PLAN: Dudley Square
2147-2163 Washington Street

2147-2163
Washington St

Physical Address
2147 - 2163 Washington Street
Parcel ID
0902431000; 0902432000
Parcel Size (SF)
8,067; 11,328 (19,395 total)
Parcel Size (ACRES)
.19; .26 (45 total)

Current Zoning
Dudley Square Economic Development Area (EDA)

Proposed Uses
- A mix of commercial and residential uses are encouraged on the site.
- Potential for contributing a significant cultural/entertainment use on the site.

General Guidelines:
- Buildings must reinforce the existing street wall conditions.
- For buildings massing taller than surrounding context, buildings should employ a variety of setbacks and building heights that create a volume that is articulated, varied and dynamic, responds to special views and corridors, and ensures the building fits into its surrounding context.

Site-specific guidelines:
- A proposal for a building significantly larger in relationship to existing buildings in Dudley Square may be appropriate if it establishes a gateway to the community while providing a desired mix of uses and greater affordable housing opportunities to the area.
- A taller (6+ story) building is to carefully consider its relationship to adjacent buildings and the need to provide natural light down to the street and into open spaces that are internal and external to the building.
- The massing of the building is to be setback at upper floor levels along the street and the interior programs to be shaped to make use of natural light within the design of the building.

Architectural Design & Character
- New buildings should contribute to the identity of Dudley Square by recognizing its rich cultural and architectural history through designs that are responsive to both the area's history and current needs, allowing for a blend of old and new architectural expressions.
- Expressing the distinction of retail, commercial, and other public uses at ground level can animate the edges of the street and help define the character of the neighborhood.
- Architectural detailing (windows, doors, exterior cladding, masonry, etc.) are to be attractive and should be executed using materials of the highest quality and be compatible with existing buildings in the area. Materials usage should strive to ground the building in the present and convey stability into the future.
- Create a façade that is articulated, varied and dynamic on all faces of the building responding to special views and corridors.

Access & Circulation
- New development must be oriented to make easy connections to nearby community amenities such as transit stations, landmarks and public parks, as well as create or strengthen major public corridors that enhance connectivity through the square to the surrounding area.
- Creating welcoming interior and exterior public spaces for community oriented uses will allow for new development that is well-integrated within the neighborhood.

Open Space, Public Realm & Public Art
- The Project must design and build a distinct and memorable public realm, with an enhanced sidewalk experience around the site that creates active, vibrant, and attractive public realm and encourages people to gather.
- The selected proponent must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, pavings, lights and street trees that occurs during construction.

Site-specific Guidelines:
- Build and maintain a vibrant and enhanced streetscape by providing innovative landscape design and a mix of distinctive street furniture (light fixtures, benches, street trees) and water sidewalks that allow for public and semi-public active spaces, especially where adjacent to new and existing retail, service, and cultural uses.
- Create a bold and inventive site design incorporating public art, particularly installations that are interactive and have a direct influence on the community, encouraging a sense of place.
- Provide attractive and well-maintained plantings throughout the site. Use plants appropriate to the region and to all seasons that require little or no irrigation or irrigate with collected stormwater or gray water.
**PLAN: Dudley Square**
*Preserve. Enhance. Grow.*

**Blair Lot**

**Physical Address:** 4-12 Palmer St; 2180-2190 Washington St; 2148 Washington St

**Parcel ID:** 08B0247200; 08B02475000; 08B02479000

**Parcel Size (SF):** 85,729 SF

**Parcel Size (ACRES):** 1.9

**Current Zoning:** Dudley Square Economic Development Area (EDA)

**Proposed Uses:**
- The base of the buildings along Washington Street must be a combination of retail and commercial uses that contribute to the theme of local entertainment/retail and its location within the Dudley Square Cultural District. Arts and entertainment-related ground-level uses like jazz/music entertainment, performance space, food establishments, and art galleries are strongly encouraged.
- Any commercial uses on the site must address job creation that meets the needs of the neighborhood. Parking needed for the uses on the site must be provided on the site.
- The upper levels must include residential units that address the housing needs in Dudley Square. Parking needed for the uses on the site must be provided on the site.

**Massing, Height & Orientation:**
- Buildings on the site must be massed in such a way as to create a continuous street wall along Washington Street.
- Buildings must be set back to respect views down Washington Street with the Bruce C. Bolling Municipal Building as the focal point.
- Building heights for buildings on the Blair Lot site may vary from 6-15 stories with lower heights/massing stepping down towards Washington Street and Harrison Avenue.
- Taller building mass above 6 stories on the site should be set towards the center of the site and step down to respond to the scale of the Orchard Gardens housing along Harrison Avenue.
- Development of discreet building blocks with a set of pedestrian spaces between them separating the buildings and creating a new network of programmed public spaces at ground level is encouraged.

