

BRA South End Harrison Albany
Corridor Strategic Plan
Advisory Group Meeting

April 15th, 2009



Harrison-Albany Corridor South End Strategic Plan

STULL AND LEE, INC. with:

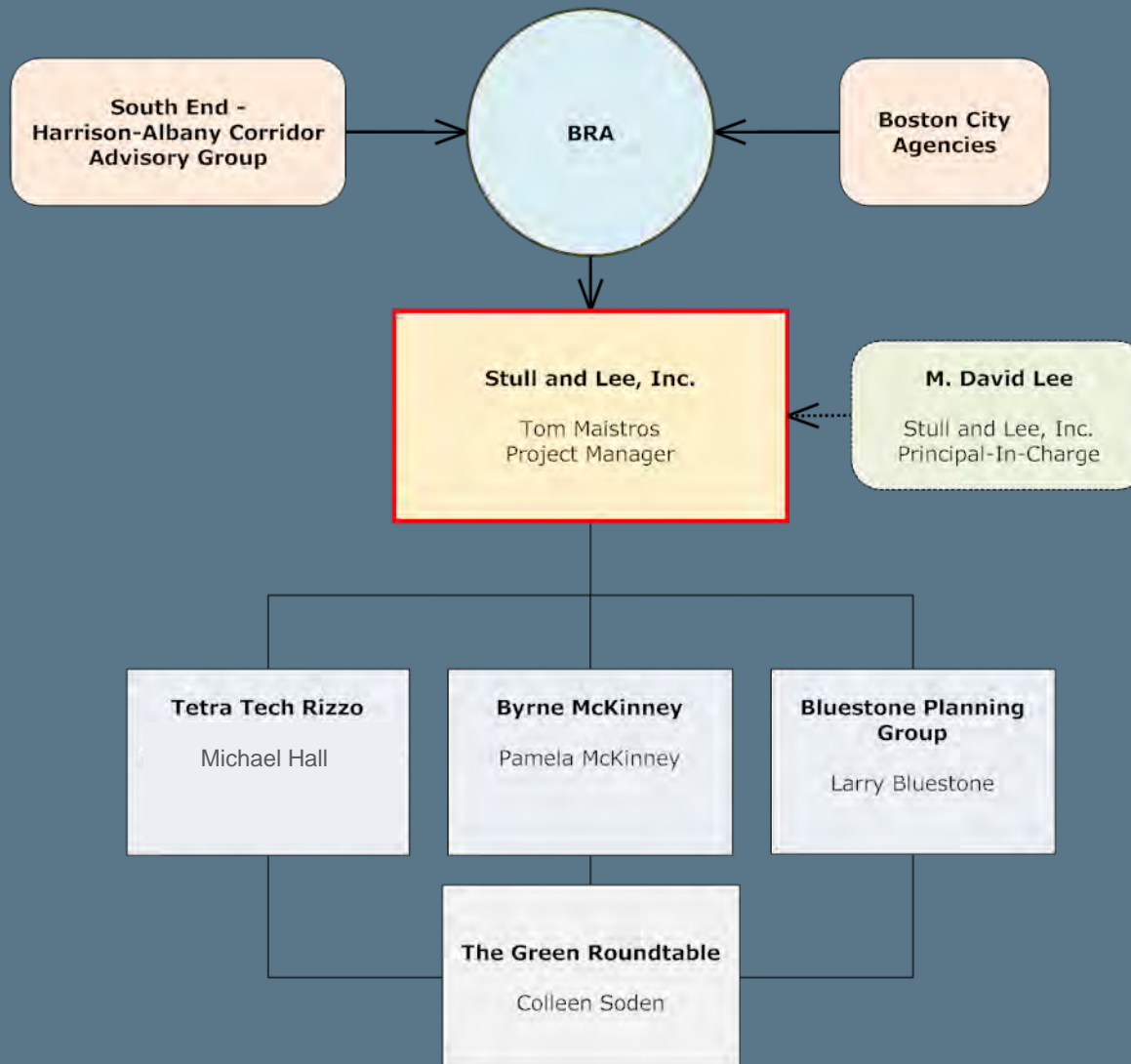
- Bluestone Planning Group
- Bryne McKinney & Associates
- Tetra Tech Rizzo
- The Green Roundtable

