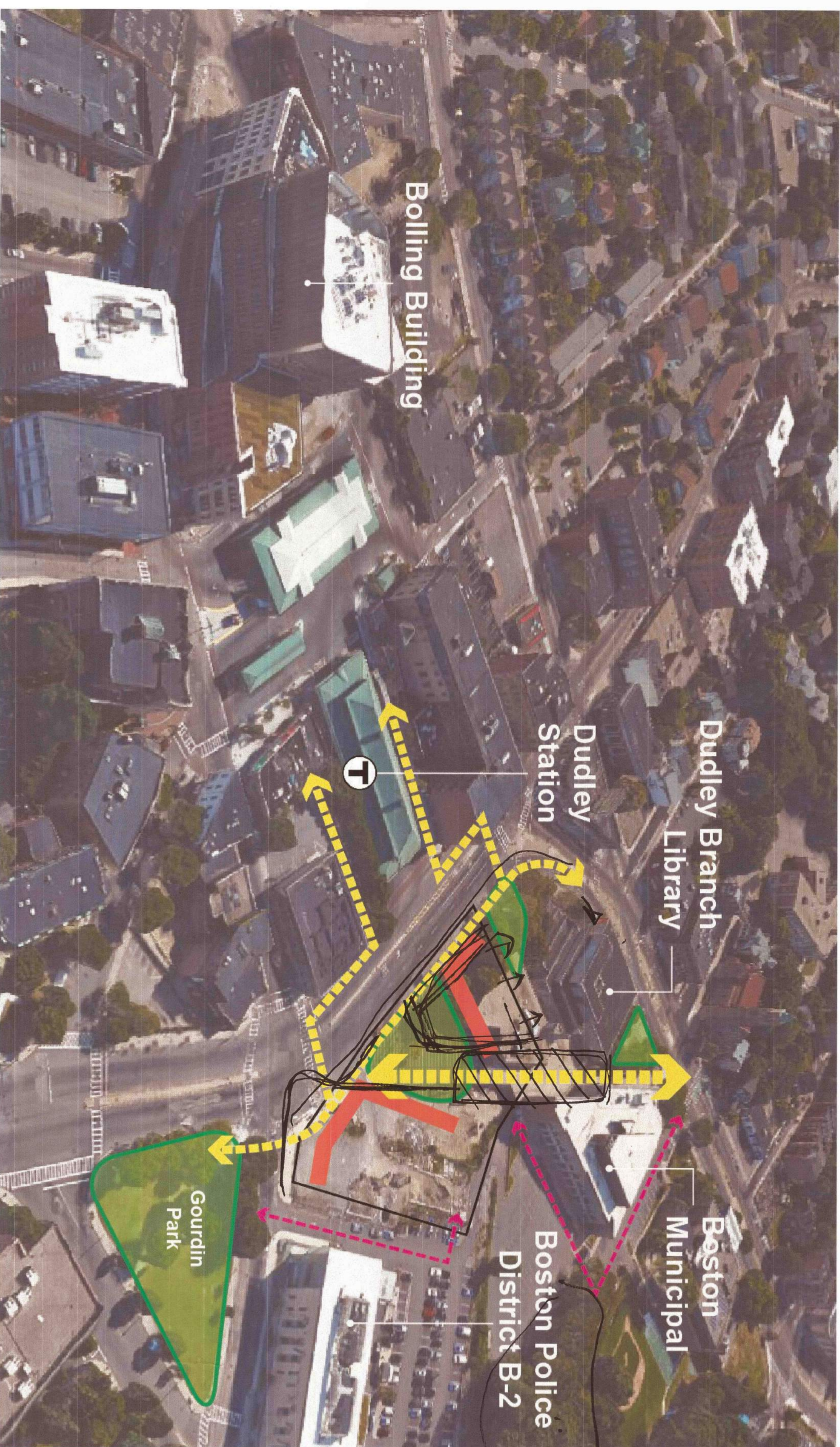


# DUDLEY COMMERCIAL SITE

## Central Plaza Concept

*W/ Kevin / Callia / Opkin*



**Notes:** + Equipt for design for advanced manufacturing.   
 → Design Principles:   
 Zoning: Dudley Square Economic Development Area, 55 feet height, 2.0 FAR   
 Lot Area: 70,000 SF (1.6 acres)

- Uses:**
- incubator
  - maker
  - cultural/ed on / the way
  - Active heritage
  - + ground floor uses
- Notes:**
- Design Principles: → Equipt for design for advanced manufacturing.
  - Zoning: Dudley Square Economic Development Area, 55 feet height, 2.0 FAR
  - Lot Area: 70,000 SF (1.6 acres)
  - to allow for enough transportation reasonable
  - Plazas - municipal plazas
  - Emphasize library
  - Walkability & safety: pedestrian friendly
  - MBTA plans for circulation + traffic & water utilities
  - MTA plans for back jobs
  - Height + Design: manufacturing jobs

