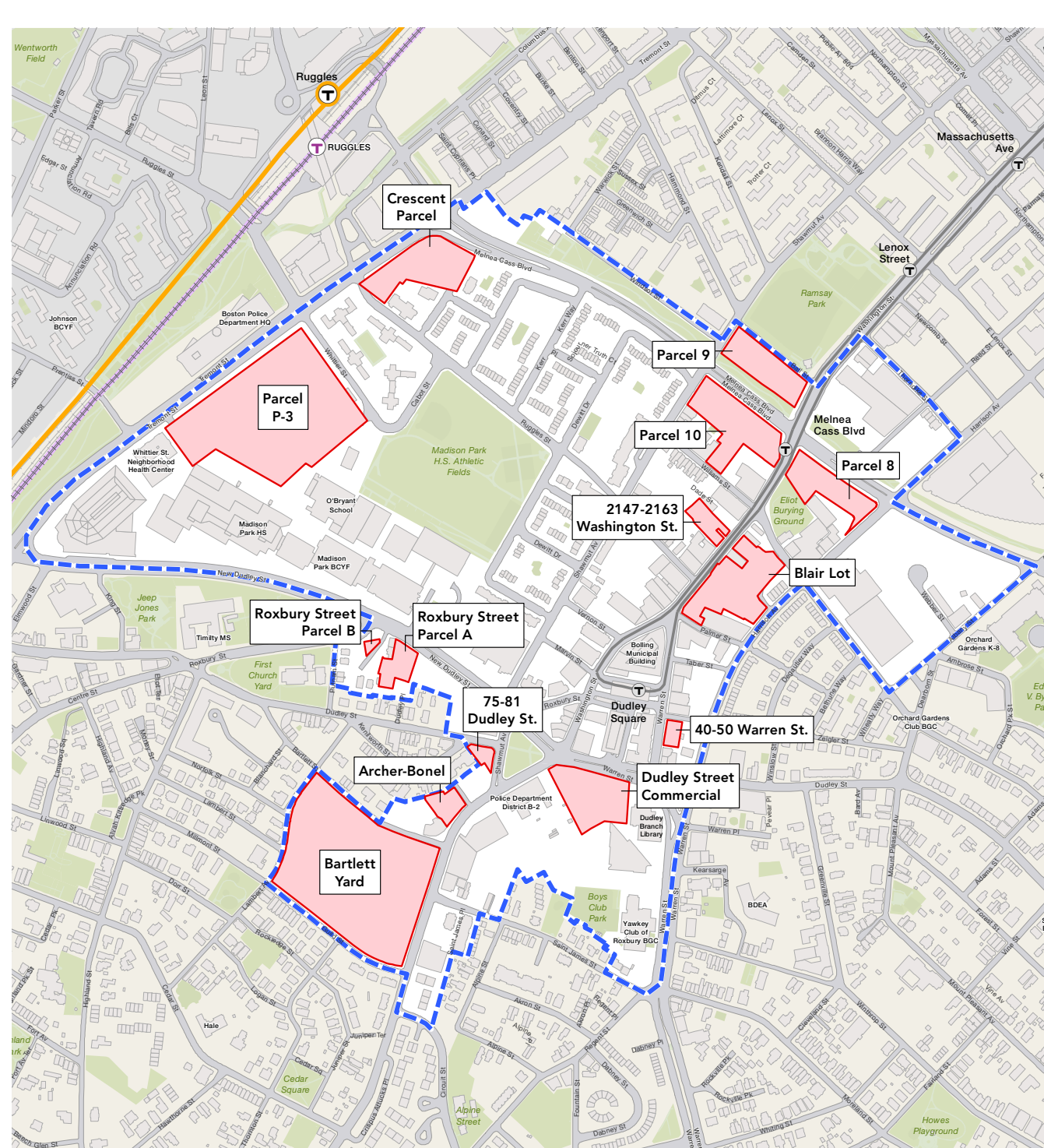
LAND USE



ZONING



## Development Opportunities & Parcel Sizes



Crescent Parcel	78,208 sq ft (1.8 Acres)
Parcel 8	54,632 sq ft (1.25 acres)
Blair Lot	85,729 sq ft (1.9 acres)
40 - 50 Warren St.	8,085 sq ft (0.19 acres)
Dudley St. Commercial	70,000 sq ft (1.6 acres)
Archer-Bonel	17,523 sq ft (0.40 acres)
75 - 81 Dudley	8,141 sq ft (0.19 acres)
2147-2163 Washington	18,472 sq ft (0.42 acres)
Roxbury St. - A	23,617 sq ft (0.54 acres)
Roxbury St. - B	2,937 sq ft (0.07 acres)
P-3	362,959 sq ft (8.3 acres) (Tentative Designation)
Parcel 9	60,698 sq ft (1.39 acres) (Designated)
Parcel 10	90,270 sq ft (2.07 acres) (Designated)
Barlett Yard	372,654 sq ft (8.5 Acres) (Designated)