Team - Relevant Background



- **Stull and Lee** – Community Planning, Urban Design & Architecture and Medical Facility Planning
- **Bluestone Planning Group** – Neighborhood Planning and Urban Design for Bio Tech Industry including University Park, Cambridge Center Research Campus Plan & Kendall Square Reuse Plan
- **Byrne McKinney & Associates** – Economic Development Planning for Bio-Tech/Med Tech including South End Bio Square, Longwood, North Allston, Kendall Square, Alewife, University Park, Charlestown Navy Yard & MGH
- **Tetra Tech Rizzo** – Transportation Planning and Trip Modeling including Traffic Operation & Analysis Network Synchro Model for the LMA/Crosstown/South End area
- **Green Roundtable** – Large Scale Sustainable Design Strategies for City of Boston, Boston College, 135 acre Ford Plant in St. Paul, North Point Cambridge & University of Rhode Island

Harrison-Albany Corridor South End Strategic Plan Project Organization Chart





Why this team? “Integrated Design Process”

- Offers Integrated Planning Process where Real Estate Economics, Transportation and Sustainable Design will be equally weighed in generating the Strategic Urban Design Vision
- Capitalize on the Teams’ Knowledge of District and Players to expedite Planning Process
- Senior Partners and Staff involvement with the ability to combine Practical Realities with Visionary Possibilities



