

PLAN: Nubian Square

Preserve. Enhance. Grow.

Crescent Parcels

PHYSICAL ADDRESS	1130 Tremont Street, 175-177 Ruggles Street Melnea Cass Boulevard
PARCEL IDs	0902284000, 0902279000, 0902240020, 0902240010, 0902225000, 0902225005, 0902240000, 092346010
PARCEL SIZES (SF)	74,208
PARCEL SIZES (ACRES)	1.7
CURRENT ZONING	Boulevard Planning District, U-District South End Urban Renewal Area Campus High Urban Renewal Area

DRAFT SUMMARY OF IDEAS

PROPOSED USES

- The site can be programmed for a variety of uses including, but not limited to: housing, institutional/commercial office, retail, or cultural uses, and space for the health sector and green jobs.
- The site should incorporate and follow objectives as outlined in PLAN: Dudley Square.
- Uses and space can be dedicated to locally owned businesses that cater to the community and activate the corner of Tremont Street and Melnea Cass Boulevard.

MASSING, HEIGHT & ORIENTATION

- Heights may range between 60-150 ft. Proposals that include additional height must clearly demonstrate the benefit to the community.
- Buildings should respect the surrounding low scale residential.
- Buildings should use setback and stepback and heights that create a volume that responds to special views and corridors, reinforce street wall conditions, and make certain the building fits well in its surrounding context.
- Massing should be modulated to reduce appearance of size and provide breaks.

