

Community Workshop for Redevelopment Planning of Melnea Cass Blvd. & Washington St. Parcels (P-8, 9 & 10)



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Boston Water and Sewer Commission, Saturday, January 26th, 2008 FROM 9:00 AM TO 12:00 PM

Welcome & Overview



- **Roxbury Strategic Master Plan (RSMP)**
- **RSMP Oversight Committee**
- **Oversight Committee RFP Process**
- **Project Review Committee**
- **Planning Team**



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Process

PLANNING PROCESS

- Three Interactive Community Workshops
- Community Vision and Development Scenarios
- Site Specific RFPs and Use & Design Guidelines
- Oversight Committee and Project Review Committee
- RFP Review and Developer Selection
- Article 80 Review Process

TODAYS WORKSHOP AGENDA

- I. Welcome and Overview – Oversight Committee
- II. Community Workshop Process
- III. Area and Existing Condition Analysis
- IV. Building & Development Best Practices
- V. Small Group Breakout Sessions – Use & Design Visioning
- VI. Group Reporting & Summary - Recommendations
- VII. Follow up Activities



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The next Community Workshop for the Redevelopment of Melnea Cass Blvd. & Washington St. Parcels will be held early to mid March 2008

Area History



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WARREN AND DUDLEY STREETS.

Small Group Discussion



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Area History



Torrent Six, now the Eustis Street Fire Station, c. 1865
Roxbury Architect: John Roulestone Hall



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Area History



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**Area
History**



Roxbury Educator and Activist, 1896 - 1978



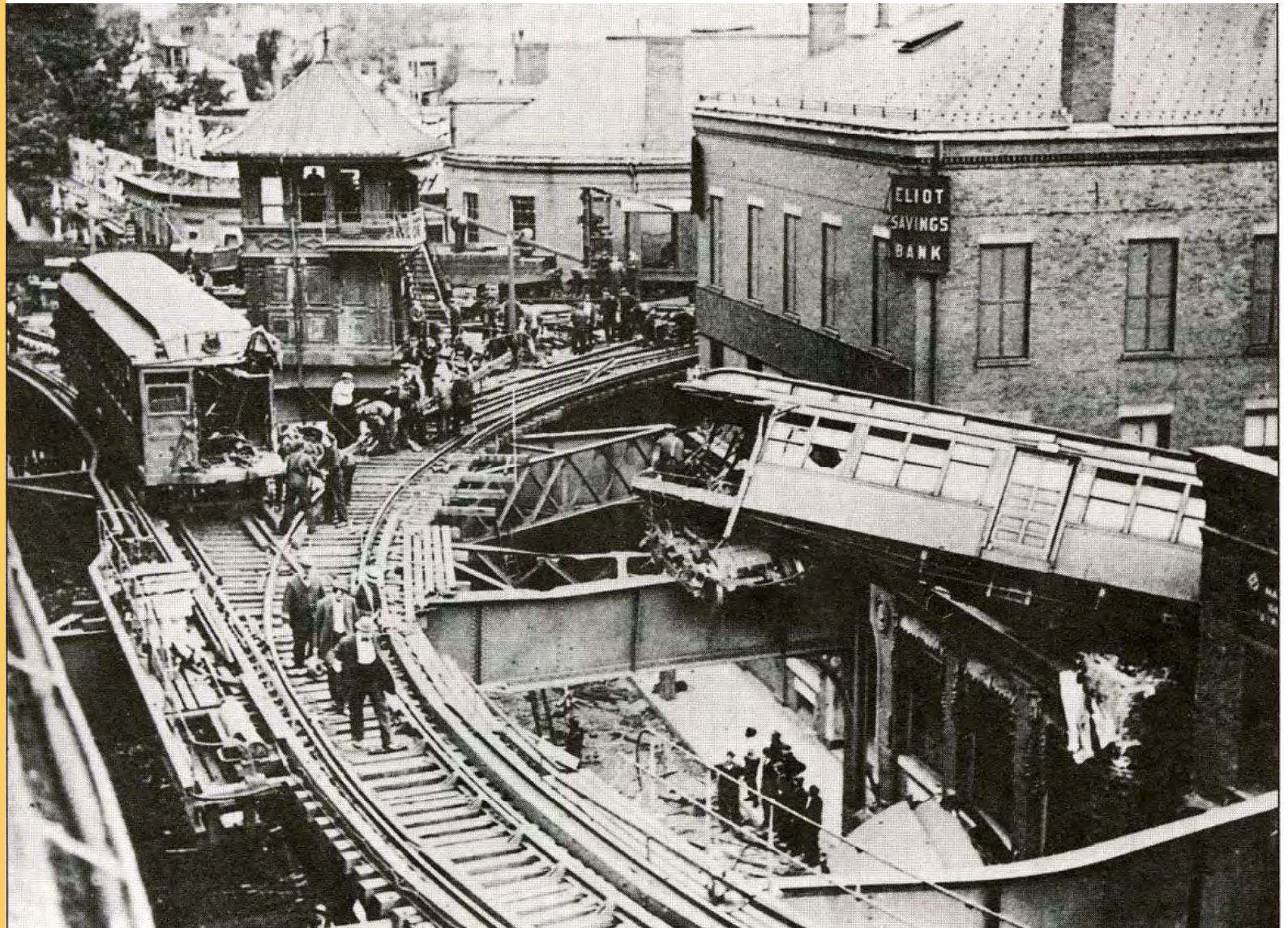
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Area History



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Area History



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Existing Conditions

Parcel – 10



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Existing Conditions

Williams Street



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Existing Conditions

Shawmut Avenue



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Existing Conditions

Tropical Foods & Parcel - 10



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Existing Conditions

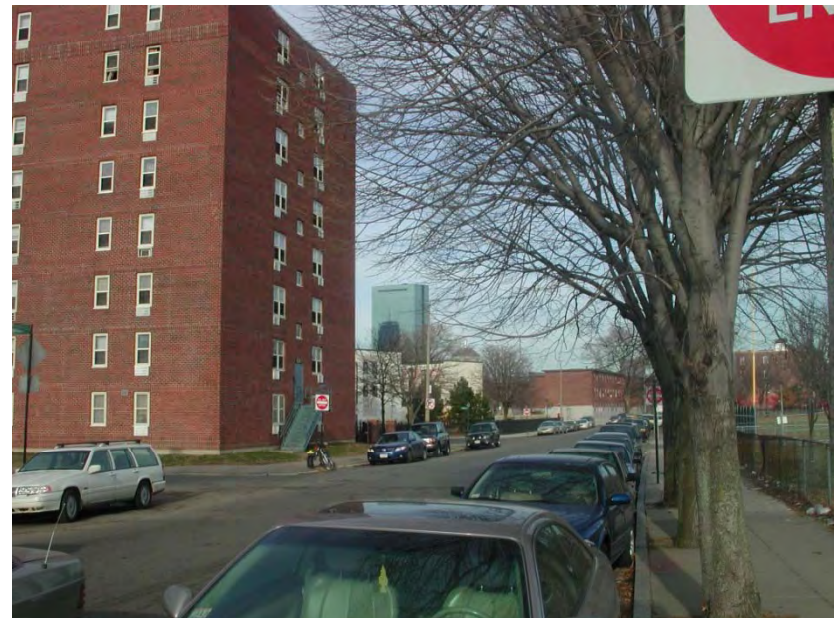
Parcel - 9



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Existing Conditions

Shawmut Ave. & Ball St.



