MBTA Bartlett Yard
Community Workshop

ROXBURY
STRATEGIC MASTER PLAN
OVERSIGHT COMMITTEE

Shelburne Community Center, 2700 Washington Street. Saturday, January 28, 2006 FROM 9:00 AM TO 12:30 PM

WORKSHOP AGENDA

I. Welcome and Introduction – Darnell Williams

II. Use & Design Guidelines Overview

III. Redevelopment and Article 80 Review Process

IV. Area and Site Analysis

V. Planning Survey and Results

VI. Use & Design Visioning – Group breakout sessions

VII. Group Reports – Group reports & recommendations

VIII. Closing remarks

The second MBTA Bartlett Yard Community Workshop will be on:
Monday, February 13, 2006 from 6 PM–8:30 PM
Shelburne Community Center, 2700 Washington St., Roxbury

Use & Design Guidelines Overview

Request for Proposals and Use & Design Guidelines

Elements of Use & Design Guidelines

- Connectivity & Neighborhood Structure
- Use & Density
- Quality of Life & Sustainability

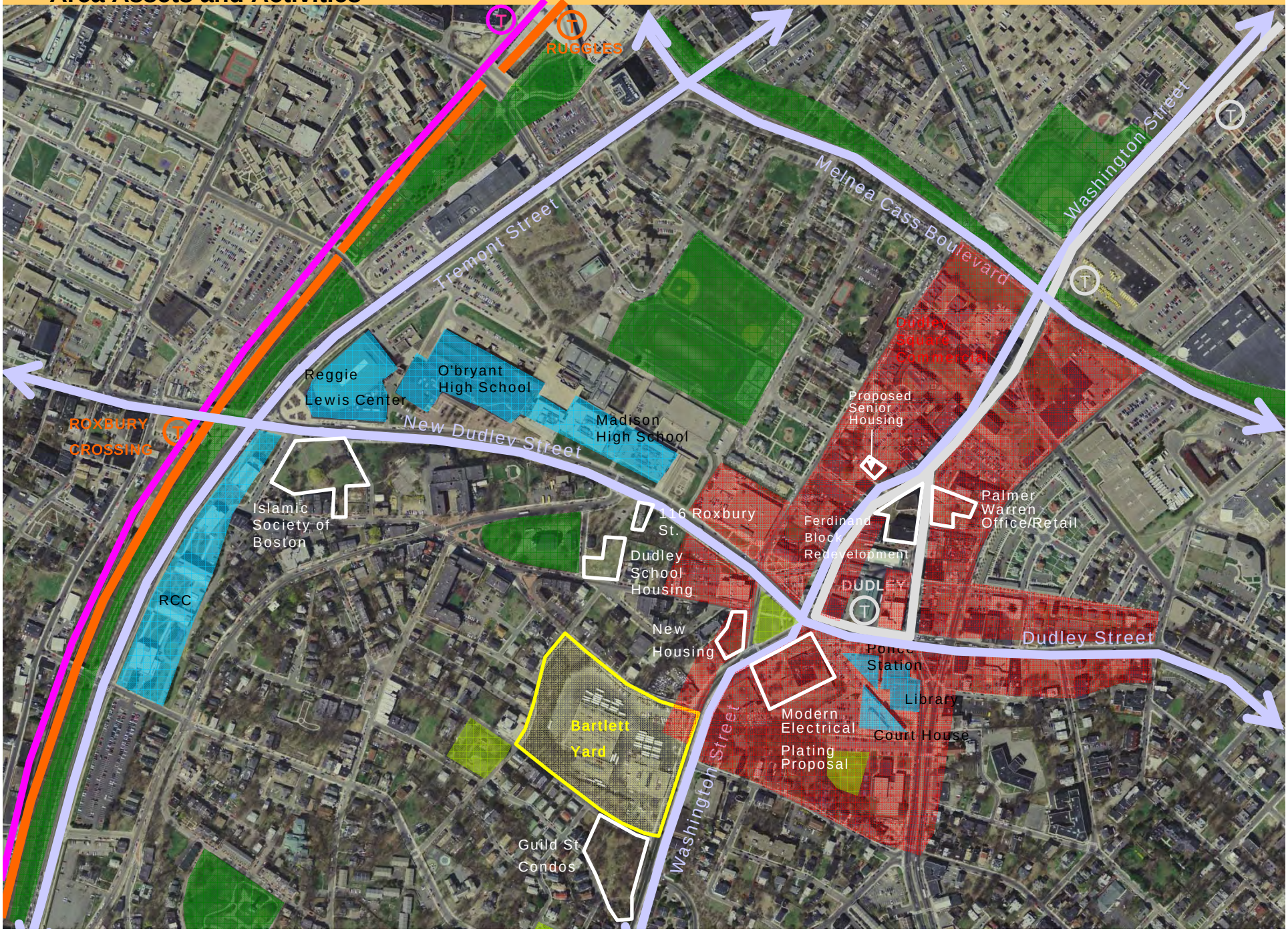
Workshop Process

Redevelopment & Article 80 Process

Development subject to the Boston Zoning Code and the Article 80 Review Process including community meetings and assignment of the a Project Review Committee

