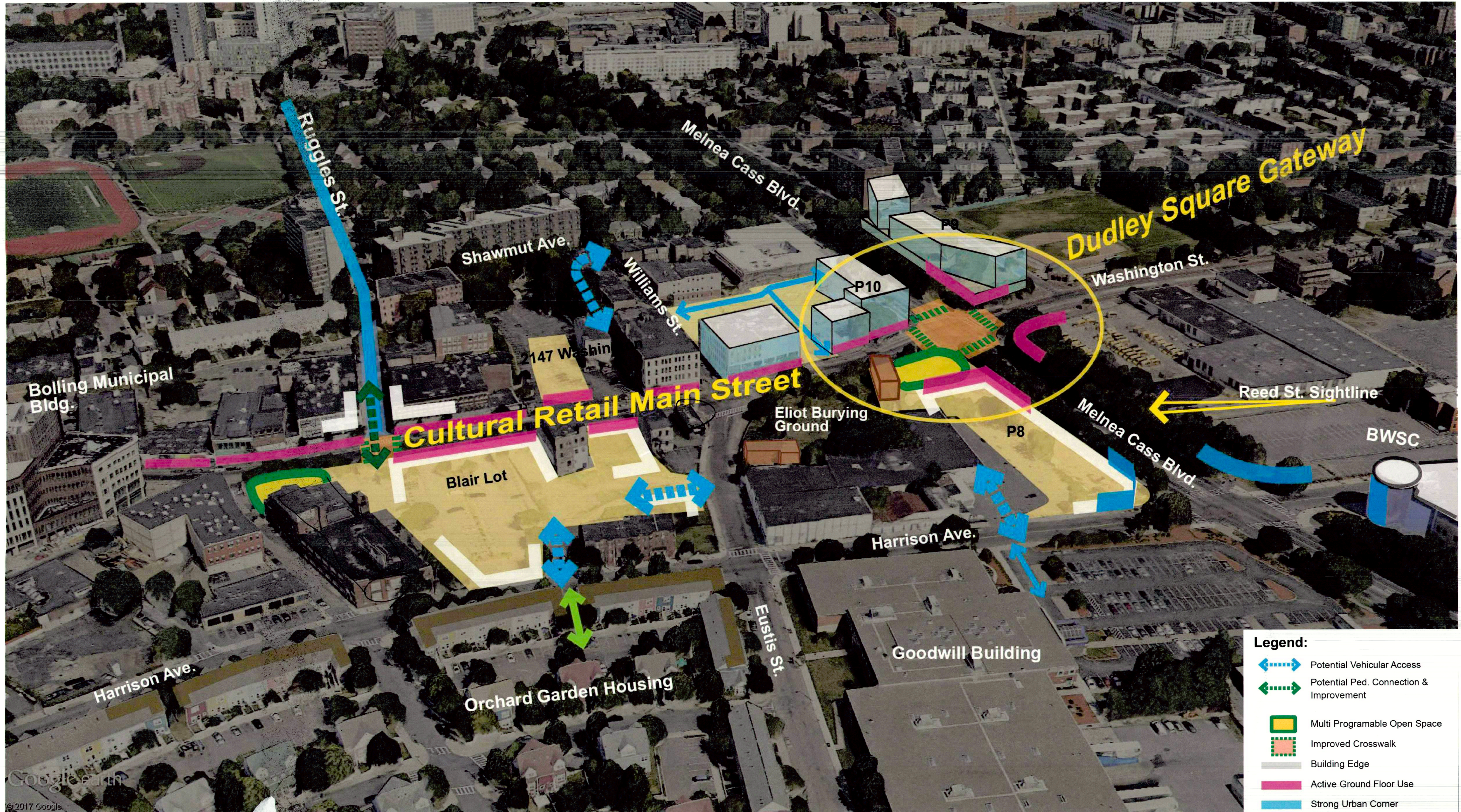


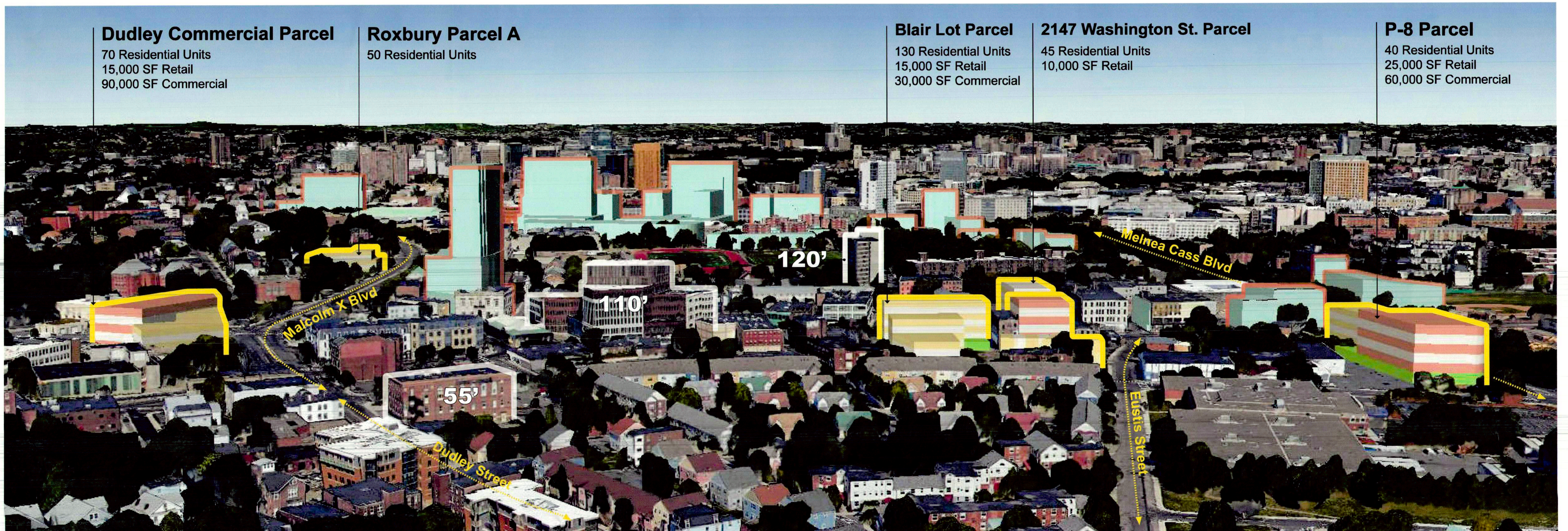
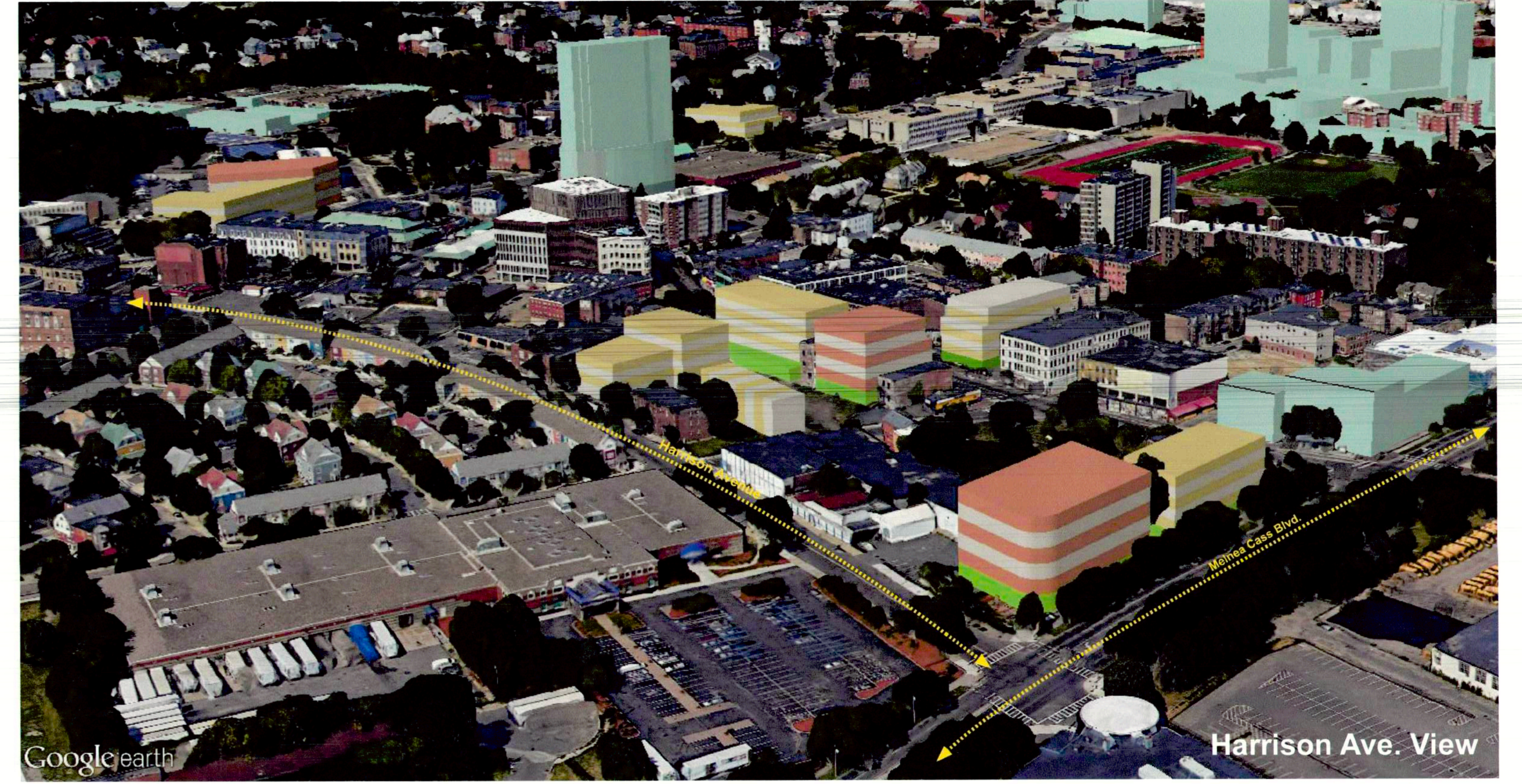
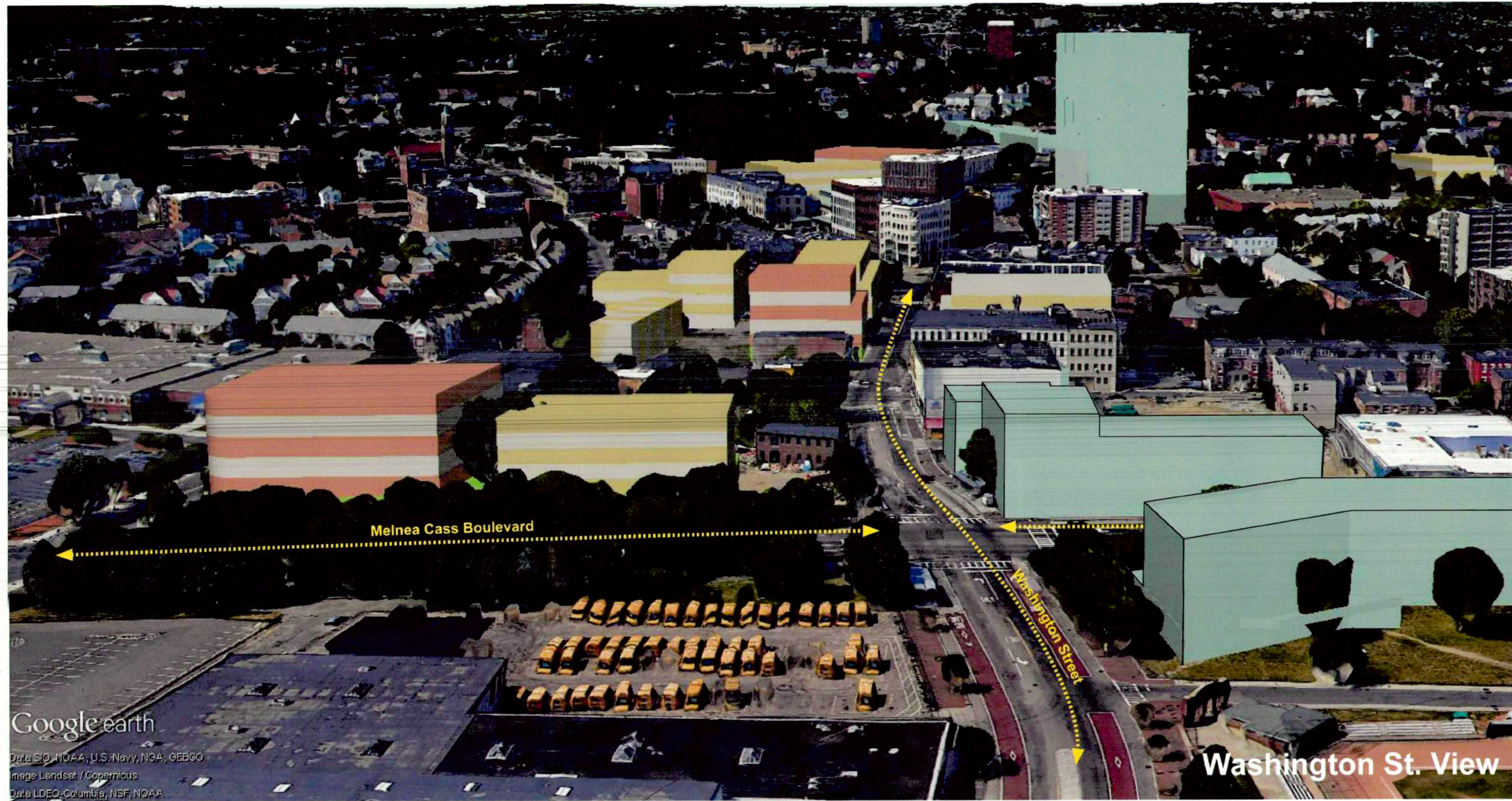
Urban Design Concepts: Blair Lot, 2147 Washington & Parcel 8