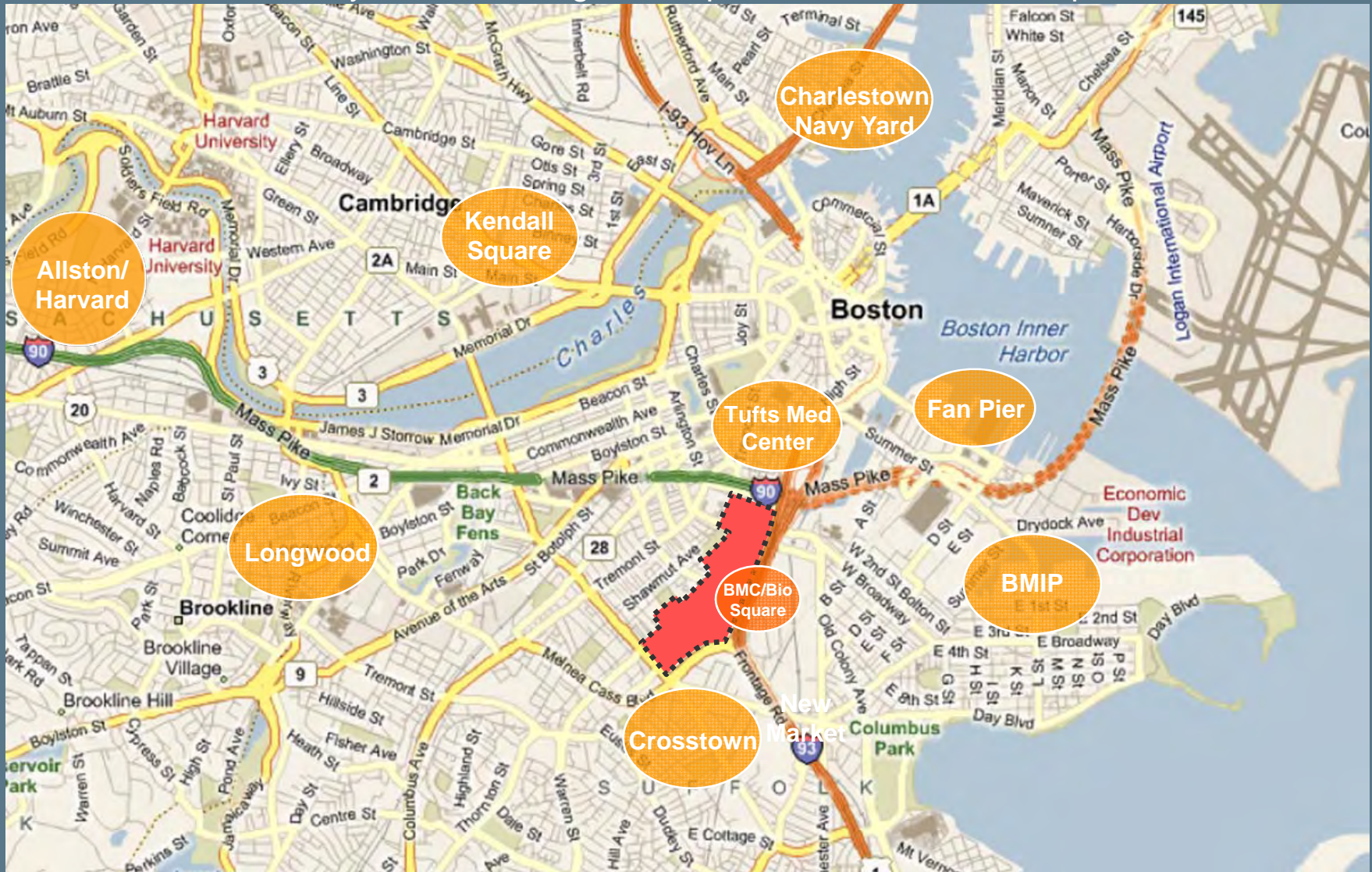
Initial Observations

Driving Forces



Driving Forces

Harrison Albany Corridor's Regional Importance for Bio-Tech Expansion



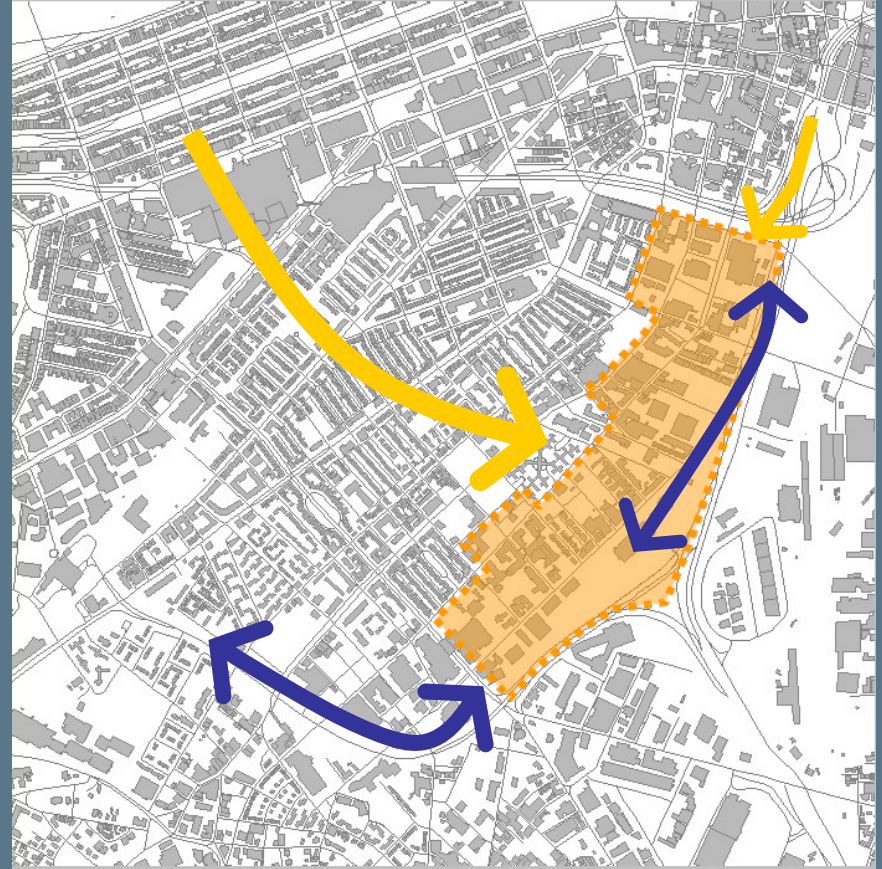
Driving Forces

Economic Drivers Shaping the Harrison Albany Corridor

- BioTech & Medical Institutions (BMC, Tufts)
- Light Industry/Distribution (New Market/ Back Streets)
- Residential (South End/Back Bay)
- Cultural, SoWA, Creative Economy
- Chinatown

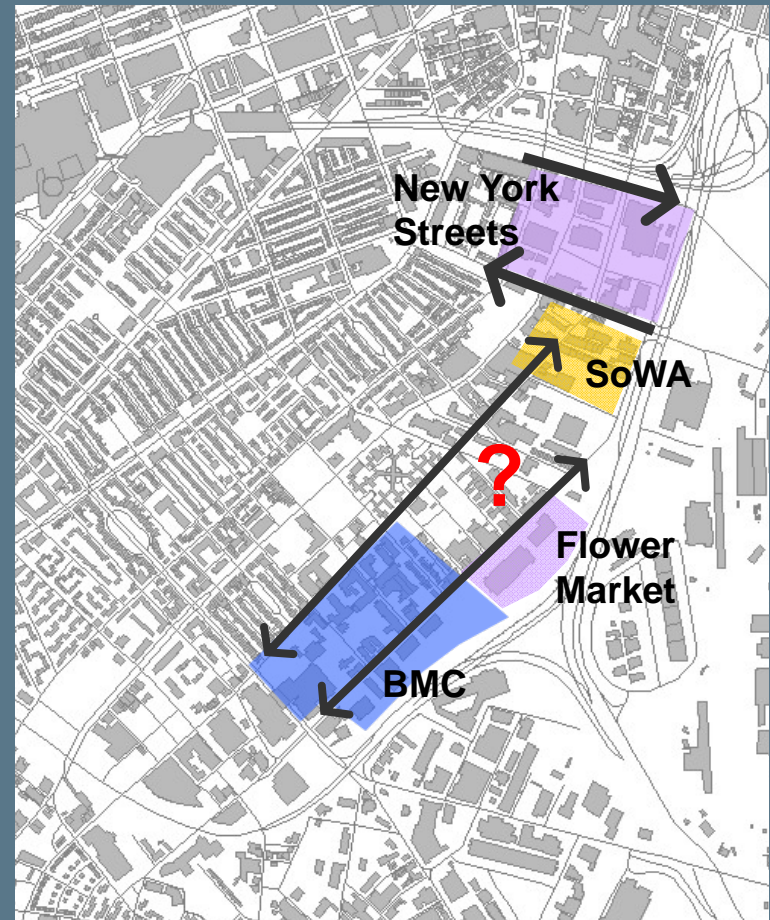
Real Estate Pressures

- Applying Macro Forces – Development of the Corridor Relative to City’s Economic Growth
- Growth of bio square industries to light industrial area
- Growth of bio square to Crosstown
- Accommodating expansion of residential activity from Back Bay across South End toward South Boston



Sub-District Character

- Herald Street Corridor
- SoWA
- BMC/Bio Square
- Flower Market Site
- Elevated Highway & Viaducts
- Albany v. Harrison Avenue Corridor Themes
- New York Streets



Sub-District Character

BMC



Bio Square



SoWA



Back Streets

Sub-District Character

Harrison Avenue



Albany Street



New York Streets



Elevated Highway & Viaducts

Issues /Opportunities

- Land-Use Interface
- Emerging Interests
- Development Opportunities
- Connections and Linkages