*Alvarez*

- systems design / thinking

- is Dudley library part of this development -

- Have a design approach that's inclusive of the library

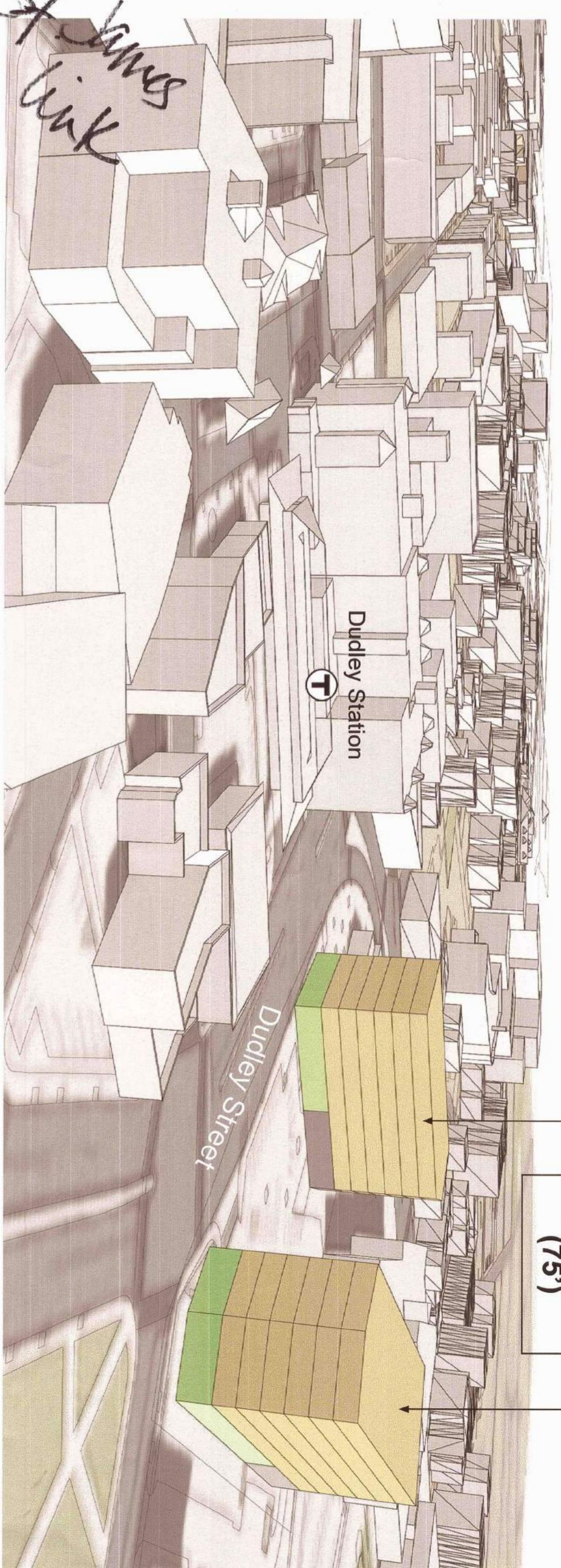
**HOUSING**

**Single Use: Residential**

Driver: 140 Units of Mixed-Income Housing

Subsidized Use: 15,000 SF Ground-Level Retail

Jobs: 30-50 Jobs



**OFFICE**

**Single Use: Office**

Driver: 175,000 SF Corporate Office

Subsidized Use: 25,000 SF Incubator Use

Jobs: 100 Incubator Jobs (+700 Corporate Jobs)



