



# Shattuck Campus Planning Small Group Exercise

Community Meeting 2: January 16, 2019

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## Instructions

Develop a scenario for the Shattuck Campus on the proposed roadway layout using the wood blocks provided. The wood blocks represent 750,000 SF of building area. Include any mix of uses on the site in the configuration your table believes is most appropriate.

### Block colors represent:



**Supportive  
Housing**



**Health Office/  
Institution**



**Existing  
Services**

The lot line is shown in red; buildings must remain within this line.  
Existing building footprints are shown as black dashed lines for reference only.

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## Building & Use Parameters

Each solution at a minimum must include:

- A total of 600,000 sf on the site;
- At least 120,000 sf of supportive housing (yellow); and
- At least 70,000 sf of existing services (orange).
- If your group would like to suggest specific uses, or if there are uses the community needs that you would like to see on the site, please write these on the plan next to a building block or make a note on the top of the sheet.

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## Open Space & Landscape

Draw directly on the plans or use green paper to show where your group would like to include:

- open spaces;
- places where new landscape plantings and trees are important;
- other outdoor features such as recreation, gardens, etc.

Trails and connections to the park can be drawn directly on the plan.

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## Shattuck Campus Planning Small Group Exercise

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### Topics to Consider

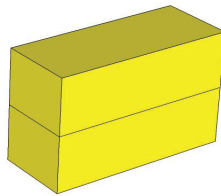
As your table discusses how best to layout the uses for buildings, please keep in mind:

1. The 5 perspectives for a unified vision: Health Services; Housing Needs; Recovery Needs; Open Space/Connectivity; and Neighborhood Impacts.
2. The relationship between the buildings and the Park.
3. Visibility of the site from Morton Street & the required Greenbelt Overlay landscape area.
4. How / where to access the Campus.

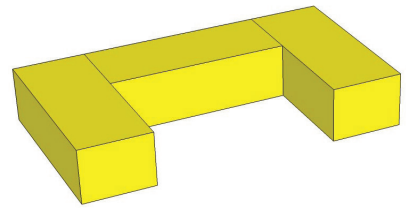
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### Working with the Blocks

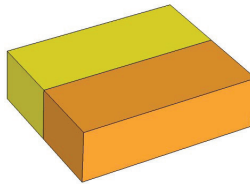
Blocks represent 1, 2, 3 and 4 floor buildings. They can be combined in a variety of ways to make bigger buildings as desired.



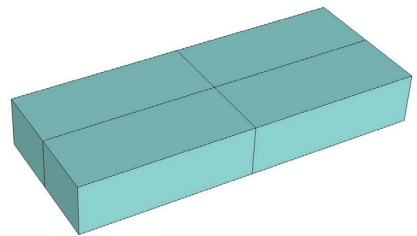
**Blocks may be stacked for greater height.**



**Blocks can be combined to create shapes.**



**Blocks of different colors can be combined into mixed-use buildings.**



**Blocks can be combined as larger footprints.**

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*Disclaimer: These scenarios were developed for discussion and exploration of options and ideas for future of the Shattuck Campus. These scenarios do not represent the opinion or official position of the Executive Office of Health and Human Services (EOHHS) or the Division of Capital Asset Management & Maintenance (DCAMM).*

# Shattuck Campus Planning

## Community Meeting 2 Raw Notes

January 16, 2018

### Map 1

#### *Courtyard Concept*



#### *East of Circuit Drive*

- Make housing different styles – some small residential, some large, not to look all the same
- Senior Center w/ Daycare; several laundromats
- Spiritual Center w/ labyrinth; interfaith w/ large windows
  - Water feature near this
- Don't make housing one big building
- Community center w/ gym, pool!!!, recreation, tennis?, Phoenix House
- (List of suggestions)
  - More open space
  - Don't "hide" supportive housing
  - Shelter close to transport
  - Don't want folks to feel like they live in a hospital
  - Make housing feel like a neighborhood common
  - As much supportive housing as possible

