

ROXBURY COMMUNITY MEETING



AT THE URBAN LEAGUE, 88 WARREN ST. MONDAY NOVEMBER 21, 2005 FROM 6:00PM TO 8:00PM

WELCOME

- Roxbury Community
- Roxbury Neighborhood Council,
Bob Terrel Chair and RNC Committee Members
- Roxbury Strategic Master Plan Oversight Committee,
Ex-officio Elected Officials and Committee Members
- Hugues Monestime BRA, Senior Planner
- BRA & MBTA Staff

TODAY'S AGENDA

I. Welcome and Introduction

II. Review and Approval of Notes

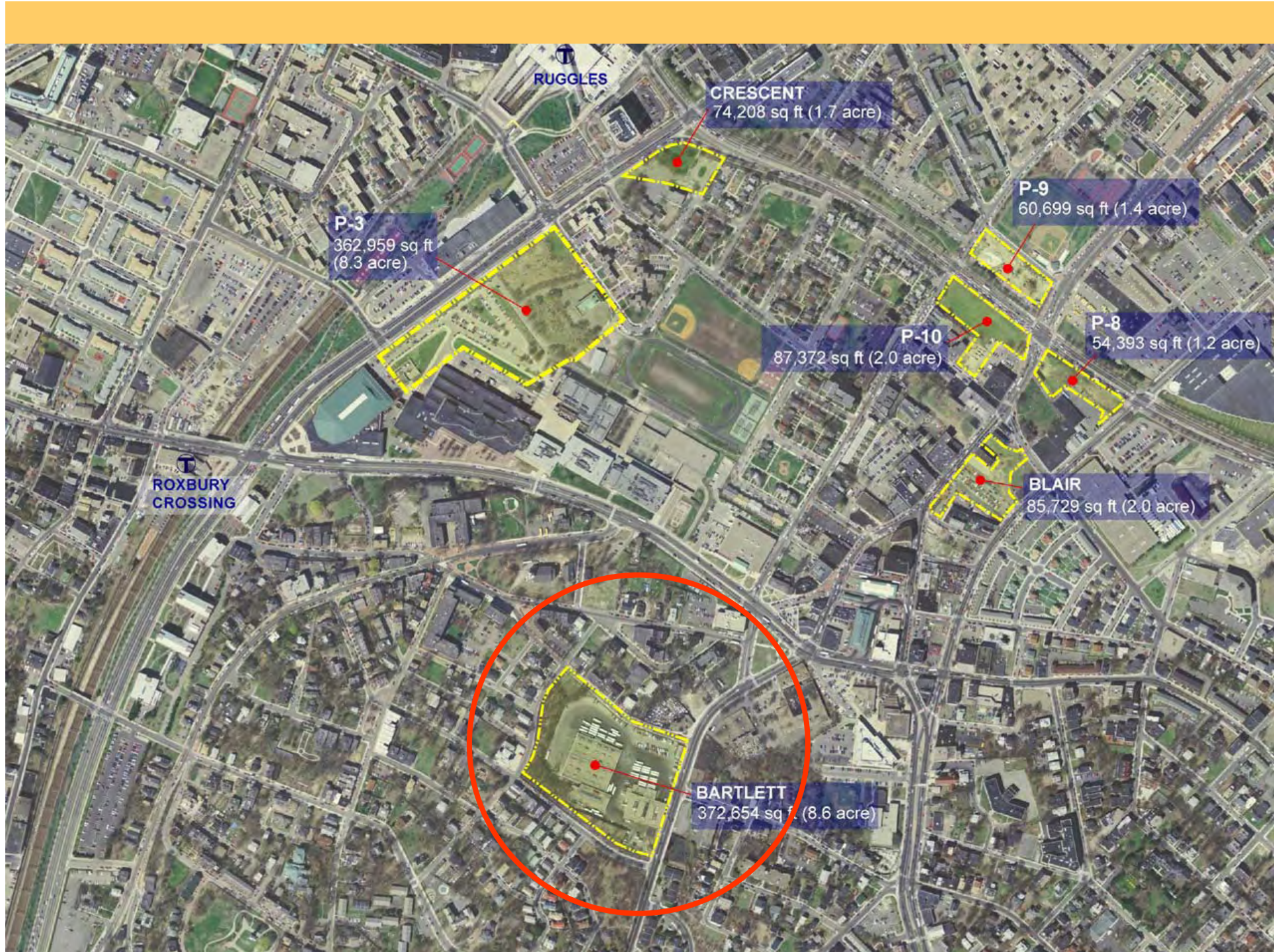
III. Bartlett Yards

MBTA

BRA

IV. Parcel P-3 RFP Update

Mark your calendars! The next RSMPOC is scheduled for Monday, December 5th , 2005 from 6-8:00 PM location to be announced.



