

NEW URBAN COLLABORATIVE'S MISSION IN DUDLEY SQUARE:

Increase housing options for residents of diverse socio-economic and age groups.

Enhance community participation and empowerment.

Coordinate with existing community in the development of new businesses as well as the growth and expansion of existing businesses.

Actively promote a sustainable and diverse economy focused on job opportunities.

Create a public realm that is comfortable, lively, and safe, that reflects the unique physical and social character of the neighborhood.

Enhance civic life and the cultural environment.

40-50 WARREN STREET

1. Us & Our Friends

3 Minutes

- Our Team
- Mission Statement
- In Your Neighborhood
- Community Outreach & Economics

2. Dudley Square Urban Design Goals

6 Minutes

- i Relationship to Dudley Square
- ii Placemaking, Safety, & Community
- iii Neighborhood Landscape Strategy

3. Warren St. Architecture

6 Minutes

- i Urban Design
- ii Neighborhood & Building Texture
- iii Building Program
- iv Residential Units
- v Sustainability

4. Questions & Discussion

15 Minutes

**PLAN: DUDLEY SQUARE
PROPOSAL FOR DEVELOPMENT**

City of Boston
Department of Neighborhood Development
Dudley Square Neighbors



THE NEW URBAN COLLABORATIVE

THE NEW URBAN COLLABORATIVE



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8



9



10

1 JEFREY B. DUBARD, M.B.E.
PRINCIPAL, NEW URBAN COLLABORATIVE

2 SAMIRA AHMADI
PRINCIPAL, ENVIENERGY

3 RYAN LINK, LEGACY LEED AP
ZEPHYR ARCHITECTS & NUC

4 JOSEPH FEASTER, JR., ESQ.

5 GREG JANEY
PRINCIPAL, JANEY CONSTRUCTION

6 GUSTAVO QUIROGA, M.B.A.
DIR. OF N'HOOD STRATEGY, GRAFFITO SP

7 JEREMIAH O'NEILL, PE
HAYES & O'NEILL STRUCTURAL ENG.

8 PHIL COLLERAN, ASLA
CRJA / IBI GROUP LANDSCAPE

9 RABER UMPHEMOR
DIRECTOR, SUPERVISIONS

10 STEPHANIE SHERMAN
DIRECTOR, SUPERVISIONS

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Increase housing options for residents of diverse socio-economic and age groups.

Enhance community participation and **empowerment**.

Coordinate with existing community in the development of **new businesses** as well as the growth and expansion of **existing businesses**.

Actively promote a **sustainable and diverse economy** focused on job opportunities.

Create a public realm that is **comfortable, lively, and safe**, that reflects the unique physical and social character of the neighborhood.

Enhance **civic life** and the cultural environment.



THE KINDS OF PLACES WE IMAGINE...IN DUDLEY SQUARE





Strengthen

a broad residential base with work force, market and affordable housing.

Establish

a programmed arts/cultural location and destination in Dudley Square.

Provide

significant artist work/live space at below market affordable rates.

Collaborate

with our neighbors at Haley House and beyond for best and most integrated use in the location.

Activate

streetscape with arts/cultural retail and food.

ECONOMIC LEAKAGE MUST STOP!

Retail Mix

Arts Hub

NO Check Cashing

NO CDCs

Identify Needed Retailers & Support!

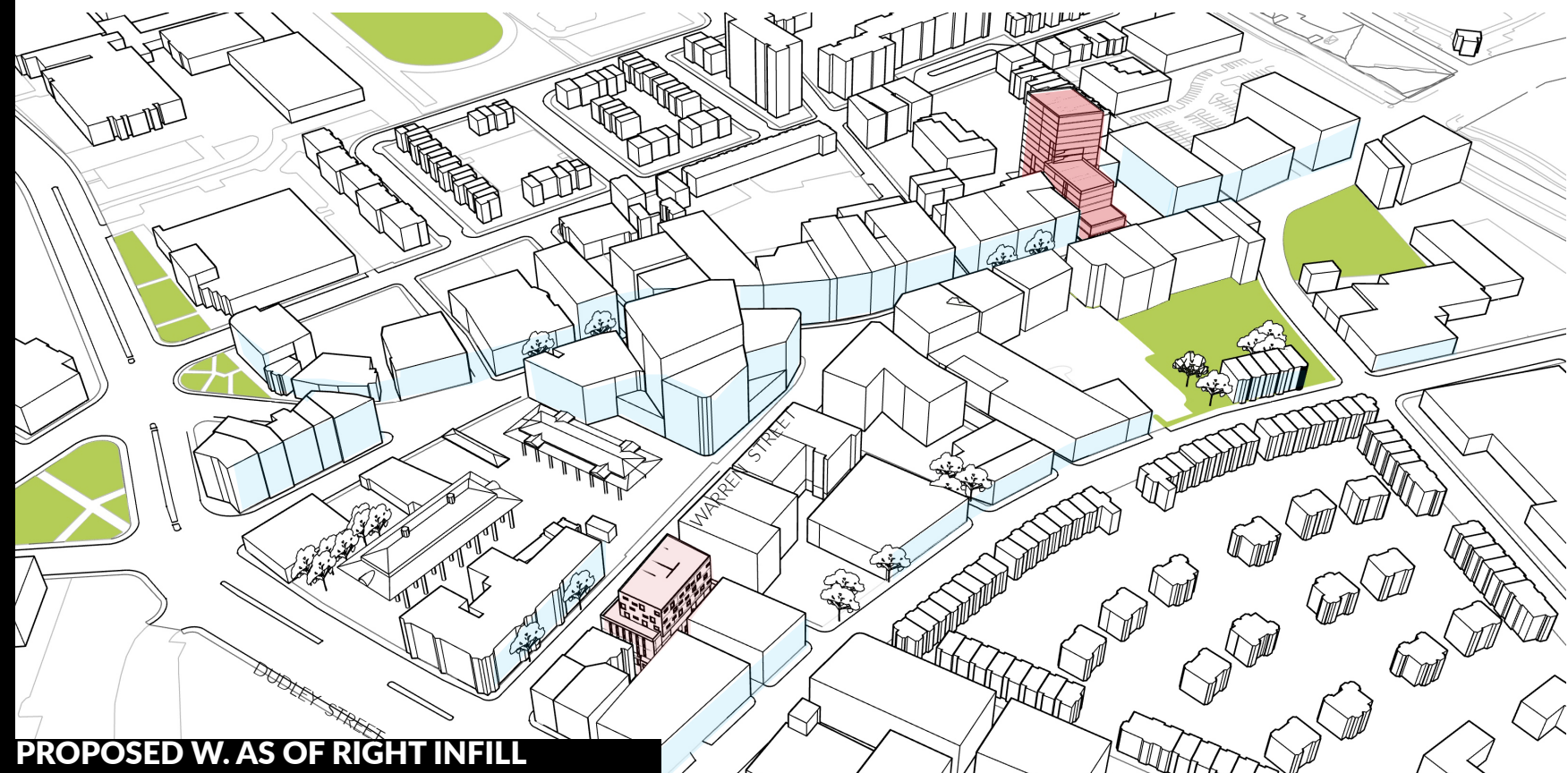
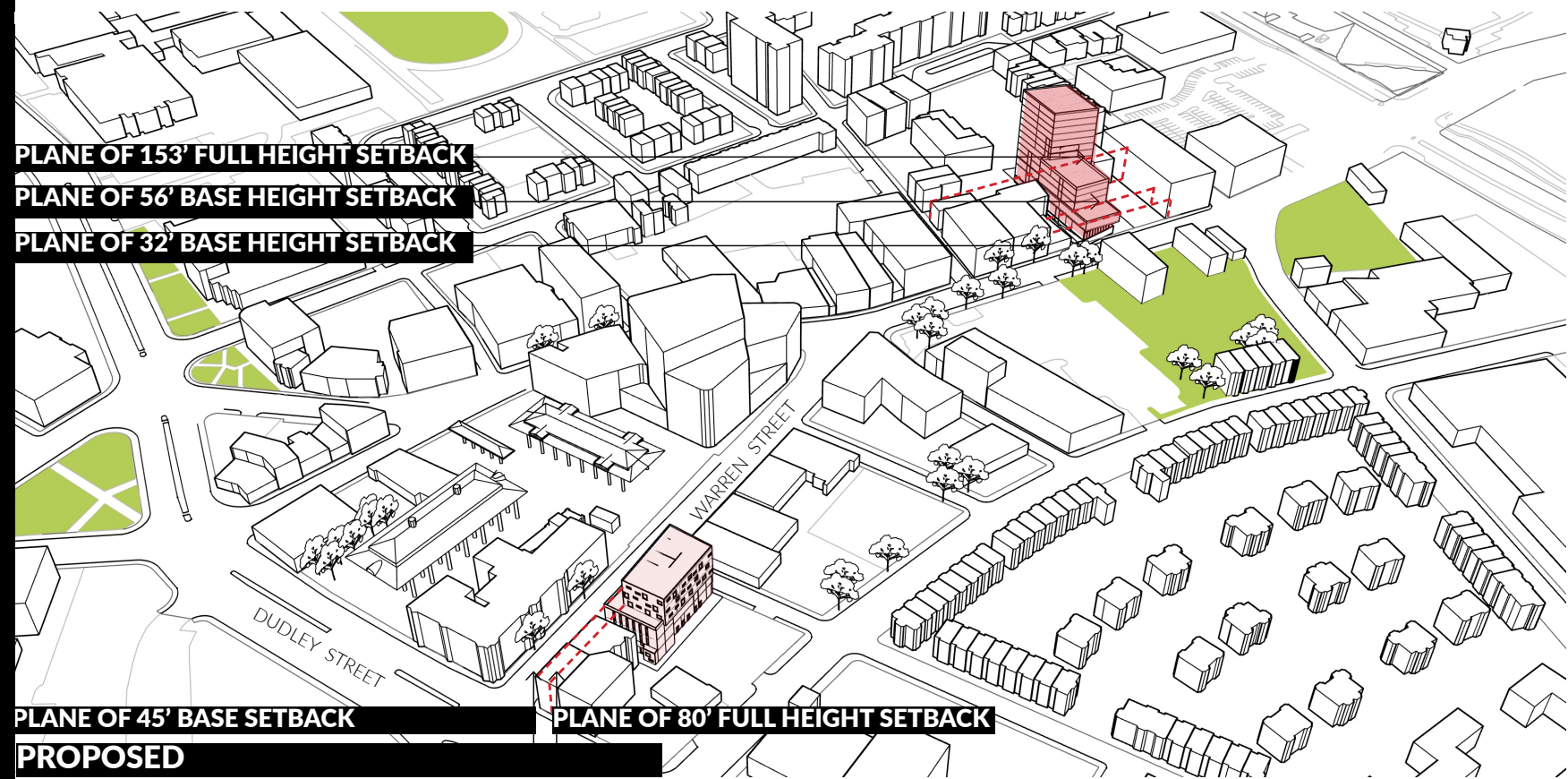
(e.g. Dry Cleaning, Hardware, Etc.)

