



NUBIAN
S Q U A R E

ASCENDS

DESIGN SUBMISSION



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PROPOSED DESIGN

"An outcome from the community engagement process that became immediately clear was the need to acknowledge the significant disparities that exist between the Roxbury community and the greater City of Boston. ...Many of the critical components ...include: housing, economic development, job training, education and employment, cultural identity, neighborhood amenities, transportation, open space, and climate resiliency." —Plan Dudley, Page 16

ALIGNMENT WITH AREA MASTER PLANS

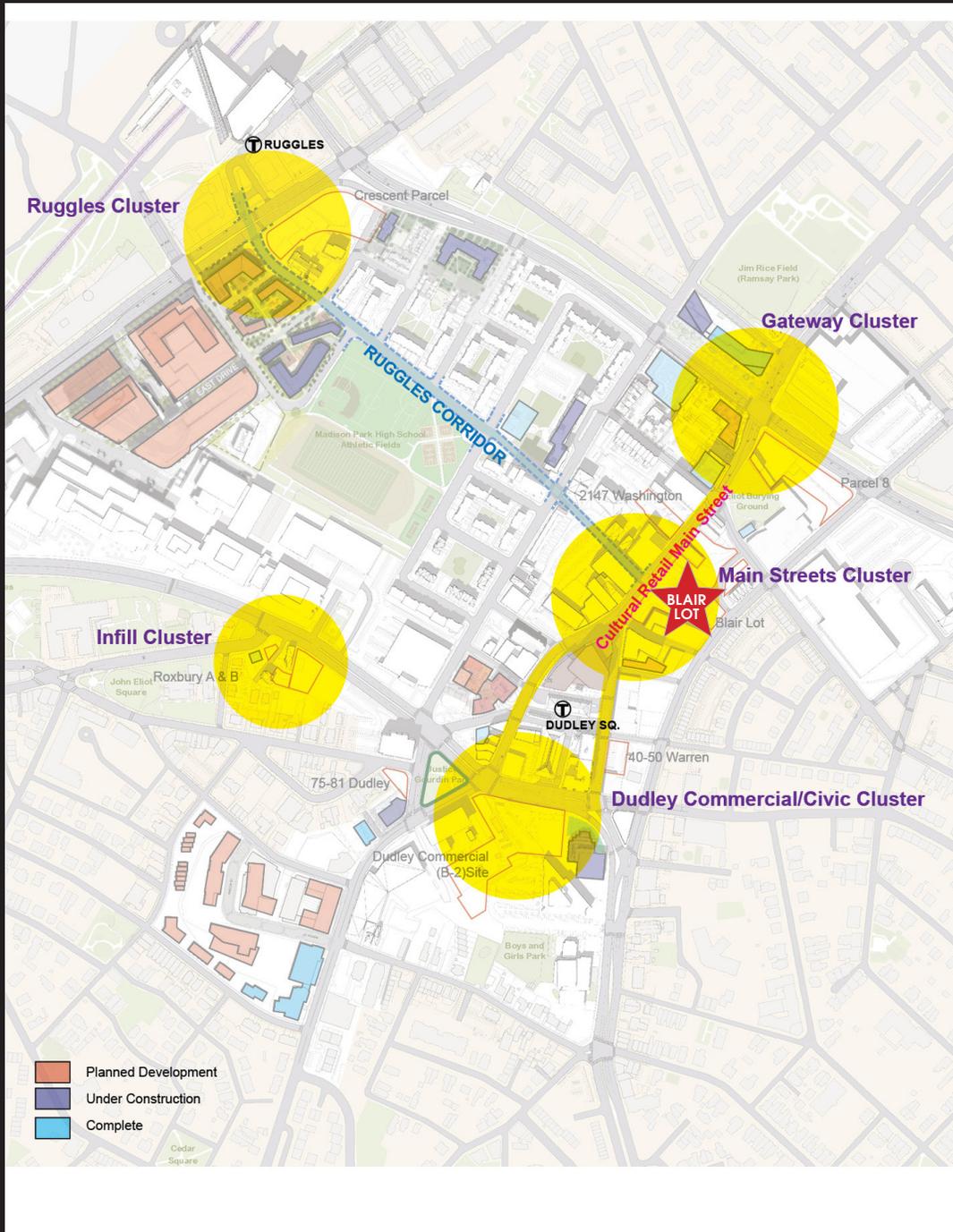
The Blair Site is one of the last remaining large publicly-owned parcels in Nubian Square. As part of the Main Streets Cluster, the RFP goals for this site (consolidated from previous planning efforts) are to bring vibrant retail, jobs, arts and cultural programs, housing, and open spaces that will reinvigorate the Square. While many DND sites have focused on residential use, we believe the Blair site's primary responsibility is to bring a variety of economic development opportunities and an integrated indoor and outdoor experience of arts and culture that springs from the history and entrepreneurs in the neighborhood. **We seek to make a place that is exciting, multi-generational, and joyful.**

In particular, Plan Dudley emphasizes equity - healing the historic and systemic economic disinvestment without having new projects result in displacement or gentrification. The

development and design team for Nubian ASCENDS takes this as its primary goal. We sought out inspiration from area business owners, elected officials, artists, and everyday people to discover and amplify unique treasures of culture and community, and provided spaces for neighbors to benefit from, whether it be simply by enjoying the food, music, art, or movies, being co-creators, or being employees and entrepreneurs.

Our culinary arts, artisan micro-businesses, and potential tech tenants in our office hub are not 'outsiders', they will be locals whose talents are currently hidden. The cultural event producers in the multipurpose hall are not 'outsiders' – they will be the artists, choreographers, videographers, spoken word, and filmmakers of Roxbury. The artists who exhibit and live in the housing are not 'outsiders' – they will be local artists and artisans. Together they will become a new heart of Nubian Square.

In the following pages, Nubian ASCENDS explains our approach to each of the Plan Dudley priorities, as well as goals from the Roxbury Cultural Arts District Plan, Imagine Boston, Go Boston, etc. Every section of our Design Submission highlights a quote from Plan Dudley that our proposal addresses.



← Urban Design Context Map

↓ PLAN: Dudley Square Community Engagement



RECALLING PAST VIBRANCY

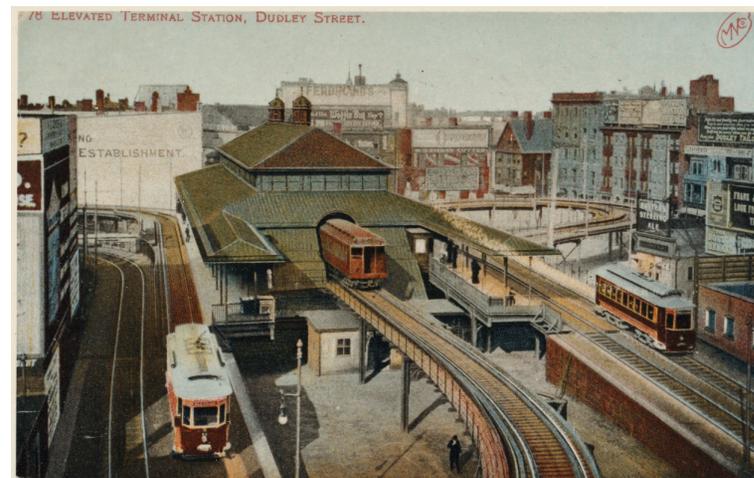
*"By 1901, an elevated rail terminal connected Dudley Square to downtown Boston. Hotels, department stores, theatres, and banks flocked to the area, anchored by the Ferdinand Building, once the largest furniture retailer in New England. By the 1920s, Bostonians referred to the neighborhood as "the other downtown". Since early in the neighborhood's history, Dudley Square operated as Roxbury's commercial center."
—Plan Dudley, Page 9*

Dudley Square (recently renamed Nubian Square), was once a vibrant commercial area full of stores, theaters, and restaurants - the heart of Roxbury's African American business and cultural activity in its heyday. Washington Street ran from downtown Boston across the "Neck" to the mainland at Roxbury — and was the only route into and out of the city. For this reason, Washington Street evolved as an important nexus for business and travel; the first mainland stop that travelers from Boston would encounter on their journeys out of the City.

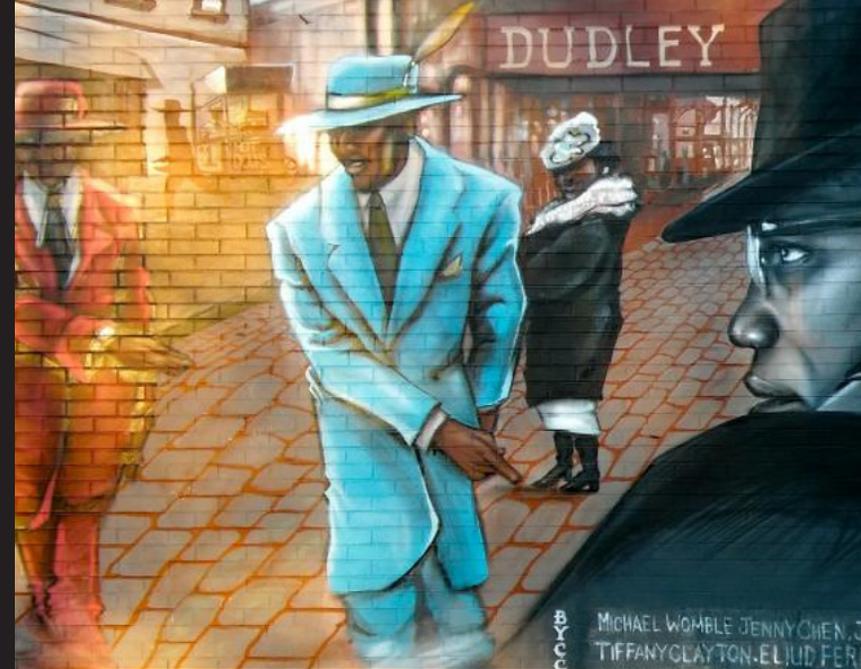
The land connections, elevated train transportation, and the construction of buildings and housing combined to make Dudley Square a robust commercial district — retail stores, hotels, movie theaters, a bowling alley and the Ferdinand Building - home of New England's largest furniture retailer. The Blair's supermarket, Morse Shoes, Frugal Fannie, and the Dudley Theater were once part of this commercial zone.

A mural on Dudley Square's outskirts recounts its history. Black men stroll in zoot suits, women in fur and robes, as orange-striped rapid transit trains pull into the old Dudley Station. On the painting's edge, a black-hatted Malcolm X eyes the scene through his browline glasses. He first came to Boston in 1940, amid Dudley Square's heyday, and the mural evokes the square as he saw it.

"I didn't know the world contained as many Negroes as I saw thronging downtown Roxbury at night, especially on Saturdays," he wrote in his autobiography. "Neon lights, nightclubs, poolhalls, bars, the cars they drove! Restaurants made the streets smell — rich, greasy, down-home black cooking. Jukeboxes blared Erskine Hawkins, Duke Ellington, Cootie Williams, dozens of others."