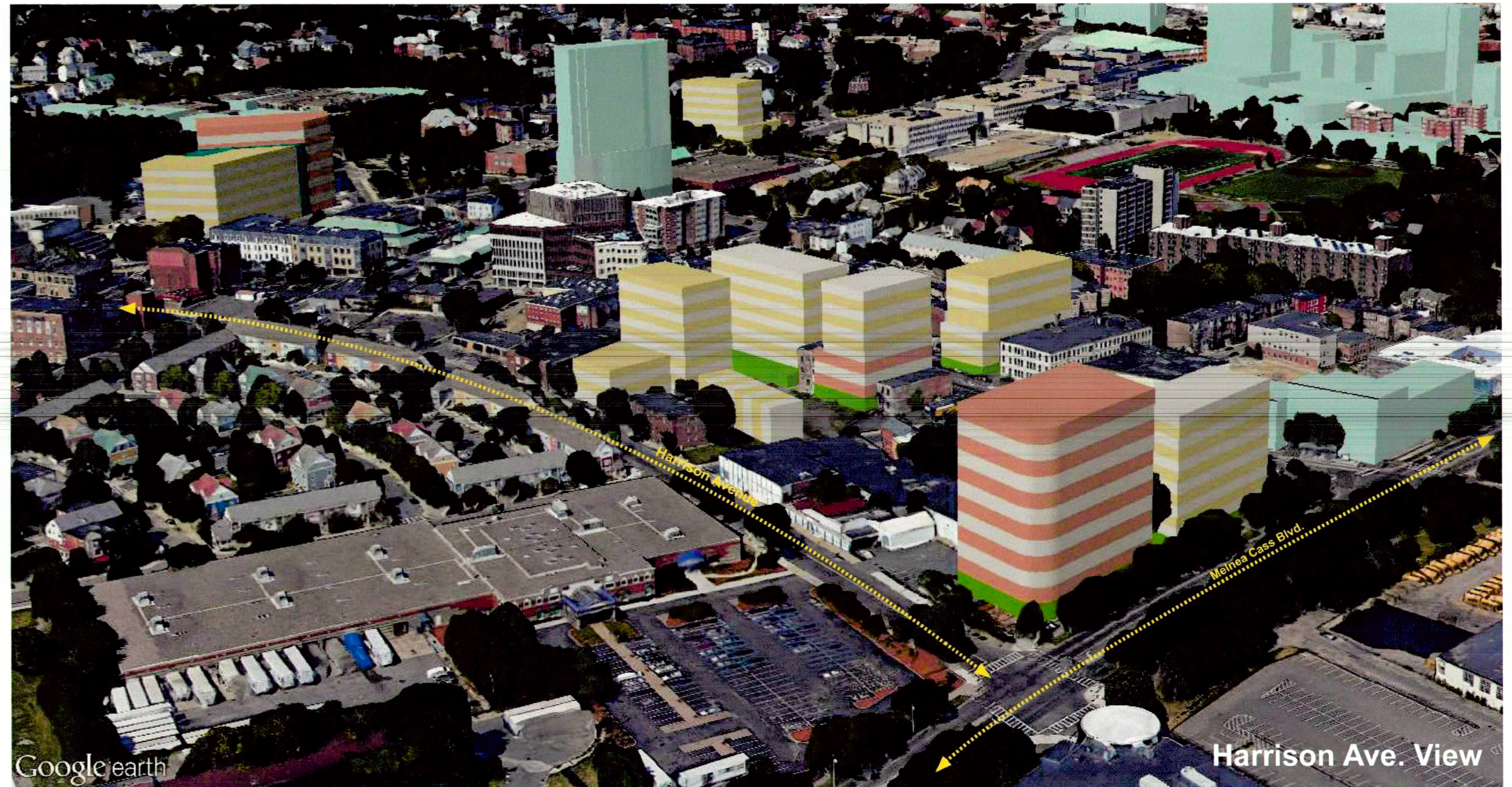
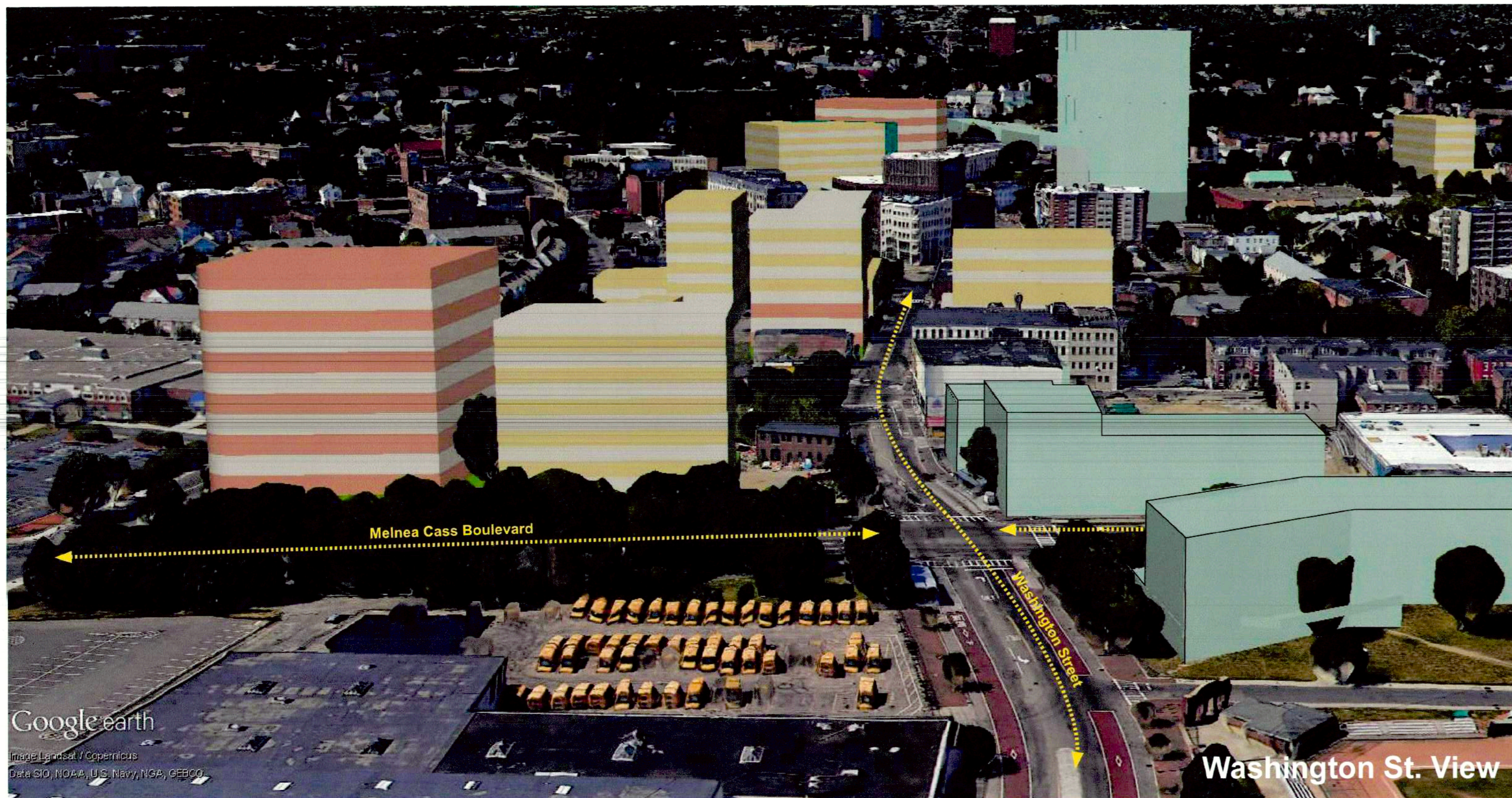
- Legend:**
- Potential Vehicular Access
 - Potential Ped. Connection & Improvement
 - Multi Programmable Open Space
 - Improved Crosswalk
 - Building Edge
 - Active Ground Floor Use
 - Strong Urban Corner

JUN

Typical Development: 5-6 stories



Increased Benefits: 10-12+ stories



<p>Dudley Commercial Parcel 150 Residential Units 15,000 SF Retail 180,000 SF Commercial</p>	<p>Roxbury Parcel A 100 Residential Units</p>	<p>Blair Lot Parcel 230 Residential Units 25,000 SF Retail 70,000 SF Commercial</p>	<p>2147 Washington St. Parcel 95 Residential Units 10,00 SF Retail</p>	<p>P-8 Parcel 90 Residential Units 25,000 SF Retail 135,000 SF Commercial</p>
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Balanced Opportunities: Mix of scales (6-12+ stories)



