

PLAN: Dudley Square Roxbury

Preserve. Enhance. Grow.

Land Use Exercise Diagrams



PLANNING EXERCISE



TABLE 1

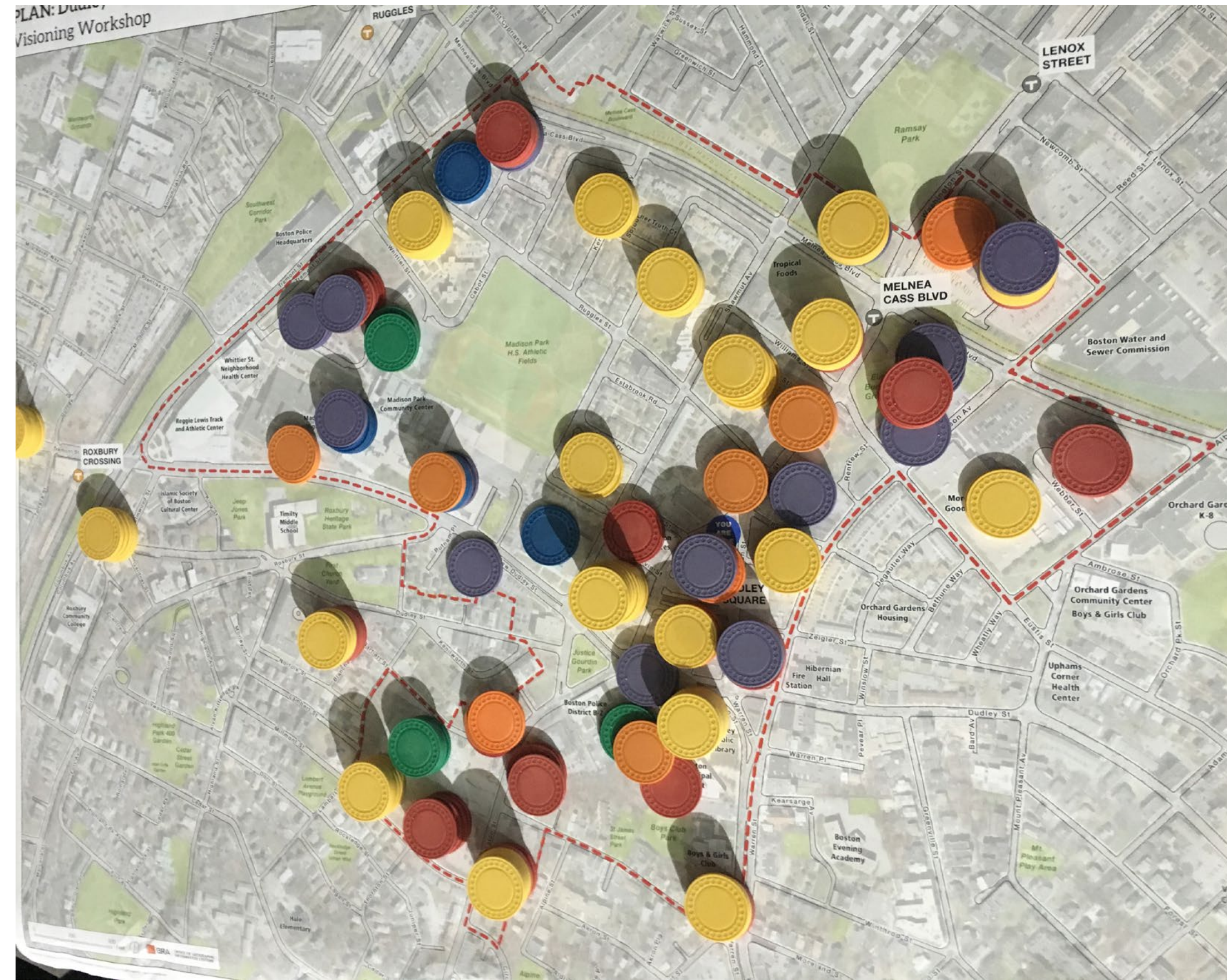
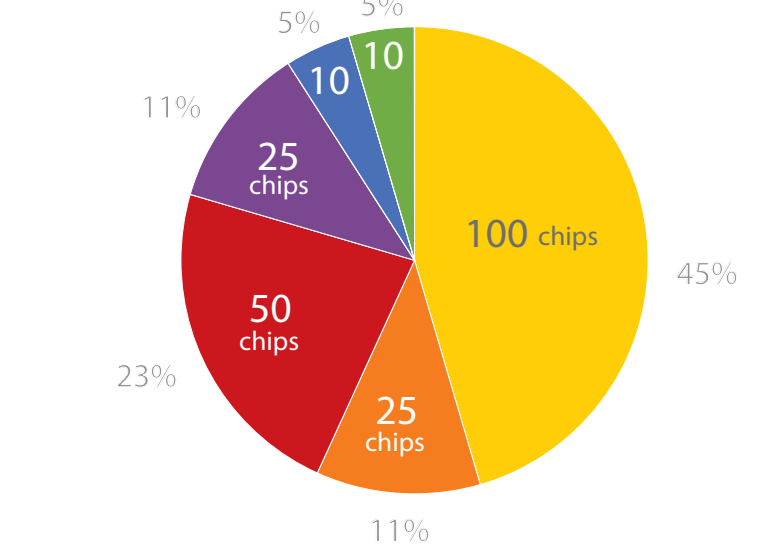


TABLE 2



What's in Your Toolbox?



What's on Your Board?

