

BLAIR LOT: WELCOME TO ROXBURY

A PROGRAM MIX THAT WILL WORK FOR THE COMMUNITY

Our development plan in its most basic sense rests on the right fit of programs. We will offer right-sized and affordable owned residences with programs for rent-to-own. Two-thirds of the residential units will be targeted at affordable prices to allow current residents of Roxbury to enjoy ownership in this new building. We are exploring ways to work with the Compact Living Program to help make ownership possible for more local community members. The retail also is right-sized for the neighborhood and we will be selecting tenants in partnership with community groups and their feedback. The office and retail tenants will be selected for both their ability to meet Good Jobs Standards, as well as their obvious commitment to the district to amplify the neighborhood both financially and socially.

For programming, we will look to precedents such as the Ponce City Market, though on a smaller scale, that can yield both health and community impact by bringing together a mix of open-air market place, food, retail, office, and residential space for a Live, Work, Play, and Explore environment. Our vision for the site is that it will serve as a meeting point, gathering spot, event space, cultural and community showcase, and vibrant retail hub to support the community, as well as for visitors passing through the community. We will be reaching out to top local chefs in Boston to create a unique dining experience with healthy quick-service concepts only found in the Blair Lot marketplace along with small Roxbury start-ups to offer elevated local fare. We will be creating a mix of local boutique stores as well as including a cornerstone tenant that is solidly committed to the wellbeing of the neighborhood.

Programming in the Nubian Crescent Court will include open-air farmers' markets that will dovetail well with the small local fare offered in the marketplace. The indoor community space will highlight local artists and would be known as "The New Edition" in honor and sponsored by Roxbury's very own New Edition Members. The space could be utilized for small community performances, plays, workshops, training, STEM classes, dance, etc. It can be made into a local art gallery when necessary or host a neighborhood film festival. We can come up with a variety of ways to utilize this space for

the community's benefit. We also see amazing partnerships with Hibernian Hall, City on a Hill, and Madison Park. The rooftop will be active day and night with residents tending to their gardens, and community groups and businesses such as City on a Hill and Haley House could utilize separate community garden spaces. A play space for children residing in the building would keep the rooftop consistently active. We will also explore the viability of a rooftop restaurant with regular performers such as Soul of Boston.

GATEWAY TO NUBIAN SQUARE

The Blair Lot project will serve as a neighborhood icon, adding to Nubian Square's distinction in Boston to attract customers and businesses to the district. The building will also provide orientation to visitors of Nubian Square with safe, well-designed public corridors to navigate the site. The development will give residents a sense of pride for living in the most innovative new housing Boston has to offer. In speaking with community members these past weeks we have heard the key words "strike a balance" in both inviting people from the community and inviting people outside of Nubian Square into the fold - that is the goal of our gateway design.

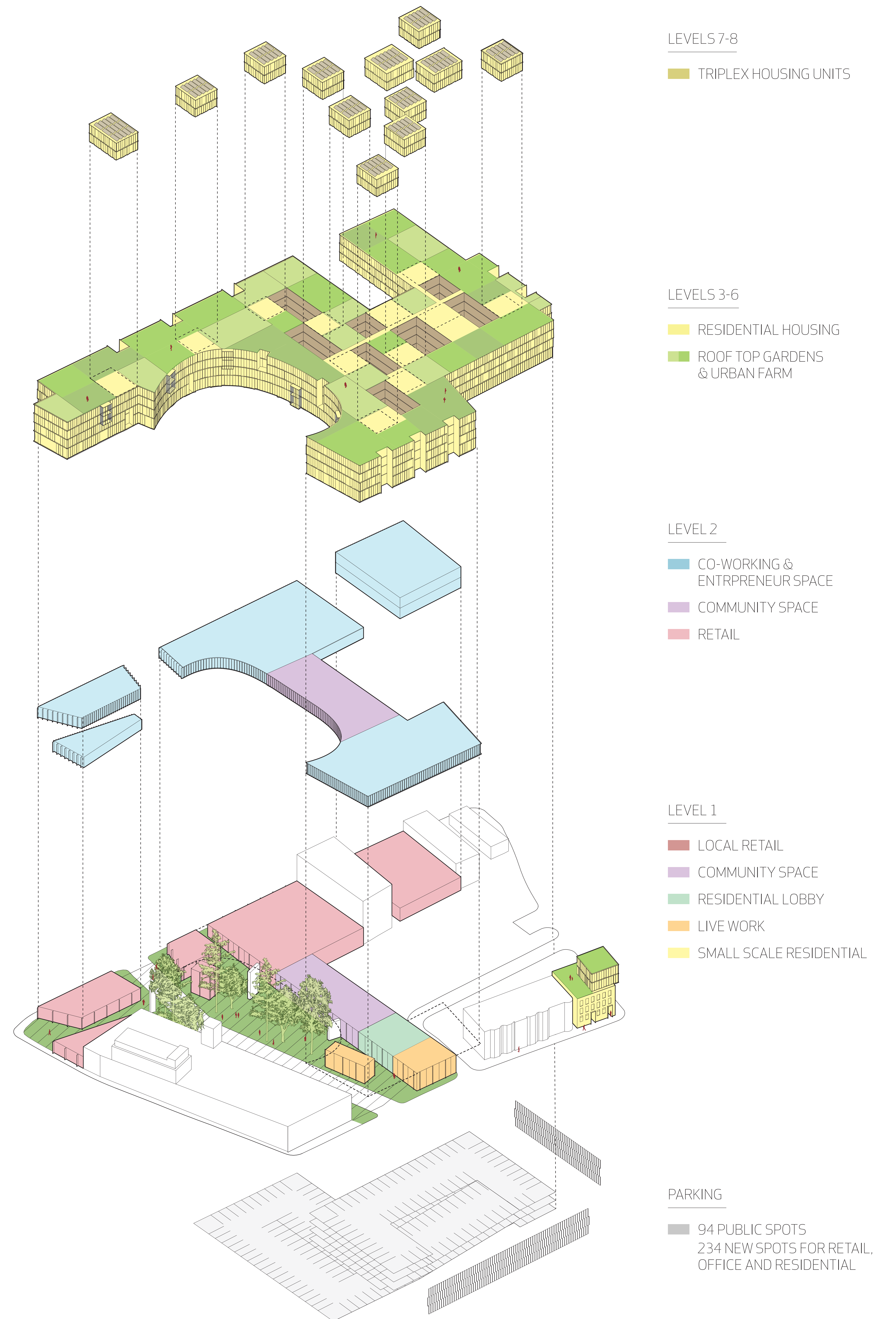
ADVANCING THE ROXBURY CULTURAL DISTRICT

Since the late 80's members of the Roxbury community began working towards the creation of the Roxbury Cultural District and two years ago their efforts came to fruition. Our team is so excited about the changes happening and we have great admiration for the decades of hard work it took to get here. We are deeply invested in Nubian Square and the success of the Roxbury Cultural District. Our goals in advancing the Roxbury Cultural District is to continually return to the District's mission to "harness the vibrant resilience of a community that, despite many trials and tribulations, never lost sight of the dream to bring forth the spirit of its history, music, arts, and culture and to work for greater economic vitality in its neighborhoods." We will best support this mission through the creation of affordable housing the neighborhood can be proud of, cultural programs that can partner with RCD, and retail/office tenants that are committed to contributing to Roxbury's economic drive.



PROGRAM USE

Our development concept includes the right amount of owned residential units (202,660 gsf), live/work (1,900 gsf), office space (43,100 gsf), retail space (21,050 gsf), community court (35,000 gsf), indoor community space (10,000 gsf), and parking (94 public spots and 346 new leasable spots). This mix satisfies the RFP's brief by maximizing affordable ownership, creating local jobs, and serving the community through shared space and local retail partners. In our community benefits plan we have laid out the positive impact this project's various program spaces can have on Nubian Square.