Civic Mixed-Use Anchor

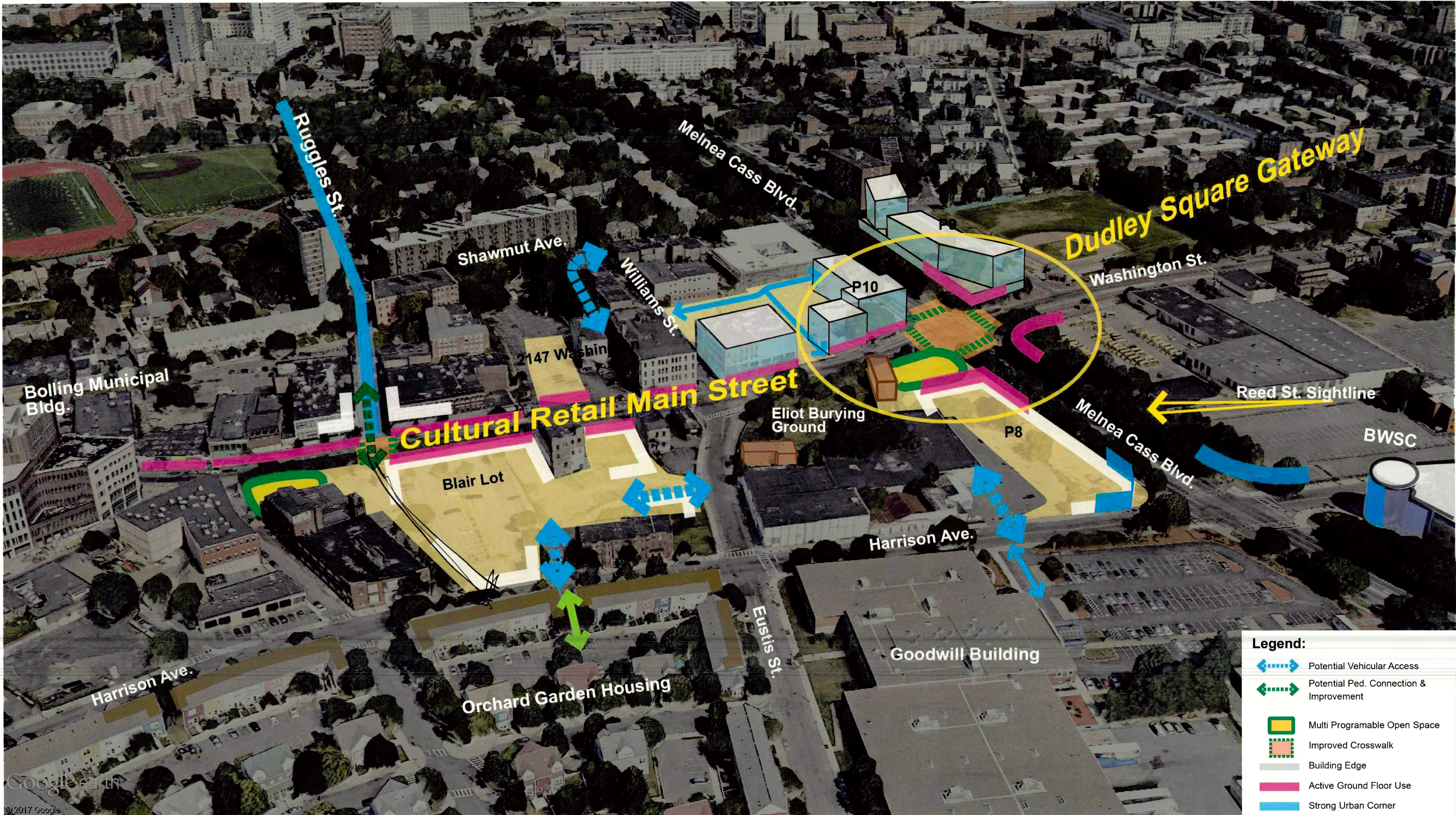
Cultural/Retail Main Street

Dudley Square Gateway

<p>Dudley Commercial Parcel 150 Residential Units 15,000 SF Retail 180,000 SF Commercial</p>	<p>Roxbury Parcel A 100 Residential Units</p>	<p>Blair Lot Parcel 170 Residential Units 15,000 SF Retail 30,000 SF Commercial</p>	<p>2147 Washington St. Parcel 45 Residential Units 10,000 SF Retail</p>	<p>P-8 Parcel 40 Residential Units 25,000 SF Retail 135,000 SF Commercial</p>
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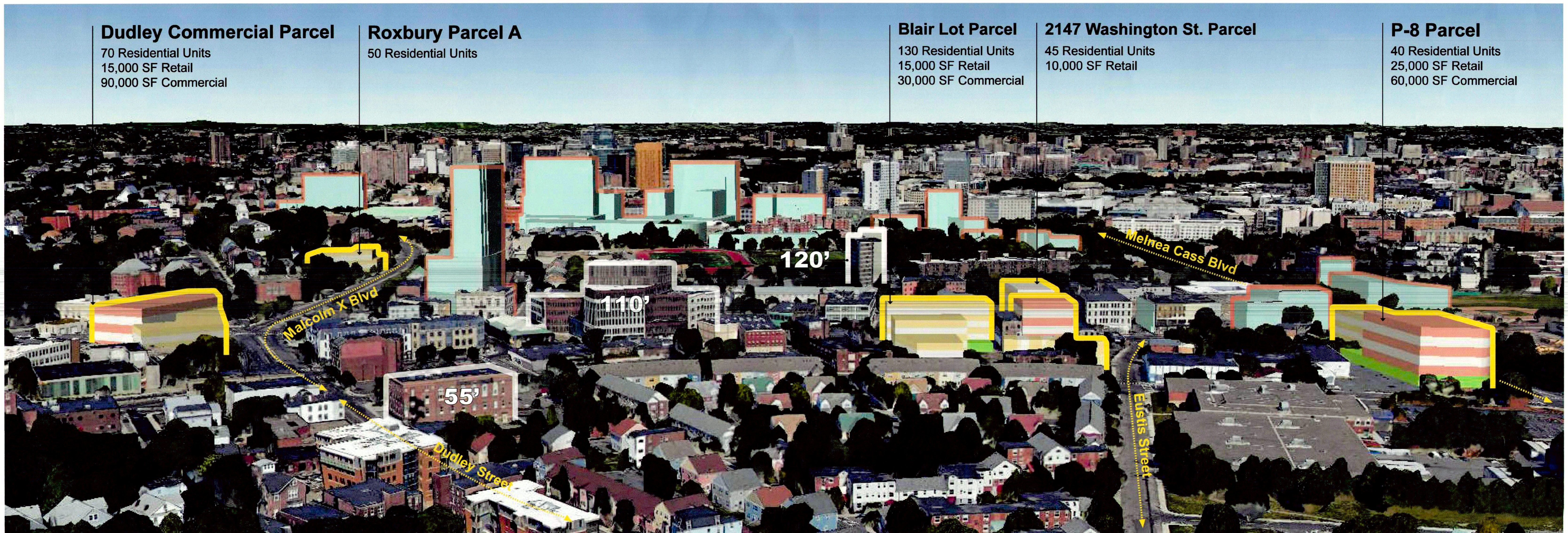
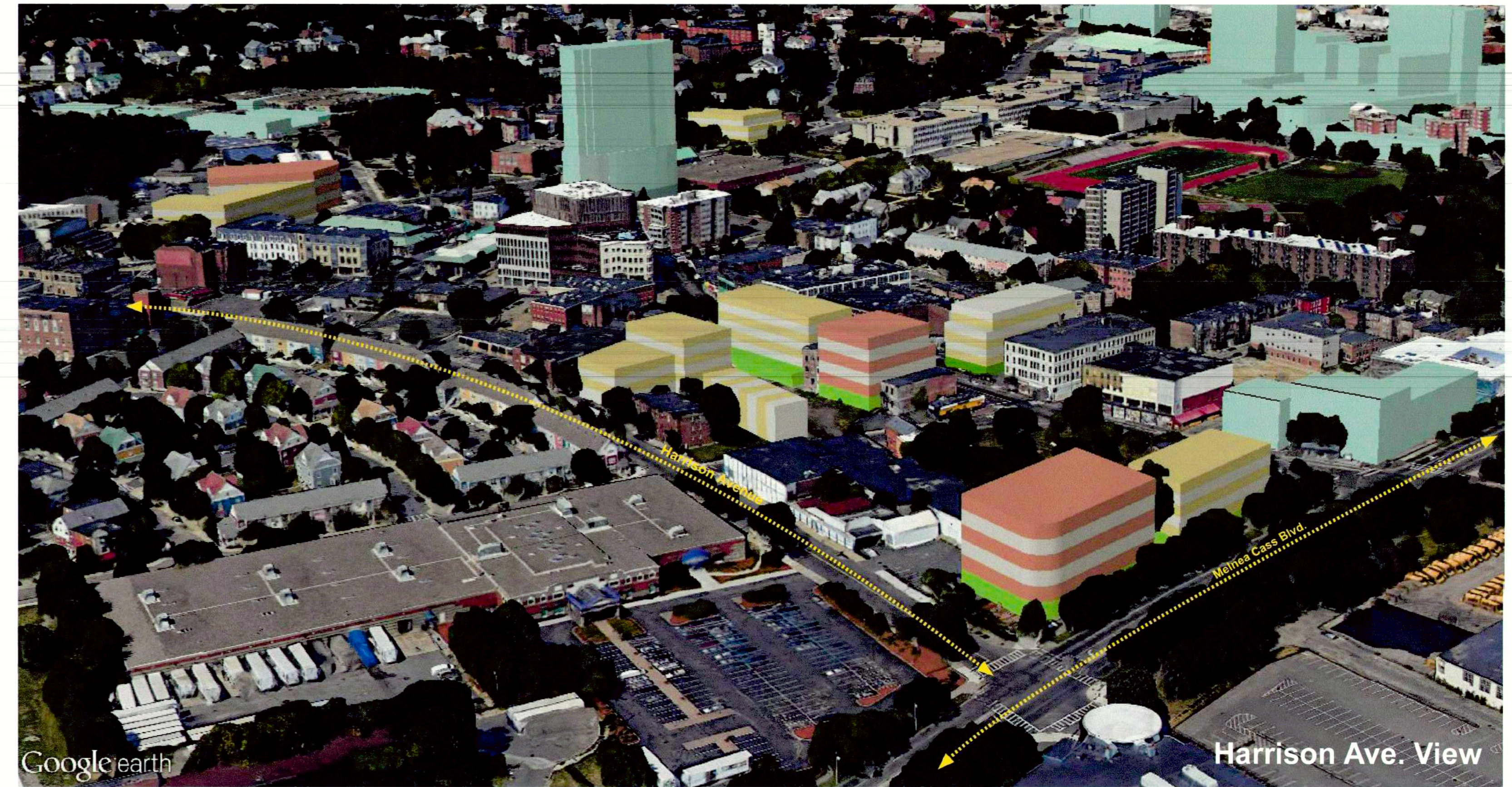
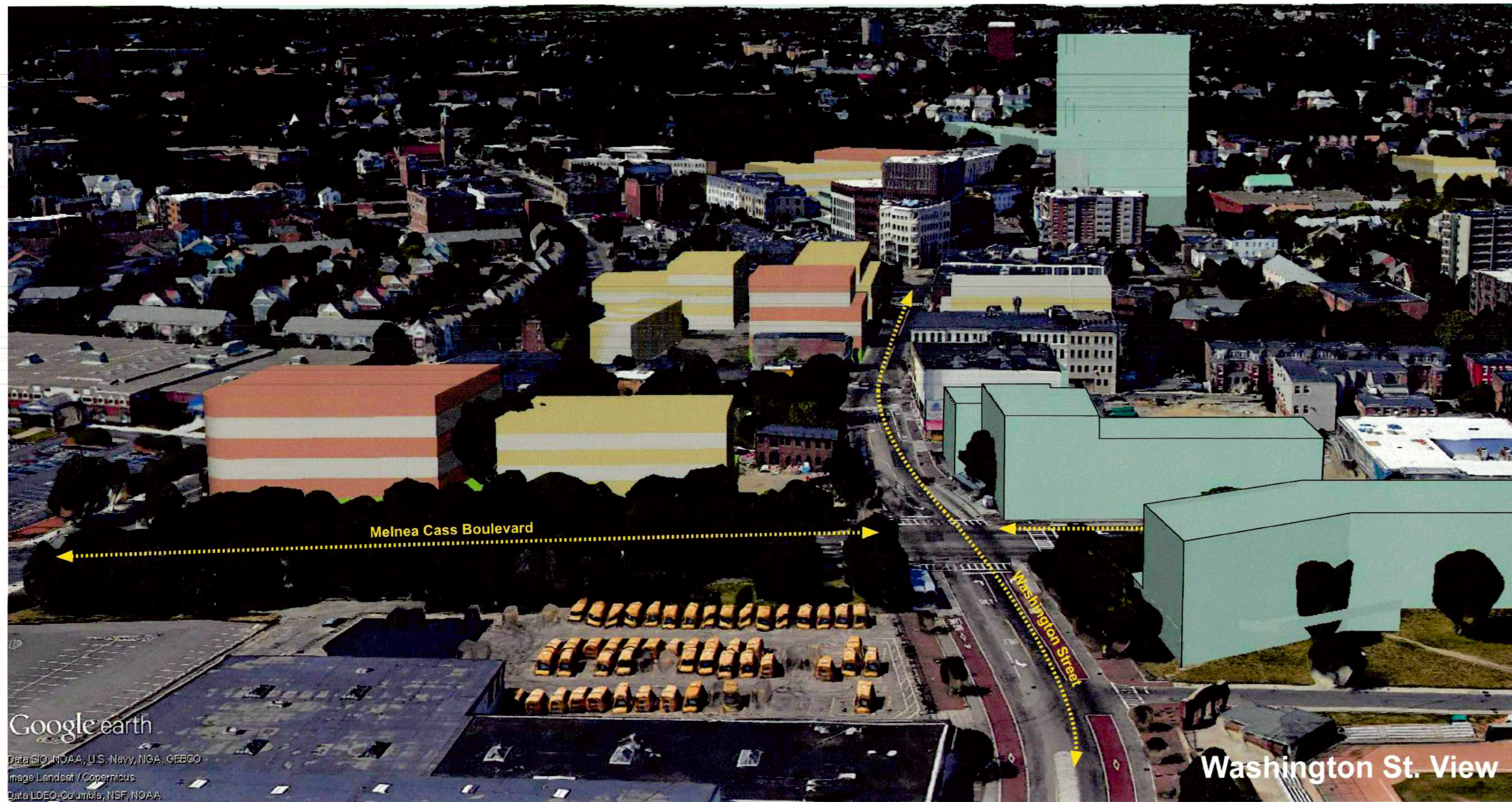


