

PLAN: Dudley Square

Preserve. Enhance. Grow.

2147-2163 Washington Street



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.

MASSING, HEIGHT & ORIENTATION

General Guidelines:

- Buildings must reinforce the existing street wall conditions.
- For building 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 program is to be shaped to make use of natural light within the design of the building.

ARCHITECTURAL 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. 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.

Site-specific Guidelines:

- A Proposer should thoughtfully consider the historical and social context of Dudley Square, recent building precedents, and longevity of the building itself in the exterior design of the building.
- 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.
- Building construction, materials and MEP systems must be of good quality and take advantage of sustainable building principles.

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 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 building entrances, lobby and a retail street frontage must be located on Washington Street.
- Any development must not diminish the visibility and accessibility of Haley House from the street, impede access to Haley House or in any way devalue the prominence of the location of Haley House. Developers should discuss or demonstrate how their development supports the ongoing operation of Haley House.
- Dade Street, adjacent paper streets
- Encourage the design of publicly accessible interior spaces such as lobbies, atriums and courtyards as intermediate public zones that promote community interaction and engagement while allowing for pedestrian passage to nearby destinations within the district.

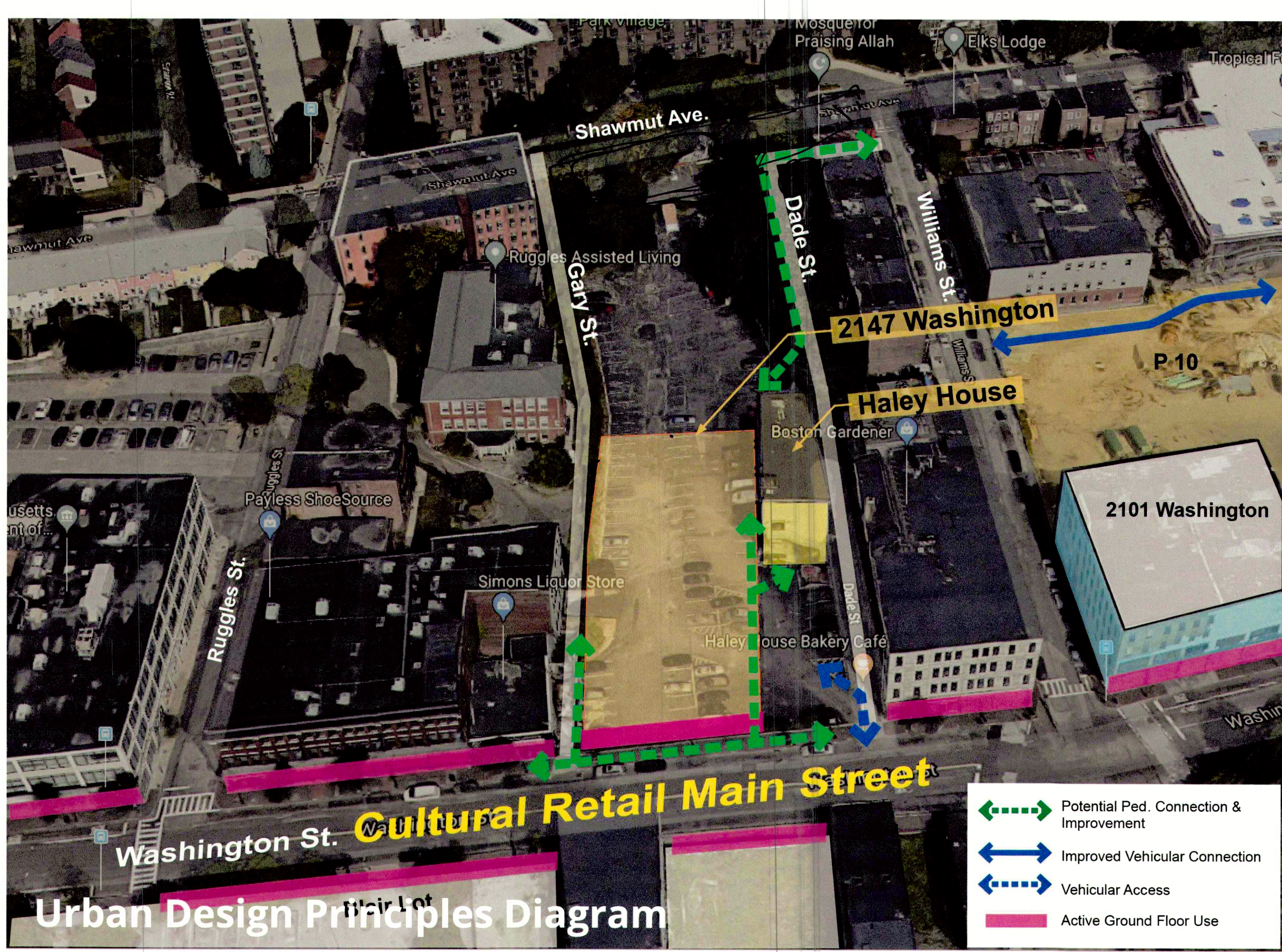
OPEN SPACE, PUBLIC REALM & PUBLIC ART

General Guidelines:

- The Project must design and build a distinct and memorable public realm, with an enhanced sidewalk experience around the site that creates are 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, paving, lights and street trees that occurs during construction.

Site-specific Guidelines:

- Build and maintain a vibrant and enlivened streetscape by providing innovative landscape design and/or a mix of distinctive street furniture (light fixtures, benches, street trees), and wider sidewalks that allow for public and semi-public active spaces, especially where adjacent to new and existing retail, service, and cultural/civic 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.



WHERE DOES EXISTING PKG GO?

Who on the street opens up street parking for affordable housing for low-income residents? How can building footprints be building footprints (building footprints)?