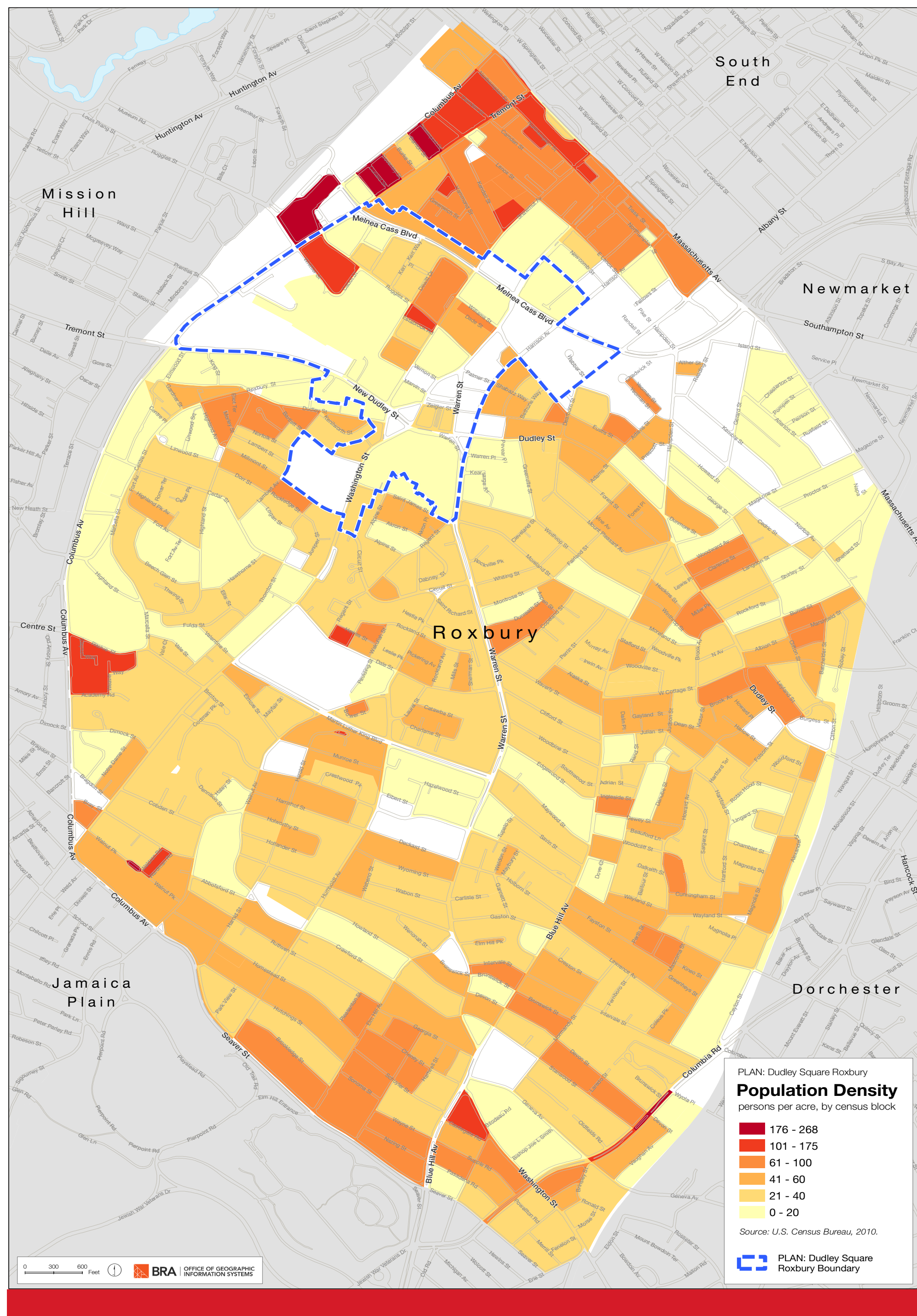




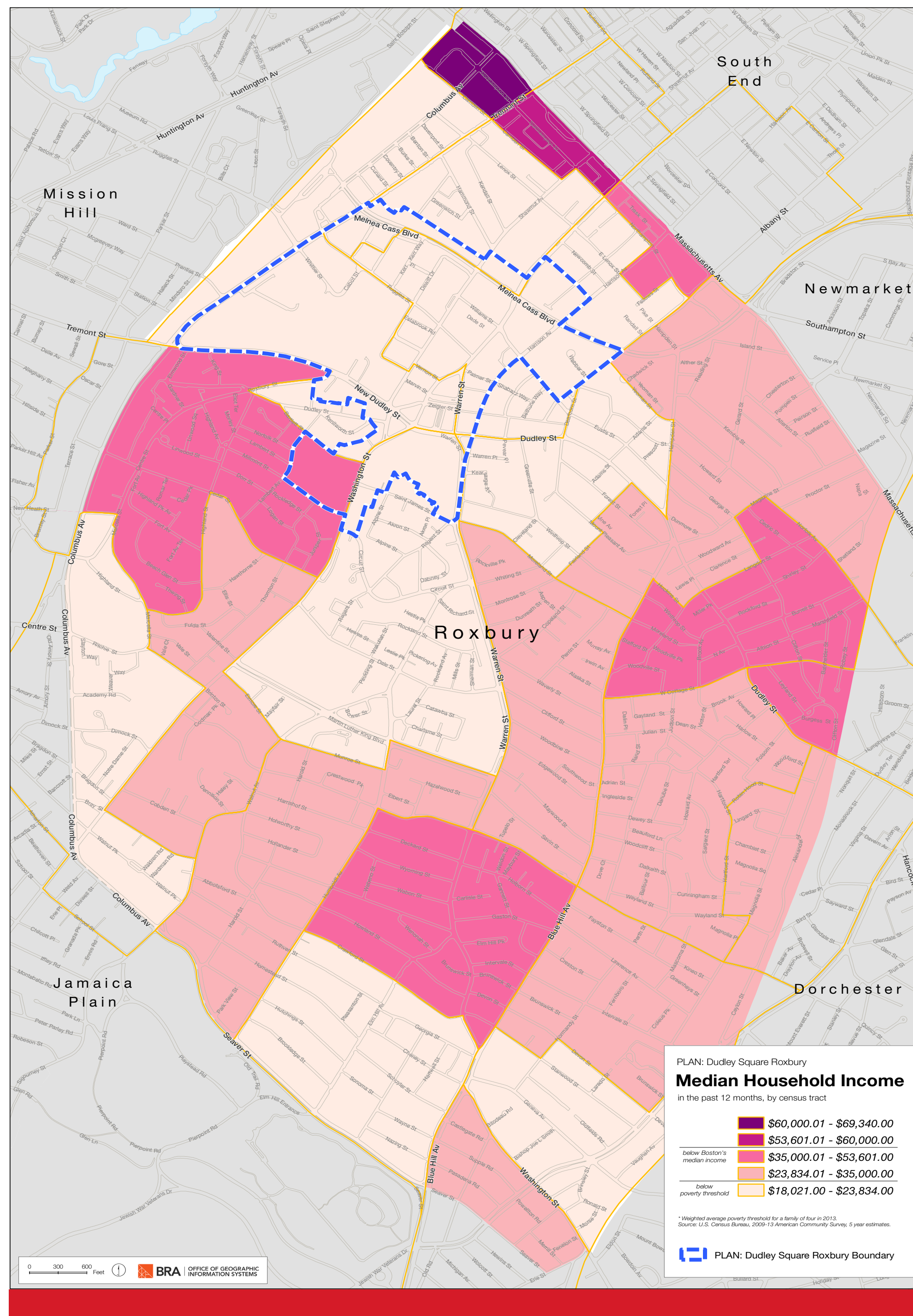
# PLAN: Dudley Square

Preserve. Enhance. Grow.

