

Agenda - June 3, 2009

Harrison-Albany Corridor Strategic Plan

Advisory Group Working Session

- Role of Advisory Group
- Review Purpose of Study
- Overview Existing Zoning
 - Landmarks Commission Regulations
 - Examples of Existing "Creative" Zoning
- Group Exercise - Define Goals, Objectives & Vision
 - Issues & Opportunities Analysis



Role of Advisory Group

- help develop **collective vision** for area
 - neighborhood concerns v. market pressures
 - quality-of-life & streetscape enhancements
 - redevelopment potential of underutilized / vacant sites
 - retain / protect existing uses with new growth
 - type of growth
 - which uses?
 - scale transitions, height & massing
 - where growth should go
- **recommendations** - land uses, heights & improvements
 - draft zoning - subsequent, separate BRA process
- **feedback** on draft & final **plan**

- AG comments?

Review Purpose

- **(re)direct** future **growth** - collective vision
- **balance** market interests v. neighborhood concerns
- **land use controls**
 - not restrict / over-regulate
 - incentives / bonuses in key areas - encourage (re)development
 - protect key areas & existing uses from pressures
 - potentially develop incentives for retaining such uses
 - revise &/or develop new zoning to guide growth
 - consistency - Zoning & Landmarks - heights

- AG comments?

Review Purpose

- tie **build-out to transportation capacity** of enhanced network
 - *potential* shared / structured parking solutions?
 - tied to financial feasibility for participating developers
 - manage vehicular traffic demand
 - relieve pressure on major intersection(s) by adding key connection(s)
 - enhance perception of walking distances to nearby rapid transit stations

- AG comments?