↑ Elevated Rail Line



CURRENT CONDITION

"...upon entering Dudley Square, the impact of new development seems to diminish and large publicly-owned parcels of land sit vacant. Dudley Square seemingly sits in defiance of the dual contexts that it is situated in - the well-established surrounding neighborhood of Roxbury and the booming economy of the city as a whole." –Plan Dudley, Page 3

In the 1970's and 80's, with the demolition of the elevated subway line and redlining by banks, economic growth in and around Washington Street was stymied. The area was deprived of investment and population, resulting in many buildings falling into disrepair and being taken over by City ownership.

In the 1990's through the 2000's, the businesses in Dudley Square suffered more setbacks, as shopping patterns shifted from local, small businesses on Main Streets to large national retailers in malls (and now online). Vacant buildings and lots have increased and neighbors complain of safety issues.

Dudley has been in an upward trend over the past five to seven years. A comprehensive community process for PLAN Dudley, the opening of the Bruce B. Bolling Building in 2015, the 2017 designation of the Roxbury Cultural District by the Massachusetts Cultural Council and the recent designation by DND and the BPDA of four strategic parcels of land for development have been some of the significant events and initiatives that have laid the foundation for a resurging Dudley.

These initiatives will complement the private developments that Clayton Turnbull completed with apartments and retail spaces on Washington Street, the purchase and reopening of the former Hamill Gallery (now Nubian Gallery), and the new Marriott Hotel and rental housing on Melnea Cass Boulevard. The library is being renovated. Daily Table and Tropical Foods are thriving, and the Haley House reopened February 2020.

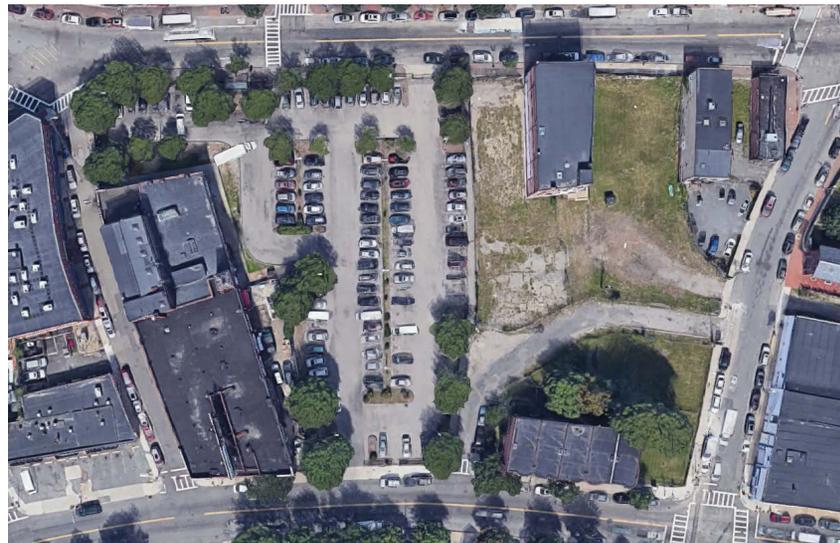
In the month of January Berkshire Bank opened its co-working space with meeting rooms for entrepreneurs and community based organizations to use free of charge. Their Reevx Labs opening was complimentary to the banks starting a Friends and

Family Fund for business start ups. Just on the other side of the Bolling Building, Chase Bank opened a new branch in the empty retail space once occupied by Ashley Stewart clothing store. Finally, a lease was signed to put a major jazz club in largest street level space in the Bolling Building.

The Benjamin Franklin Institute of Technology announced that it will be selling its South End properties and building their new campus on the site of the former Harrison Supply Company. The Benjamin Franklin Institute of Technology should have a catalytic effect on the daily pedestrian movements in and around Nubian Square.

Yet the geographic center of Nubian Square – the Blair Lot - has remained empty, and because of the lack of critical retail mass, many businesses have failed as foot traffic has continued to decrease.

Nubian ASCENDS will fill in that critical empty lot in the square.



Blair Site Parking Lot



Captions, Clockwise from top left:
 Haley House Reopening, Banner Article (2018), Nawn Factory, Library Renovation (Utile Architects), Bolling Building



NUBIAN S Q U A R E

ASCENDS

ART

SHOPS

CUISINE

ENTERTAINMENT IN

NUBIAN

DESIGN

SQUARE

"This (Main Streets) cluster lies at the heart of the Dudley Square Main Streets District. A combination of...residential, retail and cultural uses has the potential to complement the Bolling Building and provide a vibrancy to the Dudley Square retail experience. Development of this cluster therefore needs to be both a cultural and entertainment destination" –Plan Dudley, Page 53

Our project seeks to bring the commercial and cultural heart back to Nubian Square and make Washington Street a thriving Main Street again. We believe that Nubian Square needs to have a substantial amount of business and culture to create a magnet where pedestrians come to shop, work, and play. We are providing many different types of uses and spaces where the community can flourish and evolve, celebrating the existing culture that is the soul of this area.

1 SHOPPING, CUISINE, BUSINESS

In a signature, iconic building across from the Bolling Building and at the end of the Ruggles Street view corridor, Nubian ASCENDS proposes a multi-layered mixed-use program that includes a 28,000 square foot marketplace for artisans and makers, beside a food hall that showcases chefs from the on-site culinary arts program, and 120,000 square feet of office space on 5 floors, for entrepreneurs and various-sized companies.

2 3 4 ARTS, CULTURE, RESIDENTIAL

Tucked between (and connected to) the Black Market and the Nubian Gallery is a 25,000 square foot multi-purpose cultural hall that can host performances, conferences, children's programs, and grand galas (2). 16,000 square feet of Artist housing and an Art Lab (4 and 5) complete the south side of the Blair Site, in keeping with the scale and residential character of Harrison Avenue.

5 PARKING

For years the Roxbury community has sought adequate parking to accommodate employees that work in the Square, shoppers and consumers, those that seek to park and hop the buses into the central business district, and those that will come in the future for the planned entertainment. Ample parking is critical for the resurgence of Nubian Square; the Nubian ASCENDS garage will park 350 cars.

6 PUBLIC OPEN SPACE

Critical to the improvement of the Blair Site's public realm and achieving safe and inclusive public spaces, Nubian ASCENDS proposes a 'complete streets' approach to the Blair site, so that pedestrians and bicyclists can enjoy improved lighting, street trees, bike racks, and street furniture. Bike share stations and the bus stop in the large corner plaza put the emphasis on low carbon transit choices. The design of the plaza provides a space flexible enough to hold many community activities. The Artists Alley, well-lit and edged with active artist maker spaces, connects Washington Street to Harrison Street.



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2 NEIGHBORHOOD PLAN & SITE PLAN

ART STARTS THE PARTY

"...members of the community expressed that a desirable branding strategy may be to market the district as a "cultural district," highlighting historical and cultural assets while also inviting new ones to join" –Plan Dudley, Page 21

"...workshop (participants) expressed a desire to see Dudley Square better connected to the neighborhoods directly surrounding it, as well as improved connections to local and regional transportation networks" –Plan Dudley, Page 23

Our proposal recognizes that Nubian Square does not only need new buildings on the Blair site to transform it into a place people will be drawn to – it requires a re-branding and re-energizing effort to bring a totally new image to the area. We want to signal that this is a place with pride, made up of many talented and hard-working people. Let's shine the light on them!

Historically, artists are often the most fearless pioneers, who see the potential in their neighborhoods when others cannot. Some of the strongest voices for Nubian Square's

rejuvenation are cultural groups who want to make the Square a welcoming, artistic, multi-generational, and multi-valent place, with programs that attract and employ people who live there.

This process has aims to build open initiatives that are already underway such as the art component of the City of Boston's Reconstruction of Ruggles Street. We propose figuratively (and in some instances literally), painting the streets, building walls, even the roof of the new parking garage with art, so that as soon as anyone crosses the threshold from Melnea Cass, Columbus Ave, or Dudley Street, they realize something has changed – they know they are in Nubian Square. Over time, artists can be commissioned to give each street a unique identity; we have shown a single pattern as a symbol that means, 'art goes here'. We envision that other artists will build upon these catalytic moves, through murals, art kiosks and performance, helping to energize Nubian Square as a distinctive, unique destination and place.

- Nubian Market 1
- Cultural Hall 2
- Art Lab 3
- Artists Live/Work 4
- Painted Parking Garage 5
- Nubian Square Plaza 6
- Artist's Alley 7
- Nubian Gallery 8
- Black Market 9
- Maker Space 10
- Melnea Cass Gateway 11
- Ruggles Gateway 12
- Roxbury Crossing Gateway 13
- Dudley Street Gateway 14
- Mural m
- Sculpture s
- Haley House 15
- Bruce C. Bolling Building 16
- Jazzurbane Cafe 17
- Dudley Square Bus Station 18
- Hibernian Hall 19
- Suya Joint 20
- Gourdin Park 21
- John Eliot Square 22
- Madison Park High 23
- Ruggles Street Reconstruction Project 24
- Tropical Foods 25
- Boston Public Library 26

PUBLIC ART UPDATE: Ruggles Area Public Art Installations

- 5 Sculpture – Helion – Madison Square
- 6 Mural – Ruggles at Washington
- 7 Sculpture – 'Airfoil' – Ramsay Park
- 8 Mural – Tropical Foods
- 9 Mural – Hamill Gallery of African Art
- 10 Sculpture – Criss-Cross Signal Spire
- 11 Mural – Ziegler and Warren Street
- 12 Mural – Boston Community Capital
- 13 Historic Marker – Palladio Hall
- 14 New Art – Boston Public Library – Dudley Branch
- 15 Mural – Washington at Malcolm X Blvd.
- 16 Historic Marker – Spooner Lambert House
- 17 Memorial – Korey Grant and Charles Copney
- 18 Sculpture – Boston Police Headquarters



slide from Ruggles Street Reconstruction Project presentation, August 23, 2018



Several cities have created plazas and arts districts that breathed new life into old buildings and parking lots.



Melhea Cass Blvd

Shawmut Ave

Veron St

Marvin St

Washington St

Warren St

Dudley St

Harrison Ave

Eustis St

Palmer St

Taber St

Zeigler St

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SITE PLAN

"Workshop attendees communicated an eagerness to see mixed-use public spaces that fostered interaction and encouraged an 18-hour-day filled with activity. To facilitate a pedestrian-friendly environment, community members suggested that future projects incorporate public realm improvements including landscaping, street trees, benches, lighting, wide sidewalks, and signage." —Plan Dudley, Page 25

We envision the Blair site as the new social and cultural epicenter of Nubian Square, both indoor and out! From every direction the Blair site will be welcoming and distinctive, with places of different sizes, inviting to all, while ensuring that site lines are open, and spaces are safe. Throughout the block, the layout of activities will strategically build upon existing, planned and future uses in the area.

NUBIAN SQUARE PLAZA

The open space at the corner of Washington and Palmer Streets will be the central focus of outdoor activity in Nubian Square, linking the Blair site to the Ferdinand building, providing outdoor spill out space for the market and surrounding shops and providing a location for programmed events.

ARTIST'S ALLEY

A laneway between the Palmer Street parcel and the artists' workspace will provide a spill out location for the artists and facing shops to showcase their work and wares, providing an animated connection between Harrison and Washington Street. The lane could be lined with tiered seating steps to take up the grade difference between the two buildings and provide ample shaded seating. String lights between the buildings will help further activate the evening experience.



