

MBTA Bartlett Yard Community Workshop



Shelburne Community Center, 2700 Washington Street. Saturday, January 28, 2006 FROM 9:00 AM TO 12:30 PM

WORKSHOP AGENDA

- I. Welcome and Introduction – Darnell Williams
- II. Use & Design Guidelines Overview
- III. Redevelopment and Article 80 Review Process
- IV. Area and Site Analysis
- V. Planning Survey and Results
- VI. Use & Design Visioning – Group breakout sessions
- VII. Group Reports – Group reports & recommendations
- VIII. Closing remarks

The second MBTA Bartlett Yard Community Workshop will be on:
Monday, February 13, 2006 from 6 PM–8:30 PM
Shelburne Community Center, 2700 Washington St., Roxbury

Use & Design Guidelines Overview

Request for Proposals and Use & Design Guidelines

Elements of Use & Design Guidelines

- Connectivity & Neighborhood Structure
- Use & Density
- Quality of Life & Sustainability

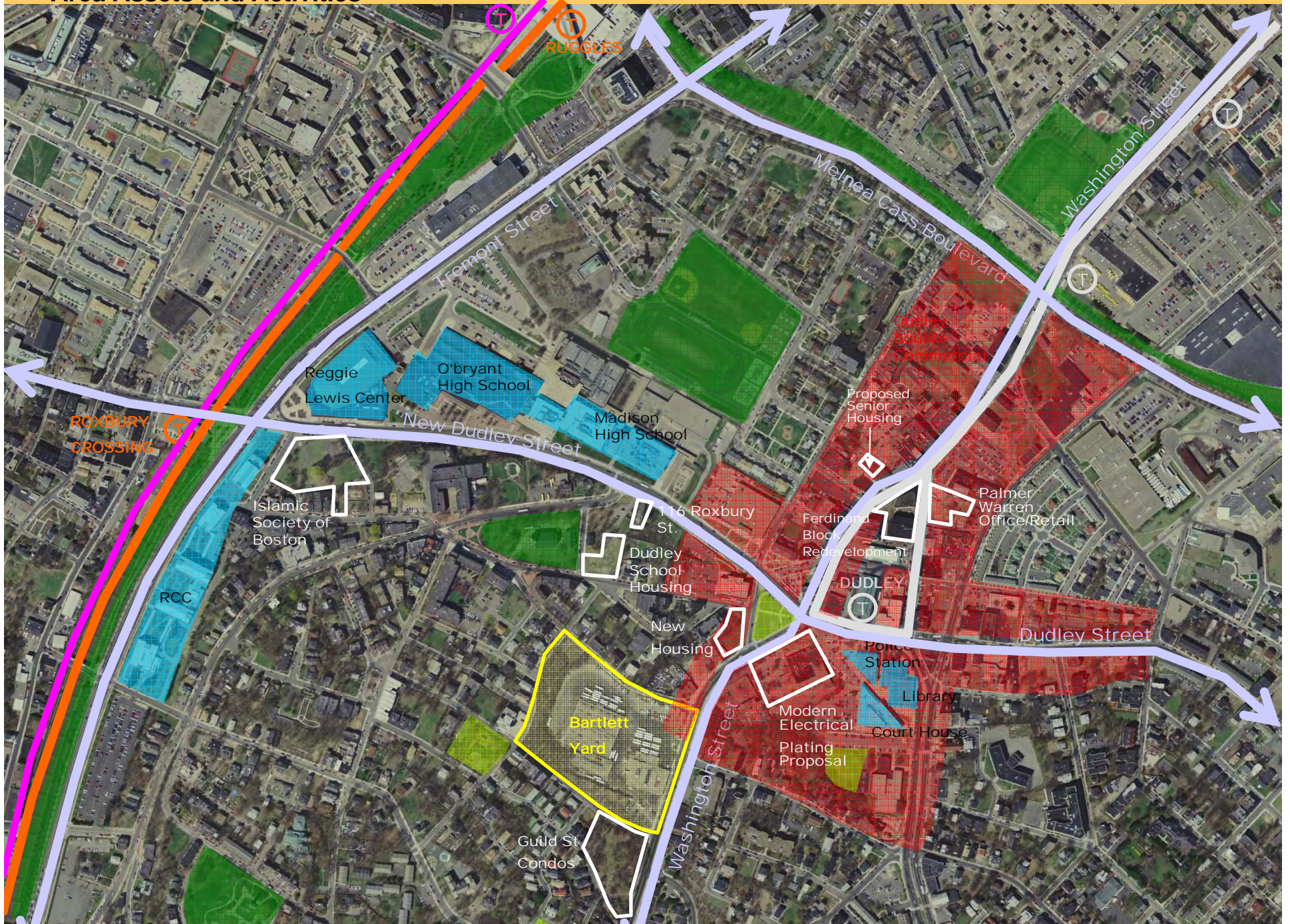
Workshop Process

Redevelopment & Article 80 Process

Development subject to the Boston Zoning Code and the Article 80 Review Process including community meetings and assignment of the a Project Review Committee



Area Assets and Activities



WASHINGTON STREET



Washington St. at Guild / Retaining Wall



Washington St.

BARTLETT YARD SITE STUDY

Site Conditions
Existing structures
and the retaining wall



Washington St at Bartlett St.