Existing Zoning & Landmarks Comparison

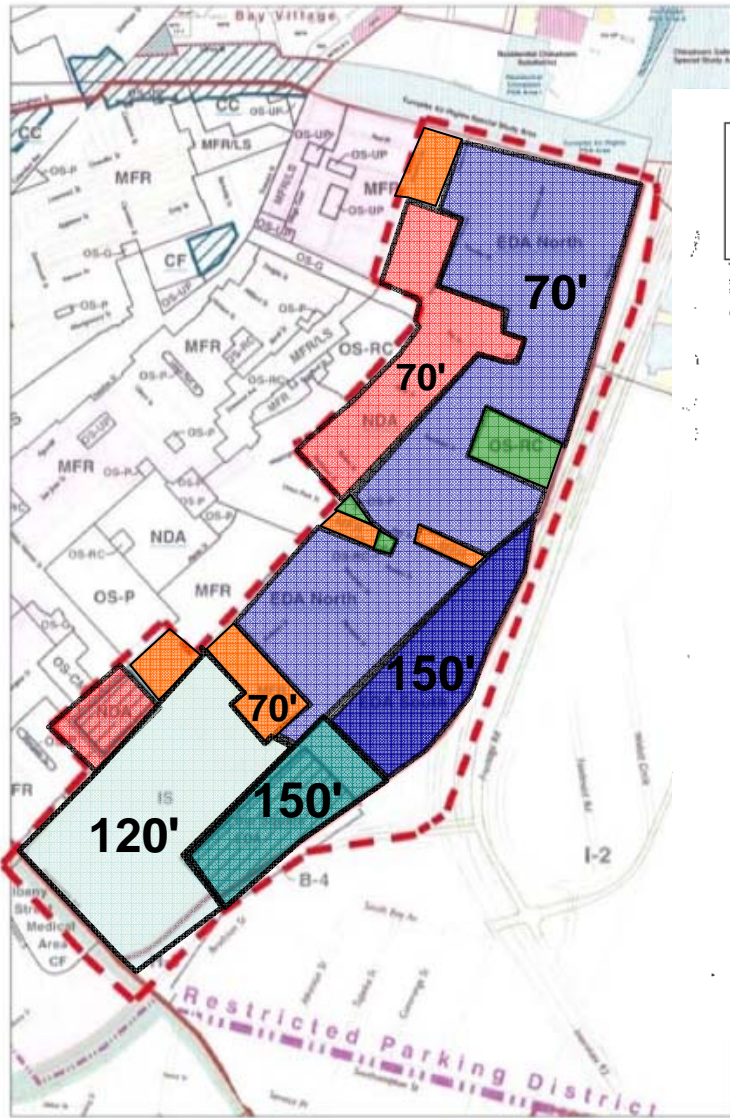
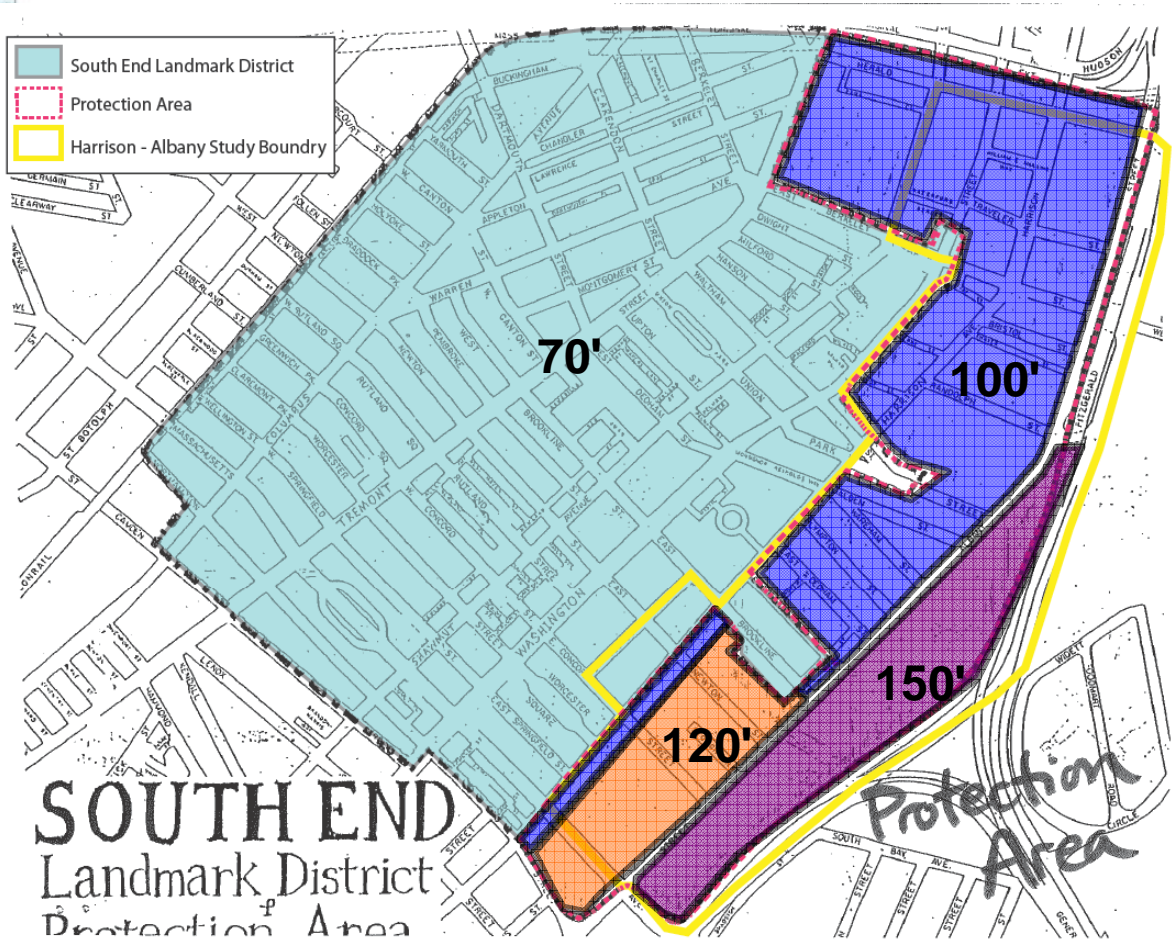
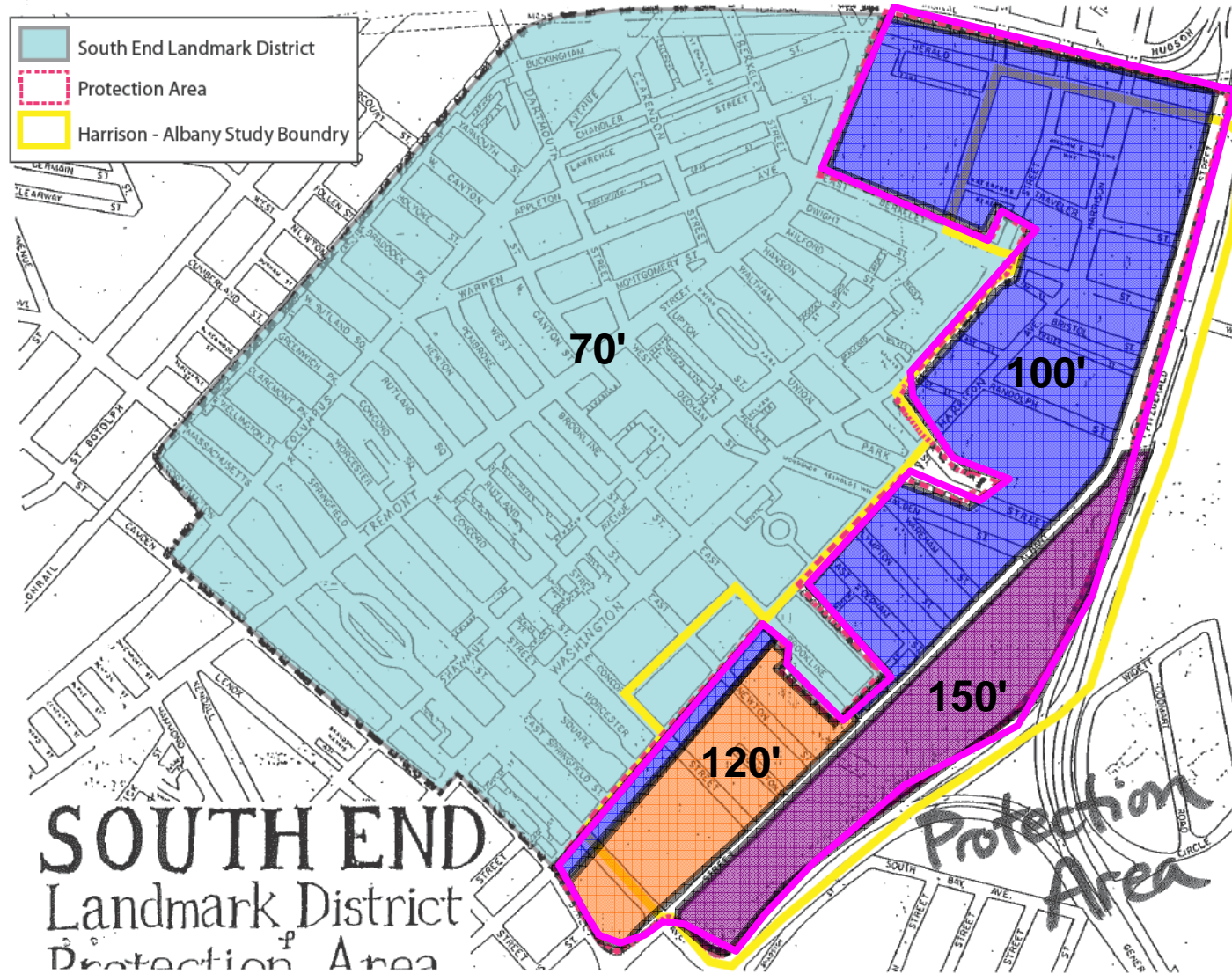