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Existing Conditions

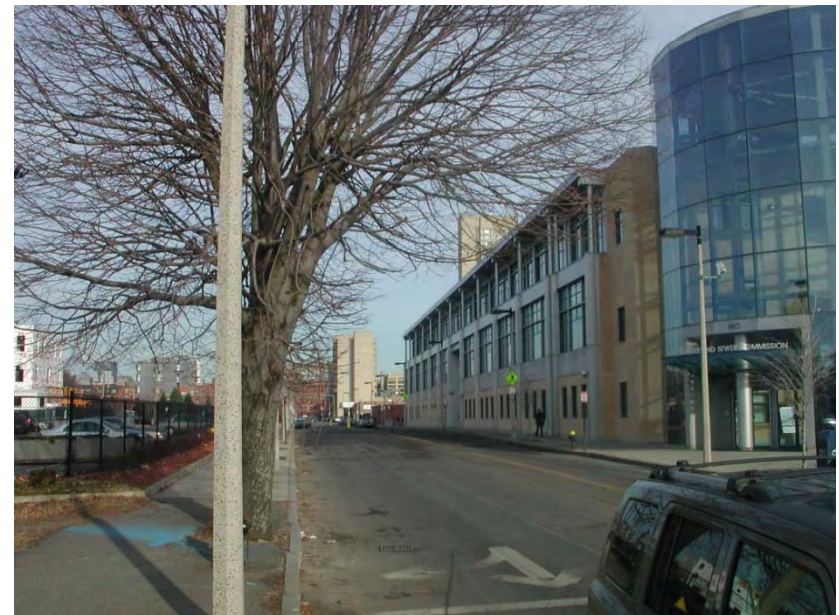
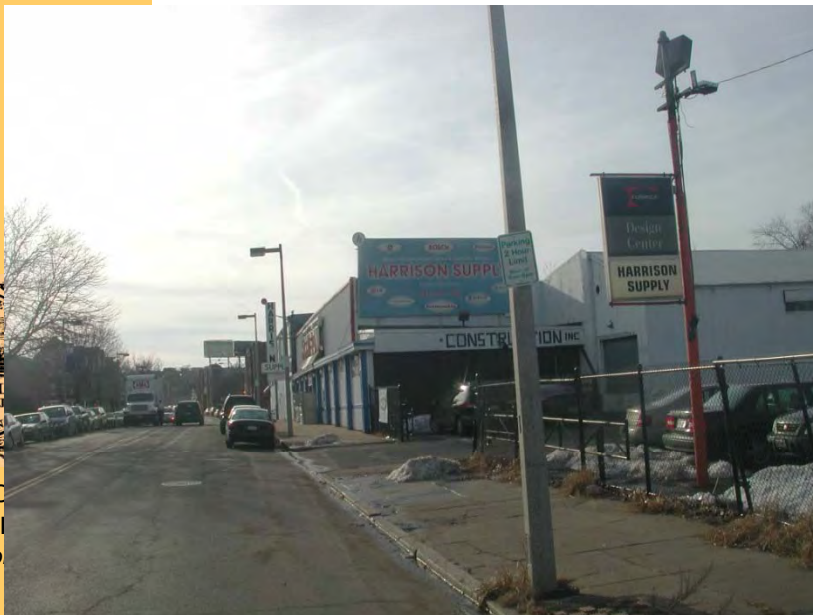
Parcel - 8



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Existing Conditions

Harrison Avenue



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Existing Conditions

Around Parcel - 8



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Existing Conditions

Washington Street



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Existing Conditions

Melnea Cass Boulevard



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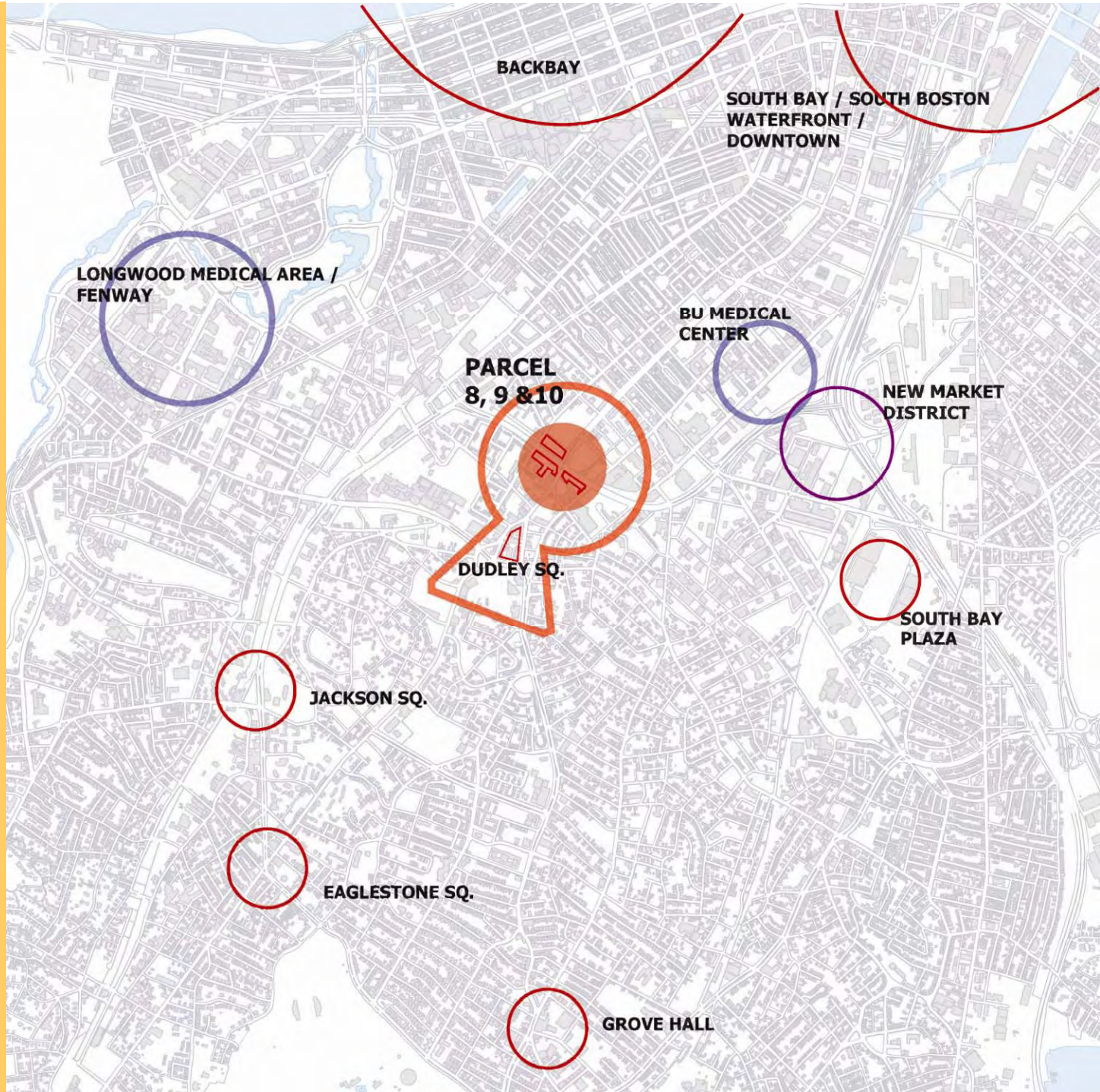
Existing Conditions