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GUILD STREET



Two-Family House



Townhouses

LAMBERT AVENUE



Three-family House



Single-Family House

BARTLETT YARD SITE STUDY

Site Context
Various housing types on the four edges

BARTLETT STREET



Rowhouses



Holy Temple Church



Mixed Use Building



Two-Family House



Mixed Use Building

WASHINGTON STREET



Townhouses



Industrial Building



Townhouses



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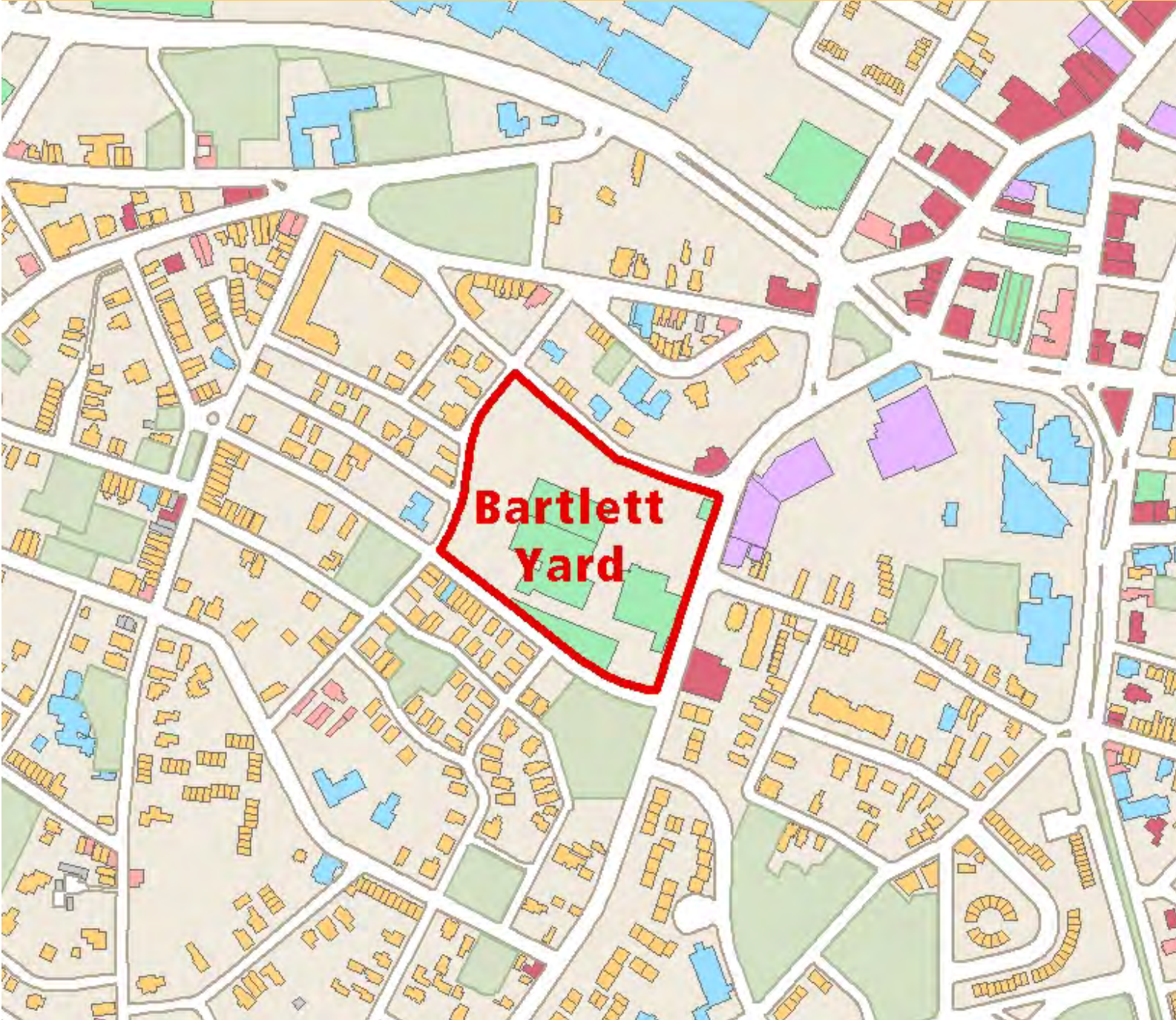


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BARTLETT YARD SITE STUDY

Land Use

-  Residential
-  Mixed Use
-  Commercial
-  Industrial
-  Institutional
-  Government
-  Other

Source: 1995 BWSC,
City of Boston Assessing



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AREAS OF CONCENTRATION

BARTLETT YARD

Neighborhood Structure



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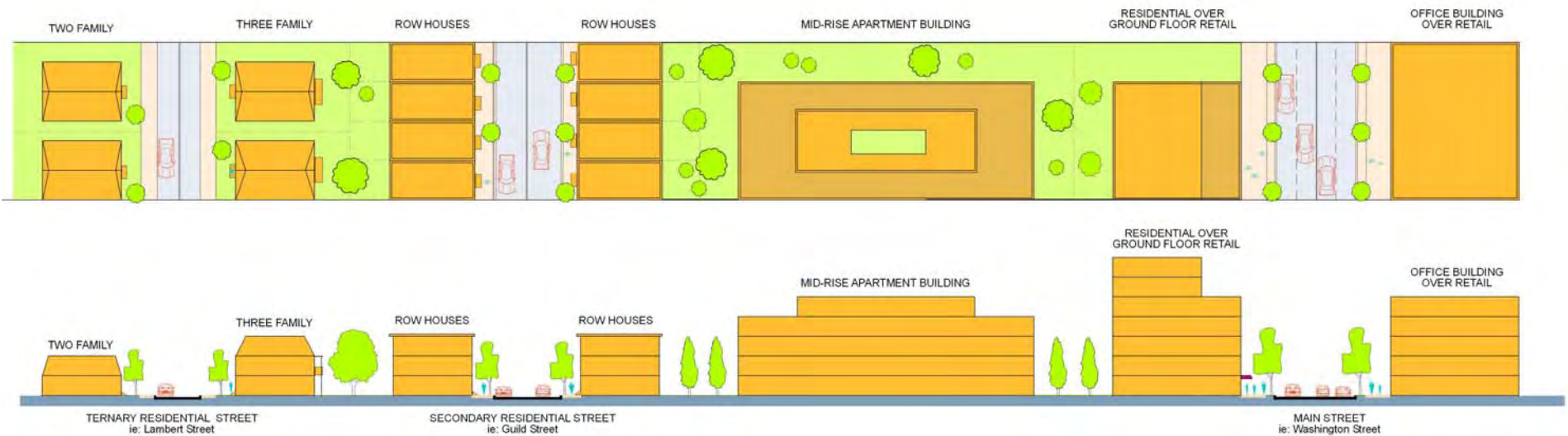


