

OASIS @ BARTLETT

SUMMARY + UPDATE

Nuestra Comunidad Development Corporation
Windale Developers, Inc.
Oasis Community Advisory Committee
MASS Design + IBI Placemaking

FALL 2021



Oasis at Bartlett will be a 15,000 square foot public amenity for Roxbury communities and Bartlett Station residents, current and future.

This space has been allocated to create a public park that will include grassy areas, an urban grove of native plantings, seating, an adjacent art gallery, both temporary and permanent visual art installations and a reserved performance space.

Oasis is being designed with Nuestra Comunidad, Windale Developers, Inc. MASS Design, and IBI Place-making. The Oasis Community Advisory Committee informed design processes in 2020.

This document is a summary of outreach, funding updates, community involvement and design progress. Discussions regarding future operations and programming are ongoing.



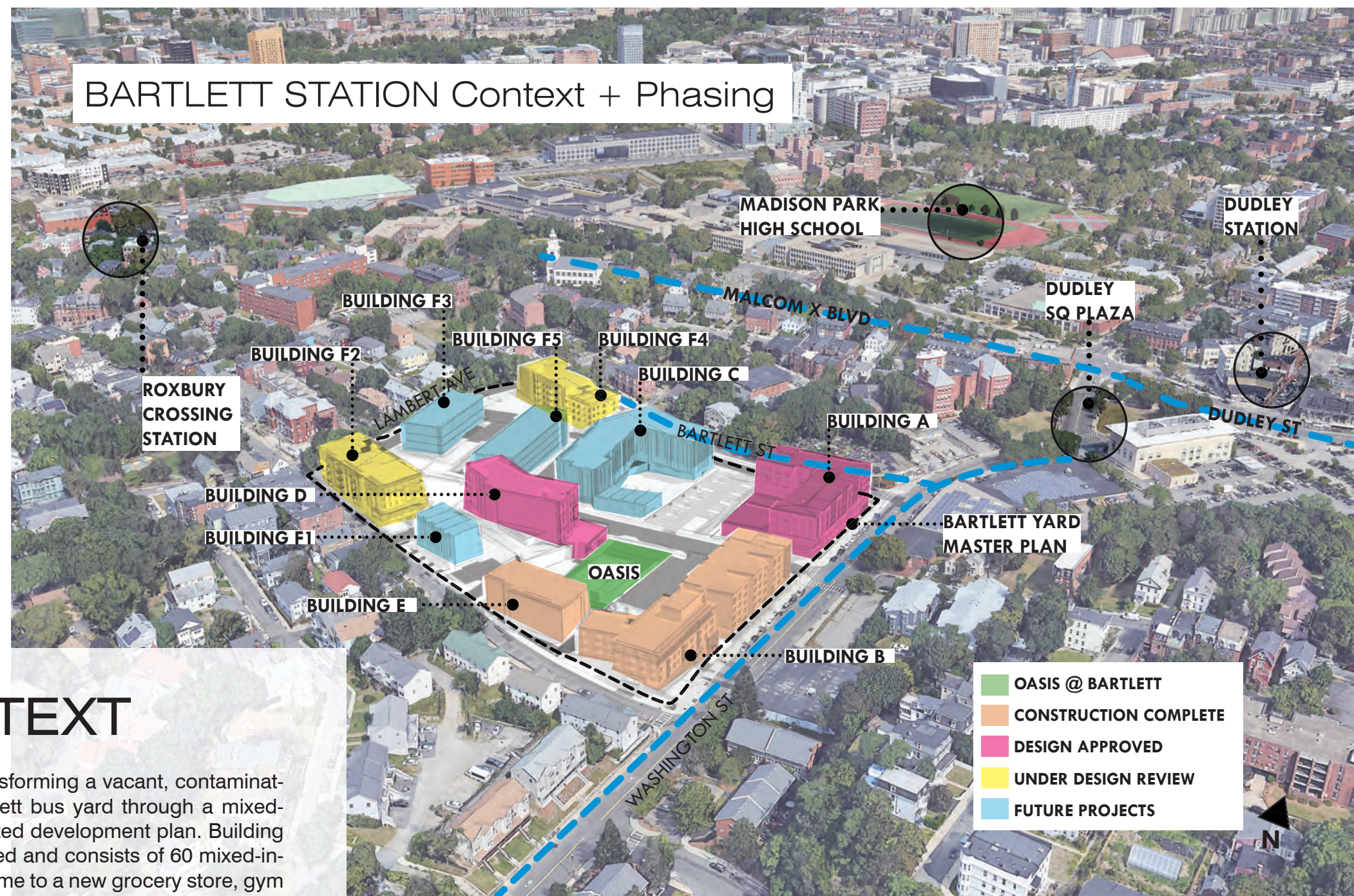
Nuestra Comunidad

Nuestra Comunidad is devoted to building the wealth and enhancing the physical, economic, and social well-being of Roxbury and other underserved populations in greater Boston through a community-driven process that promotes self-sufficiency and neighborhood revitalization.

Nuestra Comunidad has served the Roxbury community with excellence and innovation since 1981. Dedicated to a mission of creating community health and led by a resident-controlled board, Nuestra has built and renovated 800 low-income apartments; developed and sold over 130 homes to moderate-income buyers; purchased and transformed three vacant commercial buildings in Nubian Square; trained over 2,500 residents in first-time home buying classes; and provided small business technical assistance to over 500 local small businesses. Much of this development has been concentrated in the Whittier Choice Neighborhood target area within Roxbury.

Bartlett Station

Nuestra Comunidad Development Corporation is partnering with Windale Developers, Inc. to create Bartlett Station. This project will include affordable rental and homeownership opportunities. The development will include commercial spaces for local businesses and open space.



CONTEXT

At Bartlett Place, Nuestra is transforming a vacant, contaminated 8.5-acre, former MBTA Bartlett bus yard through a mixed-use, mixed income transit-oriented development plan. Building B at Bartlett Place was completed and consists of 60 mixed-income apartments and will be home to a new grocery store, gym and Montessori school. Bartlett E was completed and contains 16-unit mixed-income condominiums. Bartlett A will begin construction in the spring of 2021. Bartlett D will begin construction in 2021.

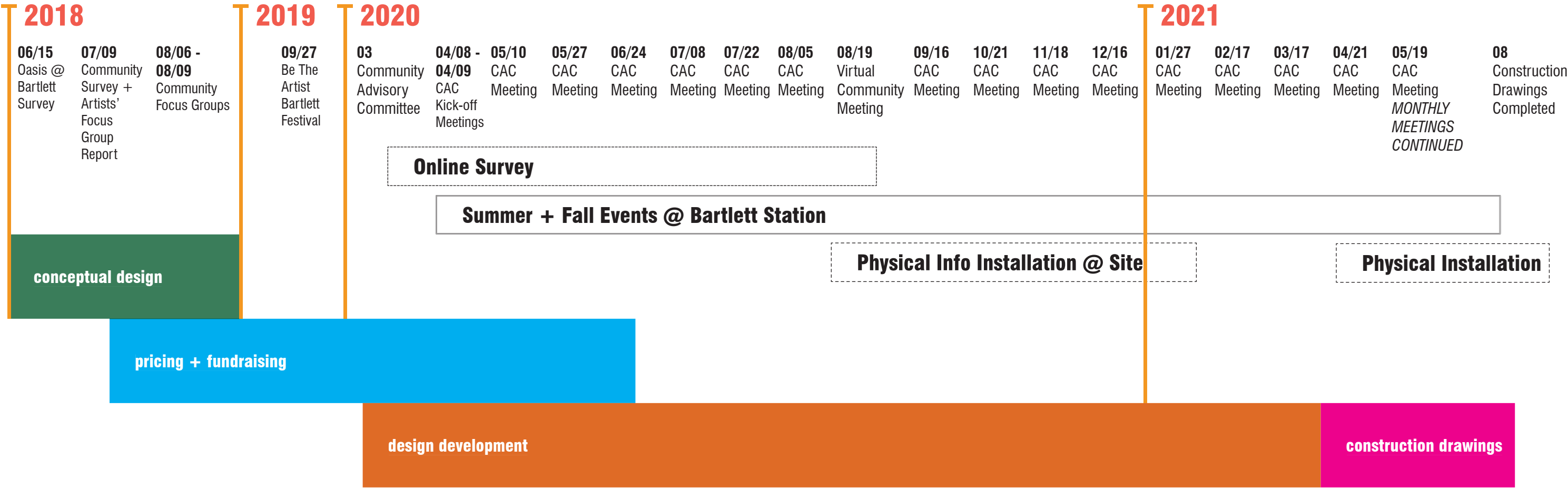
TIMELINE

Creating a space for public local art at Bartlett Station started prior to 2018. The timeline below outlines public outreach and design processes beginning in 2018 into 2021. In 2020 the project schedule was impacted by funding requirements and deadlines, COVID-19, adjacent project developments, and public engagement feedback. The Community Advisory Committee continues to meet monthly to discuss programming and operational challenges and opportunities.