Urban Design Concepts: Blair Lot, 2147 Washington & Parcel 8

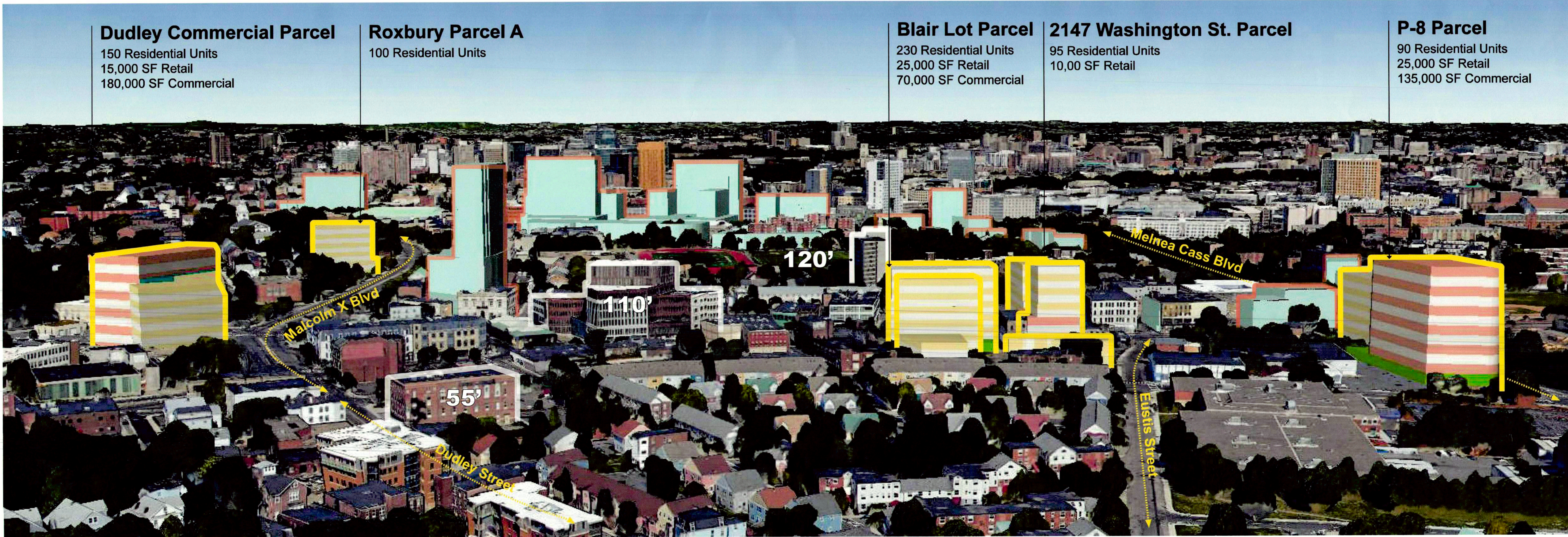
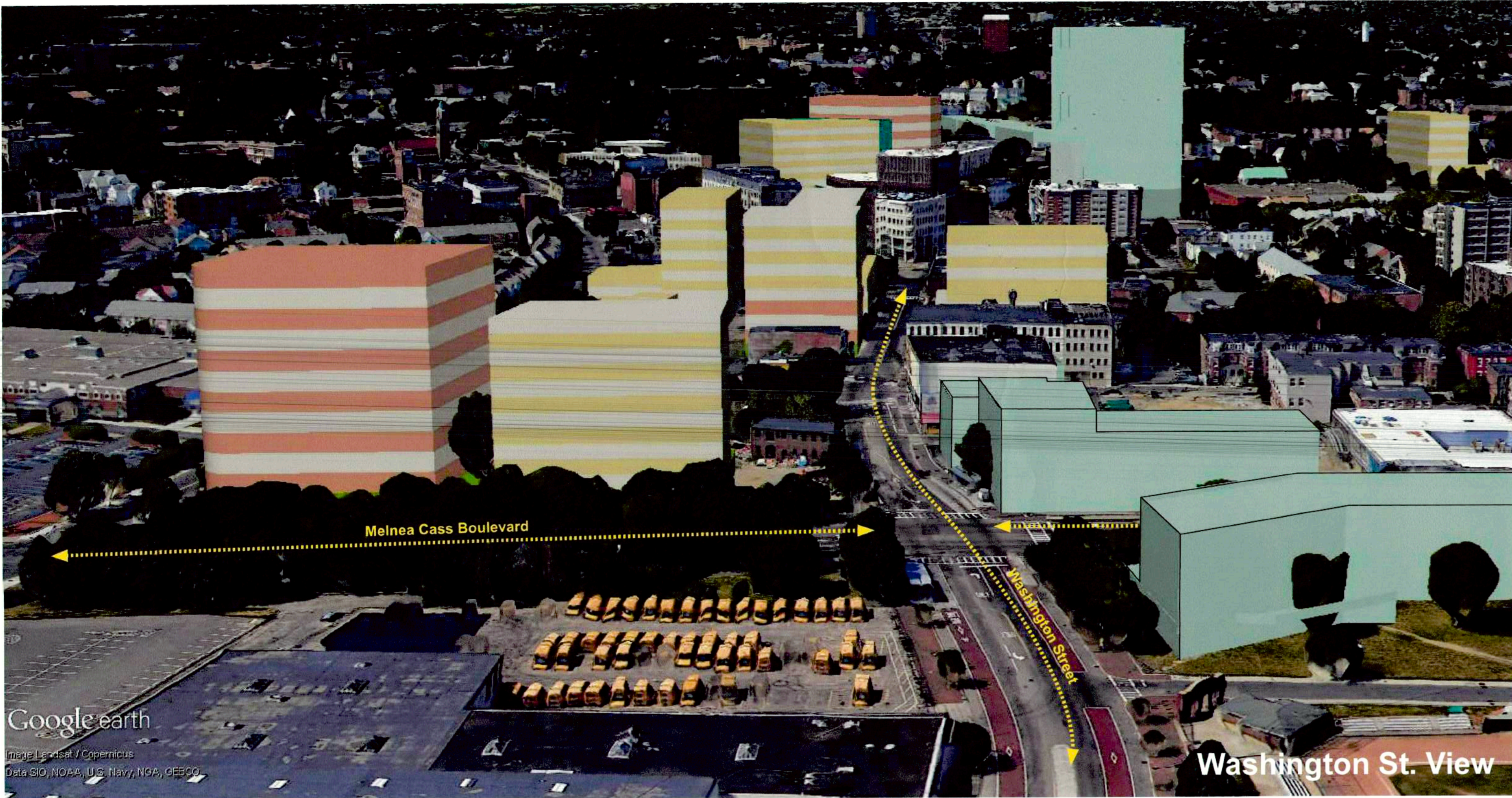


- Legend:**
- Potential Vehicular Access
 - Potential Ped. Connection & Improvement
 - Multi Programable Open Space
 - Improved Crosswalk
 - Building Edge
 - Active Ground Floor Use
 - Strong Urban Corner

Typical Development: 5-6 stories



Increased Benefits: 10-12+ stories



Dudley Commercial Parcel
 150 Residential Units
 15,000 SF Retail
 180,000 SF Commercial

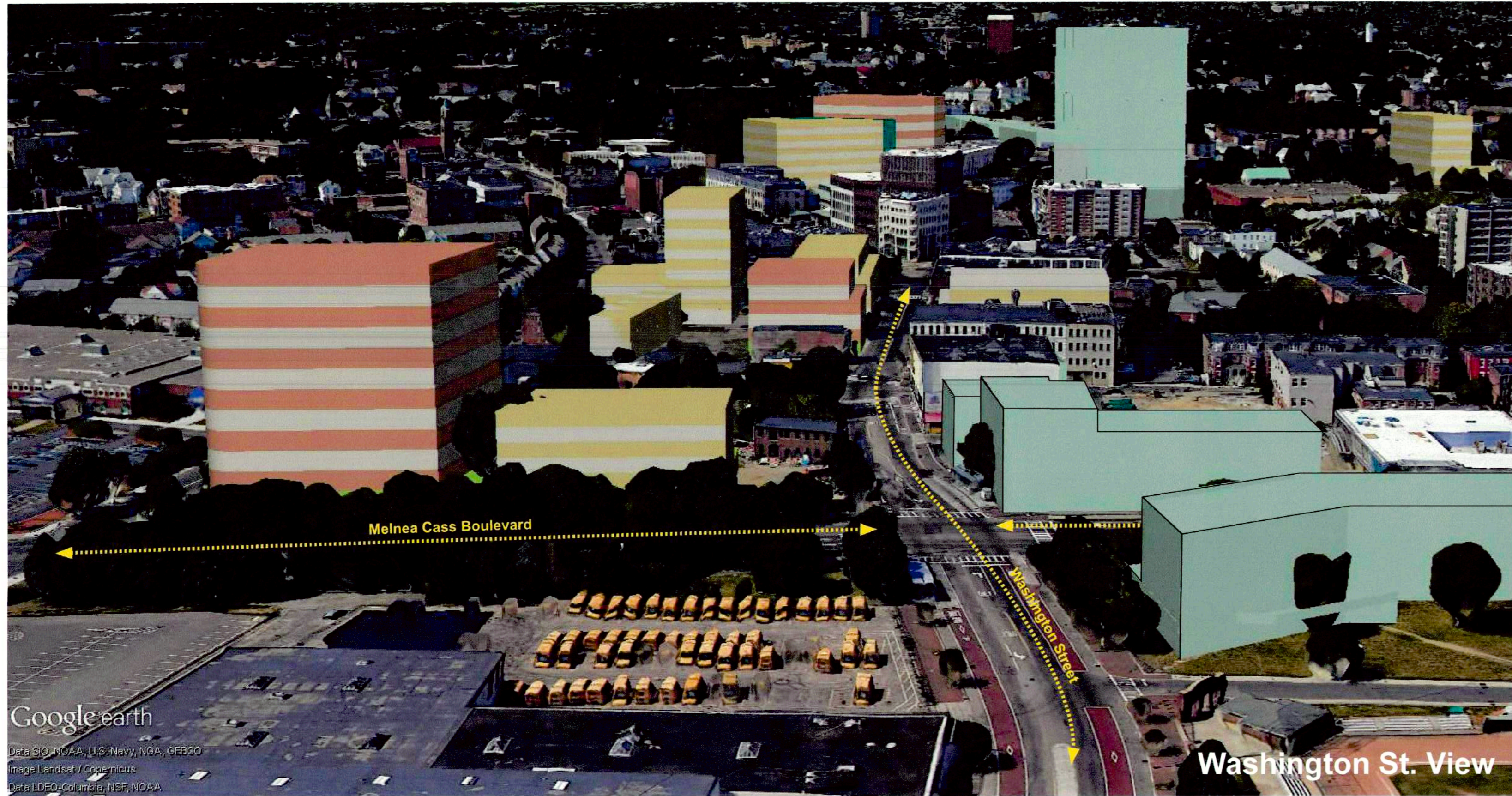
Roxbury Parcel A
 100 Residential Units

Blair Lot Parcel
 230 Residential Units
 25,000 SF Retail
 70,000 SF Commercial

2147 Washington St. Parcel
 95 Residential Units
 10,00 SF Retail

P-8 Parcel
 90 Residential Units
 25,000 SF Retail
 135,000 SF Commercial

Balanced Opportunities: Mix of scales (6-12+ stories)



