

east | west FIRST street planning

Charrette #2

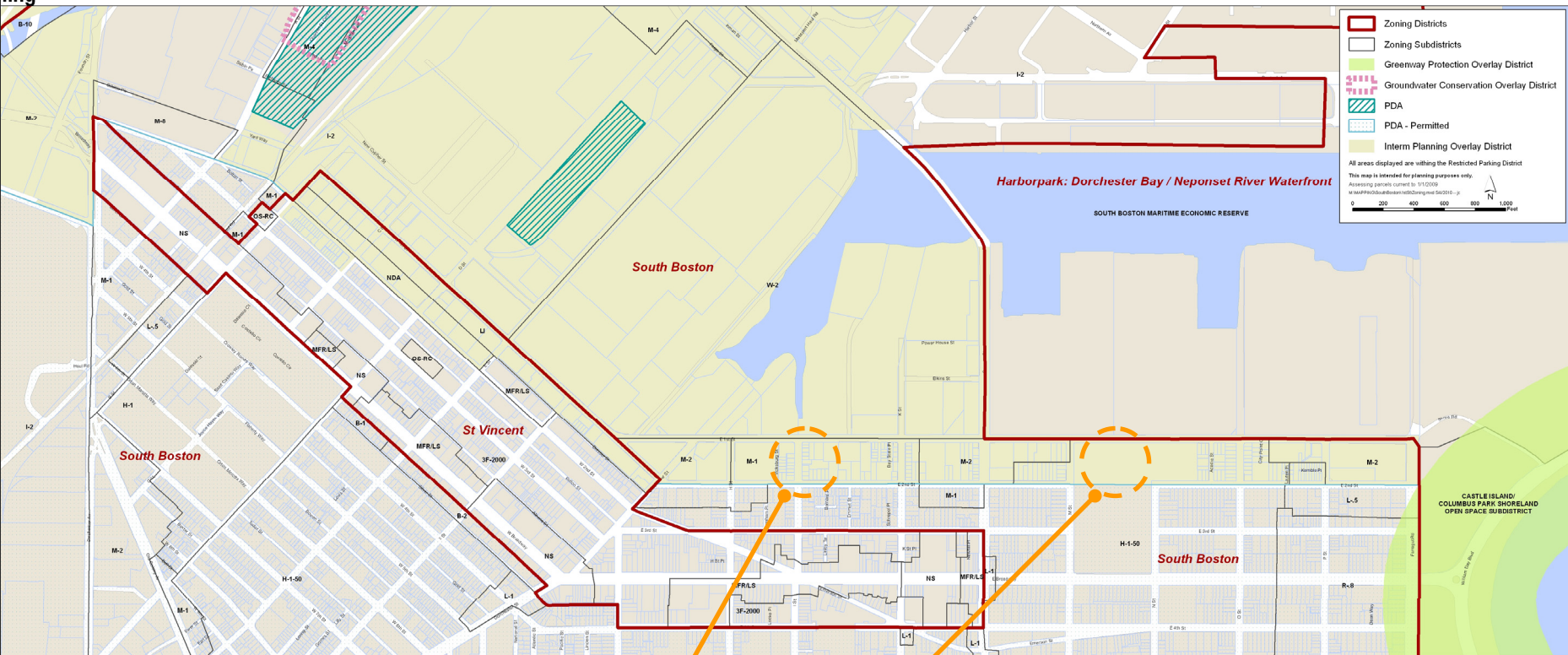
May 8, 2010



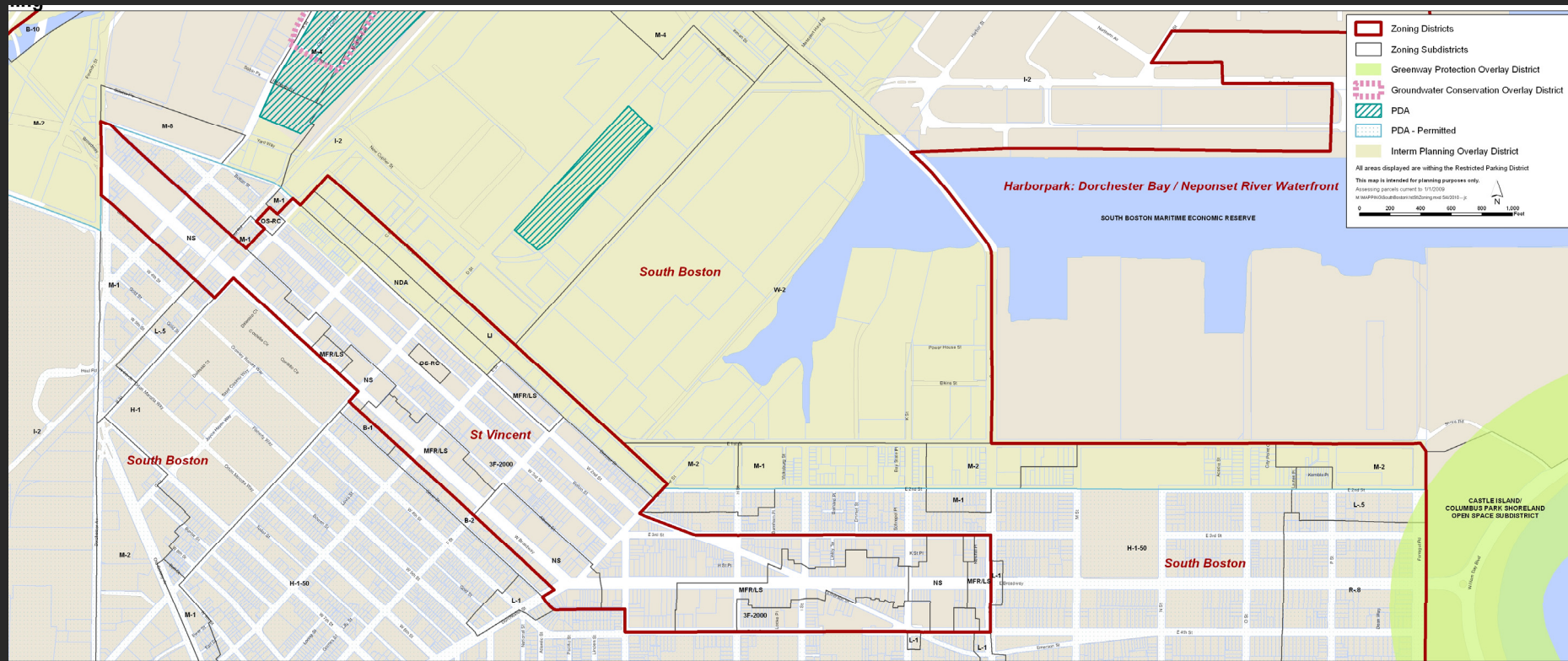
PLANNING CONTEXT



PLANNING CONTEXT: underlying zoning

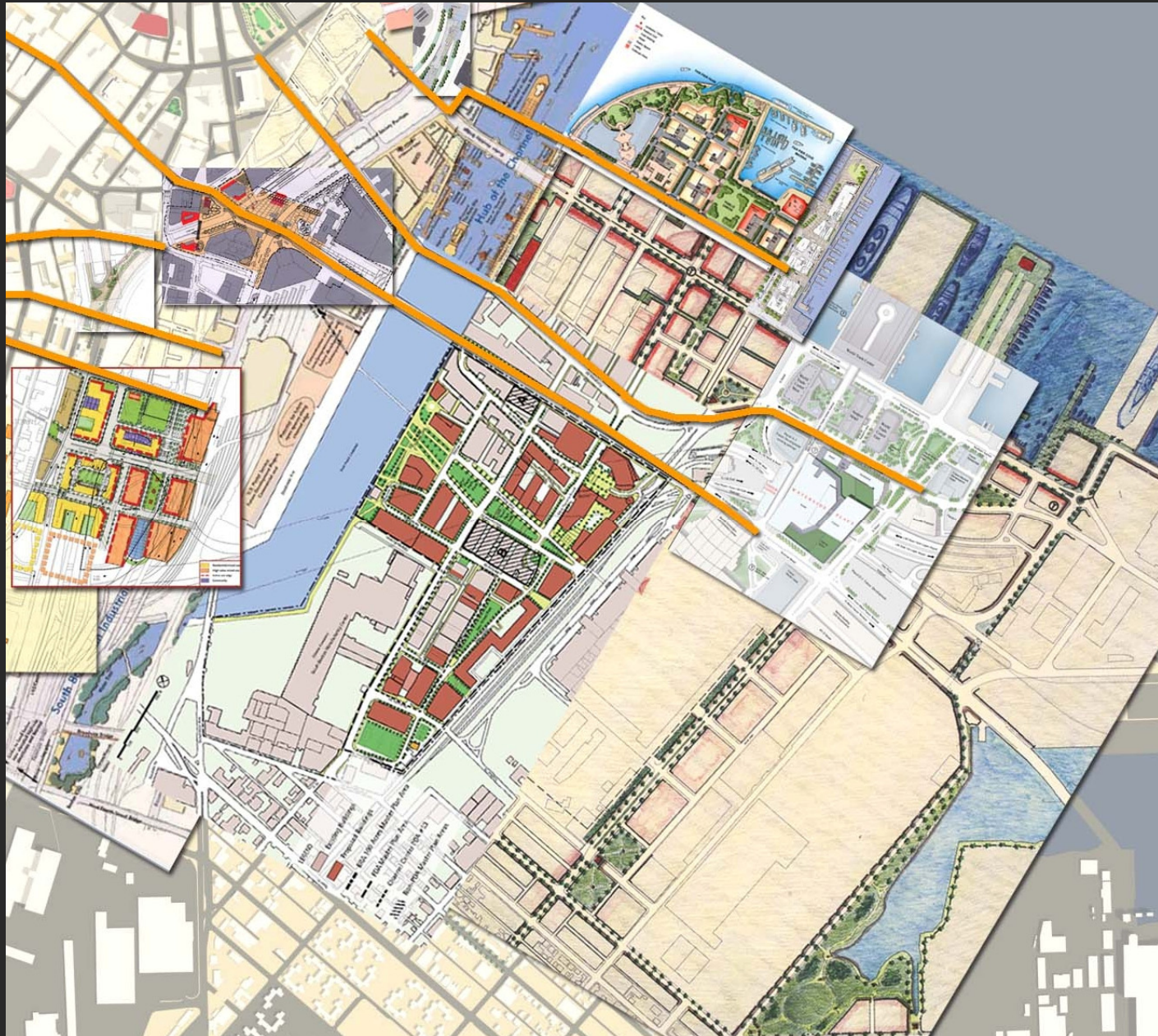


PLANNING CONTEXT: south boston ipod