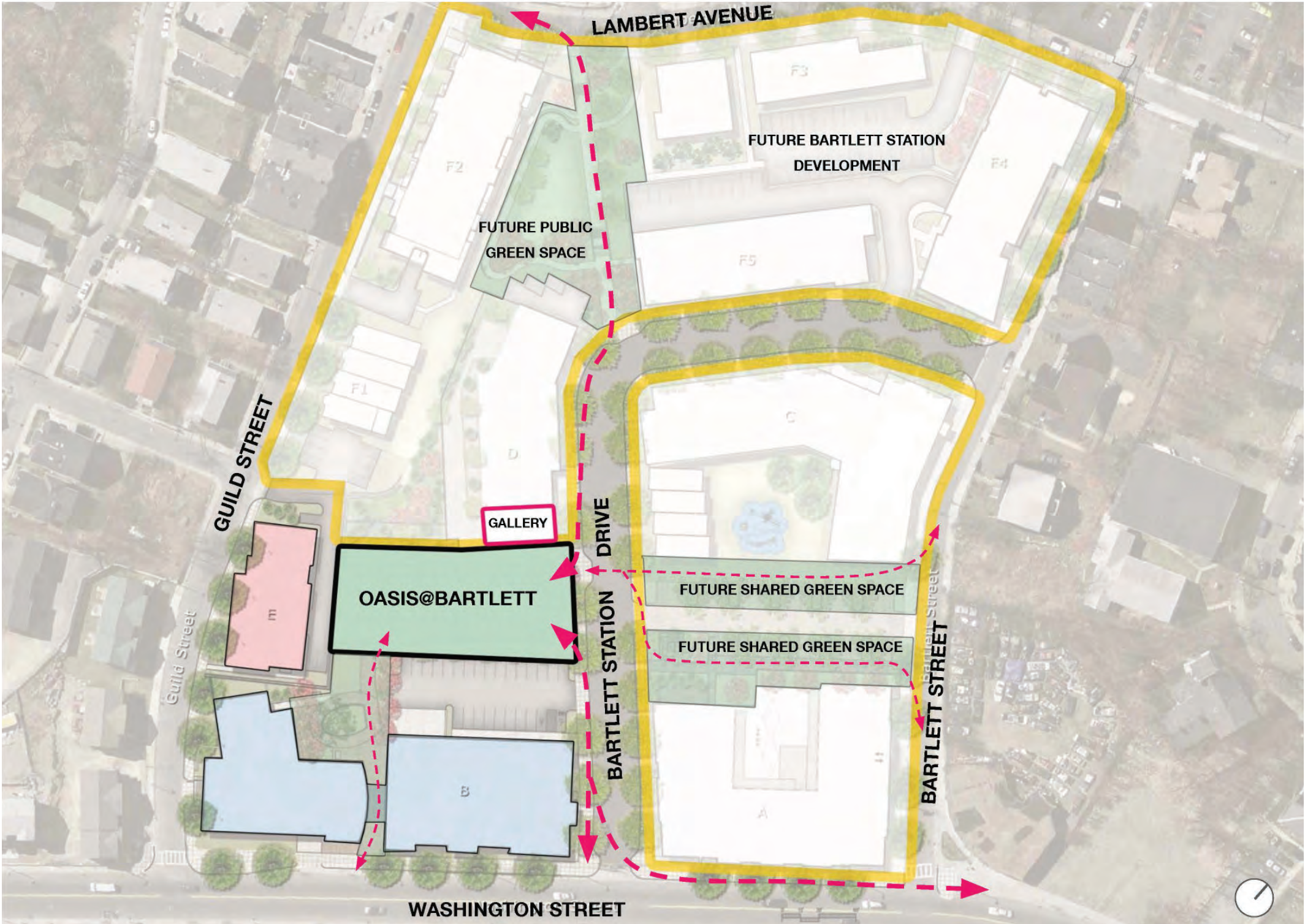
Construction drawings for the park were completed in fall of 2021.

Construction is scheduled to begin the first quarter of 2022.

For timeline updates please visit www.oasisbartlett.com.



CIRCULATION



2019 ARTS FESTIVAL

Nuestra Comunidad partnered with [The Sustainability Guild](#) on September 28th, 2019 to create an arts festival at Bartlett Station on a lot next to the future Oasis @ Bartlett public arts park. Local musicians, dancers, visual artists were featured throughout the day. The festival was called “Be the Artist at Bartlett” and transformed an empty lot into a community venue with a patio, local food vendors, performances, artists and a local talent competition.



image credit: Nuestra Comunidad // Lina Jimenez assiting with Franklin Marval design at the festival



image credit: Nuestra Comunidad // The Sustainability Guild area @ the festival



image credit: Nuestra Comunidad // Bartlett A lot + site of The Sustainability Guild + Nuestra Comunidad collaboration for festival

2020 COMMUNITY OUTREACH

In 2020 the Oasis team had the opportunity to reassess the distribution of awarded funding for the park and gallery with community. In March the Oasis at Bartlett Community Advisory Committee (CAC) was formed to ensure design processes moving forward are informed by neighbors, Bartlett residents, business owners, artists, community leaders and individuals who have been invested in Oasis, Bartlett and Roxbury for many years, and in some cases, generations.

In a time of physical distancing, due to COVID-19, Nuestra Comunidad, MASS Design and IBI Placemaking were committed to creating transparent and accessible information about the design processes, the timelines and funding realities. The CAC challenged and directed the design team and Nuestra to address the future use of the park, local planting selections, sun and shading considerations, noise concerns, physical accessibility of the park, material selections, historical references, security, collaborations, environmentally sustainable strategies and operational logistics.

The advisory committee also reflected on dangerous trajectories that disproportionately affect Roxbury communities. Understanding that while Oasis and the gallery cannot be the solution to urban planning inequities, gentrification and racist realities, it can be a source of joy and justice. Discussions in the committee brought to light what this space can represent, preserve, grow and highlight about Roxbury histories and people.

All CAC members provided their time voluntarily and committed to meeting monthly, at a minimum, in a virtual space. The committee's commitment to helping Nuestra's design processes evolve was instrumental in organizing an online survey, a community meeting, physical interventions at the site and events, all of which informed design processes.


CAC meetings as well as community meetings will occur virtually in 2021. Notification of community meetings and distribution of information will be shared through mailings, posters, online, newsletters and through the project website.

In early 2021 Leah Barrows and Daryl Fuller were added to the committee.

Nuestra Comunidad is grateful for the time, energy, honesty and commitment of the members.

COMMUNITY ADVISORY COMMITTEE


Cheryl Straughter
Kathryn Williams
Maria Latimore
Will Justice
Aziza Robinson-Goodnight
Latifa Ziyad
Radiant Jasmin
Cordelia Moya
Mike Miles
Franklin Marval
Anita Morson-Matra
Matthew Finn
Olawumi Akinwumi



OASIS PROCESSES + DESIGN

03. Key Questions + Precedents


How can the park reflect the history of the site and neighborhood?



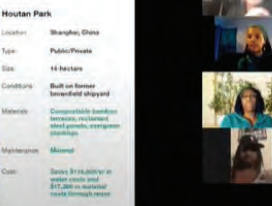
#1 Whose history?
#2 History at what scale?
The site?
The neighborhood?
#3 How will this park relate to a network of other monuments?
Ex: Museum of Park
Aunt Kithanda Park
Gerrit's House Playground
Harris Taborum Square




The Facade
Location: Lincoln Park Cultural District
Type: Public/Private
Size: 100,000 sq ft
Condition: Adaptive reuse of former church facade into a performance space and community garden.
Materials: Glass, brick, metal, wood, stone, concrete, steel, copper, aluminum, etc.
Maintenance: Regular maintenance, including landscaping and structural repairs.
Cost: \$100,000 (Design)


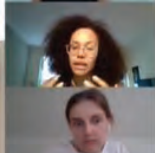


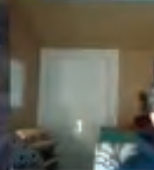
Houtan Park
Location: Shanghai, China
Type: Public/Private
Size: 16 hectares
Condition: Built on former Shanghai Airport
Materials: Concrete, steel, wood, stone, etc.
Maintenance: Regular maintenance, including landscaping and structural repairs.
Cost: \$100,000 (Design)



Targ Wiegley Square
Location: Newark, NJ
Type: Public/Private
Size: 1 city block
Condition: Former parking lot, currently converted into a place of green and urban space.
Materials: Concrete, steel, wood, stone, etc.
Maintenance: Regular maintenance, including landscaping and structural repairs.
Cost: \$100,000 (Design)







