

DORCHESTER ACTION PLAN





Agenda

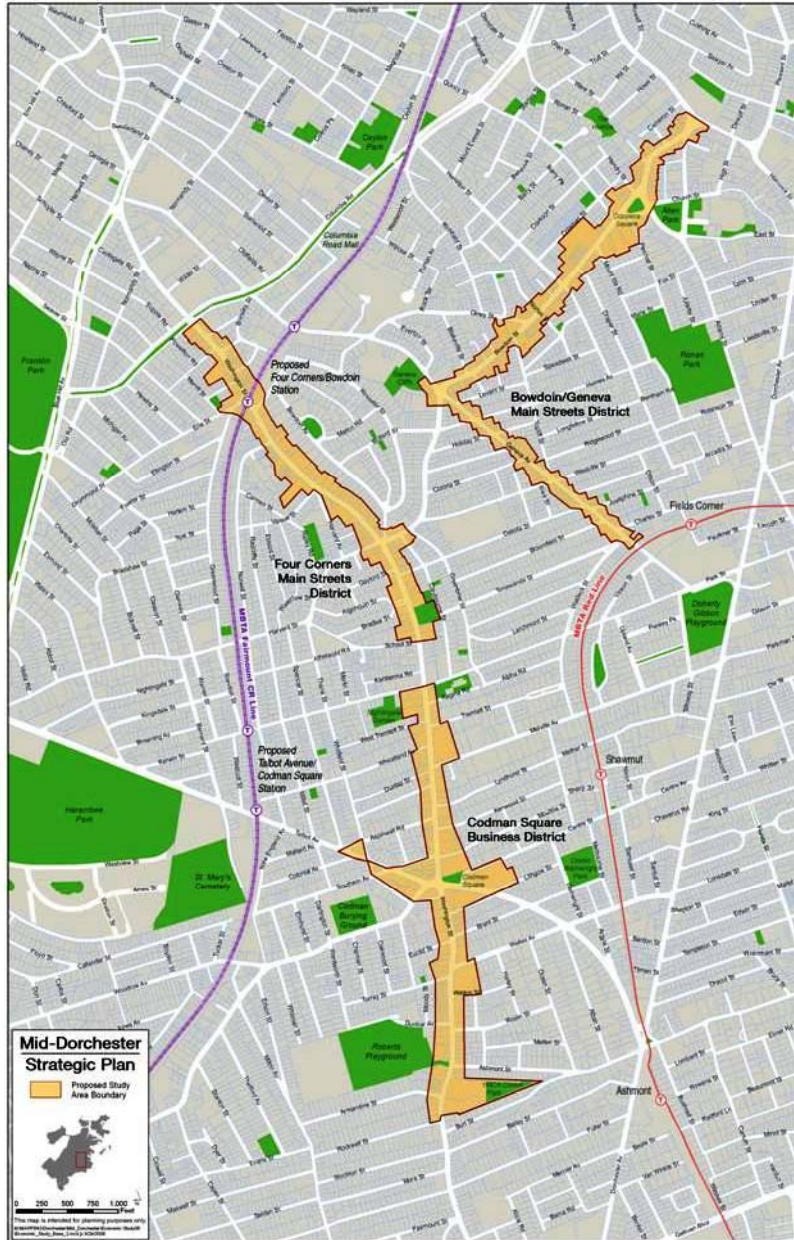
- | | |
|---------------------------------------|---------------|
| I. Welcome & Introductions | 6:00pm |
| I. Overview Presentation | 6:15pm |
| I. Parcel Specific Discussion | 6:45pm |
| I. Discussion Summary | 8:15pm |
| I. Next Steps | 8:45pm |
| I. Adjourn | 9:00pm |
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Please turn off your cellphones!