- **Gateway Signage** – create a platform for activity rather than a plug
- **Streetscapes**
- **Safety and Lighting**
- **Work to undo Institutional Racism** with design and sustainability commitments. Bring awareness of the richness of Dudley Square to Boston!

NUC VALUES:

- **Local-first retail**
- **Black owned businesses**
- **Create Wealth & Attract Business**
- **Economic & Environmental Sustainability**
- **Real Artist Work - Live Support**
 - Work & Produce
 - Live & Dwell
 - Convene & Connect
 - Present & Display

40-50 Warren is immediately adjacent to an important historical structure, and is directly in the line of sight of Dudley Station. Our proposal factors those traits heavily in its design. The base of the six story structure is a direct response to the height and mass of the Palladio Building next door. The corner of the new building will open itself generously toward travelers arriving from Dudley Station, announcing the arrival in Roxbury with an open gesture of light and glass and warmth. An intimate dining / public alley buffers the Palladio Building from ours, adding an element of regular activity to what is currently a blank wall. A residential program is carefully placed atop the base, set back from the street on a green roof, similar to Washington Street, and is also LEED Platinum. Generous solar power will be gathered from the top of the building.



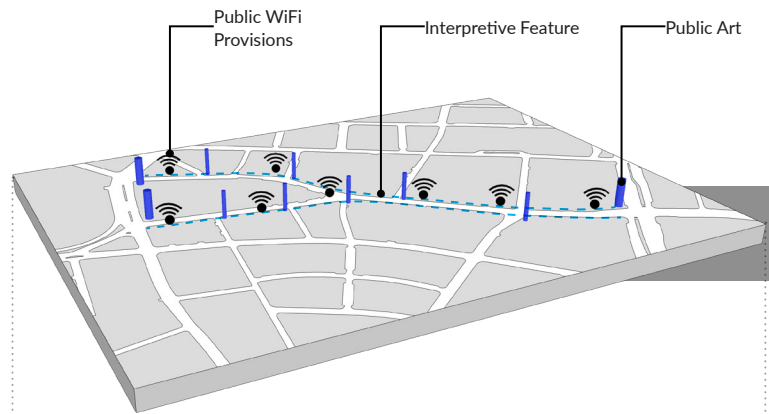


DUDLEY URBAN DESIGN GOALS

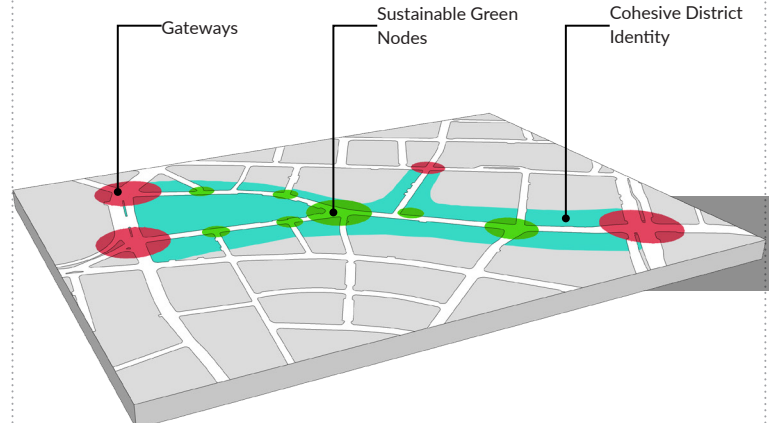


- COMMUNITY
- ENGAGEMENT
- PARTICIPATION

The public will be engaged from the start. Public examples, outreach, and education shall begin the process. Data will be collected and input and feedback will be solicited throughout.