04.03.2023 1:11:51 / 1:43:36

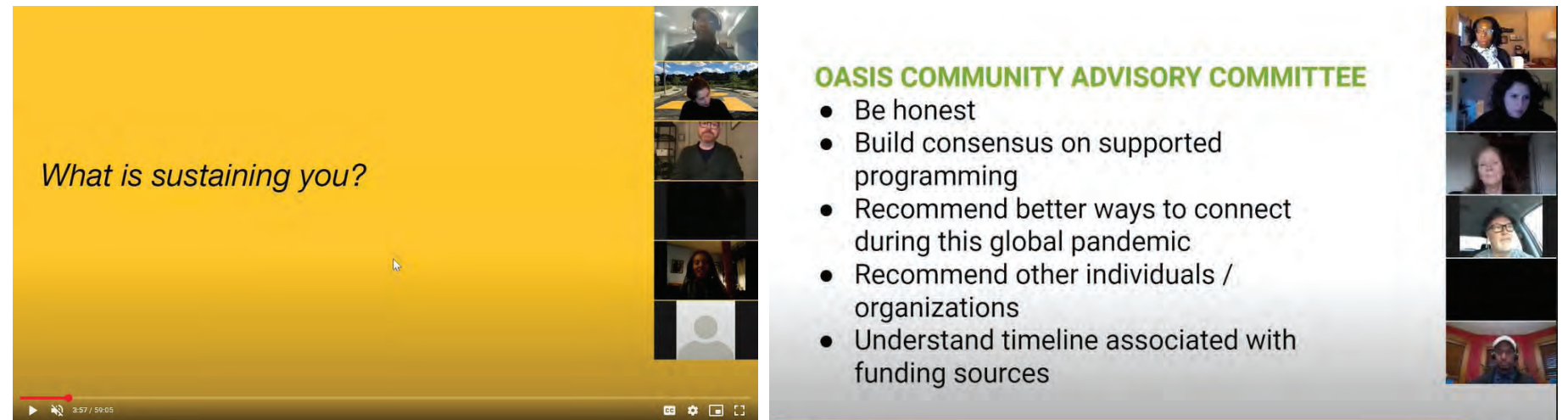
MASS. IBI

OASIS Impact Design Methodology

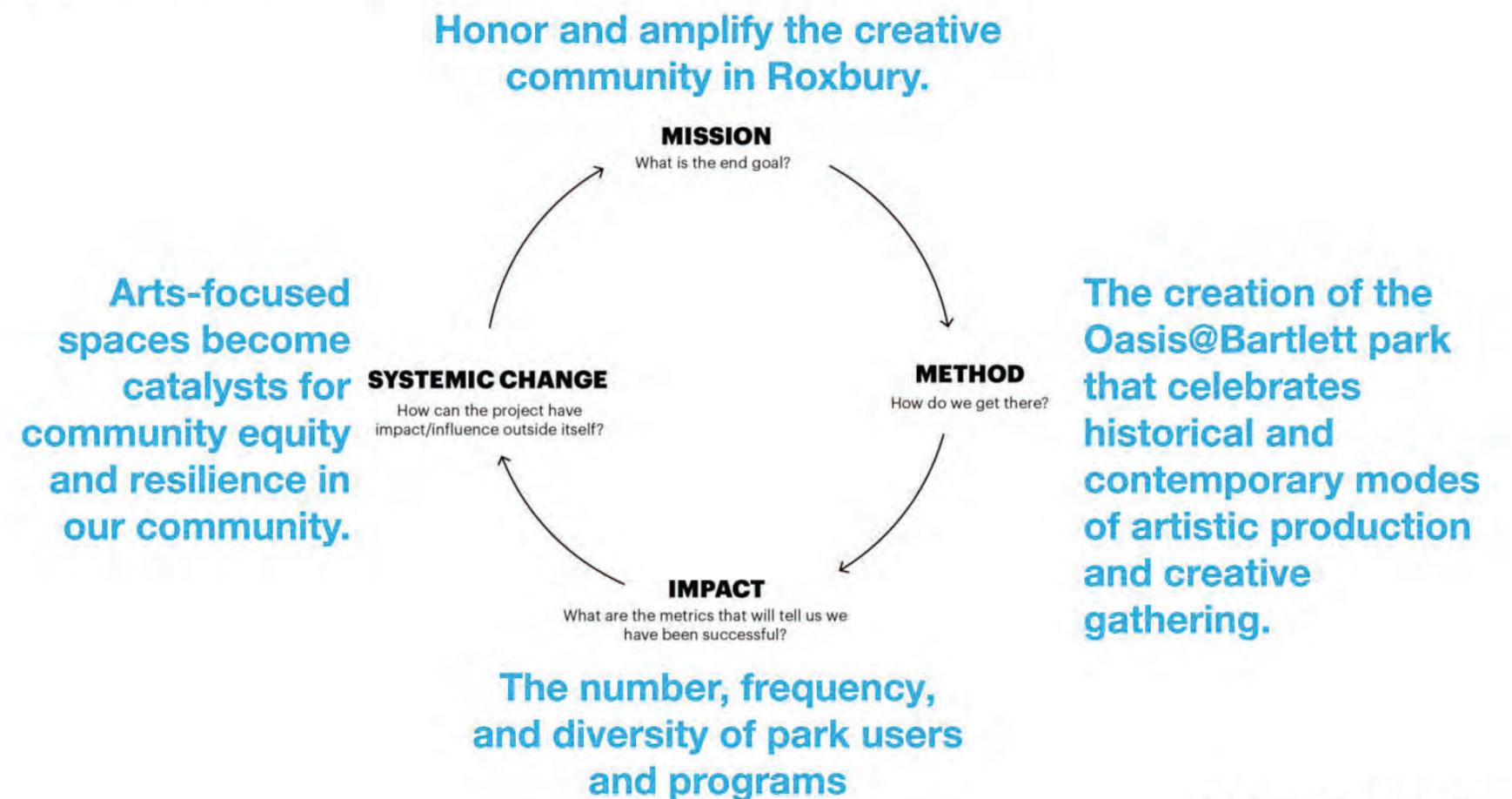
While the Community Advisory Committee was initiated by Nuestra Comunidad, the members directed content with prompts from the design team and funding milestones. There were logistical challenges in creating community in virtual spaces but we worked towards honest discussions that acknowledged the humanity in the collective efforts and perspectives.

In 2020 the Community Advisory Committee created language with MASS Design and IBI Placemaking for the park's Impact Design Methodology. The work led to creating the mission, method, impact and systemic change for the design process. The language has informed the design of the park, and continues to steer the approach and tone of community engagement for the space.

This language was shared at the 2020 virtual community meeting and physically at Bartlett Station.



Impact Design Methodology



OASIS @ BARTLETT

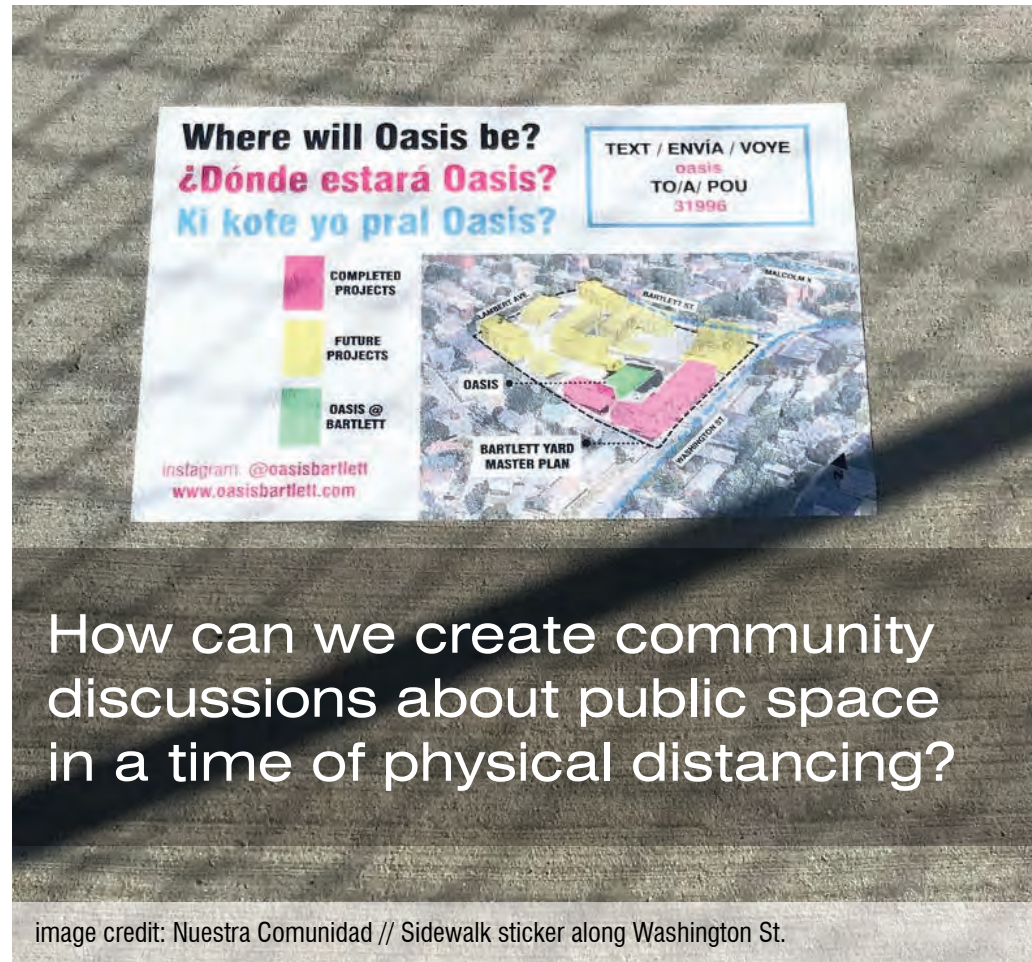
MASS. IBI

Mobile Passive Public Engagement

with **YOUTH BUILD BOSTON**



from left to right: **Pedro Tavaréz, Chris Edma, Vancheneider
Occeas, Mark Trombley, Michael Chavez**



How can we create community discussions about public space in a time of physical distancing?



Engagement During COVID - 19

Building community and connecting neighbors to help develop consensus around a public space has obvious challenges during COVID-19. Through virtual meetings, emails, chalking, posters, meeting recordings, a dedicated website, listservs, our community advisory committee, neighborhood association newsletters, post cards and potential temporary installations Nuestra Comunidad remains committed to community engagement throughout the Oasis @ Bartlett process.

The realities of digital divides and language barriers cannot remedied through this project but challenges can be addressed with options throughout design processes.

Youth Build Boston and Michael Chavez designed, built, and donated the mobile public kiosk to Oasis @ Bartlett.

OASIS @ BARTLETT

Home Design Outreach Contact Events Festival

Events + Meetings

May 06, 2020 @ 6:00pm - 7:30pm
 Community Advisory Committee Meeting

May 05, 2020 @ 5pm
 Boston City Council Meeting

City Council virtually reviewed CPA funding recommendations. Oasis @ Bartlett was presented as a recommended project.

\$250,000 to Oasis @ Bartlett to create a new arts park for the community and for the residents of Bartlett Yard, a new affordable housing community near Nubian Square

THE CITY OF BOSTON 02.10.2020

April 08, 2020 + April 09, 2020 @ 6:00pm - 7:30pm
 Community Advisory Committee Meeting Kick-Off



2020 COMMUNITY PROGRAMMING

Throughout the summer and fall of 2020 Nuestra Comunidad collaborated with local groups and individuals to create programming for communities and residents at Bartlett Yard. Drive-in movie nights and live DJ events were made possible with 10 Grand Mobile Movies, Scary Concepts, Zoning Out on Music, Title Team DJs, the Male Engagement Network, Madison Park Development Corporation, and Dianne Wilkerson. Fresh Food Generation, a local and community driven food vendor, was available at various events. Mission Hill's Trillfit collaborated with Nuestra Comunidad and the CAC to hold a free cardio hip hop class at the site.

A mural was created by Deme5 along Bartlett Station Drive. A beer garden was set up on the future site of Oasis by District 7 Tavern. The Makanda Project performed live at Bartlett Station to activate the space. Information about the future of Oasis and Bartlett D, the project adjacent to the site was also provided to event attendees.



image: Amelie Talbot-Gomez



image: District 7 Tavern at Bartlett Station



image: Trill Fit @ Bartlett Station



RULES OF ENGAGEMENT by Ricardo Gomez of Deme5 + Lauren Talbot, Mushen Kieta, Alfie Troche, Natalie Pereira, Amelie Talbot-Gomez.