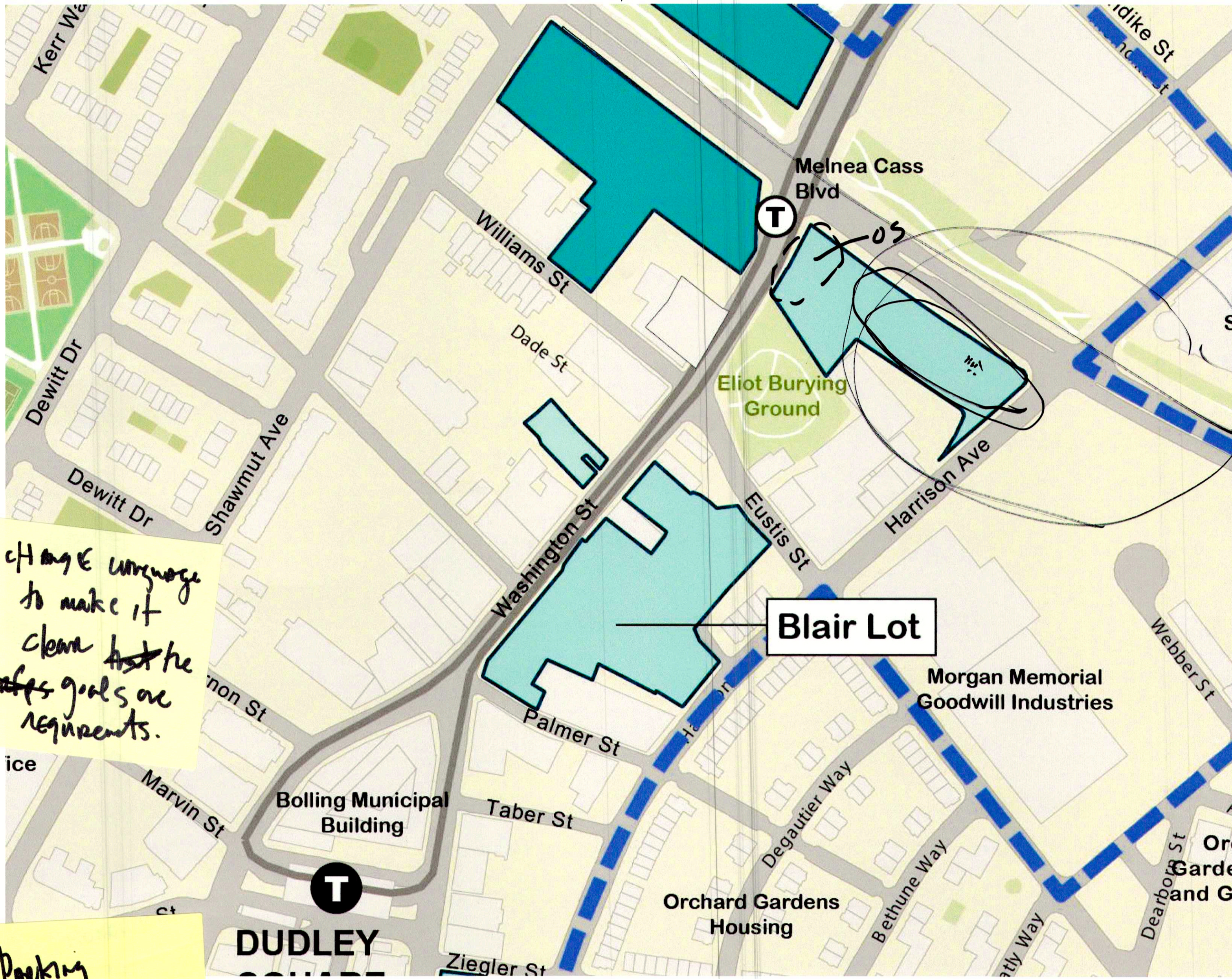


Massing from Last Community Meeting, November 30, 2017

PLAN: Dudley Square

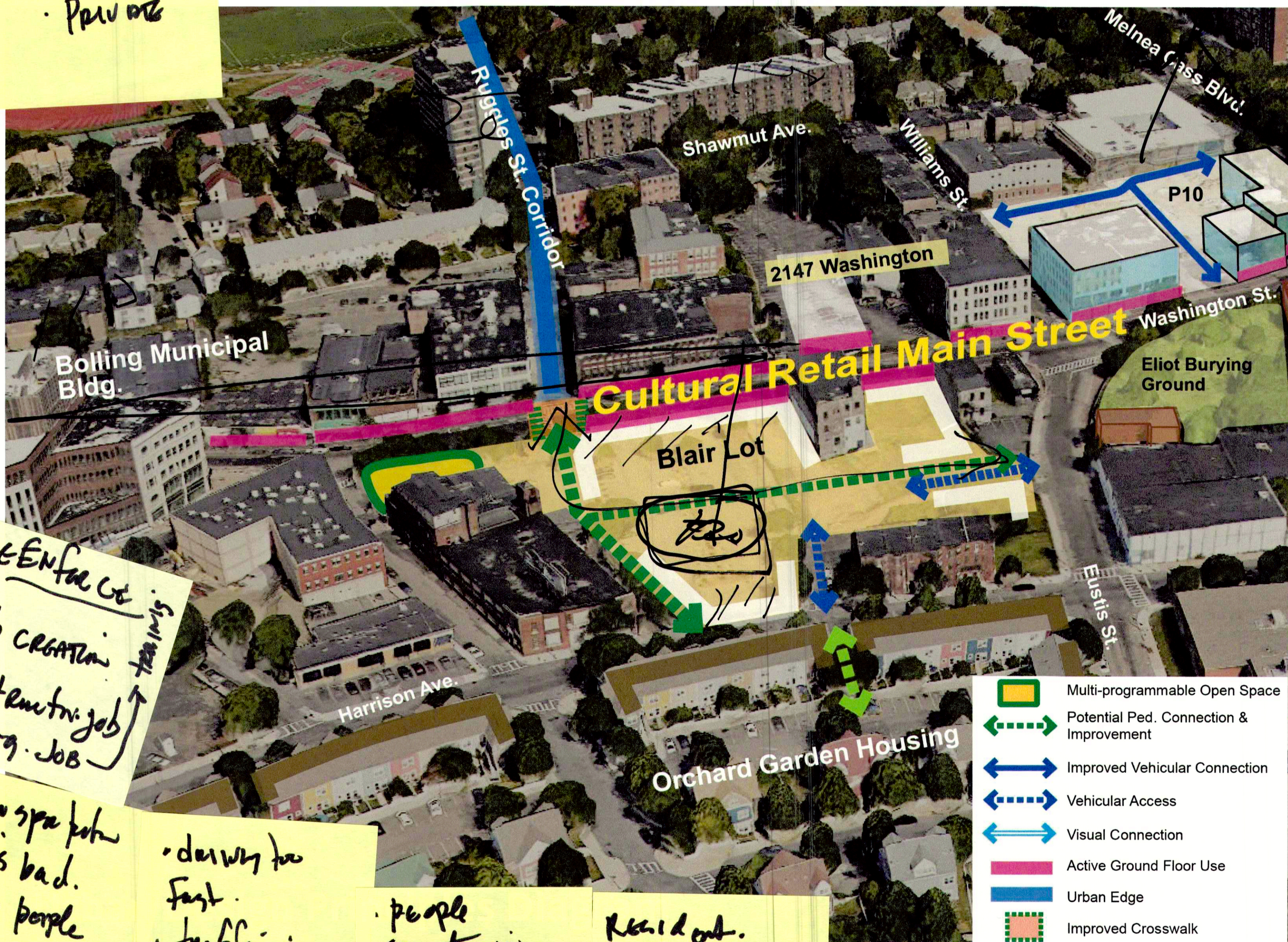
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Blair Lot



CHANGE language to make it clear that the goals are requirements.

