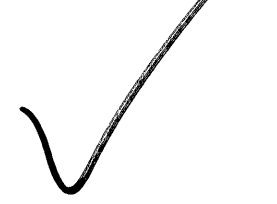

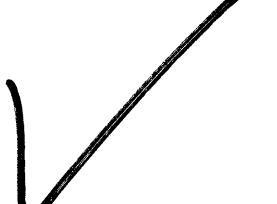

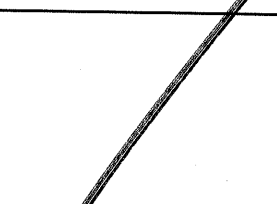
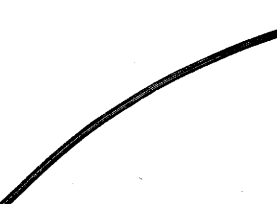
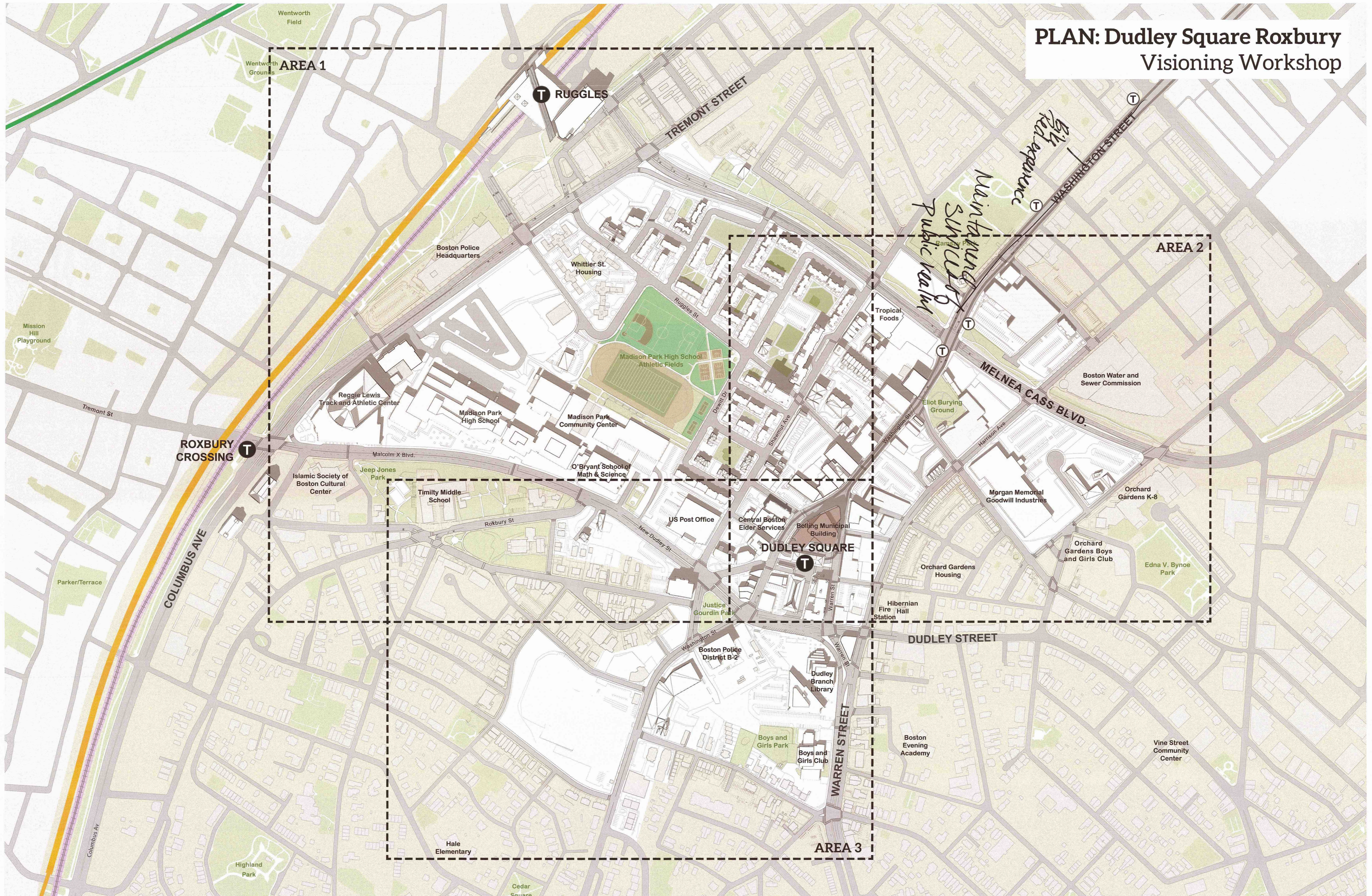


PLAN: Dudley Square Roxbury Visioning Workshop

**AREA 2**

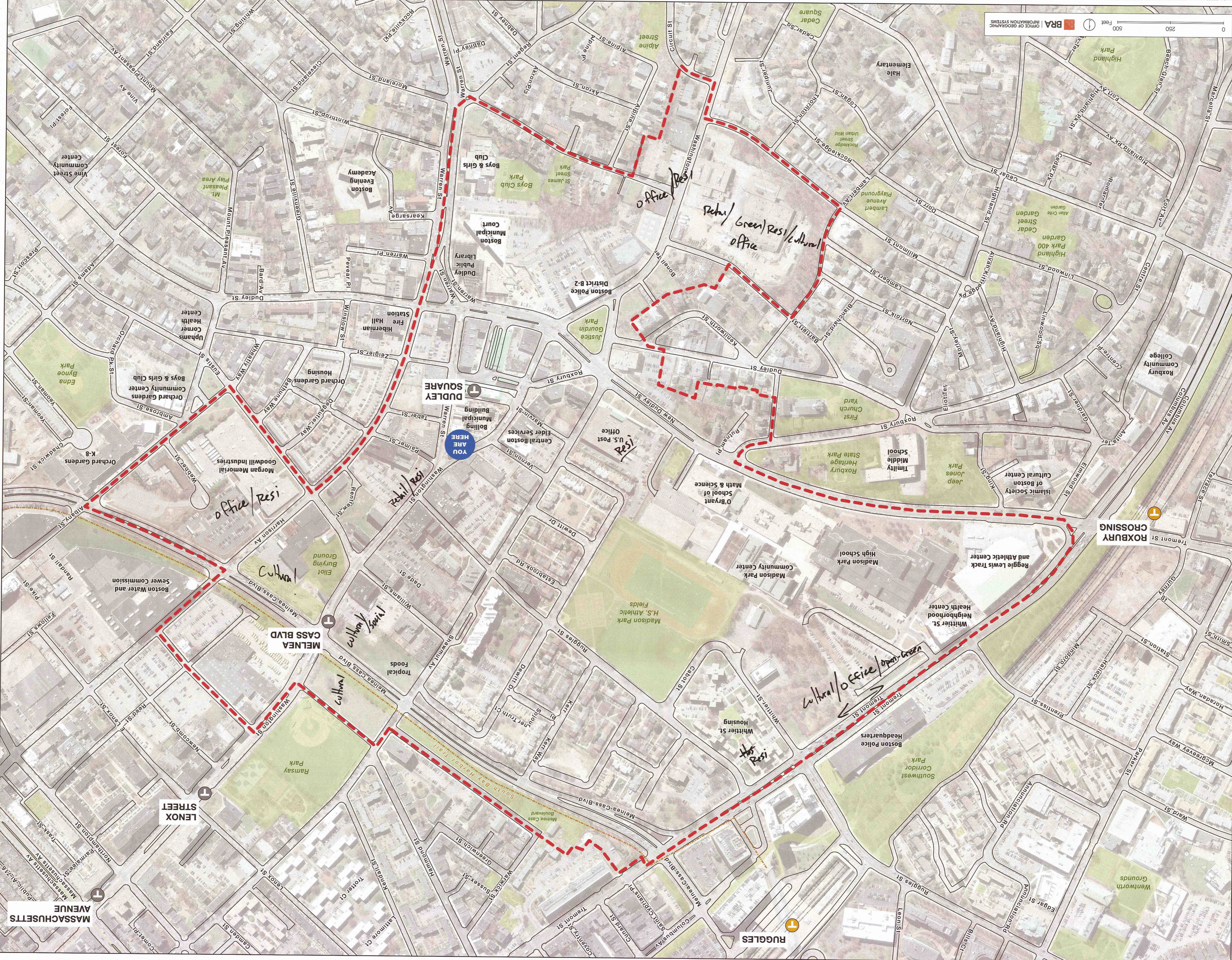
<b>STUDY GOAL</b> (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<p><b>Enhance civic and cultural life in the neighborhood</b>  <i>What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?</i></p>			<p>Include:</p>
<p><b>Promote diverse and sustainable economic growth with jobs for local residents</b>  <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA?</i></p>			<p>Recruit: ① Technology, Innovation                  ② skilled Labor - Trade groups                  ③ International innovation, retail, business</p>
<p><b>Ensure safe and efficient public and private transportation</b>  <i>What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)?</i></p>			
<p><b>Expand and improve housing for a variety of socioeconomic and age groups</b>  <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i></p>			
<p><b>Create a safe, comfortable, and lively public realm that reflects the diversity of local residents</b>  <i>Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i></p>			<p>Include public art be it: sculptures, street performers, artists, vendors and space to be inclusive. Leverage rich history of Roxbury. (Roxbury Legacy Project)</p>
<p><b>*Increase community participation and empowerment through increased accountability of government, and institutions and businesses</b></p>			

