



PLAN

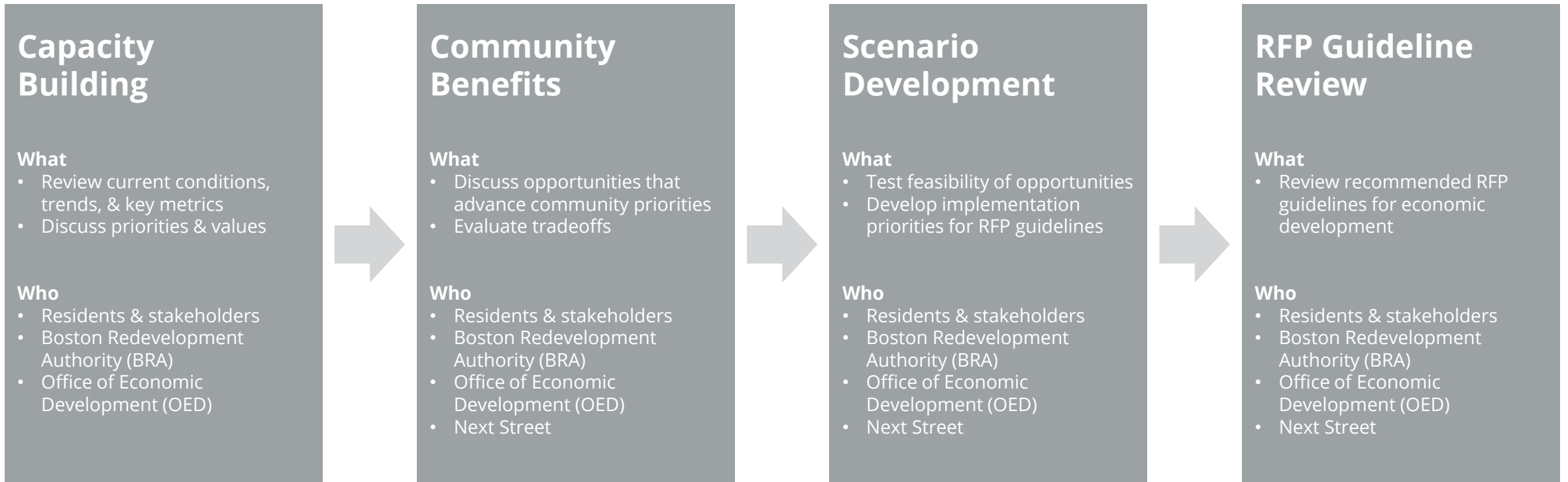
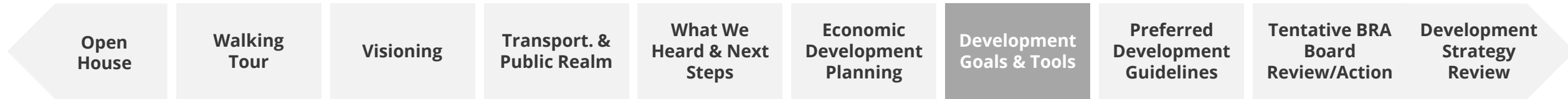
Dudley Square
Roxbury

**DEVELOPMENT WORKSHOP:
INCORPORATING DESIGN PRINCIPLES**

October 24, 2016

ECONOMIC & WORKFORCE DEVELOPMENT

Process & Outcomes



GETTING PARCELS READY FOR DEVELOPMENT

How do we create Request for Proposals (“RFP’s”) that make sense

Questions we have asked:

- What is the vision for the district...and what might be desired for these parcels?
- What is the economic landscape...and what might be feasible ?
- What might be the building blocks for development ?

The next important questions:

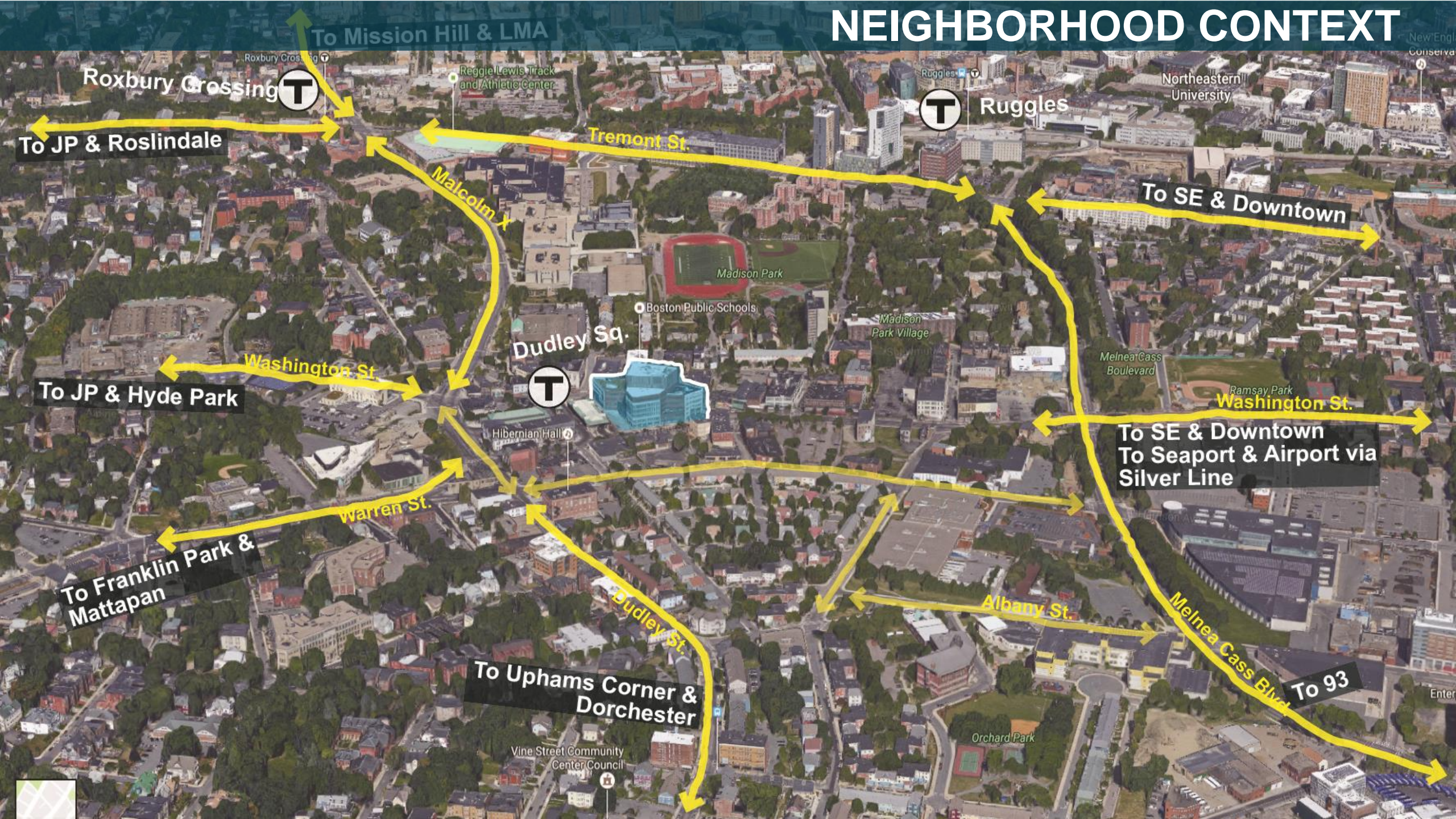
- How do we translate what we have learned – desired outcomes and building blocks – into the physical ?
- What does this mean for crafting an RFP?

PLAN DUDLEY SQ.