IMAGE CREDIT: Arnold Johnson



image: Trunk or Treat Event for families



image credit: District 7 Tavern



image credit: District 7 Tavern



image credit: District 7 Tavern



image credit: District 7 Tavern



image credit: District 7 Tavern

2020 ONLINE SURVEY

with **MASS DESIGN + IBI PLACEMAKING**

ASYNCHRONOUS ENGAGEMENT

In 2018, the design team led a series of community focus groups to help inform the program and design of Oasis @ Bartlett.

Responses in 2018 overwhelmingly pointed toward the need for a space that would be flexible enough to accom-modate a diverse range of artistic programs, that all users feel welcome, and that the space would facilitate dialogue between users and artists.

Ultimately, this first round of community input shaped the current mission of the project: honor and amplify the creative commu-nity in Roxbury by creating a park that celebrates historical and contemporary modes of artistic production and creative gather-ing.

As part of the design process Nuestra Comunidad collaborated with the park’s architects and landscape architects, Mass De-sign Group and IBI Placemaking, to create an online survey.

The questions outlined specific design opportunities at Oasis and helped prioritize narratives represented at the park. The Oasis CAC reviewed the survey questions and format prior to it being finalized.

RESPONSES + SUMMARIES

The online survey was live from July 2020 - September 2020. The link was distributed through texts, email listservs, QR codes on sidewalk stickers and social media posts.

The majority of responses were submitted in English. The sur-vey was also available through a texting service. Two individuals completed the survey in this format. It took them an average of 4.5 minutes to complete. Responses collected through the tex-ting service are reflected in the individual question summaries. The survey questions were available in English and Spanish.

All questions were optional and could be submitted individually. Contact information was collected and respondents were able to specify reasons for remaining in contact with Nuestra Comu-nidad.

The survey responses illustrated that Oasis @ Bartlett will be used for a wide range of activities and should support mutiple art forms. The need for the park design to reflect the cultural heritage and grassroots community improvements stories of Roxbury and Nubian Square were highlighted in re-sponses.

Access to responses was given to designers and architects, as well as Nuestra Comunidad real estate staff. In addition to the summary report being published online at www.oasisbartlett.com, all respondents who provided their contact information will be sent PDF copies or links to access updates.

Q1 2020

Oasis Design Team + Nuestra CDC reflect on 2018 goals and engagement responses to create the CAC.

Q2 2020

The CAC meet to coordinate survey goals + language along with supporting engage-ment activities and project mission.

Q3 2020

Survey is released. A virtual community meeting occurs and more input is collected. Collaborations and events occur and survey responses continue to be collected.

Q4 2020/Q1 2021

Responses were collected from multiple sources. Design developed to support feedback. Responses and design updates were made public and distributed to communities.

virtual COMMUNITY MEETING

AUGUST 19, 2020

6:00pm - 8:00pm via zoom

[presentation available here](#) //

[recording available here](#)

In a response to design development of Oasis @ Bartlett, value engineering and timeline changes to the project Windale Developers, Inc and Nuestra Comunidad Development Corporation hosted a virtual community meeting.

The event was free and recorded. Information for the event was distributed on Facebook, Instagram, Twitter, through email listservs, texts, physical signage around Bartlett Station and within Bartlett B. Over 70 people registered for the meeting and about 40 people attended. The recording and notes were published on the Oasis at Bartlett website. Links to both were distributed to all who attended and registered for the meeting. The same links were also distributed to Nuestra Comunidad residents and community groups. By November of 2020 the recording had received 110 views.

The format of the meeting was agreed upon by the Oasis @ Bartlett Community Advisory Committee, MASS Design Group, IBI Placemaking and Nuestra Comunidad Development Corporation. Nuestra Comunidad welcomed people and reviewed the agenda. Maria Latimore of the CAC presented the work of the committee and the mission and progress to date. MASS Design and IBI Placemaking then presented the design updates. The attendees were then invited into individual breakout rooms to answer questions and discuss the design. Individuals from each group were asked to take notes and facilitate discussions. After about 20 minutes everyone reconvened and representatives from the individual groups summarized discussions.

This following pages are meant to reflect the voices heard in the meeting and subsequent design decisions.

MEETING GOALS

Attendees leave understanding:

1. what and where Oasis is.
2. what the project timeline is.
3. what the design currently is.
4. who to contact for more info.

Attendees leave having:

1. shared their thoughts about the project + programming.
2. shared how they will use the park and gallery.

AGENDA

- Previous engagement
- Community Advisory Committee (CAC)
- Oasis Context + Info
- Design
- Survey Review
- Breakout Sessions
- Recap
- Closing

BREAKOUT ROOM QUESTIONS

1. How will you use the space?
2. What historical themes / narratives / people should be present / represented at Oasis?
3. What elements of the park underline what you love about your community and open space?

POLL: Which statement resonates with you?



Oasis@Bartlett Vision

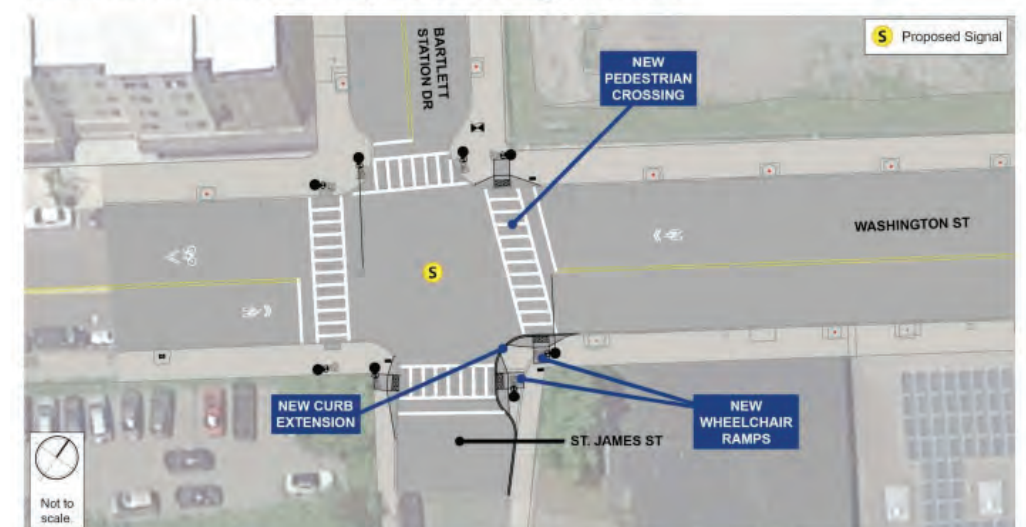
When completed, Oasis @ Bartlett is an active and vibrant community gathering place for celebrating every season.

The park is the neighborhood place to sit quietly and enjoy nature and the place for festivals, exhibitions, performances, and interactive participation, with a focus on supporting local artists, local audiences, and locally-based vendors.

Oasis in the Masterplan



Public Access on Washington St



virtual COMMUNITY MEETING

QUESTION //
How you will use the space?

QUESTION // What historical
themes / narratives / people
should be present / represent-
ed at Oasis?

QUESTION // What elements
of the park underline what you
love about your community
and open space?

OTHER NOTES / COMMENTS
/ RESPONSES TO POLLS+
SURVEY + DESIGN + TAKE-
AWAYS TO REPORT BACK

PROCESS TAKE-AWAYS

- 1. Developers need to hold themselves accountable.
- 2. Support local artists in the process.
- 3. Management and maintenance of the park needs careful con-sideration.
- 4. Inclusion of accessibility for visitors needs to be thoroughly reviewed.

PROCESS TAKE-AWAYS

- 1. Programming needs to support LGBTQIA + BIPOC communities; be intentional and inclusive.
- 2. Consider how future programming can support community.

PROCESS TAKE-AWAYS

- 1. Future programming should bring communities together.
- 2. Prioritize performances of local artists.
- 3. Make capacity for events addressing societal injustices.

PROCESS TAKE-AWAYS

- 1. Clear management of Oasis and Gallery needs to be established.
- 2. Prioritize partnerships w/ community institutions / committees.
- 3. Think through how Oasis is a part of Nubian Square and coordinating with the Roxbury Cultural District.
- 4. Include various arts classes in programming of space.
- 5. 6. How is Nuestra CDC + Oasis facilitating unity?

DESIGN TAKE-AWAYS

- 1. Include spaces to rest.
- 2. Include space to gather.
- 3. Include space to eat.
- 4. Dog areas with supportive infrastructure.
- 5. Carefully consider accessibility throughout the project.
- 6. Include a space for urban farming / pollinator species should be prioritized.

DESIGN TAKE-AWAYS

- 1. Memory band can include people who are alive as well; it does not solely need to reflect those who have passed.
- 2. BIPOC + LGBTQIA + migration / immigration narratives need to be prioritized in the Memory Band design portion.
- 3. Bartlett pear and Roxbury Russett trees need to be included in landscape.
- 4. Consider how spaces are encouraging physical movement.

DESIGN TAKE-AWAYS

- 1. Space for activism, gathering and expression of thoughts and rights needs to be specified.
- 2. Design should reflect opportunities for multi-generational exchanges.
- 3. Clearly outline area for public performance.
- 4. Use puddingstone wall for public art.

DESIGN TAKE-AWAYS

- 1. Light poles to have art.
- 2. Garden space is important.
- 3. There needs to be a balance of hardscape and softscape.
- 4. Consider what projection opportunities there are on the site.

SITE-WIDE TAKE-AWAYS

- 1. Carefully consider accessibility throughout the project.
- 2. Think through how programming will occur and connect in all open spaces at Bartlett Station.
- 3. Review landscaping plans for other open space areas.

SITE-WIDE TAKE-AWAYS

- 1. Prior to naming spaces / areas / buildings carefully consider historic contexts.

SITE-WIDE TAKE-AWAYS

- 1. Ensure public spaces throughout the site have opportunities for multi-generational exchanges.