NEIGHBORHOOD & SITE PLAN



MARVIN STREET

VERNON STREET

RUGGLES STREET

WILLIAMS STREET

WASHINGTON STREET

WARREN STREET

PALMER STREET

EUSTIS STREET

MELNEA CASS BLVD

DUDLEY STREET

ZIEGLER STREET

TABER STREET

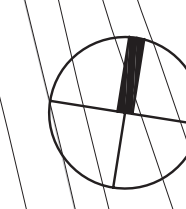
HARRISON AVENUE

SHABAZZ WAY

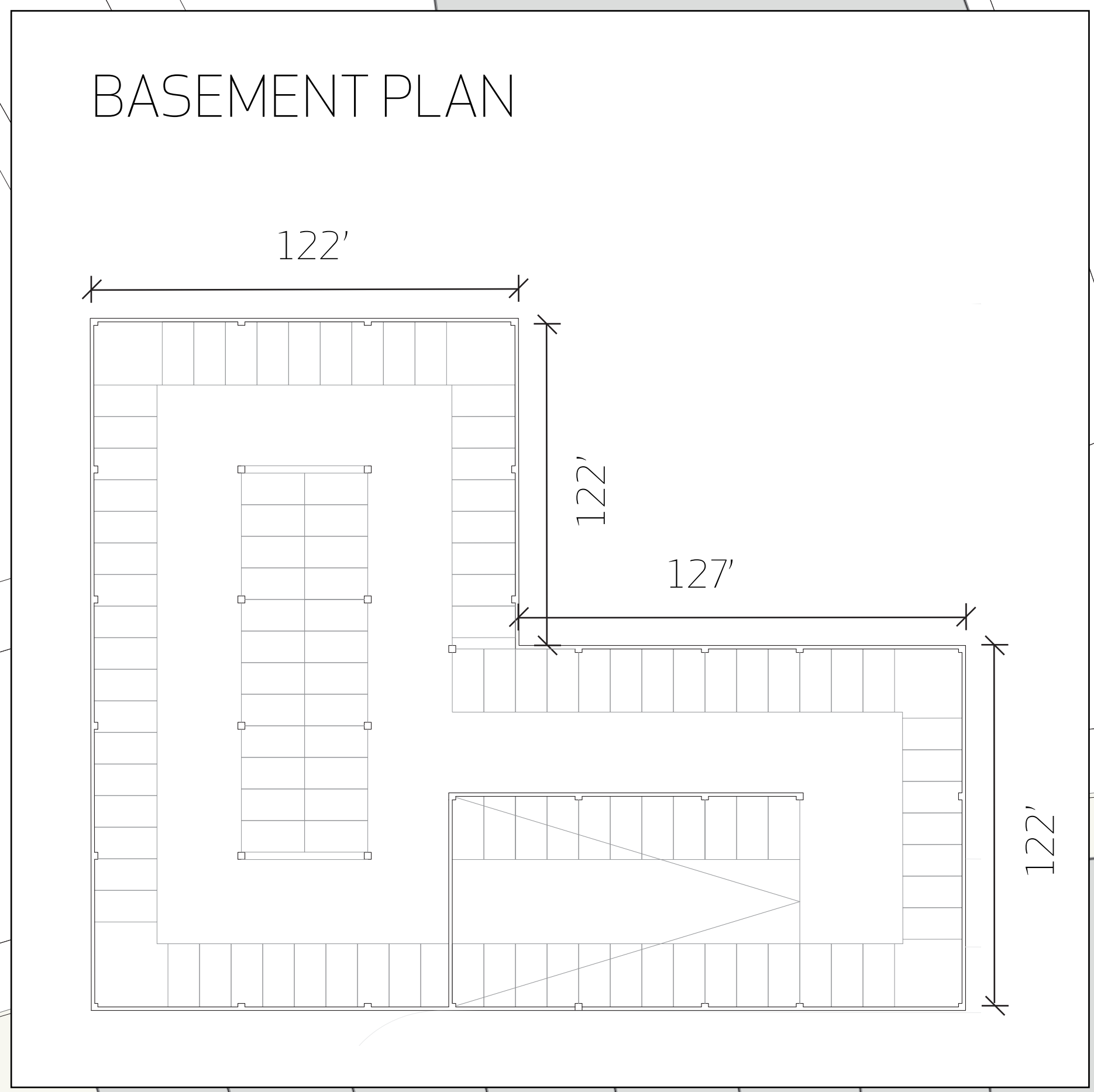
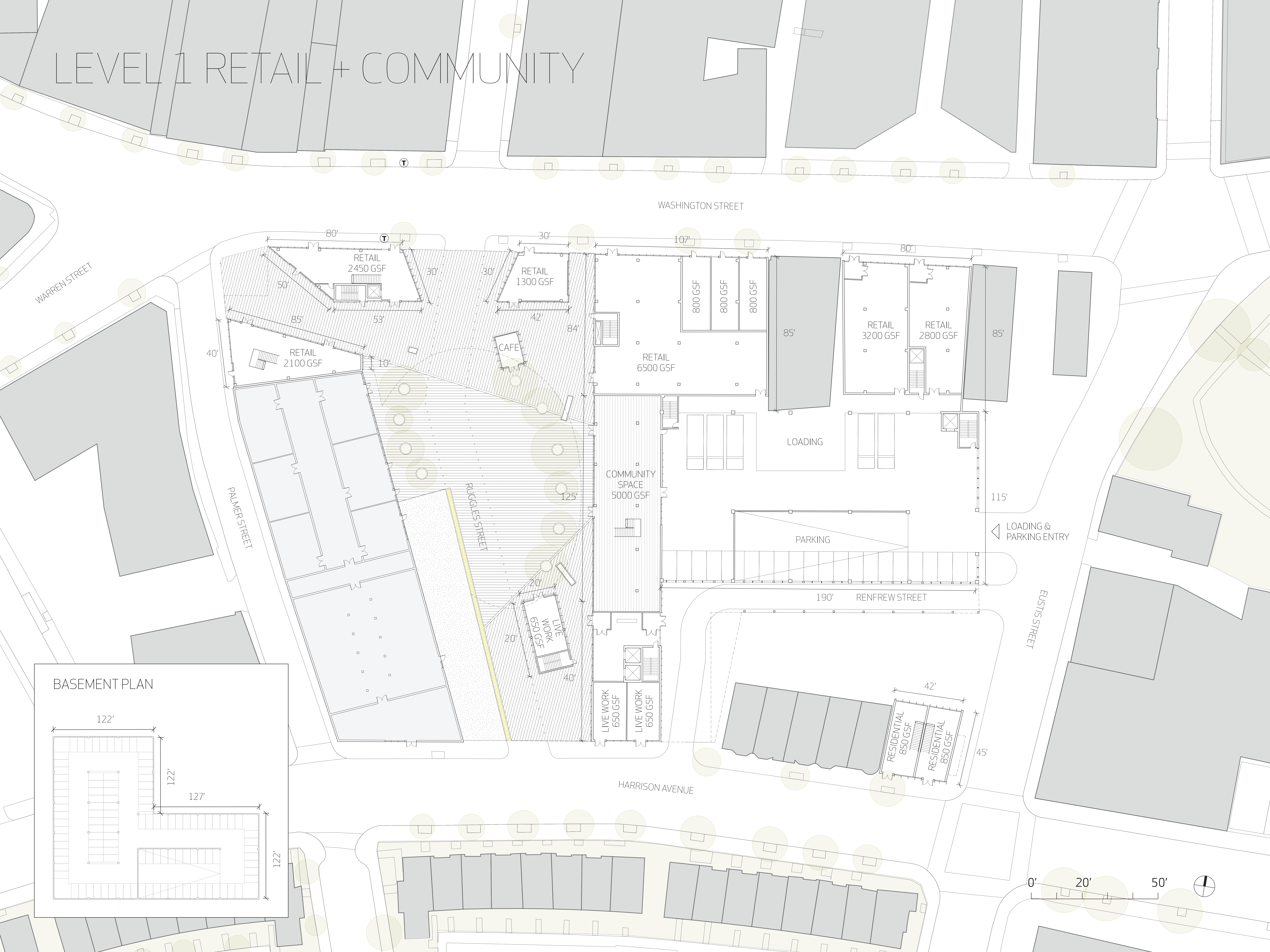
DEGAUTIER WAY

BETHUNE WAY

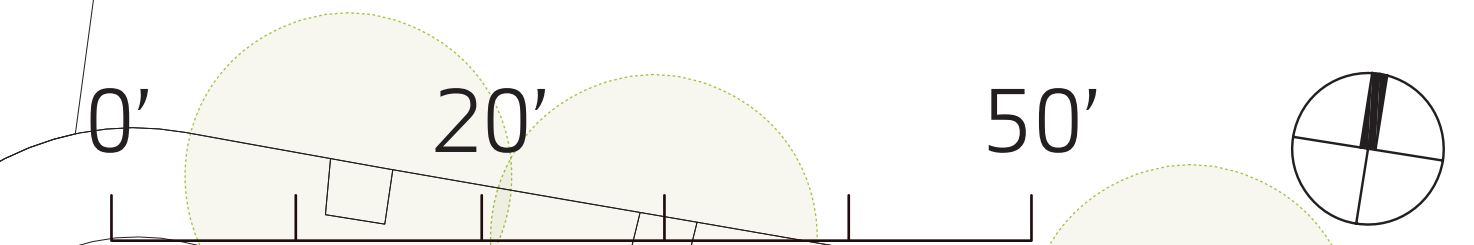
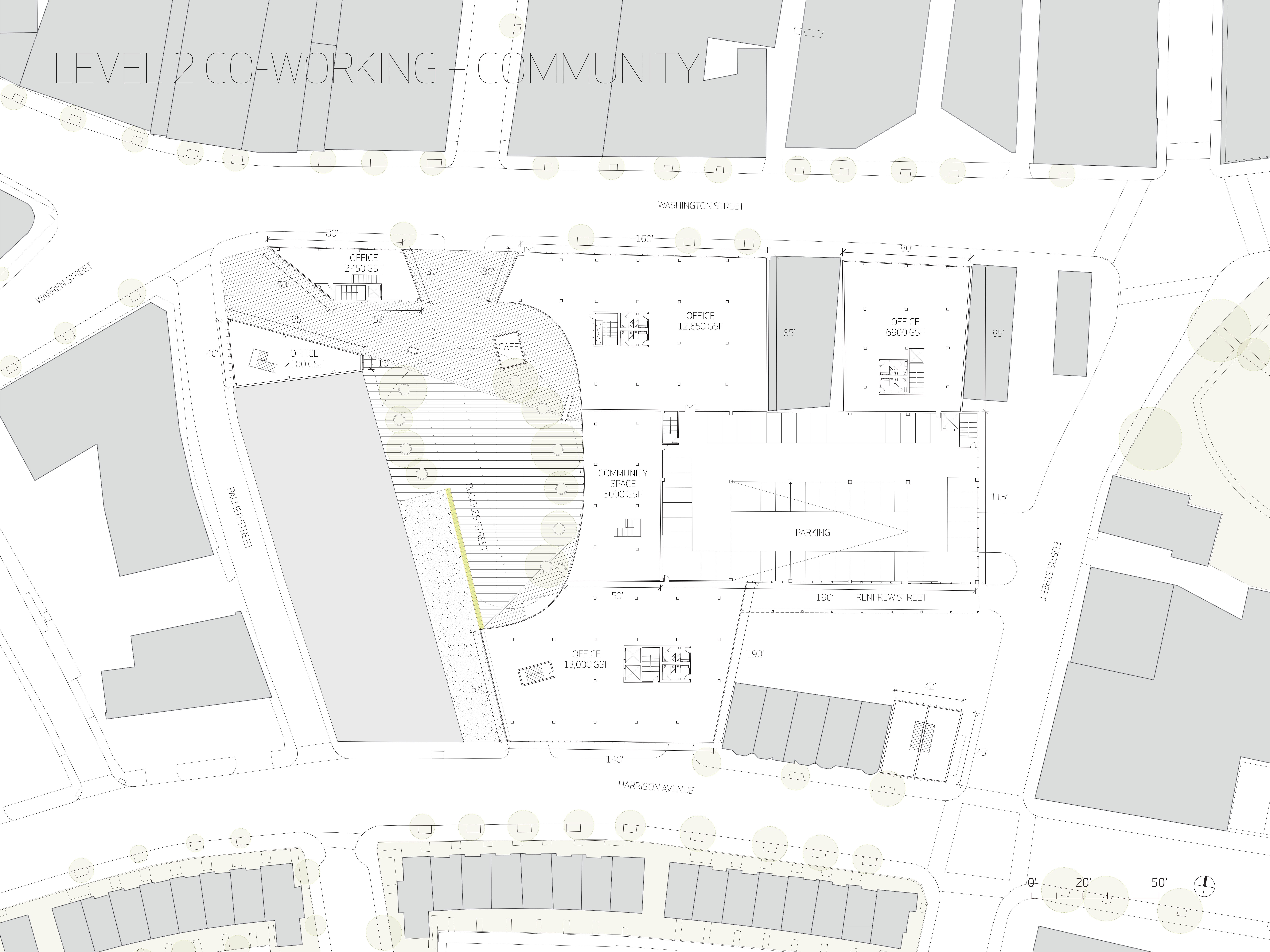
0' 40' 160'