URBAN DESIGN PRINCIPLES



NEIGHBORHOOD CONTEXT



To JP & Roslindale

To JP & Hyde Park

To Franklin Park & Mattapan

To Uphams Corner & Dorchester

To SE & Downtown

To SE & Downtown
To Seaport & Airport via Silver Line

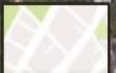
To 93

Roxbury Crossing 

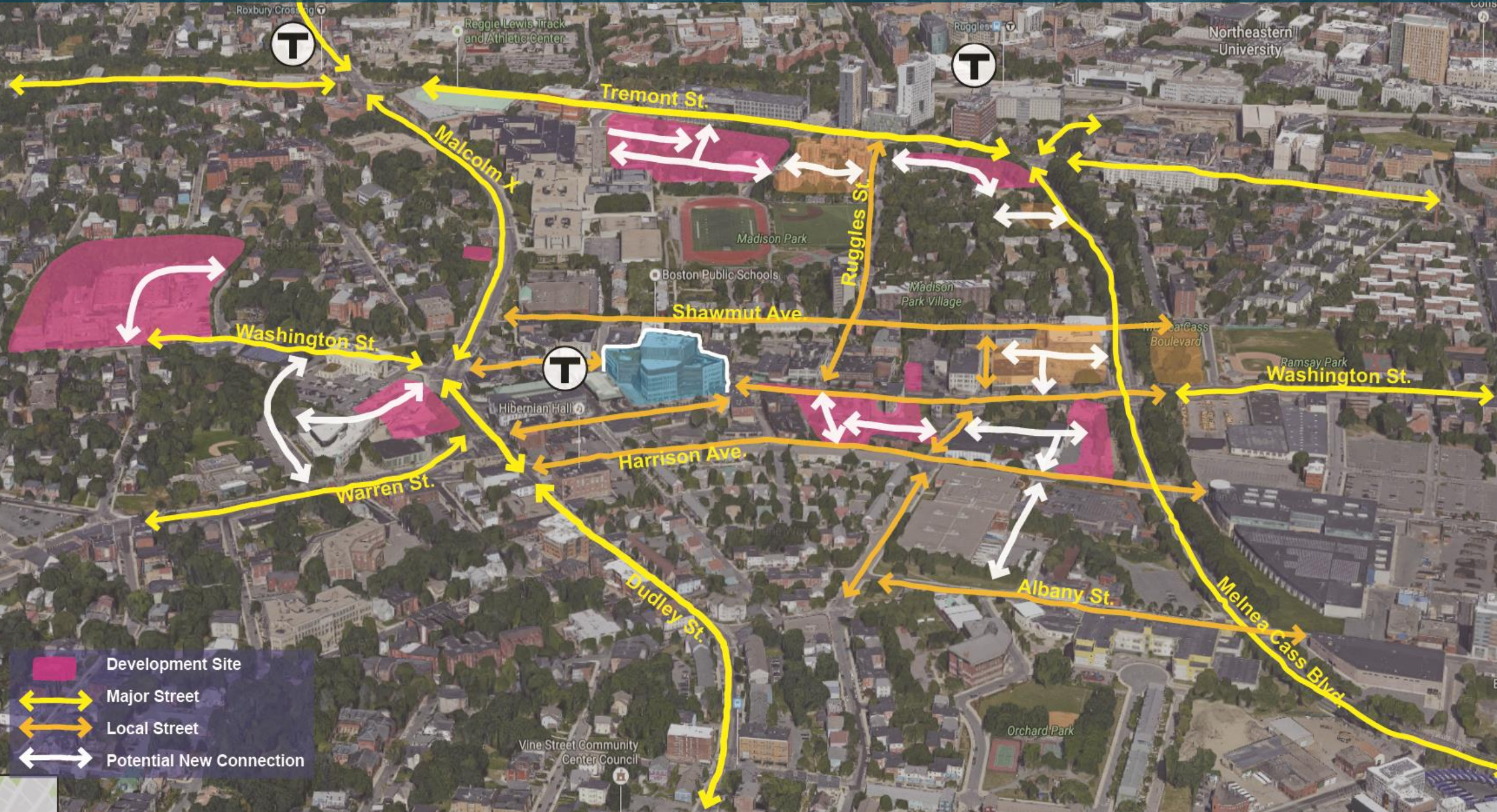
Ruggles 

Dudley Sq. 

To Mission Hill & LMA

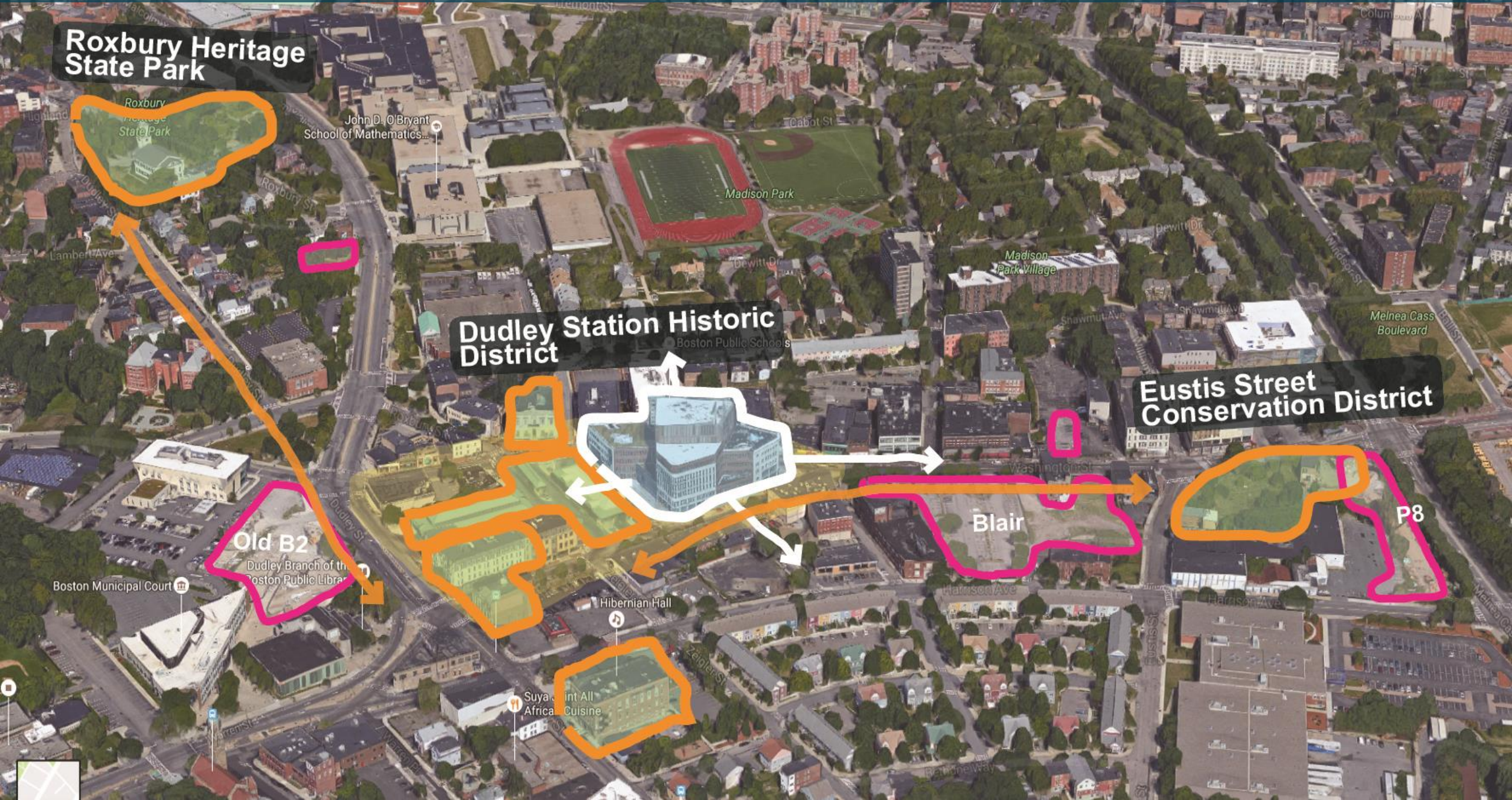


STREET NETWORK



-  Development Site
-  Major Street
-  Local Street
-  Potential New Connection

HISTORICAL CONTEXT



AREA-WIDE HEIGHTS



GETTING PARCELS READY FOR DEVELOPMENT

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- What is the economic landscape...and what might be feasible ?
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- What are the tradeoffs ?

The next important questions:

- How do we translate what we have learned – desired outcomes and building blocks – into the physical ?
- What does this mean for crafting an RFP?

