

## **Development Scenarios & Tools for Development Workshop Summary**

September 19, 2016

The purpose of this workshop was to introduce multiple scenarios for publicly-owned parcels in the study area, share the feasibility analysis and trade-offs of each scenario by site, and to discuss the results of each scenario in breakout groups.

The PowerPoint presentation, which includes information about development scenarios and feasibility studies, can be found online at: <http://bit.ly/PlanDudley>.

### **OPEN HOUSE AND NETWORKING**

Prior to the start of the workshop, staff from the BPDA and City of Boston spoke with workshop participants. Several informational presentation boards from previous workshops were displayed, as well as boards highlighting development parcel information.

### **WELCOME AND UPDATE**

Lara Merida, Deputy Director for Community Planning, welcomed participants and reviewed the goals of the PLAN: Dudley Square study and context.

### **SCENARIOS, FEASIBILITY ANALYSIS & BUILDING BLOCKS**

Building off of the analysis introduced at the July 18th workshop, consultants from Next Street Financial presented development scenarios to the audience. The team explained that each scenario has a financial profile of required investments and potential revenues. They noted that some uses, such as corporate office and residential uses, can be used to subsidize other uses or community benefits. Benefits could include direct jobs to neighborhood residents, job training and other pathways, and the creation of demand “pull” for goods and services to the neighborhood. With those benefits in mind, Next Street showed that while combinations of uses can work, each combination offers different benefits and tradeoffs.

Next Street then introduced the concept of “building blocks” -- single-use project types that were considered in the scenarios. For some of these uses, a financial gap exists that would make a project infeasible. Next Street demonstrated that potential subsidies, such as a land subsidy, could reduce or close a financial gap and allow a project to pay for some uses through a return on other uses. Next Street then presented a number of mixed-use scenarios, and the potential benefits that each of those scenarios could offer to the community. Developments at One Brigham Circle and Ashmont TOD were shown as examples of these scenarios.

# PLAN: Dudley Square

*Preserve. Enhance. Grow.*



## **BREAKOUT SESSION**

Audience members were asked to split into groups and were provided a map of the PLAN: Dudley Study Area. Keeping Next Street's presentation in mind, the groups were asked to discuss and decide on uses for five (5) publicly-owned parcels in the study area, as well as the trade-offs and potential community benefits that could result from such uses. Groups were asked to report back to the wider audience following the breakout session. Transcribed notes from the breakout sessions that were written on maps are attached at the end of this document for reference.

## **NEXT STEPS**

The next PLAN: Dudley Square workshop is scheduled for Monday, October 24th at the Bruce C. Bolling Municipal Building. This workshop will be a follow-up to the discussion which took place in September. Stakeholders will have an opportunity to discuss elements that may inform the creation of Requests for Proposals ("RFP's") for the development of parcels within the PLAN:Dudley area. These elements will include development building blocks and scenarios, urban design principles that relate to the physical aspects of development, and program components (e.g. housing, commercial, cultural, etc.). More details about this workshop will be coming soon. We look forward to having you join us!

## **ABOUT PLAN: DUDLEY SQUARE**

PLAN: Dudley Square is an initiative to think strategically about the types of uses and the scale of development best suited for the future of Dudley Square and Roxbury. The goals of this study are to provide an inclusive community engagement process, create an updated vision with the community, and establish an implementation plan that will lead to the issuance of Requests for Proposals ("RFPs") for publicly-owned and vacant privately-owned parcels in Dudley Square.

## **FOR MORE INFORMATION**

Visit the project website at: <http://bit.ly/PlanDudley>

For any questions, comments or to join our mailing list please contact:

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## **PLAN: Dudley 9/19/2016 Workshop - Participant Notes from Maps**

### **Blair Lot**

- Retail/commercial & residential
- Residential, corporate office, maker/incubator space, and retail all possibilities here
- Residential, corporate office, ground-floor retail and structure garage are possibilities here

### **Dudley Street Commercial**

- Retail first level
- Residential above- need more customers for Dudley businesses
- Vestibule for pocket park on Dudley Street
- Corporate office
- Cultural/music edge along Dudley Street

### **Parcel 8**

- Office with commercial/retail
- Historic structures on edge of site next to Eliot Burying Ground
- There is strong demand for medical billing and phone centers in the area. People are looking for this type of office space in the area.
- Nawn Factory should be subsidized use for Parcel 8
- Possibly with residential or office above- office might be a better fit

### **Roxbury Street A & B**

- Residential
- Design a big issue

### **2147 Washington**

- Retail/commercial & residential
- Dance school, performance space, or cultural uses would be good for the site