Campus High Urban Renewal & Urban Design Guidelines for Crescent Parcel and Malcolm X & Putnam Parcels

January 27, 2020


Agenda

6:00 – Open House – Please look at the maps around the room

6:15 – Presentation
   – Recap of PLAN: Nubian Square process and important dates
   – Campus High Urban Renewal Plan Overview
     ■ Questions
   – Urban Design and Site Context for Crescent Parcel
     ■ Questions
   – Urban Design and Site Context for Malcolm X & Putnam Parcels
     ■ Questions

7:20 – Discussion, Comments, Next Steps
PLAN: Nubian Square

Process to Date:

- **January 27, 2020**

**Community Development**
- Walking Tour: March 16, 2016
- Visioning: March 21, 2016
- Transportation + Public Realm: April 19, 2016
- Introduction to PLAN: Dudley Square
- What We Heard: May 16, 2016
- Urban Design: October 24, 2016
- Development Scenarios: September 19, 2016
- Economic Development II: July 18, 2016
- Economic and Workforce Development: June 20, 2016
- Development Program uses: November 21, 2016

**Values and Vision**
- Values + Priorities: January 23, 2017
- RFP Drafting + Prioritization: February 27, 2017
- Creating Housing: March 20, 2017
- Econ Dev + Resource Fair: April 24, 2017
- Visioning II: May 15, 2017

**Drafting**
- RFP Guidelines Open House: January 22, 2018
- Urban Design: November 27, 2017
- Climate Redness + Resiliency: October 16, 2017
- Neighborhood Experience: June 19, 2017
- RFP Overview Workshop: February 26, 2018
Parcel Status

Article 80 Review:

135 Dudley Street (Large project review)
2147 Washington (Large project review)
75-80 Dudley (Small project review) - Board Approved
40-50 Warren (Small project review)

RFPs Issued

Blair Lot – Deadline for proposal submissions February 19
Nawn Factory – Deadline for proposal submissions February 19
Parcel 8 – February Issue Date

Ongoing Process:

Crescent
Malcolm X & Putnam

Upcoming Process:

P3
Upcoming Meetings and Important Dates

February 3, 2020
- RSMPOC Meeting - Bolling Building, 2nd Floor - P3 Discussion

February 19, 2020
- Submission Deadline for Blair Lot and Nawn Factory Proposals

February 24, 2020
- PLAN: Nubian Square - Crescent and Malcolm X & Putnam Parcels - Draft RFP and Evaluation Criteria Discussion
Why are we here tonight?

- Continue the PLAN: Nubian Square Process
- Discuss the Campus High Urban Renewal Plan and its relationship to Crescent parcel, Malcolm X & Putnam parcels, and P3
- Discuss urban design guidelines for Crescent parcel and Malcolm X & Putnam parcels
Campus High Urban Renewal Plan
Chris Breen, Urban Renewal Manager
Martin Serrano, Urban Renewal Assistant
Where did the plan come from?

“The Harvard Report on the Schools of Boston 1962” details the inadequacy of nearly 77% of school buildings and makes note of rampant segregation within the Boston Public School system.

The report proposes Urban Renewal be utilized to build a large, modern and centrally located “Campus” style education complex for 5,500 Boston Public Students from all neighborhoods to attend.

The Boston School Committee comes out in support of the proposed changes in the Harvard Report.

In 1965, the Boston School Committee is banned from proposing new schools due to its failure to comply with the Massachusetts Racial Imbalance Act.
Where did the plan come from?

In early 1966, the BRA proposes a plan for 57 acres of the Madison Park area to be used for a high school and athletic fields.

In the spring of that year, the Lower Roxbury Community Corp is formed led by community leaders such as Chuck Turner.

The LRCC demands changes to the plan to include “a new high school, plus new homes with front doors and backyards, developed by and for the neighborhood”.

In 1967, the BRA proposes a new 136 acre “Campus High School Plan” to include a new school, low-income housing and additional open space for the community.

The LRCC becomes the Madison Park Development Corporation.
Campus High Urban Renewal Plan Area Goals

**Campus High School Complex** - build a modern school with access to a new train station.

**Lower Roxbury Housing Area** - to provide low, moderate and medium rental housing for low income families.

**Rehabilitation Area** - to offer low cost loans to be made available for existing homes; to rehabilitate community spaces and to provide new roads and infrastructure improvements.

**Highway Area** - to maximize access to Federal Interstate Highway Program and to prevent barriers to the South End and Fenway areas via air rights projects and pedestrian walkways.
Crescent Parcel
PLAN: Nubian Square

Crescent Parcel
Malcolm X & Putnam Parcels
P3
Parcel O-1 - Jeep Jones Park
Parcel O-2 and O-3 - Roxbury Heritage State Park
Parcel O-4 and O-6 - Justice Gourdin Park
Parcel P-1 Madison Park High School & John D. O’Bryant High School
Parcel P-2C - US Post Office
Parcel P-3A-1 - Reggie Lewis Center
Parcel P-3i - Whittier Street Health Center
Parcel P-3F - Good Shepherd Church of God in Christ
Plan: Nubian Square

Parcel R-14 - Islamic Society of Boston Cultural Center
Parcel X-38 - Whittier Street Residences
Parcel X-32 - Madison Melnea Cass Apartments
Parcel P-2B - Beryl Gardens
Parcels R-4A - Haynes House
Parcels R-4B - Smith House II
Parcels R-17A - Metro Boston Alive
Parcels 131A-1; 131A-2; 131A-3; 131A-4(a),(b),(c); 131A-6; 131A-10; and 131A-11- Cox Building Associates
What are we here to talk about today?

- Crescent Parcel
- Malcolm X and Putnam Parcels
Urban Design Principles and Guidelines - Crescent Parcel and Malcolm X & Putnam Parcels

Jeong-Jun Ju, Urban Designer
Meghan Richard, Urban Designer
Nubian Sq. Urban Design Framework

- Ruggles Cluster
- Infill Cluster

Urban Design Principles

- Area Context
- Area/Site Connectivity
- Open Space/Place-Making
- Massing & Height
- Architectural Characteristics
Place-Making Opportunities

- Tremont-Melnea Gateway Place-Making Opportunity
- Ruggles Corridor Place-Making Opportunity
- P-3 Urban Corner Place-Making Opportunity
Parcel-Level Guidelines
Whittier St Housing (3-13-story height)

Madison Melnea Apts. (3-5-story height)

Massing & Height
6 to 14-story Height
Whittier St Housing (3-13-story height)

Massing & Height
6 to 14-story Height
Architectural Characteristics

WHITTIER STREET HEALTH CENTER

BOSTON POLICE HEADQUARTERS
Architectural Characteristics

NU INTERNATIONAL VILLAGE

NU RENAISSANCE BLDG.
Architectural Characteristics

ROXSE HOMES

CURRENT WHITTIER STREET HOUSING
Architectural Characteristics

MADISON MELNEA APARTMENTS

1165 TREMONT
Massing & Height
4 to 6-story Height
Massing & Height
4 to 6-story Height
Massing & Height
4 to 6-story Height
Architectural Characteristics

B-2 Police Station

Madison Park/John D. O’Bryant High Schools
Architectural Characteristics

116 Roxbury Street

Putnam Place
Architectural Characteristics

Dudley Street

First Church in Roxbury/John Eliot Square
Architectural Characteristics

Norfolk House (10-18 John Eliot Square)

Cox Building (13 John Eliot Square)