

Land Use Exercise Instructions

PLAN: Glover's Corner

October 25, 2017 Workshop

Activity Instructions

Illustrations are examples only.

Goal: As a team, work together to create a land use vision for the Study Area that shows what areas should be preserved and where land use changes could happen.

Land use regulates what activities someone can do on a piece of unbuilt land or a building on their land. People use land and the buildings on the land for housing, places to shop, working, etc.

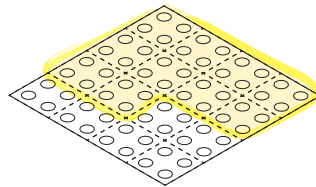
Step 1: Discuss

Discuss **existing conditions** of the land uses in the neighborhood.



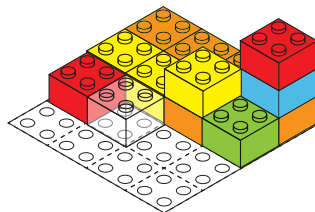
Step 2: Sketch

Draw areas on the map where you would like to see **preserved** and areas expected to see **change**.

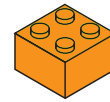


Step 3: Envision

What land use goes **where?** Place down land use blocks on the map, one land use at a time.

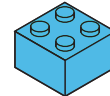


Land Use Colors



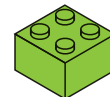
Orange

Shopping & Services
(auto service, grocery, dry cleaner, restaurant, retail, etc.)



Blue

Cultural & Civic
(gallery, community space, education/training)



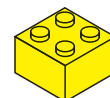
Green

Open Space
(parks, plazas, green roofs, rain gardens, playgrounds, etc.)



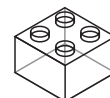
Red

Commercial
(offices, wholesale)



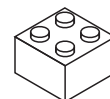
Yellow

Housing
(apartments, single-family houses, triple-deckers, etc.)



Clear

21st-century Industrial
(maker space, microbrewery, low-impact industrial uses that are clean and are less disturbing to neighbors)



White

Your Category
What did we miss?
Use dry-erase markers to annotate with your own category.

See Examples handout for scenarios and mixed-use concepts.

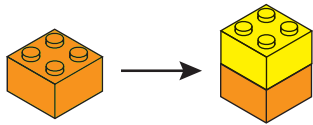
Number of blocks do not represent height. Blocks do not represent any unit of space, and final block counts are illustrative only.

Land Use Exercise Examples

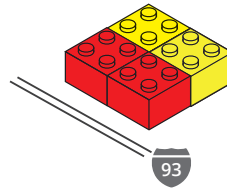
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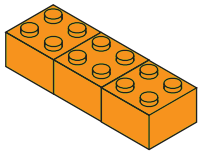
Example Scenario Concepts



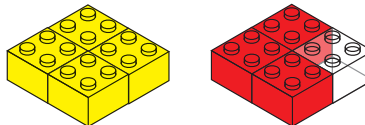
"I want this space to be **mixed use** with residential above and ground floor services"



"I want to **layer** commercial uses to buffer residential areas away from the traffic."

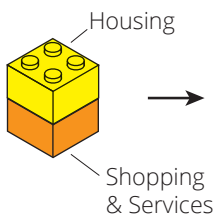


"I want to reinforce and improve the shopping and services **corridor.**"

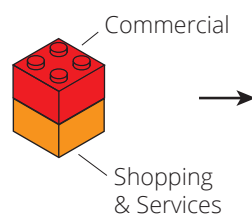


"I want to **cluster** residential uses here and office-industrial uses over there."

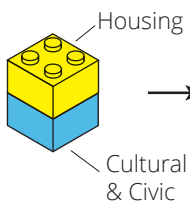
Example Mixed Use Concepts



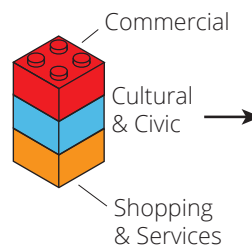
299-309 Hancock St., Glover's Corner, Dorchester



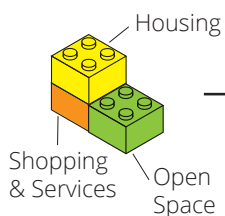
Fields Corner Business Lab and Home.stead Bakery in the Lenane Building, Fields Corner



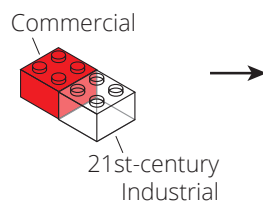
Piano Factory Guild Gallery and loft apartments, South End



Bolling Building, Dudley Square



Rutland-Washington Community Garden and Flour Bakery, South End



Aeronaut Brewery, Brooklyn Boulders climbing gym, and Artisan's Asylum maker space, Somerville

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