

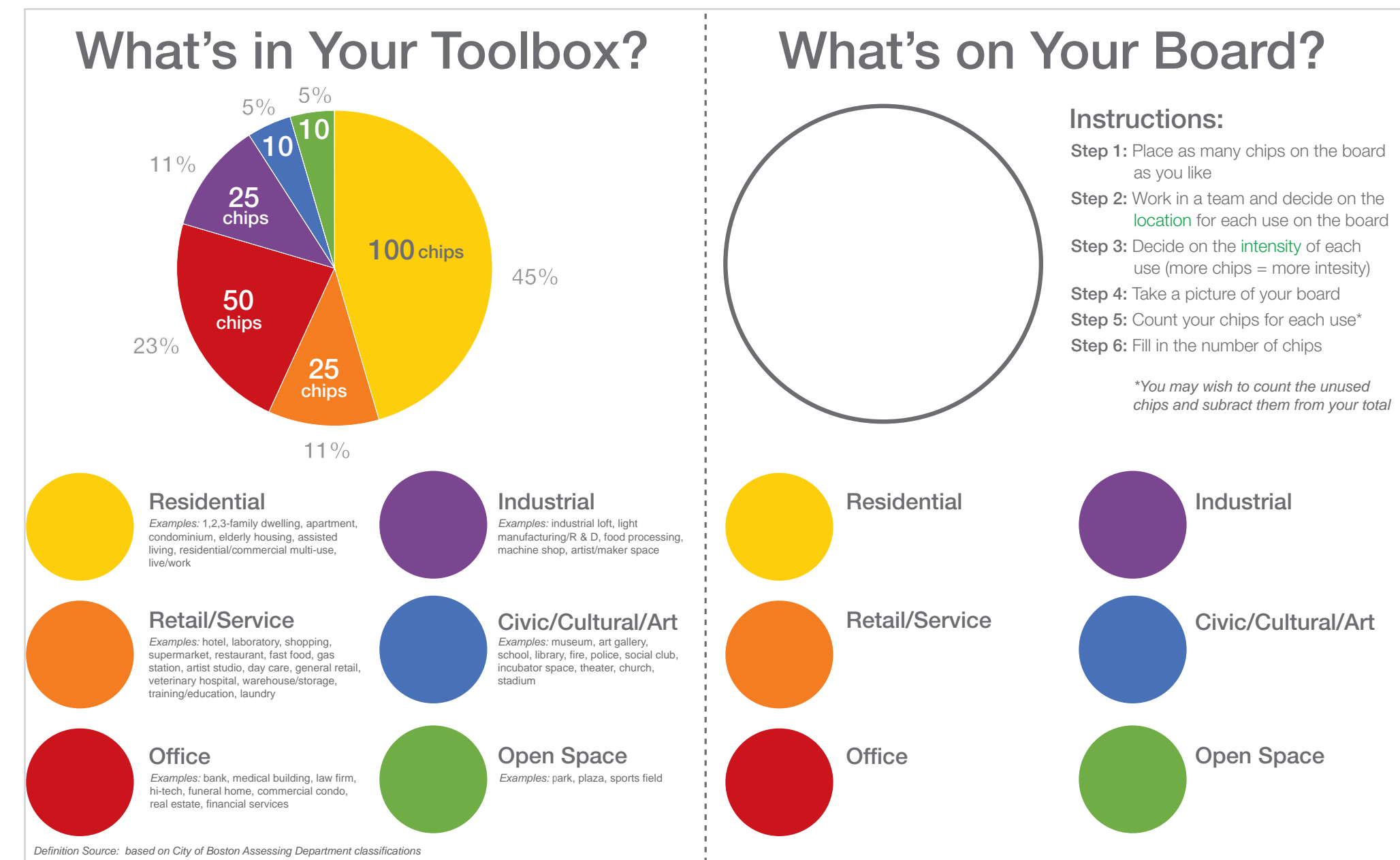
PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

