

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.

2147 WASHINGTON 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. Washington St. Architecture

6 Minutes

- i Artist Work / Live
- ii Neighborhood & Building Texture
- iii Specificity & Adaptability
- iv Residential Units
- v Sustainability
- vi Structural Innovation

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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10

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PRINCIPAL, NEW URBAN COLLABORATIVE

2 SAMIRA AHMADI
PRINCIPAL, ENVIENERGY

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DIR. OF N'HOOD STRATEGY, GRAFFITO SP

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

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CRJA / IBI GROUP LANDSCAPE

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DIRECTOR, SUPERVISIONS

10 STEPHANIE SHERMAN
DIRECTOR, SUPERVISIONS

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**.

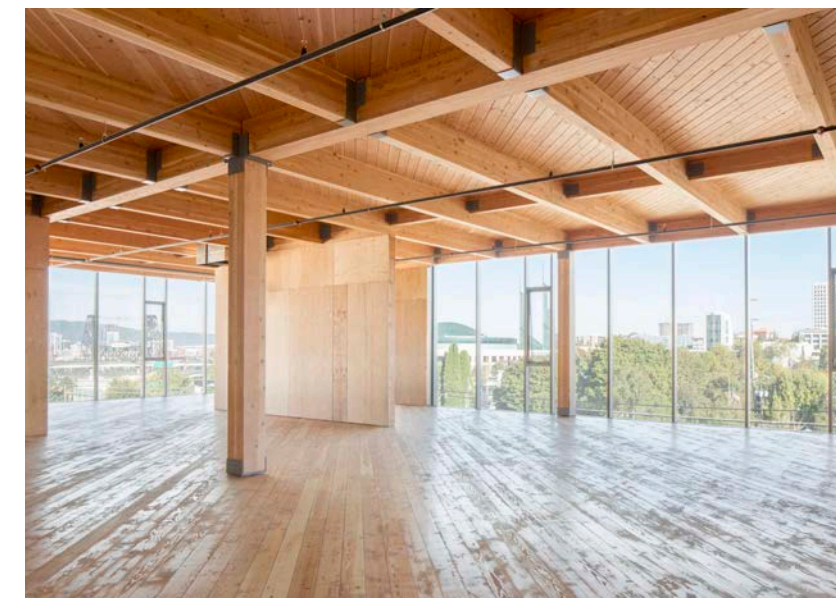
Actively promote a **sustainable and diverse economy** focused on job opportunities.

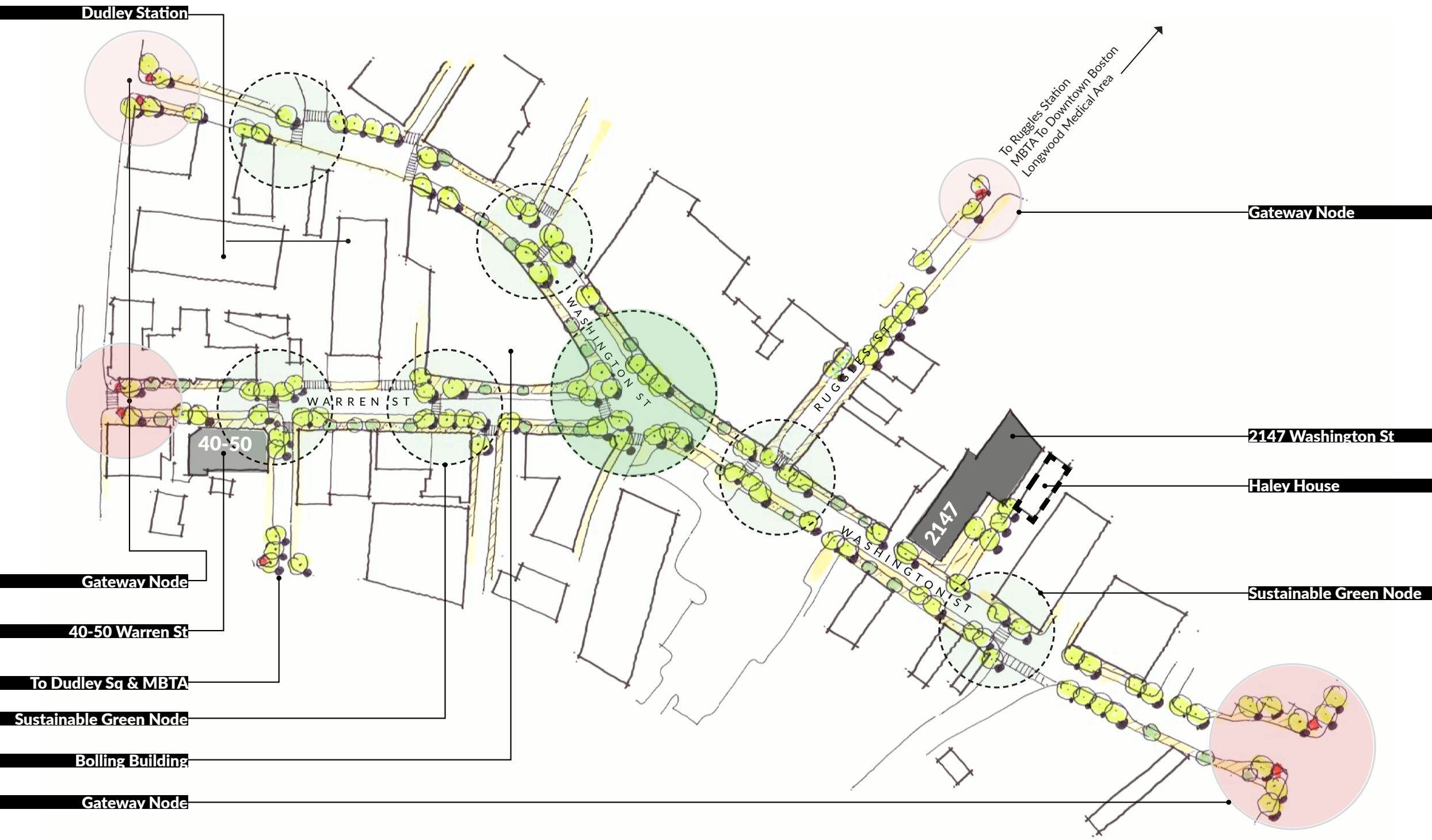
Create a public realm that is **comfortable, lively, and safe**, that reflects the unique physical and social character of the neighborhood.