Study Overview



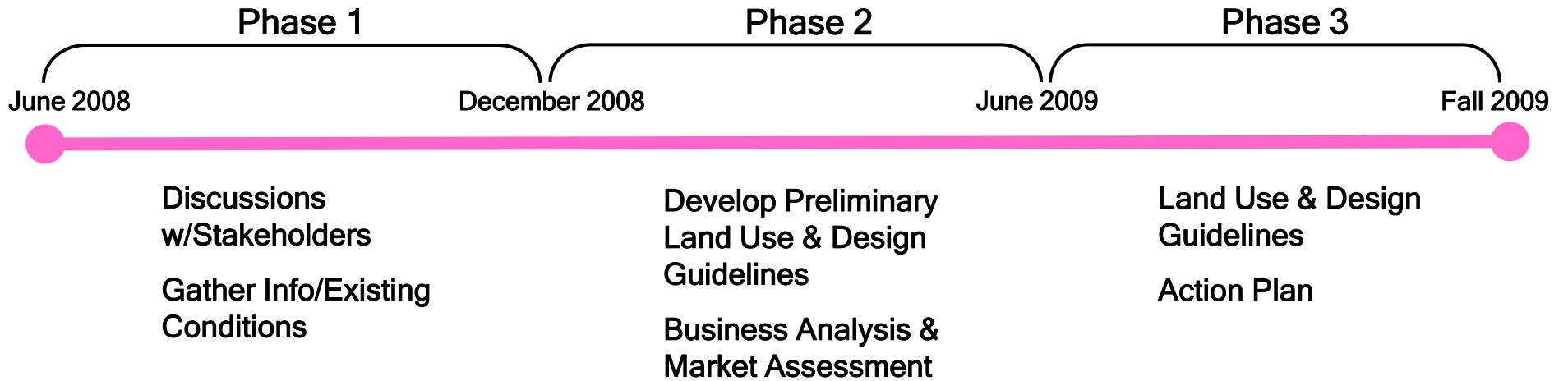
Scope

- disposition of DND property
- land use & design guidelines
- market assessment & business analysis