Land Use Exercise Diagrams



PLANNING EXERCISE



*Handout from planning exercise

Part 1: Streets & Connections

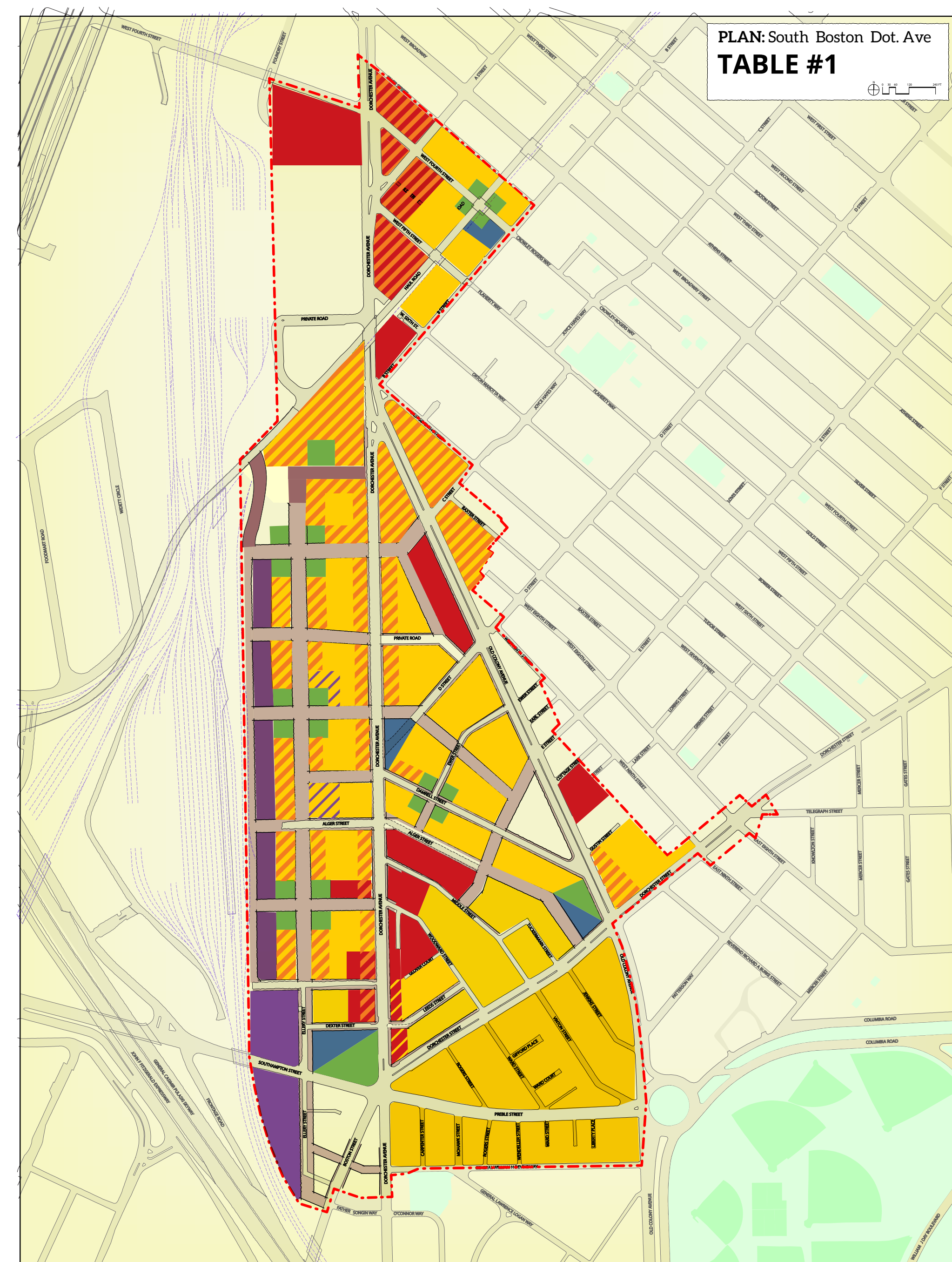
- Step 1:** Review map with conceptual street layout
- Step 2:** Make notes on transit ideas and services
- Step 3:** Use a marker add and subtract streets and blocks
- Step 4:** Make notes next to your changes
- Step 5:** Take a picture

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.

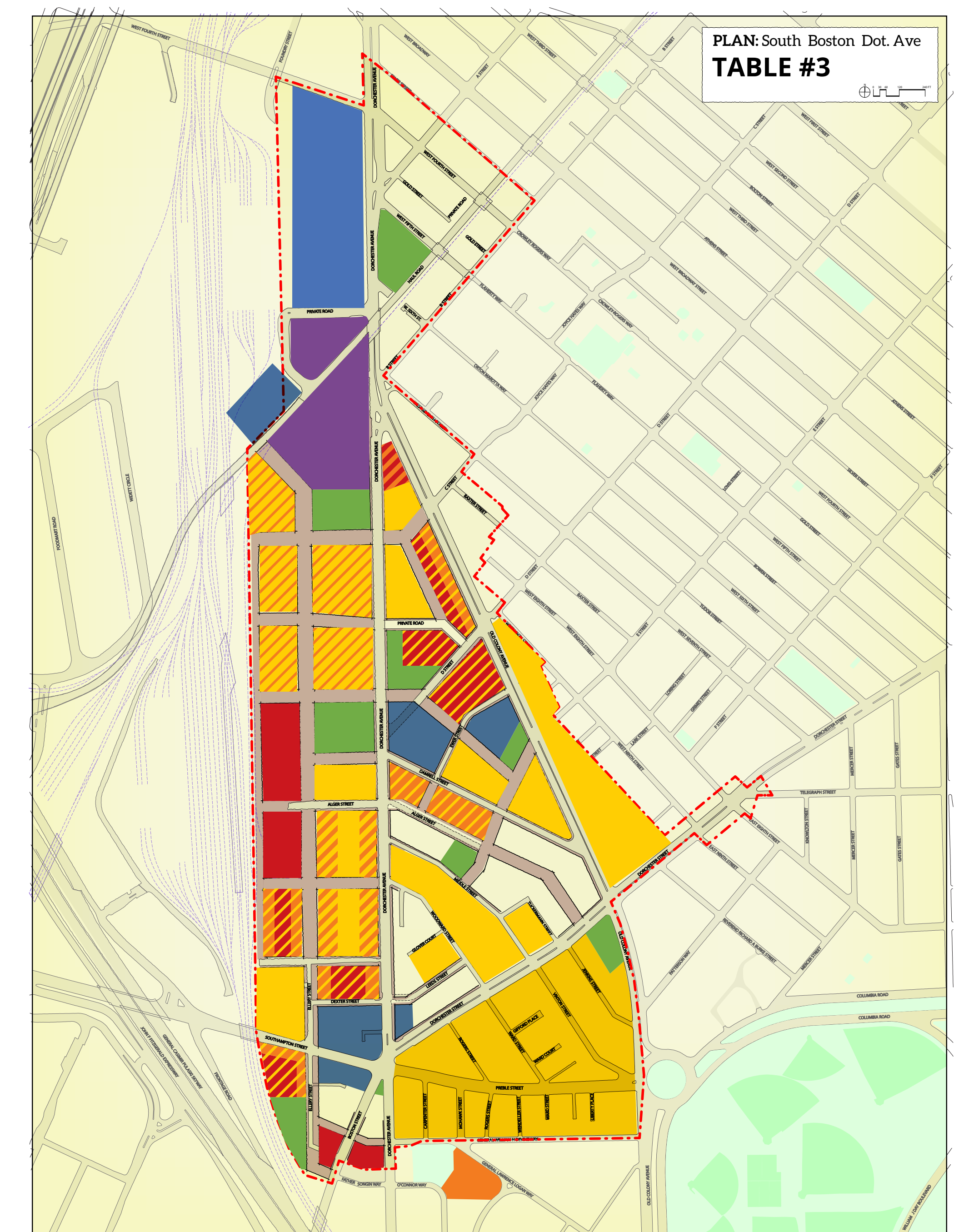
*Tables 2 & 6 were empty and are not represented