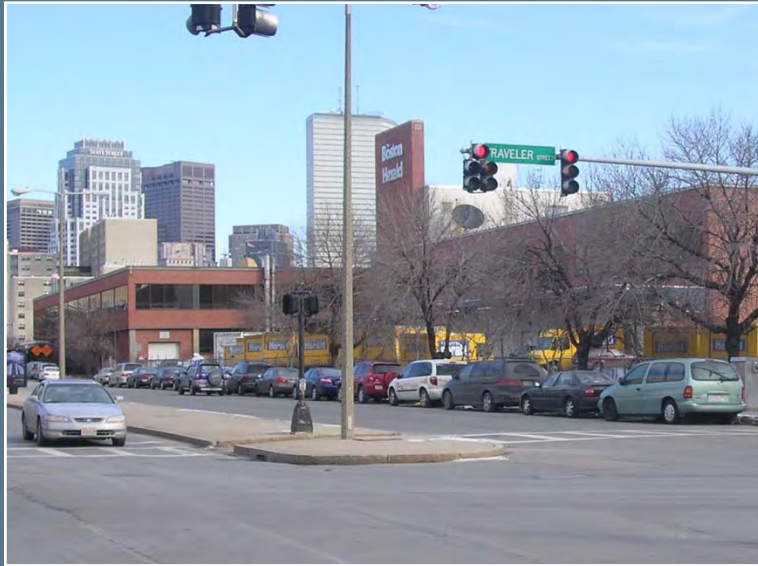
Land-Use Interface



Emerging Interests



Development Opportunities



Connections & Linkages





Food for Thought

LEGEND:

- DOWNTOWN/KENNEDY
- NY STREET TRANSITION ZONE
BACK OFFICES, RESTAURANTS,
LIMITED RESIDENTIAL, HOTELS,
SOME HOUSING
- SLOWLY A MIXED USE,
ENTREPRENEURIAL
SMALLER FLOOR PLATES
- BACKSTREETS USED
EXCLUSIVELY FOR RESIDENTIAL
RESCOURSES
- CONTINUED MEDICAL
AND INSTITUTIONAL
- HEAVILY RESIDENTIAL
- LIGHT INDUSTRIAL/
DISTRIBUTION
-



FIGURE: LAND USE EMPHASIS Scale: 1" = 200'

BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN

LEGEND:

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- 1 "BEAUTIFY" BRIDGE CONNECTIONS TO DOWNTOWN
- 2 IMPROVE "FRONT PORCH" OF CASTLE SQ. HOUSING ON SHAWMUT AVE.
- 3 MAKE WASHINGTON 2-WAY BETWEEN E. BERKELEY AND HERALD. HARRISON NORTH OF I-93 TOO.
- 4 "NARROW" (C) HARRISON BETWEEN E. BERKELEY AND HERALD
- 5 ALLOW GREATER HEIGHT IN N.Y. STREET TRANSITIONAL AREA
- 6 IMPROVE PEDESTRIAN AND BICYCLE CONNECTIONS TO SOUTH BOSTON
- 7 EXPLORE USE FOR AREAS UNDER THE EXPRESSWAY. IDEA BUS PARKING, TOUR BUS PICK-UP/DROP-OFF, POTENTIAL DEVELOPMENT OPPORTUNITIES AND IMPACT TO ADJACENT AREAS INSIDE THE OUTSIDE STUDY AREA.
- 8 ALBANY STREETSCAPE IMPROVEMENTS
- 9 ADDRESS "INTERNAL" FOCUS OF MEDICAL BUILDINGS
- 10 EXPLORE DIRECT ACCESS TO FRONTAGE ROAD FROM EXPRESSWAY



FIGURE: POTENTIAL URBAN DESIGN INTERVENTIONS Scale: 1" = 200'

BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN