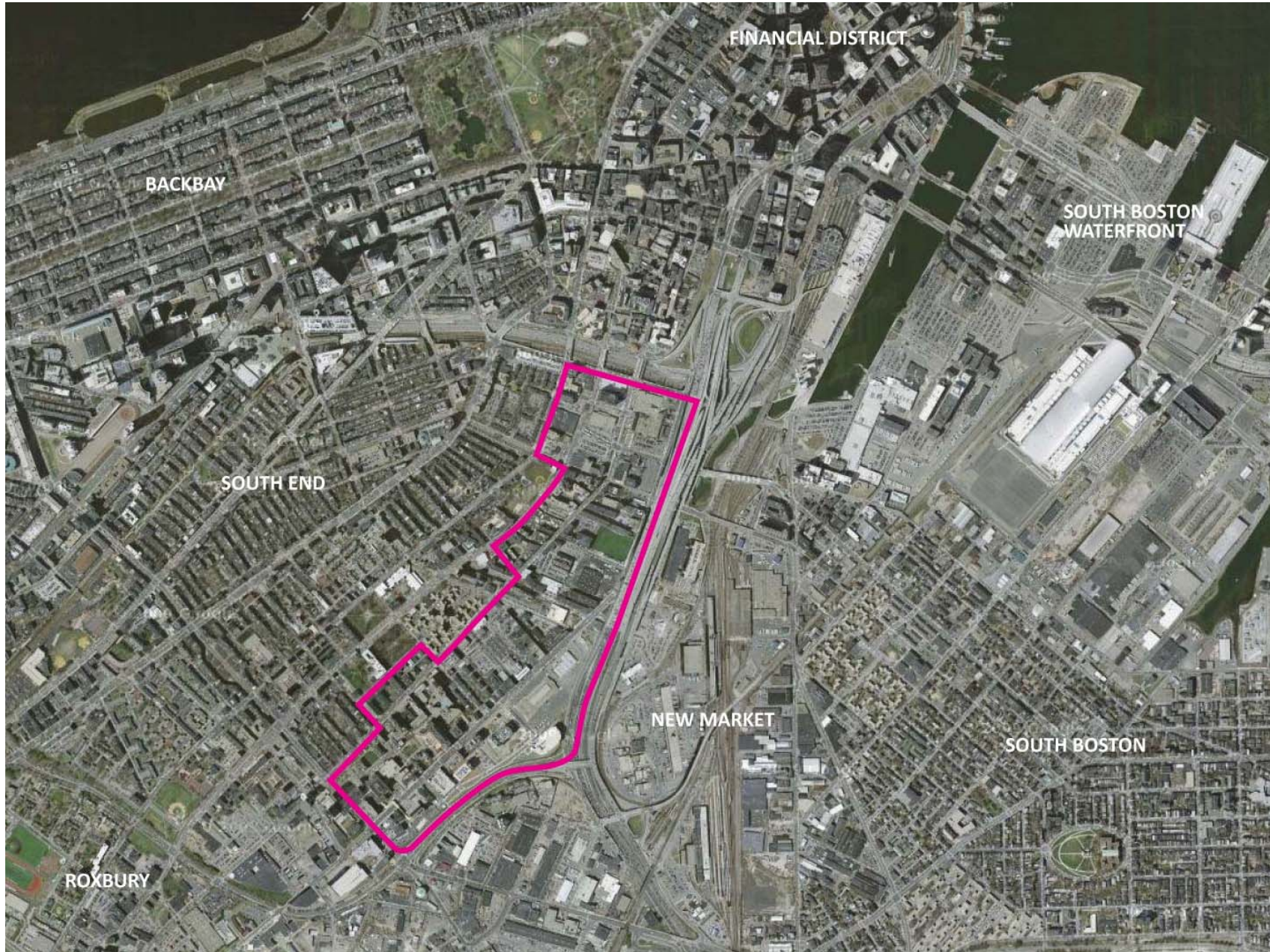




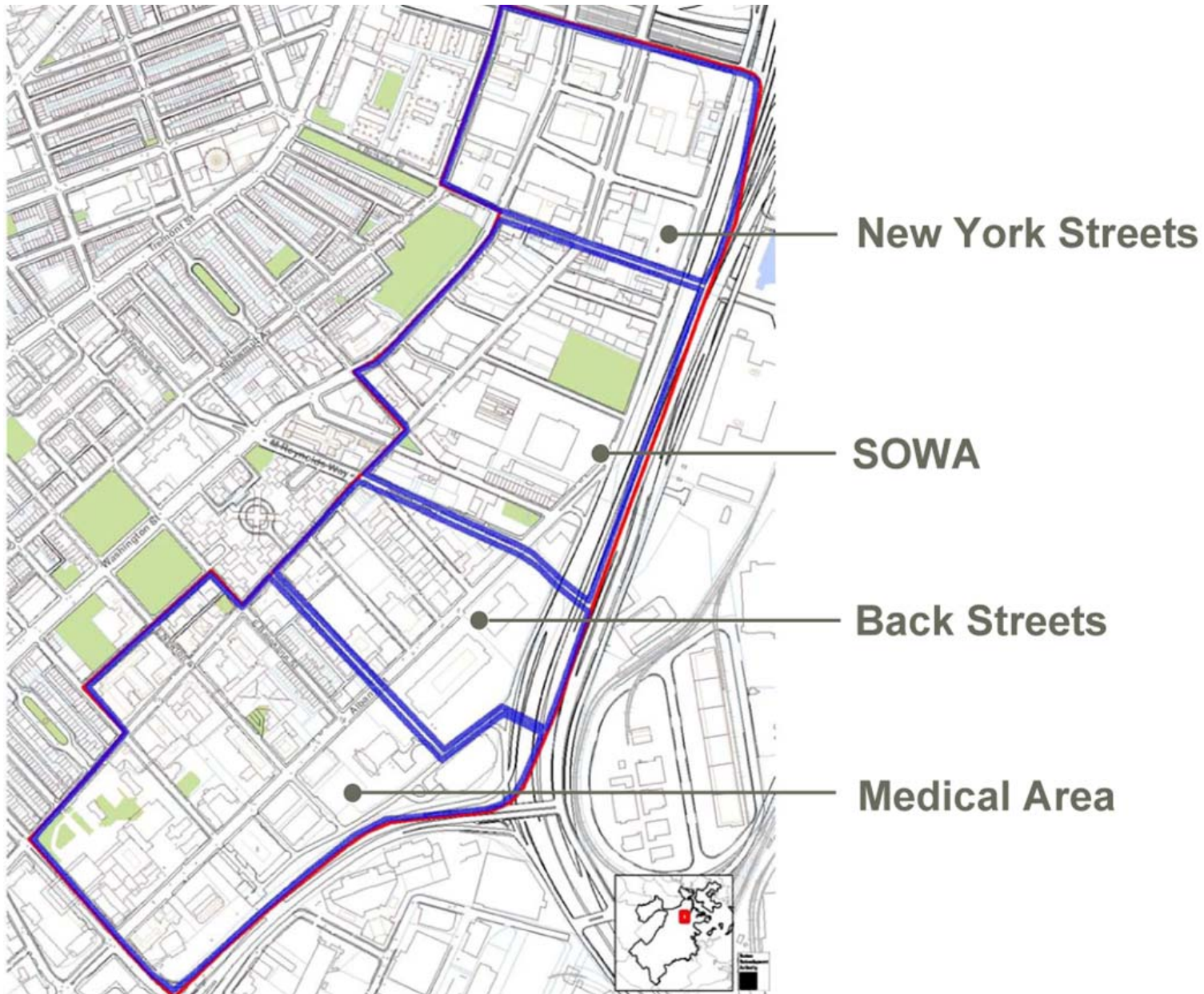
HARRISON ALBANY CORRIDOR STRATEGIC PLAN

.0th ADVISORY GROUP WORKING SESSION NOV. 17, 2010

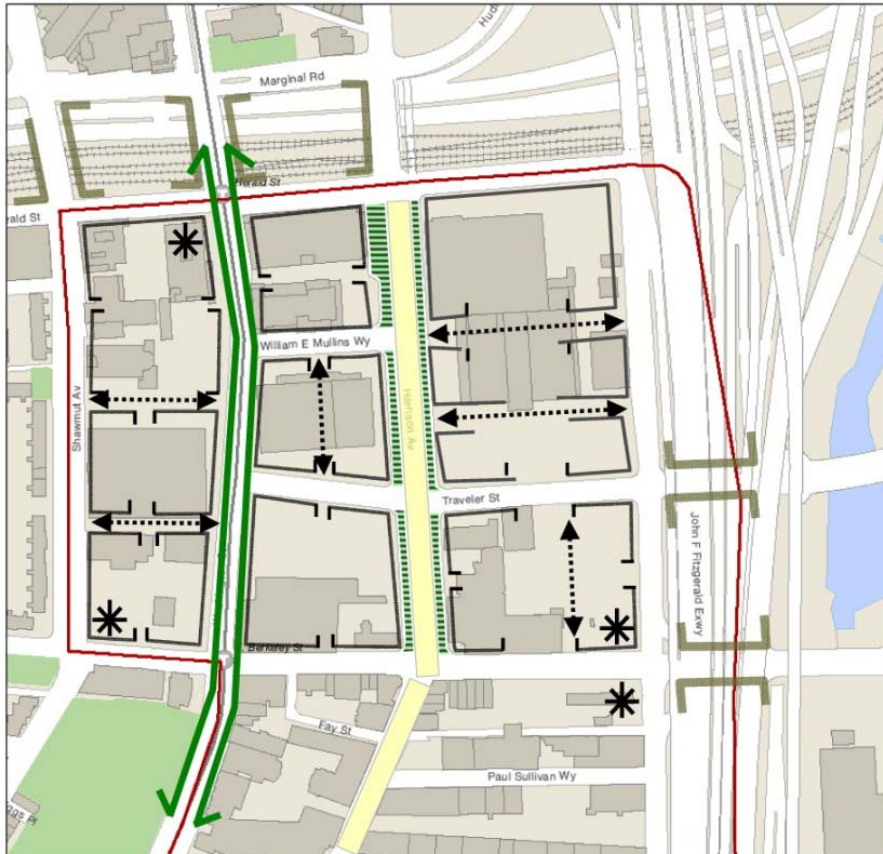




- 
- **GUIDE FUTURE GROWTH THROUGH COLLECTIVE VISION**
 - **BALANCE MARKET INTERESTS VS. NEIGHBORHOOD CONCERNS**
 - **LAND USE CONTROL**
 - **UPDATE CURRENT ZONING**
 - **REGULATE BUILD-OUT TO TRANSPORTATION CAPACITY**
 - **CREATE NEW CONNECTIONS**
 - **ENHANCE PUBLIC TRANSPORTATION**



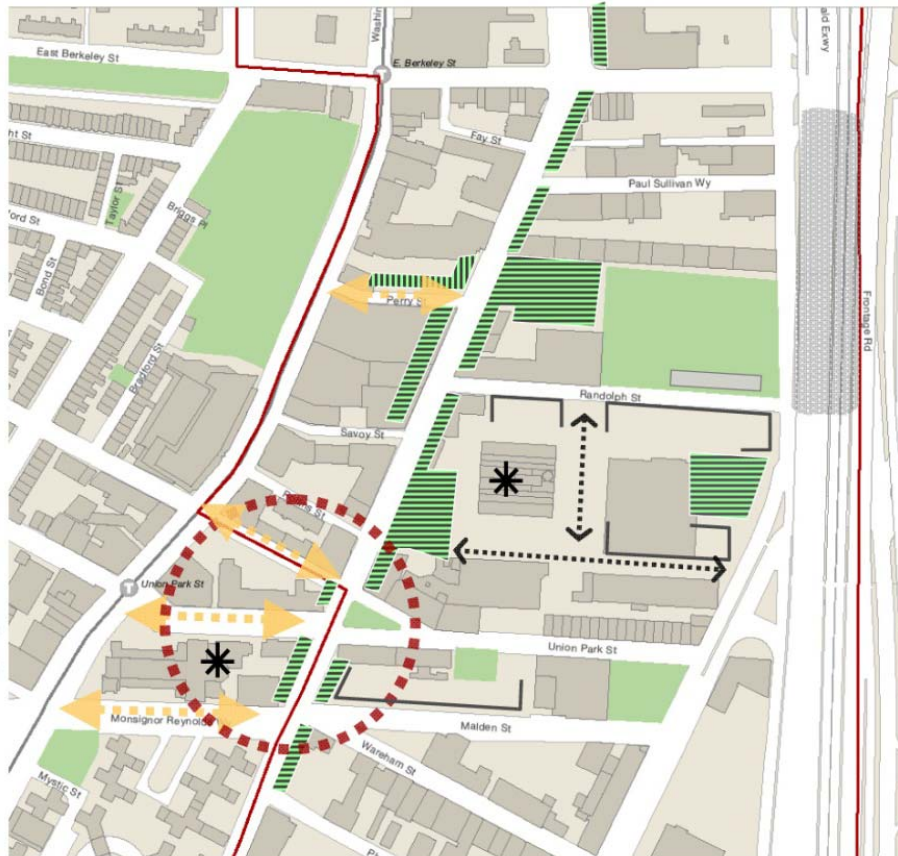
DEVELOPING URBAN DESIGN IMPLICATIONS



- physical/economic link - downtown, Chinatown, & South End
- access to South Boston & regional roadway system
- new 18-hour uses
- pedestrian-friendly finer grain of city blocks
- enhanced access & circulation
- new jobs

- *Images are illustrative for planning purposes and not definitive*
- *Linework does not represent actual alignments or dimensions and instead reflect general intent*

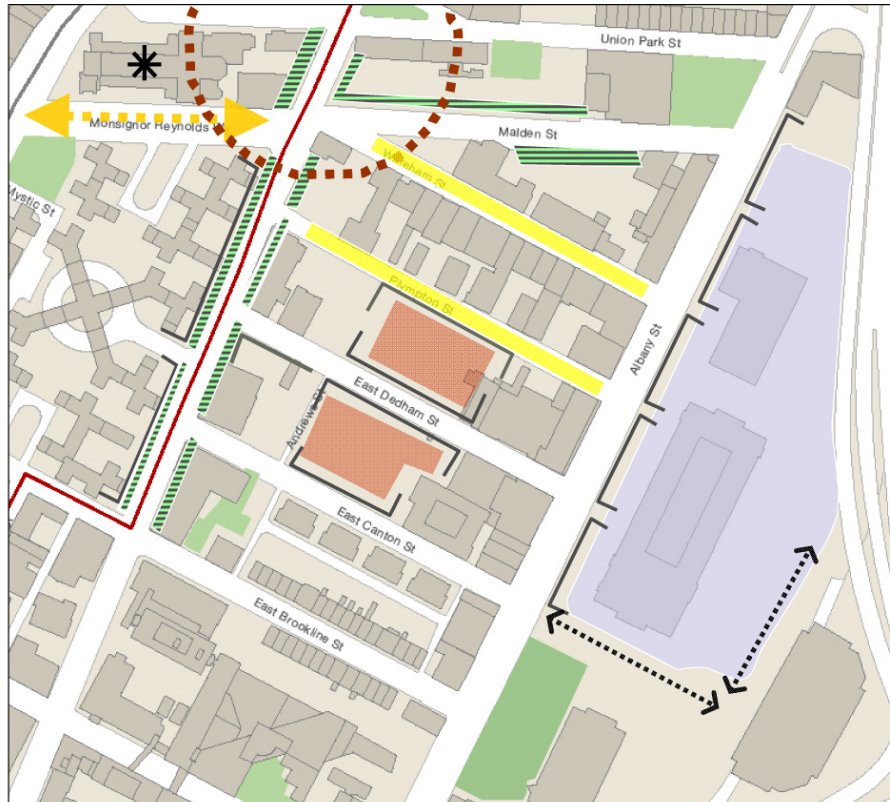
DEVELOPING URBAN DESIGN IMPLICATIONS



- vibrant mixed-use neighborhood
- preserve historic resources & industrial character
- foster diverse range of uses
- streetscape improvements for pedestrians & public transit connections
- new jobs

- *Images are illustrative for planning purposes and not definitive*
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DEVELOPING URBAN DESIGN IMPLICATIONS



- preserve light industrial uses
- encourage complementary uses that create jobs
- future development
 - reinforce existing scale
 - green building
 - quality contemporary design in historic context
- streetscape improves aesthetics & safety for pedestrians & truck loading areas

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DEVELOPING URBAN DESIGN IMPLICATIONS



- blend hospital & universities' historic & modern campus with adjacent residential & light industrial uses
- improve regional transportation access
- continue job training & creation

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- 
- Future growth background traffic on existing roadway network
 - incorporates short term & long term street designs & connections
 - accommodates growth in Study Area on enhanced network
 - Potential street redesigns, directionality changes & new connections
 - enhance public realm & streetscape
 - improve existing circulation
 - enhance on-site service & loading for new development
 - mitigate traffic impacts from new development
 - stronger connection to Chinatown & South Boston & residential South End
 - leverage public right-of-way
 - improve edge condition along highway
 - Strategic creation of public open space & new connections
 - Public realm improvements to enhance character of sub-areas

URBAN DESIGN FRAMEWORK

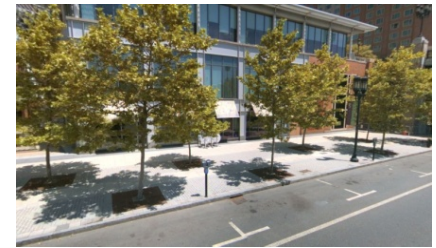
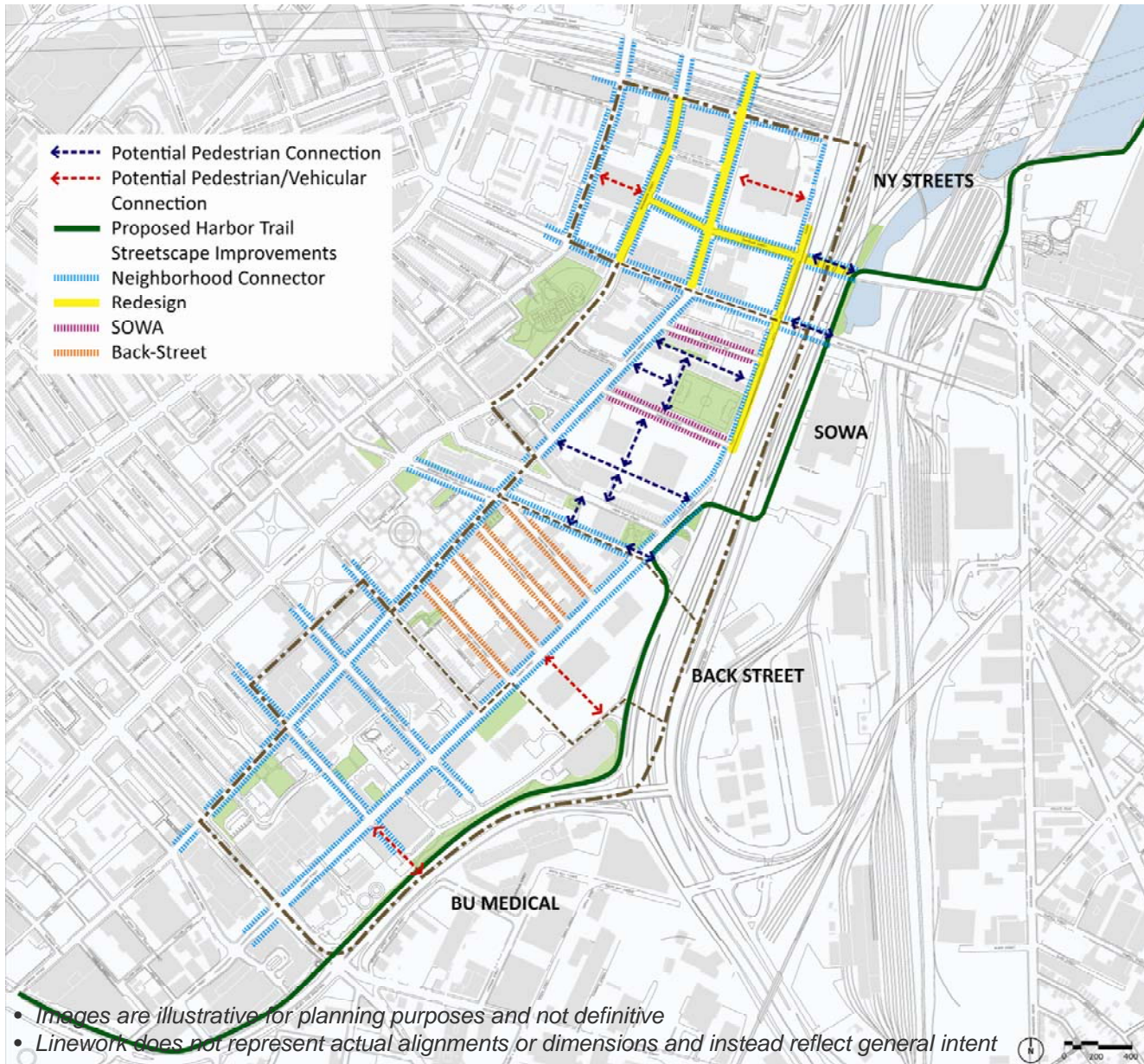
The Urban Design Framework is to guide a strategic approach for the creation of a viable and attractive public realm through

- re-establishing a network of streets, squares and parks;
- enhancing the existing pattern of economic activities;
- respecting the characters of the existing built environment; and
- integrating the potential development opportunities to contribute to the quality of the public realm.