Civic Mixed-Use Anchor

Cultural/Retail Main Street

Dudley Square Gateway

Dudley Commercial Parcel

150 Residential Units
15,000 SF Retail
180,000 SF Commercial

Roxbury Parcel A

100 Residential Units

Blair Lot Parcel

170 Residential Units
15,000 SF Retail
30,000 SF Commercial

2147 Washington St. Parcel

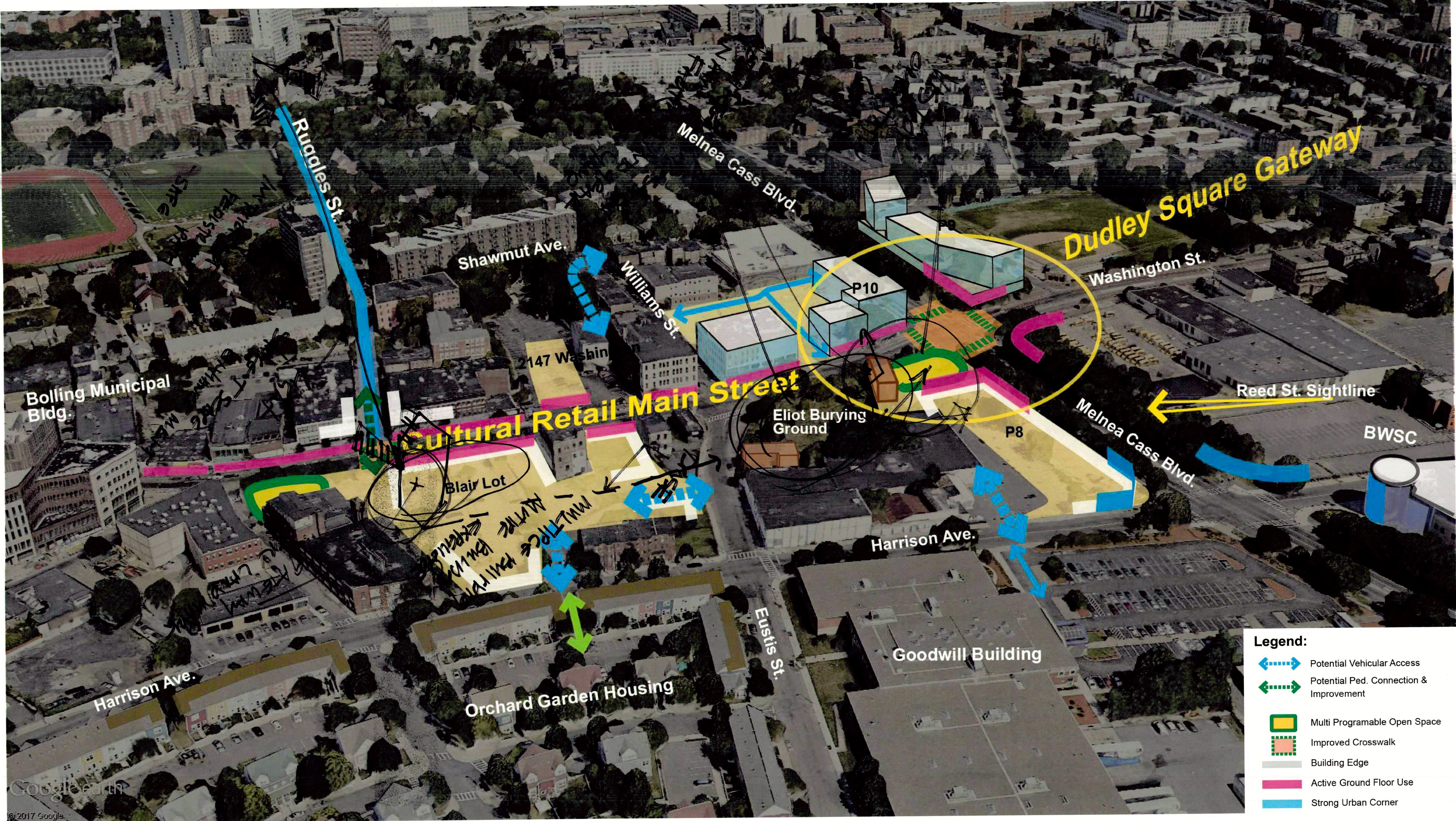
45 Residential Units
10,000 SF Retail

P-8 Parcel

40 Residential Units
25,000 SF Retail
135,000 SF Commercial

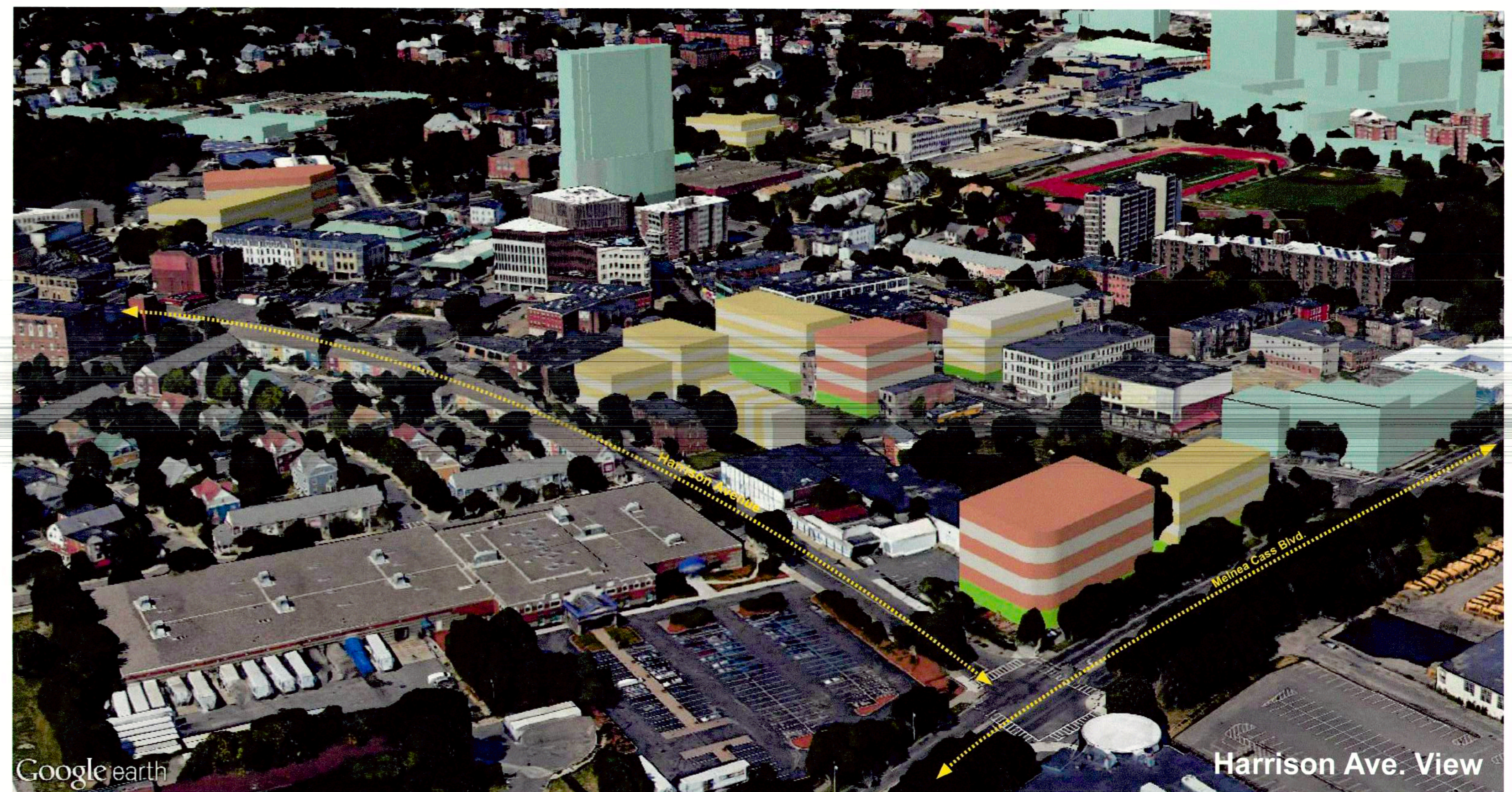
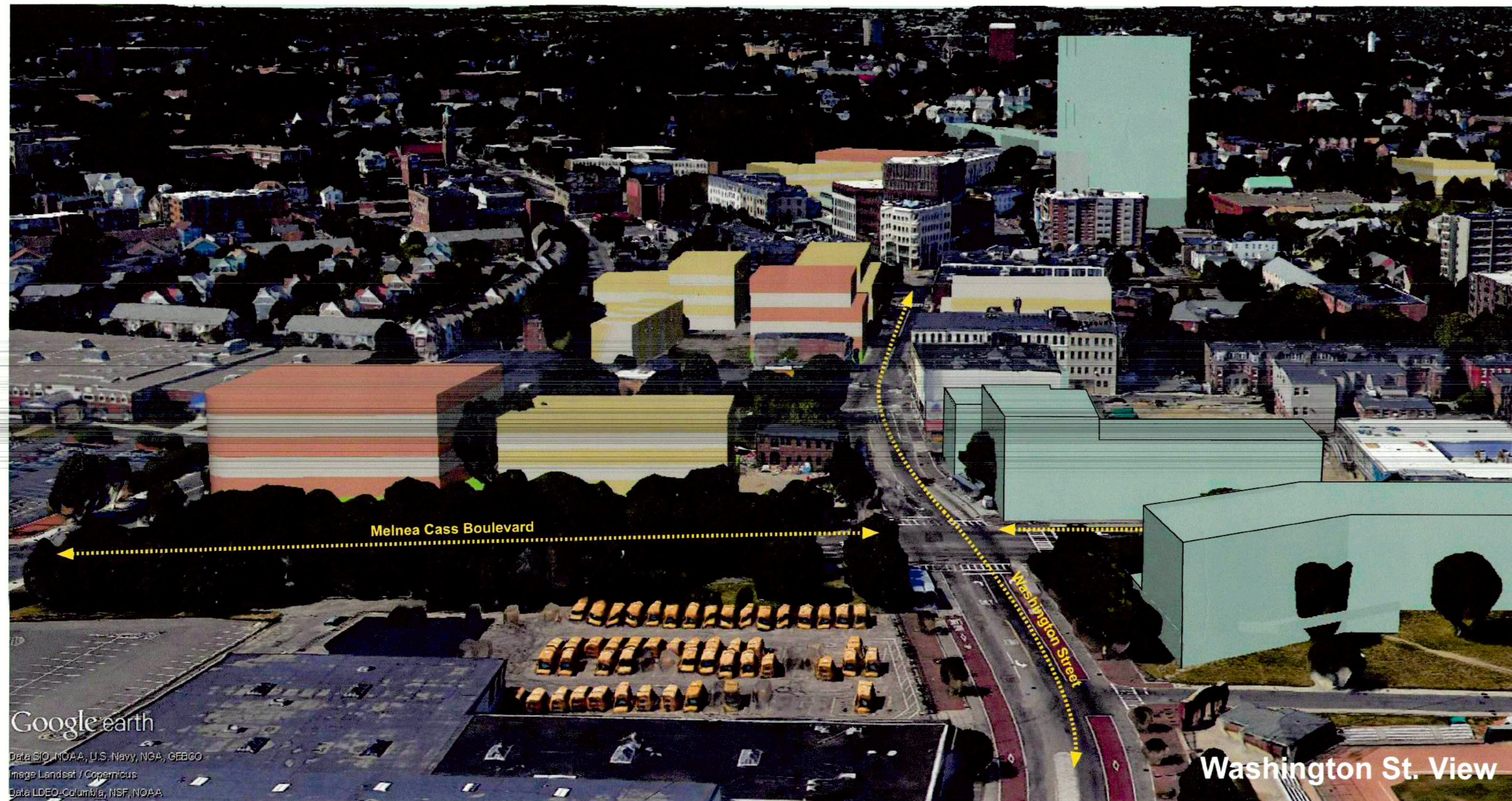


Urban Design Concepts: Blair Lot, 2147 Washington & Parcel 8



PARKING
Main - former main

Typical Development: 5-6 stories



<p>Dudley Commercial Parcel 70 Residential Units 15,000 SF Retail 90,000 SF Commercial</p>	<p>Roxbury Parcel A 50 Residential Units</p>	<p>Blair Lot Parcel 130 Residential Units 15,000 SF Retail 30,000 SF Commercial</p>	<p>2147 Washington St. Parcel 45 Residential Units 10,000 SF Retail</p>	<p>P-8 Parcel 40 Residential Units 25,000 SF Retail 60,000 SF Commercial</p>
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Malcolm X Blvd