Parking
- Public vs
- Private



RE-EMPHASIZE Job creation (Construction, job hiring, job)

Transparency is bad. So people don't.

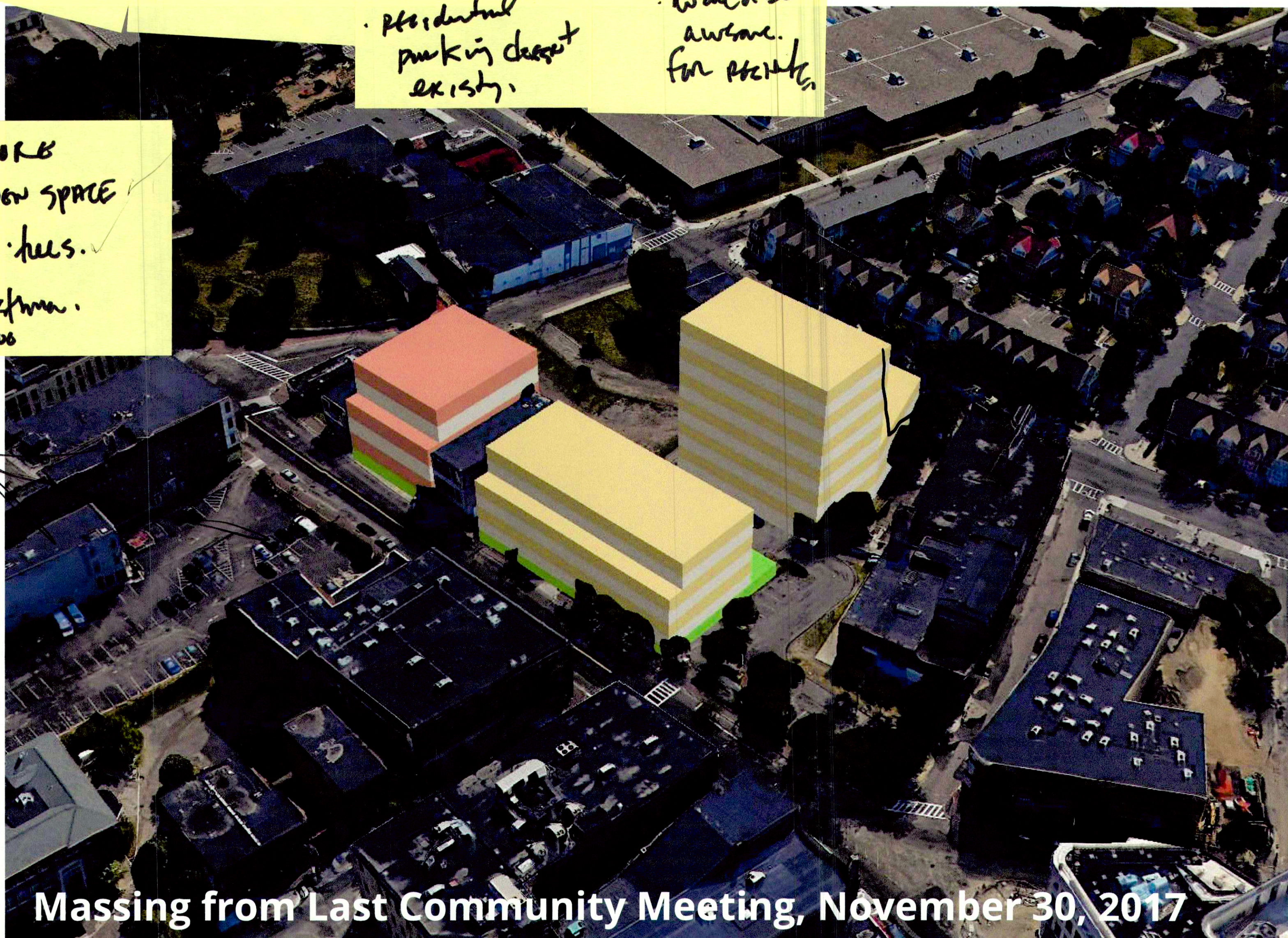
density too fast. traffic is a problem.

people coming in front walk. pedestrian parking doesn't exist.

Residents park. would be awesome for residents.

MAKE OPEN SPACE areas.

performance jobs



Massing from Last Community Meeting, November 30, 2017

PHYSICAL ADDRESS	4-12 Palmer St; 2180-2190 Washington St; 2148 Washington St
PARCEL ID	0802472000; 0802475000; 0802479000
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**
- General Guidelines:**
- Buildings must reinforce the existing street wall conditions.
 - For building 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:**
- Buildings on the site must be massed in such a way as to create a continuous street wall along Washington Street.
 - Buildings must be sited to respect views down Washington Street with the Bruce C. Bolling Municipal Building as the focal point.
 - Building heights for building(s) 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**
- 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. 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.
- Site-specific Guidelines:**
- 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 Bolling Building.
 - Building construction, materials and MEP systems must be of good quality and take advantage of sustainable building principles.

- 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 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 building entrances should be on Washington Street wherever possible, with service access from Harrison Avenue.
 - The building configuration must include an extension of Ruggles Street through the site to Harrison Avenue as a vehicular and/or pedestrian connection.
 - Incorporate publicly accessible interior spaces such as lobbies, atriums and courtyards as intermediate public zones that promote community interaction and engagement while allowing for pedestrian passage to other destinations within the district.
 - Any structured parking must be well designed and buffered with residential or other uses that limit visibility of the garage use from the public ways.