1. OPEN SPACE NETWORK
2. USE CORRIDORS
3. STREET GRID & BLOCK PATTERN
4. PUBLIC REALM – *PLACE-MAKING*
5. HEIGHT
6. FAR
7. STREETScape GUIDELINES

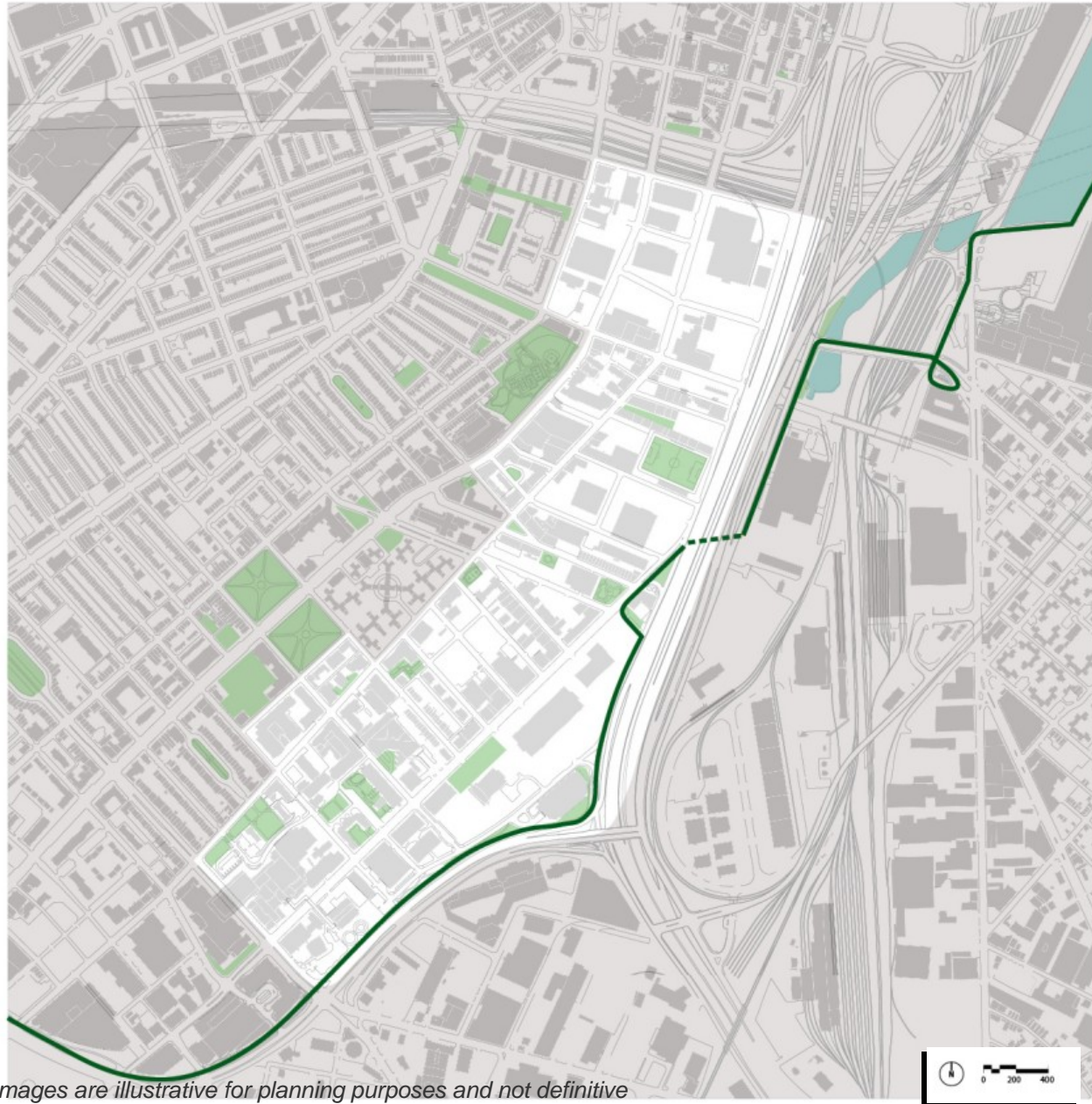
CONNECTIONS & STREETScape
IMPROVEMENTS



OPEN SPACE NETWORK



EXISTING OPEN SPACES

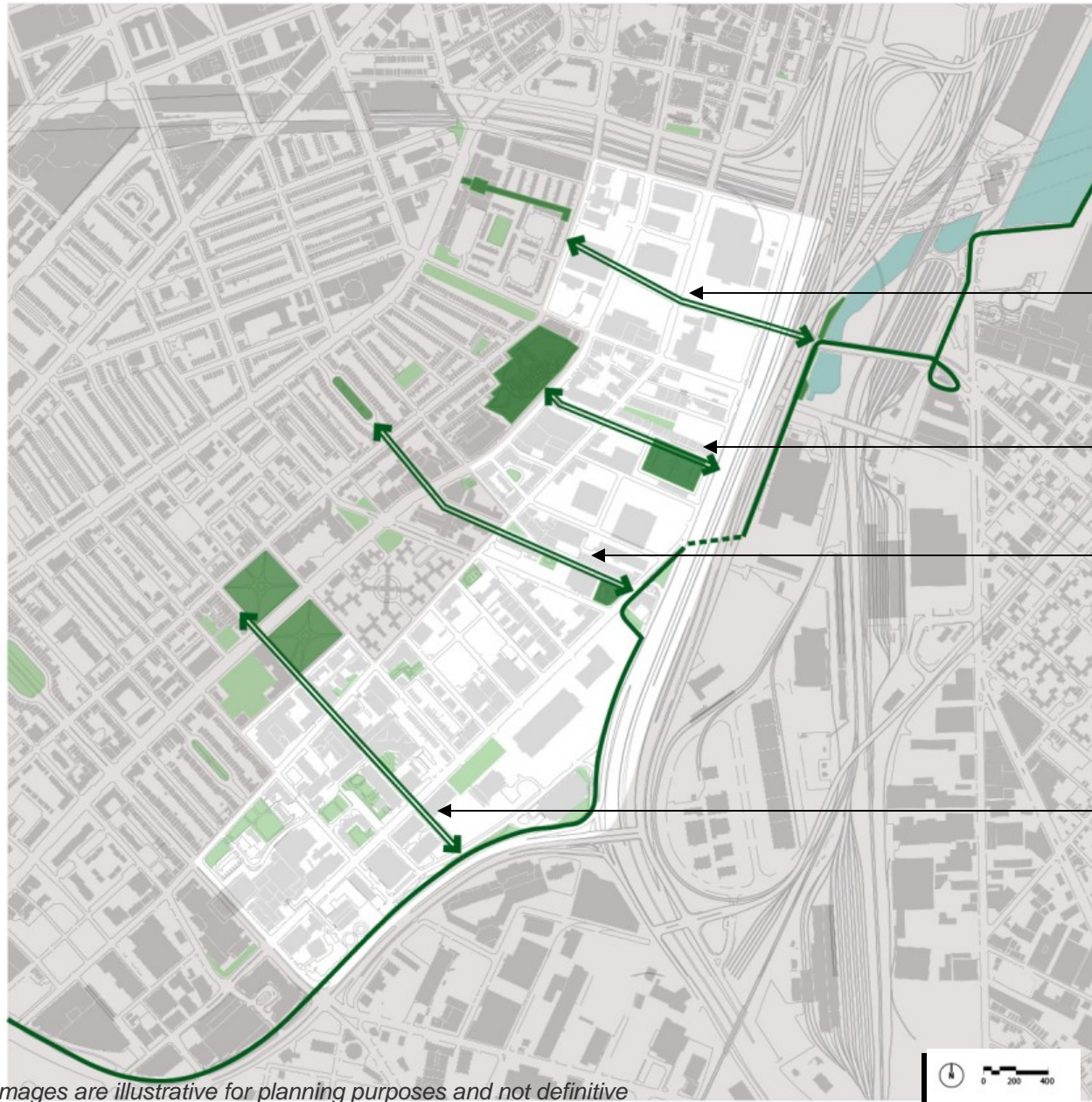


- Images are illustrative for planning purposes and not definitive
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OPEN SPACE NETWORK

PRIMARY GREEN CORRIDORS



TRAVELER STREET

PERRY STREET

UNION PARK STREET

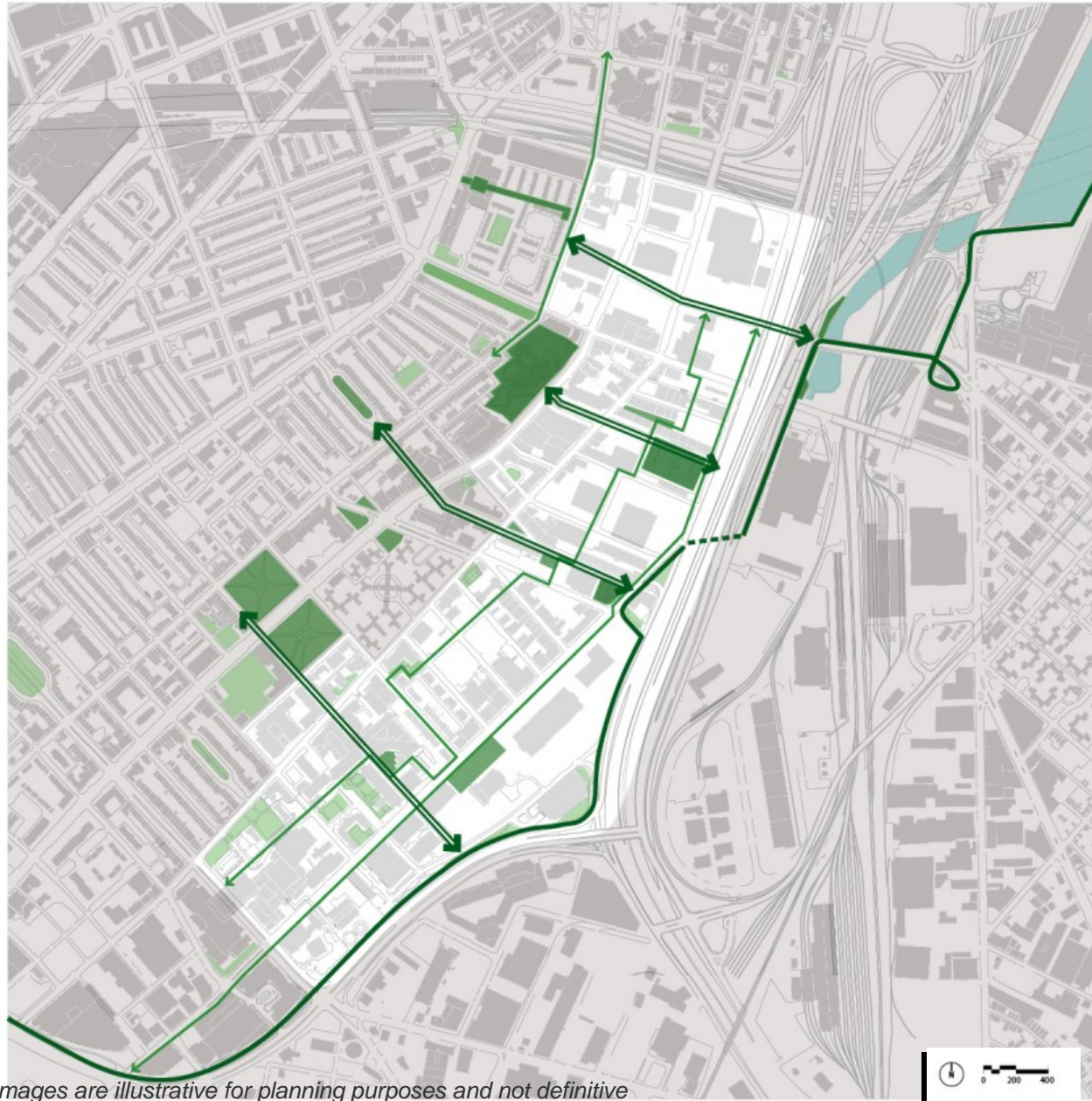
EAST NEWTON STREET

- Existing Open Space
- Harbor Trail
- Primary Green Corridor

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SECONDARY GREEN CORRIDORS



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- Existing Open Space
- Harbor Trail
- Primary Green Corridor
- Secondary Green Corridor



USE CORRIDORS



USE CORRIDORS

EXISTING RETAIL / ACTIVE USE



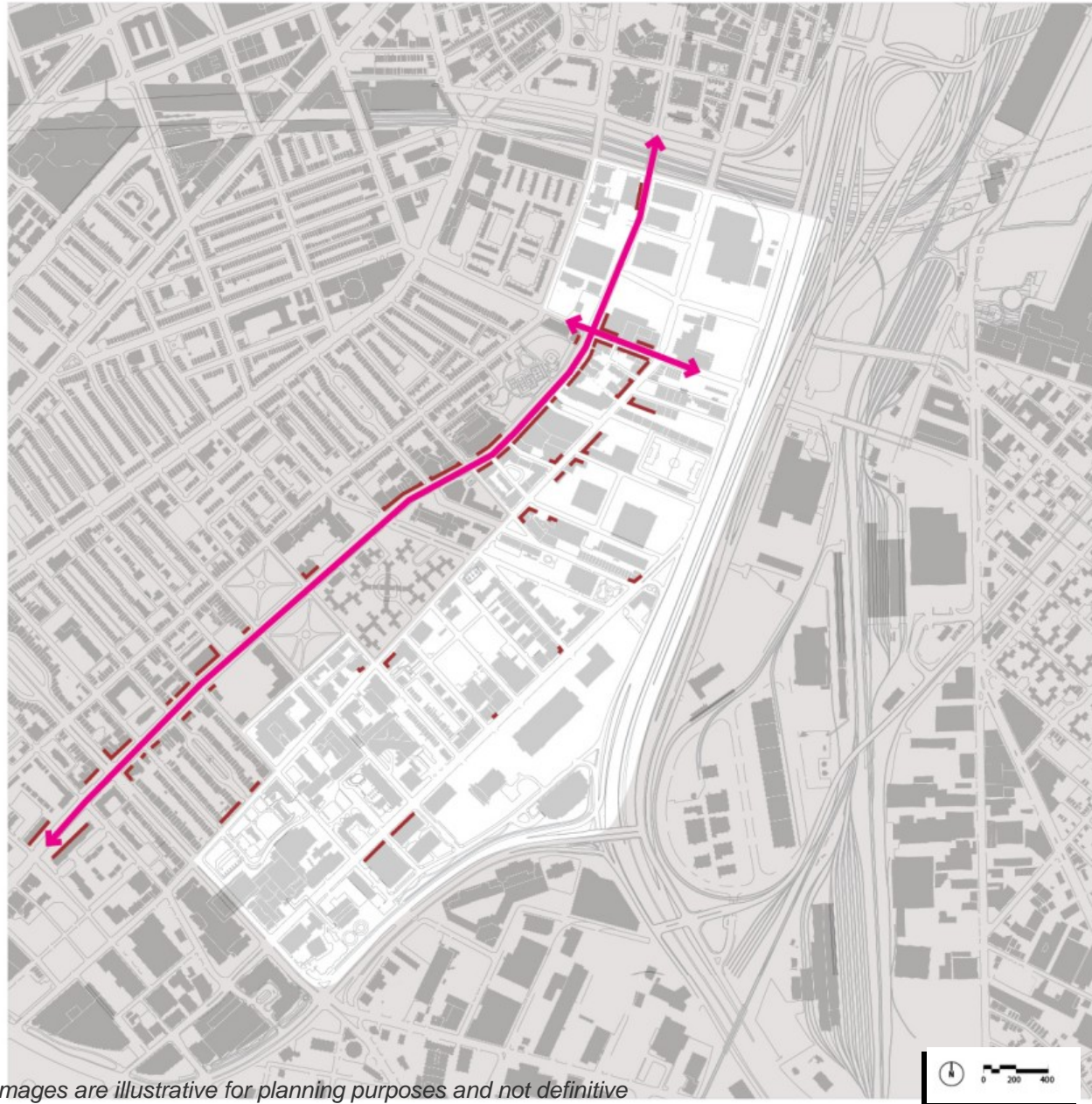
Existing Retail/Active Use

- Images are illustrative for planning purposes and not definitive
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USE CORRIDORS

WASHINGTON / BERKELEY ST. RETAIL CORRIDOR



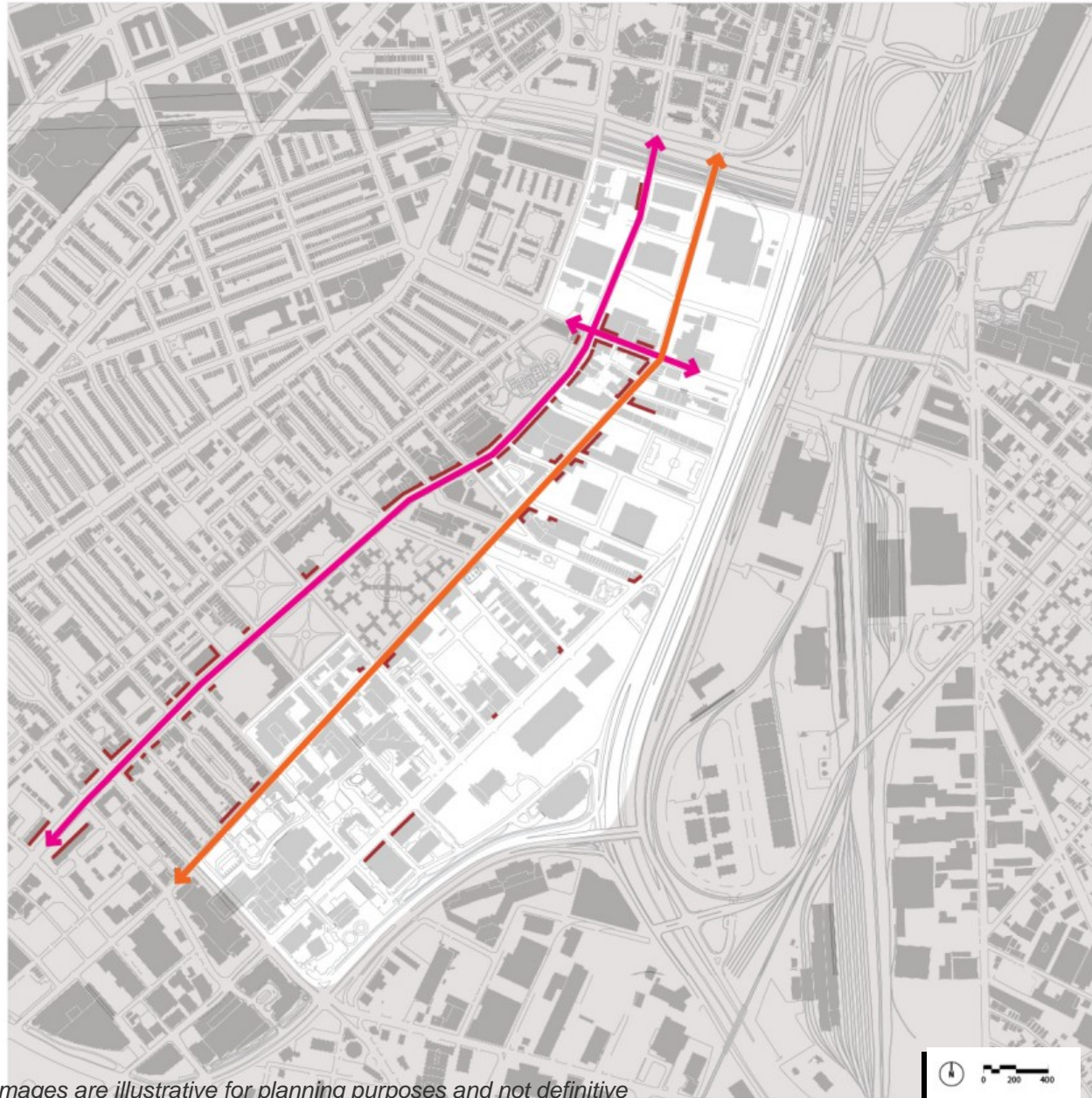
- Existing Retail/Active Use
- Washington / Berkeley St. Retail Corridor