RUGGLES

CRESCENT
74,208 sq ft (1.7 acre)

P-3
362,959 sq ft
(8.3 acre)

P-9
60,699 sq ft (1.4 acre)

P-10
87,372 sq ft (2.0 acre)

P-8
54,393 sq ft (1.2 acre)

ROXBURY
CROSSING

BLAIR
85,729 sq ft (2.0 acre)

BARTLETT
372,654 sq ft (8.6 acre)



BARTLETT YARD SITE STUDY

Area Context



City of Boston



Massachusetts Bay
Transportation
Authority



Boston
Redevelopment
Authority

November 21, 2005

WASHINGTON STREET



Washington St. at Guild / Retaining Wall



Washington St.

BARTLETT YARD SITE STUDY

Site Conditions
Existing structures
and the retaining wall



Washington St at Bartlett St.



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GUILD STREET



Two-Family House



Townhouses

LAMBERT AVENUE



Three-family House



Single-Family House

BARTLETT YARD SITE STUDY

Site Context
Various housing types on the four edges

BARTLETT STREET



Rowhouses



Holy Temple Church



Mixed Use Building



Two-Family House

WASHINGTON STREET



Townhouses



Industrial Building



Townhouses



City of Boston



Massachusetts Bay Transportation Authority



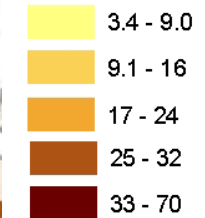
Boston Redevelopment Authority

November 21, 2005

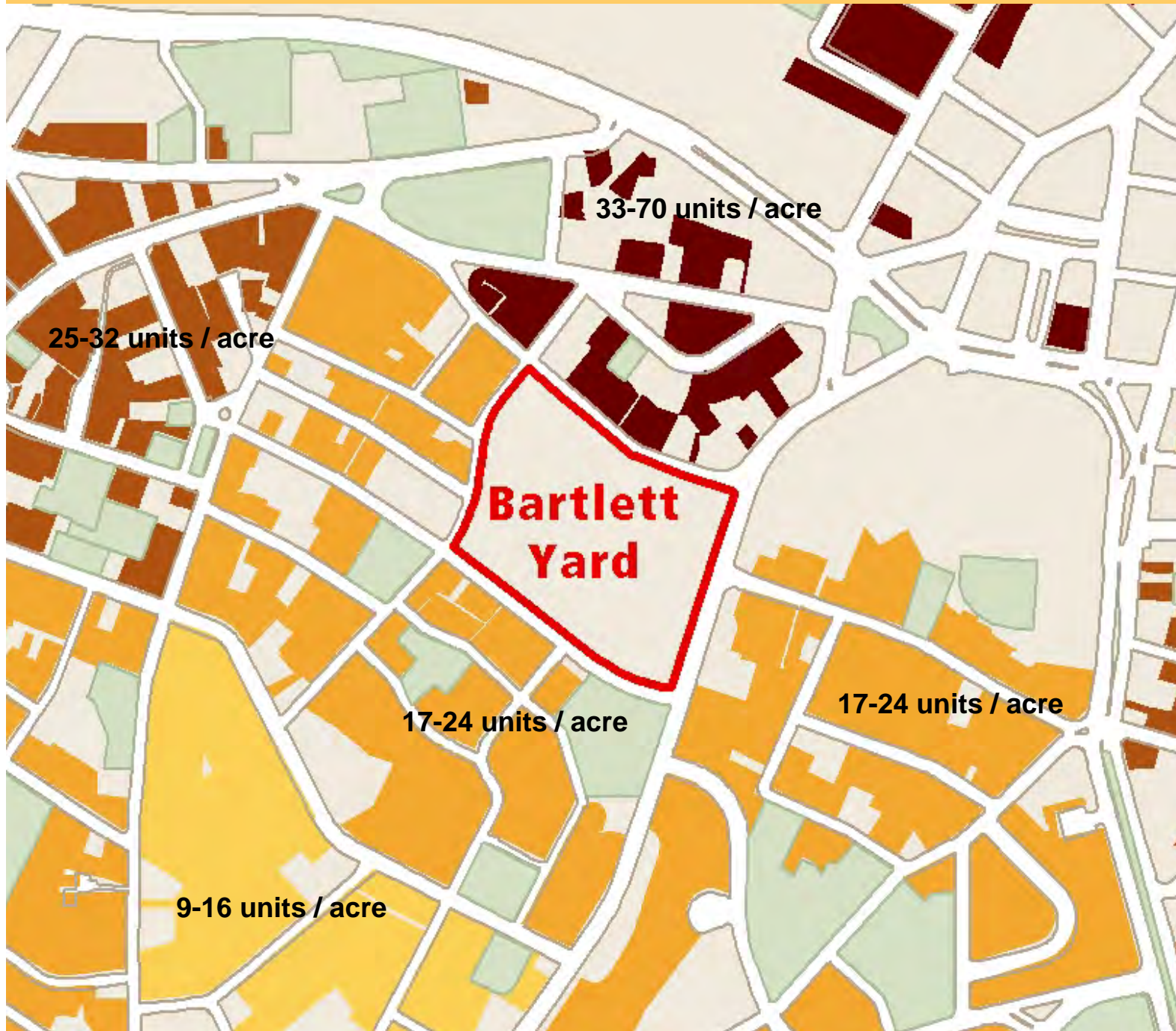
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Housing Density