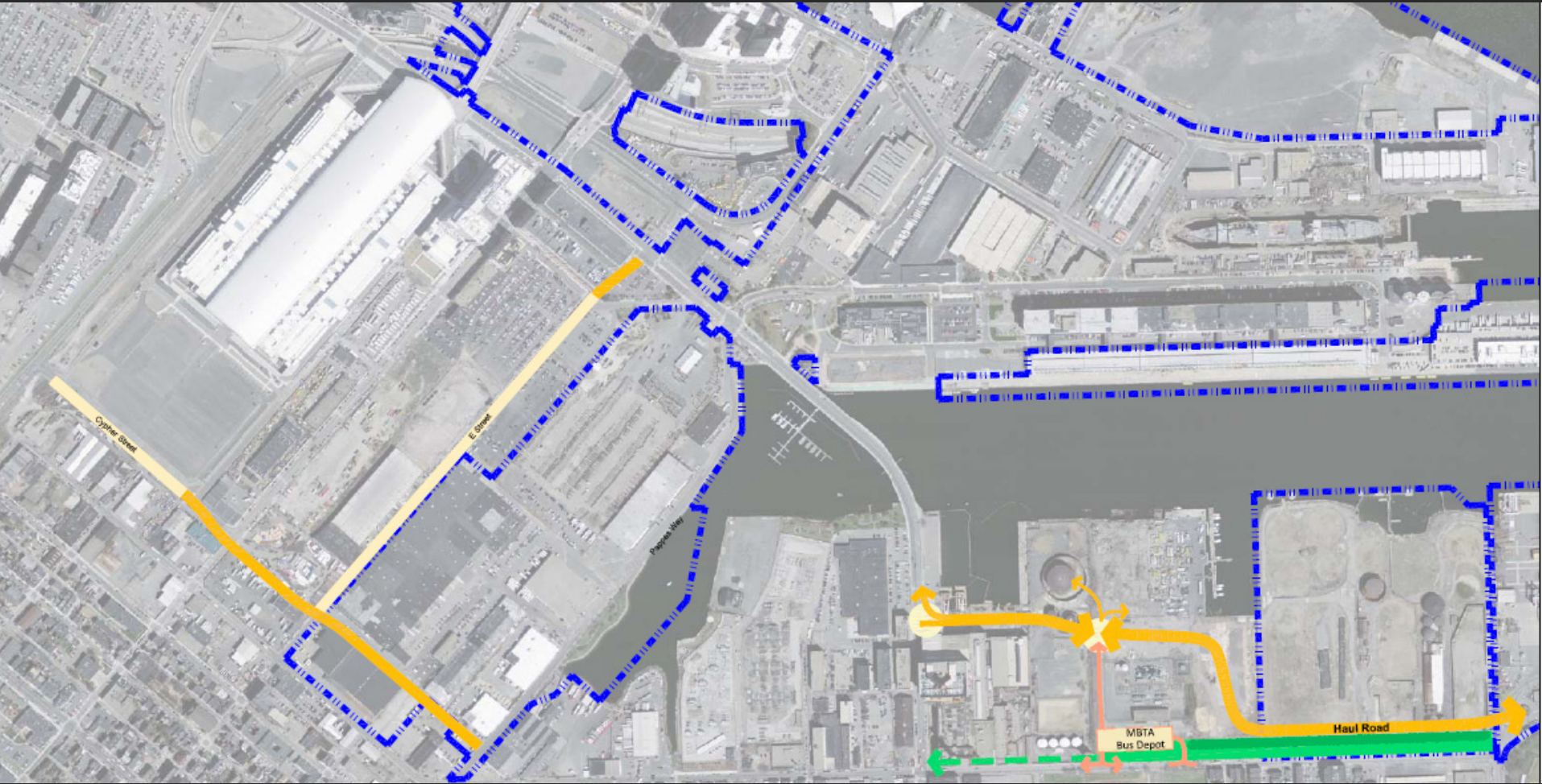


- Provides proper balance between competing land uses and economic and environmental factors
- Address characteristics of existing zoning that fails to discourage siting of industrial uses that are incompatible with residential uses
- Regulates building location, height, and density