TABLE 1



- Create gateway nodes
- Create a 21st century Broadway between new street along tracks and Dorchester Ave.
- Create mixed use everywhere

TABLE 3



- Limited concentrated light industrial
- "Necklace of open space, Broadway to Moakley Park
- Preserve residential in historic Andrew Square



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TABLE 4



TABLE 5

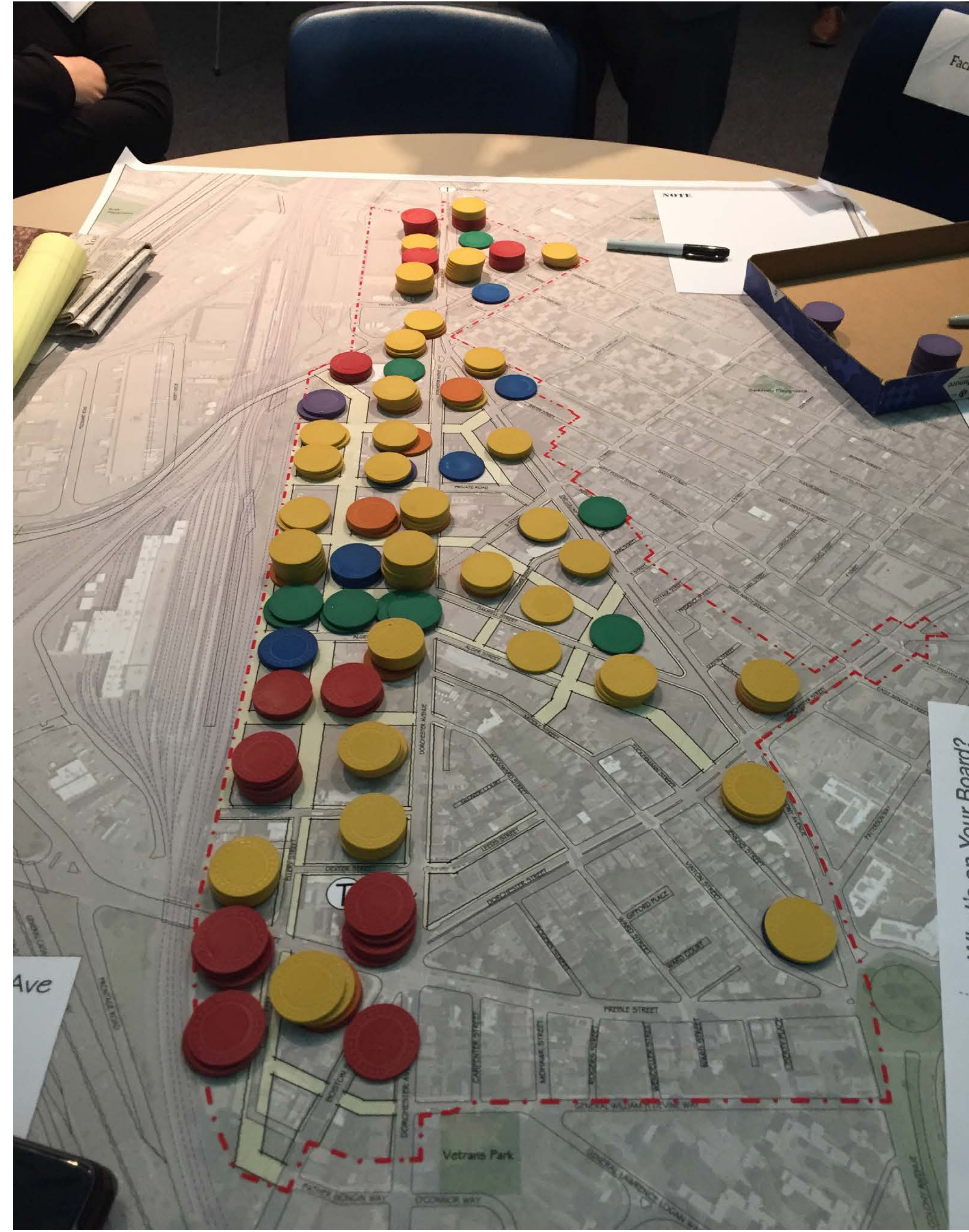
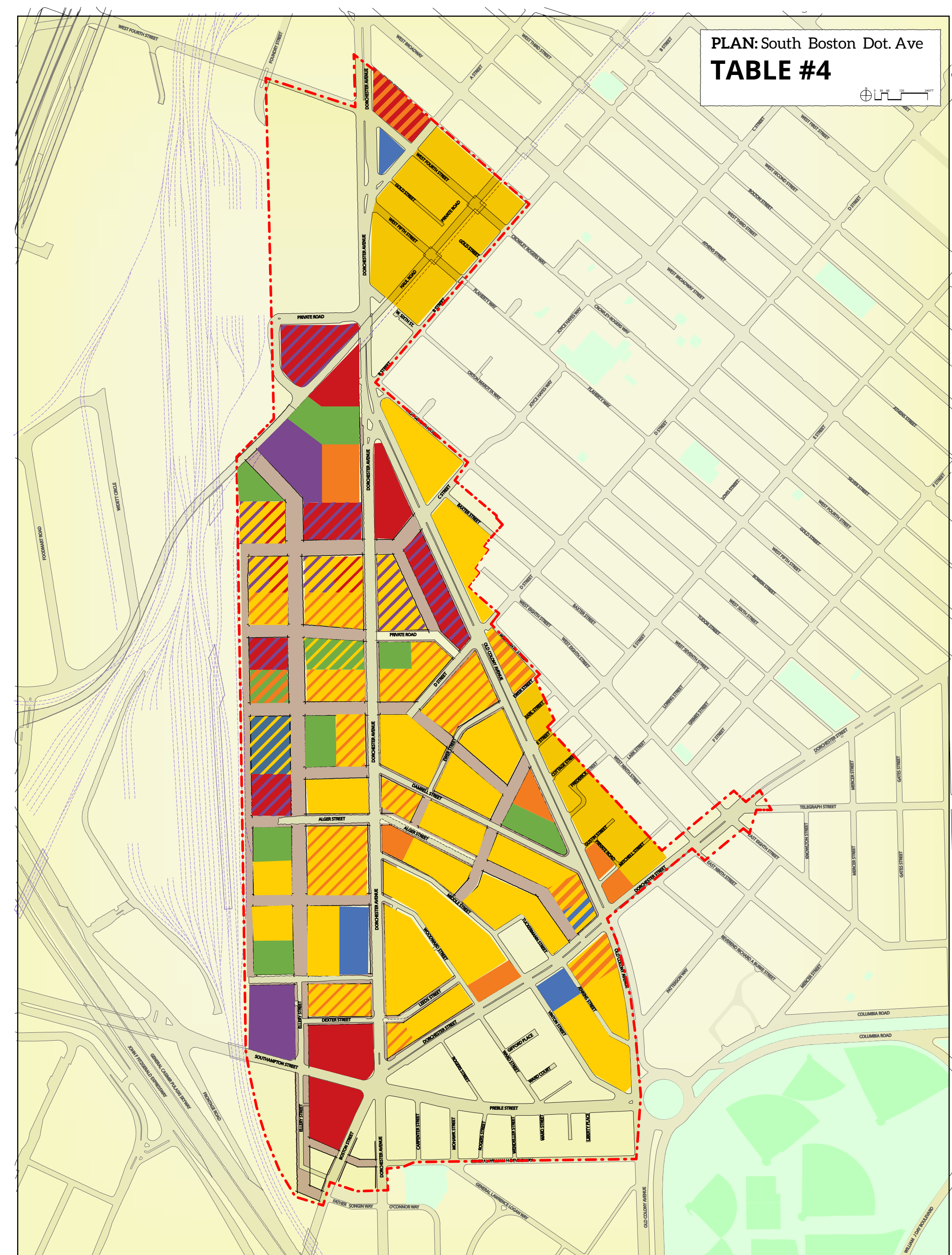
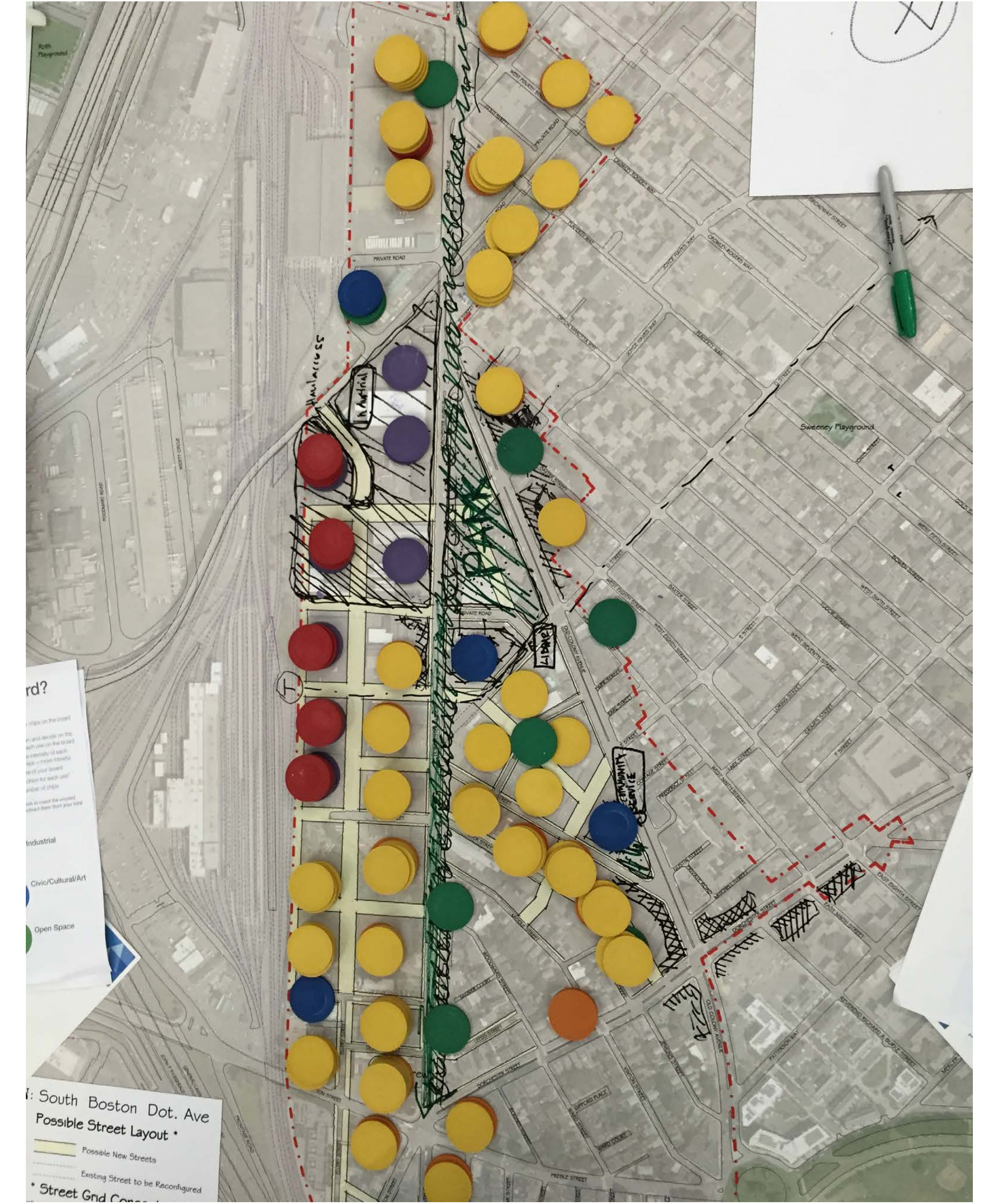
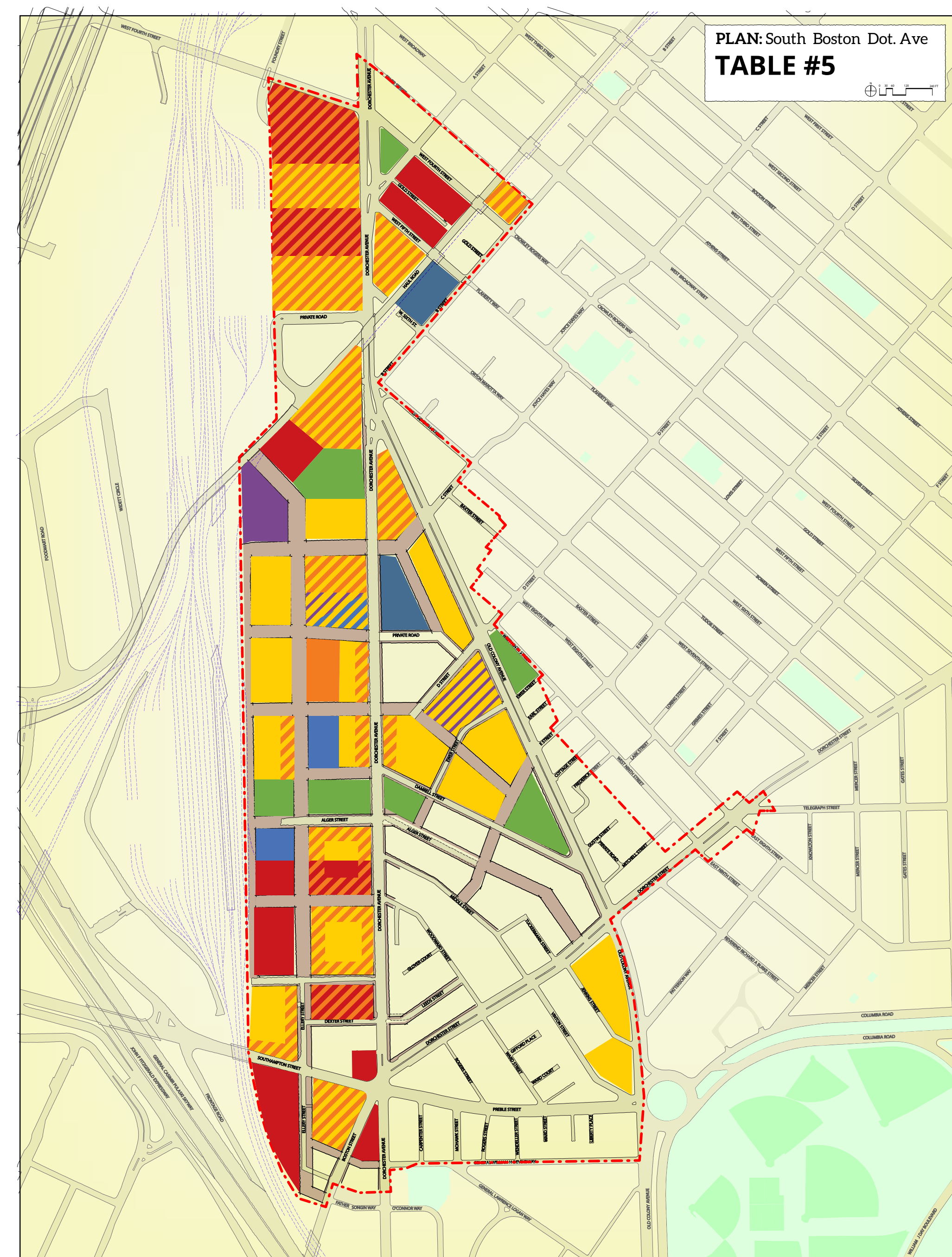


