



BRA South End Harrison Albany

Corridor Strategic Plan

Advisory Group Meeting

May 6, 2009



AGENDA

ADVISORY GROUP WORKING SESSION

Wednesday, May 6, 2009 6:00–8:00pm
Franklin Square House – 11 East Newton Street, South End – Boston, MA

- 6:00 pm** **AGENDA OVERVIEW**
BRA Staff, Advisory Group Members, & Consultant Team
Advisory Group co-chairs vote
- 6:15 pm** **EXISTING CONDITIONS REVIEW &
CONCEPTUAL REDEVELOPMENT SCENARIOS**
Presentation by Consultant Team
- Existing Conditions Review – Land Use, Transportation & Market Overview
 - Goals & Objectives
 - Hypothetical Development Scenarios
- 7:00 pm** **ADVISORY GROUP DISCUSSION SESSION**
- 7:40 pm** **OPEN DISCUSSION**
- 8:00 pm** **MEETING ADJOURNED**



EXISTING CONDITIONS

LEGEND:

--- PROJECT BOUNDARY



FIGURE : AERIAL MAP



LEGEND:

--- PROJECT BOUNDARY

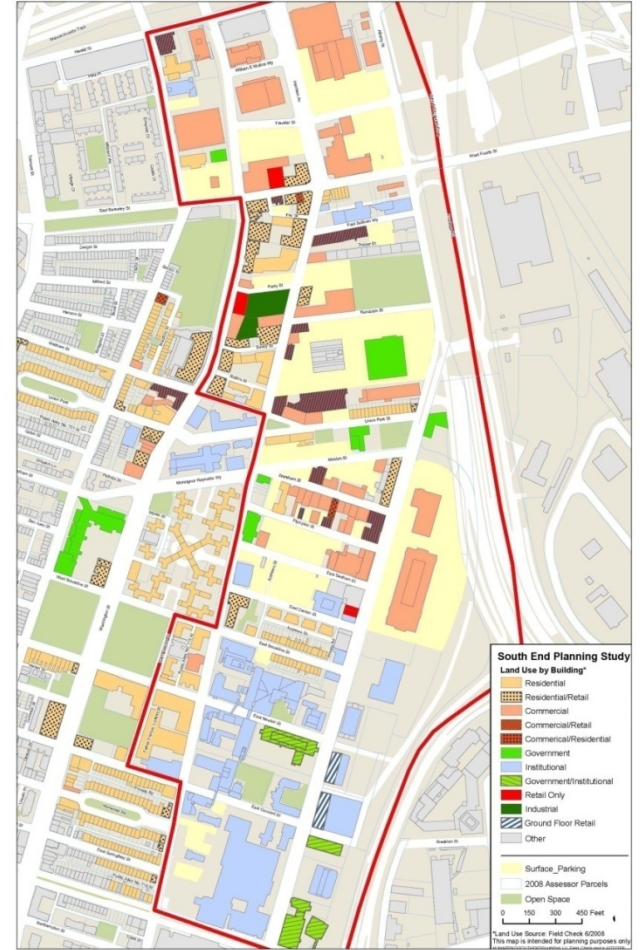


FIGURE : LAND USE BY BUILDING

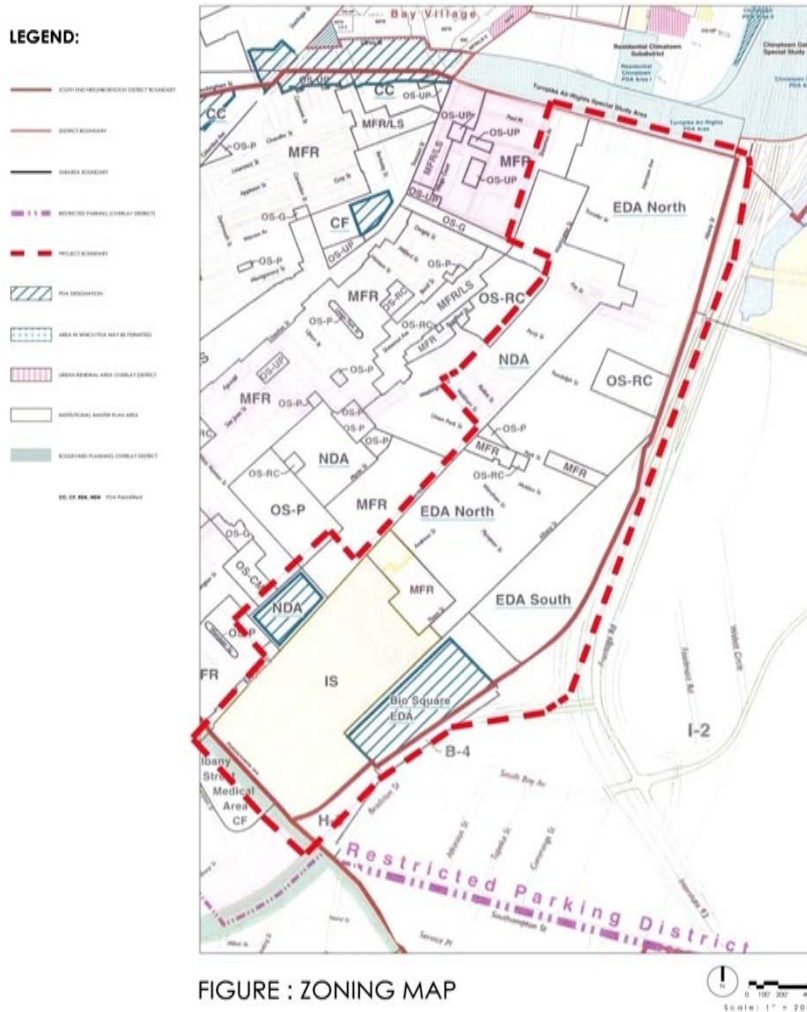
BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN

 STILL AND LEE, INC.-ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE

BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN

 STILL AND LEE, INC.-ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE

EXISTING CONDITIONS

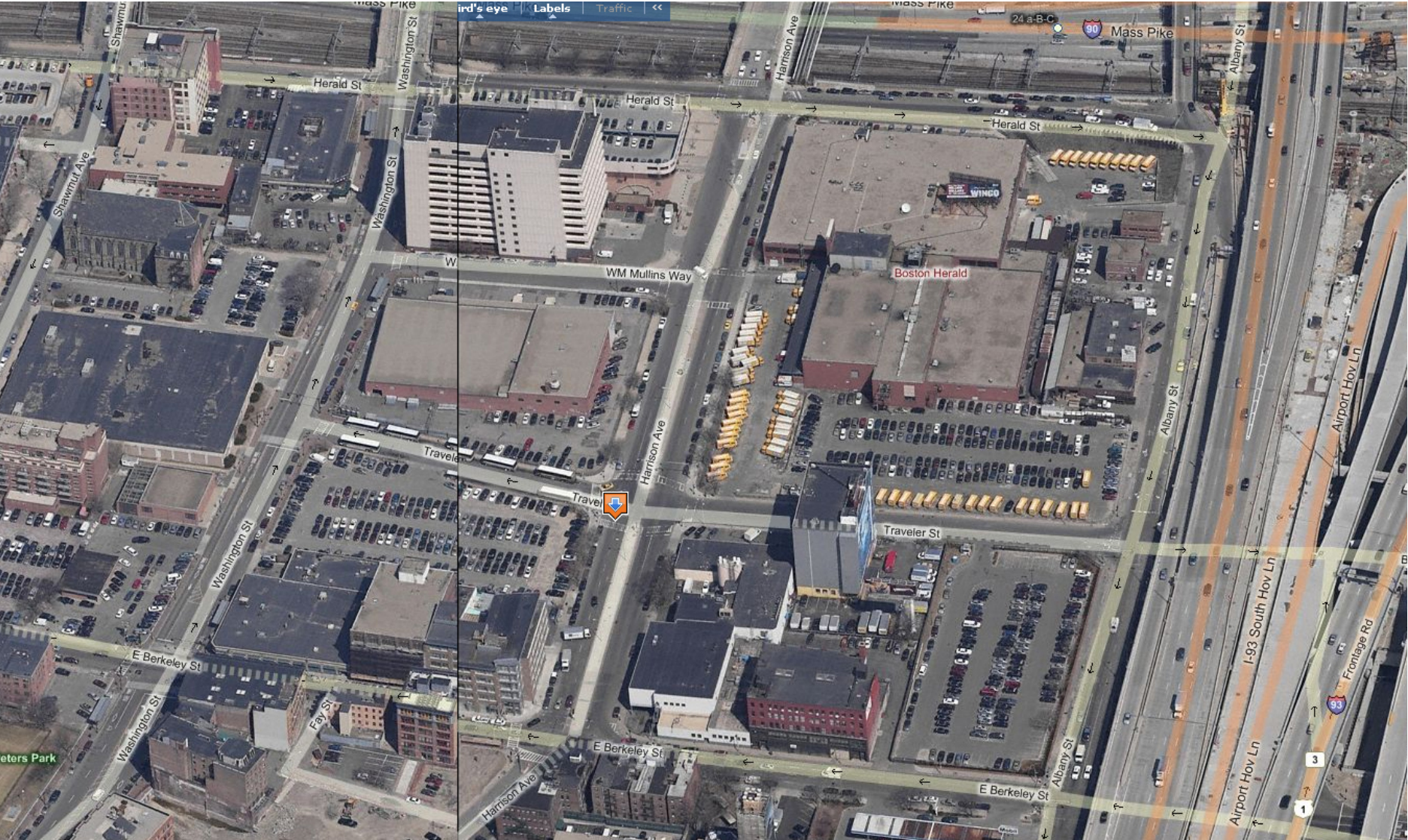


Harrison Albany Corridor Zoning Districts: Summary Zoning Chart				
Zoning District	Generally Allowed Uses	FAR	Max. Height (ft.)	Comments
EDA North	Offices, commercial, retail, artists mixed use, manufacturing, schools, hotel	4.0	70	
EDA South	Offices, commercial, retail, artists mixed use, manufacturing, schools, hotel	4.0	150	
Bio Square EDA / PDA	Medical research labs, offices, hotels, parking	4.0 5.0 / PDA	150	
NDA	Offices, commercial, retail, artists mixed use	3.0	70	
MFR	Multi-family, townhouses, rowhouses	2.0	70	
IS	Educational, labs, health care, businesses, arts	4.0	120	
OS-RC	Active and passive recreational uses	N/A	N/A	
EDA - established to encourage economic growth, jobs and entrepreneurial opportunities				
Bio Square EDA - established to encourage development of medical research campus				
NDA - established as buffer area separating residential areas from industrial areas				
MFR - established to encourage multi-family housing				
IS - established to encourage campuses for major institutions				

BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN

 STILL AND LEE, INC. - ARCHITECTS AND PLANNERS WITH BFO/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE

NEW YORK STREETS DISTRICT





New York Streets – View on Harrison Ave Looking South



New York Streets – View on Washington Street Looking North

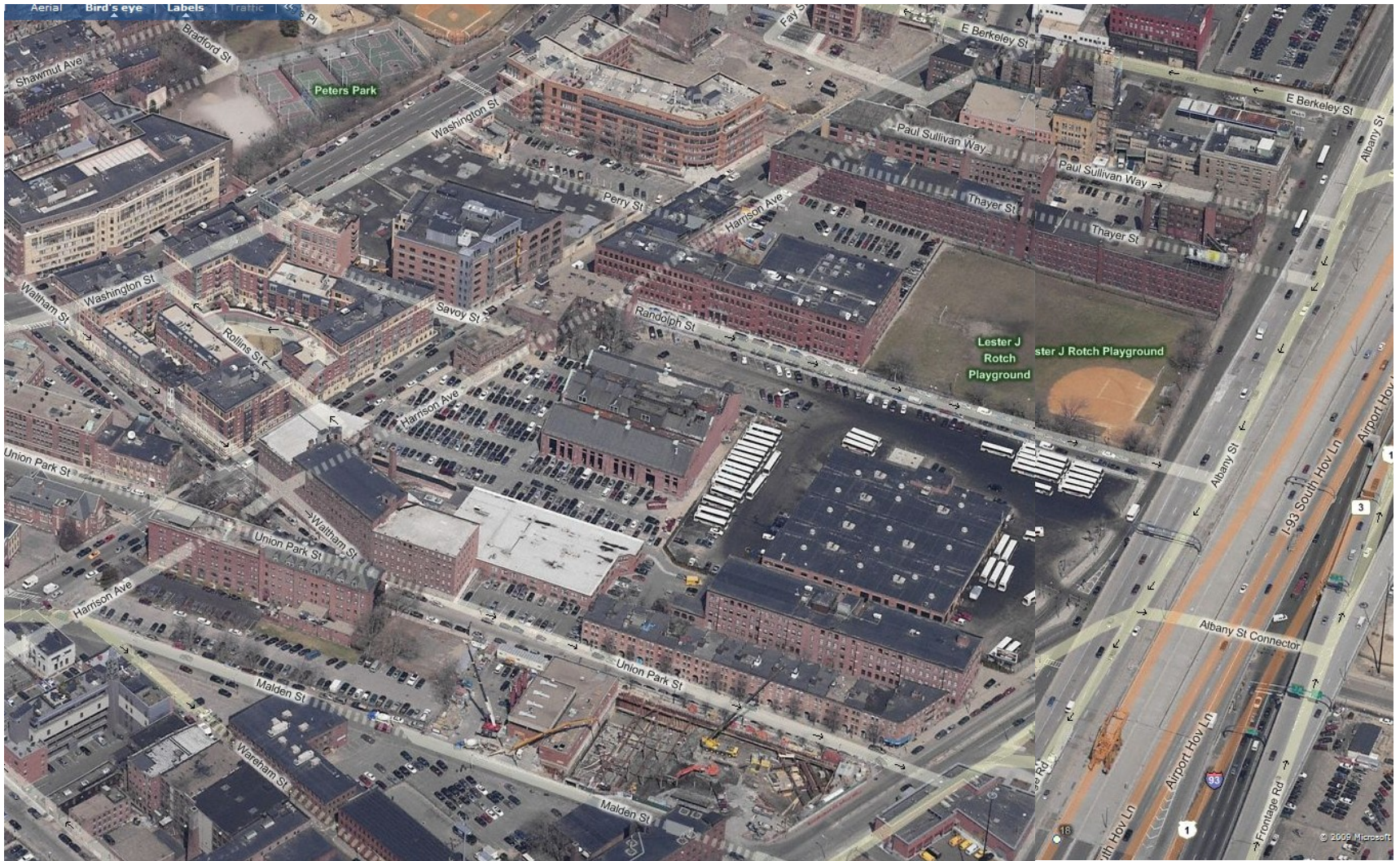


New York Streets – Pine Street Inn



New York Streets – Light Industry

SOWA





SOWA – Thayer Street Lofts



SOWA – Boston Sports Club

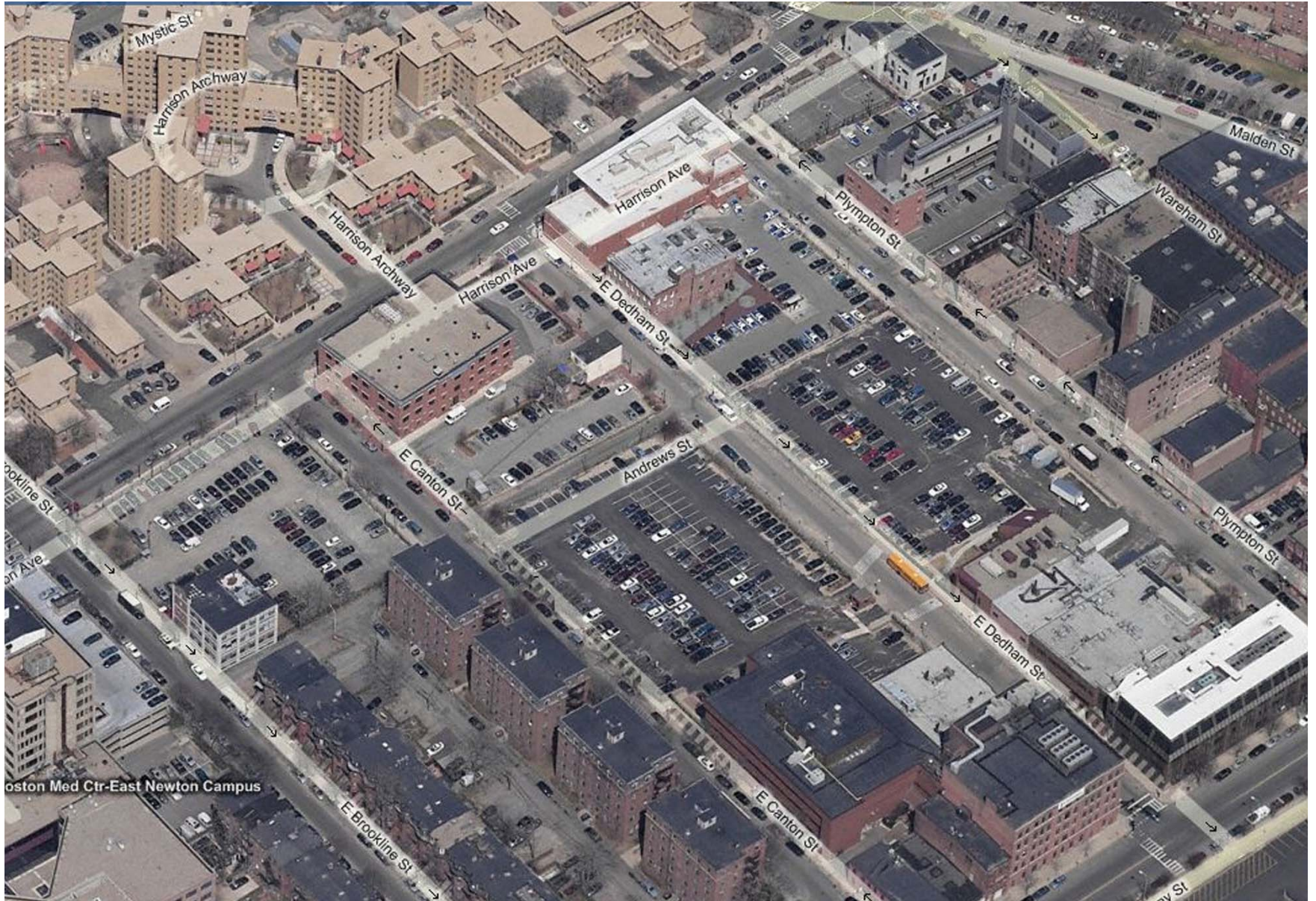


SOWA – Office Space



SOWA – New Housing

BACKSTREETS





Back Streets – Wareham Street Lofts



Back Streets – Flower Industry



Back Streets – Albany Street Commercial



Back Streets – Plympton Street Business

INSTITUTIONAL AND BIOMEDICAL





Institutional – Albany Street Looking North



Institutional – BU Medical Center



Institutional - BioSquare



Institutional – Church of the Immaculate Conception

TRANSPORTATION ISSUES



Parking Needs



Street Hierarchy

LEGEND:

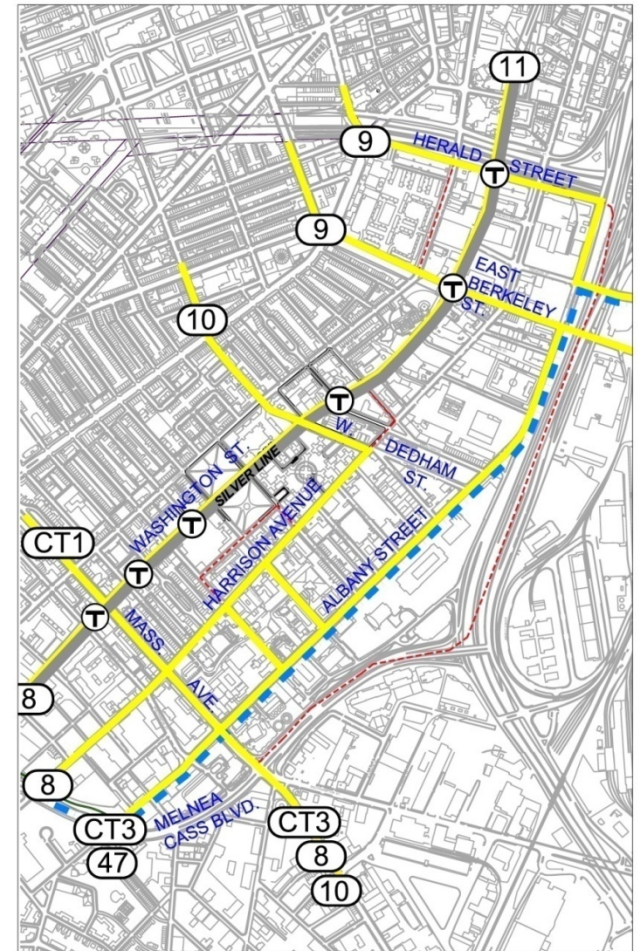


FIGURE: TRANSIT MAP

BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN

 STILL AND LEE, INC. - ARCHITECTS AND PLANNERS with BFG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE

LEGEND:

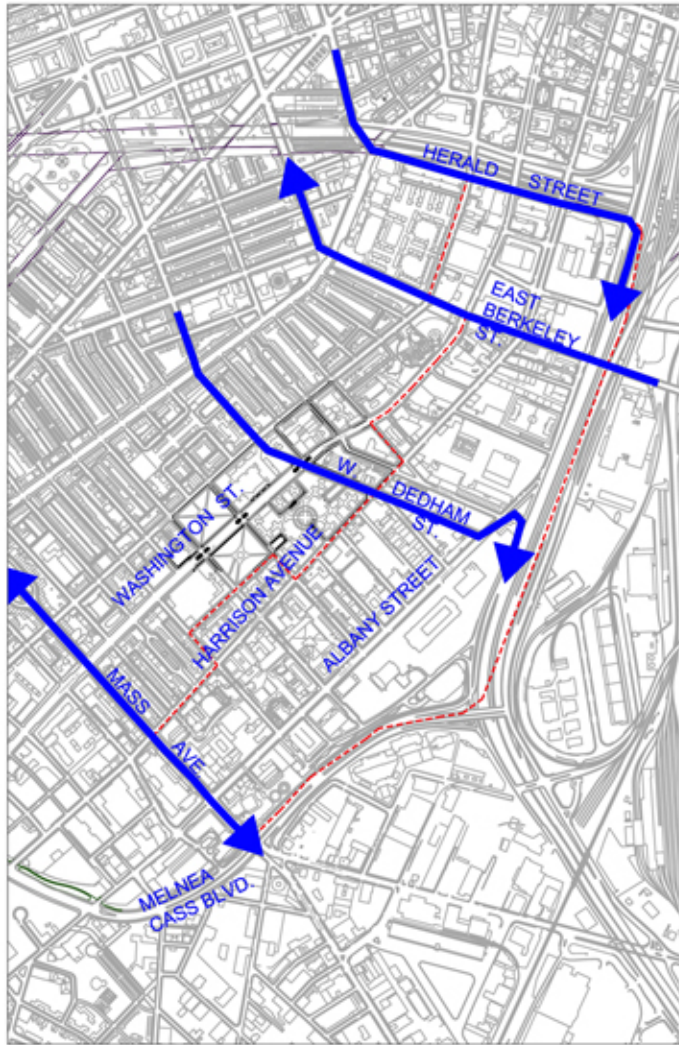


FIGURE: CROSSTOWN ROUTES



BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN

LEGEND:

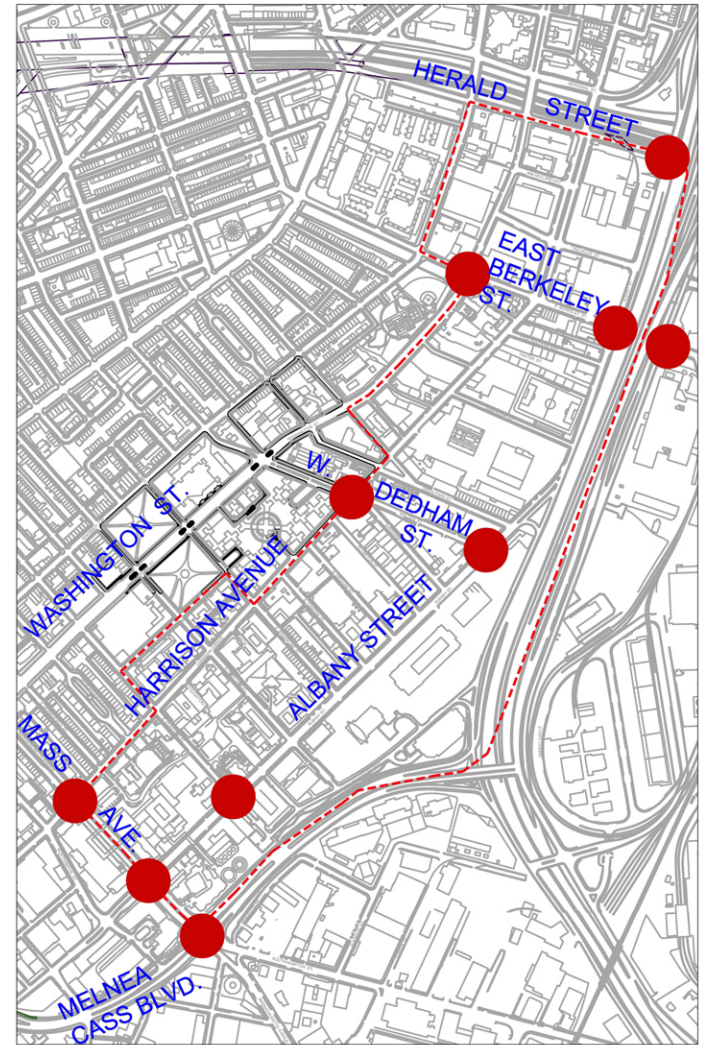


FIGURE: HOT SPOTS



BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN

MARKET OVERVIEW

LEGEND:

• • • • PROSPECT HEIGHT

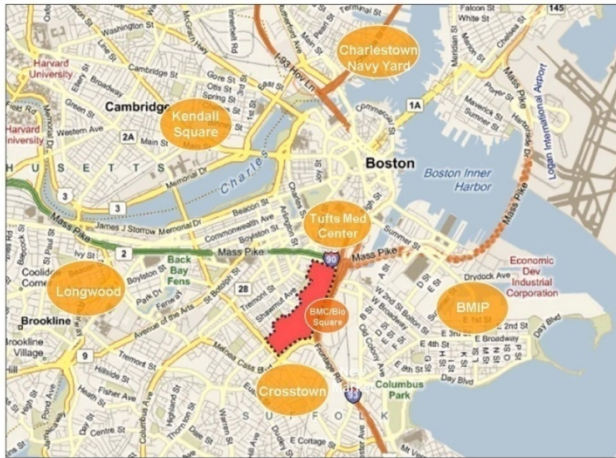


FIGURE : METROPOLITAN CONTEXT



LEGEND:

- DOWNTOWN/KENNESAW
- NY STREETS TRANSITION ZONE
- BACK STREETS, INSTITUTIONAL, LIMITED RESIDENTIAL, HOTELS, SOME HOUSING
- SOUTH, A MIXED BACK, ENTREPRENEURIAL, SMALLER, FLEX, FLEXIBLE
- BACK STREETS USES, BACKCOURTS, MORE RESIDENTIAL, RESOURCES
- CONTINUES MEDICAL AND INSTITUTIONAL
- HEAVILY RESIDENTIAL
- LIGHT INDUSTRIAL/DISTRIBUTION

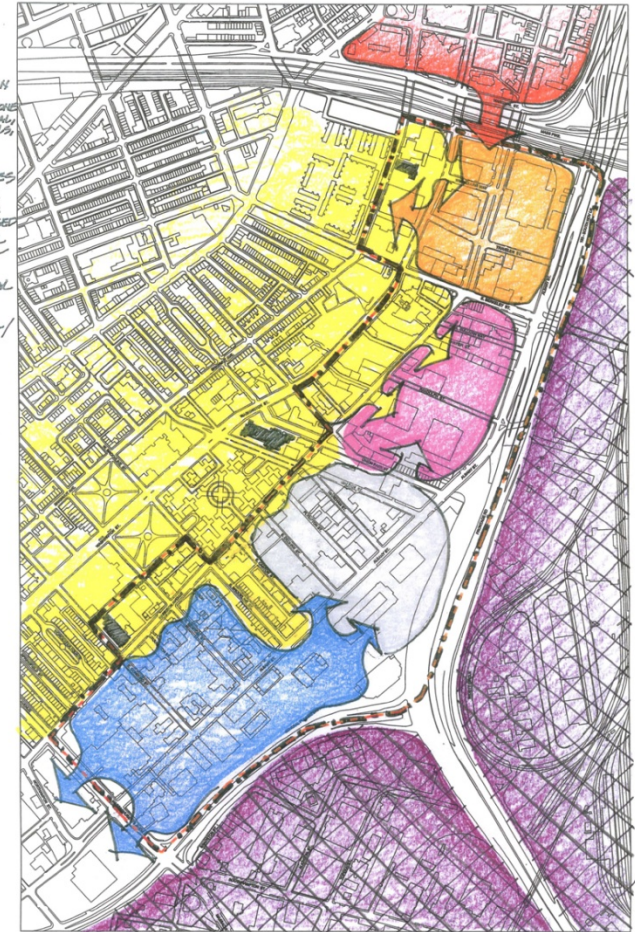


FIGURE: LAND USE EMPHASIS



BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN

STILL AND LEE, INC. - ARCHITECTS AND PLANNERS WITH BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE

BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN

STILL AND LEE, INC. - ARCHITECTS AND PLANNERS WITH BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE

LAND USE (Goals and Objectives)

- Create a favorable environment for the overall economic viability of the area
- Identify highest appropriate uses for opportunity sites
- Preserve favorable environment for “back street” uses and the creative economy, including space for artists
- Develop a realistic retail strategy in terms of use, scale and location that doesn’t negatively impact current retail activity
- Encourage through design and programming, ground floor uses that contribute to safe streets. Note that some commercial uses do not necessarily contribute to nighttime street level activity
- Integrate social service providers in the planning to avoid negative impacts
- New housing in the area should address overall socio economic balance
- Where appropriate, encourage institutional, commercial and back office uses

LAND USE (Potential Conflicts)

- With many development forces vying for dominance in the area, creating an overall image or brand (if that is the goal) for the area is a challenge. On the other hand not to do so can result in a confused image of its purpose.
- There is a limit to how much retail can be supported. Where new retail and commercial uses should be located and how those uses might impact current area businesses must be considered.
- “Internalized” retail activity including cafeterias fails to contribute to surrounding street life.
- Loading requirements for back streets uses are viewed as disruptive when juxtaposed with residential uses.
- Late night restaurant activity is viewed by some residents as a nuisance factor.
- Some residents and business owners are resistant to further institutional expansion into the neighborhood while others welcome that possibility.
- The tax implications of further institutional expansion must be considered. [There is City wide task force evaluating the current PILOT Program.]
- Increased development activity while contributing to increased economic development also results in greater traffic congestion and parking demands which must be managed.