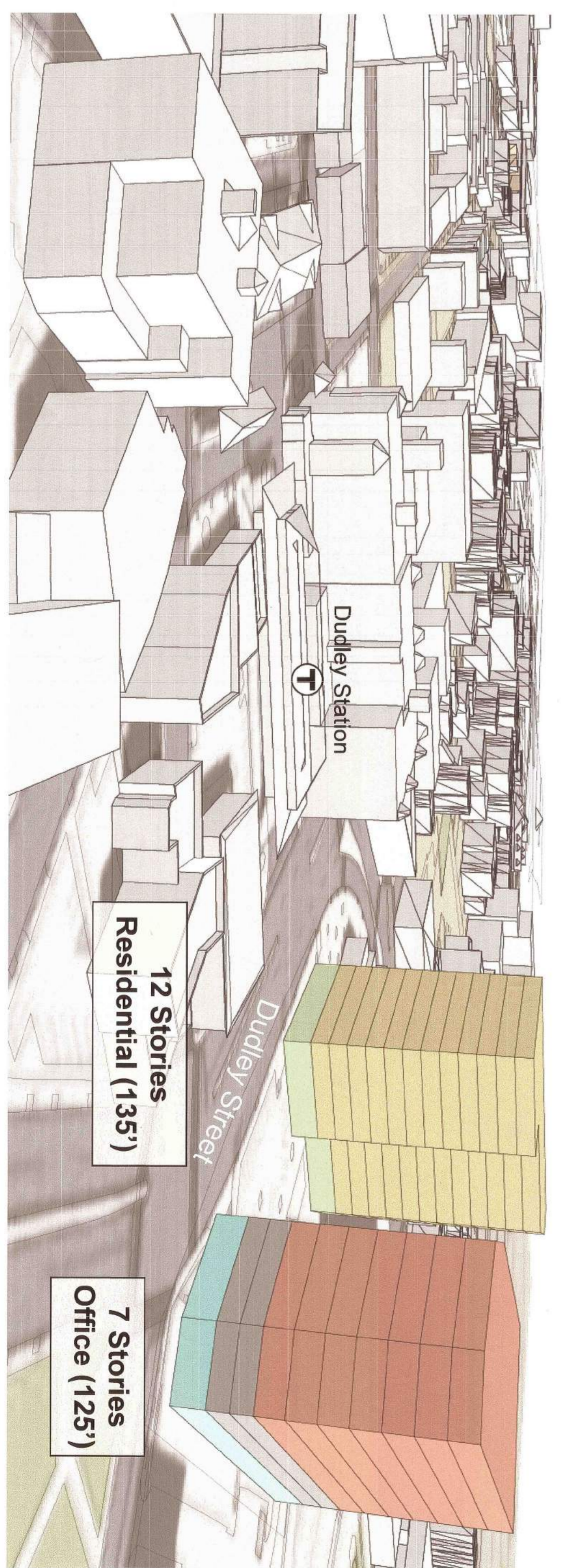
**HOUSING** + **OFFICE**

**Mixed Use: Residential + Office**

Driver: 140 Units of Mixed-Income Housing + 175,000 SF Corporate Office

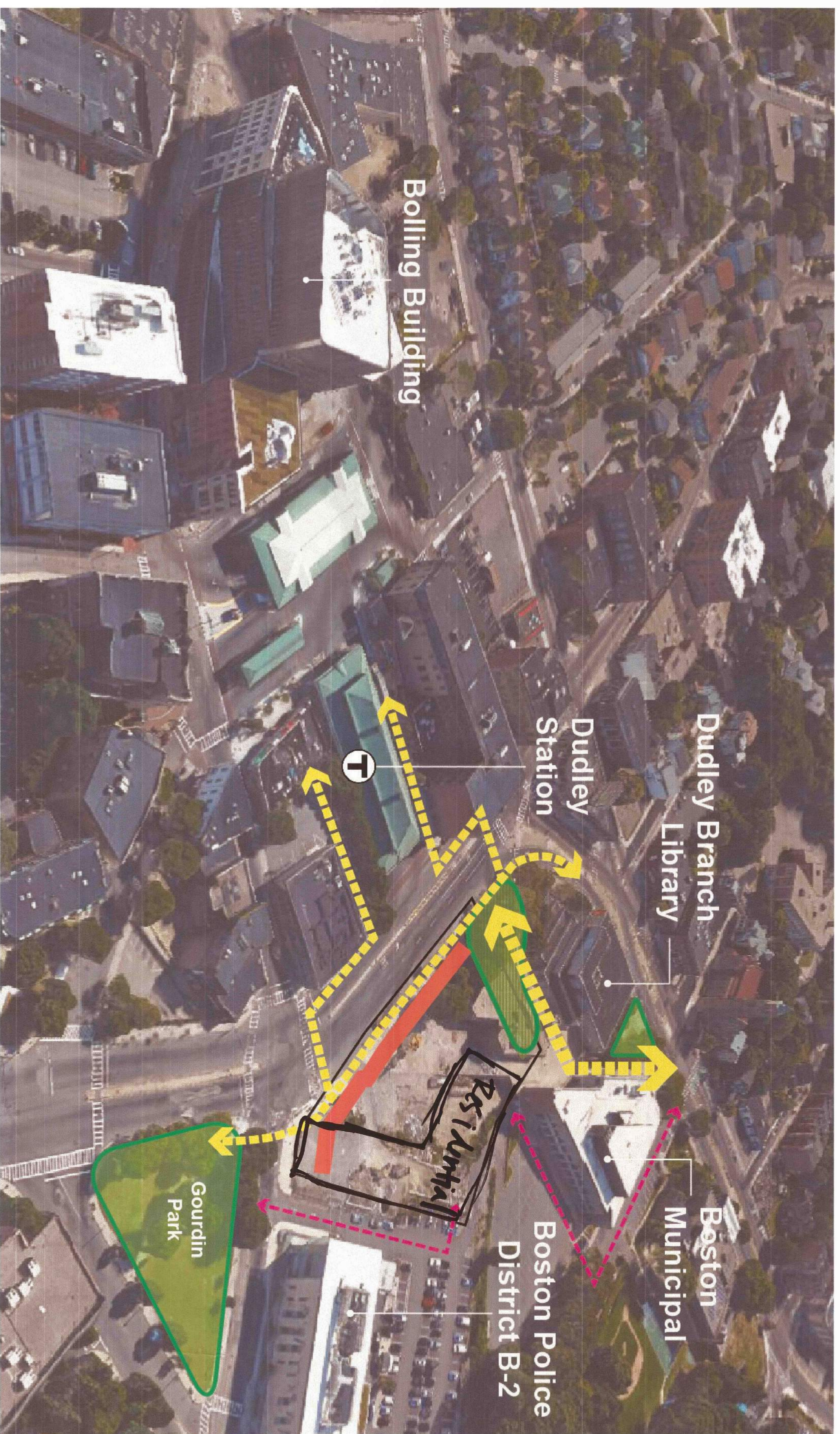
Subsidized Use: 15,000 SF Ground-Level Retail + 25,000 SF Incubator Use

Jobs: 30-50 Jobs + 100 Incubator Jobs (+700 Corporate Jobs)



# DUDLEY COMMERCIAL SITE

## Street Wall Concept



Lot Area: 70,000 SF (1.6 acres)  
 Zoning: Dudley Square Economic Development Area,  
 55 feet height, 2.0 FAR

- Notes:**
- Historic & cultural context of Roxbury → maintain this through development
  - Seating, street furniture, passive spaces
  - Systems of open space → include park behind B2 & Cow House
    - ↳ connectivity of open spaces, network of all green spaces
  - Relationship of new development to existing uses & parking needs
  - Overall parking strategy & clear guidelines if parking is not on site

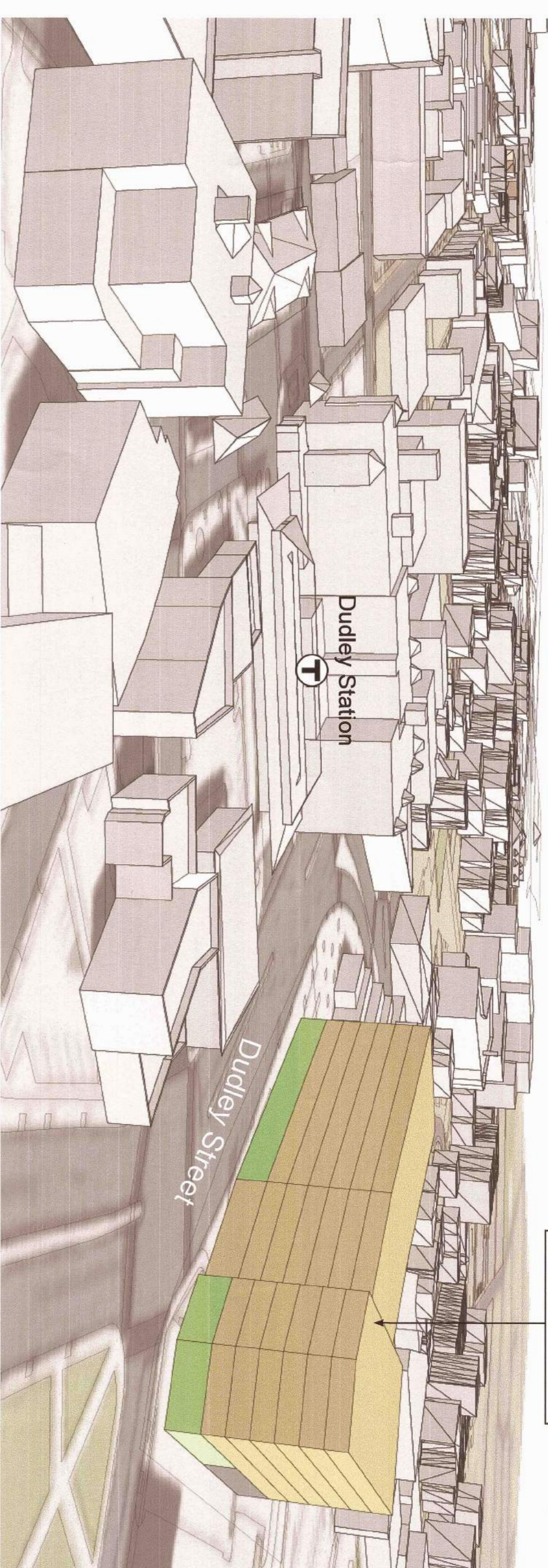
*M. N. 2024*

**HOUSING**

RETAIL

**Single Use: Residential**  
 Driver: 140 Units of Mixed-Income Housing  
 Subsidized Use: 15,000 SF Ground-Level Retail  
 Jobs: 30-50 Jobs

