

# DESIGN SUBMISSION



PROJECT NO. MASS. R-56

## 151 LENOX STREET, ROXBURY, PARCEL 22A, SOUTH END URBAN RENEWAL AREA

REQUEST FOR PROPOSALS | FEBRUARY 1, 2018



Tenants'  
Development  
Corporation

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A

# DESIGN DESCRIPTION



# DESIGN DESCRIPTION

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The corner site at Tremont Street and Lenox Street is nestled between several major housing developments including Roxse Homes, Historic South End Apartments, BHA's Lenox and Camden developments, as well as TDC's own SETH I and SETH II, all of which lack significant community space that serve the residents. Immediately across the street are community gardens which complement the community engagement.

Since the site is amply served by bus lines on Tremont Street and Massachusetts Avenue and is within a short walking distance to the Mass Ave Orange Line stop, the program does not anticipate requiring parking. The population that the community center will serve resides within a walkable distance.

The surrounding neighborhood has buildings that incorporate of a variety of types and styles unlike the typical South End brick rowhouse. On the south side of Tremont street lie two-story buildings with a commercial look (the People's Baptist Church Center and the immediate adjacent building, a

former nightclub at 888 Tremont Street) while on the north side there are newer four-story multi-family residential buildings and the five-story Piano Factory building. The design takes cues for scale from all of these buildings, and carries some façade scaling from the adjacent former nightclub. In order to activate the street at ground-level, the ground level steps back from the property line to provide a more generous entrance experience. Most importantly, the tall lower-level space will be well lit and in active use for most hours of the day, enhancing the sense of security for the neighborhood. The sense of openness continues along Lenox Street, as windows provide views into the gymnasium space as well as daylight. The importance of the corner is accentuated by a tower element that references similar elements nearby at the People's Baptist Church, the Piano Factory, and the corner of the housing development across the street.



The new community center will serve all ages, offering space for youth, working-age adults, and elderly local residents. Fixed amenities will include a gymnasium for youth programs, a commercial kitchen for cooking nutrition programs, and a computer lab for vocational training and employment searches. In addition, there are a number of spaces that can be flexibly programmed and can be available for the use of groups and organizations in the neighborhood at large.

To meet Green Building Design Guidelines, the project will commit to the following:

- Minimum LEED-Silver Certifiable
- A LEED-accredited professional on the design team
- Onsite bicycle parking
- Enhanced compartmentalization between the building's main uses
- Return air to be ducted to roof level
- Operable windows in office spaces
- Targeting highly energy-efficient construction and equipment (HERS is not applicable to non-residential projects)
- Use of borrowed light for interior spaces not without windows, where applicable
- Use solar arrays to screen rooftop mechanical equipment at southwest and southeast edges

For a more specific description of high-quality durable materials used at the building exterior to ensure long life, please refer to the building elevations.

## Zoning

The following is a preliminary analysis of the project's zoning requirements:

|                                      | PERMITTED LAND USE             | BUILDING HEIGHT MIN.                   | BUILDING HEIGHT MAX. | MAX. NET DENSITY | MIN. PARKING RATIO                               | MIN. SETBACK              |
|--------------------------------------|--------------------------------|--|----------------------|------------------|--|---------------------------|
| PERMITTED PER SOUTH END RENEWAL PLAN | Residential; Community Center; | 24 ft.                                 | 60 ft.               | FAR 4.0          | None   | Subject to BPDA approval. |
| PROPOSED                             | Community Center               | Building height: 50 ft. at top of roof | FAR 4.37*            | None provided    | No setback, building to be set at property lines |                           |

Other requirements per Boulevard Planning District

- Street Wall Continuity – established by Small Project Review; proposed design conforms.
- Display Window – transparent in 60% of area between 3' and 8' above grade; proposed design conforms.





# B

## PLANS, ELEVATIONS AND DRAWINGS

- Neighborhood Plan
- Site Plan
- Schematic Floor Plans
- Schematic Section
- Elevations
- Renderings



# LENOX ST COMMUNITY CENTER BOSTON, MA

## DRAWING LIST

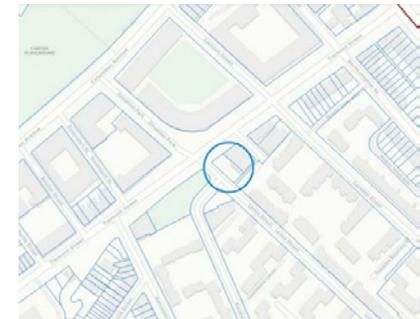
- A010 NEIGHBORHOOD PLAN
- A020 ARCHITECTURAL SITE PLAN
  
- A100 BASEMENT LAYOUT
- A101 FIRST LEVEL LAYOUT
- A103 THIRD LEVEL LAYOUT
- A104 FOURTH LEVEL LAYOUT
- A105 FIFTH LEVEL LAYOUT
  
