November 27, 2017

URBAN DESIGN WORKSHOP

Dudley Square
Roxbury
Plan Dudley Square Agenda

- Presentation
- Table Discussion
- Group Report Back
- Wrap Up/Next Steps
Tonight’s Workshop will emphasize urban design opportunities along the Washington Street Corridor. Design principles that relate to the physical aspects of development including building design and form, public realm, and neighborhood connectivity will be discussed.

Feedback from the workshop will be reflected in the RFPs.

Values and Vision
January 23, 2017
Six participants cloned lists and values in response to questions asked such as, “what aspects of the experience of Dudley Square would you like to see preserved and what aspects of the experience of Dudley Square would you like to see changed?”

RFP Drafting + Prioritization
February 27, 2017
Five categories and criteria were identified as statements of common values based on notes from the previous workshop. Participants then prioritized values through a dot exercise completed by a small group with members (and crafted).

Creating Housing
March 20, 2017
Each group of participants was given a set of cards with housing criteria and sites to place in a poster ranking performance for affordability levels and housing type.

Economic Development + Resource Fair
April 24, 2017
Seven indicators were examined based on location, affordability, potential, and the size of jobs within that industry. Indicators then provided for industry data on a map based on how clustered the types of jobs were to the community and the potential number of jobs.

Community Development

Urban Design + Development Guidelines
October 24, 2016
Urban designers worked with local processors to develop guidelines for the Dudley Street Commercial corridor that would balance pedestrian design and the original plan design concept. The result was a two-page handout that will guide the design of the Dudley Street commercial corridor.

Development Scenarios + Tools for Development
September 19, 2016
Together with West Street Financial Inc., a financial analyst was a success on the Dudley Street Corridor. We will discuss tool development scenarios and tools that include visual presentations of potential development scenarios.

Economic Development II
July 18, 2016
Consultants from West Street Financial, a professional services company, were involved in the development of the Dudley Square concept. The Dudley Square proposed vision for Dudley Square should be.

Economic and Workforce Development
June 20, 2016
City of Boston sponsored a forum with local businesses and local development districts. Work with Dudley Square, a Dudley Square org, Dudley Square, and other development districts.

What We Heard + Next Steps
May 16, 2016
All statements received on site were reviewed. They were than sorted into themes that can be addressed through development requirements in RFPs for Dudley Square. Not all those that can be addressed through other partnerships.

Introduction to PLAN: Dudley Square

Open House
February 22, 2016
Planning initiative kicked off. Over 100 community stakeholders attended.

Walking Tour
March 18, 2016
Small groups walked around the study area. Community members shared their knowledge, concerns, and experiences with Dudley Square staff.

Visioning
March 27, 2016
Study report from initial 2004 Dudley Strategic Framework was released. Participants broadly engaged various land use types.

Transportation + Public Realm
April 19, 2016
Transportation trends and planning topics were discussed in conjunction with members from Boston Transportation Department.
Development Context

- More than 1,400 units of housing opportunity
- More than 400 affordable units
- Retail/commercial spaces
- Art & culture, civic and entertainment spaces

Planned Development
Under Construction
Street Improvement Projects

On going transportation improvements
• Promote multi modes of transportation
• Improve pedestrian safety and walkability
• Slow traffic down and reduce traffic congestion
• Enhance transit services
Connectivity Improvements

- Expand Streets and pedestrian network
- Improve high quality streetscape design and active sidewalks
Urban Design Framework: Connecting Opportunities

- To craft the holistic approach and ensure the coherence among developments
Urban Design Framework:

Dudley Square Gateway

Dudley Square Gateway
@Washington-Melnea Cass

Parcel 8
Urban Design Framework: *Dudley Square Gateway Opportunities at Washington-Melnea Cass*

**Parcel 8**

- Preservation Area for Cunningham & Doggett Houses
- Nawn Factory

**Phase 1:** Tropical Foods

- **Parcel 8**

**Phase 2:** 2101 Washington

- **Parcel 9**

**Phase 3:** 2085 Washington Retail/Commercial

- **Parcel 10**

**Melnea Hotel & Residences**
Urban Design Framework:

*Cultural Retail Main Street*

- Dudley Square Gateway @Washington-Melnea Cass
- Cultural Retail Main Street
- Blair Lot & 2147 Washington
- Parcel 8
- Roxbury Crossing
Urban Design Framework: *Cultural Retail Main Street Opportunities along Washington St.*
Workshop Exercise:
Blair Lot, 2147 Washington, & Parcel 8
Workshop Exercise: Blair Lot, 2147 Washington, & Parcel 8
Workshop Exercise: *Heights that reinforce the Opportunities*