# PLAN: Dudley Square Roxbury Visioning Workshop

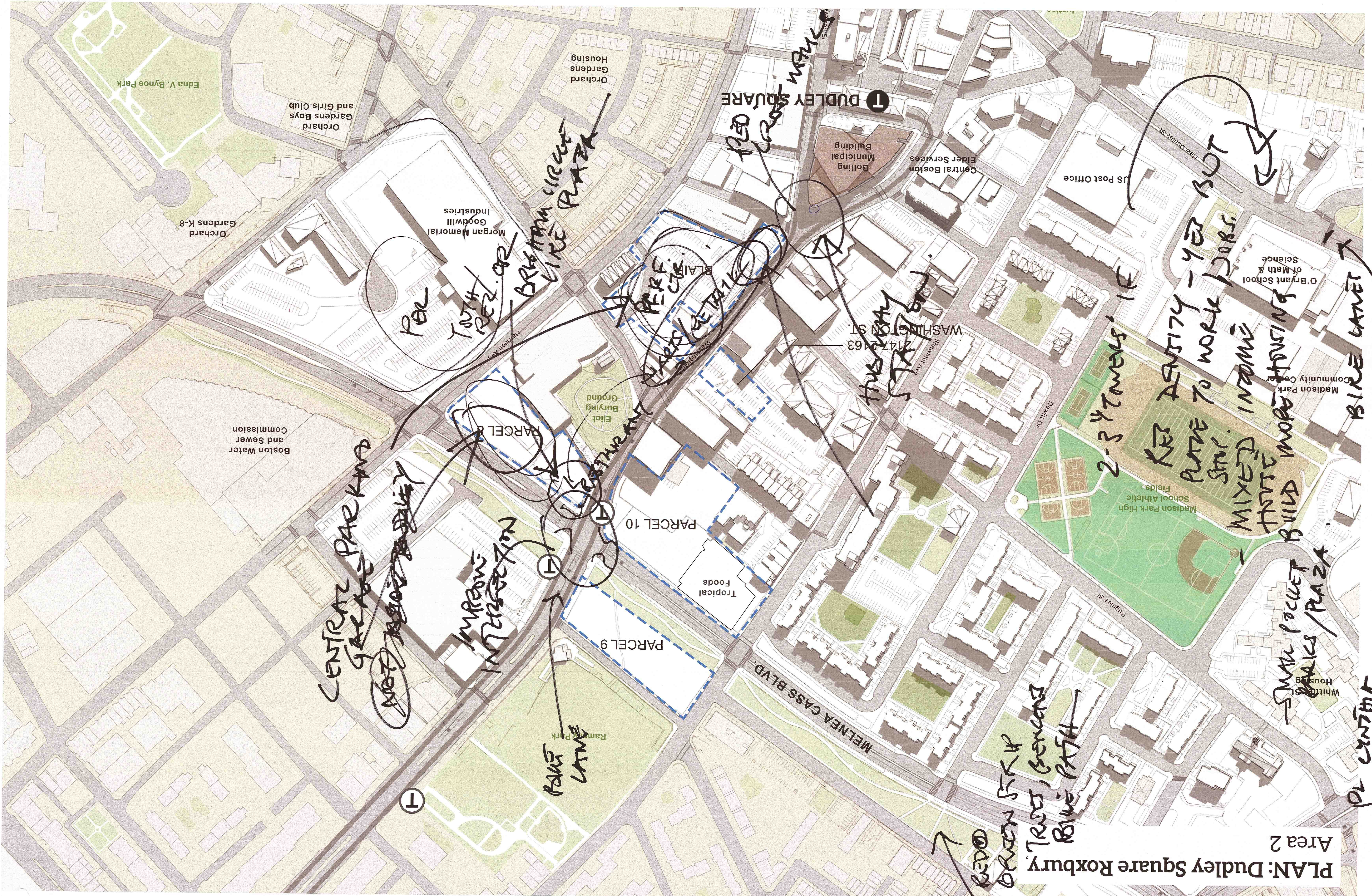


# PLAN: Dudley Square Roxbury Visioning Workshop

Table 1



Area 2  
PLAN: Dudley Square Roxbury.



PL CENTER

SMALL PACKET BUILD MORE HOUSING  
PARKS / PIAZA

MIXED INCOME  
HOUSING  
HAVE TO WORK FORG.  
PERF. SITE - YET NOT  
PLAZA

2-3 TOWERS. IF

THIS WAY  
STATION

DUDLEY SQUARE

PERF. SITE  
MIXED INCOME  
HOUSING

IMPROVE  
INTERSECTION

CENTRAL GARAGE  
NOT BUILT

RAMP  
LANE

BIRCH AVENUE  
PIAZA

PER

Orchard  
Gardens Boys  
and Girls Club

Orchard  
Gardens K-8

Boston Water  
and Sewer  
Commission

Orchard  
Gardens  
Housing

Morgan Memorial  
Goodwill  
Industries

Bolling  
Municipal  
Building

Central Boston  
Elder Services

US Post Office

O'Bryant School  
of Math &  
Science

Madison Park  
Community Center

Madison Park High  
School Athletic  
Fields

Eliot  
Burying  
Ground

Tropical  
Foods

PARCEL 10

PARCEL 9

MELNEA-CASS BLVD.

