Typical Development: 5-6 stories

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**Notes:**
- 120' height limit for new development.
- Density limits for existing buildings:
  - Dudley: 70 units, 15,000 SF
  - Roxbury: 50 units
  - Blair Lot: 130 units, 15,000 SF
  - 2147 Washington: 45 units, 10,000 SF
  - P-8: 40 units, 25,000 SF

**Residential Unit Types:**
- Condominiums
- Townhouses
- Apartments

**Commercial Space:**
- Dudley: 90,000 SF Commercial
- Roxbury: 30,000 SF Commercial
- Blair Lot: 30,000 SF Commercial
- 2147 Washington: 10,000 SF Commercial
- P-8: 60,000 SF Commercial

**Additional Notes:**
- Consideration for green space and community amenities.
- Compliance with zoning and building codes.
- Potential for mixed-use development.

---

*Table 1 (2/4)*
Increased Benefits: 10-12+ stories

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Table 1 (3/4)
Balanced Opportunities: Mix of scales (6-12+ stories)

Civic Mixed-Use Anchor

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

Dudley Square Gateway

Cultural/Retail Main Street
Urban Design Concepts: Blair Lot, 2147 Washington & Parcel 8
### 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

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### Increased Benefits: 10-12+ stories

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

![Diagram with aerial view of cityscape](image)

### Civic Mixed-Use Anchor
- **Dudley Commercial Parcel**
  - 100 Residential Units
  - 10,000 SF Retail
  - 180,000 SF Commercial

### Cultural/Retail Main Street
- **Roxbury Parcel A**
  - 100 Residential Units

### Dudley Square Gateway
- **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
  - 20,000 SF Retail
  - 135,000 SF Commercial

### Table 2 (4/4)
Urban Design Concepts: Blair Lot, 2147 Washington & Parcel 8

Table 3 (1/5)
Typical Development: 5-6 stories

<table>
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<tr>
<th>Parcel Type</th>
<th>Details</th>
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### Increased Benefits: 10-12+ stories

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Table 3 (4/5)

- Jobs
-ystery
- Ownership

What does the current district mean?*
- Defence

How do we change without changing the people?
- Equity
- Development without displacement

History: South End, Barton Pasture out.

Uncertain about the outcome.
- Environmental stewardship
- Your support
Table 3 (5/5)

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

Civic Mixed-Use Anchor

Dudley Commercial Parcel
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Dudley Square Gateway

Cultural/Retail Main Street

Table 3 (5/5)
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

Table 4 (1/4)
Typical Development: 5-6 stories

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

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