



PIAN

Nubian Square  
Roxbury

# 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

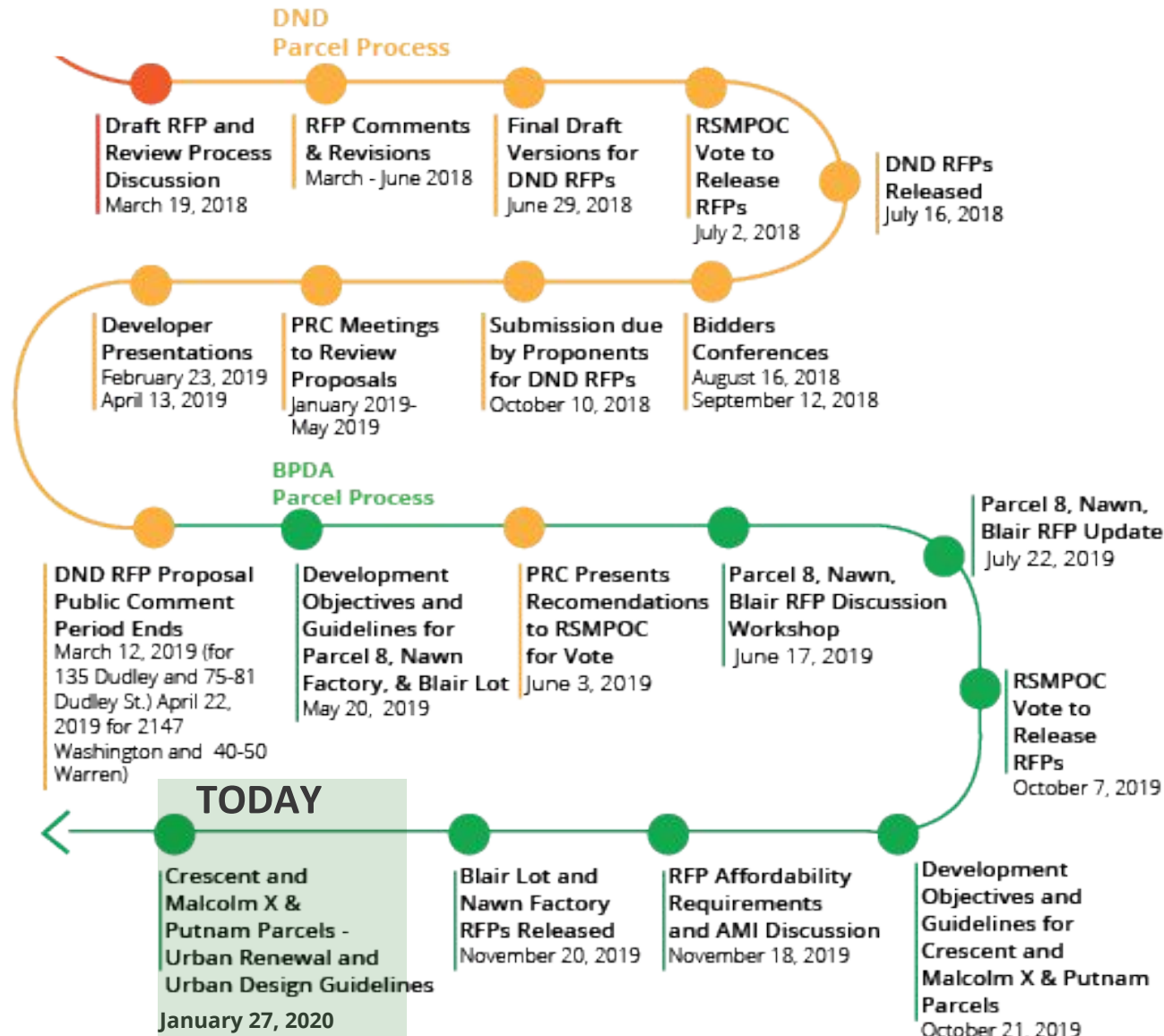
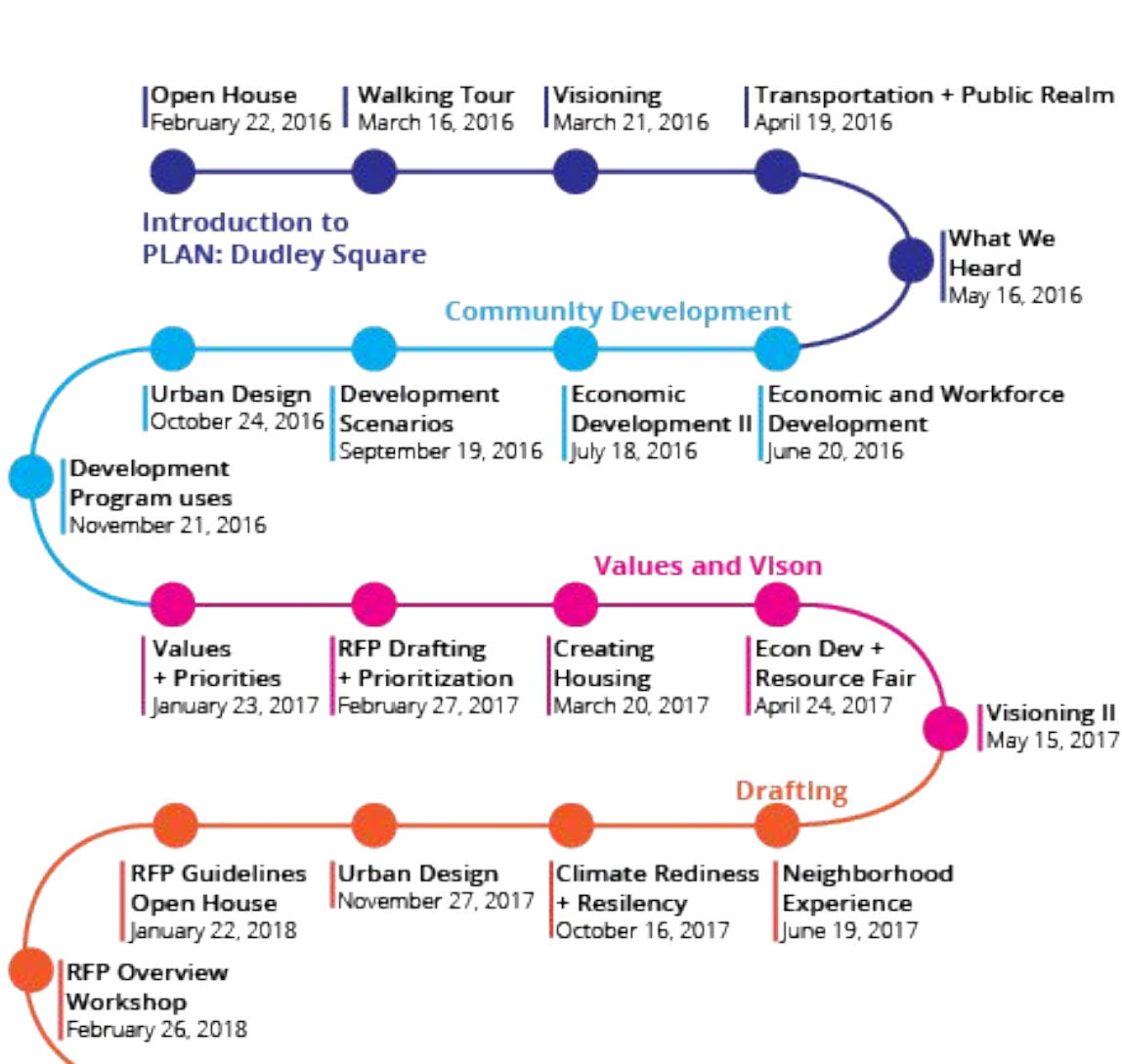
**7:20 – Discussion, Comments, Next Steps**

# PLAN: Nubian Square

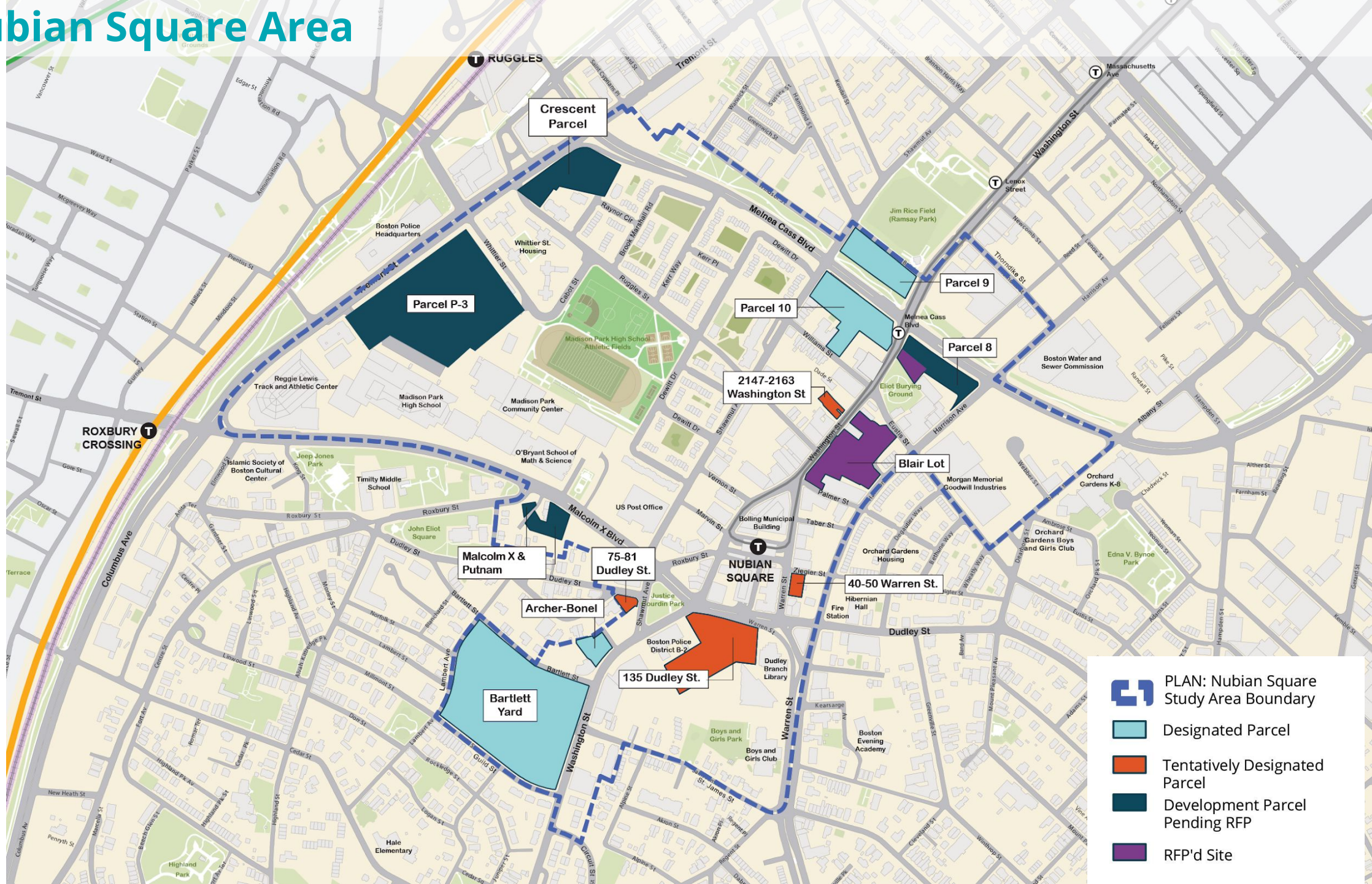
Preserve. Enhance. Grow.