Highest Appropriate Use – Commercial, Institutional, Office ?



Tufts Development Opportunity – Parking Structure w/ Ground Floor Retail ?



275 Albany Street – Proposed Hotel ?



Light Industrial – Long Term Future ?



Limit Retail on Washington Between Herald and Traveler



Determine "Appropriate" Amount and Location of New Retail



Preserve Favorable Environment for Back Streets Uses



Ground Floor Uses that Contribute to Safe Streets



Loading Presents Possible Conflicts with Residential Uses



Residential versus Back Street Uses in the District





Potential Institutional Expansion ?



Internally Focused Orientation inhibits Neighborhood Access



No New BUMC Expansion West of Harrison Avenue



Possible Institutional Expansion in Crosstown

TRANSPORTATION (Goals and Objectives)

- Improve access to regional highway system with direct access to BioSquare frontage road.
- Relate development limits to traffic network capacity
- Employ traffic control devices to improve pedestrian safety.
- Address parking needs throughout including government users such as fire and police.
- Improve connections to public transportation with local shuttle services and improved (attractive) bridge connections.



Link BioSquare Frontage Road to Mass Ave Connector (S.E. Xway)



Improve Pedestrian Conditions and Bridges to Chinatown



Improve Pedestrian Connection to South Boston/Broadway Red Line



Relate Development Limits to Network Capacity

PUBLIC REALM (goals and objectives)

- Create a “welcome mat” for pedestrians with better streetscape treatment throughout the area.
- Trees, trees and more trees, also more open space and common ground for meeting.
- Improve public safety with better street lighting and cross walk identification.
- Improve access to the Harbor Walk system.
- Build upon the historic scale and unique character of the South End through the use of compatible building typologies and materials.
- Take greater advantage of proximity to the Cathedral.



Create a "Welcome Mat" for Pedestrians



Better Street Lighting and Crosswalk Identification



Define "Appropriate" Streetscape for Albany Street



"Front Door" Orientation for Castle Square on Shawmut Avenue



Trees, Trees and More Trees



Provide Additional Common Ground Opportunities



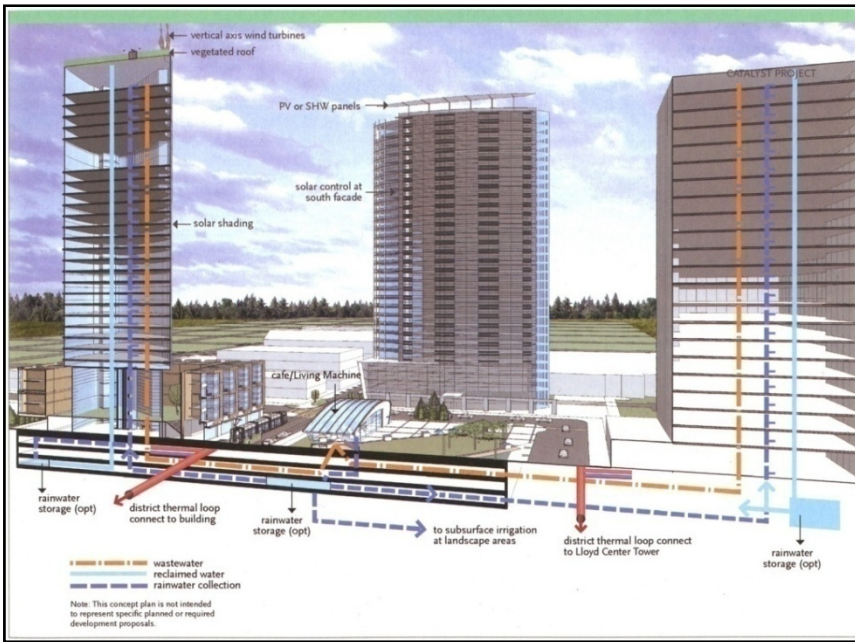
More Open Space



Leverage Nearby Presence of the Cathedral

IMPLEMENTATION (Goals and objectives)

- Explore “creative” funding options for implementation.
- Incorporate local business resources including possible creation of a BID district.
- Set sustainability goals. There is the potential to interface with the Green Industrial Sustainability Initiative underway in the nearby New Market District.
- Consider development exactions targeted to initiatives in the district.



District-Wide Sustainability Initiatives – LEED for Neighborhood Development



Sustainable Transport Options



Comply with City Sustainability Standards for New Construction



Maximize Existing Resources

OPPORTUNITY SITES CRITERIA

- Site is for sale
- Owner is considering plans for redevelopment
- Owner has been approached by potential buyers
- Property is underdeveloped based on current zoning
- Property is vacant or in poor condition
- Existing Use is “grandfathered” but is no longer an allowed use
- Property where current land value exceeds existing building value
- Surface parking lots



Planned Redevelopment Site - Boston Herald



Vacant Property - Perkins Elmer Building (Historic Preservation ?)



Planned Redevelopment Site - 275 Albany Street



Land Value Potentially Exceeds Building Value ?



Underdeveloped Sites on Washington Street



Surface Parking Lots in Back Streets Area



Surface Parking Under Expressway Viaducts



Owner Considering Plans for Redevelopment

HYPOTHETICAL DEVELOPMENT SCENARIOS

LEGEND:

- 1 BOSTON FLOWER RECHARGING
- 2 JACKSON ALVARIS
- 3 PERKINS ELMSLEY PARKING LOT
- 4 PERKINS ELMSLEY PARKING LOT
- 5 HICOLA MARD
- 6 META BLUE MAINTENANCE BUILDING & YARD
- 7 LAND DEER DRIVEWAY
- 8 57A ALBANY / PROPOSED HOTEL
- 9 BOSTON HERALD SITE
- 10 GRAHAM SITE
- 11 5400 SURFACE PARKING LOT
- 12 GORLUB ROBERT JULE
- 13 SUPER BRAND PARKING LOT
- 14 FUTURE BOSTONIAN LAW SITE
- 15 UOY ELECTRIC
- 16 HANNAH BLAKE CONGREGATION CHURCH

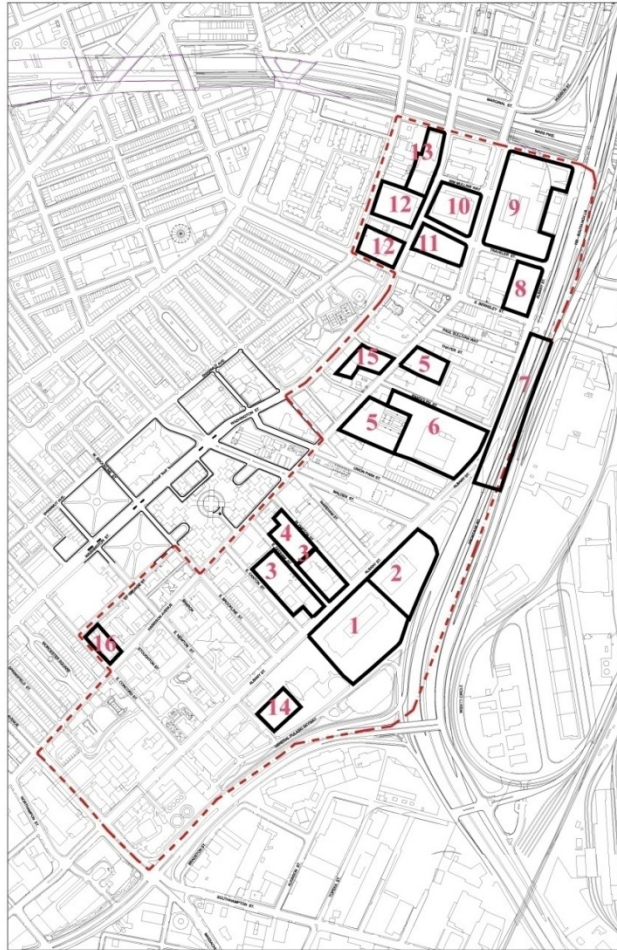


FIGURE: OPPORTUNITY SITES



LEGEND:

- 1 "BEAUTIFY" BRIDGE CONNECTIONS TO DOWNTOWN
- 2 IMPROVE "FRONT DOOR" OF CASTLE SQ. HOUSING ON SITHAMUT AVE
- 3 MAKE WASHINGTON 2-WAY BETWEEN E. BERKELEY AND HERALD HARRISON NORTH OF AND TOO.
- 4 "NARROW" (C) HARRISON BETWEEN E. BERKELEY AND HERALD
- 5 ALLOW GREATER HEIGHT IN N.Y. STREETS TRANSITIONAL AREA
- 6 IMPROVE PEDESTRIAN AND BICYCLE CONNECTIONS TO SOUTH BOSTON
- 7 EXPLORE USE FOR AREAS UNDER THE EXPRESSWAY FROM BUS FERRIS-TOURBUS RECREATIONAL USES, POTENTIAL DEVELOPMENT OPPORTUNITIES AND IMPROVE QUALITY OF LIFE IN 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



BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN

BOSTON REDEVELOPMENT AUTHORITY
SOUTH END HARRISON - ALBANY CORRIDOR STRATEGIC PLAN

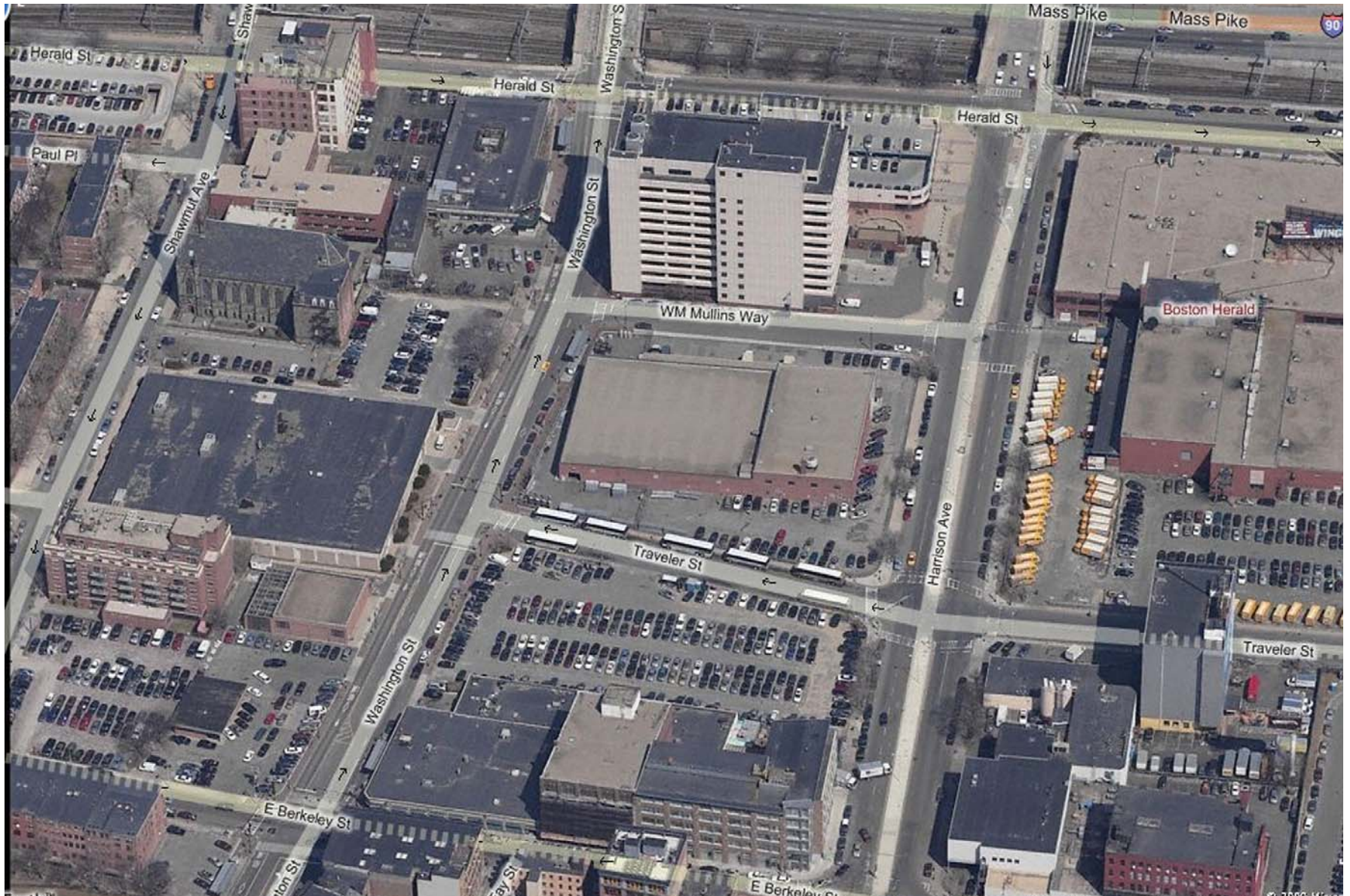
SL STILL AND LEE, INC. ARCHITECTS AND PLANNERS WITH BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE

SL STILL AND LEE, INC. ARCHITECTS AND PLANNERS WITH BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE

Conceptual redevelopment massings, heights & land uses for discussion purposes only & do not reflect intent of property owner or final recommendations of this Study