Transportation Reservation



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Regional Context

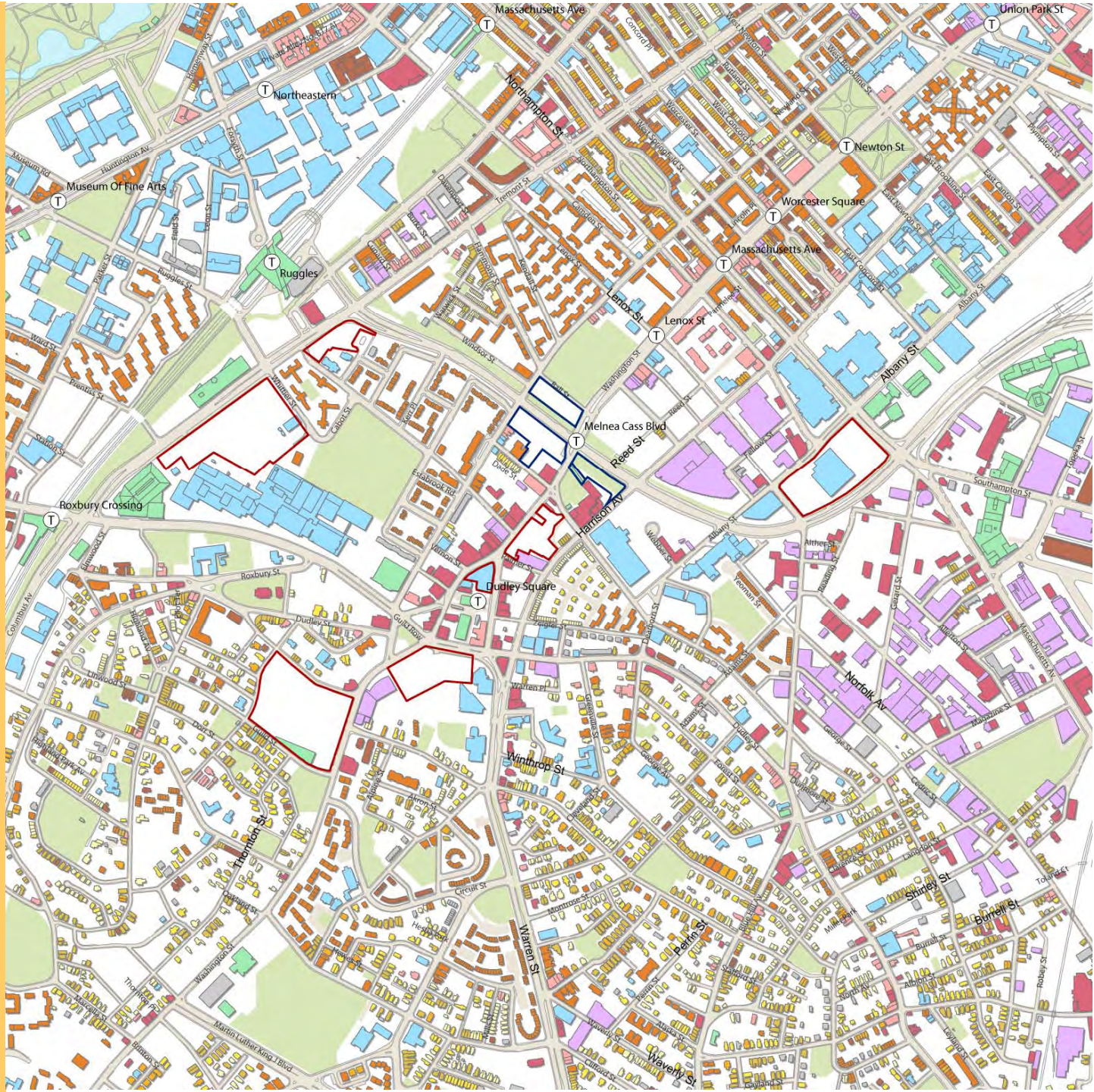


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Land Use

Buildings by Land Use

- Single Family Residential
- Two Family Residential
- Three Family Residential
- Residential (4-6 units)
- Apartment
- Condominium
- Mixed Use
- Commercial
- Industrial
- Institutional
- Government
- Other