WASHINGTON ST  
147-163

Ruggles St

BROWN ST  
TREES, BENCHES  
BIKE PATH

ROAD

1

4

11

10

9

8

7

6

5

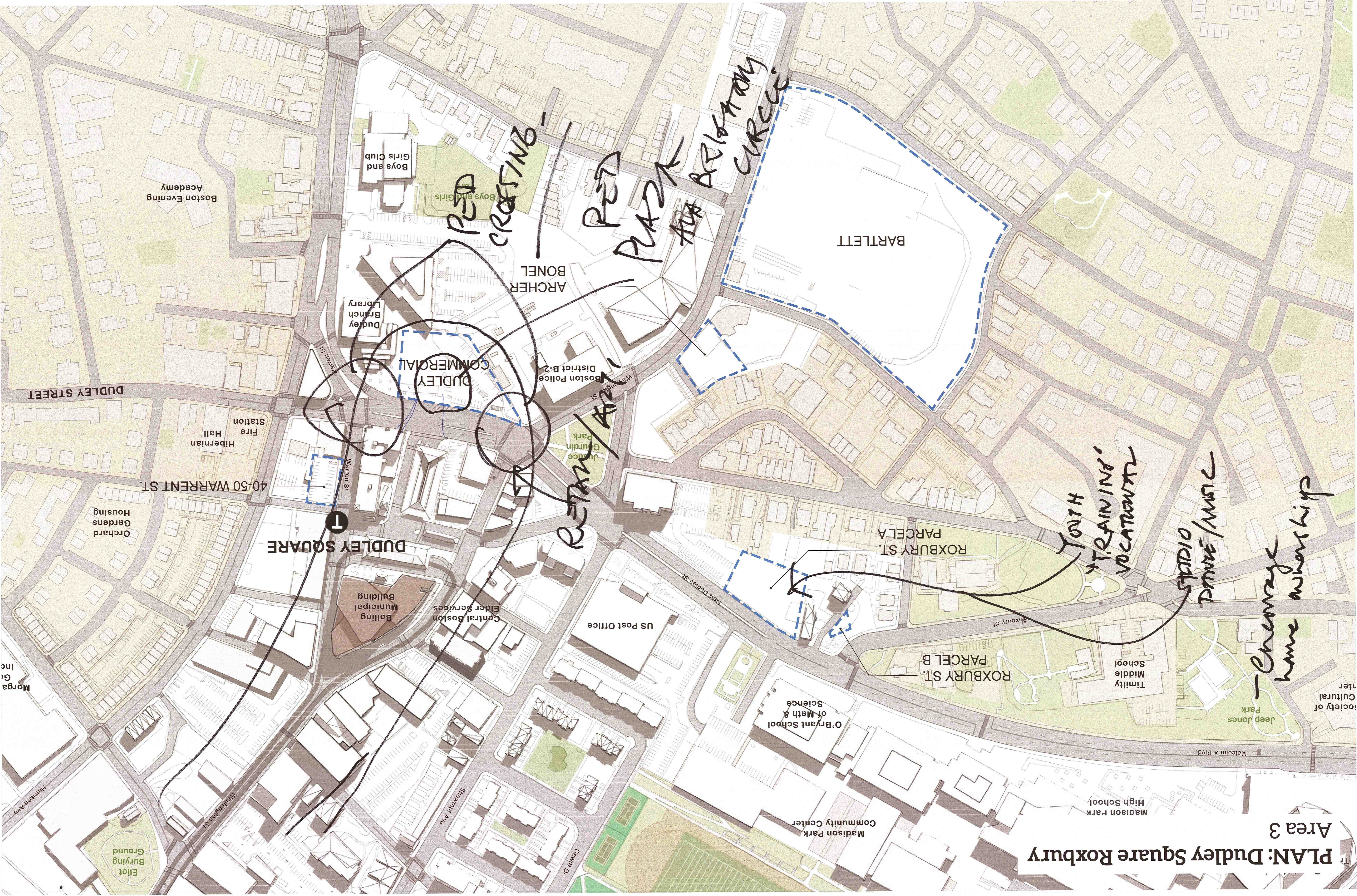
4

3

2


1

# PLAN: Dudley Square Roxbury Area 3



PLAN: Dudley Square Roxbury Visioning Workshop

AREA 3

<b>STUDY GOAL</b> (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
Enhance <b>civic and cultural life</b> in the neighborhood <i>What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?</i>			
Promote diverse and sustainable economic growth with <b>jobs</b> for local residents <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA?</i>			<i>= opportunity to add density to existing educational facilities</i>
Ensure safe and efficient public and private <b>transportation</b> <i>What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)?</i>			
Expand and improve <b>housing</b> for a variety of socioeconomic and age groups <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>			<i><u>Homeownership</u></i>
Create a safe, comfortable, and lively <b>public realm</b> that reflects the diversity of local residents <i>Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>			
*Increase <b>community participation</b> and empowerment through increased accountability of government, and institutions and businesses			

central parking so that people have no more than 5-10 min walk to destination.

①, 4, 7 Area 1

2, 5, 8 Area 2

3, 6, 9 Area 3

Table 2 notes:

Water line corridor and Puffs have greater intensity for mixed use commercial residential.

- staying away from bigger venues

residential use = few place for tower

like Bringham Circle Supermarket/plaza development

@ Wash St / Mehea intersection

= Dudley Comm. as plaza to provide space for library/court, bus stop, <sup>comm. space</sup>

Cultural space

throughout district

↳ poetry night

↳ live music

concerts

↳ class for visual and performing arts

↳ art galleries

↳ jazz venue

(combining retail and arts (nightlife))

= historic / cultural value

= goodwill site can be a "Pae + Busters"

\* youth rec. center \*

~~Detail~~ Structured parking off Mehea but not within Dudley Cor

= vocational / youth training opportunity to ~~help~~ train kids for employment within the new created retail hubs.

⇒ creates a sense of place

PLAN: Dudley Square Roxbury Visioning Workshop

AREA 1

STUDY GOAL (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<p>Enhance <b>civic and cultural life</b> in the neighborhood</p> <p><i>What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?</i></p> <p><i>improve Tremont to make pedestrian friendly</i></p>	Yes		<p>Along Tremont street ↓ Residential civic retail entertainment</p>
<p>Promote diverse and sustainable economic growth with <b>jobs</b> for local residents</p> <p><i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA?</i></p> <p><i>attract jobs w/ livable wage</i></p>	Yes		<p>P.S for job training <b>Business incubation node</b></p>
<p>Ensure safe and efficient <b>public and private transportation</b></p> <p><i>What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)?</i></p> <p><i>use Ruggles as connection for bikes</i></p>	Yes		<p>Ruggles street bike connection. <b>Improved bike lanes + connectors to corridor parklets</b></p>
<p>Expand and improve <b>housing</b> for a variety of socioeconomic and age groups</p> <p><i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i></p> <p><i>mixed income ✓ mix of condo + rental ✓ SRO ✓ intergenerational</i></p>	Yes		<p>Crescent, whitier, P.S housing <b>higher rise development along Tremont</b></p>
<p>Create a safe, comfortable, and lively <b>public realm</b> that reflects the diversity of local residents</p> <p><i>Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i></p> <p><i>wide sidewalks ✓</i></p>	Yes		<p>- Pedestrian friendly streetscape. - <del>Parklet</del></p>
<p>*Increase <b>community participation</b> and empowerment through increased accountability of government, and institutions and businesses</p>	Yes		