PLANNING CONTEXT: prior planning

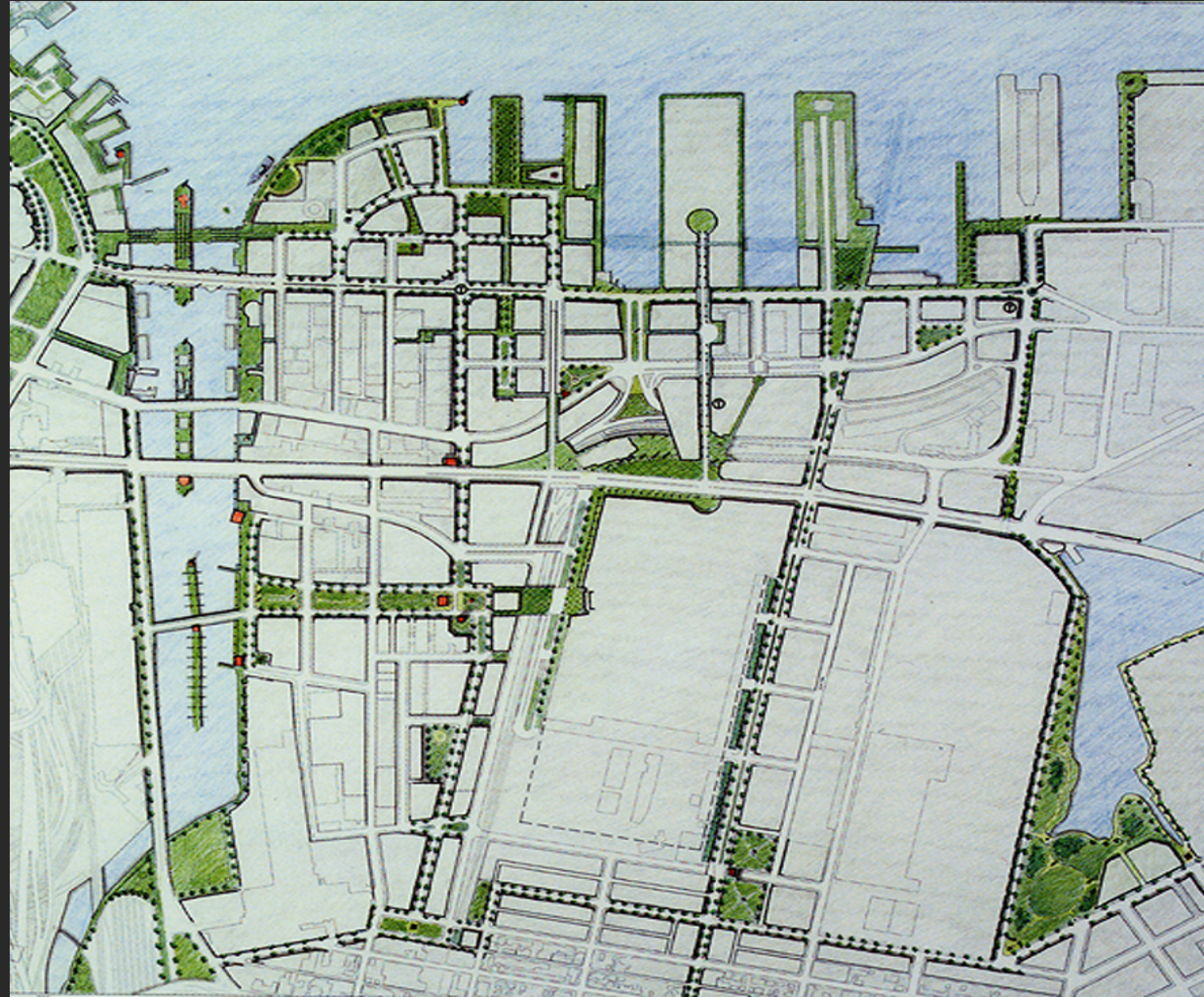


PLANNING CONTEXT: truck access

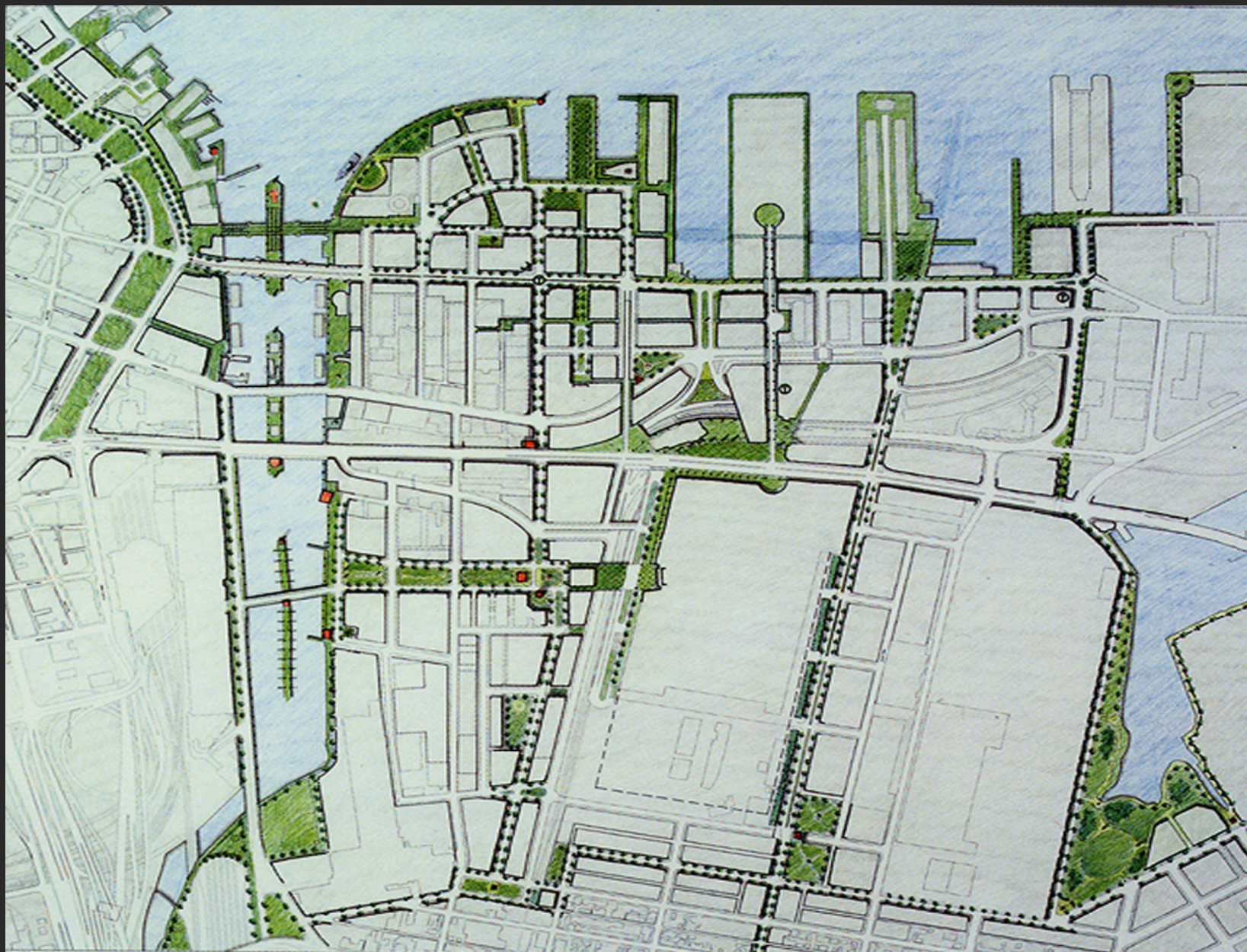


PLANNING CONTEXT: seaport public realm plan

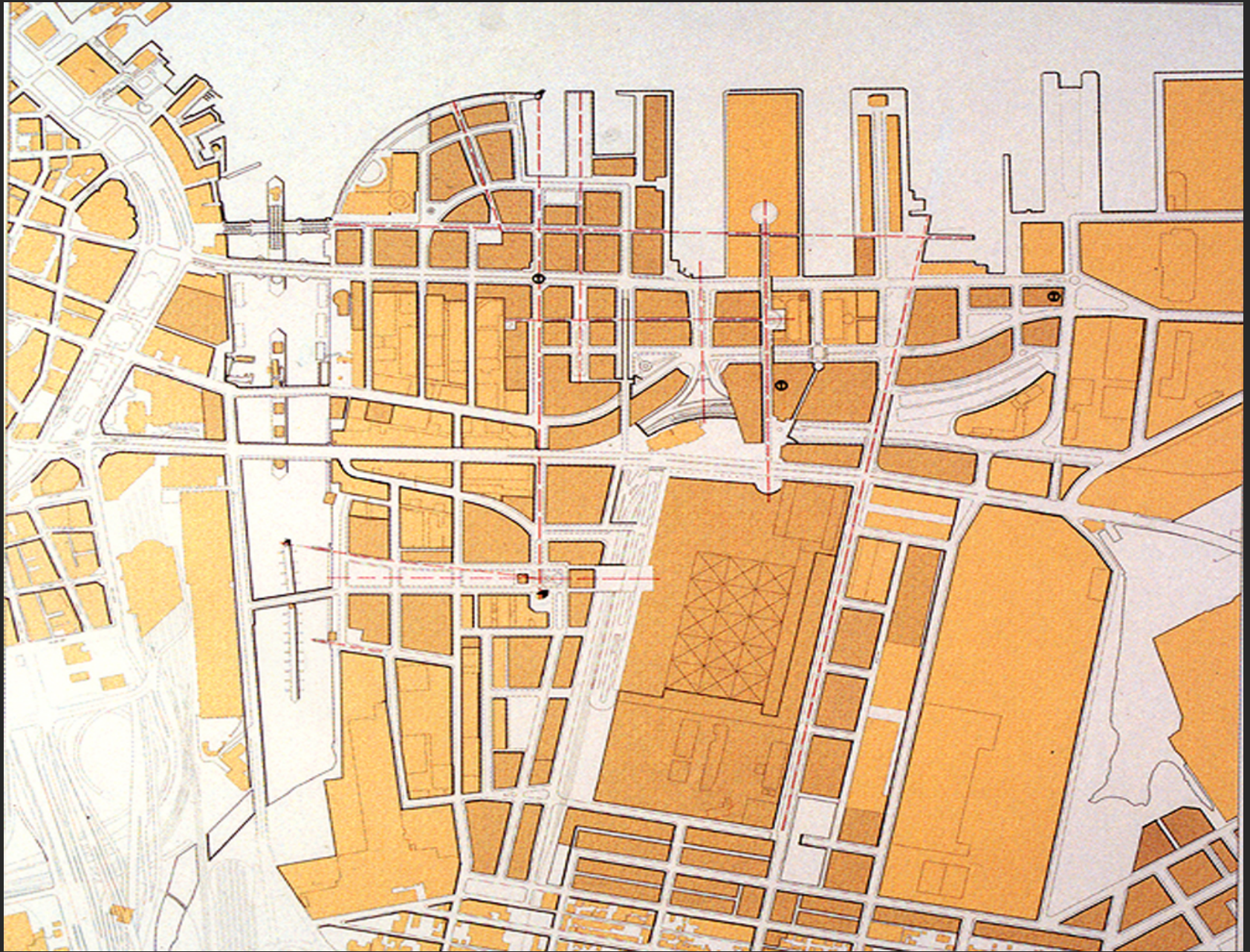
- Promote Boston Harbor as a shared Natural Resource