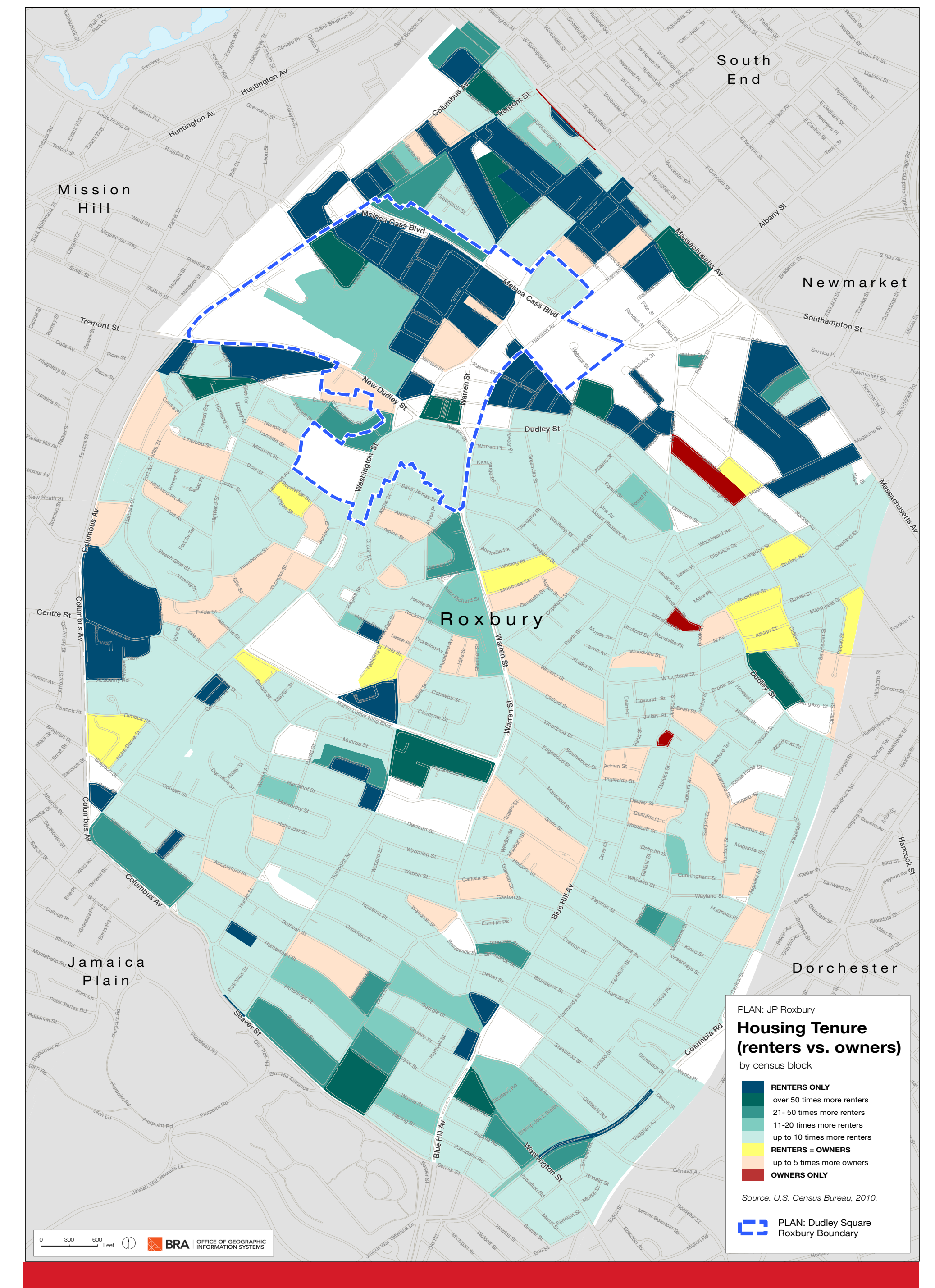
## Community Profile: Demographics



POPULATION DENSITY



MEDIAN HOUSEHOLD INCOME



HOUSING TENURE

### Population:

### Study Area

2,901

### Roxbury

48,454

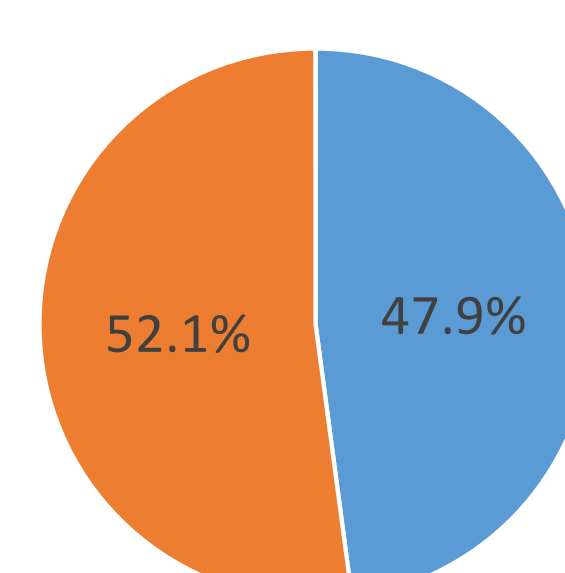
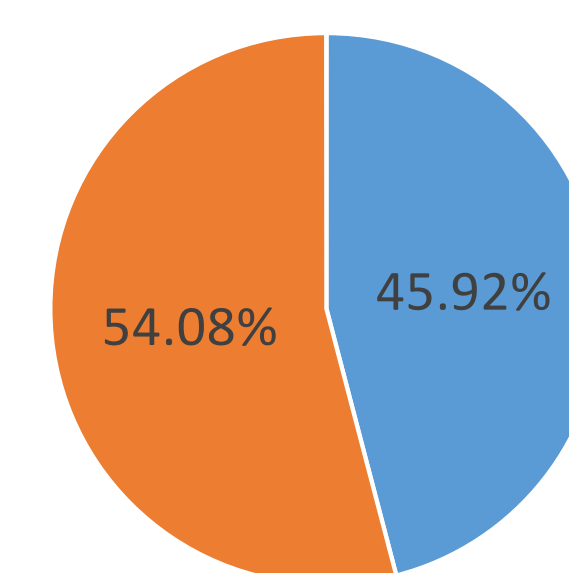
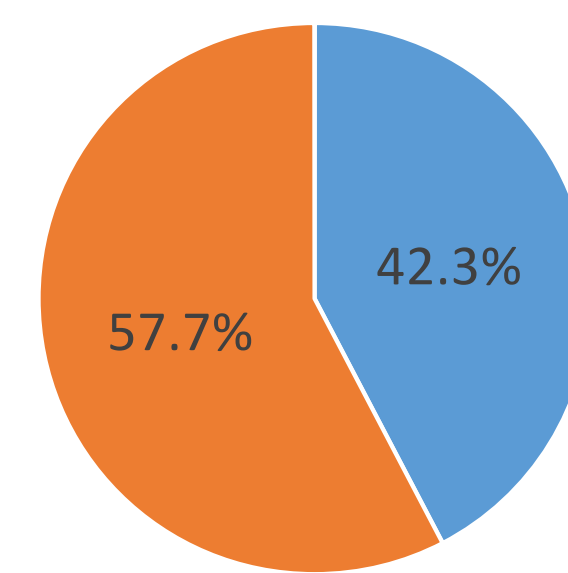
### Boston

617,594

## In Comparison

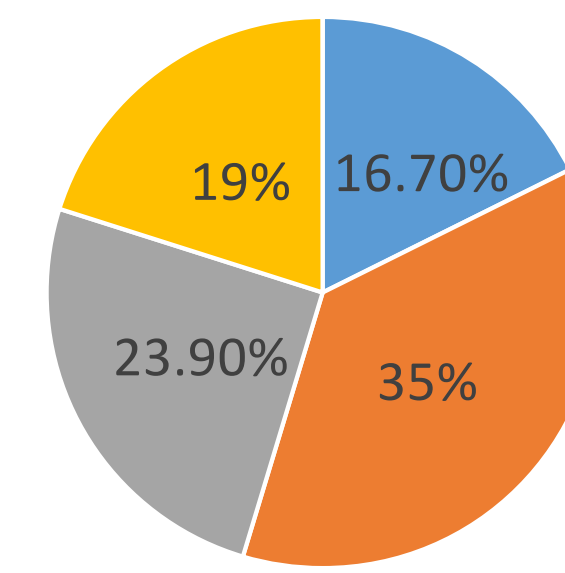
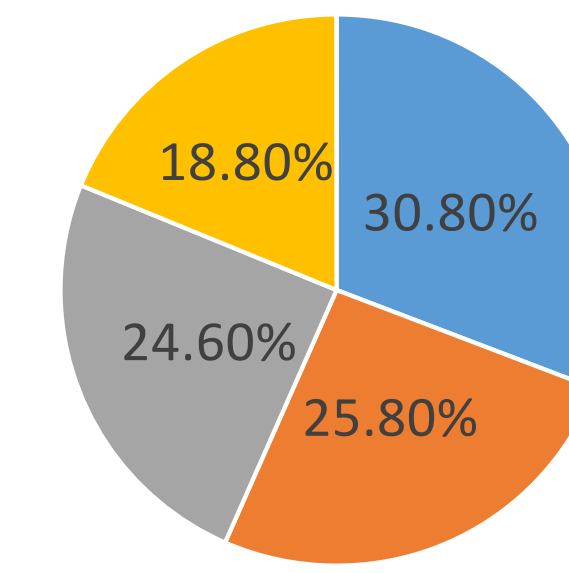
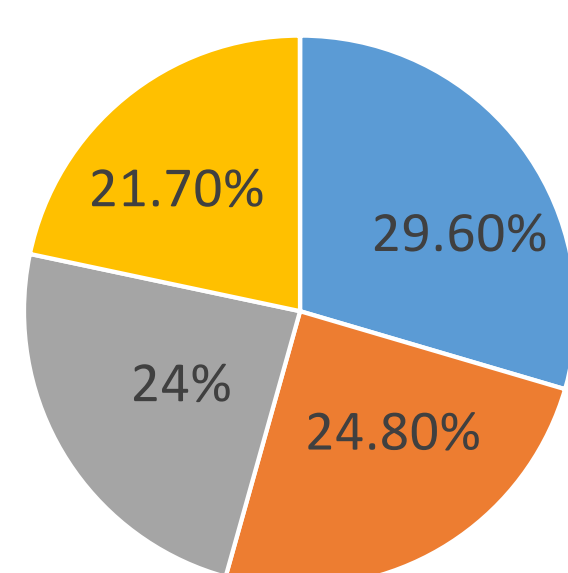
### Gender

