

PLAN: Dudley Square

2.26.18 RFP Overview Workshop

Live Notes from Report Back

Dudley Commercial 1

- Key facts: making sure we have mixed use, children involved, senior elderly house, workforce development type for mixed-use/affordable
- Height restriction: asked if they go to 10-12 stories
- More detailed language into the RFP to protect homeownership, so folks can actually buy instead of leasing
- Technical jobs
- Job training even in the developer came in to show that they have on site job training, more minorities working
- Parking garage: support for the parking garage
 - o Somewhere to park for the residents, commercial and police
- Very important that whoever won the RFP that they maxed out the land to the full potential
- Health stop in the area – no place to go to get your physical/just walk in

Dudley Commercial (2nd table)

- Reference to additional benefits, not clear how those are defined, would be helpful to define what type of benefits developers should be responding to
- How the development of this parcel will impact what's happening at the library now
- Also talked about expanding the use now from BPS parking to extend beyond the courthouse (garage possibility)
- Mini traffic studies that have been done in the area (in this particular section)
- Bus/commercial/domestic travel through there
- Feasibility of adding something there that will include cars
- Traffic study done
- Page 21: diversity inclusion section (written comment)
- Three parcels to be included to accommodate the maximum use, it includes important cultural uses for youth/elderly
- Really important for the developers to include their understanding of the displacement of blacks that could happen job wise, transportation wise – that they understand where they are coming to

40-50 (1st table)

- Concern that there should be public parking for the residents, opportunity to park especially in the winter – awareness of this when accepting proposals

- Open space language: open space requirements are more explicitly laid out in a site specific manner, making sure that they aren't doing the bare minimum - expanding upon the perimeters

40-50 (2nd table)

- Agree with a lot of the comments: parking situation, residents need somewhere to park
- We don't have a timeline on where this might start (What is the timeline?)
- (Suggestion: parking at Dudley commercial)

2147 Washington (1st table)

- Agreed on a lot of things
- 1st: good jobs standards to be included as a requirement
- Affordable income restriction: be able to afford something not just be told to pay a certain price
 - o Housing should include 3 and 4 bed housing
- Certain part of the neighborhood where the wind has increased because of taller building and how ppl function in the city – how we can talk to developers when they design it so that it's environmentally friendly

2147

- More general comments about the RFPs
- 50% ami doesn't really represent the income of people living in Roxbury
- People point out to public housing but the Public housing waiting list is outrageous
- Suggestion to bring in data with income distribution of income levels in Roxbury so that we are aware of the income levels in Roxbury
- Good job standards
- Want clarity on process. What is the power of the PRC? Veto power? How do you get to decide who gets to veto? Clarifying the role of the PRC
- Good to look at income put also good to look at the prints (?) looking at how much they make then also taxes/insurances
 - o Although they may qualify on the "salary" the affordable rents may not actually be "affordable"

75-81

- More needed green space, trees, park, space for people to be outside
- Starter space for businesses
- Rooftop garden,
- Maximum 4-5 stories
- No parking for cars, include bike accommodate

- Making sure indigenous roxburians are recognized (balance with biking and what's happening for the existing residents)
- There are no community benefits, need to be additional community benefits in addition
- Shared economy, potential ownership opportunities, transit opportunities
- Not relying on current building precedence
- If it's more residential than commercial keep it on commercial on the bottom

2nd table

- Main thought: the parcel given its size should be primarily housing and 100% affordable, affordable to the elderly
- In terms of size: it should be 3 stories, anything more would be creating a design disaster for nearby residents in the neighborhood