



RSMPOC – Bartlett Yard Community Workshop **Saturday, January 28, 2006**

Group Meeting Notes

The following notes were compiled from the first Community Workshop held on January 28th at the Shelburne Community Center. These notes are organized by group and intended to reflect the discussion of each group.

GROUP ONE **Recommendations**

Connectivity & Neighborhood Structure

- Guild Street access is too prohibitive.
- Utilize the existing grades to screen parking uses.
- Provide pedestrian access to Guild and Blanchard Streets where street connections are prohibitive (specifically to connect with Millmont St. Park).
- Edge conditions should be a continuation of the existing conditions surrounding the site.
- Create a tree lined condition along Guild and Blanchard Streets as a recreation of and tribute to the days when the area was predominantly pear and apple orchards (hence Bartlett Street).

Use & Density

- Small scale retail along Washington Street
- Market rate owner occupied housing with traditional 15% affordability component
- Mix between low and moderate density housing – single, two and three families
- Residential over retail along Washington Street
- Gradual reduction in density towards back of the site
- Senior/assisted living could be a higher density mid-rise component
- Neighborhood services

Quality of Life & Sustainability

- Need to maximize the economic benefits of the site's redevelopment and ensure that they are distributed throughout the rest of the neighborhood
- Homeownership leads to wealth building
- Need to balance aesthetics with economic sustainability
- Encourage the utilization of the unique grades

GROUP TWO

Recommendations

Connectivity & Neighborhood Structure

- No semi private access through detached homes.
- Pedestrian access on Washington, Bartlett and Guild only.
- Needs an additional street through site.
- New curb cuts on Washington with turning lane(s).
- Provide Good lighting for safety along Main Streets, secondary streets and pathways.

Use & Density:

- Washington Street - Mixed Use, Retail, Stagger buildings and site lines
- Guild Street - Open Space Less Housing Detached Single Family
- Lambert Street - Detached Single Family Detached 2 or 3 Family
- Bartlett Street - Detached 2 or 3 Family
- Middle of Site - 6-7 story mixed building with open space in front

- 25 units per acre
- Supply diverse commercial activity for convenience. Enough to mainly support local area. Wants to complement, not compete with Dudley Square. Does not want to attract too much traffic from other areas; (area) will not be able to support the vehicular traffic.
- Commercial EXAMPLES
 - Health care Clinic
 - Mom & Pop Dinner restaurant
 - Coffee shop
 - Dry cleaners
 - Small movie theater i.e.) Davis Square
 - Concert Venue
 - Family entertainment Center (Lucky Lanes/Arcade)
 - Barber Shop
 - Walgreens
 - Light manufacturing

- Provide on street and underground (residential only) parking.
- Make a teen and adult friendly environment.

Quality of Life & Sustainability

- Present solar “Green” technology.
- Possible Traffic signal on Washington near sight/ something to slow down traffic (Traffic study needed along Washington Street.).

- Professional maintenance & management needed for block especially if retail is incorporated.
- Incorporate materials reflective of surrounding environment, NO CHEAP materials.

- Improve perceptions of crime along Washington Street and in Roxbury.
- More lighting on and around the site.
- Bring jobs for the locals.
- Offer more public transportation and address safety concerns.

GROUP THREE Recommendations

Connectivity & Neighborhood Structure

- All 4 sides should be accessible, through the use of steps and overlooks, ideally where the intersecting streets meet the site's edges.
- No heavy vehicles/trucks should be allowed to circulate through the site- their access should be limited to a few key locations.
- Look at the design of other paths in the neighborhood that have incorporated children in their design, e.g. Hawthorn & Highland Parks.
- Walkways and paths should be designed to reduce the "box" in the middle of the neighborhood.
- Encourage the MBTA to set up a shuttle to and from the site to connect with other areas that people want to get to (Similar to the 48 in JP).
- Serve as a well-designed grid of streets.
- This is primarily a walking neighborhood.
- Need better public transportation; locate a bus stop at the site.