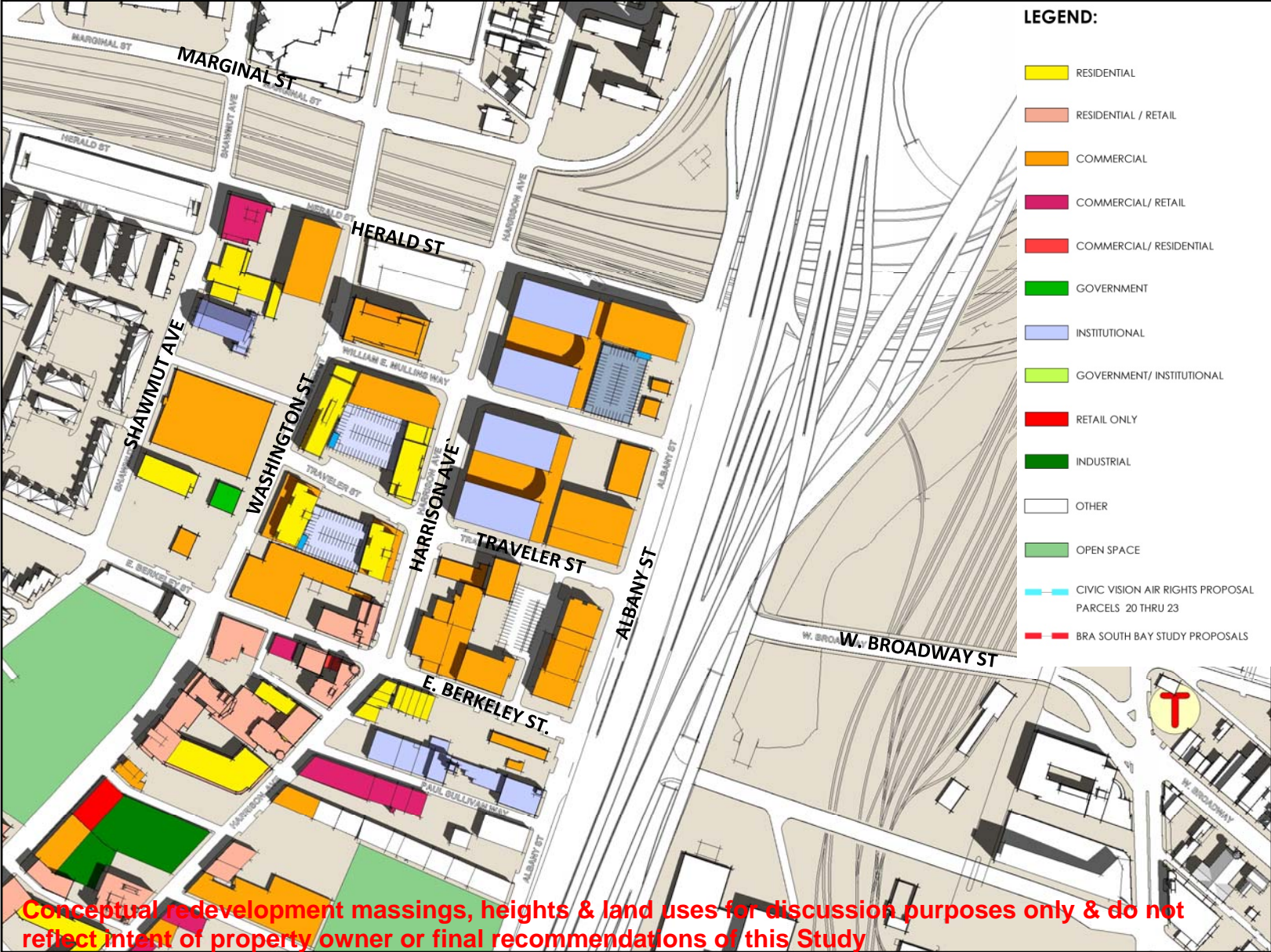
HYPOTHETICAL DEVELOPMENT SCENARIOS

NEW YORK STREETS AREA



HYPOTHETICAL DEVELOPMENT SCENARIOS

NEW YORK STREETS AREA (maximize compatible mixed uses) **Option A**

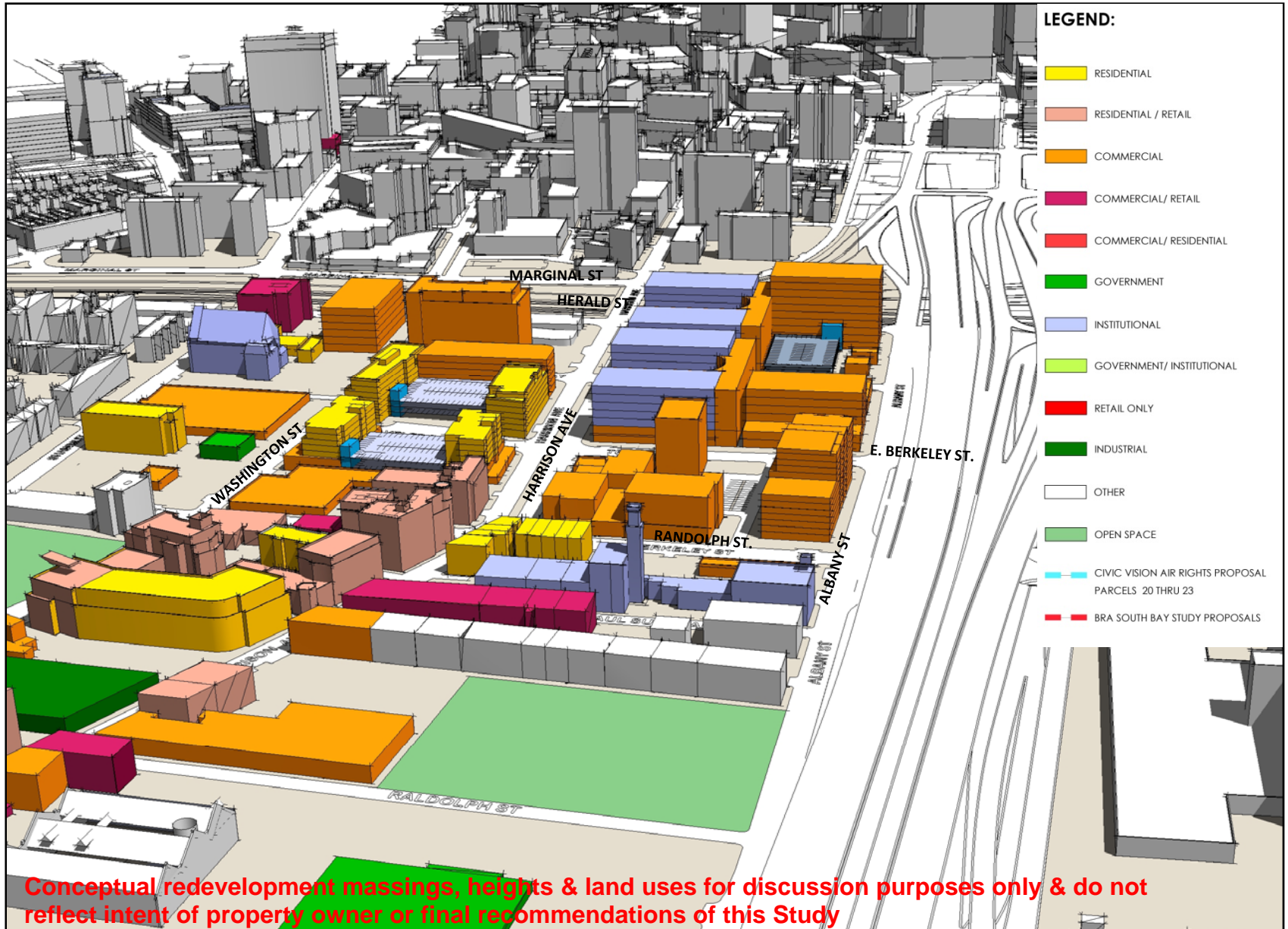


- LEGEND:**
- RESIDENTIAL
 - RESIDENTIAL / RETAIL
 - COMMERCIAL
 - COMMERCIAL/ RETAIL
 - COMMERCIAL/ RESIDENTIAL
 - GOVERNMENT
 - INSTITUTIONAL
 - GOVERNMENT/ INSTITUTIONAL
 - RETAIL ONLY
 - INDUSTRIAL
 - OTHER
 - OPEN SPACE
 - CIVIC VISION AIR RIGHTS PROPOSAL PARCELS 20 THRU 23
 - BRA SOUTH BAY STUDY PROPOSALS

Conceptual redevelopment massings, heights & land uses for discussion purposes only & do not reflect intent of property owner or final recommendations of this Study

HYPOTHETICAL DEVELOPMENT SCENARIOS

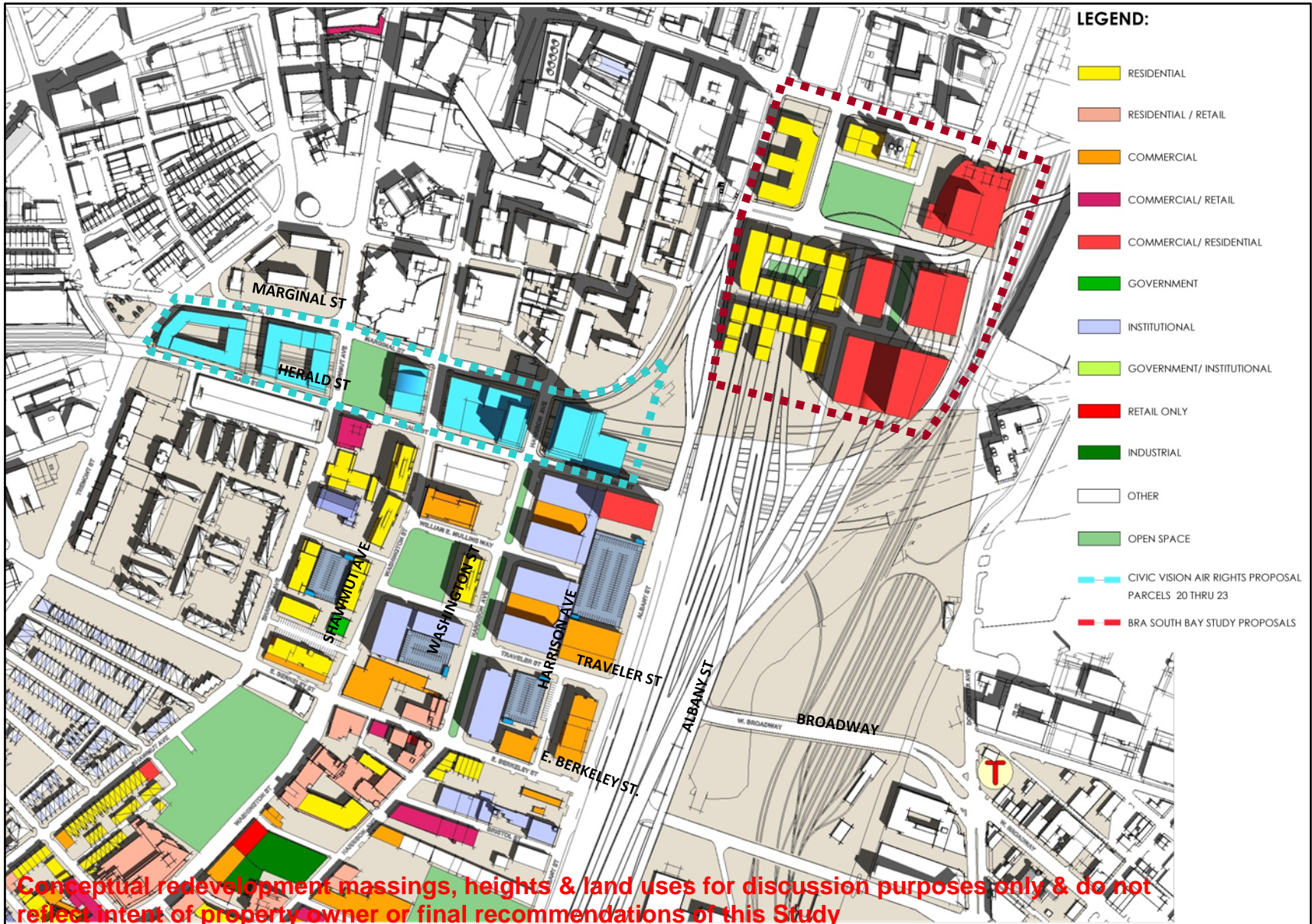
NEW YORK STREETS AREA (maximize compatible mixed uses) **Option A**



Conceptual redevelopment massings, heights & land uses for discussion purposes only & do not reflect intent of property owner or final recommendations of this Study

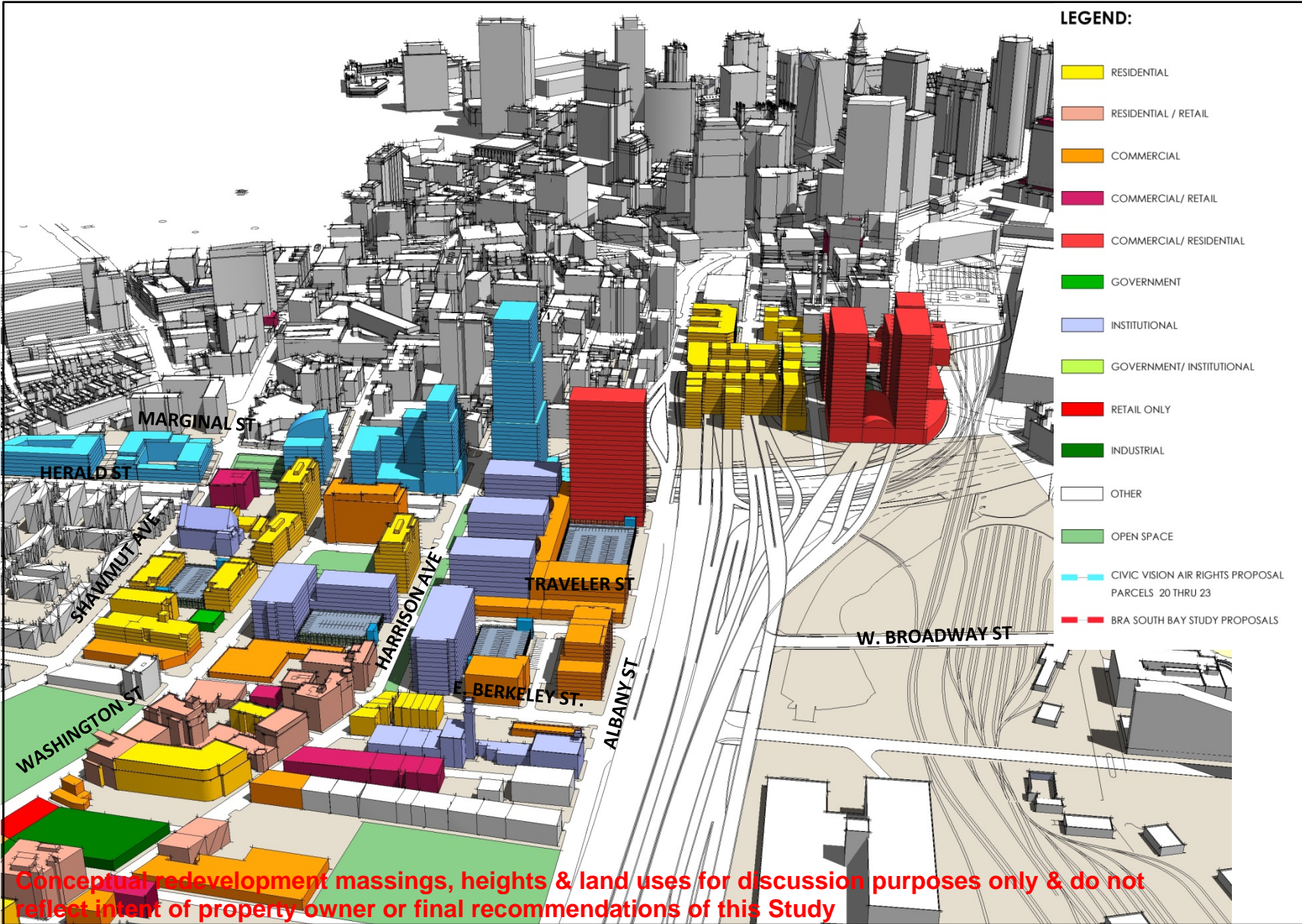
HYPOTHETICAL DEVELOPMENT SCENARIOS

NEW YORK STREETS AREA (maximize build out potential) **Option B**



HYPOTHETICAL DEVELOPMENT SCENARIOS

NEW YORK STREETS AREA (maximize build out potential)