Instructions:
 Step 1: Place as many chips on the board as you like (the chips represent different types of land uses)
 Step 2: Work in a team and decide on the location for each use on the board
 Step 3: Decide on the intensity of each use (more chips = more intensity)
 Step 4: Take a picture of your board
 Step 5: Count your chips for each use
 Step 6: Add notes and be specific

*You may wish to count the unused chips and subtract them from your total

- Residential
Examples: 1,2,3 family dwelling, apartment, condominium, elderly housing, assisted living, residential/commercial multi-use, live/work
- Retail/Service
Examples: hotel, laboratory, shopping, supermarket, restaurant, fast food, gas station, artist studios, day care, general retail, veterinary hospital, warehouse/storage, training/education, laundry
- Office
Examples: bank, medical building, law firm, health care/health care services, real estate, financial services
- Cultural/Art
Examples: museum, art gallery, social club, theater, performing arts center, community center
- Civic
Examples: school library, fire, police, social club, incubator space, theater, church, stadium
- Open Space
Examples: park, plaza, sports field

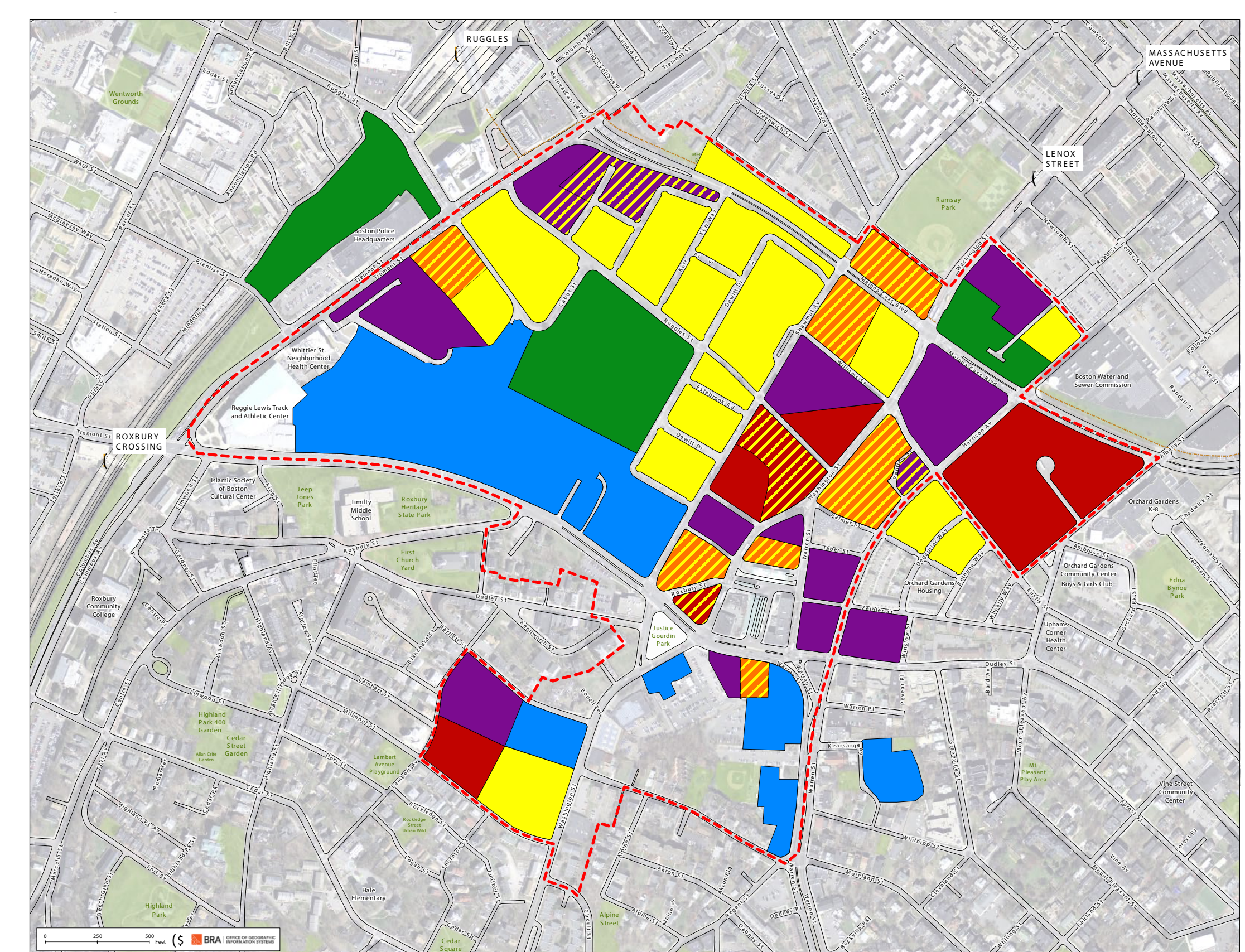
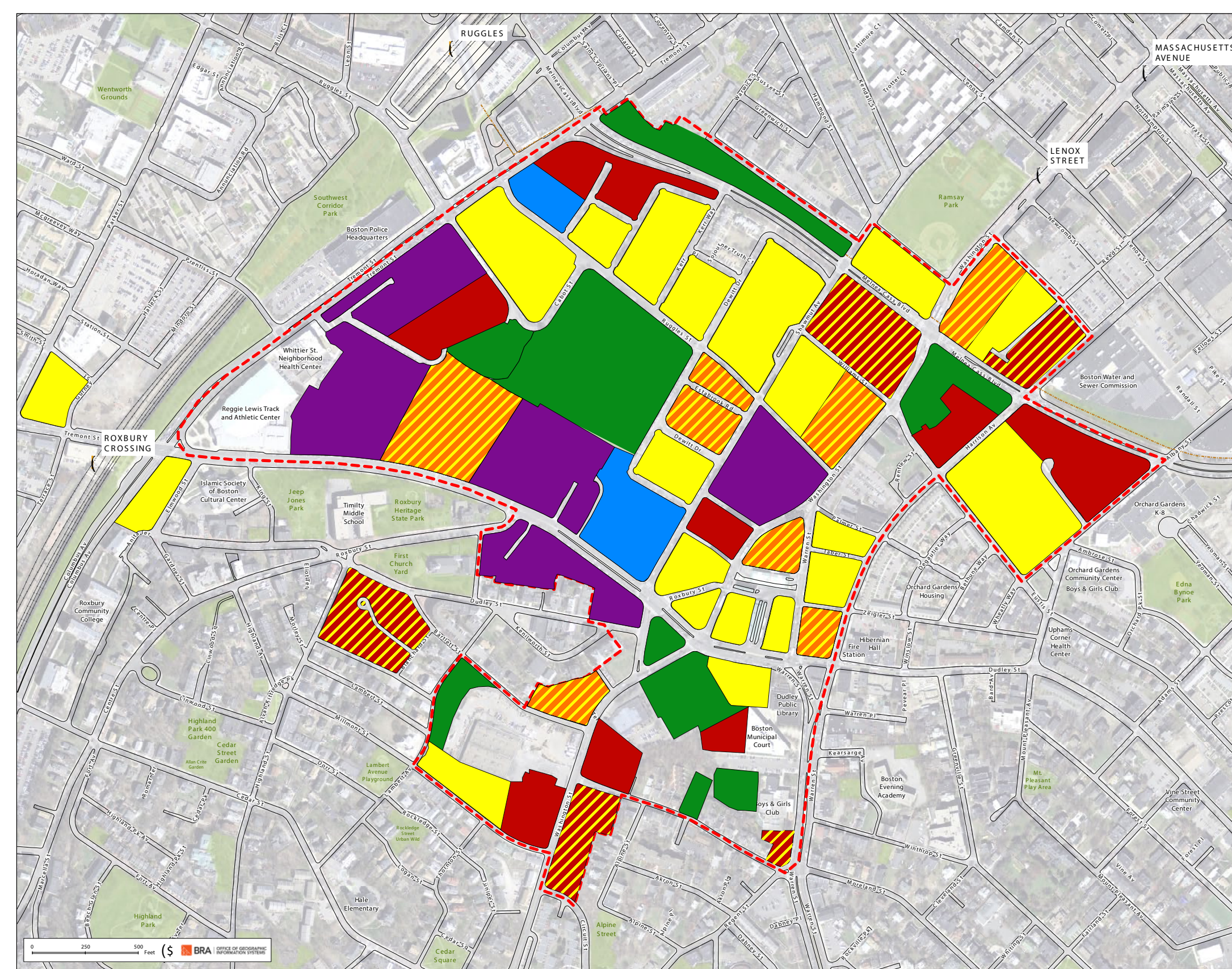
Part 1: Streets & Connections

- Step 1:** Review map with conceptual street layout
- Step 2:** Make notes on transit ideas and services
- Step 3:** Use a marker to add and subtract streets and blocks
- Step 4:** Make notes next to your changes
- Step 5:** Take a picture

Part 2: Land Use Location and Intensity

- Step 1:** Place as many chips on the board as you like
- Step 2:** Work in a team and decide on the location for each use on the board
- Step 3:** Decide on the intensity of each use (more chips = more intensity)
- Step 4:** Take a picture of your board
- Step 5:** Count your chips for each use
- Step 6:** Fill in the number of chips for each land use, make notes.

*Table 6 was empty and is not represented.



- Preserve residential Madison Park area as residential.
- Preserve civic and cultural spaces along Malcolm X Boulevard, including schools and the post office.
- Activate the existing open space in the study area.

- Preserve the civic space along Malcolm X Boulevard.
- Preserve residential areas in Madison Park.
- Create new office space at the Harrison Avenue/Melnea Cass Boulevard intersection.
- Create a mixed-use development at Crescent Parcel, Parcel 9, and Bartlett Yard.

Original Land Use Color Chart

- Residential
Examples: 1,2,3 family dwelling, apartment, condominium, elderly housing, assisted living, residential/commercial multi-use, live/work
- Retail/Services
Examples: hotel, laboratory, shopping, supermarket, restaurant, fast food, gas station, artist studios, day care, general retail, veterinary hospital, warehouse/storage, training/education, laundry
- Offices
Examples: bank, medical building, law firm, health care/health care services, commercial condos, real estate, financial services
- Open Space
Examples: park, plaza, sports field
- Cultural
Examples: Museum, Performing Arts Space, Community Center
- Civic Space
Examples: school, library, fire, police, social club, incubator space, theater, church, stadium
- Ground Floor Retail + Residential
- Residential + Open Space
Examples: public atrium, pocket park, shared recreational space in residential building.
- Ground Floor Retail + Office
- Residential + Cultural + Civic Space
Examples: light manufacturing, artist loft with public exhibition space, public maker space
- Residential + Civic Space
Examples: maker space, small training school, etc.
- Offices + Cultural Space