FIGURE : ZONING MAP



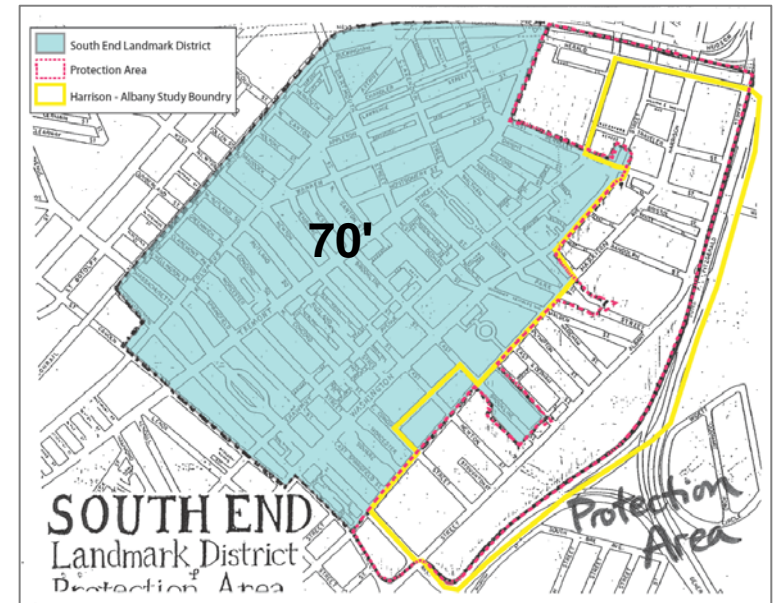
SOUTH END
Landmark District
Protection Area

South End Landmark District & Protection Area



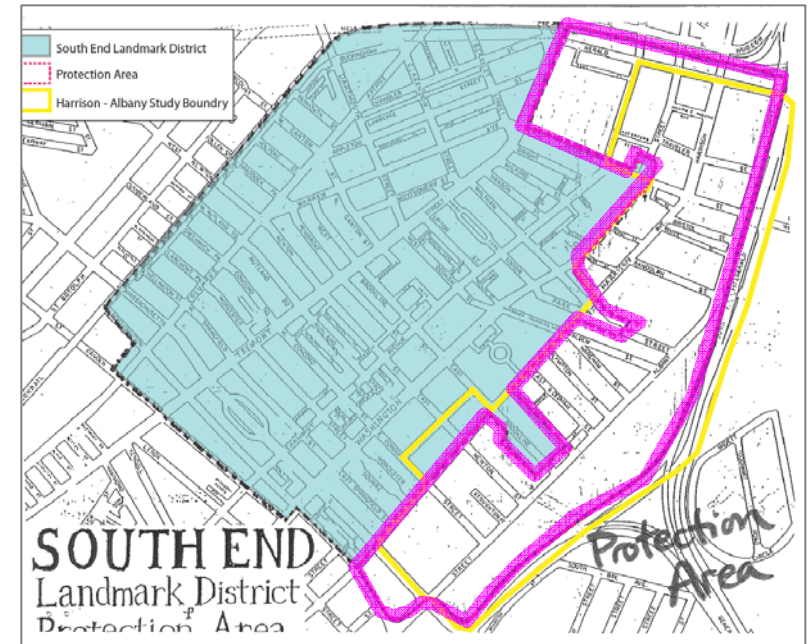
South End Landmarks District Key Summary Regulations

- Goals
 - Preserve physical features, architectural character & appearance
- Demolition
 - Demolishing entire structures prohibited, except extraordinary circumstances.
 - Partial demolition subject to review case-by-case
- Construction
 - Commission reviews any proposed changes or alterations
- Building Height
 - Minimum 30 feet & maximum 70 feet
 - Buildings having common property lines
 - shall have same height adjacent buildings and
 - conform if differing sizes at each common property line
 - If adjacent buildings are greater or smaller than the limitations, the Commission may set a new height for the building



South End Protection Area Key Summary Regulations

- Goal
 - Protect views of Landmark District & ensure development is architecturally compatible
- Demolition
 - Demo subject to approval by Commission
- Construction
 - Demolition, Land Coverage, Height of Structures, Landscape, & Topography are the only items subject to review
- Building Height
 - Minimum 30 feet , & maximums of:
 - 150 feet southeast of Albany St
 - 120 feet southwest of E. Brookline St, except fronting Harrison Ave
 - 100 feet northwest of E. Brookline St & remainder of Protection Area



Examples of "Creative" Zoning in Boston Zoning Code

- **Fenway** - (Goal: auto-oriented thoroughfare to a neighborhood Main Street)

- Gateway Development Area Overlay Districts

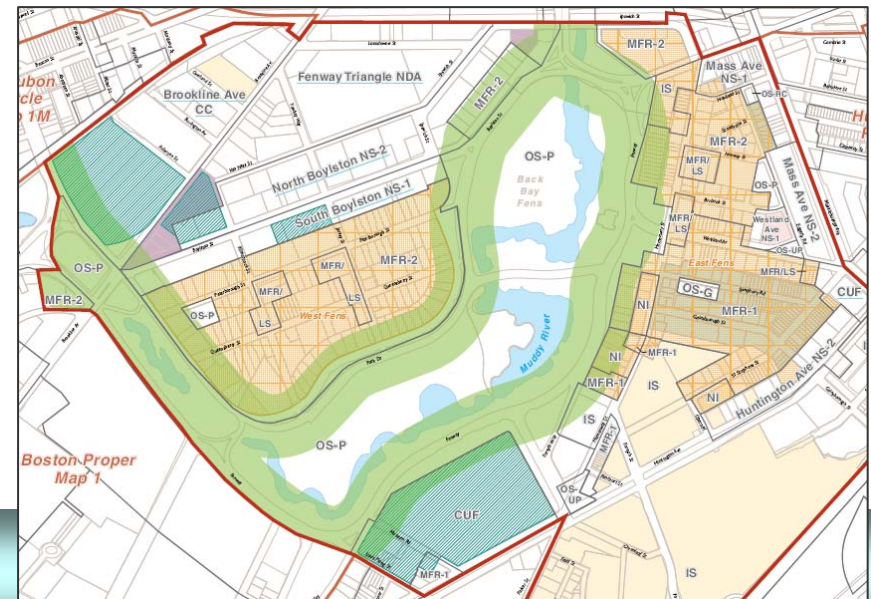
- design review - create architecturally-distinctive civic landmarks at key entrances
- as-of-right - 135' & 7.0 FAR
- 250' & 12.0 FAR, if undergoes Article 80 review