Dudley Street

Melnea Cass Blvd

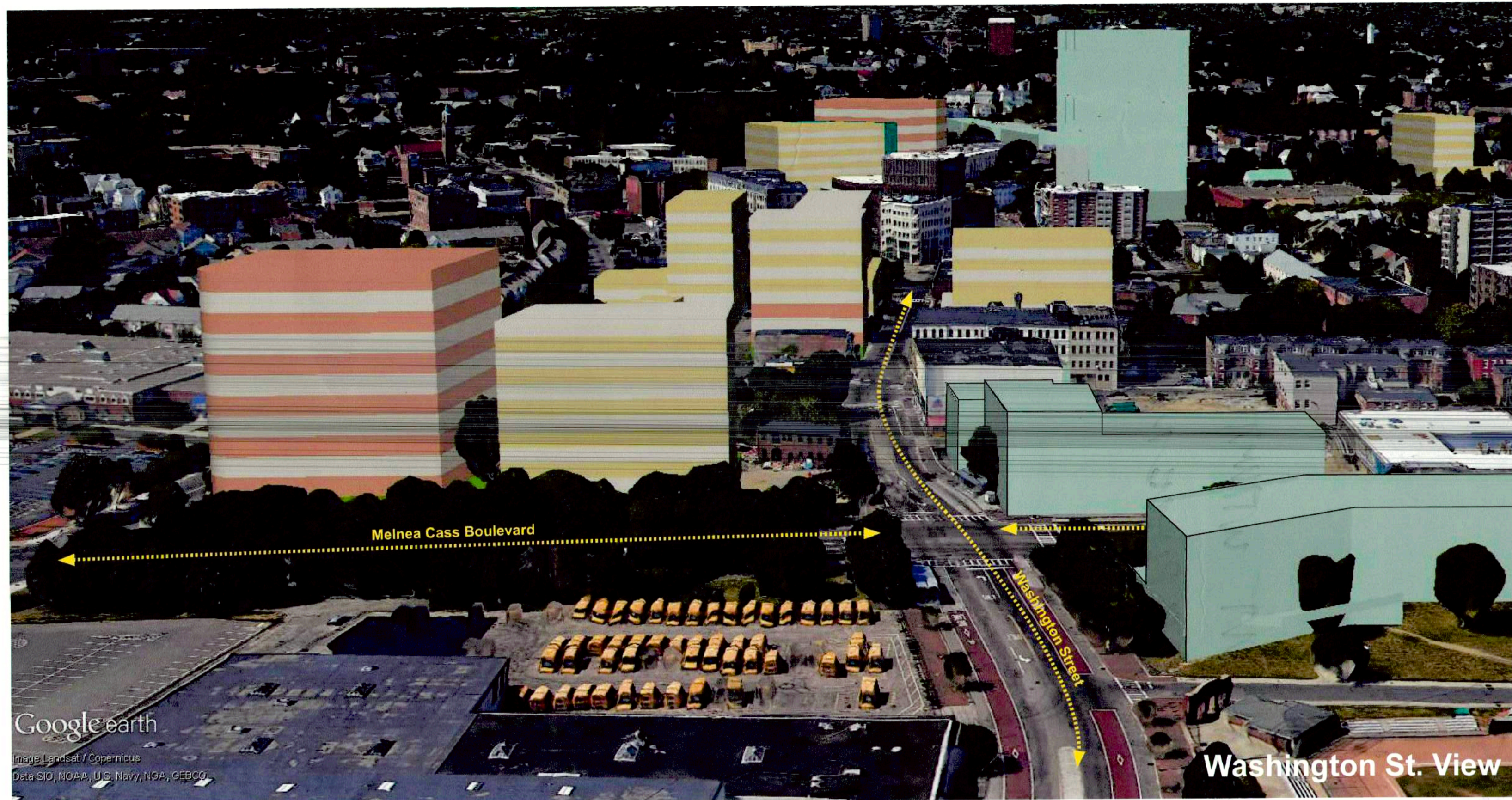
Eustis Street

55'

110'

120'

Increased Benefits: 10-12+ stories



Dudley Commercial Parcel
 150 Residential Units
 15,000 SF Retail
 180,000 SF Commercial

Roxbury Parcel A
 100 Residential Units

Blair Lot Parcel
 230 Residential Units
 25,000 SF Retail
 70,000 SF Commercial

2147 Washington St. Parcel
 95 Residential Units
 10,000 SF Retail

P-8 Parcel
 90 Residential Units
 25,000 SF Retail
 135,000 SF Commercial



WHAT DOES THE CULTURAL DISTRICT MEAN?
 • DEFINE CULTURE!!
 HOW DO WE CARRY CULTURE CHANGING THE PEOPLE?

SOMETHING DIFFERENT
~~THE~~ DIRECT BIKE CONCERN TO INNOVATION DISTRICTS.

JOBS THAT OVER RIDE QUALIFICATION.
 • ECONOMIC DEVELOP.

JETTER ~~ENG.~~ ~~PARADE.~~

MIX OF MARKETS.
 • OWNERSHIP
 • EQUITY.
 • DEVELOPMENT WITHOUT DISPLACEMENT.

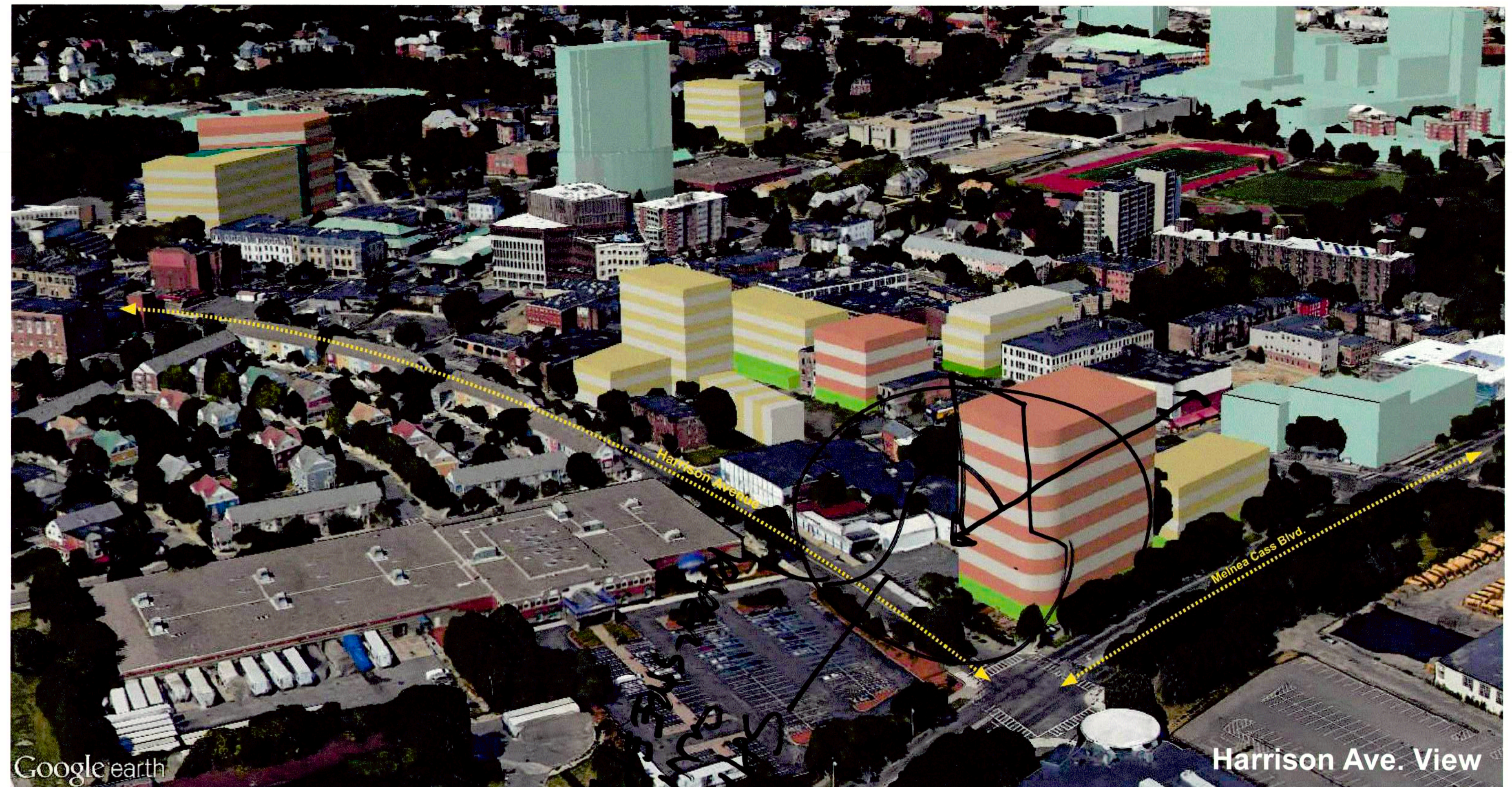
LAND TRUST.
 MAKING PAPER INDUSTRY.

HISTORY: SOUTH END BEING PUSHED OUT.
 MAINTAINED DIVERSITY

WHAT ABOUT THE COMMERCIAL CAN BEGOTTIS.

PERIN 'BACK AND MONTH
 QUESTIONING OUR GIVEN CYBER MONETARY.

Balanced Opportunities: Mix of scales (6-12+ stories)

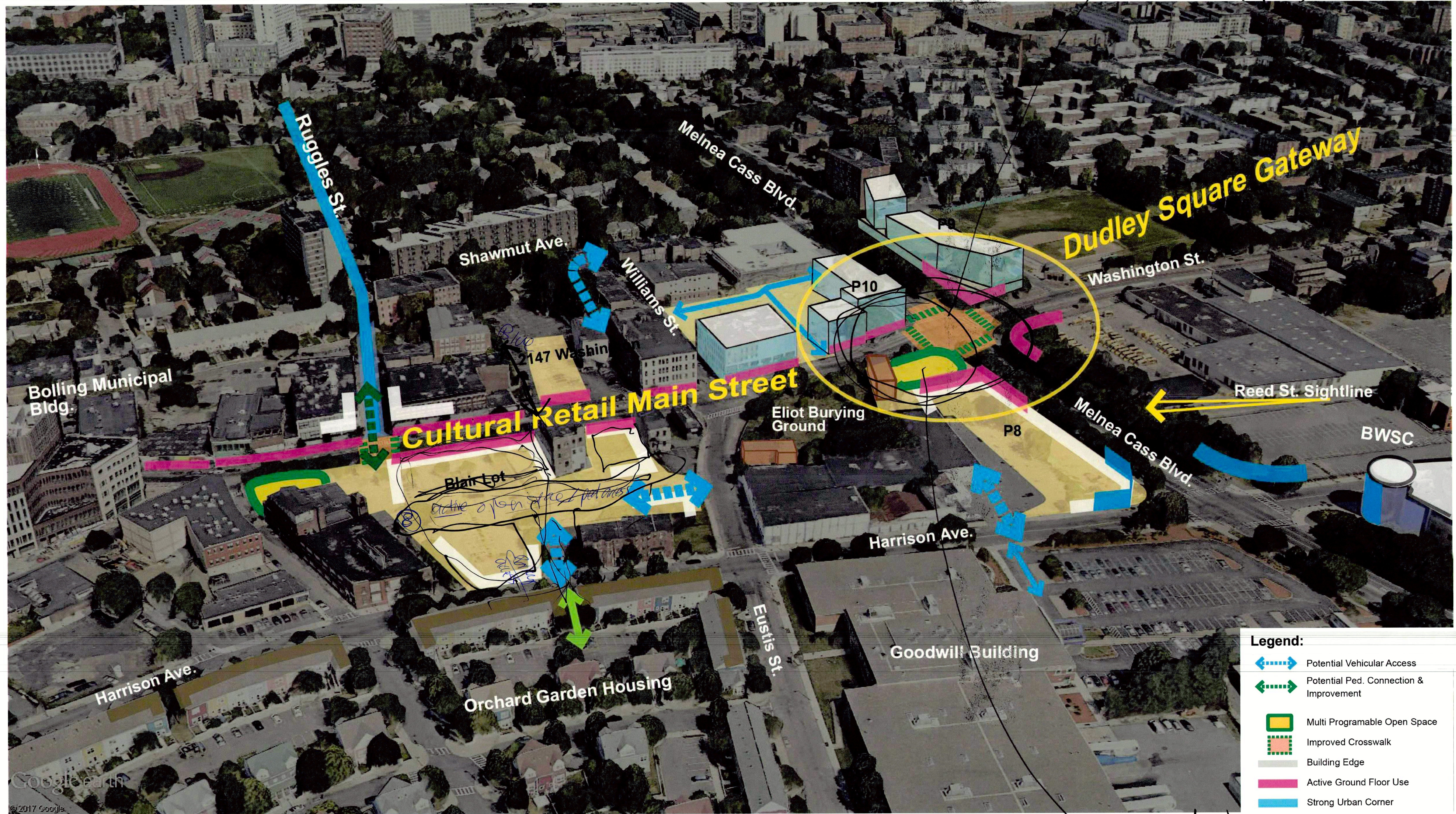


Dudley Commercial Parcel 150 Residential Units 15,000 SF Retail 180,000 SF Commercial	Roxbury Parcel A 100 Residential Units	Blair Lot Parcel 170 Residential Units 15,000 SF Retail 30,000 SF Commercial	2147 Washington St. Parcel 45 Residential Units 10,000 SF Retail	P-8 Parcel 40 Residential Units 25,000 SF Retail 135,000 SF Commercial
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Urban Design Concepts: Blair Lot, 2147 Washington & Parcel 8

