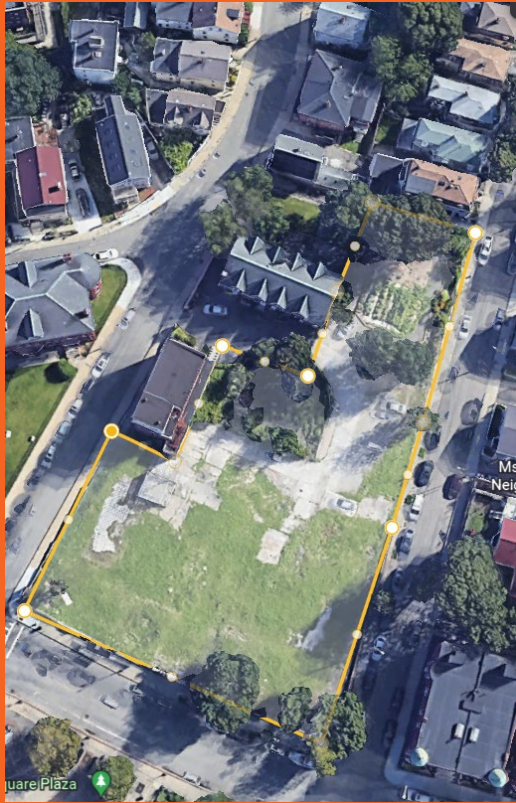

Reimagining the St. Patrick's Lot



Quinn Plante, Miranda Hazoury, and Marcela Moncada Ruiz

Intent

Our intent is to create a multi-use, community-focused space that highlights the past, present, and future of Roxbury by uplifting local artists and businesses and providing an open area for community gathering and green space.

Site + Context

Site + Context



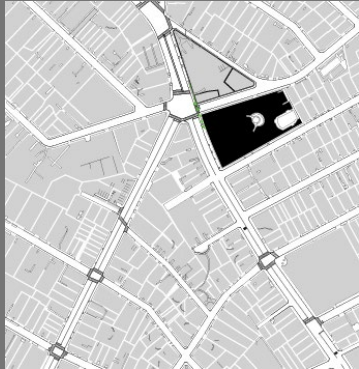
Fencing



Land Contours



Existing Buildings



Relationship to Church

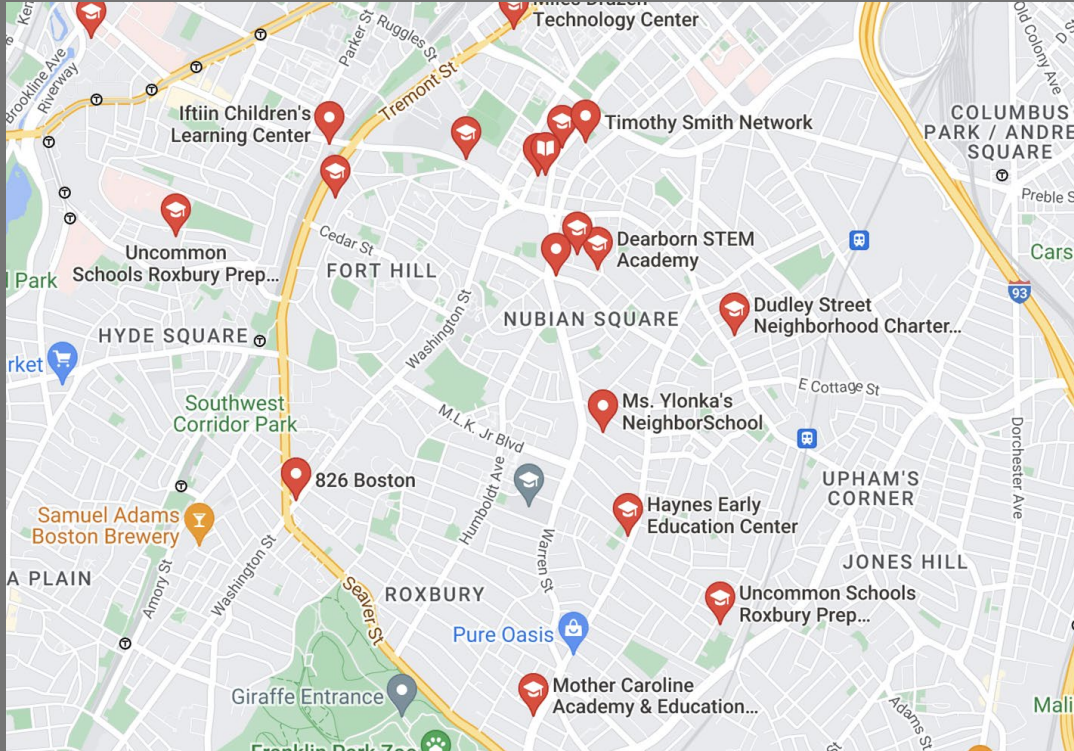


Parking & Driveways

Roxbury Community and culture



Educational Centers in Roxbury



Roxbury is filled with educational facilities therefore we want to provide a pavillion that promotes education.