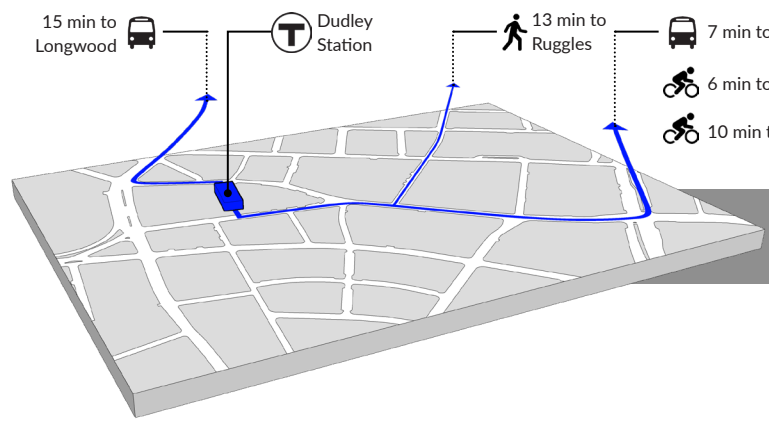
ART, HISTORY + TECHNOLOGY



EXPANDED PUBLIC REALM



NEIGHBORHOOD STRATEGY



COMMUNITY CONNECTIONS



Gateways

- Seating
- Curb Bumpouts
- Large Scale Art Features
- Traffic Tables

Sustainable Green Nodes

- Seating
- Curb Bumpouts
- Rain Gardens
- Traffic Tables



Interpretive Features



Public Art



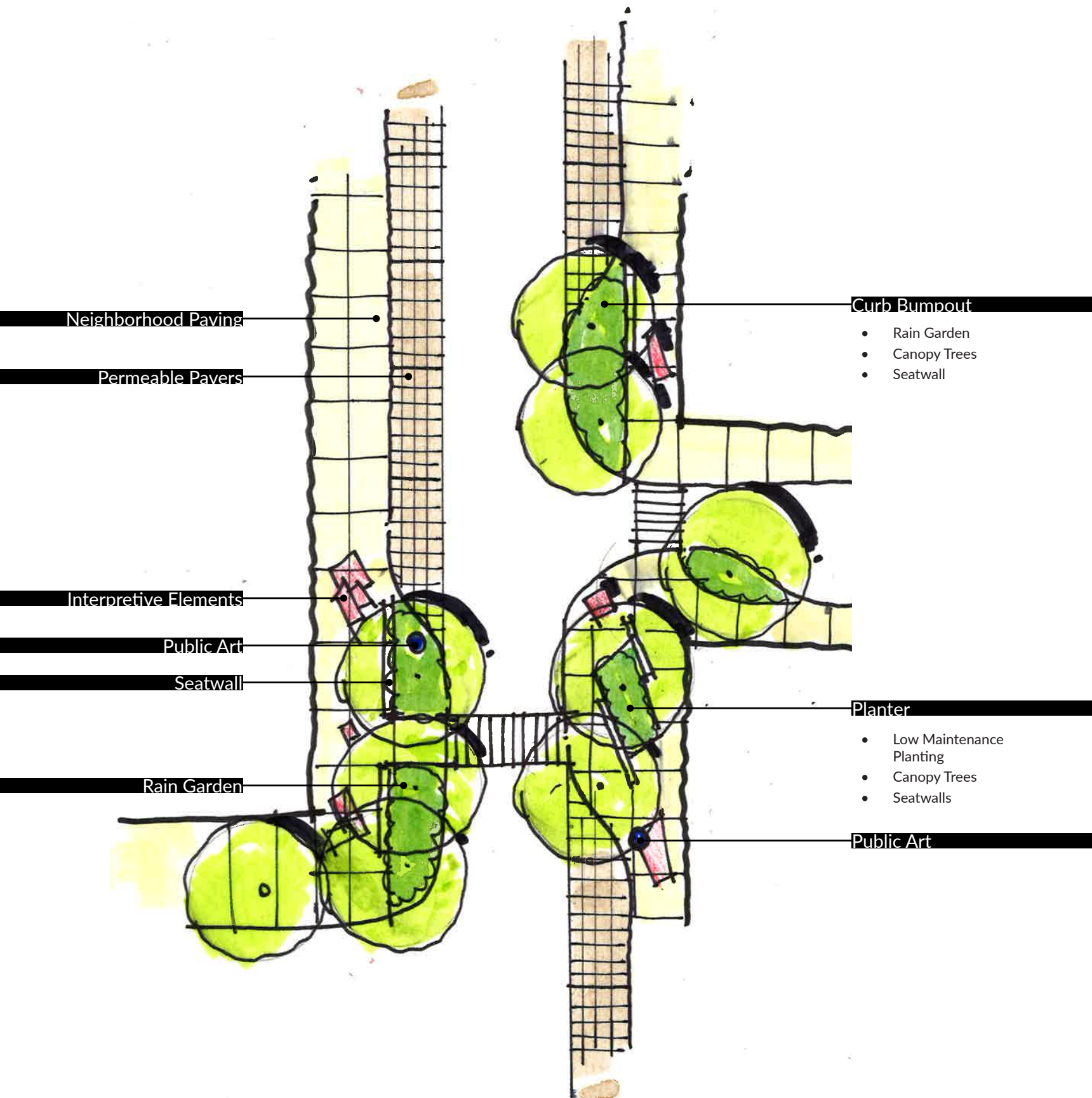
Public WiFi Provisions



Cohesive District Identity

- Furnishing
- Lighting
- Paving
- Signage





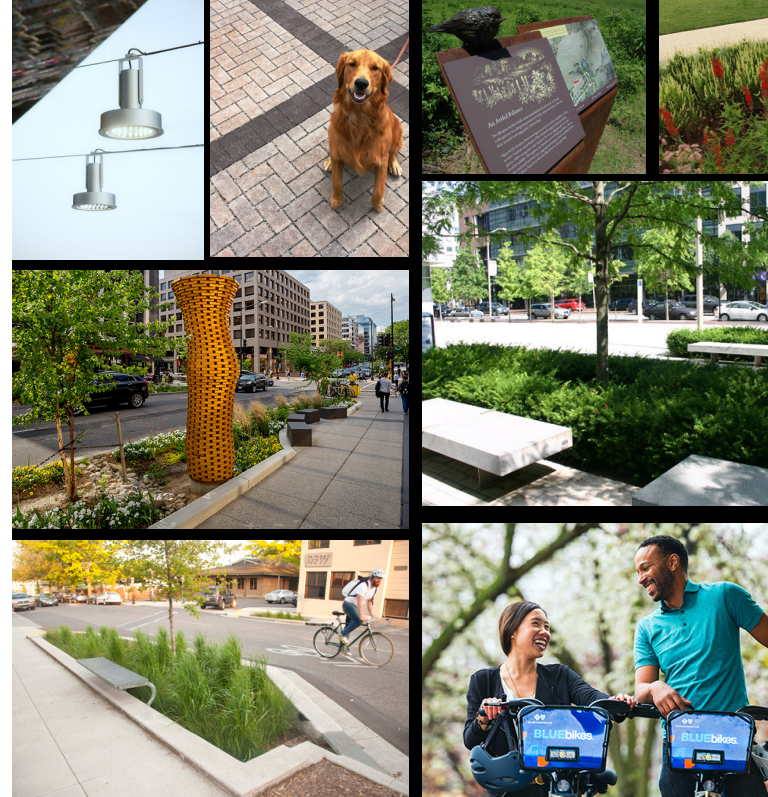
Curb Bumpout

- Rain Garden
- Canopy Trees
- Seatwall

Planter

- Low Maintenance Planting
- Canopy Trees
- Seatwalls

Public Art



Sustainable Approach



Materiality + Community



To Ruggles Station
MBTA To Downtown Boston
Longwood Medical Area

40-50

2147

WARREN ST

WASHINGTON ST

RUGGLES ST

WASHINGTON ST

FLOOR	PROGRAM	GSF	MICRO L	MICRO S	TOTAL DU	ELEV	ST 1	ST 2	CORRIDOR	HEIGHT/FT	CONST TYPE
1	Commercial	4455				65	165	161		0	II
1	Resi	1035									II
2	Ed / Office	5990					165	161		16	II
3	Ed / Office	5041					165	161		31	II
4	Resi	3708	5	3	8		165	161	317	45	II
5	Resi	3708	5	3	8		165	161	317	55.5	II
6	Resi	3708	5	3	8		165	161	317	66	II
			15	9	24		990	966	951	80	

PROGRAM	AREA
Commercial	4455
Ed / Office	11031
Resi	12159
Circulation	2907
Program GSF	27645
Parking GSF	0
TOTAL	30552
ELEVATORS	1

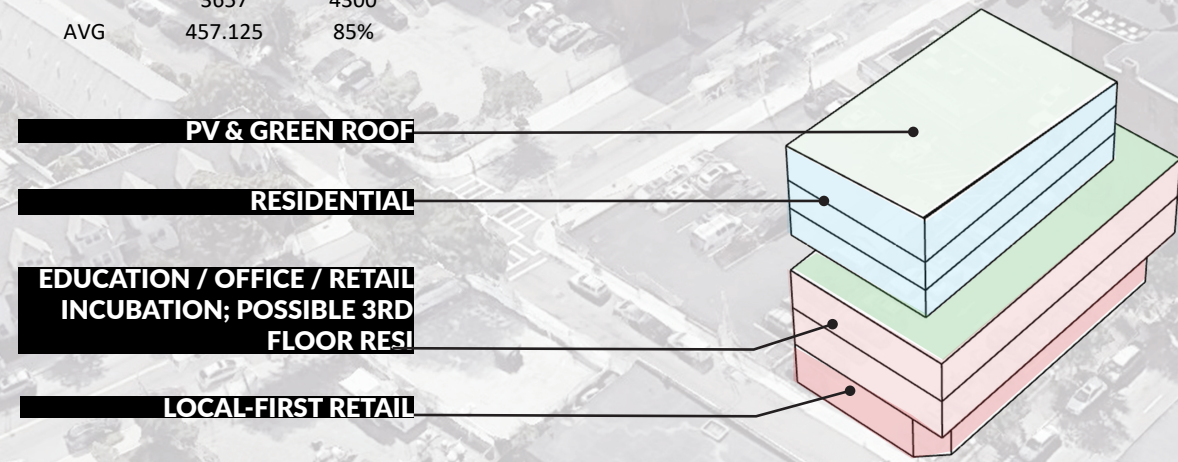
Typ Floor

UNIT	GSF	Type
1	538	Micro L
2	429	Micro S
3	388	Micro S
4	429	Micro S
5	538	Micro L
6	445	Micro S
7	445	Micro S
8	445	Micro S
	3657	4300
AVG	457.125	85%

40-50 WARREN PROGRAM

UNIT AFFORDABLE MIX

	30% (homeless)	50%	80%	Market	Total
0 bed	3	4	6	5	18
1 bed		1	2	3	6
TOTAL	3	5	8	8	24