- Male
- Female



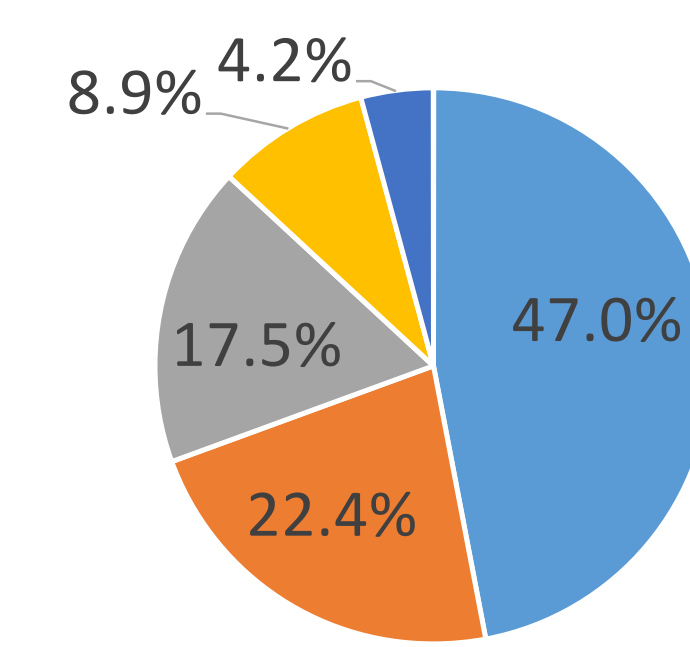
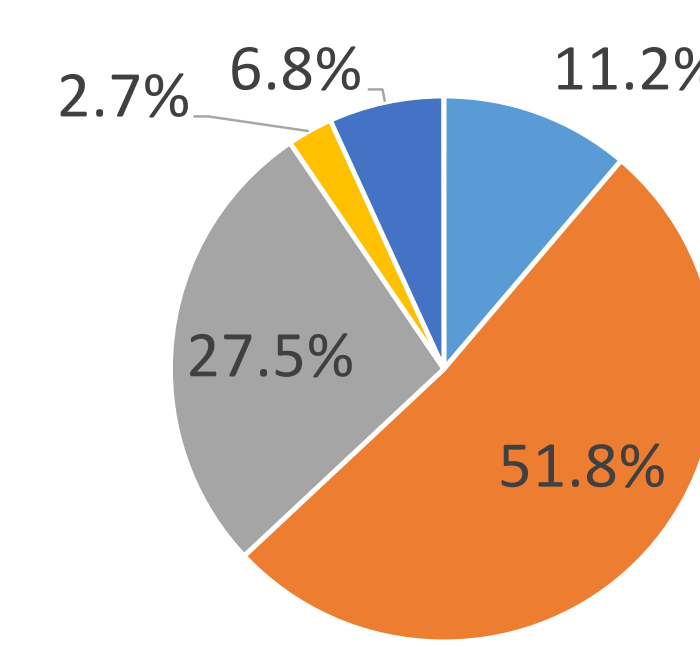
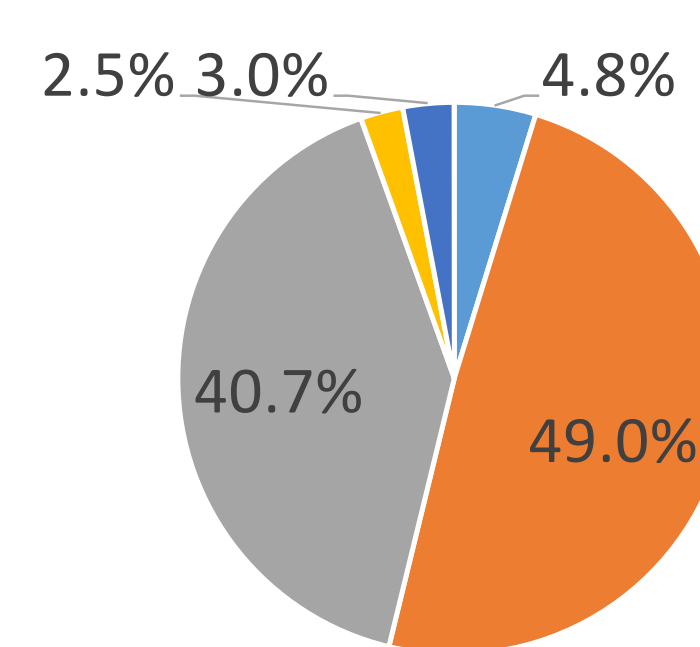
### Age

- Under 19
- 20 - 34
- 35 - 54
- 55+



### Race/Ethnicity

- White
- Black / African American
- Hispanic/Latino
- Asian / Pacific Islander
- Other

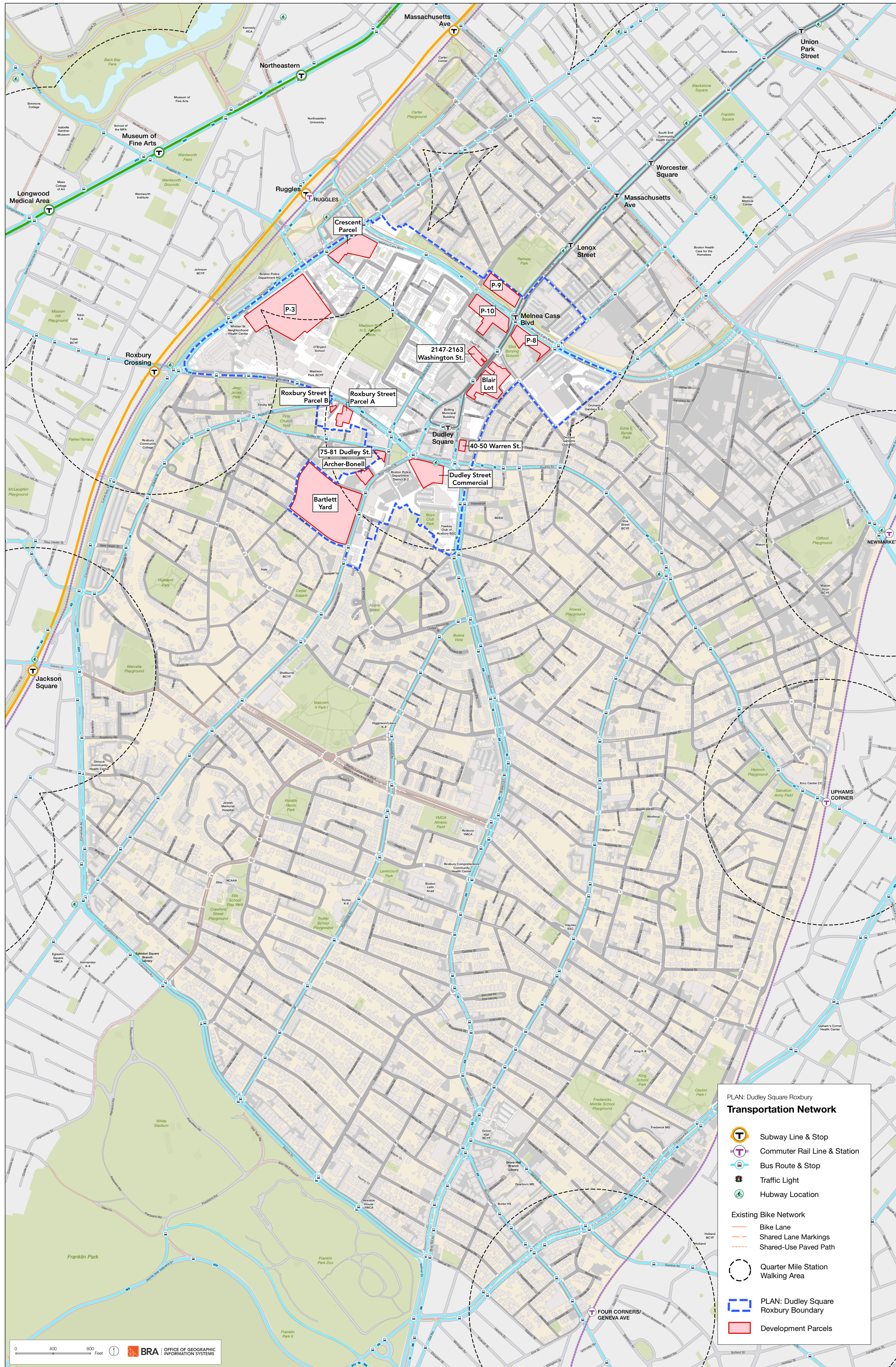




# PLAN: Dudley Square

Preserve. Enhance. Grow.