Key opportunity to create an "entrance" to Dudley, art highway, visible, art highlighting

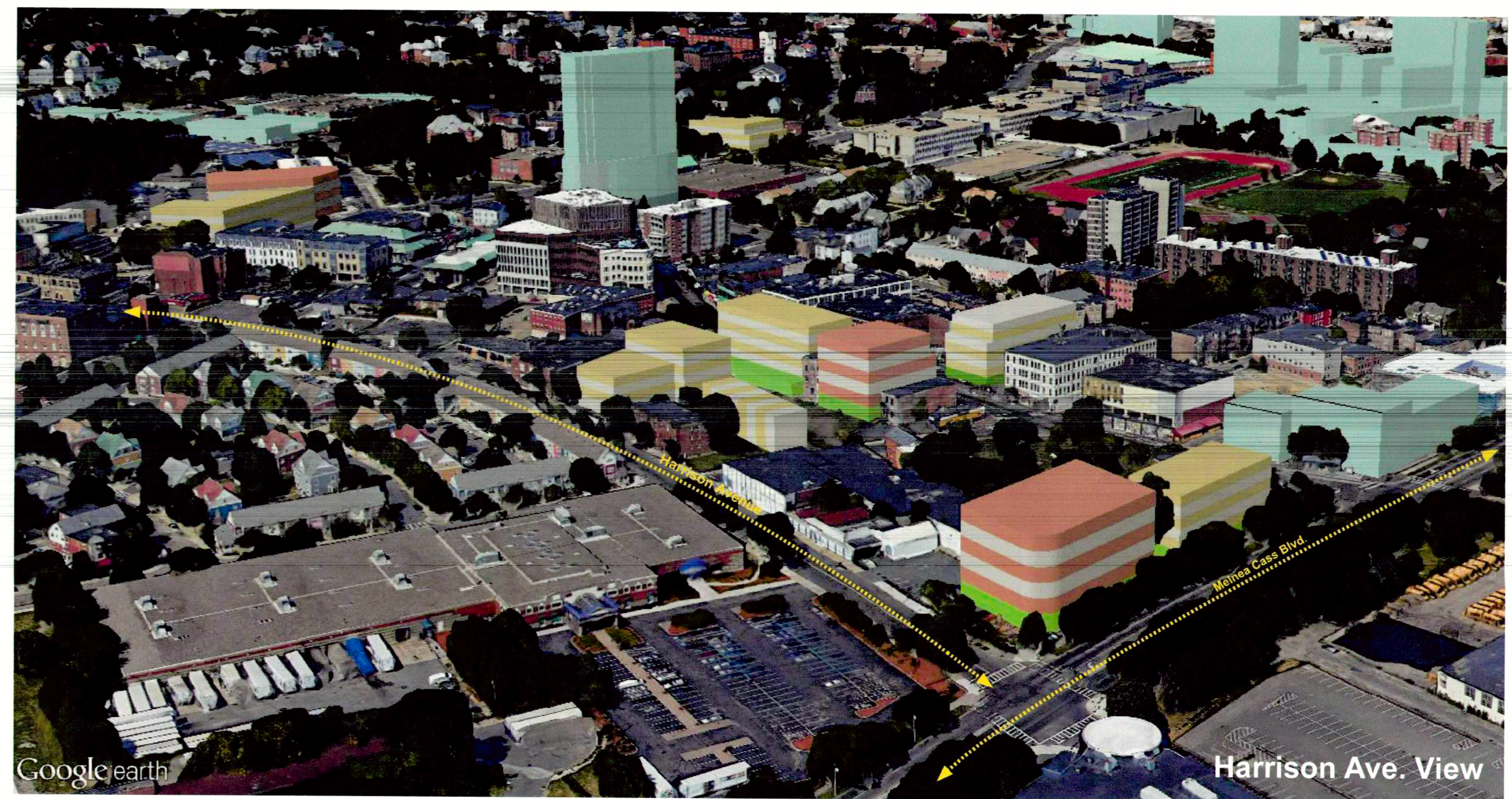
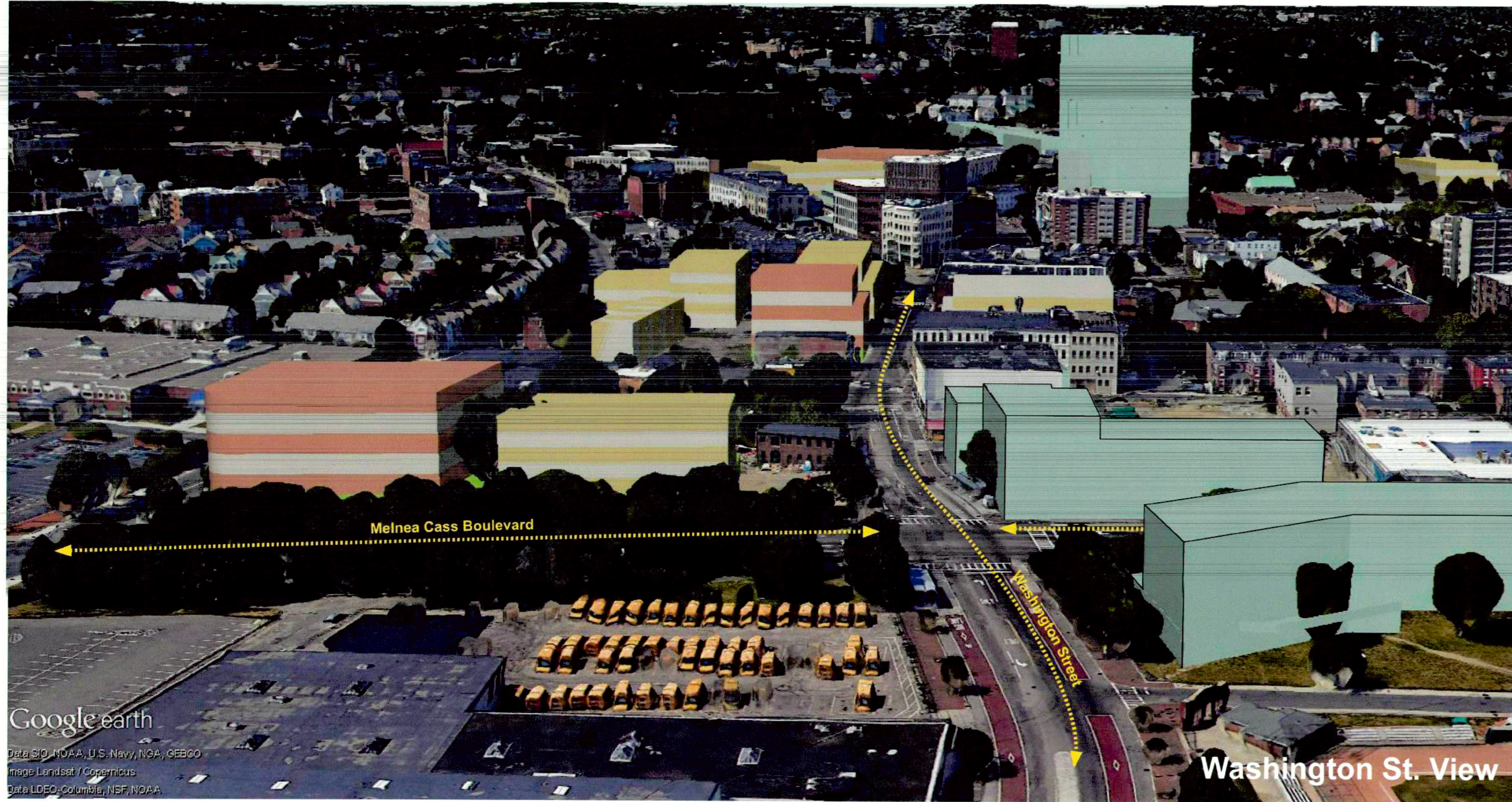


- Legend:**
- ⇄ Potential Vehicular Access
 - ⇄ Potential Ped. Connection & Improvement
 - Multi Programable Open Space
 - Improved Crosswalk
 - Building Edge
 - Active Ground Floor Use
 - Strong Urban Corner

CD

new space sculpture/cultural

Typical Development: 5-6 stories



Dudley Commercial Parcel

70 Residential Units
15,000 SF Retail
90,000 SF Commercial

Roxbury Parcel A

50 Residential Units

Blair Lot Parcel

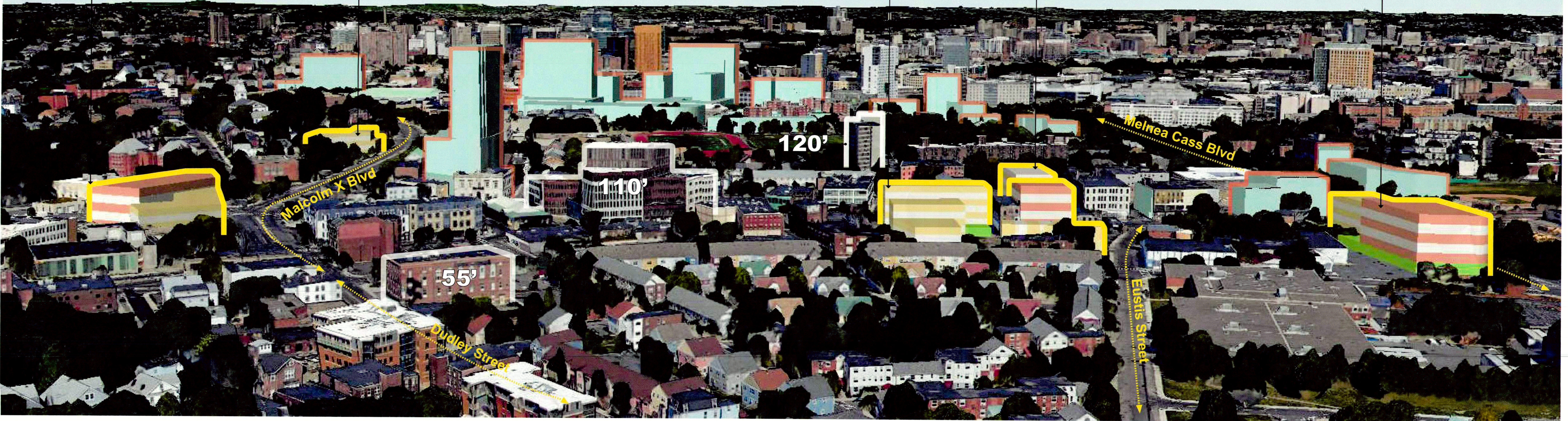
130 Residential Units
15,000 SF Retail
30,000 SF Commercial

