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 (not enough)
  - Preserve the 3 parks we have
  - Give additional park space in new

- Housing
  - Additional housing - more single income, i.e.: $32,000
  - Support homeowners to allow rentals

- Safe places to ride your bike/walk
  - Focus on gateways: Washington St./McKean Ct.
  - Preserve the open feeling/views by height restrictions on lower, e.g. less than Building Bldg.

- New Dudley Library
  - Internal's
  - External
  - Change: we need parking for employees
  - More places to eat
  - Community feel
  - More community music - i.e.: Jazz outdoors
  - Permits indoors
  - Historical markers - some but not enough
  - Way Finding - Community Public Display

- Plan Exercise Notes
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
- Anchor Company, engine, employer
- Income of the community

Members
- Companies should offer local & flexible hours
- Daycare support for local workers

Transportation:
- Traffic Flow
  - Low/moderate parking ratios

Build jobs for the future to be filled:
- by office of job development
- steps to future paths to jobs
- clear path, more than asking
- tie into the new Kenwood sq & Flower Market
- Startup & innovation
- research & tech

Housing:
- Range of income housing - not just low or high
- Ownership as well as rental
- Options for ownership - co-ops
- ??
(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
  - Dudley has a specific culture, people feel connected to.
- Independent businesses; keep Dudley
  - Use changing (ex. Harlem house)

- Historical context: old buildings, halls, outdoor spaces
  - Reused for new functions
- Diversity
- Culture & history told through history, helps keep Dudley's identity
- Multi-generational

Changed:

- Aesthetic, beautify with more greenery
  - Banneker Ave building, to Washington St look like a boulevard in Paris
- Transportation infrastructure to improve walkability
- Open & accessible for ride trips, etc.
- Dudley more active after 5:00 PM, keep businesses open later (restaurants)
  - Green mile businesses 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 SPM (Being more old Dudley)
- Collective programming, experience created -> known.
- Location, transportation can be parished to bring more people in to the square
- More gardens (Nice food project)
- Remove litter, trash cans are always full (trash in streets around pickup)
  - Trash people's left in street
- Rebranding businesses putting in amenities makes neighborhood look nicer
- In culture district in Dudley could be an economic engine for true area.
- Re-write narrative of public spaces (particularly outdoor spaces) Roxbury Cultural District
- Address long-term community goals
- Asset map of assets sites
- Culture trail is accessible to all, help growth of culture in the area.
- Creating new, keep building on building collective marketing to help more programming
  - 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

Housing Development: Artist housing (by rubin nation) brings character to community.

- Affordable homeownership! Keep youth in community (millenian housing)
  - Income level: Match income of current residents
    → micro units? Feared to expensive?
- Families need more space
- Old victorian homes are turned into mansions → condos
- People who made too much for affordable homes but can't afford an old victorian
- Affordable
- Housing options: different tools for different groups
  - Equity design: Connect w/ grazas working in trust space
  - Rent-free 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 I plan. Hei coming to the end of their lease agreements. Capped appreciation, helps new comers but does not accelerate value for seller.
  - Fund for people transitioning from BHTA to homeownership
- Rental housing for students who work full time → involve universities
- co-ops
  - Student competition drives people up the community members (where does student housing go?)
  - Students provide economic development. (Small businesses flourish when students in session)
What aspects of the experience of Dudley Square would you like to see preserved?

- Preserve: historic landscape of Dudley Sq; change density of people 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, middle-income, market-rate housing
- Public land as a resource for all these populations
- Wages at $15/hr for space in developments in the Purview of the RSMP, increase to $16 & keep pace 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 entrepreneurship; less rental & more ownership
- Micro-loans
- STEAM
- Alternative models of ownership & participation to build equity w/in community
- Riparian ownership/rights
Transportation Mtg
Dudley Square website
Data should support the goals
Historic landscape & 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 → deed restricted units for neighborhood stabilization
  3. good to have affordable homeownership + mixed-income level housing + additional
  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)