Use & Density

- Keep commercial development on Washington Street - concern about the rear of shops facing the interior of the site. Possibly make the interior of the site a retail street, perpendicular to Washington Street, so it is very pedestrian oriented.
- Retail with residential above is desired. No retail that is too large (i.e no big box) that doesn't serve the needs of the local community. Retail that draws from the region (Wal-Mart or Ikea) are NOT desired.
- Ideally a small CVS, or something like Church Park that allows walkways through.
- A small supermarket-like Foodies- that provides permanent jobs for local residents.
- 4 to 12 stories high for all buildings, not any higher.
- Retail should serve the daily needs of the population that lives in the surrounding neighborhoods, not be a regional draw (i.e. no Wal-Mart or power-center.)
- Avoid surface parking as much as possible.
- Garden apartments for the elderly, ranging from independent living to assisted living; this will generate jobs too.
- The Boston Elderly 202 program is NOT a model for this development. It limits the type of buildings and restricts the form of it, resulting in UGLY buildings.
- This should be a beautiful development.
- CVS and a small supermarket need SOME surface parking- we can't assume people don't drive.
- Mixed-income is desired. Don't want a concentration of only one income level.
- Consider public uses as a component, such as an arts center and community facilities.
- The "Cincinnati Model" should be looked at as a good example for development.

Quality of Life & Sustainability

- Concern about contaminated soil and remediation issues. It needs to be 100% clear that this site is cleaned up BEFORE any developer is selected.
- Use subsidies to offset the rents of smaller retailers in the site.
- Connect development to job creation- local and minority businesses should be able to take advantage of wealth building opportunities- and be able to keep the dollars in the community.
- Open space needs to be secure and safe; too much can be a problem.
- Use parks as buffers to commercial and residential development- possibly a collection of parks, not one big one. Open space can/should also be located on the roofs of buildings/garages too.
- Cleanliness is essential; ensure that whatever development comes here is well maintained and kept up regularly. Sweep the sidewalks regularly.
- Public perception is based on the exterior appearance. Owners should be held responsible for the upkeep of their property.
- Examine alternative sources of energy in the design of this development- including solar energy. Incorporate energy saving materials into the design
- Ensure the development is well lit at night- so it is safe for elderly and children to play and walk around.
- Need some play space or yards for children to walk around and to play in.
- There should be social space too; to hang out; that is can be monitored; people, doors and windows should overlook it.

GROUP FOUR Recommendations

Connectivity & Neighborhood Structure

- **Parking:** Overall, the group would like to see public transportation encouraged and excessive car use discouraged. Also, the site should look into alternatives such as Zipcar and Silver Line expansion.
- In terms of parking types, an underground lot would make sense for residential units, while a free surface lot would be ideal for commercial traffic.

Use and Density

- **Housing-** “urban village” concept with an emphasis on a mixed income community. There should also be a mix of both rental and ownership options
- The site should be very accessible and become a “destination”. In order to harness the untapped economic potential of the neighborhood and accommodate local residents, some kind of market (Whole Foods, Trader Joe’s) would be a good fit. In addition, social uses such as a restaurant or a café should be considered. Other ideas included office supplies, pharmacy, and a hardware store.
- **Density:** This will vary across the site, given the unique topography. There should be a range of 3-5 story and 6-10 story residential buildings. Smaller buildings could be located on the higher elevations in the rear of the site and taller buildings could be built on the lower elevations. Any commercial development should be focused along Washington Street. The edges of the site, specifically Lambert and Guild) should be

2-3 story townhouses with stoops to add neighborhood feel, help the sight mesh with the surrounding area.

Quality of Life & Sustainability

- Open space should be an integral part of any plan with an emphasis on green spaces such as lawns and gardens. The overall design should be mindful of not creating areas that could be co-opted for illegal activity.
- This development should also be viewed as an opportunity to change/improve the overall image of Dudley and the Highland Park area. Additionally, Roxbury needs to develop some “after 8PM” options for both shopping needs and entertainment.

These notes are intended to reflect the discussion of those who participated in each group and welcome any edits or corrections from those who participated.

If you have noticed any errors or omissions or have any questions please contact:
**Hugues Monestime, Roxbury Planner by phone at: 617.918.4320 or,
by email at: Hugues.Monestime.bra@cityofboston.gov.**

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Thank You!