- Preserve and enhance the port of Boston
- Plan the waterfront as a vital, mixed use neighborhood
- Develop the waterfront as an integral part of Boston's economy
- Enhance the South Boston Community



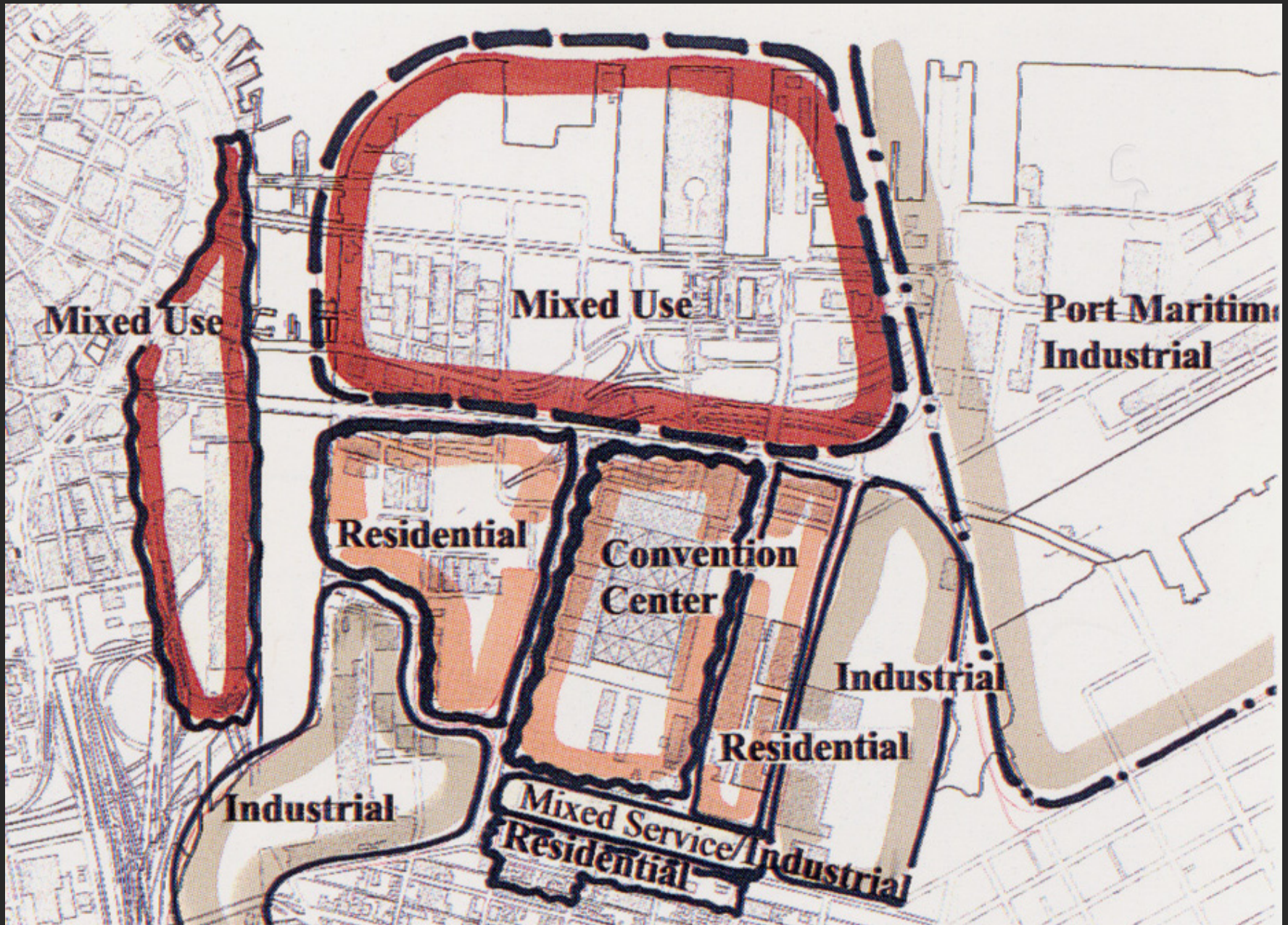
PLANNING CONTEXT: seaport public realm plan