Residential Areas Housing Unit Density Units per Acre



Source: 2000 Census



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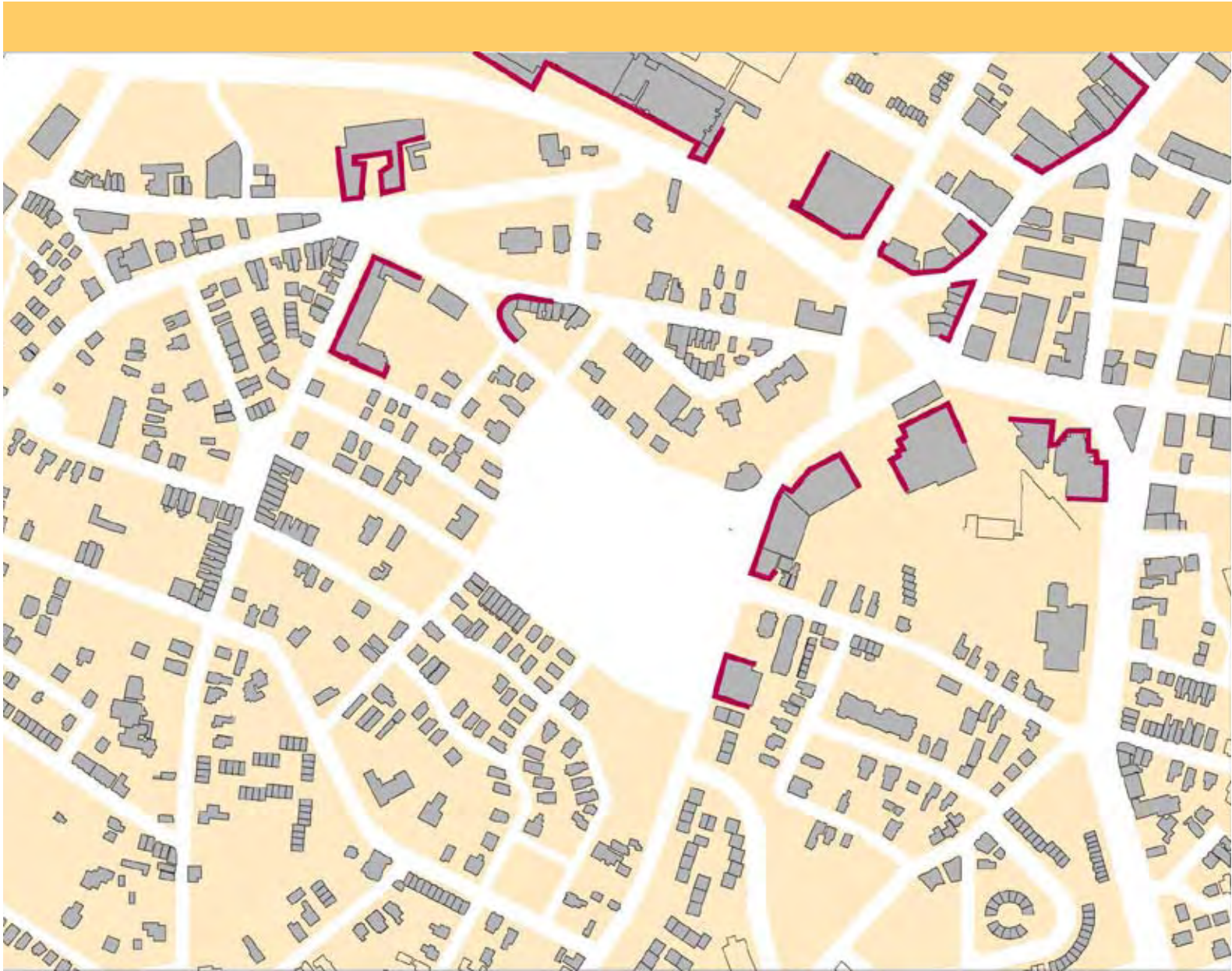
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BARTLETT YARD SITE STUDY