- Grocery!!!
- Green roofs, solar power, charging stations for electric cars, bicycle racks; picnic table
- “Blue bikes” bicycle loan program
- Road to be porous; solar panel walkway

*Between Circuit Drive and Morton Street*

- Shelter site to remain to closest transportation, plus a medical respite (like McInnis House on Walnut Ave)
- Green space, sports fields, community garden; labyrinth
- Road around web of concrete
- Courtyard greenery; pathway, bikeway; courtyard greenery; walk/roll chairs; playspace for children; pathway for walk or roll chairs; pathways; basketball?
- Increase the transitional beds
- Mixed use
- Hill shields tall buildings; okay to go 8+ stories here

*West of Morton Street*

(no notes)

## Map 2

### Village Common Concept



*East of Circuit Drive  
(no notes)*

*Between Circuit Drive and  
Morton Street*

- Recreation center
- Senior housing
- 150 total units
- Walking paths
- Public Health and Intermediate Care Commons
- Open recreation space
- Central Green; supportive housing,

individual courtyards; "POPS"

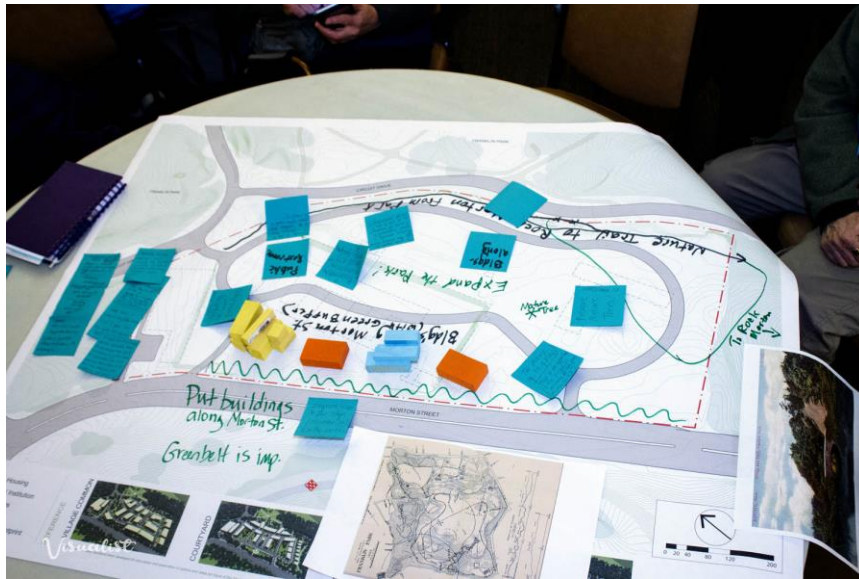
- Childcare & health
- Shelter – access to bus stop
- Emergency shelter with 50 units of supportive housing above the shelter
- Community gardens
- [proposed bus stops]

*West of Morton Street  
(no notes)*





### Map 3 Campus Concept



*East of Circuit Drive  
(no notes)*

*Between Circuit Drive and  
Morton Street*

- Expanding recovery services – people utilizing the services are likely not able to advocate effectively – treatment saves lives!
- Don't be afraid of tall-ish buildings to help open up green space

- Need sidewalks along Morton St.
- This is a golden opportunity for supportive housing. Can more than 100 be part of the plan?
- What about a community/affordable (free?) gym like the Curtis Hall exercise room?
- Minimize vehicular connectors; many of the designs have lots of roads criss-crossing the space; preference for one circular road and then having all of the other connectors just pedestrian and bikeway
- 4-story max taller building at lower places (topog.)
- Public restrooms
- Proximity of site to T + services – this is too isolated; more green space needs to be freed up
- Expand the parks; \*mature tree
- Buildings along
- Nature trail to Rock Morton from park
- Preserve mature trees by former nurses' building
- Too many square feet of buildings! This is an opportunity to repair a mistake of the past (pre-article 97)
- Buildings along Morton St. (with green buffer)
- Curve linear paths, roads, Olmstead design; design is inward, looks private, not welcoming to all
- Parking underground; return the land to park or more land
- 600,000 square feet too dense – building overload; cut in half at least
- Stated 75-100 unites with supported housing; when is final #? Hard to plan with a range