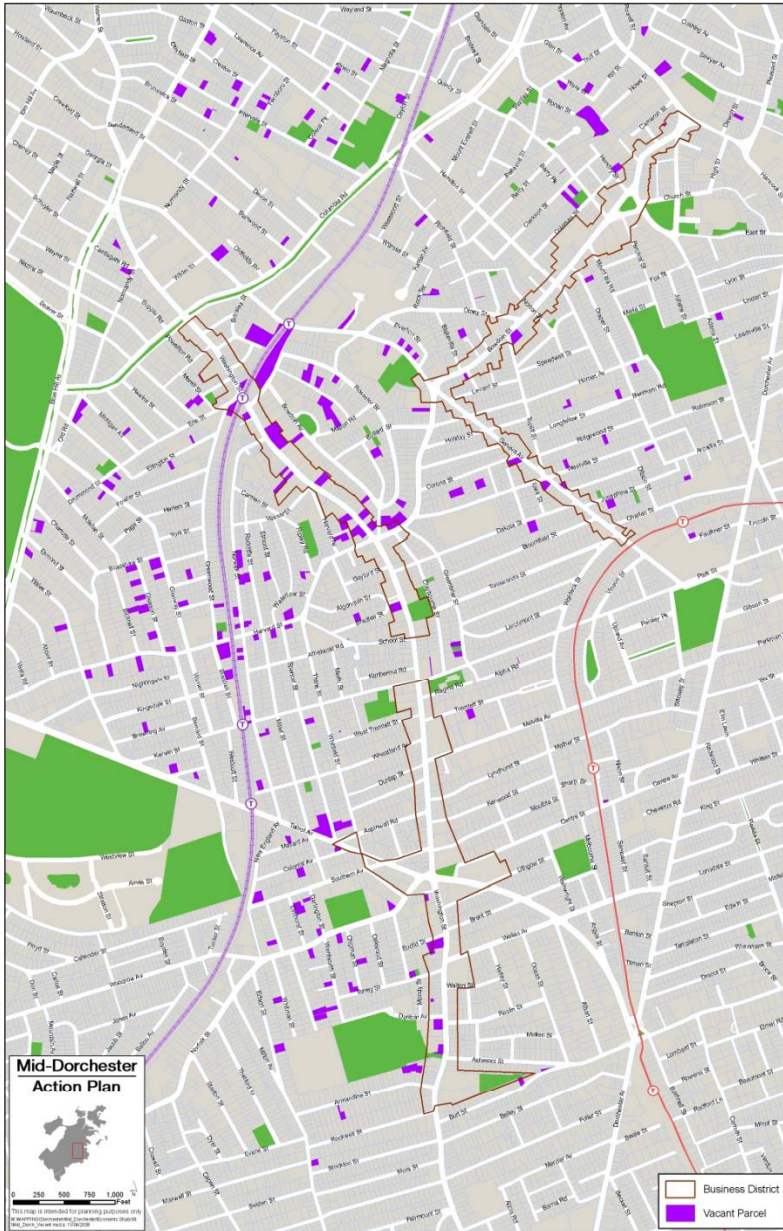


Study Overview & Process





Parcel Disposition



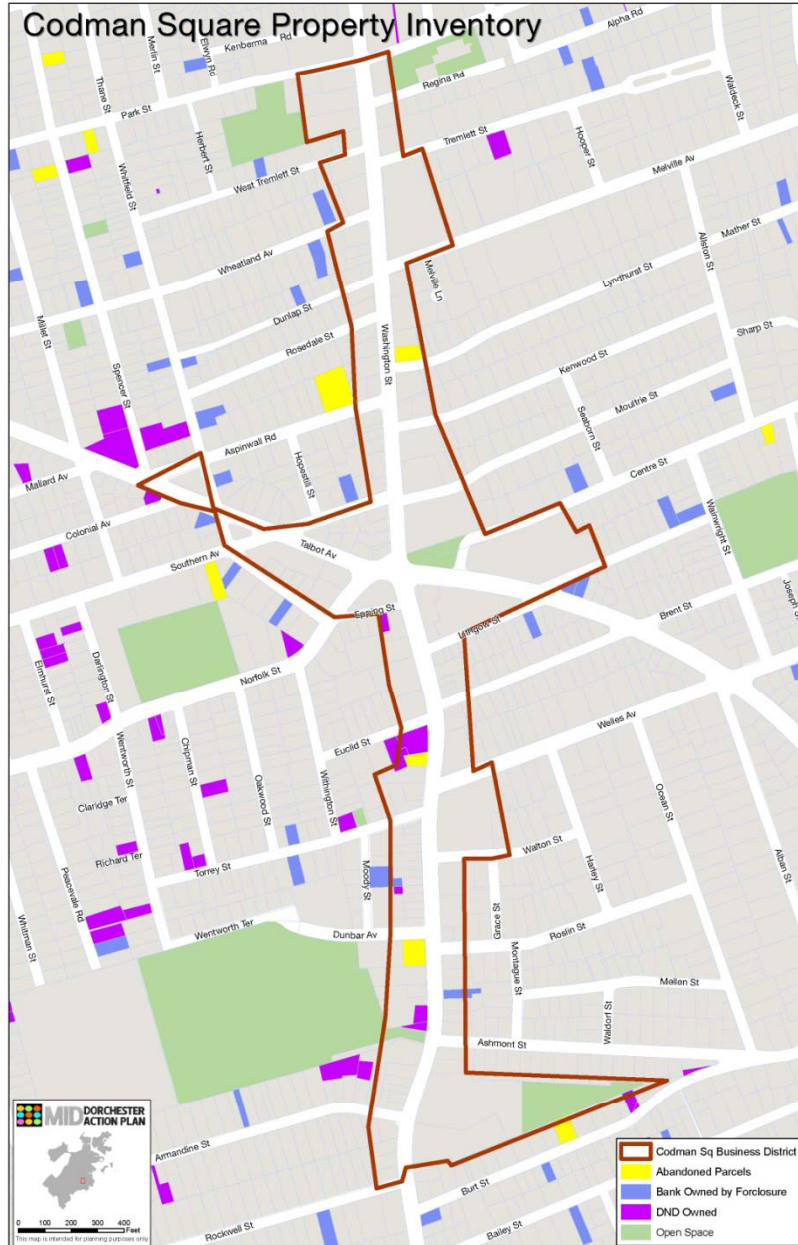
DND Property

- 270 vacant properties
- 1.2 million sq. feet
- Over 100 designated as housing
- 40 commercial sites