- More walkable district can help/need help
- Activate common districts

- Agrarianize → housing, what kind? what levels of income?
  - jobs, skills, kind? what apps/scenario
  - not just agrarian, up and mobility opposed
  - commercial, commercial, commercial

- E-issues
- Can construction jobs fit usage: local labor?
- Young/entreprenuership: facilities, working spaces
  - landing spaces for small businesses
  - Dudley Square will have access + reaching (affordable)

- Consideration of development opportunities

- Housing
  - homeownership a/c to economic/rental housing
  - what about upward economic mobility? in city
  - value of a minority
  - 100% area use on income restricted units
  - 100-10%
  - 3-4 family of some deed restrictions: coupled with small business and local community space
More vital/comm district cast bigger w/out housing

2. Reprioritize = housing, what kind, what levels of income? = jobs, what kind, what opps for advancement.
   Construction
   Jobs not the only ones to explore = commercial, room to retain existing businesses + coexistence w/new.

3. E-green

4. Can construction jobs go towards local labor?

5. Youth entrepreneurship = galleries, artist/maker spaces, creative entrepreneurship, small restaurant spaces that residents will have access to renting (affordable comm).

Combination w/ developmental opportunities.

Housing: Homeownership & anchor commerce (small businesses).

What about quad economic mobility? Unlocking true value of property?

50/99 year lease on income restricted units.

100-13%.

3-4 family w/some deed restriction + coupled w/small business affordable commercial space.
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  - 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
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- Build pride in the community, especially the youth/young people
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  - 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 versus - mix of institution - retail
- schools
- Active neighborhood throughout day (til 1:00, 2:00)
- A lot in neighborhood but none at 3am stop in Delray/not walking to Delray
  for coffee, + capitalize on bus center. Could be a destination.
- Walkability, maintain it. Widen sidewalks.
- Don’t like about Centre - heavy traffic/narrow sidewalks. Cars replace trolley.
- For businesses to thrive, need adequate parking
- Safety - 15 bus routes but why do people not stay?
  Happens after the work day. 2nd hand store - connectivity. Auto
  oriented access vs Centre street. Only one access point. Fence problem, non-pervas.
  Bolling Building, meetings + weekend generate. - CR
- Create opportunities to live, thrive + spend money. Don’t put all the poor housing
  into one area [e.g. Millennium Tower “gated community”] Mixed income.
- Preserve + enhance historic 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 pc.
- 1/3 hy. units, 2/3 mls, 3/3 low
- Homeownership - more. Take responsibility at all price range. ✓✓
- Should know what thrives. [Feasibility]
- Does not want only <30% AMI into one parcel. [Waltham]
- Do not want public parcels to be enclaves
- None of these buildings should have affordable under X% (13%) [Area-wide vs. parcel mix]
- Should not displace residents that historically businesses
  - Scale of building. - need more people? Problem.
  - Ground floor (2) commercial. Office space (3) residential (50%)
  - Apartments on top (e.g. Waltham) mixed only
  - Location? - in the area? yes! on certain parcels.

**Jobs + Civic**
- Artist housing
- Non-profit uses
- Already a lot?
- How to get visitors, commuters to stay? How to thrive? have the paper reals to connect.
- Elementary school e.g. Crescent
- Parcel. Public Land
- Giant High school but other levels not reported.
- Primary/secondary
- Museum/library
- Sun rise, arts, innovation. or less, job categories that are growing.
- Technology.
- Roxbury piped into chins to be ones working at these high growth jobs.
- Huntington Harbor Production Space
- Indigo Block. Desert jobs? Light commercial. Smaller businesses, retail isn't 1/3 lot a money.
- Roxbury Residents should have jobs.
- Jobs attract in should follow good job standards.
- Do not want institutions encroaching (costs, etc.)
  - Classroom, offices
Summary

- Mix - Res - Com - Inst. - not only jobs, schools, libraries.
- Home ownership - mix within parcels
- Some desirables, particularly entertainment - economic engine.