



## **Redevelopment Planning of Melnea Cass & Washington Street Parcels (Parcels - 8, 9 & 10)**

**Third Community Workshop – May 29, 2008**

### **FULL GROUP SUMMARY NOTES**

The following notes are from the small group discussions and reporting at the end of the third Community Workshop on May 29<sup>th</sup> and are intended to be a summary of the full meeting:

#### **Use Opportunities and Focus**

- Businesses that stimulate new investments and opportunities
- Large companies with local business interests
- Amenities and resources serving the existing community
- Community center and other community services
- Incubators for new local businesses
- Follow new trends in the sciences, healthcare and green jobs
- Preparatory / youth training space
- Expand Tropical Foods
- Housing
- Environmentally sustainable buildings, businesses
- Mixed-use development
- Development rights that require developers to provide community benefits such as subsidizing locally owned commercial space and affordable housing
- Development that considers and incorporates the interests of those on adjacent parcels

#### **Employment Strategies and Ideas**

- Businesses that bring in new jobs
- Businesses with jobs from entry to advanced that have social mobility built into their missions and visions
- Minority entrepreneurial business ownership
- Incentives to hire local residents
- Businesses with built in training opportunities or on the job training
- Training for green job opportunities

#### **Emerging Community Vision**

- Preserve and Enhance the existing neighborhood character
- Environmentally sustainable development
- Use the intersection as a crossroads and connector between neighborhoods to the north and south of Melnea Cass.

## **SMALL GROUP NOTES**

The following notes were compiled during the small group breakout session:

### **GROUP 1**

#### **Use Opportunities and Focus**

- Large companies with local business interests
- Businesses that bring in commerce and tax money
- Service Industries
- Follow new trends
  - Sciences, healthcare, eco-friendly jobs
- Environmentally friendly or green economy uses
  - Particularly using locally produced foods
- Service Industries
  - Cleaning services or other day to day jobs that connect to our industries and personal needs
- Signature buildings that could maximize the potential of sites
- Entertainment
- Clean / renewable energy buildings
- Multipurpose facilities
- Non-profit shared office spaces
- Franchises with major companies
  - Ex: copy services and ice cream
- Consumer based co-ops
- Incubator for green industries
  - Training in an incubator environment
  - Link to local organizations that have green agendas
- Food services incubators
- Full service book store

#### **Employment Strategies and Ideas**

- Businesses with social mobility built into their missions and visions
- Building wealth in the community
- Motivational workshops
- Local business ownership
- Uses that will create local jobs (i.e transportation)
- Businesses to stimulate greater opportunities
- Incorporate the community
- Built in training opportunities or on the job training
  - Companies that involve local institutes to train their employees

## GROUP 2

### **Use Opportunities and Focus**

- Cultural uses (parcel 8)
- Incubator space
- Preparatory / youth training space (p 8)
- Wealth generating uses
- Community center or other community services (p 9)
  - Proximate to Rice Field / Ramsey Park
  - Ex: like Good Times in Somerville
  - This could decrease tensions and help to tie the youth together on both sides of Melnea Cass
- Expand Tropical Foods (p 10)
- Housing
  - Can seniors afford housing in the area?
- Neighborhood amenities and services
  - Rents made affordable, possibly through subsidies for preferred businesses
  - *might include* a bookstore, economy hardware, government, copy center, franchises, and restaurants and groceries with healthy food and ethnic variety
- Mixed use buildings
  - To subsidize and help new businesses
  - *Ex: Restaurant and retail on the first floor, commercial and services on 2<sup>nd</sup> floor, housing above*
- Development in parcels 8,9,10 could offset some of the potential gentrification surrounding the Dudley Vision project in Dudley Square and, in that way, stabilize the existing community
  - Including affordable housing and services for the existing community

### **Employment Strategies and Ideas**

- Jobs with basic starting levels but upwardly mobile trends
- Youth job training
- Business recruitment
  - Must overcome false perception and deal with the issue of crime
- Recruit industry
- Incentives or mandates for hiring local residents
  - Ex: EDI
  - There may be a public funding component of this; public funding is a component of most similar city developments
- There is need for jobs to serve trained individuals who are not yet employed and a need to train others.
  - Require commercial interests to provide training for local residents before opening their doors
- Nanotech, telecommunications and *industries with* green job opportunities
- Locally owned Businesses

- Ensure that as much of the money as possible generated from the sale and development of the land returns to the community
- Minority entrepreneurial business ownership
  - Particularly for the underrepresented black community
- Height bonuses for developers to subsidize local commercial and affordable housing
- Job development examples:
  - Local Development Authorities
  - HUD Urban Development Action Program from the '80's, funding urban growth
  
- **General**
- Land as asset and wealth for the community
  - *Leverage the land for economic development*
  - Possibility of temporary land leases under public ownership
- Write specific and quantifiable community benefits into RFP's that will require developers to contribute to community amenities
- A need for teeth in the RFP
- Vision suggestions
  - Preserve the existing character of the neighborhood
  - Provide Youth opportunities
  - Develop sustainably (green)