ARCHITECTURAL DESIGN & CHARACTER

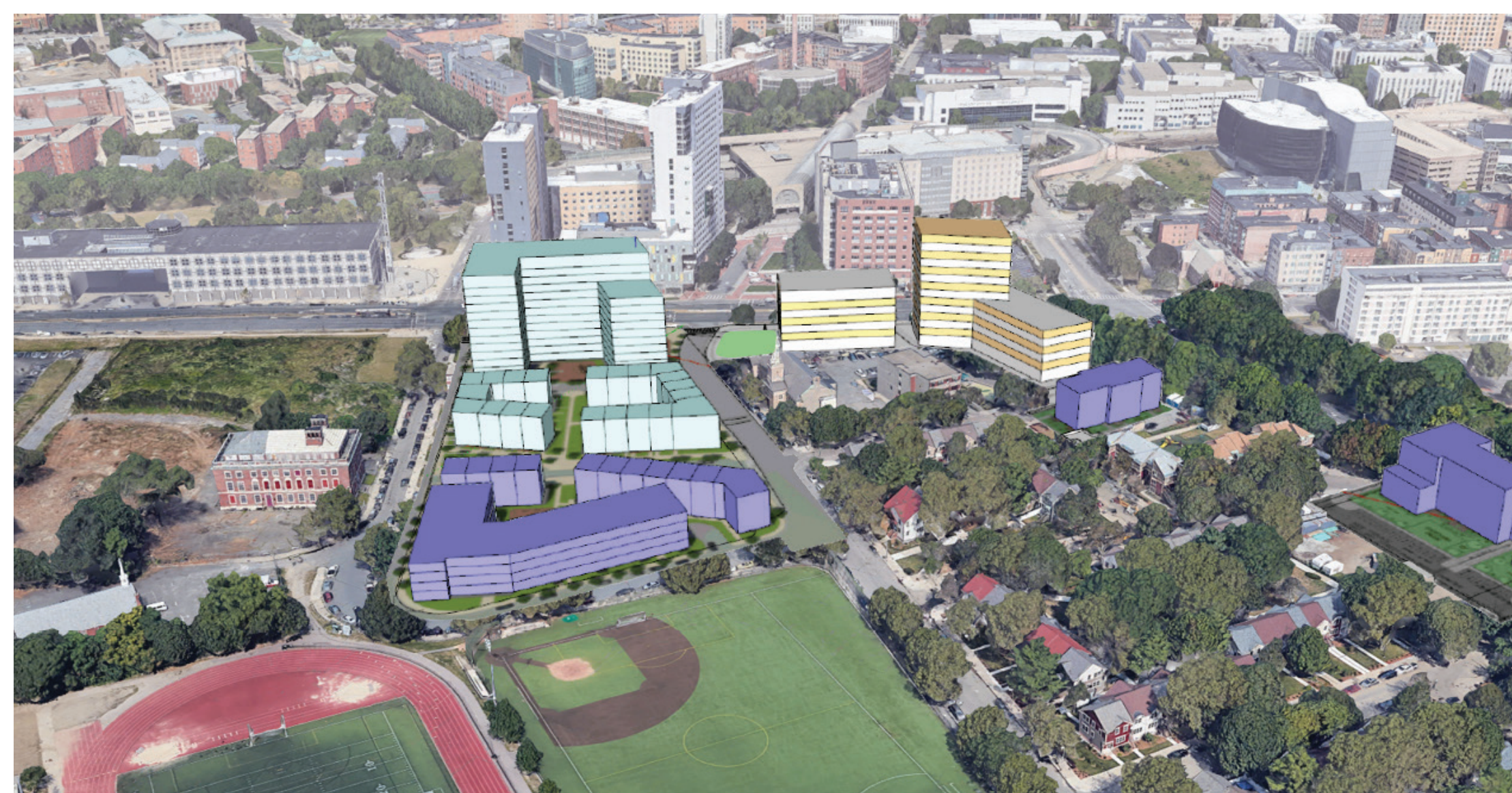
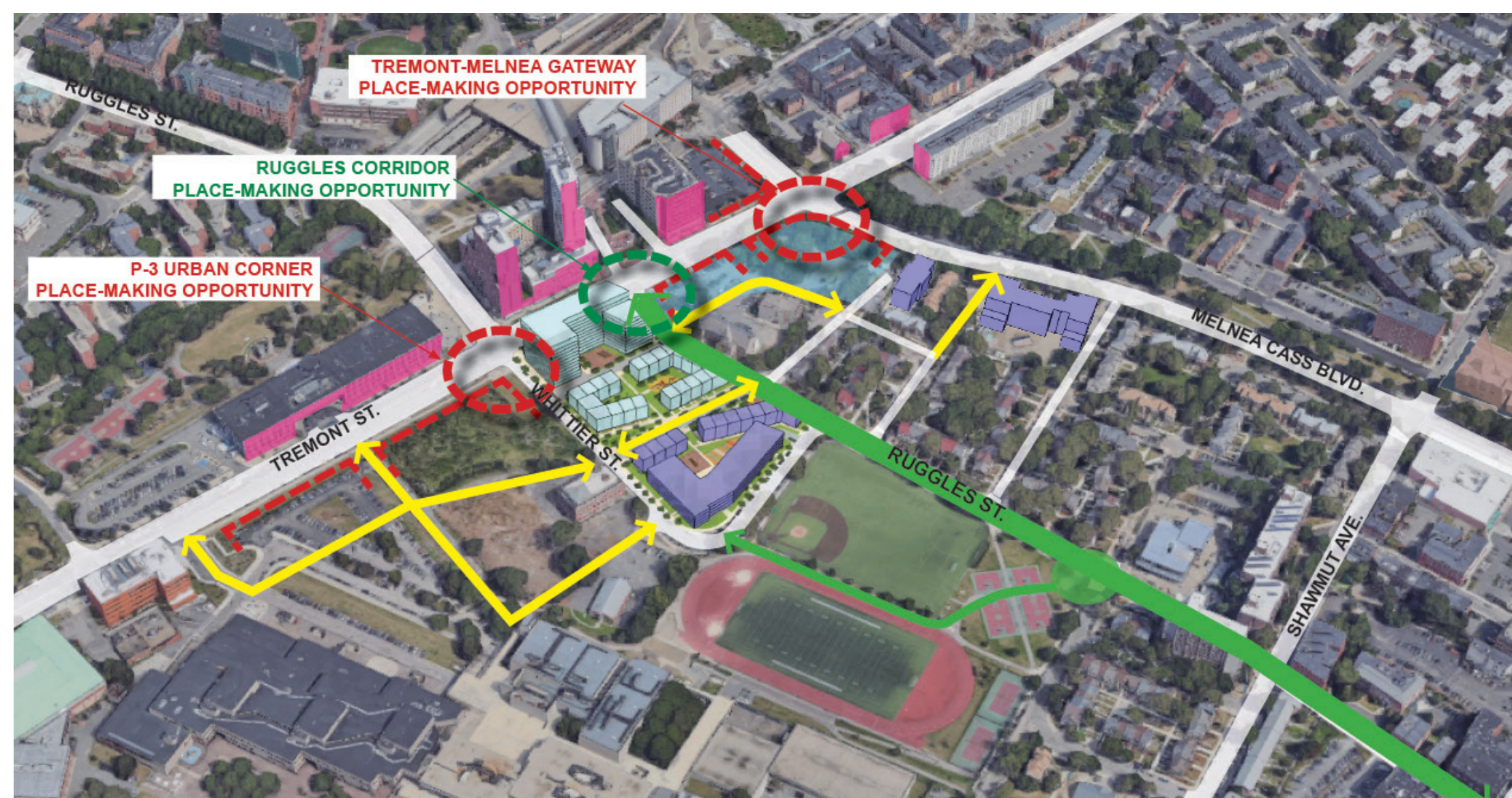
- New buildings should contribute to the identity of the district by recognizing the urban context of the intersection of Tremont and Melnea Cass BLVD through consideration of building materials.
- Architectural detailing to be attractive and should be executed using materials of the highest quality and be compatible with existing buildings in the area.
- Commercial space should be distinct from the rest of the building and be inviting to the community and pedestrians.
- The street level portion of the building should have transparent facades, tall storefront display windows, and canopies.