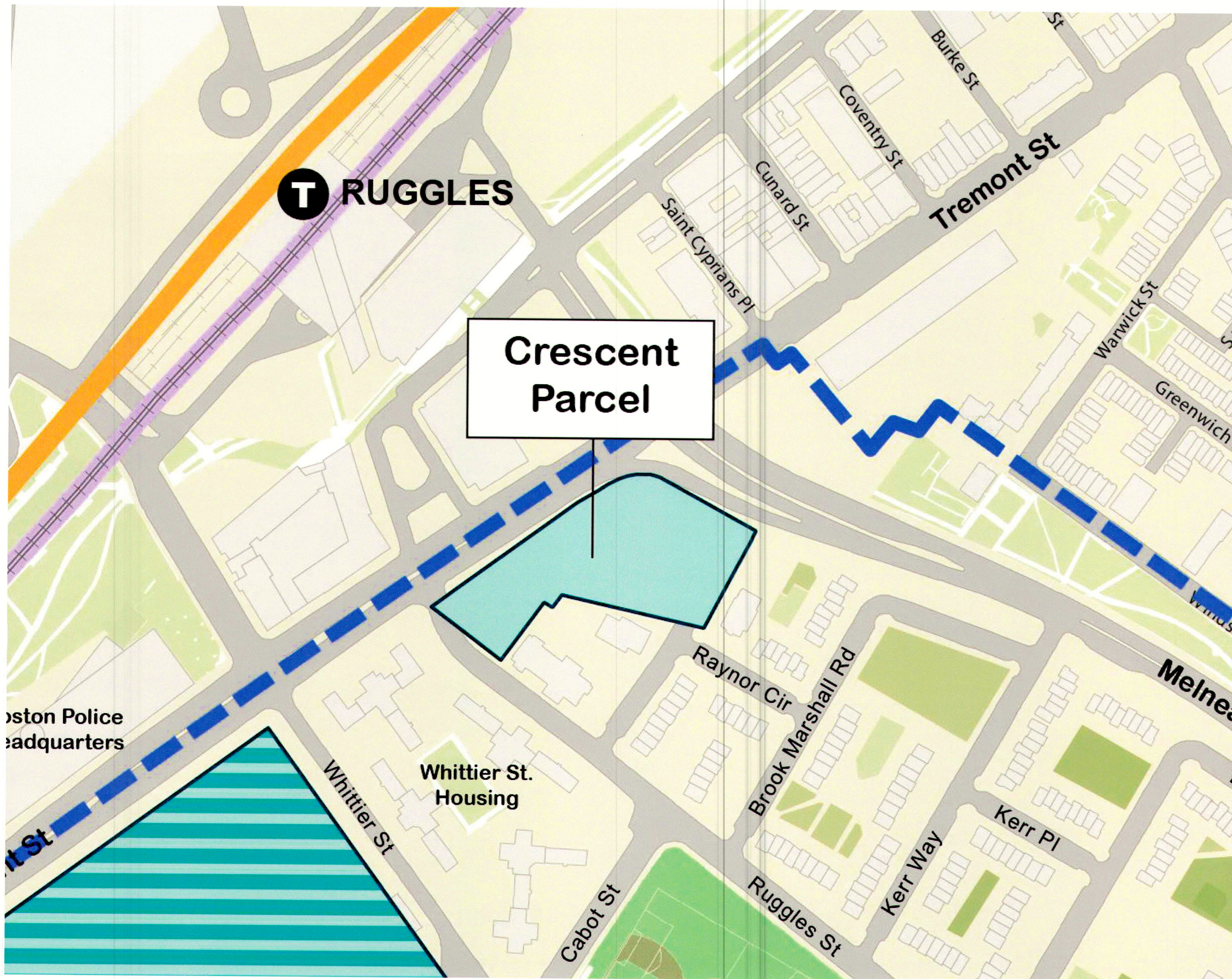
- OPEN SPACE, PUBLIC REALM & PUBLIC ART**
- General Guidelines:**
- The Project must design and build a distinct and memorable public realm, with an enhanced sidewalk experience around the site that creates are active, vibrant, and attractive public realm and encourages people to gather.
 - The selected proponent must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, paving, lights and street trees that occurs during construction.
- Site-specific Guidelines:**
- The west end of the Blair Site along Washington Street towards the Bruce C. Bolling Municipal Building may accommodate a public open space that is programed for civic uses.
 - The development must incorporate a series of open and green spaces, internal sidewalks and/or streets to break and organize development on the site, respecting the scale of the surrounding context.
 - Build and maintain a vibrant and enlivened 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 creates 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.

We cannot afford to lose ANY open space or here

PLAN: Dudley Square

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Crescent Parcel



PHYSICAL ADDRESS	Ruggles Street, Tremont Street, Melnea Cass Boulevard
PARCEL ID	0902279000; 0902284000; 0902240020; 0902240010; 0902240000; 0902225005; 09022250000; 0902346010
PARCEL SIZE (SF)	78,208 SF
PARCEL SIZE (ACRES)	1.87
CURRENT ZONING	Dudley Sq Economic Development Area (EDA)

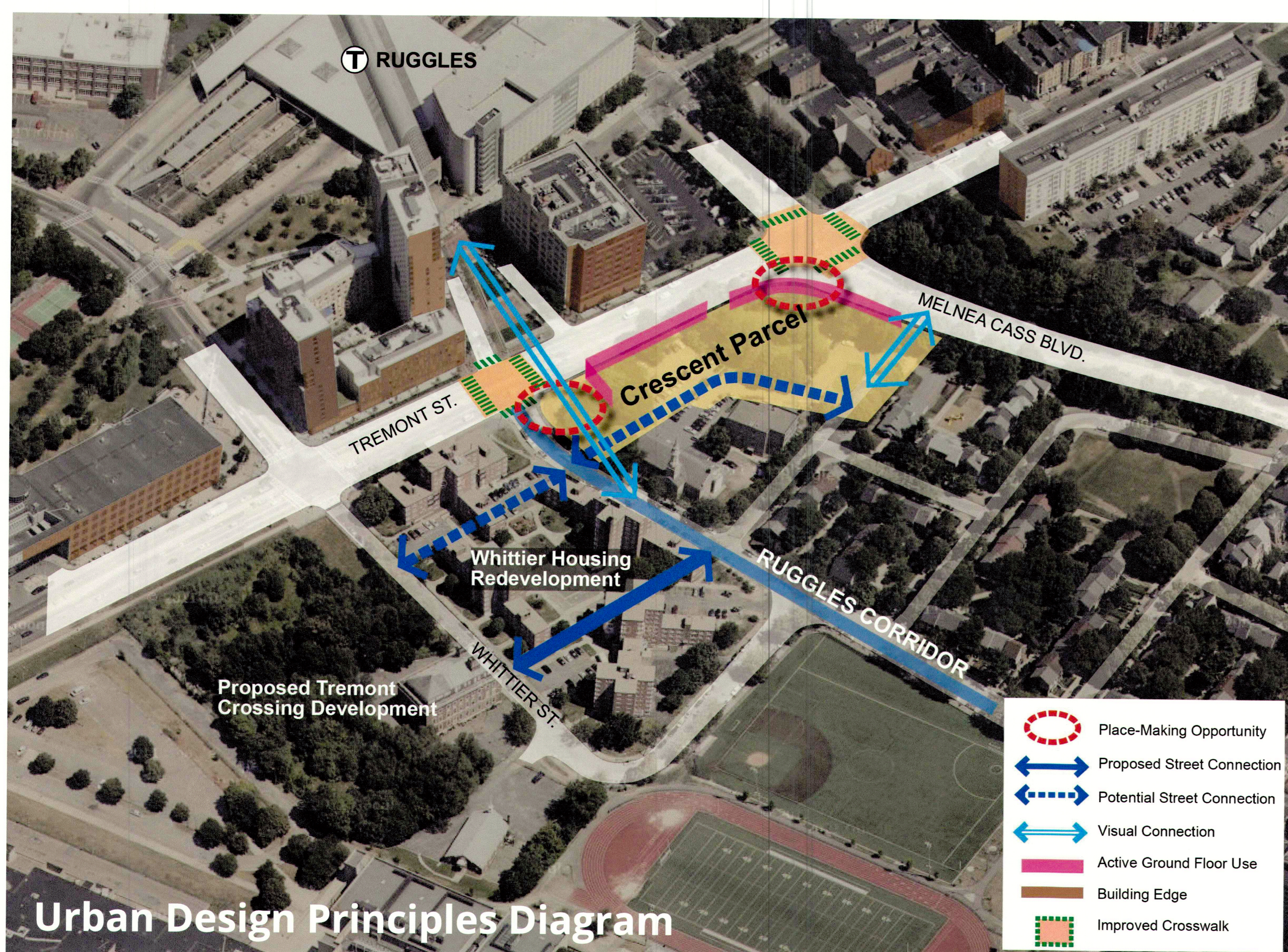
- PROPOSED USES**
- Explore a variety of uses and programs, including, but not limited to: institutional/commercial office, retail, community or cultural uses, and space for the health, medical sector, and green jobs.
 - Consideration should be given to including use and space for locally owned businesses that cater to the community and for activating the corner of Tremont Street and Melnea 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 facility).
 - Provide inconspicuous screening of building mechanical equipment and ventilation openings. Provide for high quality materials & detailing throughout.
 - Provide minimal set-backs 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 Melnea Cass Boulevard.
 - Situate service and support spaces towards the interior of the block with service and truck access from Ruggles Street.