HYPOTHETICAL DEVELOPMENT SCENARIOS

BACKSTREETS AREA



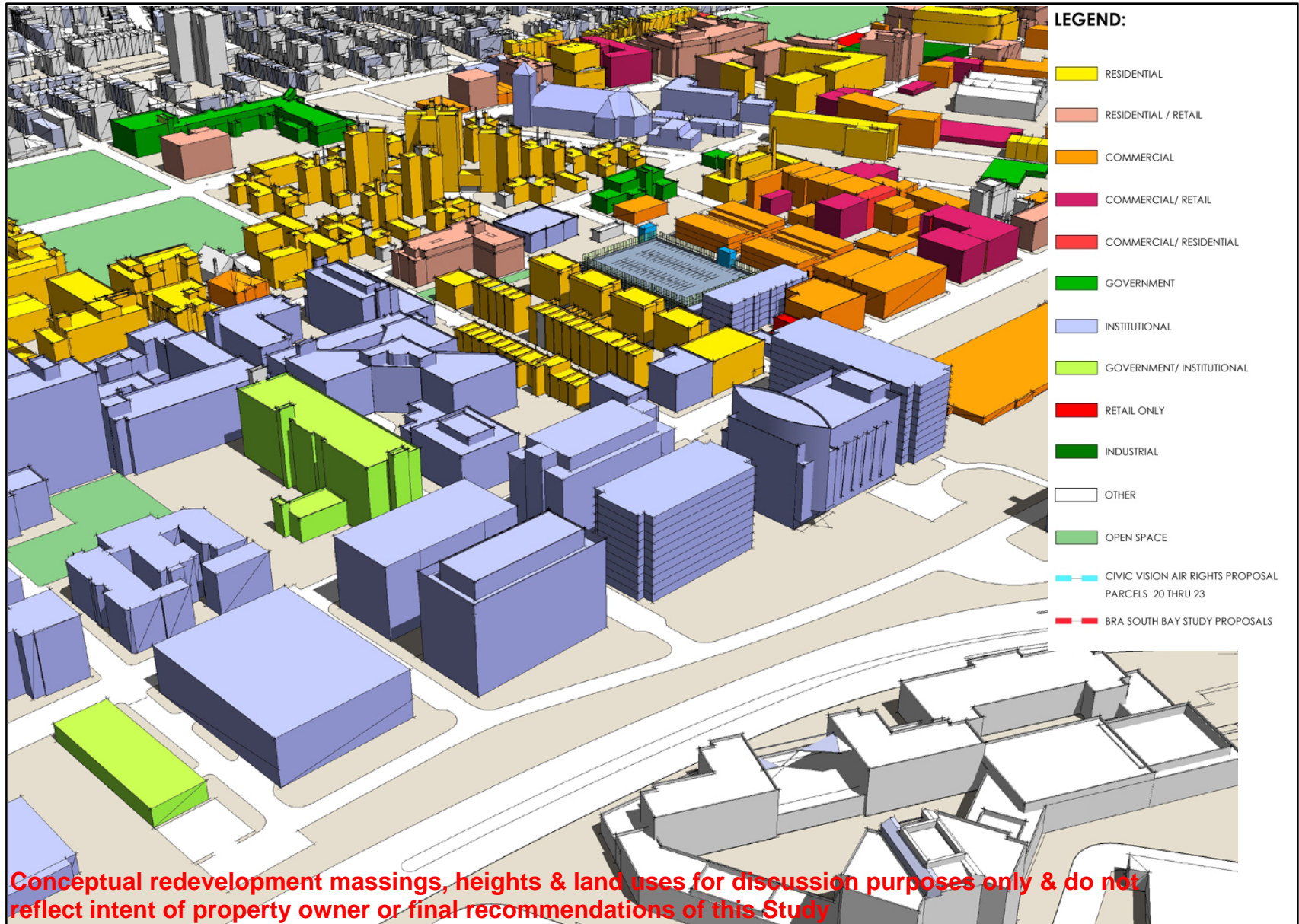
HYPOTHETICAL DEVELOPMENT SCENARIOS

BACKSTREETS AREA (maximize compatible mixed uses) **Option A**



HYPOTHETICAL DEVELOPMENT SCENARIOS

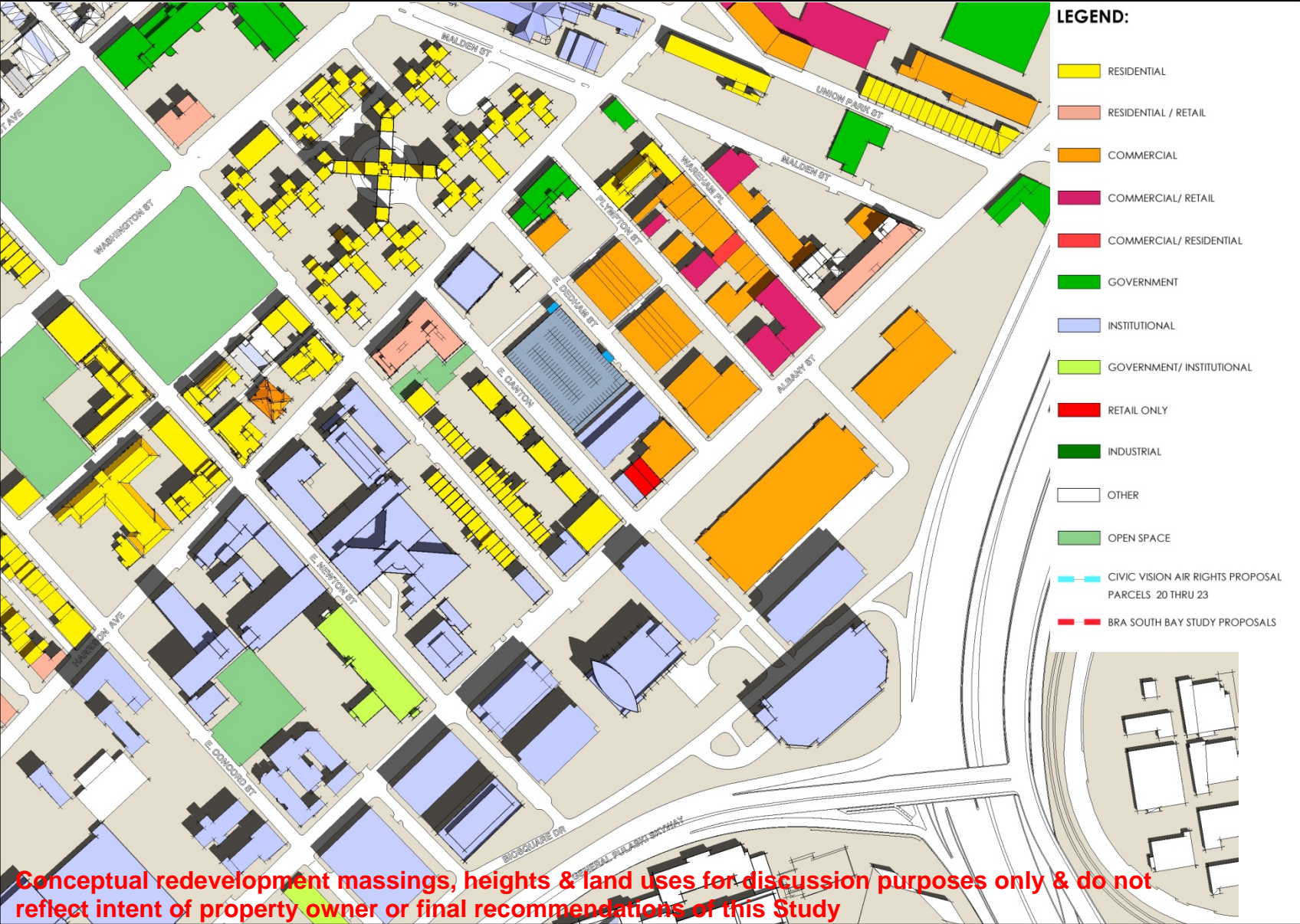
BACKSTREETS AREA (maximize compatible mixed uses) **Option A**



Conceptual redevelopment massings, heights & land uses for discussion purposes only & do not reflect intent of property owner or final recommendations of this Study