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USE CORRIDORS

HARRISON AVE. CREATIVE USE / COMMERCIAL CORRIDOR



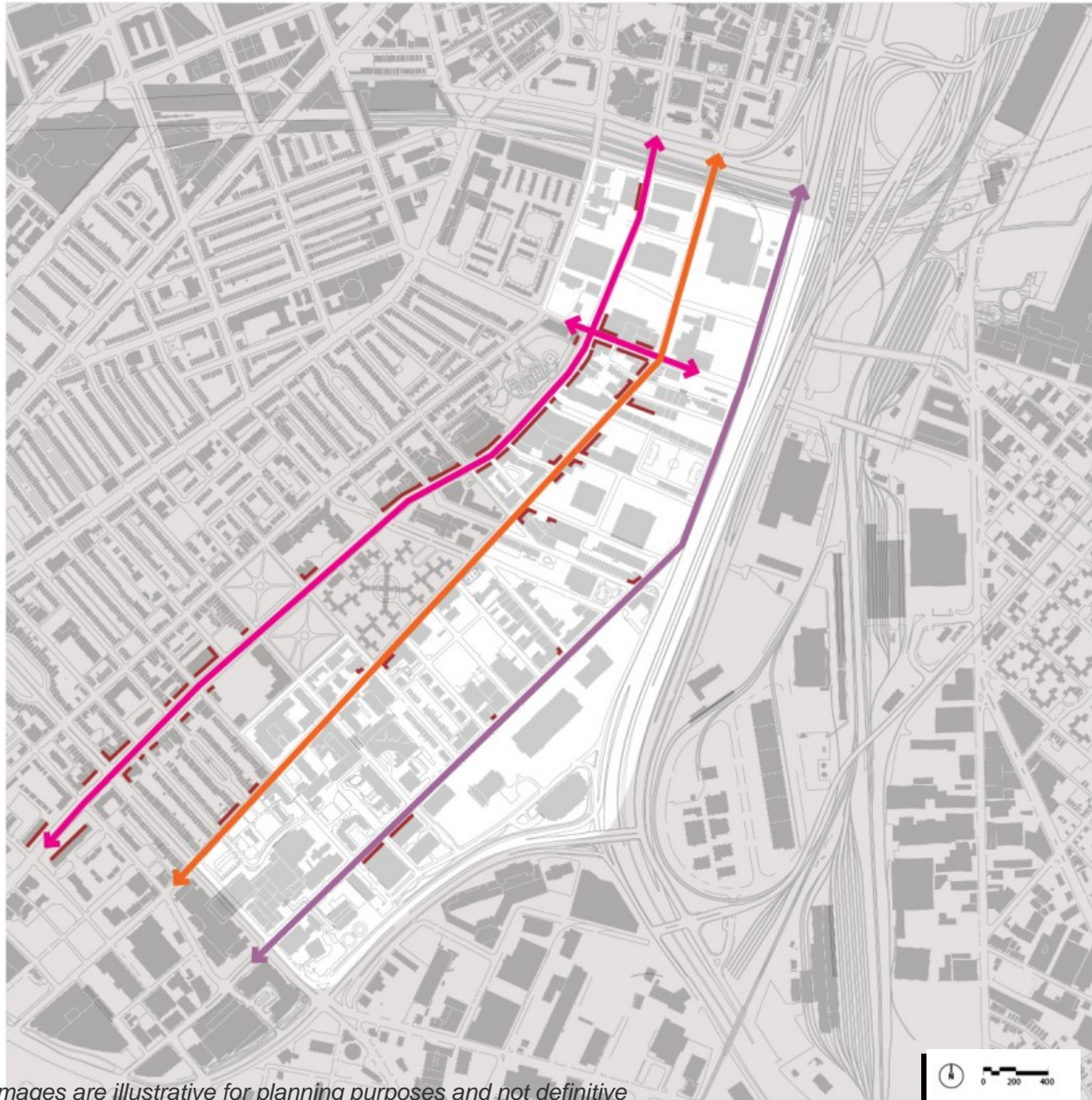
- Existing Retail/Active Use
- Washington / Berkeley St. Retail Corridor
- Harrison Ave. Creative Use Corridor

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USE CORRIDORS

ALBANY ST. WHOLESALE/MEDICAL CORRIDOR



- Existing Retail/Active Use
- Washington / Berkeley St. Retail Corridor
- Harrison Ave. Creative Use Corridor
- Albany St. Wholesale/Medical Use Corridor

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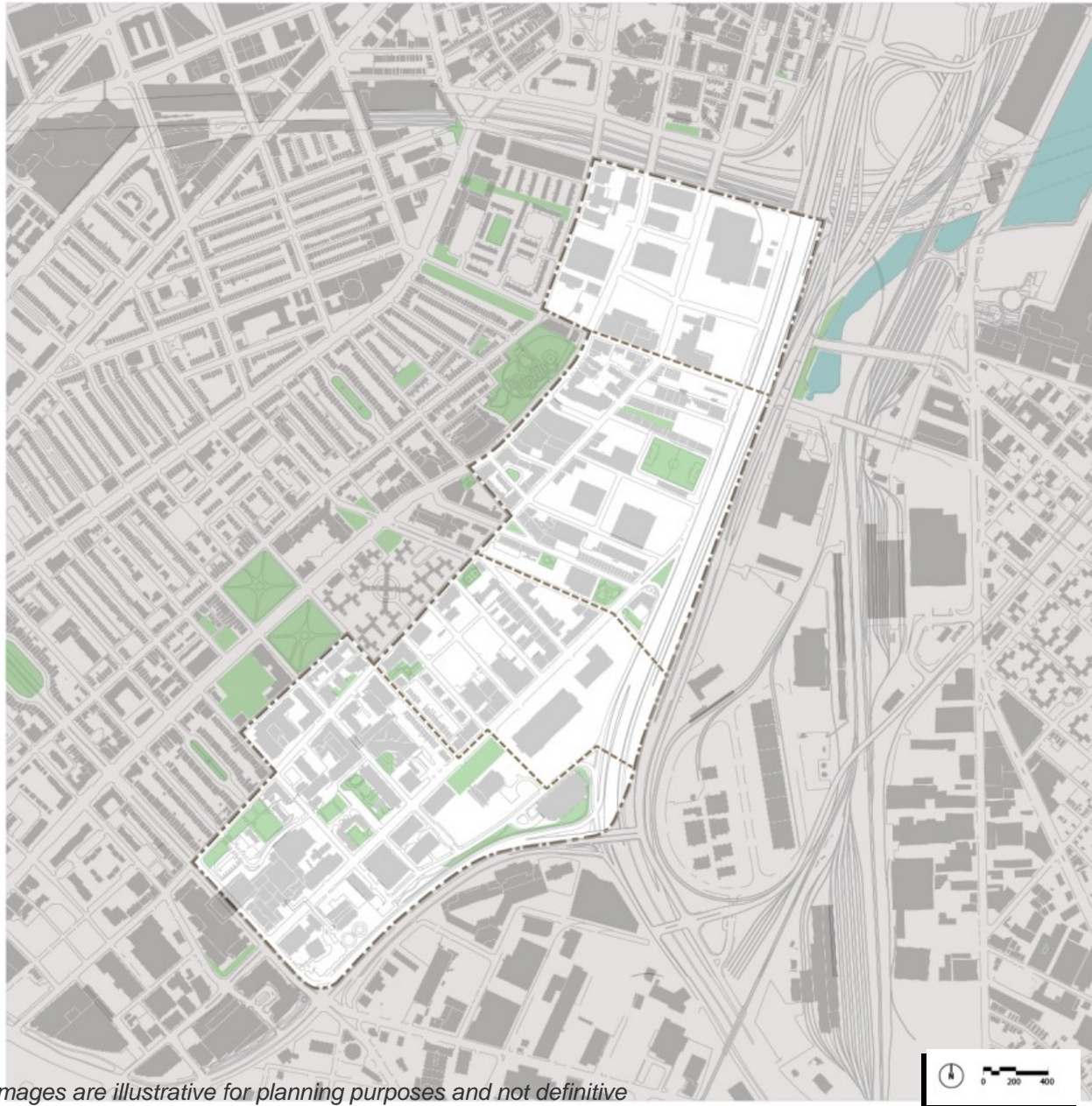


STREET GRID AND BLOCK PATTERN



STREET GRID & BLOCK PATTERN

EXISTING STREET GRID AND BLOCK

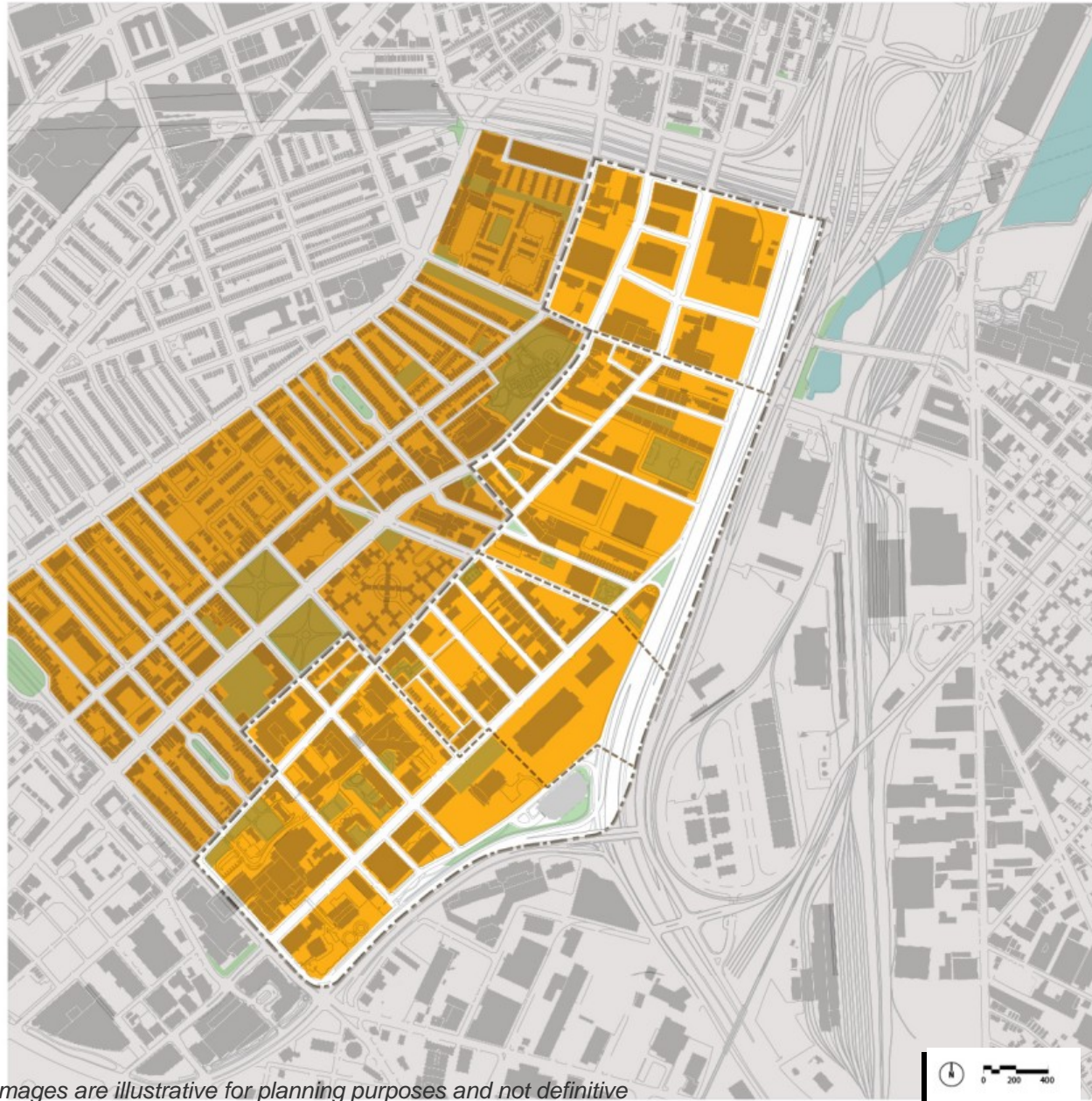


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STREET GRID & BLOCK PATTERN

EXISTING STREET GRID AND BLOCK

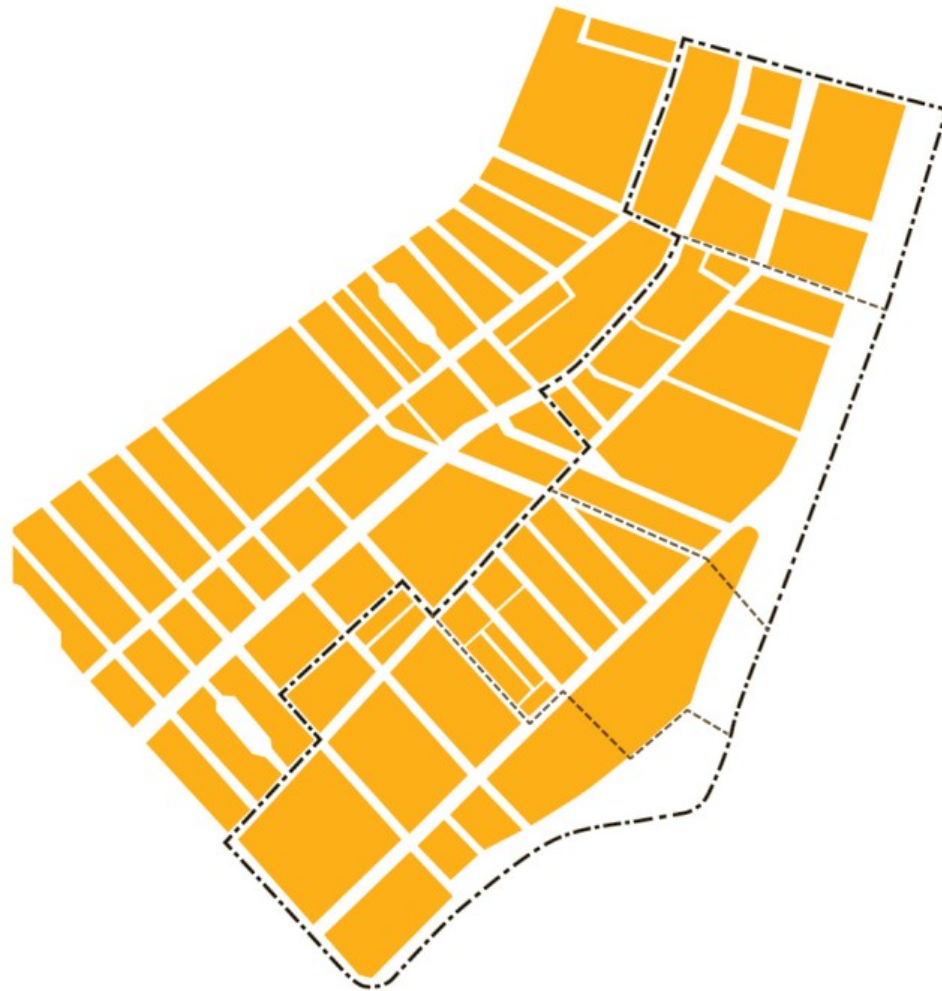


- *Images are illustrative for planning purposes and not definitive*
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STREET GRID & BLOCK PATTERN

AREA STREET GRID AND BLOCK



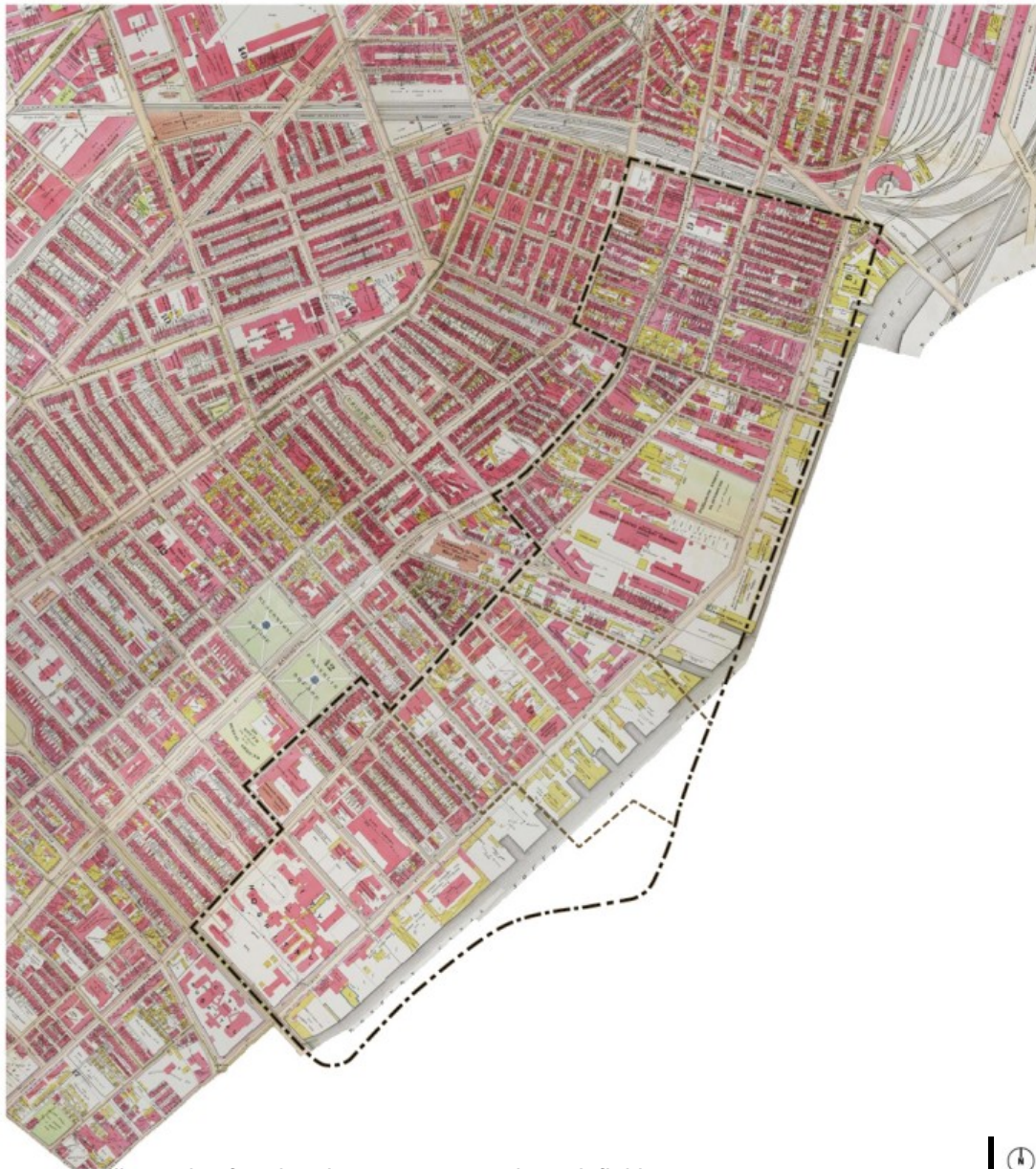
Existing Blocks Pattern

- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent

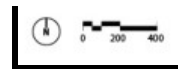


STREET GRID & BLOCK PATTERN

1908 STUDY AREA



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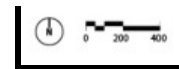
STREET GRID & BLOCK PATTERN