PLAN: Dudley Square Roxbury Visioning Workshop

AREA 2

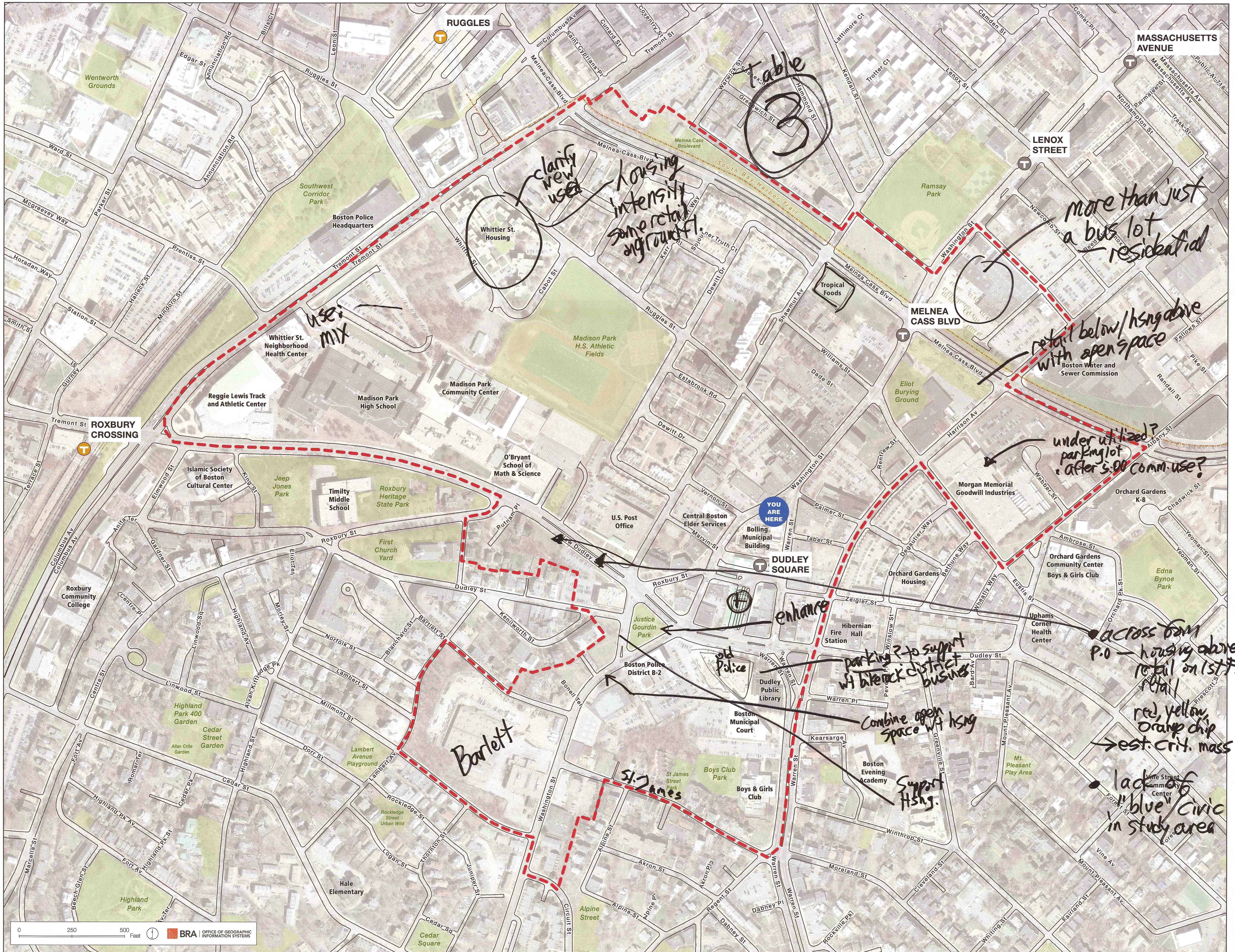
<b>STUDY GOAL</b> (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<b>Enhance civic and cultural life in the neighborhood</b> <i>What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?</i>	Yes		P-8. Nawn Factory Artist Housing
<b>Promote diverse and sustainable economic growth with jobs for local residents</b> <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA?</i>	Yes		
<b>Ensure safe and efficient public and private transportation</b> <i>What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)?</i>	Yes	Connect Silver Line	Comb bike racks on Melnea Cass - Dudley Sq ← → Airport Connection
<b>Expand and improve housing for a variety of socioeconomic and age groups</b> <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>	Yes		Blair Lot along Washington St. / Below grade parking all the way to the corner Accessed from Harris
<b>Create a safe, comfortable, and lively public realm that reflects the diversity of local residents</b> <i>Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>			
<b>*Increase community participation and empowerment through increased accountability of government, and institutions and businesses</b>			

PLAN: Dudley Square Roxbury Visioning Workshop

AREA 3

STUDY GOAL (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<p>Enhance <u>civic</u> and <u>cultural life</u> in the neighborhood <i>Have "little city hall" in Dudley</i></p> <p><i>What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?</i></p> <p><i>jazz club/entertainment; perf. arts Hailey House model - comm. use</i></p>	Yes		<p><i>Jazz club / Entertainment. / Senior Center / Performing Art / Stand-alone</i></p>
<p>Promote diverse and sustainable economic growth with jobs for local residents <i>jobs in energy eff. - apply to blogs in area art space heading rehab</i></p> <p><i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA? retail, restaurant, job training center, "District Hall" type of facility</i></p>	Yes!		<p><i>Retail / restaurant / emphasize job standard / job training / energy efficiency / retrofits</i></p>
<p>Ensure safe and efficient <u>public</u> and <u>private transportation</u> <i>efficient transport</i></p> <p><i>What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)? HUBway - more useful for neighborhood</i></p>	Yes!		<p><i>Zip car City Advocacy to improve MRSTA. BIK PATH / adequate parking / Bicycle Route Study / HUBway at Dudley (T)</i></p>
<p>Expand and improve <u>housing</u> for a variety of socioeconomic and age groups <i>Micro units ✓ for smaller hh. and younger</i></p> <p><i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise? Mixed use intergenerational housing mixed incomes ✓ (all over city)</i></p>	Yes		<p><i>Incentive to accessible Apt. unit in the current big house dwelled by seniors USE Existing Stock to add more units. Increase PILOT Pymt.</i></p>
<p>Create a safe, comfortable, and lively <u>public realm</u> that reflects the diversity of local residents <i>bring sidewalks out for outdoor cafe ✓ push public interact.</i></p> <p><i>Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i></p>	Yes		<p><i>reduce size of intersections - imposing entrance Gourdin Park</i></p>
<p>*Increase <u>community participation</u> and empowerment through increased accountability of government, and institutions and businesses <i>community seats @ BRA</i></p>	200% Yes		

# PLAN: Dudley Square Roxbury Visioning Workshop



PLAN: Dudley Square Roxbury Visioning Workshop

**AREA 1**

<b>STUDY GOAL</b> (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<b>Enhance civic and cultural life</b> in the neighborhood <i>What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?</i>	Yes!		More gallery space - Support Roxbury Artists in Discover Roxbury More street art... + music
<b>Promote diverse and sustainable economic growth with jobs for local residents</b> <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA?</i>	Yes		Job training <sup>&amp; education</sup> for 21st c. jobs. Public schools (vocational + higher post-secondary) RCC-technical Wentworth North@st@rn Very important to assure community folks get jobs + job goals are met. Accountability
<b>Ensure safe and efficient public and private transportation</b> <i>What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)?</i>	Yes		Educate drivers, pedestrians + bikers to follow the rules; dedicated bike lanes.
<b>Expand and improve housing</b> for a variety of socioeconomic and age groups <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>	Yes		Keep seniors, <sup>Age in place</sup> more affordable home ownerships Land Trust <sup>+ coops</sup> to increase affordability. owner builder: create funding to facilitate turn
<b>Create a safe, comfortable, and lively public realm</b> that reflects the diversity of local residents <i>Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>	Yes		Live/work spaces / Serenity park safe space Mixed use space to encourage night life open air market / seasonal pedestrian only days to promote walker street musicians / be more aware "people space" vs car space. Adopt better signage such as a "barber pole" that signifies this is a bus stop.
<b>*Increase community participation</b> and empowerment through increased accountability of government, and institutions and businesses	Yes!		STUDY "parking ratio" - can we reduce parking since residents can use transit/ride share service. Need multi media + other outreach ideas to bring more residents into the process to express opinions/vision.
			Also need coordination of agencies to listen to and respond to citizen voices.