Block Patterns



BARTLETT YARD SITE STUDY

Large Building
Footprints



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Edges

BARTLETT YARD SITE STUDY

Site Access



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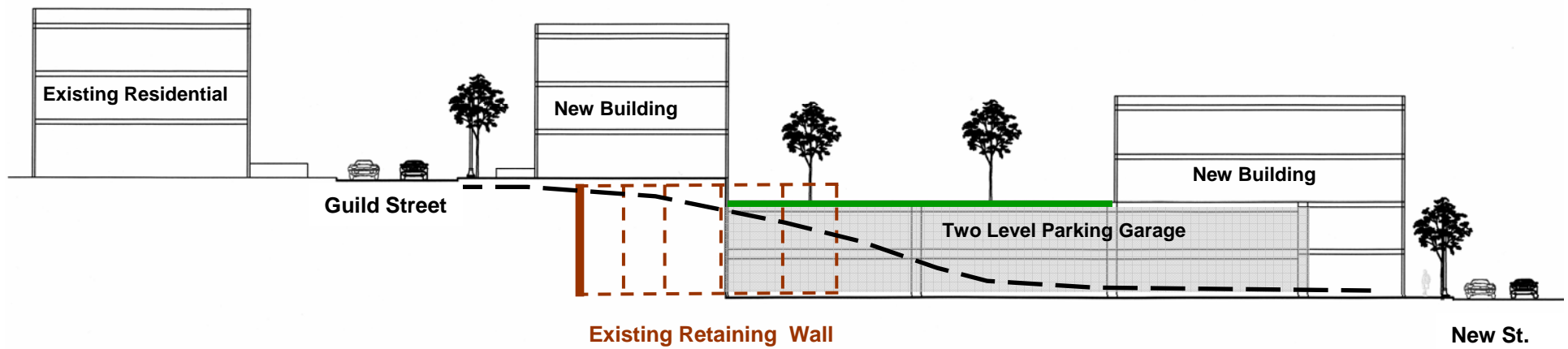


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BARTLETT YARD SITE STUDY

Site Section Diagram



Existing Retaining Wall



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BARTLETT YARD SITE DEVELOPMENT CRITERIA

Block Pattern & Size
Subdividing the site based on neighborhood block size and pattern





BARTLETT YARD SITE DEVELOPMENT CRITERIA

Scale & Street Character

- Reduce site size
- Replicate area St. scale

Circulation

- Build on the existing network of neighborhood paths & streets

Open Space

- Site organizing element
- Private & shared space

Block Pattern

- Back to back residential
- Defined private & shared open spaces
- Corner gateway

Edges

- Unique edge conditions
- Enhance street wall

Residential Uses

- Variety of housing choice
- Related supportive uses

Commercial Use

- Limited and small scale
- Oriented to Dudley Sq.

