



DRAFT - Recommended Land Use Options for the RSMP Parcels [May 15, 2006]

SITES	Site P-3 (362,959 sf)	Crescent Parcel (74,208sf)	Site P-8 (54,393 sf)	Site P-9 (60,699 sf)	Site P-10 (87,372 sf)	Blair Lot (85,729 sf)	MBTA Bartlett Yard (372,654 sf)
Development Focus	Wealth creation	Wealth creation	Wealth creation / housing	Wealth creation / cultural	Wealth creation / housing	Wealth creation	Housing / wealth creation
Special Assessts & Adjacencies	Local highway frontage (Tremont St).	Local highway frontage (intersection of Melnea Cass Blvd & Tremont St).	Local highway frontage (Melnea Cass Blvd at Washington St & Harrison Ave).	Local highway frontage (Melnea Cass Blvd. at Washington St. & Shawmut Ave.).	Local highway frontage (Melnea Cass Blvd at Washington St) & residentail street frontage (Williams St. & Shawmut Ave).	Washington St. and Harrison Ave. frontage.	Highland Park residentail street frontage (Lambert Ave, Guild & Bartlett St.) & Washington St. frontage.
	Adjacent to Reggie Lewis Track, Boston Police HQ, Ruggles Station (commuter, rapid rail and bus service), and Whittier St. housing.	Adjacent to Ruggles Station, Renaissance Center, and Crosstown Corridor & Harbor Trail.	Adjacent to Harrison Supply which may be combined w/ new development). Across for Morgan Memorial, BWSC and Crosstown Corridor & Harbor Trail.	Adjacent to Jim Rice Field and Crosstown Corridor & Harbor Trail.	Adjacent to Topical Foods (possible combination development) and Crosstown Corridor & Harbor Trail.	Adjacent to local retail & commercial uses. Across from Orchard Gardens residences. Most of site is in active parking use supporting Dudley Sq. commercial district & businesses. .	Adjacent commercial uses limited. Across from Hurley Wire.
			Part of "Gateway" cluster sites.	Part of "Gateway" cluster sites.	Part of "Gateway" cluster sites.		
Recommended Use	Mixed use with commercial emphasis.	Mixed use with commercial emphasis.	Mixed use with commercial emphais and housing above.	Mixed use with commercial & cultural emphisis.	Mixed use with commercial emphais and housing above.	Mixed use with commercial emphasis.	Mixed use with residential emphisis & ground floor retail / commercial.
	Commercial uses fronting on Tremont St.	Commercial uses fronting on Tremont St. relating to Whitter St Health Center / Renasonse Center.	Commerical uses on Melnea Cass Blvd & Harrison Ave. w/ ground floor retail / local small businesses.	Commecial uses on Melnea Cass Blvd & Washington St. w/ ground floor retail / small businesses.	Commerical uses on Melnea Cass Blvd & Washington St. w/ ground floor retail / local small businesses.	Commercial uses on Washington St. w/ ground floor retail / local small businesses.	Ground floor retail / commercial uses on Washington St.
	Housing and community uses oriented toward rear of site and adjacent BPHA development.	Housing and community uses oriented toward Madison Park and adjacent BPHA development.	Housing and cultural uses on Eustis St. relating to Nawn Factory, Historic Burial Grounds & Fire House.	Ground floor cultural uses relating to Jim Rice field with housing above.	Housing on Williams St. & Shawmut Ave.	Housing on Harrison St. relating to Orchard Gardens housing.	Housing over commercial on Washington St. Housing on Guild St., Lambert Ave. & Bartlett St.
Recommended Sequence	1st	4th	3rd	3rd	3rd	5th	2nd