**PLAN: SOUTH BOSTON DORCHESTER AVENUE -** RECAP/DIALOGUE SESSION December 17, 2015

**SUMMARY OF TOP PRIORITIES FOR BENEFITS** (Overall Dots per Benefit)

**1. Create public open space** (36)

**2. Create middle income housing** (34)

**3. Create civic/cultural/art space** (26)

4. Create affordable neighborhood retail/amenities (21)

5. Create new 21st century industrial space for artist/entrepreneurs (19)

6. Create highly energy efficient buildings (2)

**INDIVIDUAL TABLE NOTES**

Table 1

|  |  |
| --- | --- |
| PRIORITIES: | # of DOTS: |
| **1. Create highly energy efficient buildings**  | **Given \*** |
| **2. Create middle income housing** | **5** |
| **3. Create public open space** | **4** |
| **4. Create affordable civic/community space**  | **3** |
|  |  |
| 5. Create affordable neighborhood retail/amenities | 2 |
| 6. Create affordable commercial space | 1 |

*\*Table participants felt this benefit was to be expected and accounted for as was done for streets and blocks*

Comments:

* Big park
* Activate ground level
* Central civic/cultural space
	+ like open space needs to be located centrally - Similar to Gather/District Hall but central
* retail should activate ground level - provides safety
* affordable commercial space – small local retail business

Table 2

|  |  |
| --- | --- |
| PRIORITIES: | # of DOTS: |
| **1. Create 21st century industrial space** | **6** |
| **2. Create public open space** | **5** |
| **3. Create affordable commercial space** | **5** |
|  |  |
| 4. Create middle income housing | 4 |
| 5. Create affordable civic/cultural/art space | 2 |

Comments:

* Discussion around parks that are within short walk to residents
* Open space is great/people need space; outside open space helps build community/gathering etc.
* Keeping people who live here working locally which helps w/ traffic congestion
* Strong desire for artists/maker space/ innovation
* What cultural/civic uses. “Art” is broad term
* Very interested in moderate income housing but need clarification
* Have a special place in their heart for middle income housing – workforce
* Middle income only addresses some of the housing demand “just one piece” of the need

Table 3

|  |  |
| --- | --- |
| PRIORITIES: | # of DOTS: |
| **1. Create public open space** | **5** |
| **2. Create middle income housing**  | **5** |
| **3. Create affordable neighborhood retail/amenities** | **4** |
|  |  |
| 4. Create affordable civic/cultural/art space | 3 |

Comments:

* Better mix of retail wanted
* Promote more than restaurants
* New street with retail corridor
* How to grow local businesses or expand small “chains” (“coops”) i.e. true value hardware
* Kids – open space/recreation use is wanted
* Broad range of housing typology needed (micro & more) (density not the enemy)
* Can we look at a higher range or affordability (i.e. higher than AMI of 100%)
* Lots of questions on feasibility of development
* Other city comparisons – Austin , Montreal

Table 4

|  |  |
| --- | --- |
| PRIORITIES: | # of DOTS: |
| **1. Create highly energy efficient buildings** | **Given\*** |
| **2. Create middle income housing** | **5** |
| **3. Create affordable commercial space** | **4** |
|  |  |
| 4. Create affordable civic/cultural/art space | 4 |
| 5. Create affordable neighborhood retail/amenities | 2 |
| 6. Create 21st century industrial space for artists/entrepreneurs | 2 |
| 7. Create public open space  | 2 |

\**Table participants felt that this benefit was to be expected and accounted for as was done for streets and sidewalks*

Comments:

* Build according to supply
* Concern about quality
* Clarify amount of rentals vs. ownership
* Public open spaces needs to privately maintained but publically accessible – how is this enforced policed

Table 5

|  |  |
| --- | --- |
| PRIORITIES: | # of DOTS: |
| **1. Create middle income housing** | **Given\*** |
| **2. Create public open space** | **4** |
| **3. Create affordable civic/cultural/art space** | **4** |
|  |  |
| 4. Create 21st century industrial space for artists/entrepreneurs | 3 |
| 5. Create affordable commercial space | 2 |

*\*Table participants felt that this benefit was to be expected and accounted for as was done for streets and sidewalks*

Comments:

* Civic space – libraries, schools, places to vote
* Lab space – threshold of type of work safety to community
* Need middle income “family” housing

Table 6

|  |  |
| --- | --- |
| PRIORITIES: | # of DOTS: |
| **1. Create highly energy efficient buildings** | **Given\*** |
| **2. Create middle income housing**  | **5** |
| **3. Create affordable neighborhood retail/amenities** | **4** |
| **4. Create affordable civic/cultural/art space** | **4** |
|  |  |
| 5. Create public open space | 3 |
| 6. Create affordable commercial space | 1 |
| 7. Create new 21st century industrial space | 1 |

*\*Table participants felt that this benefit was to be expected and accounted for as was done for streets and sidewalks*

Comments:

* Want schools included in civic space
* Middle income housing needs strong outreach
* What about job training? Trade schools?
* Public space should not include streets. Only parks – (green space) streets don’t count as open space

Table 7

|  |  |
| --- | --- |
| PRIORITIES: | # of DOTS: |
| **1. Create middle and low income housing**  | **6** |
| **2. Create public open space**  | **5** |
| **3. Create direct access to 93 or frontage** | **5** |
| **4. Create affordable commercial space** | **4** |
|  |  |
| 6. Create affordable civic/cultural/art space | 3 |
| 7. Create affordable neighborhood/retail amenities | 3 |
| 8. Create new 21st century industrial space for artists/entrepreneurs | 1 |

**(NOTE: Housing benefit combined with** **Create housing for South Boston residents evicted because property sold + developed for money – should be agency for displaced residents 20k-30k)**

Comments:

* Traffic congestion:
* Do a network analysis
* Do a comprehensive capacity analysis – congestion
* Opening up Dot Ave

Table 8

|  |  |
| --- | --- |
| PRIORITIES: | # of DOTS: |
| **1. Create affordable neighborhood retail/amenities** | **7** |
| **2. Create affordable commercial space** | **4** |
| **3. Create public open space** | **4** |
|  |  |
| 4. Create new 21st century industrial space | 3 |
| 5. Create middle income housing | 2 |
| 6. Create affordable civic/cultural/art space | 1 |

Comments:

* 21st century Industrial space – Grand Ten Distilling…more of this

Table 9

|  |  |
| --- | --- |
| PRIORITIES: | # of DOTS: |
| **1. Create public open space** | **4** |
| **2. Create new 21st century industrial space** | **3** |
| **3. Create middle income housing**  | **2** |
|  |  |
| 4. Create affordable commercial space | 2 |
| 5. Create highly energy efficient buildings  | 2 |
| 6. Create affordable civic/cultural/art space | 2 |