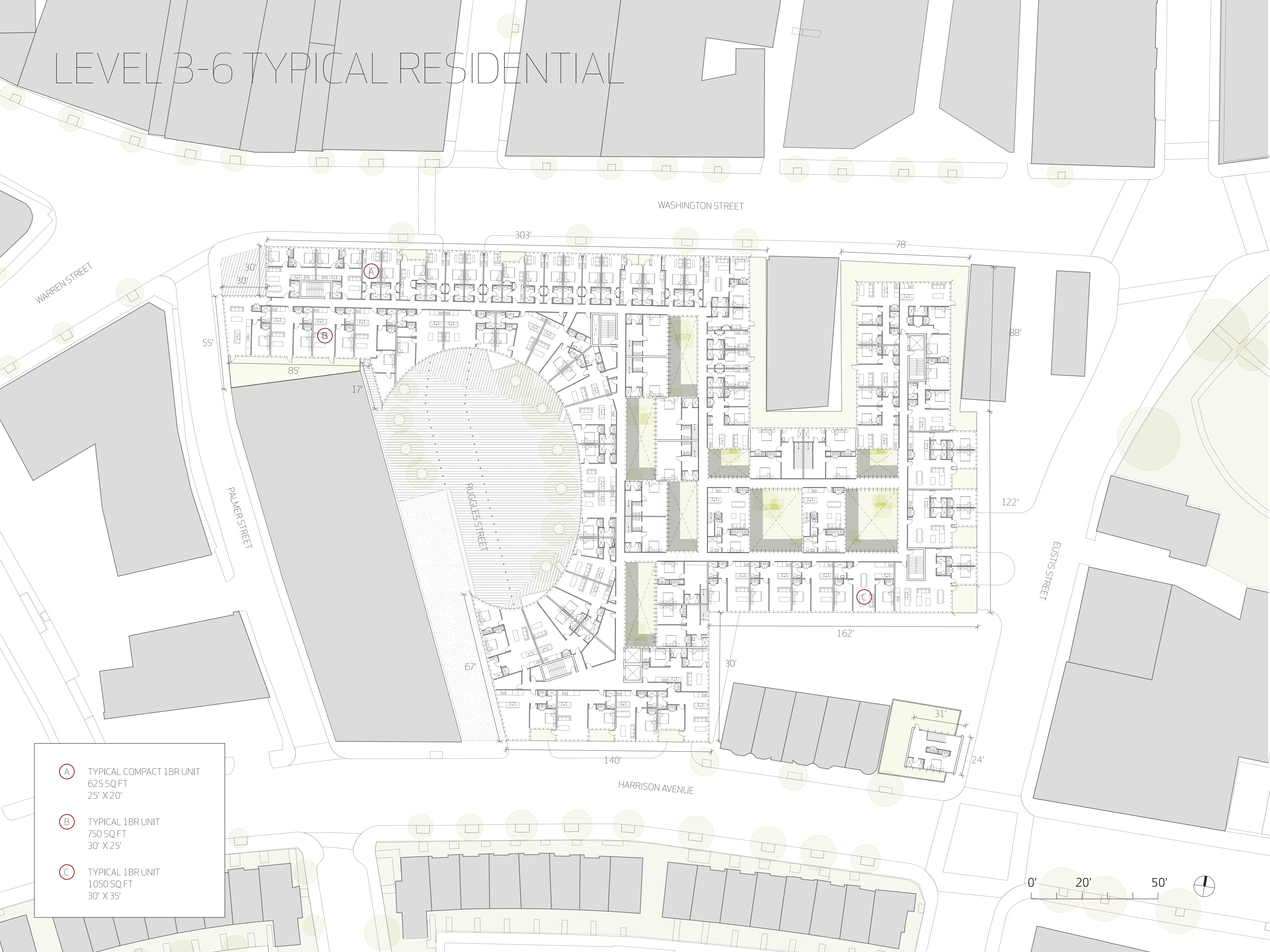
LEVEL 1 RETAIL + COMMUNITY



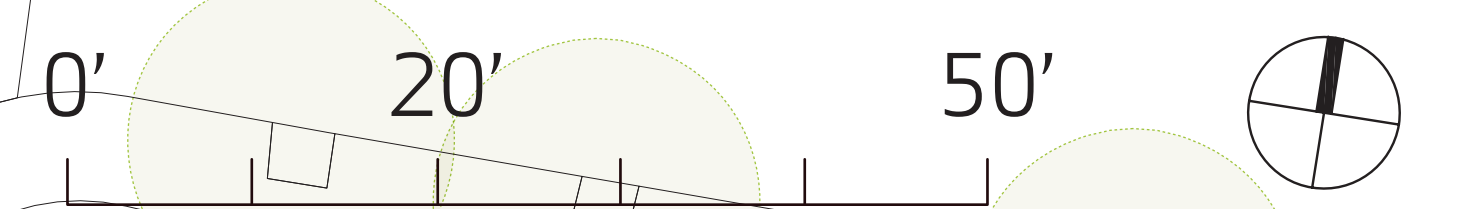
LEVEL 2 CO-WORKING + COMMUNITY



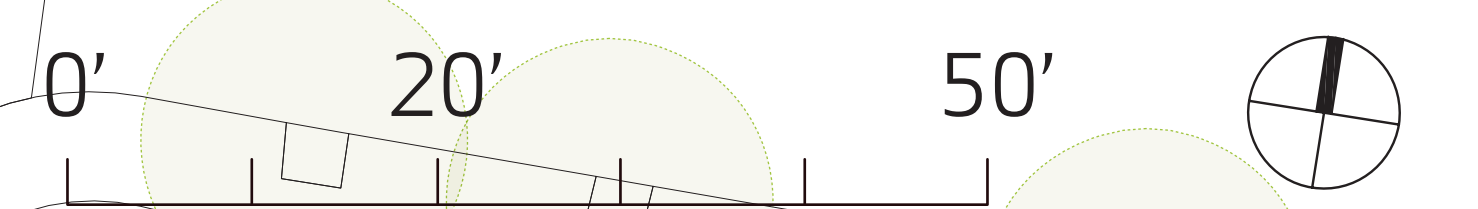
LEVEL 3-6 TYPICAL RESIDENTIAL



- (A)** TYPICAL COMPACT 1BR UNIT
625 SQ FT
25' X 20'
- (B)** TYPICAL 1BR UNIT
750 SQ FT
30' X 25'
- (C)** TYPICAL 1BR UNIT
1050 SQ FT
30' X 35'