URBAN DESIGN PRINCIPLES

Activate Public Realm

Enhance Connectivity

Provide Quality Building Design

Proper Building Form



Activate Public Realm

Provide Lively place-making

Active ground floor



**boston planning &
development agency**

Activate Public Realm

Provide Lively place-making

Active ground floor



**boston planning &
development agency**

Enhance Connectivity

Well-integrated and connected
to existing neighborhood

Permeable and accessible



**boston planning &
development agency**

Enhance Connectivity

Well-integrated and connected to existing neighborhood

Permeable and accessible



Provide Quality Building Design

Recognize architectural character of surrounding neighborhood

Thoughtful design of windows, materials, and architectural detail



**boston planning &
development agency**

Central Boston Elder Services

Provide Quality Building Design

Recognize architectural character of surrounding neighborhood

Thoughtful design of windows, materials, and architectural detail



**boston planning &
development agency**

10 Roxbury Street

Provide Quality Building Design

Recognize architectural character of surrounding neighborhood

Thoughtful design of windows, materials, and architectural detail



Proper Building Form



Respond to the physical character of neighborhood

Carefully craft massing and height



SCENARIOS: FINANCIAL FEASIBILITY OF MIXED USES

In each scenario, a “driver use” (where revenues exceed costs) is able to subsidize another use that is challenged with a rent gap that would otherwise not be feasible.

	Driver	Subsidized Use	Jobs
 <p>HOUSING RETAIL</p>	140 units of Mixed-Income Housing	15,000 SF of ground-level retail	30-50 jobs
 <p>HOUSING MAKERSPACE</p>	140 units of Mixed-Income Housing	10,000 SF of ground-level makerspace	20-25 jobs
 <p>OFFICE A INCUBATOR</p>	175,000 SF of Corporate Office	25,000 SF of incubator office	100 incubator jobs (+ 700 corporate jobs)

Trade-offs:

- **Requires land subsidy for feasibility**
- Housing includes 13% affordable (IDP) units



GETTING THE DUDLEY COMMERCIAL PARCEL READY FOR DEVELOPMENT

How do we create Request for Proposals (“RFP’s”) that make sense

Questions we have asked:

➤ What is the vision for the district...and what might be desired for these parcels?

What we’ve learned from you during previous development workshops

- Outdoor community space or café or other community/entertainment space
- Green space
- Retail first level
- Residential above
- Vestibule for pocket park on Dudley Street
- Cultural/music edge along Dudley Street
- Corporate office

The next important question:

➤ How do we translate what we have learned – desired outcomes and building blocks – into the physical ?

Dudley Commercial Site

Former B-2 Station Site

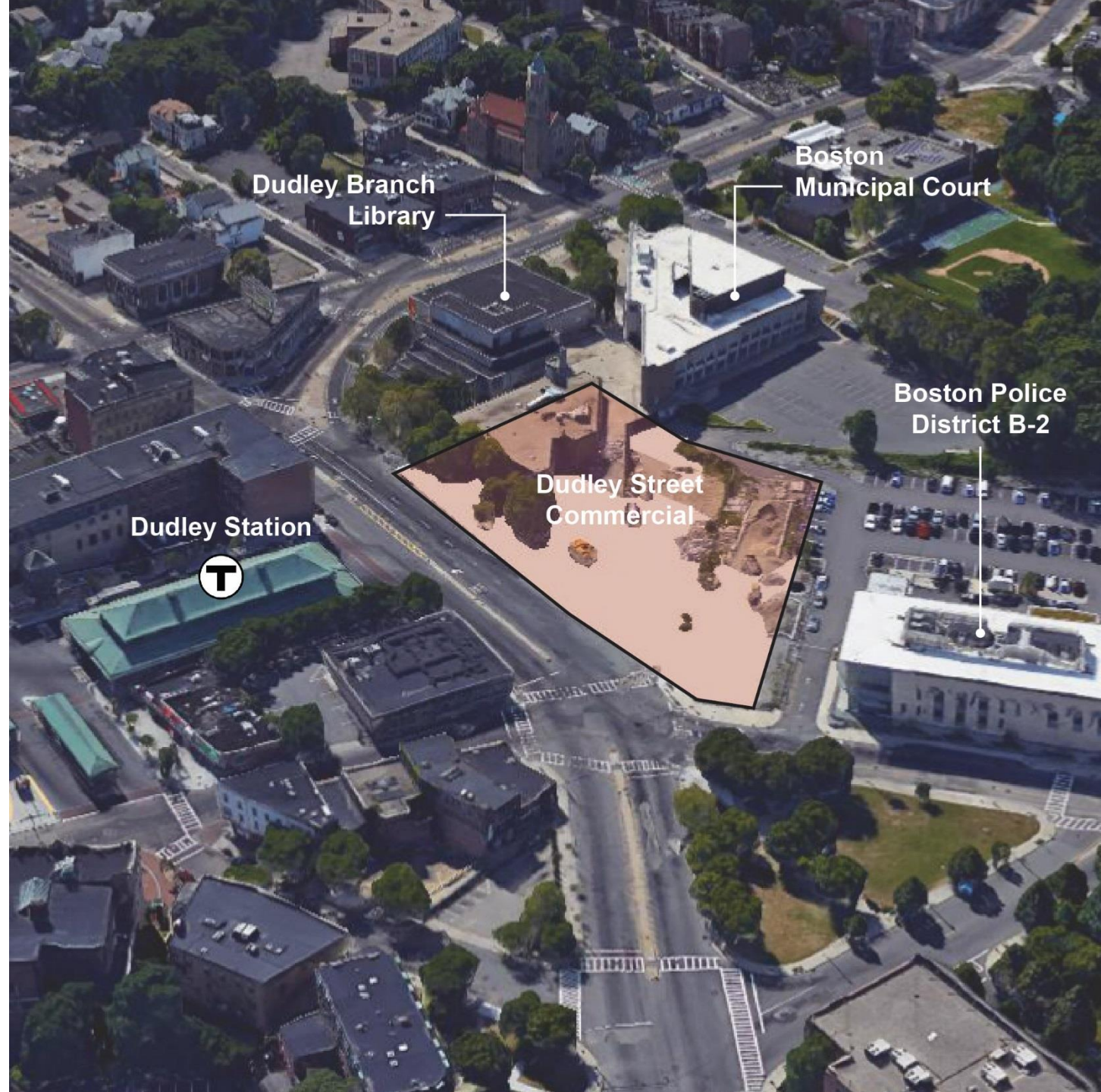
Lot area of 70,000 SF (1.6 acres)

