

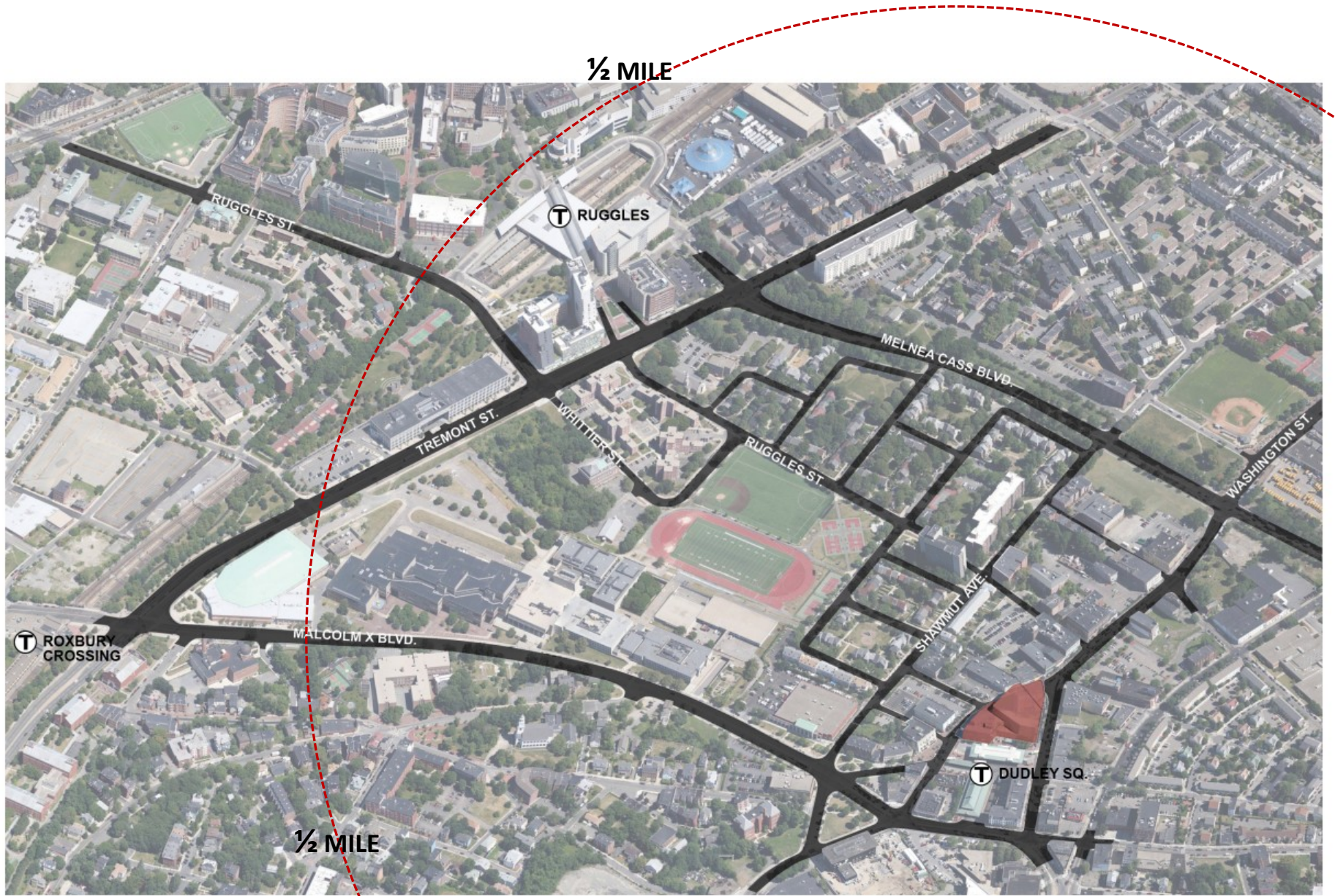
# TREMONT/MELNEA CASS FRONTAGE SITES STUDY

RSMPOC Meeting @ Dudley Branch Library  
JULY 07 2014 BRA





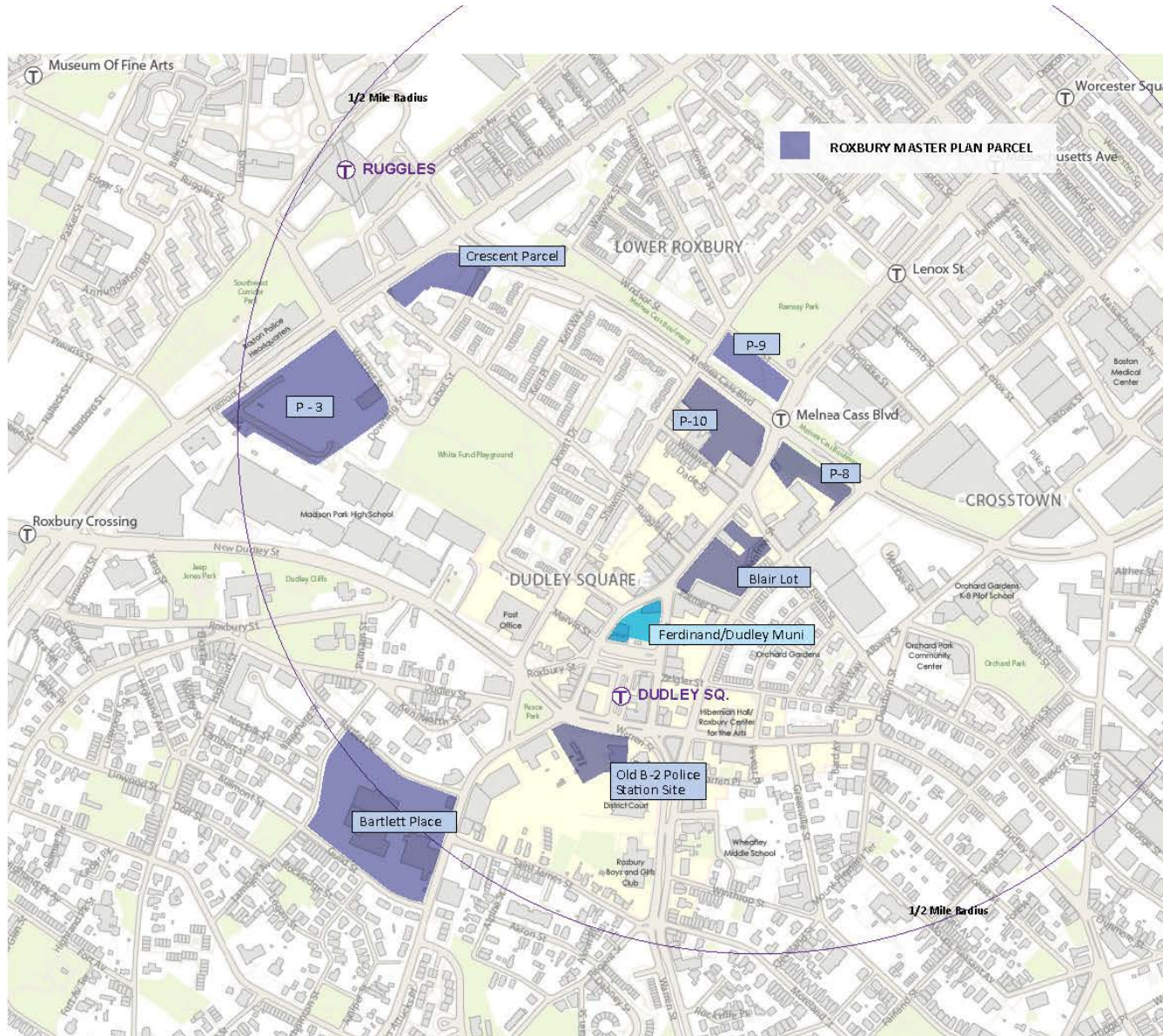
# LOWER ROXBURY NEIGHBORHOOD





# ROXBURY STRATEGIC MASTER PLAN PARCELS

## ECONOMIC DEVELOPMENT



Currently \$500 million investments though P-3, P-9, P-10 & Bartlett Place Developments

Crescent Parcel, Old B-2 Police Station Site, P-8 & Blair Lot on the development pipeline

## CRESCENT PARCEL

THE ROXBURY STRATEGIC MASTER PLAN  
BUILDING A 21ST CENTURY COMMUNITY

## EDGE PARCELS

On the section of Melnea Cass Boulevard between Shawmut Avenue and Columbus Avenue [H] development opportunities are more limited. However, substantial visual improvements can be implemented here with landscape treatment, lighting and articulation of the bike path. Landscaping and curbside parking could make traversing this area more appealing to pedestrians. Future development of adjacent Madison Park Village parcels should be oriented to a friendlier, more pedestrian-oriented Melnea Cass Boulevard with easy pedestrian connection between Dudley Square, Parcel 18 and even Parcel 3. Consequently, the design of buildings on these parcels should have entries and front yards accessible from sidewalks and curbside parking along Melnea Cass Boulevard.



Proposed Dudley Pavilion

The intersection of Melnea Cass Boulevard, Tremont Street and Columbus Avenue [I] is a prominent location in Roxbury. The development of the remaining parcels in this area should take full advantage of Transit-Oriented Development strategies. The geometry of the intersection at Melnea Cass Boulevard and Tremont Street should be reconsidered in order to encourage greater pedestrian activity. Downscaling Tremont Street to New Dudley Street and Columbus Avenue beyond should be seriously considered. The parcel [J] at the southeast corner of the intersection should be multi-storied to anchor this important corner. Any structure proposed for that site should moderate its massing to serve as a transition in scale from the taller Northeastern University Buildings on Parcel 18 to the west and the Madison Park townhouses to the east.



Crescent parcel

## PARCEL 18

Northeastern University is encouraged to continue its phased development of this site [K]. It is an excellent model of a Transit Oriented Development and as such, high-density development proposals with limited parking are recommended for the remaining sites. Lively, pedestrian friendly uses should occur on the ground floors.