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BARTLETT YARD

TRISECT DIAGRAM



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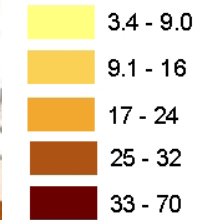
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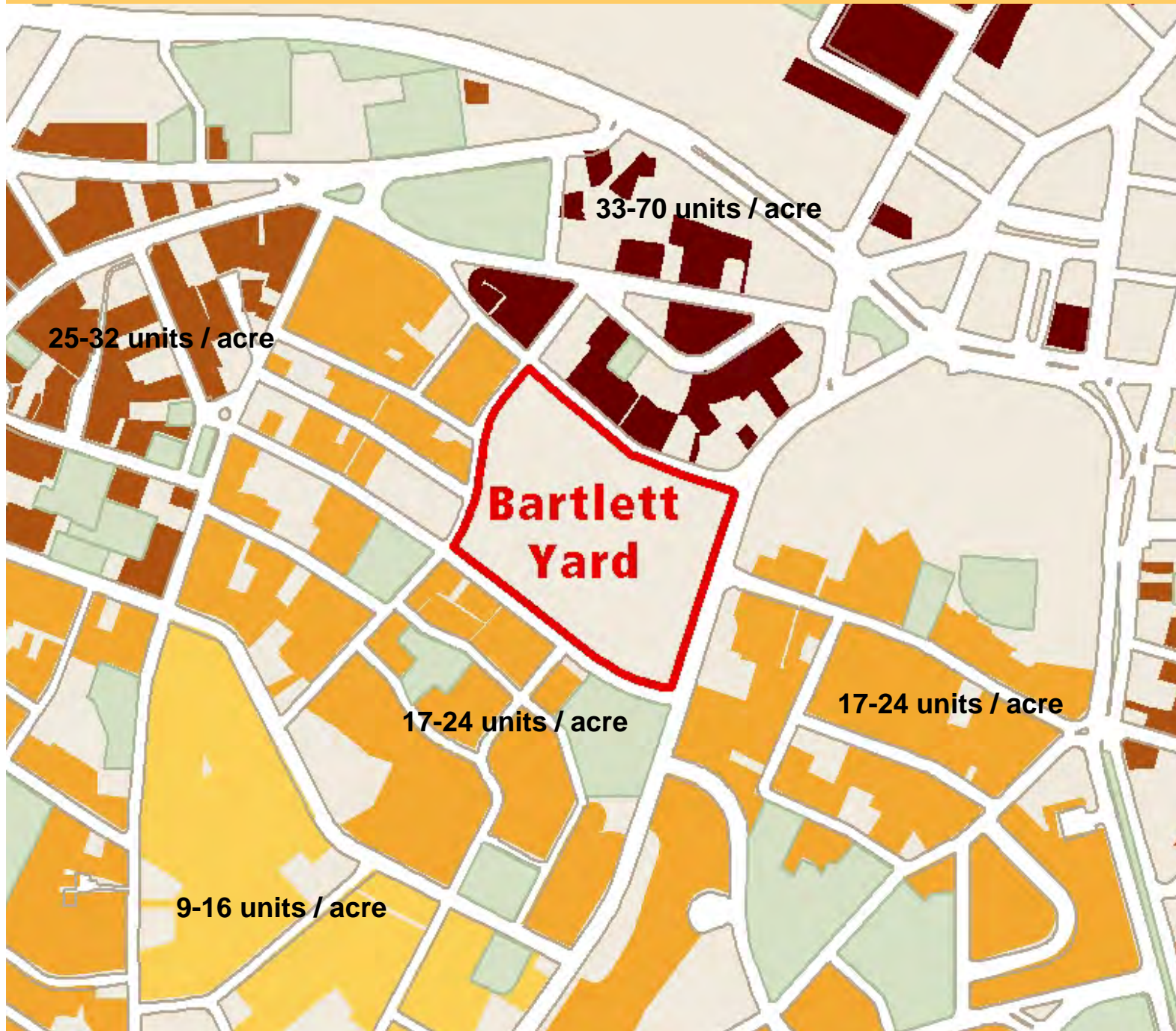
BARTLETT YARD SITE STUDY