ACCESS & CIRCULATION

- Promote an accessible pedestrian environment with circulation along street edges as well as throughout the site.
- Utilize prominent crosswalks, controlled pedestrian signals, and median space to comfortably connect the site across Tremont Street and Melnea Cass Boulevard.
- Situate service and support spaces towards the interior of the block, with service and truck access from Ruggles Street.
- Potential street connections throughout the site.
- The design should encourage bike and public transit use and must provide secure on-site bike storage for all users and residents.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

- Provide enhanced streetscapes and landscaped sidewalks, attractive street lighting, street furniture, and enhanced paving, with a focus at the corner of Tremont Street and Melnea Cass Blvd.
- Ensure adequate open space accessible by the public.
- Use the corners of Ruggles and Tremont Street, as well as Melnea Cass and Tremont, as placemaking opportunities emphasizing these locations as gateways to Dudley Square.



PLEASE SHARE YOUR COMMENTS BELOW

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Malcolm X & Putnam Parcels

PHYSICAL ADDRESS	2 Putnam Place 120 Roxbury Street Malcolm X Boulevard
PARCEL IDs	0903268010, 0903265000, 0903265001, 0903261000
PARCEL SIZES (SF)	27,773
PARCEL SIZES (ACRES)	.63
CURRENT ZONING	3F-4000 Campus High Urban Renewal Area

DRAFT SUMMARY OF IDEAS

PROPOSED USES

- The site must be programmed for housing with the ground floor along Malcolm X for potential commercial uses.
- Site along Putnam place could be programmed as townhomes.
- Uses and space should be dedicated to locally owned businesses that cater to the community and activate Malcolm X Boulevard.
- Proposals may consider artist live/work space and other cultural economic development strategies.
- Open space should also be incorporated on the site(s), responding to the residential neighborhood with rear yards along Dudley Street

MASSING, HEIGHT & ORIENTATION

- Height may range between 40-60 ft (up to 6 stories) and should acknowledge immediate surrounding context. Buildings should respect the surrounding low scale residential along Putnam Pl. and Roxbury St.
- Building should front Malcolm X Boulevard.
- Buildings should employ setback and stepback and building heights that create a volume that is articulated, varied, and dynamic, responds to special views and corridors, and reinforces existing street wall conditions
- Buildings must integrate the changes in topography in the overall massing and design.