1908 STREET GRID AND BLOCK



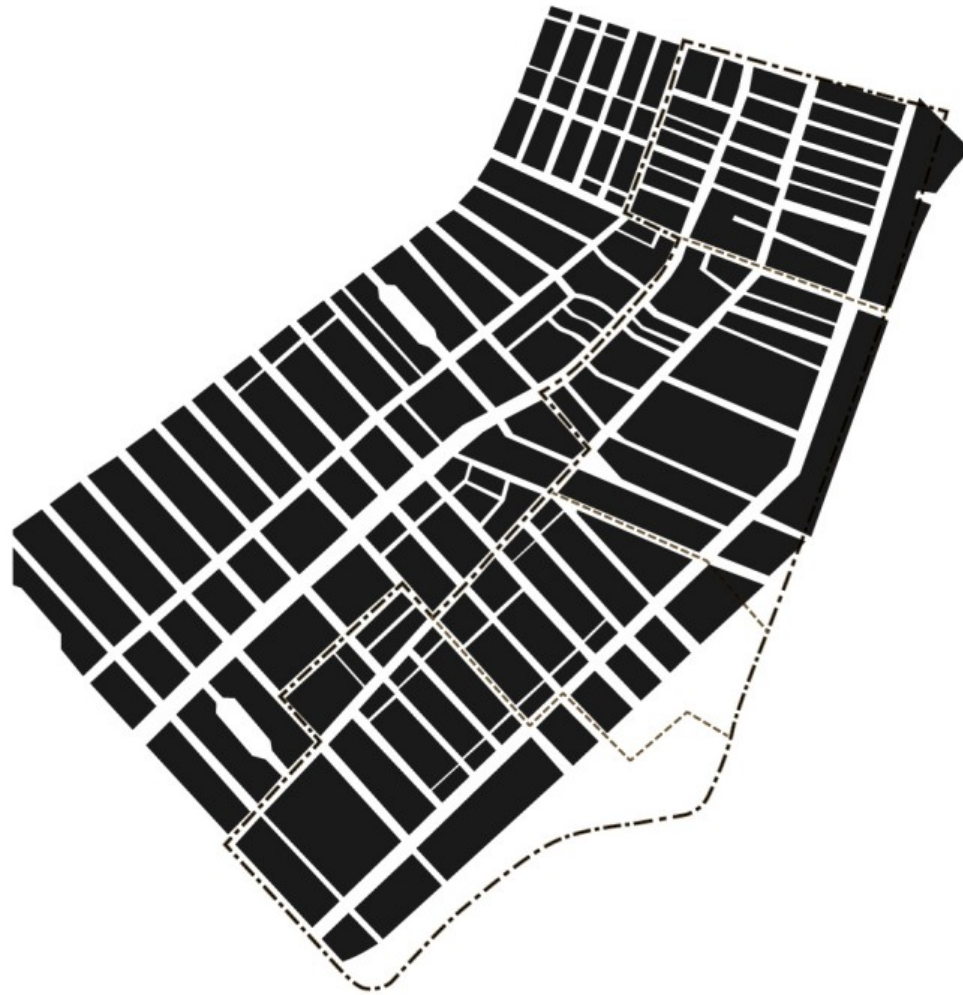
1908 Blocks Pattern

- *Images are illustrative for planning purposes and not definitive*
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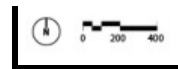
STREET GRID & BLOCK PATTERN

1908 STREET GRID AND BLOCK



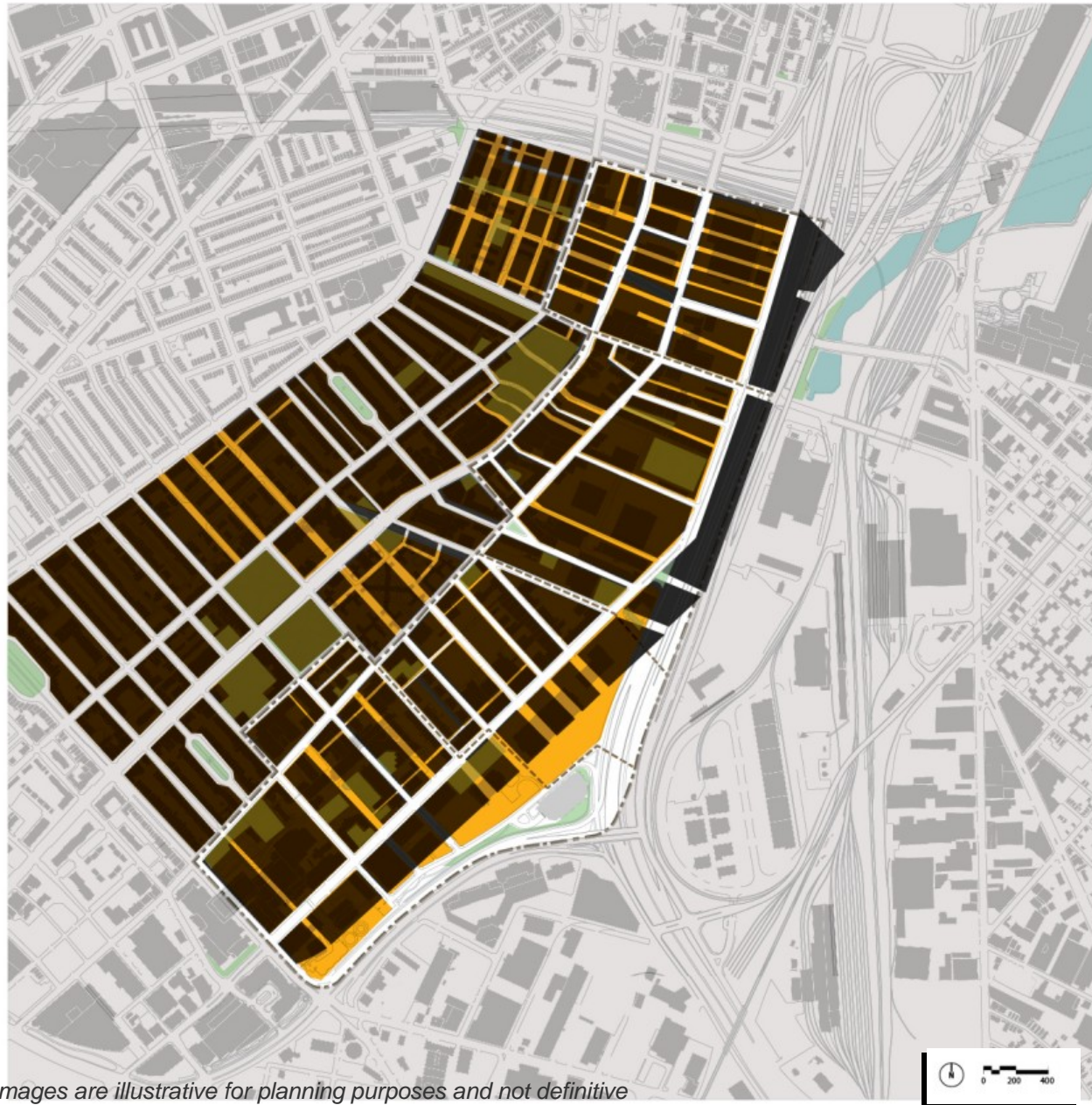
1908 Blocks Pattern

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STREET GRID & BLOCK PATTERN

RECOGNIZING HISTORICAL STREET GRID AND BLOCK PATTERN



■ 1908 Blocks Pattern
■ Existing Blocks Pattern

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STREET GRID & BLOCK PATTERN

RECOGNIZING HISTORICAL STREET GRID AND BLOCK PATTERN



■ 1908 Blocks Pattern
■ Existing Blocks Pattern

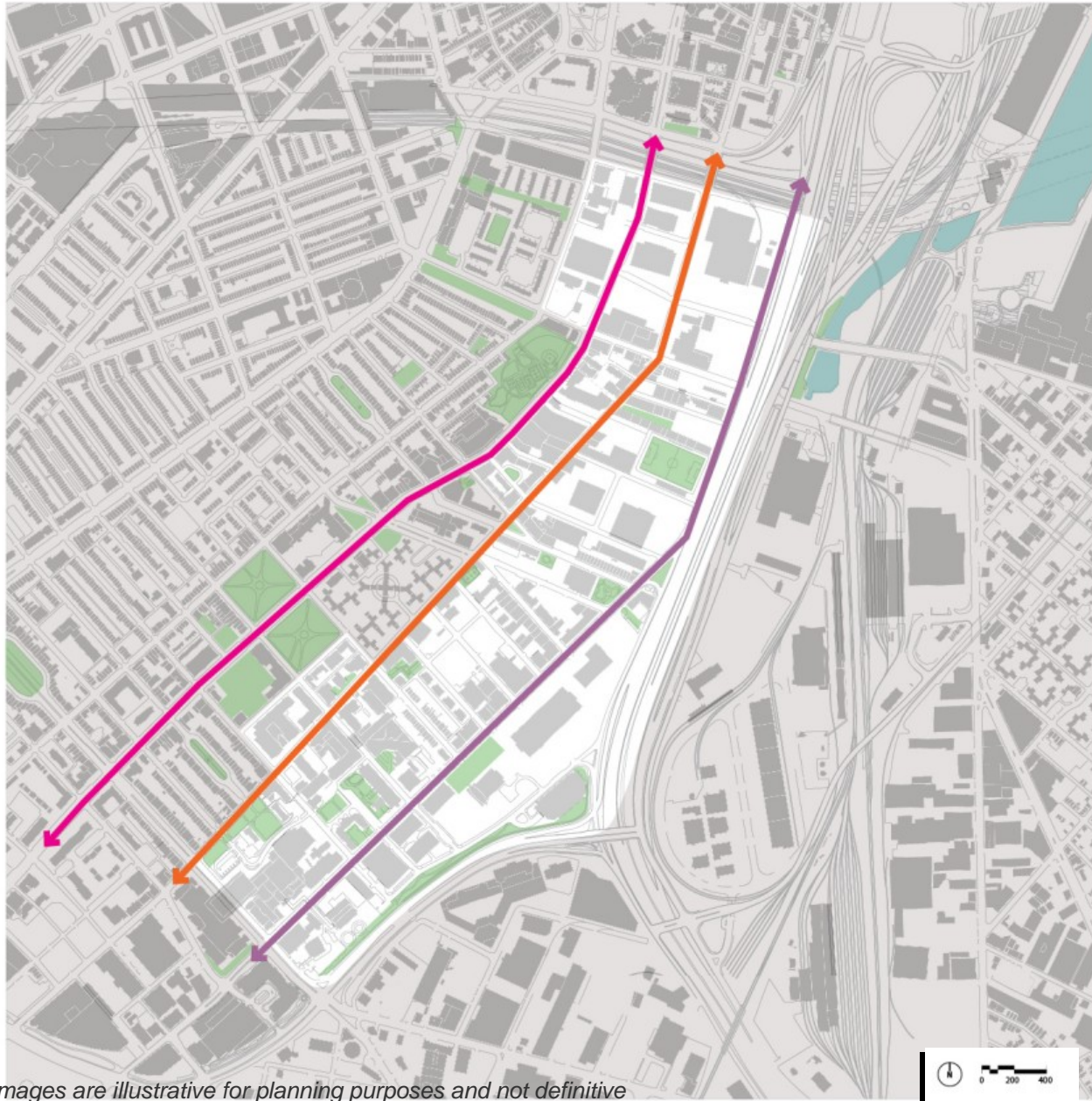
- *Images are illustrative for planning purposes and not definitive*
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PUBLIC REALM - *Place-Making*



PRIMARY USE CORRIDORS

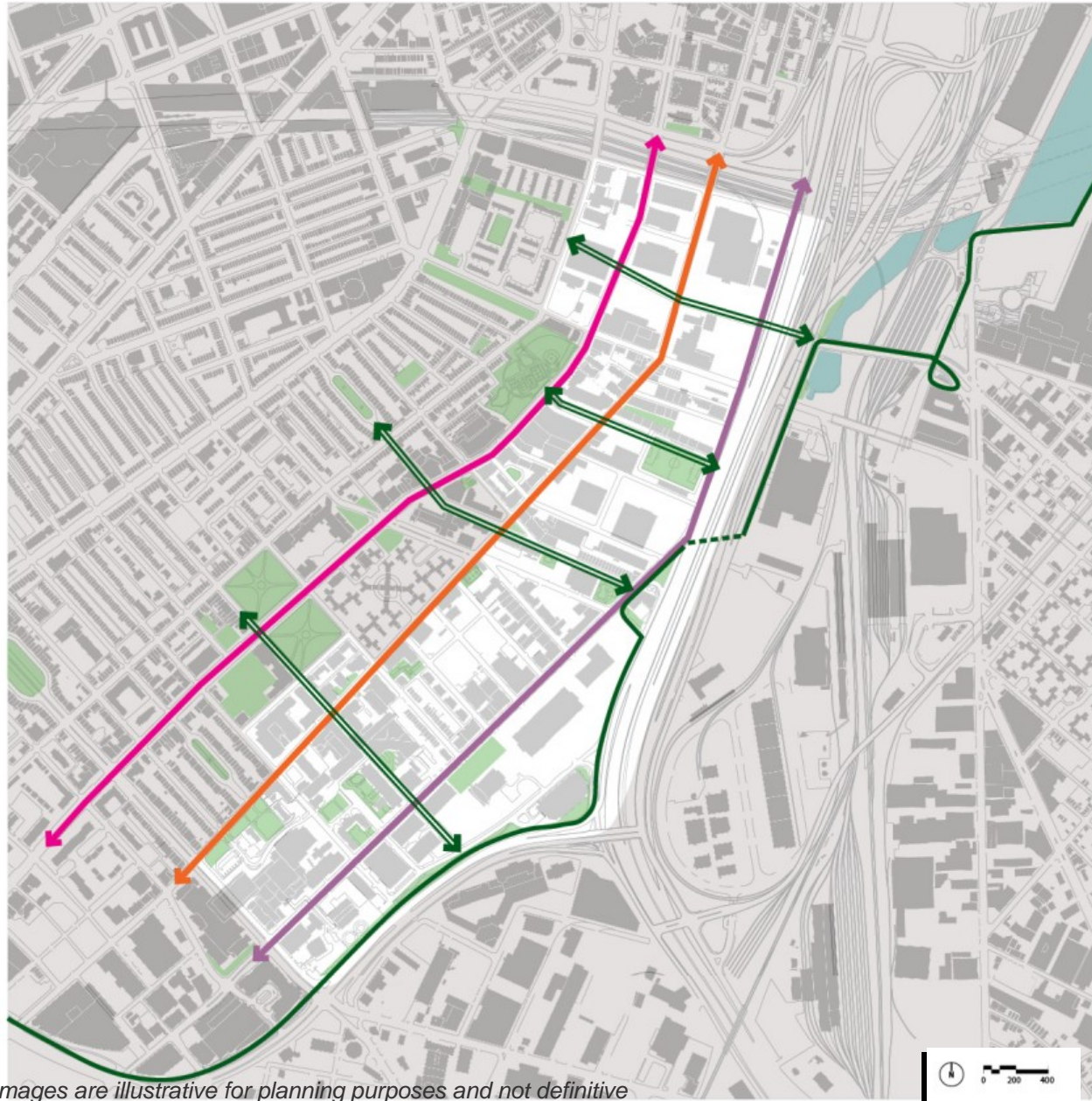


- ↔ Retail Corridor
- ↔ Creative Use Corridor
- ↔ Wholesale/Medical Use Corridor

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PRIMARY GREEN CORRIDORS

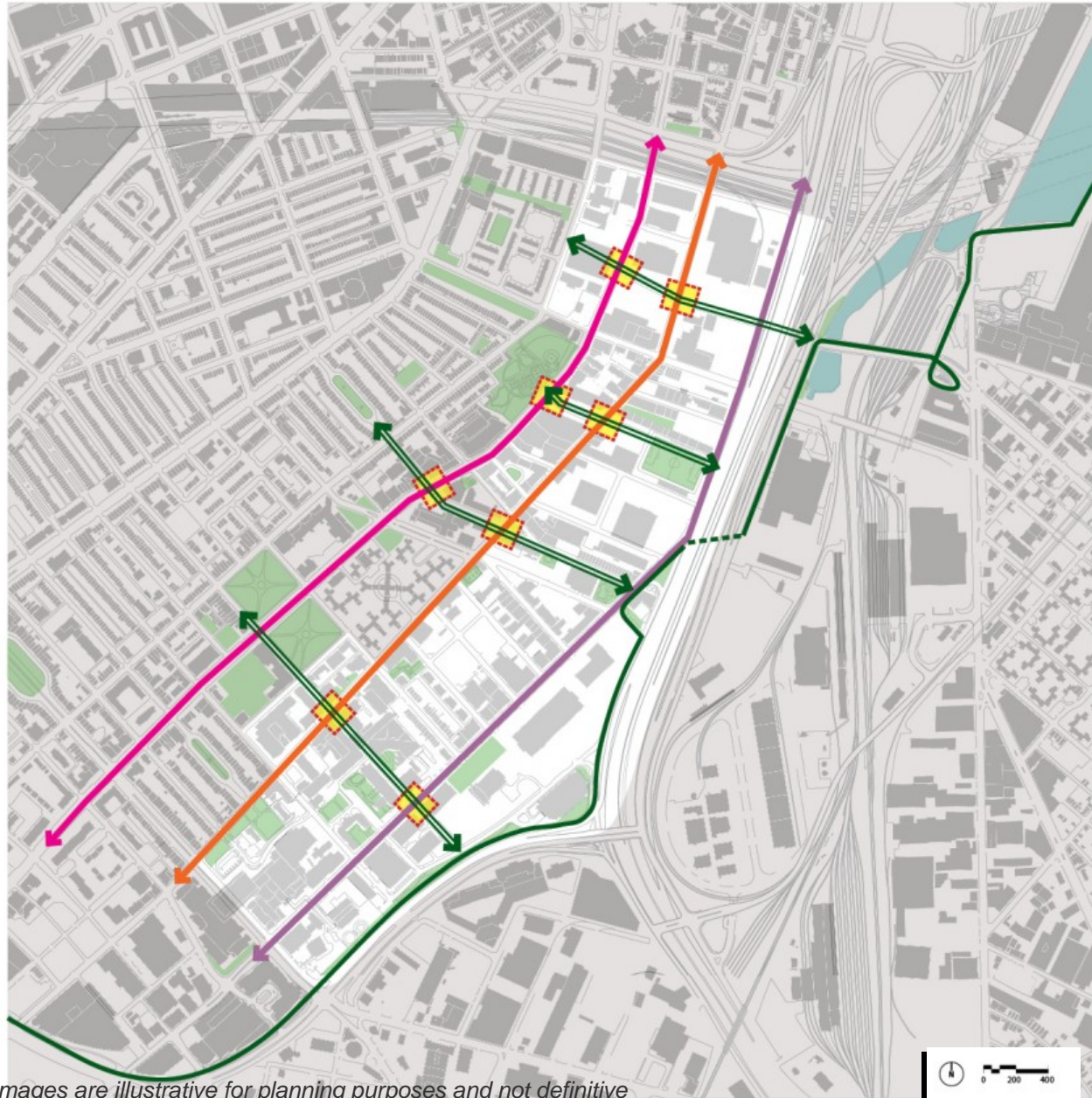







- Retail Corridor
- Creative Use Corridor
- Wholesale/Medical Use Corridor
- Primary Green Corridor