Housing Density

Residential Areas
Housing Unit Density
Units per Acre



Source: 2000 Census



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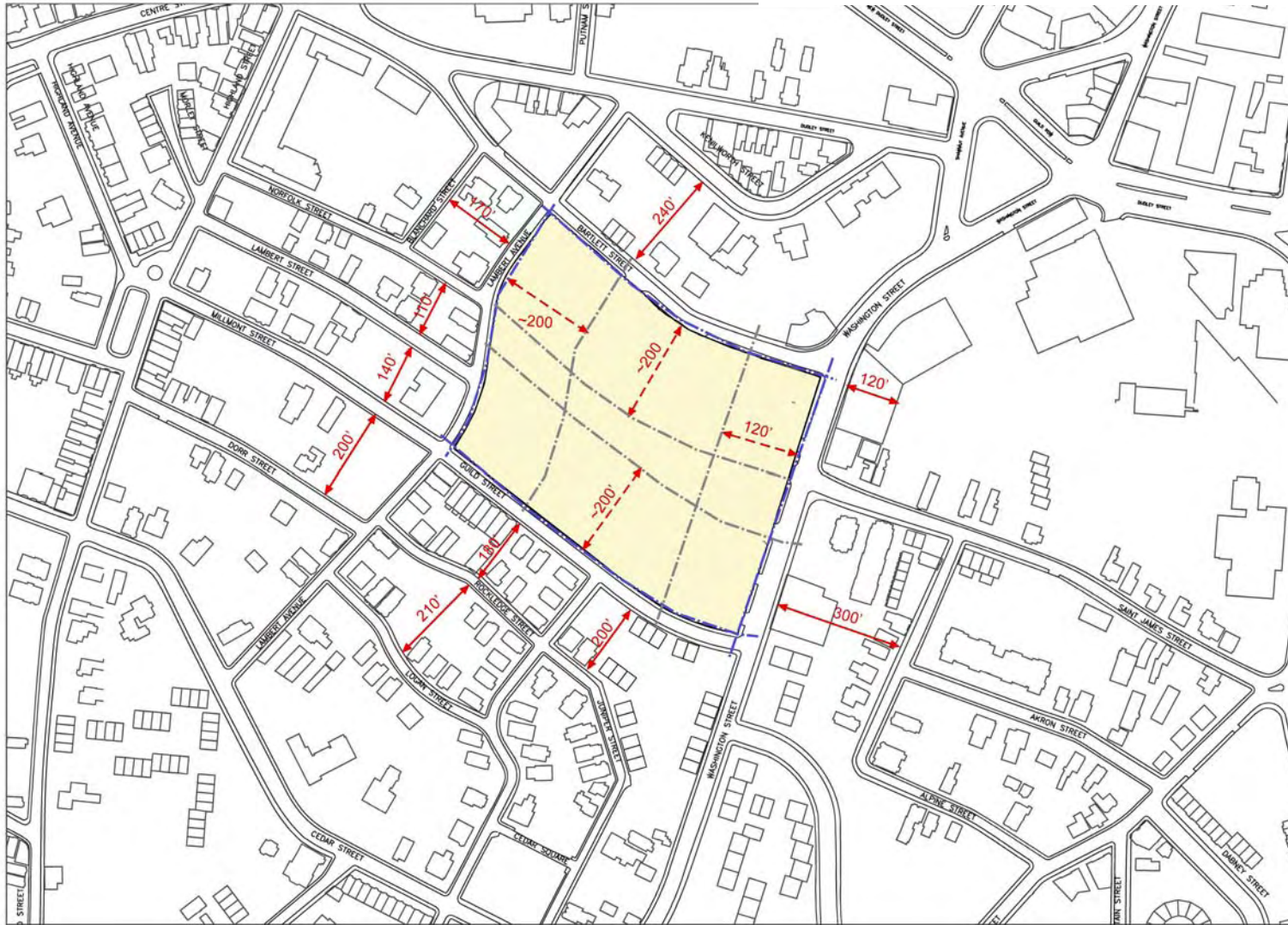


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BARTLETT YARD SITE STUDY

Block Patterns



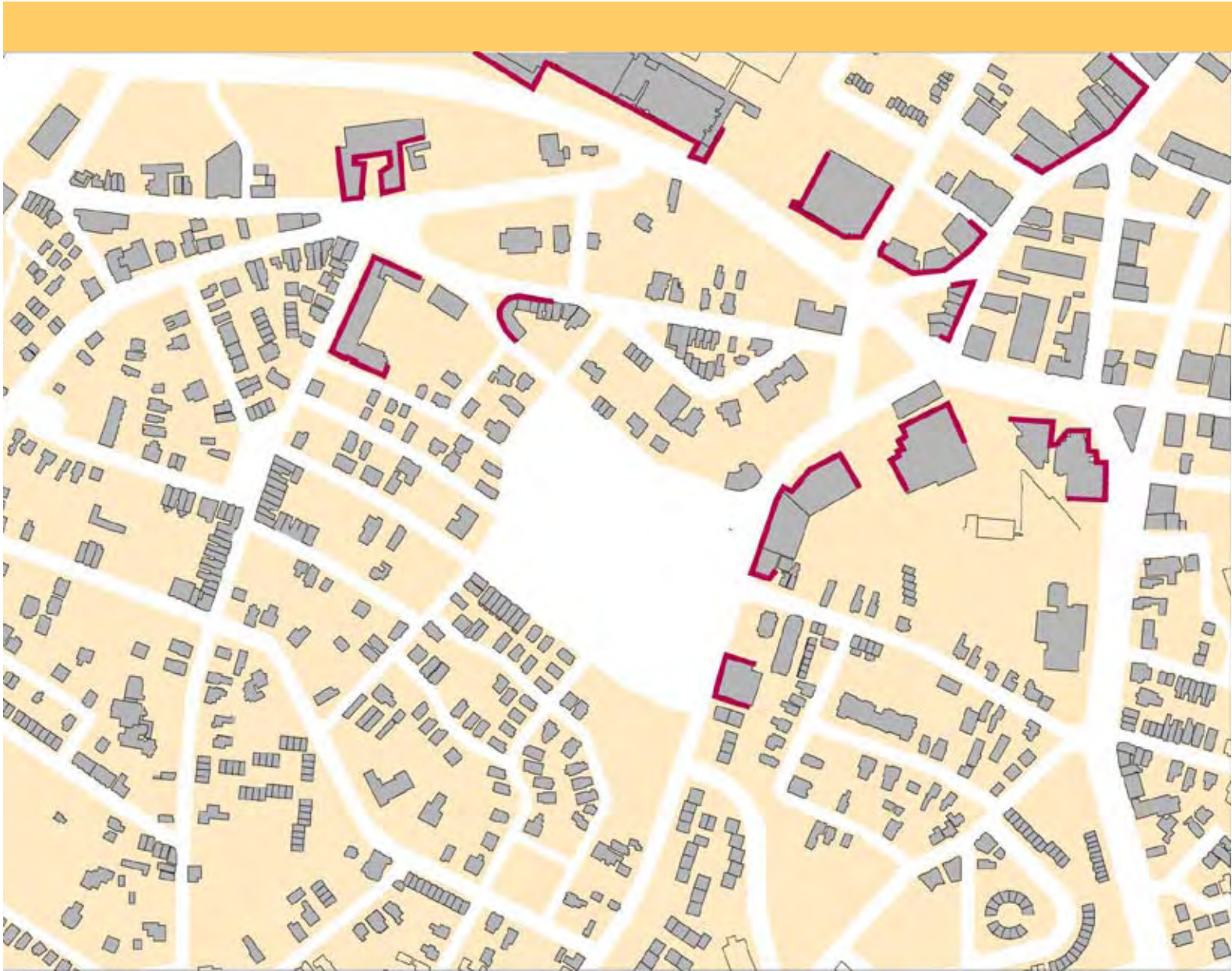
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Large Building Footprints