- OPEN SPACE, PUBLIC REALM & PUBLIC ART**
- Provide enhanced streetscapes with landscaped sidewalks, attractive street lighting, street furniture and enhanced paving, with a focus at the corner of Tremont Street and Melnea Cass Boulevard.
 - Use landscaping materials and surface treatments to delineate and enhance the pedestrian and bicycle areas 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 gray water.



Urban Design Principles Diagram



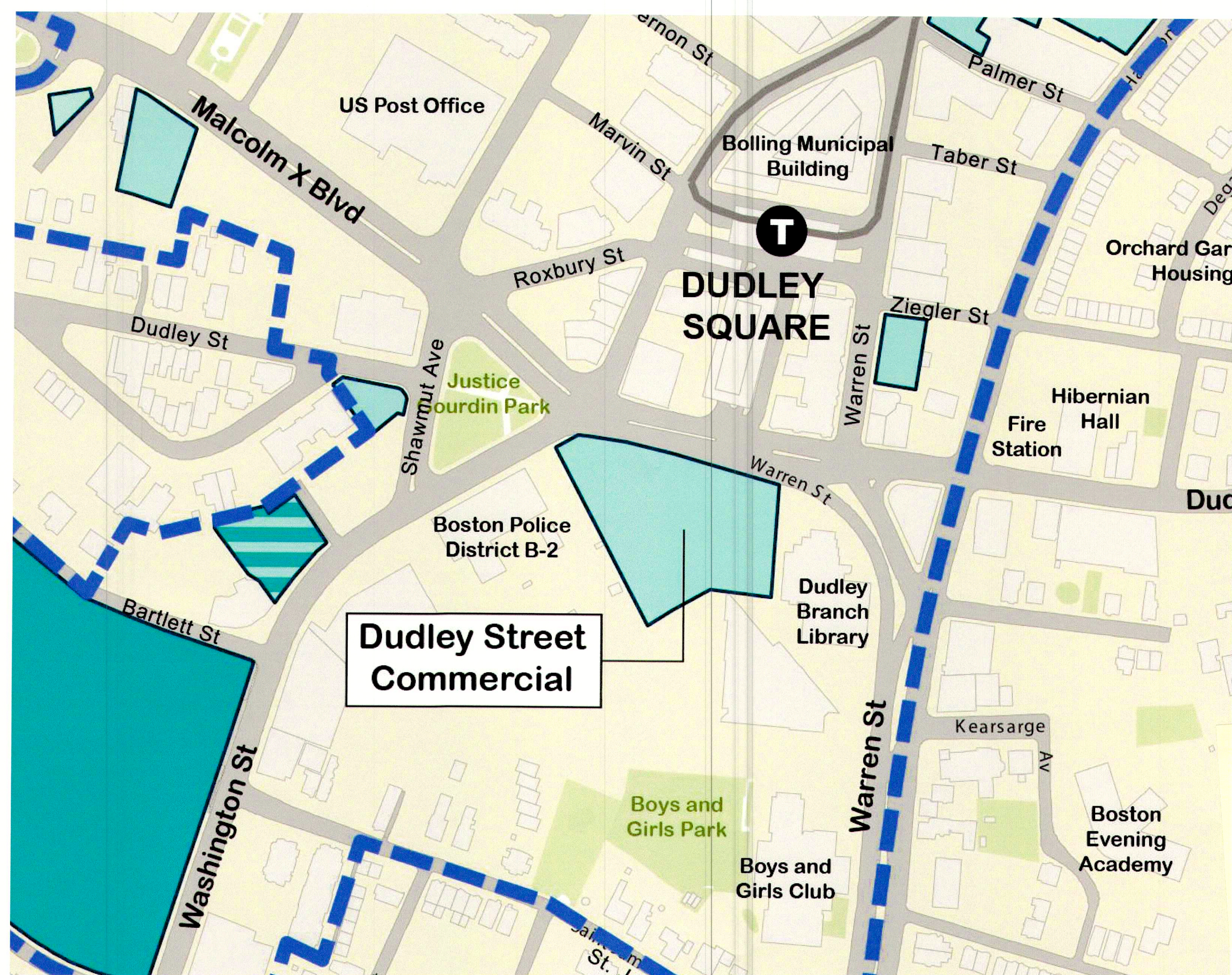
Massing from Last Community Meeting, November 30, 2017

TREES!
off-street parking
bike racks
trees affordable
trees housing
affordable housing
affordable residents