SITE-WIDE TAKE-AWAYS

- 1. Programming should reflect health opportunities.
- 2. Consider how all of Bartlett Station projects are prioritizing safety and unity
- 3. Think through the ways in which open spaces are considering houseless communities.

HARDSCAPE + SOFTSCAPE

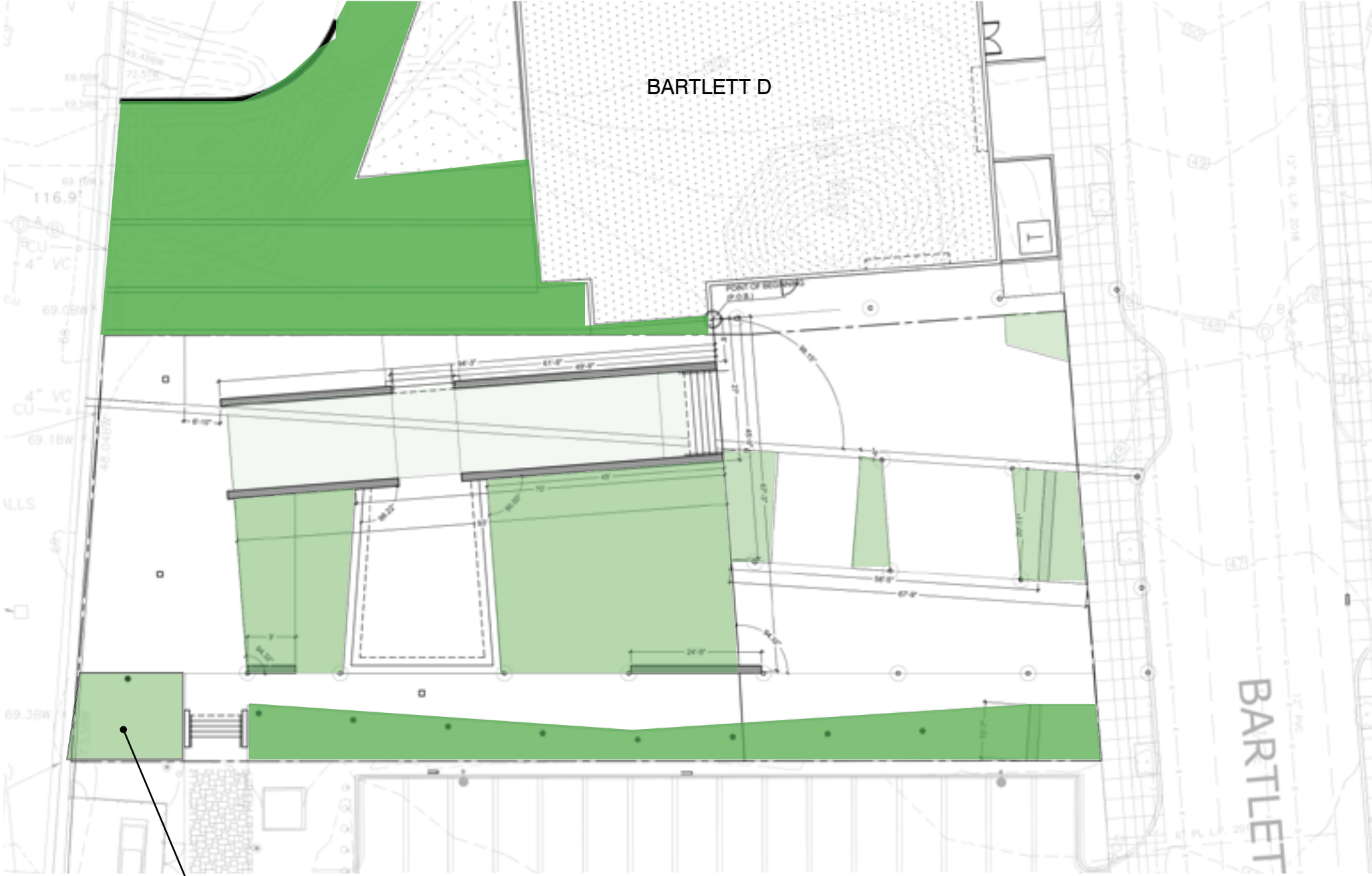
Areas with landscaping will vary in density to diversity potential activities within Oasis at Bartlett. All transitions between hardscape and softscape will be accessible. Use of synthetic turf for larger open softscape is being considered as part of operational costs review.

COMMUNITY MEETING RESPONSES

- Balance of softscape and hardscape.
- Design should reflect opportunities for multi-generational exchanges.
- Include spaces to rest.
- Include space to gather.
- Include space to eat.
- Dog areas with supportive infrastructure.
- Consider how spaces are encouraging physical movement.
- All of the parks, greenery, and open gardens of Roxbury are deeply present in the city. This will tie into the park space

SURVEY RESPONSES

- Balance of softscape and hardscape.
- Safe for dog walking and makes me feel safe walking at night



Potential area for dogs

AREA WITH PLANTINGS OR SYNTHETIC TURF
Gradient indicates density of plantings.

ALL OTHER AREAS TO HAVE PAVING OR CONCRETE

ACCESSIBILITY + VISIBILITY

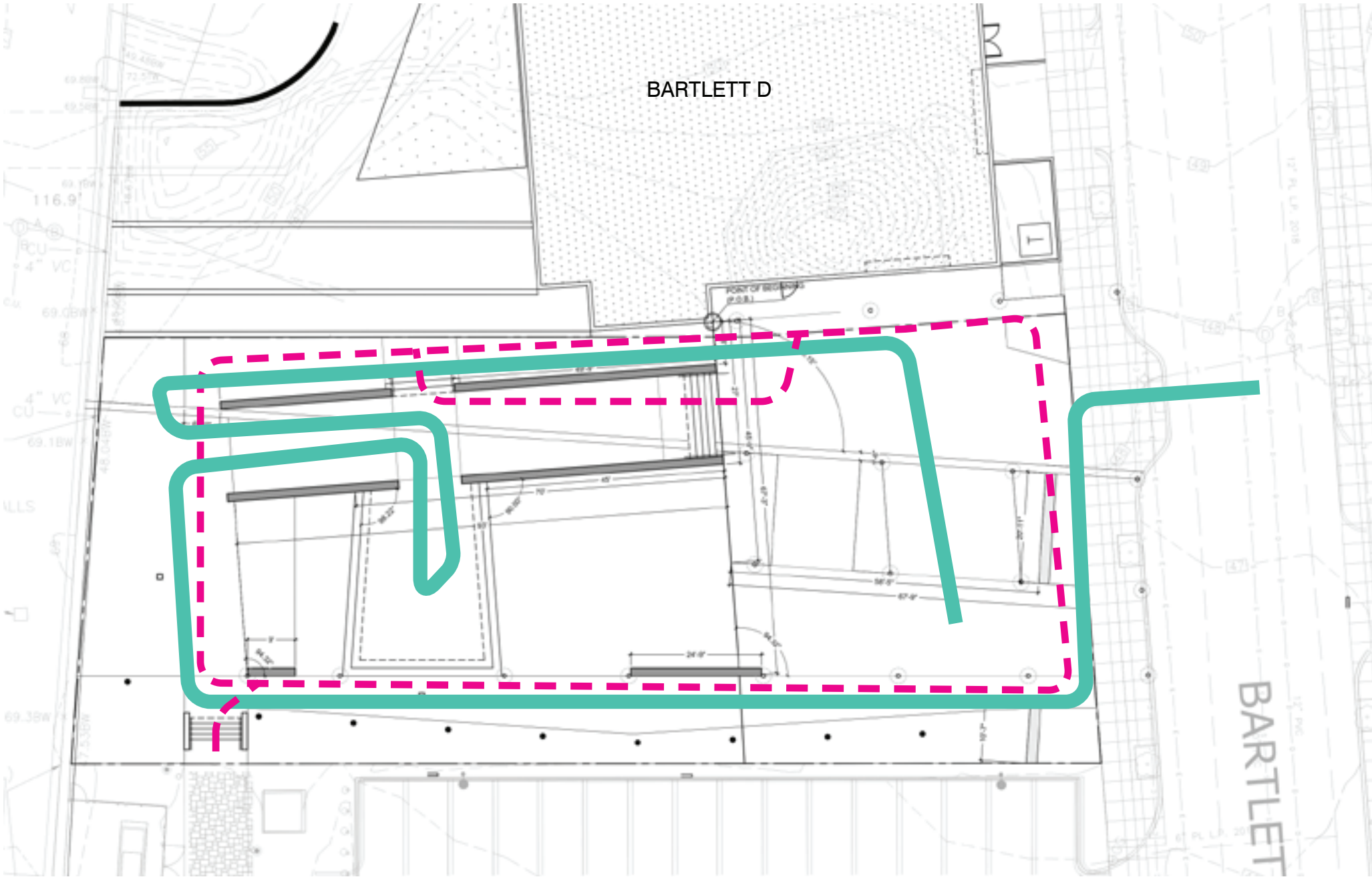
Based on community meetings and individual discussions accessibility and equity of experiences of the site needs further consideration. A ramp is currently designed to access the stage area and spaces have adequate clearances per code but entry to Oasis and varying grades need to be reviewed in the next iteration of design.

Design of the gallery space will also be reviewed.

Visual cues, lighting and obstruction of views are important for public space safety. This will be reviewed in the next iteration of design.

COMMUNITY MEETING RESPONSES

Consider how spaces are encouraging physical movement. Carefully consider accessibility throughout the project.



- CIRCULATION ROUTE (ACCESSING STAIRS)
- CIRCULATION ROUTE (NOT ACCESSING STAIRS)

ART

Oasis @ Bartlett is a public arts park. There are numerous opportunities for art to be performed, exhibited or spoken. The online survey indicated to the design team that multiple venues need to support the variety of creative expressions. Shading and temporary backdrops need to be reviewed as part of the stage budget.