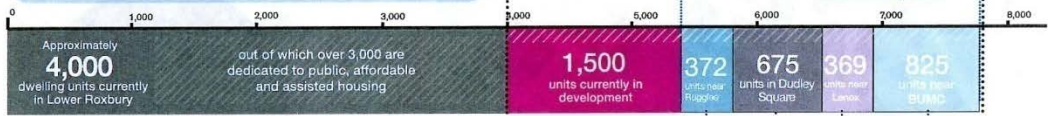
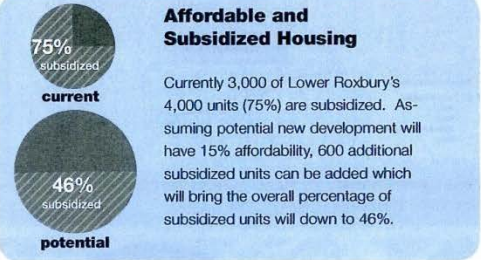
## Housing Lower Roxbury's Future

### Comprehensive Development Can:

- » **Double** the amount of families living within Lower Roxbury
- » **Provide Educational, Entrepreneurship and innovation program** that can be supported by area institutions and local community groups.
- » **Enhance public safety and public health**

**3,750**  
new dwelling units possible in Lower Roxbury

Over 12% of the city's goal of 30,000 new units can happen in Lower Roxbury

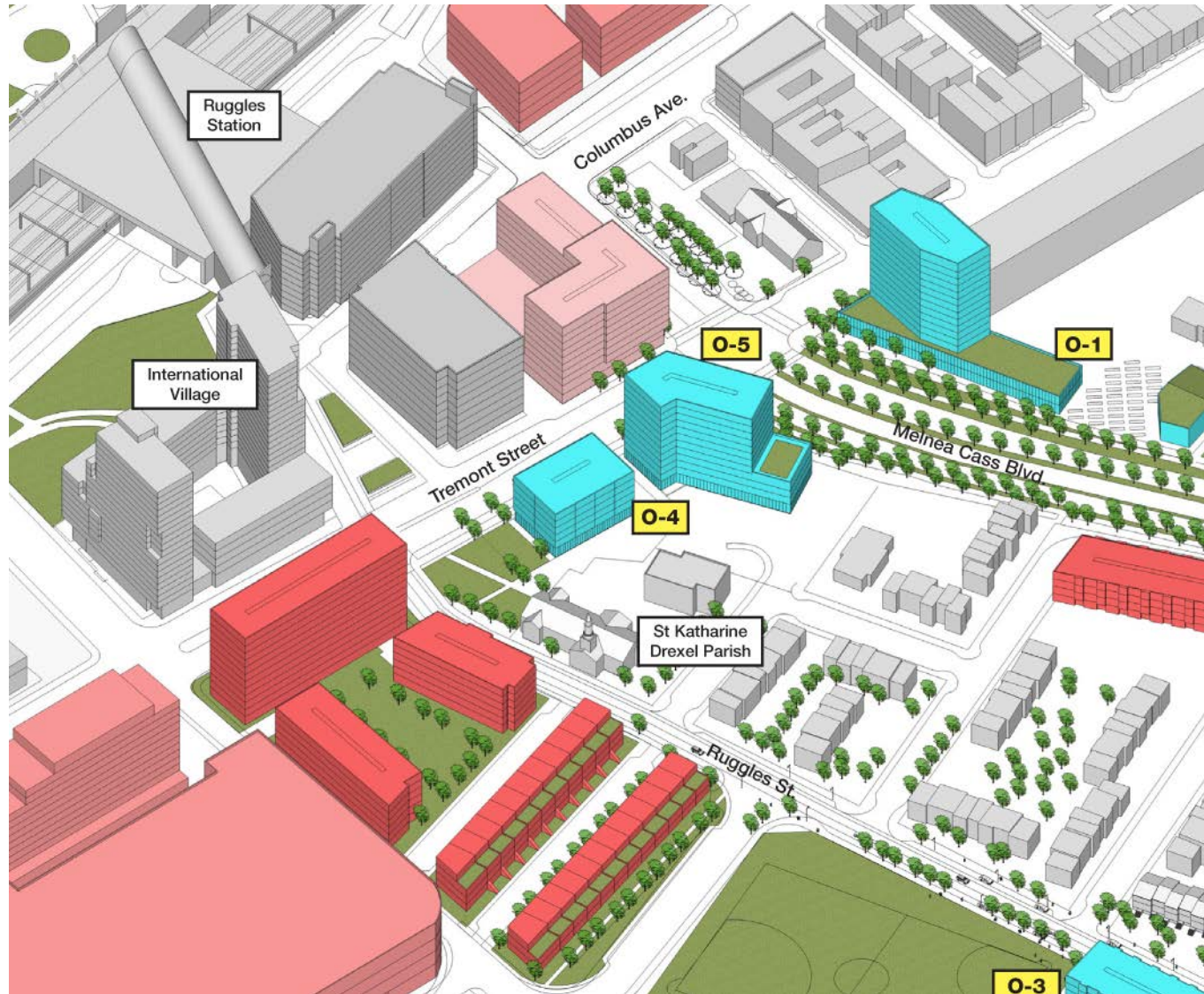


## THE AMERICAN CITY COALITION

### HOUSING OPPORTUNITY

- 4,000 Dwelling units Currently in Lower Roxbury
- 3,750 New Dwelling Units Possible
- 15% Affordability Can Lower the Overall Percentage of Subsidized Units from 75% to 46%
- Publicly Owned Lands are Opportunity Sites for New, Transformative Development

CRESCENT PARCEL



**BLDG. O-4**  
46,650 SF  
Commercial/Retail  
6-story 72 ft.

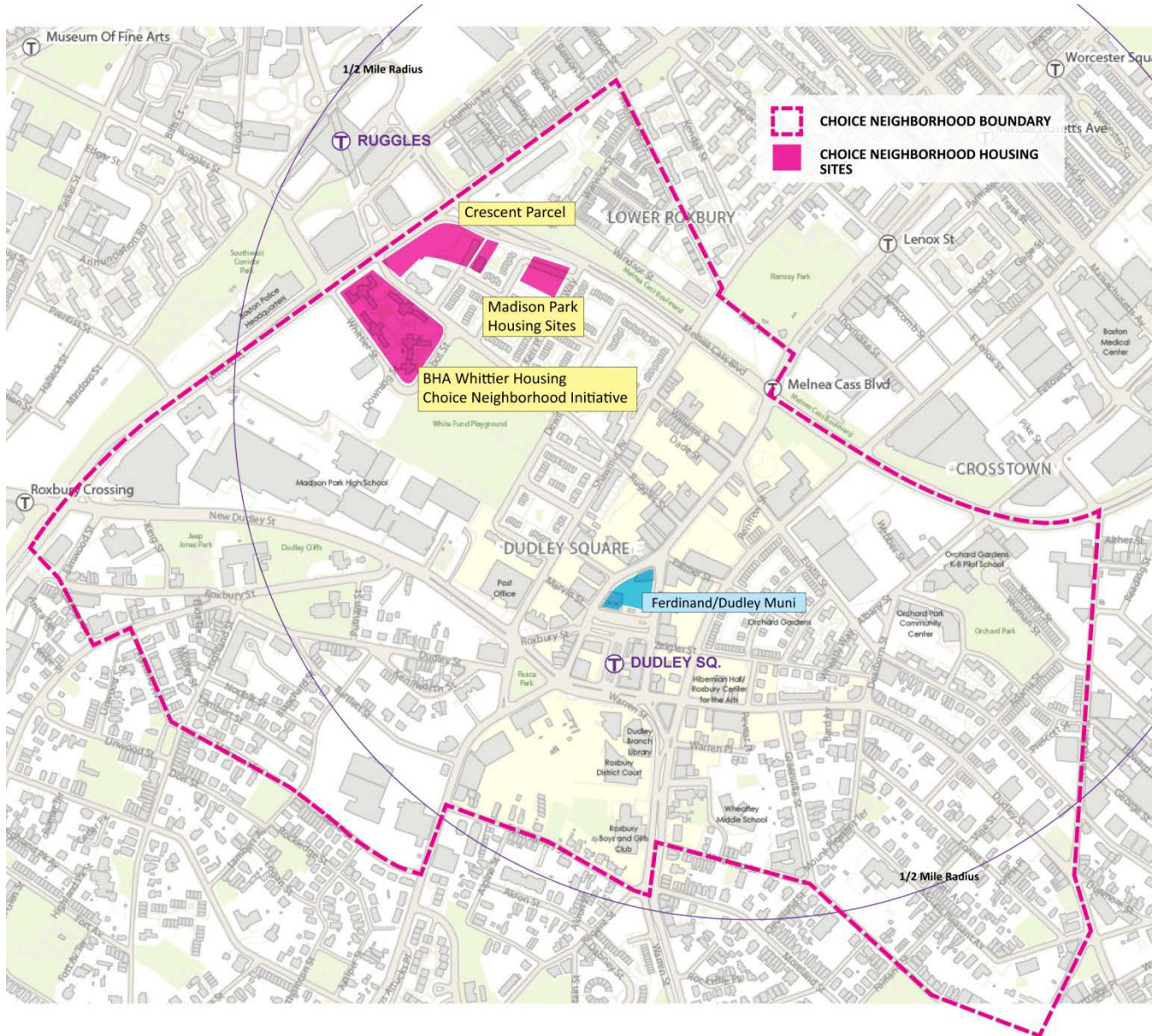
**BLDG. O-5**  
100 units  
47,630 SF of  
Commercial/Retail  
12-story 130 ft.  
120,000 GFA