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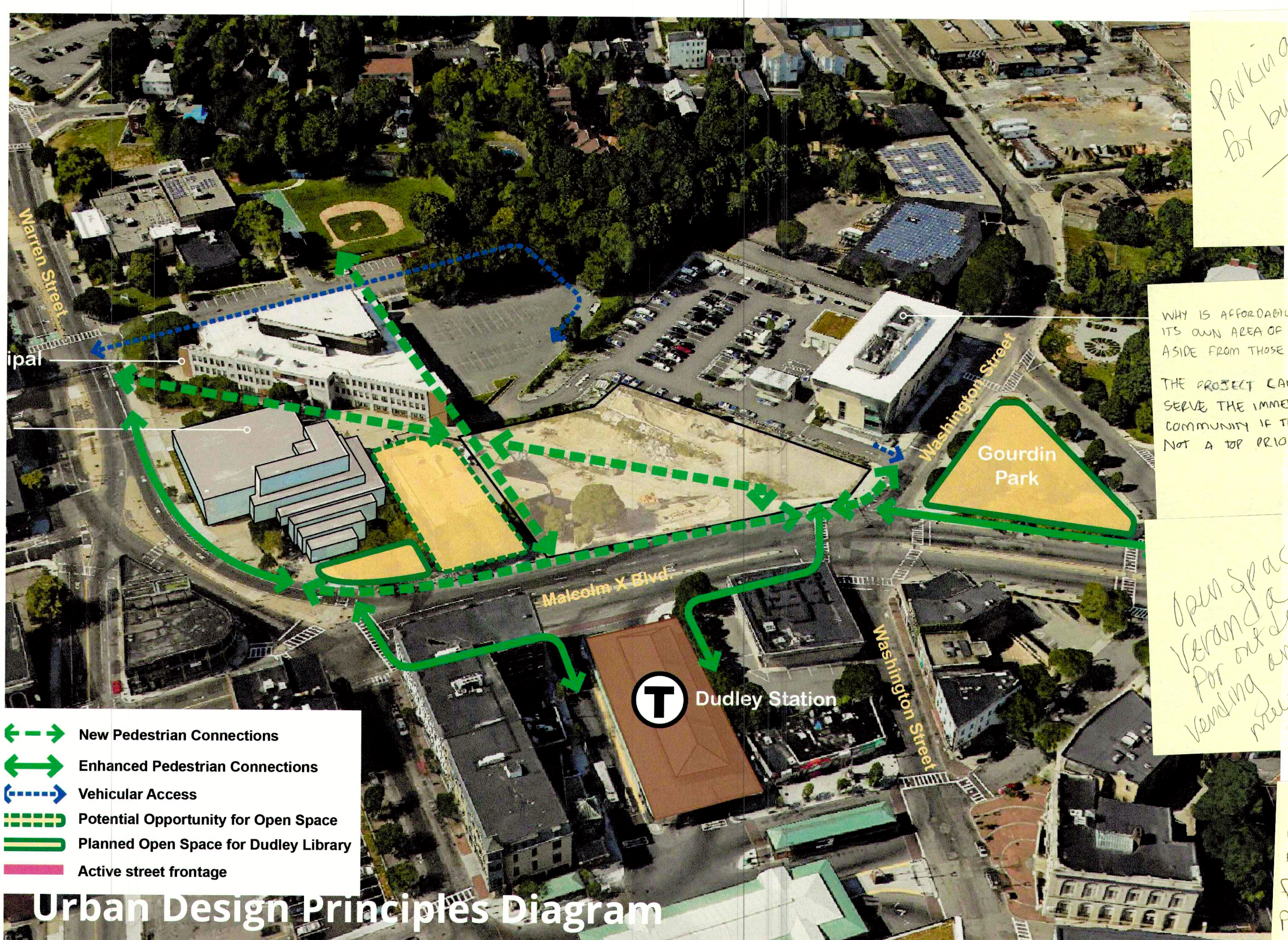
Dudley Commercial



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/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.
 - Commercial uses on the site must address job creation that meets the needs of the neighborhood.

- 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, 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 corner 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.
 - Buildings on the site must 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 terminal.