RUGGLES
CRESCENT
74,208 sq ft (1.7 acre)
TREMONT ST
MELNEA CASS BLVD
P-9
60,699 sq ft (1.4 acre)
P-3
362,959 sq ft
(8.3 acre)
P-10
87,372 sq ft (2.0 acre)
P-8
54,393 sq ft (1.2 acre)
WASHINGTON ST
HARRISON AVE
SHAWMUT AVE.
NEW DUDLEY ST
ROXBURY
CROSSING
BLAIR
85,729 sq ft (2.0 acre)
CENTRE ST
TREMONT ST
DUDLEY ST
BARTLETT
372,654 sq ft (8.6 acre)
WASHINGTON ST
WARREN ST

Area Assets and Activities



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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BARTLETT YARD SITE STUDY

Site Context
Various housing types on the four edges

GUILD STREET

Two-Family House

Townhouses

LAMBERT AVENUE

Three-family House

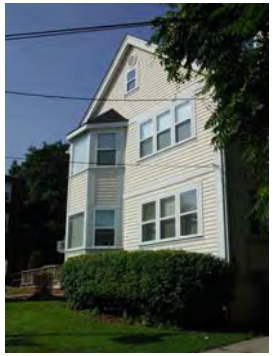
Single-Family House

BARTLETT STREET

Rowhouses

Holy Temple Church

Mixed Use Building


Two-Family House

Mixed Use Building

WASHINGTON STREET

Townhouses

Industrial Building

Townhouses

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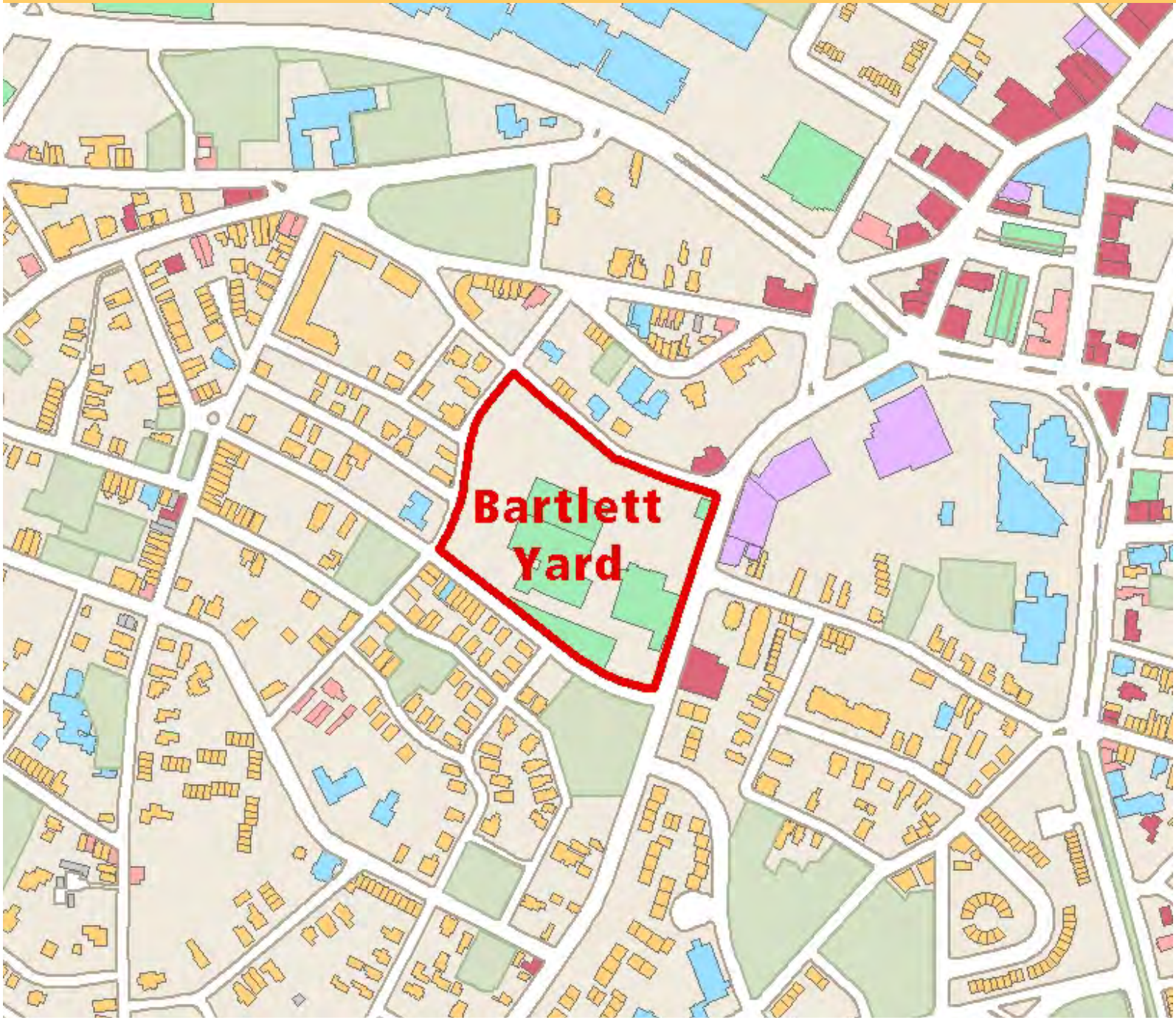

BARTLETT YARD SITE STUDY

Land Use

- Residential
- Mixed Use
- Commercial
- Industrial
- Institutional
- Government
- Other