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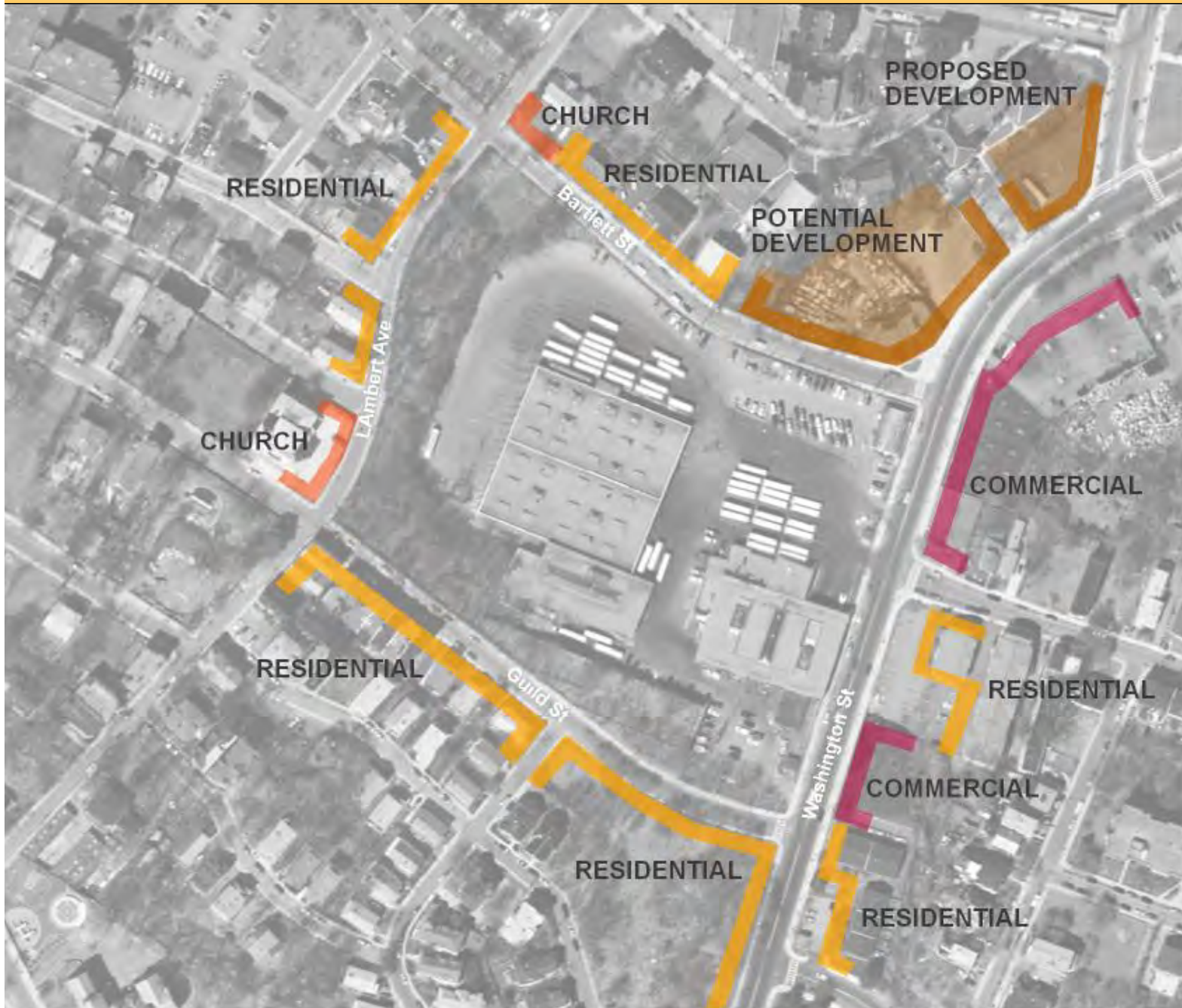