- A201 SCHEMATIC SECTION
  
- A301 TREMONT STREET ELEVATION
- A302 LENOX STREET ELEVATION
- A303 SOUTH-EAST ELEVATION
- A304 STREET VIEW PHOTOMONTAGE
- A305 STREET VIEW PHOTOMONTAGE



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ARCHITECT:  
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617.628.5700 | davissquarearchitects.com

LOCUS MAP



SCHEMATIC LAYOUT

01/25/2018



DSA PROJECT NO.  
18016



Project: LENOX ST COMMUNITY CENTER  
 Title: NEIGHBORHOOD PLAN  
 Project No.: 18016  
 Sheet No.: A010  
 Date: 01/25/18  
 Scale: 1" = 40'-0"  
 Insurance: ©

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 www.davisqsquarearchitects.com



**DAVIS**  
**SQUARE**  
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1  
 1" = 40'-0"

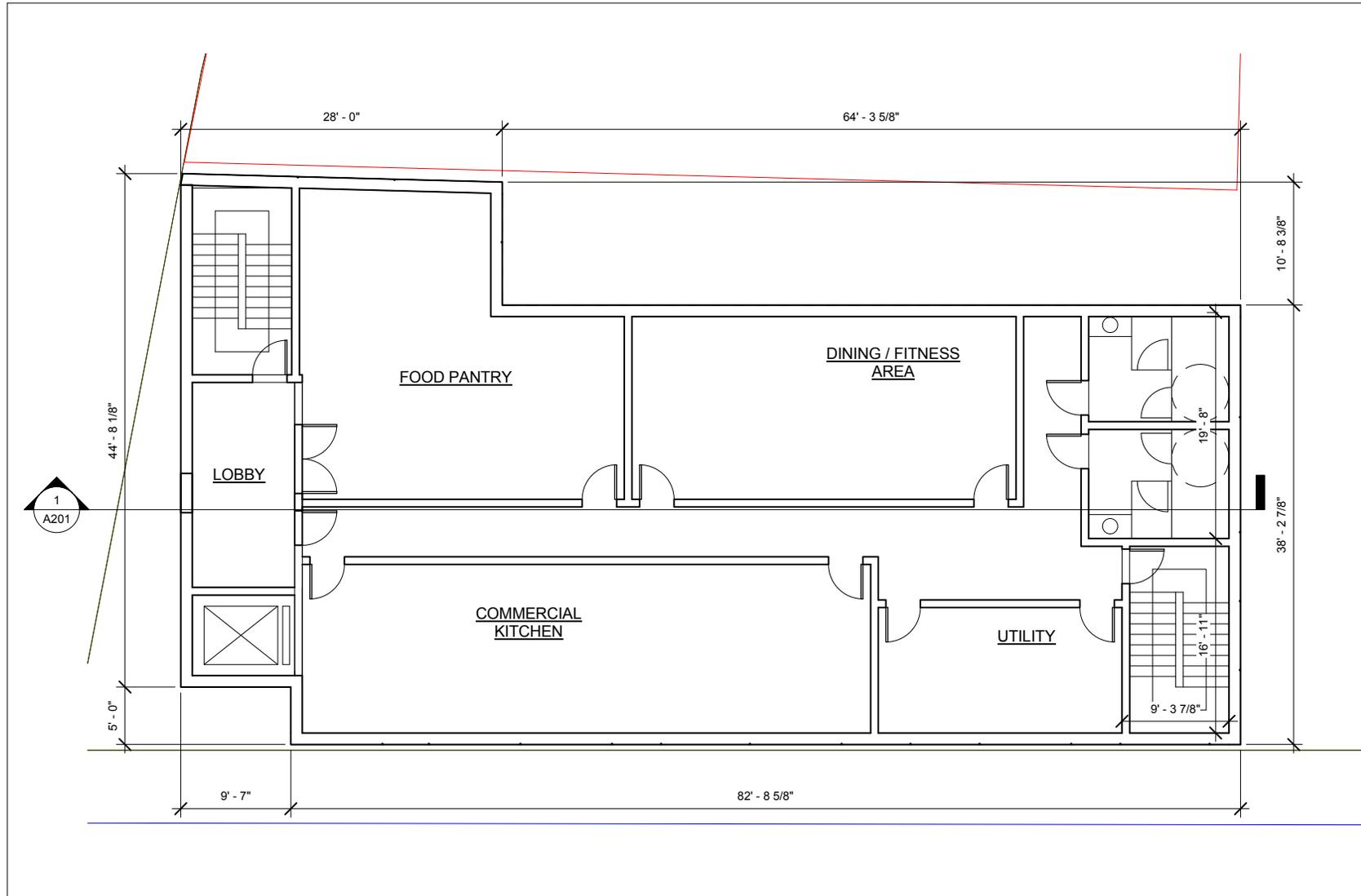
NEIGHBORHOOD PLAN



1  
1" = 20'-0"