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



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.)

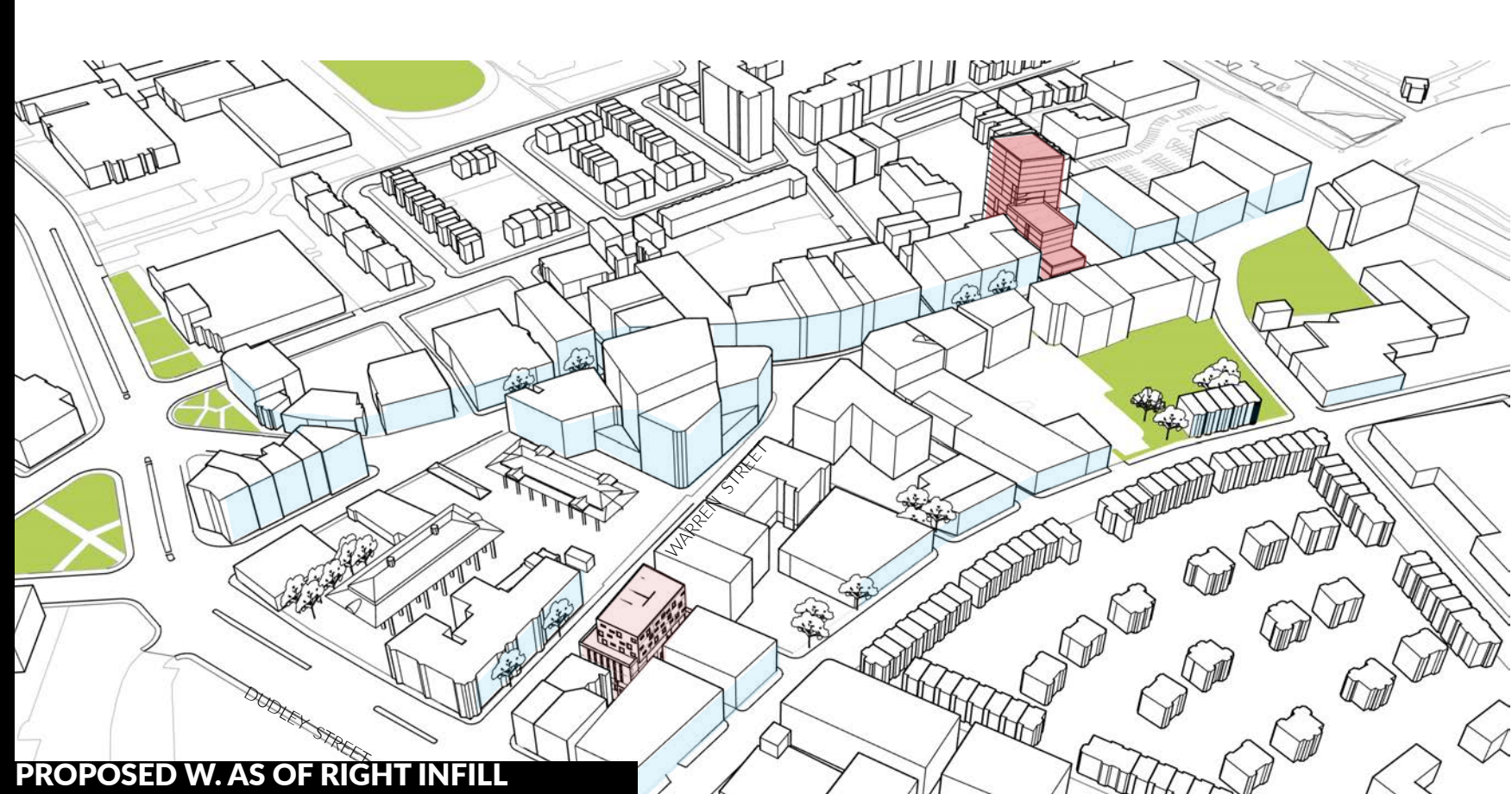
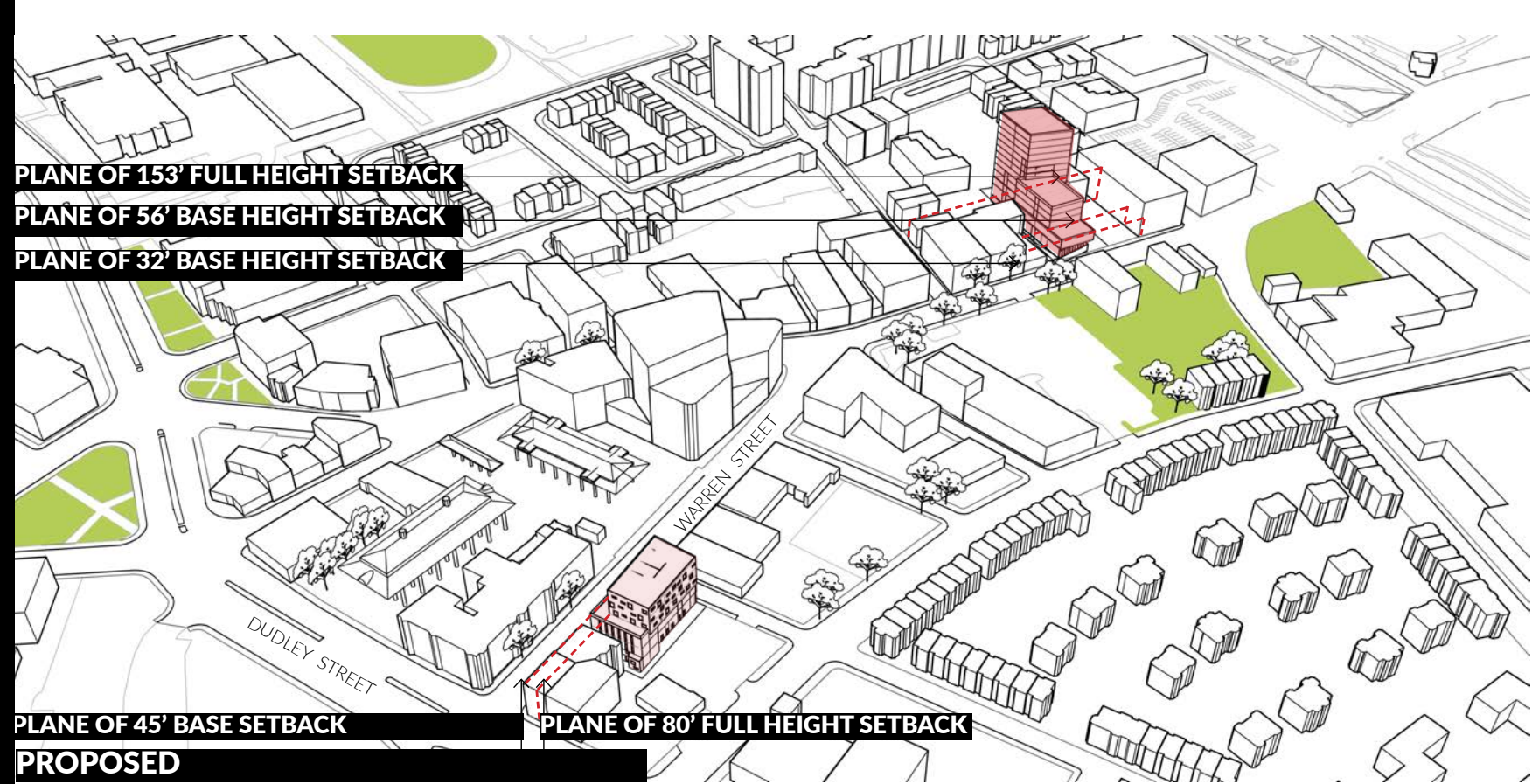
- **Gateway Signage** – create a platform for activity rather than a plug
- **Streetscapes**
- **Safety and Lighting**
- **Work to undo Institutional Racism** with design and sustainability commitments. Bring awareness of the richness of Dudley Square to Boston!