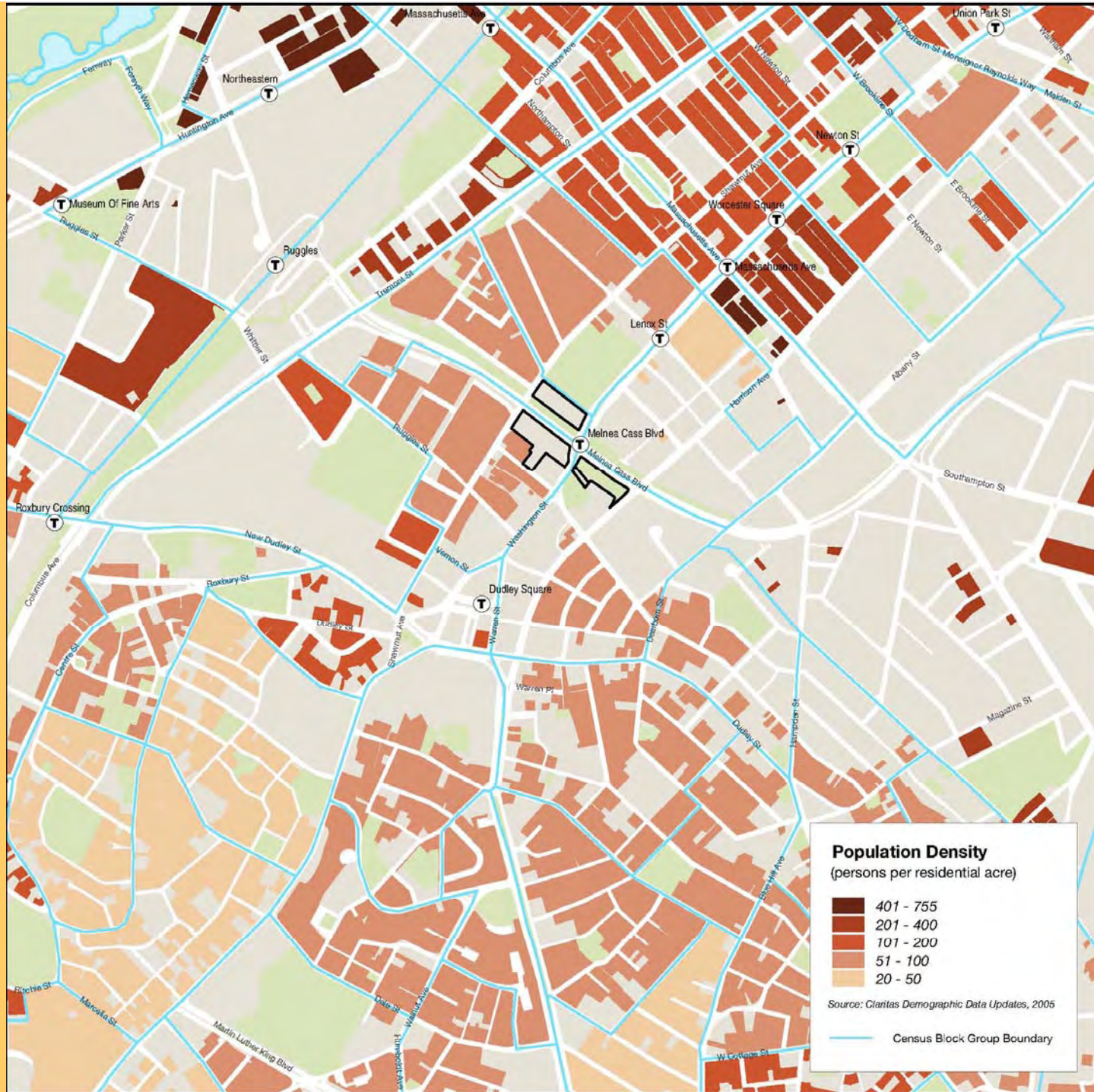
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Population Density

Average Size of Households
Map Area - 2.6
Citywide - 2.4

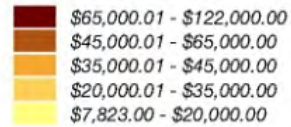


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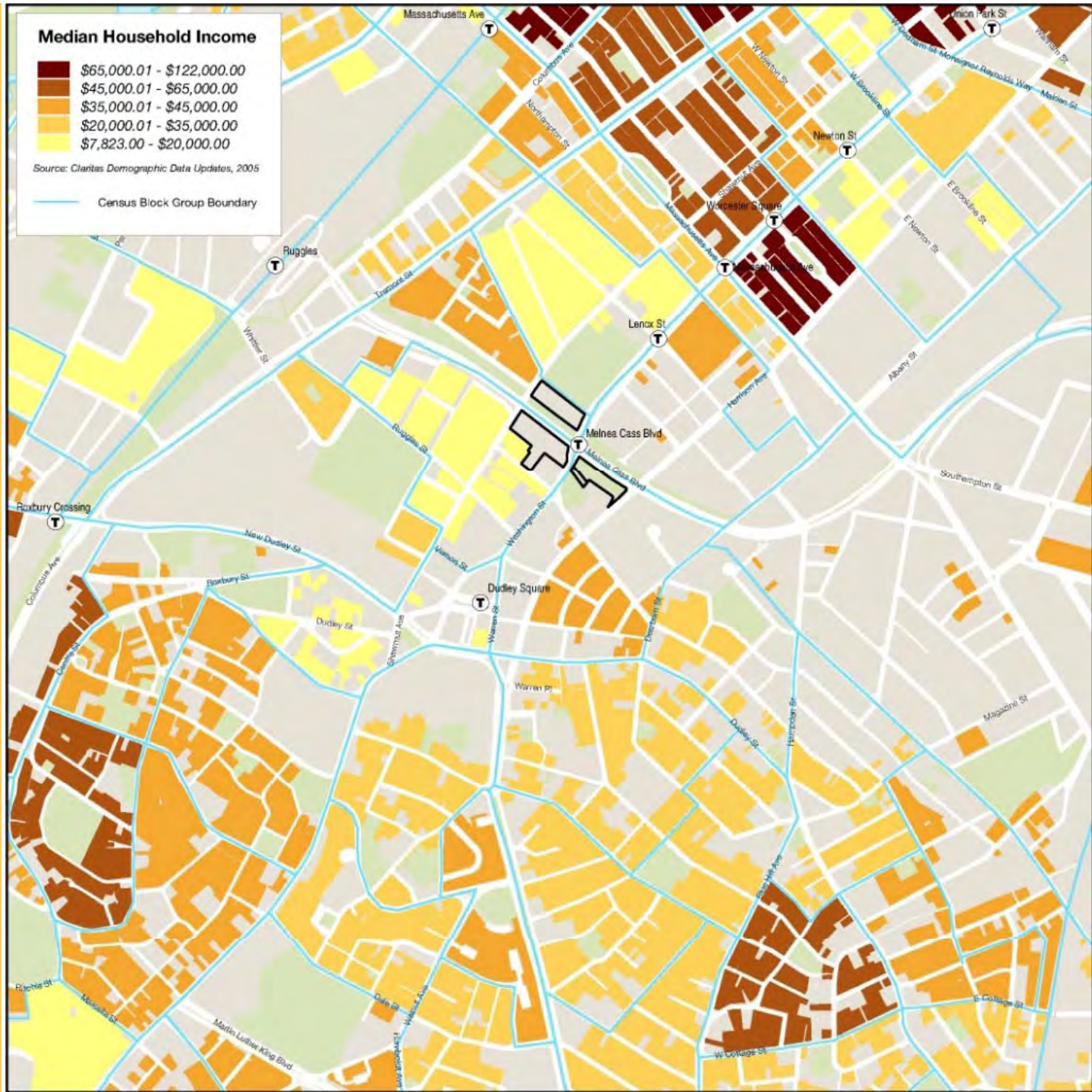
Household Income

Median Household Income



Source: Claritas Demographic Data Updates, 2005

— Census Block Group Boundary



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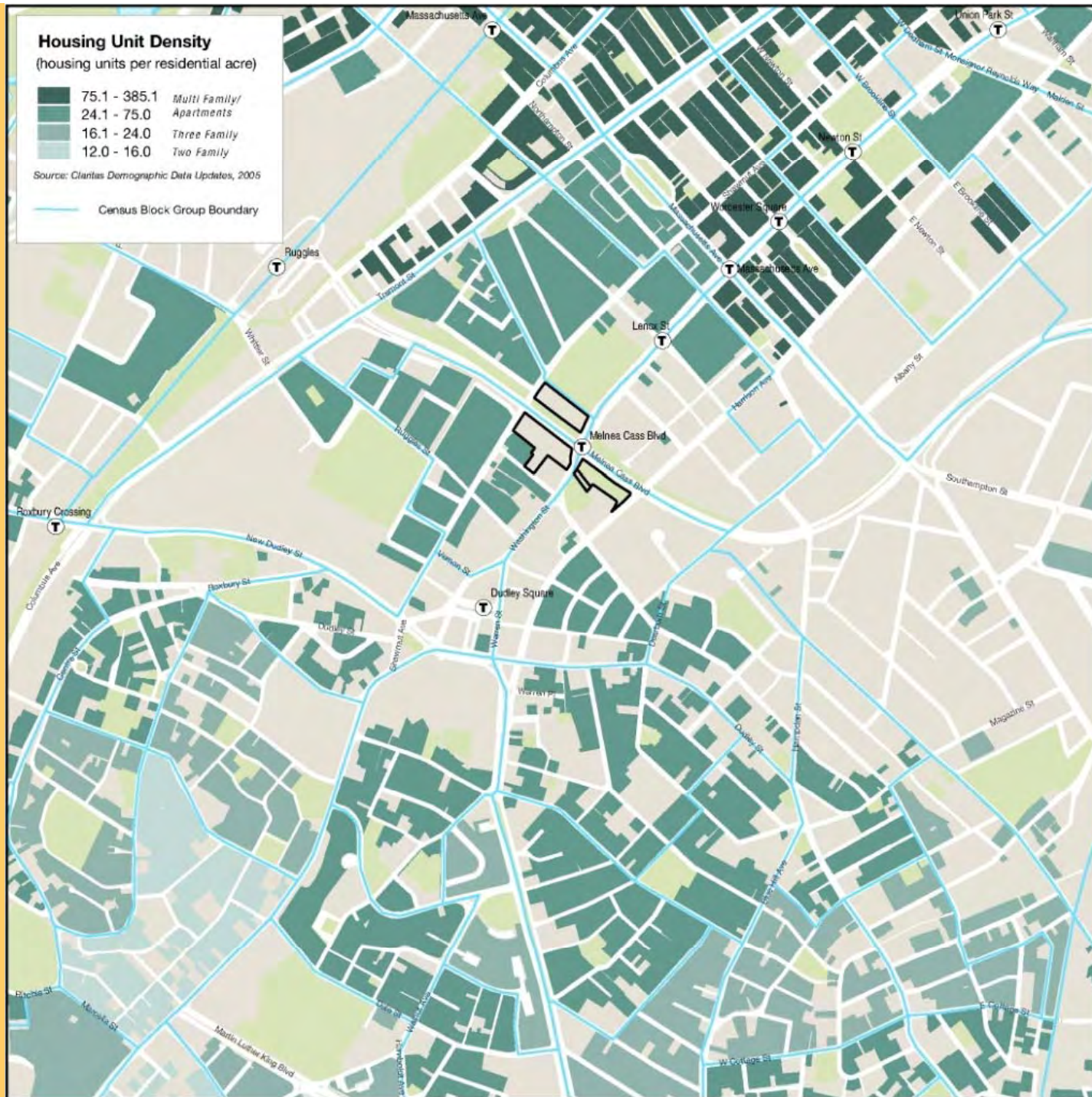
Housing Density

Housing Unit Density (housing units per residential acre)

- 75.1 - 385.1 Multi Family/ Apartments
- 24.1 - 75.0 Three Family
- 16.1 - 24.0 Two Family
- 12.0 - 16.0 Single Family

Source: Ciantos Demographic Data Updates, 2005

— Census Block Group Boundary



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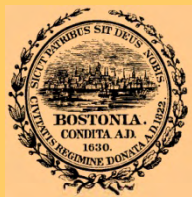
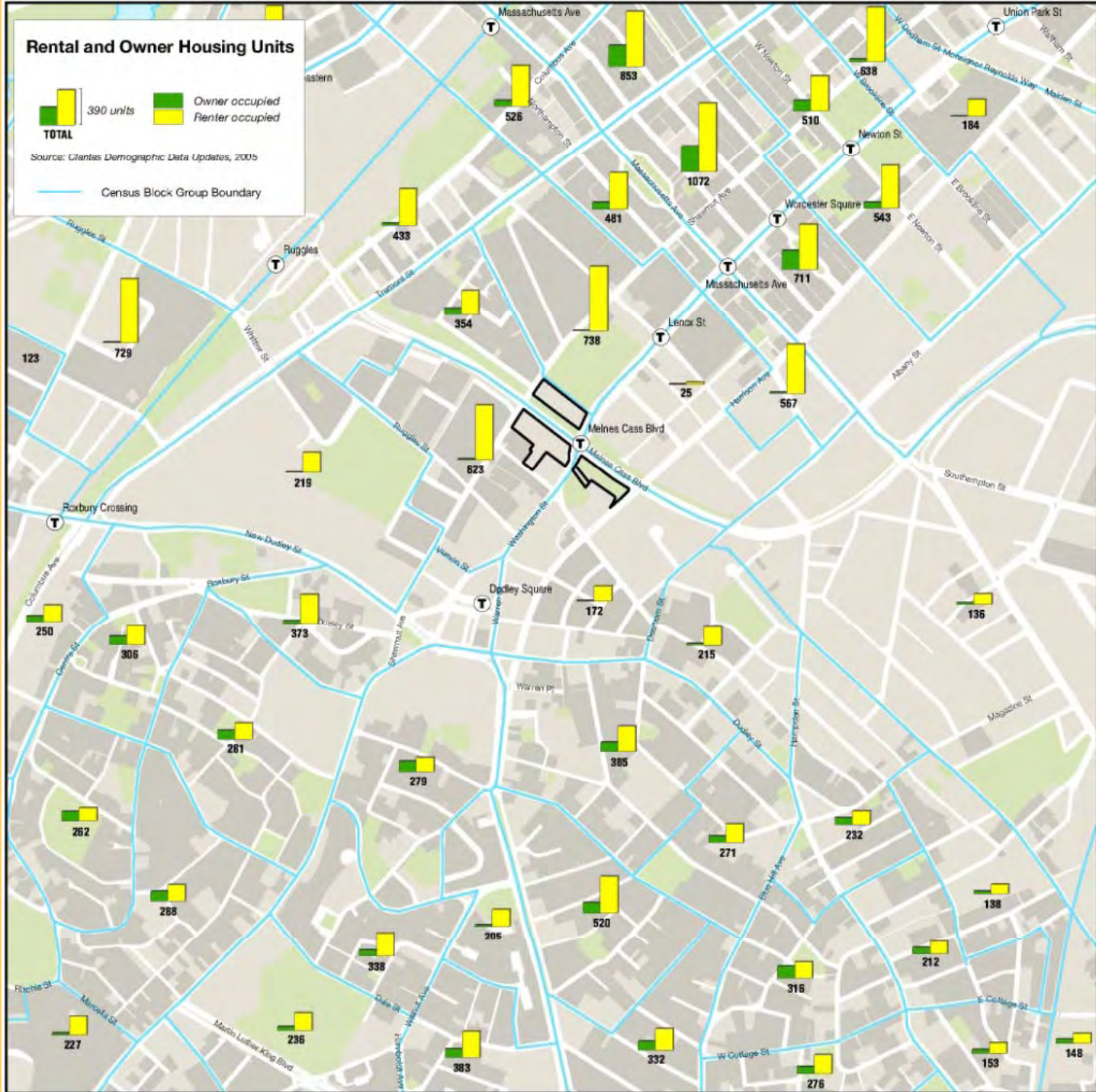
Household Ownership