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TABLE 3

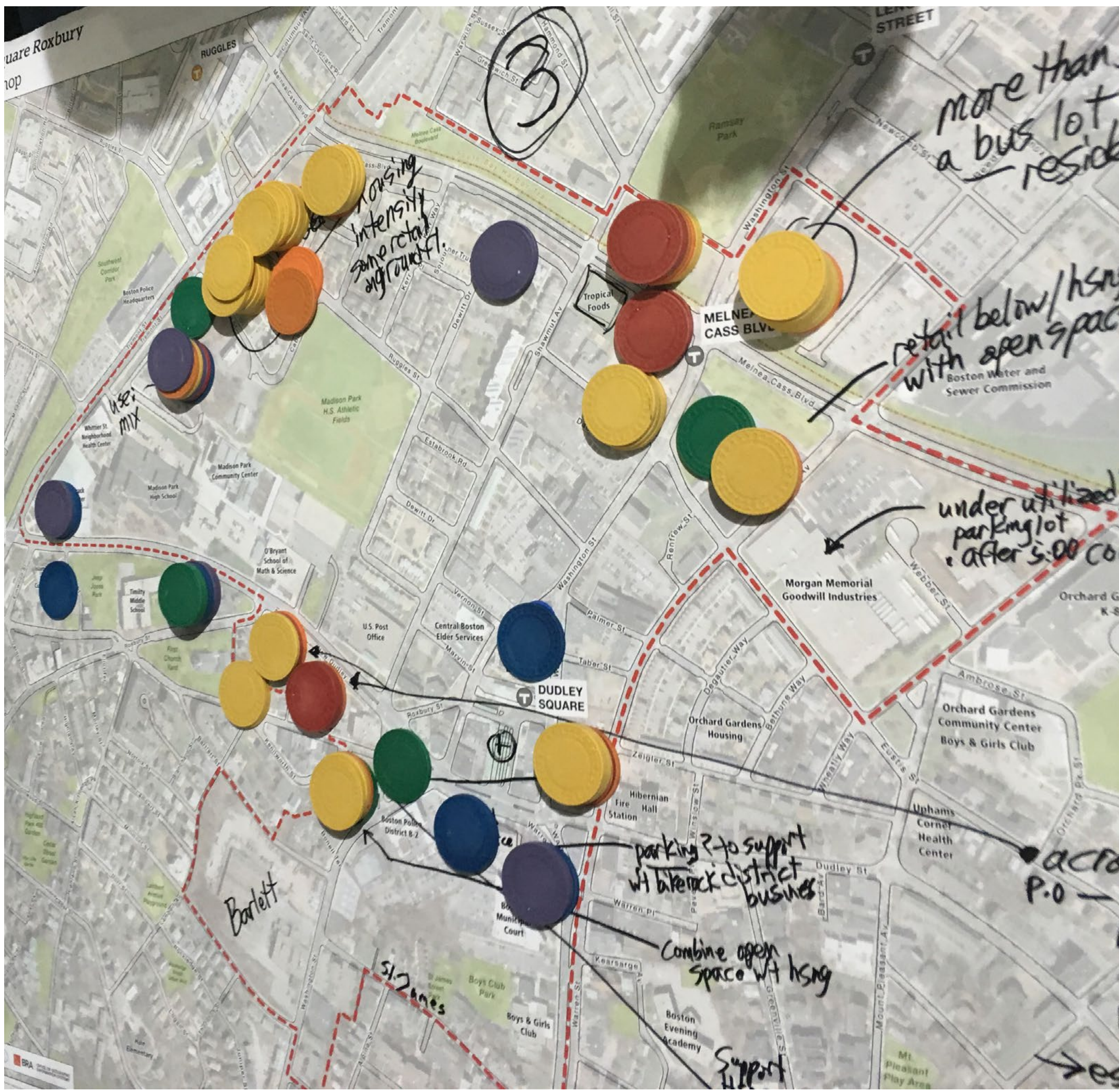