**Architectural Design & Character:**
- New buildings should contribute to the identity of Dudley Square by recognizing its rich cultural and architectural history through designs that are responsive to both the area's history and current needs, allowing for a blend of old and new architectural expressions.
- Empowering the distinction of retail, commercial, and other public uses at ground level can animate the streets and help define the character of the neighborhood.
- Architectural detailing (windows, doors, exterior cladding, materials, etc.) are to be attractive and should be executed using materials of the highest quality and be compatible with existing buildings in the area. Materials usage should strive to ground the building in the present and convey stability into the future.
- Create a façade that is articulated, varied and dynamic on all faces of the building responding to special views and corridors.

**Siting & Circulation:**
- Proposed buildings must maintain the continuity of the street wall and provide a high percentage of transparency at ground level to achieve a continuous and engaging, pedestrian experience along Washington Street.
- Develop an architectural character and place-specific design that acknowledges the context set by the historic building fabric along Washington Street as well as the new building block.
- Building construction, materials, and MEP systems must be of good quality and take advantage of sustainable building principles.

**Open Space, Public Realm & Public Art:**
- New development must be oriented to make easy connections to nearby community amenities such as transit stations, landmarks, and public parks, as well as create or strengthen major public corridors that enhance connectivity through the square to the surrounding area.
- Creating an attractive interior and exterior public spaces for community-oriented uses will allow for new development that is well integrated within the neighborhood.

**General Guidelines:**
- New development must be oriented to make easy connections to nearby community amenities such as transit stations, landmarks, and public parks, as well as create or strengthen major public corridors that enhance connectivity through the square to the surrounding area.
- Creating an attractive interior and exterior public spaces for community-oriented uses will allow for new development that is well integrated within the neighborhood.
- The project must design and build a distinct and memorable public realm with an enhanced sidewalk experience around the site that creates a vibrant, attractive and active public realm and encourages people to gather.
- The selected program must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, paving, lights and street trees that occurs during construction.

**Site-Specific Guidelines:**
- The east end of the Blair Lot along Washington Street towards the Bruce C. Bolling Municipal Building may accommodate a public open space that is programmed for civic use.
- The development must incorporate a series of open and green spaces, internal sidewalks, and streets to break and organize development on the site, respecting the scale of the surrounding context.
- Build and maintain a vibrant and enriched streetscape by providing innovative landscape design, a mix of distinctive street furniture (light fixtures, benches, street trees), and wider sidewalks that allow for public and semi-public active spaces, and create a continuous public realm experience along Washington Street.
- Create a bold and inventive site design incorporating public art (temporary or permanent), particularly installations that are interactive and have a direct influence on the community, encouraging a sense of place.
PLANNED FOR PUBLIC REVIEW - FINAL PROPOSAL (PHYSICAL ADDRESS)

Rogues Street, Tremont Street, Mehee Cass Boulevard

PROPOSED USES
- Explore a variety of uses and programs, including but not limited to: institutional/commercial office, retail, community or cultural uses, and space for the health, medical sector, and green jobs.
- Consideration should be given to including use and space for locally owned businesses that cater to the community and for activating the corner of Tremont Street and Mehee Cass Boulevard.

MASSING, HEIGHT & ORIENTATION
- Building height and massing must not exceed the maximum dimension required under the Urban Renewal designation.
- Modulate massing to reduce the appearance of size and provide breaks for light, air, and views.
- Development should respect the low scale residential development of the Madison Park housing site.

ARCHITECTURAL DESIGN & CHARACTER
- Vary materials to reflect different buildings and uses (residential/commercial/community facilities).
- Provide inconspicuous screening of building mechanical equipment and ventilation openings. Provide for high quality materials & detailing throughout.
- Provide minimal setbacks from the street that will allow for a comfortable and lively pedestrian and retail environment.
- Ensure frequent entrances, transparent facades, tall storefront display windows, canopies, and attractive building materials.

ACCESS & CIRCULATION
- Development should enhance the street connectivity by aligning its vehicular circulation with the existing and or proposed streets.
- Promote an accessible pedestrian environment with circulation along active street edges.
- Provide direct access to nearby transit including MBTA bus stops.
- Use prominent crosswalks, controlled pedestrian signals, and median space to comfortably connect the site across Tremont Street and Mehee Cass Boulevard.
- Situate service and support spaces towards the interior of the block with service and truck access from Rogues Street.