6 Stories Residential (75')



**OFFICE**

INCUBATOR

**Single Use: Office**  
 Driver: 175,000 SF Corporate Office  
 Subsidized Use: 25,000 SF Incubator Use  
 Jobs: 100 Incubator Jobs (+700 Corporate Jobs)

5 Stories Office (80')



**HOUSING**

RETAIL

**+**

**OFFICE**

INCUBATOR

**Mixed Use: Residential + Office**  
 Driver: 140 Units of Mixed-Income Housing + 175,000 SF Corporate Office  
 Subsidized Use: 15,000 SF Ground-Level Retail + 25,000 SF Incubator Use  
 Jobs: 30-50 Jobs + 100 Incubator Jobs (+700 Corporate Jobs)



11 Stories Residential (125')

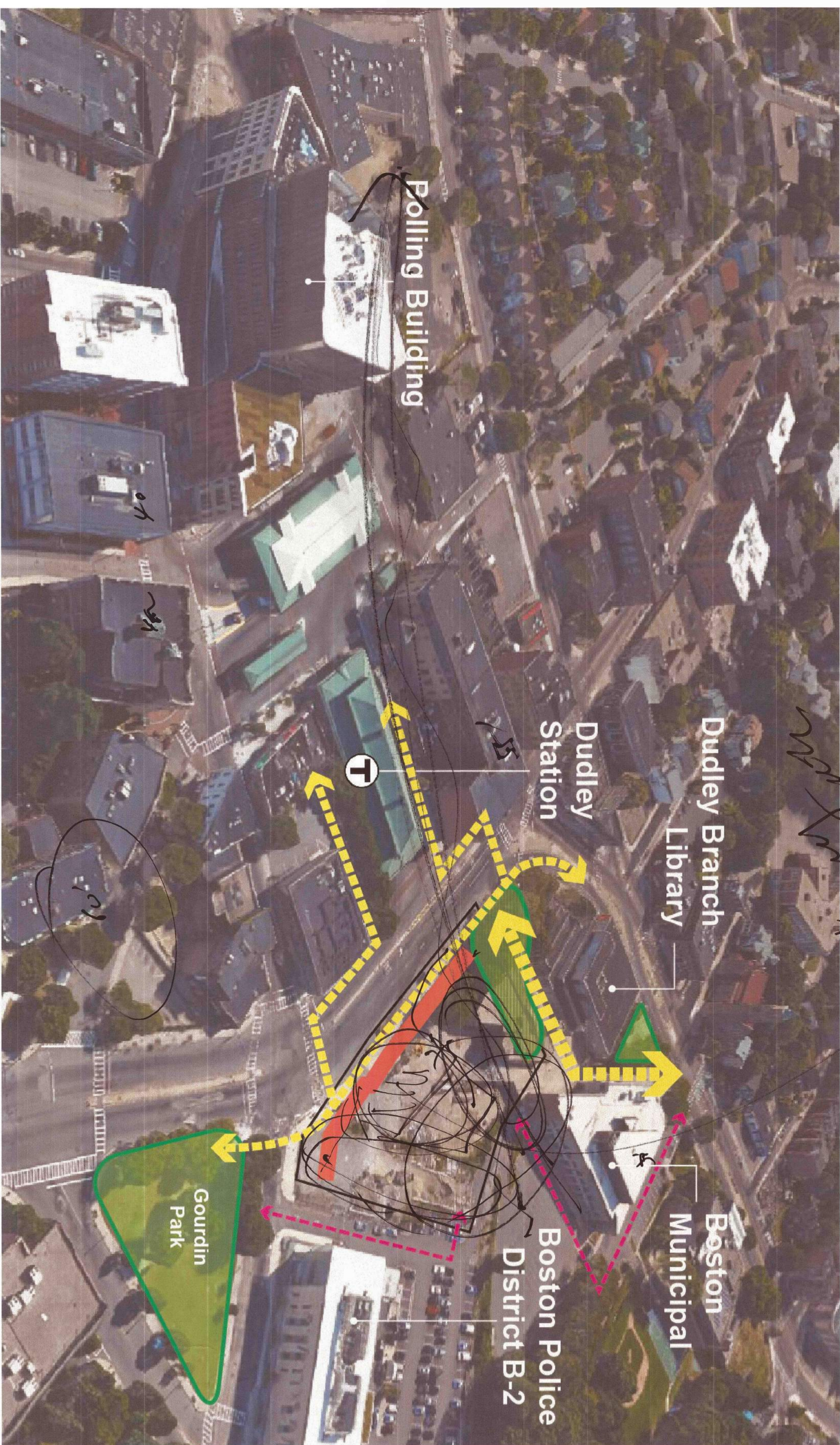
7 Stories Office (125')