FAR 2.2



# BHA CHOICE NEIGHBORHOOD INITIATIVE

## BHA WHITTIER NEIGHBORHOOD TRANSFORMATION PLAN



\$340 Million  
Whittier Neighborhood  
Transformation Plan

550 Housing Units

50,000 SF Commercial &  
Institutional Space

BHA WHITTIER HOUSING SITE VISION



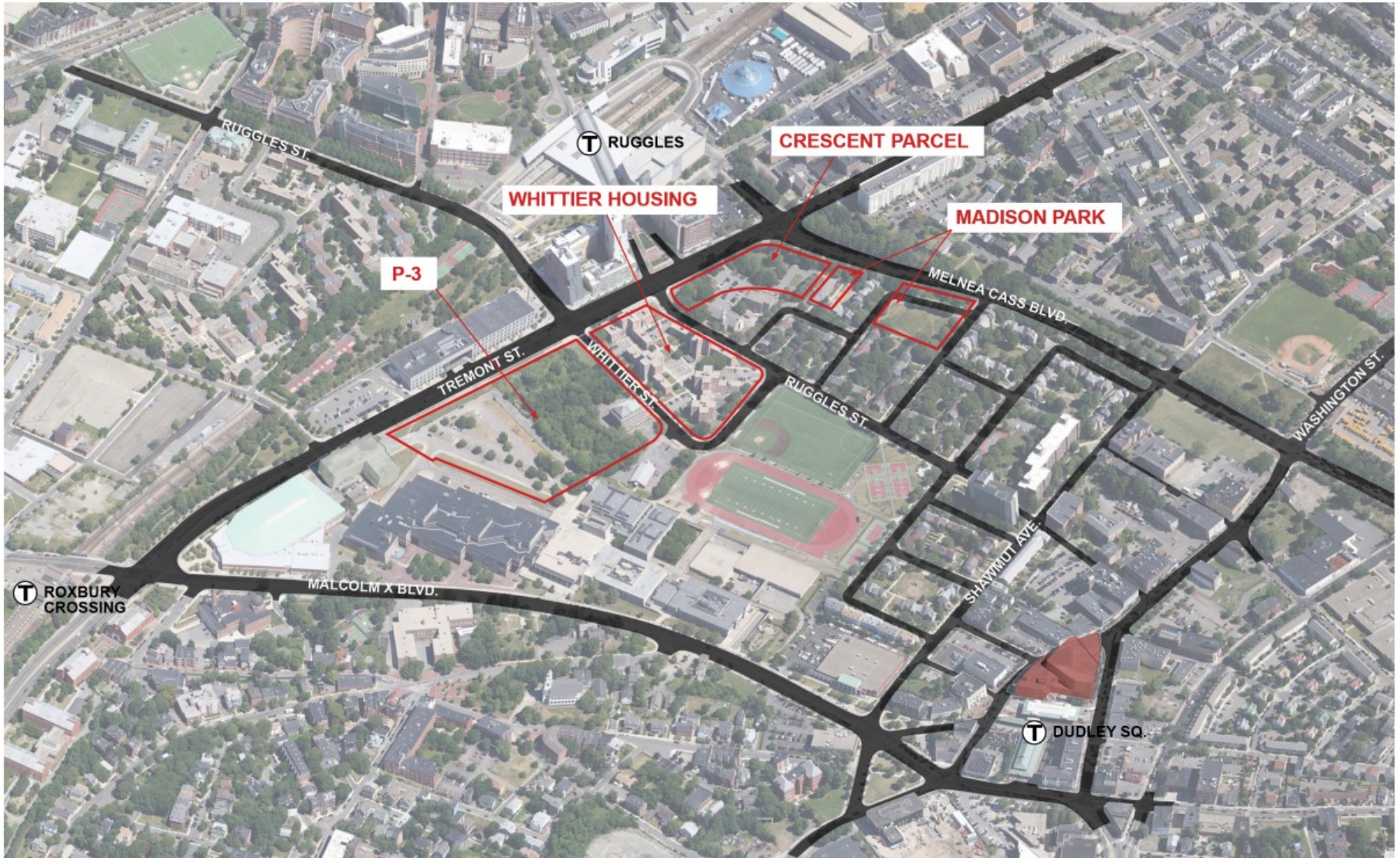
340 units (90 DU/acre)  
28,800 SF ground floor use

14-story 175 ft. to  
4-story Townhouse  
FAR



# TREMONT / MELNEA CASS FRONTAGE SITES

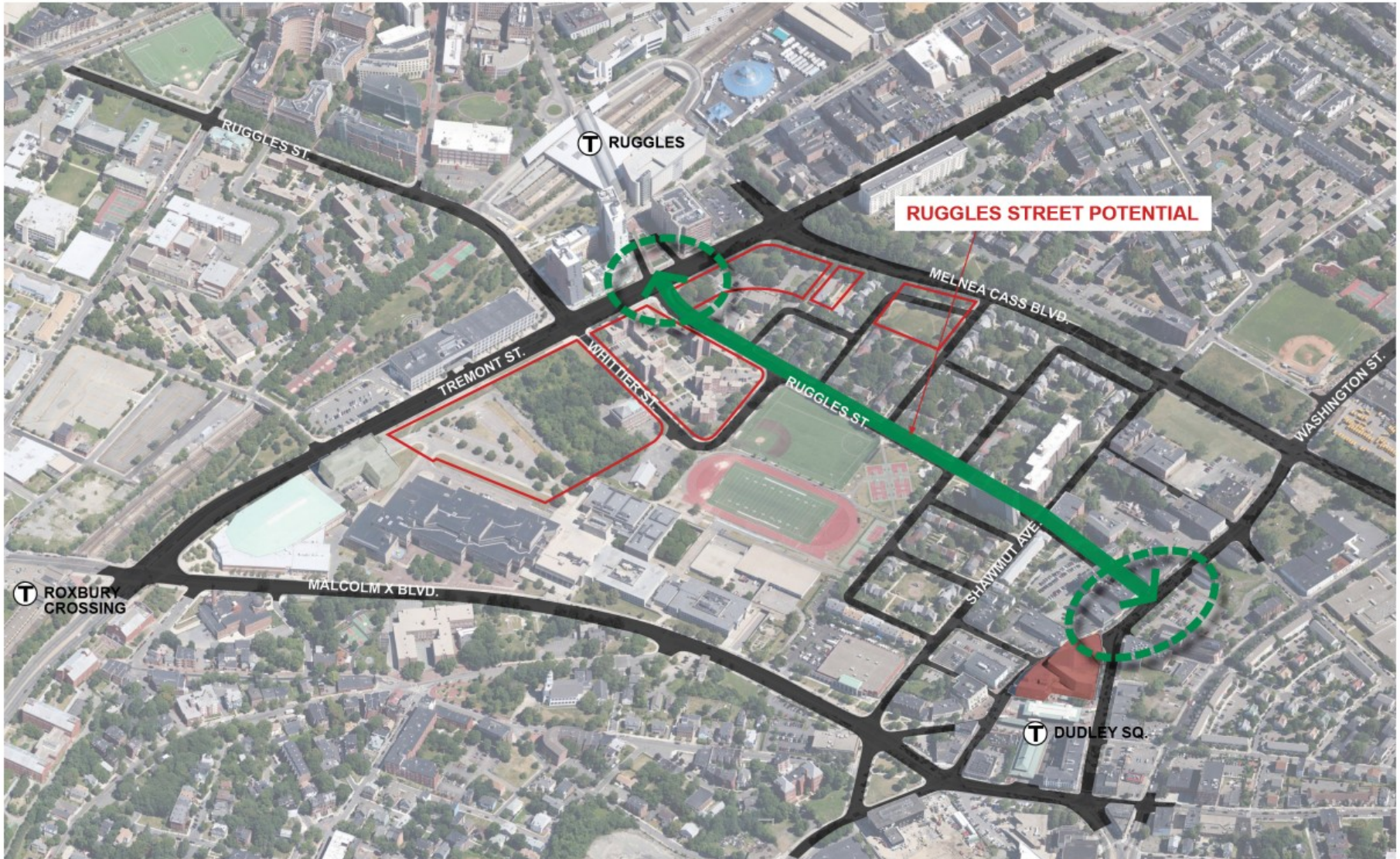
P-3, WHITTIER HOUSING, CRESCENT PARCEL & MADISON PARK  
ALONG TREMONT ST. & MELNEA CASS BLVD.





# TREMONT / MELNEA CASS FRONTAGE SITES

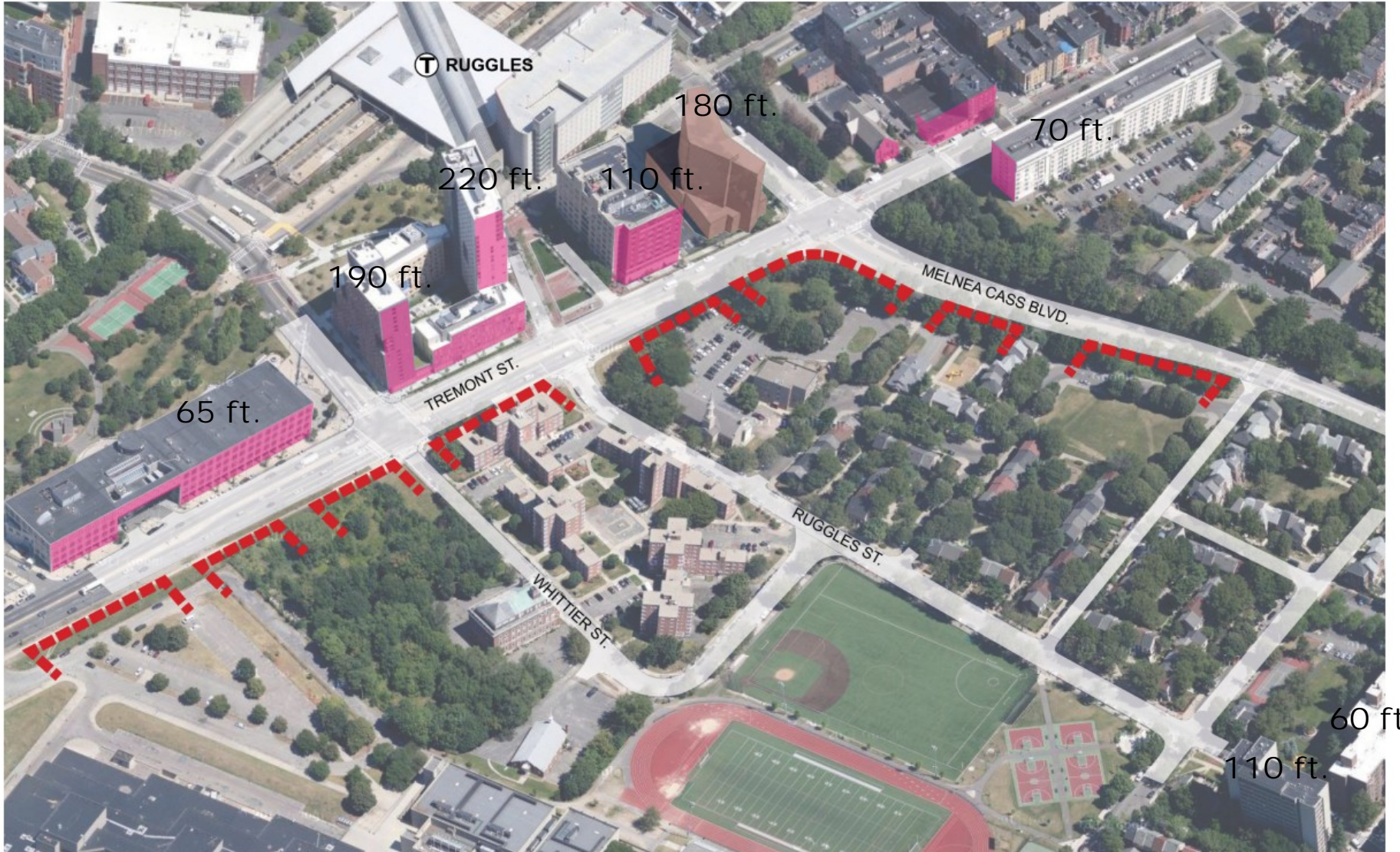
**RUGGLES STREET POTENTIAL:**  
KEY CONNECTION TO BRING THE RUGGLES STATION & DUDLEY SQ. TOGETHER  
ABOUT ½ MILE, 15 MIN. WALKING DISTANCE