PLAN: Dudley Square Roxbury Visioning Workshop

**AREA 2**

<b>STUDY GOAL</b> (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<p>Enhance <b>civic and cultural life</b> in the neighborhood  <i>What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?</i></p>	<p>Yes</p>		<p>Preserve Hammill Gallery Bldg + Nann Factory</p>
<p>Promote diverse and sustainable economic growth with <b>jobs</b> for local residents  <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA?</i></p>	<p>Yes</p>		<p>Incubator / New economy                      Job creation linkages                      Financial Services</p>
<p>Ensure safe and efficient public and private <b>transportation</b>  <i>What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)?</i></p>	<p>Yes</p>		<p>Especially @ Blair Lot - public parking + retail</p>
<p>Expand and improve <b>housing</b> for a variety of socioeconomic and age groups  <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i></p>	<p>Yes</p>		<p>Avoid displacement - range of incomes - true affordable housing incorporated in proposed residential                      Residential throughout</p>
<p>Create a safe, comfortable, and lively <b>public realm</b> that reflects the diversity of local residents  <i>Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i></p>	<p>Yes</p>		<p>Dog Facilities (park) Wider sidewalks                      major retail thoroughways - more consideration of loading</p>
<p>*Increase <b>community participation</b> and empowerment through increased accountability of government, and institutions and businesses</p>			

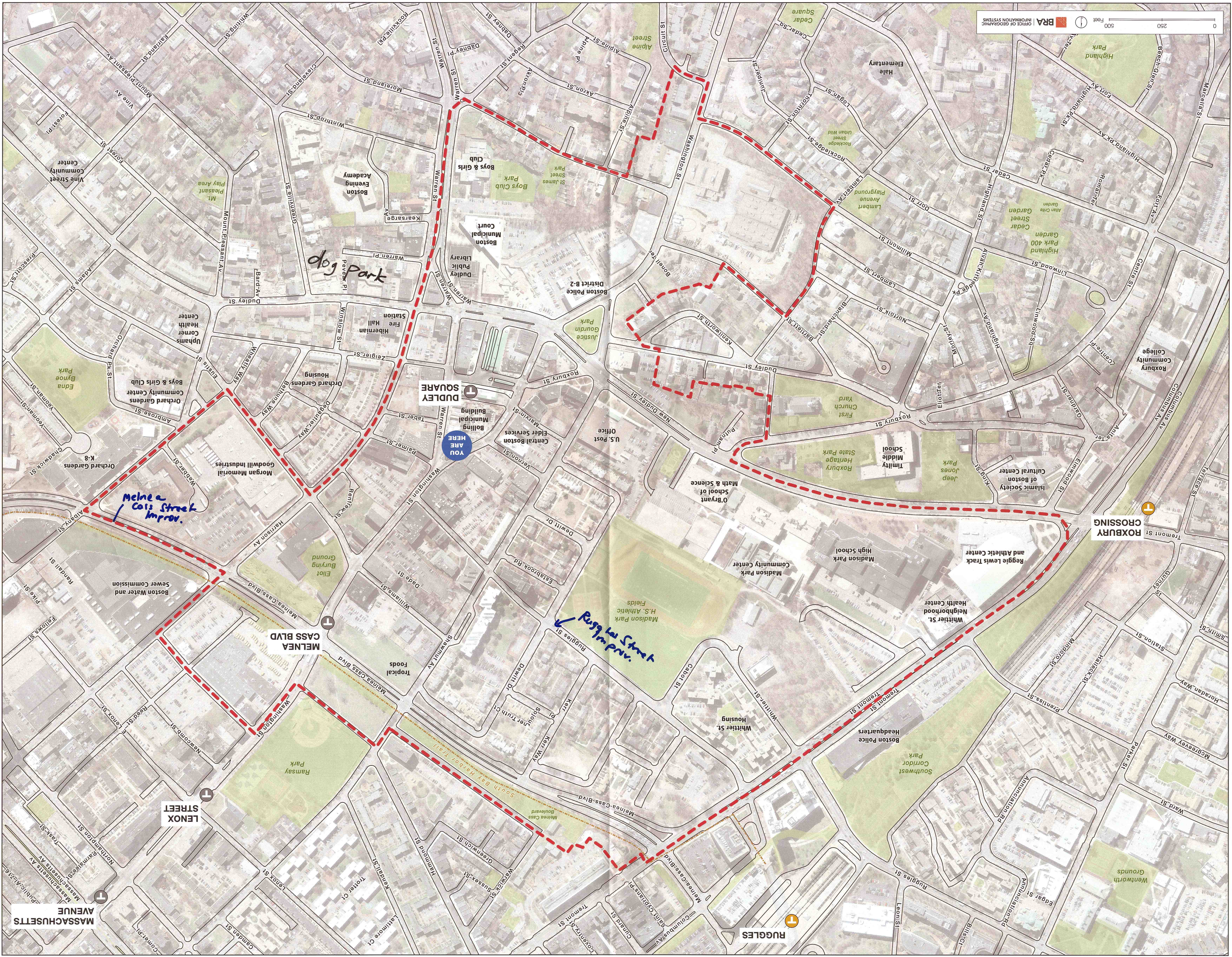
PLAN: Dudley Square Roxbury Visioning Workshop

**AREA 3**

<b>STUDY GOAL</b> (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<b>Enhance civic and cultural life in the neighborhood</b> <i>What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?</i>	Yes		School + performance center
<b>Promote diverse and sustainable economic growth with jobs for local residents</b> <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA?</i>	Yes		Tie into MPHS + O'Bryant H.S.
<b>Ensure safe and efficient public and private transportation</b> <i>What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)?</i>			Improvements to Ruggles St. Widen Melnea Cass - need to address congestion reconsider intersection Melnea Cass/Tremont.
<b>Expand and improve housing for a variety of socioeconomic and age groups</b> <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>			Housing for artists
<b>Create a safe, comfortable, and lively public realm that reflects the diversity of local residents</b> <i>Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>			Better public realm outside Dudley Commercial, specifically B2 site in Area 3. Better integration of MPHS as a community asset.
<b>*Increase community participation and empowerment through increased accountability of government, and institutions and businesses</b>			

# PLAN: Dudley Square Roxbury

## Visioning Workshop





PLAN: Dudley Square Roxbury Visioning Workshop

AREA 1

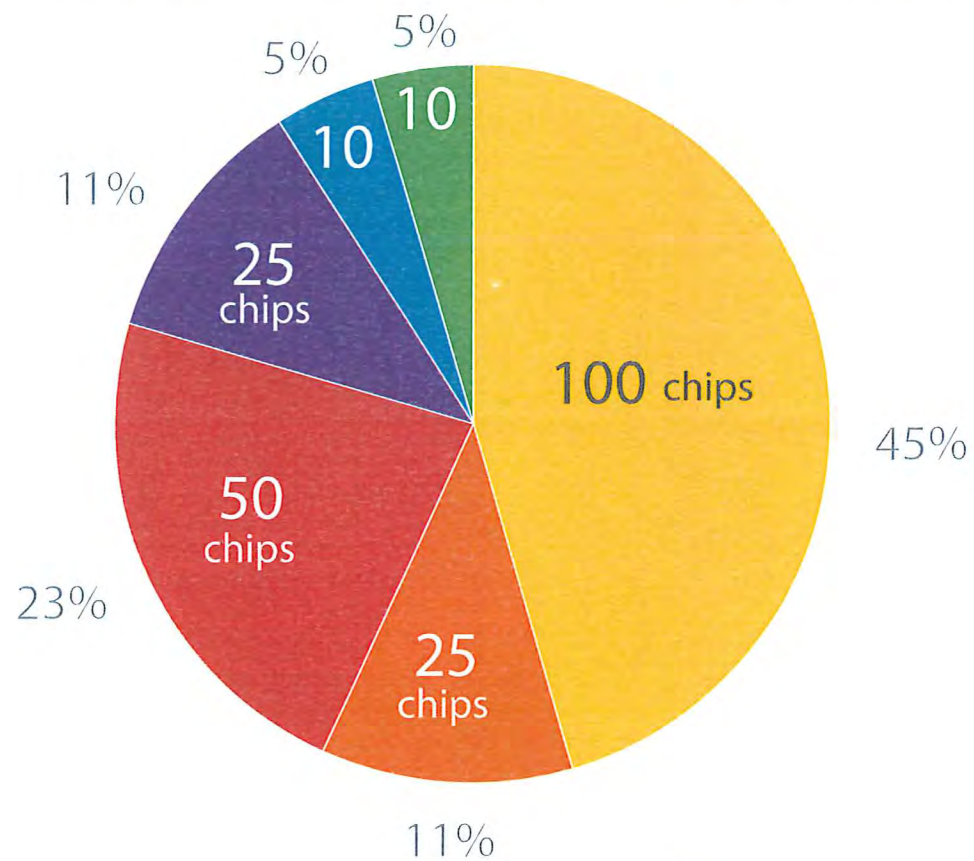
<b>STUDY GOAL</b> (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<p>Enhance <b>civic and cultural life</b> in the neighborhood                      What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?  <i>improve existing</i></p>	<p>✓</p>		<p>Museum                      Book Store                      Art/Gallery Space                      Performance Center                      Artist Live Work Sp</p>
<p>Promote diverse and sustainable economic growth with <b>jobs</b> for local residents                      What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA?  <i>Sit down Food to study,</i></p>	<p>✓</p>		<p>Creative bus Incubator                      Shared work space                      Creative Businesses                      Create commercial corridors                      Vacate space                      Sit down Restaurants/Entertainment                      Tax Breaks</p>
<p>Ensure safe and efficient public and private <b>transportation</b>                      What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)?</p>	<p>✓</p>		<p>BTD Complete Streets                      Bike Parking                      Bike Lanes</p>
<p>Expand and improve <b>housing</b> for a variety of socioeconomic and age groups                      Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</p>	<p>✓</p>		<p>All mixes - market, affordable, micro elderly - condo - rental homeowners                      More supply                      Aff. homeownership</p>
<p>Create a safe, comfortable, and lively <b>public realm</b> that reflects the diversity of local residents                      Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</p>	<p>✓</p>		<p>Streetscape - is priority                      Benches lighting sidewalk trees                      Landscaping - street trees</p>
<p>*Increase <b>community participation</b> and empowerment through increased accountability of government, and institutions and businesses</p>	<p>✓</p>		<p>High speed broad band</p>

