

# PLAN: Dudley Square

Preserve. Enhance. Grow.

## 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.

### PLEASE SHARE YOUR COMMENTS BELOW

#### PROPOSED USES COMMENTS

- Since this will be ~~public~~ housing, can we make sure that developments be as deeply affordable as possible
- If Fairfield builds @ 13% affordable base minimum, can this property(ies) be mostly deeply affordable to off-set?

#### MASSING, HEIGHT & ORIENTATION COMMENTS

#### ARCHITECTURAL DESIGN & CHARACTER COMMENTS

#### ACCESS & CIRCULATION COMMENTS

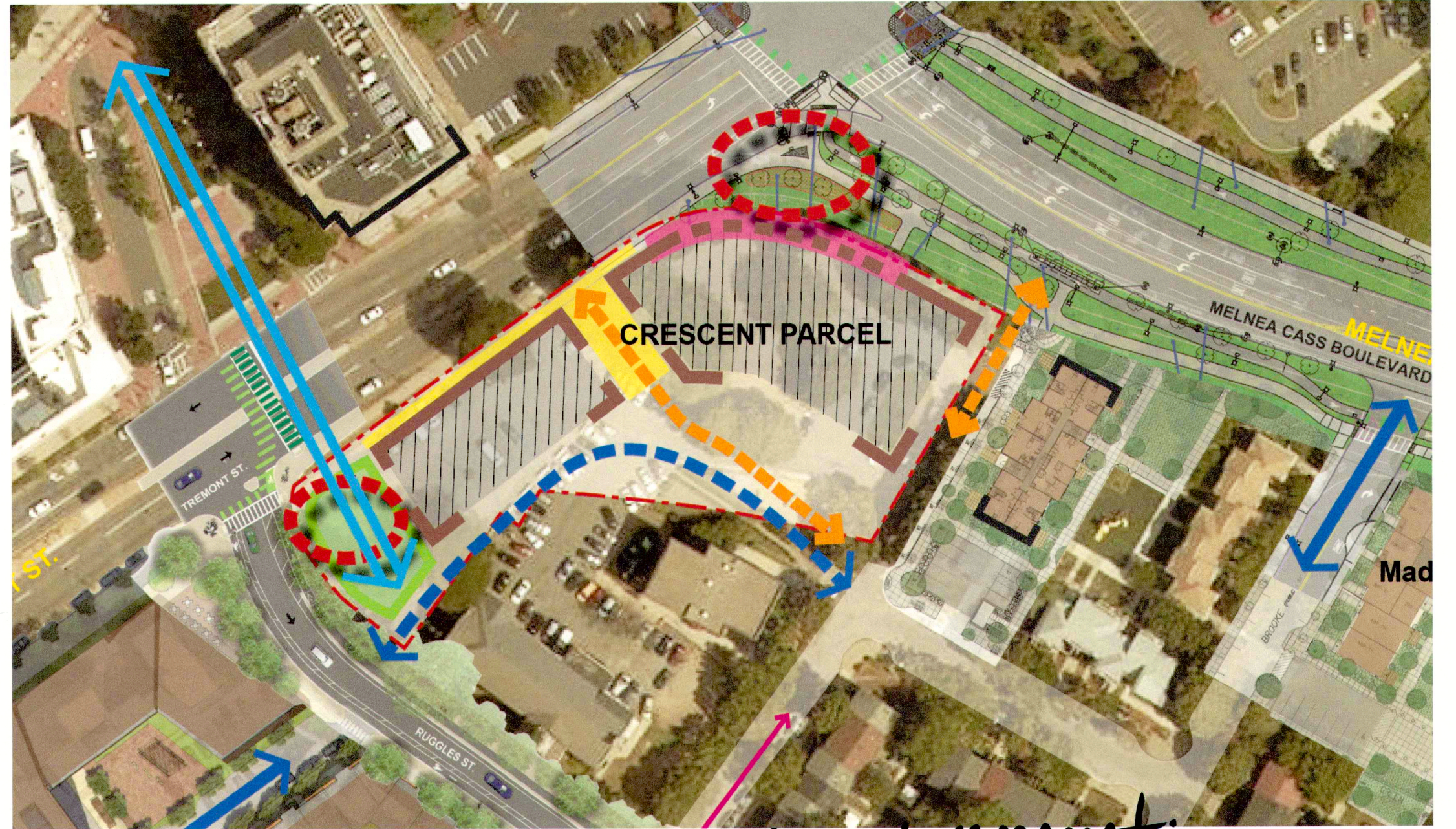
#### OPEN SPACE, PUBLIC REALM & PUBLIC ART COMMENTS

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## Crescent Parcels

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



*General comment: CAN WE get an updated displacement plan -> w/ new developments*

*displacement # UPDATE.*

### 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.

#### PROPOSED USES COMMENTS

*FAMILY-SIZED UNITS*  
*A.M.I MATCHING ZIPCODE AFFORDABILITY. \* FOR BOTH PARCELS*  
*LANGUAGE IN RFPs saying ↑*  
*↑ very important.*  
*WHAT HAPPEN TO THE POLICE PARKING ON CRESCENT & R3?*  
*FIXED USE DEVELOPMENT, HOUSING, COMMERCIAL ON THE SITE.*

#### 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.

#### MASSING, HEIGHT & ORIENTATION COMMENTS

#### 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.

#### ARCHITECTURAL DESIGN & CHARACTER COMMENTS

#### 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.

#### ACCESS & CIRCULATION COMMENTS

#### 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.

#### OPEN SPACE, PUBLIC REALM & PUBLIC ART COMMENTS

*Think about moving / putting African American museum here if p-3 does not go forward*

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My question or comment is about

- Crescent Parcel
- Malcolm X & Putnam Parcels
- Evaluation Criteria

→ AFFORDABLE Needs

TO BE TRULY AFFORDABLE. ★

— WORKSHOP ON AFFORDABILITY AS WELL — deeper dive.

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*Some key values I believe*  
1) Intergenerational inclusion  
*re apartment/houses size, availability, relocation in over (especially those displaced from Lower Roxbury)*

2) Low income - really - not just "affordable" / zip code

3) any businesses / commercial - employment to include ~~more~~ just wages + benefits

4) Renovation / upgrade (accessibility financial support)

Thank you.

Sr. "Ten" Brown, Sr

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My question or comment is about

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→ WE need to talk

about A.M.I breakdowns.

AND MAKE THEM REFLECT

Neighborhood #'s. ★ specifically b/c of

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My question or comment is about

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→ If we have income-restricted housing, what about NOT TAKING SUBS b/c of

→ multiple YEARS IN AFF and

→ preference for  
those who have been  
displaced.

→ INTERGENERATIONAL  
HOUSING ★

→ 2 instead of 1  
UNIT.  
→ LINKS  
making sure  
UNIT SIZES  
accommodate for  
that.

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