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PLACE-MAKING OPPORTUNITIES

Streets, Squares, Parks,
Attractive streetscape,
Active ground floor uses

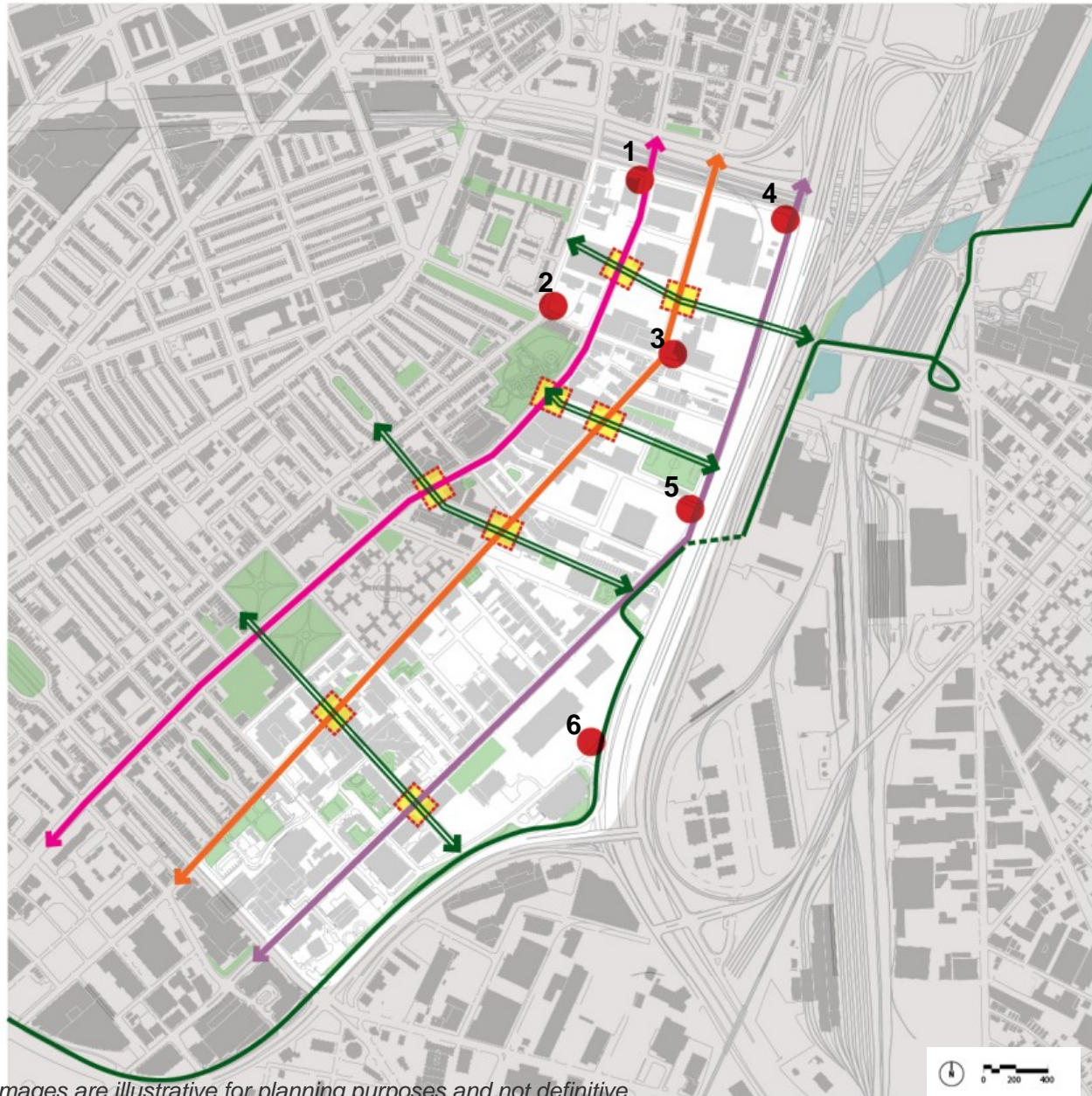


-  Retail Corridor
-  Creative Use Corridor
-  Wholesale/Medical Use Corridor
-  Primary Green Corridor
-  Place-Making Opportunity

- Images are illustrative for planning purposes and not definitive
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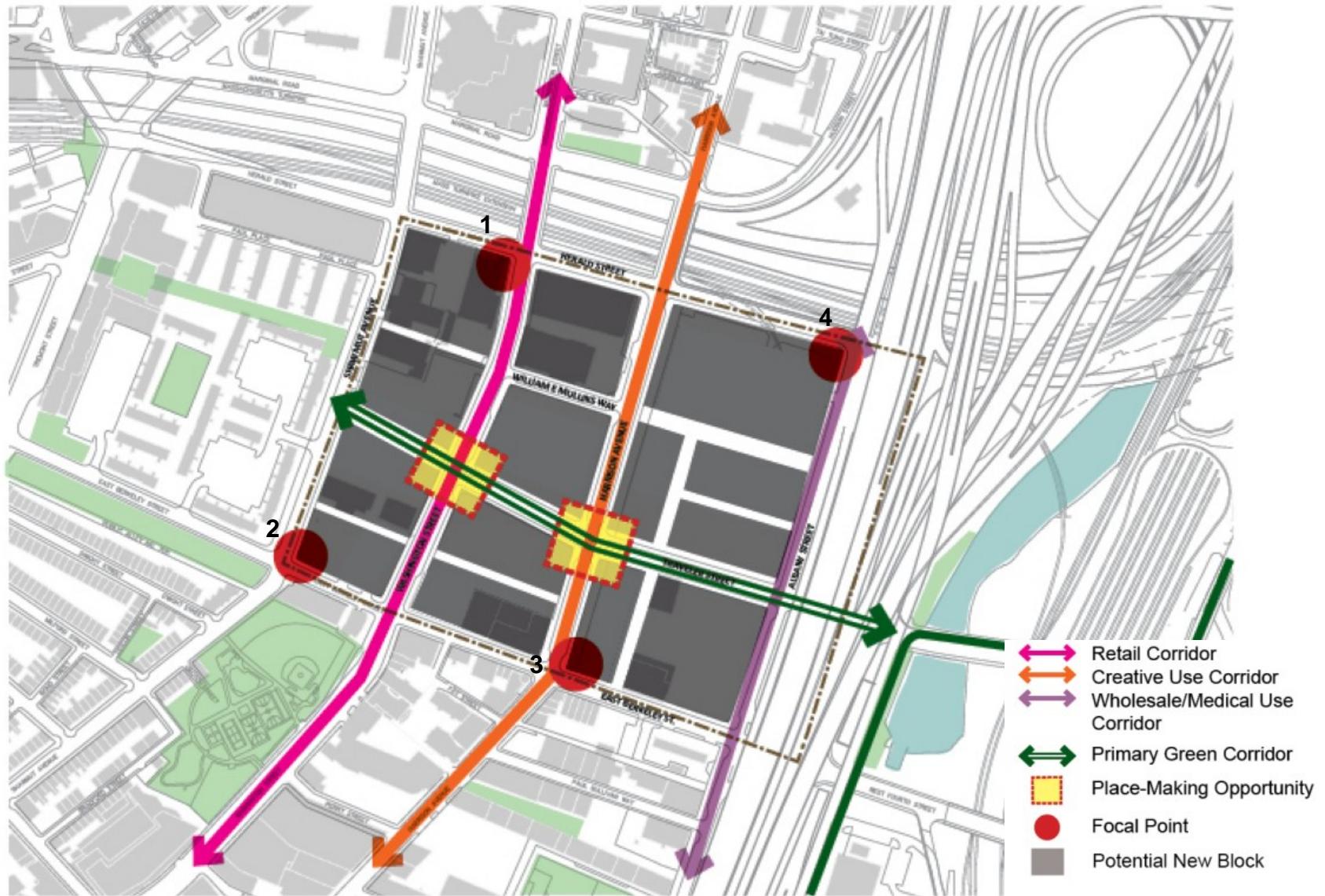
FOCAL POINTS

- 1: Washington St. & Herald St.
- 2: Shawmut Ave. & East Berkeley St.
- 3: Harrison Ave. & East Berkeley St.
- 4: Herald St. & Albany St.
- 5: Albany St. & Randolph St.
- 6: Frontage Rd. & Sight Line of Plympton St.

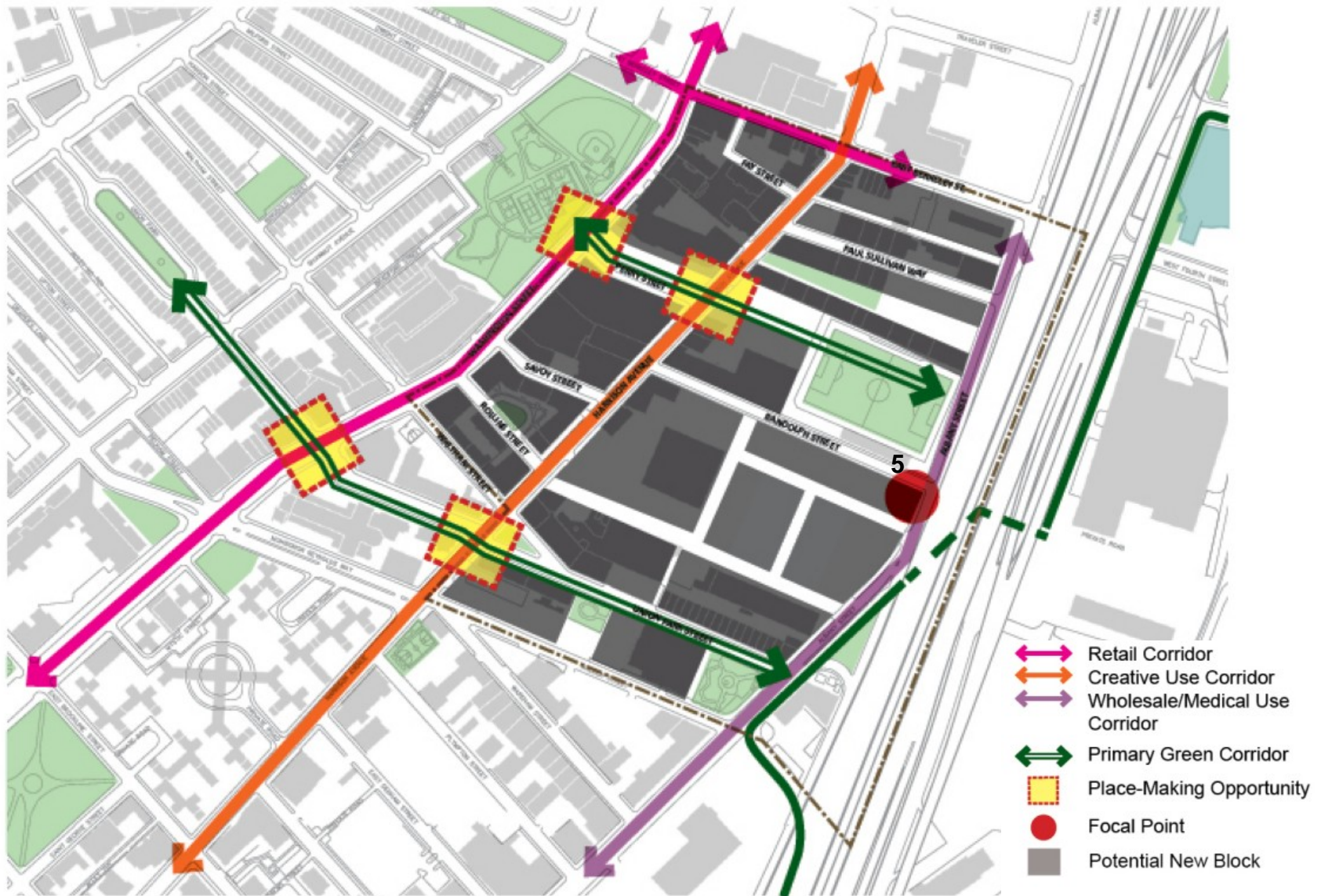


- Retail Corridor
- Creative Use Corridor
- Wholesale/Medical Use Corridor
- Primary Green Corridor
- Place-Making Opportunity
- Focal Point

- Images are illustrative for planning purposes and not definitive
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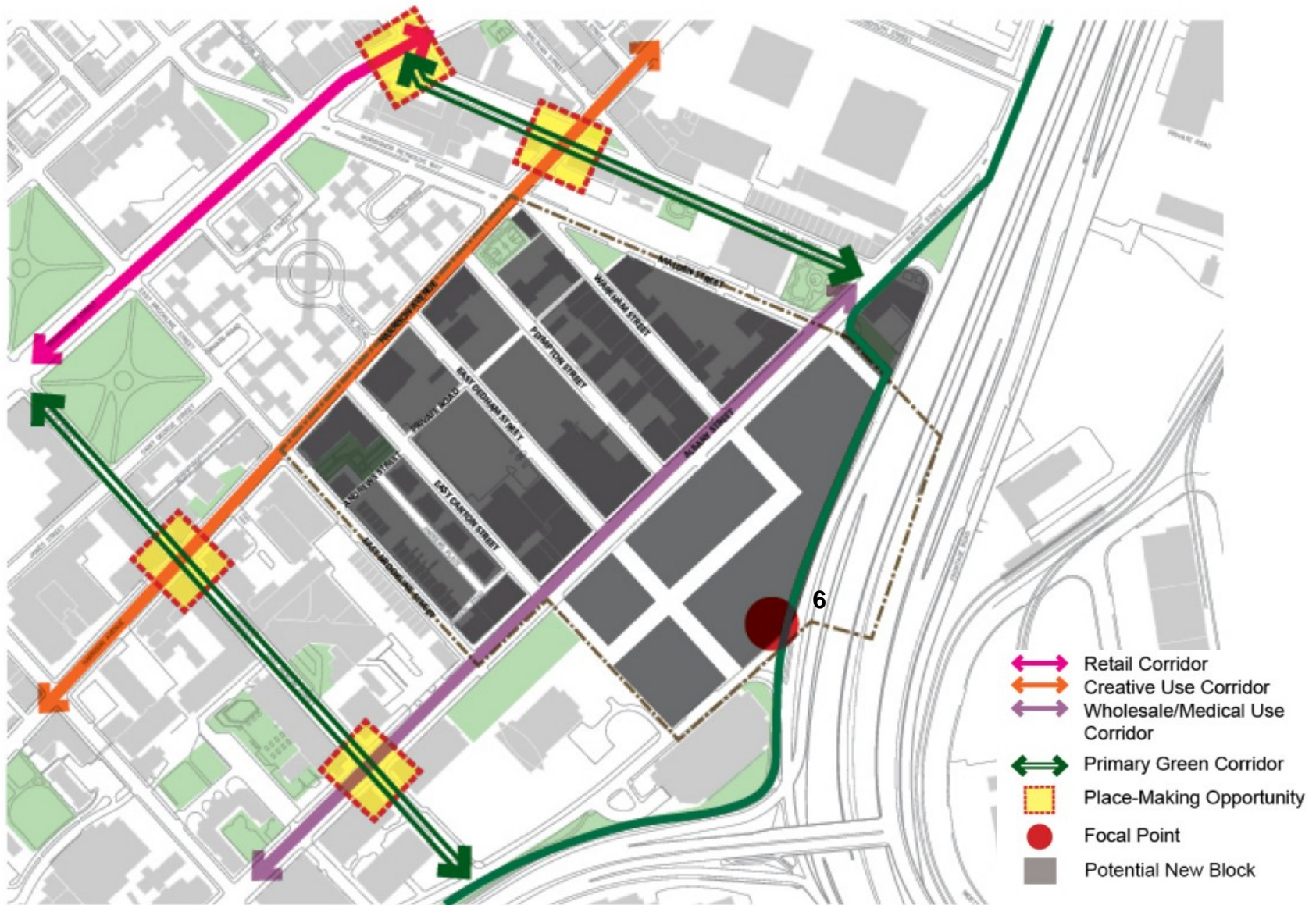
- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent



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- Linework does not represent actual alignments or dimensions and instead reflect general intent



BACK STREETS SUB-AREA



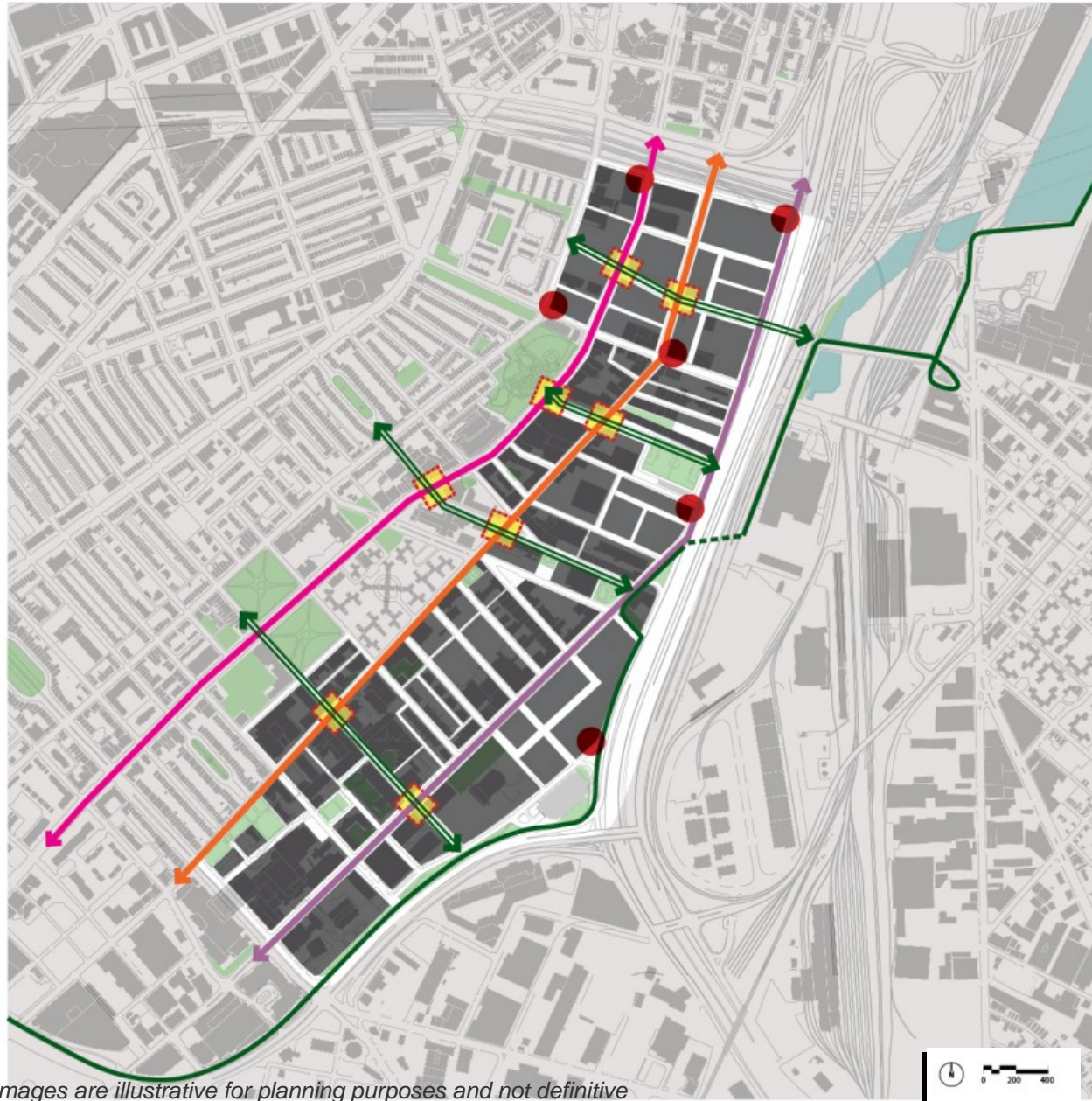
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PUBLIC REALM FRAMEWORK