Existing Conditions



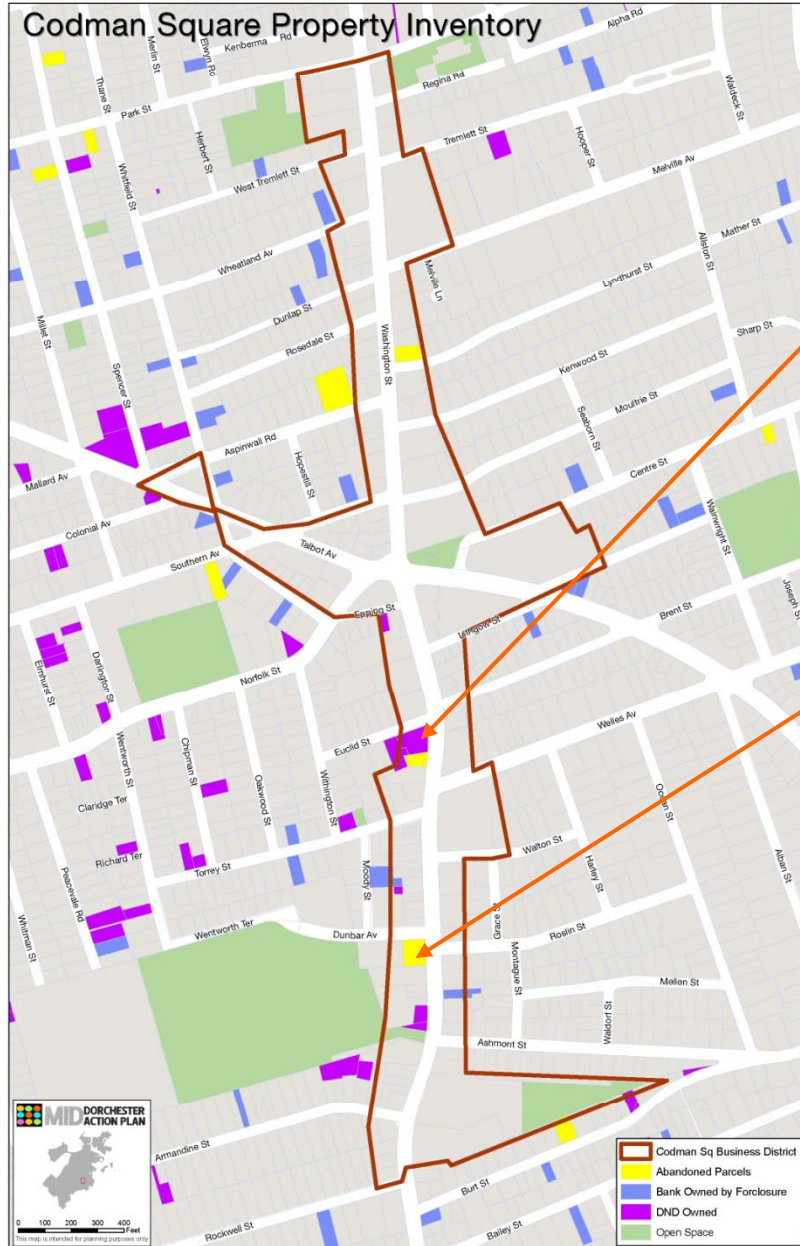
Codman Square Inventory

- 4 vacant properties
- 24,000 sq. feet
- 2 bank owned properties
- 3 abandoned properties





