

January 23, 2017 PLAN: Dudley Square Workshop

Values & Priorities for Community Development in Dudley Square Table Exercise Notes

Question #1

What aspects of the experience of Dudley Square would you like to see preserved?  
What aspects of the experience of Dudley Square would you like to see changed?

- Community parks - Where are the parks  
 P. preserve the 3 parks we have (Not enough)  
 B. give additional park space in new

- housing -> ownership -> w/ current income  
 B. additional housing  
 P. rental support homeowners to allow rentals  
 A. ownership w/ in income range  
 B. just rental  
 i.e. \$33,000  
 25,000 to 450,000  
 a range / mix  
 work force  
 \$75,000 - \$100,000  
 stop lights crossing

- Safe places to ride your bike / walk  
 B/P Focus on gateways: Washington St / Metrolia Cars - in and out  
 P. Preserve the open feeling/view by height restrictions on towers, e.g. less than Bolling Bldg.

- PRE new Dudley Library -> internal & External  
 B. Change: we need parking for employees/shoppers  
 more places to eat

- Community (more community feel)  
 A. more places to eat  
 B. music -> i.e. Jazz outdoors  
 L permits indoors

- Historical -> Markers - some but not enough  
 A. homes B. places  
 Preserve identity

- Way Finding - Community Public Display



Question #2

Given what is known generally, what approach should be taken when considering the use of public land to enhance Dudley Square to benefit the community from the following perspectives

→ Housing

→ Jobs

Catalyst with care

• Anchor Company, Engine, Employer

• Income of the Community

Members

Companies buildings here should offer local & flex hours  
Daycare sup for workers

Connections

• Transportation → Traffic Flow

IE: Washington, Warren: → control cars  
→ LOW/MODERATE PARKING RATIOS

Build jobs for the future to be filled ~~but w/~~ help  
by office of job development - build on what we have develop

1. steps → to the future a path to job
2. pipelines - dear path, more than a step
3. Startups / innovation
4. research + tech

tie into the new Kenwood Sq @ Flower Market + medical center areas  
Education areas

Housing

1. Range of income housing - not just low or high
2. Ownership as well as rental
3. Options for ownership → co-ops  
→ land trust  
→ ??



## (Question #1)

What aspects of the experience in Dudley Square would you like to see preserved?

What aspects of the experience of Dudley Square would you like to see changed?

### Preserve:

- Walkability, be able to come to Dudley to do a number of things
  - Dudley had everything, - the place to meet
- Community: Arts + a sense of belonging
  - a connection to History
  - Village idea, running into familiar faces
  - Roxbury has a specific culture, people feel connected to.
- Independent businesses: keep Dudley
  - ↳ use changing (ex. Haley house)
- Historical context: old buildings, halls, outdoor spaces (rehab for new functions)
- Culture & history told through history, helps keep Dudley's identity
- Multi-generational

### Changed:

- Aesthetic, beautify with more greenery
  - ballands for building. Washington St look like a boulevard in Paris
- Transportation infrastructure to improve walkability
- Open & accessible for field trips, etc
- Dudley more active after 5:00 PM. keep business open later (restaurants)
  - grades make business look closed & not welcoming
- Dudley Square become a center for public education in Boston (close to universities, BPS, etc)
  - spark activities around education, would lighten pride in community
  - help to create Dudley as a destination spot. Stay after 5 PM (Being back old Dudley)
- Collective Rebranding, experience created ⇒ known.
- Location, transportation can be polished to bring more people in to the square
- More gardens (like food project)
- Remove litter, trash barrels are always full (trash in streets around pickup)
  - trash barrels left in street
- Rebranding businesses putting in awnings makes neighborhood look nice
- A culture district in Dudley could be an economic engine for the area.
- Re-write narrative of public spaces (particularly outdoor spaces) <sup>off</sup> Roxbury Cultural District.org
- address long term community goals (asset map of 250 sites)
- culture that is accessible to all, & help growth of culture in the area.
  - ↳ starting now, keep building by having collective marketing to help make programs that exists in Dudley more visible
  - partnerships already exist



## (Question #2)

Given what is known generally, what approach should be taken when considering the use of public land to enhance Dudley Square to benefit the community from the following perspectives:

- Housing
- Jobs

~~WANT TO KNOW~~

- Housing Development: artist housing (by urban nation) bring character to community.

• Affordable home ownership! : keep youth in community (millennium housing)  
↳ micro units? tend to expensive?