Source: 1995 BWSC, City of Boston Assessing

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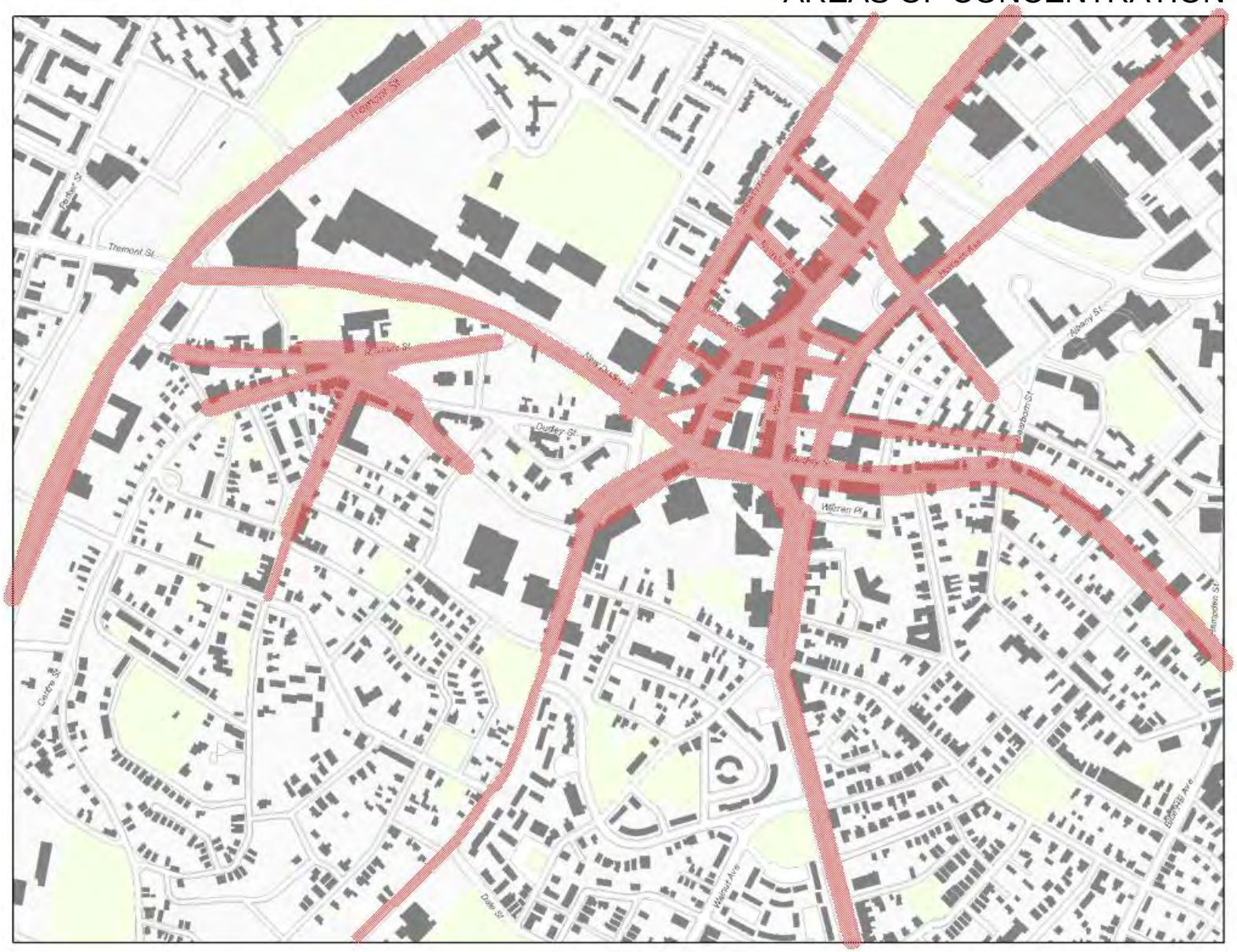
AREAS OF CONCENTRATION

BARTLETT YARD

Neighborhood Structure



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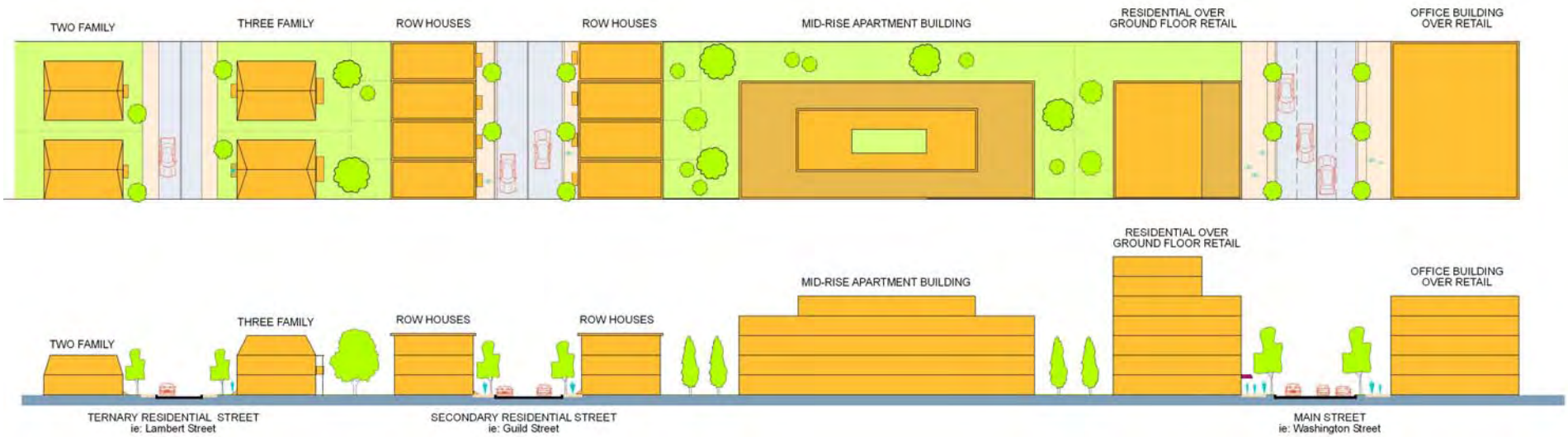
BARTLETT YARD