- Residential incentive -

could be applied to another type of use

- height and FAR bonus - 30' & 1.0 increase

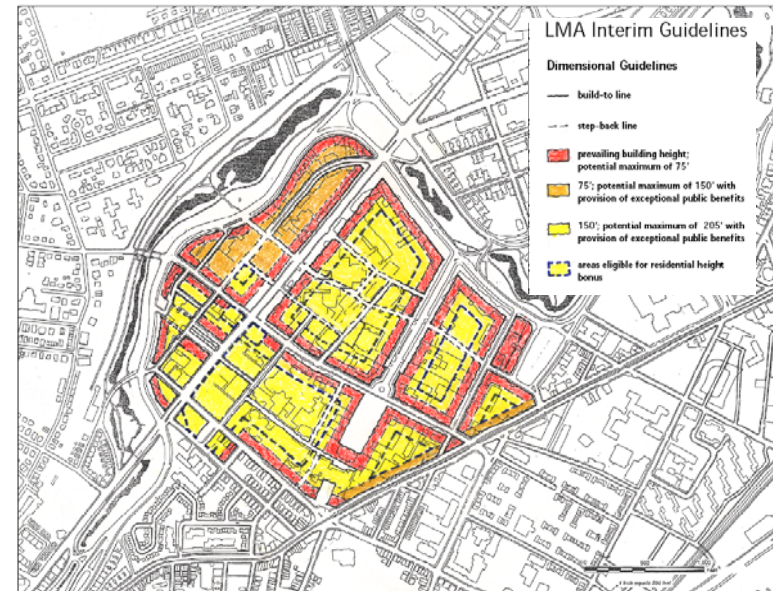
- >50% GFA residential +
min 5% affordable units
- additional GSF only for
residential units



Examples of "Creative" Zoning in Boston

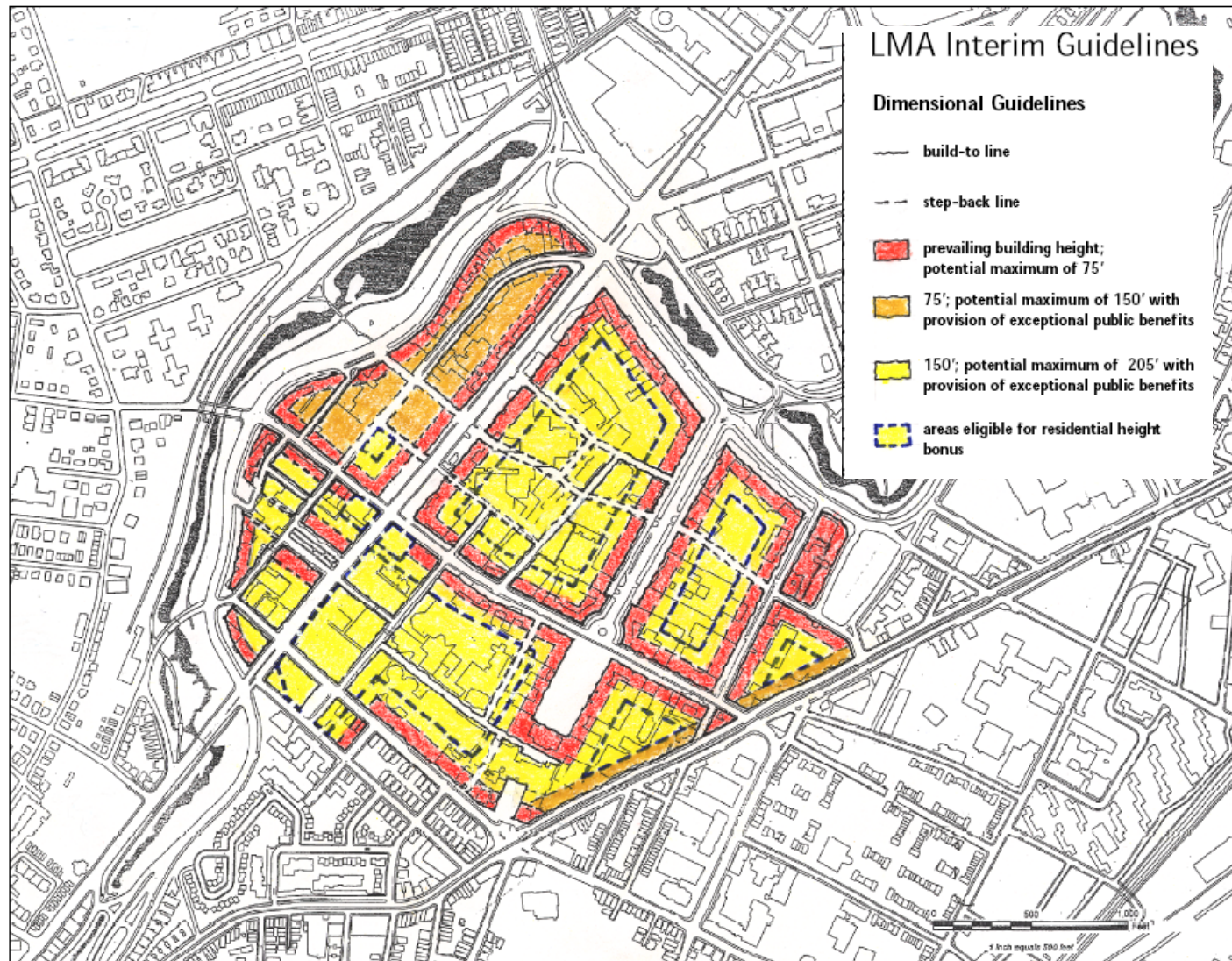
- **LMA Interim Guidelines -**

- height zones
- setbacks & setbacks
- exceptional public benefits
 - additional height beyond base, within 2nd & 3rd height zones, if:
 - off-site back-office uses elsewhere
 - superior workforce development plan, or
 - provide additional:
 - open space,
 - public realm accommodations, e.g: superior transit access, outstanding public art, greater & more varied public spaces in buildings,
 - LEED design standards, &
 - exceptional quality in design & architecture quality.