Existing Conditions





Vacant Sites - *661 Washington Street*

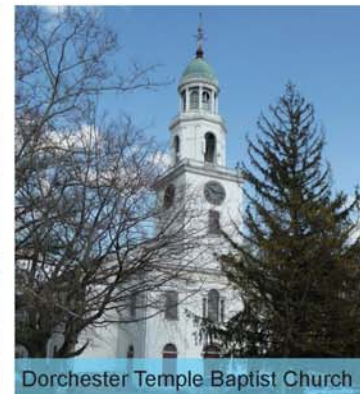




Vacant Sites - *719 Washington Street*



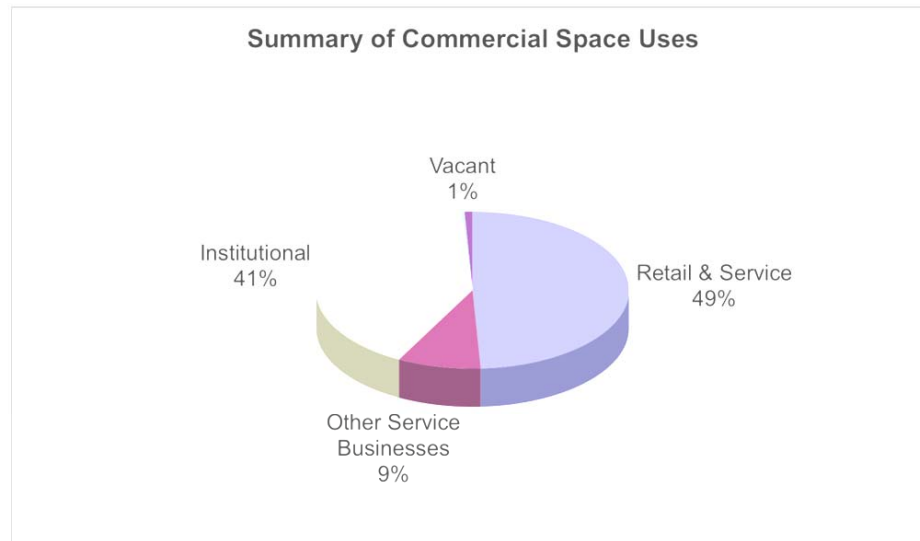
Existing Conditions-*Character*





Existing Conditions-*Summary of Business Conditions*

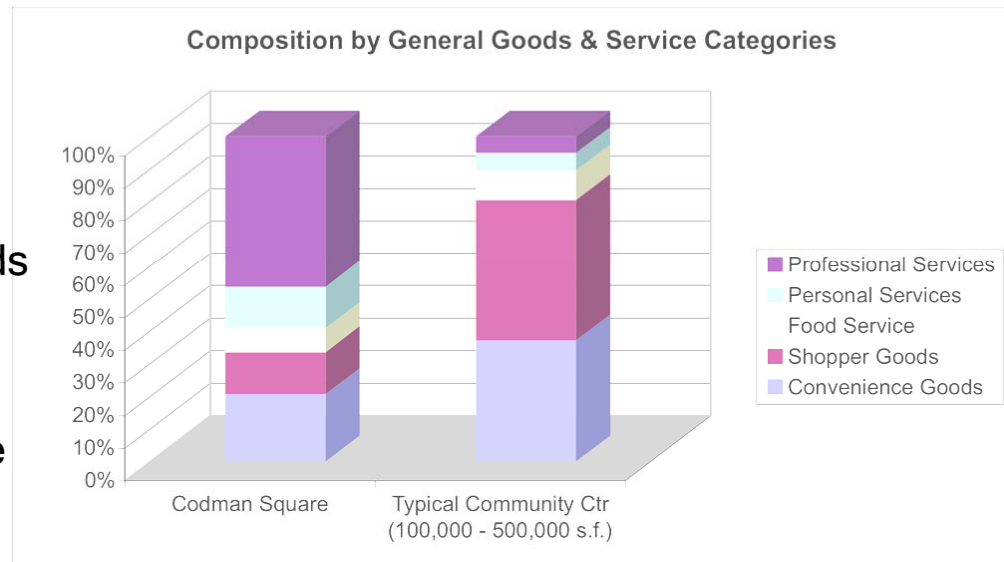
- 384,000 sq feet of Commercial and Institutional space
- 110 establishments
- 50% of space is devoted to retail and services
- 41% of space is devoted to community/institutional uses
- 1% 1st floor commercial vacancy
- Commercial rents are approx. \$23-\$26 per s.f.
- Higher % of service businesses and lower % of retailers