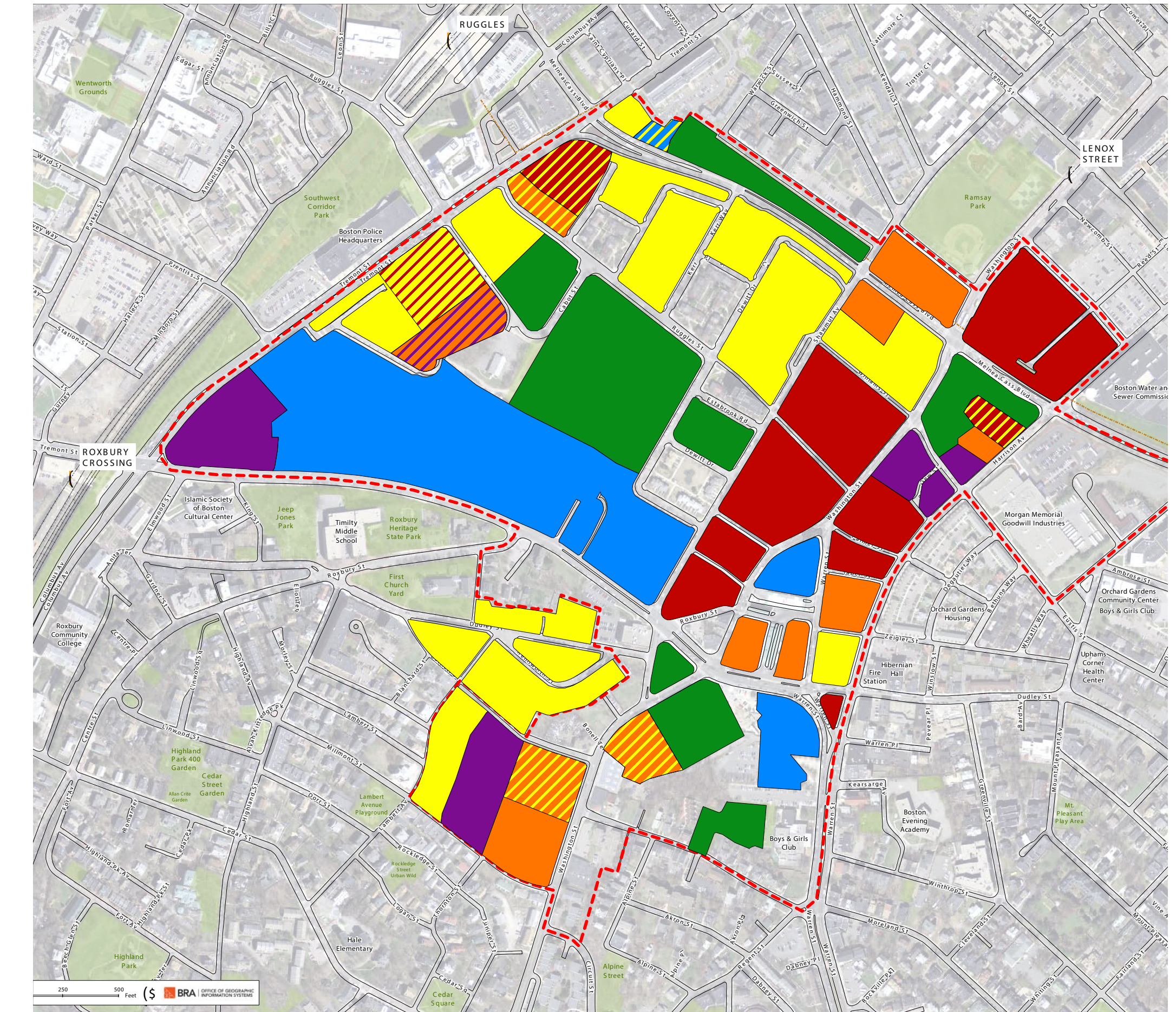
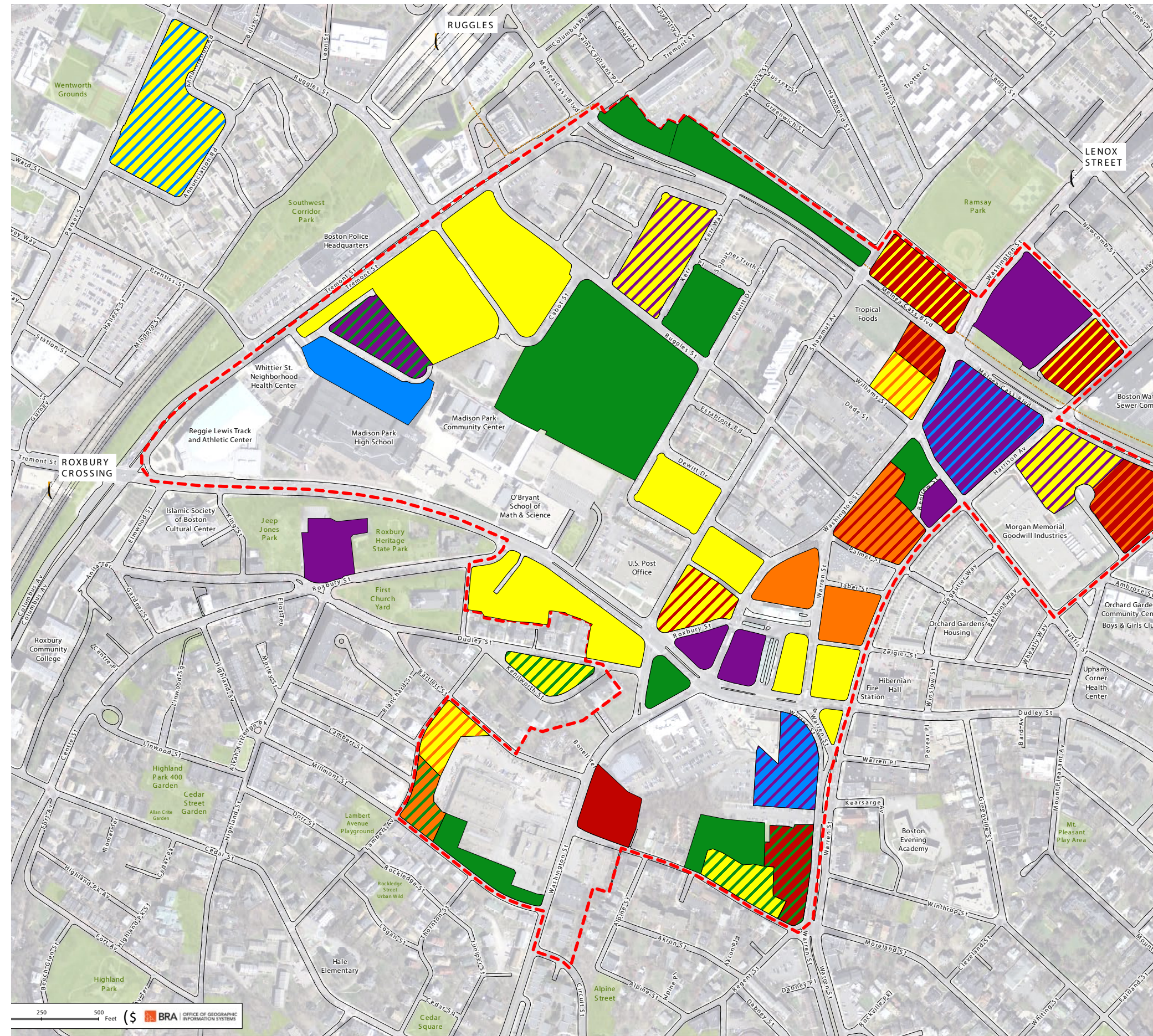
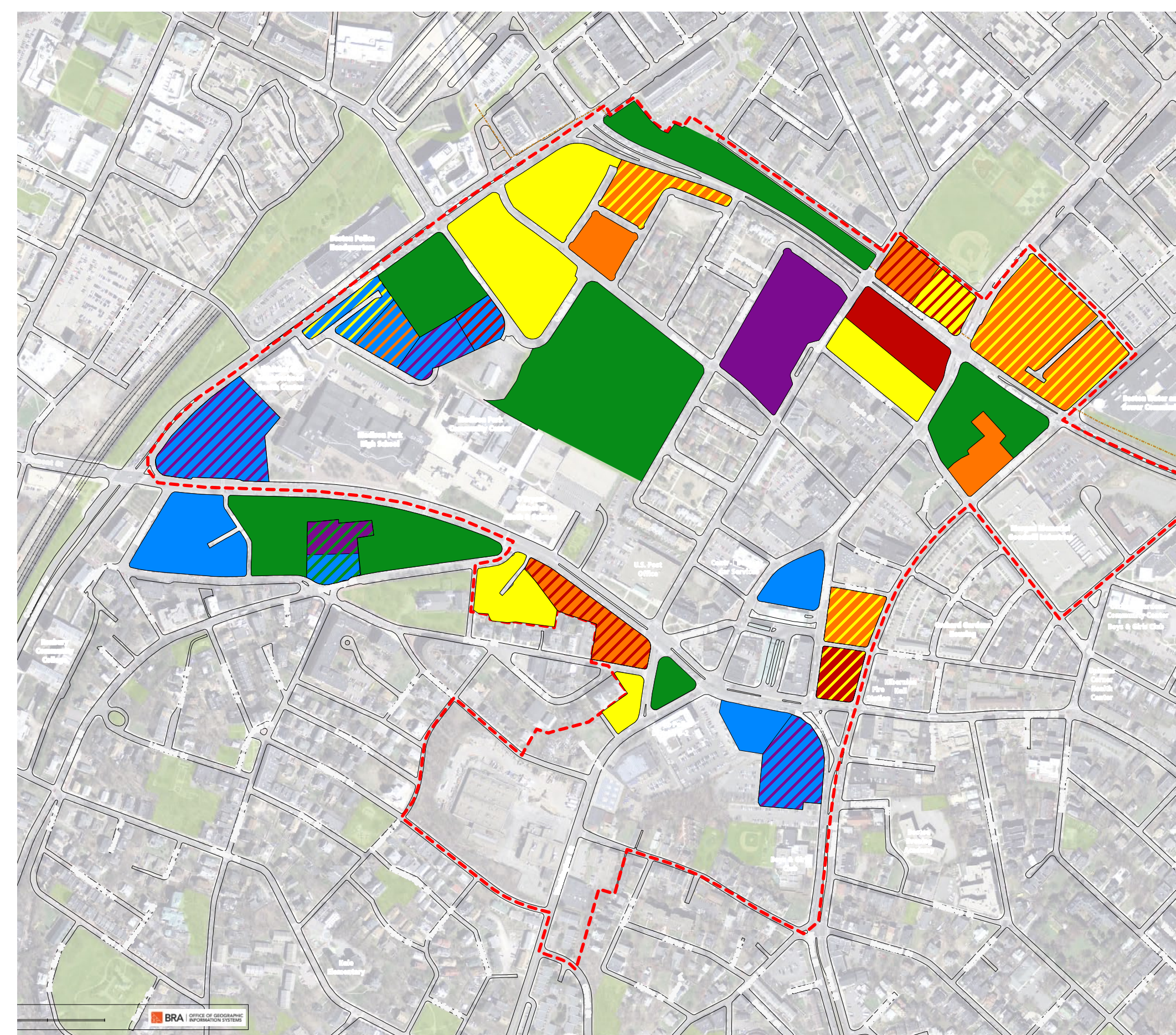


