

St. Patrick's Lot Reimagined

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Large unused lots like the one adjacent to St. Patrick's Church are often sold off to developers and become luxury housing or simply housing that is unaffordable for local residents and often results in housing and commercial displacement due to the rising market rents from luxury developments. We see this large site as an opportunity to get ahead of this development cycle and create a mixed-use, community-oriented space that highlights the history and culture of Roxbury by uplifting local artists and businesses, and provide an open area for community gathering and green space. Our design includes programming opportunities that connects the ideas from our peers like the apple orchards and inclusion of public art.

Site + Context



Lot Size

Commercial Displacement Strategies

- Commercial Preservation and Property Improvement**
 - Assist and preserve small, longtime businesses that are invaluable to the social fabric of communities due to their cultural or social role.
- Local Hiring and Environmental Support**
 - Providing support and resources for neighborhood businesses and assistance navigating municipal codes and regulations.
- Tax Credits and Incentives**
 - Small businesses eligible for tax credits to reduce their tax obligations. Incentivize investment in research and development, local hiring, employee benefits, or environmentally sustainable practices.
- Zoning and Form-Based Codes**
 - Laws and regulations that dictate how property can or cannot be used. Protecting community-serving retail and services and maintaining affordable commercial spaces.
- Commercial Tenant Protection**
 - Most minorities who own businesses rent rather than own. Protections reduce the risk of small business being displaced.
- Commercial Property and Community Ownership**
 - Ownership by individual business owners and by community, when it comes to commercial property, is an effective way of displacement.



Zoning

Site Information

Parcel -- 000000000
Address -- 404 Dudley St, Roxbury, MA, 02119
Owner -- Boston Capital Associates
Neighborhood -- Roxbury Neighborhood
Zoning Subdistrict -- ST PATRICK NS
Subdistrict Type -- Neighborhood Shopping (NS)
Precedent Reference --

Neighborhood Shopping Subdistrict - Use Regulations

Type of Use	Basement & First Story	Second Story & Above
Restaurant (Small)	Allowed	Forbidden
Open Space	Allowed	Allowed
Outdoor Place of Recreation for Profit	Conditional	Conditional
Public Art Display Space	Allowed	Conditional
Art Gallery	Allowed	Allowed

The Board of Appeal shall grant such appeal if the following conditions are met:

- The specific site is an appropriate location for such use.
- The use will not adversely affect the neighborhood.
- There will be no serious hazard to vehicles or pedestrians from the use.
- No nuisance will be created by the use.
- Adequate and appropriate facilities will be provided for the proper operation of the use.

Program + Precedents

1. Local Business Pop-ups

Precedents

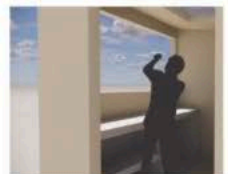


Incorporate a system of modular pop-up shops that can be affordably occupied by local businesses with a mix of food and retail from various cultures in the area.

Commercial Opportunity



Modular Design



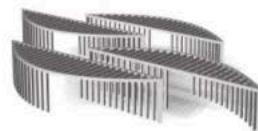
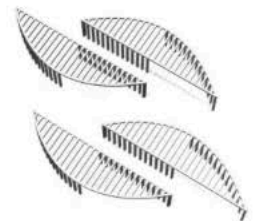
2. Community Pavilion

Precedents



Providing a space for leisure, community gathering, kids activities, greenery/gardens, and cooling stations.

Renderings



4. Cidery

Precedents

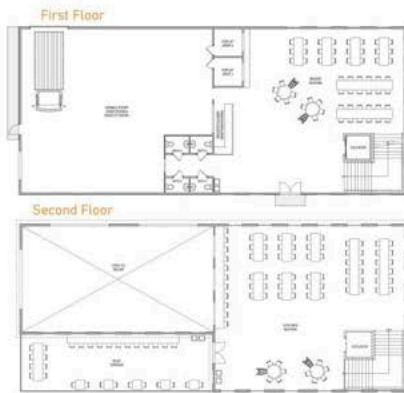


Dorchester Brewing Co. as a precedent for community-oriented public space and inclusivity. Also serves as a precedent for the form of the cidery with its industrial look with large windows and outdoor seating.



Night Shift Brewery as a precedent for exterior mural work of local artists, this space would be the culmination of the apple orchards being implemented across various vacant lots along Dudley Street.

Plans



Renderings



4. Roxbury Memorial/Exhibition

Precedents

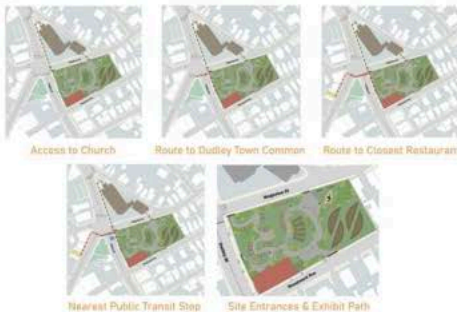


Precedents for sculptural signage that would be used to highlight the history and culture of Roxbury and showcase local artists' work.

Reimagined Site



- 1 CIDERY
- 2 PAVILION & CHILDRENS AREA
- 3 LOCAL BUSINESS POP-UP AREA
- 4 SITTING & EATING GARDEN



Access to Church Route to Dudley Town Common Route to Closest Restaurant
 Nearest Public Transit Stop Site Entrances & Exhibit Path