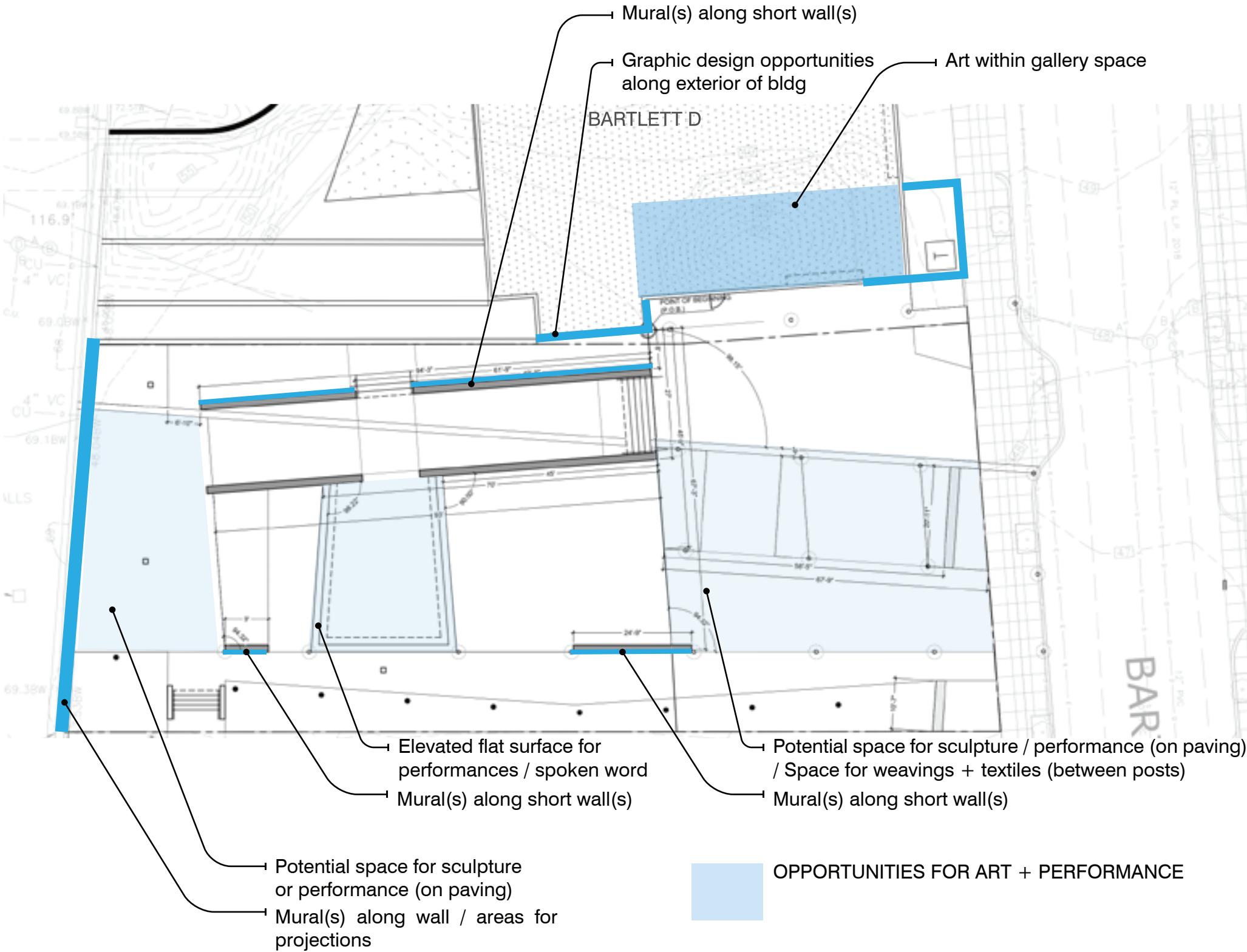
Lighting design is still in progress and will consider the art opportunity areas outlined in this document.

COMMUNITY MEETING RESPONSES

- Space for activism, gathering and expression of thoughts and rights needs to be specified.
- Clearly outline area for public performance.
- Use puddingstone wall for public art.
- Revolving Art Installations
- Bringing beauty and art to the space
- Light poles to have art.

SURVEY RESPONSES

For musical performances it would be very helpful, for the sound etc, if there were a vertical surface on the stage that the musicians could set up in front of. One of the photos shown at the 8/19 meeting showed one of those on the stage. I'm wondering if something like that will be available at the site, able to be erected for performances.



GATHERING SPACES

There are multiple larger areas to gather on the site while maintaining distance. The areas outlined have different levels of privacy. Some will have ledges or landscape for seating and others will require moveable furniture.