# DUDLEY COMMERCIAL SITE

## Street Wall Concept

*Transparent through (we all want to see through) - we all want to see through*

*WAA*



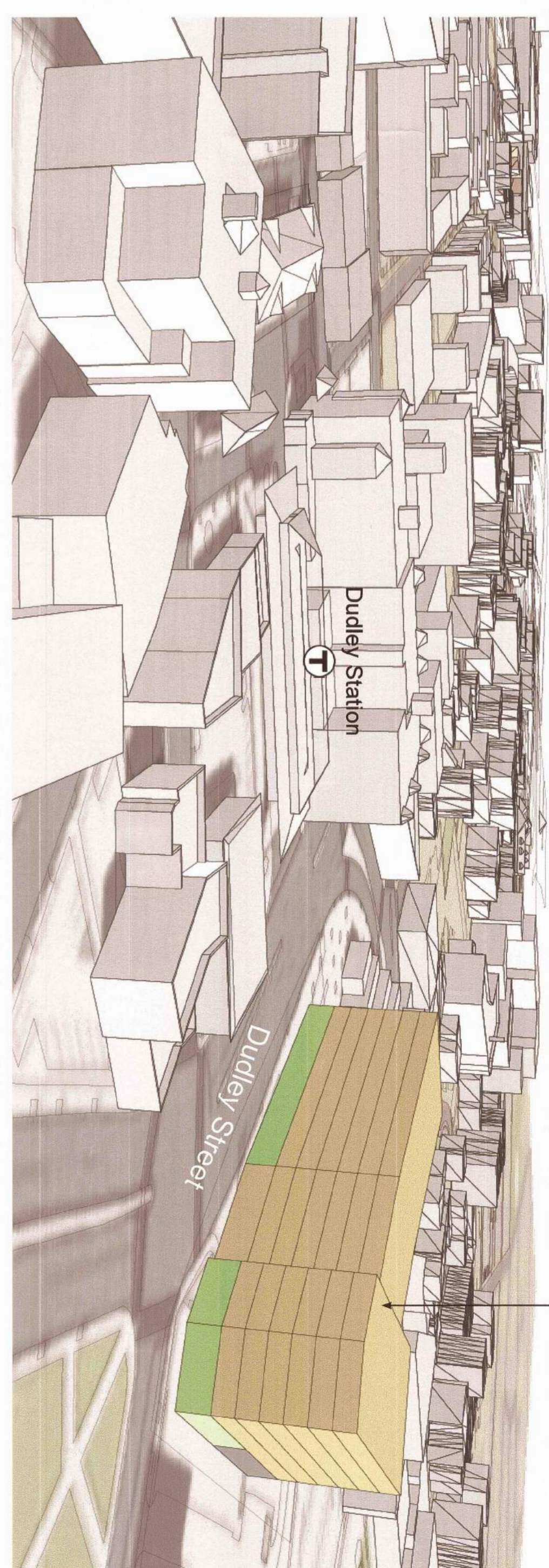
**Lot Area:** 70,000 SF (1.6 acres)  
**Zoning:** Dudley Square Economic Development Area, 55 feet height, 2.0 FAR

### Notes:

**HOUSING**  
**RETAIL**

**Single Use: Residential**  
 Driver: 140 Units of Mixed-Income Housing  
 Subsidized Use: 15,000 SF Ground-Level Retail  
 Jobs: 30-50 Jobs

6 Stories Residential (75')



**OFFICE**  
**INCUBATOR**

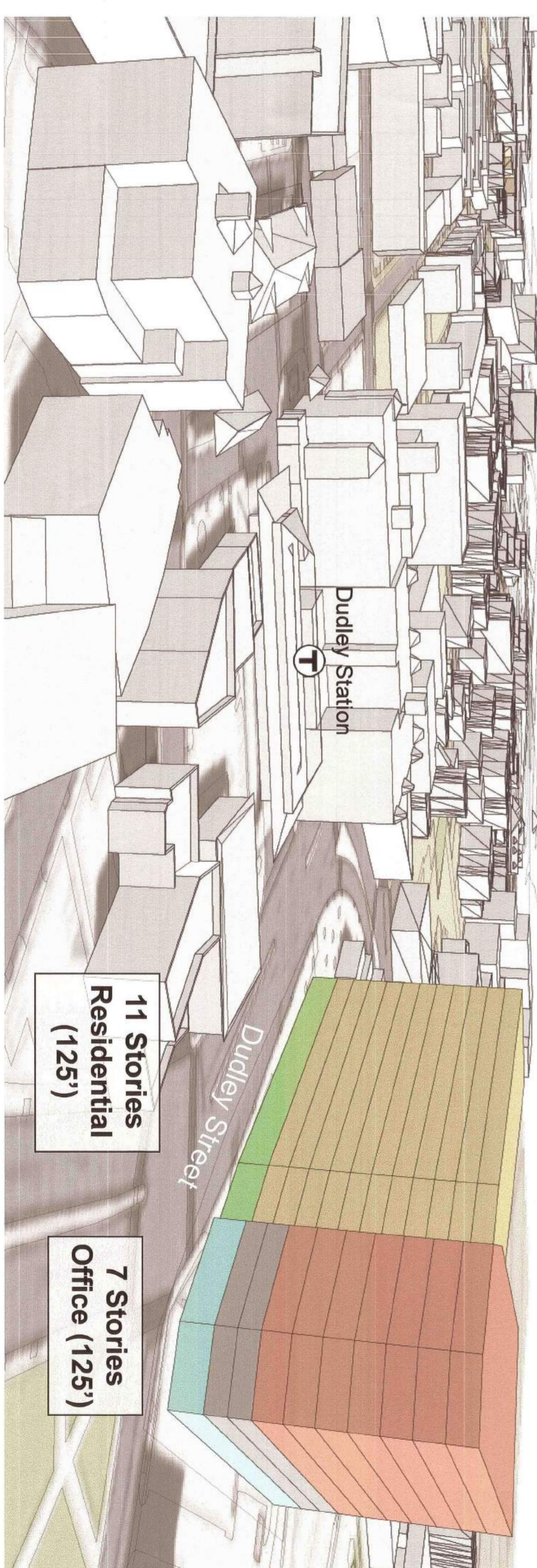
**Single Use: Office**  
 Driver: 175,000 SF Corporate Office  
 Subsidized Use: 25,000 SF Incubator Use  
 Jobs: 100 Incubator Jobs (+700 Corporate Jobs)