OPEN SPACE, PUBLIC REALM & PUBLIC ART
- Provide enhanced sidewalks with landscaped sidewalks, attractive street lighting, street furniture and enhanced paving, with a focus at the corner of Tremont Street and Mehee Cass Boulevard.
- Use landscaping materials and surface treatments to delineate and enhance the pedestrian and bike routes as needed.
- Ensure adequate open space accessible by the public.
- Provide attractive and well maintained plantings throughout the site. Use plants appropriate to the region and to all seasons that require little or no irrigation or irrigate with collected stormwater or grey water.

Urban Design Principles Diagram

Massing from Last Community Meeting, November 30, 2017
PLAN: Dudley Square

Dudley Commercial

Physical Address:
135 Dudley Street

Parcel ID:
1201180000

Parcel Size (SF):
70,000 SF

Parcel Size (Acres):
1.6

Current Zoning:
Dudley Sq Economic Development Area (EDA)

Proposed Uses:
- The base of the building must be a combination of retail and commercial uses that contribute to the theme of entertainment and retail location within the Dudley Square Cultural District.
- The upper levels must be a mix of housing and commercial uses that address the housing and job creation needs in Dudley Square.

Massing, Height & Orientation:

General Guidelines:
- Buildings should employ a variety of setbacks and building heights that create a volume that is articulated, varied and dynamic, and responds to special views and corridors, and ensures the building fits into its surrounding context.

Site-specific guidelines:
- Building massing should acknowledge the special nature of the corridor towards Washington Street.
- Building heights may range from 6-15 stories with taller building elements set back from the street edge.
- Taller building mass (above 6 stories) on the site should be set towards the middle of the site.
- Buildings must be sited to respect views down Washington Street and Warren Street.
- In some regions, buildings on the site may employ a variety of setbacks and building heights that respond to the immediate context, and create a volume that is articulated, varied and dynamic, so as to reduce a monolithic wall-like effect along Dudley Street and as seen from the bus terminus.

Vitruvian Design & Character:

General Guidelines:
- New buildings should contribute to the identity of Dudley Square by recognizing its rich cultural and architectural history, through designs that are responsive to both the area’s history and current needs, allowing for a blend of old and new architectural expressions.
- Expressing the distinction of retail, commercial, and other public uses at ground level can animate the edges of the street and help define the character of the neighborhood.
- Architectural detailing (windows, doors, exterior cladding, masonry, etc.) are to be attractive and should be executed using materials of the highest quality and be compatible with existing buildings in the area. Material usage should strive to ground the building in the present and convey stability into the future.
- Create a façade that is articulated, varied and dynamic on all faces of the building responding to special views and corridors.

Access & Circulation:

General Guidelines:
- New development must be oriented to make easy connections to nearby community amenities such as transit stations, landmarks, and public parks, as well as create or strengthen major public corridors that enhance connectivity through the corridor to the surrounding area.
- Creating welcoming interior and exterior public spaces for community oriented uses will allow for new development that is well-integrated within the neighborhood.
- Design should encourage bike and public transit use and provide secure on-site bike storage for all users and residents.

Site-specific Guidelines:
- Primary building entrances should be on Dudley Street, with service access from the rear of the site. Vehicle access will not be allowed from Dudley Street.
- The designs of publically accessible interior spaces such as lobbies, atriums and courtyards as intermediate public zones that allow for pedestrian connections between Dudley Street and Warren Street is highly encouraged.
- Any development on the site must consider topography (grade levels) throughout the site to address vehicular and pedestrian circulation through site.
- Buildings must be sited to create an integrated public walk/open space between this site and the newly renovated library, as well as reinforce connections to surrounding recreational amenities such as the Boys and Girls Club Park beyond.

Open Space, Public Realm & Public Art:

General Guidelines:
- The project must design and build a distinct and memorable public realm, with an enhanced sidewalk experience around the site that creates air-active, vibrant, and attractive public realm and encourages people to gather.
- The selected site must respond to the street level and site conditions, and provide for the pedestrian connections between Dudley Street and Warren Street is highly encouraged.
- Any development on the site must consider topography (grade levels) throughout the site to address vehicular and pedestrian circulation through site.
- Buildings must be sited to create an integrated public walk/open space between this site and the newly renovated library, as well as reinforce connections to surrounding recreational amenities such as the Boys and Girls Club Park beyond.