ARCHITECTURAL SITE PLAN

|  |   |                             |                          |
|--|---|-----------------------------|--------------------------|
| <br><b>DAVIS<br/>SQUARE<br/>ARCHITECTS</b>      | Project<br><b>LENOX ST COMMUNITY CENTER</b> | Project No.<br><b>18016</b> | Sheet No.<br><b>A020</b> |
|  | Title<br><b>ARCHITECTURAL SITE PLAN</b>     | Scale<br><b>1" = 20'-0"</b> | Date<br><b>01/25/18</b>  |
| 240A Elm St., Somerville, MA 02142<br>617.628.5700<br><a href="http://www.davisquarearchitects.com">www.davisquarearchitects.com</a> |   |                             |                          |

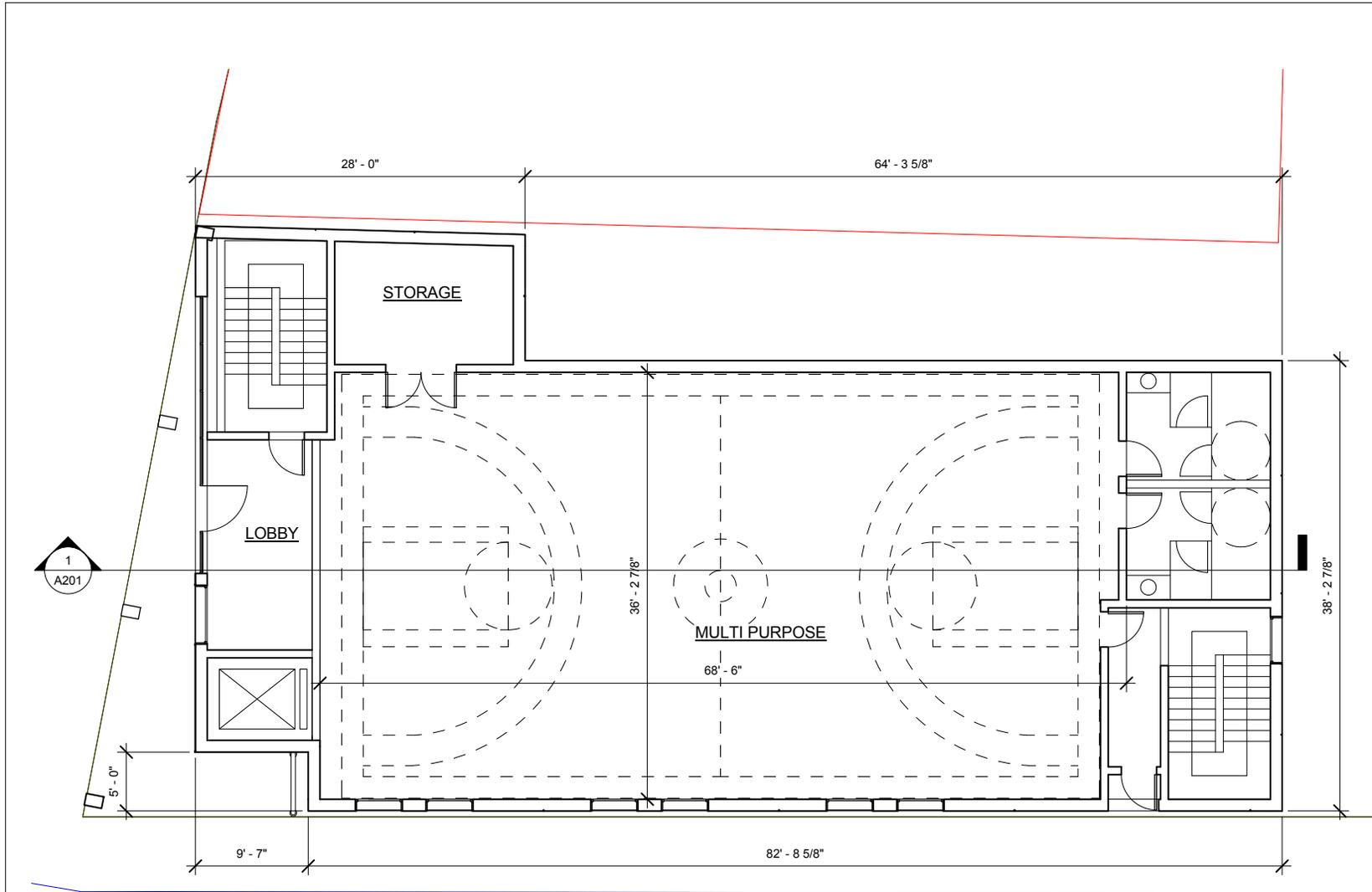


1  
A201

1  
1/8" = 1'-0"