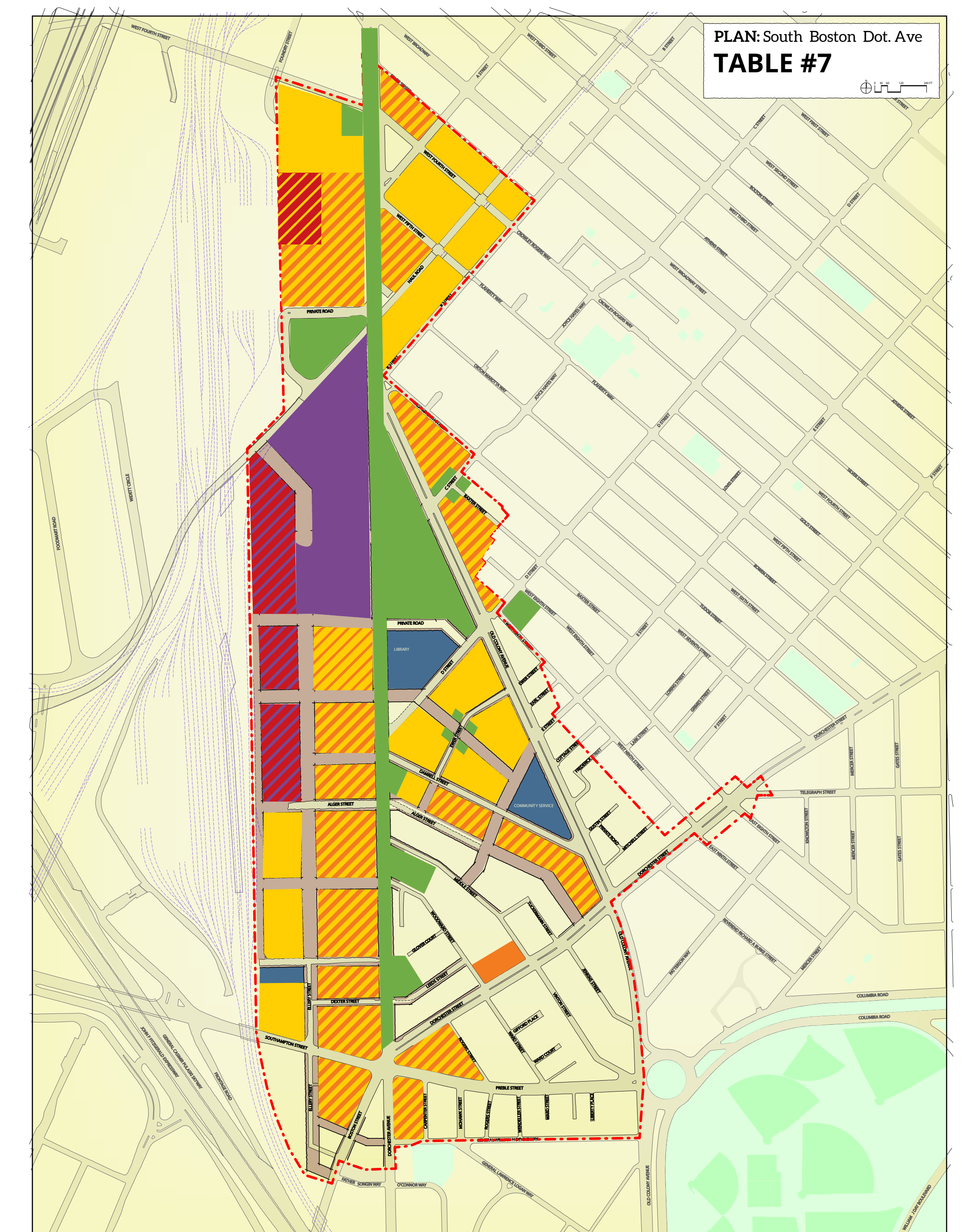
TABLE 7



- Cultural Center should be closer to either Andrew or Broadway Station.
- Diversity of housing is important.
- Cultural facilities are important, and connecting them to transportation hubs is necessary

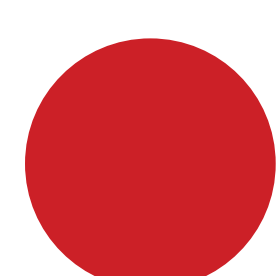
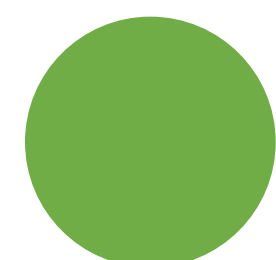


- Central large green space, smaller parks near existing neighborhood.
- More density around train stations with an emphasis on office use.
- Encourage as much retail as possible.




- Key principle: Dorchester Avenue is a community street.
- Larger park equally distant from T Stations.
- Civic space adjacent to green areas.

| | |
|---|--|
|  Residential |  Industrial |
|  Retail/Services |  Civic/Cultural/Art |

| |
|--|
|  Offices |
|  Open Space |

| |
|--|
|  Ground Floor Retail + Residential |
|  Residential + Open Space e.g. public atrium, pocket park with residential building. |

| |
|---|
|  Residential + Industrial + Civic Space e.g. public exhibition space, public maker space, artist loft |
|  Residential + Civic space e.g. maker space, small training school, etc |

| |
|---|
|  Ground Floor Retail - Offices |
|  Offices + Industrial design studio, fabrication lab, coworking maker space, research lab |

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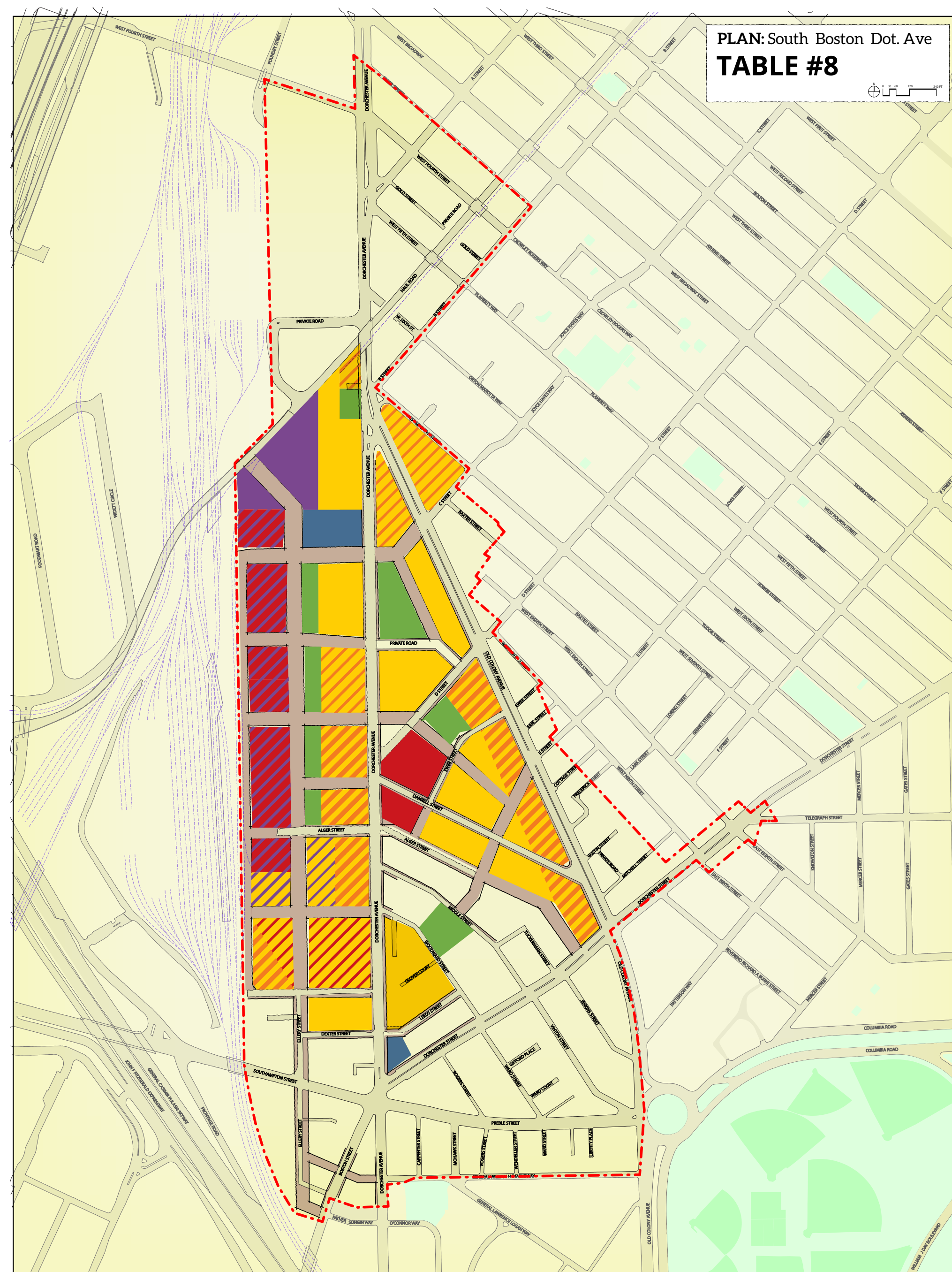
TABLE 8