2147 Washington St. Parcel

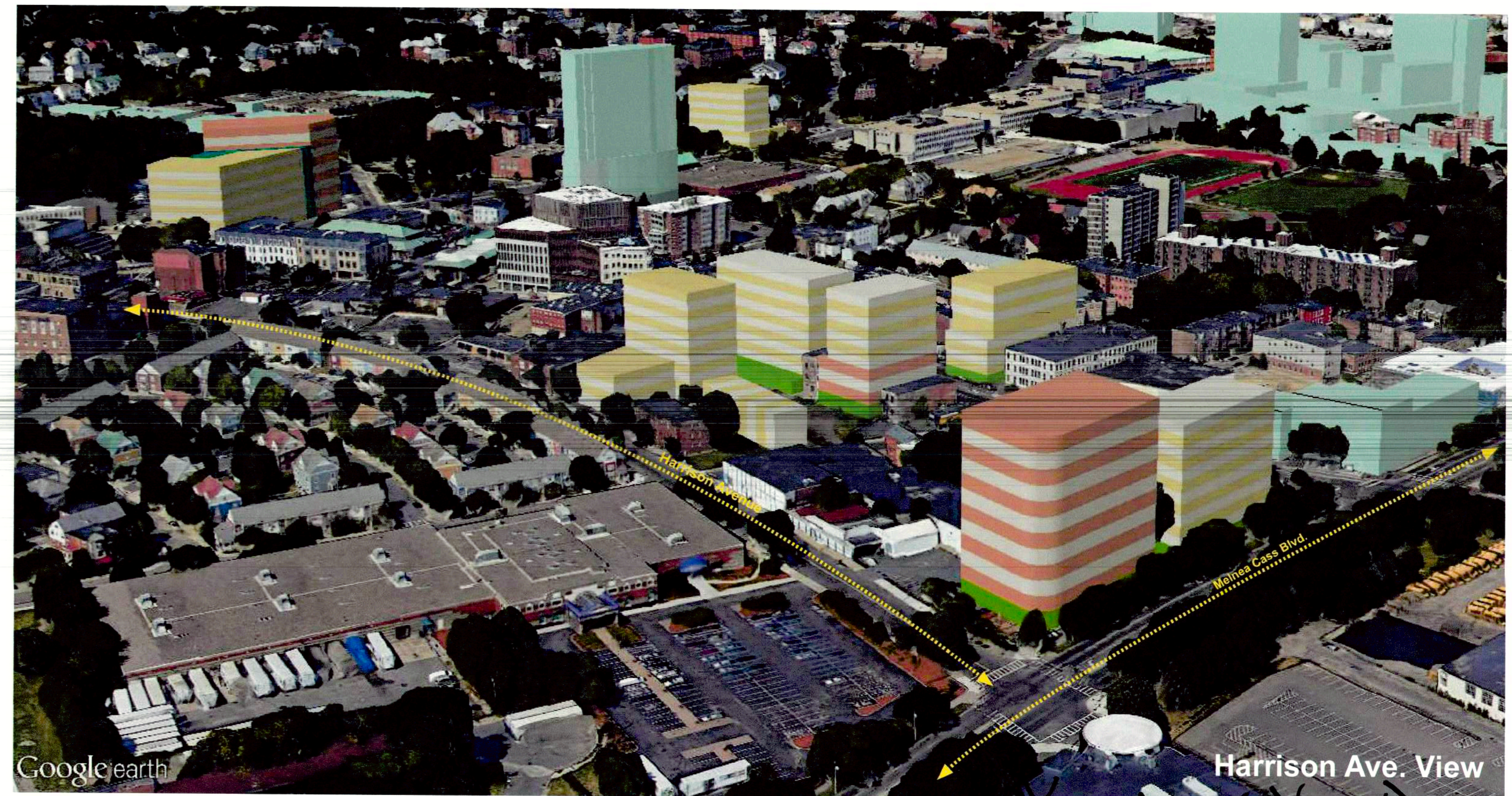
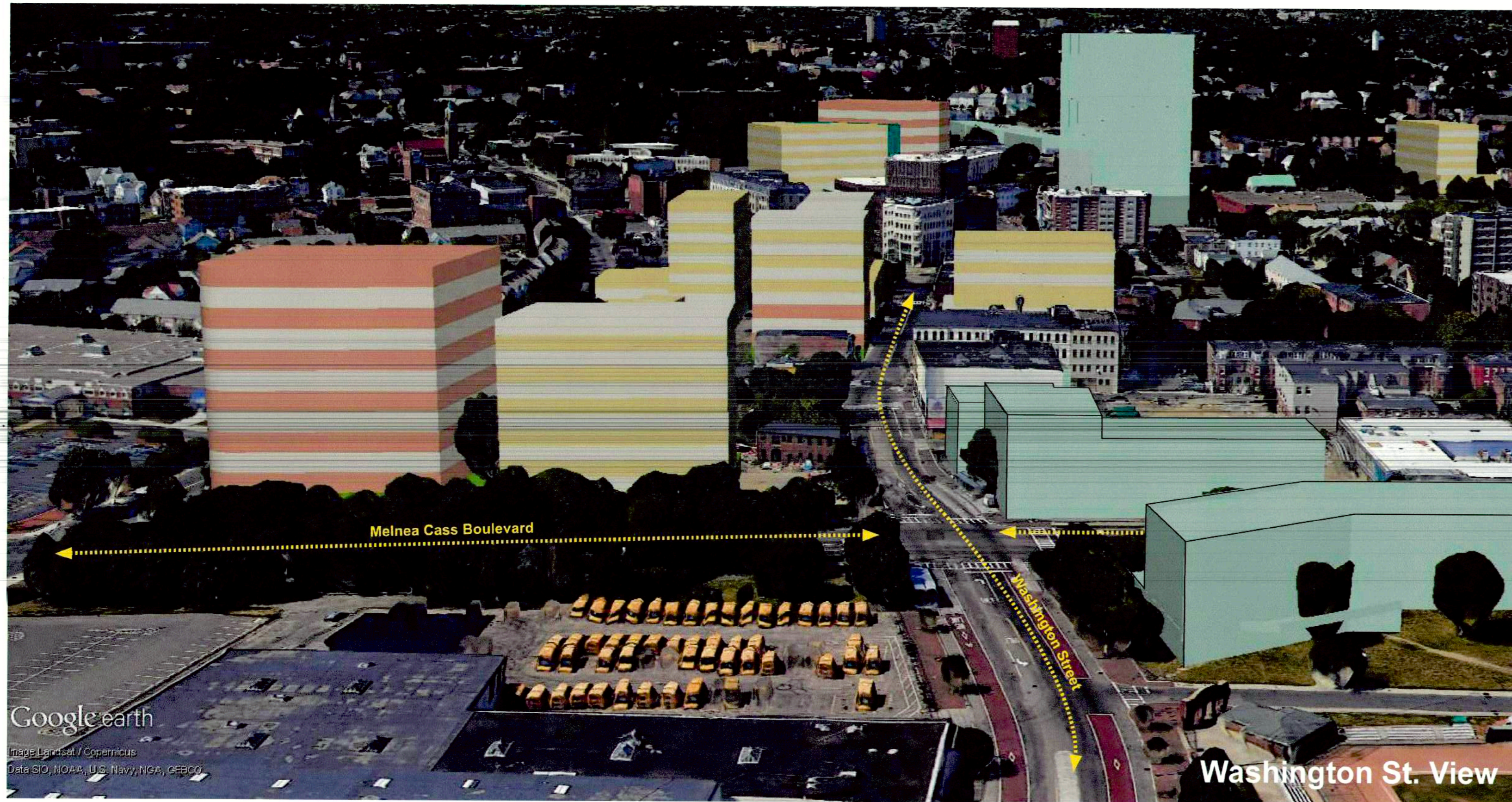
45 Residential Units
10,000 SF Retail

P-8 Parcel

40 Residential Units
25,000 SF Retail
60,000 SF Commercial



Increased Benefits: 10-12+ stories



*density is relevant
I appreciate the benefits of new retail*

Dudley Commercial Parcel

150 Residential Units
15,000 SF Retail
180,000 SF Commercial

Roxbury Parcel A

100 Residential Units

Blair Lot Parcel

230 Residential Units
25,000 SF Retail
70,000 SF Commercial

2147 Washington St. Parcel

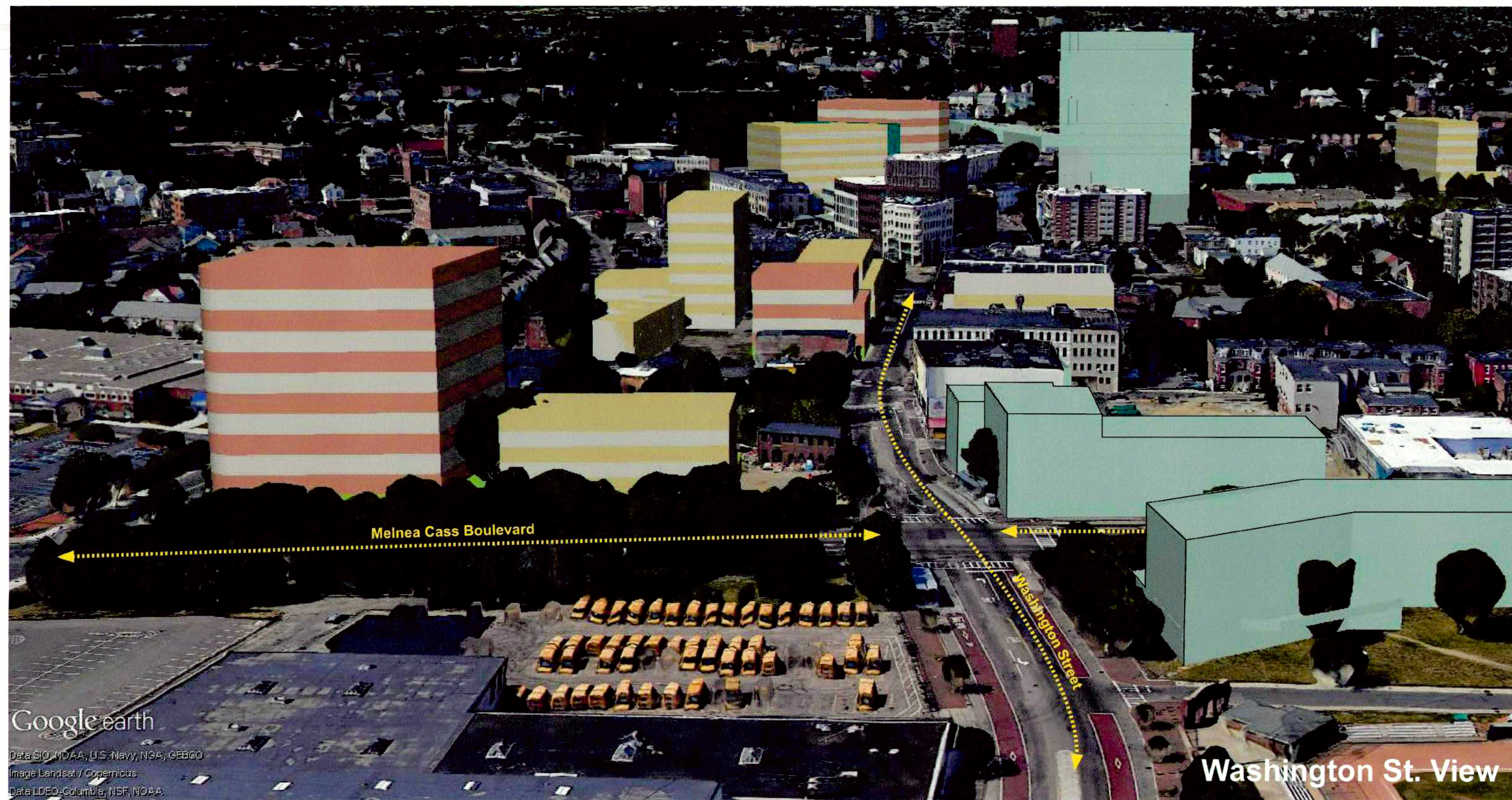
95 Residential Units
10,000 SF Retail

P-8 Parcel

90 Residential Units
25,000 SF Retail
135,000 SF Commercial



Balanced Opportunities: Mix of scales (6-12+ stories)



Civic Mixed-Use Anchor

Cultural/Retail Main Street

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