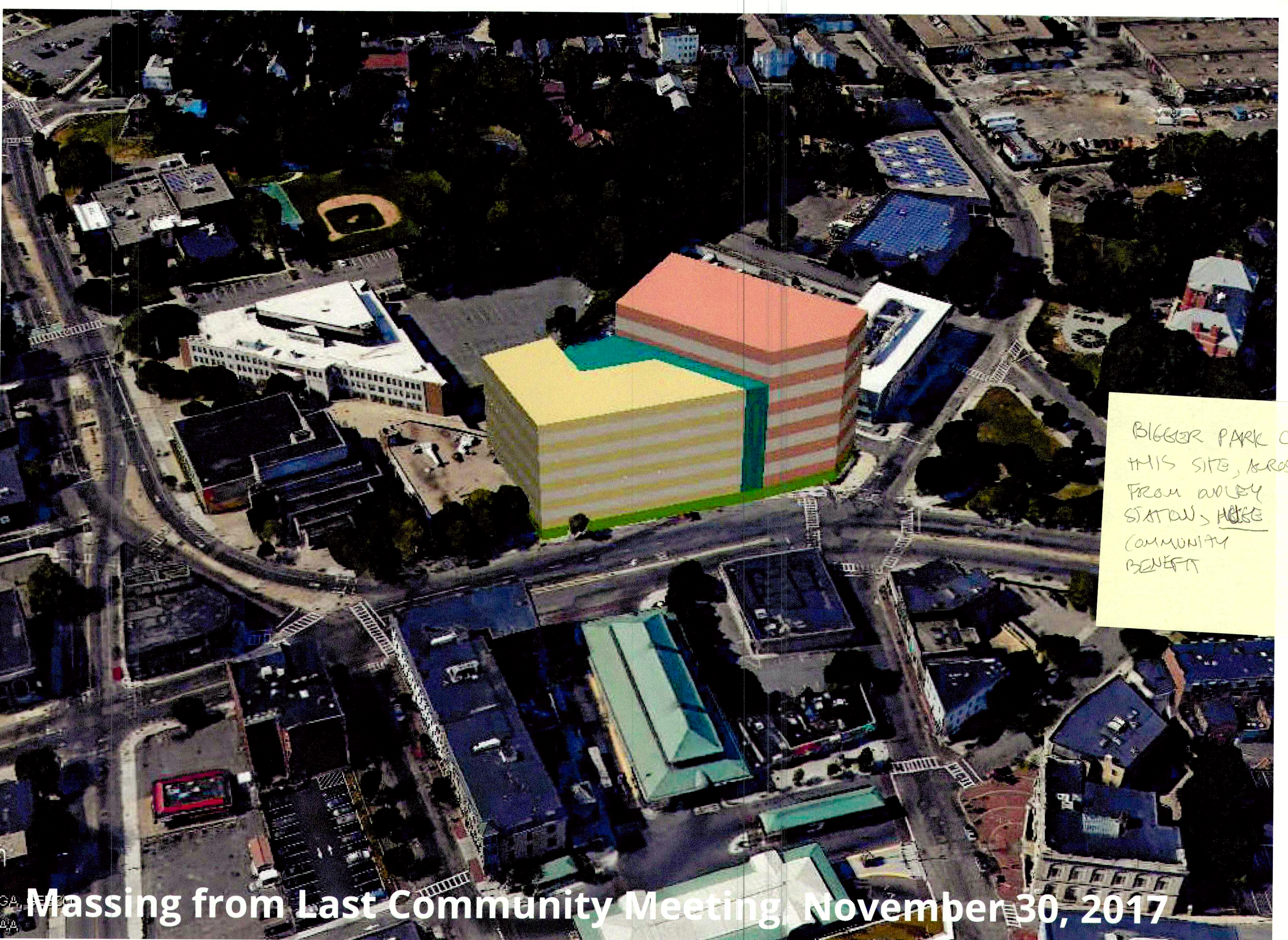


- ARCHITECTURAL DESIGN & CHARACTER**
- General Guidelines:**
- New buildings should contribute to the identity of Dudley Square by recognizing its rich cultural and architectural history through designs that are responsive to both the area's history and current needs, allowing for a blend of old and 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. 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.

- Site-specific Guidelines:**
- Develop an architectural character and place-specific design that acknowledges the context set by the historic Dudley Station bus terminal building as well as the new Bolling Building.
 - Building materials must be of a high quality and expressive of the prominent location and special nature of the corner of Washington Street and Dudley Street.

- 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 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.
 - 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. Vehicular access will not be allowed from Dudley Street
 - The design of publicly 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 site to address vehicular and pedestrian circulation through site.
 - Building(s) must be sited to create an integrated public/civic 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 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, paving, lights and street trees that occurs during construction.
 - Build and maintain a vibrant and enlivened streetscape by providing innovative landscape design and/or a mix of distinctive street furniture (light fixtures, benches, street trees), and wider sidewalks that allow for public and semi-public active spaces, especially where adjacent to new and existing retail, service, and cultural/civic uses.
 - 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.

- Site-specific Guidelines:**
- The creation of a new public/civic open space between the Dudley Public Library and the development site is a critical contribution. It must contribute to creating 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.

Trees!

Parking for businesses!

WHY IS AFFORDABILITY NOT ITS OWN AREA OF FOCUS ASIDE FROM THOSE LISTED?

THE PROJECT CANNOT SERVE THE IMMEDIATE COMMUNITY IF THAT IS NOT A TOP PRIORITY

Open Space for outdoor vending and live music

Public Park w/room for arts programming, food forest, outdoor physical activity equipment

Entrepreneur Center for Youth - 10-35 Business

Billboard Park on this site, across from Dudley Station - huge community benefit

Massing from Last Community Meeting, November 30, 2017

PLAN: Dudley Square

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Parcel 8

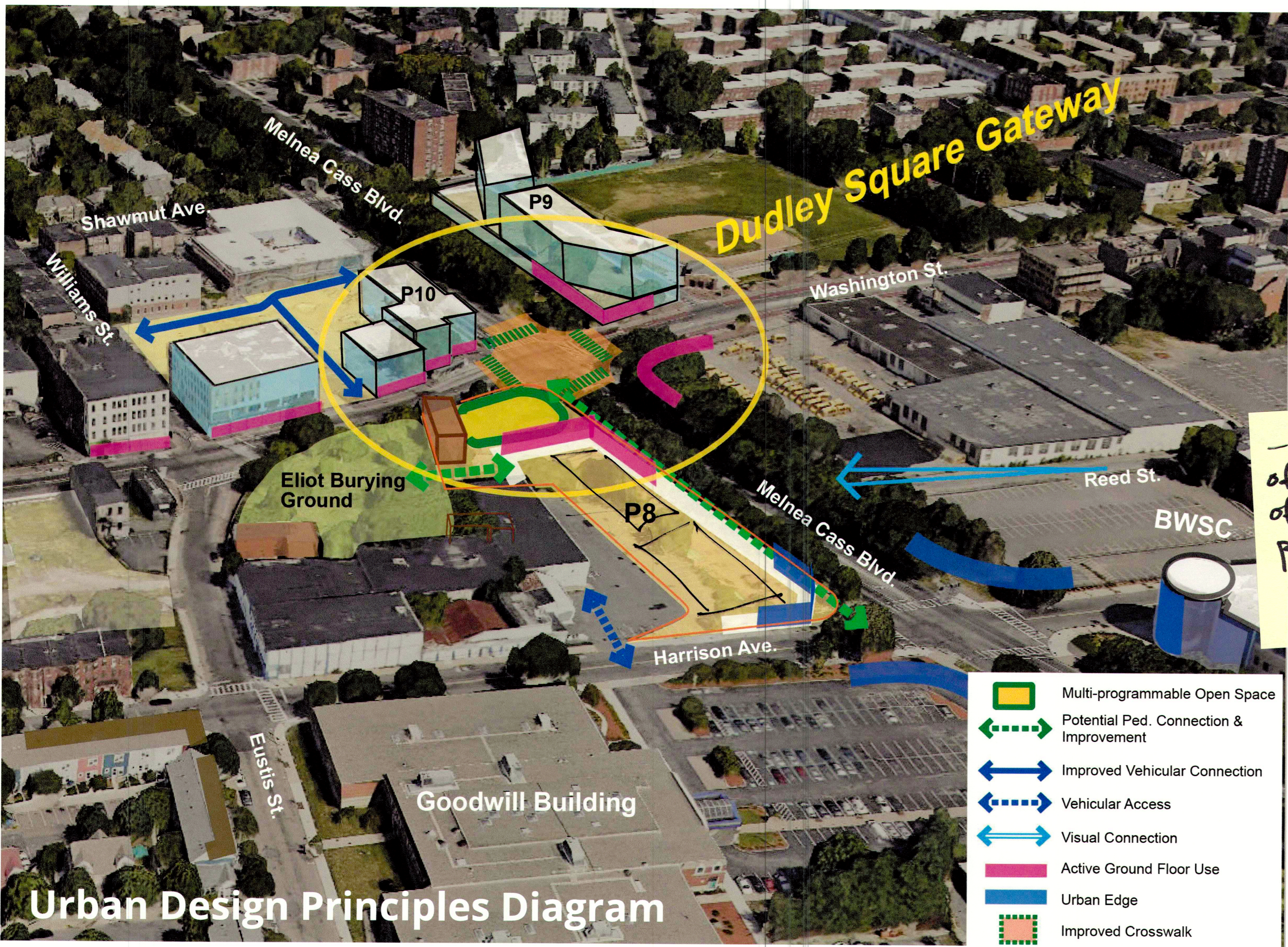


PHYSICAL ADDRESS	Washington Street; Harrison Avenue
PARCEL ID	0802426010; 0802426020; 0802426030; 0802426040
PARCEL SIZE (SF)	54,632 SF
PARCEL SIZE (ACRES)	1.25
CURRENT ZONING	Roxbury Heritage State Park Community Facilities, Neighborhood Design Overlay District, Eustis St. Protection Area