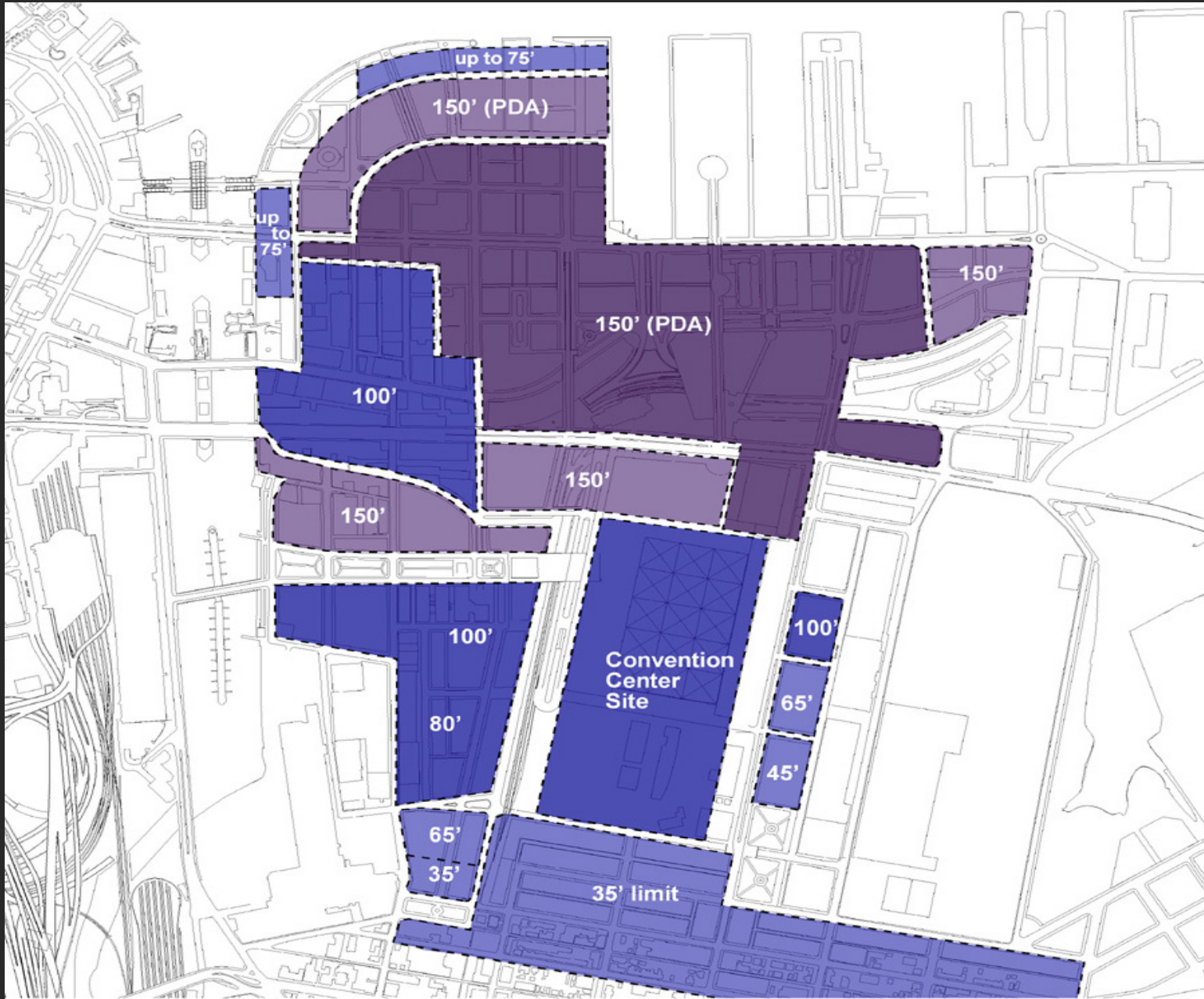
PLANNING CONTEXT: seaport public realm plan



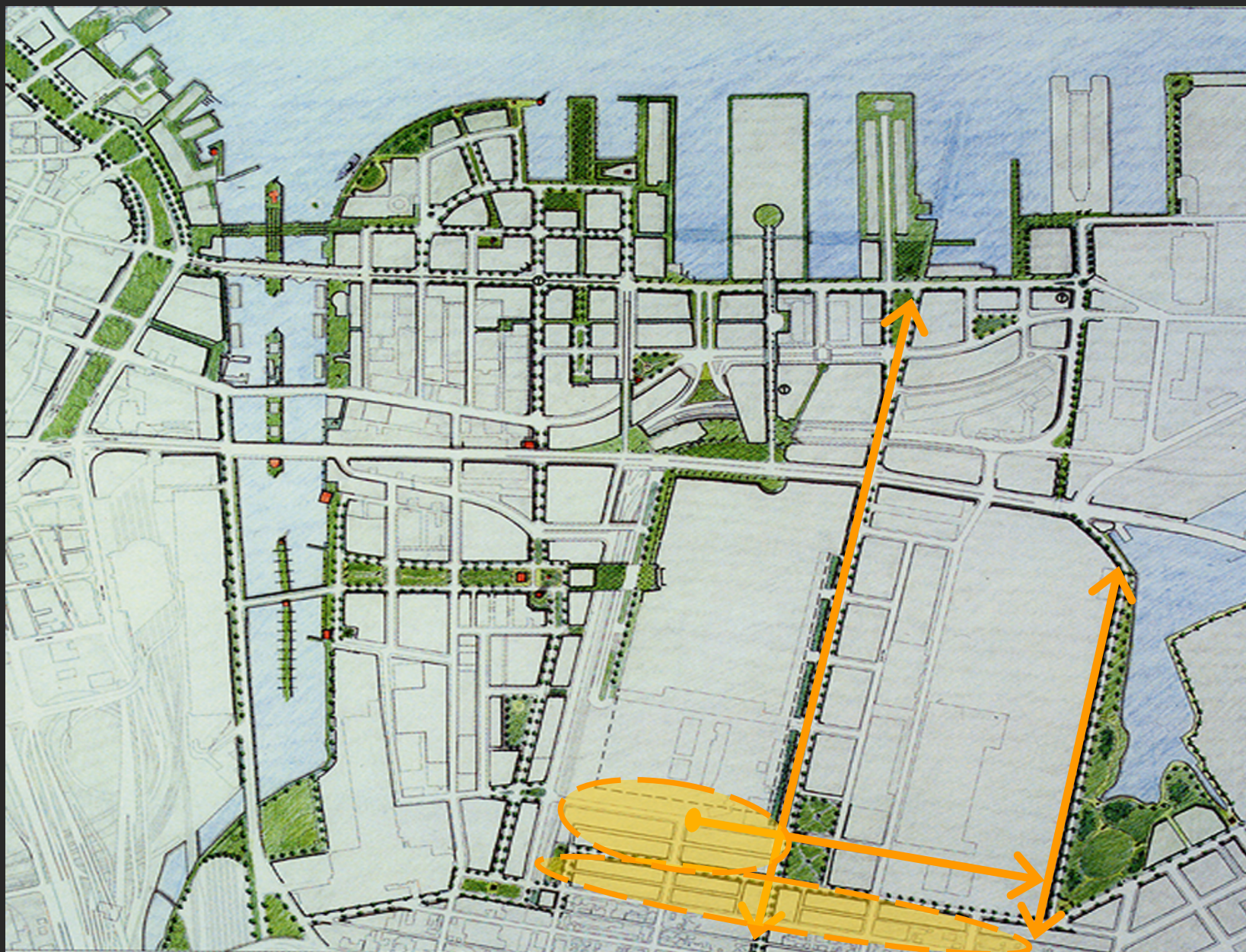
PLANNING CONTEXT: seaport public realm plan