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

MULTI-PLATFORM ARTS SUPPORT:

Performance, Painting, Film, Drawing, Sculpture, Pottery, Writing, Choreography, Sound, Dance, Music, Drama, Digital Media, Multi Media, Graphic Art, Glass, Video, Ceramic, Textiles, Woodworking, Photography, Jewelry, Apparel & Fashion, Literature, Installation, and More...



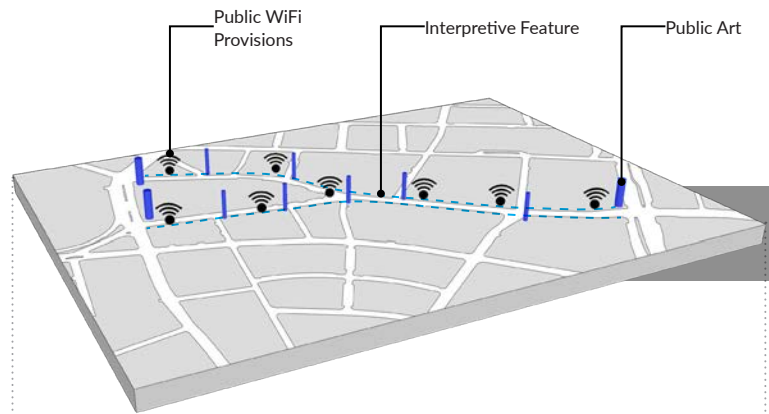


DUDLEY URBAN DESIGN GOALS

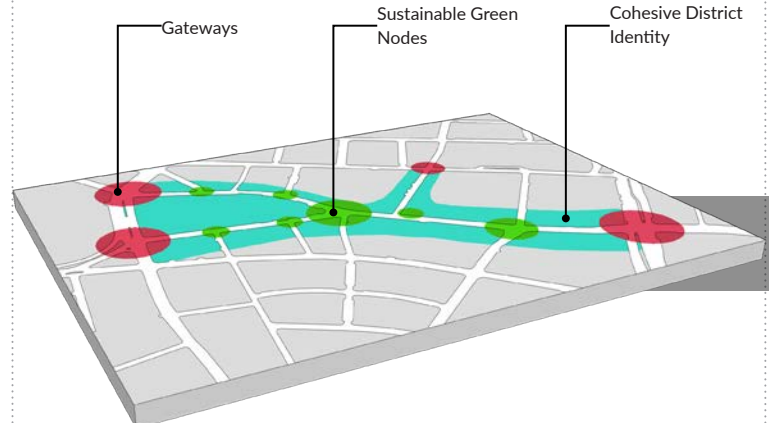


- COMMUNITY
- ENGAGEMENT
- PARTICIPATION

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.