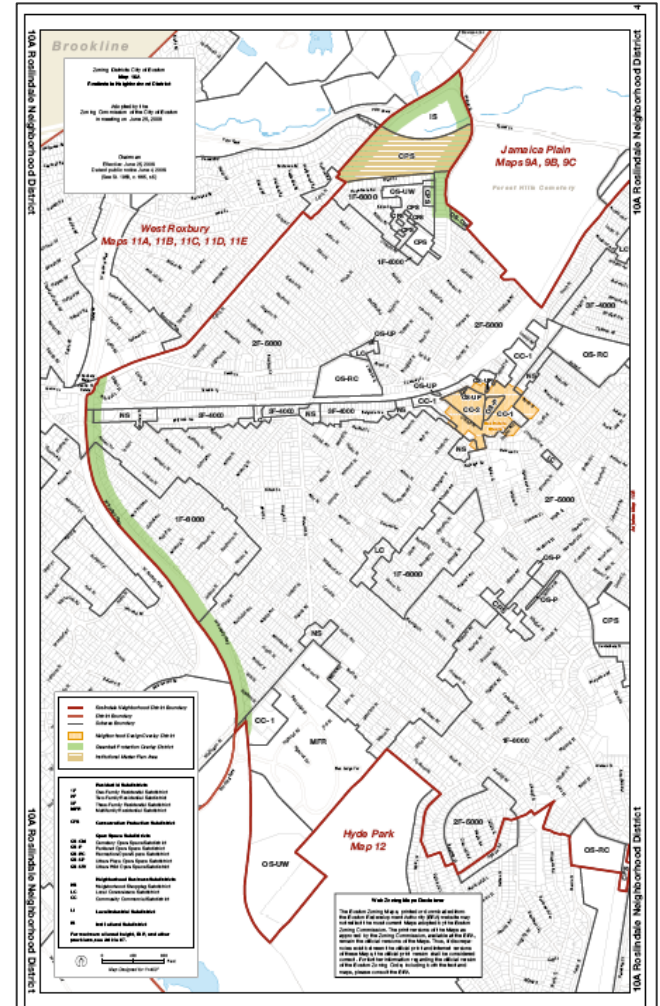
Examples of "Creative" Zoning in Boston Zoning Code

- LMA Interim Guidelines



Examples of "Creative" Zoning in Boston Zoning Code

- **Roslindale** (goal: increase residential in the Square)
 - Increased FAR ("density bonus") in Roslindale Square for mixed-use development
 - Decreased residential parking ratio in Roslindale Square to promote living there
 - Neighborhood Design Overlay District (requires BRA/Landmarks review)



Advisory Group Discussion Topics for Vision

Issues & Opportunities

- Transportation
- Urban Design, Public Realm / Streetscape, & Historic Preservation
- Commercial / Office / Retail
- Industrial & Institutional
- Housing – Affordable, Market-Rate, Homeownership
- Open Space & Sustainability
- Government (Services, Existing Zoning, Processes, etc.)

Commercial / Office / Retail	
Opportunities	Issues
	Internal retail robs street life.
	Limit to supportable retail. Where to locate new? Impact on existing retail &

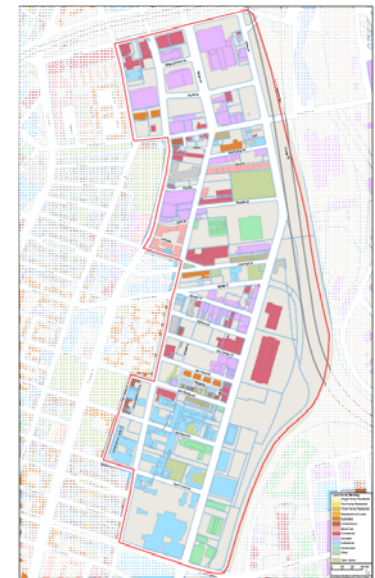
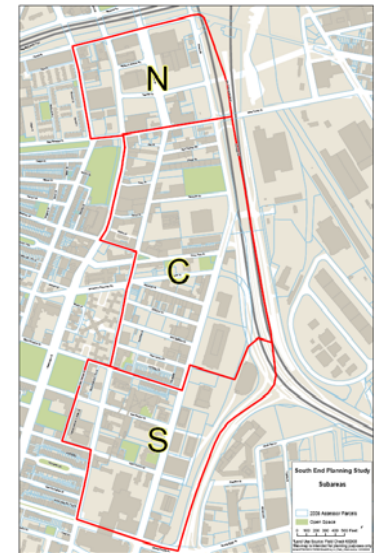
Transportation	
Opportunities	Issues
	Manage greater traffic generation from new development and parking demands.
	Improve access to regional highway system with direct access to Rte 95 frontage road.

Urban Design, Public Realm / Streetscape, & Historic Preservation	
Opportunities	Issues
Create a "welcome mat" for pedestrians with better streetscape treatment throughout the area.	Improve public safety with better street lighting and cross walk identification.
Trees, trees and more trees, also more open space and common ground for meeting.	Creating overall image or brand a challenge. Not doing so can result in confused image of its purpose.
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.	

Advisory Group Discussion Topics for Vision

Issues & Opportunities

Transportation	
Opportunities	Issues
	Manage greater traffic generation from new development and parking demands.
	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.