TABLE 4



TABLE 5



- Create ground floor retail space on Whittier Street.
- Create a cultural space along Shawmut Avenue.
- Create a mixed-use development on the Parcel P-3 site.
- Preserve civic spaces along Warren Street and in Dudley Square.

- Create residential units on the Parcel P-vv3 site, mixed with a cultural space and open space.
- Preserve the residential units below Malcolm X Boulevard.
- Create a balance of retail and residential in Dudley Square, mixed with office space.

- Create a concentration of office space with some cultural space in Dudley Square.
- Preserve the existing residential space along Melnea Cass, including Whittier Street and Madison Park.
- Preserve existing civic space along Malcolm X Boulevard.

Original Land Use Color Chart

Residential Examples: 1,2,3 family dwelling, apartment, condominium, elderly housing, assisted living, residential/commercial multi-use, live/work	Cultural Examples: Museum, Performing Arts Space, Community Center	Offices Examples: bank, medical building, law firm, tech, funeral home, commercial condos, real estate, financial services	Ground Floor Retail + Residential	Residential+Open Space Examples: public atrium, pocket park, shared recreational space in residential building.	Ground Floor Retail + Office
Retail/Services Examples: hotel, laboratory, shopping, supermarket, restaurant, fast food, gas station, artist studio, day care, general retail, veterinary hospital, warehouse/storage, training/education, laundry	Civic Space Examples: school, library, fire, police, social clubs, incubator space, theater, church, stadium	Open Space Examples: park, plaza, sports field	Residential + Cultural+ Civic Space Examples: light manufacturing, artist loft with public exhibition space, public maker space	Residential + Civic Space Examples: maker space, small training school, etc.	Offices + Cultural Space