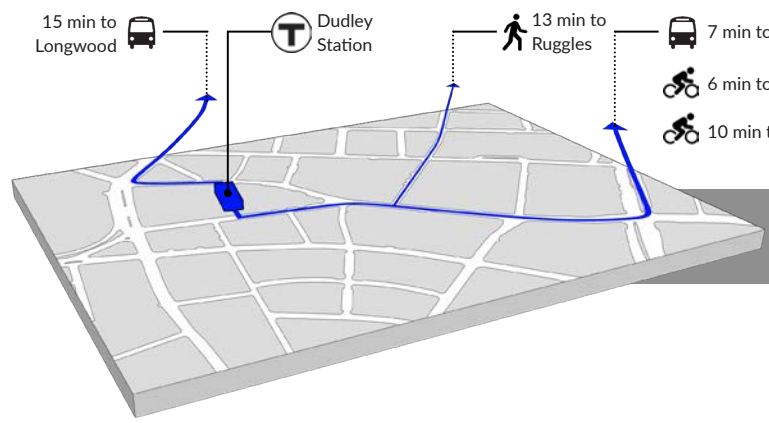
ART, HISTORY + TECHNOLOGY



EXPANDED PUBLIC REALM



NEIGHBORHOOD STRATEGY



COMMUNITY CONNECTIONS



Gateways

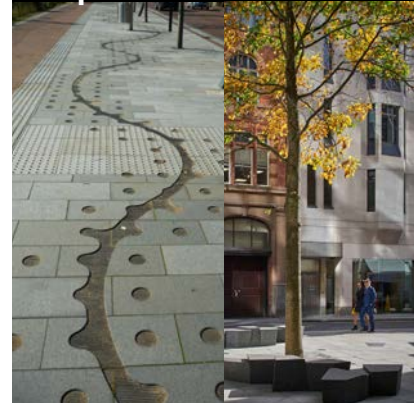
- Seating
- Curb Bumpouts
- Large Scale Art Features
- Traffic Tables

Sustainable Green Nodes

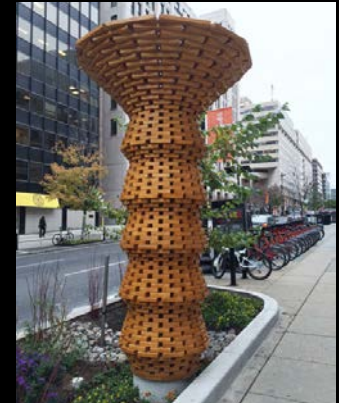
- Seating
- Curb Bumpouts
- Rain Gardens
- Traffic Tables



Interpretive Features



Public Art



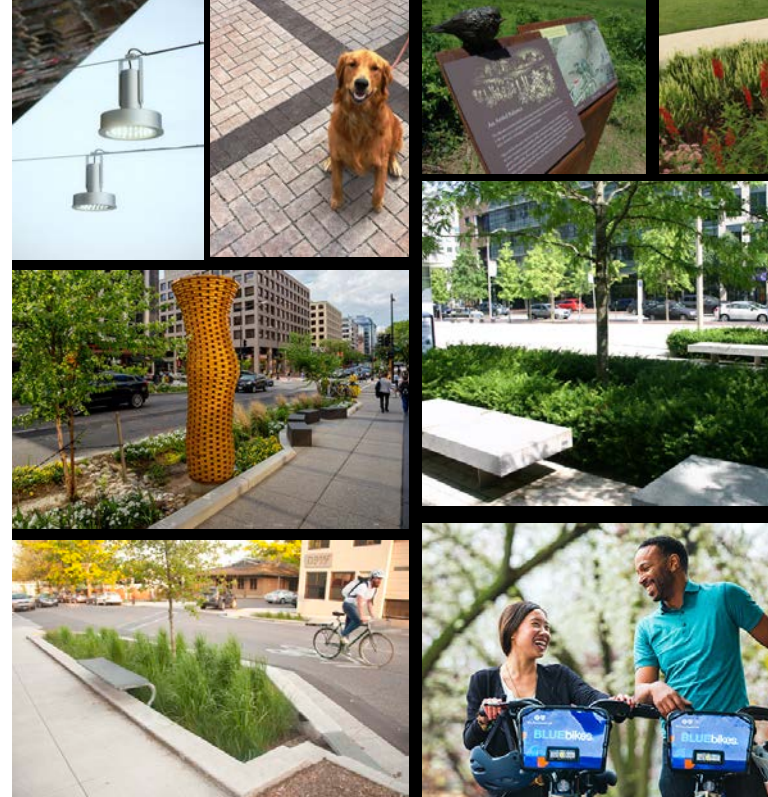
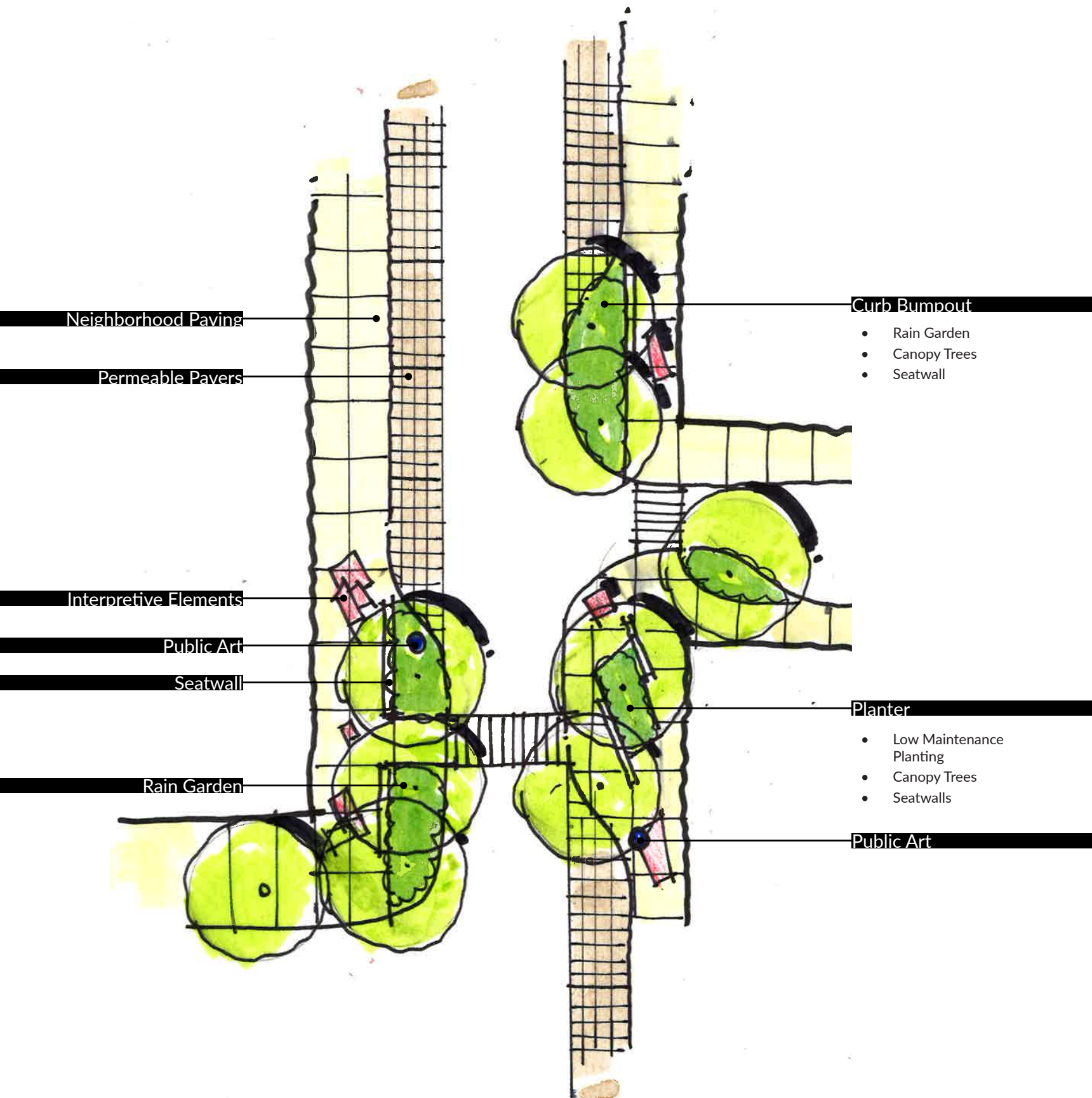
Public WiFi Provisions