Rental and Owner Housing Units



Source: Giantas Demographic Data Updates, 2009

Census Block Group Boundary

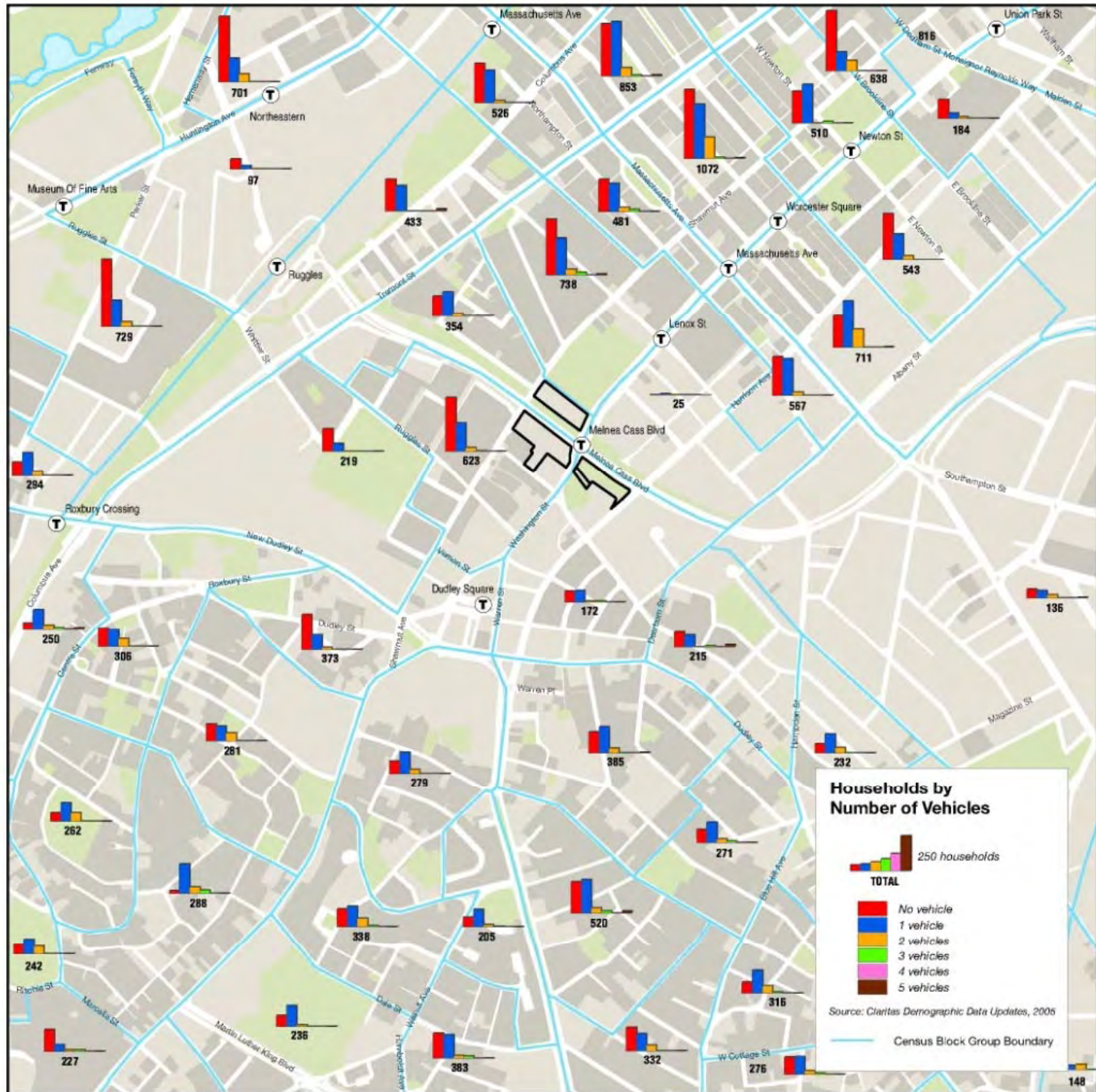


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Vehicle Density By Households



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Roxbury Strategic Master Plan



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THE WASHINGTON STREET GATEWAY PARCELS

The intersection of Melnea Cass Boulevard and Washington Street is an important and symbolic link between the Dudley Square business district, Lower Roxbury and the South End. It is also a significant transit transfer point between the Silver Line and the Urban Ring BRT service. As such, buildings or open spaces developed on each of the four corners [G] should respond architecturally through scale, form, landscaping and special site and building lighting opportunities consistent with guidelines established in the Eastis Street Historic District. In scale, design and ground floor use, these developments should reflect Transit Oriented Development principles.