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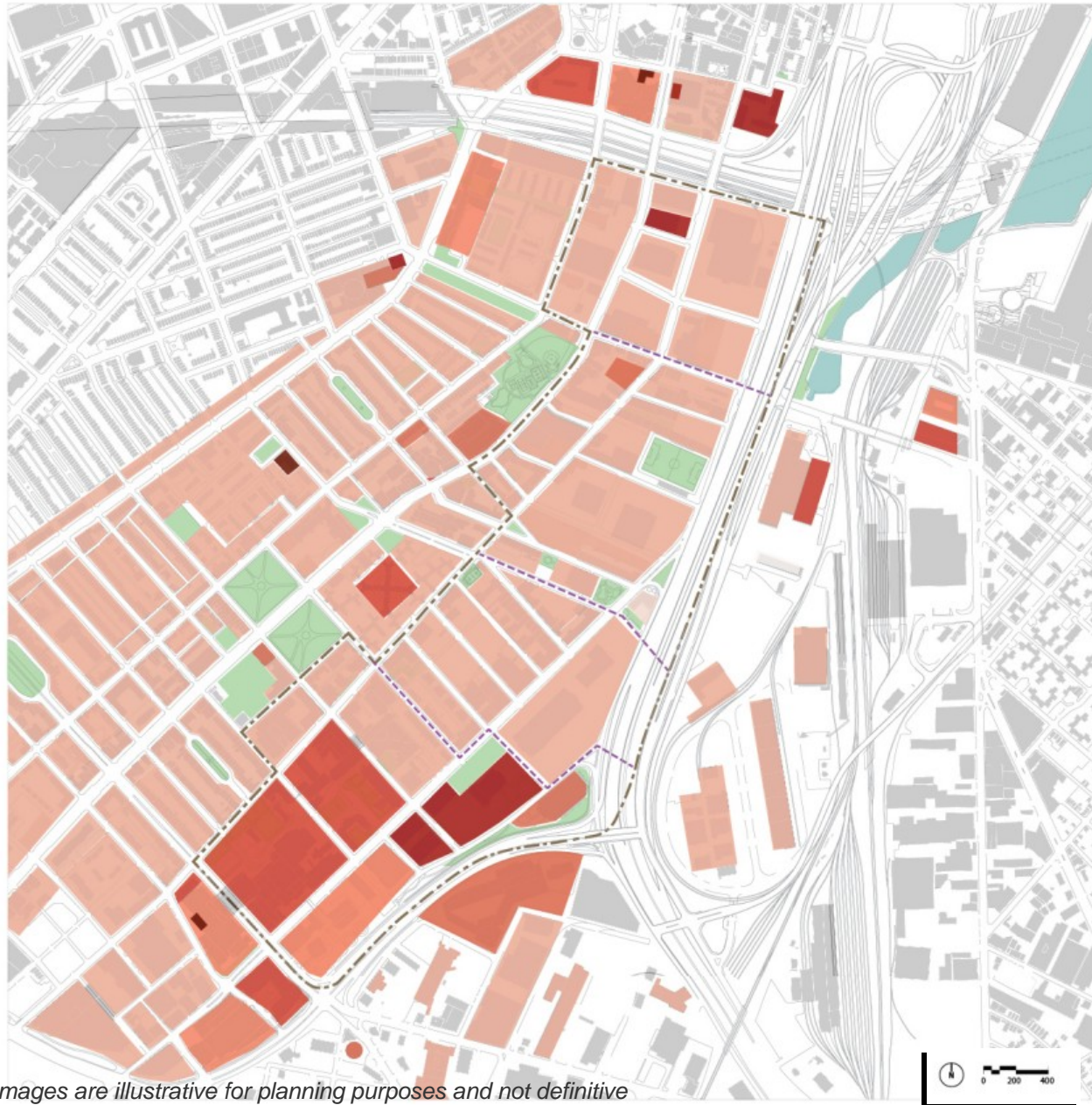


HEIGHT



HEIGHT

EXISTING



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• *Images are illustrative for planning purposes and not definitive*



EXISTING ZONING & LANDMARKS

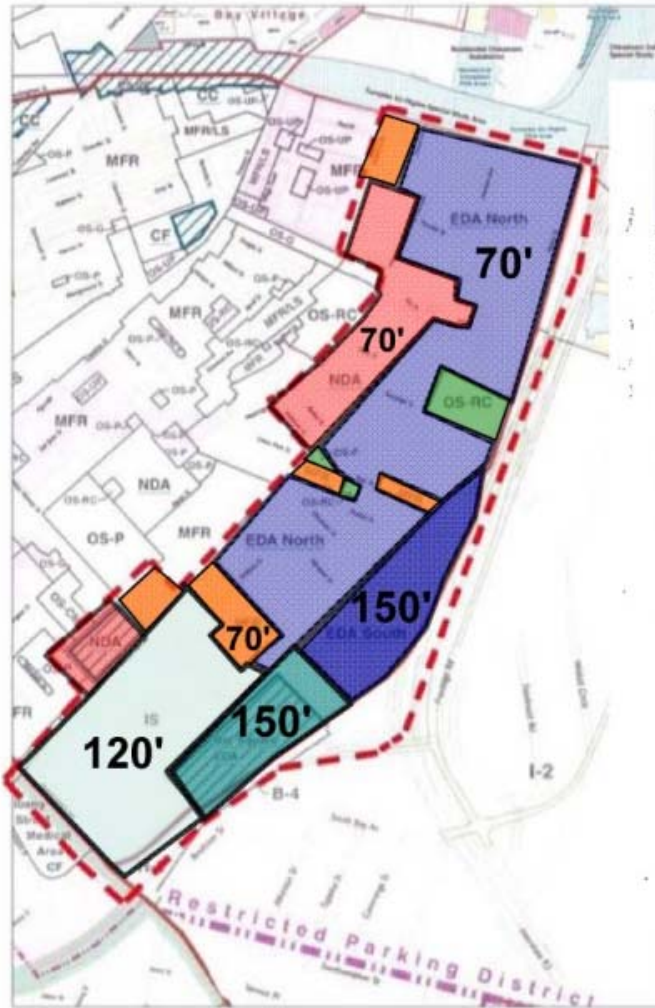
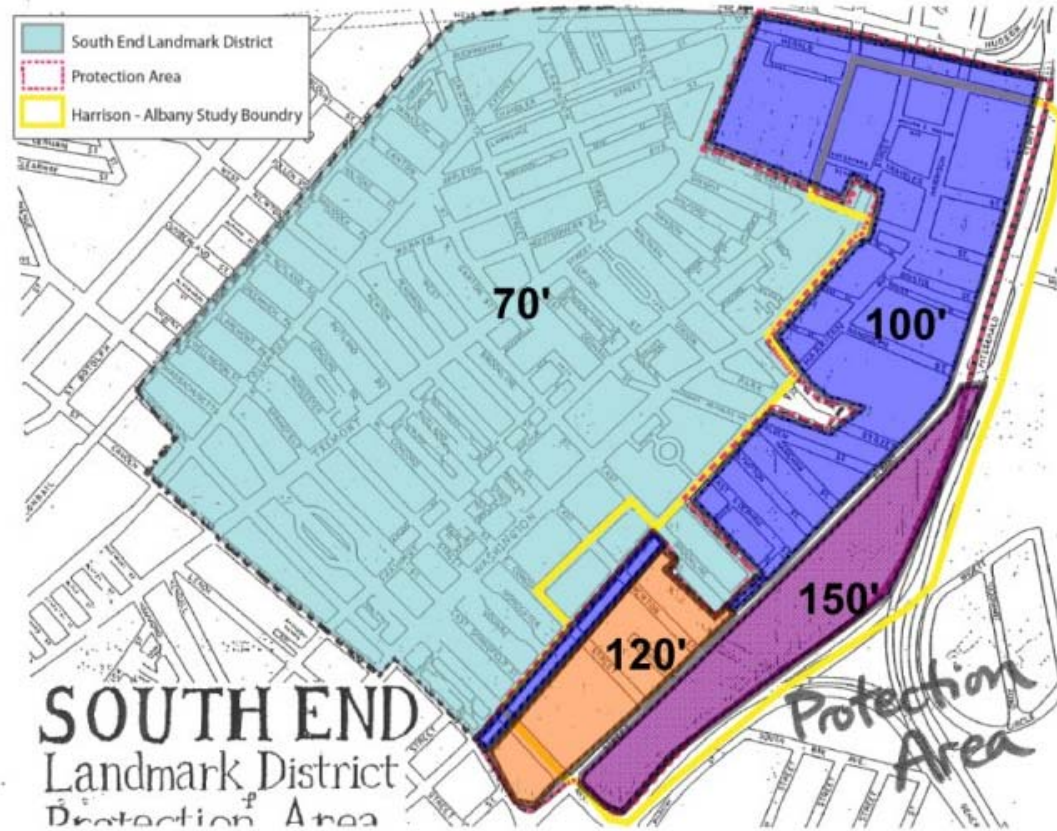


FIGURE : ZONING MAP



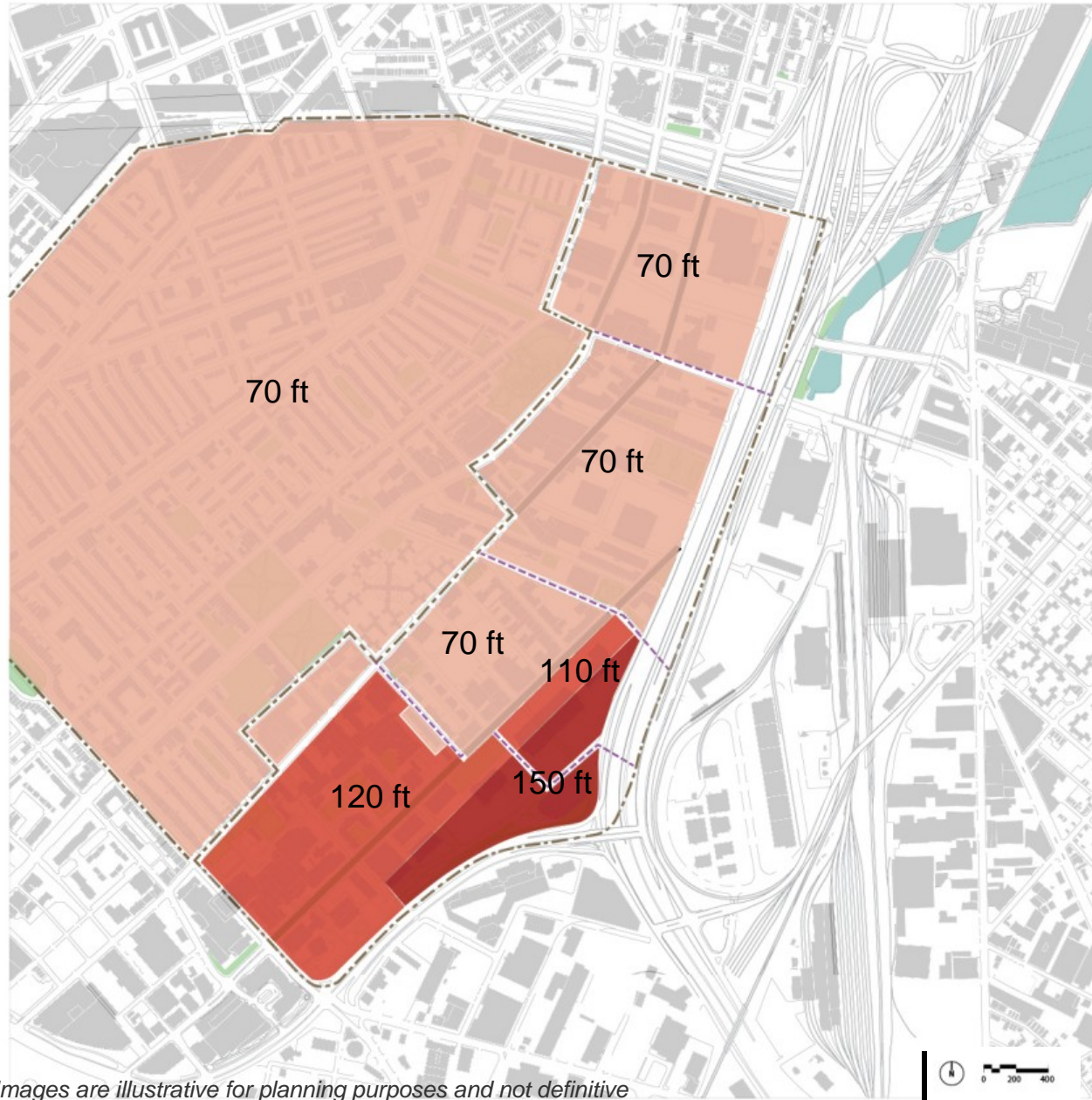
South End Landmark District
Protection Area
Harrison - Albany Study Boundary



SOUTH END
Landmark District
Protection Area



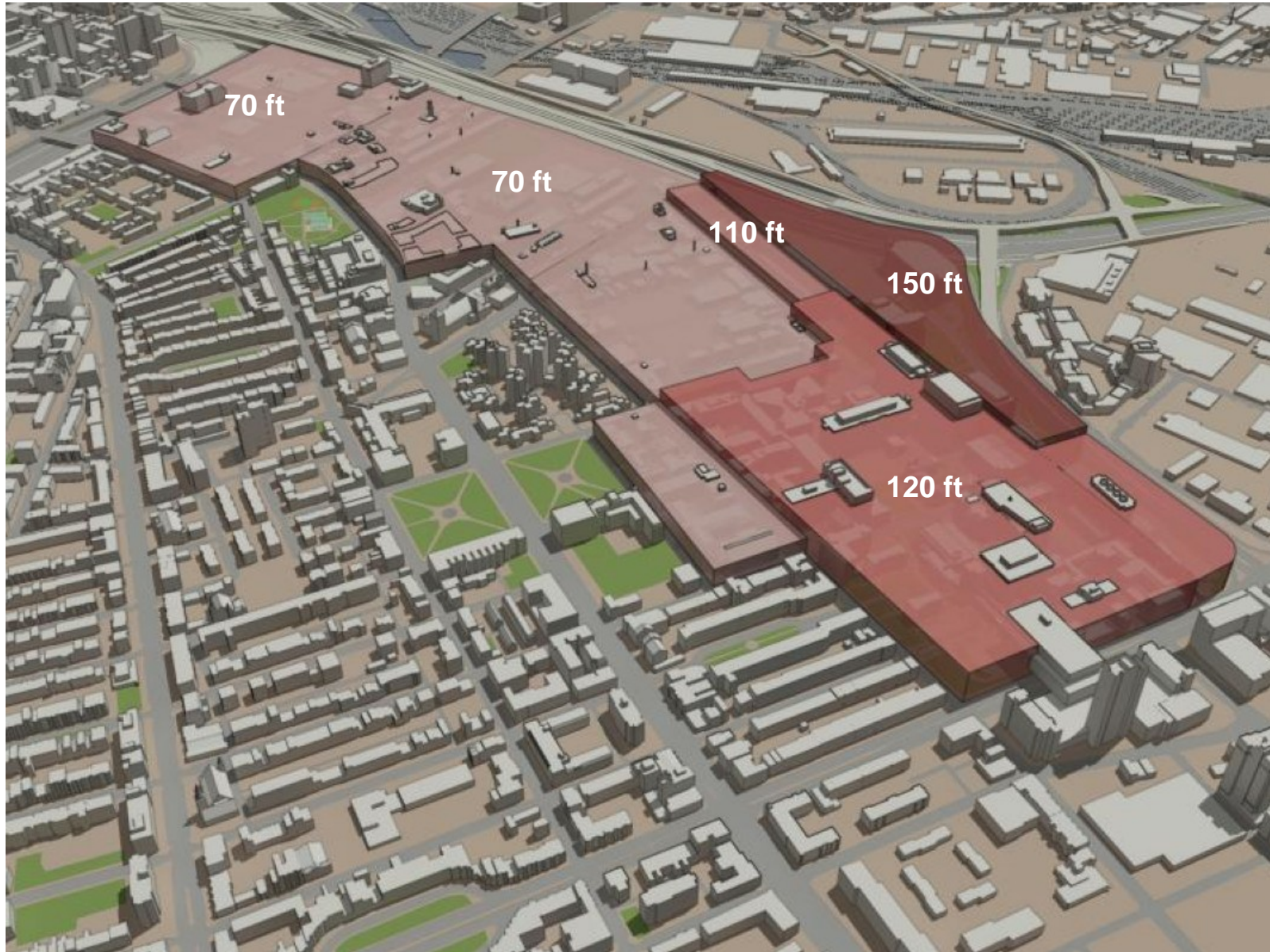
EXISTING MAX. ZONING HEIGHT



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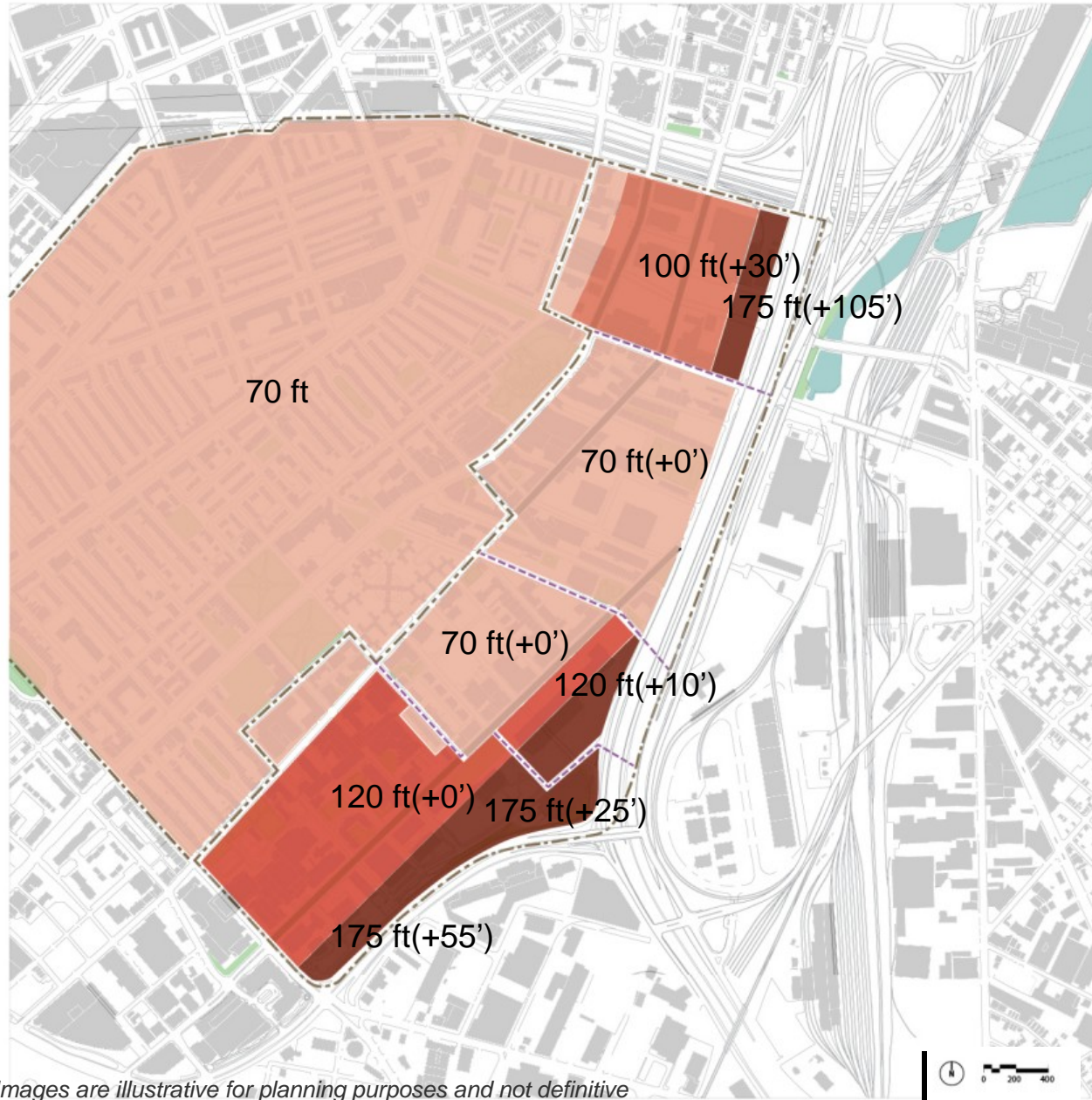
EXISTING MAX. ZONING HEIGHT