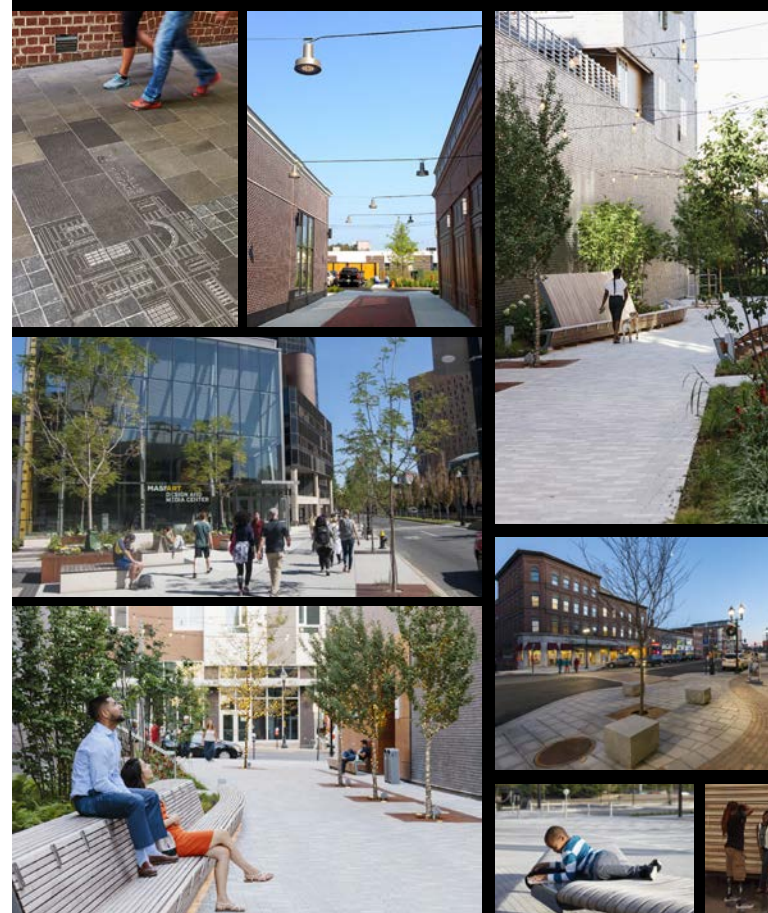
Cohesive District Identity

- Furnishing
- Lighting
- Paving
- Signage





Sustainable Approach



Materiality + Community



FLOOR	PROGRAM	PROG GSF	OVERALL GSF	STUDIO	1 BR 1 BA	1.5 BR 1 BA	2BR 1 BA	3BR 2 BA	ARTIST 1500	ARTIST 1000	TOTAL DU	ELEV	ST 1	ST 2	ST 3	HEIGHT/FT	CONST TYPE
B	Parking	11488	11488									66	165	165	165	0	I
1	Residential	2287														20	IV
1	Public	2007														20	
1	Commercial	3558	10864										165	165	165	20	IV
2	Arts	5593	10917										165	165	165	32	IV
2	Public	6443														32	
3	Live/work	7013	10940						1	5	6		165	165	165	44	IV
4	Live/work	7013	10940						1	5	6		165	165	165	56	IV
5	Resi	4703	5488	1	2	1	1	1			6		165	165	165	68	IV
6	Resi	4703	5488	1	2	1	1	1			6		165	165	165	78.5	IV
7	Resi	4703	5488	1	2	1	1	1			6		165	165	165	89	IV
8	Resi	4703	5488	1	2	1	1	1			6		165	165	165	99.5	IV
9	Resi	4703	5488	1	2	1	1	1			6		165	165	165	110	IV
10	Resi	4703	5488	1	2	1	1	1			6		165	165	165	120.5	IV
11	Resi	4703	5488	1	2	1	1	1			6		165	165	165	131	IV
12	Resi	4703	5488	1	2	1	1	1			6		165	165	165	141.5	IV
		71538	87565	8	16	8	8	8	2	10	60	66	2145	2145	825	153	