BASEMENT LAYOUT

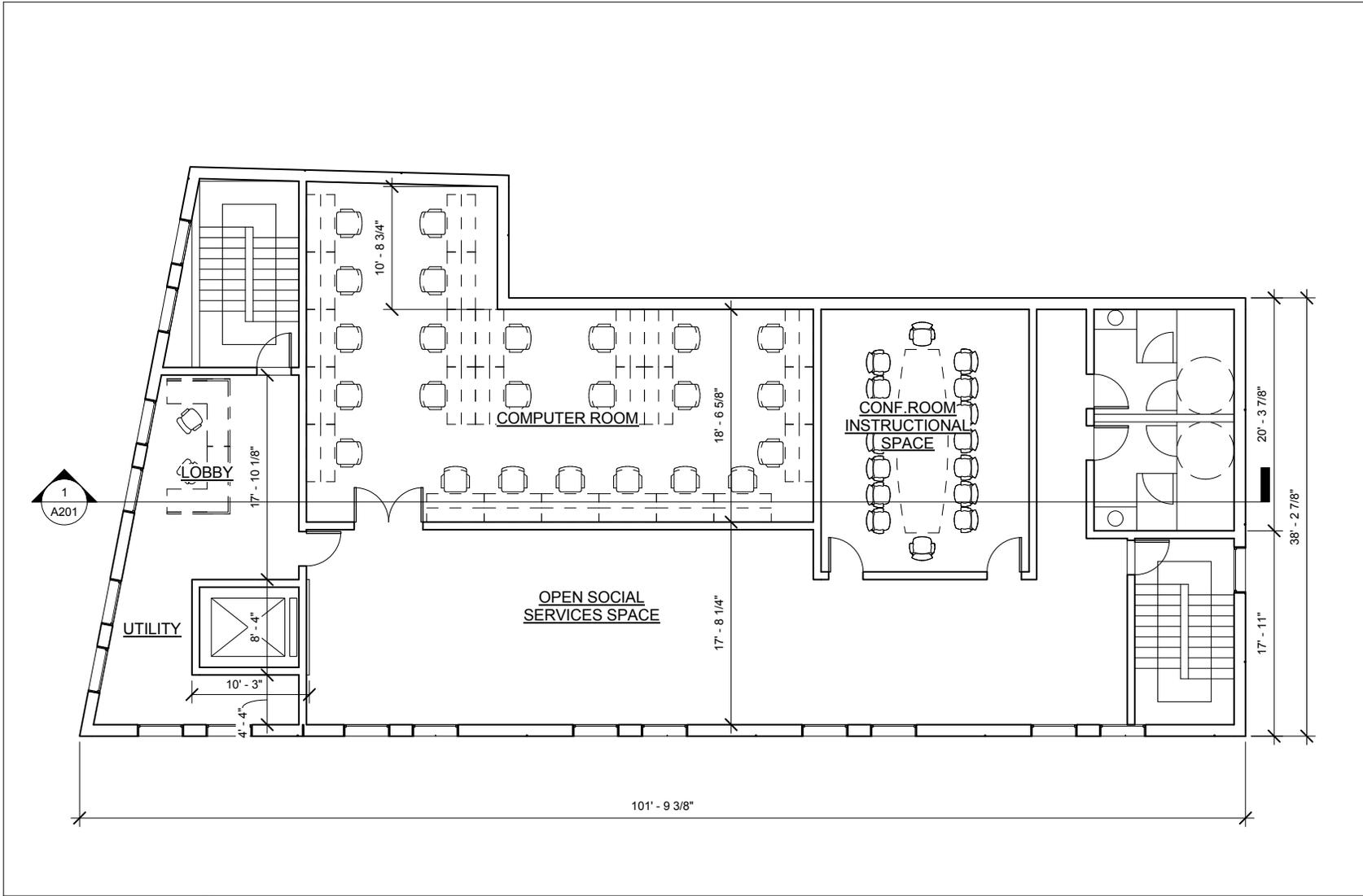
|  |   |                              |                           |
|--|---|------------------------------|---------------------------|
|  <b>DAVIS<br/>SQUARE<br/>ARCHITECTS</b> | Project<br><b>LENOX ST COMMUNITY CENTER</b> | Project No.<br><b>18016</b>  | Sheet No.<br><b>A100</b>  |
|  | Title<br><b>BASEMENT LAYOUT</b>             | Scale<br><b>1/8" = 1'-0"</b> | Date<br><b>01/25/2018</b> |
| 240A Elm St., Somerville, MA 02144<br>617.628.5700<br>www.davisquarearchitects.com   |   |                              |                           |



|             |                           |
|-------------|---------------------------|
| Project     | LENOX ST COMMUNITY CENTER |
| Title       | FIRST LEVEL LAYOUT        |
| Project No. | 18016                     |
| Sheet No.   | A101                      |
| Date        | 01/16/18                  |
| Scale       | 1/8" = 1'-0"              |
| Insurance   |                           |

