

Preserve Trees

- Preserve mature trees on the parcel.

RFP Text: (see page 20)

- The applicant should make efforts to protect the existing trees and mitigate loss of the urban canopy where possible. When impacts are unavoidable and trees are to be removed, trees must be replaced on a 1:1 ratio in landscaped areas within the project site, or off-site in the near vicinity.

Gateway Open Space and Green Connection

- The development should ensure that Roxbury is not walled off from Tremont. Instead, it should create connections.
- Emphasize open space as a community benefit, since it is limited in this area. Preserve green space along Melnea Cass Boulevard.

RFP Text:

- Massing and buildings should provide permeable breaks for light, air, views and circulation. (page 25)
- Preserve public open space at the corners of Ruggles and Tremont as well as Melnea Cass and Tremont, and provide open space and green space throughout the site. Rooftop gardens and projects that incorporate gardening opportunities will be viewed favorably. (page 20)
- The corners of Ruggles Street and Tremont Street, as well as the corners of Melnea Cass Boulevard and Tremont Street, are place-making opportunities that emphasize these locations as gateways to Nubian Square (page 20)

Feedback on Transportation:

- Developers must coordinate with the Melnea Cass and Ruggles Complete Street Plans.
- Concern about traffic impacts, especially along Ruggles Street.
- Varying opinions about whether the RFP should encourage or discourage parking.

RFP Text: (pages 22-24)

- Redevelopment should be coordinated with the Melnea Cass Boulevard Design Reconstruction Project as well as the Ruggles Street Reconstruction Project.
- Proposals should explore shared access from Raynor Circle with a future development on the adjacent parcel.
- The new development must be oriented strategically to make easy connections through the building to nearby community amenities such as transit stations, landmarks and public parks as well as create and strengthen major public corridors to enhance pedestrian activity, encourage public transit, and promote bicycle use, and must provide secure on-site bike storage for all users.

- In addition, the selected proponent will undergo a full transportation review, including traffic impacts, with the Boston Transportation Department as a part of the Article 80 development review process.

Feedback on Uses:

- There should be flexibility on upper floor uses. Residential should be an option, not a requirement.
- Include education as a possible use.
- Emphasize cultural spaces and community gathering spaces.
- Retail should be an option on the ground floor, but not a requirement, since it may not be feasible.

RFP Text: (pages 19-20)

- Uses include, but are not limited to housing, institutional/commercial office, education, retail, community or cultural uses, and space for the health sector and green jobs.
- Uses at the base of the building must create an active, engaging streetscape. Such uses may include retail, cultural and/or entertainment uses that contribute to the identity as the gateway and also the Cultural District. Proposals including retail uses should provide analysis showing the viability of retail in the Ruggles Cluster.
- The upper levels may have residential, institutional, or commercial office uses.
- The community has expressed a strong preference for cultural uses and community gathering spaces that can serve as the heart of the local community.

Feedback on Massing, Height, and Orientation:

- Height should be limited to 10 stories, with a preference for lower heights to integrate into the rest of the neighborhood beyond Tremont and Melnea Cass.
- Raynor Circle should not be considered the rear of the property, since it faces a residential neighborhood.
- Pro-actively take into account the development of Whittier Choice and P-3, and how the sites will complement each other.

RFP Text: (see pages 24-25)

- Building heights may range between 50 and 120 feet. Proposals that include exceptionally taller height must clearly demonstrate the greater benefits to the community.
- Taller massing should be located closest to Tremont Street given the adjacent third phase of the Whittier Housing Development. Lower scale massing should be considered for the portion of the site closest to the recent Madison Park building along Melnea Cass Boulevard.
- Development should also respect the overall low scale Madison Park housing site and step down towards the property edge on Raynor Circle.



- Redevelopment of the Crescent Parcel is required to play an integral role in ensuring the compatible transition in urban form and scale among potential redevelopments along the frontage of Tremont Street and Melnea Cass Boulevard: the Parcel P-3 site, the current Whittier Street Housing site and the Madison Park in-fill housing development site. (pg. 18)
- General and service vehicular access through Raynor Circle from Ruggles Street and potentially from Brook Marshall Road should be thoughtfully designed to minimize the impacts on the residential neighborhood. (pages 23-24)
- Service loading and unloading facilities should be located off-street and screened and buffered from view. (pages 23-24)
- Primary building entrances, lobbies and street frontage should be located on Tremont Street and/or Melnea Cass Boulevard and development should also pay careful attention to ensure active frontage design towards the Church and the Madison Park housing development. (pages 23-24)