## Process to Date:



# PLAN: Nubian Square Area



-  PLAN: Nubian Square Study Area Boundary
-  Designated Parcel
-  Tentatively Designated Parcel
-  Development Parcel Pending RFP
-  RFP'd Site

## 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

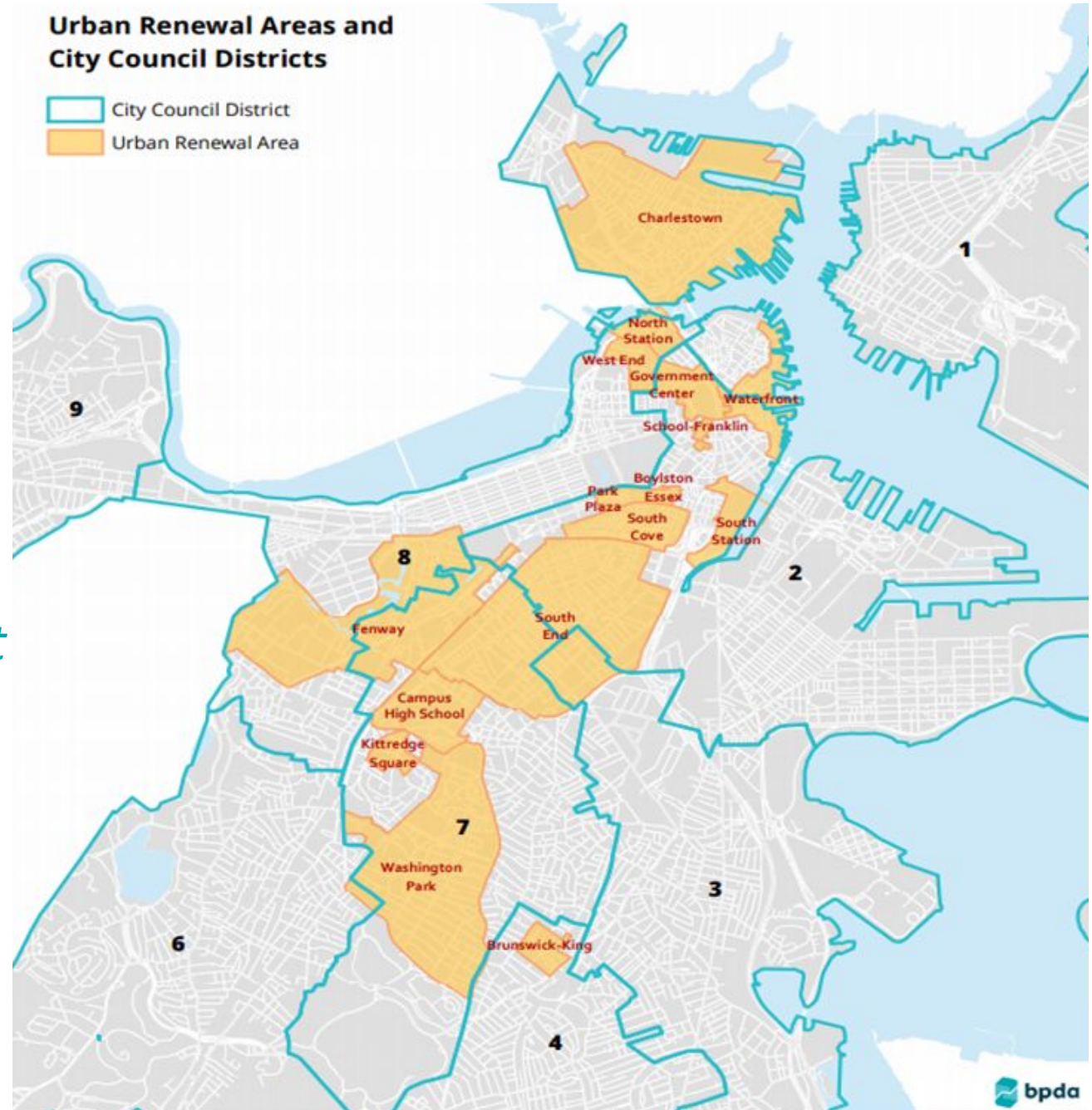
## Why are we here tonight?

- **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*





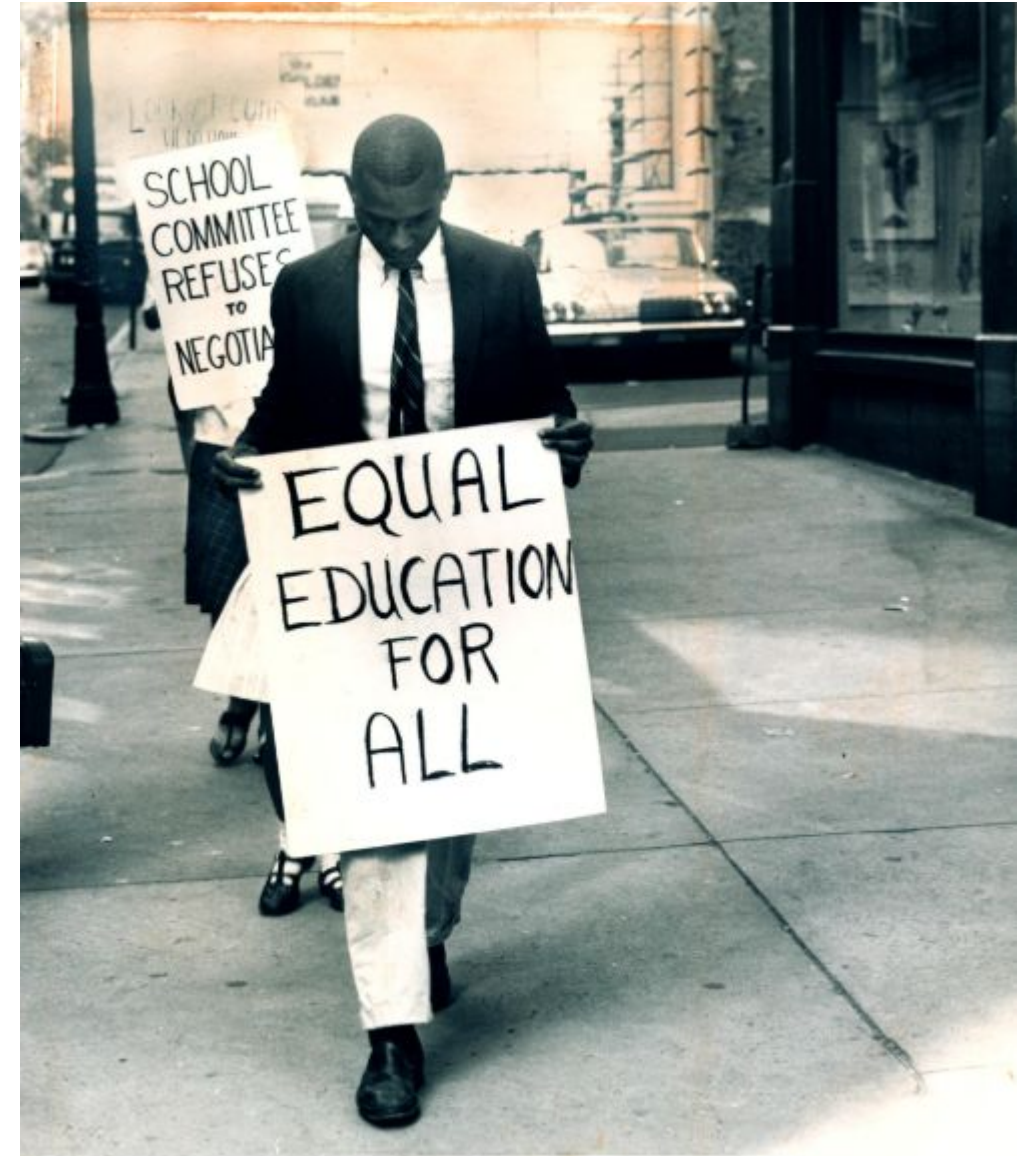
## Where did the plan come from?

“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.



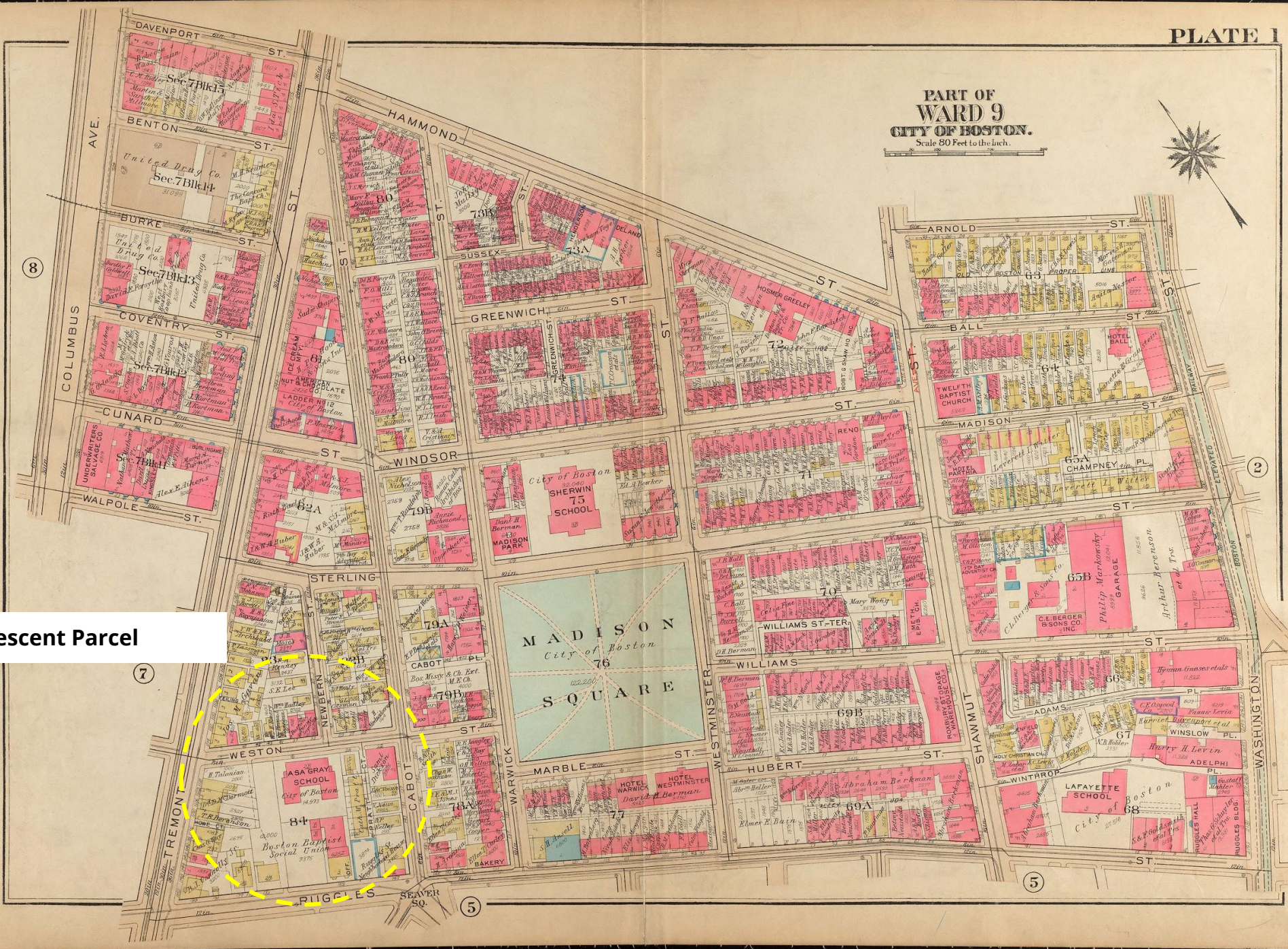


P3

Malcolm X & Putnam Parcels

PART OF  
**WARD 9**  
 CITY OF BOSTON.  
 Scale 80 Feet to the Inch.

PART OF  
WARD 9  
CITY OF BOSTON.  
Scale 80 Feet to the Inch.