Existing Conditions-*Summary of Business Conditions*

- Lack of Food, General Merchandise, and Home Furnishings
- Smaller % of:
 - Clothing
 - Hardware
 - Food Service
 - Hobby/Sporting Goods
 - Auto Related Retail
- Under-represented:
 - General Merchandise
 - Food Service
 - Home Furnishings
 - Auto Related Retail
 - Gifts/Specialty
 - Personal Services





Existing Conditions-*Summary of Market Assessment & Business Conditions*

- 17,000 residents in Primary Trade Area
- 2008 Median household income is \$41,213
- 77% African American, 8% white, 2% Asian, and 14% other
- Slightly younger and 52% of households have children
- 1/3 do not own a vehicle
- \$78 million spent annually at retail stores and restaurants
- 344 business located in primary trade area
- 2,560 employed within primary trade area





Existing Conditions-*Summary of Market Assessment & Business Conditions*

- 2,560 employed within primary trade area
- Largest number of employees are
 1. Health Care and Social Assistance
 2. Educational Services
 3. Other Services
- Existing supply of business is not meeting market demand
- \$34 million of sale leakage
- Could support 151,000 sq. ft of additional commercial space
- Most leakage:
 - Full-Service restaurants
 - Other General Merchandise Store
 - Electronics/Appliance Stores
 - Home Furnishings Stores





Parcel Specific Session

Vision

Use Guidelines

Design Guidelines:

- Orientation
- Building Character & Materials
- Edges & Street Wall
- Site Open Space & Landscaping
- Sustainability & Green Buildings
- Parking Design & Access

Use and Design Guidelines

Parcel 8 – SE Corner 58,174 SF / 1.3 Acres

Ownership
 State DEM/DCR 38,265 SF
 State DEM/DCR (Nawn Parcel) (MOA) 3,781 SF
 City DPW 16,128 SF

Focus
 Wealth creation through:
 Commercial uses in rising economic areas such as health, medical and green jobs
 Job placement, training, and career development for the local community
 Locally owned businesses

Defining Characteristics
 Parcel 8 will play a crucial role in reviving the historical significance of the block by providing a Heritage Park and by framing the Eustis Burial Ground, Nawn Factory and Eustis Street Fire Station. It will also contribute to the Melnea Cass Blvd and Washington Street Gateway, activating Melnea Cass at both the Harrison Ave. and Washington St. intersections. Adjacent Harrison Supply can be leveraged as an anchor to promote retail in the area.

Use Guidelines

Commercial Office Uses Provide multiple stories of commercial / office space above retail. Consider providing space for the health and medical sector and green jobs.

Retail Uses Provide for 18 hour, active ground floor retail and services, particularly facing the open plaza and at the corner of Melnea Cass Blvd. and Harrison Ave. Provide space for locally owned businesses that cater to the community and complement, rather than compete with existing Dudley Square retail. Take advantage of the Harrison Supply Company as a potential retail anchor.

Open Space Include an active, managed, open plaza at the corner of Washington St. and Melnea Cass Blvd. A focus of the Roubary Heritage Park, this space should recognize the historic character of the adjacent Nawn Factory and Eustis Street Burial Ground.

Community / Cultural Uses Provide cultural and/or community space, which may reflect the site's historic significance or provide youth preparatory, skills training, and incubator space.

Residential Uses Provide residential units on upper floors oriented toward the corner of Harrison Ave. and Eustis St.