TRISECT DIAGRAM



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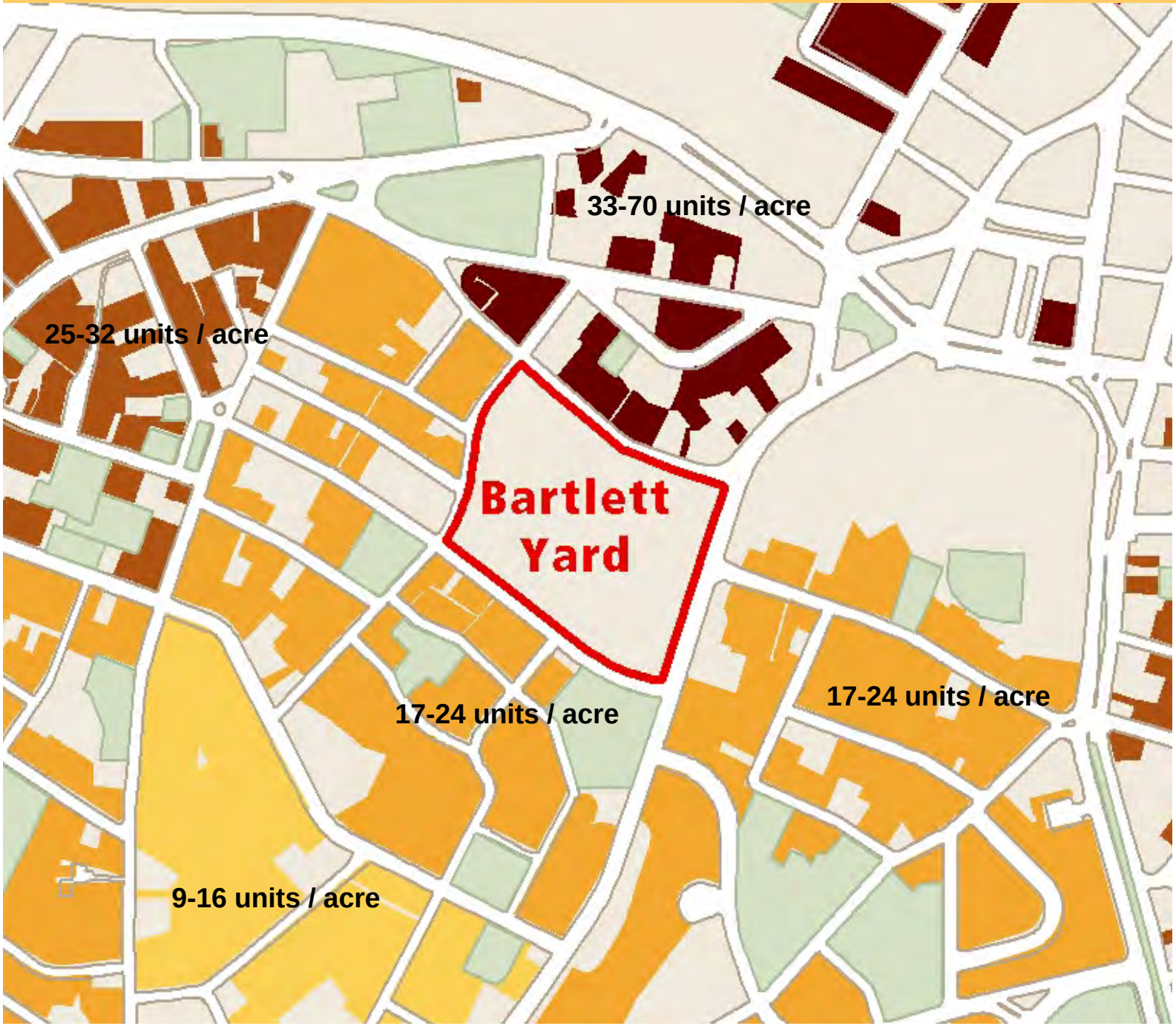