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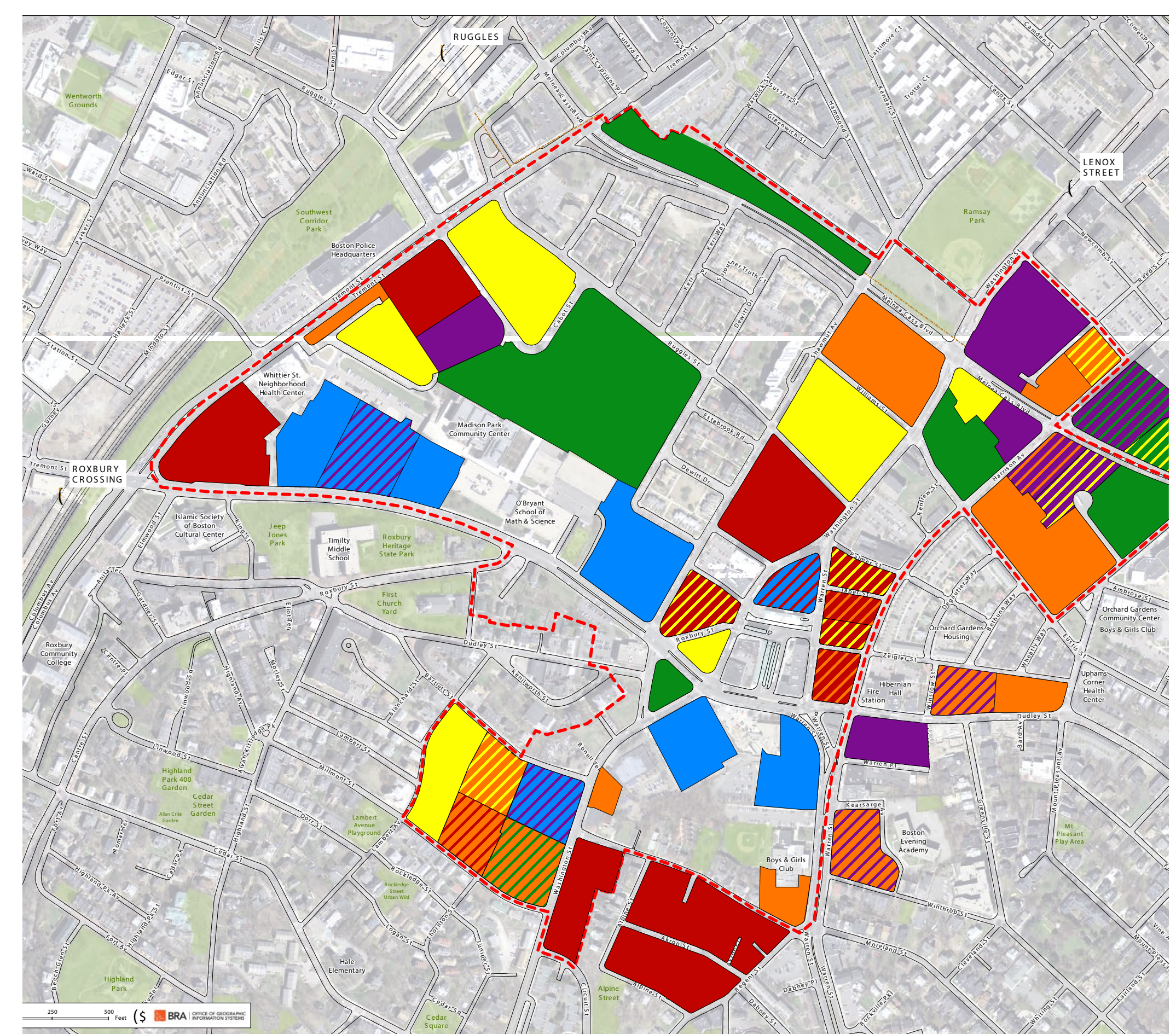
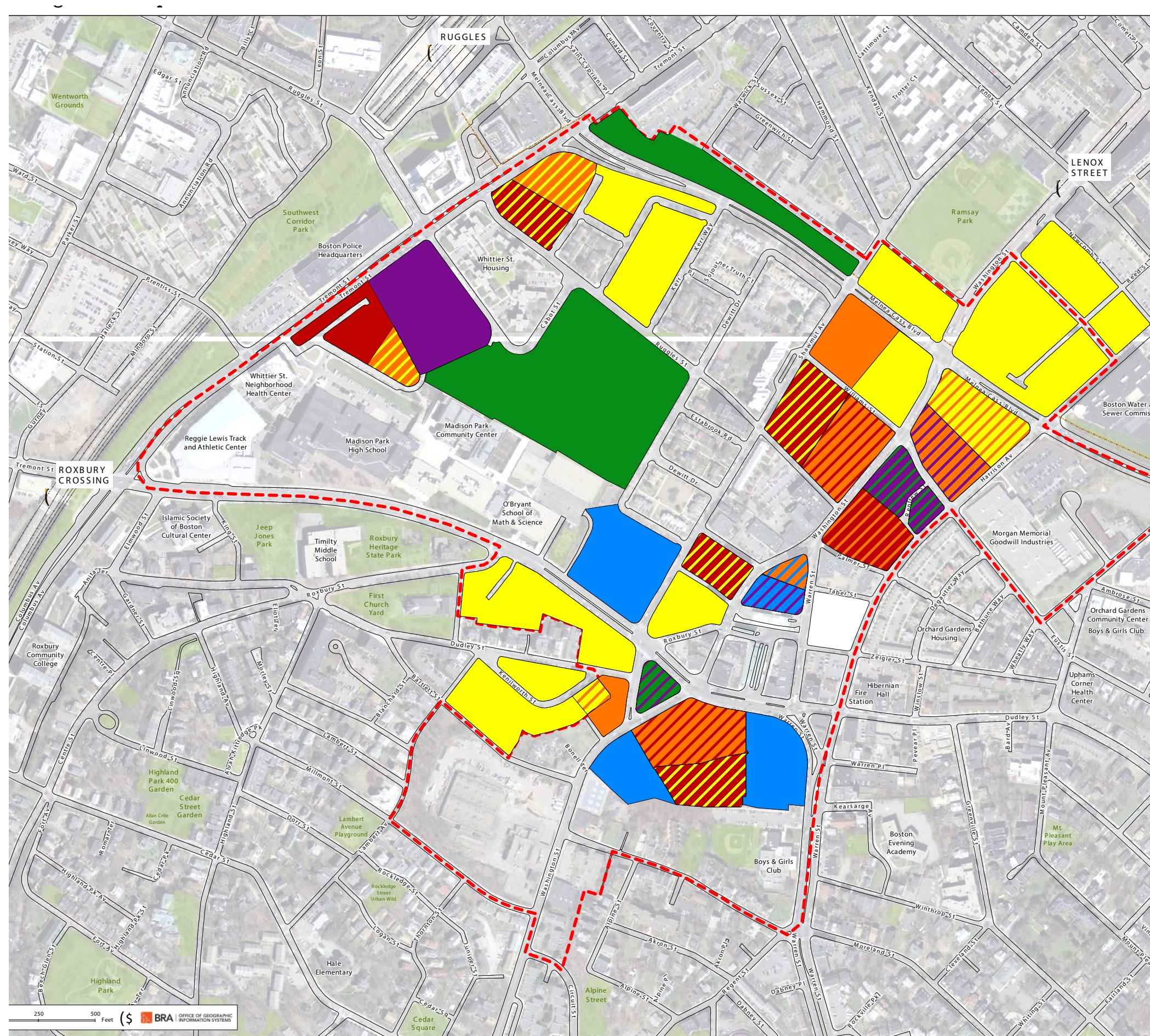
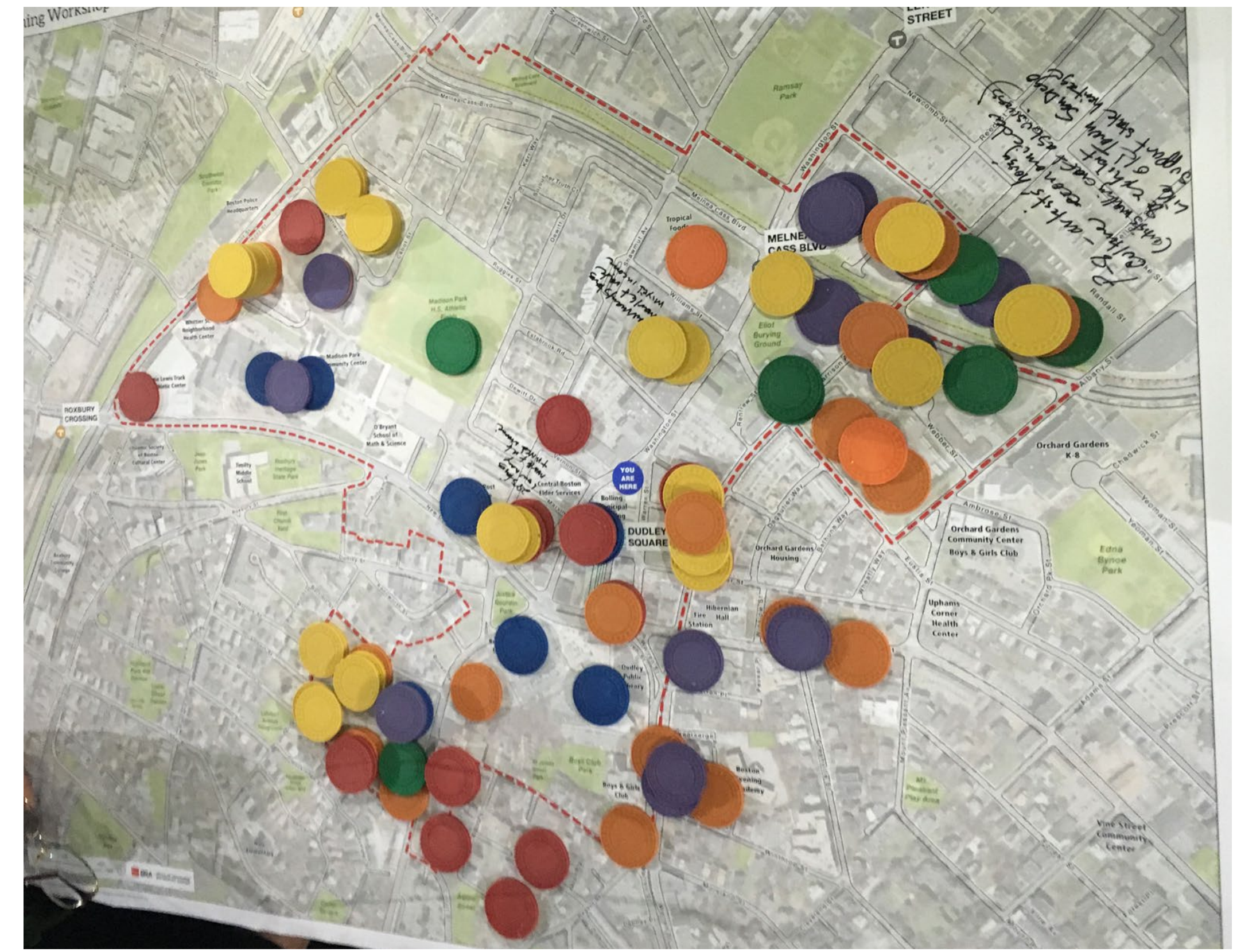
Land Use Exercise Diagrams