Site-specific Guidelines:
- The creation of a new public/private open space between the Dudley Public Library and the development site is a critical component. It is required to connect to the future public realm of Dudley Square that is engaging, community-focused, active and programmable.
- Create a bold and inventive site design incorporating public art, particularly installations that are interactive and have a direct influence on the community, encouraging a sense of place.
PLAN: Dudley Square

Parcel 8

Physical Address
Washington Street; Harrison Avenue

Parcel ID
0802426010; 0802426020; 0802426030; 0802426040

Parcel Size (SF)
54,632 SF

Parcel Size (ACRES)
1.25

Current Zoning
Rosbury Heritage State Park Community Facilities, Neighborhood Design Overlay Districts, Bostic St. Protection Area

Proposed Uses
- The base of the building must be a combination of retail and commercial uses that contribute to the theme of entertainment/retail and location within the Dudley Square Cultural District.
- The upper levels must be a mix of housing and commercial uses that address the housing and job creation needs in Dudley Square and specific to Rosbury.
- The Nawn Factory building must be preserved and integrated into the development plan for the Property. The preference for the use of the Nawn Factory building is for an historical/interpretive use that highlights the history and culture of Dudley Square and Rosbury.

Massing, Height & Orientation
- Buildings must reinforce the existing street wall conditions.
- For building massing larger than surrounding context, buildings should employ a variety of setbacks and building heights that create a volume that is articulated, varied and dynamic, responds to special views and corridors, and ensures the building fits into its surrounding context.

Site-specific guidelines:
- Building location must be set back from corner of Washington Street and Melnea Cass Boulevard to allow for open space that addresses the historic significance of the Nawn Factory building and the Eustis Street Arch Architectural Conservation District.
- New buildings must define the street edges along Melnea Cass and Harrison Aves.
- Building heights may vary from 6 to 15 stories with lower heights massing stepping down towards Washington Street and the Eliot Burying Ground. Proposer should be aware of the guidelines associated with the Eustis Street Arch Architectural Conservation District as taller building heights will require approval from the Landmarks Commission.
- Building massing to 6 stories should be set towards Harrison Avenue, stepping down towards Washington Street.
- Building massing should acknowledge the special nature and gateway opportunity of the corner of Washington Street and Melnea Cass Boulevard.
- Employ visual or physical breaks to reduce monotonic feel and wall-like effect along Melnea Cass Boulevard and frontage.

Architectural Design & Character
- New buildings should contribute to the identity of Dudley Square by recognizing its rich cultural and architectural history through designs that are responsive to both the area's history and current needs, allowing for a blend of old and new architectural expressions.
- Expressing the distinction of retail, commercial, and other public uses at ground level can animate the edges of the street and help define the character of the neighborhood.
- Architectural detailing (windows, doors, exterior cladding, masonry, etc.) are to be attractive and should be executed using materials of the highest quality and be compatible with existing buildings in the area. Materials guidance should strive to ground the building in the present and convey stability into the future.
- Create a façade that is articulated, varied and dynamic on all faces of the building responding to special views and corridors.

Site-specific Guidelines:
- Building character should acknowledge the special nature and gateway opportunity of the corner of Washington Street and Melnea Cass Boulevard.
- The Nawn factory building must be preserved and integrated into the development.
- New buildings may be contemporary in design but must be responsive to its immediate context and enhance the Main Streets experience.

General Guidelines:
- New development must be oriented to make easy connections to nearby community amenities such as parks, trails, landmarks and public parks, as well as create or strengthen major public corridors that enhance connectivity through the square to the surrounding area.
- Creating welcoming interior and exterior public spaces for community-oriented uses will allow for new development that is well integrated within the neighborhood.

Site-specific Guidelines:
- Primary pedestrian building entrances should be on Melnea Cass and Washington Street, with vehicular and service access from Harrison Avenue.
- Proposals must demonstrate provisions of adequate but not excessive on-site parking for new residences, employees, and/or customers and strategies to prevent overbidding of street and parking area by area residents.

Open Space, Public Realm & Public Art
- The Project must design and build a district and memorable public realm, with an enhanced sidewalk experience around the site that creates a active, visible, and attractive public realm and encourages people to gather.
- The selected program must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, paving, lights and street trees that occurs during construction.

Site-specific Guidelines:
- Create an inviting open space at the corner of Washington St. and Melnea Cass Blvd. This space should recognize the historic character of the adjacent Nawn Factory and Eustis Street Arch Architectural Conservation District.
- Provide a public realm of sidewalks, street trees, and street furniture that is well integrated into the development and creates a continuous and engaging street level activity along Washington Street from Melnea Cass into Dudley Square.
- Create a bold and inviting site design incorporating public art, particularly installations that are interactive and have a direct influence on the community, encouraging a sense of place.
- Design outdoor, accessory storage areas or structures and dumpsters should be placed at the rear of the property, not abut the Eliot Burying Ground, and be appropriately screened from view.