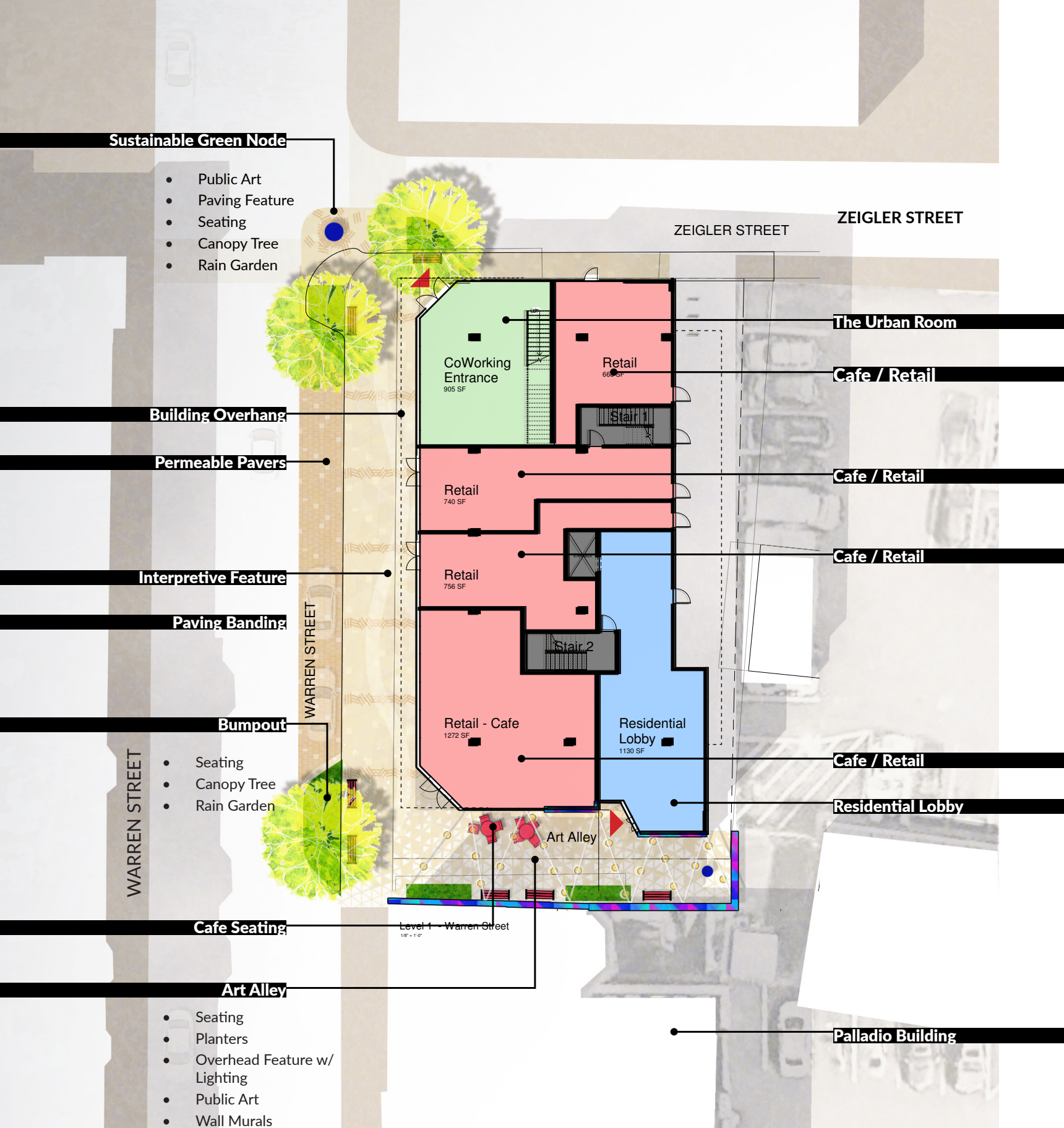


A CREATIVE PLATFORM.

WORKFORCE HOUSING - MICROUNIT MIX

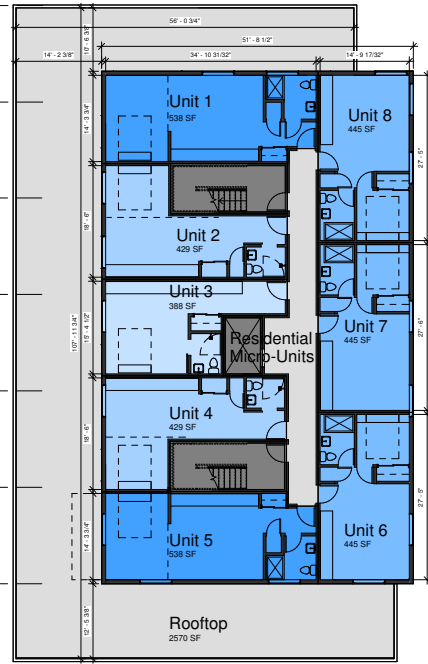
AFFORDABILITY MIX IS IMPORTANT

OVERBURDENING THE AREA WITH AFFORDABILITY CAN KILL GROWTH - IT'S A DELICATE BALANCE

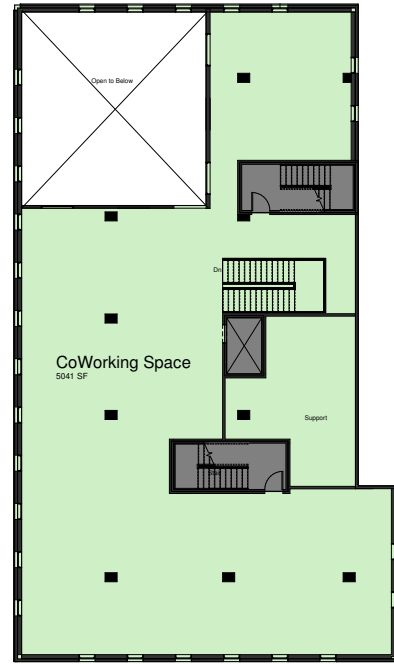


ART ALLEY
OPEN CORNER
URBAN DESIGN / WELL LIT
REINFORCE STREET EDGES
RESPECTFUL MASSING, SETBACKS,
MATERIALS
LEED PLATINUM