BARTLETT YARD SITE STUDY

Housing Density

Residential Areas
Housing Unit Density
Units per Acre

- 3.4 - 9.0
- 9.1 - 16
- 17 - 24
- 25 - 32
- 33 - 70

Source: 2000 Census

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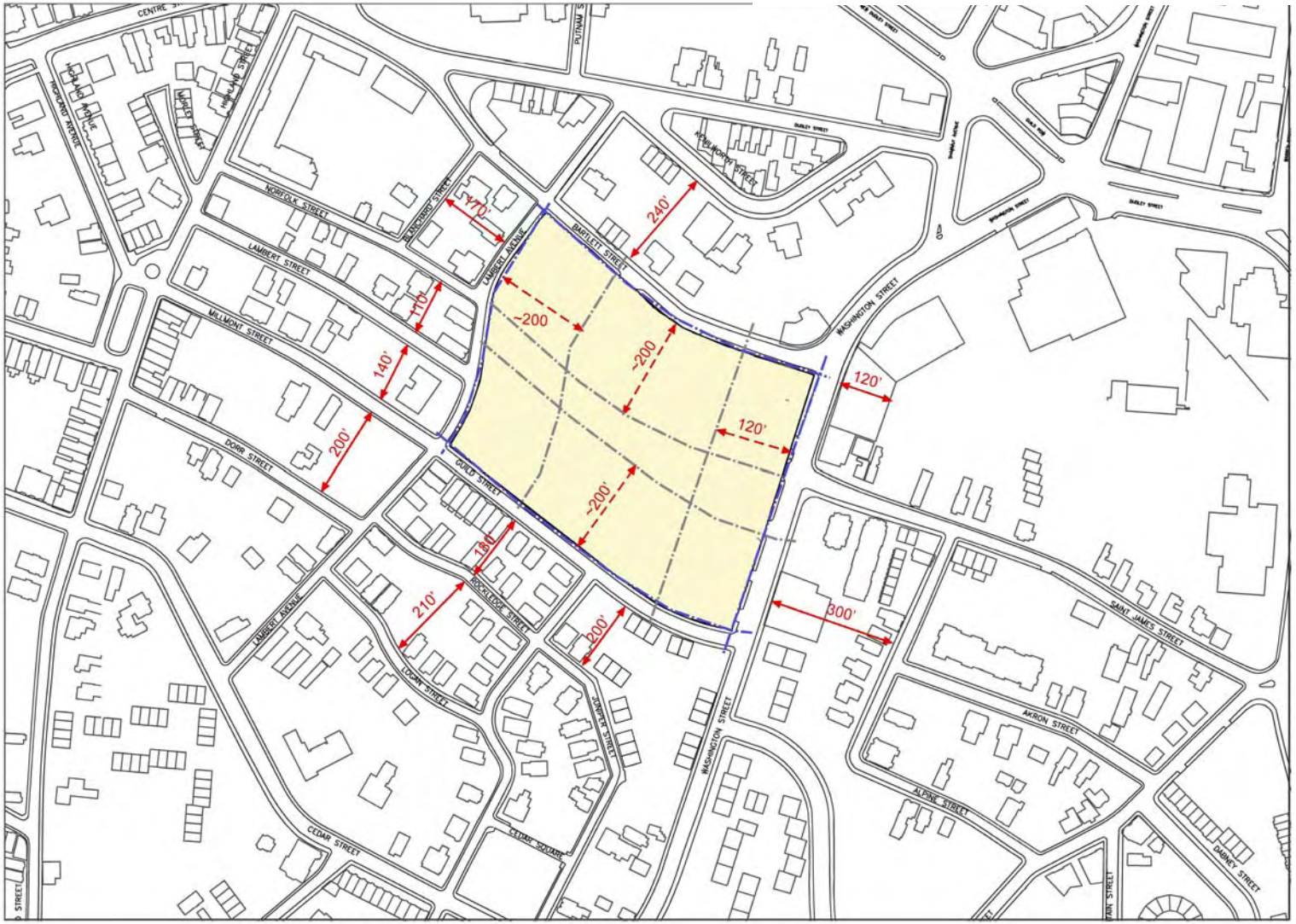
BARTLETT YARD SITE STUDY

Block Patterns



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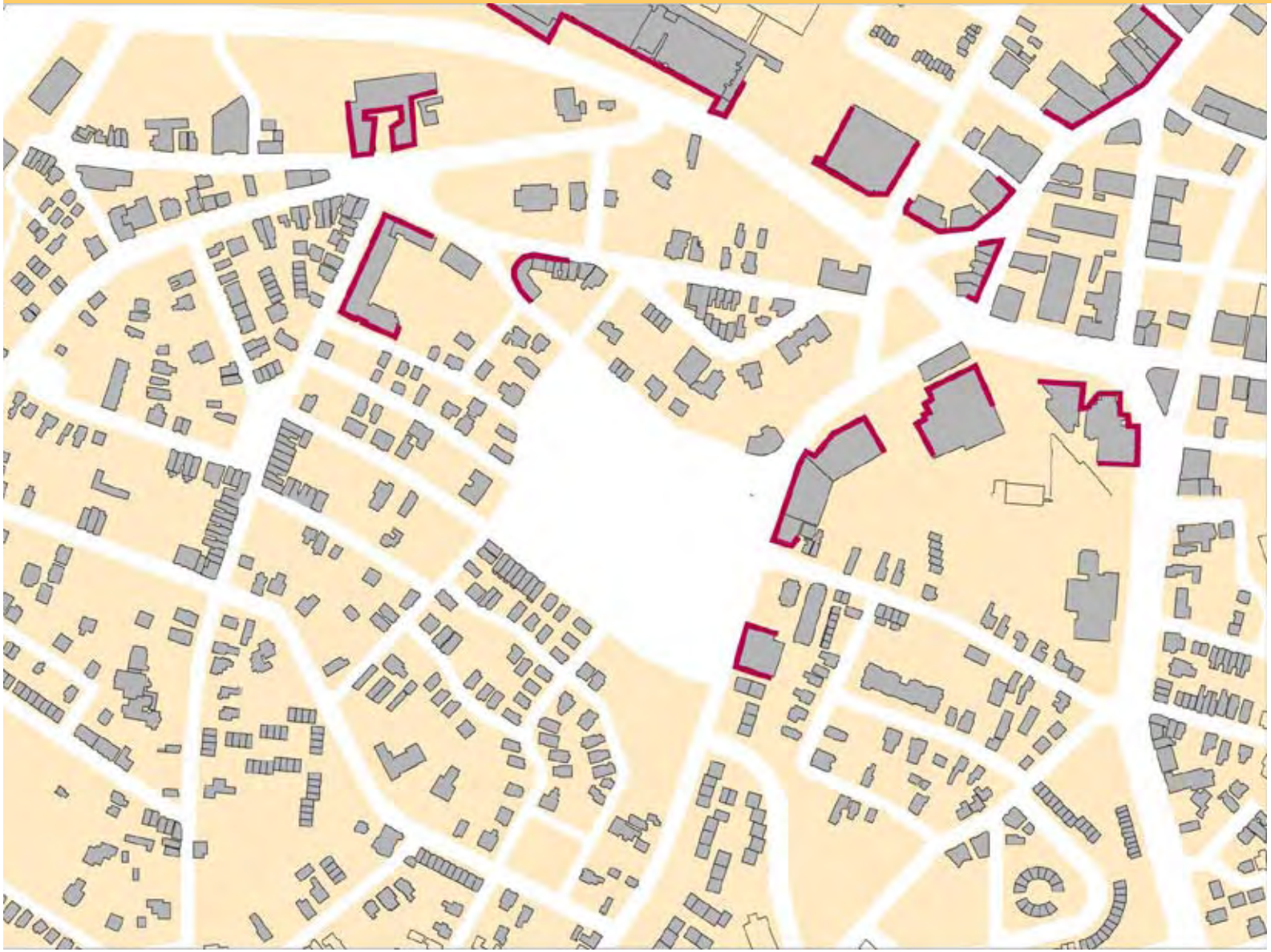