Pop up Movie Night on the Rooftop

WASHINGTON STREET

The street frontage along Washington varies in character and dimension along the length starting with the wide multi-use plaza on the corner, then dynamically and rhythmically swelling and narrowing in front of the market building and stepping back again from the street in front of the Cultural Hall.

EUSTIS STREET

The Eustis Street frontage will connect to three significant programs in the area: the 17th century Eliot Burial Grounds, Historic Boston's offices and the forthcoming new location of Benjamin Franklin Institute of Technology. The street will be lined with complementary uses that benefit both the neighbors and the Blair block including a potential outdoor plaza for the Cultural Center that could be used for small performance or practice space, an Art and Education Annex, and the vehicular entry to the public parking garage.

ROOFTOPS

The energy of the Blair site is not limited to the ground level; rooftop spaces for mingling and relaxing will further augment the activity of the square. Both the top level of the market building and that of the cultural hall will have outdoor space overlooking Washington Street, carrying the activity upwards. Even the top level of the parking garage is designed to be activated with temporary events such as summer movie nights complete with food trucks!

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- Maker Space 10





Ruggles St

Washington St

Warren St

Taber St

Palmer St

Eustis St

Harrison Ave

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3 SCHEMATIC FLOOR PLANS

NUBIAN MARKETPLACE

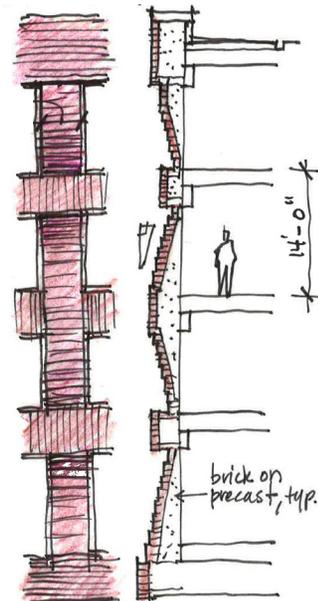
"PLAN: Dudley Square initiative (is) to "actively promote a sustainable and diverse economy focused on job opportunities and the creation of wealth". –Plan Dudley, Page 18

THE MARKETPLACE & CULINARY ARTS CENTER

The marketplace faces the new Nubian Square, Washington Street, and the Artists Alley. On the ground floor there are stalls for vendors who sell locally made artisan goods in cooperation with Black Market, a bar that connects to a second floor restaurant, a communal seating area, public bathrooms, and the office lobby.

Spanning the ground and second floor is a Culinary Arts Center that will attract, train, and employ local food and hospitality purveyors from the Greater Roxbury area in cooperation with the Commonwealth Kitchen.

The marketplace is connected in a continuous interior walking path from the parking garage and market through the office lobby into the Nubian Gallery, the Cultural Hall, and Black Market to encourage cross-visitation of the cultural, art, shopping, and dining venues.



Market/Office exterior – brick on precast backing with contemporary detailing



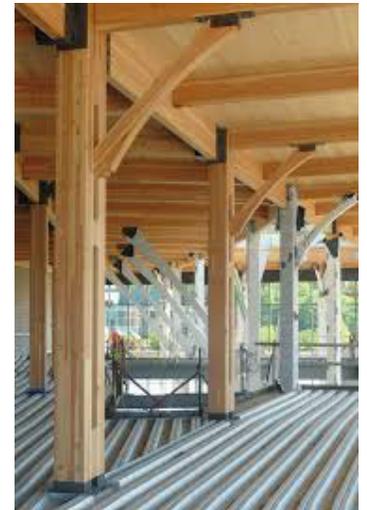
Garage reference – laser cut screen concealing parking decks



Metal canopy with signage



Inspired by Nubian weaving



Cross Laminated tTmber



Reference Images



The 5 floors of office above the marketplace will be leased to various-sized businesses that employ local people, increasing the daily population of Nubian Square to ensure a steady stream of market-goers. Science and tech companies, micro-businesses, startups from the Ben Franklin Institute, and other employers will find a home in this centerpiece of work and meeting space.

The building itself becomes a bookend to the Bolling Building to frame the new Nubian Square. It is chamfered to pick up long views down Ruggles and Washington Streets, the brick facade, inspired by Nubian woven rugs and baskets, references historic masonry buildings while bringing a new iconic image to the Cultural Arts District. The building will target zero carbon, with a cross-laminated timber structure, a highly insulated envelope, high performance MEP systems, and solar panels on the roof. The penthouse has a small roof terrace with native plantings to reduce the heat island effect.

NUBIAN MARKETPLACE

Williams St

Washington St



Palmer St

Eustis St

Harrison Ave



PROGRAMMING

JUST IMAGINE...!

...a two-story marketplace, bustling with the aromas of cuisine by area chefs and cooking students, where people come to get fried plantain, curried goat, and many other traditional and modernized African, Caribbean, and South American specialties. Mixed in with those delicious delights are artisan vendors selling one-of-a-kind afro-centric clothing & jewelry, oils & lotions, home goods, and various forms of woodworking and small crafts – launching Black Market’s home-based culture of entrepreneurs at prices locals can afford.

JUST IMAGINE...!

...music and dancing near the stage to different Caribbean bands. Folks will be playing chess and doing the rumba under the stars in the plaza in the summer, just like in Rio or the Islands. There will be kid’s programming in the mornings on weekends – toddler painting classes and teen hip hop dancing competitions. Families will gravitate toward the marketplace because of the food choices - it is so busy no one will tell the kids to ‘shush’!

JUST IMAGINE...!

...becoming friends with the owners of the micro-businesses; or meeting business associates for a casual meal or a cocktail at the bar. Students and tourists will round out the visitors, always looking for healthy and unique food choices and home crafts like blankets and baskets that remind them of their homes around the world.



knites doing the salsa at Willoughby Plaza in Downtown Brooklyn. Photo by Sasha Smolina / Downtown Brooklyn Partnership

NUBIAN MARKETPLACE

Williams St

Washington St



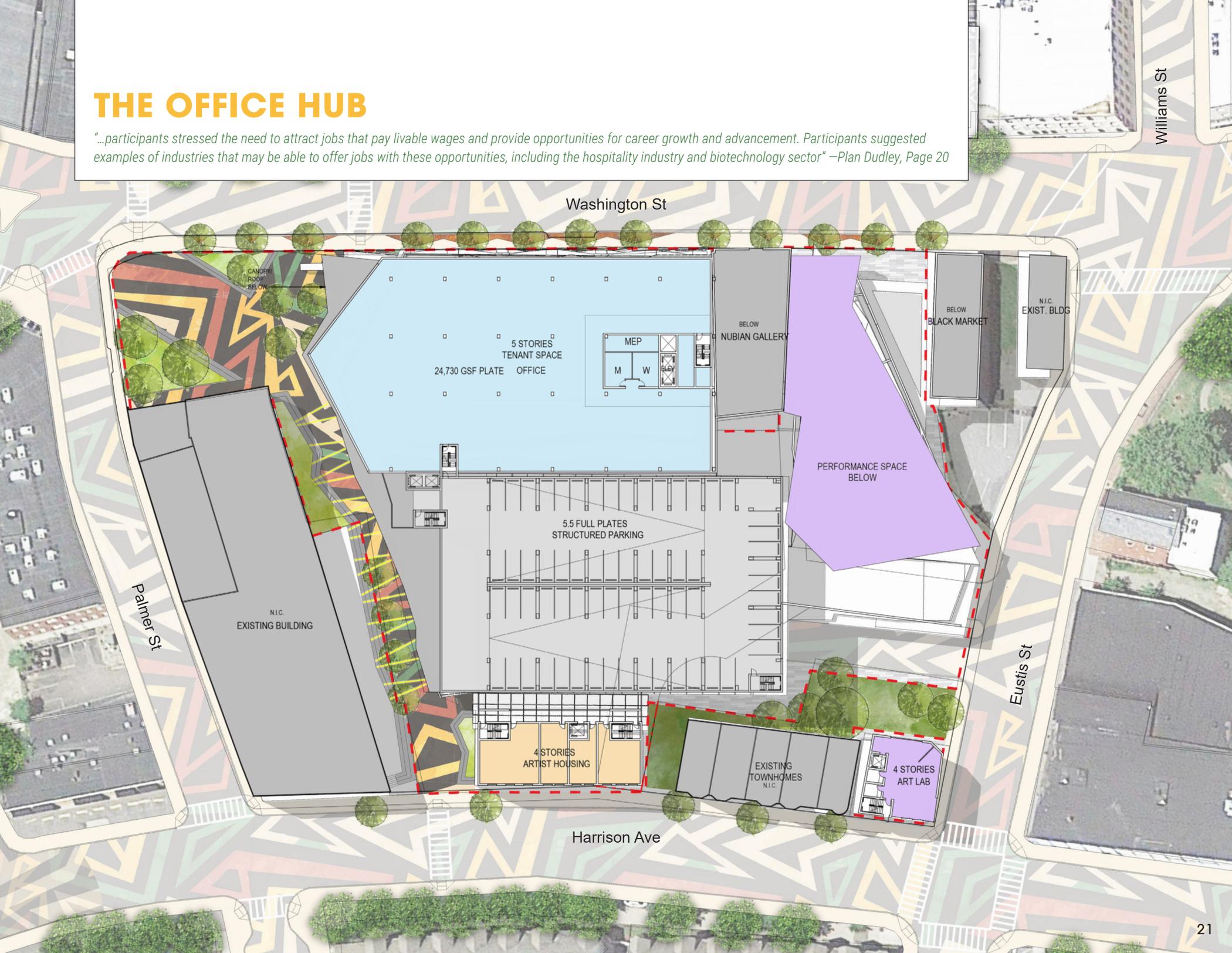
Palmer St

Eustis St

Harrison Ave

THE OFFICE HUB

"...participants stressed the need to attract jobs that pay livable wages and provide opportunities for career growth and advancement. Participants suggested examples of industries that may be able to offer jobs with these opportunities, including the hospitality industry and biotechnology sector" —Plan Dudley, Page 20



Williams St



The ground and second floors of the Office Building are set back and angled along Washington Street to create a dynamic pedestrian experience and signal all the creative vendors and food choices inside.





From the communal tables in the 2-story central hall, customers can sit and watch cooking classes, buy goods from the artisans, grab a bite from the chef test kitchens or at the bar, and listen to music on the stage. Upstairs cooking students and chefs create a buzz of activity.

CULTURAL HALL

"Both the RSMP (Roxbury Strategic Master Plan) and the PLAN: Dudley Square planning process underscored the importance of enhancing civic life and the cultural environment in which residents can participate. Dudley Square has a rich history and preserving the existing culture is an imperative that cannot be understated or overlooked." –Plan Dudley, Page 21

THE CONCEPT

Cultural Hall will further activate the heart of Nubian Square by providing a new home for the rich arts and cultural offerings of the local community. The Hall will provide a welcoming place for all ages, with flexible and accessible indoor and outdoor performance and arts space, a lobby that will be available for art installations and an ethos that values inclusivity and diversity. The Cultural Hall will be a place for celebration that supports local artists and helps further build Roxbury's creative economy. Cultural Hall will bring an 18-hour energy and activity to the square, encouraging residents to stay local and support local businesses and will serve as a diverse place for all of Boston, and a new destination for the region.

DESIGN

The design of the Cultural Hall is mindful of the historical and social context of the neighborhood by embracing Nubian architectural elements - triangular geometry that is symbolic of the Pyramids, striking entrance columns and a dynamic gold facade that is a powerful symbol of the vibrancy and spirit within its walls. The symbolic triangular canopy floats above the Cultural Hall, announcing the civic importance of this building to Nubian Square and the city in general. The cultural hall has been carefully sited to give access from both Eustis and Washington Street. Careful consideration will be made of using high-quality building materials that ground the building in the present and convey stability into the future. Architectural detailing will be contextual and compatible with other area buildings including Black Market, Hibernian Hall and the future 2147 Washington Street.



Reference Images





CULTURAL HALL

PERFORMANCE SPACE & FLEXIBILITY

A 350-seat performance space will accommodate a multitude of programming needs for the community. The lofty interior spaces within the Hall will be carefully shaped through attention to visual and acoustic performance to allow meaningful communication between the performer and the audience. A rooftop performance area of 3,320 sf will be available for a more intimate setting against an inspiring backdrop of Nubian square and views to Boston's Back Bay neighborhood. The performance space will be supported by back-of-house spaces and is immediately adjacent to a shared three-bay loading dock.

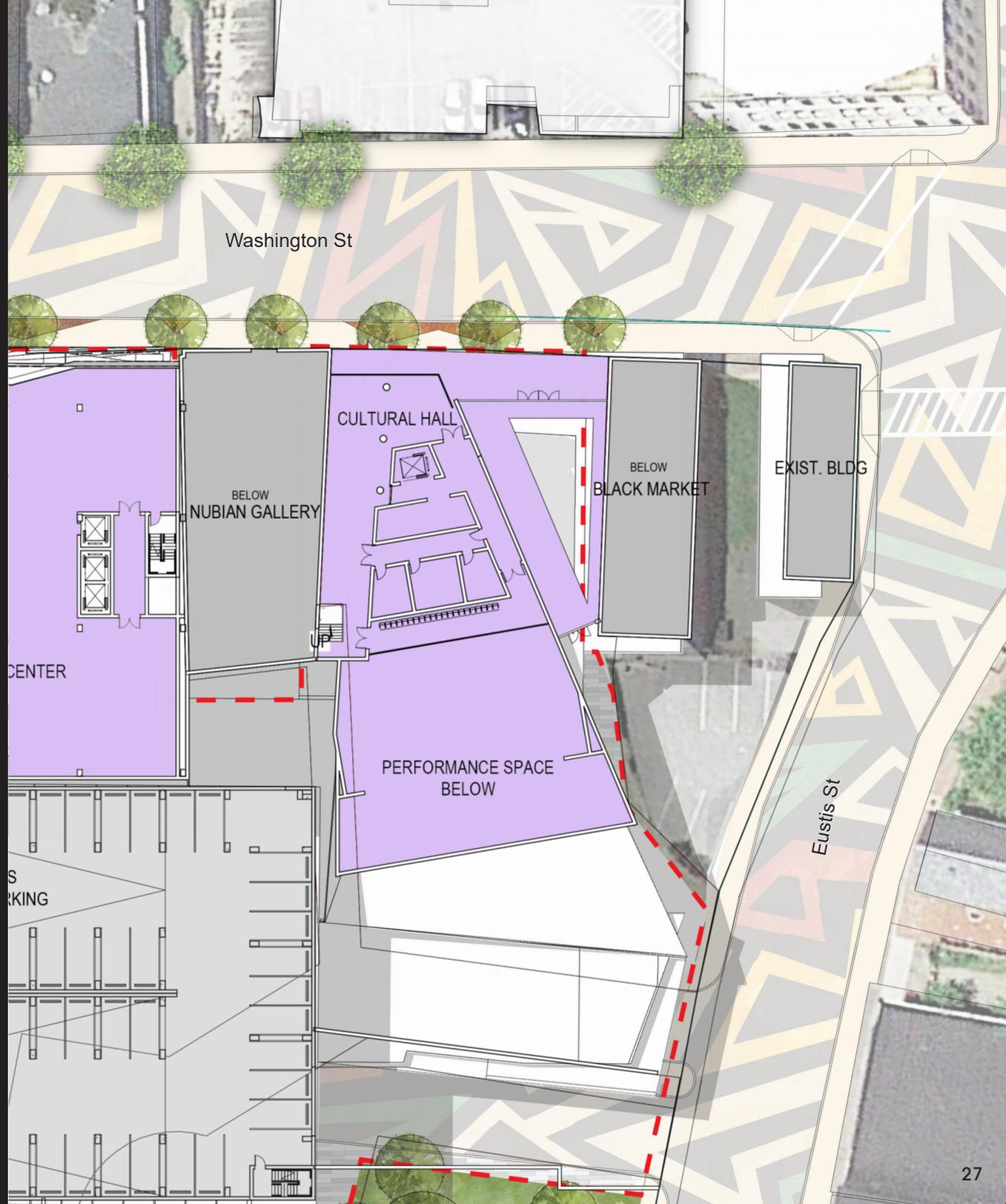
ENTRANCE & LOBBY

The main grand entrance to the Hall is located on Washington Street and the design will continue the existing street frontage to provide a continuous and engaging pedestrian experience with an animated nighttime facade. The 1,700 sf lobby will feature transparent glass that will serve as a welcoming entrance that makes the arts accessible to the community. Two entrances to the lobby - on Washington Street and Eustis Street - will encourage pedestrians into the space. A variety of exhibitions from local artists - which could include painting, photography, sculpture, ceramics and more - will be featured in the lobby to help further promote the vibrancy of the community and provide a place for expression for people of all ages and backgrounds.



Ground Floor Plan





Washington St

CULTURAL HALL

BELOW
NUBIAN GALLERY

BELOW
BLACK MARKET

EXIST. BLDG

CENTER

PERFORMANCE SPACE
BELOW

S
PARKING

Eustis St



Upper Plan

CULTURAL HALL

FLEXIBILITY

The performance space will feature flexible seating for a variety of programming needs - from plays, community meetings and workshops, kids performances and gallery exhibits, spoken word, movie screenings from local filmmakers, dance and more. The space will promote the arts in a highly technical, flexible space that further engages the community. The seating can be placed in a number of different configurations to enable a variety of performances - from large musical festivals to intimate conversations with local authors. This flexibility will foster deep engagement with audience members in an immersive experience. The space will be designed efficiently and will be flexible to allow future possible changes in technology.



ARTIST LIVE/ WORK

"Participants communicated that there was a need for neighborhood amenities that build on the area's cultural history and assets... a museum, an art gallery, a bookstore, entertainment venues, music spaces such as a jazz club, a performance center, and artist live/work spaces" –Plan Dudley, Page 21

"Participants voiced a desire that the RFPs include housing with a mix of units accessible to low-, moderate-, and middle-income households. Homeownership was articulated as a strong priority" –Plan Dudley, Page 18

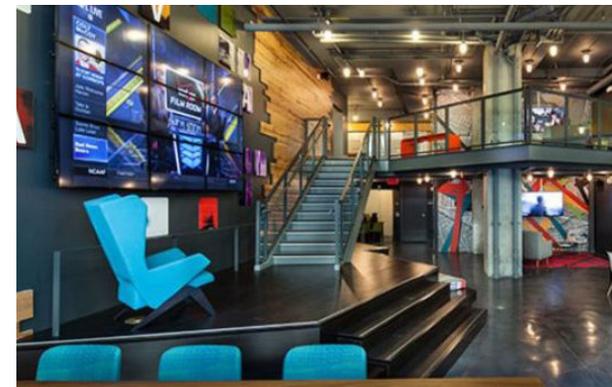
CONCEPT AND RENDERING

The artist live/work space will activate the Harrison Avenue and the Pedestrian Plaza, connecting Washington Street to Harrison Street. The space will help further activate the Square with an increased residential population to support the area retail businesses. Roxbury is a community of families that have lived there for numerous generations, and the artists who live in these buildings can embrace those family roots by continuing the tradition by calling Nubian Square home.

Residents of the building will also have access to a new dedicated artist workspace building at the corner of Harrison Ave and Eustis Street. The building will be designed to incorporate Passive House features and solar panels on the roof. A shared glass lobby will provide transparency and a common gallery area on the ground floor will further promote a spirit of community and collaboration.



Reference Images





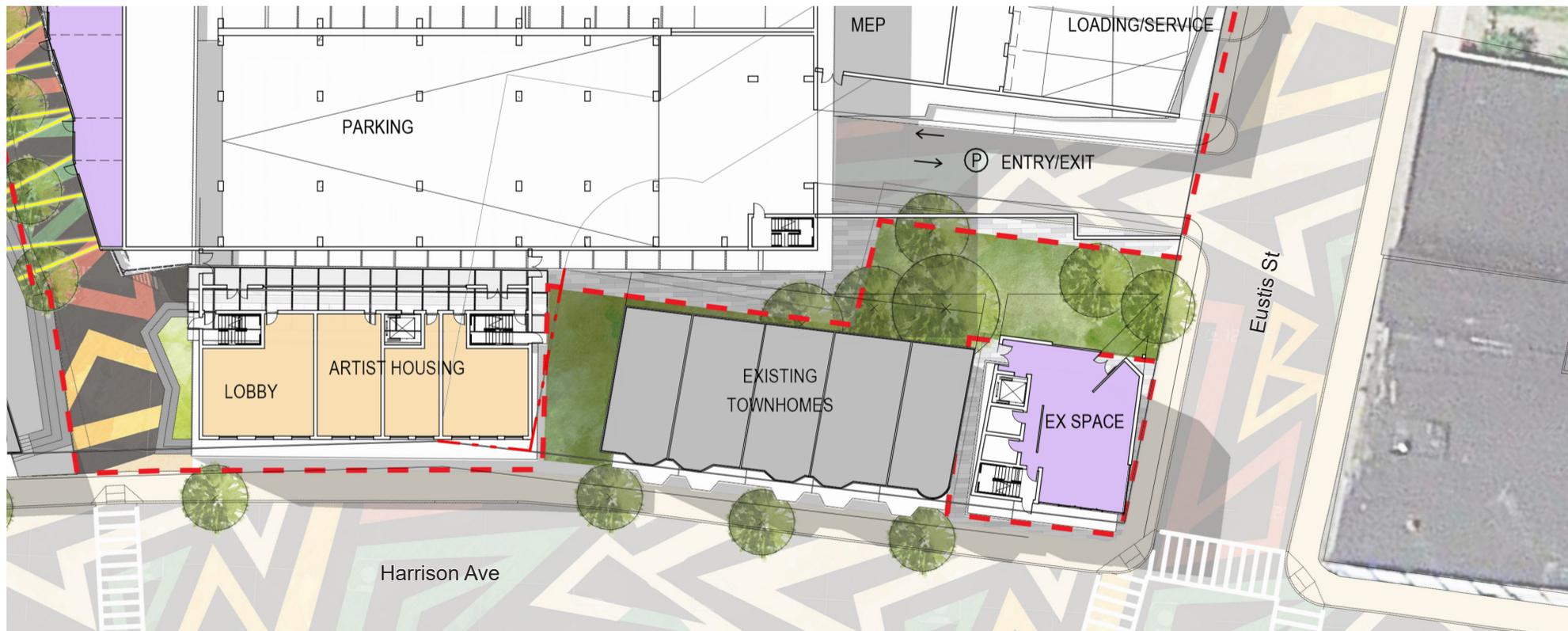
ARTIST LIVE/WORK



Ground Floor Plan

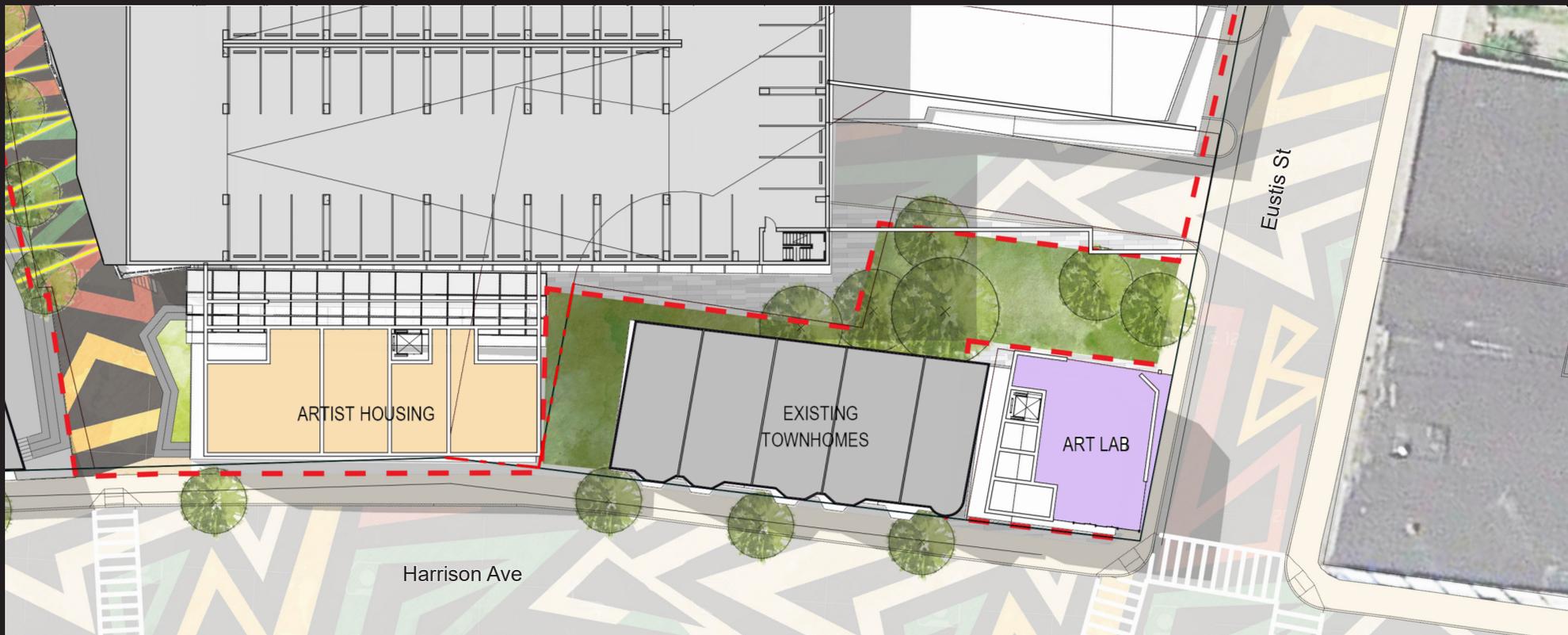
PLANS

The 4-story residential building will include 15 artists' lofts that will have a preference for local artists with open concept floor plans that provide flexibility for live/work activity. The affordable units will all be one-bedrooms and will vary in size from 600 sf- 700 sf. The lofts will be efficiently designed and will take advantage of natural daylight with oversized windows and rooftop daylight monitors.





Upper Plan



ARTIST LIVE/WORK



Reference Images

PROGRAMMING

The workspace will contribute to the continued development of the Square by creating much-needed artist live/work spaces that boosts economic development, and further supports and encourages entrepreneurship and the local economy. This space will help support the underserved and talented creative community by providing an affordable and dedicated space for creation. The talented artists that will use this open space can be inspired by each other in this supportive workspace through cross-pollination and the exchange of ideas.

The workspace will activate the corner of Harrison Street and Eustis Street. The building will maintain the continuity of the street wall to help achieve a continuous and engaging pedestrian experience. The three-story building stays true to the character and social fabric of the neighborhood through height, massing and materiality, while bringing a forward-looking, modern complement to the historical context. Architectural detailing will be contextual and compatible with other area buildings.





OPEN SPACE

LANDSCAPE & STREETScape

It is our aspiration that the streets in the Nubian Square area are both a continuation of the language of the streetscape system for the City of Boston and also have a character that is distinctive to Nubian Square.

On Washington Street, the pedestrian way will be coordinated with the Boston Transportation Department and other City agencies' initiatives. The sidewalk will include generous smooth walking surfaces, permeable paving, new tree planting, street furniture, lighting and bicycle accommodations including space for bikeshare. Because of the folding facets of the building façade the width of the sidewalk will swell in and out in a rhythmic manner giving pockets of additional area to the frontage zone along the market building.

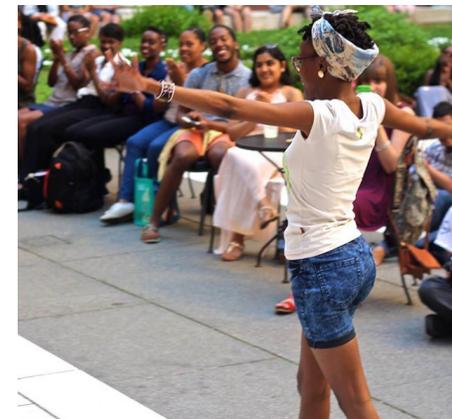
Nubian Square streets may also have a character of their own: inspired by the artists of the district and the proposed art focused initiatives on Ruggles Street, the idea is to imprint the Square with expressions of local artistic energy - whether having artists paint the asphalt of the different streets yearly as a traffic calming strategy, working with distinctive paving patterns at pedestrian crossings, or other strategies; the overall goal is to dynamically and boldly convey the artistic energy of the square.

The paving patterns currently shown on the drawings are placeholders for the concept of boldly enlivening the district with art. It is clearly understood that any work within the public way will need to be developed in coordination with the City of Boston agencies and would need to meet all safety, traffic, maintenance and other guidelines.

To increase a sense of softness and help with the urban heat island effect, trees will be planted along the street and in the plaza using structural soil and/ or ample planting soil volume. Trees will be selected to provide a mixed canopy of different species that are hardy, adapted to the climate and have distinct seasonal qualities. Several small raised lawn areas will provide locations for a different type of lounging, and certain areas within the plaza will be planted with hardy flowering perennials that will further enhance the seasonal experience of the plaza.



Reference Images





OPEN SPACE

"...many participants were interested in seeing public art incorporated into new development projects, which would both emphasize the history, culture, and community of Roxbury." —Plan Dudley, Page 25

NUBIAN SQUARE

Like the town square in a historic village, Nubian Square plaza will be the go-to place in the area to meet a friend, grab a roti, listen to a performer or browse the shops. Located at the corner of the Blair lot, the plaza is approximately 12,600 SF in size with an additional 6,500 SF of area in the Artist's Alley branching off toward Harrison Avenue. The plaza will feature seat walls and seating benches so that there is always a place to rest as well as moveable tables and chairs. Planting will enhance the everyday feeling of the plaza and trees will provide shade and a comfortable scale adjacent to the buildings. The lighting will provide safe and easy movement through the site but will also be designed with the idea of a magical quality to the evening experience.

The plaza is intended to be used by all and to be enlivened throughout the day, into the evening and throughout the year. It will be arranged to be comfortable for use by individuals as well as for small and larger groups and it will be designed in a flexible manner so that it can easily host a varied range of art, performance, retail and festival uses throughout the year. There will be Wi-Fi access and strategic locations for power and art anchorage so that it can be flexibly used for future programs of many different scales and types

Throughout the year, the plaza will be activated by everyday and seasonal activities. Year-round, the plaza will be a place that is comfortable, exciting and engaging for people of all ages and cultures.



Captions (clockwise from top left)

In the spring, the square can become a place for Nubian inspired artisan markets and outdoor concerts or events.

In the summer, vibrant food and music festivals are perfect to activate the open plaza, even allowing the fun to spill over into nighttime dancing.

The fall season brings the celebration of harvest, making the square a center of farmer's markets, craft fairs, and school events.

In the winter the excitement of holidays transforms the plaza with ice skating, hot cocoa, holiday gift markets, and warm times with loved ones.





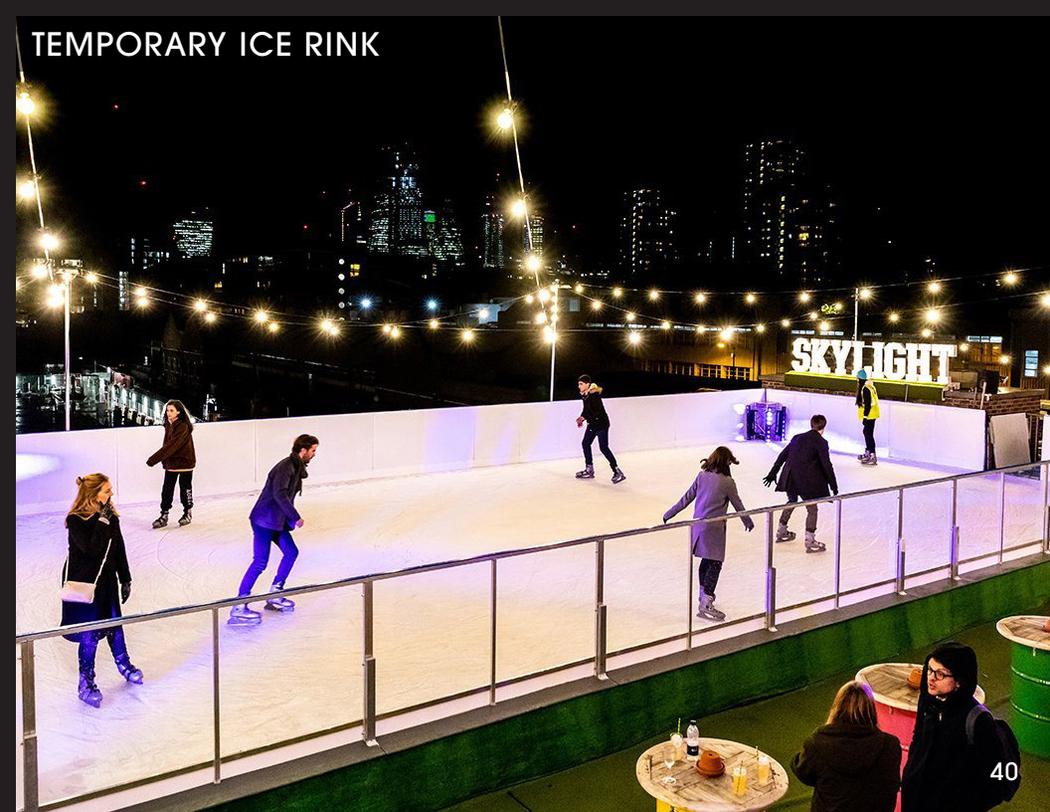
POP-UP CONTAINERS & FOOD TRUCKS



VIDEO MAPPING



OUTDOOR MARKET



TEMPORARY ICE RINK



4, 5 & 6

BUILDING ELEVATIONS, STREET ELEVATIONS & PERSPECTIVE DRAWINGS



BUILDING & STREET ELEVATIONS



PERSPECTIVE DRAWINGS





BICYCLE & AUTOMOBILE PARKING, TRANSPORTATION & CIRCULATION PLAN

"Many community members expressed a desire to reduce the amount of driving in the area to encourage a greater use of public transit. However, many stakeholders would also like to ensure that there is adequate parking in Dudley Square for those visiting existing retail shops and as new development comes to the area and the population of the Square grows." –Plan Dudley, Page 25