• Images are illustrative for planning purposes and not definitive

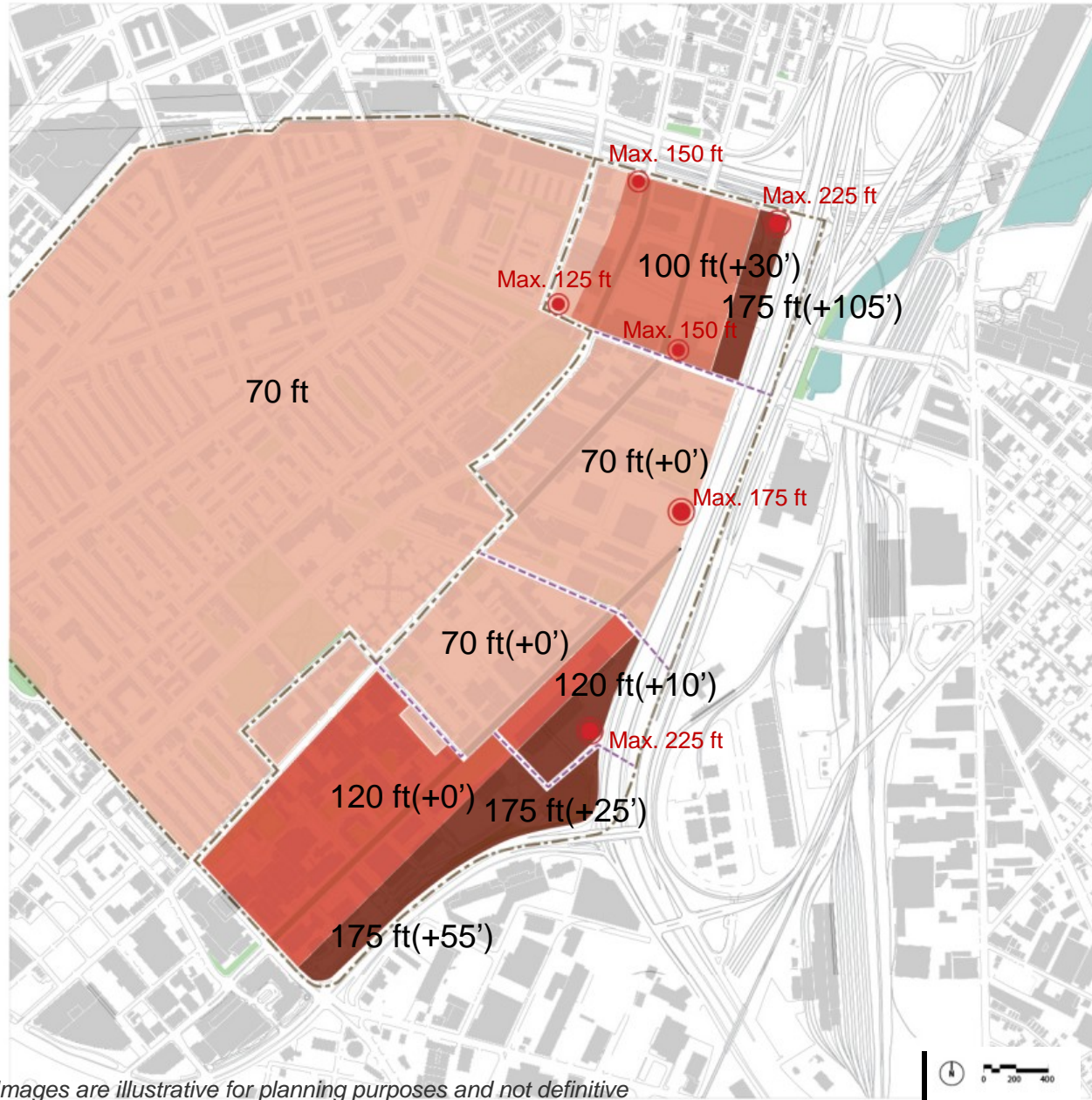


PROPOSED MAX. HEIGHT



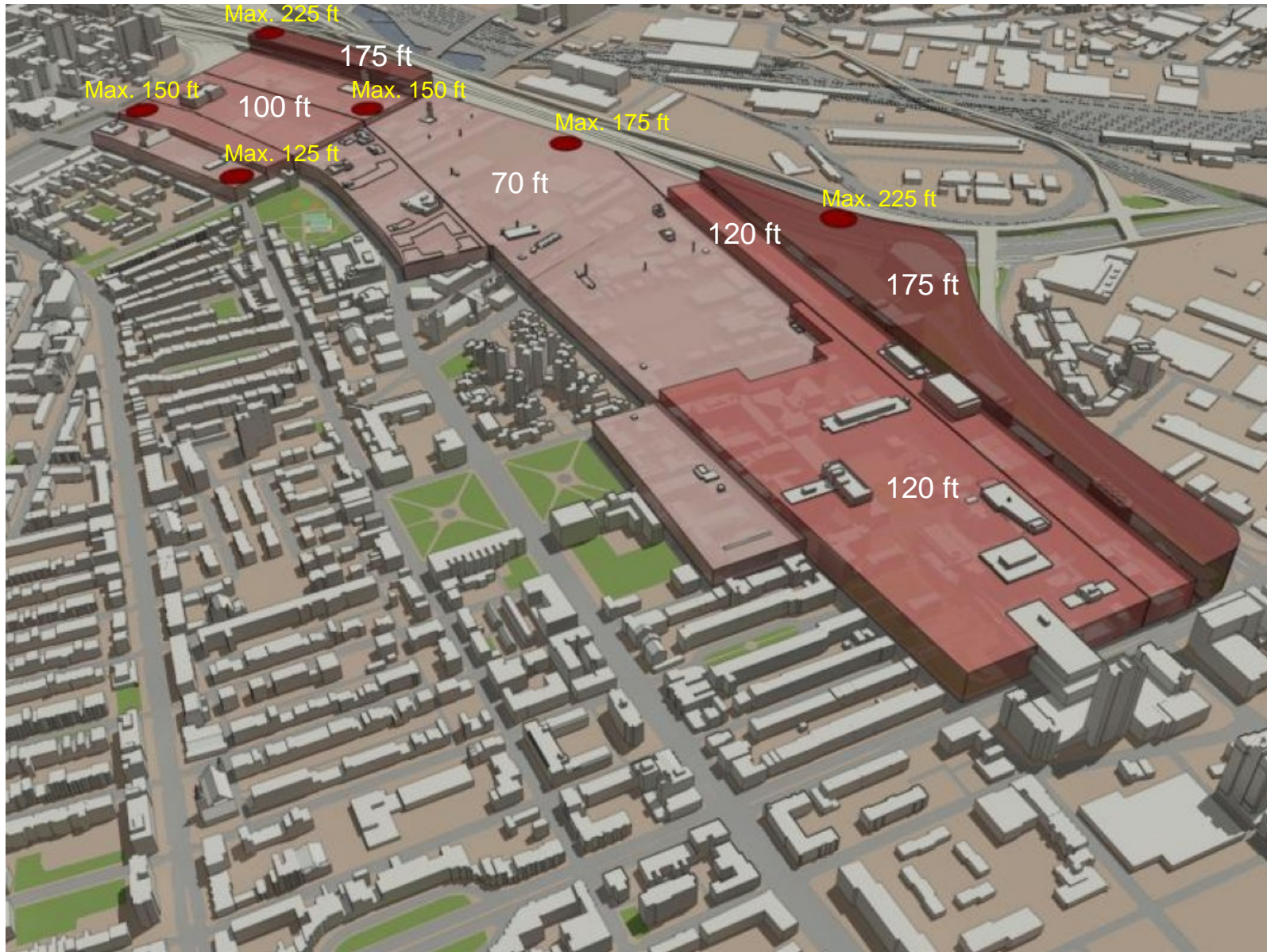
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PROPOSED MAX. HEIGHT



- Images are illustrative for planning purposes and not definitive
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PROPOSED MAX. HEIGHT