PLAN: Dudley Square Roxbury Visioning Workshop

**AREA 2**

<b>STUDY GOAL</b> (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<b>Enhance civic and cultural life</b> in the neighborhood <i>What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?</i>	✓		Same as Area 1
<b>Promote diverse and sustainable economic growth with jobs</b> for local residents <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA?</i>	✓		Create balance of development priorities between Ruggles and Dudley
<b>Ensure safe and efficient public and private transportation</b> <i>What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)?</i>	✓		Adding a transit connection / trail between Dudley & Ruggles
<b>Expand and improve housing</b> for a variety of socioeconomic and age groups <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>	✓		Same as Area 1
<b>Create a safe, comfortable, and lively public realm</b> that reflects the diversity of local residents <i>Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>	✓		Same as Area 1
<b>*Increase community participation</b> and empowerment through increased accountability of government, and institutions and businesses	✓		Streamline the development review process (City of Boston & BRA). Need a greater sense of urgency

# What's in Your Toolbox?



## Residential

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



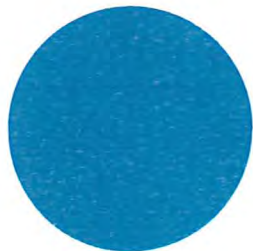
## Cultural/Art

Examples: museum, art gallery, social club, incubator space, public art



## Retail/Service

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



## Civic

Examples: school, library, fire, police, theater, church, stadium



## Office

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



## Open Space

Examples: park, plaza, sports field

Definition Source: based on City of Boston Assessing Department classifications

supply & demand ← Higher density of residential ←

# 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

Connect Tremont P-3 to Dudley

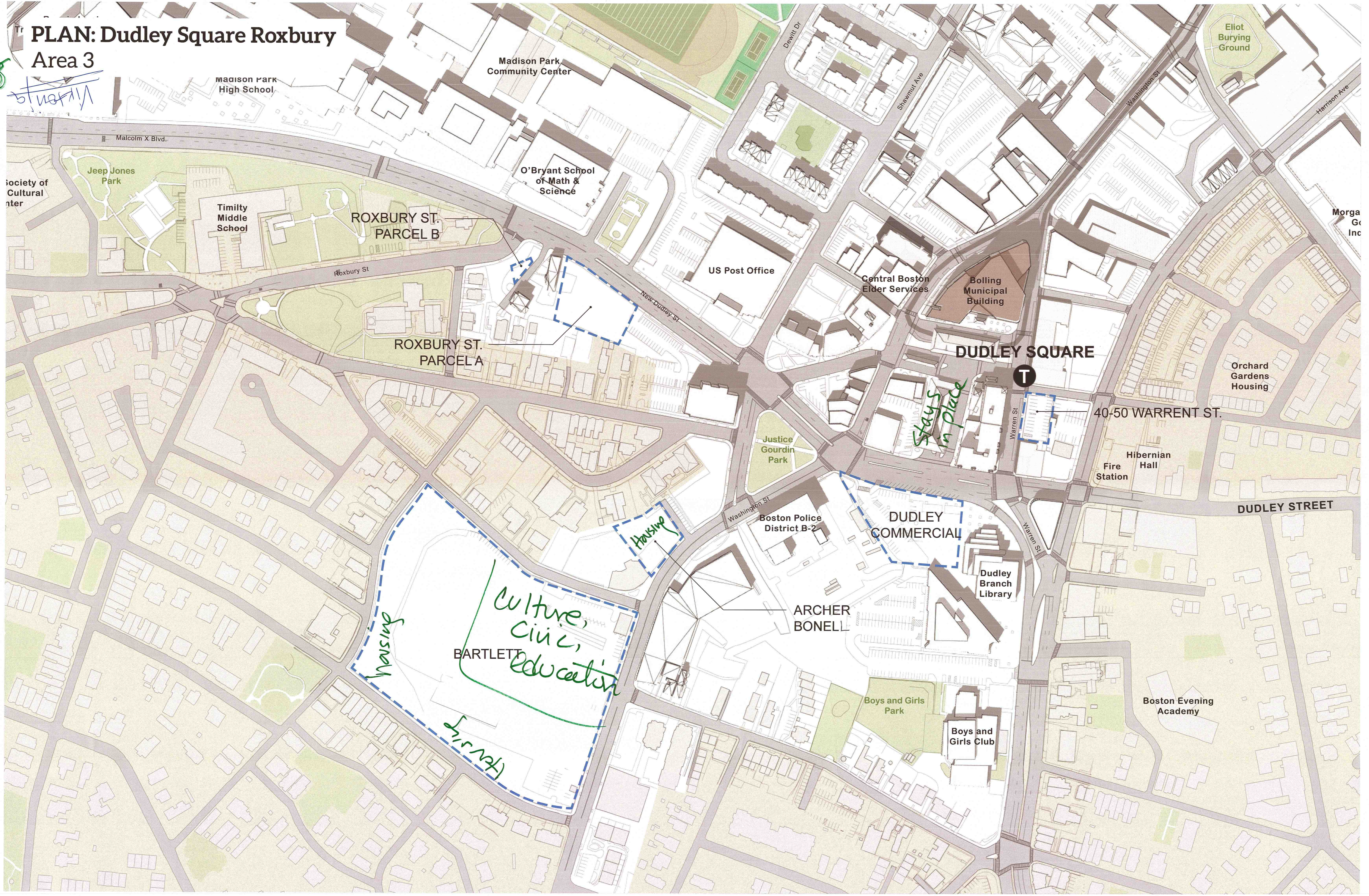
\*You may wish to count the unused chips and subtract them from your total

Cultural  
↓  
small retail  
@ North Factory

- Relocate Frugal Books (Book Store) to Dudley Sq.
- Public Art on Gordine Park - (Music Venue) <sup>outdoor</sup>
- Housing on Parcel 8
- Parking (Inc. in Housing)
- Mixed use @ old B-3 station
- Residential/Retail
- Blair → Housing / Office / Cultural (festival <sup>open space</sup>) Retail
- Gordine Park → farmers mkt.
- Central Boston → Residential / garage <sup>Elders</sup>
- Crescent Parcel → Residential / Retail / Office
- Roxbury St -
- Haley House - Retail / Office - Residential
- Archer Bonel = Possible use for artists.
- Water & Sewer Commission Parking lots → into Garage & Housing
- farmers mkt (retail?) - sit-down restaurants

# PLAN: Dudley Square Roxbury Area 3

*Victoria*



Madison Park High School

Madison Park Community Center

O'Bryant School of Math & Science

US Post Office

Central Boston Elder Services

Bolling Municipal Building

DUDLEY SQUARE



*stays in place*

ROXBURY ST. PARCEL B

ROXBURY ST. PARCEL A

40-50 WARRENT ST.