Income level: match income of current residents

- Families need more space

- old victorian homes are turned into mansions → condos

- People who make too much for affordable homes but can't afford an old victorian

- Affordable

- Housing options: different tools for different groups

- Equity design: connect w/ ~~area~~ groups working in that space

- Prioritize housing for people who can prove they were displaced?

- Flexible floor plan: owner, w/ two rentals. generate wealth by owning more than one unit

- Homes & properties coming to the end of their lease agreements. capped appreciation, helps new comers but does not create wealth for seller.

- Fund for people transitioning from BHA to home ownership

- Rental housing for students who work full time → involve universities

- co-ops

- student competition drives prices up for community members (where does student housing go?)  
↳ students provide economic development. (small businesses flourish when schools in session)



Question #1

What aspects of the experience of Dudley Square would you like to see preserved?  
What aspects of the experience of Dudley Square would you like to see changed?

- Preserve: historic landscape of Dudley Sq; CHANGE density of people <sup>what was it</sup> in the past? What has evolved & how has it evolved. Beyond built environment, the context of the people
- Bring back a sense of belonging in the area: connect people with the buildings and the buildings to the people
- Bring in the extended community
- Build pride in the community, especially the youth/young people
- Convert older buildings to artist/cultural uses
- Designation as cultural district - Roxbury Cultural district  
↳ Preserve cultural assets
- Preserve + expand public uses
- Increase density to provide amenities + services, for a vibrant district
- More small businesses that residents will support, independent businesses
- Preserve current residents, prevent displacement of existing community
- Cultural, artistic endeavors/entrepreneurship  
↳ Preserve existing artists in the community



Question #2

Given what is known generally, what approach should be taken when considering the use of public land to enhance the Dudley Square to benefit the community from the following perspectives

- → Housing
- → Jobs

-  $\frac{1}{3}, \frac{1}{3}, \frac{1}{3}$ : low-income, <sup>workforce</sup> middle-income, market-rate housing

↳ Public land a resource for all these populations

- Wages <sup>start</sup> at \$15/hr for space in developments in the Purview of the RSMP, increase to \$16 & keep apace w/ cost of living

- Development needs to have meaning for people that are here; start high

- Job training & education community benefits

- Enforcement of Community benefits

- Less jobs, more <sup>ownership</sup> entrepreneurship; less rental & more ownership of businesses

- Micro-loans

- STEAM <sup>Science Technology Education Arts</sup>

- Alternative models of ownership & participation to

- Riparian ownership / rights build equity w/ in community

TABLE 3

Transportation Mtg

Dudley Square website

Data should support the goals

Historic landscape ~~of~~ the past



Given what is known generally, what approach should be taken when considering the use of public land to enhance Dudley Square to benefit the community from the following perspectives:

## Housing

- ① mix of affordable/moderate/market rate housing
- ② homeownership → <sup>so mix of</sup> deed restricted units for neighborhood stabilization
- ③ good to have affordable homeownership w/ ~~mix income level~~ market rate <sup>additional</sup>
- ④ mixed feelings about deed restricted housing
- ⑤ shorter term deed restrictions
- ⑥ 3-4 family homeownership opportunities for upward mobility
- ⑦ Accessible units/housing

## Jobs

- ① Construction jobs for local workers
- ② young/creative entrepreneurship (arts/music)



Take away from sessions (Community Metro)

① More vital/comm district east  
 better w/out housing

② Regenerate = housing, what kind? what levels of income?  
 = jobs, what kind? what opps for advancement.  
 Not just a-by-level, upward mobility.  
 = commercial, room to retain existing businesses + coexistence w/new.

③ E-green

④ Can construction jobs go towards local labor?

⑤ Young entrepreneurship = galleries, artist/maker spaces, small restaurant spaces that residents will have access to renting (affordable comm.).  
 no market for Dudley Square  
 combination w/ developmental opportunities.

Housing  
 homeownership +/ under commerce (small business).  
 What about upward economic mobility? unlocking true value of the property?  
 50/99 year lease on income restricted units.

100-13%  
 3-4 family w/ some deed restriction w/ coupled w/ small business + affordable commercial space.



Takeaways from sessions

(Community Intro)

# ① More vital/comm district can't beget w/out housing

- ② Reprioritize = housing, what kind? what levels of income?  
= jobs, what kind? what opps for advancement.  
Not just entry level, upward mobility.  
= commercial, room to retain existing businesses + coexistence w/new.

Construction jobs not the only ones to explore

## ③ E-green

④ Can construction jobs go towards local labor?