*West of Morton Street*



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- Utilize some space at Arborway yard (state-owned and sitting idle for 20 years) instead of overcrowding this site
- Put buildings along Morton St.; Greenbelt is important
- Improve access to bus stop (Morton St.) in the works
- [City of Boston map of Franklin Park from 1929 with handwritten “Note the paths”]
- [undated but several decades-old photograph titled “Bridge and Rock, Franklin Park”]

## Map 4

### Town Square Concept



#### East of Circuit Drive

- [various signatures]

#### Between Circuit Drive and Morton Street

- Playground with splashpad
- Closer to public transit
- Walking trail; shade trees
- Community garden open space
- Basketball courts
- Day care (blue)

- Pedestrian path (green)
- Pharmacy?
- More housing!
- View corridor
- Pedestrian bridge?

#### West of Morton Street

- Housing is needed – look into
- [signatures/unintelligible]
- We need some kind of retail/food store for the new residents (food desert)
- Can we consider main entrance on Morton, not Circuit? (add light)
- Jobs/training for residents





## Map 5

### Campus Concept



*East of Circuit Drive*  
(no notes)

*Between Circuit Drive and Morton Street*

- Tennis facility; playground; public bathrooms + info; 24/7 community
- Pool; dog park
- Grocery store; healthy restaurants; gym/health facility; pool; day park
- Key question: housing close to Forest Hills T stop or in setting w/ trees
- Outdoor swimming pool; urgent care; day care; convenience store
- Small restaurant – lunch & breakfast (like the Daily Table)
- Bring some daytime activity
- Mass building; larger green space



*West of Morton Street*

- Ok to see from Morton St.



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## Map 6

### *Village Common Concept*



### *East of Circuit Drive*

(no notes)

### *Between Circuit Drive and Morton Street*

- Large green buffer along circuit/park with more open landscapes and less “barrier” between the park and Shattuck campus
- Site accessible; handicap accessible
- Parkland scene to be best use of the land
- Supportive housing seemed to be a secondary concern
- Minimum of build out would be in line with Parks charter
- Cafes, convenience stores needed for supportive housing
- Promote public access to this area
- A minimum of asphalt; if possible, courtyards in the supportive housing and the existing services
- Supportive housing requires access for often handicapped residents to frequent nearby bus service

### *West of Morton Street*

(no notes)

### ***Village Common Concept***



*East of Circuit Drive*

(no notes)

*Between Circuit Drive and Morton Street*

- Street light [at several locations]
- Supportive housing [at two locations]
- Parking
- Entrance [on one end of border with Morton St.]; exit [on other end of border]

*West of Morton Street*

(no notes)

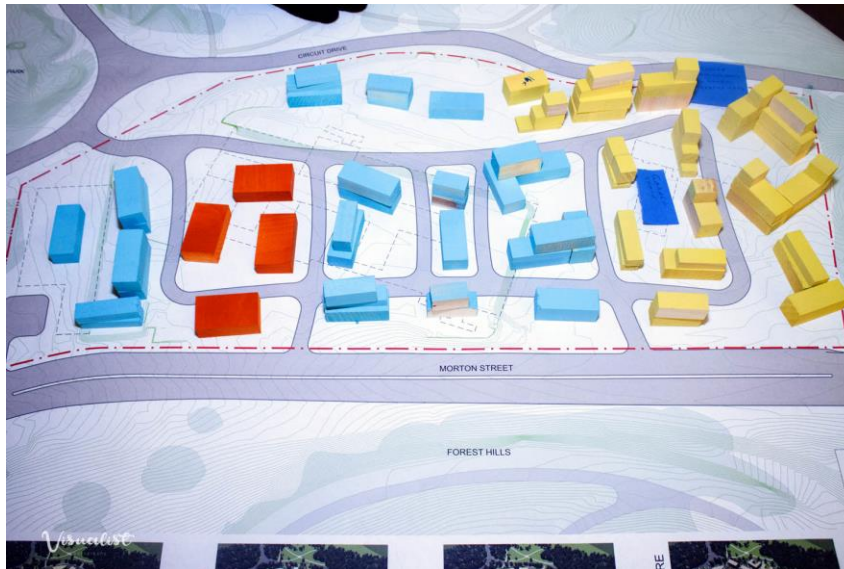
\*On notebook sheet:

- Supermarket
- Transportation access to areas of need and support resources
- Focus on biggest needs
- Housing priority but must offer necessary support s to allow them to stay – avoid relapse
- Look at gap in need and level of support offered – how to better navigate obstacles
- Cross-pollination between community and campus population
- Difficult to get to areas of need – perhaps bus route change to better allow access to campus uses – so people can more easily get to where they need to
- Residents won't have cars so need to address this



## Map 8

### Courtyard Concept



*East of Circuit Drive*

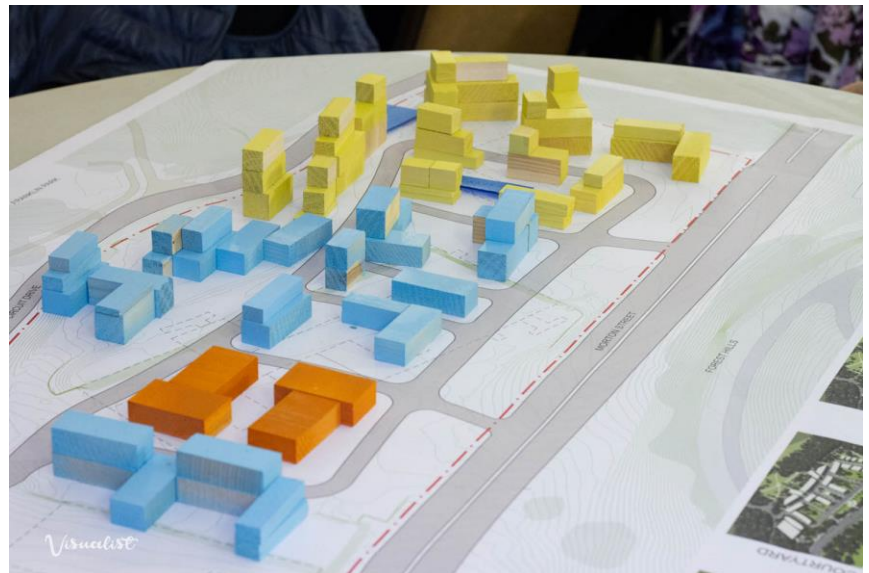
(no notes)

*Between Circuit Drive and Morton Street*

- [various lines indicating pathways]
- More pathways
- Guaranteed bus routes to entrance; residents to travel
- Housing for families
- Less parking, more housing & public transport
- Tennis courts; less

housing; 1 tall housing building

- Park use; parking (public)
- No chain link [fence]; more trees
- “Vital” community development opportunities; intergenerational opportunities
- Green (solar panels); ([unintelligible] fit neighborhood sustainability)
- Create a central {hub” for transportation to services for community members, etc. (grocery & pharmacy)
- It’s an island
- 100% affordable housing; gardens; playground
- Connections with existing services around park
- No hard barriers – integrate into park
- Area should be used as a park/ recreational space
- Community garden



- Hub for food trucks, etc.; walking space, well lit (open space is park)
- Shuttle services; Forest Hills @ other side of park
- Return to park land
- Better bus transportation
- Lessen footprint of buildings
- Transportation to retail, groceries, shopping or farmer's market
- Parking; LEED green buildings
- Walking path geared to residents + community neighbors