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|              |                    |
|--------------|--------------------|
| 1            | FIRST LEVEL LAYOUT |
| 1/8" = 1'-0" |                    |



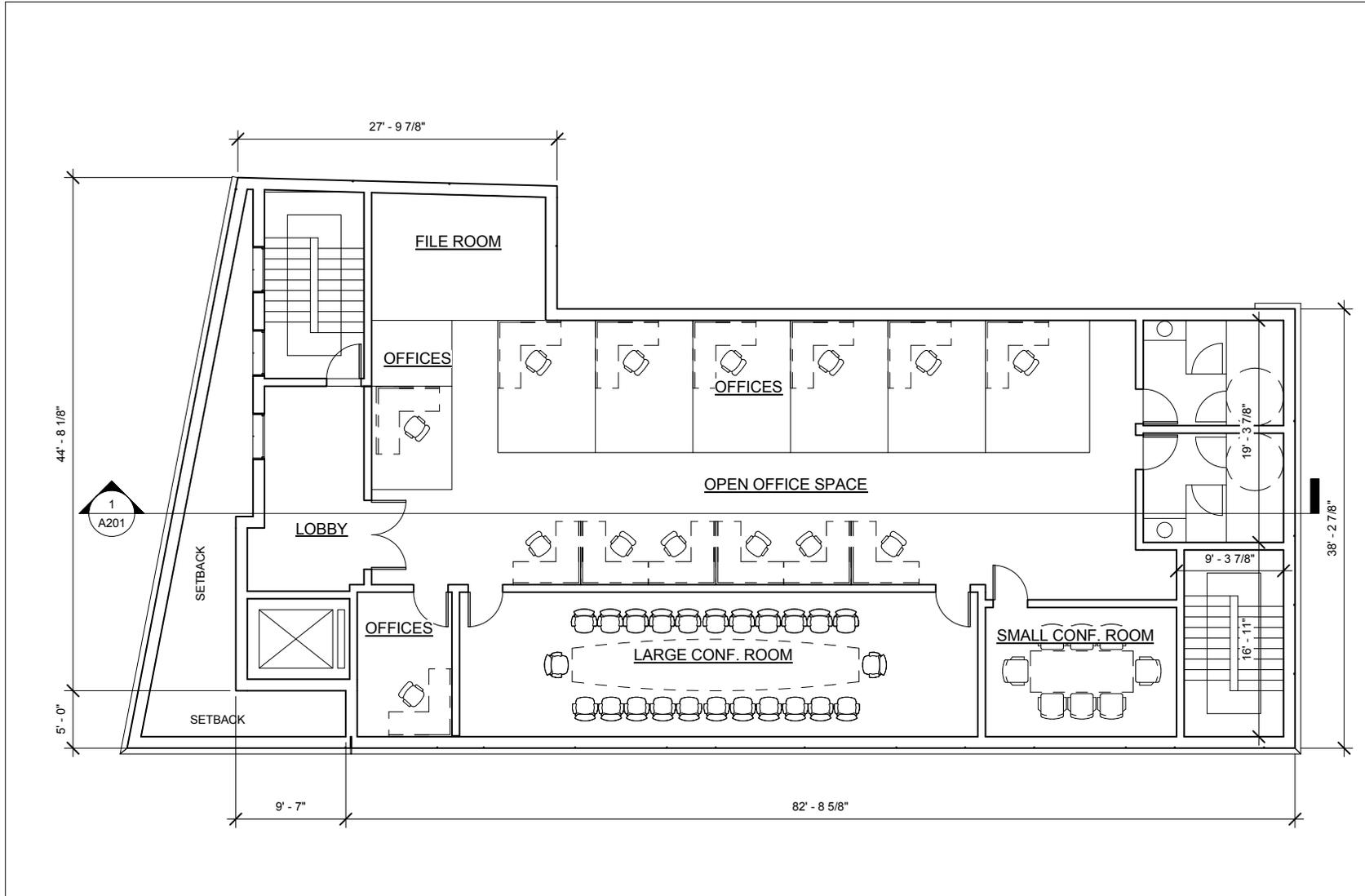
Project: LENOX ST COMMUNITY CENTER  
 Title: THIRD LEVEL LAYOUT  
 Project No.: 18016  
 Sheet No.: A103  
 Date: 01/16/18  
 Scale: 1/8" = 1'-0"  
 Insurance: ©