Zoned as Dudley Square Economic Development Area, 55 feet height, 2.0 FAR

Envisioned as mixed-use site, commercial & housing

BTD Complete Streets proposal

- Redesign Dudley Street
- Widen Sidewalk Enhancing Crossings
- Cycle track



Dudley Commercial Site



Dudley Commercial Site



Access to the
Court House

Direct Translation of Financial Feasibility Residential Use w/ Retail

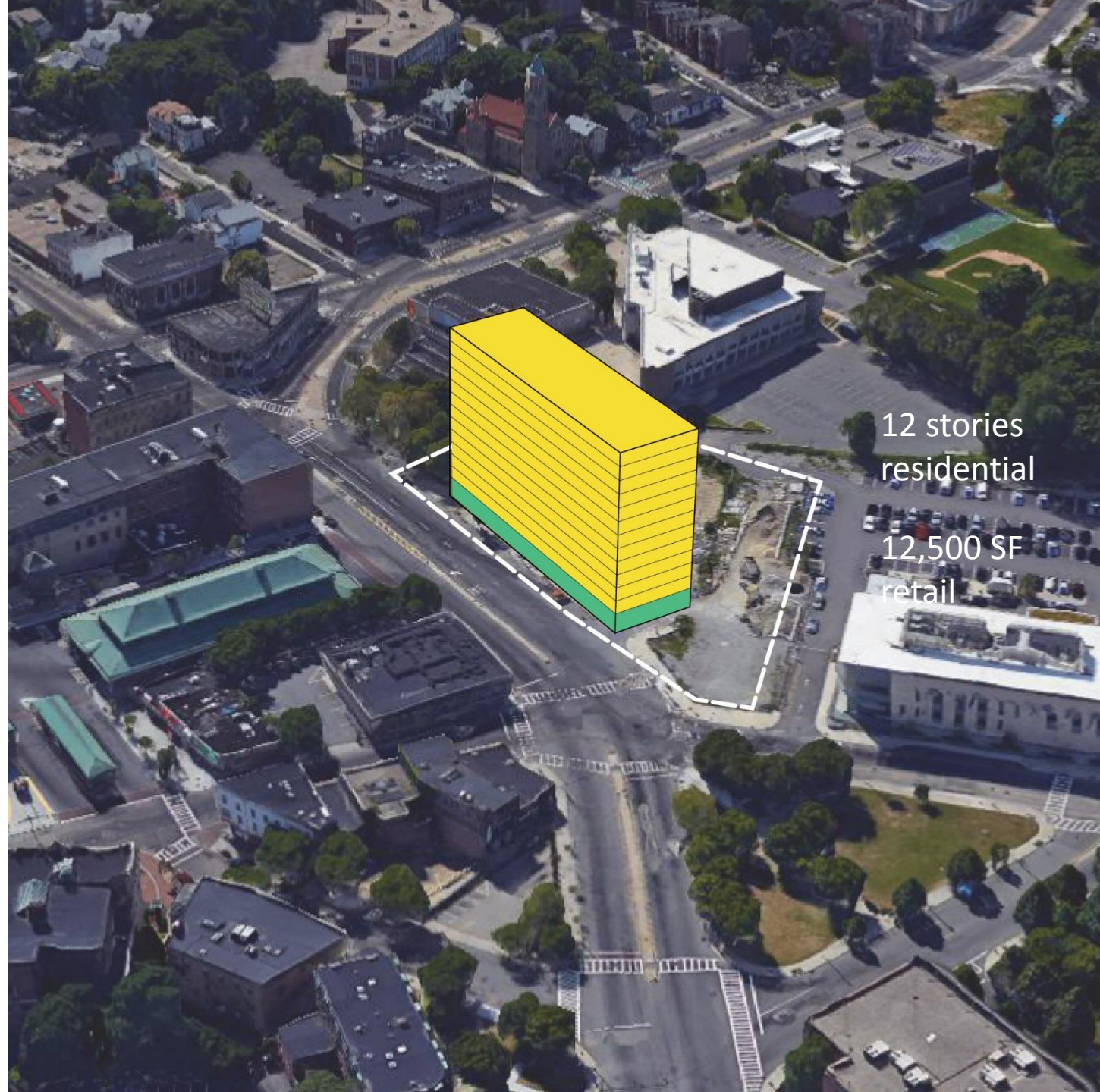


Driver

140 units of Mixed-
Income Housing

Subsidized Use

15,000 SF of
ground-level retail

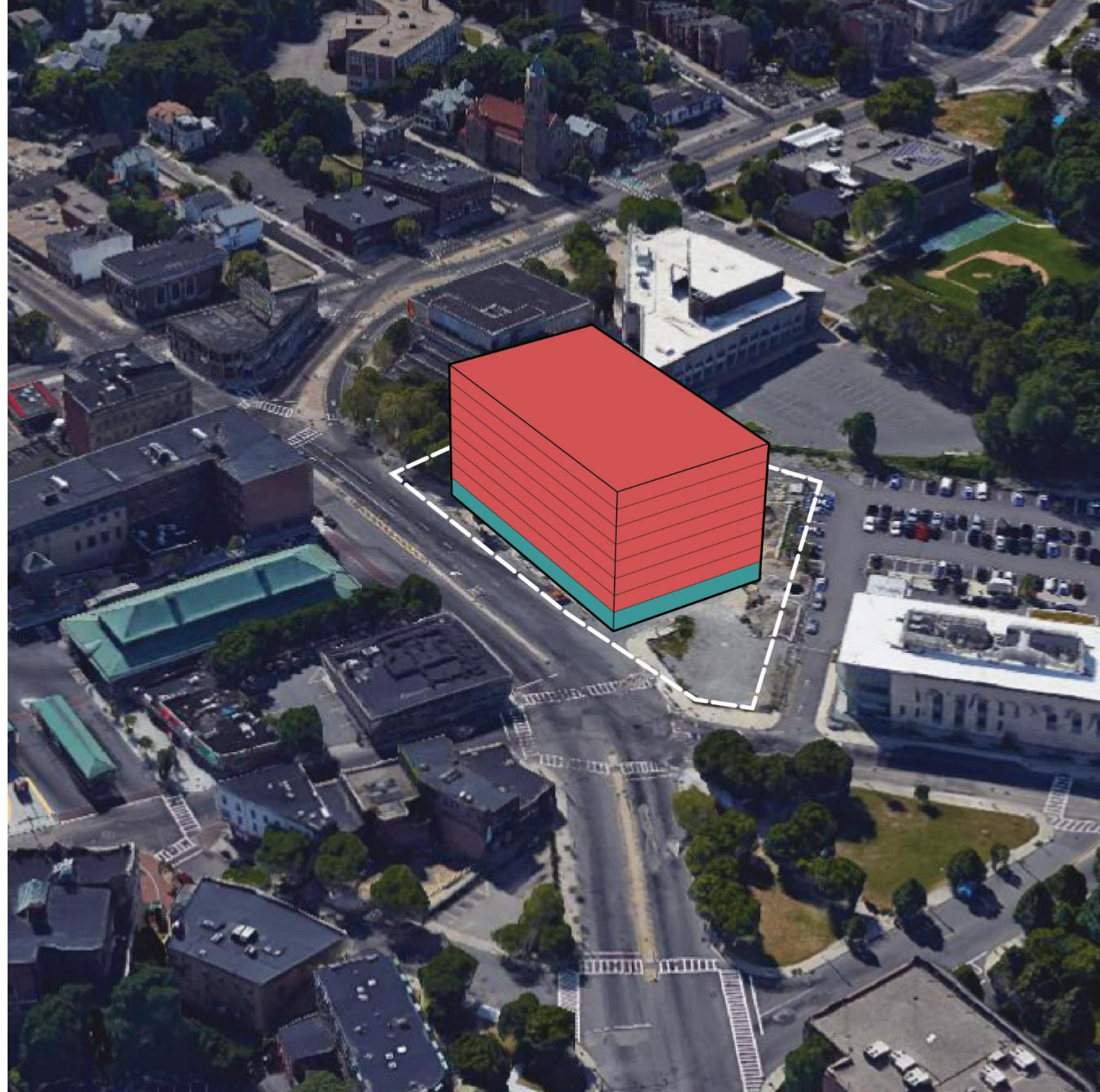


Direct Translation of Financial Feasibility Office w/ Incubator Space



175,000 SF of
Corporate Office

25,000 SF of
incubator office



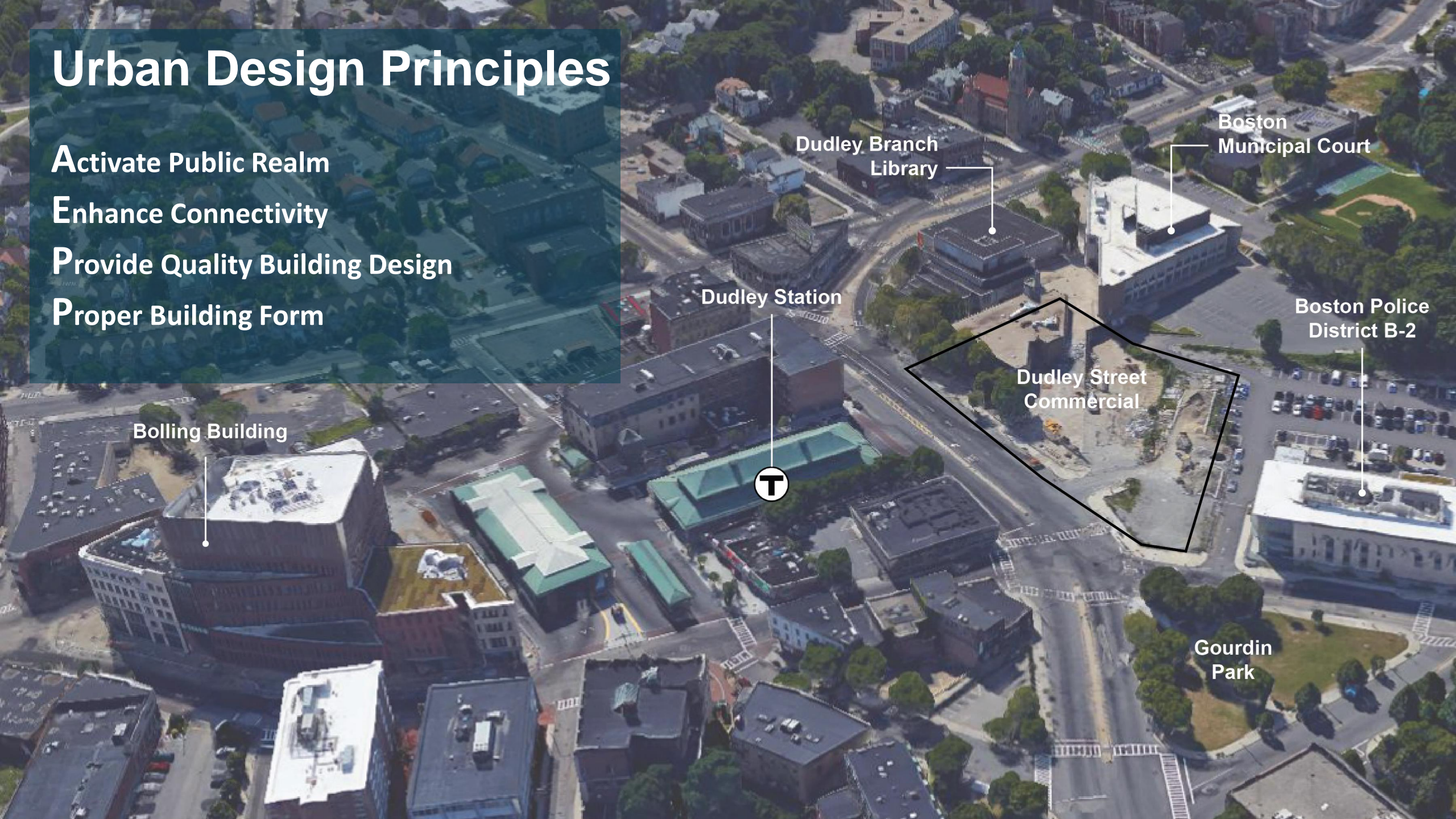