Crescent Parcel

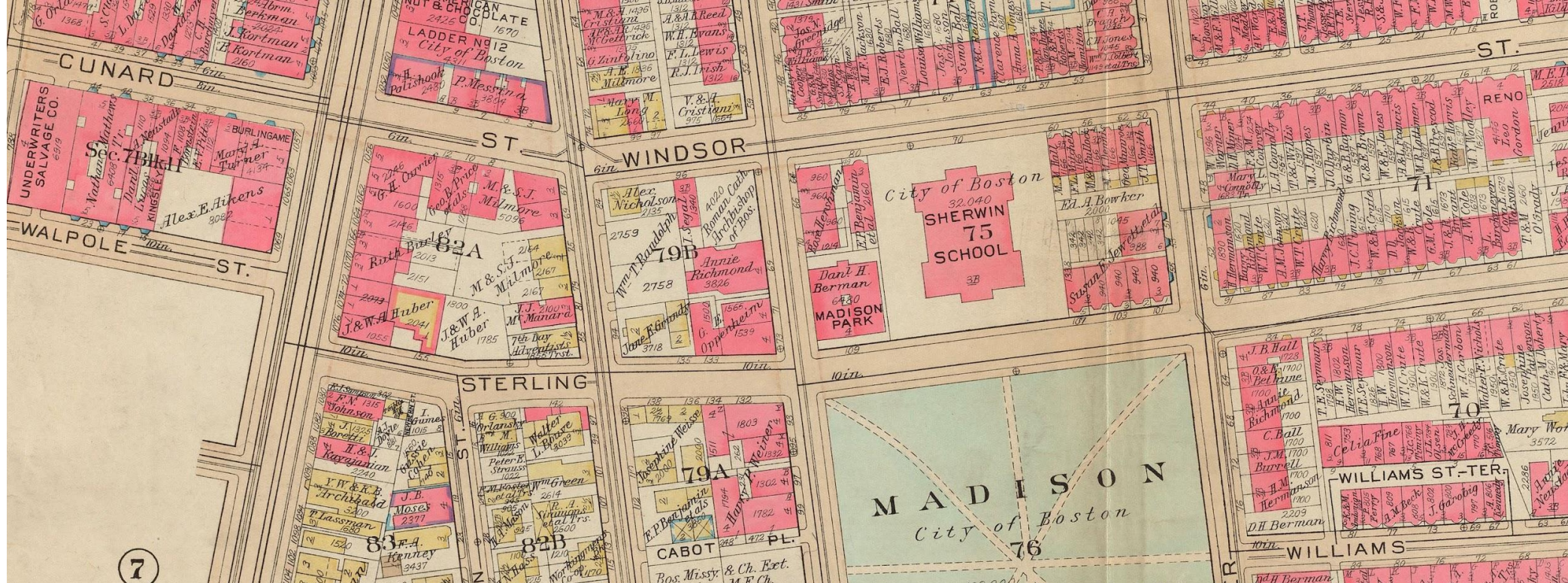
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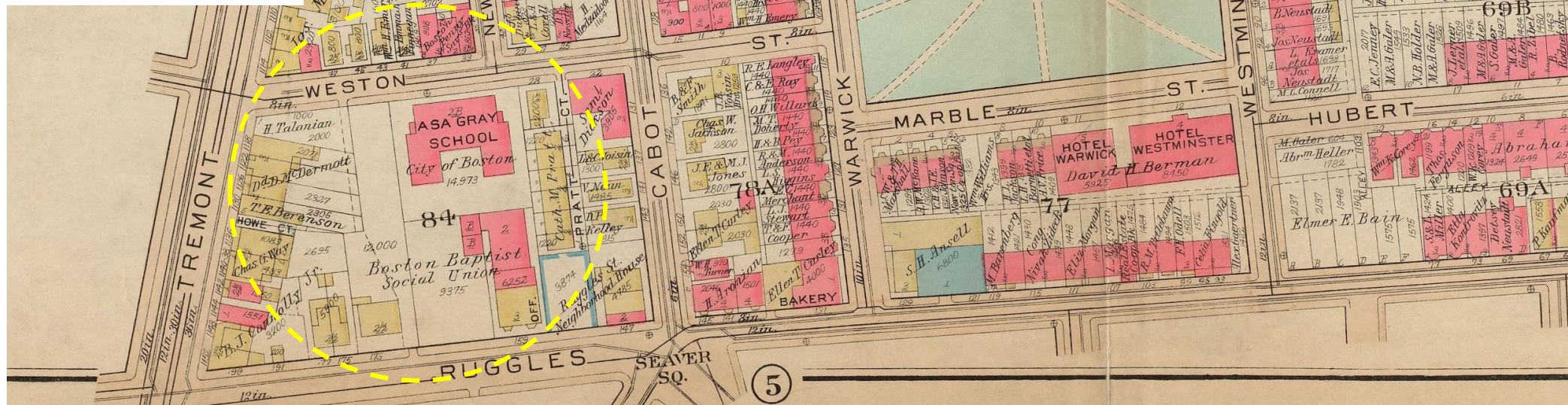
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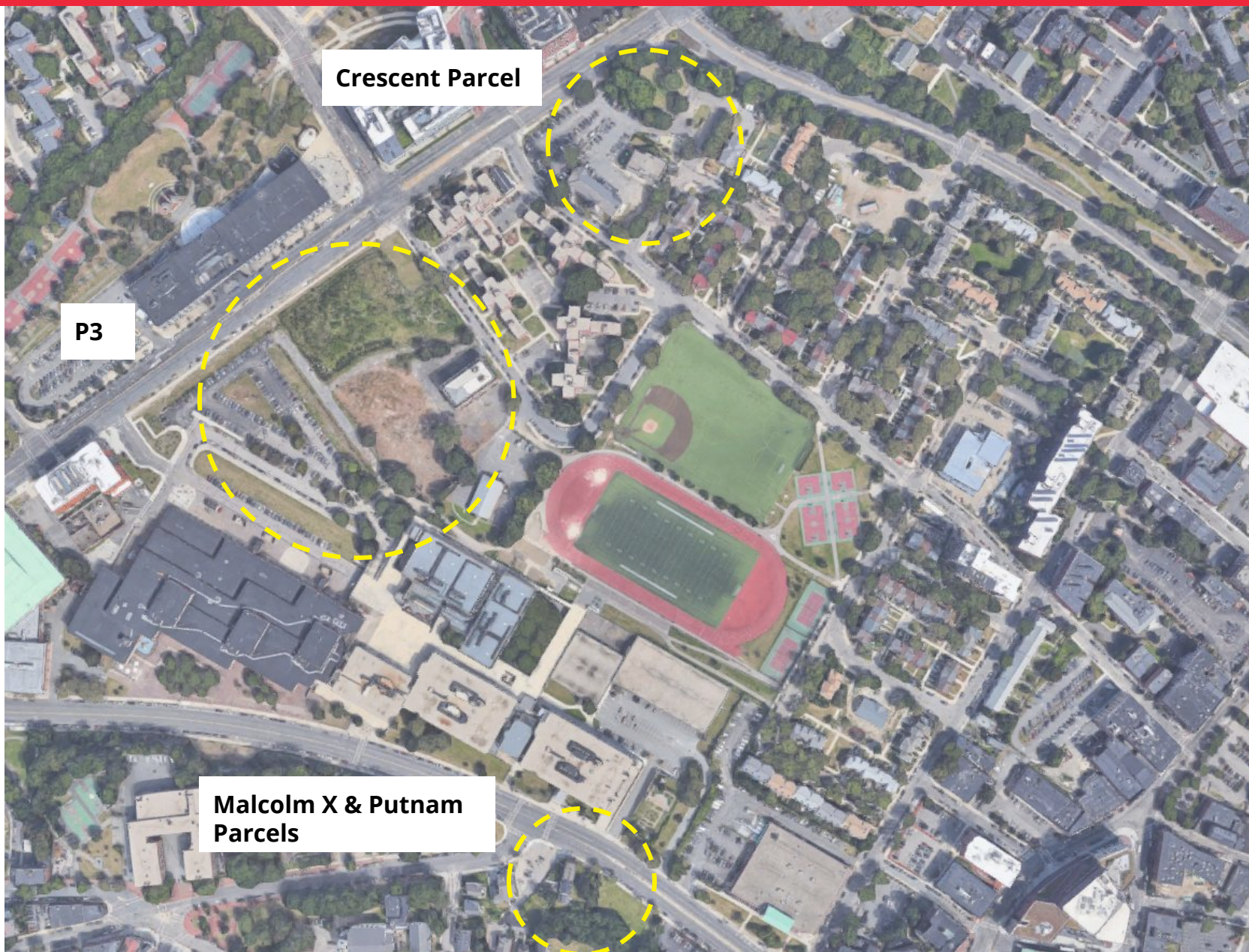


Crescent Parcel



# PLAN: Nubian Square

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**Crescent Parcel**

**P3**

**Malcolm X & Putnam  
Parcels**

## Parcel O-1 - Jeep Jones Park





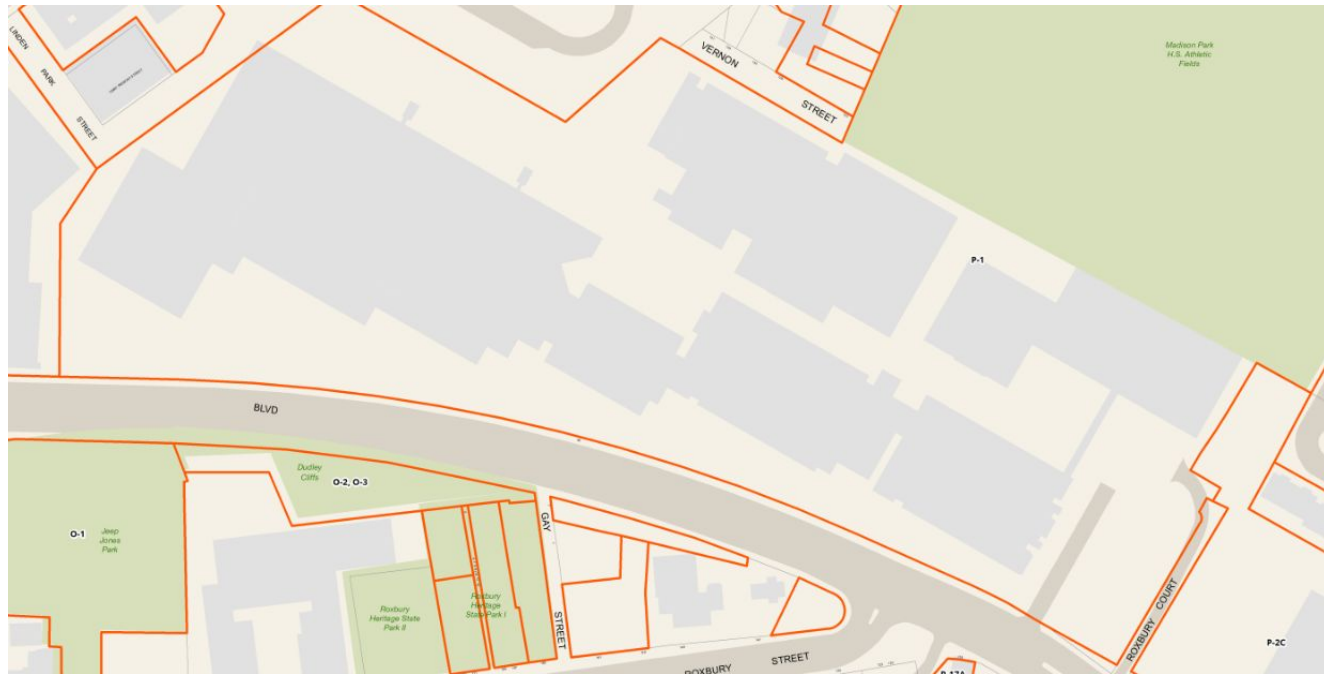
## Parcel O-2 and O-3 - Roxbury Heritage State Park