BARTLETT YARD SITE STUDY

Large Building Footprints

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BARTLETT YARD SITE STUDY

Edges

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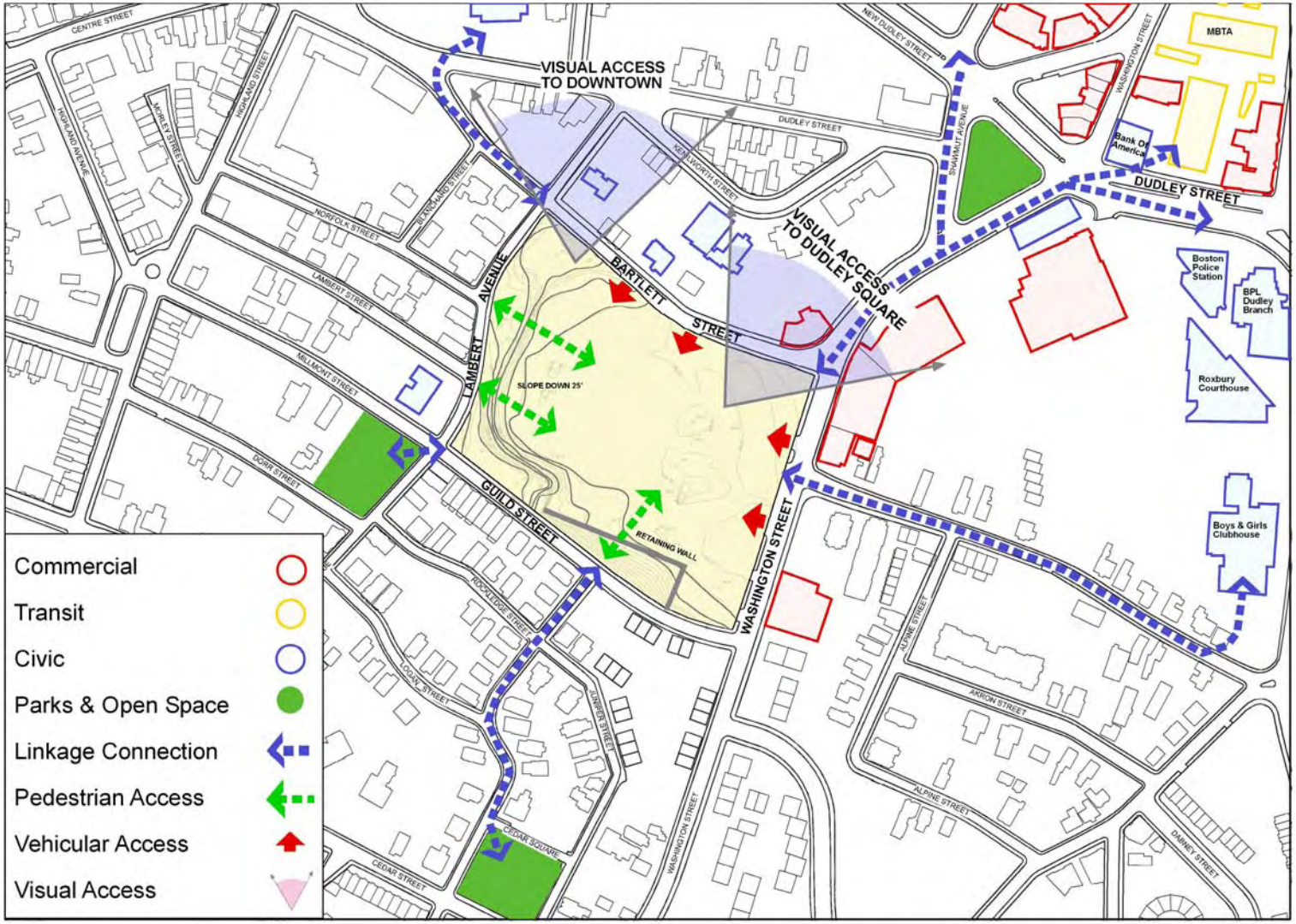
BARTLETT YARD SITE STUDY