5 Stories Office (80')



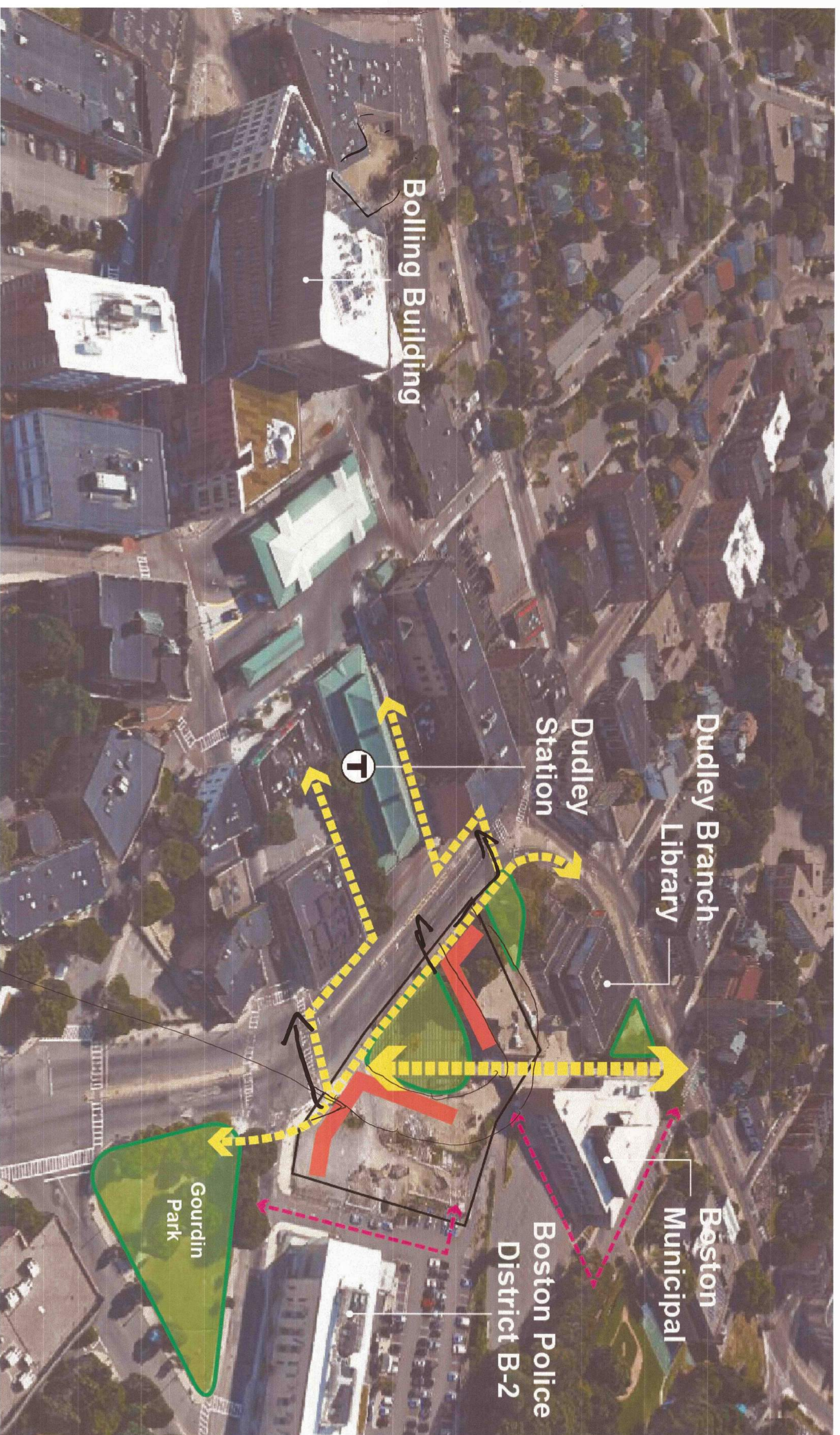
**HOUSING** + **OFFICE**  
**RETAIL** + **INCUBATOR**

**Mixed Use: Residential + Office**  
 Driver: 140 Units of Mixed-Income Housing + 175,000 SF Corporate Office  
 Subsidized Use: 15,000 SF Ground-Level Retail + 25,000 SF Incubator Use  
 Jobs: 30-50 Jobs + 100 Incubator Jobs (+700 Corporate Jobs)