- 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 Roxbury.
 - 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 Roxbury.

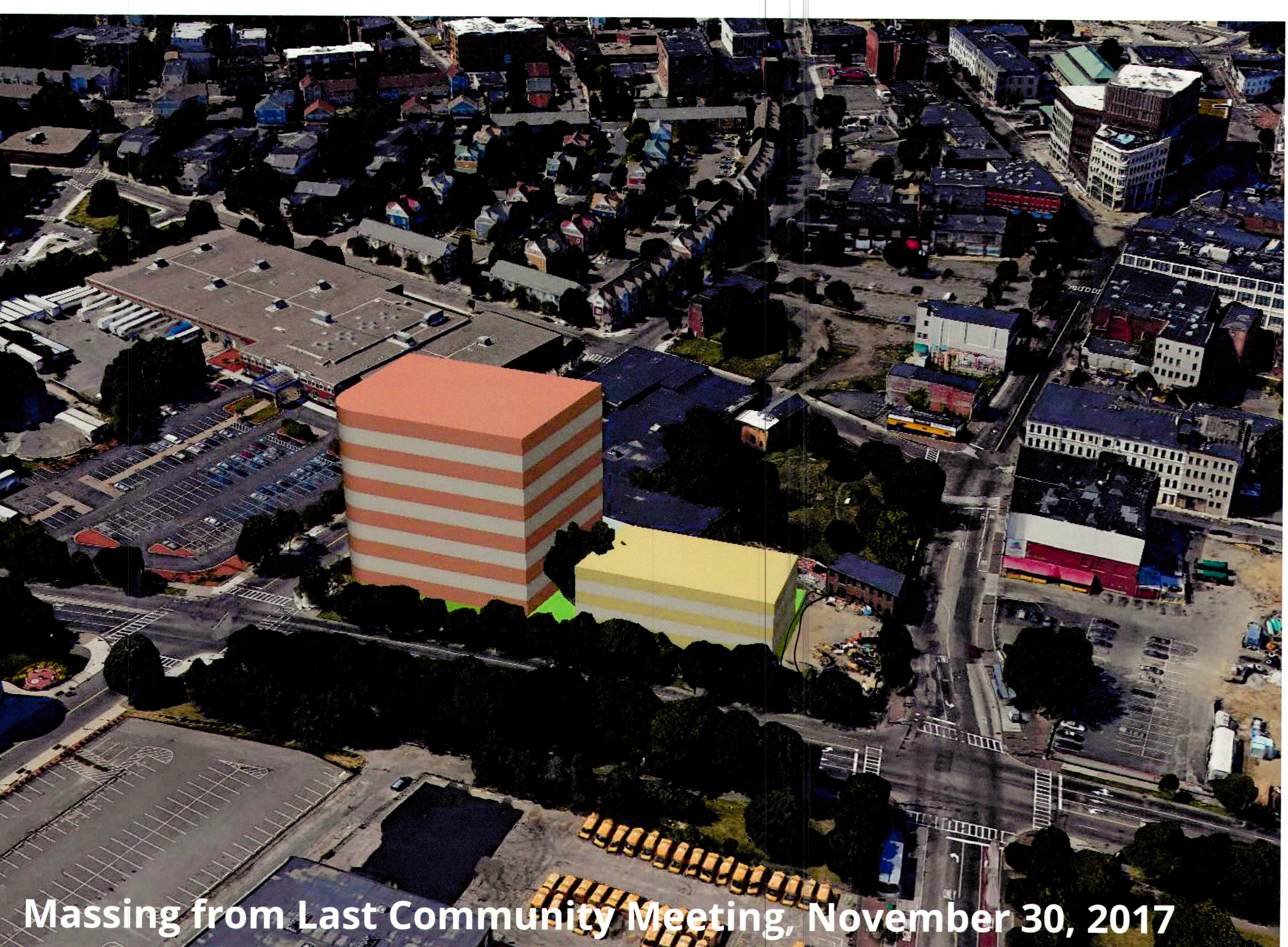
- MASSING, HEIGHT & ORIENTATION**
- General Guidelines:**
- Buildings must reinforce the existing street wall conditions.
 - For building massing taller than surrounding context, buildings should employ a variety of setbacks and building heights that create a volume that is articulated, varied and dynamic, responds to special views and corridors, and ensures the building fits into its surrounding context.
- Site-specific guidelines:**
- 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 Architectural Conservation District
 - New buildings must define the street edges along Melnea Cass and Harrison Ave.
 - Building heights may vary from 6 to 15 stories with lower heights/massing stepping down towards Washington Street and the Eliot Burial Ground. Proposer should be aware of the guidelines associated with the Eustis Street Architectural Conservation District as taller building heights will require approval from the Landmarks Commission.
 - Building mass above six 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 at Washington Street and Melnea Cass Boulevard.
 - Employ visual or physical breaks to reduce monolithic feel and wall-like effect along Melnea Cass Boulevard frontage.

- ARCHITECTURAL 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. 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.
- Site-specific Guidelines:**
- Building character should acknowledge the special nature and gateway opportunity of the corner at 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.



- impact of parking of all development proposals

Strong ground street climate change affordable housing for rising residents of low income



Massing from Last Community Meeting, November 30, 2017

- ACCESS & TION**
- 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 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 residents, employees, and/or customers and strategies to prevent overburdening street parking used by area residents.

- 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 are 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, 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 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 inventive site design incorporating public art, particularly installations that are interactive and have a direct influence on the community, encouraging a sense of place.
 - Disposal areas, accessory storage areas or structures and dumpsters should be placed at the rear of the property, must not abut the Eliot Burying Ground, and be appropriately screened from view.