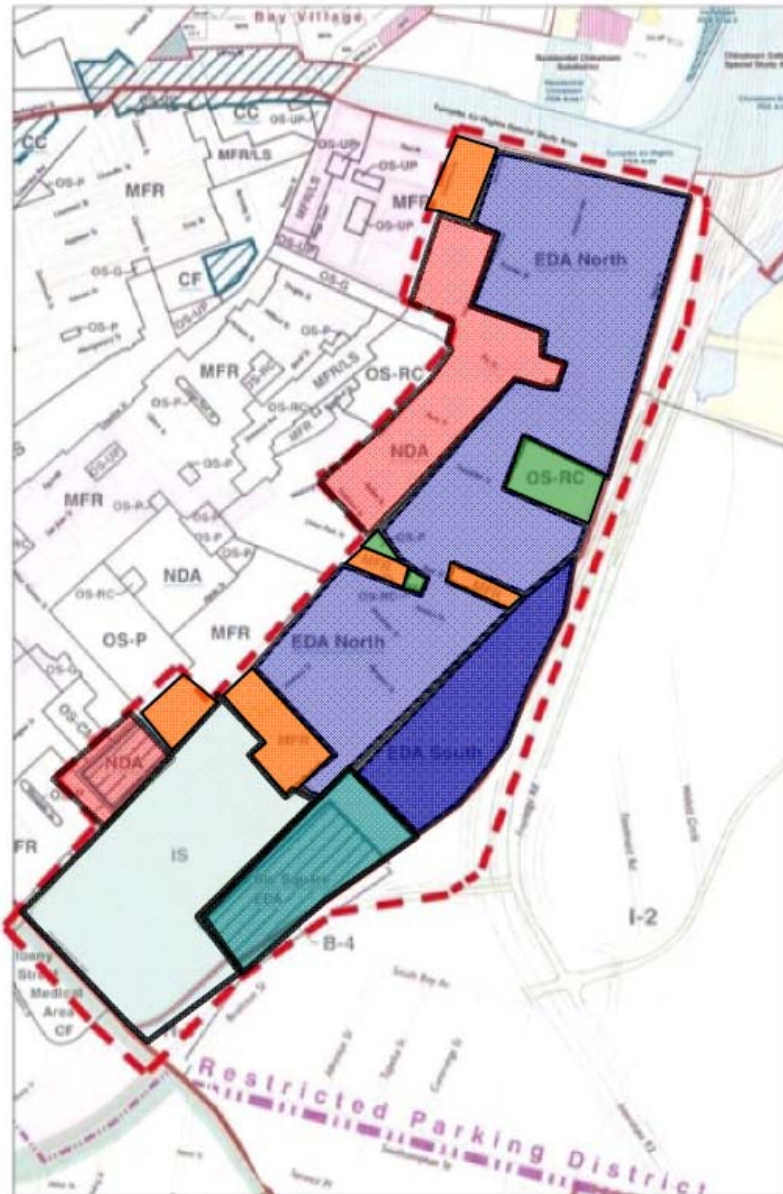


• Images are illustrative for planning purposes and not definitive



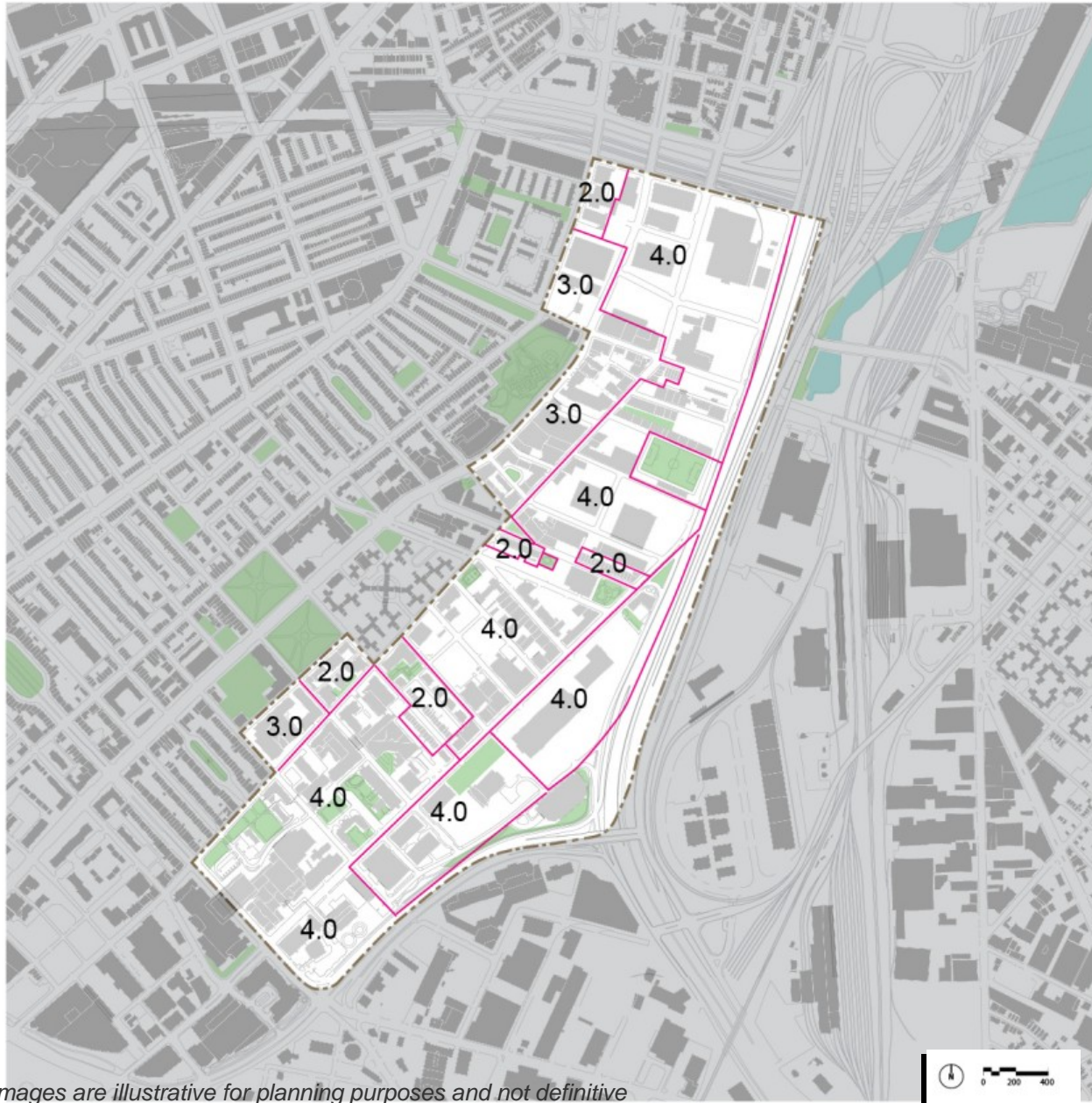
FAR

CURRENT ZONING



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				

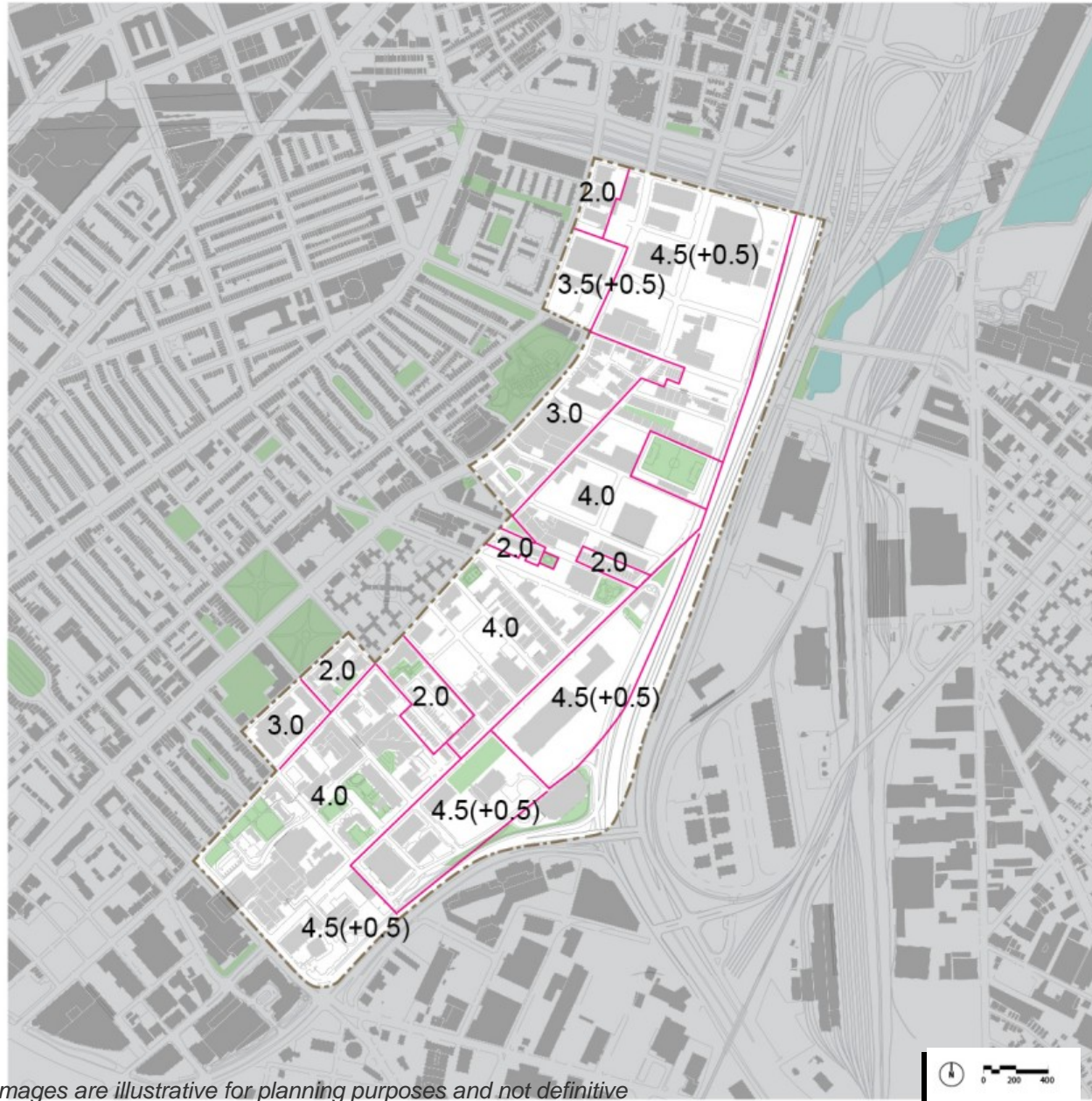
EXISTING MAX. ZONING FAR



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PROPOSED MAX. ZONING FAR



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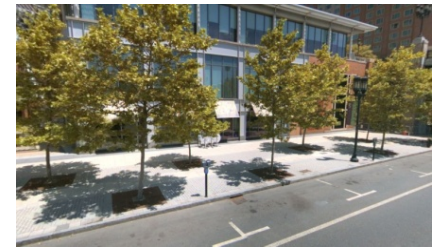
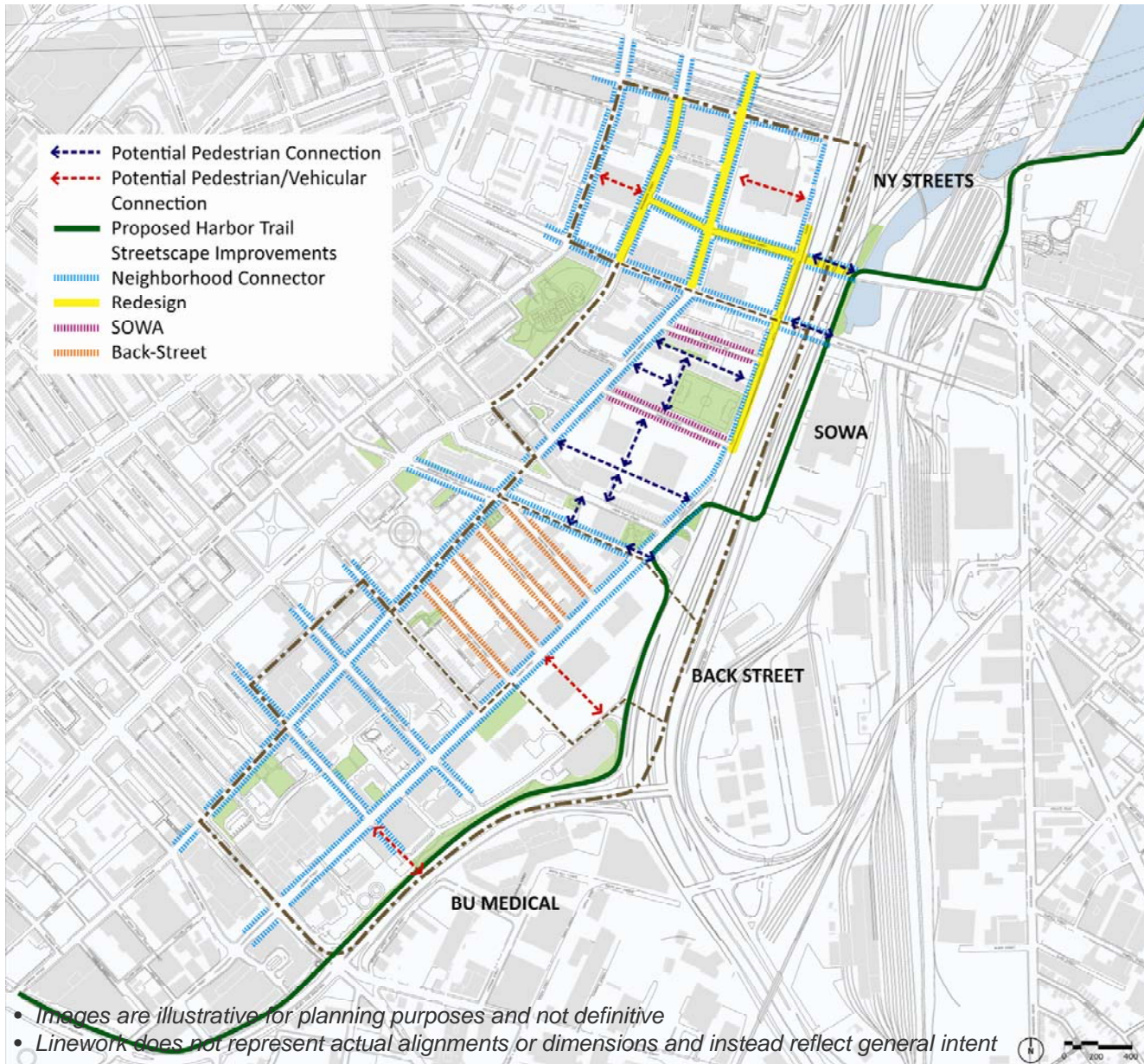


STREETSCAPE GUIDELINES

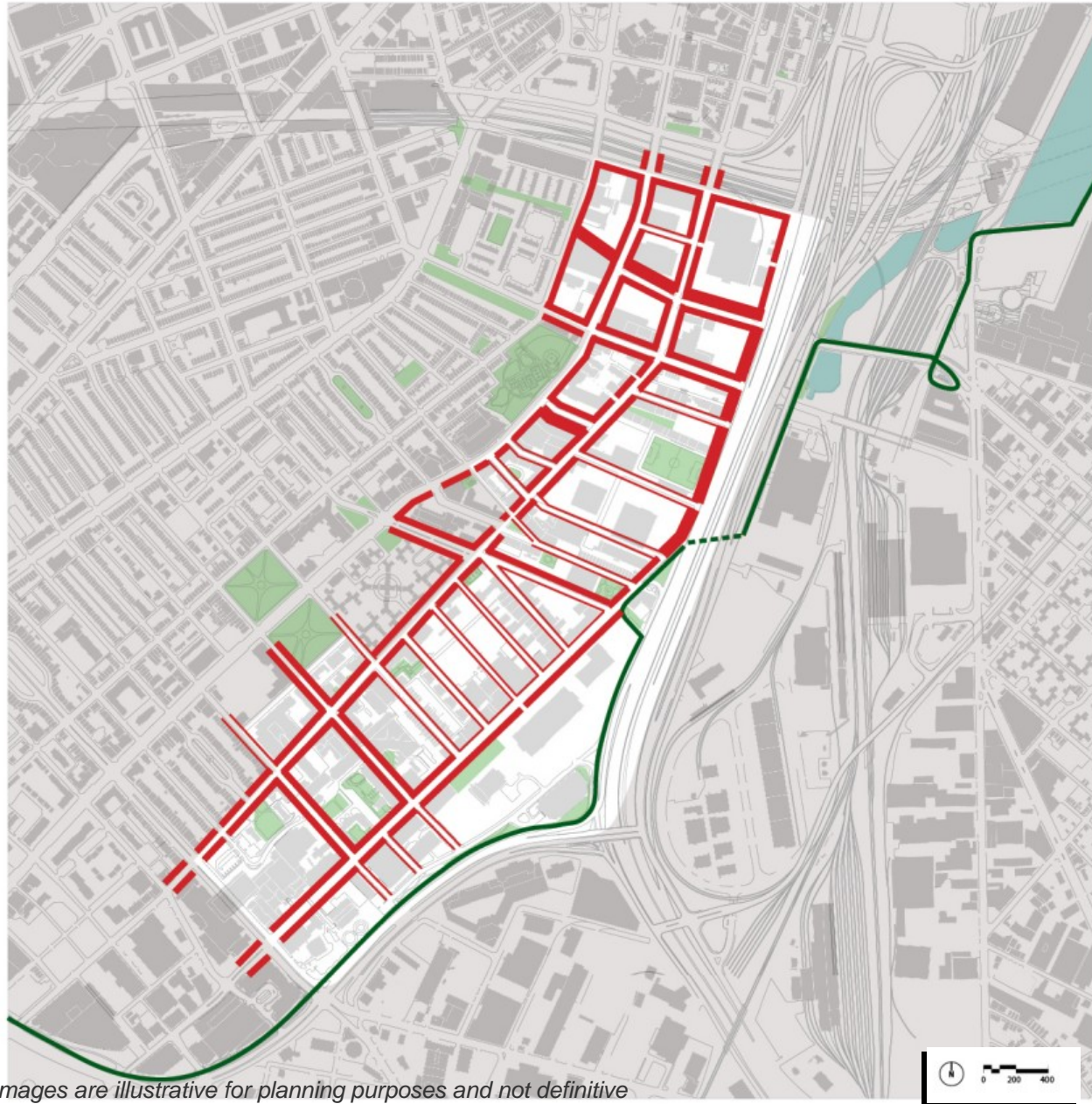





STREETSCAPE GUIDELINES

CONNECTIONS & STREETSCAPE IMPROVEMENTS



STREETSCAPE TYPES



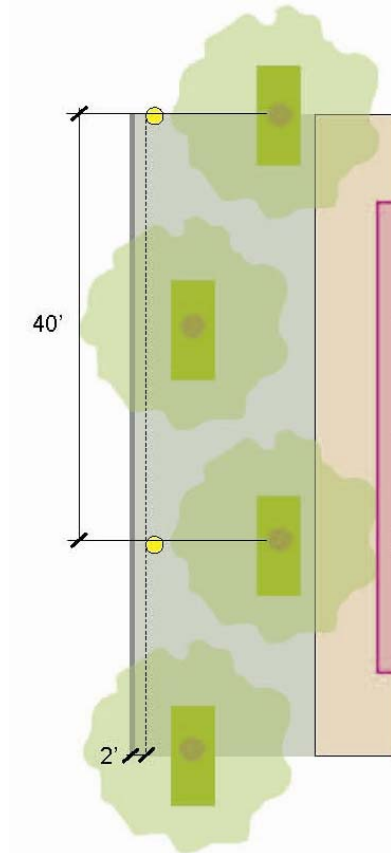
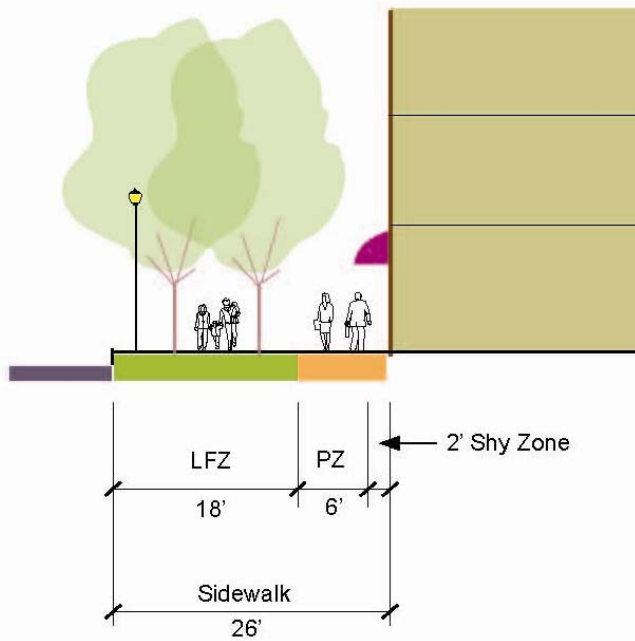
-  Type A (16' and Up):
Double or Single Row of Trees
-  Type B (10'-16'):
Neighborhood Main
-  Type C (5'-10'):
Neighborhood Local / Back Streets

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STREETScape GUIDELINES

TYPE A: Single or Double Row of Trees (16' and Up)

Traveler Street
Perry Street
Albany Street



Huntington Avenue, Back Bay



Stuart Street, Back Bay

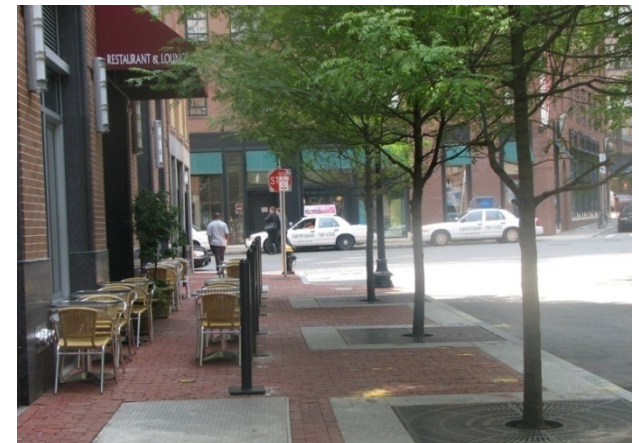
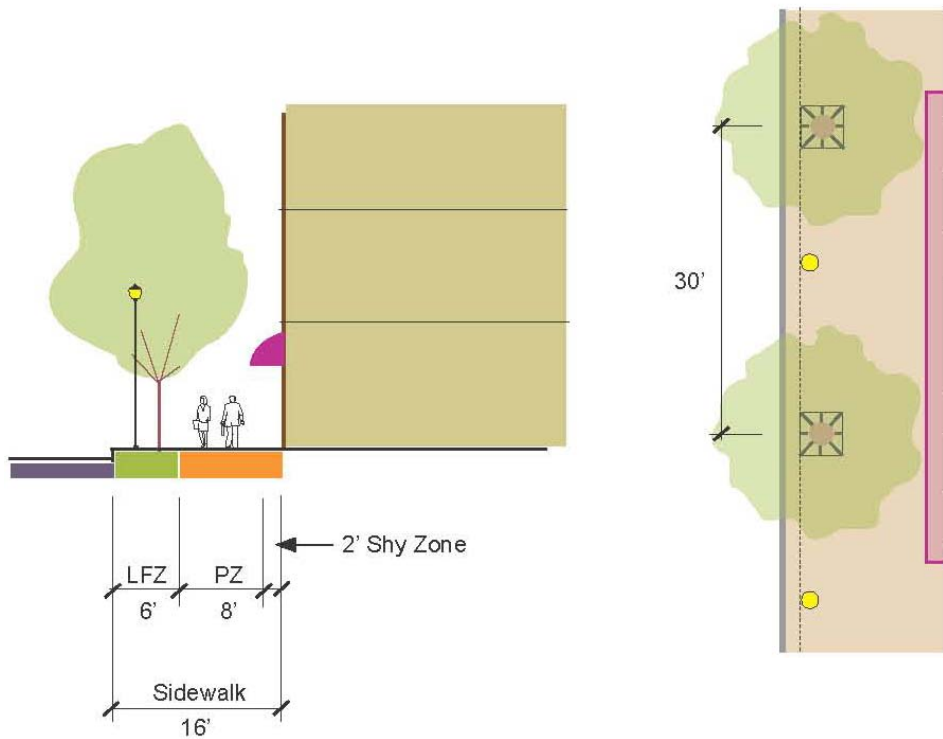
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STREETSCAPE GUIDELINES

TYPE B: Neighborhood Main (10'- 16')

Shawmut Avenue
Washington Street
Harrison Avenue
Herald Street
Traveler Street

East Berkeley Street
Monsignor Reynolds Way
Malden Street
East Newton Street
East Concord Street



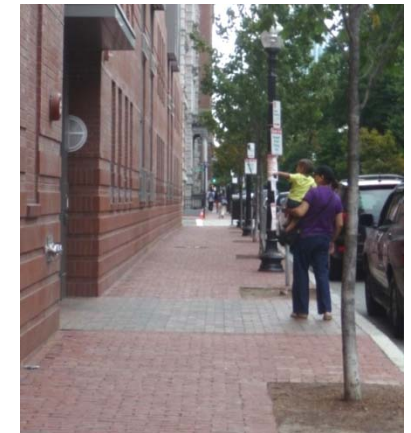
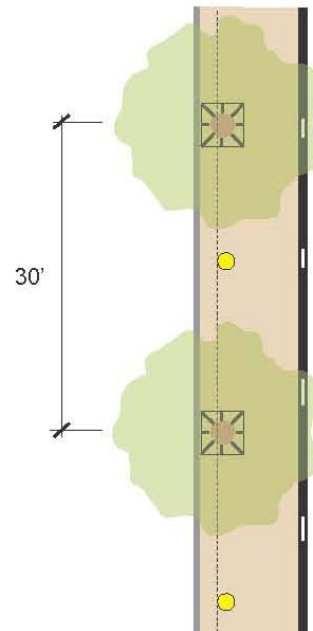
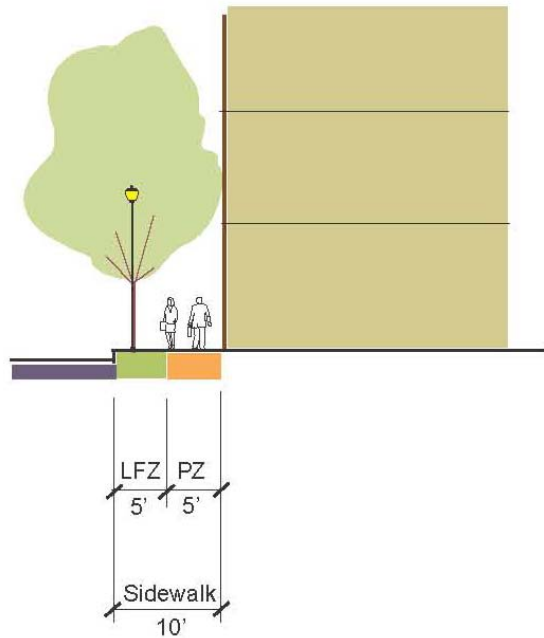
South End

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STREETSCAPE GUIDELINES

TYPE C: Neighborhood Local (8'- 10')

- | | |
|-----------------------|---------------------|
| East Brookline Street | Randolph Street |
| East Canton Street | Paul Sullivan Way |
| Rollins Street | William Mullins Way |
| Union Park Street | East Concord Street |
| Savoy Street | |



East Newton Street, South End



Tremont Street, Theater District

LFZ : Landscape Furniture Zone
PZ : Pedestrian Zone

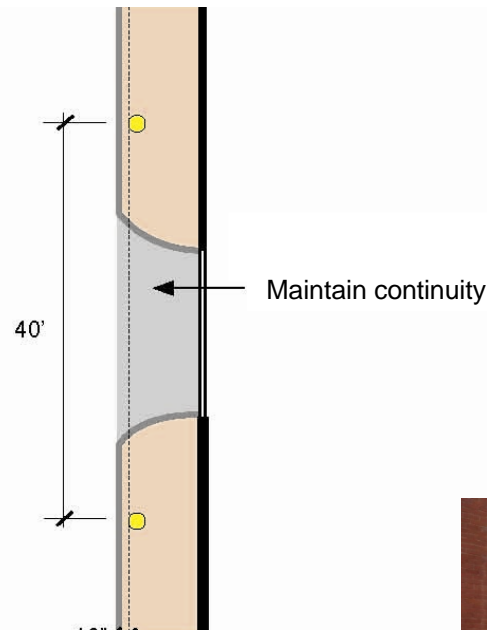
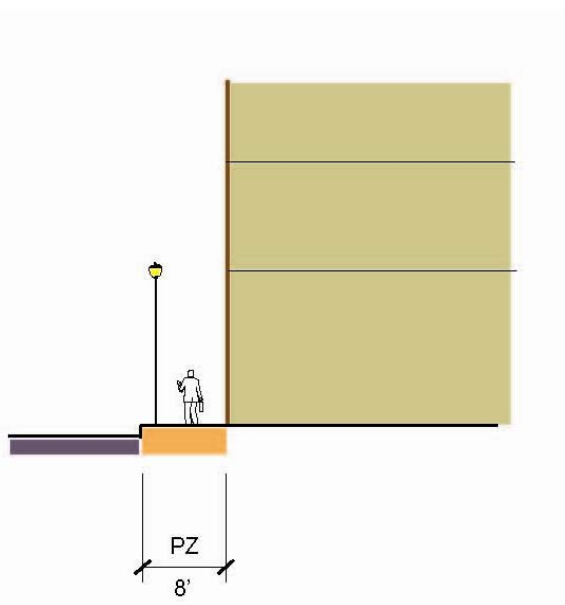
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STREETSCAPE GUIDELINES

TYPE C: Back Streets (5'- 8')

- East Canton Street
- East Dedham Street
- Plympton Street
- Wareham Street
- Malden Street



Wareham Street, South End



South Boston

PZ : Pedestrian Zone

- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent



10th ADVISORY GROUP WORKING SESSION NOV. 17, 2010



NEXT STEPS

11th Advisory Group Working Session

Public Realm

Building Heights/FAR

Transportation

Market Analysis