# TREMONT / MELNEA CASS FRONTAGE SITES

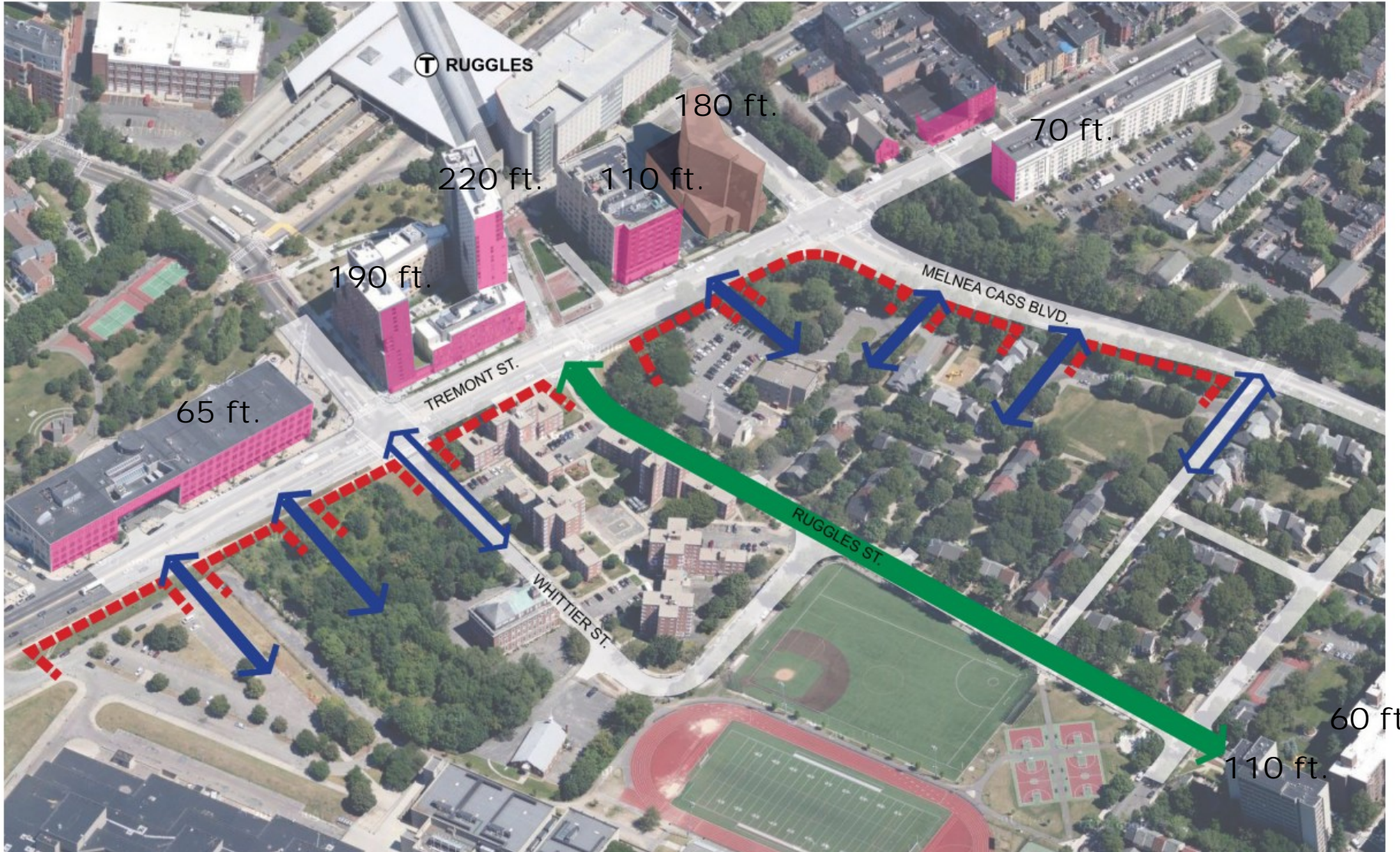
TREMONT/MELNEA CASS CORRIDOR URBAN CHARACTER:  
BUILDING EDGES





# TREMONT / MELNEA CASS FRONTAGE SITES

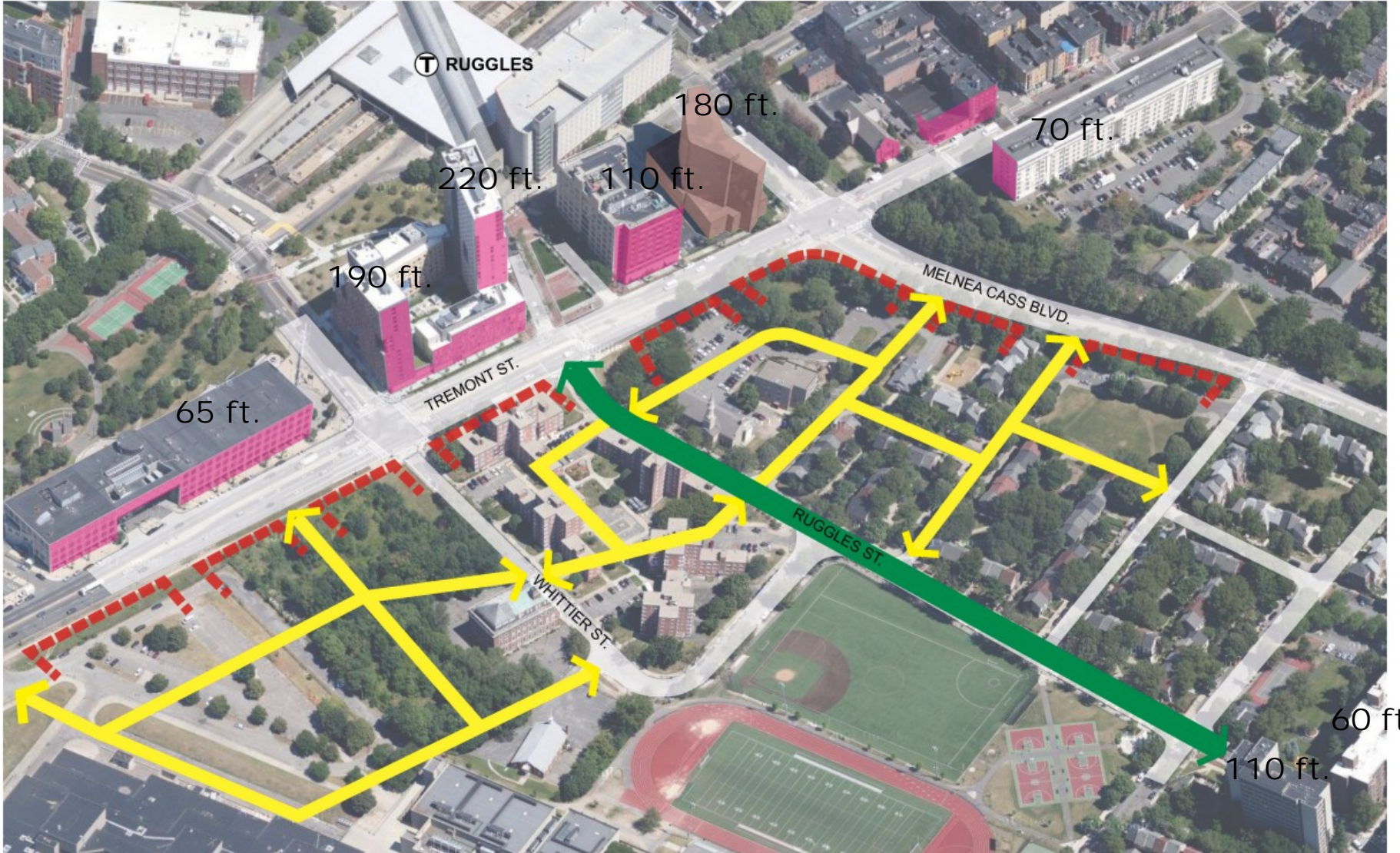
TREMONT/MELNEA CASS CORRIDOR URBAN CHARACTER:  
BUILDING EDGES & PERMEABILITY





# TREMONT / MELNEA CASS FRONTAGE SITES

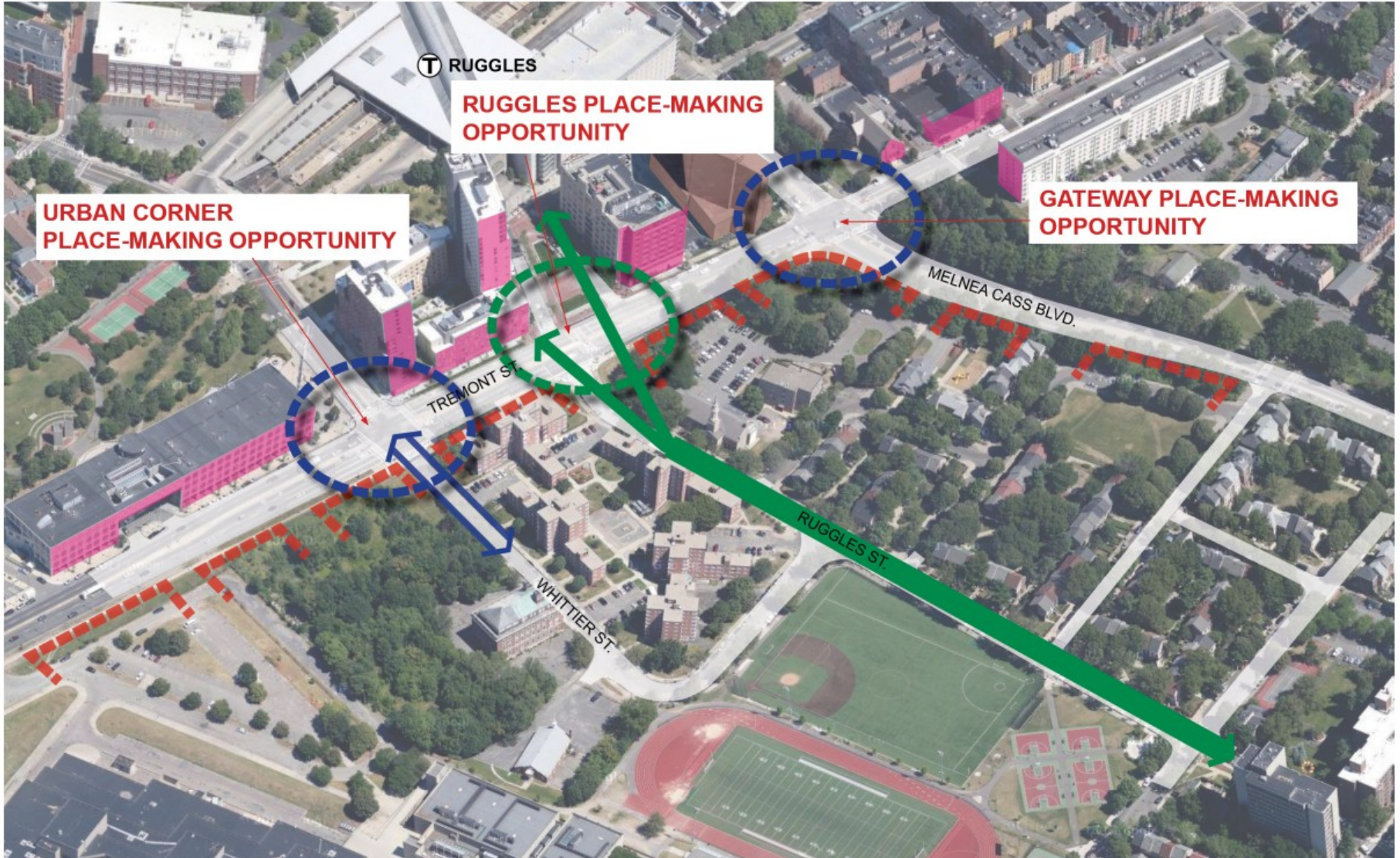
TREMONT/MELNEA CASS CORRIDOR URBAN CHARACTER:  
CONNECTIVITY ENHANCEMENT





# TREMONT / MELNEA CASS FRONTAGE SITES

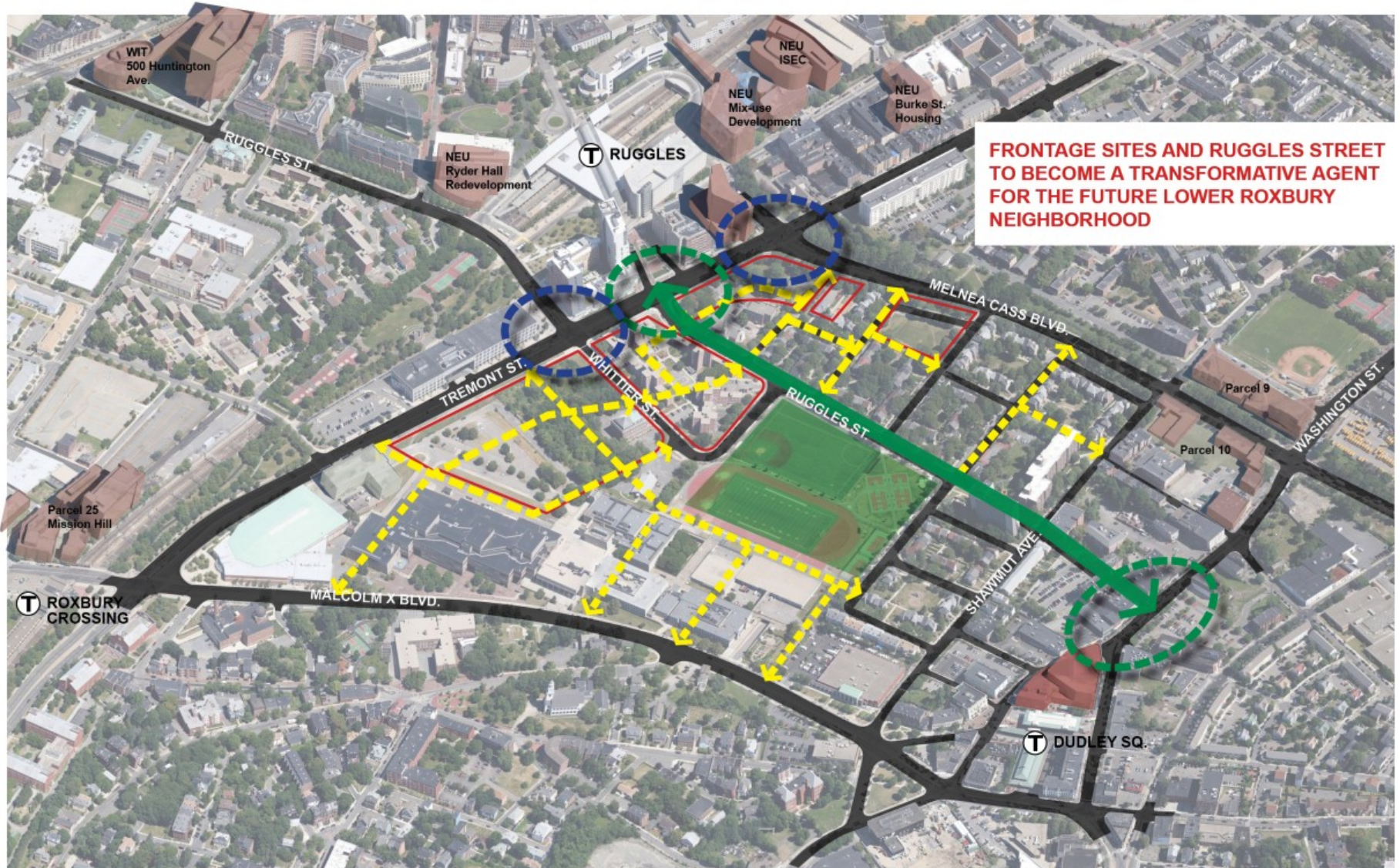
TREMONT/MELNEA CASS CORRIDOR URBAN CHARACTER:  
PLACE-MAKING OPPORTUNITIES





# TREMONT / MELNEA CASS FRONTAGE SITES

## CONCEPTUAL LONGER TERM NEIGHBORHOOD TRANSFORMATION VISION





## CRESCENT PARCEL POTENTIAL

**CURRENT ZONING: MFR SUB-DISTRICT**



59 units (35 DU/acre)

2 to 4-story 45 ft. Height

FAR 1.0



# CRESCENT PARCEL POTENTIAL

## ROXBURY STRATEGIC MASTER PLAN



145 units (85 DU/acre)

48,000 SF ground floor use

9-story 95 ft. Height

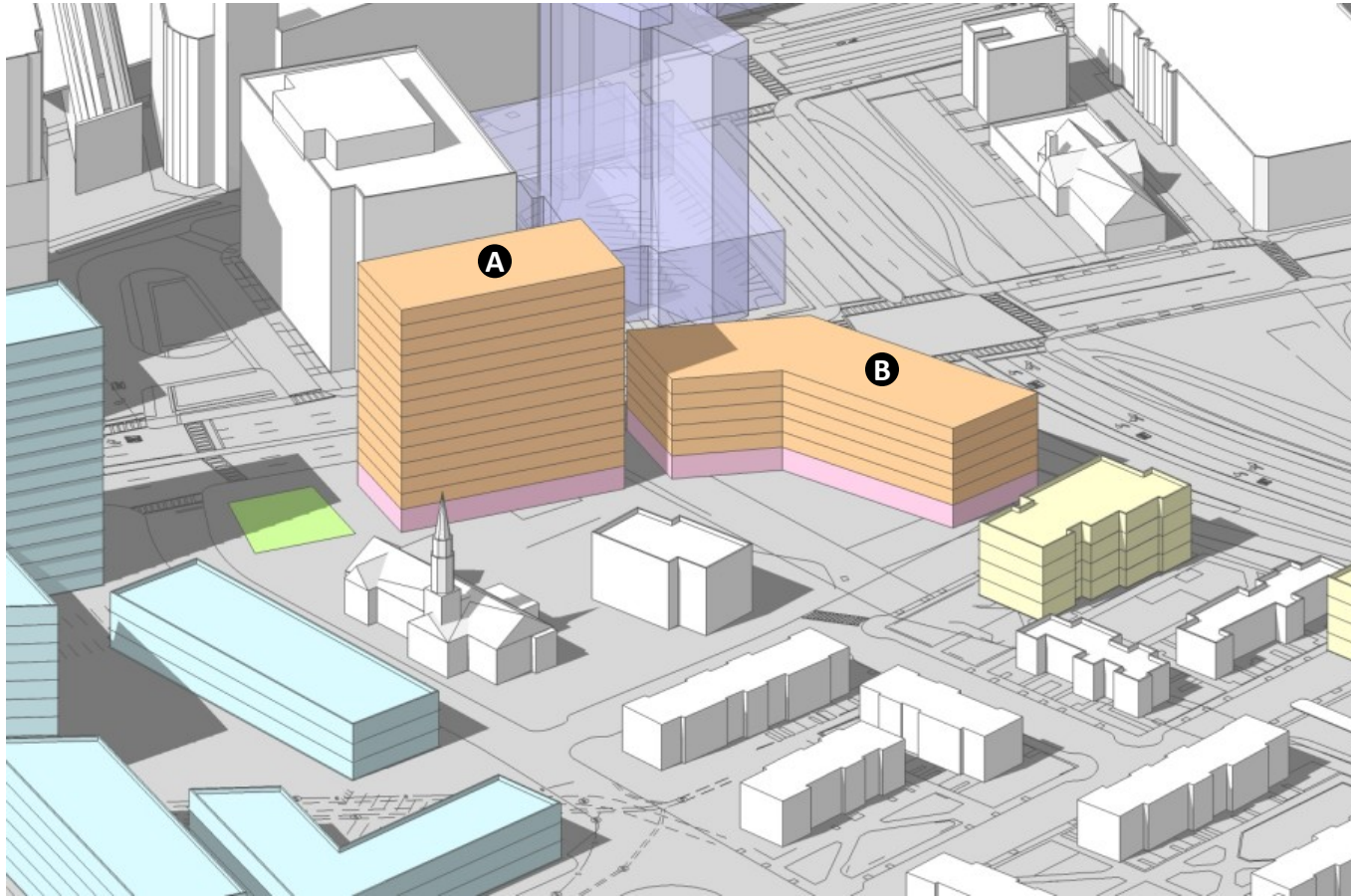
FAR 3.1



# CRESCENT PARCEL POTENTIAL

## RESIDENTIAL OPTION 1:

164 units (97 DU/acre)