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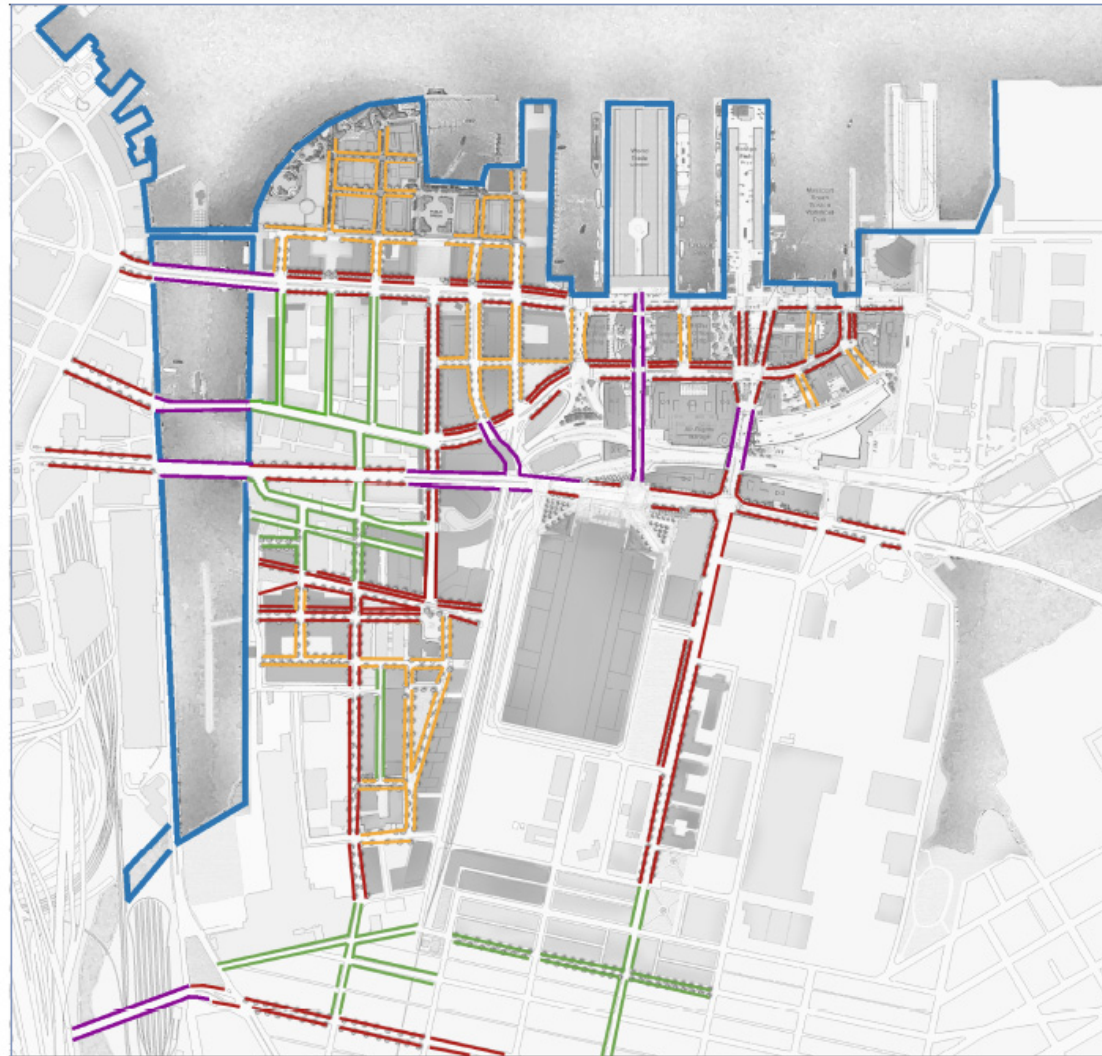
PLANNING CONTEXT: seaport public realm plan

South Boston Streetscape Overview

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STREETSCAPE TYPES

- Type A
- Type B
- Type C
- Bridges
- Harbor Walk

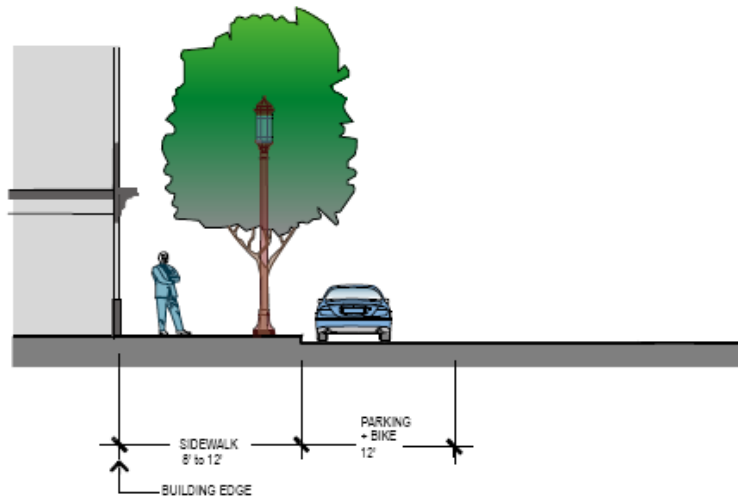
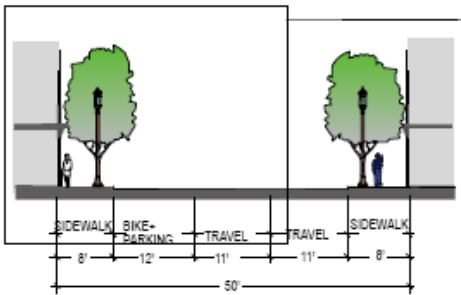
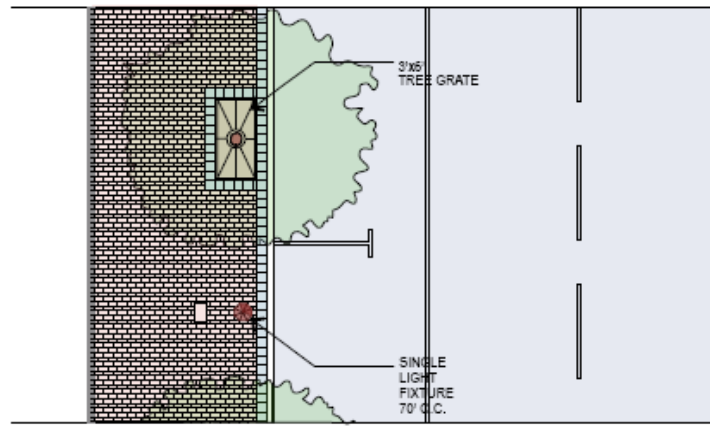
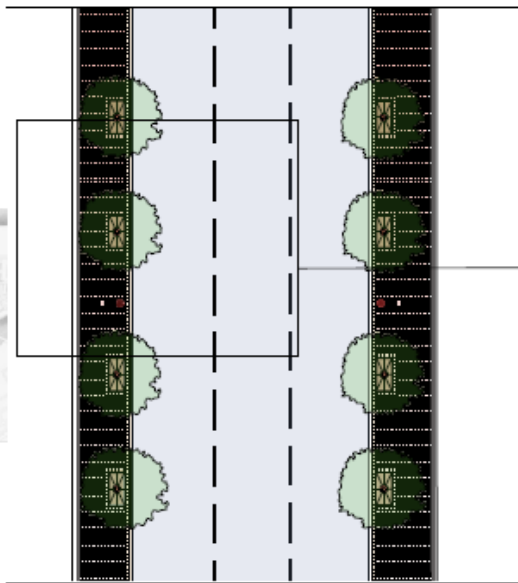
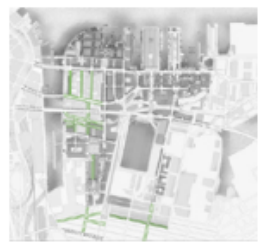


PLANNING CONTEXT: seaport public realm plan

South Boston Streetscape

TYPE C STREETS

Single Row of Trees
Typical for existing Boston Wharf Streets with narrow R.O.W.s
e.g. Pittsburgh Street