ARCHITECTURAL DESIGN & CHARACTER

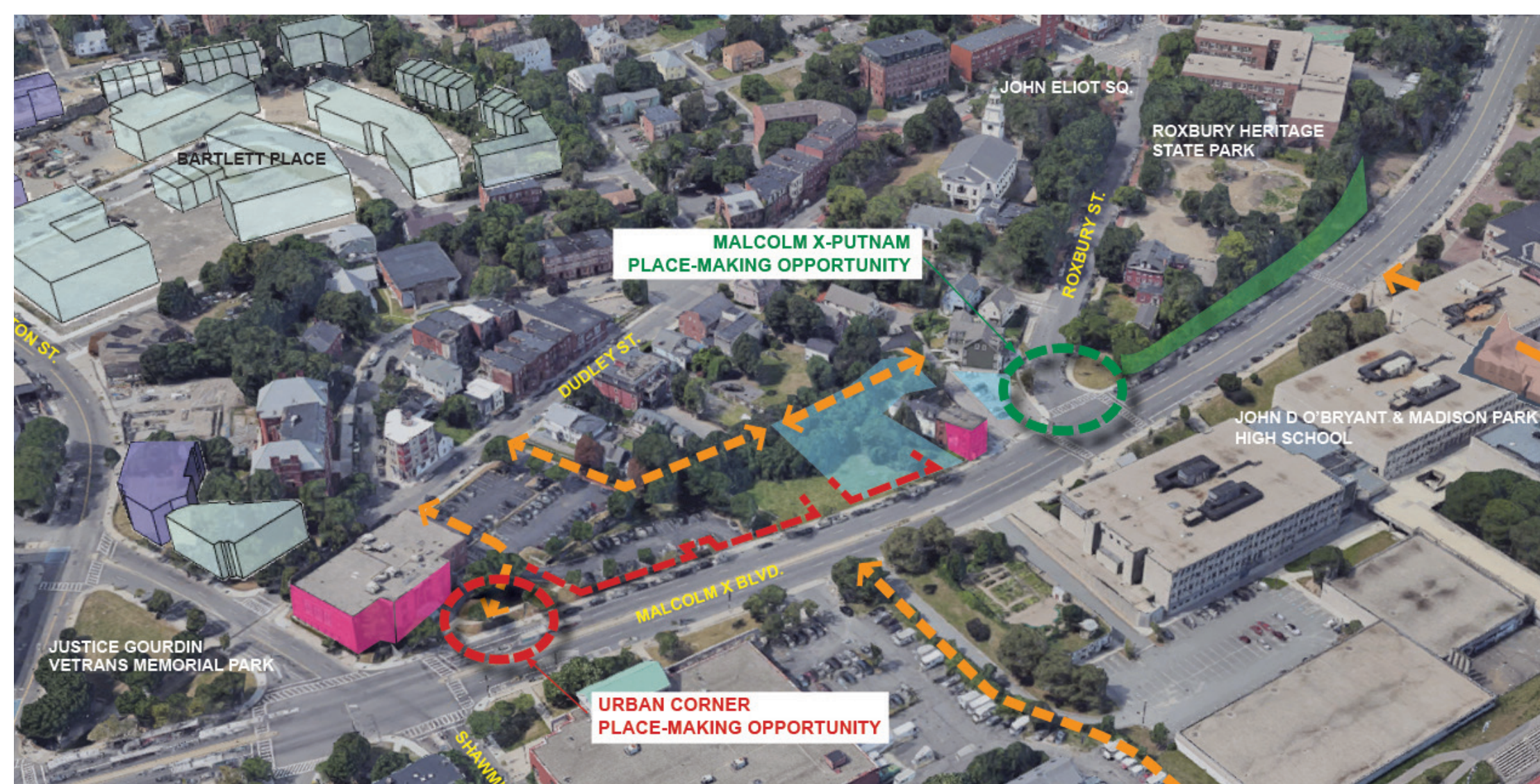
- The proposal should thoughtfully consider the historical and social context of John Eliot Square and recognize that it is a part of a historically-significant streetscape.
- Building design should carefully tie into and complement the existing urban fabric through a careful consideration of building materials that emphasize the longevity of the building itself with the highest quality and design to be compatible with nearby existing buildings.
- Commercial space should be distinct from the rest of the building and be inviting to the community and pedestrians.
- Proposed buildings must maintain the continuity of the street wall and provide a high percentage of transparency at the ground level

ACCESS & CIRCULATION

- Promote an accessible pedestrian environment with circulation along street edges as well as throughout the site.
- Primary building entrances, lobbies, and retail street frontage must be located on Malcolm X Boulevard.
- Service loading and unloading facilities should be located off-street and designed to prevent truck back-up maneuvers in the public right-of-way.
- The design should encourage bike and public transit use and must provide secure on-site bike storage for all users and residents
- Building-integrated or below-grade parking should not break the continuity of the street frontage nor create exposed parking areas along the street frontage.