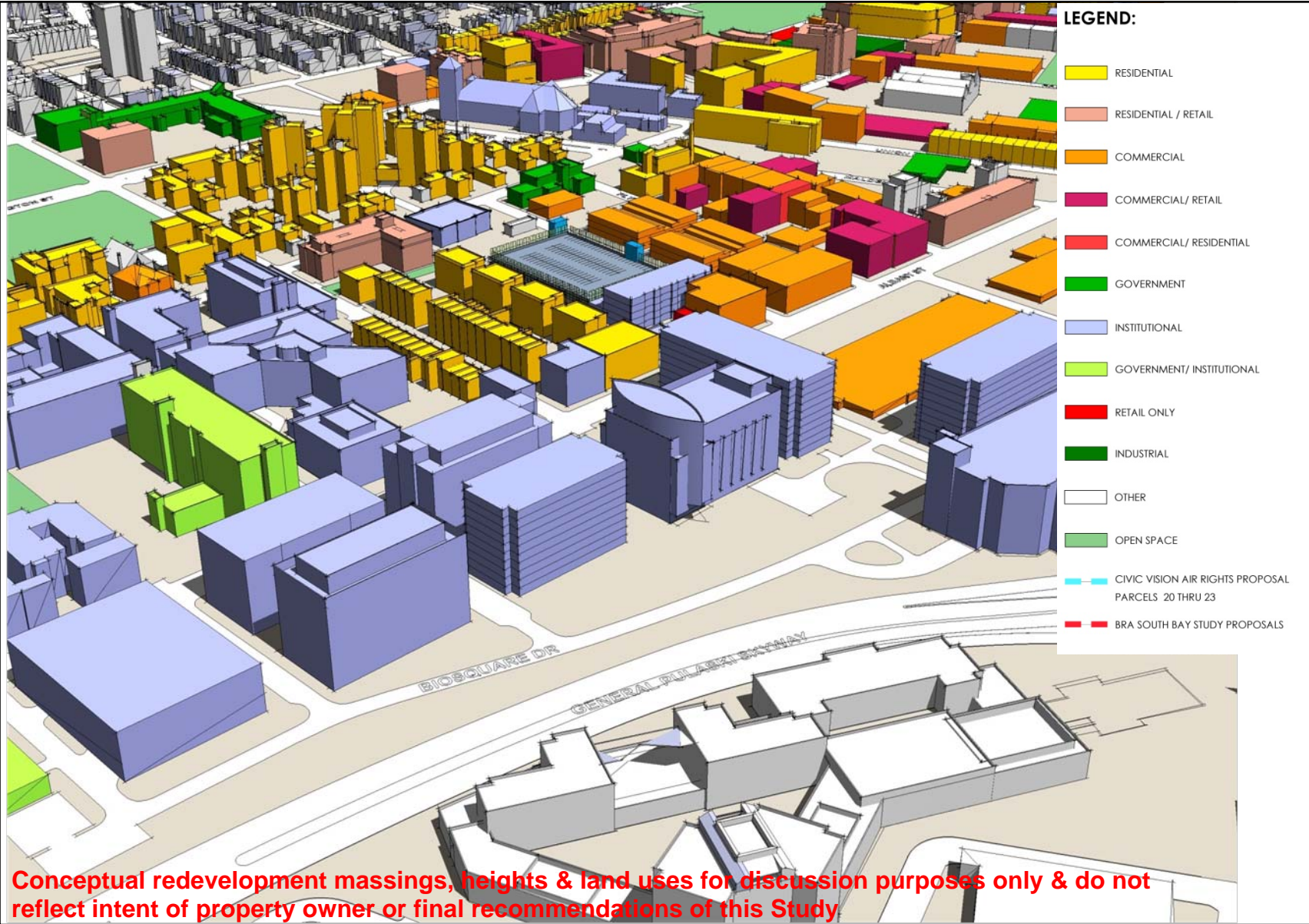
HYPOTHETICAL DEVELOPMENT SCENARIOS

BACKSTREETS AREA (maximize compatible mixed uses) **Option B**



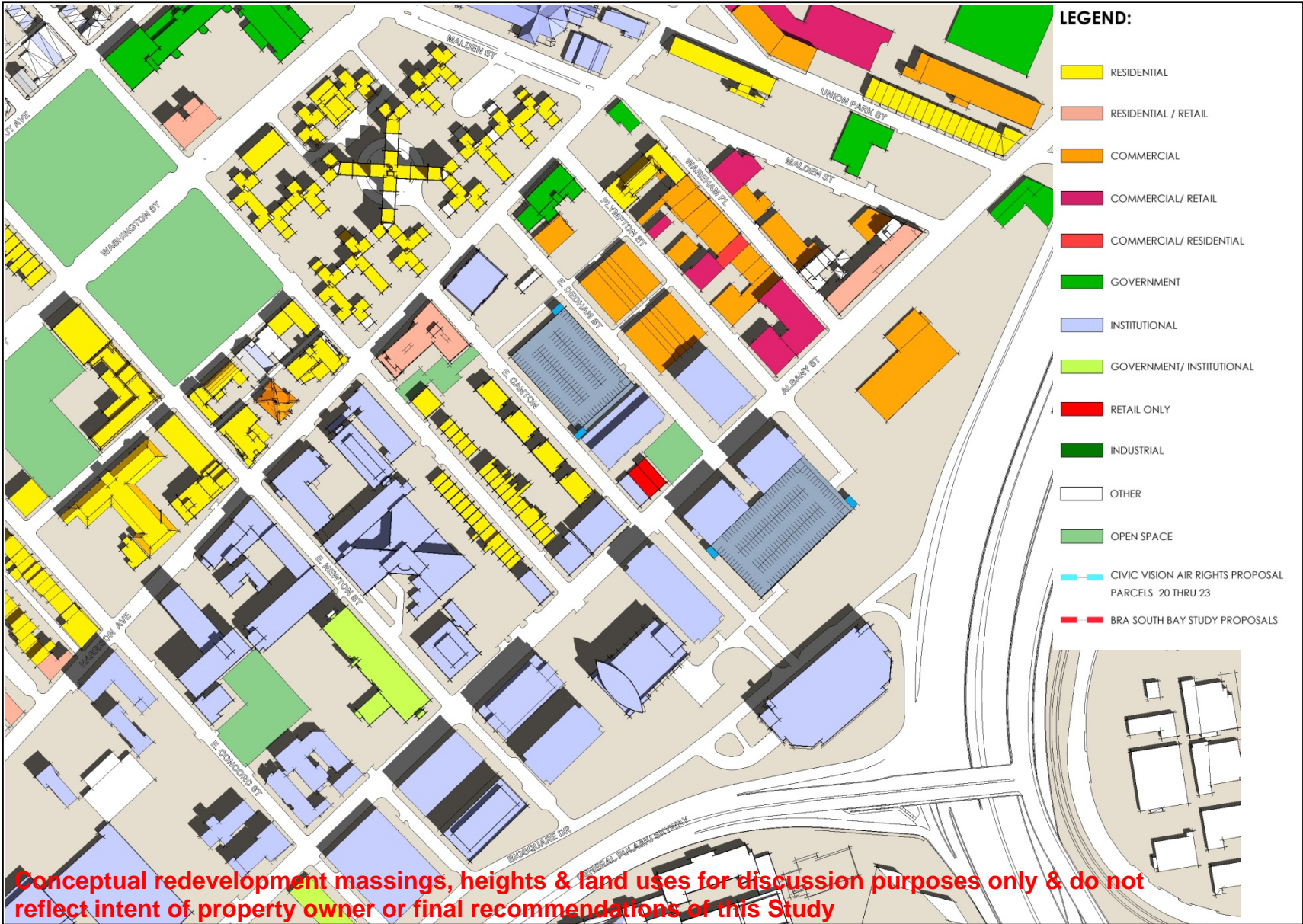
HYPOTHETICAL DEVELOPMENT SCENARIOS

BACKSTREETS AREA (maximize compatible mixed uses) **Option B**



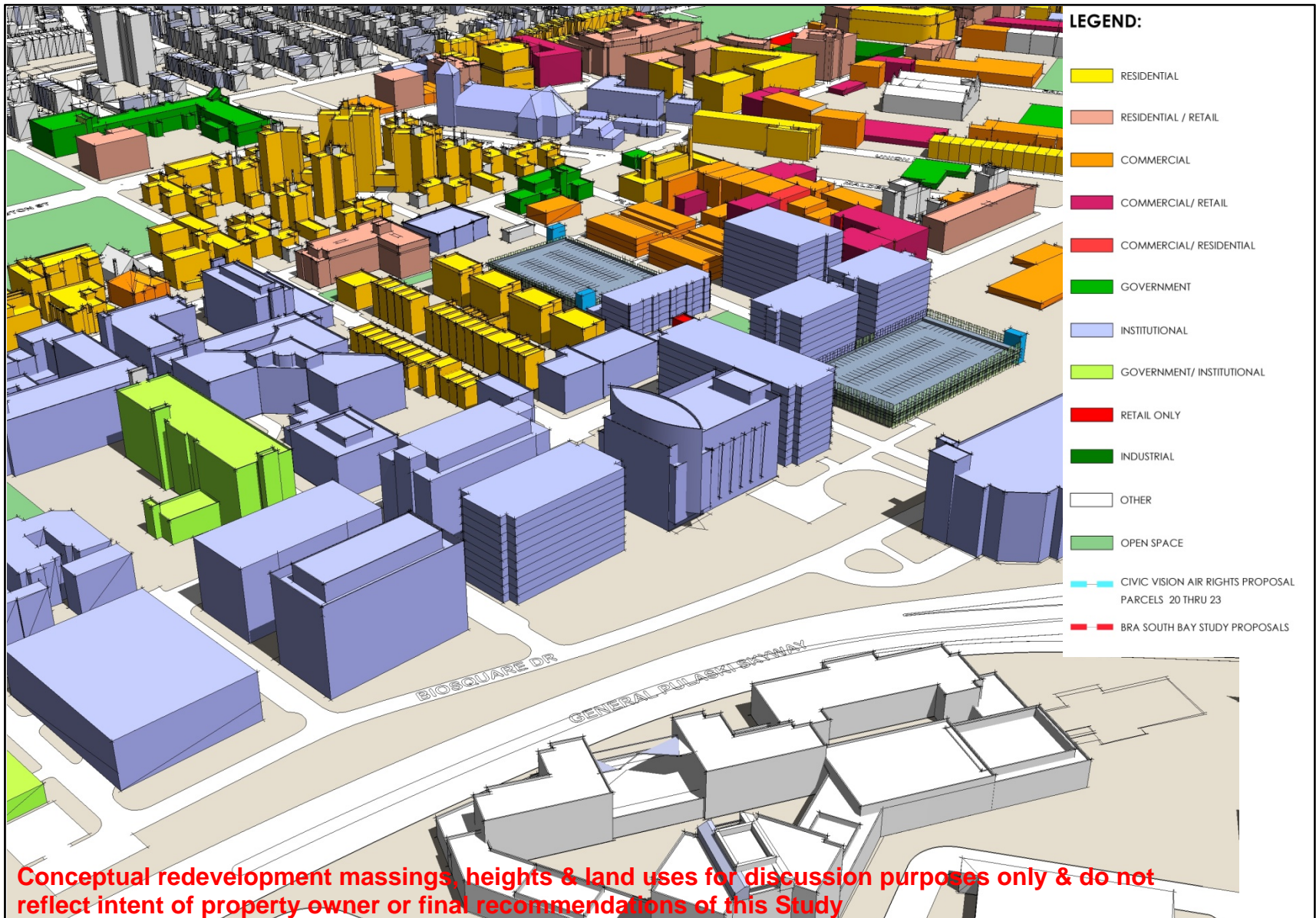
HYPOTHETICAL DEVELOPMENT SCENARIOS

BACKSTREETS AREA (maximize build out potential) **Option C**



HYPOTHETICAL DEVELOPMENT SCENARIOS

BACKSTREETS AREA (maximize build out potential) **Option C**



FOUNDATION FOR FUTURE VISION



Institutional/Back Office Uses



"New" Back Streets Development Models



Land Use "Balance"- Residential, Commercial, Back Streets Industrial....



Retention of Unique Uses



What Should Area-Wide Identity Be?



DISCUSSION

- Affirmation of goals and objectives
- Response to development scenarios
- Foundation for future vision(s)