ROOF PLAN

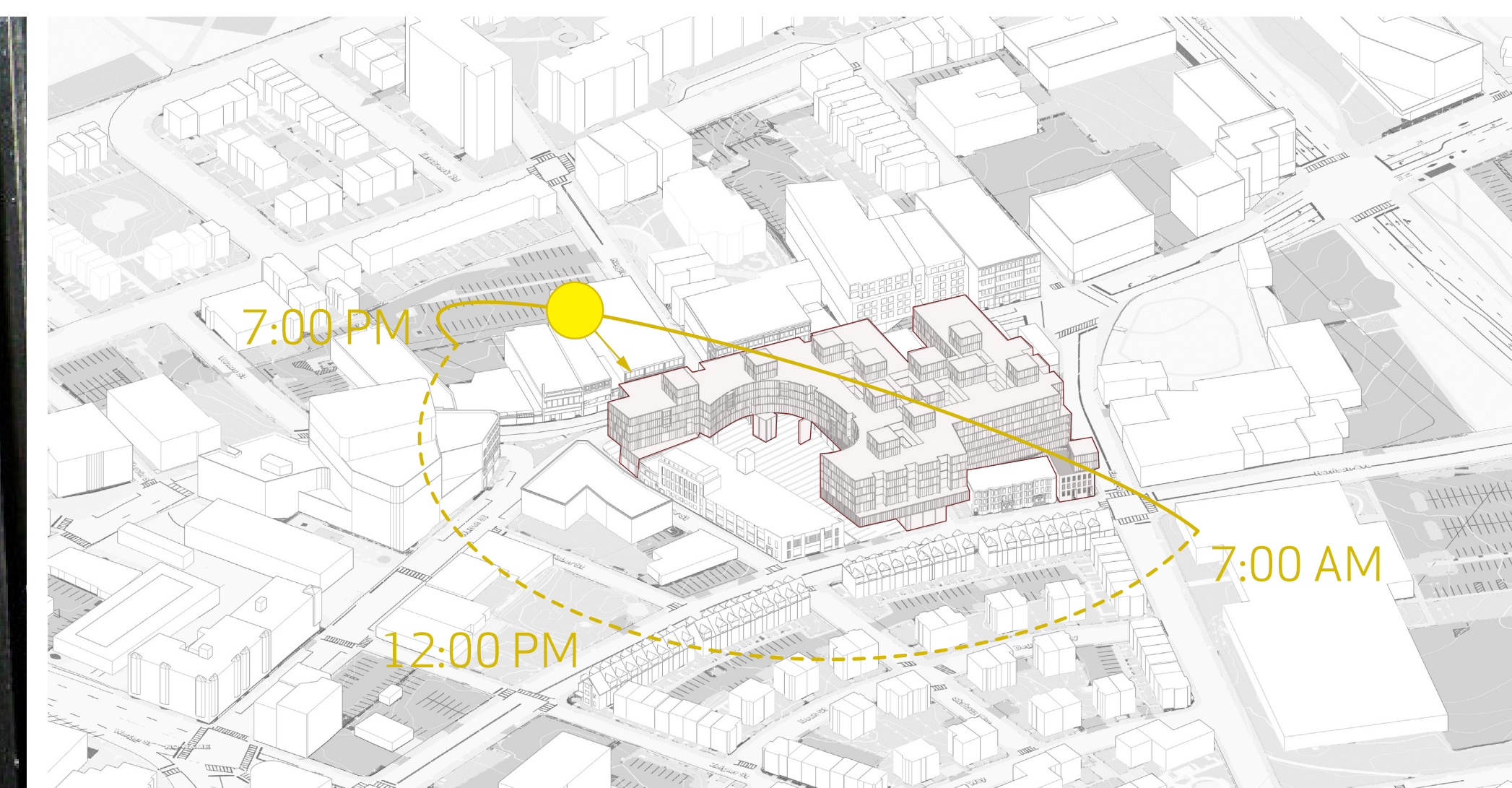
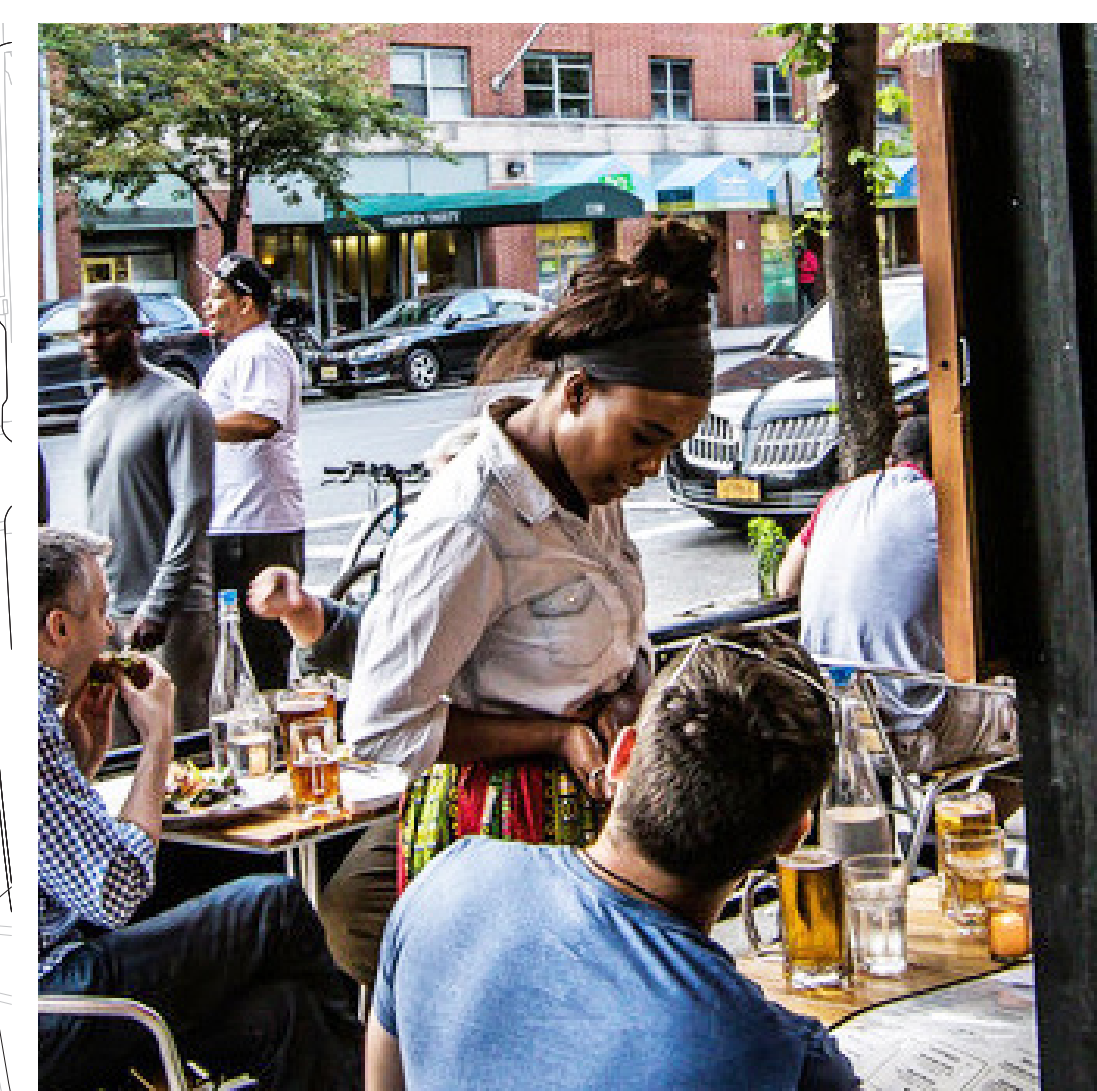
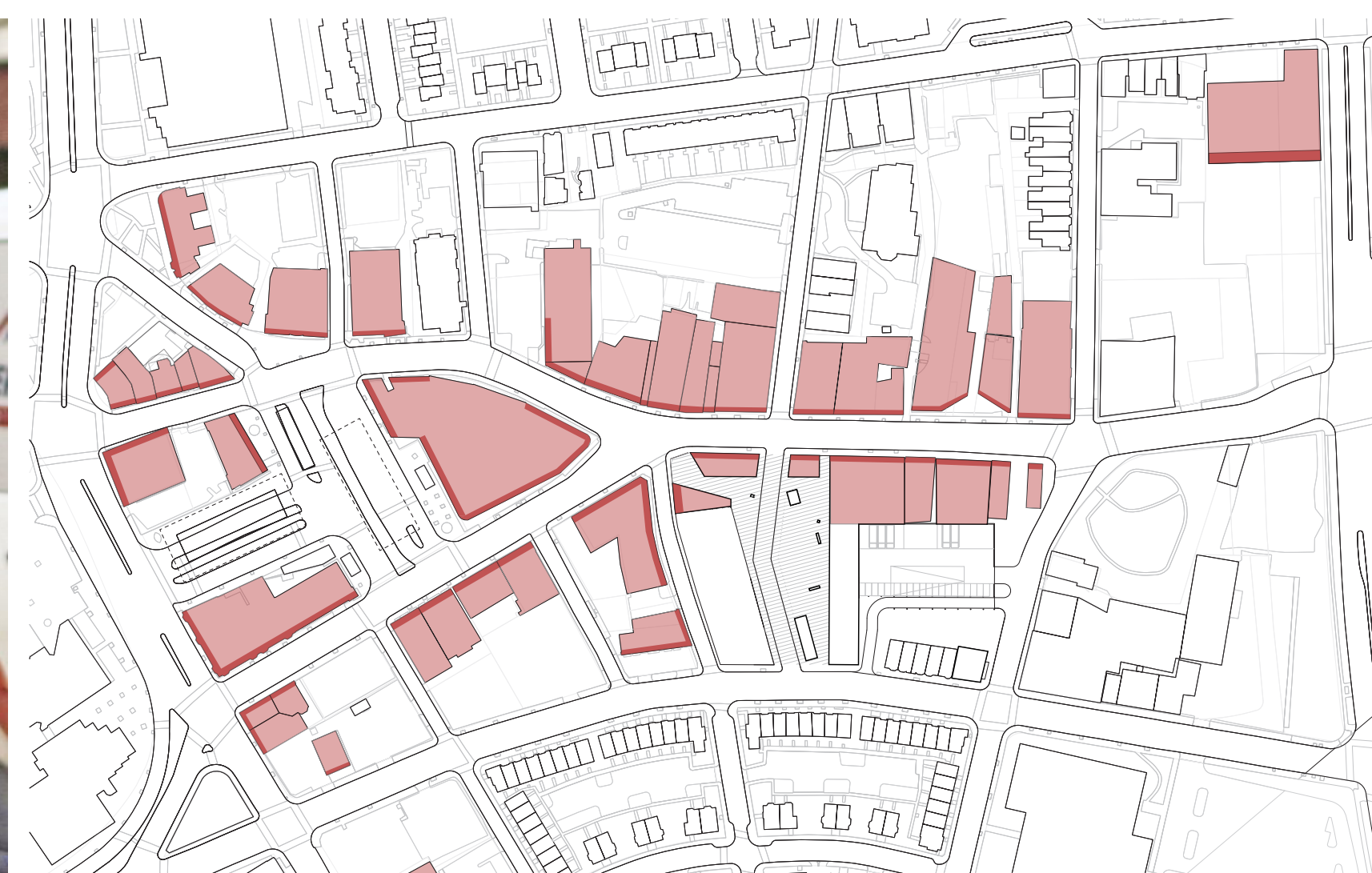
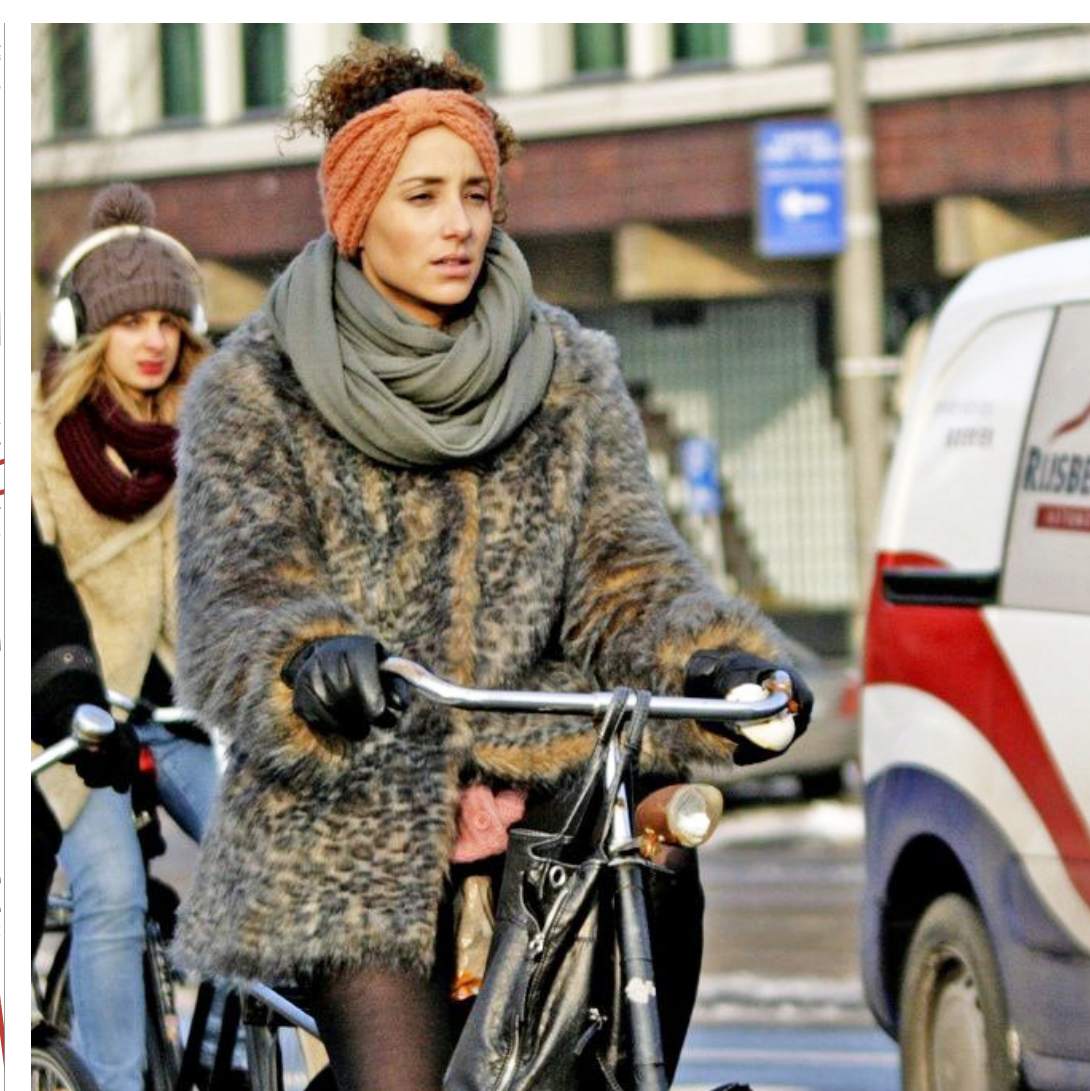
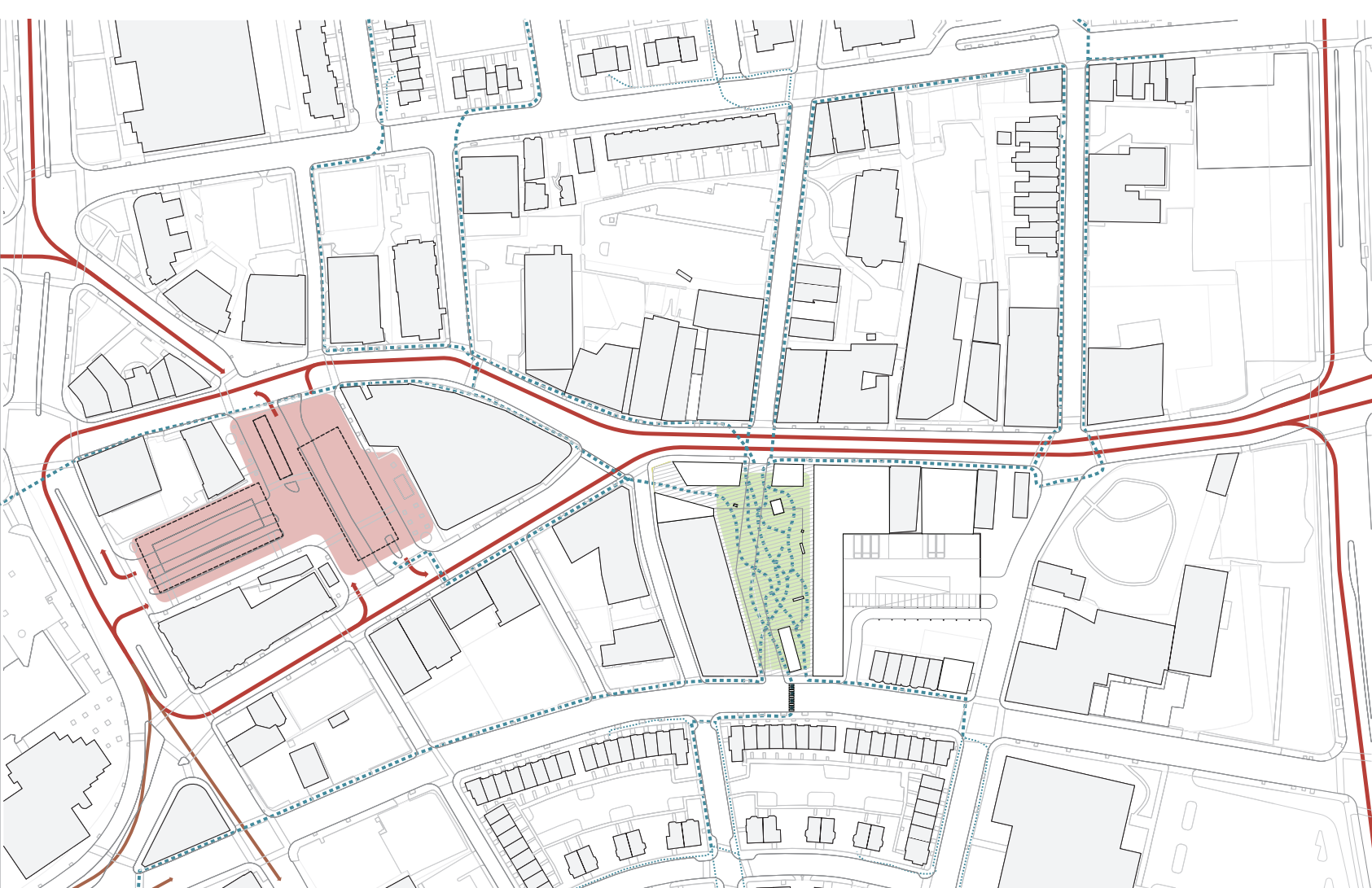