## 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



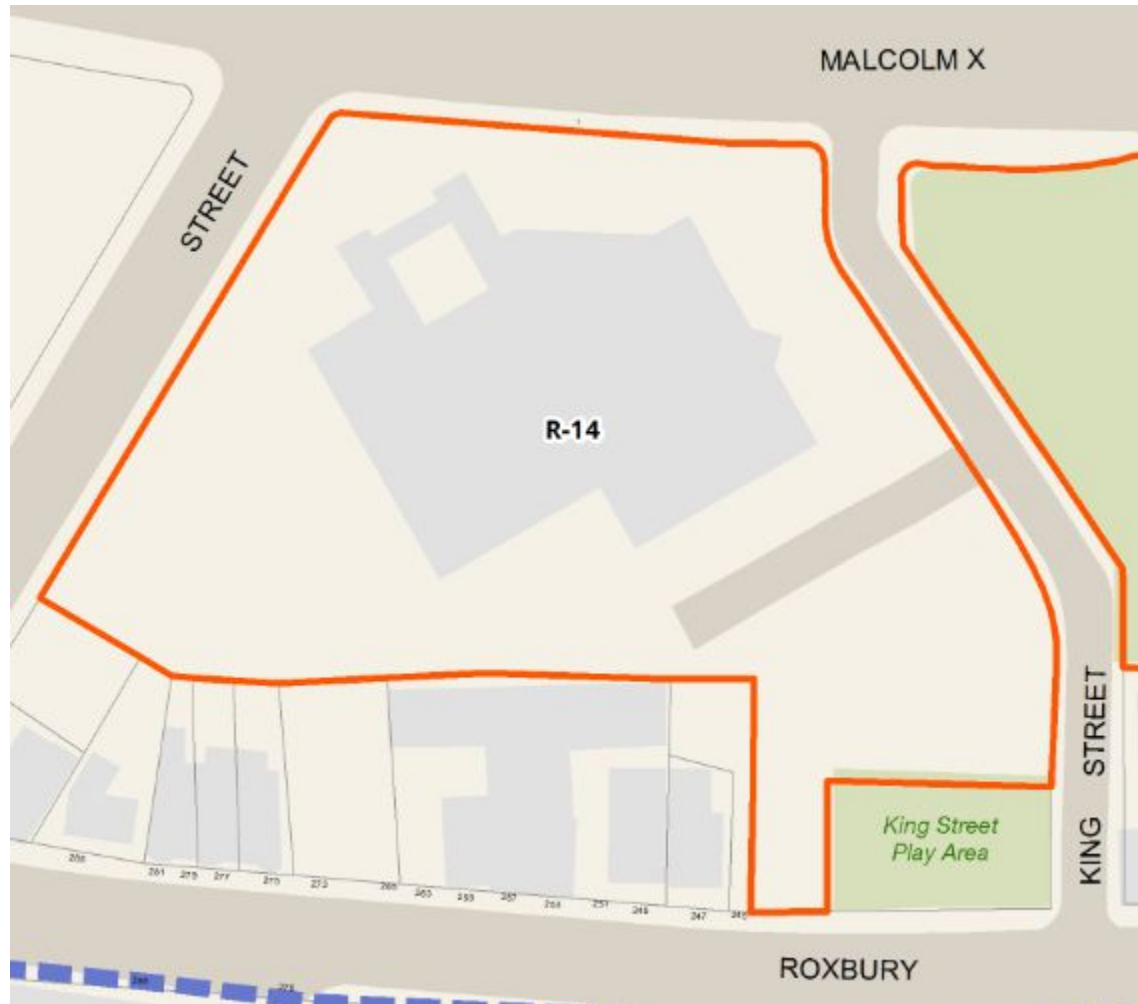
## Parcel P-3i - Whittier Street Health Center



## Parcel P-3F - Good Shepherd Church of God in Christ

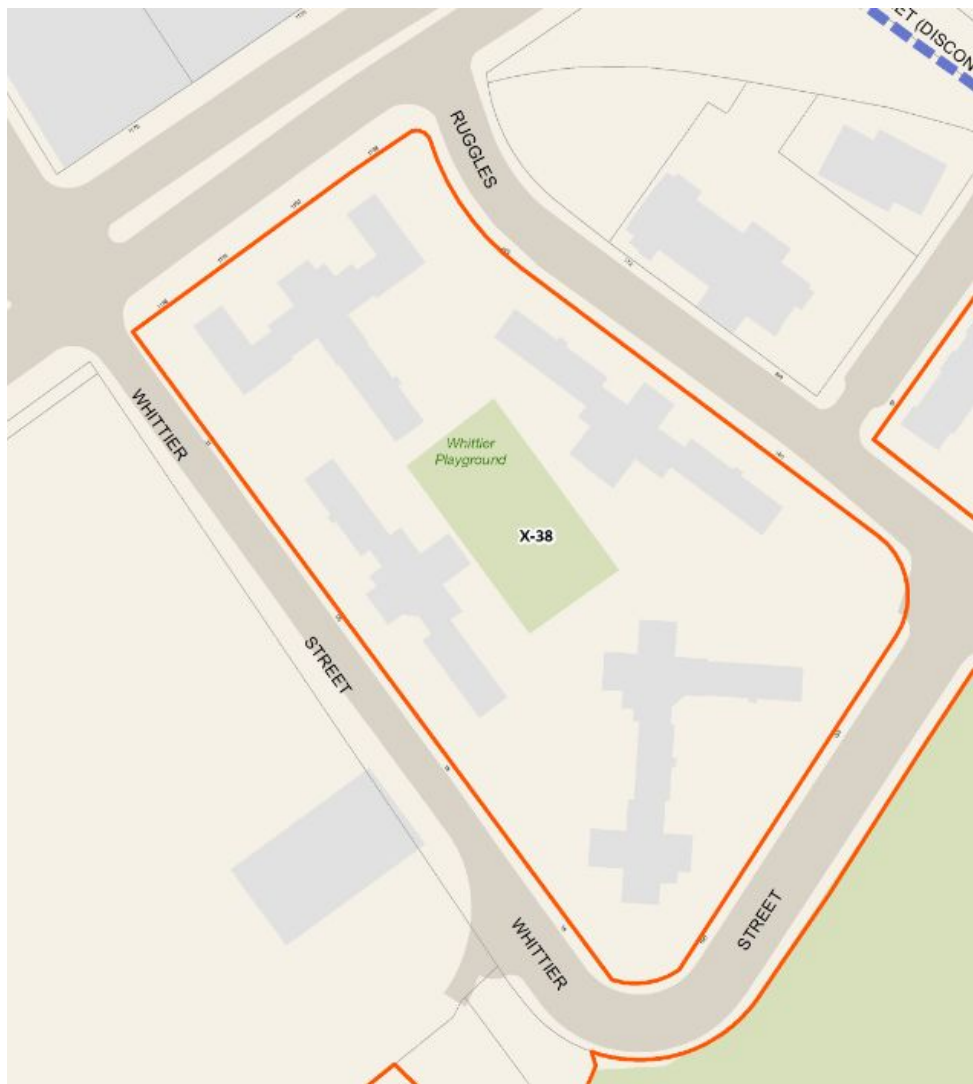


## Parcel R-14 - Islamic Society of Boston Cultural Center





## Parcel X-38 - Whittier Street Residences



## Parcel X-32 - Madison Melnea Cass Apartments

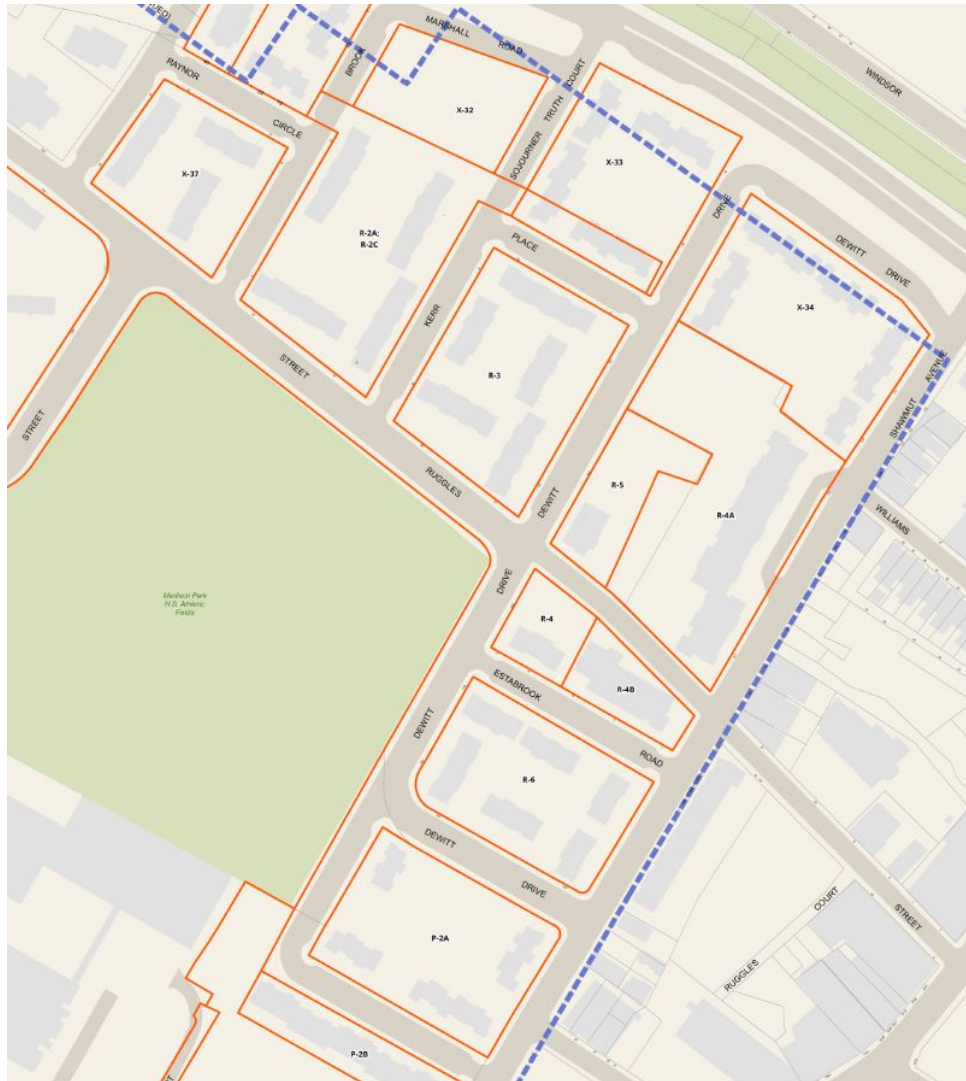


# PLAN: Nubian Square

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## Parcels R-2A, R-2C, R-3, R-4C, R-6, X-37, R-5, P-2A, X-31, X-33, and X-34- Madison Park Townhomes