PROGRAM	AREA
Commercial	3558
Arts	5593
Live/work	14026
Resi	39911
Public	8450
Program GSF	71538
Parking GSF	11488

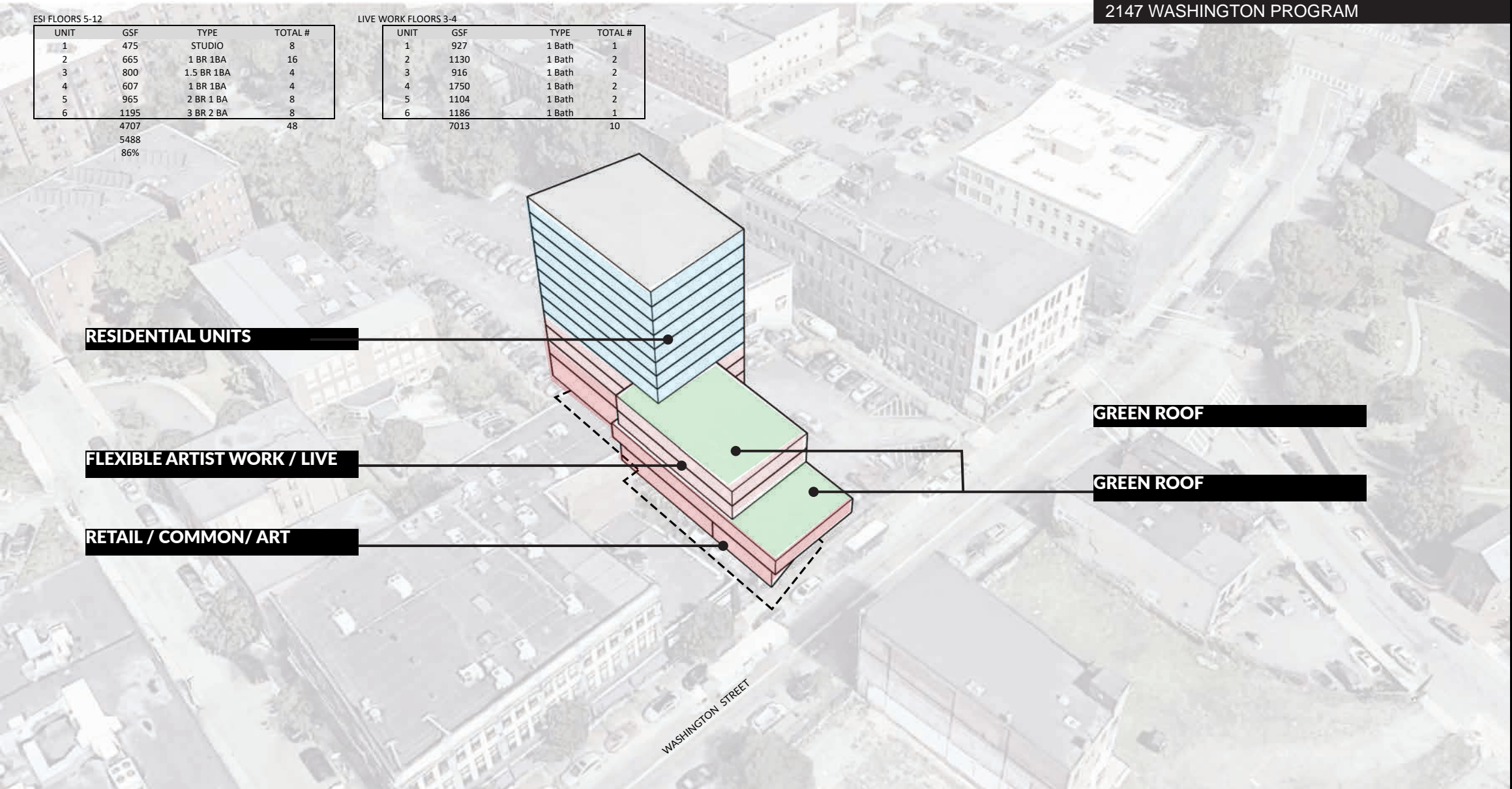
ESI FLOORS 5-12

UNIT	GSF	TYPE	TOTAL #
1	475	STUDIO	8
2	665	1 BR 1BA	16
3	800	1.5 BR 1BA	4
4	607	1 BR 1BA	4
5	965	2 BR 1 BA	8
6	1195	3 BR 2 BA	8
	4707		48
	5488		
	86%		

LIVE WORK FLOORS 3-4

UNIT	GSF	TYPE	TOTAL #
1	927	1 Bath	1
2	1130	1 Bath	2
3	916	1 Bath	2
4	1750	1 Bath	2
5	1104	1 Bath	2
6	1186	1 Bath	1
	7013		10

2147 WASHINGTON PROGRAM



RESIDENTIAL UNITS

FLEXIBLE ARTIST WORK / LIVE

RETAIL / COMMON/ ART

GREEN ROOF

GREEN ROOF

A CREATIVE PLATFORM.