Orchard Gardens Housing

Hibernian Hall Fire Station

DUDLEY STREET

Boston Police District B-2

DUDLEY COMMERCIAL

Dudley Branch Library

ARCHER BONELL

*Culture, Civic, Education*  
BARTLETT

*housing*

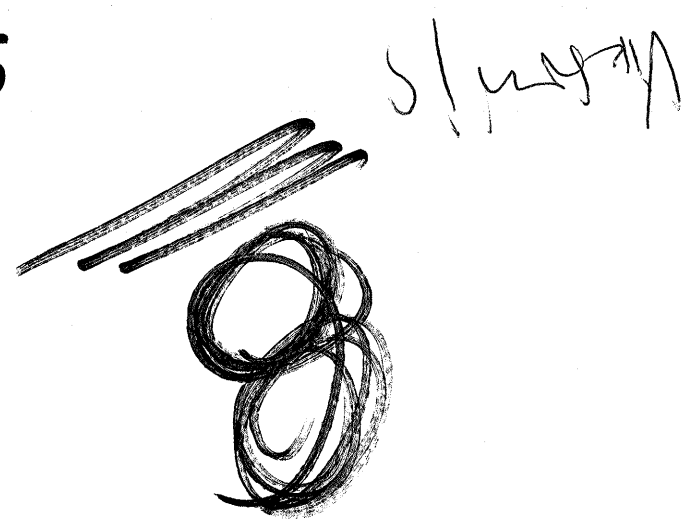
*Housing*

Boys and Girls Park

Boys and Girls Club

Boston Evening Academy

*housing*

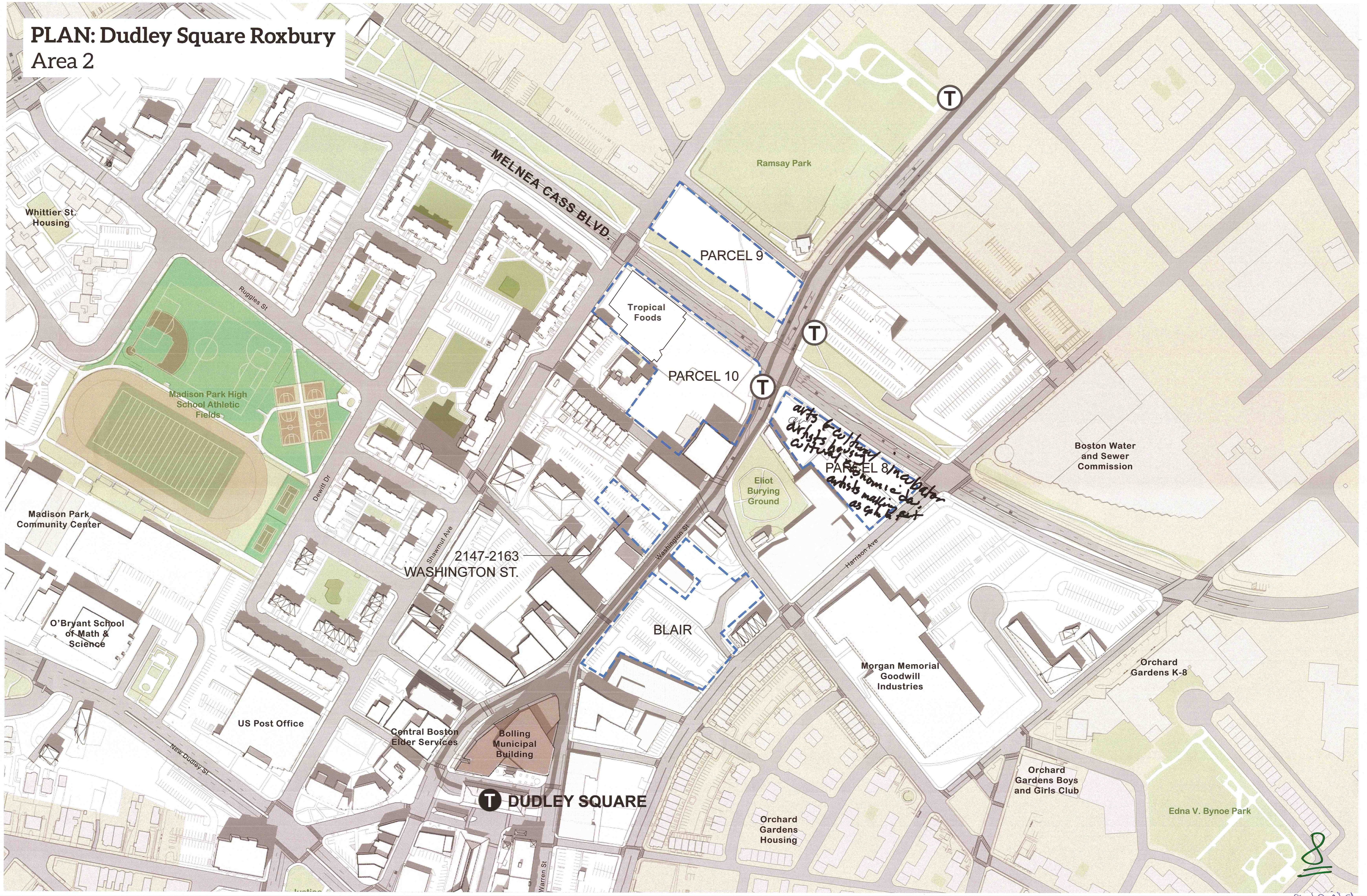


PLAN: Dudley Square Roxbury Visioning Workshop

**AREA 2**

<b>STUDY GOAL</b> (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<b>Enhance civic and cultural life in the neighborhood</b> <i>What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?</i>	X		arts incubator & cultural economic dev. P-f
<b>Promote diverse and sustainable economic growth with jobs for local residents</b> <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA?</i>	X		Job producers industry hotels Biotech artist store jobs from Roxbury & other innovation centers - important
<b>Ensure safe and efficient public and private transportation</b> <i>What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)?</i>	X		
<b>Expand and improve housing for a variety of socioeconomic and age groups</b> <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>	X		Artist housing - 1/3 low, 1/3 mid, 1/3 high home ownership
<b>Create a safe, comfortable, and lively public realm that reflects the diversity of local residents</b> <i>Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>	X		Wayfinding signs, historic markers digital platform for art & culture
<b>*Increase community participation and empowerment through increased accountability of government, and institutions and businesses</b>	X		invite young people

# PLAN: Dudley Square Roxbury Area 2



Ramsay Park

MELNEA CASS BLVD.

PARCEL 9

Tropical Foods

PARCEL 10

*arts building  
artists housing  
cultural center  
artists making their own space*

Eliot Burying Ground

Boston Water and Sewer Commission

2147-2163 WASHINGTON ST.