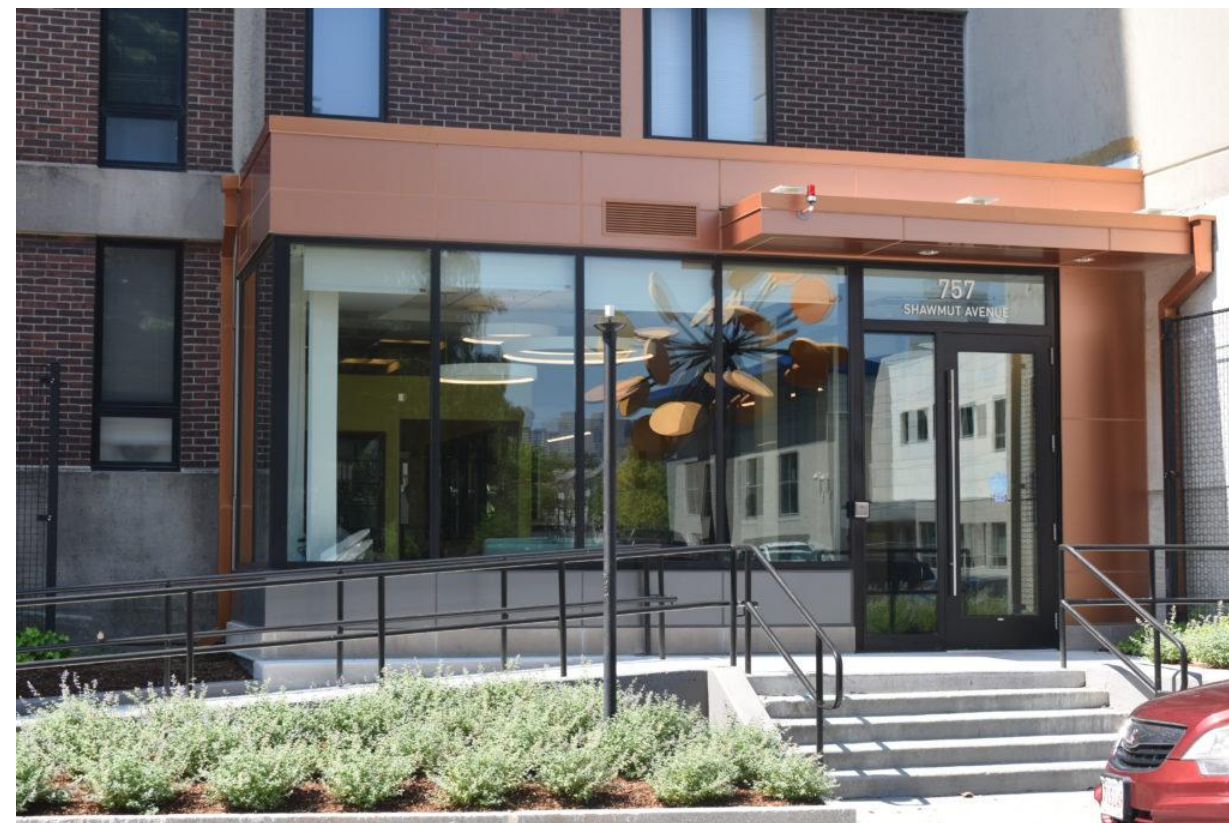
## Parcel P-2B - Beryl Gardens



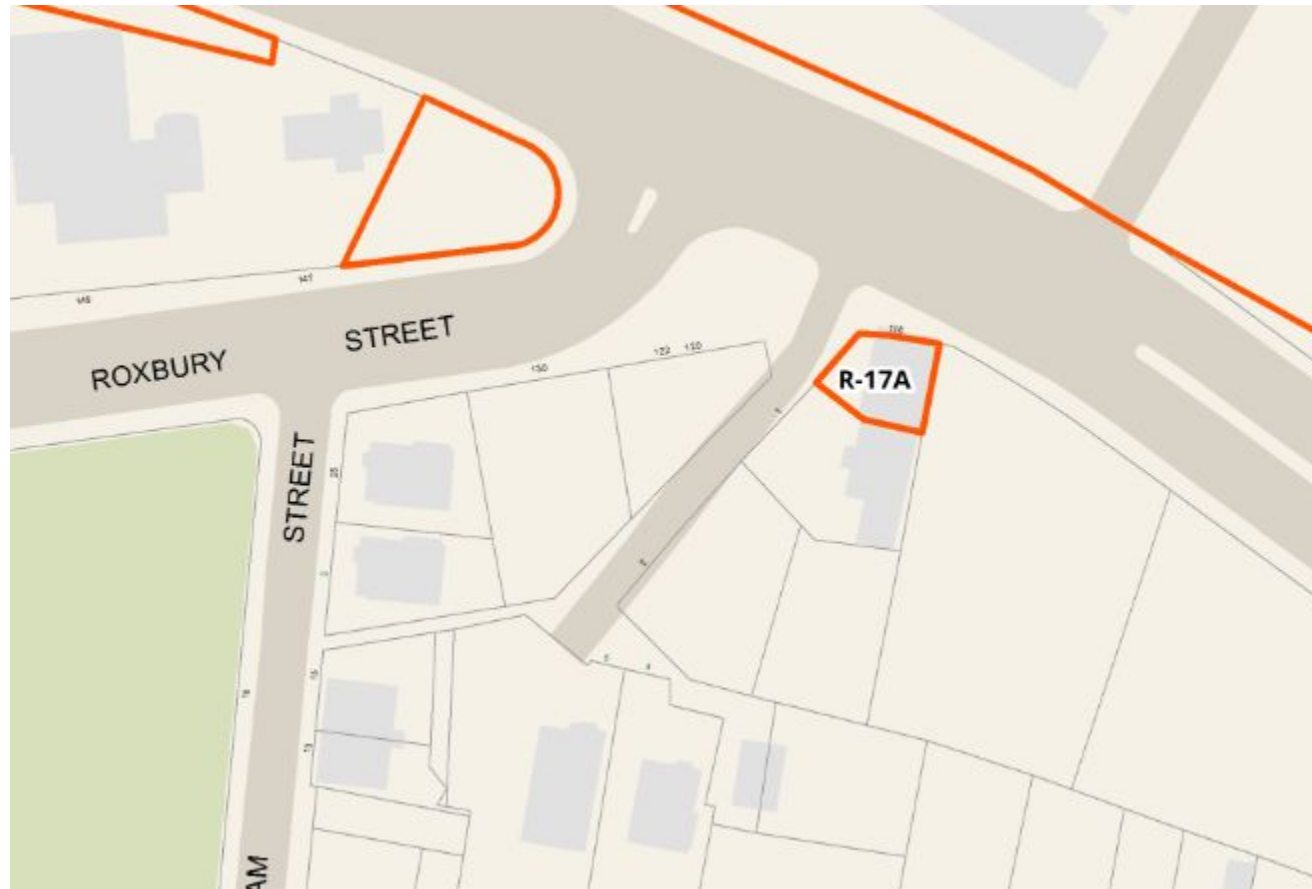
## Parcels R-4A - Haynes House



## 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





# PLAN: Nubian Square

Preserve. Enhance. Grow.



## What are we here to talk about today?

- Crescent Parcel
- Malcolm X and Putnam Parcels



PLAN: Nubian Square Study Area Boundary

Designated Parcel

Tentatively Designated Parcel

Development Parcel Pending RFP

RFP'd Site

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

*Jeong-Jun Ju, Urban Designer*

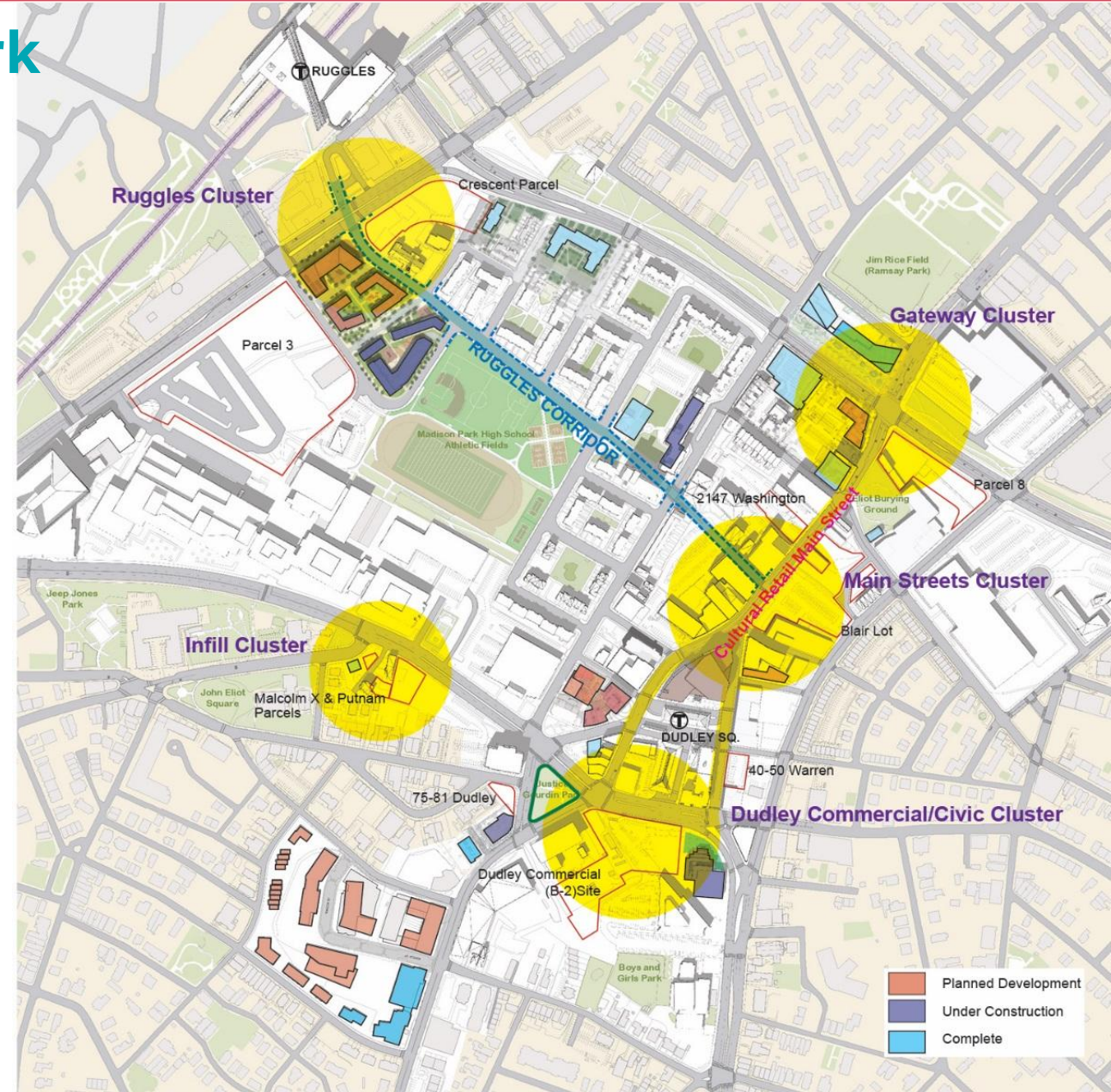
*Meghan Richard, Urban Designer*

## 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



# PLAN: Nubian Square

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## Crescent Parcel & Context



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## Area & Site Connectivity

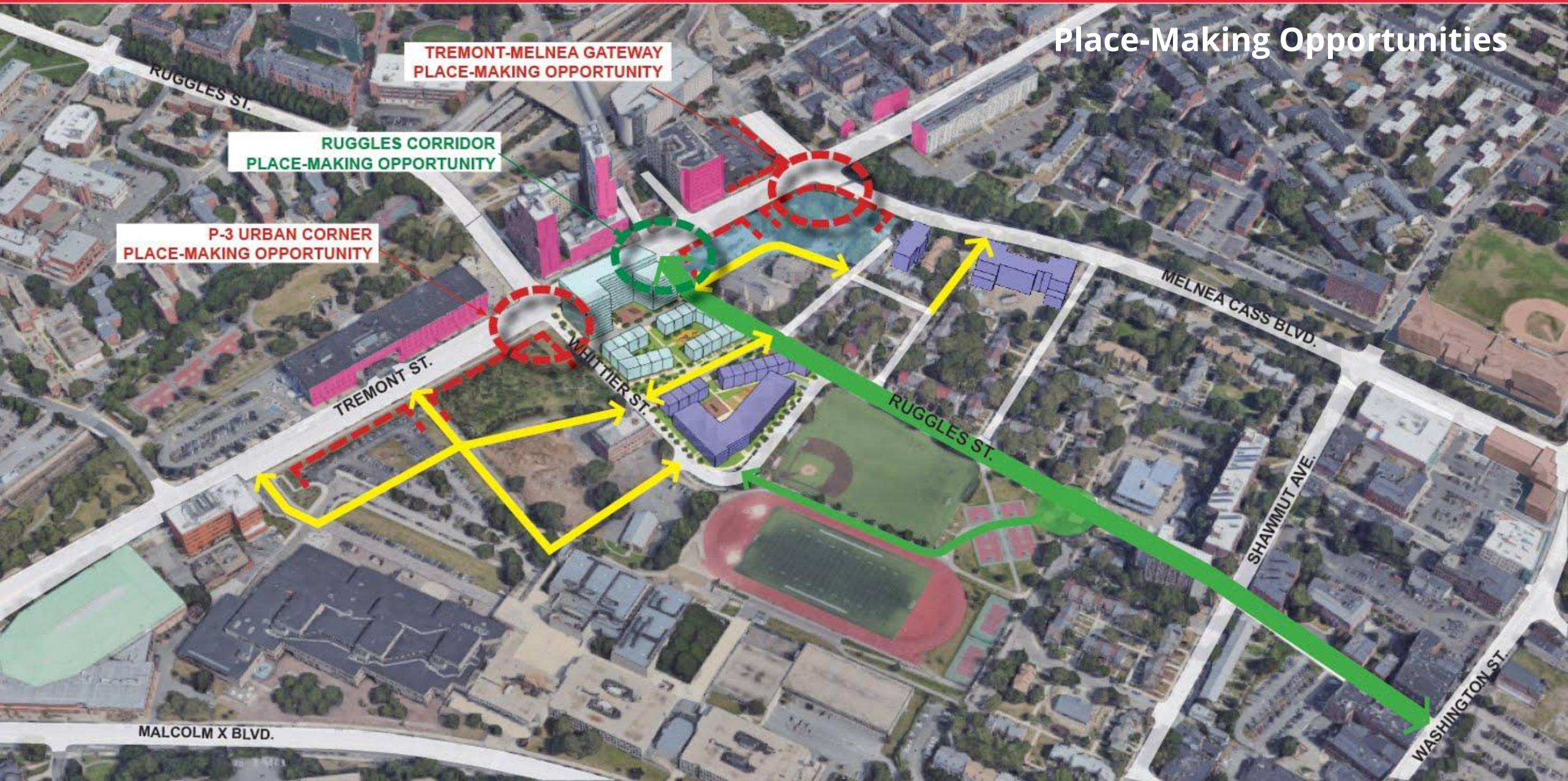


# PLAN: Nubian Square

Preserve. Enhance. Grow.