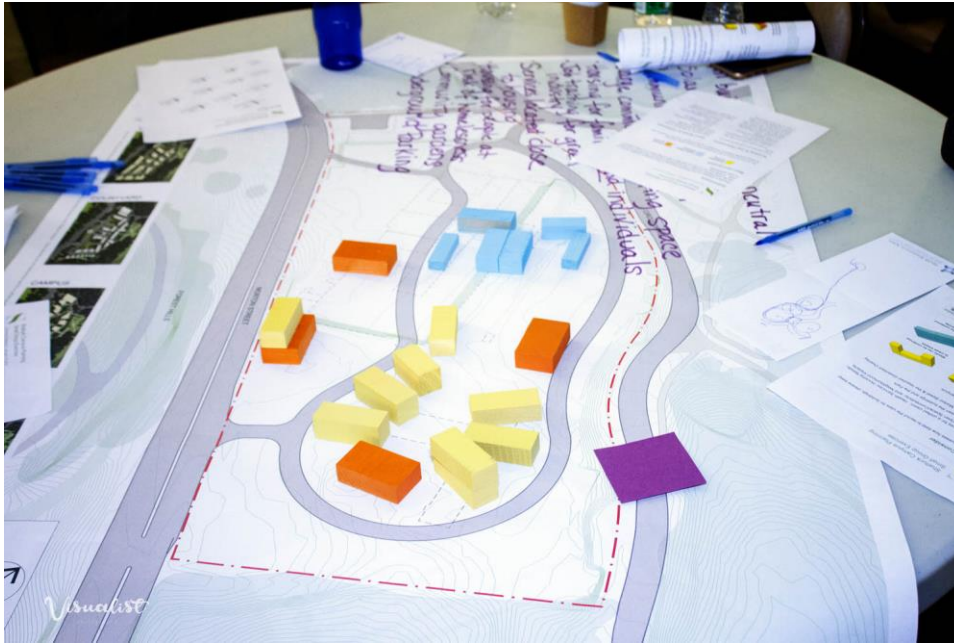


*West of Morton Street*  
(no notes)