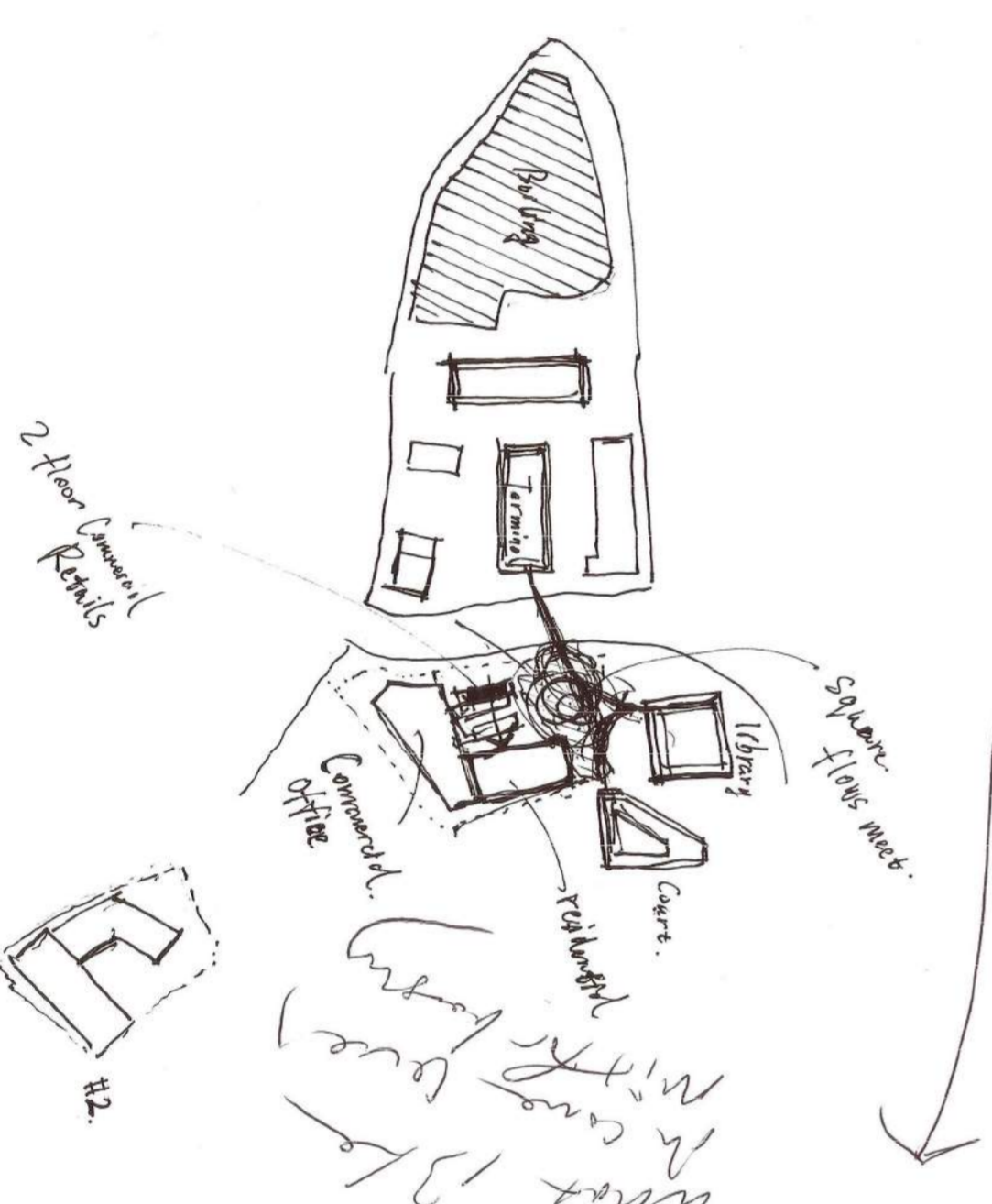
# DUDLEY COMMERCIAL SITE

## Central Plaza Concept



Lot Area: 70,000 SF (1.6 acres)  
 Zoning: Dudley Square Economic Development Area,  
 55 feet height, 2.0 FAR

**Notes:**  
 Streets (local, main, arterial, highway)  
 Bolling Building  
 Dudley Station  
 Dudley Branch Library  
 Boston Municipal  
 Boston Police District B-2  
 Gourdin Park  
 Bolling Building  
 Dudley Station  
 Dudley Branch Library  
 Boston Municipal  
 Boston Police District B-2  
 Gourdin Park



**HOUSING**  
**RETAIL**

**Single Use: Residential**  
 Driver: 140 Units of Mixed-Income Housing  
 Subsidized Use: 15,000 SF Ground-Level Retail  
 Jobs: 30-50 Jobs

6 Stories Residential (75')

**HOUSING**  
**OFFICE**  
**INCUBATOR**

**Single Use: Office**  
 Driver: 175,000 SF Corporate Office  
 Subsidized Use: 25,000 SF Incubator Use  
 Jobs: 100 Incubator Jobs (+700 Corporate Jobs)

5 Stories Office (80')

**HOUSING**  
**OFFICE**  
**INCUBATOR**

**Mixed Use: Residential + Office**  
 Driver: 140 Units of Mixed-Income Housing + 175,000 SF Corporate Office  
 Subsidized Use: 15,000 SF Ground-Level Retail + 25,000 SF Incubator Use  
 Jobs: 30-50 Jobs + 100 Incubator Jobs (+700 Corporate Jobs)

12 Stories Residential (135')

7 Stories Office (125')

**HOUSING**  
**OFFICE**  
**INCUBATOR**

**Mixed Use: Residential + Office**  
 Driver: 140 Units of Mixed-Income Housing + 175,000 SF Corporate Office  
 Subsidized Use: 15,000 SF Ground-Level Retail + 25,000 SF Incubator Use  
 Jobs: 30-50 Jobs + 100 Incubator Jobs (+700 Corporate Jobs)

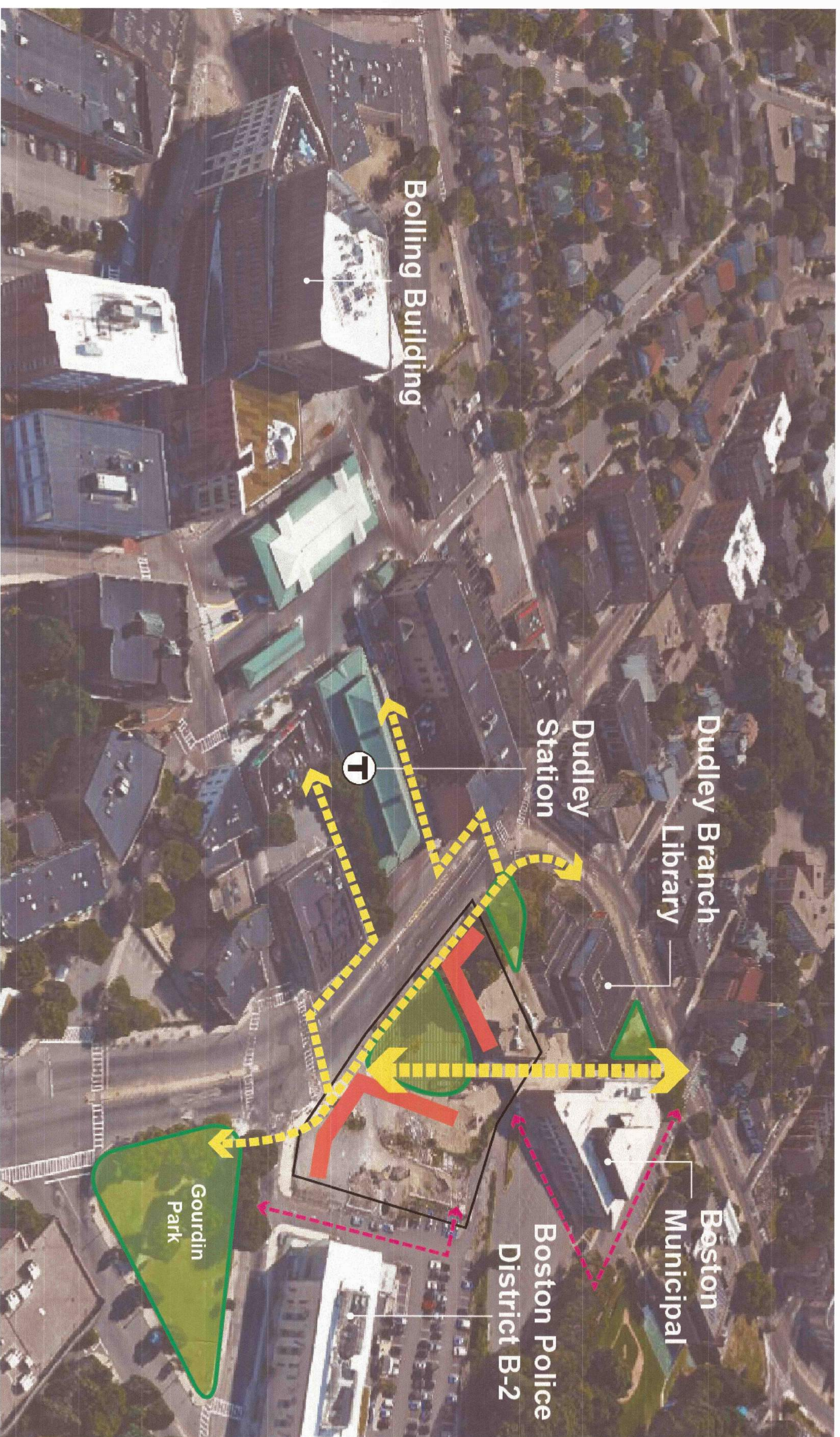
12 Stories Residential (135')