## Place-Making Opportunities



TREMONT-MELNEA GATEWAY  
PLACE-MAKING OPPORTUNITY

RUGGLES CORRIDOR  
PLACE-MAKING OPPORTUNITY

P-3 URBAN CORNER  
PLACE-MAKING OPPORTUNITY

MALCOLM X BLVD.

RUGGLES ST.

TREMONT ST.

WHITTIER ST.

RUGGLES ST.

MELNEA CASS BLVD.

SHAWMUT AVE.

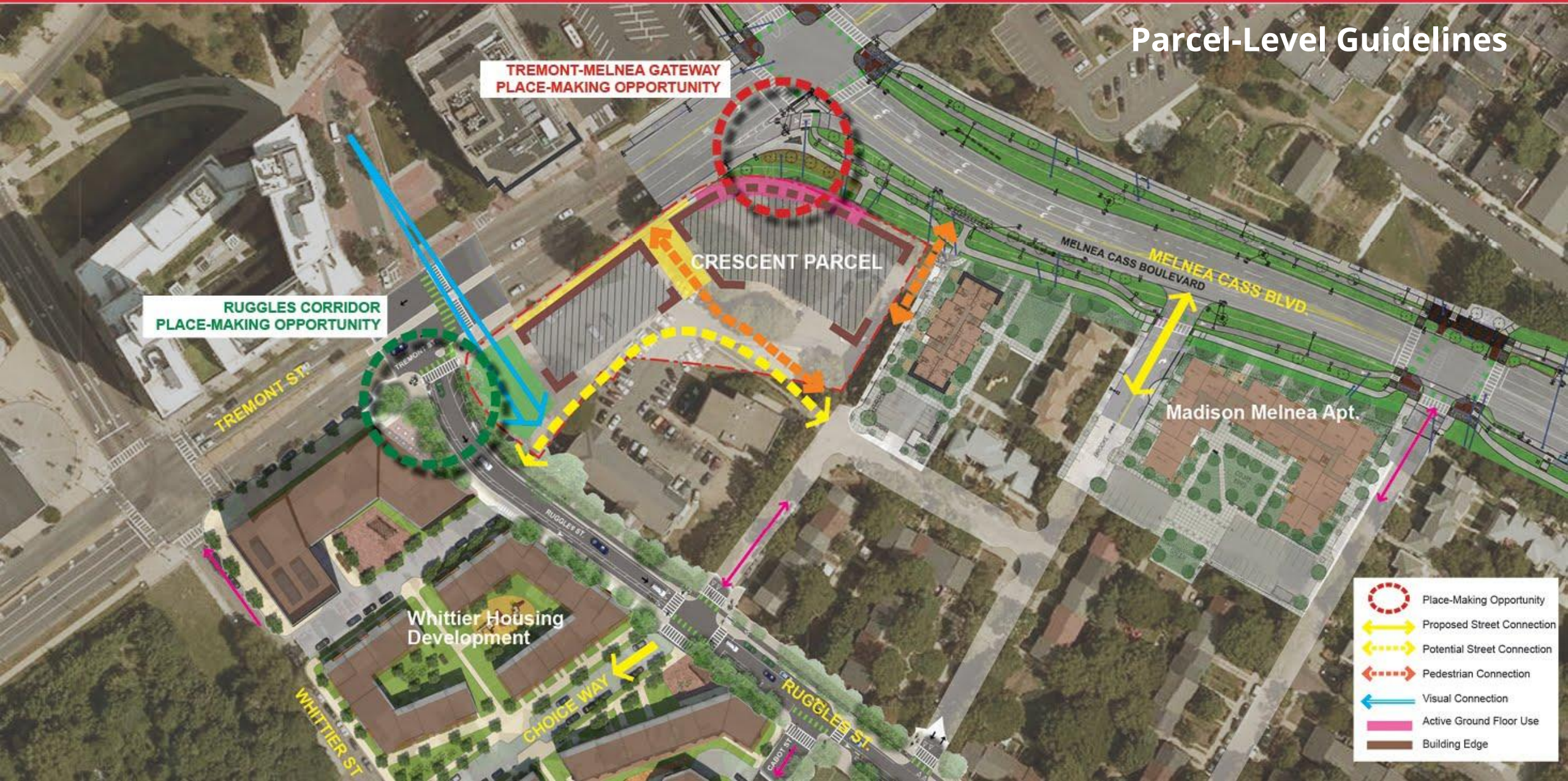
WASHINGTON ST.

# PLAN: Nubian Square

Preserve. Enhance. Grow.



## Parcel-Level Guidelines



TREMONT-MELNEA GATEWAY  
PLACE-MAKING OPPORTUNITY

RUGGLES CORRIDOR  
PLACE-MAKING OPPORTUNITY

CRESCENT PARCEL

MELNEA CASS BLVD.

Madison Melnea Apt.

Whittier Housing  
Development

CHOICE WAY

RUGGLES ST.

TREMONT ST.

WHITTIER ST.

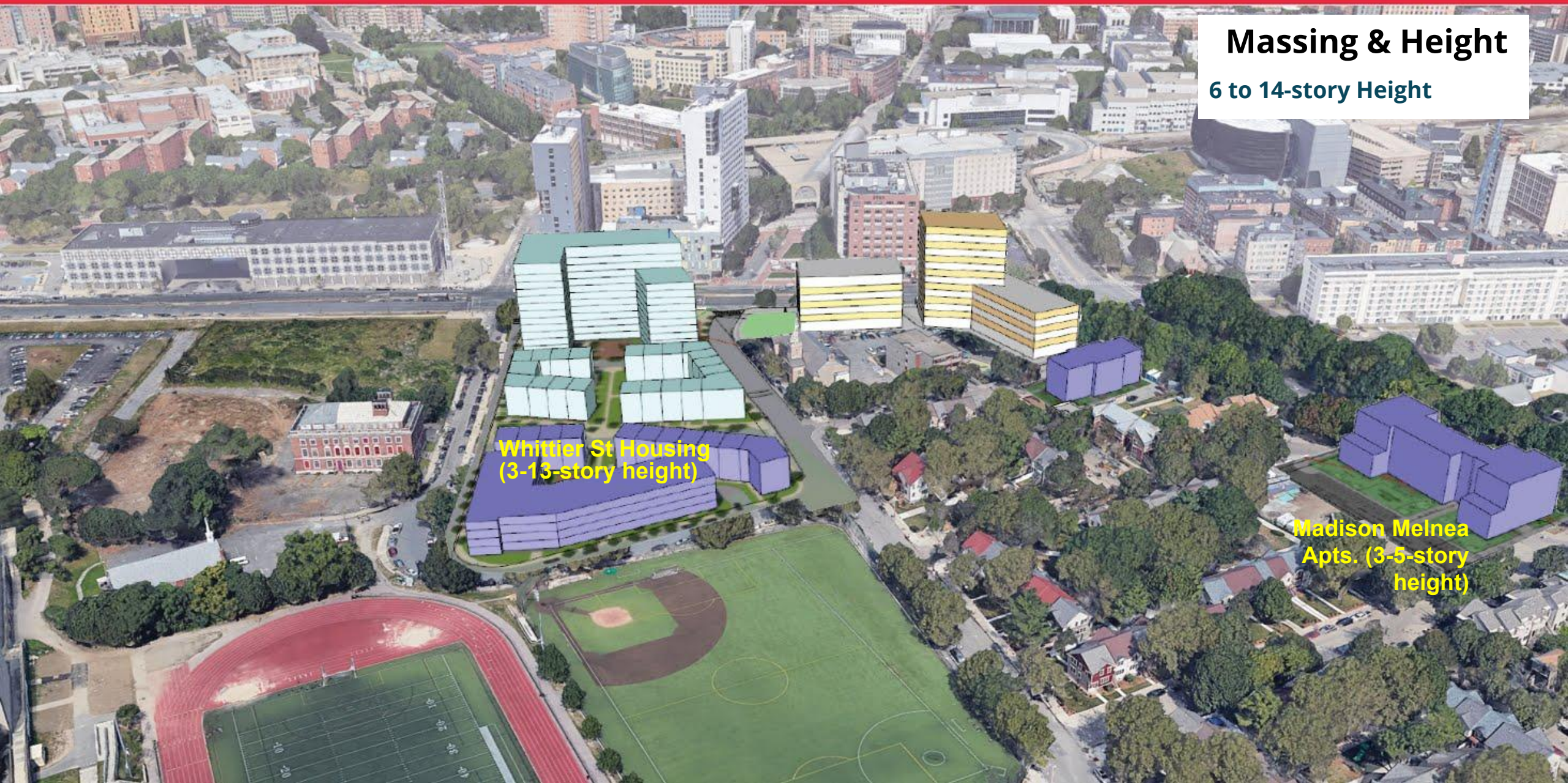
- Place-Making Opportunity
- Proposed Street Connection
- Potential Street Connection
- Pedestrian Connection
- Visual Connection
- Active Ground Floor Use
- Building Edge

# PLAN: Nubian Square

Preserve. Enhance. Grow.



**Massing & Height**  
6 to 14-story Height



**Whittier St Housing**  
(3-13-story height)

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



# PLAN: Nubian Square

Preserve. Enhance. Grow.



**Massing & Height**  
6 to 14-story Height

Whittier St Housing  
(3-13-story height)



## Architectural Characteristics

WHITTIER STREET HEALTH CENTER



BOSTON POLICE HEADQUARTERS



## Architectural Characteristics

NU INTERNATIONAL VILLAGE



NU RENAISSANCE BLDG.