Proposal responds to artists' **NEEDS**
Noise sensitivity of different **ARTS** is key

FLEXIBLE for adaptations of use & tenants
-responsive architecture
-responsive programming
-responsive protocols

Certain spaces restricted to certified artists
Appropriately sized circulation spaces

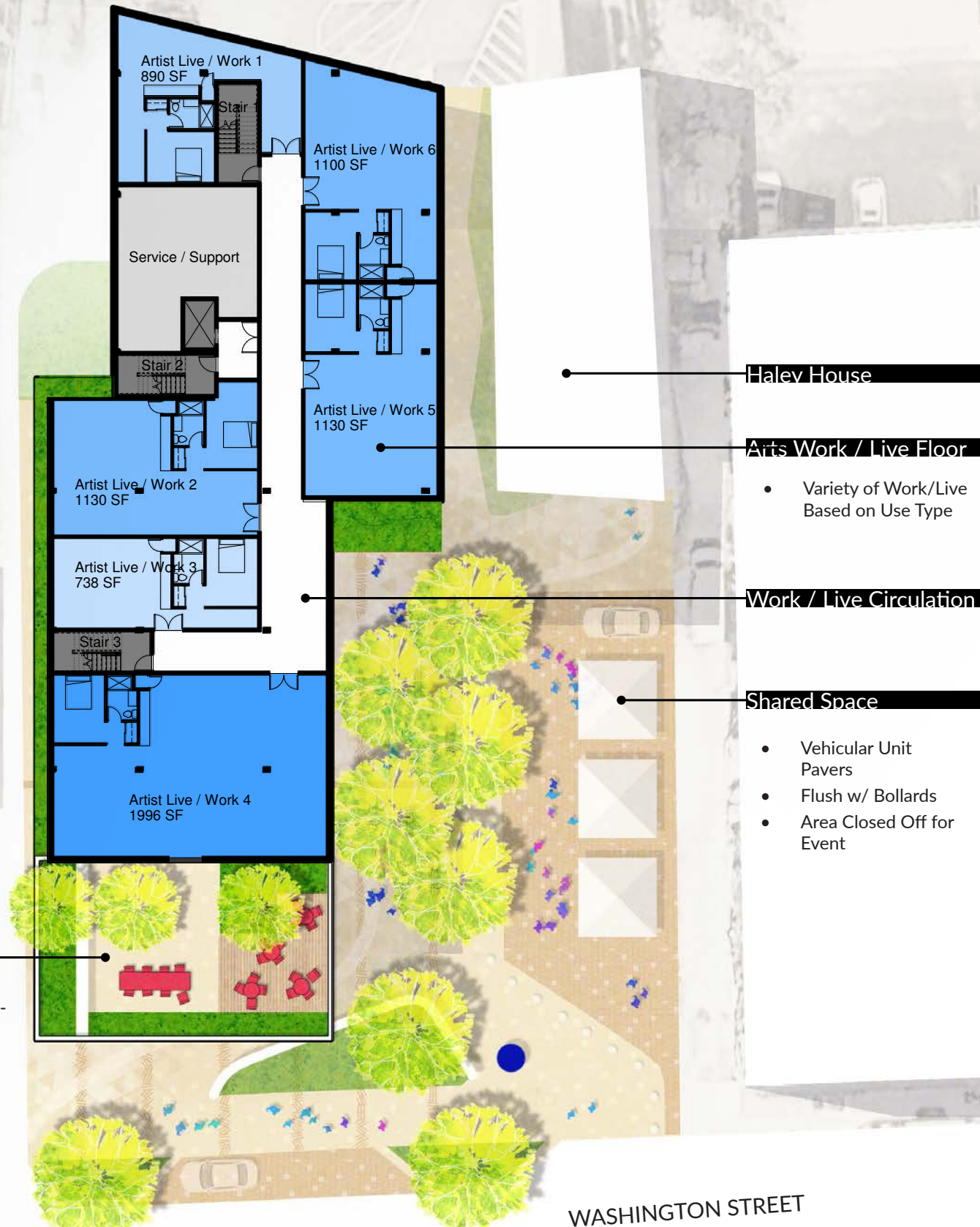
AMENITIES divided between low and high impact
multivalent spaces
multiple use
multiple simultaneous programs



ARTIST PROTECTIONS

- DND covenant (affordability)
- Long term leases for cultural
- AMI-based affordability
- Artist resident representation
- Artist certification req. for application

FLEXIBILITY AT EVERY LEVEL OF THE BUILDING - INCLUDING THE OPEN SPACE IN FRONT OF HALEY HOUSE - IS KEY TO THE OPERATION OF 2147 AS A CREATIVE PLATFORM AND GENERATOR OF GROWTH AND ACTIVITY FOR DUDLEY SQUARE.



Haley House

Arts Work / Live Floor

- Variety of Work/Live Based on Use Type

Work / Live Circulation

Shared Space

- Vehicular Unit Pavers
- Flush w/ Bollards
- Area Closed Off for Event

Roof Deck

- Sculptural Seating Wall
- Planting
- Community Table
- Cafe Tables
- Art Features

WASHINGTON STREET



ARTS FEATURES

- WIDE circulation space
- Variety of unit sizes per media need
- Shared work spaces - flexible program
- Professionally managed arts amenities
- Outdoor arts space with infrastructure for:

Performance

Fabrication

Assembly

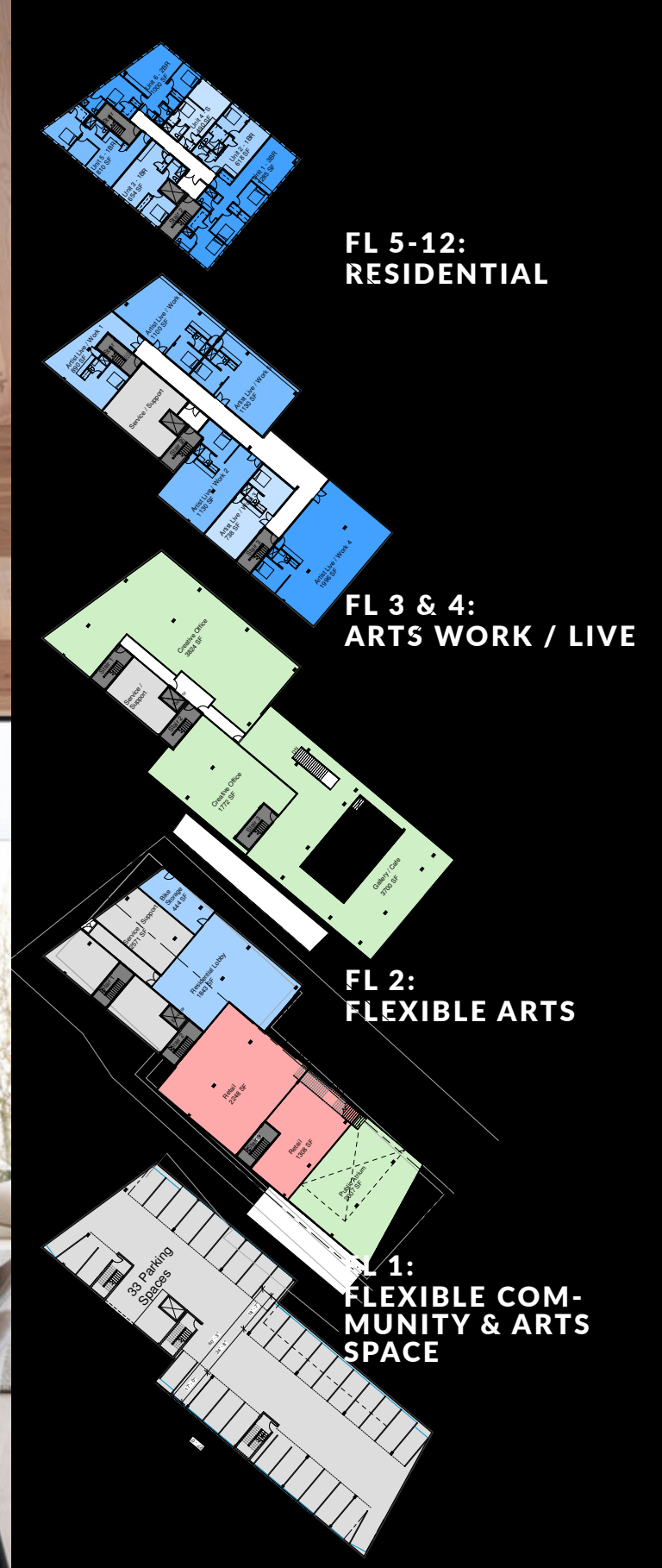
Film Projection

Murals

Public art

Public engagement

Street Level Activation





VIEW TOWARD HALEY HOUSE

THE SUSTAINABLE BUILDING



ALTERNATIVE TRANSPORTATION

The project site is located within walking distance of Dudley Square transportation hub which helps with reducing the reliance on single-occupancy vehicles & the environmental impacts that accompany them. Several level 2 electric car charging stations will be installed throughout the site and parking spaces, providing amenities to those residents who drive low-emission and electric cars.



FSC CERTIFIED WOOD

Irresponsible forest practices result in forest destruction, wildlife habitat loss, and soil sedimentation. The Forest Stewardship Council (FSC) standard ensures that these negative effects are mitigated via sustainable harvesting strategies. 100% of the eligible materials in this project will come from FSC certified forests.



BICYCLE FACILITIES

In an effort to promote a more pedestrian/ non-motorized lifestyle, the development will support bicycle infrastructure and connectivity to the greater Boston area. Bicycle parking will be provided at designated public areas such as the community pavilion and linear park.



WATER EFFICIENCY

To ensure water savings, the project will feature low flow and low flush fixtures, xeriscaping, native plants and efficient irrigation system which result in at least 50% reduction in the annual water use.



RENEWABLE ENERGY

Each residential block will be equipped with solar PV array to offset the predicted energy use and achieve the energy positive target. An active solar thermal system will be used to generate domestic hot water while an electric backup system will be designed to be utilized when needed.



CONSERVE ENERGY

All units will be highly insulated to help maintain a comfortable living environment.

Triple Pane Windows | U-0.13
 Super Insulated Roof | R-60
 Super Insulated Walls | R-45
 Super Insulated Floors | R-65



PASSIVE SOLAR

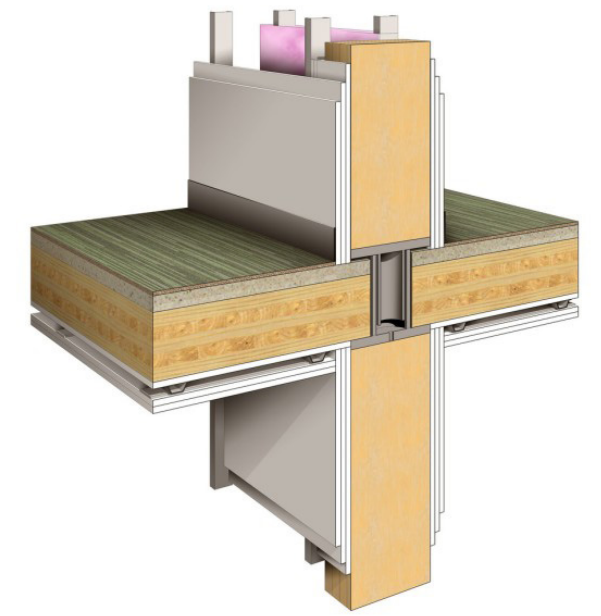
The Units have been designed to take advantage of the sun. The large eaves and inset wall allow the building and inhabitants to benefit from the warmth of the sun during the colder months due to the lower elevations of the sun during this time. In contrast, during the warmer months when the sun is higher these eaves block the sun from entering the building reducing the amount of cooling required.

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

CONTEXTUAL RESIDENTIAL TOP, SETBACK



The Washington Street proposal is not only **LEED Platinum**, but also structurally innovative. A highly sustainable emergent structural system is being proposed. This will be a heavy **timber tall building**--the first of its kind in Boston, and will establish new ways of thinking about how we build buildings in America. We expect to work with the various agencies in the city and state to bring this concept to fruition. Along with the Bolling Building and the Department of Neighborhood Development's E+ projects, this will further establish Roxbury as one of North America's most important architectural (hence cultural) vanguards. This is also a flexible design that is **adaptable to the technologies** approved or requested at the time of construction.