VIBRANT MAIN STREET EXPERIENCE

A vibrant Nubian Square means a district that is well-connected with easy way-finding and access for people of all walks of life. As Nubian Crescent becomes a reality, it also means a renewed vibrancy not only for Washington Street, but also Harrison Avenue, as both get strong urban edges, filled with programmatic opportunities at the street level. We are mindful of the necessity of strong visual and physical connections between Dudley Station, The Bolling Building, and Parcel 8, with the Nubian Crescent becoming an important link between all.

To advance this proposition, we must be strategic in deploying a retail opportunity on Washington Street that is valuable for community needs, mindful of the district as a destination for visitors from other parts of the city, and unique in its character and flavor. In turn, we hope to advance ample numbers of locally owned stores and businesses, with the understanding that this is the only way to create a salient environment that builds on the strengths of the existing community.

While the pedestrian, vehicular and bicycle flow on both Washington Street and Harrison Avenue are quite straight-forward, we are also focusing on strong lateral connections between the two, a framing of the Crescent as a public space, and safe passages for bicycles, drop off zones and parking access to be planned in tandem.



PEDESTRIAN & VEHICULAR CIRCULATION

SAFE CORRIDORS FOR CYCLISTS

RETAIL FRONTAGE

INDOOR/OUTDOOR RETAIL WILL DRAW PEOPLE IN AND HELP CREATE AN ACTIVE STREET

SUN PATH DIAGRAM

PARTNERING WITH COMMUNITY GROUPS FOR PROGRAMMING IS PART OF OUR DEVELOPMENT PLAN



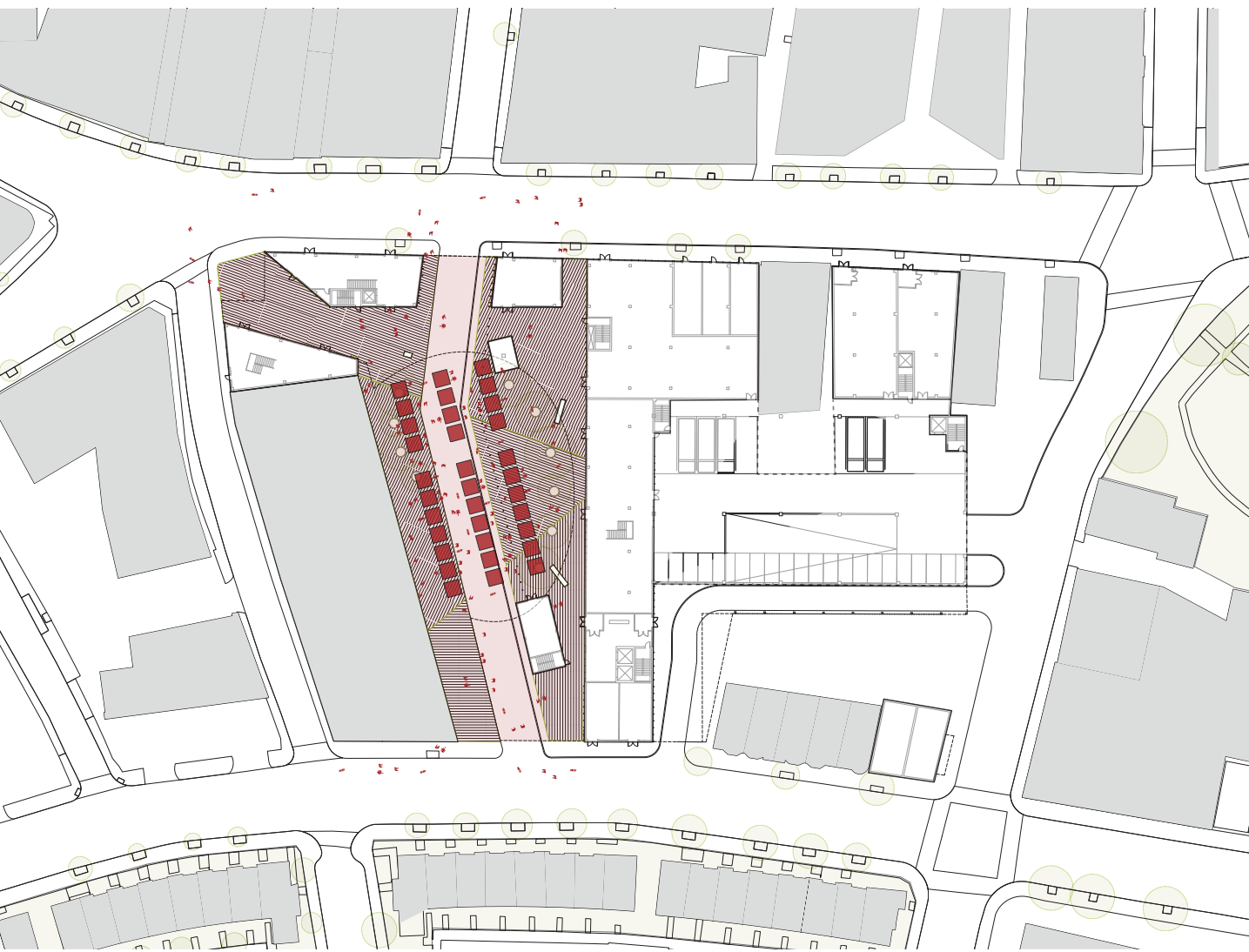
NUBIAN CRESCENT

THE AMPLIFICATION OF A CULTURAL DISTRICT

While Nubian Square, formerly known as Dudley Square, has been part of greater Boston's public imagination, it has primarily been known as an infrastructural hub, effectively used as a bus hub: the square has never had a plaza, a quad, or a public space as such. This is an opportunity to develop such a space, gaining its traction from the existing strengths of the space but offering it spatial and programmatic opportunities not hitherto available.

In collaboration with Kelly Chunn, who has served as our community relations consultant, we have met with various community protagonists, and their feedback has influenced our thinking. The programming of these spaces will be important for the future of the Square and as such, we are committed to bringing in a balance of cultural, commercial and residential spaces that can help reinforce the urban fabric and the social composition of the neighborhood. The Crescent is suggestive of a strong figural space, and rotund as it is, it brings focus to a new center with the possibility of an outdoor weekly market space, a collective space for Jazz festivals, and a platform for other cultural activities such as fashion shows, art fairs, or antique sales. As such, neighboring spaces at the base of the building, reinforcing both Washington and Harrison Streets, are anchored with art studios and gallery spaces, catering to both local and international figures.