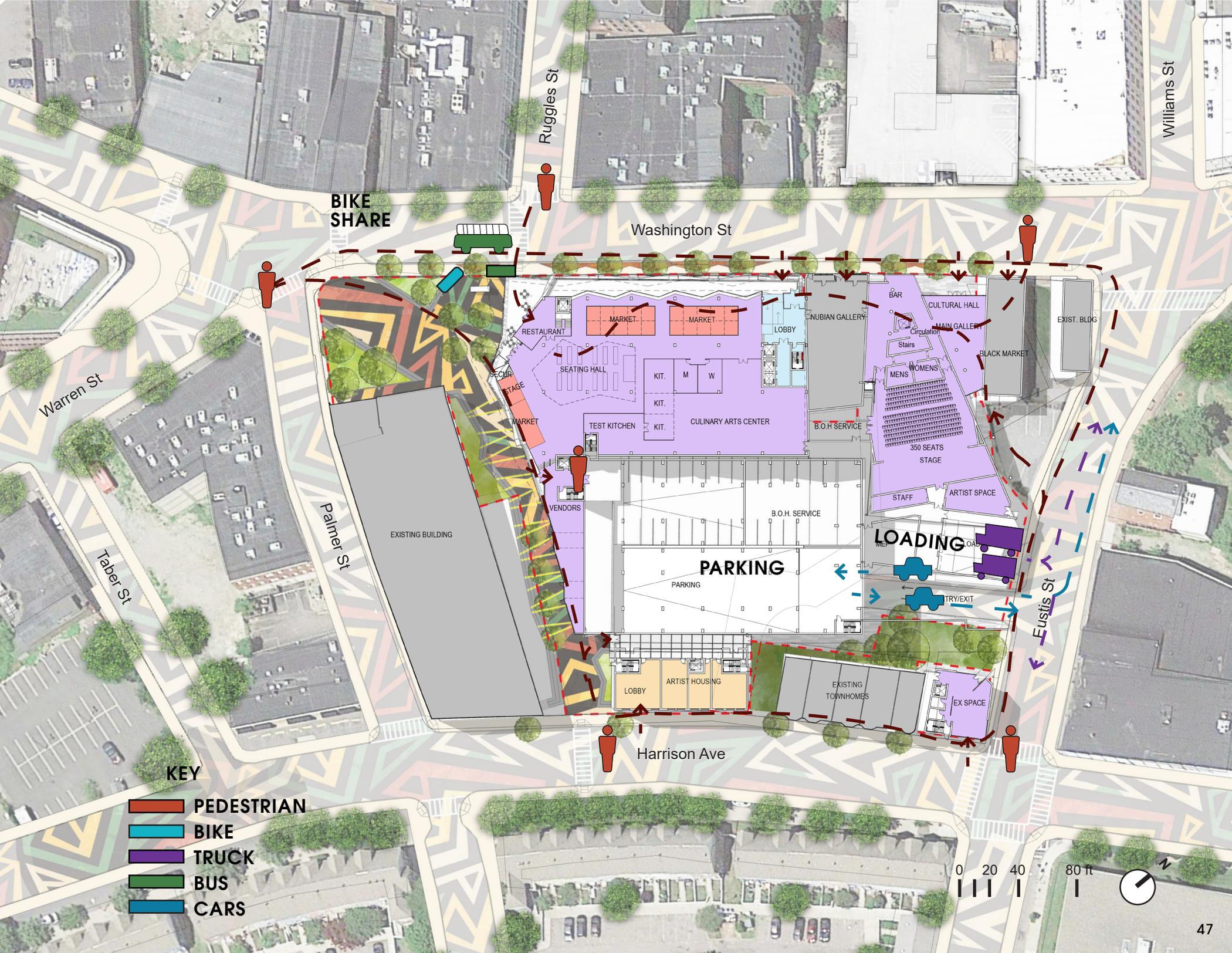
"The potential for consolidated parking garages on the Dudley Street Commercial and Blair Lot sites were considered as means of meeting the parking needs of the different parcels and the area in a more coordinated manner." –Plan Dudley, Page 27

The Project as proposed responds strongly to the access, circulation, connectivity and continuity requirements in the RFP, taking full advantage of the opportunities for multi-modal access. The proposed site plan will not only support the Project itself but will also integrate the Project with the rest of Nubian Square and the abutting neighborhoods. While it is important to satisfy the parking needs of both the Project and the existing parking that will be displaced, the Project seeks to enhance access for artists, employees and visitors to the site by alternative transportation modes, including transit, bicycle and walking.

A key element of the Project is the new pedestrian corridor through the site between Washington Street and Harrison Avenue. This will break up the existing large block bounded by Eustis Street and Palmer Street and provide important new connections to Washington Street and Nubian Square from the Orchard Park neighborhood on the east side of Harrison Avenue. Further it will align with Ruggles Street, strengthening its connection with the Madison Park Village neighborhood and creating a much stronger pedestrian gateway. In addition, the Project anticipates the important future connections with the proposed relocation of the Franklin Institute to the nearby Harrison Supply site.

The Project will also seek opportunities to integrate with and enhance the streetscape and pedestrian improvements planned for this section of Washington Street as the final phase of the overall Nubian Square roadway reconstruction project already underway along Ruggles Street. There is an opportunity to create a strong pedestrian node on Washington Street at Ruggles Street and the proposed Project plaza, creating a safer and attractive pedestrian crossing of Washington Street than exists today.

Transportation Demand Strategies will be critical to support and encourage alternative modes to reduce dependence on auto travel and minimize. Opportunities for sharing of parking between different uses, within the Project and the surrounding Nubian Square, will be explored so that parking supply is minimized by maximizing its efficiency of use. Long-term and short-term bicycle parking will be responsive to the Boston Transportation Department's (BTD) new bike parking guidelines, and the integration of a Bluebikes station will be contemplated. The parking garage will include spaces for Car Share such as Zipcar, and off-street loading and trash removal will be provided.