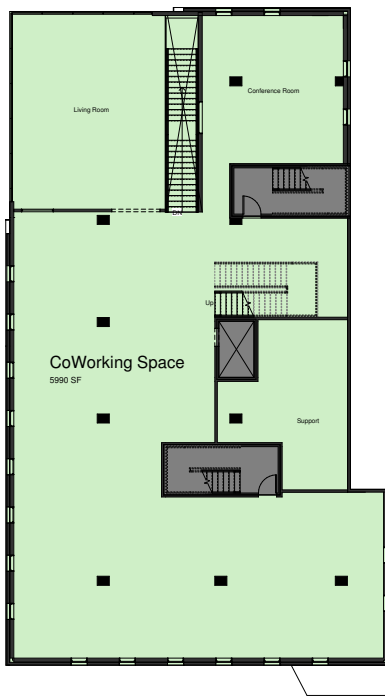
Flexibility on ground floor (i.e. terms, spaces)
 Work with entrepreneurs at every level
 Next steps after Black Mkt incubation period
 Lead startups to brick and mortar
 Landscape architecture and buildings to support safety, public health, retail.



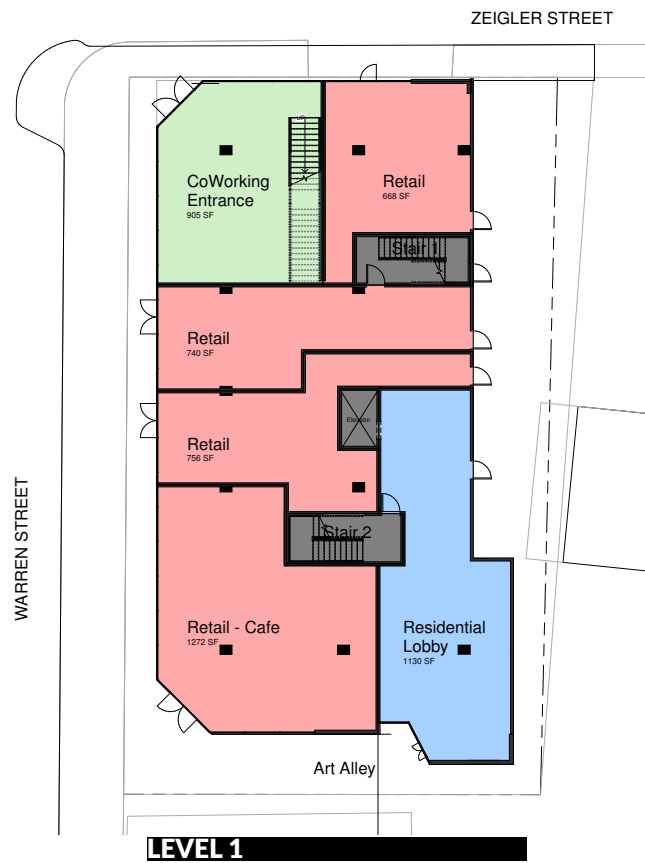
LEVEL 4-6



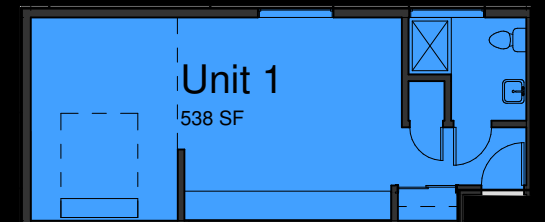
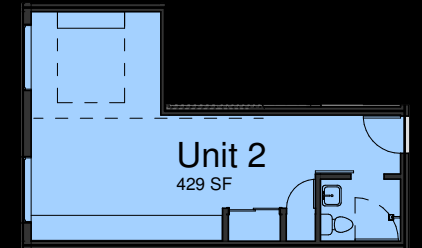
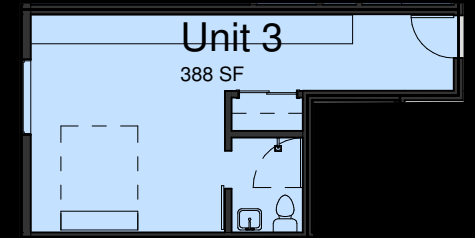
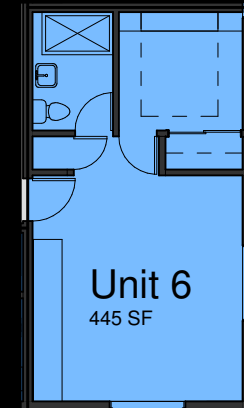
LEVEL 3



LEVEL 2



LEVEL 1



MICRO UNIT RANGE



LEED PLATINUM - SUPER INSULATED, TRIPLE PANE, SOLAR, GREEN ROOFS, ETC.

GLASSY BASE ON SIDEWALK AND ART ALLEY / RESIDENTIAL ENTRY

MASONRY BODY WITH STRONG ATTN TO DETAIL RE: PALLADIO BUILDING, BOLLING BLDG

WOOD PANEL RESIDENTIAL TOP, SETBACK