- The school bus parking facility at the northeast corner of Washington Street and Melnea Cass Boulevard might lend itself to adaptive re-use for high-tech or light manufacturing and assembly. The current structure could be expanded with an addition that would re-establish street walls at both Washington Street and Melnea Cass Boulevard.
- Given the prominence of this corner, the architecture should be visually dynamic and transparent. Parcel 10, on the southwest corner, combined with the Tropical Foods Building, offers an excellent opportunity to develop a signature building that trumpets the return of vitality to Dudley Square.
- Like other parcels for new development along Melnea Cass Boulevard, the buildings should reinforce the street wall by minimizing setbacks and prohibiting or substantially limiting surface parking. Consideration should be given to incorporating Urban Ring and Silver Line stations into the design of new structures proposed for these sites.
- Because of the prominence of Parcel 10, a multi-story building or buildings would be encouraged (no less than three stories). The Washington Street facade treatment is equally important and the design of both the Melnea Cass Boulevard and Washington Street facades should be richly articulated to encourage pedestrian activity. Multiple pedestrian entries are preferred on both streets. Uses on Parcel 10 might vary from retail and office use to mixed use, including residential over commercial.
- At Shawmut Avenue, the scale, massing and the accommodation of vehicular and service access should be compatible with the residential scale and character of Shawmut Avenue in this location.



Washington Gateway parcels



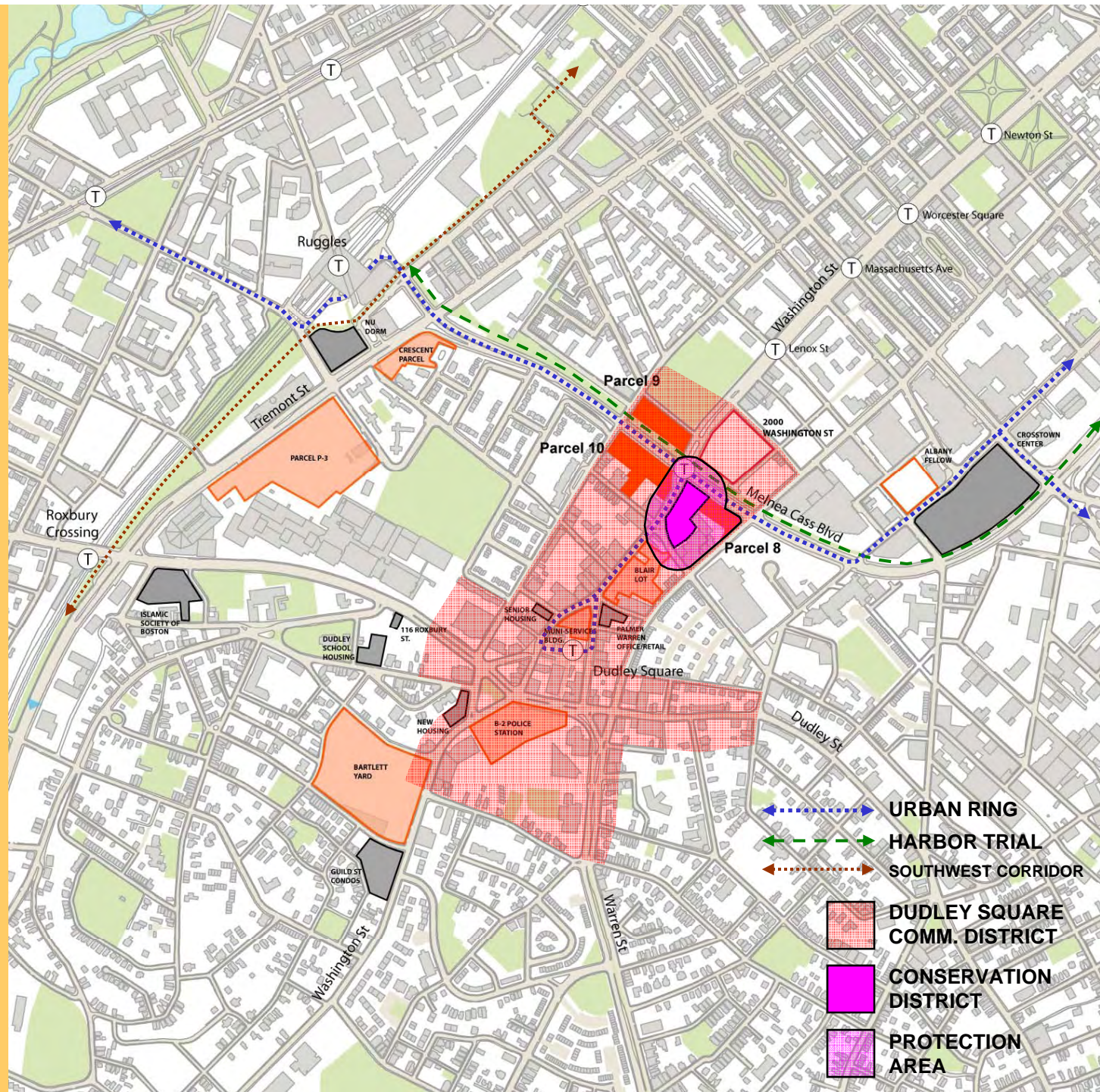
View [G], the Washington Street Gateway

- Parcel 9, on the northwest corner, might lend itself to similar uses to those on Parcel 10. However, given its direct proximity to Jim Rice Field, multi-family housing or perhaps an institutional use and mixed-use option might be preferred. In any scenario however, height and presence along Melnea Cass Boulevard is desirable. Other structures in the immediate vicinity are six stories or more. The Melnea Cass Boulevard and Washington Street corner of Parcel 9 should have a signature use on the ground floor, such as an art gallery, cafe or commercial use.