Topography

- Utilize strategically to improve development and parking opportunity



**BARTLETT YARD
SITE DEVELOPMENT
CRITERIA**



“U” Scheme - Washington St. - No Access



“U” Scheme - Washington St. - One Access



“L” Scheme - Bartlett St. - One Access



“L” Scheme - Bartlett St. - Two Access





Davenport Commons – Roxbury

Total Units: 185;

Land Area: 2.03 Acres

Housing Density: **91** Units per acre



Orchard Gardens – Roxbury

Total Units : 331;

Land Area: approx. 20.72 Acres

Housing Density: **16** Units per acre



Rollins Square – South End

Total Units : 184;

Land Area: 2.19 Acres

Housing Density: **84** Units per acre

BARTLETT YARD SITE STUDY

Housing Case Study



Washington Commons -- Roxbury

Total Units: 49;

Land Area: 3.22 Acres,

Housing Density: **15** Units per acre



Madison Park Village – Roxbury

Total Units: 546;

Land Area: approx. 15 Acres,

Housing Density: **36** Units per acre



Kasanof Bakery Homes (proposed)– Roxbury

Total Units: 70;

Land Area: 2.73 Acres,

Housing Density: **26** Units per acre



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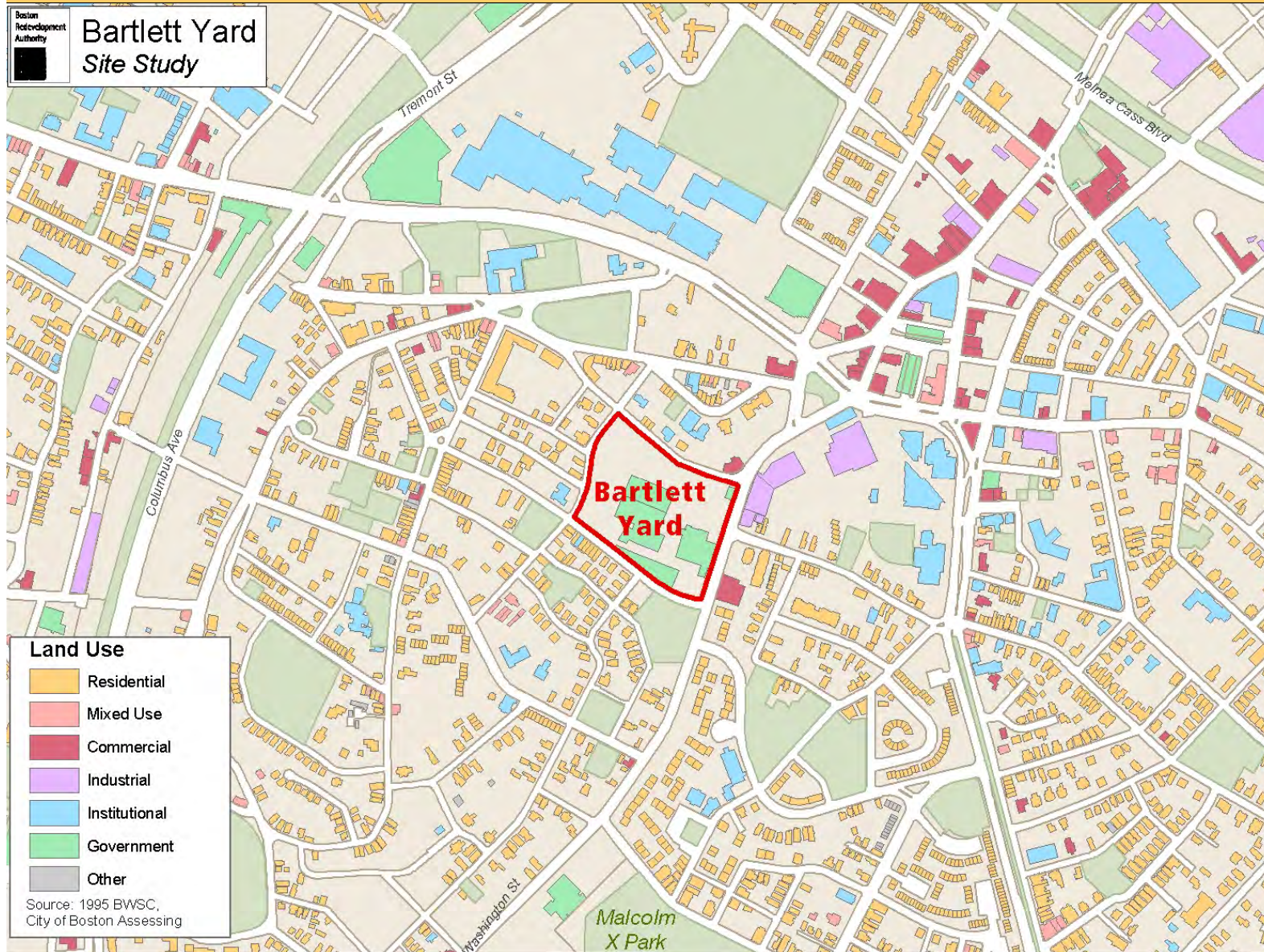