## Architectural Characteristics

ROXSE HOMES

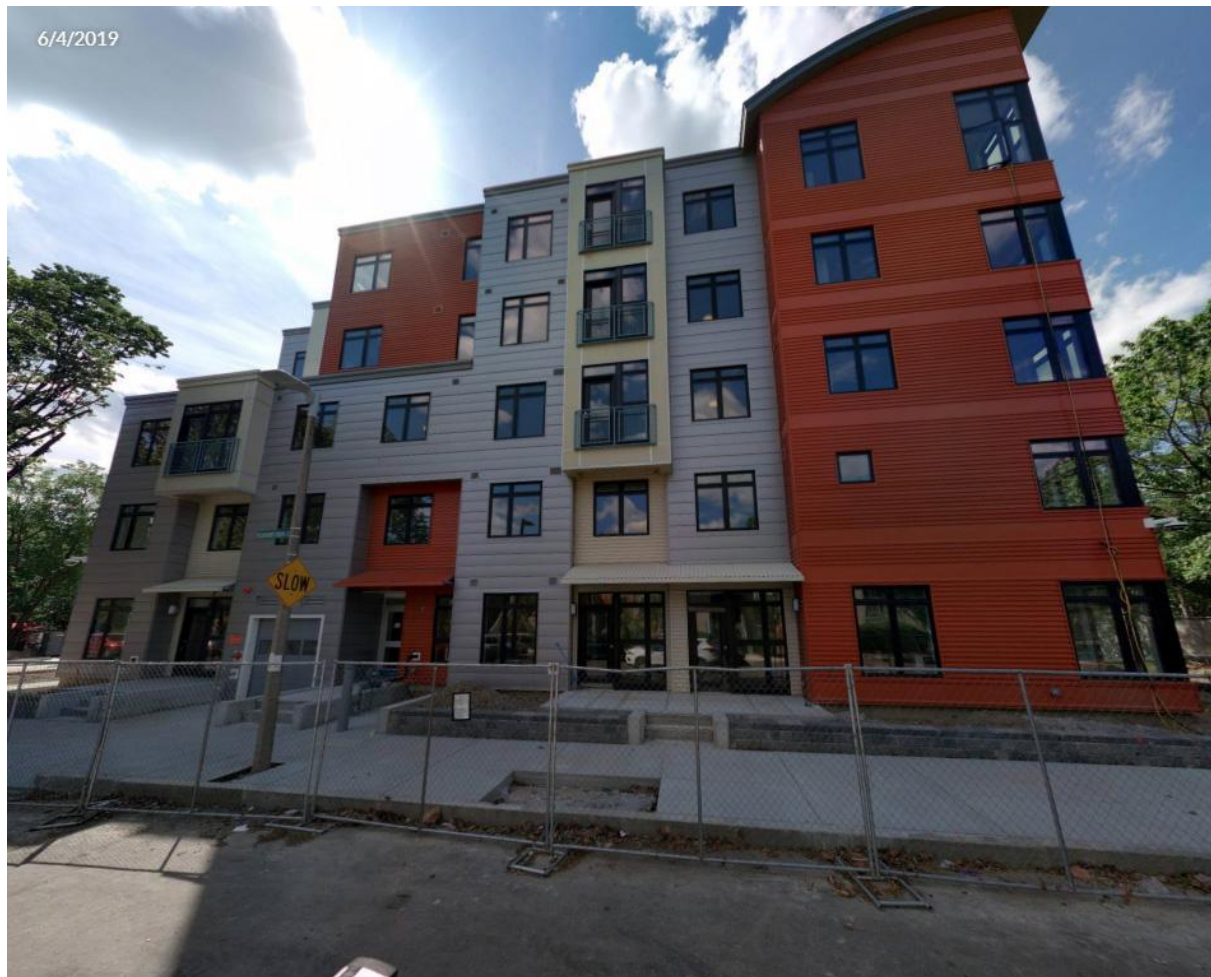


CURRENT WHITTIER STREET HOUSING

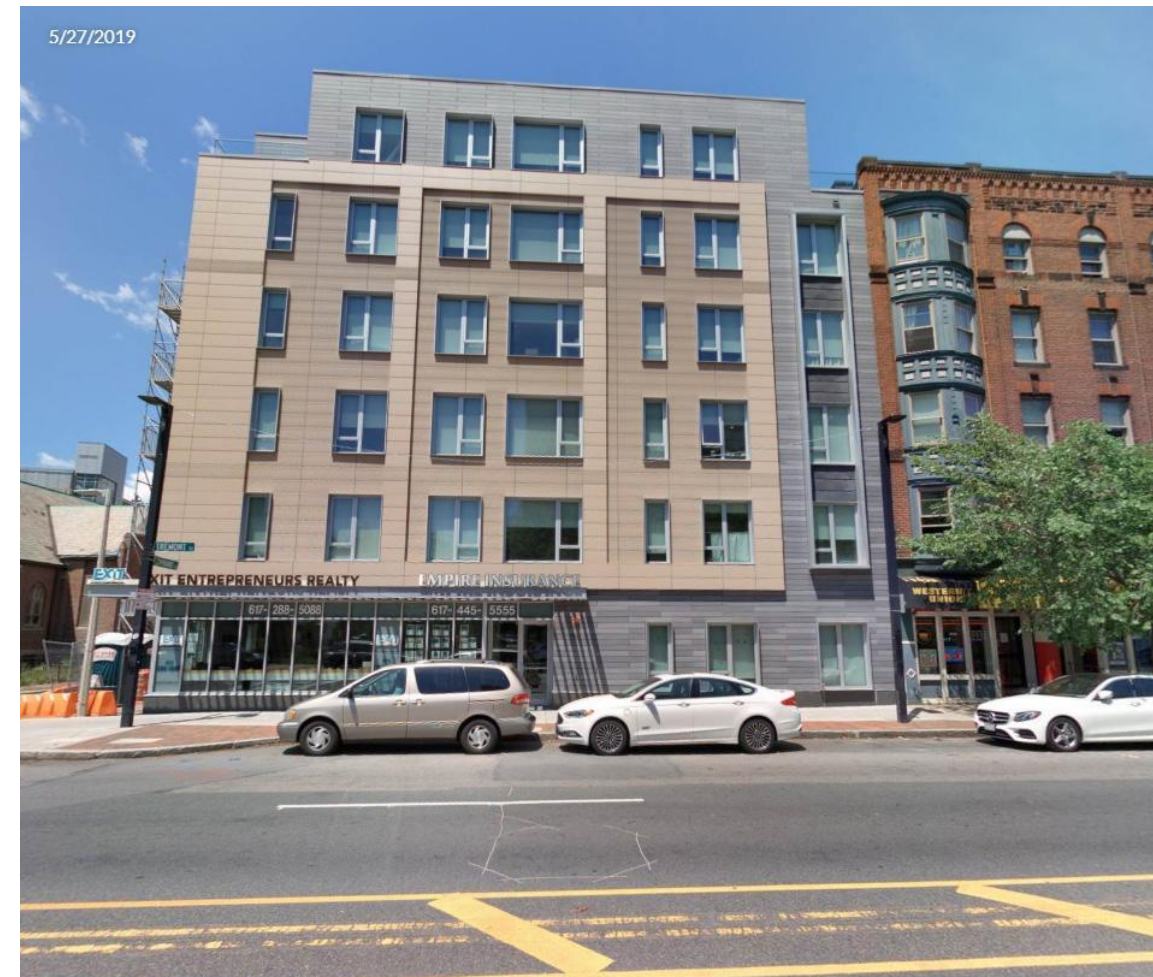


## Architectural Characteristics

MADISON MELNEA APARTMENTS



1165 TREMONT



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## Malcolm X & Putnam Parcels & Context



**MALCOLM X &  
PUTNAM PARCELS**

JOHN ELIOT SQ.

ROXBURY HERITAGE  
STATE PARK

BARTLETT PLACE

WASHINGTON ST.

DUDLEY ST.

ROXBURY ST.

JOHN D O'BRYANT & MADISON PARK  
HIGH SCHOOL

JUSTICE GOURDIN  
VETRANS MEMORIAL PARK

MALCOLM X BLVD.

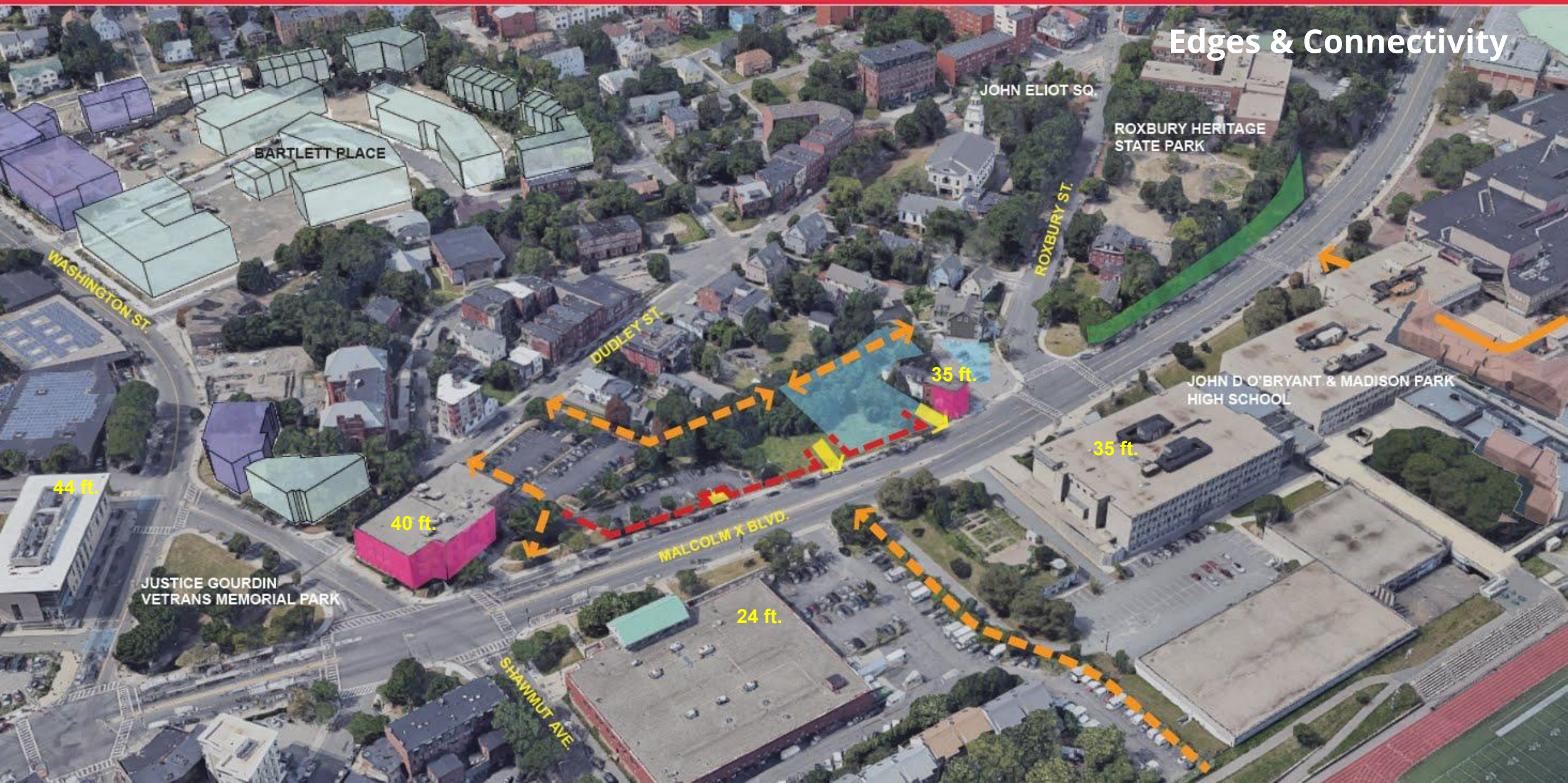
SHAWMUT AVE.