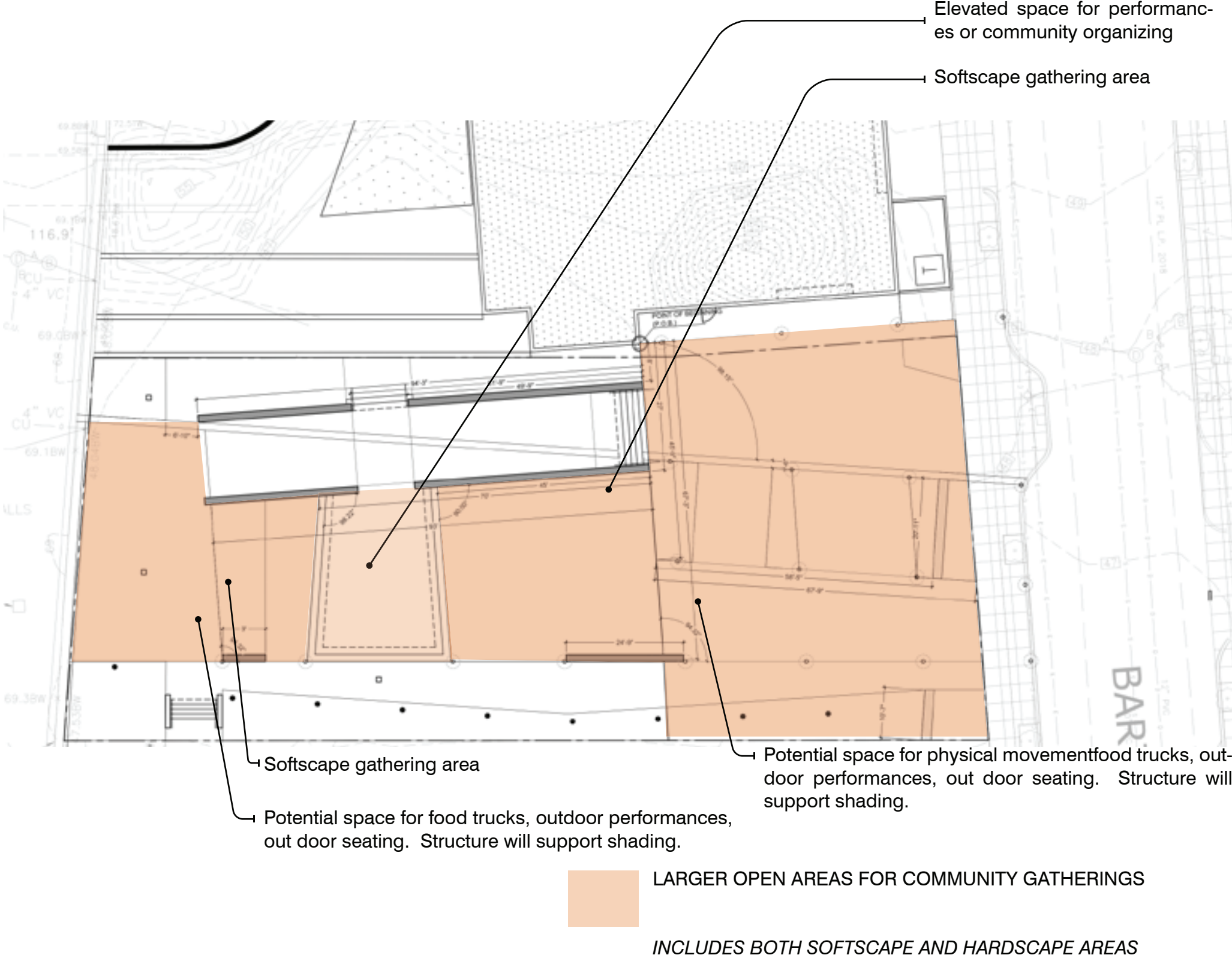
COMMUNITY MEETING RESPONSES

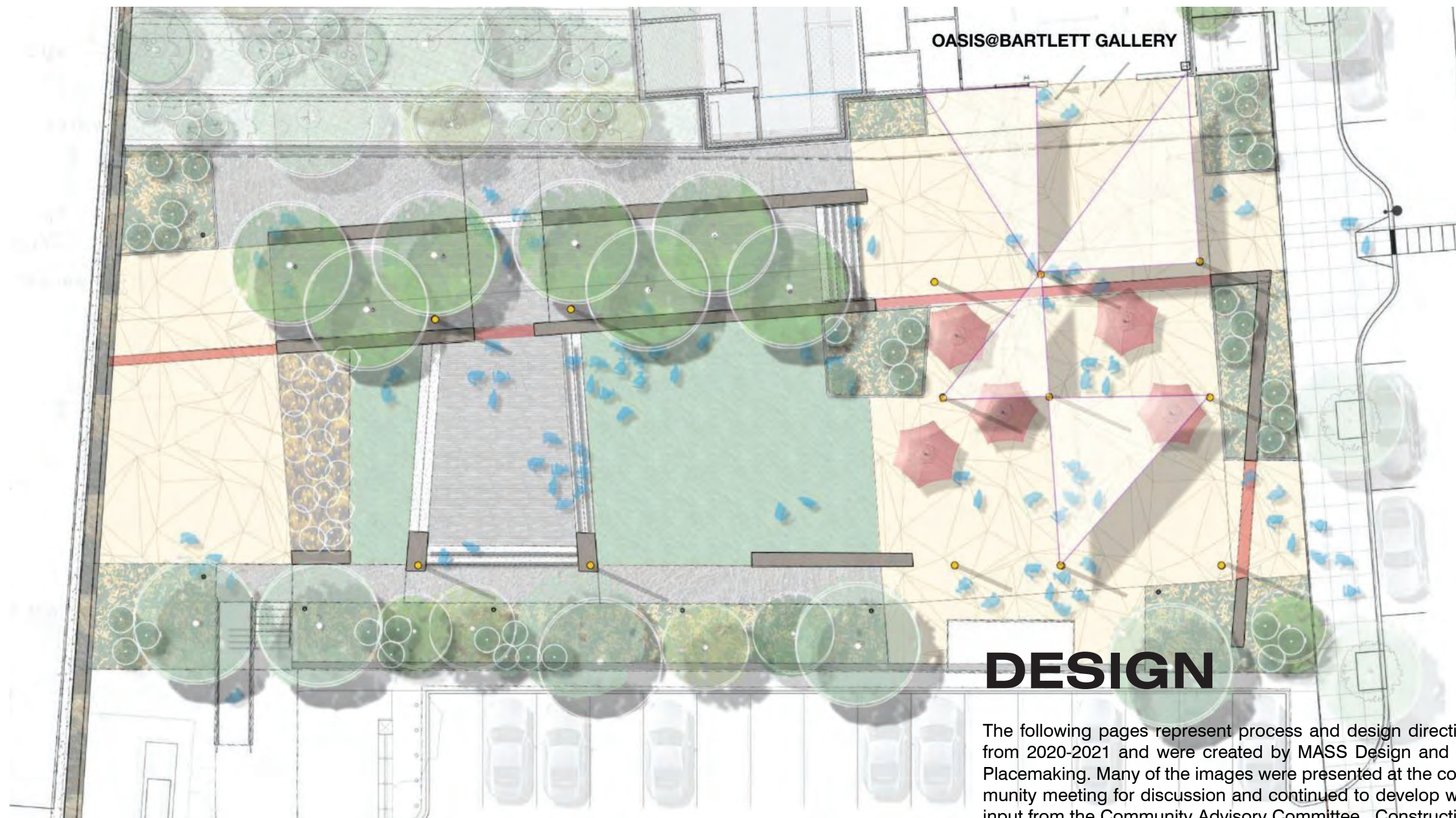
Design should reflect opportunities for multi-generational exchanges. Include space to gather.
Space for activism, gathering and expression of thoughts and rights needs to be specified.
Include space to eat.
Consider how spaces are encouraging physical movement.

A place where folks can gather in this time of physical distancing. Can keep distance and be safe to talk.

SURVEY RESPONSES

Bike stop, food trucks, something like SOWA market in south end?
Community gatherings and planned events for the community organized by the community.
Community events, art shows, live music with food trucks to help attract people to see this community

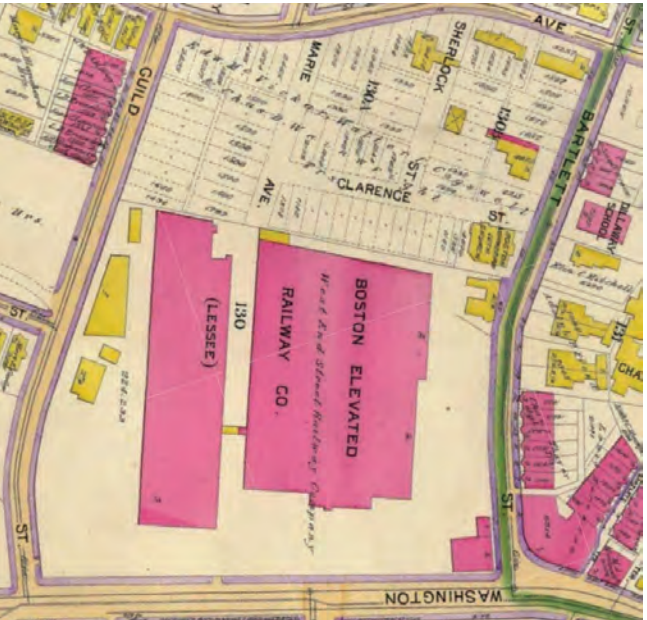




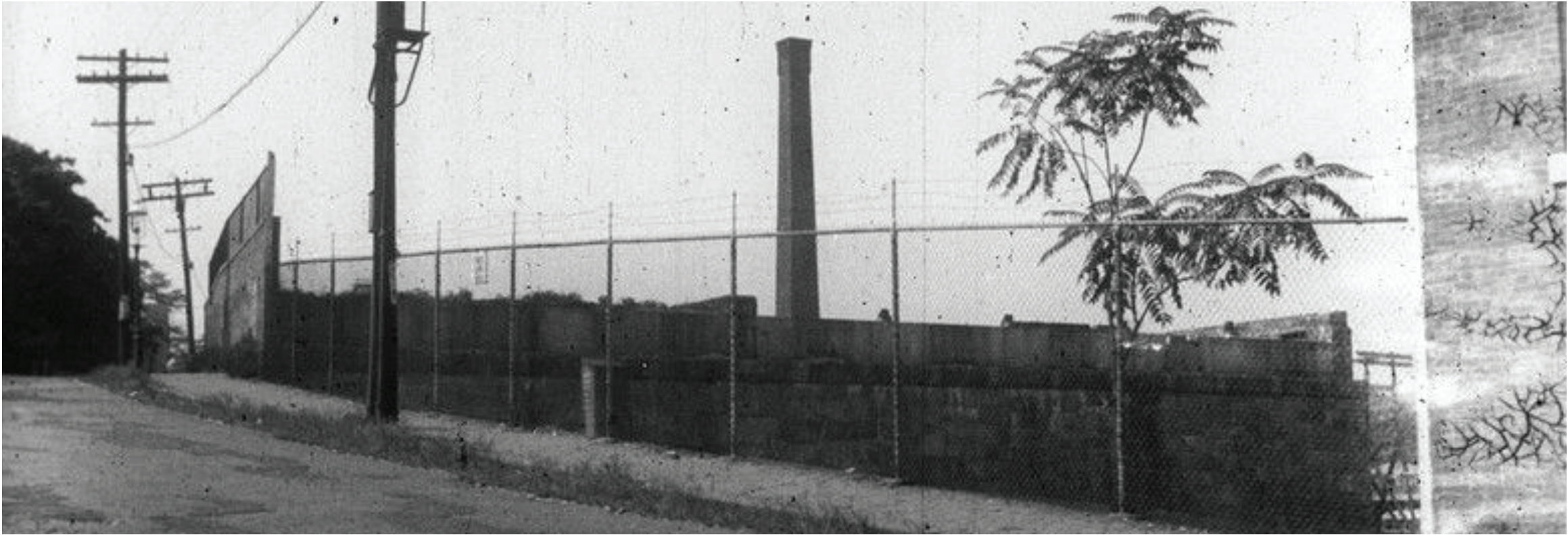
The following pages represent process and design direction from 2020-2021 and were created by MASS Design and IBI Placemaking. Many of the images were presented at the community meeting for discussion and continued to develop with input from the Community Advisory Committee. Construction drawings were completed fall of 2021..

For more information please visit www.oasisbartlett.com.

Honoring History on Site

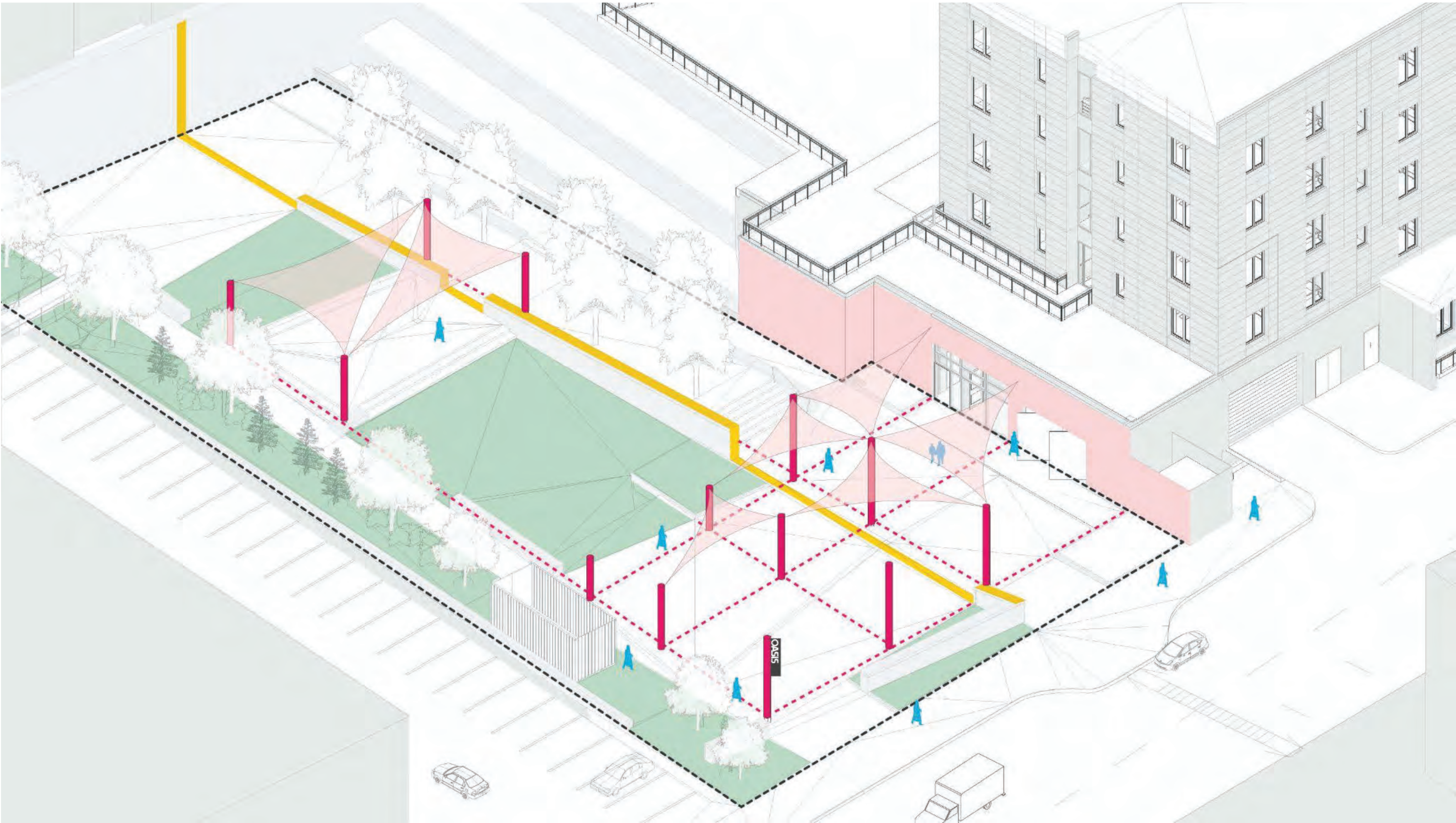


1870s map of Boston Elevated Railway Co. Yards



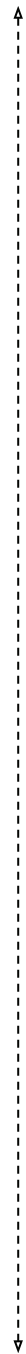
1930s map of Boston Elevated Railway Co. Yards