Design Guidelines

Street & Block Pattern Separate built areas to break down the scale of the site and respect the surrounding character. Configure buildings and site features to maximize sunlight and minimize shadows, particularly with respect to the Eustis Street Architectural Conservation District and Protection Area.

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Example

and design significance markers and points of interest and other features should be part of that area.

Building footprints should be wide enough to comfortably accommodate appropriate building uses but narrow enough to take advantage of natural lighting. The major urban corners will likely carry the greatest height and mass with a more moderate scale at the residential edges.

The following Use and Design Guidelines offer more detailed site specific recommendations.

Potential Site Configuration

Potential Massing

Mid-rise mixed use buildings with significant corners on Washington St. Melnea Cass Blvd. and Washington St.

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CODMAN SQUARE AREA

719 Washington Street/Dunbar Avenue

Land Use: Vacant

Square Footage: 8,555

Zoning: LC - Local Convenience

Structures: One story Gas Station

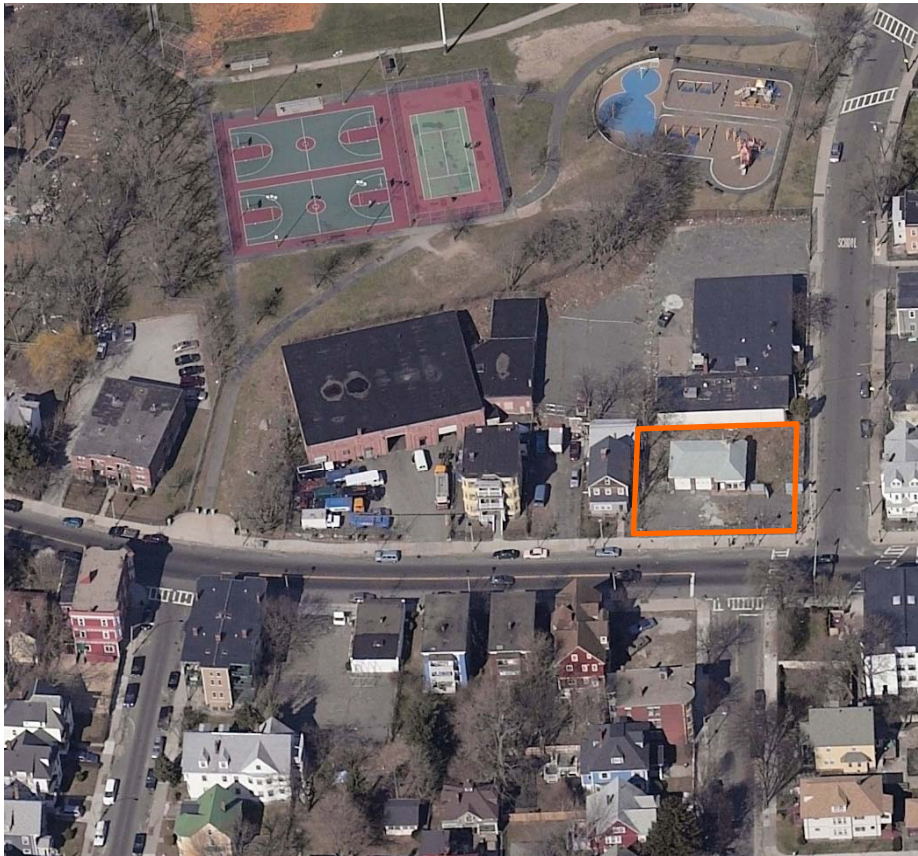
Vehicular Access: Washington St. & Dunbar Ave.

Pedestrian Access: Washington St. & Dunbar Ave.