## Transportation & Mobility



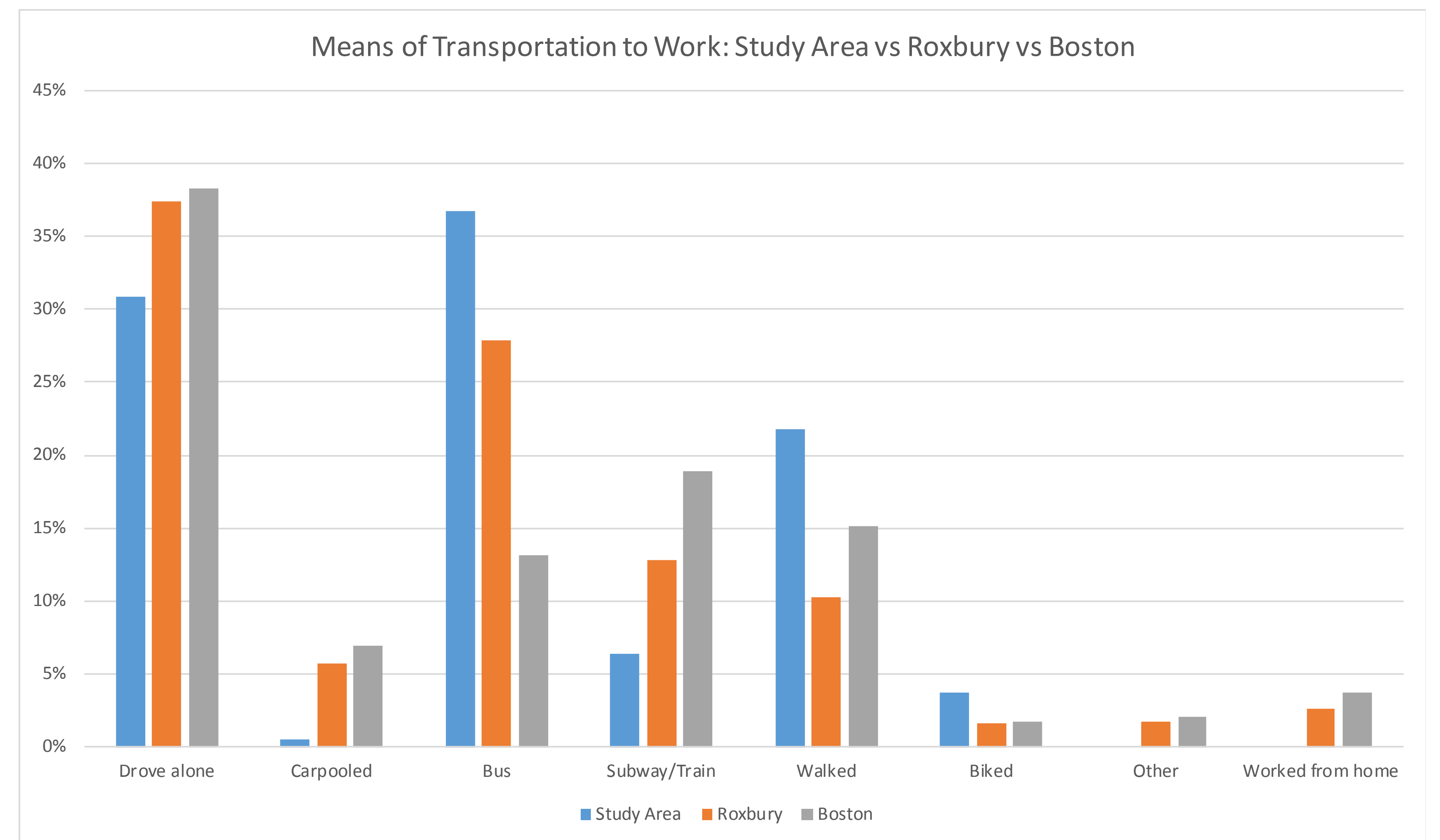
TRANSPORTATION NETWORK

## Fast Facts:

**43%** of the households in the study area have access to a car. This is lower than in Roxbury (53%) or Boston (64%).

In the study area, more people **take the bus** (36.7%), **bike** (3.8%) and **walk** (21.8%) to work than in Roxbury or Boston, but fewer people **drive** (31.4%) or take the **subway/train** (6.4%).

## Commute Mode:



Source: Census Bureau, 2010-2014 American Community Survey



## MBTA Facts:

**10,433** entries on a typical weekday at Ruggles Station.

**4,727** entries on a typical weekday at Roxbury Crossing Station.

**3,826** Silver Line entries on a typical weekday at Dudley Square.

**465** Silver Line entries on a typical weekday at Melnea Cass.

**17 bus lines** serve Dudley Square, including five of the top six busiest.

**30,194 customers** get on and off buses at Dudley Square in the typical weekday.

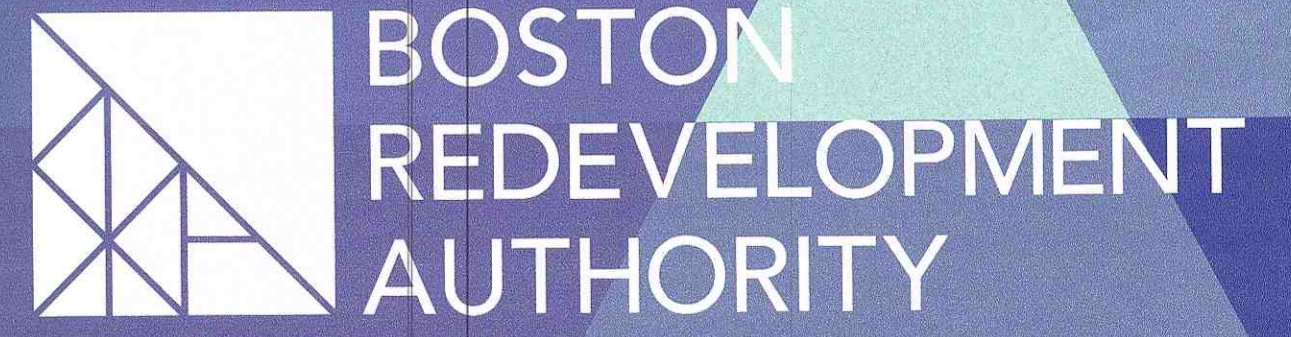
Source: MBTA "Dudley Station Improvements Community Planning Meeting," February 2011  
MBTA 2014 Estimated Count



# PLAN: Dudley Square

Preserve. Enhance. Grow.

## Mobility & Transportation: Questions



### What is your favorite way to get around the area? Do you enjoy walking here? Why or why not?

### What kinds of improvements would you like to see in the study area?

PLEASE HELP US LEARN MORE BY SHARING YOUR ANSWERS HERE

Walking + Driving

So much history here! walking

Enjoy walking Don't always feel safe after dark

Bike/Bus!

Walking @ Francis Nighan Square

walking. Walking is dangerous - more lights + crosswalks needed

Silver Line is great - more buses should be like it

More businesses open past 5 or 6. Brings more people to make Wash. St. feel alive.

Help @ Beautiful

MORE GREEN STREETS/PARKS

Provide light rail services along Blue Hill Ave/Warren St. corridor, perhaps Green Line.

SERIOUS attention to TRAFFIC FLOW

More attention to the used, needle issues in the neighborhood + increase staffing to assist.