7 Stories Office (125')

# DUDLEY COMMERCIAL SITE

## Central Plaza Concept

WDA



Lot Area: 70,000 SF (1.6 acres)  
Zoning: Dudley Square Economic Development Area, 55 feet height, 2.0 FAR

### Notes:

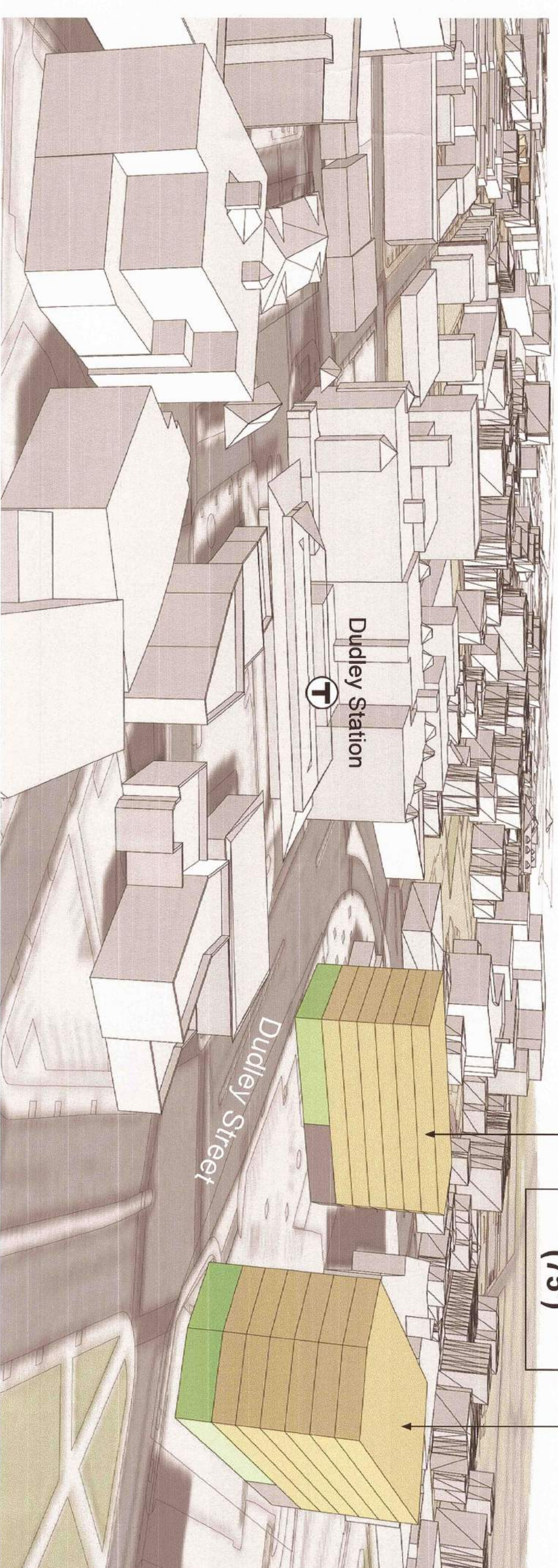
- Public Space - think inside vs. outdoor space
- Similar to Bolling Bldg around B-2 to Library, Park, ledge walkway
- Integrate same space around B-2 to Library, Park, ledge walkway
- How does this plan incorporate family planning around B-2 to Library, Park, ledge walkway
- daycare, playgrounds, courts, connecting parks, festival, cultural events
- Community building,
- lighting
- Discussion of more eyes on Park get off the transit in the street
- Cultural center
- Mix of income housing
- Central Elder Services feels appropriate size
- design excellence

**HOUSING**

RETAIL

### Single Use: Residential

Driver: 140 Units of Mixed-Income Housing  
Subsidized Use: 15,000 SF Ground-Level Retail  
Jobs: 30-50 Jobs



**OFFICE**

INCUBATOR

### Single Use: Office

Driver: 175,000 SF Corporate Office  
Subsidized Use: 25,000 SF Incubator Use  
Jobs: 100 Incubator Jobs (+700 Corporate Jobs)



**HOUSING**

RETAIL

+

**OFFICE**

INCUBATOR

### Mixed Use: Residential + Office

Driver: 140 Units of Mixed-Income Housing + 175,000 SF Corporate Office  
Subsidized Use: 15,000 SF Ground-Level Retail + 25,000 SF Incubator Use  
Jobs: 30-50 Jobs + 100 Incubator Jobs (+700 Corporate Jobs)