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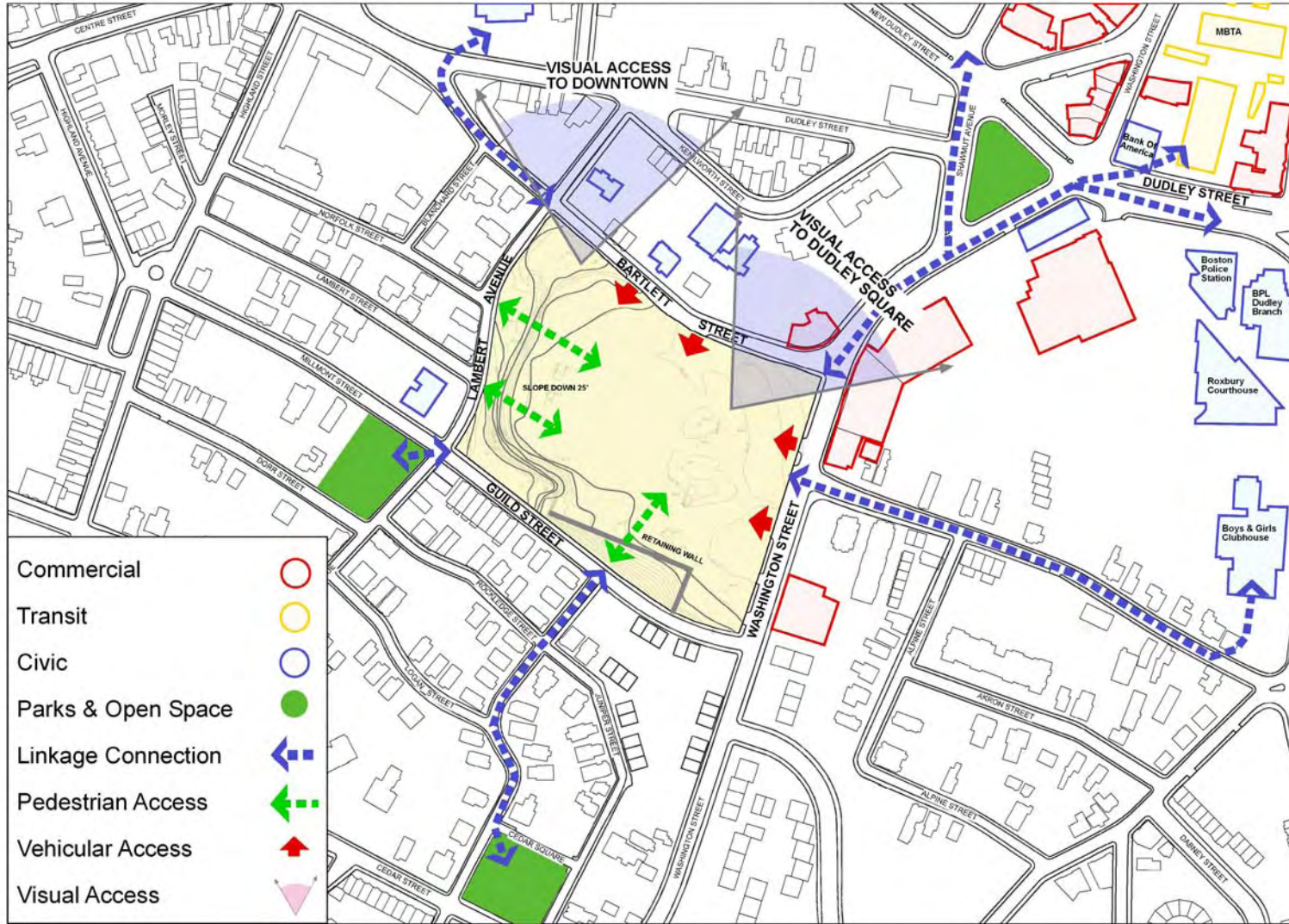
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Edges



BARTLETT YARD SITE STUDY

Site Access and Linkage



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BARTLETT YARD

Building Types:
**Low Rise
Housing**



Single-family Residential

- 2 Story wood frame
- Set back from sidewalk



Two-family Residential

- 2 Story wood frame
- Front porch
- Set back from sidewalk



Three-family Residential

- 3 Story wood frame
- Front porch
- Set back from sidewalk



Row House

- 3 Story wood frame



Row House

- 3 Story brick



Apartment/ Condo

- 2-4 Story brick



Elderly Housing

- 4 Story brick



Apartment/Condo/Retail

- 6 Story brick



Apartment/Condo

- 5 Story brick



Senior Housing

- 4 Story brick



Apartment/Condo

- 4 Story brick

BARTLETT YARD

Building Types:
Mid Rise Housing



Apartment/Retail

- 12 Story brick



Apartment/Retail

- 10 Story brick
- Residential over retail

**BARTLETT
YARD**

**Building Types:
High Rise
Housing**

BARTLETT YARD

Building Types:
Commercial



Retail

- Single story brick



Retail

- 2 story brick



Office/ Retail

- 3 story brick



Office/ Community Services

- 3 story brick

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Commercial

- 4 Story brick
- Office over retail



Residential/ Retail

- 4 Story brick
- Residential over retail



Apartment/ Community Service

- 4 Story brick
- Residential over retail




Apartment/ Community Service/Retail

- 6 Story brick
- Residential over retail

BARTLETT YARD

**Building Types:
Mixed-Use**

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Proposed



▪ **Jackson Square Dev.** – Jamaica Plain

Housing Density: **30 Units/ Acre** (225 U/ 7.4ac)