BLAIR

Morgan Memorial Goodwill Industries

Orchard Gardens K-8

**T** DUDLEY SQUARE


Orchard Gardens Boys and Girls Club

Edna V. Bynoe Park

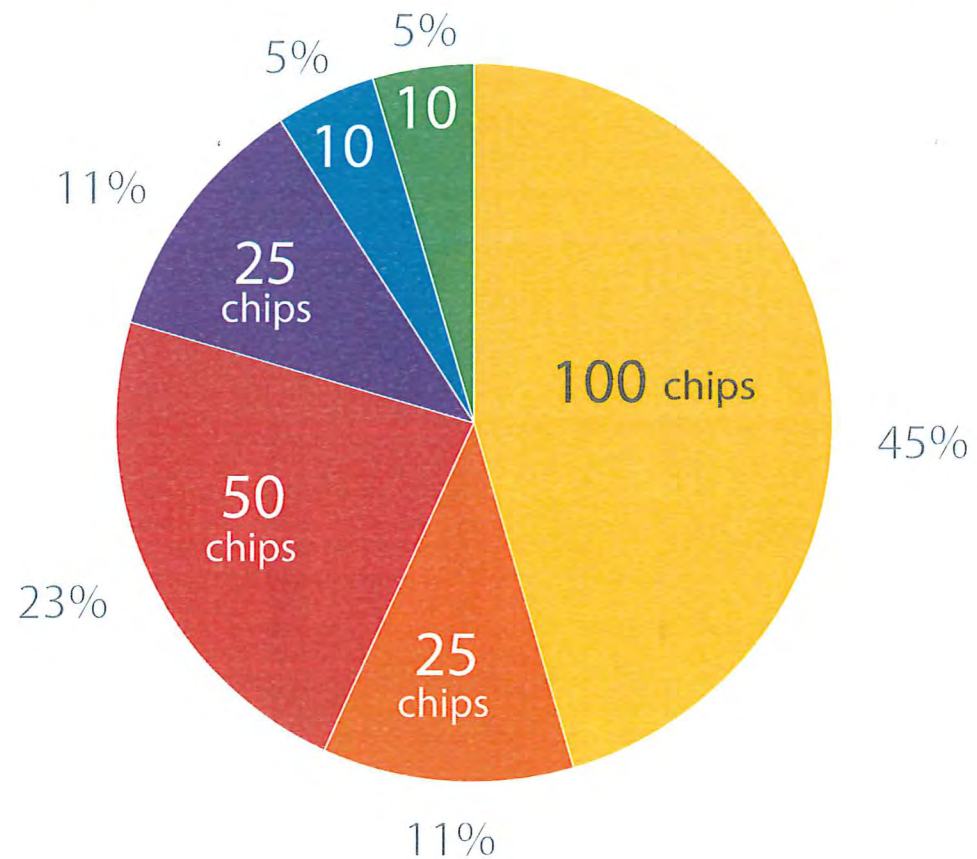
Orchard Gardens Housing

PLAN: Dudley Square Roxbury Visioning Workshop

AREA 3

STUDY GOAL (taken from the Roxbury Strategic Master Plan and Dudley Vision)	STILL RELEVANT HERE?	NO LONGER RELEVANT HERE	CHANGE LANGUAGE - HOW?
<b>Enhance civic and cultural life in the neighborhood</b> <i>What civic and cultural uses belong in this area? Examples: library, school, performance center, arts center, museum, galleries?</i>	Yes		*awareness of existing resources New performance space (K-8)
<b>Promote diverse and sustainable economic growth with jobs for local residents</b> <i>What types of jobs should be generated from development in this area? Examples: retail (what type?), biolab, incubator space, office, commercial, LMA?</i>	Very Yes		R & D, Artist/crafts Biotech Innovation Center Medical Instruments, Music
<b>Ensure safe and efficient public and private transportation</b> <i>What improvements to public transportation needed to support more development? What improvements to multi-modal mobility are needed? Examples: cycle tracks, bike lanes? What is the role of private transportation (cars/parking)?</i>	yes		Hubway, parking - way finding (kiosk) ? Bike lanes
<b>Expand and improve housing for a variety of socioeconomic and age groups</b> <i>Do you need more rental units? More condos? Market rate housing? Family housing? Low-rise, mid-rise or high-rise?</i>	yes		Home ownership, Artist housing - Workforce development housing (create housing for younger people) (rental)
<b>Create a safe, comfortable, and lively public realm that reflects the diversity of local residents</b> <i>Are more open spaces needed? What public realm/streetscape improvements are needed in this area? Examples: wide sidewalks, more street trees, benches?</i>			Accessible, safe sidewalks curb cuts, ramps
<b>*Increase community participation and empowerment through increased accountability of government, and institutions and businesses</b>	✓		Engage young generations

# What's in Your Toolbox?



## Residential

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



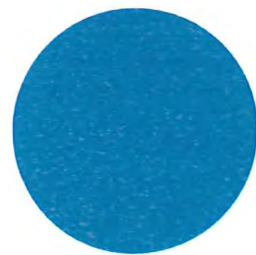
## Cultural/Art

Examples: museum, art gallery, social club, incubator space, public art



## Retail/Service

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



## Civic

Examples: school, library, fire, police, theater, church, stadium



## Office

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



## Open Space

Examples: park, plaza, sports field

Definition Source: based on City of Boston Assessing Department classifications

# 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

Green - 8

Yellow - 34

Blue - 10

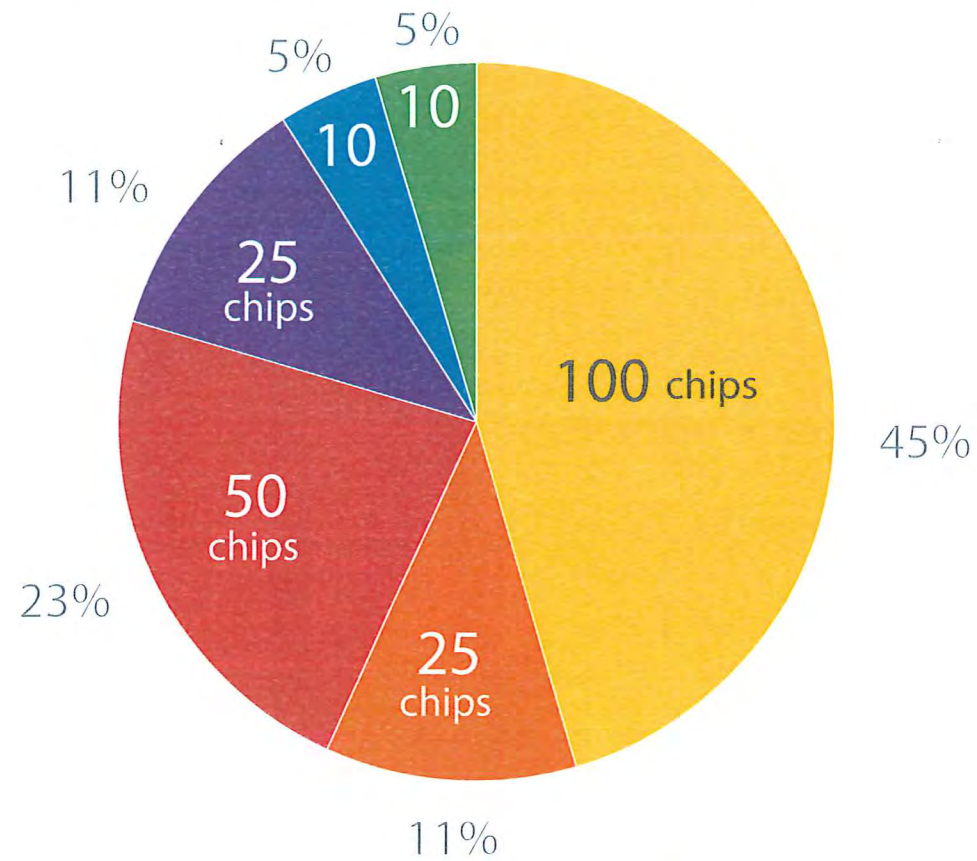
Purple - 16

Red - 21

Orange - 25



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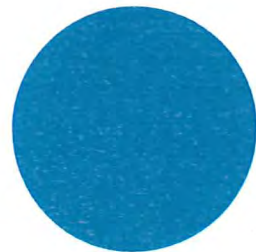
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# PLAN: Dudley Square Roxbury Visioning Workshop

Tables

Table 8

Viktoria