BIKE SHARE

Washington St

Williams St

Ruggles St

Warren St

Taber St

Palmer St

Eustis St

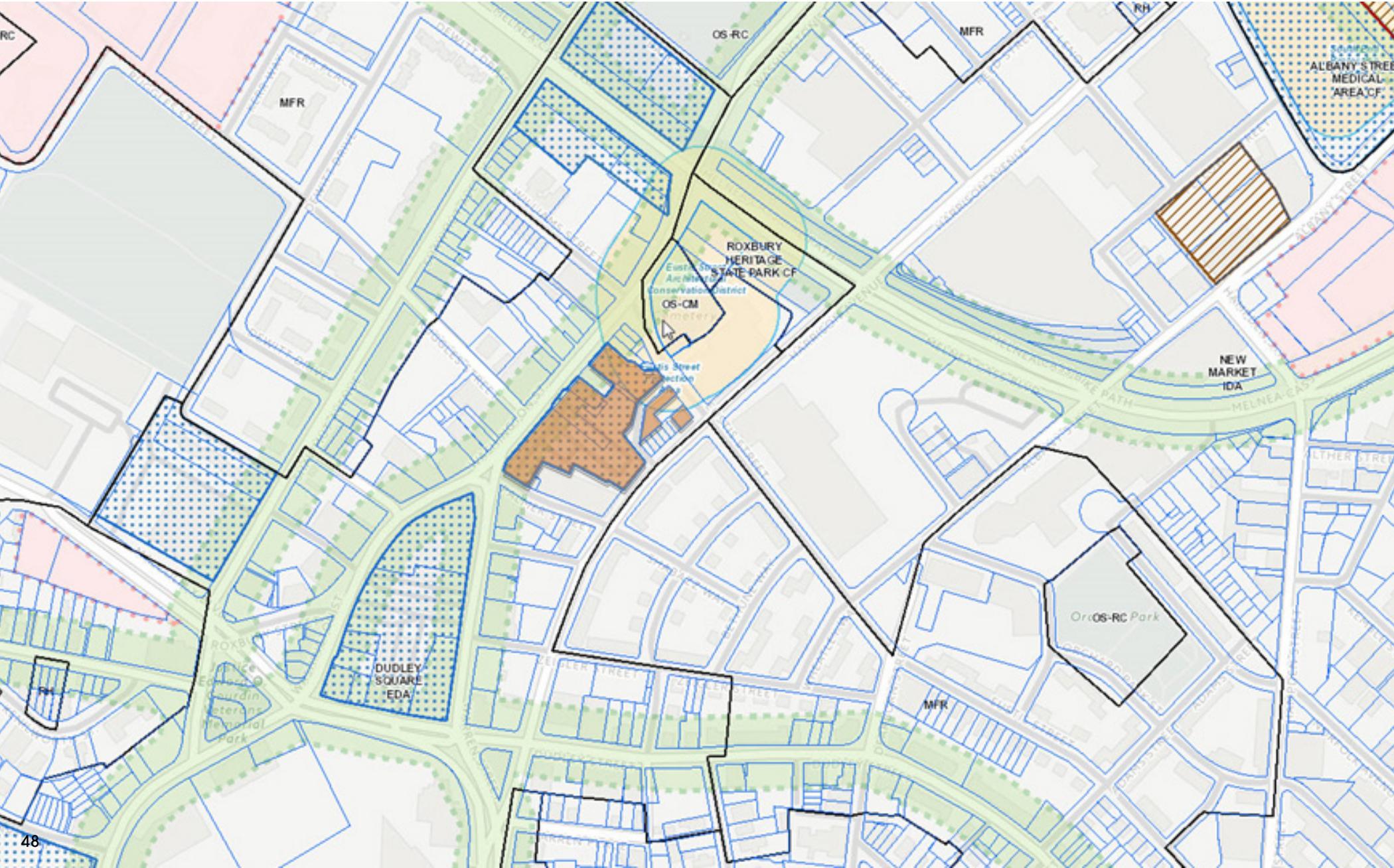
Harrison Ave

KEY

- PEDESTRIAN
- BIKE
- TRUCK
- BUS
- CARS



PRELIMINARY ZONING ANALYSIS



DUDLEY SQUARE EDA REGULATIONS

ROXBURY NEIGHBORHOOD DISTRICT — ECONOMIC DEVELOPMENT AREA SUBDISTRICTS DIMENSIONAL REGULATIONS

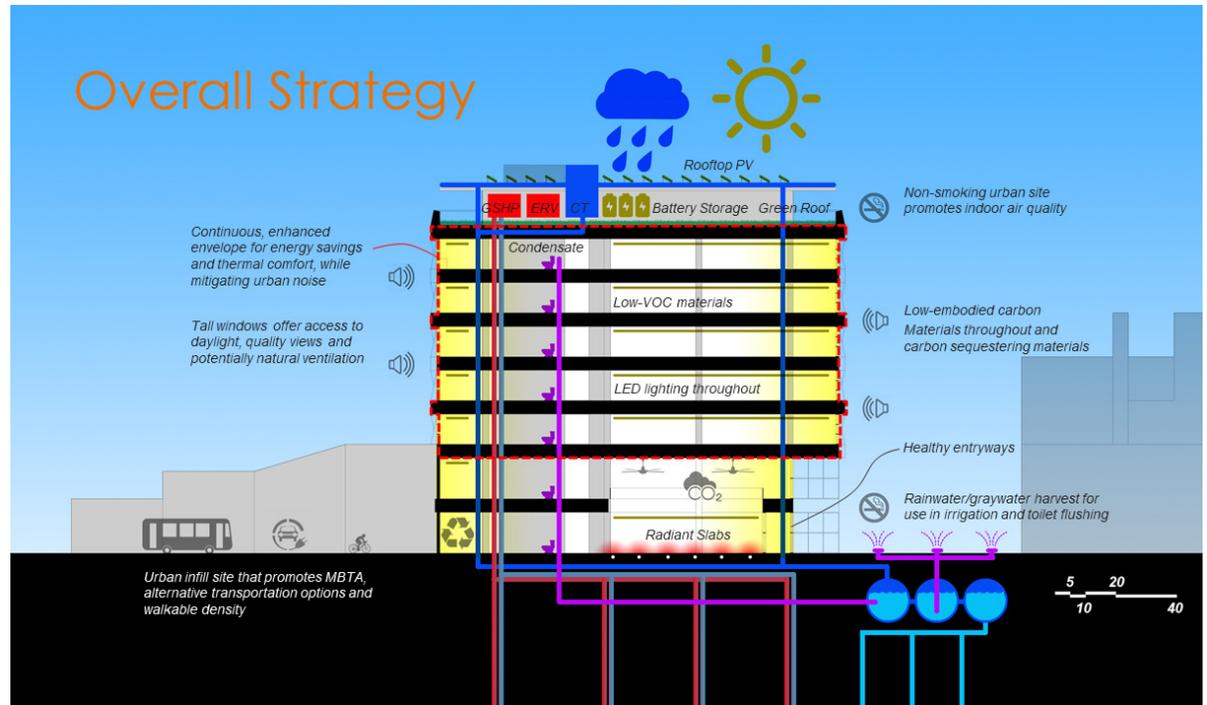
	DUDLEY SQUARE EDA	NUBIAN ASCENDS
Maximum Floor Area Ratio NEEDS VARIANCE	2.0	✓
Maximum Building Height NEEDS VARIANCE	55 65' FOR BLAIR SITE	✓
Maximum Lot Size	none	✓
Maximum Usable Open Space	none	✓
Minimum Lot Width	none	✓
Minimum Lot Frontage	none	✓
Minimum Front Yard	none	✓
Minimum Side Yard	none	✓
Minimum Rear Yard	20	✓
Multifamily Residential	Allowed	✓
Theater / Concert Hall	Allowed	✓
Retail	Allowed (some non-standard uses conditional)	✓
Off Street Parking Requirements	Residential: Multi-family 1.0, Affordable 0.7 per unit Retail: 2 spaces per 1,000sf	✓
Open Space	0sf Minimum per unit requirement	✓

SUSTAINABILITY NARRATIVE

"community members discussed the necessity of climate readiness and resiliency in the neighborhood. More specifically, how to reduce the urban heat island effect in Dudley Square. A variety of other topics that were addressed included, greenhouse gas reduction, healthy and efficient green buildings, stormwater flooding, and public health." – Plan Dudley, Page 25

JURISDICTIONAL REQUIREMENTS FOR GREEN BUILDINGS AND RESILIENT DEVELOPMENTS

This project falls under Article 37, which means it must 1) demonstrate LEED "certifiability", 2) undergo energy modeling for LEED compliance, MA Stretch Energy Code compliance and compliance with the BPDA Zero Carbon Assessment – an all-electric Passive House-like iteration of the project – with pricing, 3) it must enter into MassSaves utility rebates programs offered through EverSource and consider rooftop PV options, 4) it must demonstrate long-term adaptive strategies for resiliency, and 5) this project will qualify for three of five elements of the Boston Smart Utilities Policy, impacting stormwater (1.25"), new/improved signaling technologies and new/improved street lighting technologies. These aspects will be gathered into a package that will evolve over the course of the project and that will be submitted for approval at three critical milestones: 1) the end of SD when filing for a PNF, 2) the end of CD's when filing for a building permit and 3) at substantial completion when filing for a COO. All deliverables will be captured within a Green Building Report that will be submitted to the BPDA IGBC at these critical milestones. The below narrative illustrates preliminary opportunities for this project to explore.



Jurisdictional Requirements

Several organizations will have competing/complimentary interests specific to this development:

<p>BPDA: Article 37</p> <ul style="list-style-type: none"> • LEED equivalency • Development & Individual buildings • Clean energy plan • >10% energy reduction • Resiliency & green infrastructure 	<p>DOER: MEPA</p> <ul style="list-style-type: none"> • 15% GHG reduction • Energy & transit • Passive House residential • Onsite renewables • Electrification 	<p>ImagineBoston 2030</p> <ul style="list-style-type: none"> • Accessibility • Resiliency • Improved public realm • Equity 	<p>CarbonFree 2050</p> <ul style="list-style-type: none"> • Zero-energy buildings • Zero emissions transportation • Zero Waste • 90% renewable energy grid

INTEGRATIVE DESIGN AND PROJECT DELIVERY AND ENERGY MODELING

We work collaboratively with our MEP of record or outside vendors – we are happy to offer recommendations – regarding energy modeling for projects under Article 37 jurisdiction. We follow the LEEDv4 integrative design process credit as we undergo Article 37 review, typically having early phase kick-off and charrettes with the full team to identify goals and opportunities, followed by updated energy modeling runs, coinciding near the end of each major milestone – SD, DD and CD. The goal will be to work with energy modeling iteratively, along with pricing, as we develop the design to balance cost, jurisdictional compliance and performance. The end goal will be to have a collection of four energy modeling runs that easily compares 1) code minimum compliance per ASHRAE 90.1, 2) a baseline case considering a 10% improvement over ASHRAE 90.1 per MA Stretch Energy Code, 3) our proposed case which illustrates at least 10% higher performance than baseline, and 4) we will take our proposed case and model it considering the prescriptive BPDA requirements within their Zero Carbon Assessment – a version of the proposed case, which is both Passive House and 100% electric. This is in support of the project meeting future Carbon Free 2050 goals, whereby all buildings will run on renewable electricity (onsite and from the grid). The goal of the Assessment is to inform options for “proposed” case improvements. Again, we will balance performance, cost and compliance while moving through design to meet the projects needs and goals. As a reference, please see the specifics of the Zero Carbon Assessment below.

Table-1: BPDA Zero Carbon Assessment and ASHRAE 90.1 comparison

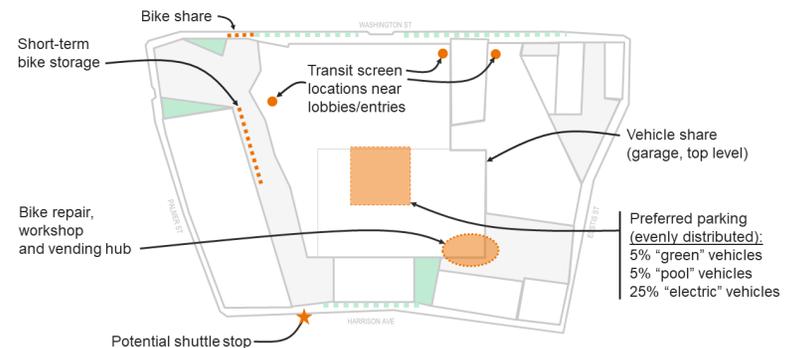
BUILDING ATTRIBUTE	CODE MINIMUM	ZERO CARBON ASSESSMENT
Roof Insulation	R-30, c.i.	R-50, c.i.
Wall Insulation	R-23.3,c.i.	R-30, c.i.
Curtain Wall – opaque/spandrel	<015	<U-0.05
Curtain Wall – vision	<0.24/SHGC<0.40	<U-0.22/SHGC<0.25
Glazing – commercial	WWR 40%+; <U-0.24	WWR<40%; <U-0.22
Glazing – residential	WWR 40%+; <U-0.24	WWR<30%; <U-0.15
Airtightness	ACH50<1.0	ACH50<0.06
Ventilation	Varies	DOAS + ERV(80%) + MERV 8
Heating/Cooling	Varies	VRF (all electric)
Domestic Hot Water – comm	Central system	Central system
Domestic Hot Water - resi	Varies	In-unit ASHP
Lighting	LPD (w/sf) varies per building	100% LED
Appliances	Energy Star encourages	100% Energy Star (that comply)
Renewables	Not required	Strongly encouraged
Water Fixtures/Appliances	EPA Water Sense	EPA Water Sense
Indoor Air Quality	ASHRAE 62.1	IAQ Plus Program

Additionally, we work collaboratively with all our partners – landscape, civil, MEP engineers, contractor, client and jurisdictional bodies to help projects stay informed, on target and within the reach of its aspirational goals. Having in-house sustainability expertise within Stantec has helped to make this process more fluid and integral within our approach, rather than outsourcing this critical task. Having the expertise inhouse means there is one point of contact on the architectural staff, crucial as the architectural discipline is the sole entity pulling together the different discipline’s parts into a cohesive whole. Our internal sustainability team is managed by Blake Jackson, who is a licensed architect, a LEED Faculty in good standing since 2006 and who has a great deal of experience successfully supporting projects through the Article 37 and LEED certification processes. He is a company-wide resource when third-part certification/s are being employed on projects.

LOCATION AND TRANSPORTATION

This project benefits from being an infill, grayfield site already within a walkable community, serviced by the MBTA. The project team will look to enhance connections to the MBTA, as well as promote alternative transportation options onsite to reduce greenhouse gas (GHG) emissions. The garage will be a crucial neighborhood amenity, in this regard, and will promote preferred “green vehicle” parking, preferred pooling parking and will meet BTM requirements that 25% of spaces accommodate electric vehicle parking – scalable in the future. Lastly, the project will feature bike parking, amenities, tool and onsite showers.

Alternative Transportation Strategy



SUSTAINABLE SITES

LEED promotes creating open space/habitat restoration. Two main opportunities exist for this – one at grade and one on the rooftop. At grade, the extension of Ruggles

Street into the site could be an opportunity for green infrastructure, a woonerf, etc. This would help manage our heat island, stormwater and could result in open space and/or habitat. The rooftop could be occupiable to achieve the same effect. At minimum, it should hold modular roof trays for these purposes. Roofing membranes and grade surfaces will be selected based on reflectivity to reduce the urban heat island effect where solid surfaces. The Boston Smart Utilities Policy will require this site to capture 1.25" of stormwater. There are many ways to achieve this. Green features on the roof and at grade can help store water, while serving to beautify the site. Rooftop water, in particular, is a useful source of non-potable water for reuse in irrigation systems and toilet flushing. We propose here that there be a stormwater infrastructure system to accommodate additional capacity, given increased of stormwater capacity by 2070 of 60% are predicted. Here, water is directed to underground tanks for reuse or overflow into an infiltration pit for aquifer recharge.