⑤ Young entrepreneurship = galleries, artist/maker spaces, small restaurant spaces that residents will have access to renting (affordable comm.).  
(creative entrepreneurship) job market for Dudley square.  
↓  
Combination w/ developmental opportunities.

Housing

Home ownership +/- anchor commerce (small business).  
What about upward economic mobility? unlocking true value of a property?

50/99 year lease on income restricted units.

IDP - 13%

3-4 family w/ some deed restriction coupled w/ small business affordable commercial space.



Question #1

What aspects of the experience of Dudley Square would you like to see preserved?  
What aspects of the experience of Dudley Square would you like to see changed?

- Preserve: historic landscape of Dudley Sq; CHANGE density of people <sup>what was it</sup> in the past? What has evolved & how has it evolved. Beyond built environment, the context of the people
- Bring back a sense of belonging in the area: connect people with the buildings and the buildings to the people
- Bring in the extended community
- Build pride in the community, especially the youth/young people
- Convert older buildings to artist/cultural uses
- Designation as cultural District - Roxbury Cultural district
  - ↳ Preserve cultural assets
- Preserve + expand public uses
- Increase density to provide amenities + services, for a vibrant district
- More small businesses that residents will support, independent businesses
- Preserve current residents, prevent displacement of existing community
- Cultural, artistic endeavors/entrepreneurship
  - ↳ Preserve existing artists in the community



- Like Centre East → Bring pieces of neighborhood together to make it more like)

- Social Services; mix of institution - retail

- active neighborhood <sup>Social Serv</sup> throughout day (till 1:00, 2:00) <sup>schools</sup>

- a lot in neighborhood but none of them stop in Dudley / not walking to Dudley for coffee. + capitalize on bus center. could be a destination.

- walkability, maintain it. widening sidewalks.

- Don't like about Centre - heavy traffic / narrow sidewalks. Cars replace trolley.

- For businesses to thrive, need adequate parking

- safety - bus rates but why do people not stay?

- Destination [what kind?] - Jazz club. Entertainment. Restaurants.

Happens after the work day. Zoned hand store - connectivity. Auto oriented access. vs. Centre Street. only one access point. Fence problem, non-perous.

Bolton Building, meetings + weekend generate. - cr

- create opportunities to live there + spend money. Don't put all the poor housing into one area [e.g. Millennium Tower "gated community"] Mixed income.

- Preserve + enhance historic <sup>assets</sup> access



Q2 GIVEN WHAT IS KNOWN GENERALLY, WHAT APPROACH SHOULD BE TAKEN WHEN CONSIDERING THE USE OF PUBLIC LAND TO ENHANCE THE DUDLEY SQUARE TO BENEFIT THE COMMUNITY FROM THE FOLLOWING PERSPECTIVES:

■ HOUSING

■ JOBS

HOUSING

- cannot put all affordable housing in one place
- 1/5 high income, 2/5 middle, 2/5 low
- Homeownership - more. Take responsibility. at all price range. ✓
- should know what thrives. [feasibility]
- does not want only <30% AMI into one parcel. (Whitaker)
- Do not want public parcels to be enclaves
- ★ - none of these buildings should have affordable under X%. (15%) [Area-wide i. vs. parcel mix]
- should not displace residents / businesses there historically.
- Scale of building. - need more people? Problem.
- ground floor (2) commercial. office space (3) residential (50%)
- Apartments on top (e.g. balconies) mixed use
- working? - in the area? yes! on certain parcels.

- Artist housing
- (?) - non profit uses - already a lot?
- How to get visitors / commuters to stay? how to thrive? have the people - need to connect.

JOBS + Civic

- elementary school e.g. Crescent Parcel. Public Land
- Grant High school but other levels not reported.
- Primary / secondary
- museum / library
- <sup>Targets</sup> Sun rise jobs, innovation. on the rise, job categories that are growing.
- Technology.
- Roxbury piped into chinatown to be ones working at these high growth jobs.
- Huntington Theater product space
- Indigo Block. Decent jobs? Light commercial. smaller businesses, retail isn't a lot of money.
- Roxbury Residents should access jobs.
- Jobs that in should follow good jobs standards.
- do not want institutions encroaching (dorms, ~~series~~ classrooms, offices)



# Summary

- Mix - Res - Com - Inst. - not only jobs. Screens/  
libraries.
- Home ownership - mix within parcels
- Same destructions,  
potentially entertainment - economic engine.