Urban Design Principles

Activate Public Realm

Enhance Connectivity

Provide Quality Building Design

Proper Building Form



Dudley Branch Library

Boston Municipal Court

Dudley Station

Dudley Street Commercial

Boston Police District B-2

Bolling Building

Gourdin Park



Direct Translation of Financial Feasibility

Residential Use w/ Retail

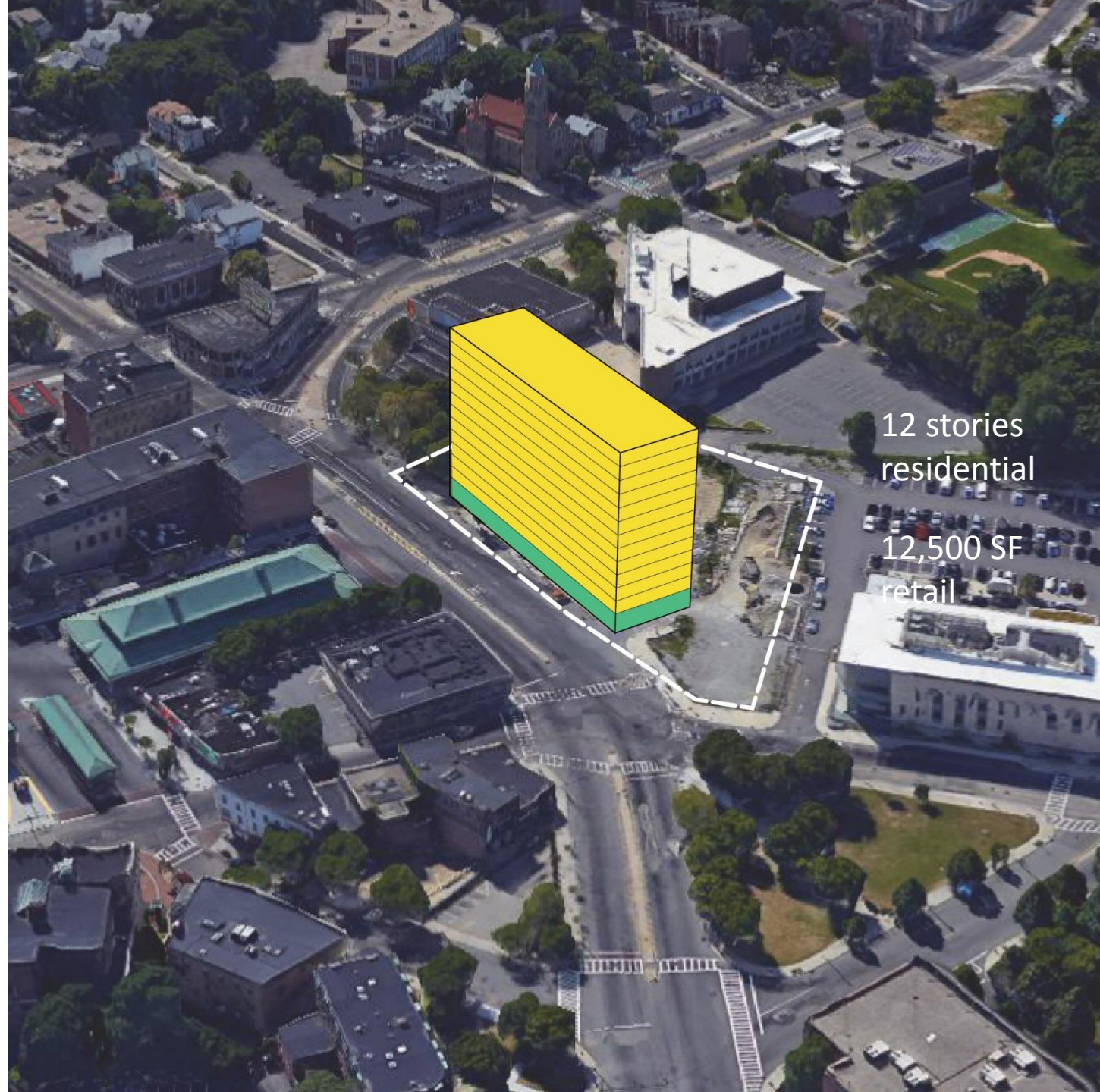


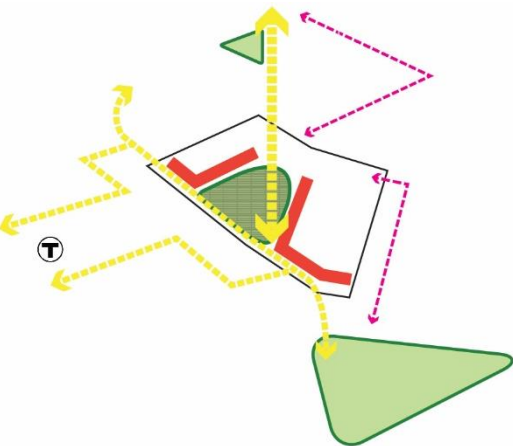
Driver

140 units of Mixed-Income Housing

Subsidized Use

15,000 SF of ground-level retail





Driver

140 units of Mixed-Income Housing

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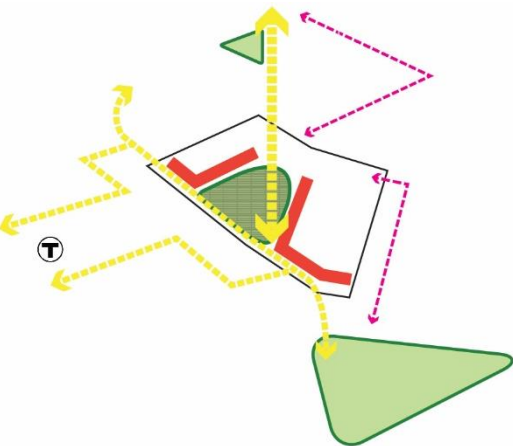
Jobs

30-50 jobs



6 stories Residential (75')

6 stories Residential (75')