# PLAN: Nubian Square

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## Edges & Connectivity

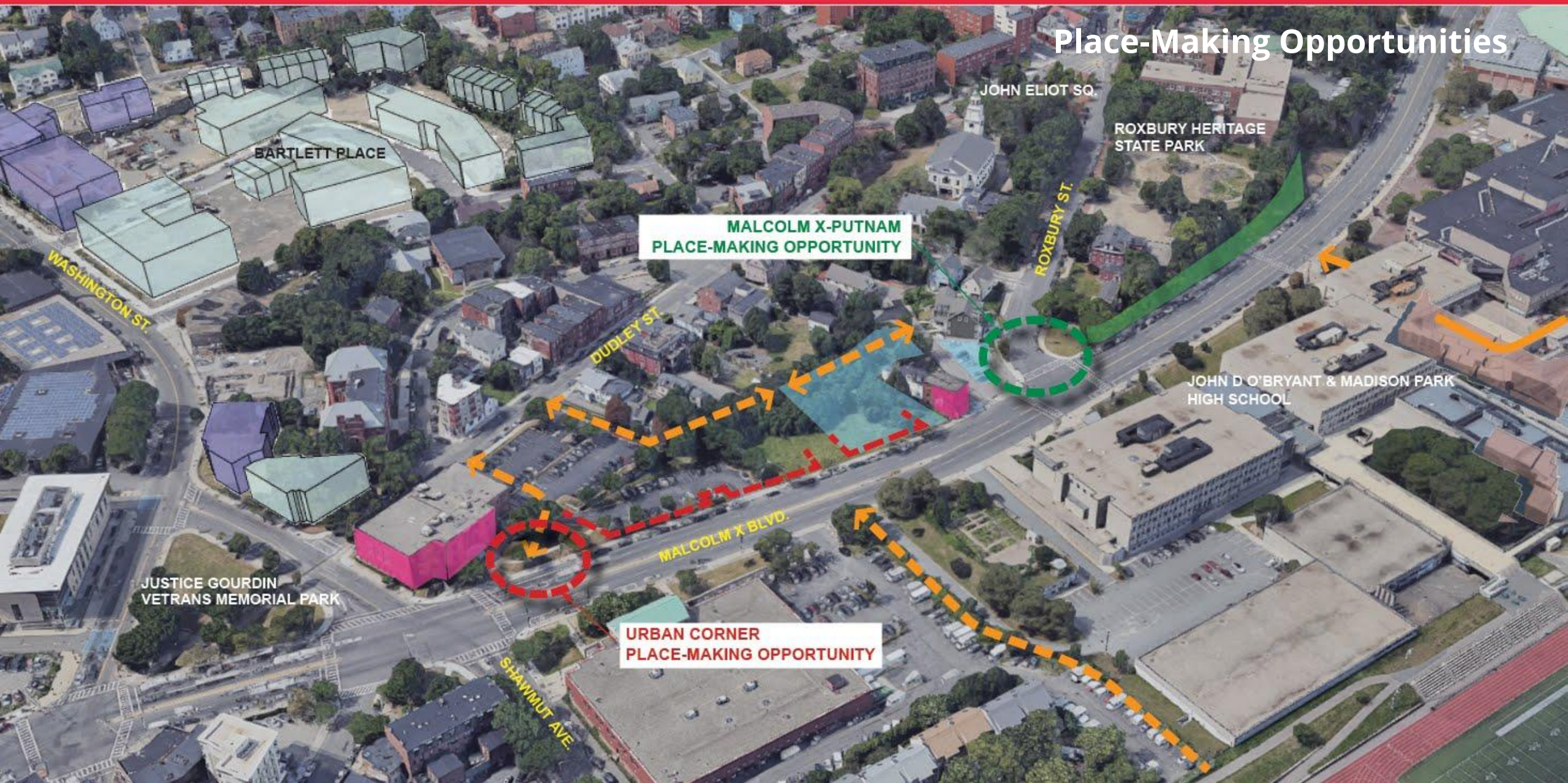


# PLAN: Nubian Square

Preserve. Enhance. Grow.



## Place-Making Opportunities



BARTLETT PLACE

**MALCOLM X-PUTNAM  
PLACE-MAKING OPPORTUNITY**

JOHN ELIOT SQ.

ROXBURY HERITAGE  
STATE PARK

ROXBURY ST.

JOHN D O'BRYANT & MADISON PARK  
HIGH SCHOOL

JUSTICE GOURDIN  
VETRANS MEMORIAL PARK

MALCOLM X BLVD.

**URBAN CORNER  
PLACE-MAKING OPPORTUNITY**

SHAWMUT AVE.



# PLAN: Nubian Square

Preserve. Enhance. Grow.



## Parcel-Level Guidelines



**URBAN CORNER  
PLACE-MAKING OPPORTUNITY**

**MALCOLM X-PUTNAM  
PLACE-MAKING OPPORTUNITY**

- Place-Making Opportunity
- Vehicular Access
- Pedestrian Connection
- Active Ground Floor Use
- Building Edge

# PLAN: Nubian Square

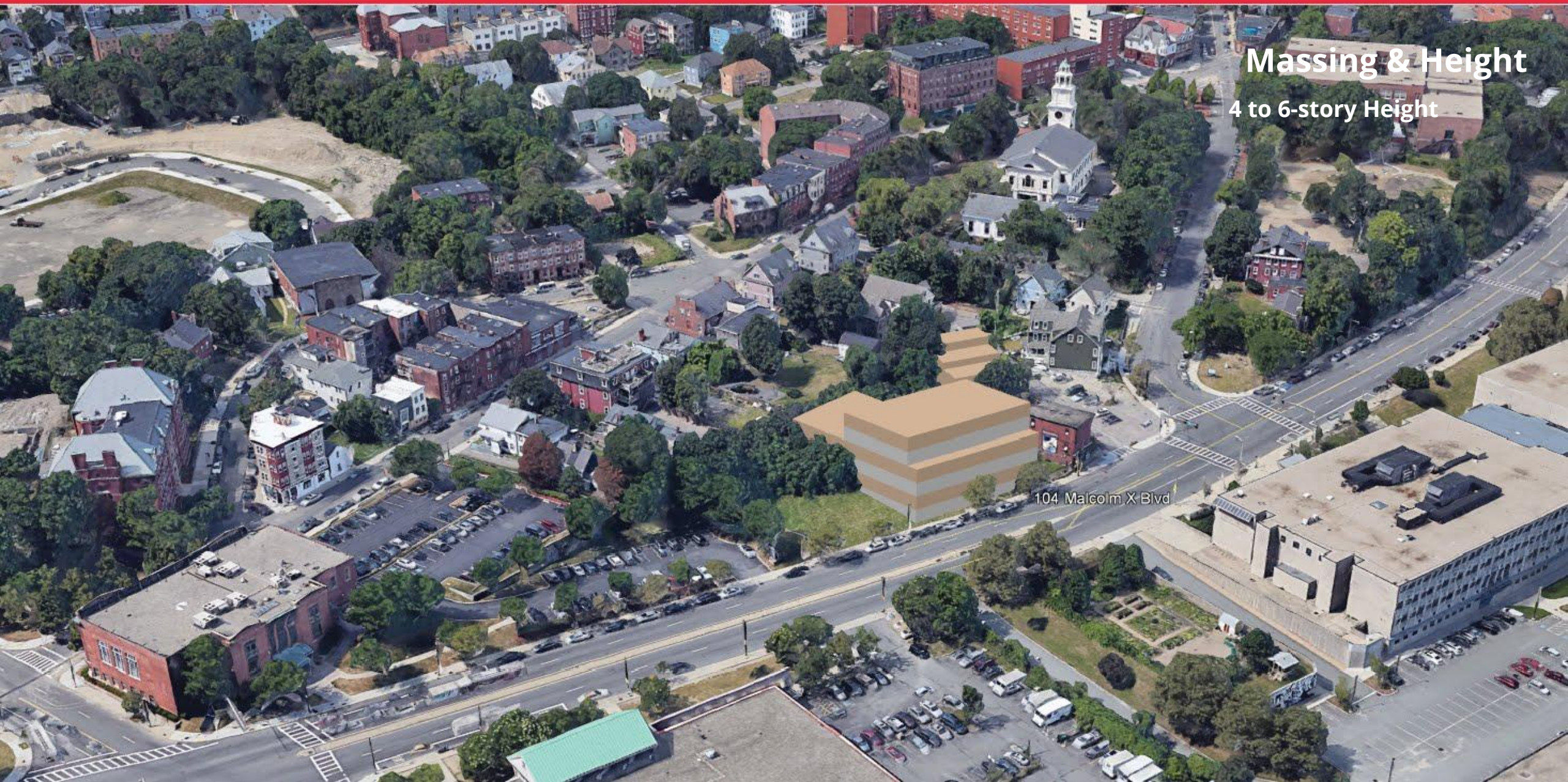
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Massing & Height  
4 to 6-story Height

# PLAN: Nubian Square

Preserve. Enhance. Grow.



**Massing & Height**  
4 to 6-story Height

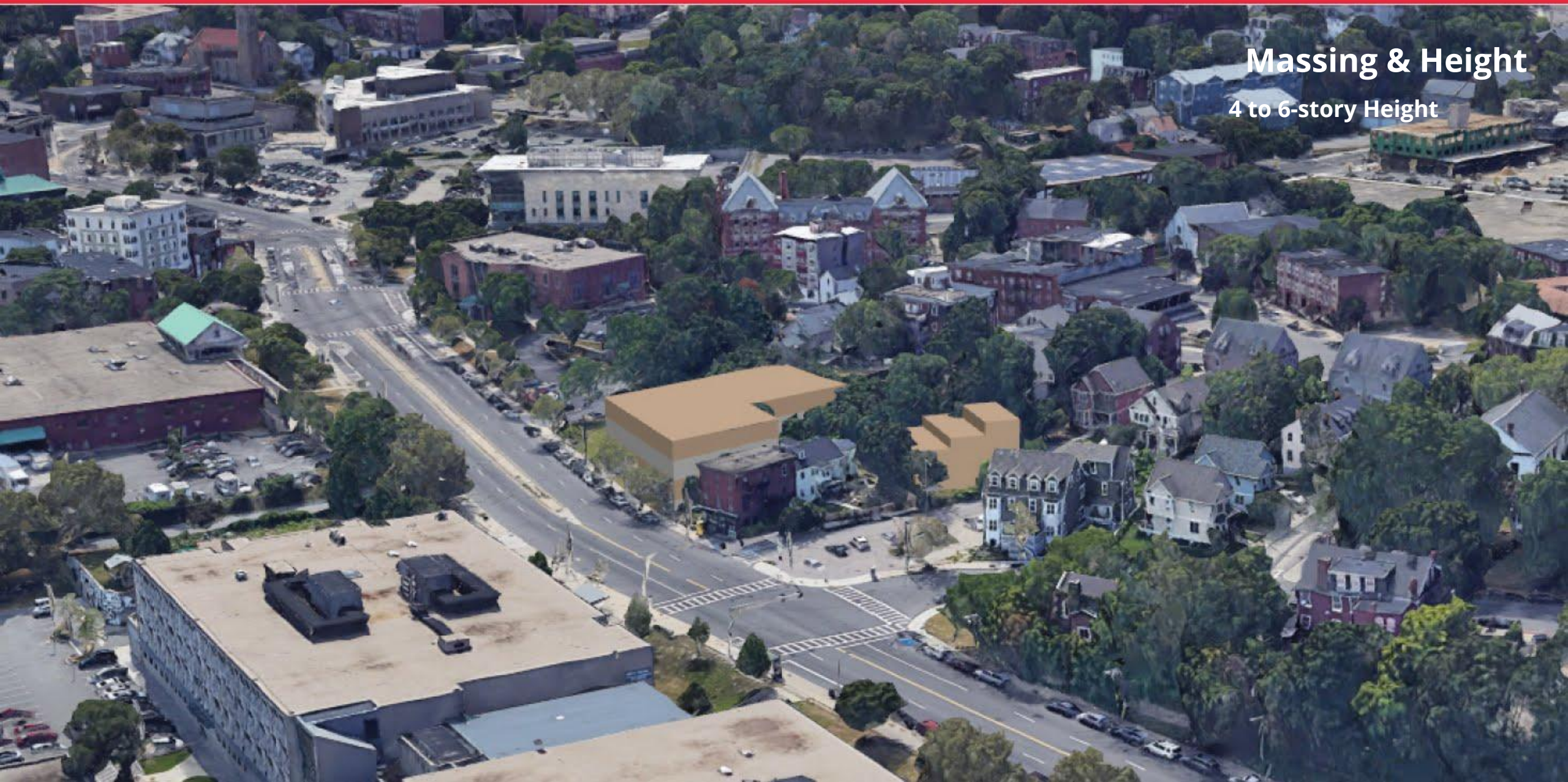
104 Malcolm X Blvd

# PLAN: Nubian Square

Preserve. Enhance. Grow.



**Massing & Height**  
4 to 6-story Height



# PLAN: Nubian Square

Preserve. Enhance. Grow.



**Massing & Height**  
4 to 6-story Height

104 Malcolm X Blvd



## 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)