Transportation

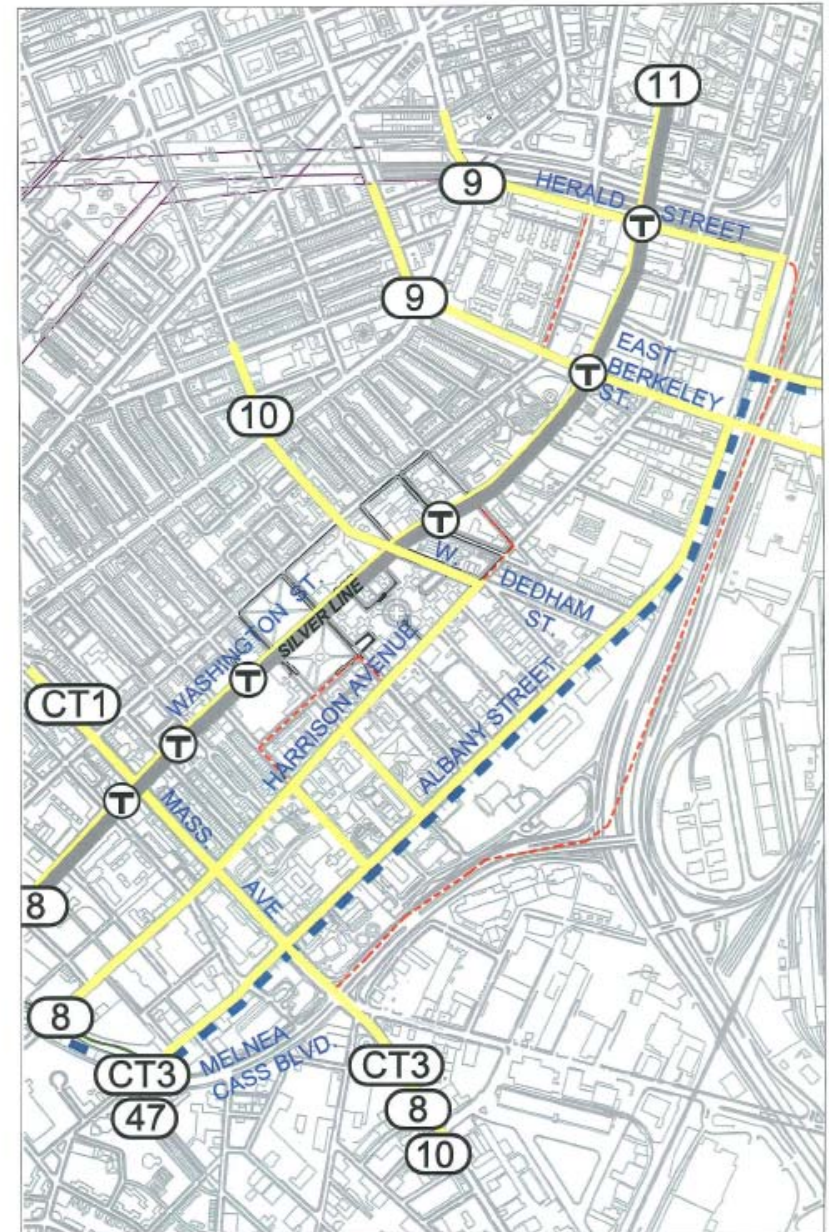
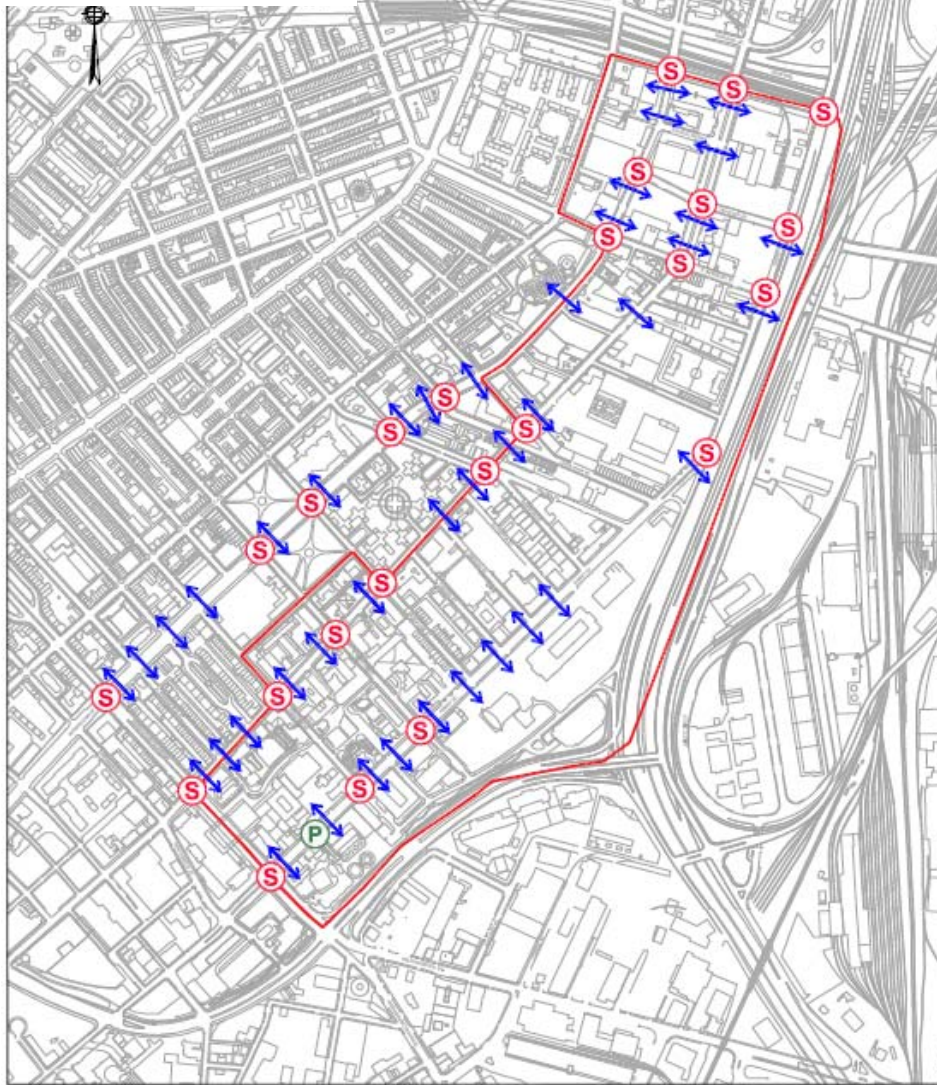
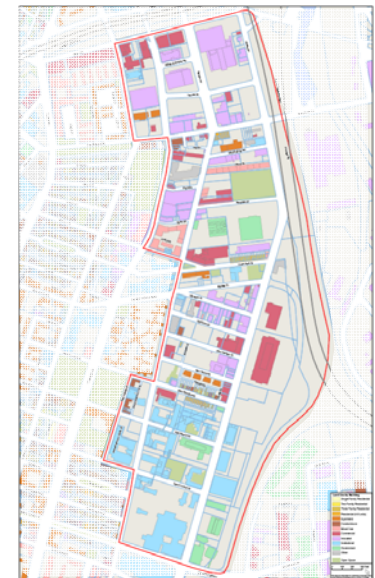
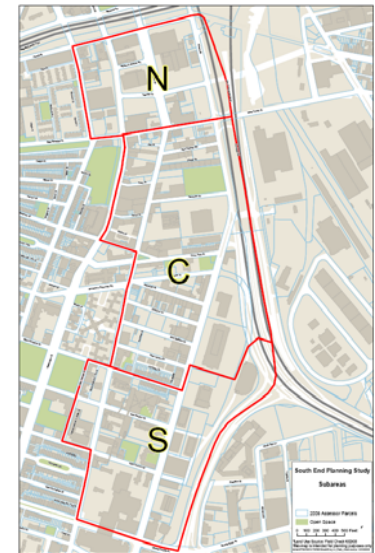