Oasis@Bartlett Pillars

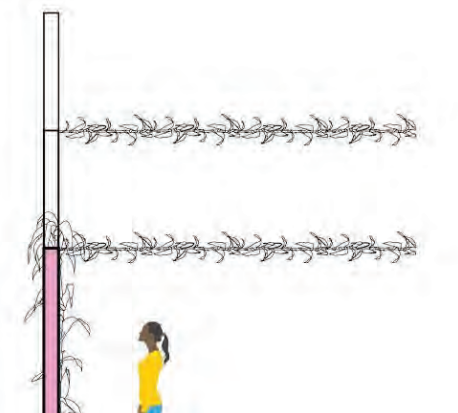
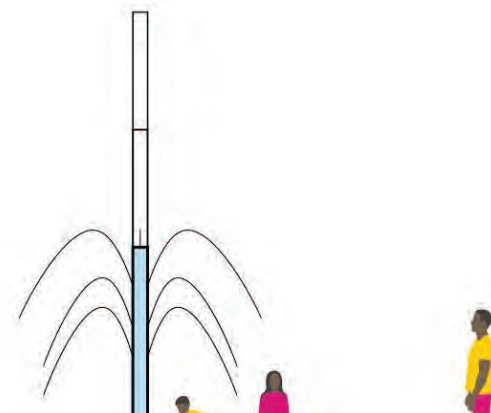
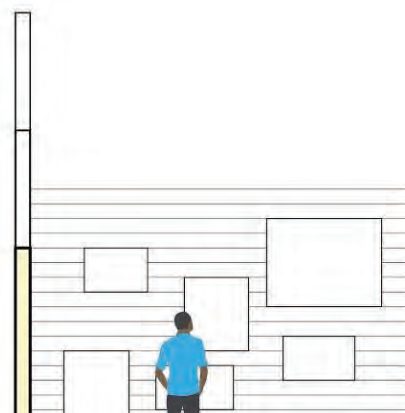
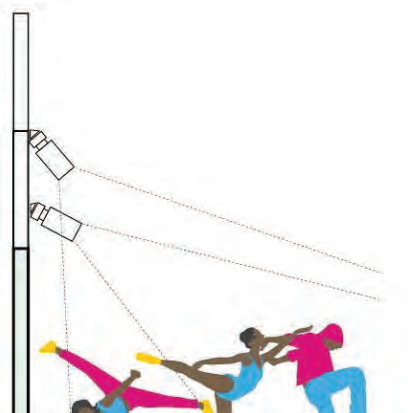
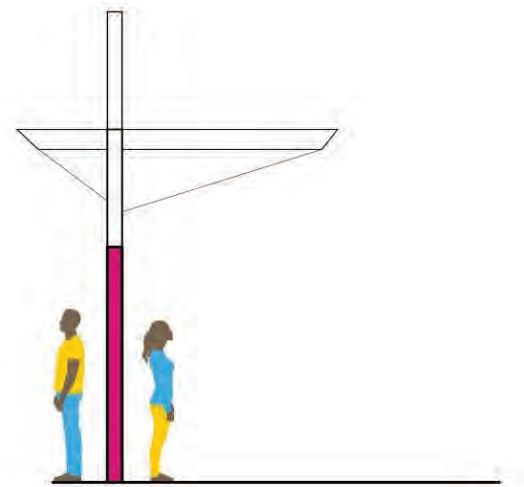
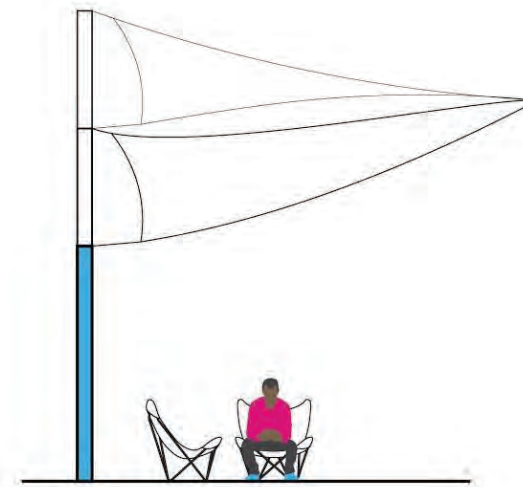
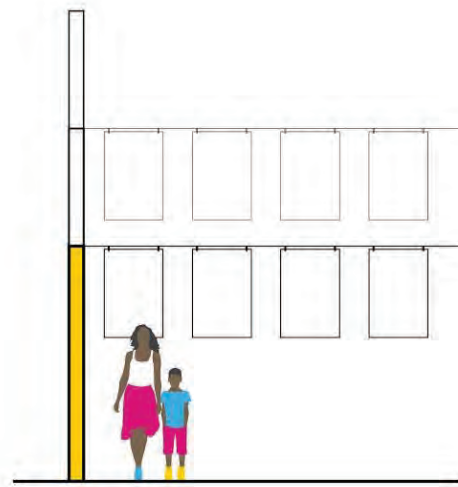
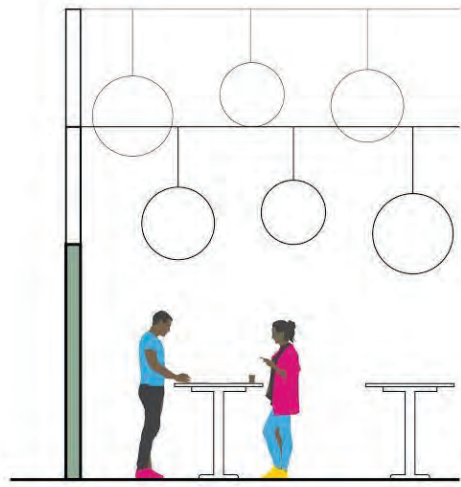
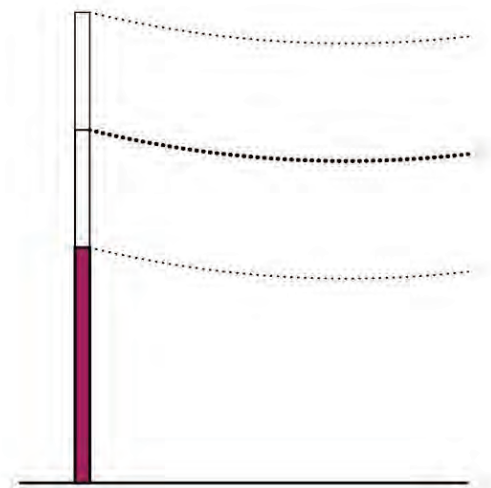
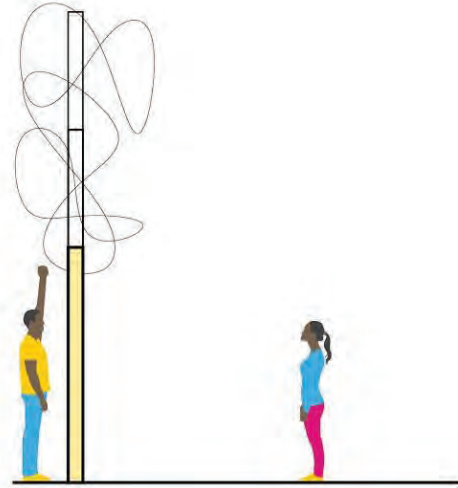
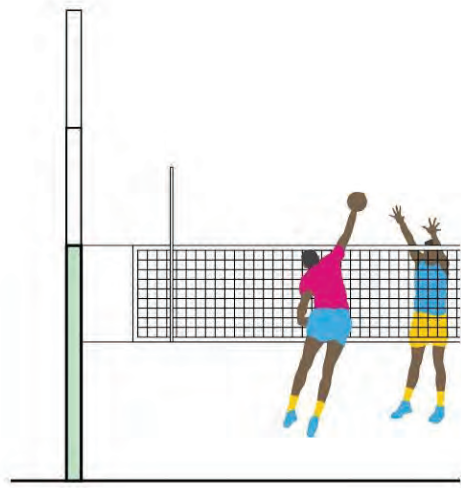


Short-term ←-----> Long-term

Least
Complex
\$



Most



Plaza Experience



Plaza Experience



thank you

Nuestra Comunidad is grateful for all community members who have given their time and energy to Oasis @ Bartlett.

This summary would not have been possible without Cheryl Straughter, Kathryn Williams, Maria Latimore, Will Justice, Aziza Robinson-Goodnight, Latifa Ziyad, Radiant Jasmin, Cordelia Moye, Mike Miles, Franklin Marval, Anita Morson-Matra, Matthew Finn, Olawumi Akinwumi, Jha D Williams, Jonathan Evans, Steve Woods, Mayrah Udvardi, Arnold Johnson, George Chin, Andre Jones, David Price, Diane Clark, Robert Springer, Lina Jimenez, and Nuestra Comunidad team members.

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