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1  
 1/8" = 1'-0"

THIRD LEVEL LAYOUT



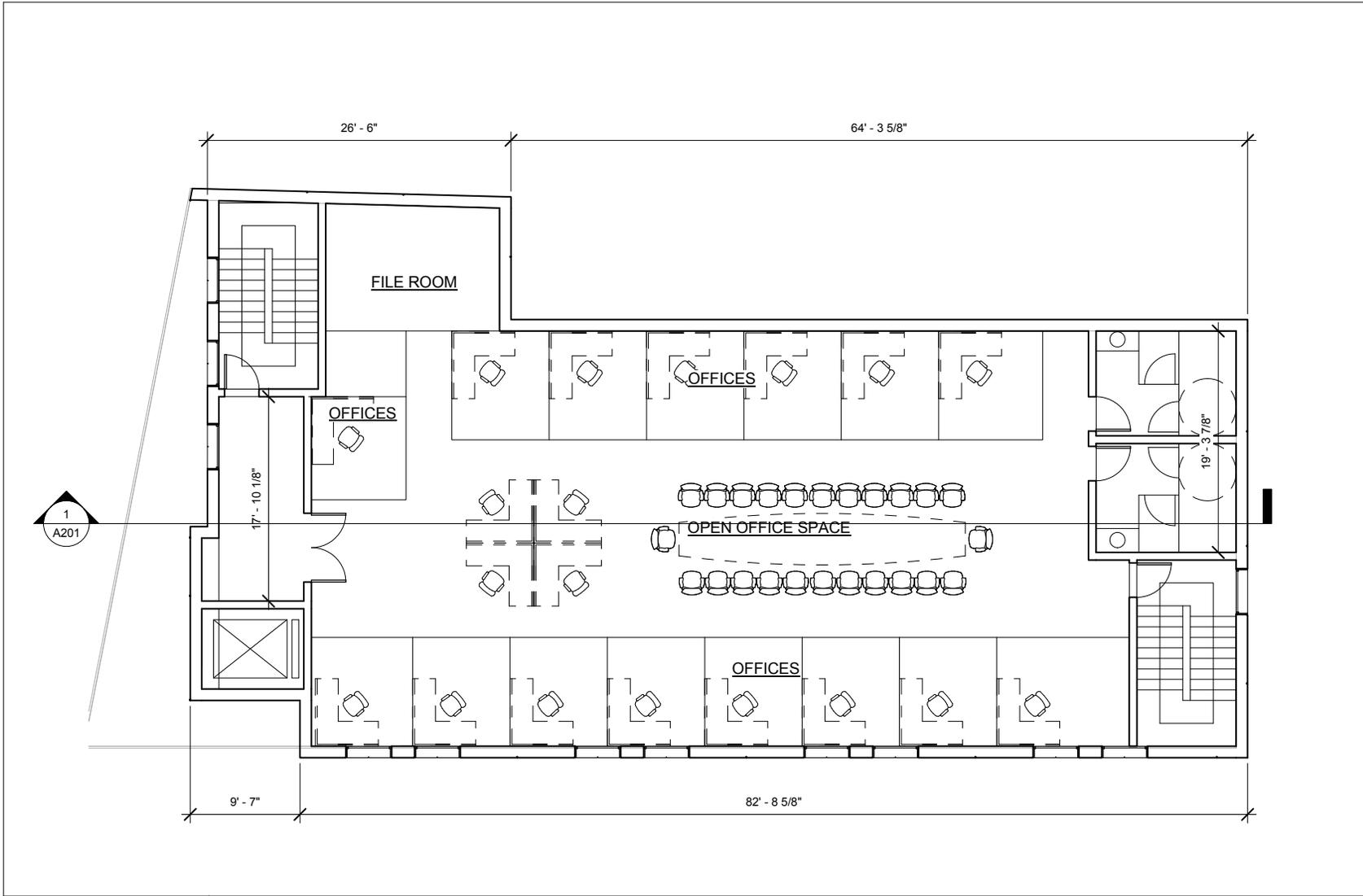
1  
1/8" = 1'-0"

FOURTH LEVEL LAYOUT


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Project: LENOX ST COMMUNITY CENTER  
 Sheet No: 18016  
 Title: FOURTH LEVEL LAYOUT  
 Scale: 1/8" = 1'-0"  
 Date: 01/16/18  
 Issuance: ©

A104



1  
1/8" = 1'-0"

FIFTH LEVEL LAYOUT


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Project: LENOX ST COMMUNITY CENTER  
 Title: FIFTH LEVEL LAYOUT  
 Scale: 1/8" = 1'-0"