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Bartlett Yard Site Study



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Land Use



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Site Locus



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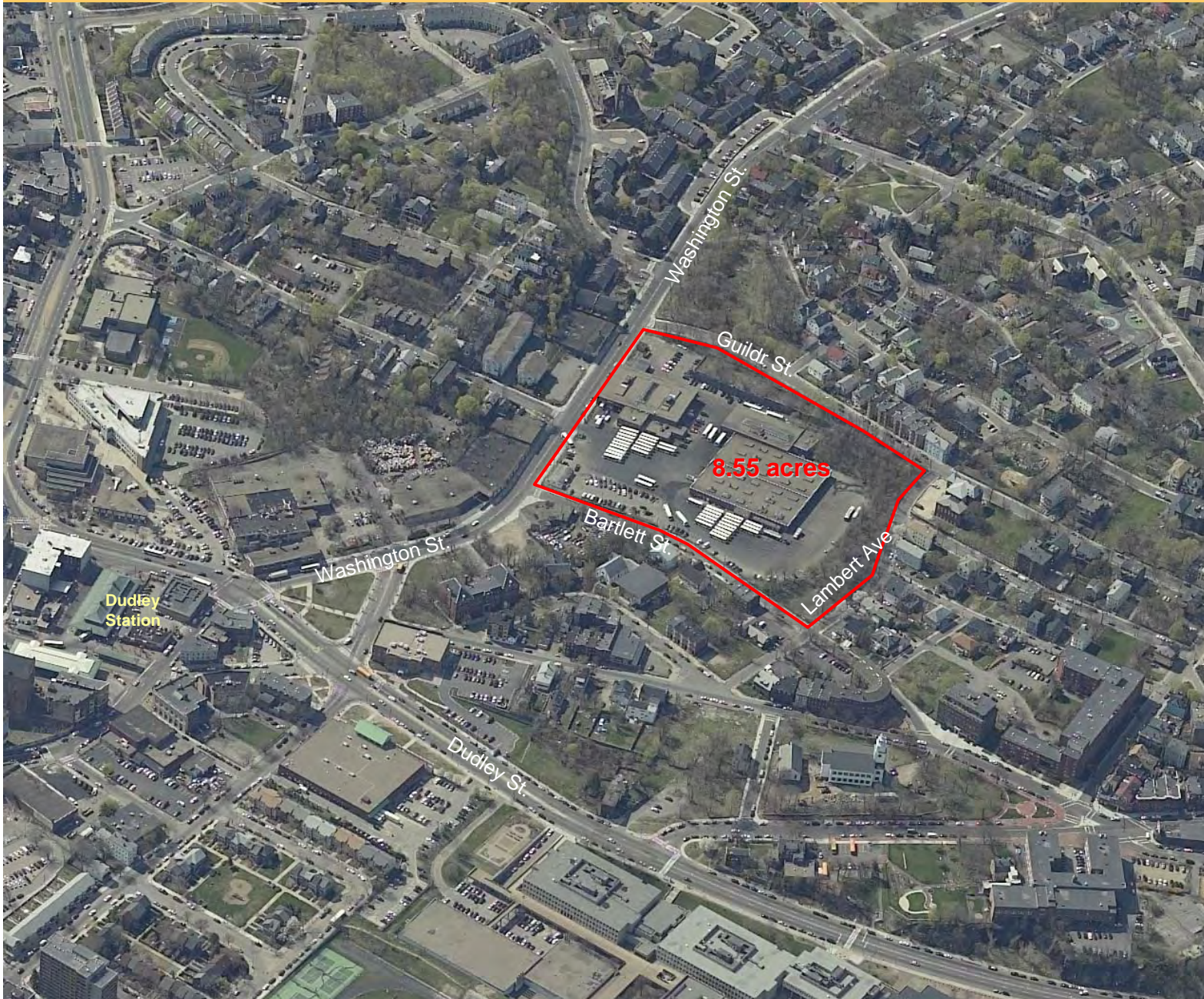


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BARTLETT YARD SITE STUDY

Aerial Photo



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