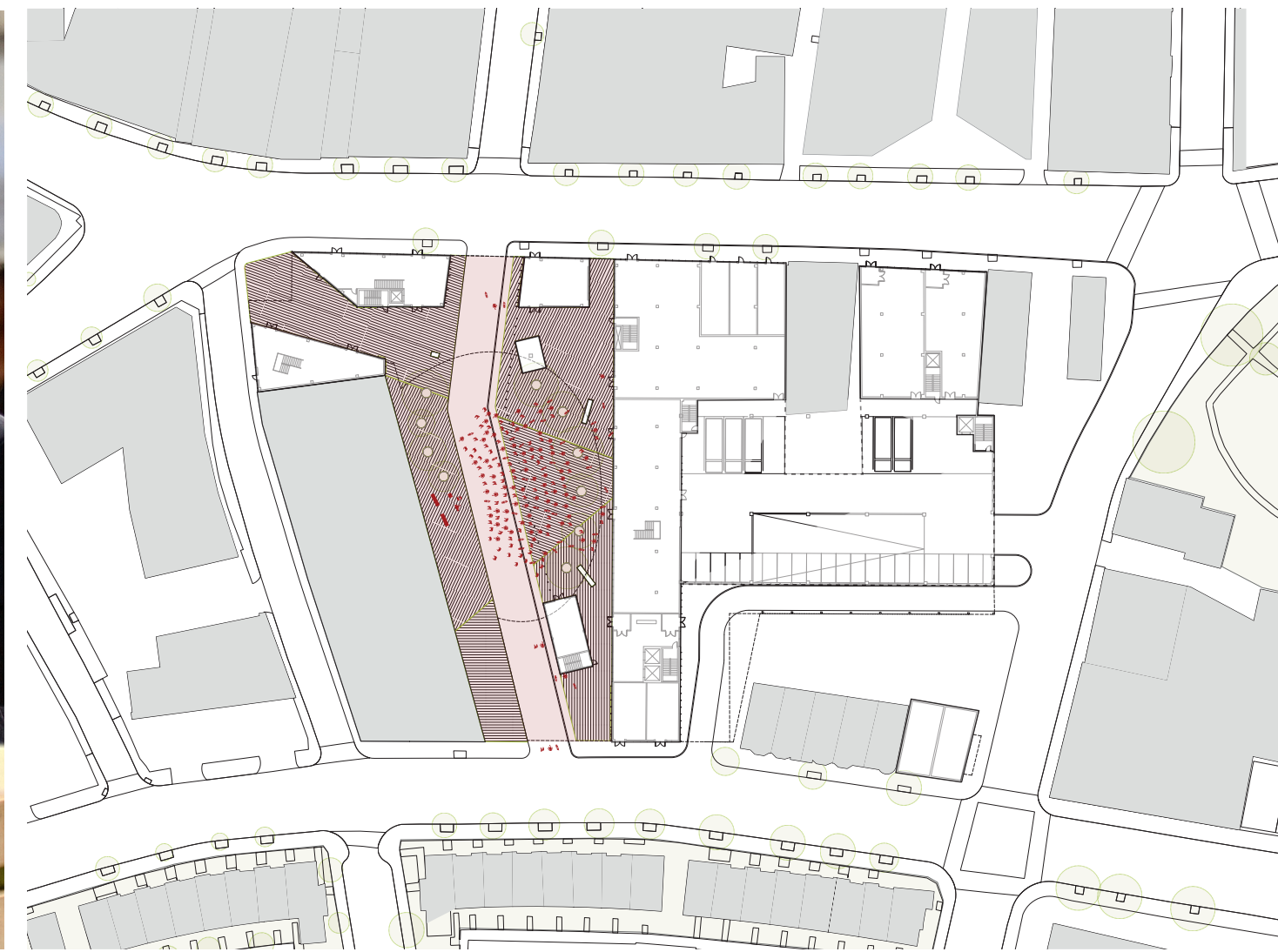
While the Crescent is carved out of the space between Washington and Harrison, it can be seen from both, and serves as a civic space of celebration and public engagement worthy of other memorable Boston spaces, whether Union Park, Bunker Hill, or Harvard Yard. The space is visually framed from adjacent streets and not only welcomes them into the project but also attempts to weave positive connections to the city from within. It is our intention to create a web of inter-related pedestrian and vehicular connections to reinforce the sense of community from all areas in the neighborhood.



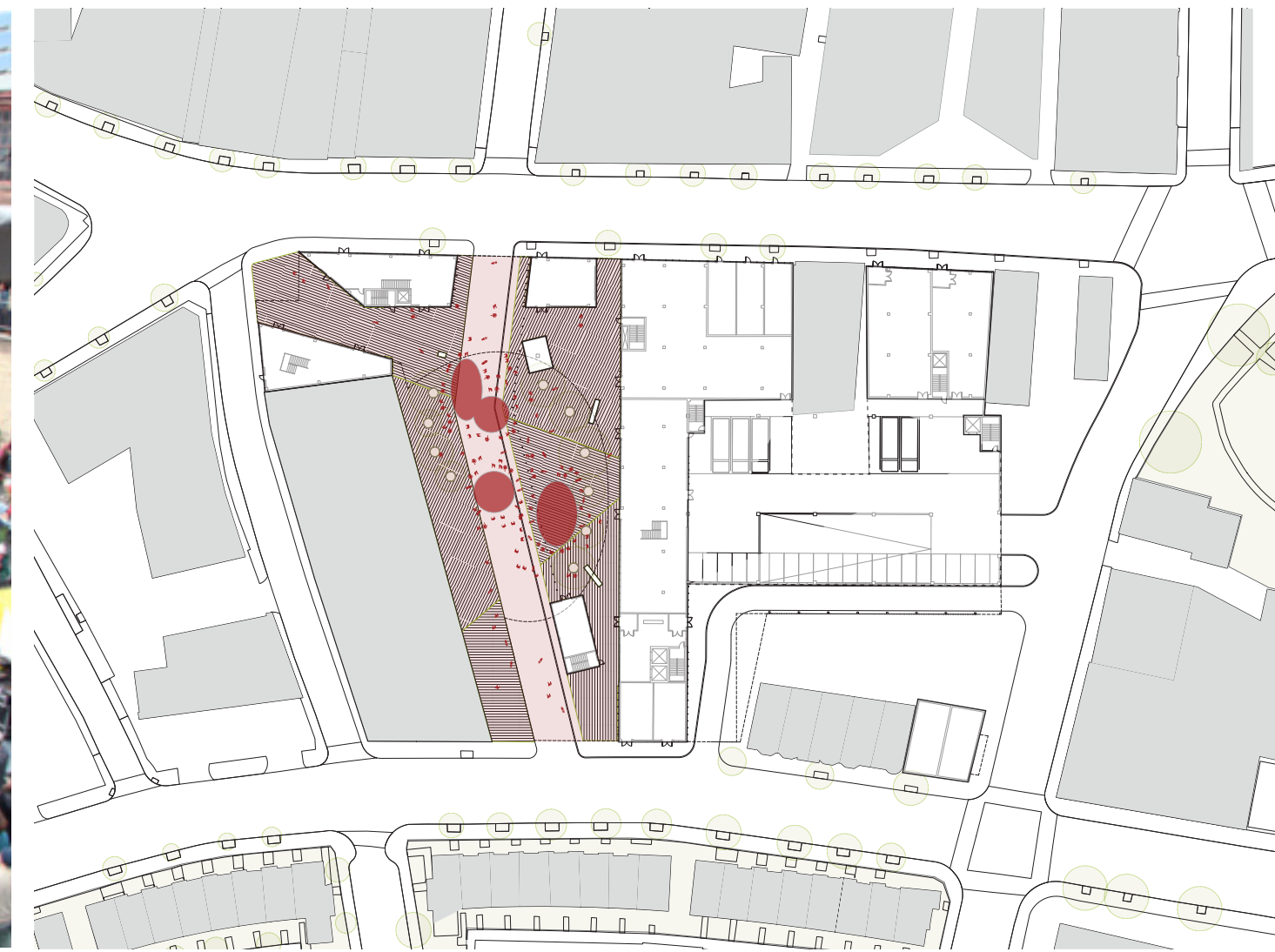
FARMERS MARKET



CONCERT



ART INSTALLATION



WE WILL EXPLORE THE USE OF GRASSCRETE TO KEEP THE CRESCENT AS USABLE AS POSSIBLE WHILE ALSO SUSTAINABLE MANAGING WATER RUNOFF



RESPECTFUL, YET DYNAMIC APPROPRIATE MASSING + MATERIALITY

GATEWAY TO NUBIAN SQUARE

We hope to develop an urban strategy that is respectful of the existing conditions of Nubian Square and yet dynamic enough to become catalytic of its necessary transformation. We would like to mesh the street walls into the existing urban fabric, matching the 80ft datum that is part of the general massing make-up of Washington Street. The base of Washington Street is conceived of as both retail and commercial spaces, reinforcing the public nature of that encounter with the street. One could also develop flexible units above the ground level, with live/work units to encourage local businesses to grow within the proposed fabric. Within this massing, we also offer some setbacks, not only accommodating for public decks and open gardens in the open air, but as a way to break down the scale of the proposal and punctuate the massing.