Driver

175,000 SF of
Corporate Office

Subsidized Use

25,000 SF of
incubator office

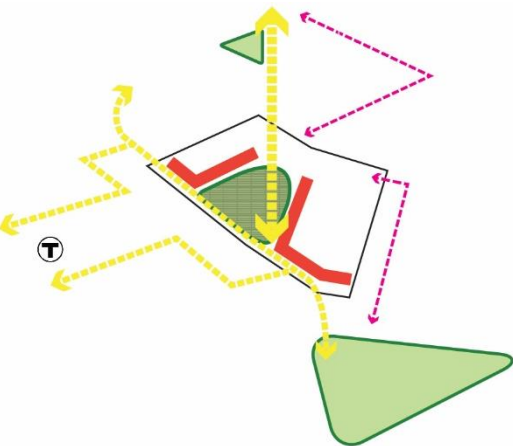
Jobs

100 incubator jobs
(+ 700 corporate
jobs)



**5 stories
Office (80')**

**5 stories
Office (80')**



Driver	Subsidized Use	Jobs
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140 units of Mixed-Income Housing	15,000 SF of ground-level retail	30-50 jobs
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12 stories Residential (135')

7 stories Office (125')



Central Plaza Concept: Brigham Circle



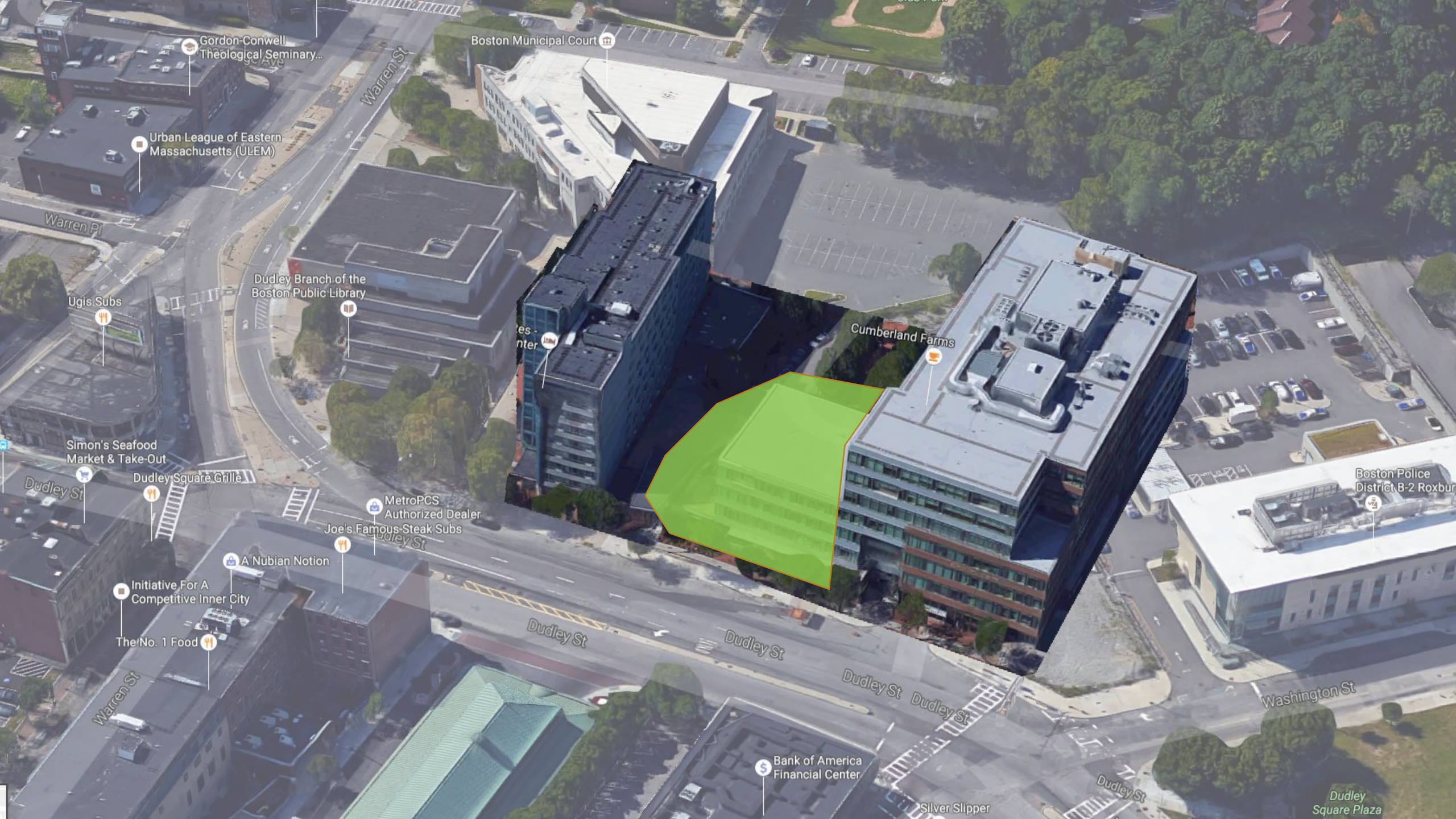
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Hempstead State College

ONLY

ONLY

Crosstown Center



Gordon-Conwell Theological Seminary...

Boston Municipal Court

Urban League of Eastern Massachusetts (ULEM)