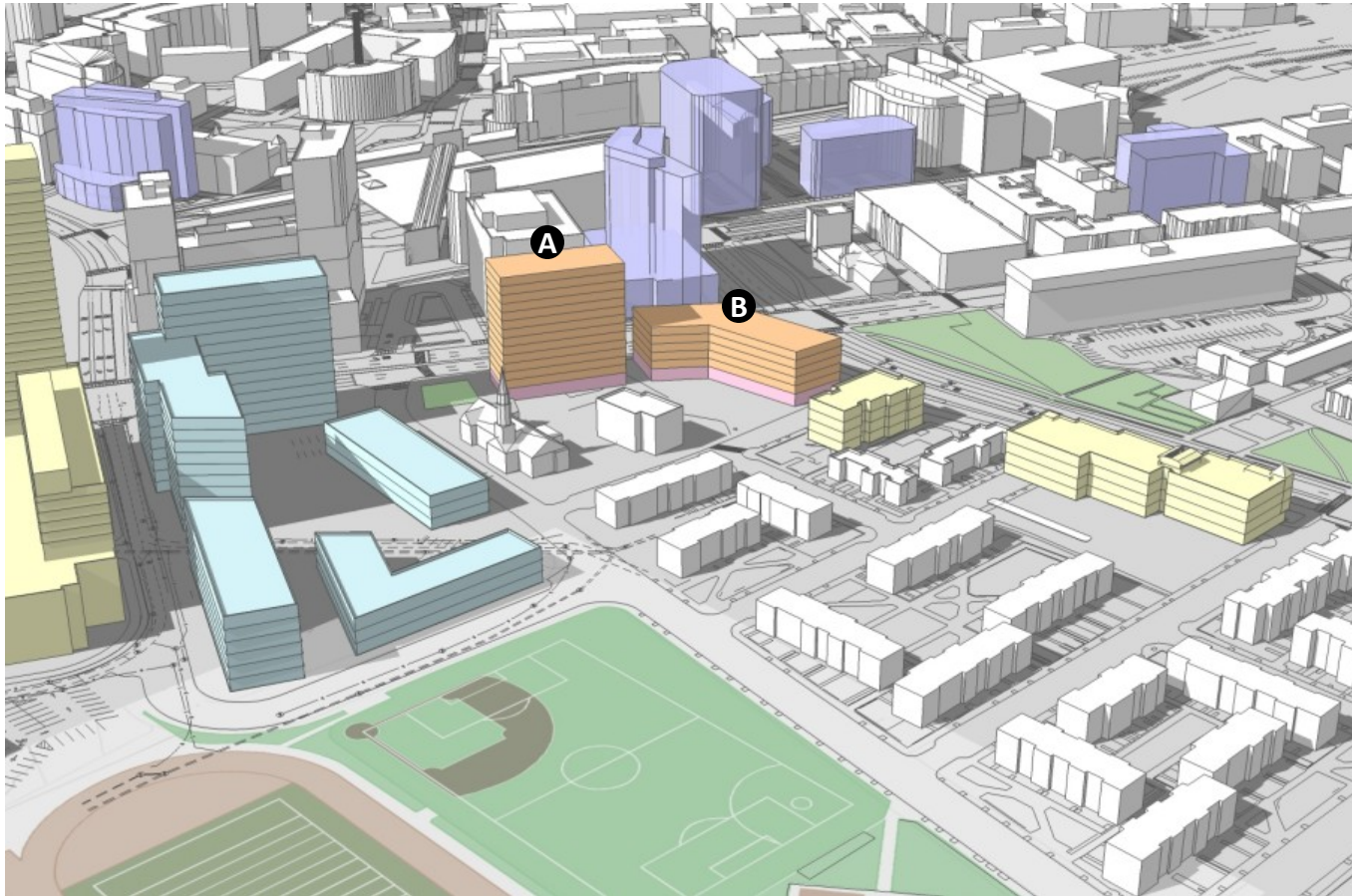
	Bldg A	Bldg B
Units	101	63
Commercial	9,100 SF	14,890 SF
Floors	14	6
Height	145 ft	65 ft
Total Units	164	
Total Comm.	23,990 SF	
GFA	216,740 SF	
FAR	2.9	



# CRESCENT PARCEL POTENTIAL

## RESIDENTIAL OPTION 1:

164 units (97 DU/acre)



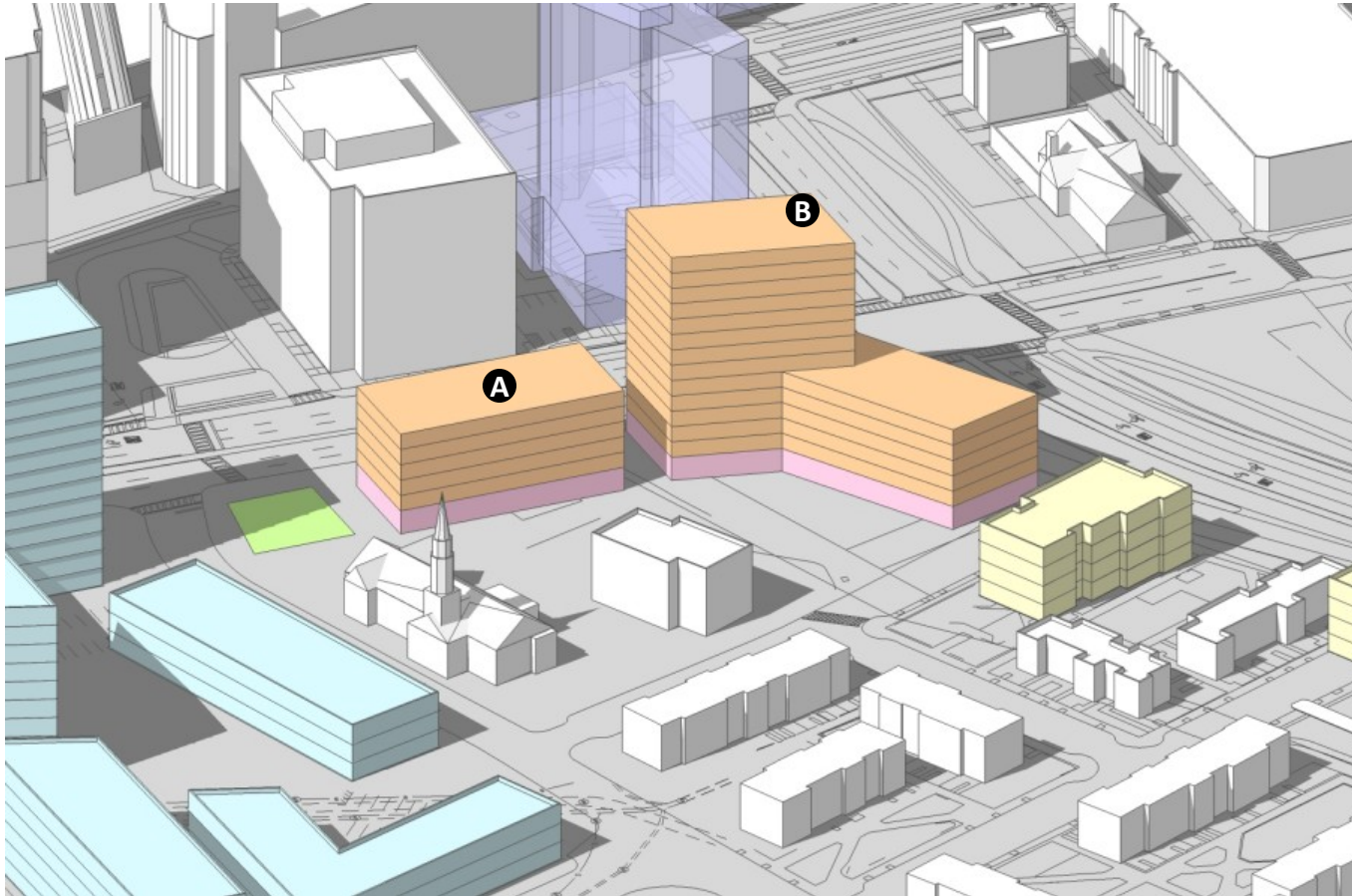
	Bldg A	Bldg B
Units	101	63
Commercial	9,100 SF	14,890 SF
Floors	14	6
Height	145 ft	65 ft
Total Units	164	
Total Comm.	23,990 SF	
GFA	216,740 SF	
FAR	2.9	



# CRESCENT PARCEL POTENTIAL

## RESIDENTIAL OPTION 2:

149 units ( 88 DU/acre)



	Bldg A	Bldg B
Units	39	111
Commercial	9,100 SF	14,890 SF
Floors	6	14
Height	65 ft	145 ft
Total Units	149	
Total Comm.	23,990 SF	
GFA	199,860 SF	
FAR	2.7	



# CRESCENT PARCEL POTENTIAL

## RESIDENTIAL OPTION 2:

149 units ( 88 DU/acre)