Site Access and Linkage



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BARTLETT YARD

Building Types: Low Rise Housing

Single-family Residential

- 2 Story wood frame
- Set back from sidewalk

Two-family Residential

- 2 Story wood frame
- Front porch
- Set back from sidewalk

Three-family Residential

- 3 Story wood frame
- Front porch
- Set back from sidewalk

Row House

- 3 Story wood frame

Row House

- 3 Story brick

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BARTLETT YARD

Building Types: Mid Rise Housing

Apartment/ Condo

- 2-4 Story brick

Elderly Housing

- 4 Story brick

Apartment/Condo/Retail

- 6 Story brick

Apartment/Condo

- 5 Story brick

Senior Housing

- 4 Story brick

Apartment/Condo

- 4 Story brick

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BARTLETT YARD

Building Types:
High Rise Housing

Apartment/Retail

- 12 Story brick

Apartment/Retail

- 10 Story brick
- Residential over retail

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BARTLETT YARD

Building Types: Commercial

Retail

- Single story brick

Retail

- 2 story brick

Office/ Retail

- 3 story brick

Office/ Community Services

- 3 story brick

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BARTLETT YARD

Building Types: Mixed-Use

Commercial

- 4 Story brick
- Office over retail

Residential/ Retail

- 4 Story brick
- Residential over retail

Apartment/ Community Service

- 4 Story brick
- Residential over retail

Apartment/ Community Service/Retail

- 6 Story brick
- Residential over retail

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BARTLETT YARD

Building Case Studies

- **Jackson Square Dev. –** Jamaica Plain

Housing Density: **30** Units/ Acre (225 U/ 7.4ac)

Affordability: 70% (158 units): 60% below 80% AMI, 10% between 80%-110% AMI

4-10 story

- **Kasanof Bakery Homes (proposed)–** Roxbury

Housing Density: **26** Units/ Acre (70 U/ 2.73AC)

3-4 story brick

- **Washington Commons --** Roxbury

Housing Density: **15** Units/ Acre (49U/ 3.22AC)

2-3 story wood frame

- **Madison Park Village –** Roxbury

Housing Density: **36** Units per acre (including residential high-rise, 546 U/ 15AC)

3-12 story

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BARTLETT YARD

Building Case Studies

- **Davenport Commons –** Roxbury

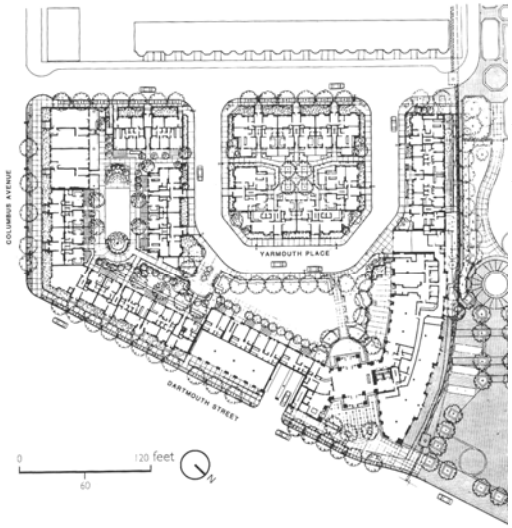
Housing Density: **91** Units/ Acre (185U/ 2.03AC)

4 story brick

- **Rollins Square –** South End

Housing Density: **84** Units/ Acre (184U/ 2.19 AC)

6 story brick



- **Tent City –** South End

Housing Density: **89** Units/ Acre (269 U/ 3 AC)

Affordability: 25% (67 units) low-income, and 50% (134 units) moderate-income

4 story brick

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BARTLETT YARD

Building Case Studies

- **D Street Residences –** South Boston

Housing Density: **128** Units /acre (715 U/ 5.58AC)

Affordability: 18% (130 units) btw 80%-120% AMI

- **Central Artery Parcel 24 –** Chinatown

Housing Density: **236** Units /acre (315 U/ 1.33AC)

Affordability: 53% (70 rental, 99 condos) 30% to 60% AMI & Section 8 for rental units; btw 60%-80% AMI for condos

BARTLETT YARD

Open Spaces: Yards, Courts, and Gardens

- Residential Fronttyard/ Backyard

- Residential Courtyard

- Community Park/ Lawn

- Garden

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- Residential Courtyard

- Children's Tot-lot

- Playground

BARTLETT YARD

Open Spaces: Active & Passive Recreational

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Planning Survey Results

Connectivity & Neighborhood Structure

1. Do you think of the Bartlett Yard site as a part of the Dudley Square commercial district or as a part of the Highland Park neighborhood?

   Most say Highland Park, but a lot said Dudley Sq. Both?

Part of the Dudley Square commercial district		38.1%
Part of the Highland Park neighborhood		**79.4%**

2. How important would it be to walk through the site?

Very Important, Important.

		Response Percent
Very Important		**61.9%**
Important		34.9%
Not Important		3.2%

3. Character of any new through-site paths?

Pedestrian Paths, Streets w/ Sidewalks, Open Space.