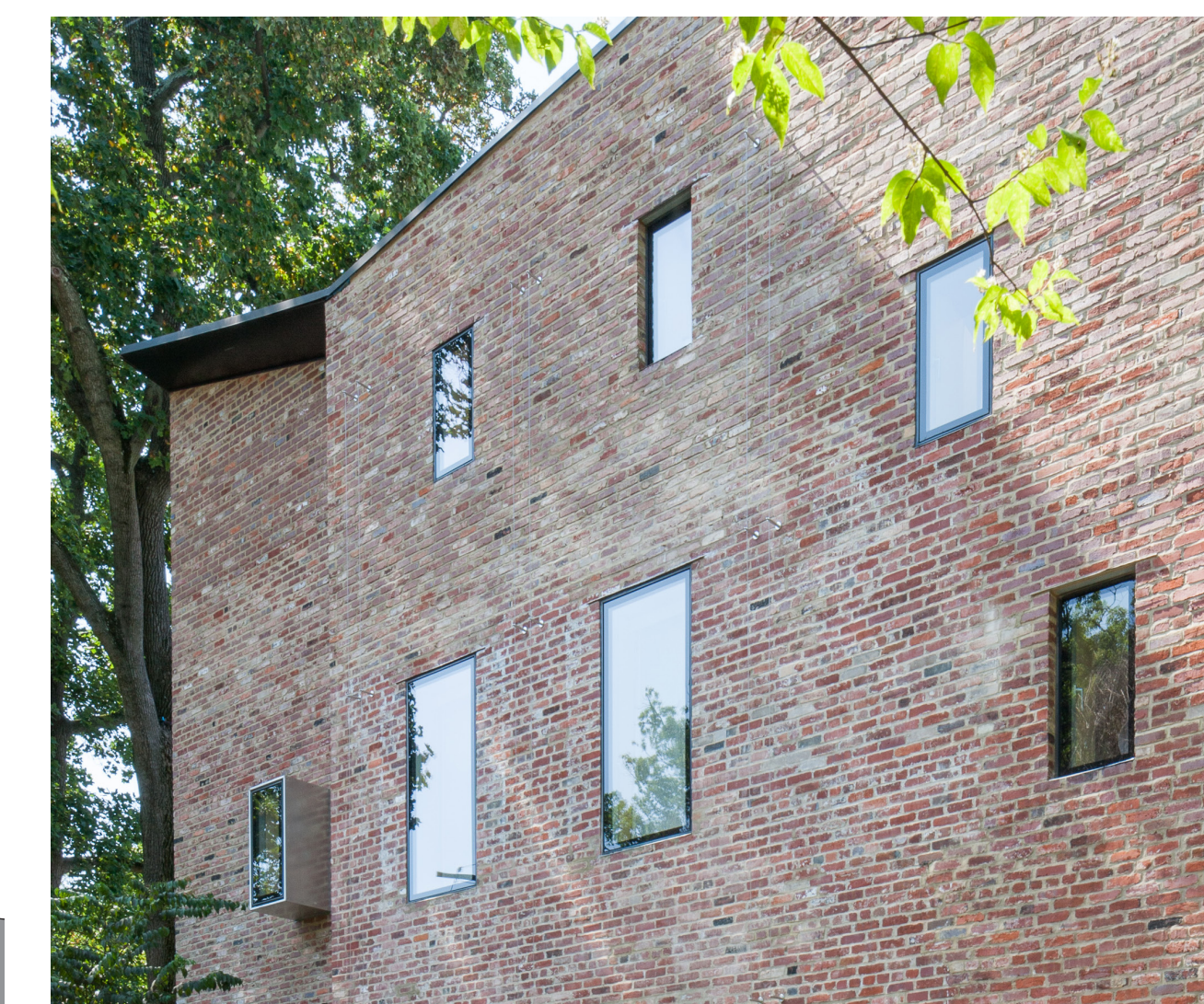
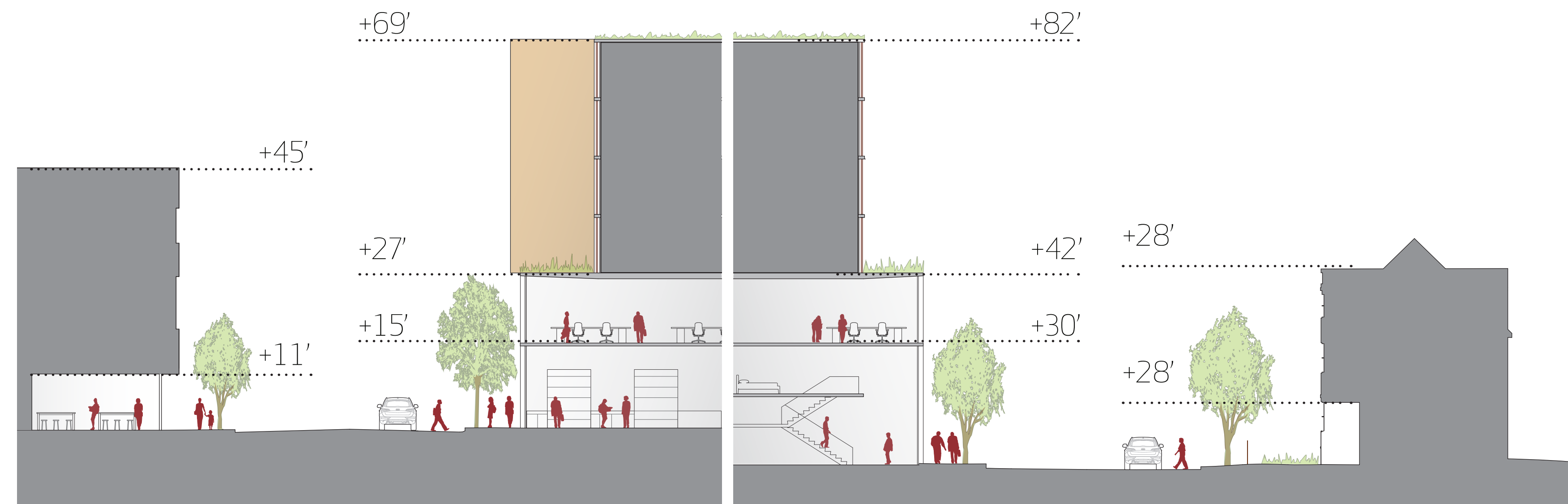
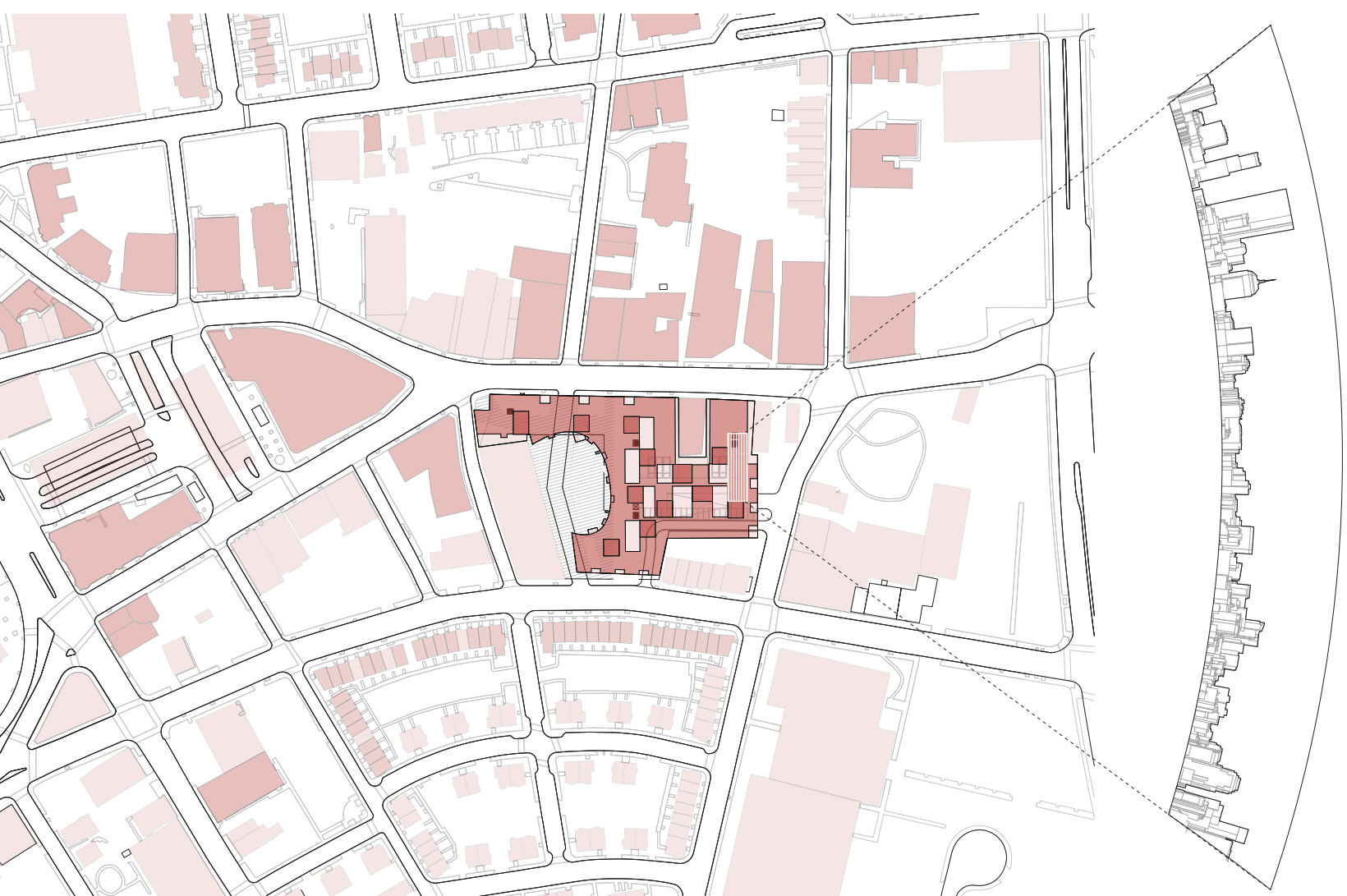
The building type that is proposed is a 'mat building', and it gains its intelligence from the efficiency of its layout, the amount of light and air it gains for the residences above the ground, and the density it is able to produce without resorting to excessive heights. It is a resilient type, with the ability to hold public programs at the base, with retail and commercial spaces, as well as varied residential types above, with private and public courts. It fits in with the character and scale of the neighborhood.

MESHING INTO THE URBAN FABRIC

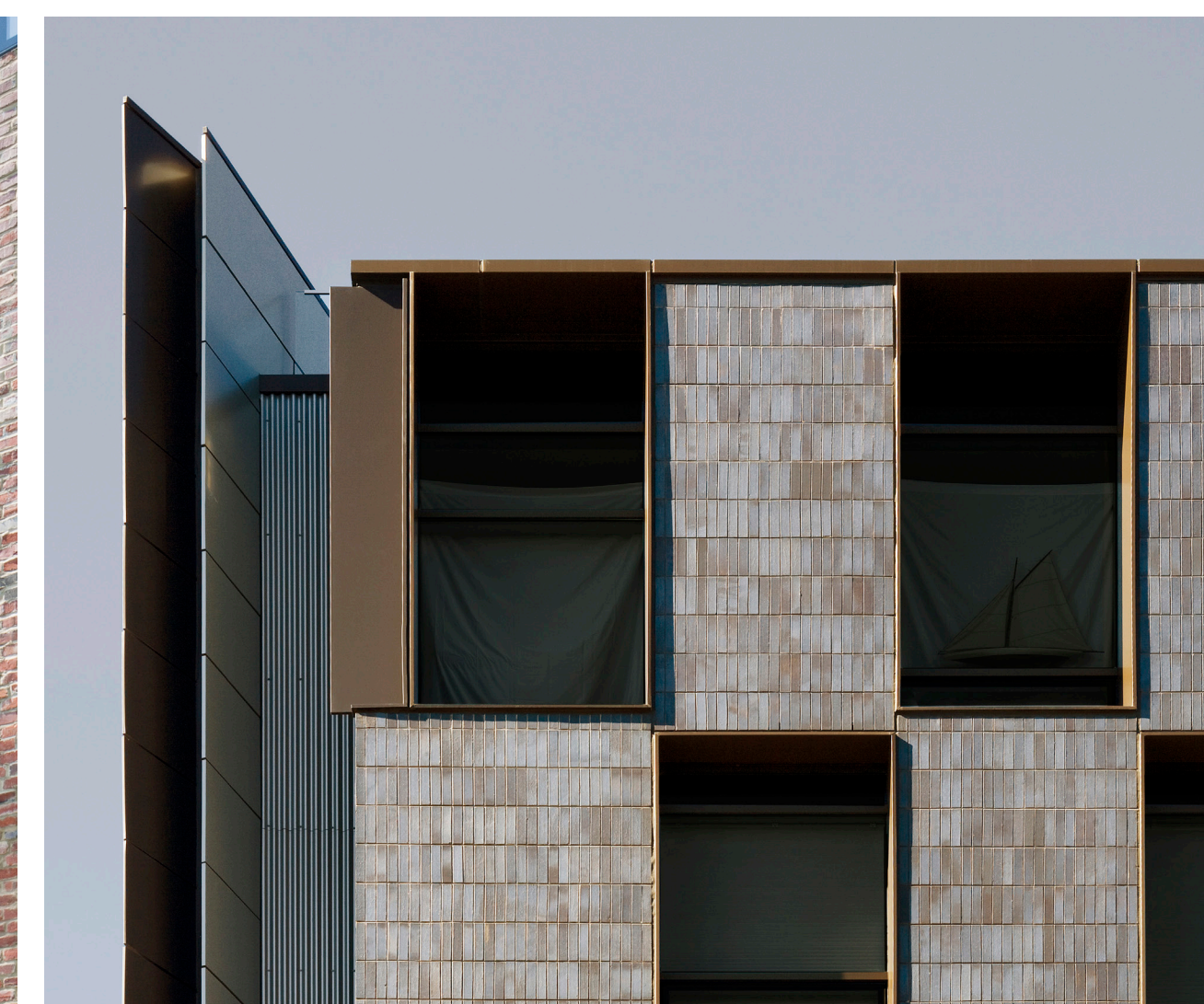
The main cut-through the site occurs as an extension of Ruggles Street, drawing in existing pedestrian traffic, and inviting a limited vehicular traffic for drop off and local turn-arounds. More importantly, the cut-through establishes a new center, an oval space that is unique in both character and flexibility. The character of the base is porous, inviting, and indicative of an active street presence. Public events are easily visible, and signage helps to announce important programs. Atop, the residences are clad with varied hues of brick, activating the skyline with a Nubian village aloft, all with an airy presence and with views towards the city. Detailed to match the iconography of the existing architecture, copper trimming and frames help to give nuance and depth to the facades.

