

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

Agenda

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

61-65 Woodrow Avenue Parcel Details

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)
- District: 4
- Surrounding Uses: Residential & commercial

Street View



Unnumbered, 61-63 &
65 Woodrow Ave,

65 Woodrow Ave,
Boston, MA 02124



Street View

48 Woodrow Ave

Boston, Massachusetts

Google

Street View



Woodrow Parcels

Google



Street View



Street View



- 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.



Building Types: Commercial with Residential above

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



Disposition Steps

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.



CONTACT INFORMATION

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