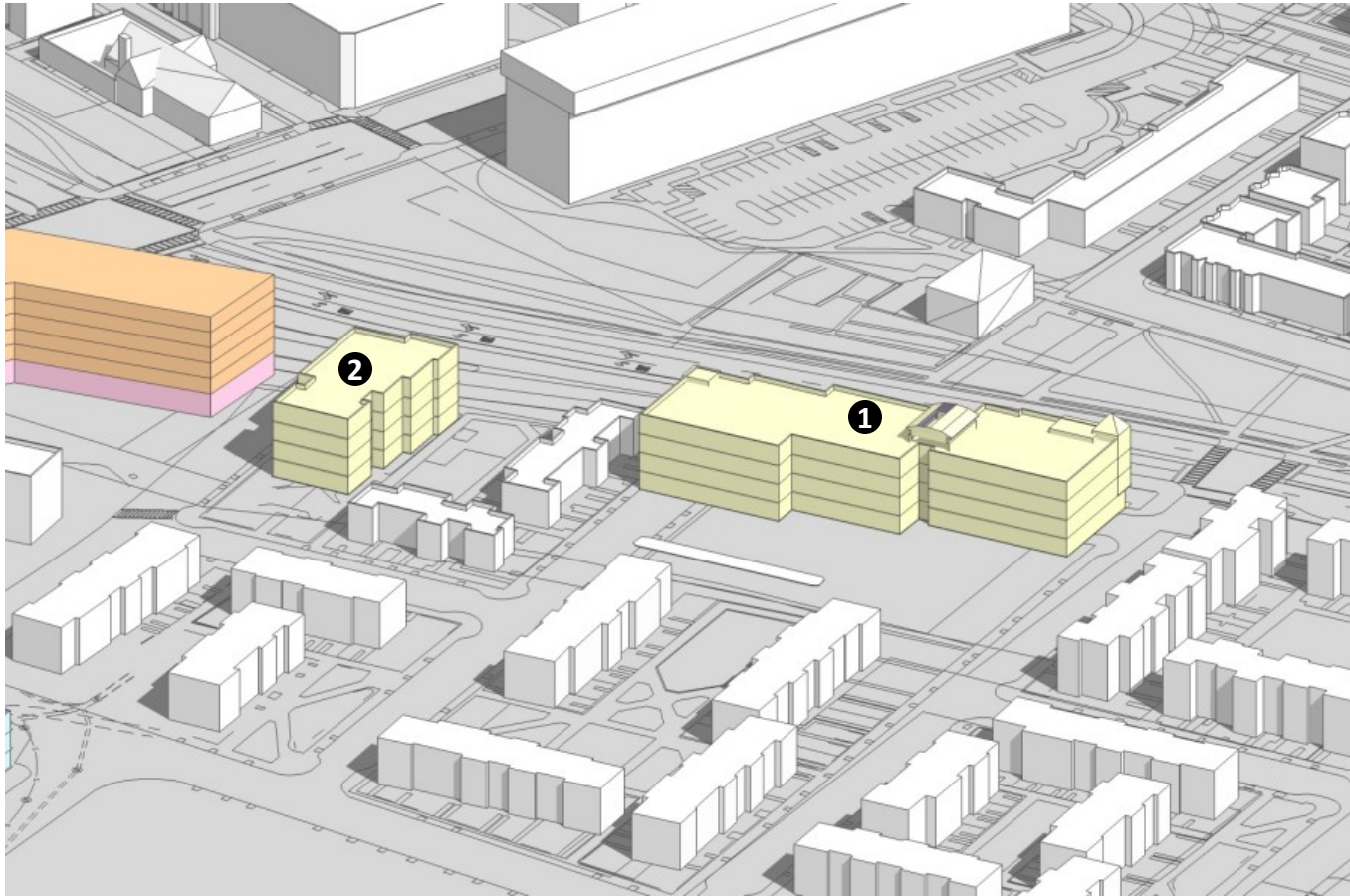
	Bldg A	Bldg B
Units	39	111
Commercial	9,100 SF	14,890 SF
Floors	6	14
Height	65 ft	145 ft
Total Units	149	
Total Comm.	23,990 SF	
GFA	199,860 SF	
FAR	2.7	



# MADISON PARK PARCEL POTENTIAL

## OPTION 1

69 units ( 40 DU/acre)



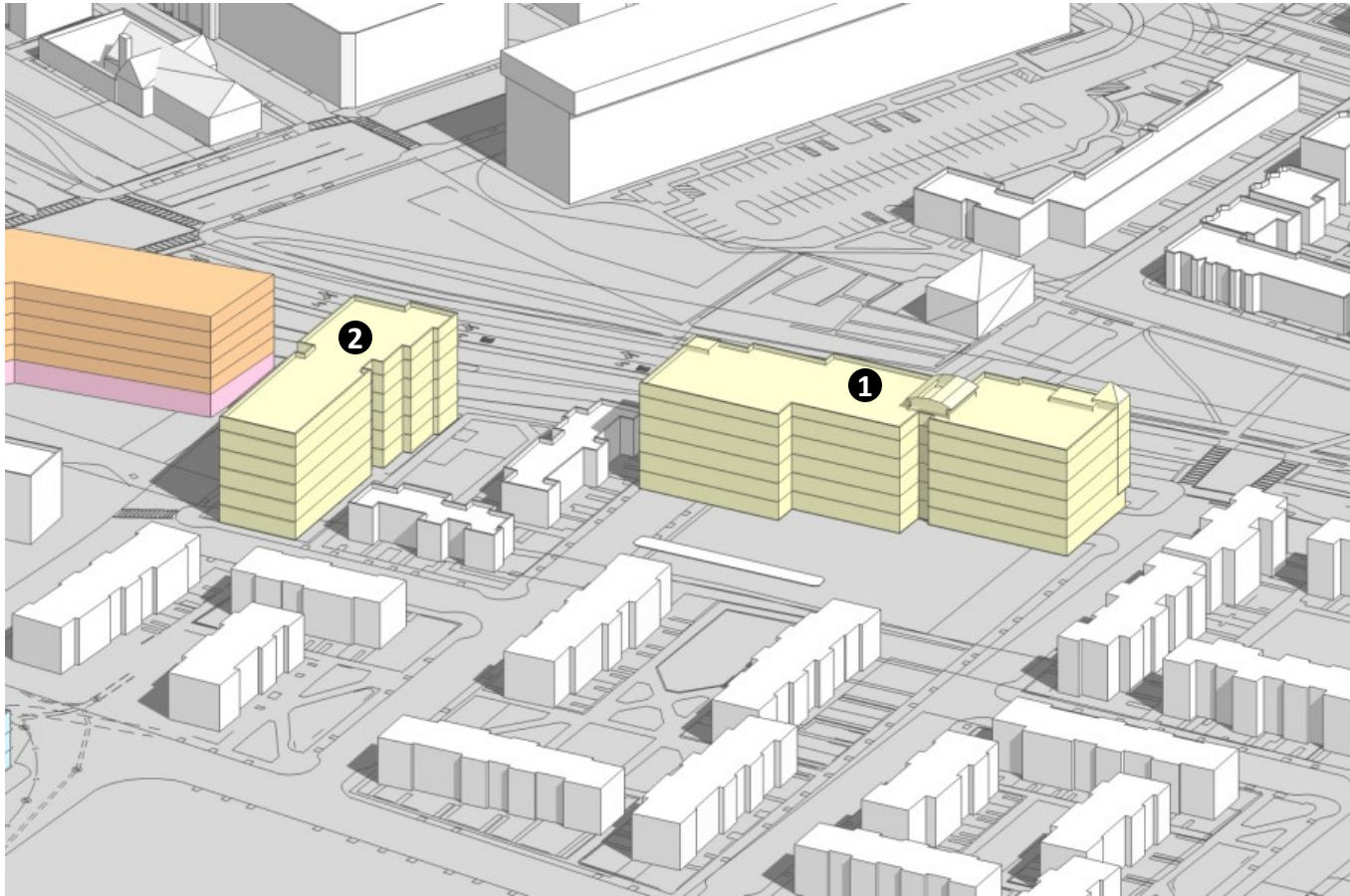
	Site 1	Site 2
Units	51	18
Commercial	0 SF	0 SF
Floors	4	4
Height	43 ft	43 ft
GFA	87,330 SF	
FAR	1.1	



# MADISON PARK PARCEL POTENTIAL

## OPTION 2

126 units ( 70 DU/acre)



	Site 1	Site 2
Units	88	38
Commercial	0 SF	0 SF
Floors	6	6
Height	65 ft	65 ft
GFA	157,800 SF	
FAR	2.0	



# HOUSING OPPORTUNITY OVERVIEW

## POTENTIAL RESIDENTIAL UNITS

	Whittier Site	Crescent Parcel		Madison Park	
<b>Acre</b>	3.8	1.7		1.8	
<b>Option</b>	I	I	II	I	II
<b>Units</b>	<b>340</b>	<b>164</b>	<b>149</b>	<b>69</b>	<b>126</b>
<b>DU /Acre</b>	<b>90</b>	<b>97</b>	<b>88</b>	<b>40</b>	<b>70</b>

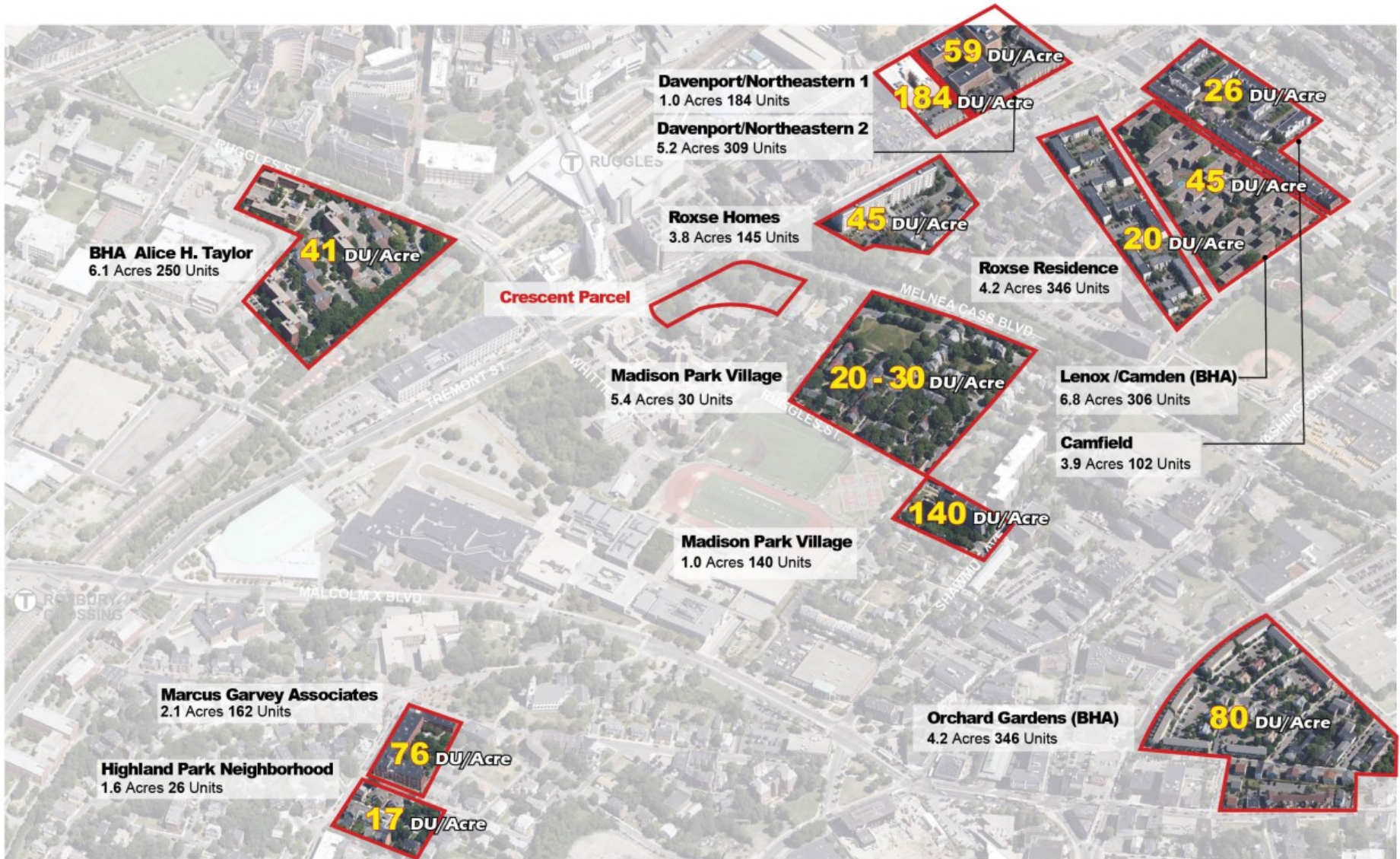
Total Acreage: 7.3

Units	
	DU /Acre

Combination I	340	164		69			573	78
Combination II	340	164			126		630	86
Combination III	340		149	69			558	76
Combination IV	340		149		126		615	84

