# **Department of Neighborhood Development and the Woodrow Avenue Neighborhood** Association Wednesday June 22, 2021 **Community Meeting** 61-65 Woodrow Avenue Parcels



City of Boston Mayor Kim Janey



NEIGHBORHOOD DEVELOPMENT



- Welcome/Introduction
- Review of the Parcels
- Recap of Prior Meeting
- Building Type Examples
- Discussion: Development Objectives

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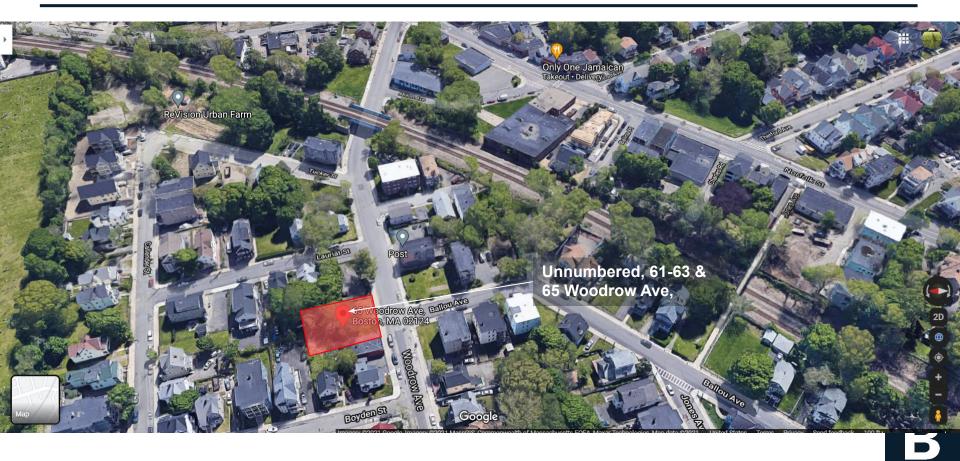
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Address	Parcel No.	Area	Years in DND Inventory
61-63 Woodrow Ave	1402954000	2,265 sf	31 Years
Woodrow Ave	1402955000	1,520 sf	31 Years
65 Woodrow Ave	1402956000	3,096 sf	16 Years

- Combined Area: 6,881 sf •
- Zoning: Three family residential (3F-5000) ۲

  - District: 4
  - Surrounding Uses: Residential & commercial

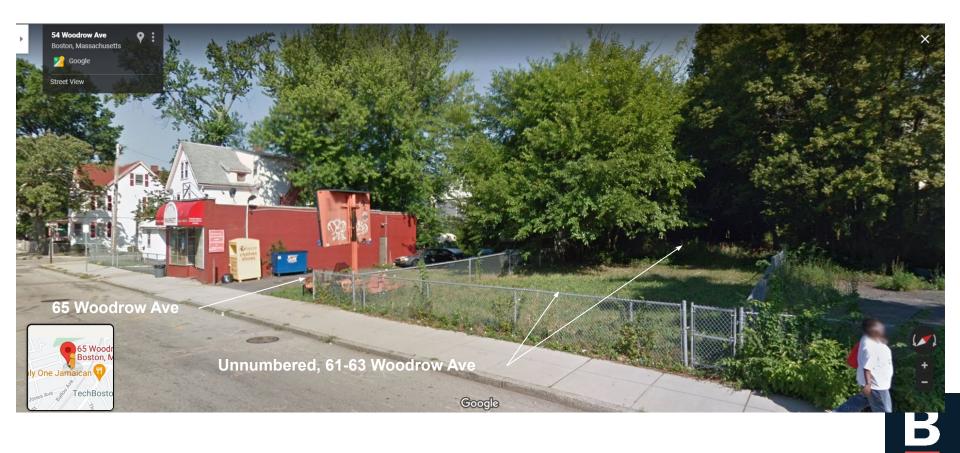




### Street View







### Street View



### May 20, 2021 WANA Monthly Meeting

- Introduced DND and 61-65 Woodrow
- Open Space
- Community Uses
  - Place to Meet
  - Youth Resources

### For Discussion June 22, 2021 Meeting

- Community Uses
- Housing Component Improves Feasibility
- Mixed Use Building Type Examples
- Non-Residential Space Priorities
- Residential Space Priorities

### **Building Types: Residential with Commercial/Office**

#### **RESIDENTIAL OFFICE**

A building that is the scale of the residential homes in the neighborhood with office or other commercial space at the ground floor.

Professional office, daycare and some business uses including arts are allowed in Residential Zoned Districts.



### **Building Types: Commercial with Residential above**

#### **MIXED USE - RESIDENTIAL RETAIL**

Commercial space is a portion of or all the first floor.

Residential is above (2-3 stories)

These buildings are a **"Mash-up"** of building types.

- Triple Decker with gable roof
- One story storefront business.



## MIXED USE - COMMERCIAL & RESIDENTIAL above

A series of stores at the ground floor creating a shopping area at the street with residential (or office) above.

Ways to create ownership opportunities

Homeowner Commercial

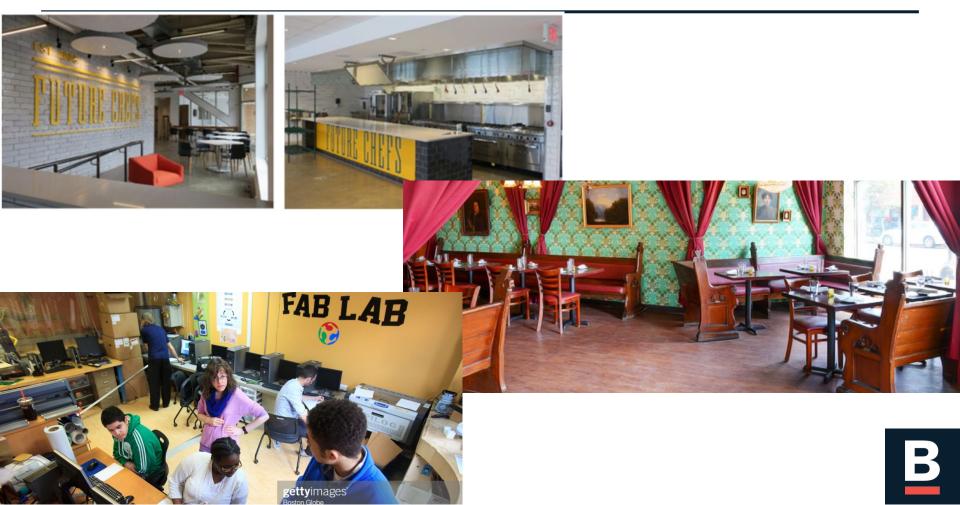
- The homeowner is also the business owner.
- The homeowners own the businesses together as an association.

Rental is a possibility.





### **Community Spaces in Mixed-Use Buildings**



**Community Meeting** 

**RFP Released** 

**RFP** Responses Due

Developer Presentation(s) to Community

> Award Tentative Designation to selected Developer

After developer presentation to community, DND staff finalizes application review and tentatively designates development team.



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