OPEN SPACE, PUBLIC REALM & PUBLIC ART

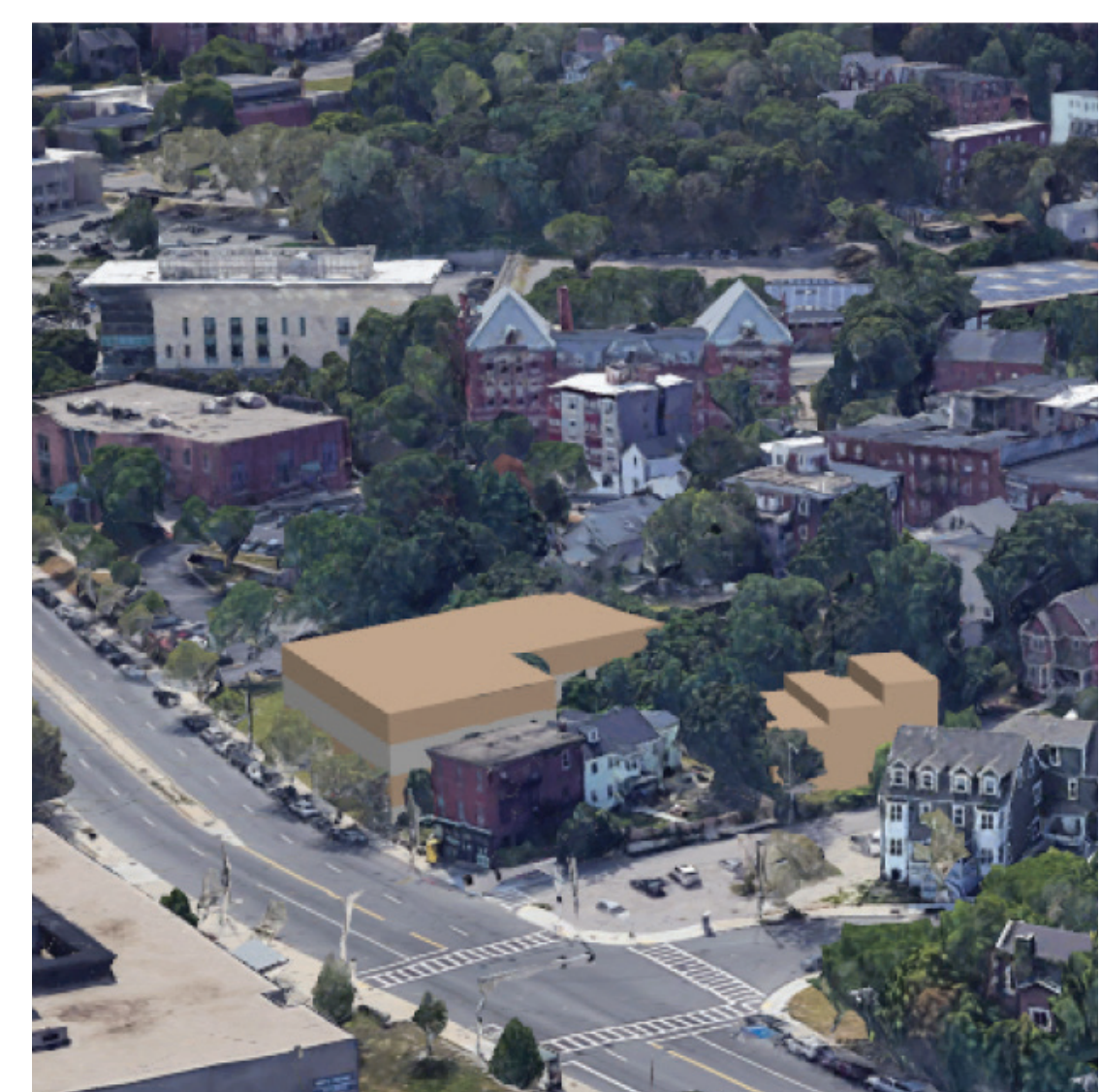
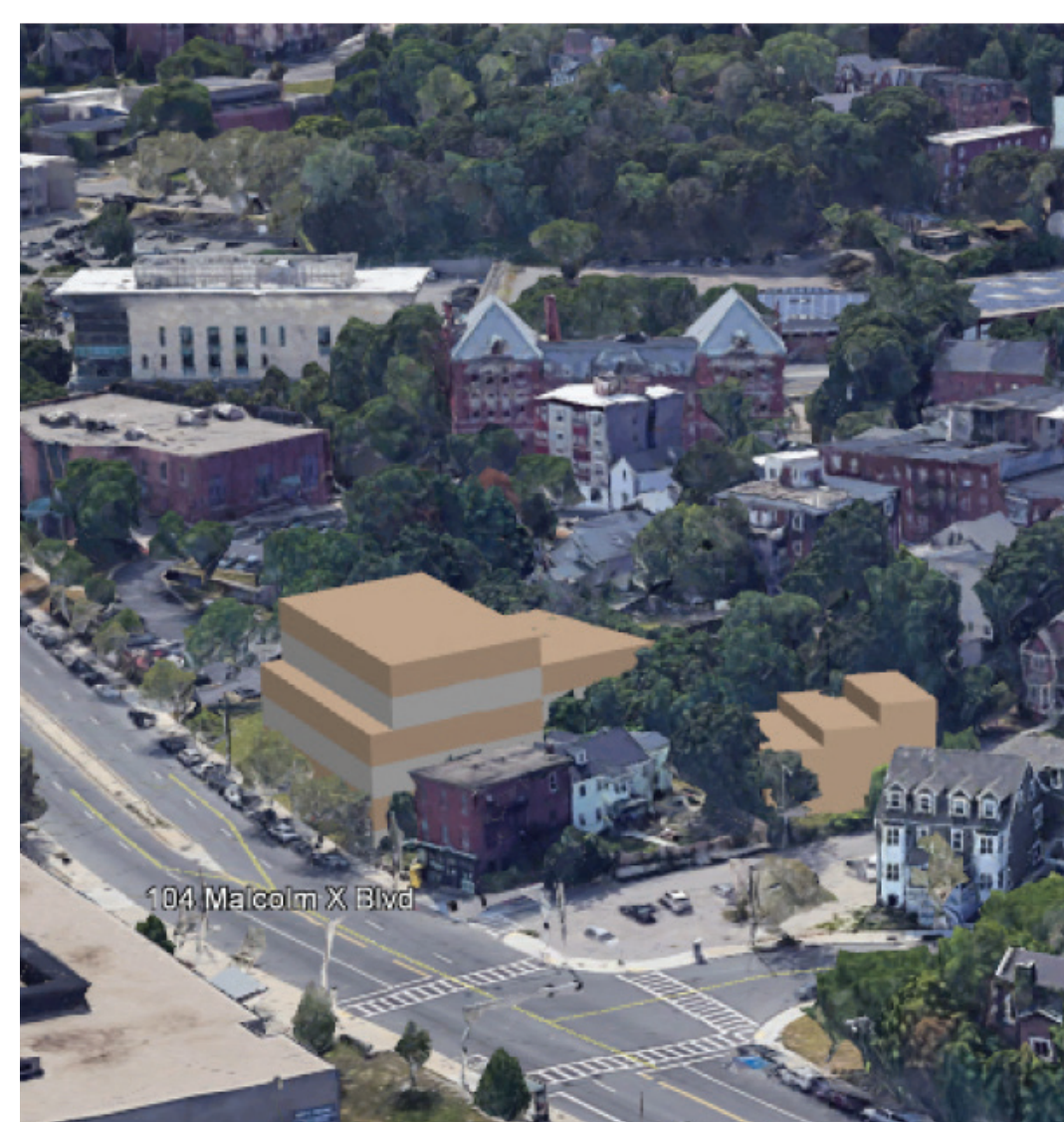
- Provide a mix of usable semi-private open spaces, including outdoor passive open spaces for building occupants.
- Placemaking opportunities on the corner of Malcolm X Boulevard and Roxbury Street/Putnam Place.
- Create an inviting public realm of sidewalks and street trees and furniture that is well integrated and creates a continuous and engaging street level experience.
- To the extent possible, incorporate innovative, high impact temporary and permanent public art into the public realms.



Option 1



Option 2



PLEASE SHARE YOUR COMMENTS BELOW