Warren Pl

Ugis Subs

Dudley Branch of the Boston Public Library

Simon's Seafood Market & Take-Out

Dudley St

Dudley Square Grille

MetroPCS Authorized Dealer

Joe's Famous Steak Subs

A Nubian Notion

Initiative For A Competitive Inner City

The No. 1 Food

Warren St

Dudley St

Dudley St

Dudley St

Dudley St

Bank of America Financial Center

Silver Slipper

Dudley St

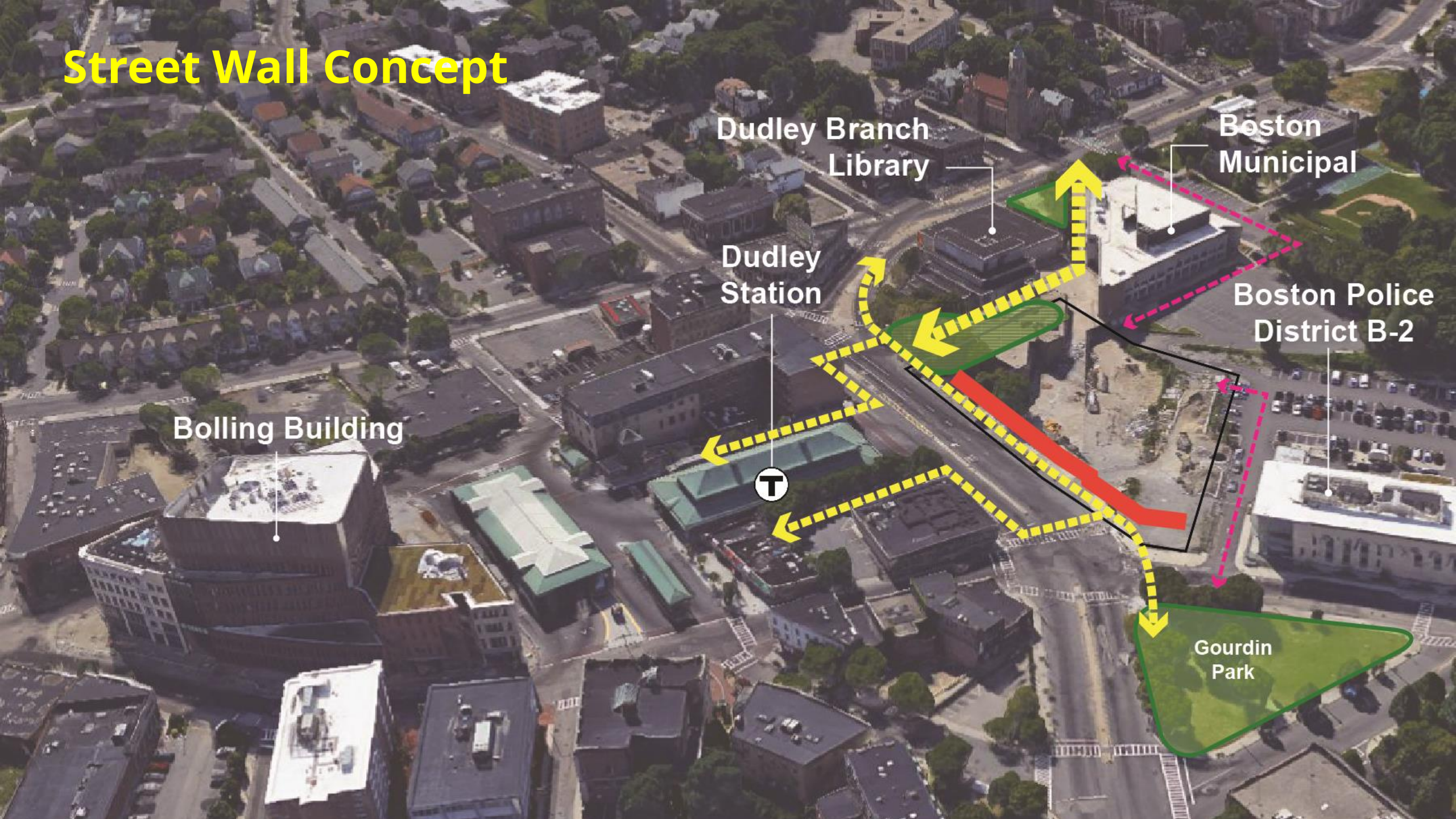
Washington St

Dudley Square Plaza

Cumberland Farms

Boston Police District B-2 Roxbury

Street Wall Concept



Dudley Branch Library

Boston Municipal

Dudley Station

Boston Police District B-2

Bolling Building



Gourdin Park

Direct Translation of Financial Feasibility Residential Use w/ Retail

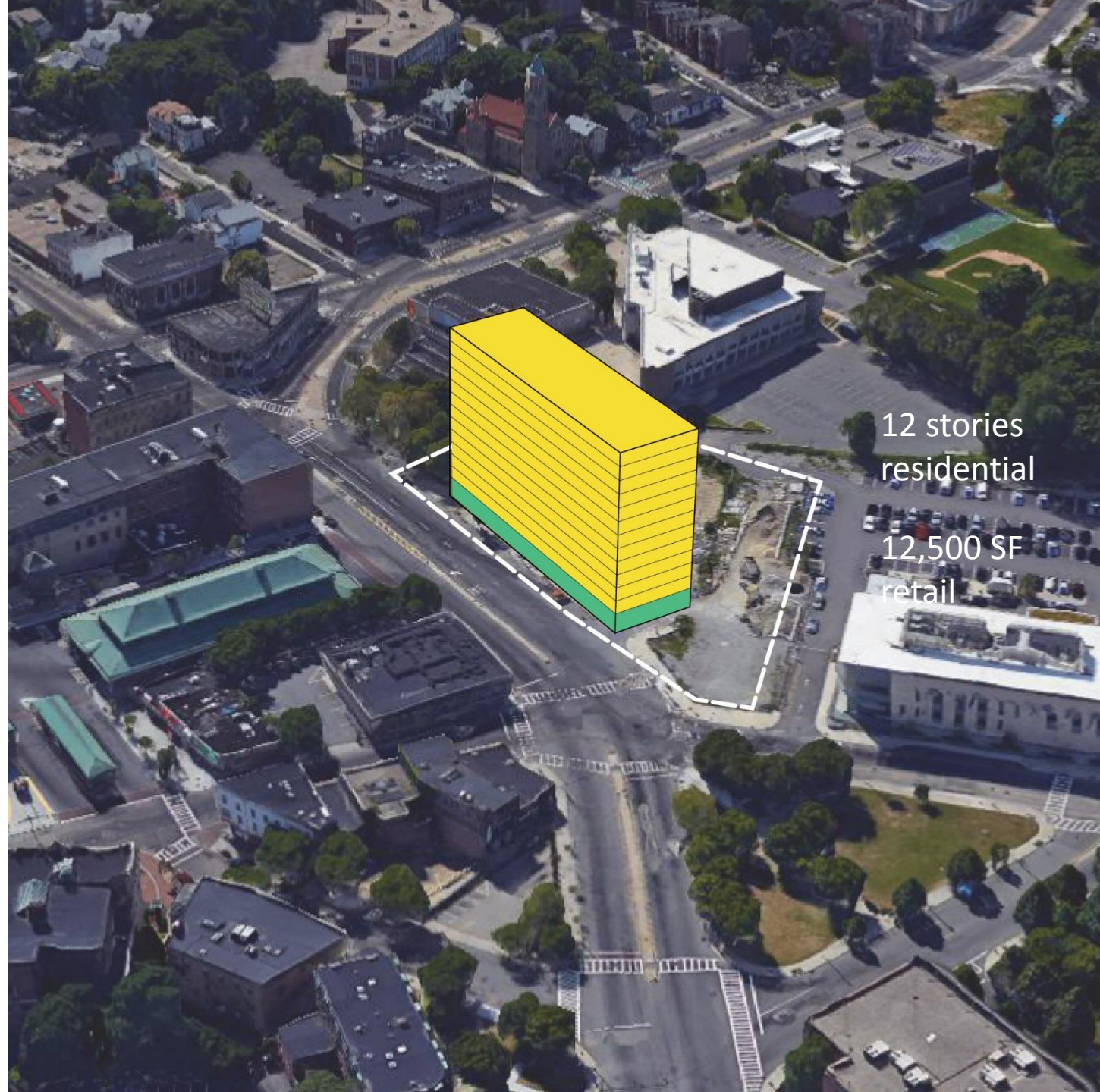


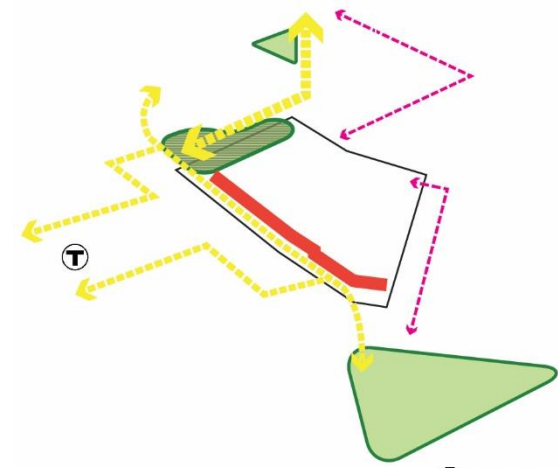
Driver

140 units of Mixed-
Income Housing

Subsidized Use

15,000 SF of
ground-level retail





Driver

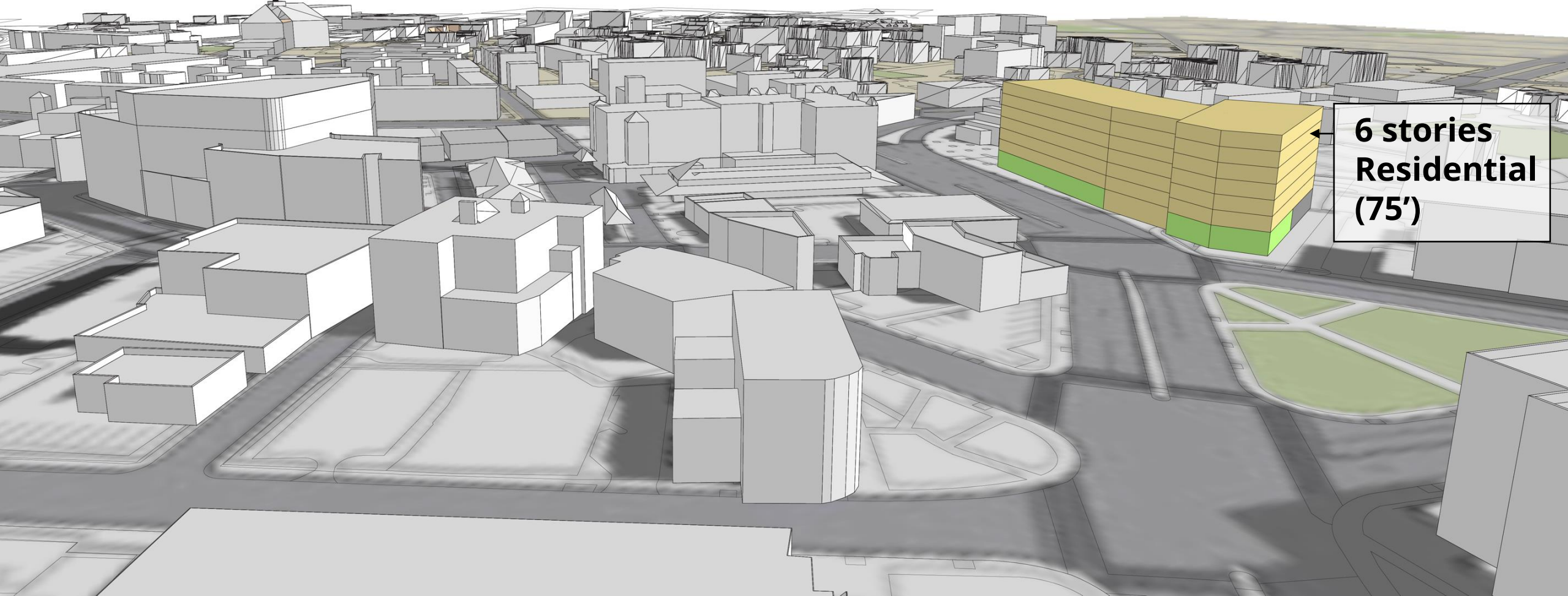
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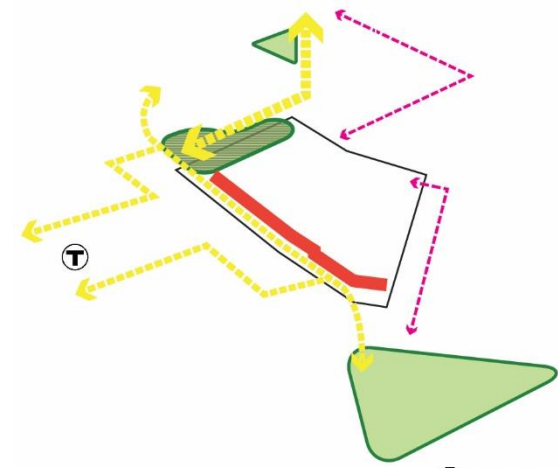
15,000 SF of ground-level retail

Jobs

30-50 jobs



6 stories Residential (75')



Driver

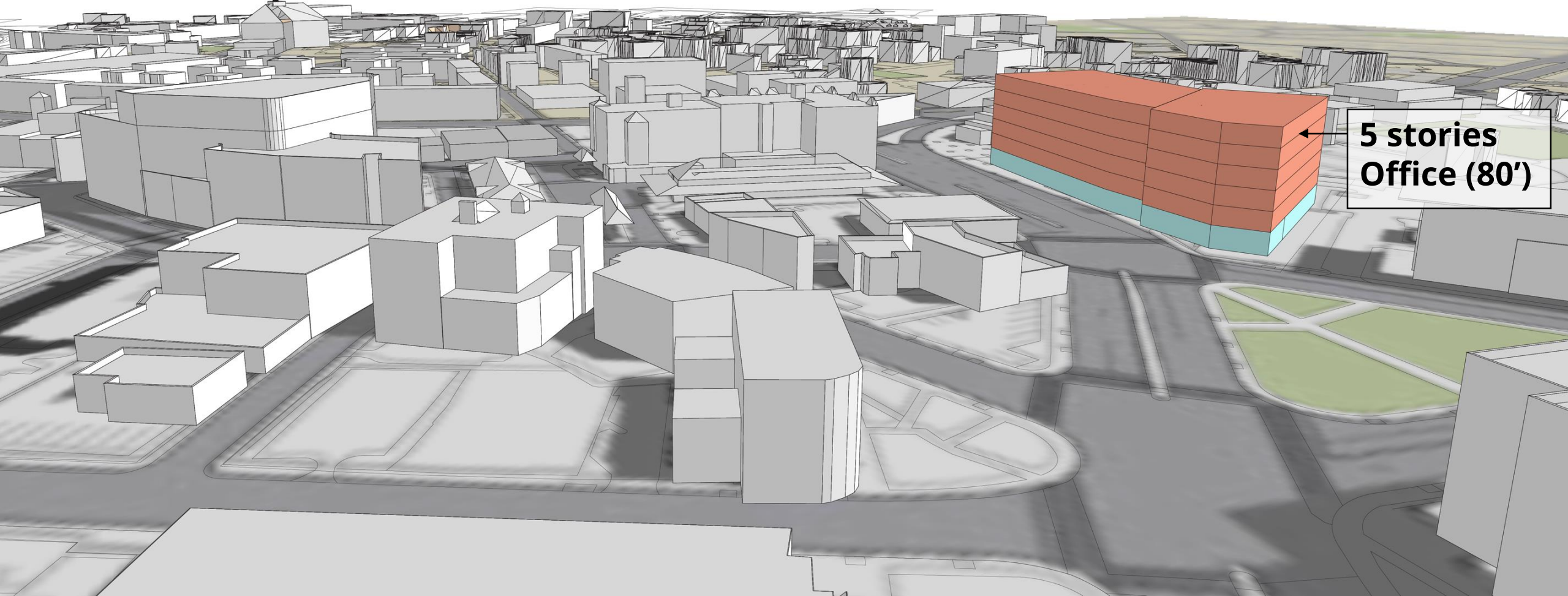