Walking in Spring + Summer

Bike/Car Love to walk but too much exhaust fumes

B-11.ing Bly connection to station is a terrific asset

A nice bicycle path in the main loop. Make it more green.

no more litter Safer Bike lanes + Artsy crosswalks

more Hubway for your south

more garbage cans

Walking is nice. Needs to be safer @ night

very walkable

Cycling Bike/Car

great exercise

friendlier MBTA workers

artsy crosswalks

Low Emission Buses in high traffic Depots

safe bike links btwn MALCOLM + McBlid

Walk

I enjoy walking to see friends or go places

Maintain sidewalks + crosswalks Improve lighting on side streets

Parking enforced no more artsy cabs

more flowers, grass, trees

positive attitudes to change

better lighting on side streets maybe emergency call boxes.

slowed down traffic can M.C. Blvd safer for everyone

DRONES THAT TRANSPORT PEOPLE

MORE WALKING PARKS + BIKELIGHTS

TO MANY VOIDS OF EMPTY LAND HAD MORE STORE FRONTS MORE LIGHTS

more zipcars

safe pedestrian crossings AT M.C. Blvd

need more exercise apparatus for walker + joggers

This should NOT be the edge of the Hubway Union

Ruggles street improvements Access to Ruggles Station

The traffic light outside of this window should have a walk light EVERY cycle (when Vermont st gets the right turn) - the program is the smallest + so

Improve links w/ Northeastern + RCC

DEDICATED LANE FOR SILVER LINE BUS

safe, protected bike lanes + paths

More Bike Lanes Accessibility across/sthru Dudley

The St James St Washington intersection is dangerous! Redundant

signal priority, dedicated lanes, and pre-board/all-doors payment for buses

Silver line on time!!

2 Bus Subways  
• M.R. Ave - Warren St  
• Washington St - Warren St

Crosswalks + traffic light.

Improve Sidewalks

BRT

more accessible parking in garages + streets

Greenway - pedestrian walkways greens/parks travel thru neighborhood

MORE GREEN STREETS/PARKS

Provide light rail services along Blue Hill Ave/Warren St. corridor, perhaps Green Line.

SERIOUS attention to TRAFFIC FLOW

More attention to the used, needle issues in the neighborhood + increase staffing to assist.

more Hubway for your south

more garbage cans

FIX OUR STREETS

safe bike links btwn MALCOLM + McBlid

Low Emission Buses in high traffic Depots

too many people drive here - need non-car option

better lighting on side streets maybe emergency call boxes.

slowed down traffic can M.C. Blvd safer for everyone

more zipcars

safe pedestrian crossings AT M.C. Blvd

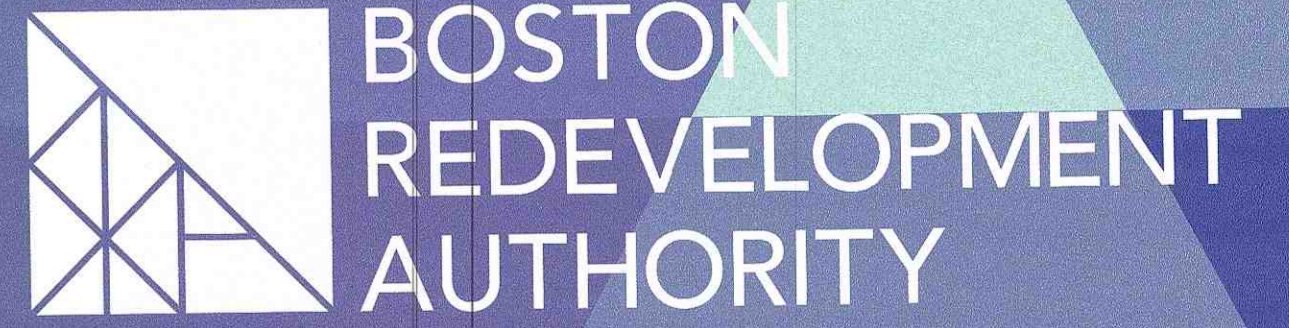
Ruggles street improvements Access to Ruggles Station



# PLAN: Dudley Square

Preserve. Enhance. Grow.

Get Involved



## I want ... in this neighborhood.

## How has your vision for this area changed in the past 20 years?

PLEASE HELP US LEARN MORE BY SHARING YOUR ANSWERS HERE

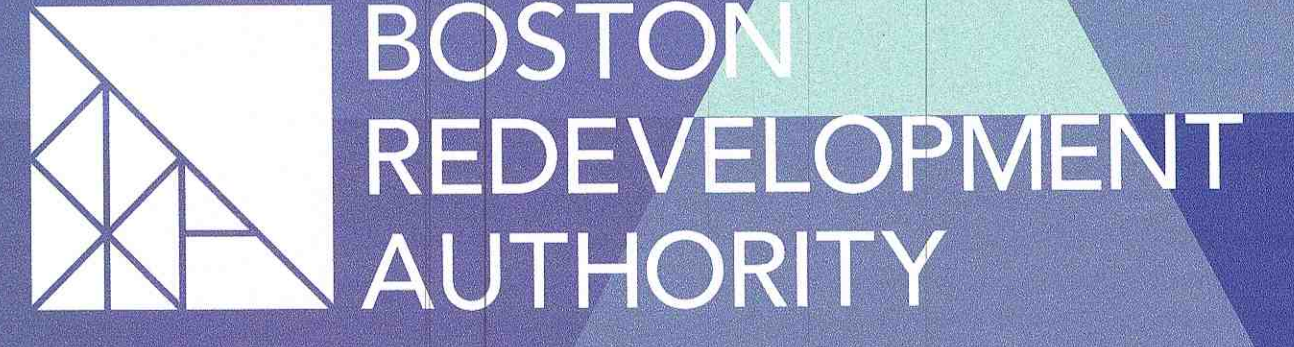
- Dance Center
- Ye Kauning
- Indoor Playground
- traffic management on residential streets. Speeding and heavy vehicle use is the norm.
- A Planning structure that reflects the population you are planning for
- Rapid Transit
- Taco Bell
- International/Middle Eastern/Mexican Food Retail chains eg. Balocco, Thai Thai Food, Indian Food, Chipotle.
- I will be here living w/ my family in a vibrant Dudley District/Zone Dudley
- Quality JOBS 4 Residents (think Paying)
- Ownership 4 Black People
- RESTAURANTS OPEN AFTER 8 PM
- Better Schools + After school programs
- Maintain Small Business
- Don't overrun
- high quality schools
- 10 retain some of the older existing man/pops businesses i.e. Kornfields.
- Additional Spaces for start ups
- No more Fast Food Restaurants!
- EMPHASIS ON COMMUNITY + community benefits
- less fast food
- Loss of affordable housing: rental + sales
- Fear for Community integrity
- 20 years ago - the old buildings more 90% vacant
- A LOT DUDLEY SO HAS CHANGED FOR THE BETTER
- 20 years ago - the housing was more affordable
- less liquor stores more wine shops
- clean streets
- After School Programs opportunities for the Comm.
- more places to study, read poetry, community spaces
- Restaurants Open during Dinner hours!
- Healthy Food options
- NOT TO much MORE PEOPLE LIVING HERE
- NOT TO much MORE work to be done
- More affordable market-rate housing to avoid displacement
- Real Affordable Housing for Residents: paying 70-80% of your income not on rent is sustainable
- Good Job standards
- Safe/comfortable Place outdoor concerts
- A lot less minority run business than I would have liked
- BETTER UTILIZATION OF EXISTING PARKS & OPEN SPACE
- Live music all ages
- Support of schools
- more locally owned RESTAURANTS
- support for small businesses in nbhd
- support for local + black owned biz
- Vision has NOT changed what happen to the Side-Walk eateries around the Bolling Bldg
- Historic walk like the Freedom trail
- walking tours of historic areas...
- more educational oppo. for kids
- NIGHT LIFE MORE RESTAURANTS + BARS
- Better (safer) traffic signals
- Fitnes RLAC
- Job producing industry permanent jobs
- Housing opportunities for ALL
- more home ownership for current residents
- No Buildings taller than the Bolling Building
- Traffic is too dense - High rises will exacerbate the problem
- Technology Center
- remove Conomic segregation Increase access to Capital
- More Lead Trust
- better transportation options (bike, walking, transit, esp. better buses)
- Positive Bill boards w/ Positive Messaging
- Cleaner STREETS less liquor stores
- density/height to house growing population affordably better transit to support growth
- Preservation of historical buildings eg the Warren House
- Film



# PLAN: Dudley Square

Preserve. Enhance. Grow.