Topographic Features: Levelled site

Vegetation: Half asphalt/ half lawn

Streetscape: On major street



CODMAN SQUARE AREA

661-663 Washington/Euclid Street

Land Use: Parking Lot

Square Footage: 9,520

Zoning: NS - Neighborhood Shopping

Structures: None

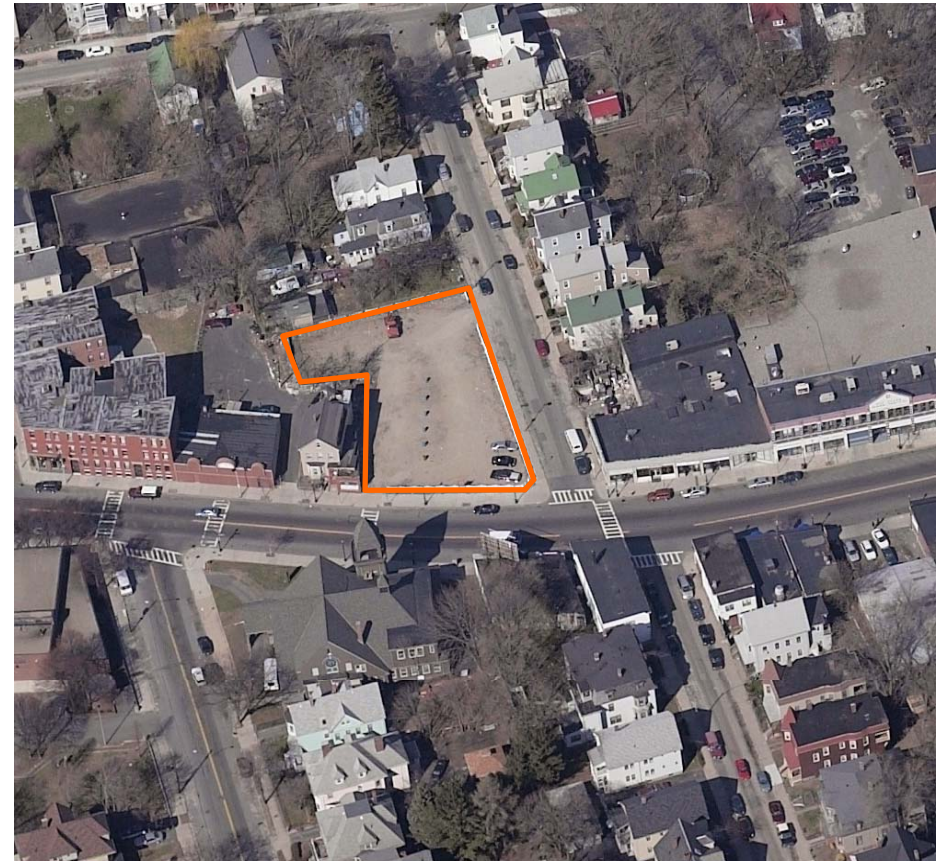
Vehicular Access: Washington & Euclid Street

Pedestrian Access: Washington & Euclid Street

Topographic Features: Levelled site

Vegetation: Exposed soil

Streetscape: Corner lot on major street





Next Steps

- Develop Draft Land Use & Design Guidelines
- Report Back - September 2009






Contact

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Mid Dorchester Action Plan



Neighborhood: **Dorchester**

Type: **Community Planning**

Status: In Process

Project Manager: Jeremy Rosenberger/Carl Hyman

Phone Number: (617)918-4431/(617)635-0465

Email Address: Jeremy.Rosenberger.BRA@cityofboston.gov
Carl.Hyman.DND@cityofboston.gov

Last Updated: 1/21/2009

PURPOSE AND NATURE

The main purpose of the Mid Dorchester Action Plan is to create a document that will list a series of specific "actionable" measures to enhance and revitalize the business districts of the Mid Dorchester area through the disposition of public property. Some of the specific strategies will be immediately developed and executed as part of this planning process, such as revised use and design guidelines for publicly held property in the study area. Other strategies, such as potential new land use regulations, will require further planning and efforts.

The intended outcome of the action plan will build upon previous efforts by the proposed study area business districts and relevant city initiatives, to produce recommendations addressing land use and zoning, guidelines and strategies for publicly held property by the Department of Neighborhood Development (DND) and private property within the study areas, an updated market and feasibility study, and other economic opportunities to enhance the current business districts.

GOALS