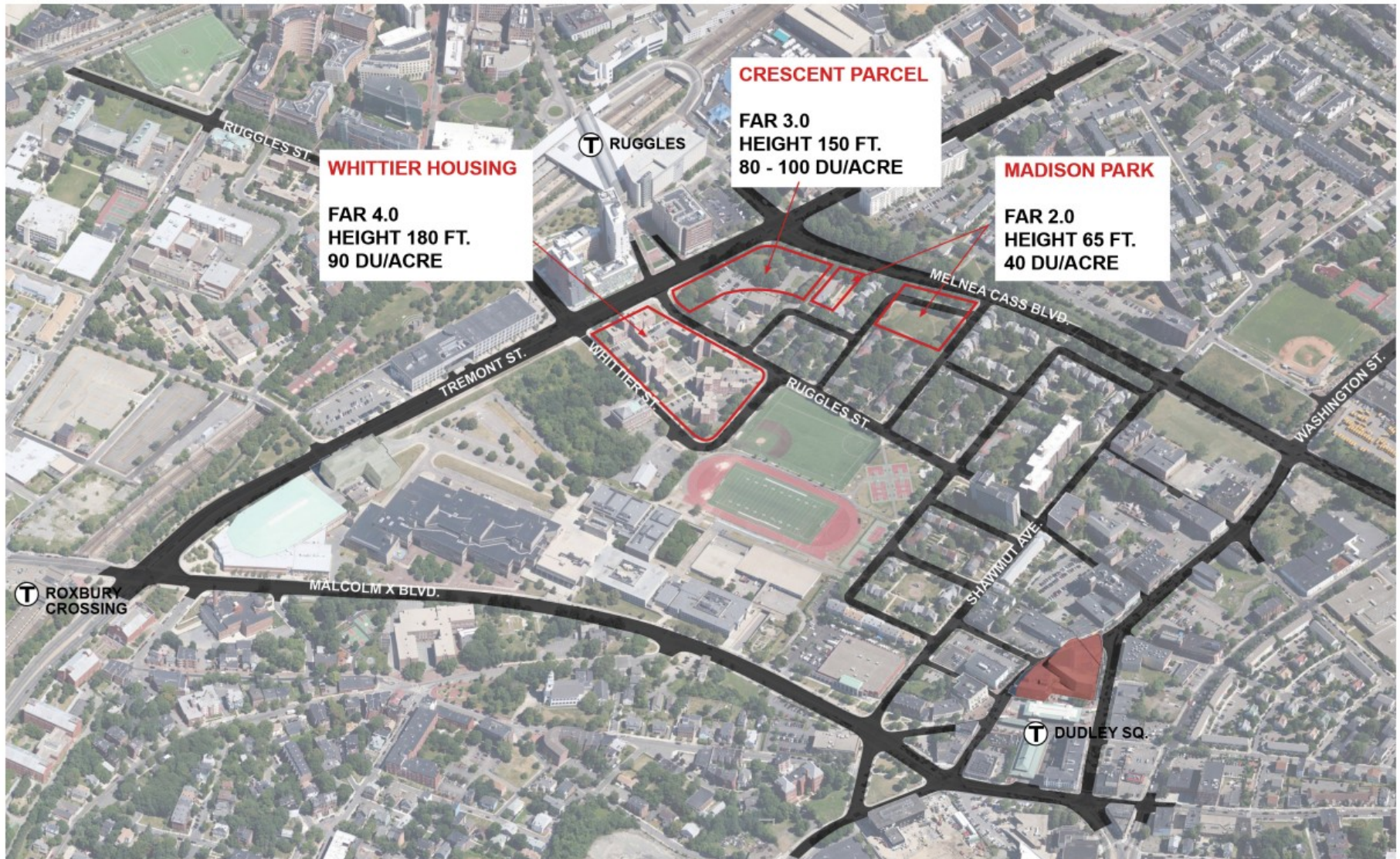


AREA RESIDENTIAL DENSITY OVERVIEW





# DIMENSIONAL GUIDELINES OVERVIEW





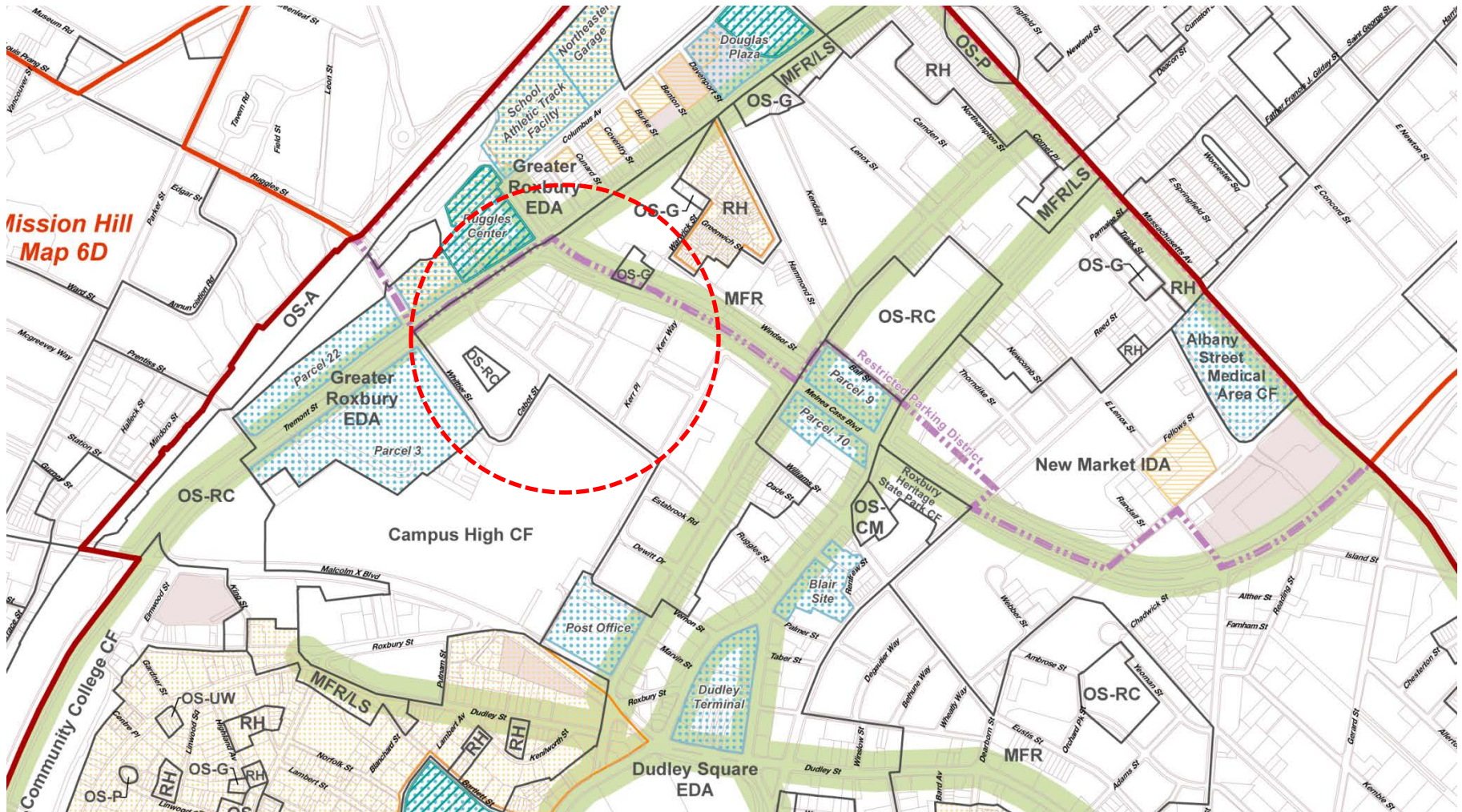
## DIMENSIONAL GUIDELINES OVERVIEW

	CURRENT ZONING	POTENTIAL DIMENSIONAL GUIDELINES		
	Roxbury MFR	Whittier Housing	Crescent Parcel	Madison Park
Maximum Floor Area Ratio	1.0	4.0	3.0	2.0
Maximum Building Height	45 ft. ( 4-story)	180 ft.	150 ft.	65 ft.
Minimum Lot Size	4,000 Sq. Ft.	none		
Minimum Usable Open Space (Square Feet per Dwelling Unit)	200 s.f. / DU	50 s.f.	50 s.f.	50 s.f.
Minimum Lot Width	40	none	none	none
Minimum Lot Frontage	40	none	none	none
Minimum Front Yard	20	none	none	none
Minimum Side Yard	10	none	none	none
Minimum Rear Yard	20	none	none	none
Parking Requirements	0.7 /DU Afford. 1.0/ DU Other			



ZONING MECHANISM THAT WILL

- Support the Whittier Neighborhood Transformation Plan
- Work within the HUD's Choice Grant Timeline
- Incentivize Housing Opportunity and Economic Growth
- Reserve a Flexibility for Effective Implementation





**NEXT STEPS  
NEEDED TO ACHIEVE THE VISION**