## Community Profile: Questions?



# What else would you like to know about the study area?

SHARE YOUR QUESTIONS ABOUT THE DUDLEY SQUARE AREA HERE

Rental rates

How do you determine the scope boundary? Where does the neighborhood really end?

What about long time residents wanting parcels near/attach to property.

How is affordability defined for new development

VACANCY RATES! OWNER OCCUPIED?

I would like to know the concentration of minority owned business

# of studies already done

connection w/ historic preservation?

Rate of ppl businesses priced out in last year

Is anyone keeping track of retail w/ respect to development

rate of businesses priced out in last yrs?

Community Benefits

connection w/ Dudley vision?

↑ YES!!!

Master PLAN out of date!

Retail Commercial Demand Analysis

What Study Area is going to have the Jewish Memorial Hospital site in it?

Traffic on St. James - increased w/ Wash. St. congestion

How to measure "churn" (move-outs + move-ins)

Transportation Studies of Impact on Residential Streets

AGREE! update RSMF

How many after school programs are in the neighborhood?

And is that enough for the community??

% of Rox residents in study area jobs?

Why was St. James St. left out of the map? Is it an important part of the change?

Height restrictions for new buildings - the details

Periodic Vision of study Area Short term vs. long term BRA - BTD - Community

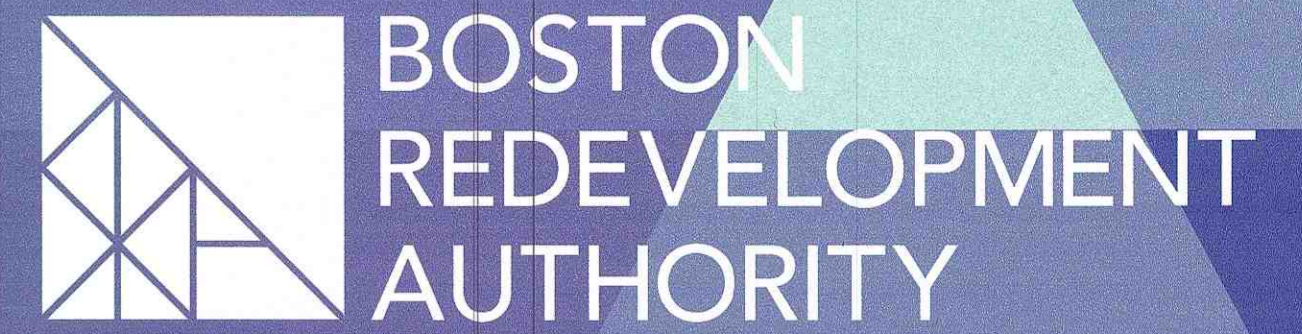
Wayfinding signage to walk/bike (to see history)



# PLAN: Dudley Square

Preserve. Enhance. Grow.

Mayor's Office of Arts and Culture



## Boston Creates, Boston's Cultural Plan



### Planning Timeline

- Summer 2015: Community Engagement
- Jan – March: Drafting the Plan
- March 28th: Town Hall Meeting and presentation of the draft plan to the public
- June 2016 – Final Plan Launch

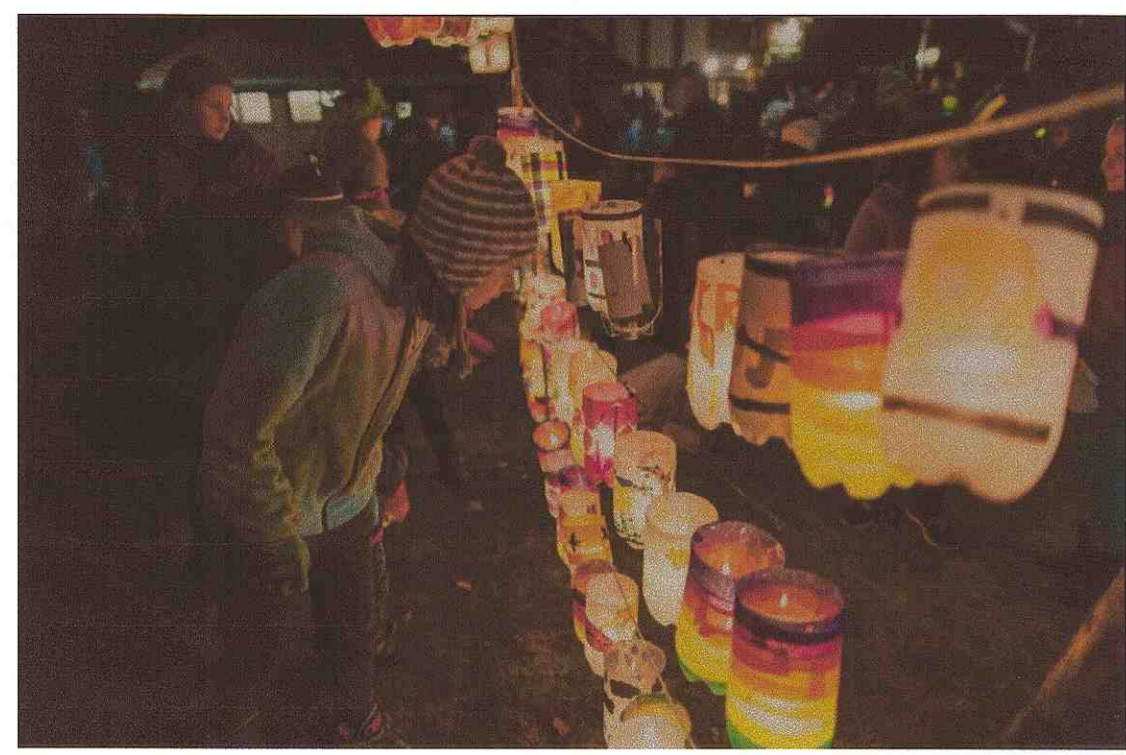


Photo by Leonardo March, Boston Creates Artist



Creates Town Hall. Mayor's Office photo by Don

### What do you create?

• MUSIC  
DOODLES

• music

Photography

Space for art to happen

Web Design

Health Programs

BEAUTY

Art

- cultural heritage celebration

Critical Breakfast OPEN MIC

Matt McArthur's Recording Studios for Youth

Craft

Lab

Theatre

Look into city lights free performing arts for youth

Culture for African American

Dance Studios

Community Oriented. Spaces to study and chill.

Jazz in the Street

### What kind of arts and culture do you want to see in your neighborhood?

More public art? Production spaces (places to make art)? Music venues? Flexible outdoor gathering spaces? Artist housing?

- More shows at the Strand as plays, concerts
- Utilize vacant city property for art and art activities
- Utilize Parks in the city for community arts & entertainment throughout the summer
- Uptown in the Parks
- Movie Theatres
- a better feeling Hall at the Dudley Branch BPL - The place is cold and Harst and Doken
- more live music!