Affordability: 70% (158 units): 60% below 80% AMI, 10% between 80%-110% AMI

4-10 story

Proposed



▪ **Kasanof Bakery Homes (proposed)**– Roxbury

Housing Density: **26 Units/ Acre** (70 U/ 2.73AC)

3-4 story brick

BARTLETT YARD

Building Case Studies



▪ **Washington Commons** -- Roxbury

Housing Density: **15 Units/ Acre** (49U/ 3.22AC)

2-3 story wood frame



▪ **Madison Park Village** – Roxbury

Housing Density: **36 Units per acre** (including residential high-rise, 546 U/ 15AC)

3-12 story

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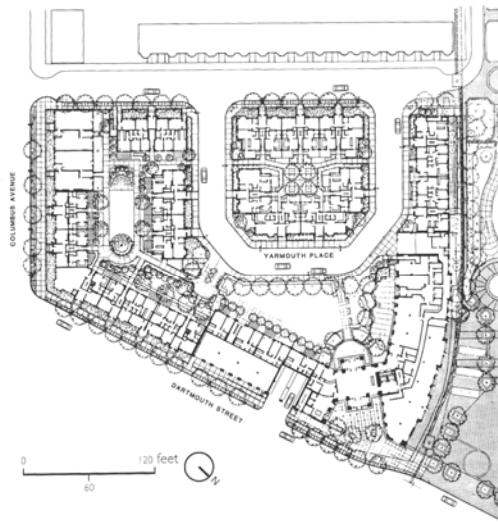
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▪ **Davenport Commons** – Roxbury
 Housing Density: **91 Units/ Acre** (185U/ 2.03AC)
 4 story brick



▪ **Rollins Square** – South End
 Housing Density: **84 Units/ Acre** (184U/ 2.19 AC)
 6 story brick



▪ **Tent City** – South End
 Housing Density: **89 Units/ Acre** (269 U/ 3 AC)
 Affordability: 25% (67 units) low-income, and 50% (134 units) moderate-income
 4 story brick

BARTLETT YARD

Building Case Studies



▪ **D Street Residences** – South Boston

Housing Density: **128** Units /acre (715 U/ 5.58AC)

Affordability: 18% (130 units) btw 80%-120% AMI



▪ **Central Artery Parcel 24** – Chinatown

Housing Density: **236** Units /acre (315 U/ 1.33AC)

Affordability: 53% (70 rental, 99 condos) 30% to 60% AMI & Section 8 for rental units; btw 60%-80% AMI for condos

BARTLETT YARD

Building Case Studies



▪ Residential Frontyard/ Backyard



▪ Residential Courtyard



▪ Community Park/ Lawn



▪ Garden

BARTLETT YARD

Open Spaces:
**Yards, Courts,
and Gardens**



▪ Residential Courtyard



▪ Children's Tot-lot




▪ Playground

BARTLETT YARD

Open Spaces:
Active & Passive
Recreational

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Planning Survey Results

Connectivity & Neighborhood Structure

1. Do you think of the Bartlett Yard site as a part of the Dudley Square commercial district or as a part of the Highland Park neighborhood?

Most say Highland Park, but a lot said Dudley Sq. Both?

Part of the Dudley Square commercial district		38.1%
Part of the Highland Park neighborhood		79.4%

2. How important would it be to walk through the site?

Very Important, Important.

		Response Percent
Very Important		61.9%
Important		34.9%
Not Important		3.2%

3. Character of any new through-site paths?

Pedestrian Paths, Streets w/ Sidewalks, Open Space.

Public Streets with Sidewalks		47.6%
Semi-private Pedestrian Paths		54%
Open Spaces		41.3%







4. Preference for new parking ?

Off-Street driveways and Underground Garage.

On-street parking		22.2%
Off-street driveways		60.3%
Underground garage		54%
Surface lot		14.3%

5. How would you get to the Bartlett Yard site?

Most by Walking, then by Car. Some by Bus and Bike

Bike		20.6%
Walk		71.4%
Bus		36.5%
Subway		3.2%
Car		54%
View Other (please specify)		3.2%

Use & Density

6. Types of uses?

Most said Retail and Residential.





Residential		75%
Retail		80%
Office		35%
Recreation		35%
Event/Entertainment		35%
Healthcare		8.3%
Services (haircut, car care, post office)		40%
View Other (please specify)		21.7%

7. Who should live there?





Families, Seniors, Professionals, and Singles.

Seniors		66.7%
Families		81.7%
Singles		55%
Professionals		66.7%
View Other (please specify)		6.7%

8. Mixed Income Community? *Most said Very Important.*

		Response Percent
Very Important		63.3%
Important		23.3%
Not Important		11.7%
Not Sure / Don't Know		1.7%

10. Affordable residential? *Very Important and Important.*

		Response Percent
Very Important		46.7%
Important		33.3%
Not Important		18.3%
Not Sure / Don't Know		1.7%

11. Rental / Ownership? *Ownership then Rental.*

	Very Important	Important	Not Important	Not Sure / Don't Know
Rental Units	44% (27)	30% (18)	21% (13)	5% (3)
Ownership Units	67% (41)	26% (16)	3% (2)	3% (2)

12. Use by street edge?

Washington St. – Commercial, Retail, Community, Cultural

Guild St. – Rowhouse, Apartment

Lambert Ave. – Triple Decker, Single Family




Bartlett St. – Single Family, Rowhouse, Apartment

	Washington Street	Guild Street	Lambert Avenue	Bartlett Street
Residential - Apartment	48% (14)	48% (14)	31% (9)	45% (13)
Residential - Attached Rowhouse	19% (7)	76% (28)	65% (24)	54% (20)
Residential - Triple Decker	8% (2)	50% (12)	71% (17)	33% (8)
Residential - Detached Single Family	20% (7)	54% (19)	80% (28)	57% (20)
Retail	96% (44)	4% (2)	7% (3)	28% (13)
Commercial Service	97% (34)	9% (3)	3% (1)	11% (4)
Community	86% (30)	14% (5)	17% (6)	29% (10)
Cultural	88% (28)	12% (4)	9% (3)	22% (7)

Quality of Life & Sustainability




13. Walking distance to services and work?

Most said Very Import.