COMMUNITY BENEFITS

The materiality of the building is deemed to communicate the value of this development with a sense of stability, permanence, and resilience. The building wishes to give back to the community. The public spaces and program at the ground level speak to the ambitions of a project committed to becoming a civic piece of infrastructure, a place that offers the community many ways of engaging its programs and spaces. The top of the building also offers the potential of an important public deck, a promontory that looks to the skyline of Boston and a reminder that Nubian Square and its Crescent are also part of a larger community.



BRICK FITS THE NEIGHBORHOOD AESTHETIC AND IS WARM AND INVITING



BRICK AND COPPER PLAY OFF EACH OTHER FOR VISUAL APPEAL



DYNAMIC BRICK TEXTURES CAN ADD VALUE WITHOUT ADDED COST



HARRISON AVENUE ELEVATION

DIVERSE HOUSING TYPOLOGIES FOR MAXIMUM IMPACT

GATEWAY TO NUBIAN SQUARE

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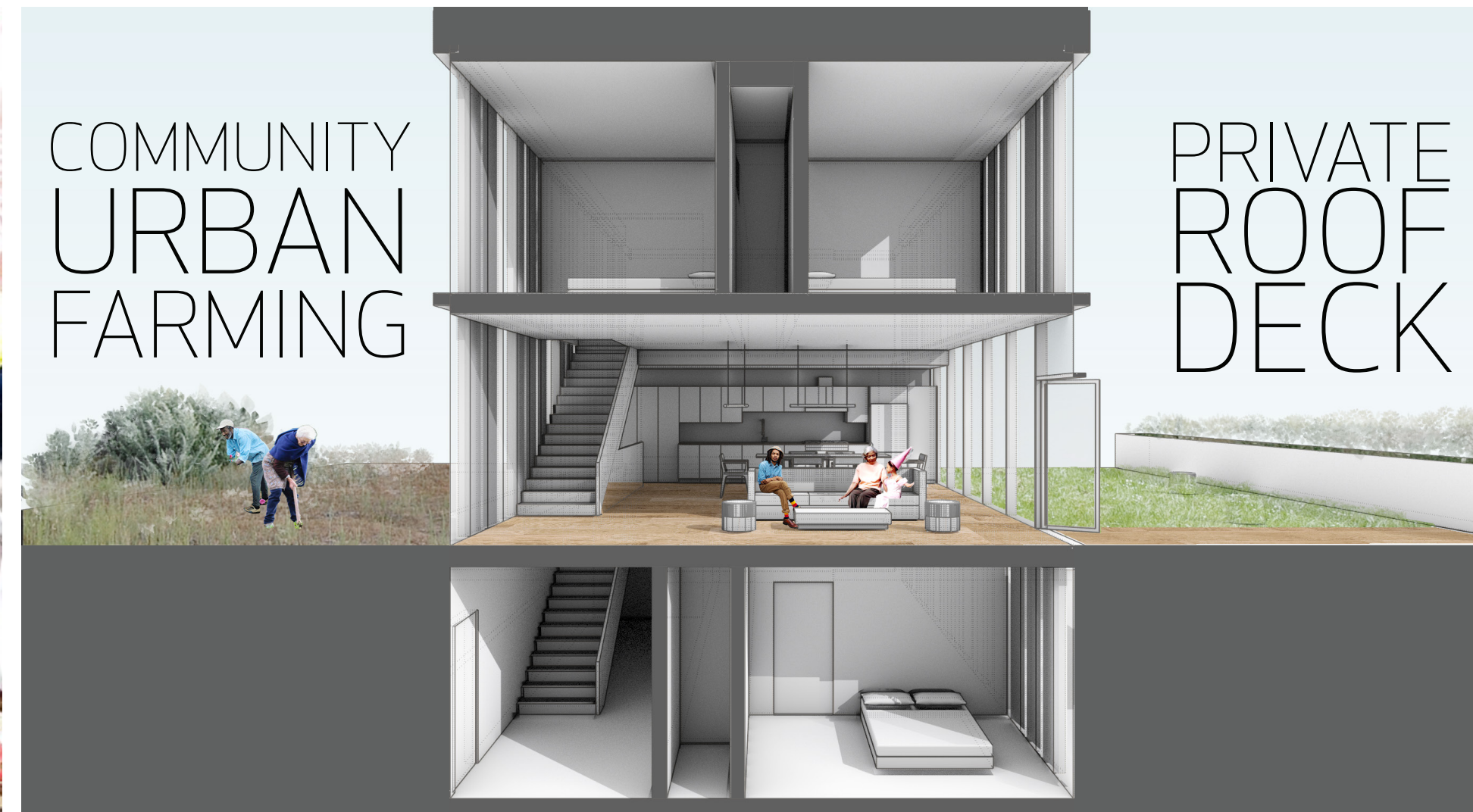
DUPLEX UNIT EXAMPLE



DUPLEX UNIT PRIVATE OUTDOOR SPACE



AMENITIES: COMMUNITY ROOF GARDEN



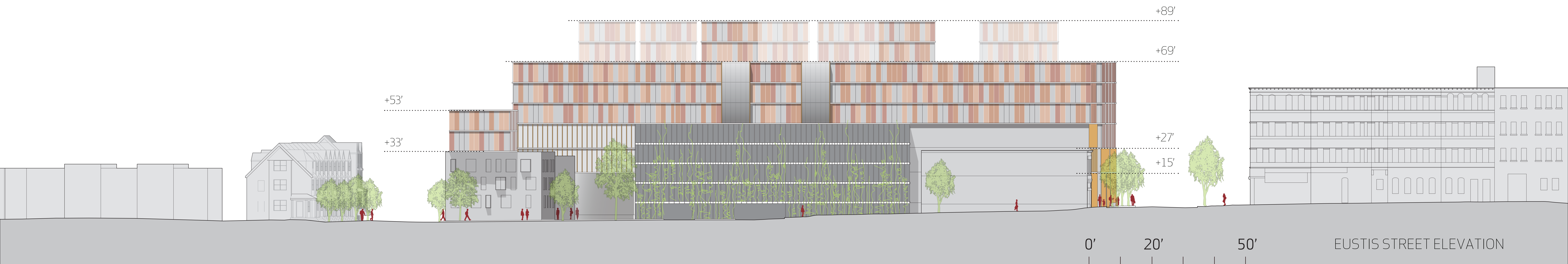
TRIPLEX UNIT



AMENITIES: COMMUNITY KITCHEN



AMENITIES: FITNESS ROOM



SUSTAINABLE AND RESILIENT HEALTHY DEVELOPMENT

Development in Nubian Square and sustainable design must go hand in hand. Architecture has an obligation to not only design habitable spaces, but to take into account long term sustainable solutions to the problems faced by Nubian Square and greater Roxbury. Our development team's goal is to not only provide sustainable technological solutions to energy generation, green building materials, and systems efficiency, but also to create a building which has the infrastructure in place to grow a community; a planning and pricing structure which can allow for equity and wealth building within the Nubian Square community; a hub for early childhood, wellness education; and a nutritional hub and urban farm that can impact jobs, nutrition, and health, enabling Roxbury to thrive in place.

SUSTAINABLE TECHNOLOGY

Technology can help with many of the issues our community and planet are facing. Taking the long view when making decisions about materials, building envelopes, and infrastructure will position our development to lead Boston towards its goals of being Carbon Neutral by 2050.

Baseline Solutions:

- Achieve LEED Gold minimum
- A minimum resiliency of +26' for all life safety equipment etc.
- Photovoltaic panels on the roof to offset affordable housing utilities.
- Rainwater management and re-use for urban farming irrigation demand, reducing stormwater runoff concern from Climate Ready Boston 2016
- Low Lighting Power Density
- Low impact building materials selections vetted through a Whole Building Life Cycle Assessment to understand the environmental impact of the structure/enclosure of the project as a whole

Additional Benefits:

- CLT-steel hybrid system for structure
- Community outdoor vegetated open space, enhancing quality of life for all residents
- Roof top 'urban' bees (pollinators!)
- Community Composting
- Valence heating and cooling system for units
- Passive House building envelope strategies for the building enclosure

ZONING ANALYSIS

Blair Lot is a portion of the Nubian Square Economic Development Area (EDA) established in 1991, with the Blair Site designated as a Planned Development Area (PDA). Per the Nubian Square EDA the max FAR is 2, and max. building height is 55'. Per the RFP there are no FAR requirements listed, and the max. height is 150'.

We would need to apply for zoning relief for both FAR, height, and parking requirements per zoning code, because what we are showing is not as of right.

Required Approvals:

- BPDA (Large Project Review)
- Roxbury Strategic Master Plan Oversight Committee
- Boston Zoning Board of Appeals (Planned Development Area process)
- ISD

NUTRITIONAL HUB AND URBAN FARM

Creating an environment where plants can grow and fostering a food and beverage nutritional hub allows our team to help bring healthy food solutions to an underserved community in Boston. The Nutritional Hub will engage directly with the surrounding Roxbury community to both educate and create new jobs for residents in the community, creating and promoting healthy living. Utilizing an urban roof farming strategy will reduce the heat island effect present in Nubian Square (Climate Ready Boston) and our plants will ensure better air quality (processing CO2, reducing trucking of vegetables, sequestering carbon in soil).

TRANSPORTATION

The design of our development scheme not only meets the minimum requirements set forth in the RFP Design Guidelines, but it also exceeds them in order to best support the needs of Nubian Square and Roxbury residents and visitors. Our scheme:

- Replaces the 94 public parking spaces as required
- 80% of the parking spaces will be leasable to the residential owners

We understand that an Article 80 study may be required and our Traffic Consultant, Nitsch Engineering will lead the team through the process