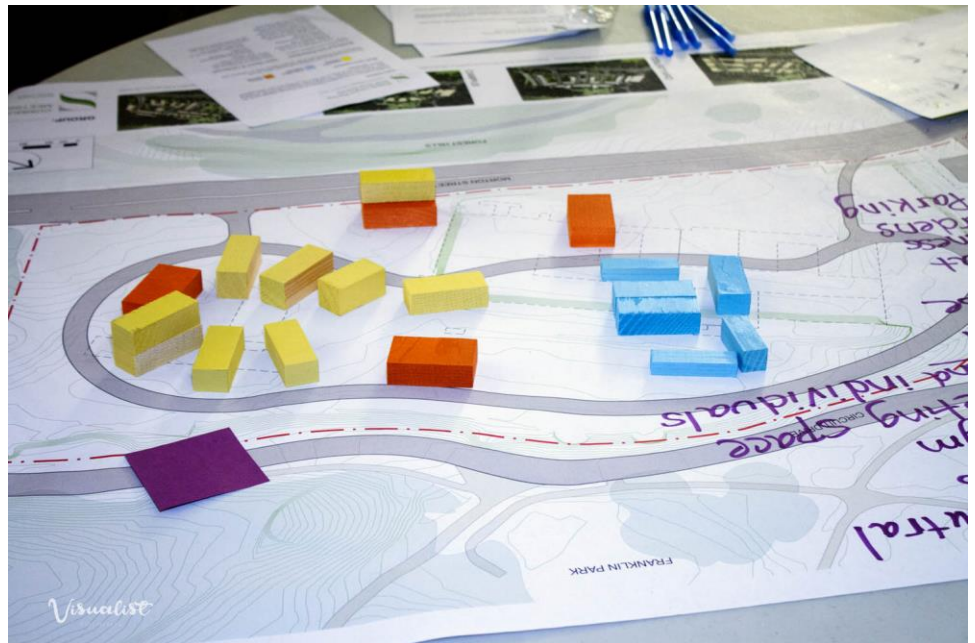


## Map 9

### Campus Concept

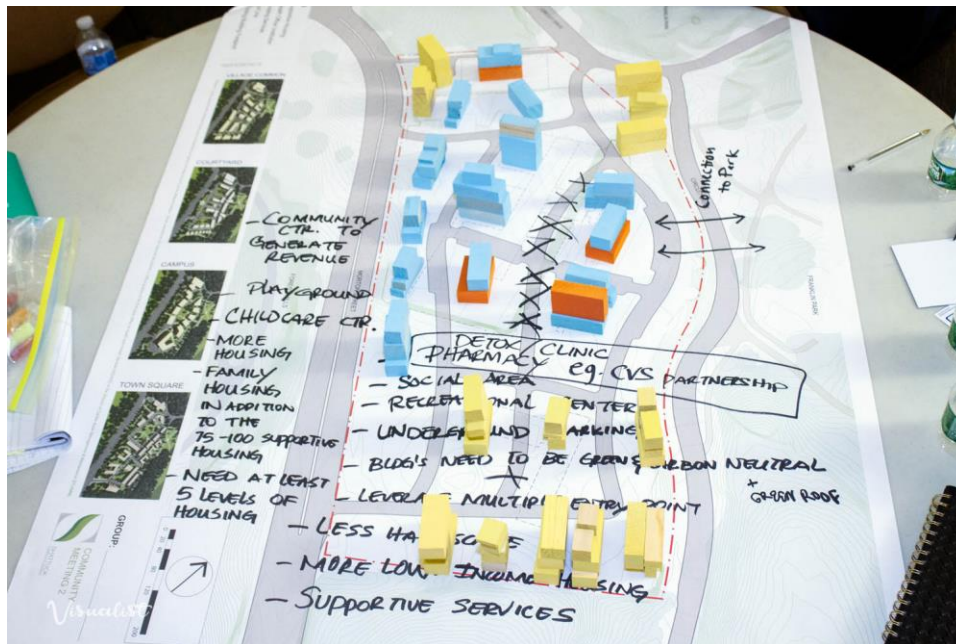


- All buildings carbon-neutral
- Solar panels on roofs
- Community pool; gym
- Large community meeting space
- Housing for families and individuals
- Job training for green industry
- Services located close to housing
- Housing for people at risk of homelessness
- Community gardens
- Underground parking
- Dual diagnosis services



## Map 10

### Village Common Concept



East of Circuit Drive  
(no notes)

Between Circuit Drive  
and Morton Street

- Connection to park
- Detox/clinic pharmacy, e.g. CVS partnership
- Social area
- Recreational center
- Underground parking
- Buildings need

to be green and carbon neutral + green roof

- Leverage multiple entry point
- Less hardscape
- More low-income housing
- Supportive services

West of Morton Street

- Community center to generate revenue
- Playground
- Childcare center
- More housing
- Family housing in addition to the 75-100 supportive housing
- Need at least 5 levels of housing



## Map 11

### *Courtyard Concept*

The map is blank other than 2 post it notes.

*East of Circuit Drive*

(no notes)

*Between Circuit Drive and Morton Street*

- Preserve open lighting for lower elevation units
- Garden space

*West of Morton Street*

(no notes)



## Map 12

### Town Square



#### *East of Circuit Drive*

- Green open space; “wilder” toward Morton Rock
- Centralize green space
- More housing can be more dense
- Bring child care center back
- Integrate supportive housing with/across site & w/ mixed income housing & family & sized units
- Closer to transportation
- Need a community, not isolated

#### *Between Circuit Drive and Morton Street*

- [various squiggles representing pathways and greenery]
- Community garden
- Green; [blue sticky note possibly indicating a pool]

#### *West of Morton Street*

- MBTA bus route within site
- Frequency
- Traffic calming/crossing
- [pointing to courtyard rendering] Inefficient: too much green space?
- Fave to green space