		Response Percent
Very Important		54.2%
Important		30.5%
Not Important		15.3%






14. Healthy development & Green Building practices?

Most said Very Important.

		Response Percent
Very Important		74.6%
Important		18.6%
Not Important		6.8%





15. Character of Open Space?

Gardens, Yards, and Lawns.




Front yards		39%
Back yards		55.9%
Gardens		59.3%
Semi-public open lawns		49.2%
View Other (please specify)		11.9%

16. Type of Recreational Space?














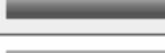

Jungle Gym and Tot-lot. No active sports.

Tot-lot		35.6%
Active play structure (jungle gym)		45.8%
Active sports space (basketball court)		11.9%
View None or Other (please specify)		44.1%

17. Job creation? *Very Important.*





Very Important		54.2%
Important		32.2%
Not Important		13.6%

18. Job Type? *Retail and Services.*

Retail / Food Service		69.5%
Information Services		33.9%
Personal Services		44.1%
Professional Service		62.7%
Health / Medical		30.5%
Educational Services		35.6%
Research & Development		18.6%
Business Services		44.1%
Whole Sale		3.4%
Manufacturing		8.5%
Construction		11.9%
Auto Services		1.7%
Arts & Entertainment		32.2%
Property Management		15.3%
Real-estate Services		15.3%

19. Vision for Bartlett Yard site?

Most said Compact Community: mix of homes, apartments with retail and community services.

"Compact Community": mix of homes and apartments with retail and community services.		66.1%
"Residential Court": variety and range of residential units - no or few other uses.		10.2%
"Commercial Center": Office, retail and manufacturing uses, no or little residential uses.		11.9%
<input type="button" value="View"/> Other (please specify).		11.9%

Small Group Discussion

There are five groups, each has:

- Content Facilitator [BRA Planning Staff]
- Group Facilitator [OC Volunteer]

Select:

- Spokesperson to report out at the end
- Recorder to take notes

Group members will be assigned by counting off.

There will be **three 25 minute sections** and a **final 15 minute section** to summarize recommendations and prepare for the group report.

We'll let you know when **20 minutes has past** and when it is **time to move on** to the next section.

Discussion Topics

The Discussion Topics are as follows:

- Connectivity & Neighborhood Structure [25 minutes]
- Use & Density [25 minutes]
- Quality of Life & Sustainability [25 minutes]

- Summary and Report Preparation [15 minutes]

Group Reports

At the end we will reconvene and have the Spokesperson for each group report on their groups Recommendations and Ideas.



Break in to Groups

To view this and prior presentations, please go to: BRA web site,
select Planning Initiatives, then #25 Roxbury Strategic Master Plan
www.CityofBoston.gov/BRA



The screenshot shows a Microsoft Internet Explorer browser window displaying the Boston Redevelopment Authority (BRA) website. The address bar shows the URL: <http://www.cityofboston.gov/bra/Planning/PlanningInitsIndividual.asp?action=ViewInit&InitID=5>. The page features the BRA logo and a navigation menu on the left with categories like Neighborhoods, Planning Initiatives, and Development Projects. The main content area is titled "Planning Initiatives" and includes filters for neighborhood and planning type. The selected item is the "Roxbury Strategic Master Plan", which is categorized as "Community Development Planning" and is marked as "Complete". The page lists the project manager, contact information, and a list of publications related to the plan.

Boston Redevelopment Authority

Neighborhoods
Planning Initiatives
Development Projects
Affordable Housing
BRA Owned Real Estate
Jobs and Community Services
Economic Development
Research and Publications
Zoning
Press Releases
Maps/Aerial Photos
Calendars of Events
Employment Opportunities
Requests for Proposals
Resources
Contact the Webmaster
Home

Planning Initiatives

Filter by neighborhood
Select a neighborhood

Filter by Planning Type
Select a project type

[Click here for all initiatives](#)

Roxbury Strategic Master Plan

Neighborhood: **Roxbury**
Type: **Community Development Planning**
Status: Complete
Project Hugues Monestime
Manager:
Phone (617)918-4320
Number:
Email Hugues.Monestime.BRA@cityofboston.gov
Address:
Last Updated: 1/15/2004

[Click here to map it on The Boston Atlas](#)

Publication(s):

1. [RSMPOC Bartlett Yard Pres 2005-11-21](#)
2. [RSMPOC Pres 2005-12-05](#)
3. [RSMPOC Meeting Notes 2005-11-21](#)
4. [RSMPOC Meeting Notes 2005-10-24](#)
5. [Roxbury Strategic Master Plan](#)

The Roxbury Strategic Master Plan, is a strategic planning agenda that will provide a framework to guide change and economic growth for the next ten to twenty years in Roxbury. The plan seeks to provide a high quality physical environment that is attractive, safe, and convenient for residents and visitors. It is a plan that values education and job readiness at all levels and that gives residents choices in how they