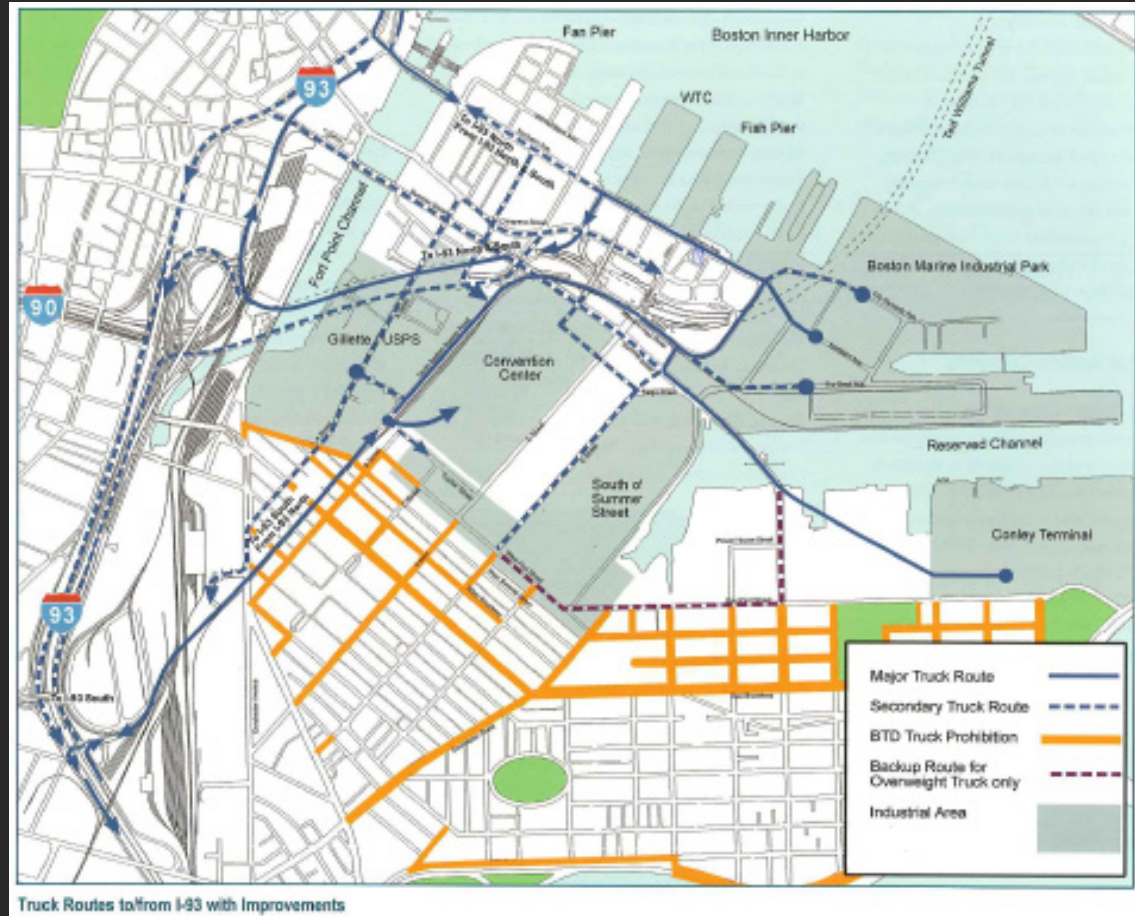
Pittsburgh Street Section

PLANNING CONTEXT: 2000 transportation plan

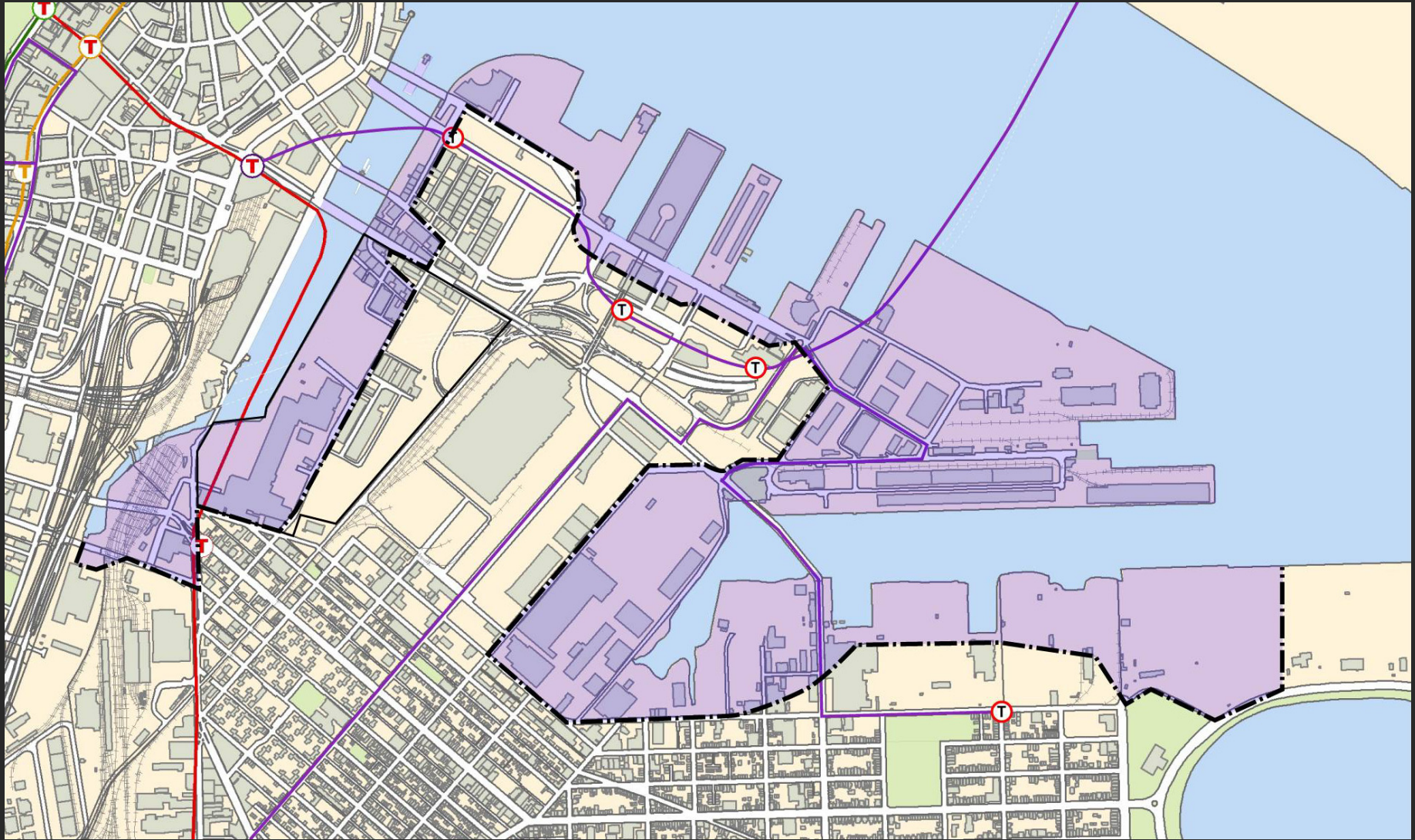
- Protect the residential neighborhood
- Preserve the working port and industrial uses
- Support appropriate development in the South Boston Waterfront district

Mid-Term recommendations

- Cypher Street Connector
- Upgrade E Street to carry truck traffic
- Conley Terminal Haul Road



PLANNING CONTEXT: waterfront



PLANNING CONTEXT: waterfront

- Enhance open space
- Avoid privatization of the shoreline
- Minimize adverse effects of wind and shadow
- Identify substitutions and quantifiable offsets to ensure enforceability
- Promote offsets that are valued by the public consistent with the opinions expressed in public comments
- Ensure the developments are carried out in a manner that protects public rights in both filled and flowed tidelands