Public Streets with Sidewalks		47.6%
Semi-private Pedestrian Paths		**54%**
Open Spaces		41.3%

4. Preference for new parking?

Off-Street driveways and Underground Garage.

On-street parking		22.2%
Off-street driveways		**60.3%**
Underground garage		54%
Surface lot		14.3%

5. How would you get to the Bartlett Yard site?

Most by Walking, then by Car. Some by Bus and Bike

Bike	20.6%
Walk	**71.4%**
Bus	36.5%
Subway	3.2%
Car	54%
View Other (please specify)	3.2%

Use & Density

6. Types of uses?

Most said Retail and Residential.

Residential	75%
Retail	**80%**
Office	35%
Recreation	35%
Event/Entertainment	35%
Healthcare	8.3%
Services (haircut, car care, post office)	40%
View Other (please specify)	21.7%

7. Who should live there?

Families, Seniors, Professionals, and Singles.

Seniors	66.7%
Families	**81.7%**
Singles	55%
Professionals	66.7%
View Other (please specify)	6.7%

8. Mixed Income Community? *Most said Very Important.*

		Response Percent
Very Important		**63.3%**
Important		23.3%
Not Important		11.7%
Not Sure / Don't Know		1.7%

10. Affordable residential? *Very Import and Important.*

		Response Percent
Very Important		**46.7%**
Important		33.3%
Not Important		18.3%
Not Sure / Don't Know		1.7%

11. Rental / Ownership? *Ownership then Rental.*

	Very Important	Important	Not Important	Not Sure / Don't Know
Rental Units	**44% (27)**	30% (18)	21% (13)	5% (3)
Ownership Units	**67% (41)**	26% (16)	3% (2)	3% (2)

12. Use by street edge?

Washington St. – Commercial, Retail, Community, Cultural

Guild St. – Rowhouse, Apartment

Lambert Ave. – Triple Decker, Single Family

Bartlett St. – Single Family, Rowhouse, Apartment

	Washington Street	Guild Street	Lambert Avenue	Bartlett Street
Residential - Apartment	**48% (14)**	**48% (14)**	31% (9)	45% (13)
Residential - Attached Rowhouse	19% (7)	**76% (28)**	65% (24)	54% (20)
Residential - Triple Decker	8% (2)	50% (12)	**71% (17)**	33% (8)
Residential - Detached Single Family	20% (7)	54% (19)	**80% (28)**	57% (20)
Retail	**96% (44)**	4% (2)	7% (3)	28% (13)
Commercial Service	**97% (34)**	9% (3)	3% (1)	11% (4)
Community	**86% (30)**	14% (5)	17% (6)	29% (10)
Cultural	**88% (28)**	12% (4)	9% (3)	22% (7)

Quality of Life & Sustainability

13. Walking distance to services and work?

Most said Very Import.

		Response Percent
Very Important		**54.2%**
Important		30.5%
Not Important		15.3%

14. Healthy development & Green Building practices?

Most said Very Important.

		Response Percent
Very Important		**74.6%**
Important		18.6%
Not Important		6.8%

15. Character of Open Space?

Gardens, Yards, and Lawns.

Front yards	39%
Back yards	55.9%
Gardens	**59.3%**
Semi-public open lawns	49.2%
View Other (please specify)	11.9%

16. Type of Recreational Space?

Jungle Gym and Tot-lot. No active sports.

Tot-lot	35.6%
Active play structure (jungle gym)	**45.8%**
Active sports space (basketball court)	11.9%
View None or Other (please specify)	44.1%

17. Job creation? *Very Important.*

Very Important	**54.2%**
Important	32.2%
Not Important	13.6%

18. Job Type? *Retail and Services.*

Retail / Food Service	**69.5%**
Information Services	33.9%
Personal Services	44.1%
Professional Service	62.7%
Health / Medical	30.5%
Educational Services	35.6%
Research & Development	18.6%
Business Services	44.1%
Whole Sale	3.4%
Manufacturing	8.5%
Construction	11.9%
Auto Services	1.7%
Arts & Entertainment	32.2%
Property Management	15.3%
Real-estate Services	15.3%

19. Vision for Bartlett Yard site?

Most said Compact Community: mix of homes, apartments with retail and community services.

"Compact Community": mix of homes and apartments with retail and community services.		**66.1%**
"Residential Court": variety and range of residential units – no or few other uses.		10.2%
"Commercial Center": Office, retail and manufacturing uses, no or little residential uses.		11.9%
View Other (please specify).		11.9%

Small Group Discussion

There are five groups, each has:

- Content Facilitator [BRA Planning Staff]
- Group Facilitator [OC Volunteer]

Select:

- Spokesperson to report out at the end
- Recorder to take notes

Group members will be assigned by counting off.

There will be **three 25 minute sections** and a **final 15 minute section** to summarize recommendations and prepare for the group report.

Well let you know when **20 minutes has past** and when it is **time to move on** to the next section.

Discussion Topics

The Discussion Topics are as follows:

- Connectivity & Neighborhood Structure [25 minutes]
- Use & Density [25 minutes]
- Quality of Life & Sustainability [25 minutes]

- Summary and Report Preparation [15 minutes]

Group Reports

At the end we will reconvene and have the Spokesperson for each group report on their groups Recommendations and Ideas.

Break in to Groups

To view this and prior presentations, please go to: BRA web site, select Planning Initiatives, then #25 Roxbury Strategic Master Plan

www.CityofBoston.gov/BRA