TABLE 7



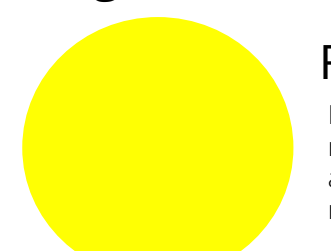
TABLE 8



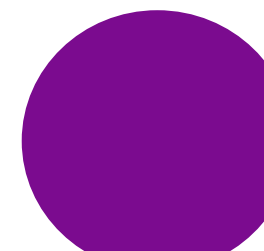
- Create residential units along the eastern stretch of Melnea Cass.
- Preserve residential units below Malcolm X. Boulevard.
- Create a mix of cultural, office, and retail space on the Parcel P-3 site.
- Emphasize mixed-use in the Bolling Building.

- Preserve existing civic space on Malcolm X Boulevard.
- Create a balanced mix of office space, retail, and residential space in Dudley Square.
- Create a concentration of office space below the study area.
- Create mixed uses on the Bartlett Yard site with emphasis on retail.

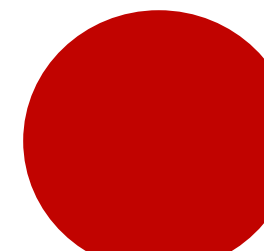
Original Land Use Color Chart



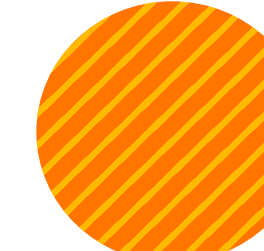
Residential
Examples: 1,2,3-family dwelling, apartment, condominium, elderly housing, assisted living, residential/commercial multi-use, live/work



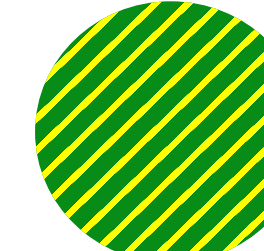
Cultural
Examples: Museum, Performing Arts Space, Community Center



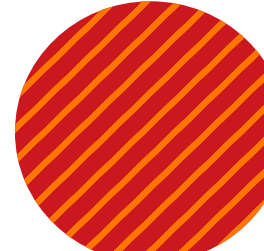
Offices
Examples: bank, medical building, law firm, hi-tech, funeral home, commercial condos, real estate, financial services



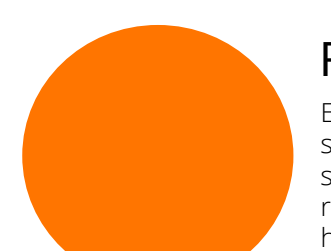
Ground Floor Retail + Residential



Residential+Open Space
Examples: public atrium, pocket park, shared recreational space in residential building.



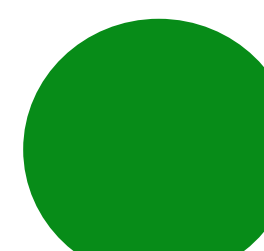
Ground Floor Retail + Office



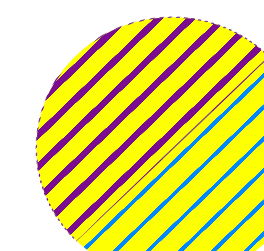
Retail/Services
Examples: hotel, laboratory, shopping, supermarket, restaurant, fast food, gas station, artist studio, day care, general retail, veterinary hospital, warehouse/storage, training/education, laundry



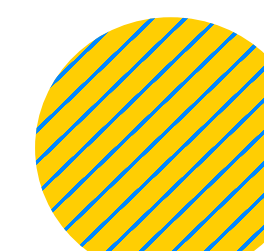
Civic Space
Examples: school, library, fire, police, social club, incubator space, theater, church, stadium



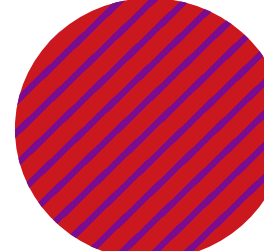
Open Space
Examples: park, plaza, sports field



Residential + Cultural+ Civic Space
Examples: light manufacturing, artist loft with public exhibition space, public maker space



Residential + Civic Space
Examples: maker space, small training school, etc.



Offices + Cultural Space