PLANNING CONTEXT: port of boston plan

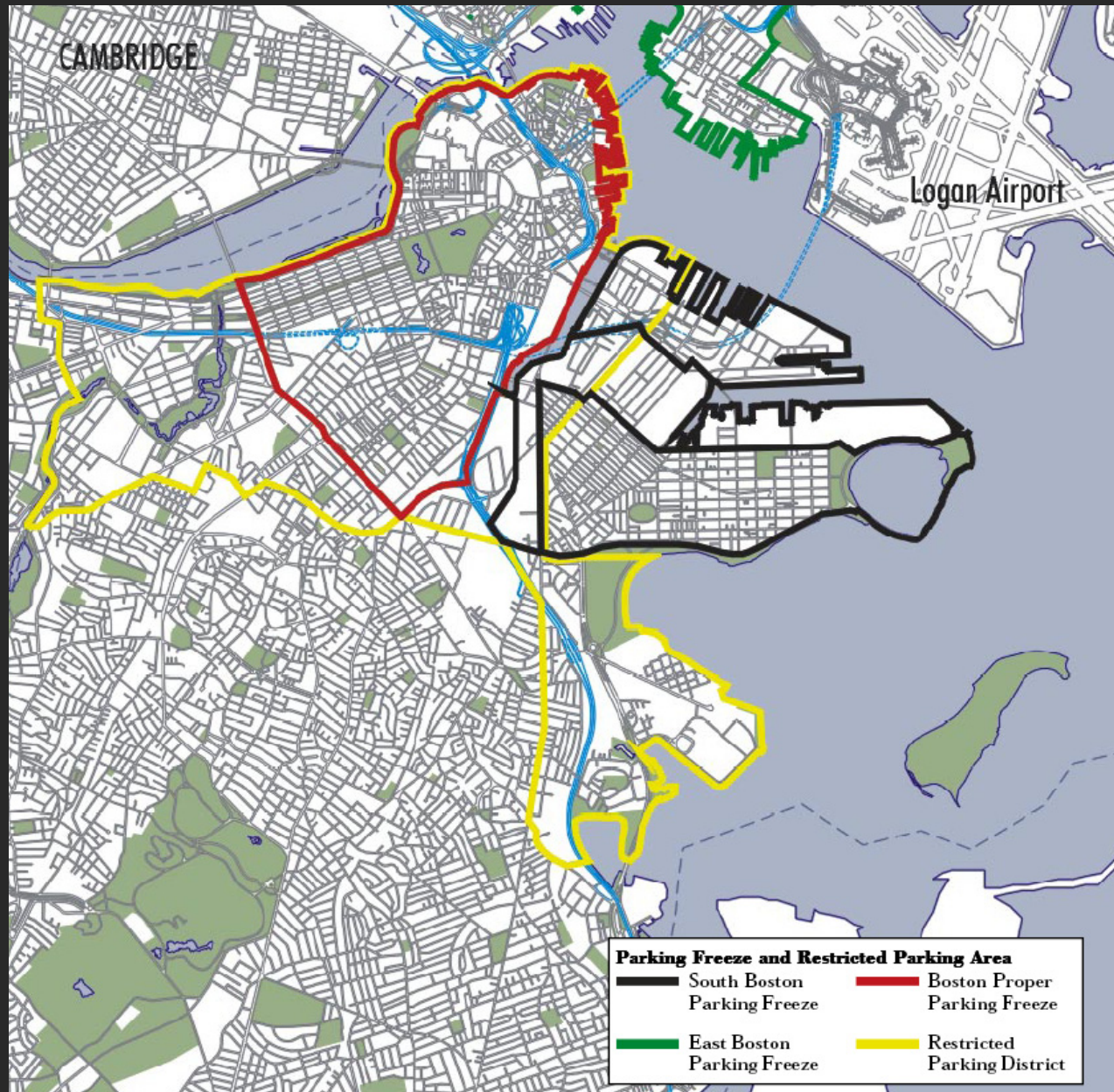
- Promote and encourage the development of the seaport economy
- Maintain maritime jobs and preserve essential port properties for active maritime industrial uses
- Provide the waterside and landside public infrastructure to support the future growth of the industrial seaport
- Promote the port as a component of the Boston tourist trade
- Redevelop appropriate portions of the port for a mixed Harbor-wide economy



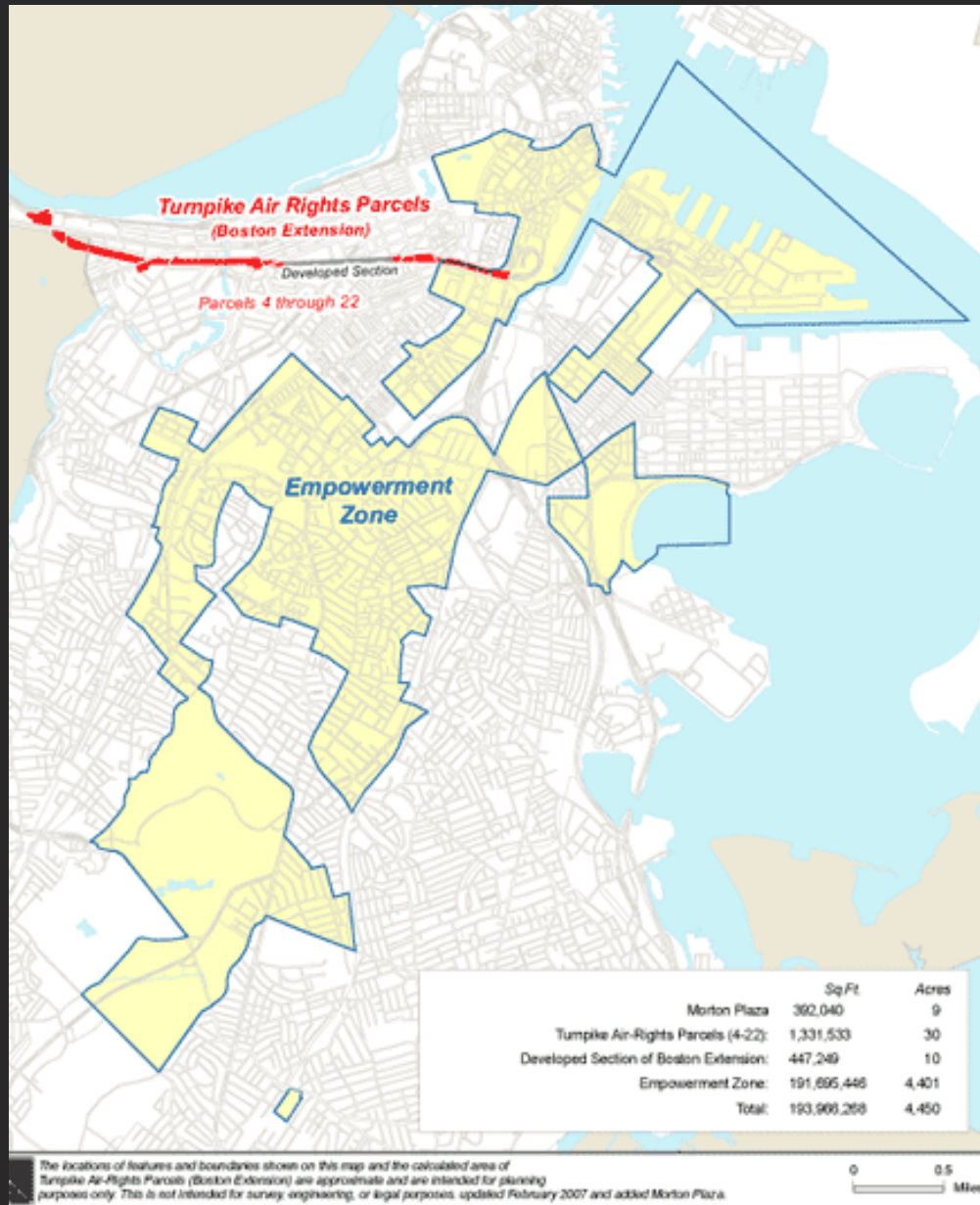
PLANNING CONTEXT: bcec



PLANNING CONTEXT: restricted parking area



PLANNING CONTEXT: empowerment zone



EXISTING CONDITIONS: uses



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EXISTING CONDITIONS: projects

- Signal Building
- Emerald Court
- Distillery →
- Channel Wharf
- First + First
Townhouses ↘

Total Units: 430

THE DISTILLERY REDEVELOPMENT



EXISTING CONDITIONS: changing uses



EXISTING CONDITIONS: streetscape



PROCESS: goals

Goal = new zoning to guide future development

Process:

- Walking Tour
- Charrettes
- Working Group meetings

PROCESS: today's goals

We want your feedback on how we can improve the First Street Corridor:

Break into groups (by number on agenda)

Each group will discuss each topic (15 minutes for each)

- pedestrian access + traffic management
- open space + public realm
- urban design + development
- land uses

BREAK OUT GROUPS

9:40-10:50am

PROCESS: next steps

Working group meeting on May 18th

Please sign in to receive emails about upcoming meetings. All meetings will be posted on the BRA's website:

www.bostonredevelopmentauthority.org