FIGURE: TRANSIT MAP

Advisory Group Discussion Topics for Vision

Issues & Opportunities

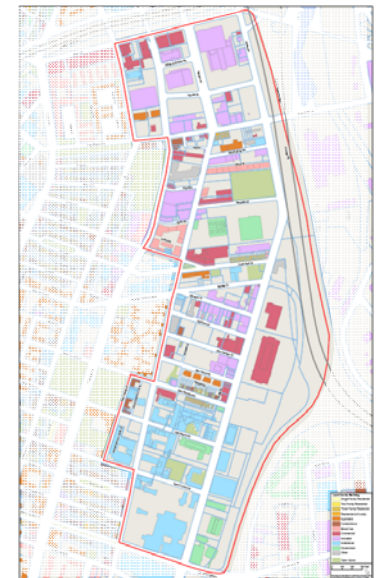
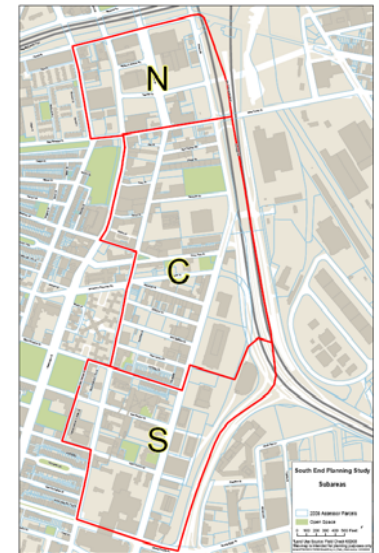
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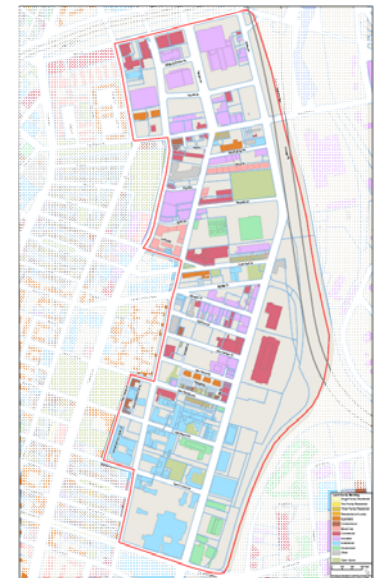
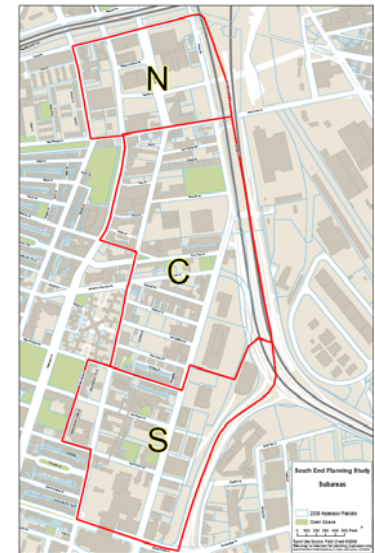
Commercial / Office / Retail	
Opportunities	Issues
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	Late night restaurant activity as residential nuisance?



Advisory Group Discussion Topics for Vision

Issues & Opportunities

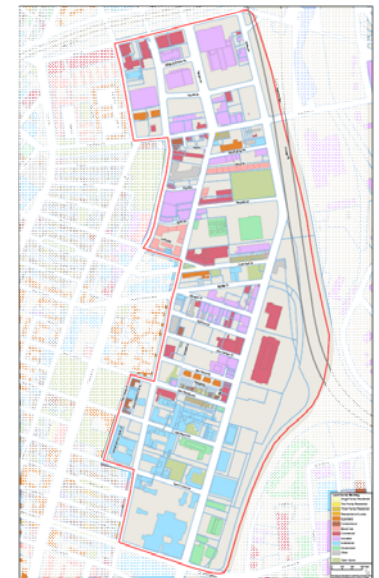
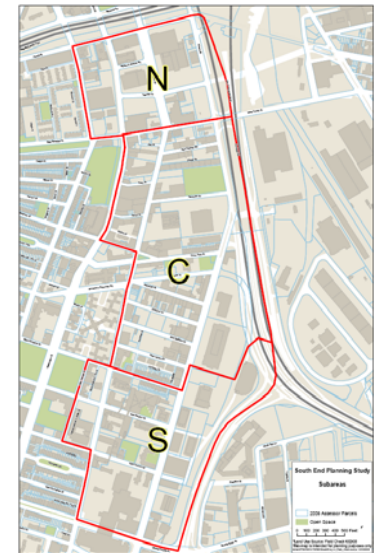
Industrial & Institutional	
Opportunities	Issues
	BackStreets loading requirements disruptive to residential?
	Disagreement on institutional expansion?