Project No. 18016  
 Sheet No. **A105**  
 Date: 01/16/18  
 Insurance ©





Project: LENOX ST COMMUNITY CENTER  
 Sheet No: 18016  
 Title: TREMONT STREET ELEVATION  
 Scale: 1/8" = 1'-0"  
 Date: 01/22/18  
 Issuance: ©

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|              |                          |
|--------------|--------------------------|
| 1            | TREMONT STREET ELEVATION |
| 1/8" = 1'-0" |                          |

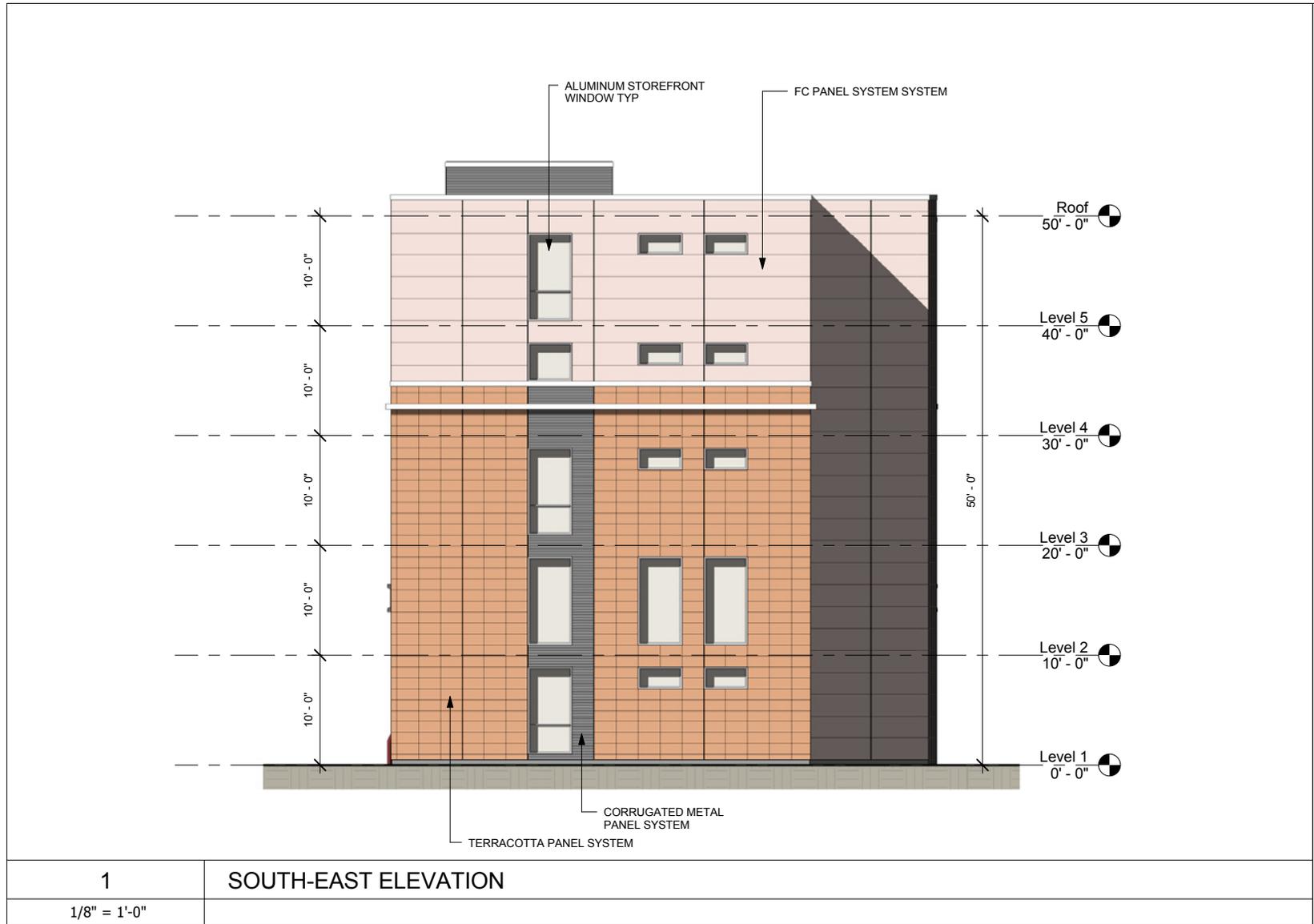


1  
1/8" = 1'-0"

LENOX STREET ELEVATION

Project: LENOX ST COMMUNITY CENTER  
 Title: LENOX STREET ELEVATION  
 Scale: 1/8" = 1'-0"  
 Project No.: 18016  
 Sheet No.: A302  
 Date: 01/22/18  
 Issue:

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Project: LENOX ST COMMUNITY CENTER  
 Title: SOUTH-EAST ELEVATION  
 Scale: 1/8" = 1'-0"  
 240A Elm St., Somerville, MA 02142  
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Sheet No. 18016  
**A303**  
 Date: 01/23/18  
 Issue



Project: LENOX ST COMMUNITY CENTER  
Title: STREET VIEW PHOTOMONTAGE  
Scale: Insurance  
Project No.: 18016  
Sheet No.: A304  
Date: 01/22/18

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Project  
**LENOX ST COMMUNITY CENTER**

Title  
**STREET VIEW PHOTOMONTAGE**

Scale  
1/8" = 1'-0"

Project No.  
**18016**

Date  
**01/25/18**

Sheet No.  
**A305**

©

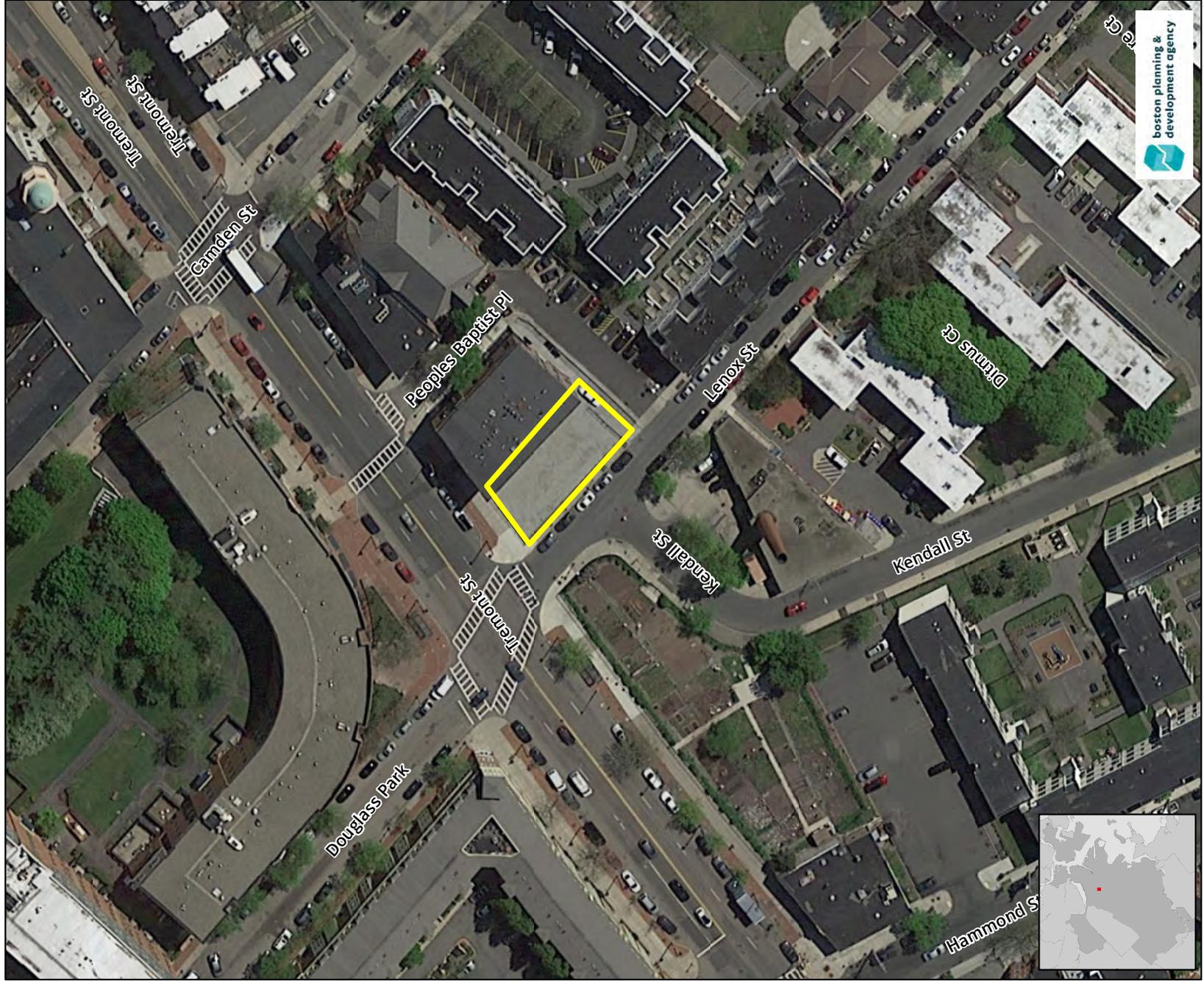


# LOCATION MAPS AND PHOTOS (APPENDIX A)



151 Lenox Street, South End

1:1,000



151 Lenox Street, South End

1:1,000