Zoning

Site Information

Parcel → 0800698000

Address → 424 Dudley St, Roxbury, MA, 02119

Owner → Roman Catholic Archbishop

Zoning District → Roxbury Neighborhood

Zoning Subdistrict → ST PATRICK NS

Subdistrict Type → Neighborhood Shopping (NS)

Associated Article → Article 50 (Table)



Neighborhood Shopping Subdistrict - Use Regulations

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

* Conditions Required for Approval on Next Slide

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

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

Design Ideas + Precedents

1. Local Business Pop -Ups



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

2. Community Oriented Pavilion



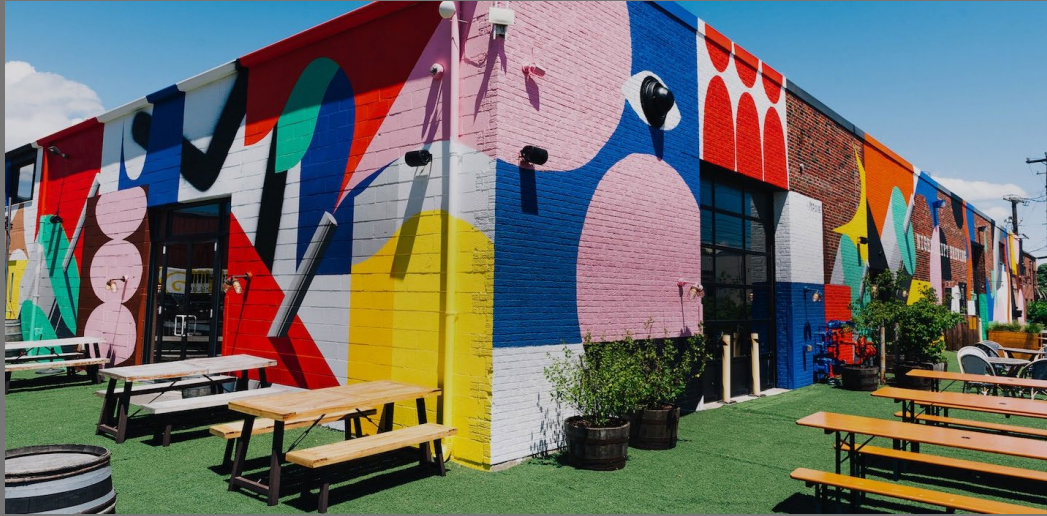
Providing a space for leisure, community gathering, kids activities, greenery/gardens, and cooling stations

3. Roxbury Memorial/Exhibition



Sculptural Signage that highlights the history and culture of Roxbury and showcases local artists' work

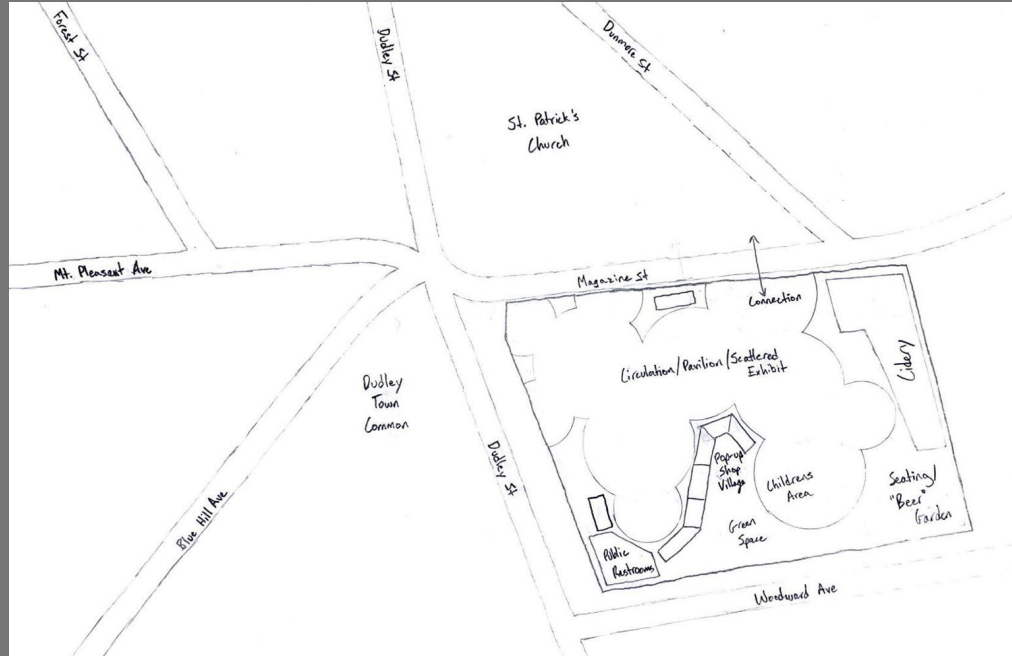
4. Cidery



Using Night Shift Brewery as a precedent for exterior mural work, this space would be the culmination of the apple orchards being implemented across various vacant lots along Dudley Street (alcoholic and non -alcoholic Cider)

Our Proposal

Proposed Design In Plan



Anti - Displacement Solutions

- **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 Entrepreneurial 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

Sources

<http://maps.bostonplans.org/zoningviewer/>

<https://www.cityofboston.gov/assessing/search/?pid=0800698000>

<https://app01.cityofboston.gov/parcelviewer/>

https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ART50TA

https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ART6COUS

<https://nightshiftbrewing.com/locations/everett/>