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Corporate Office

Subsidized Use

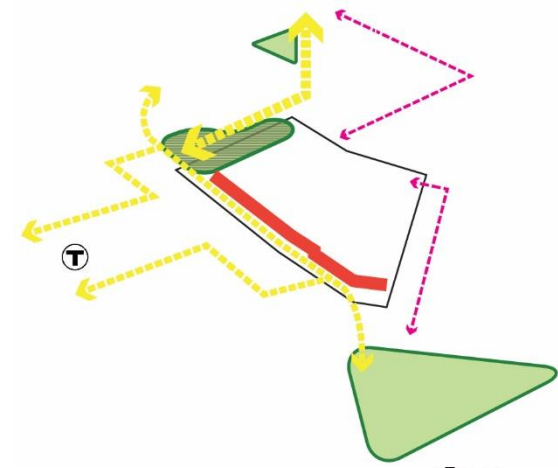
25,000 SF of
incubator office

Jobs

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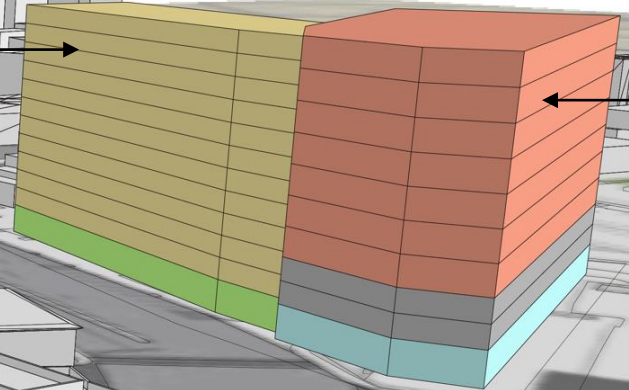
Jobs

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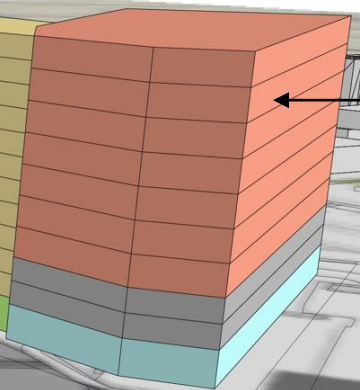
30-50 jobs



11 stories Residential (125')



7 stories Office (125')





BAR
MEZZANA

Harrison Avenue, Ink Block

JCDecaux

BOS:311

For one-emergency Boston city services.

Download the app
BOS:311

Tweet @BOS311

Call 311

Boston.gov/311

Harrison Avenue, Ink Block





Tremont Street, 505 Atelier

GROUP DISCUSSION / BREAKOUT EXERCISE

Questions:

- How should the Dudley Commercial Site relate to the District?
- What is your reaction to the various potential concepts for developing the site?

Program Concepts

Single Use Residential

Single Use Office/Incubator

Multi-use

Design Concepts

Central Plaza

Street Wall

- How might trade-offs be managed to result in the desired project benefits (e.g. incubator, cultural, etc.)?

ECONOMIC & WORKFORCE DEVELOPMENT

Process & Outcomes