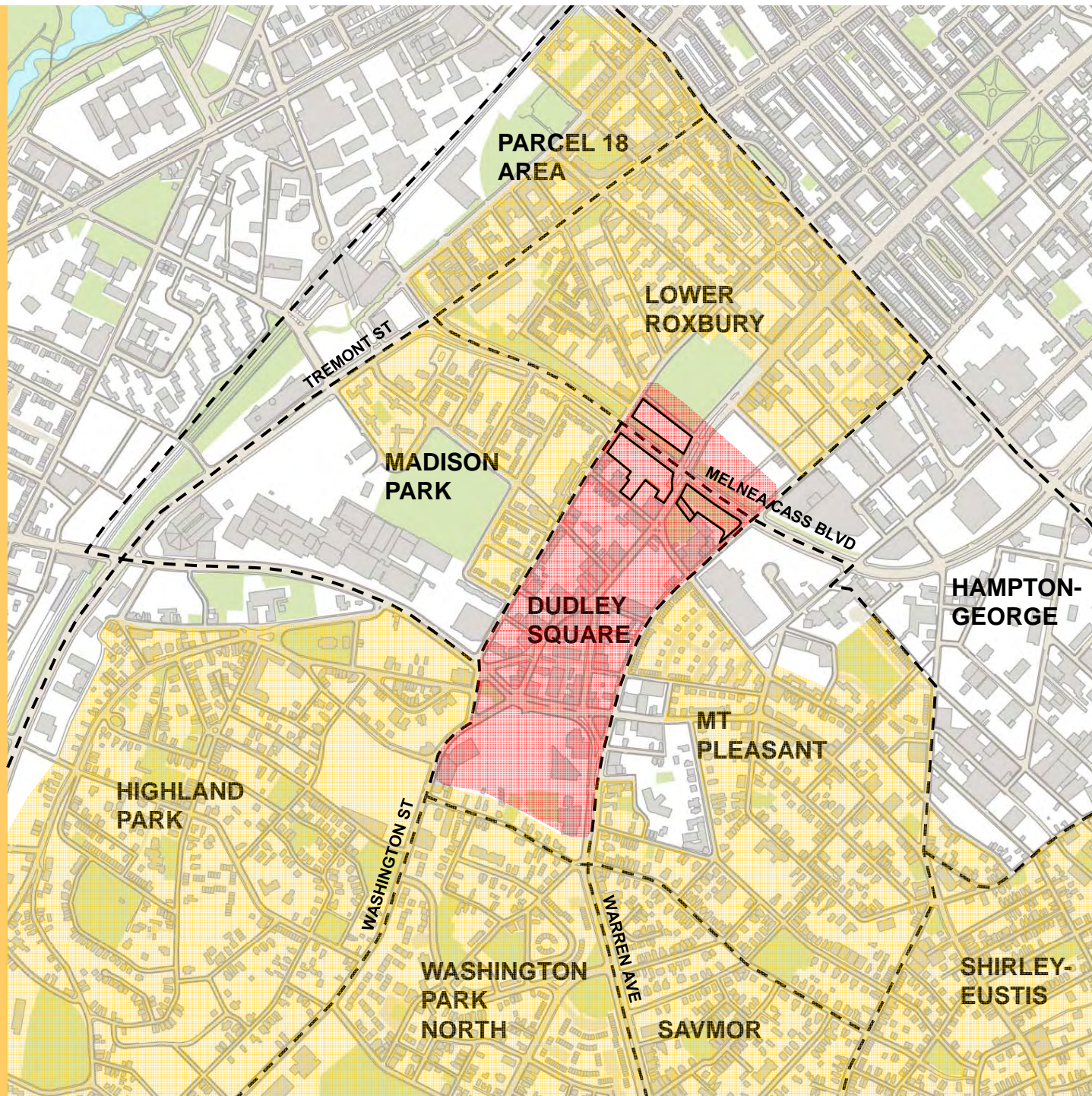
Planning Context



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District Context: Land Use

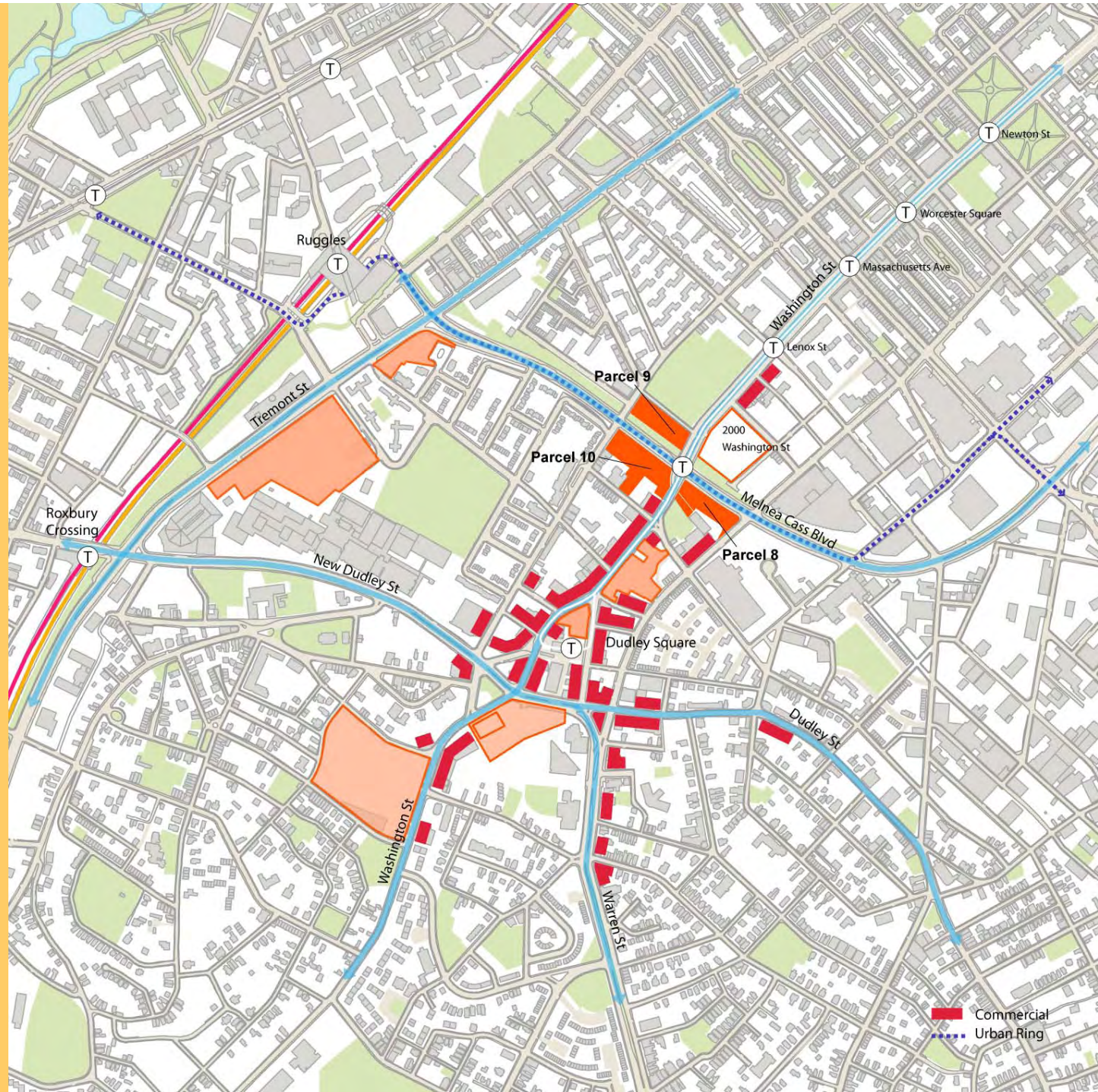


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District Urban Concept



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Building Types

9 -10 Story Residential Building



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Building Types

5 - 6 Story Residential Building



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Building Types

Building with Corner Plaza



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Building Types

Active Streetscape Design



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Existing Conditions



Concept Site Plan



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