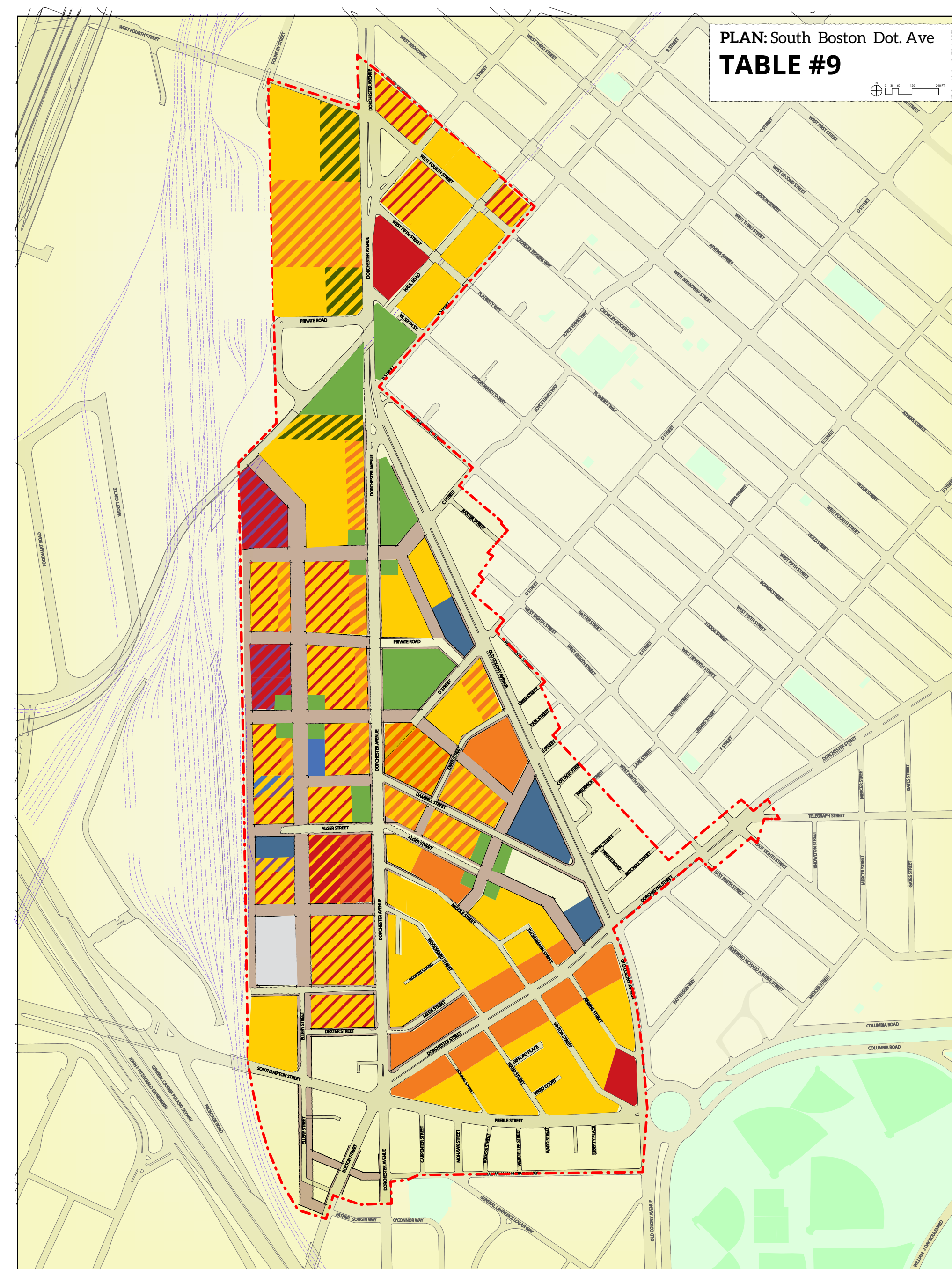
TABLE 9



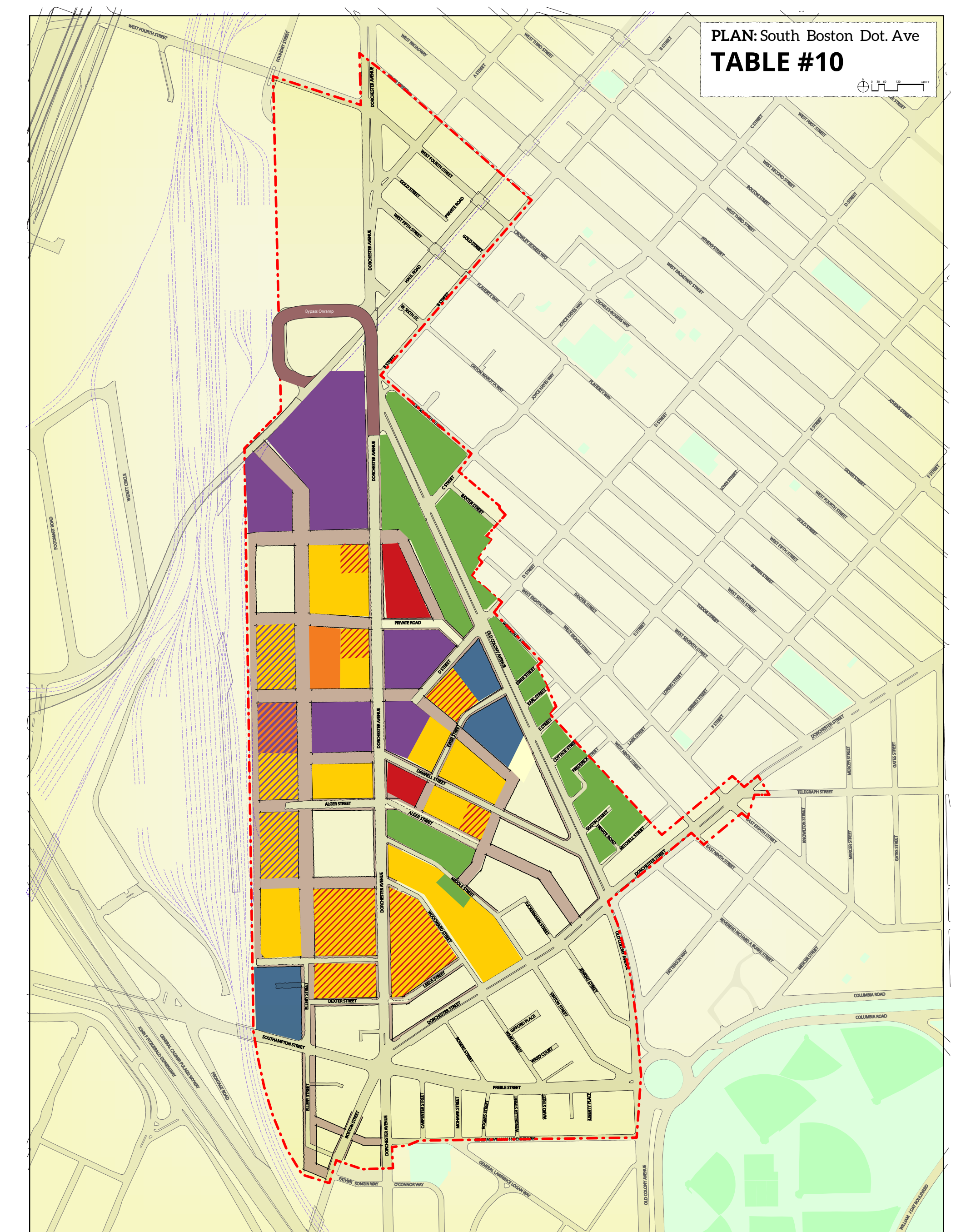
TABLE 10



- Rethink bus circulation around Andrew T stop.
- D Street: through street, neighborhood street.
- Greenway on Ellergy Street to Alger Street.



- Very limited industrial - all along the tracks
- Open space is distributed evenly.
- Almost all mixed use except for extreme northern and southern areas



- Emphasis on the north-south connections.
- Traffic going to waterfront - should use bypass road.
- New connection to bypass.