Peoples Academy: anything

If culture inc. history want more! tours + jobs

WE NEED A SCHOOL OF ARTS IN THIS NEIGHBORHOOD MUSIC & THEATRE

Rehearsal

More Lounges/ Nightlife opportunities

Programming African American Museum

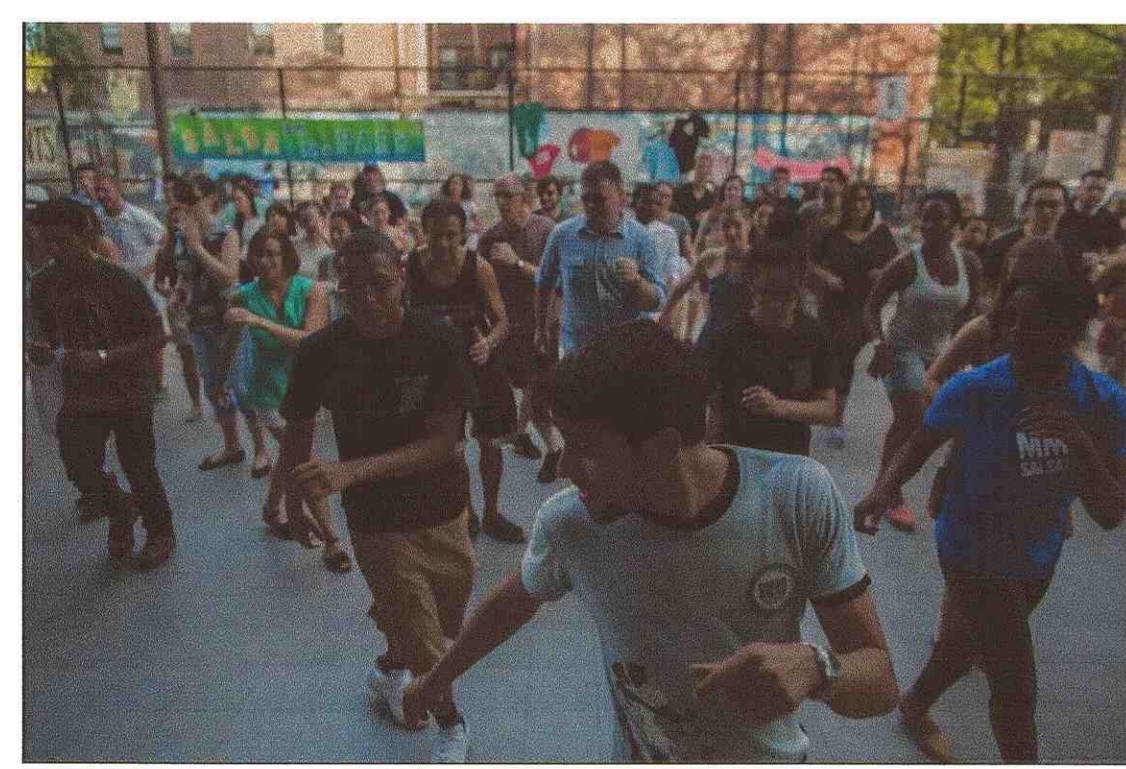


Photo by Leonardo March, Boston Creates Artist

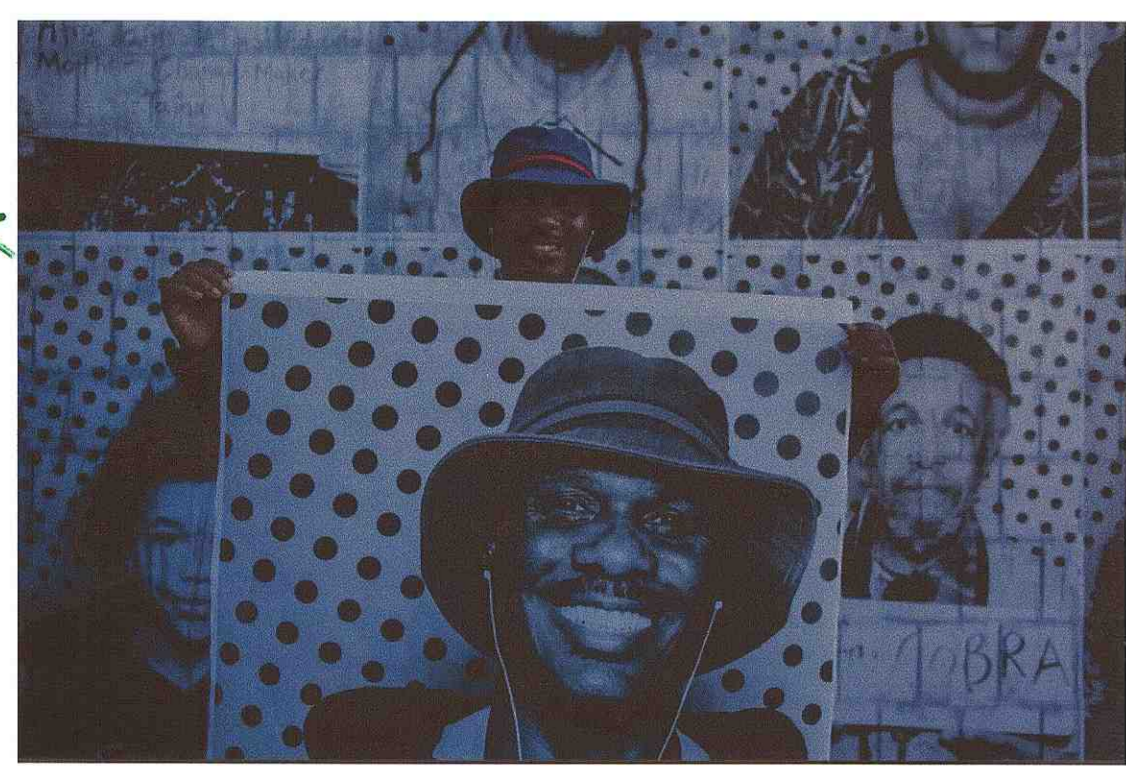


Photo by Leonardo March, Boston Creates Artist

More music! JAZZ

Concerts in the Parks

Outside arts + new venues

PERFORMANCE CENTER / ARTS / DANCE etc.  
Plays  
more opps for local artists  
MORE FLOWERS

Creative Business incubator

more support for creative business

Park (Public space) in the library + police station on Dudley st

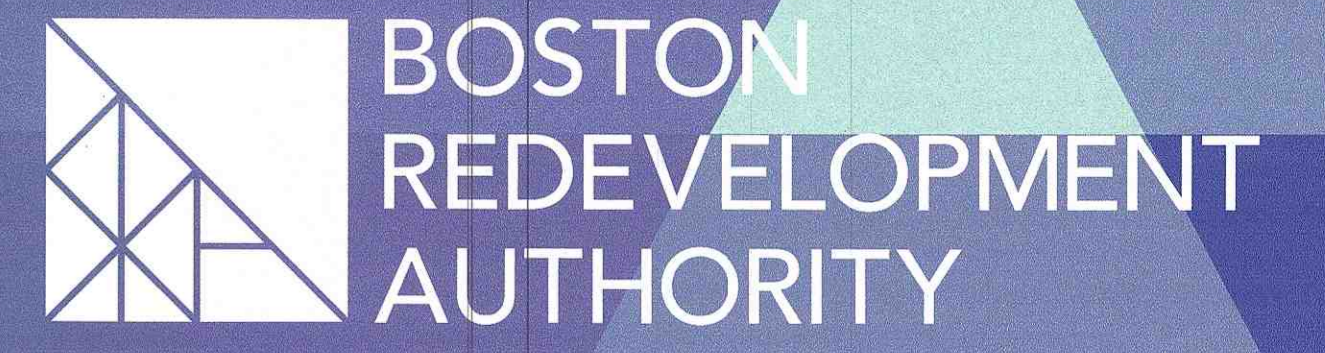
Skateboard Park in Roxbury



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## Cultural Asset Mapping

What is an asset map? An asset map is an inventory of things that we value in our community. Cultural assets can be spaces, organizations, events, parks, public art, or anything related to arts and culture that you want to keep and build upon for the future of your neighborhood.

Show us your favorite arts and culture places on the map and tell us what makes them important to you.