Anticipating Current & Future Stormwater

This project will be required to capture 1.25" of rainwater onsite. By 2070, Boston anticipates a 66% increase in stormwater events, due to climate change.



Blue/green roofs

- Blue roofs hold water temporarily while the site absorbs its water.
- They can still store equipment, PV, etc.
- Green roofs offer occupants a chance for outdoor interface.

Rain Gardens

- Use of site features to mitigate large quantities of water
- Site beautification
- Can promote active design is accessible

Stormwater Planters

- Stores runoff from paved areas
- Promotes pedestrian/vehicular separation
- Site beautification
- Can connect to below grade storage

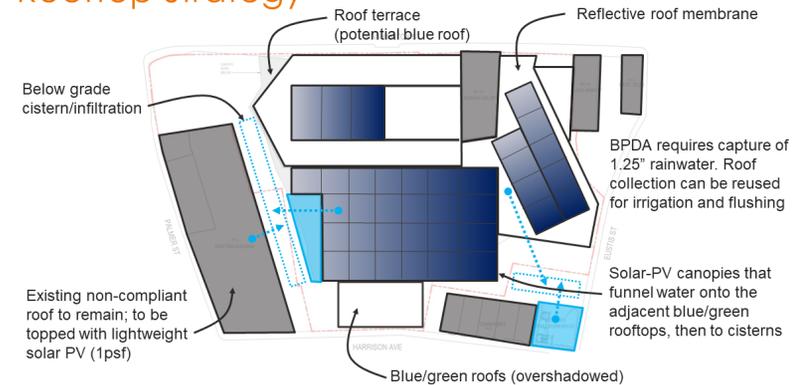
Highly Reflective Porous Paving

- Ideal for sidewalks, parking, service aisles and areas of low-through traffic
- Can connect to below grade storage or infiltration
- Heat island reduction

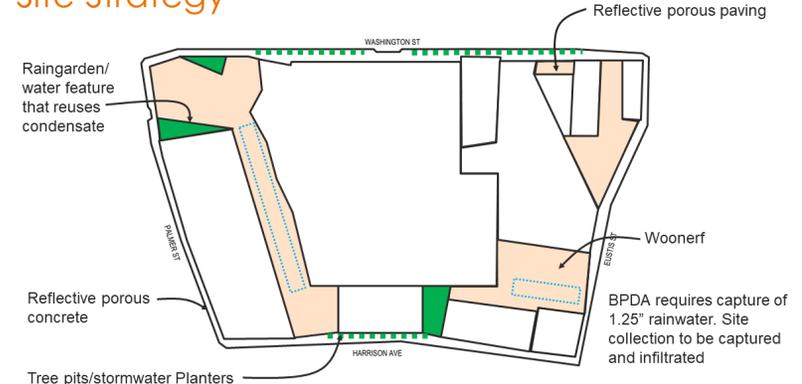
WATER EFFICIENCY

In addition to the above strategies, we will be looking to meter water uses onsite, eliminate potable water used for irrigation and to specify low-flow fixtures (even graywater reuse) to minimize potable water use onsite. If having cooling towers, they use a great deal of energy; thus, they can be commissioned not to do so, and they offer a clean source of graywater via condensate that can be reuse for flushing and/or irrigation. Potential graywater sources include rooftop rainwater, condensate and shower water, and potential uses include toilet flushing and irrigation.

Rooftop Strategy



Site Strategy



ENERGY EFFICIENCY

LEED requires that buildings be commissioned, perform 5% better than ASHRAE 90.1, use non-CFC-based refrigerants and that they utilize a building-wide energy meter. This project will feature enhanced commissioning (including the envelope), will perform at least 10% better than ASHRAE 90.1, will not use CFC-based refrigerants due to their being phased out of production and will consider advanced energy metering (systems 10% of load or greater). As an integrative design team – explained above – we will assess BPDA-prescribed mandates (Zero Carbon Assessment), as well as other options for enhanced performance – both architectural and mechanical systems. We will do this, while responding to the climate, resiliency, operational protocols, etc. which meet the intent of the occupants while being easily maintainable. Lastly, a BPDA priority is rooftop energy production; thus, rooftop PV will be explored via a third-party Power Purchase Agreement (PPA) provider during CD. It will most likely be here where the project also finds its "innovation" story (here and within the Water Efficiency section).

MATERIALS AND RESOURCES

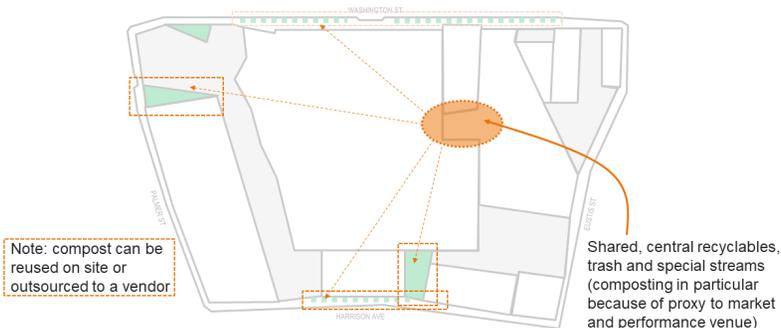
All LEED buildings are required to recycle paper, plastic, glass, metal, cardboard, batteries and bulbs. To actively play a role in the Waste component of the Carbon Free 2050 Plan, this project will also consider electronic waste and composting – all via a central building location at grade. Low-embodied carbon materials should be specified to reduce dependence on steel and concrete – where practical. Material selections will prioritize transparent/disclosed products for ingredients, EPD's and ingredients. Lastly, a robust construction waste management plan will be employed to eliminate C&D waste, at minimum 75%.

Waste Minimization

Centralized collection and separation of paper, cardboard, glass, metals, plastics, composting, mercury-containing bulbs, batteries and electronic waste + occupant engagement.



Waste Strategy



INDOOR ENVIRONMENTAL QUALITY

The project will not allow smoking within 25' of the perimeter, and ventilation minimum requirements will be met per ASHRAE 62.1. Enhanced indoor air quality metrics will be

utilized, including CO2 sensors on all floors/spaces, physical/mechanical separation of cleaning rooms and back of house from regularly occupied spaces, healthy entryways, demand controlled ventilation, construction best practices and the use of 100% filtered outdoor air. Thermal comfort will be maintained through an improved envelope, potentially thermal slabs in the market, natural ventilation (exploring) and adherence to ASHRAE-55. Daylight and views will be assessed via LEED protocols and should be achievable, considering the generous glazing proportions. Lastly, acoustics will be mitigated through the specifications of indoor surfaces and HVAC equipment to maintain a productive indoor environment.

LEED v4.1 BD+C Project Checklist				Blair Site Preliminary Scorecard	
Y	P	N			
1			Cred	Integrative Process	1
13	2	1		Location and Transportation	16
			Cred	LEED for Neighborhood Development Location	16
1			Cred	Sensitive Land Protection	1
1	1		Cred	High Priority Site	2
5			Cred	Surrounding Density and Diverse Uses	5
3	2		Cred	Access to Quality Transit	5
1			Cred	Bicycle Facilities	1
1			Cred	Reduced Parking Footprint	1
1			Cred	Electric Vehicles	1
5	3	2		Sustainable Sites	10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Cred	Site Assessment	1
2			Cred	Protect or Restore Habitat	2
1			Cred	Open Space	1
2	1		Cred	Rainwater Management	3
2			Cred	Heat Island Reduction	2
1			Cred	Light Pollution Reduction	1
6	3	2		Water Efficiency	11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Cred	Outdoor Water Use Reduction	2
2	2	2	Cred	Indoor Water Use Reduction	6
2			Cred	Cooling Tower Water Use	2
1			Cred	Water Metering	1
16	5	12		Energy and Atmosphere	33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Cred	Enhanced Commissioning	6
10	8		Cred	Optimize Energy Performance	10
1			Cred	Advanced Energy Metering	1
2			Cred	Grid Harmonization	2
3	2		Cred	Renewable Energy	5
1			Cred	Enhanced Refrigerant Management	1
2	6	5		Materials and Resources	13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3	2		Cred	Building Life-Cycle Impact Reduction	5
1	1		Cred	Building Product Disclosure and Optimization - Environmental Product	2
1	1		Cred	Building Product Disclosure and Optimization - Source	2
1	1		Cred	Building Product Disclosure and Optimization - Materials	2
2			Cred	Construction and Demolition Waste Management	2
5	10	2		Indoor Environmental Quality	16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1	1	Cred	Enhanced Indoor Air Quality Strategies	2
1	2		Cred	Low-Emitting Materials	3
1			Cred	Construction Indoor Air Quality Management Plan	1
1	1	1	Cred	Indoor Air Quality Assessment	2
1			Cred	Thermal Comfort	1
1	2		Cred	Interior Lighting	2
3			Cred	Daylight	3
1			Cred	Quality Views	1
1			Cred	Acoustic Performance	1
1	5	0		Innovation	6
5			Cred	TBD	5
1			Cred	LEED Accredited Professional	1
2	2	0		Regional Priority	4
1			Cred	Rainwater Management (Opts, min.)	1
1			Cred	40+ Indoor Water Use Reduction	1
1			Cred	20+ Optimize Energy Cost Reduction	1
1			Cred	3+ Renewable Energy Production	1
51	36	24		TOTALS	Possible Points: 110

Figure 2. Preliminary project LEED checklist showing ability to earn 51 points (Silver) by targeting best practices and regional priority credits.

RESILIENCY

This site is well-located, from a resiliency perspective. After review of GIS data in the Climate Ready Boston Map Explorer tool, we are not located anywhere near sea level rise or storm surge areas, now through 2070. There is one area which exhibits stormwater issues in the near-term (2030) at the corner of Harrison Ave. and Eustis Street – around the

existing townhomes. The only issue facing the site is it is within a major urban heat island, which will be mitigated through the development's addition of landscape, trees and hi-albedo roof and grade surfaces. The only social vulnerability identified on the site is in regard to people with disability (accessibility). Key resiliency strategies for this site should include the following:

- Operable windows for natural ventilation/night-time cooling, particularly in the market
- Maximization of rooftop solar PV and onsite battery storage
- Ability to expand 25% electric vehicle parking requirement over time (garage)
- Storing greater stormwater volume than the 1.25" requirement (anticipating 60% increase)
- Utilizing highly reflective roof and grade surfaces, vegetation, etc. to promote passive cooling
- Use of ground source heat pumps (GSHP) to reduce emissions/eliminate cooling towers
- Green rooftops (tray systems, minimum) to provide microclimate cooling and wildlife habitat
- Porous paving to mitigate stormwater build-up and to promote onsite infiltration
- Carbon sequestration within materials specified and low-embodied materials utilized





→
Hopeful message found in a plant
at the Dudley Cafe by MassArt
student Olivia Wiktor.

Photo Credit: Olivia Wiktor



DESIGN SUBMISSION