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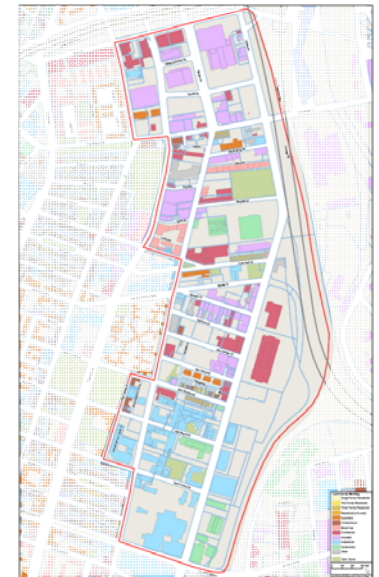
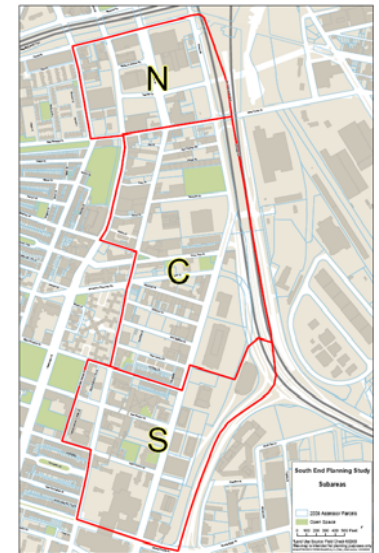
Housing – Affordable, Market-Rate, Homeownership	
Opportunities	Issues



Advisory Group Discussion Topics for Vision

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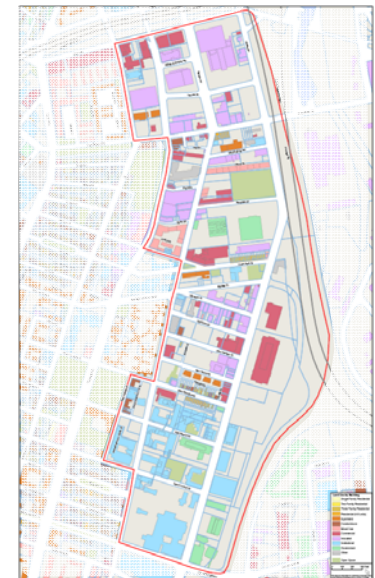
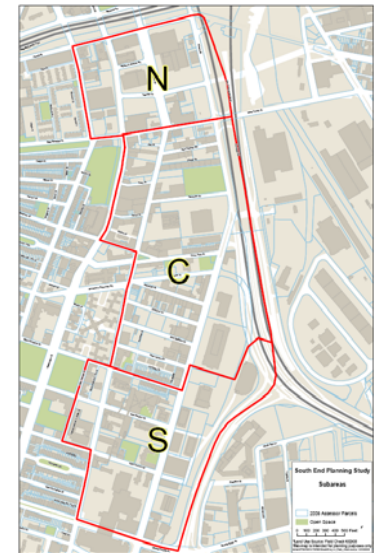
Open Space & Sustainability	
Opportunities	Issues

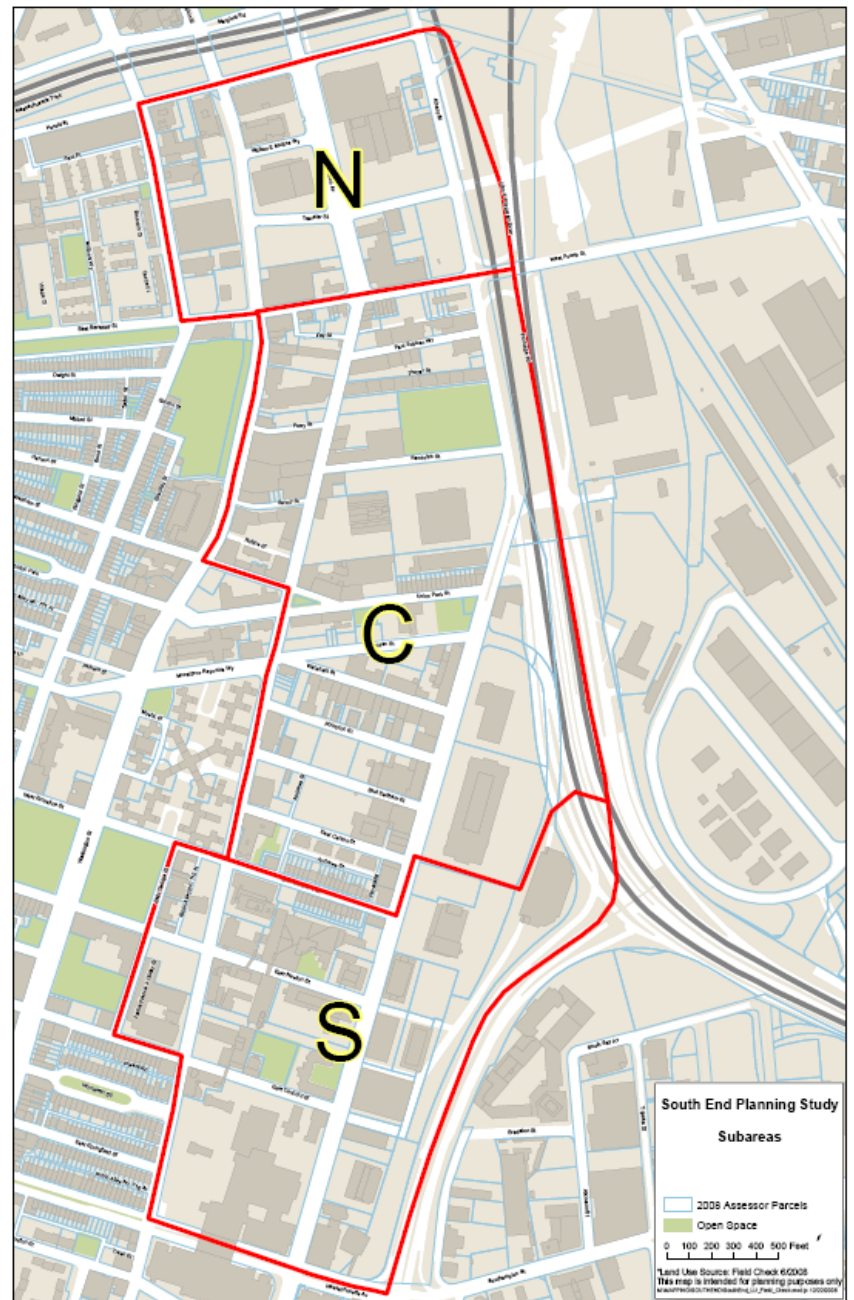
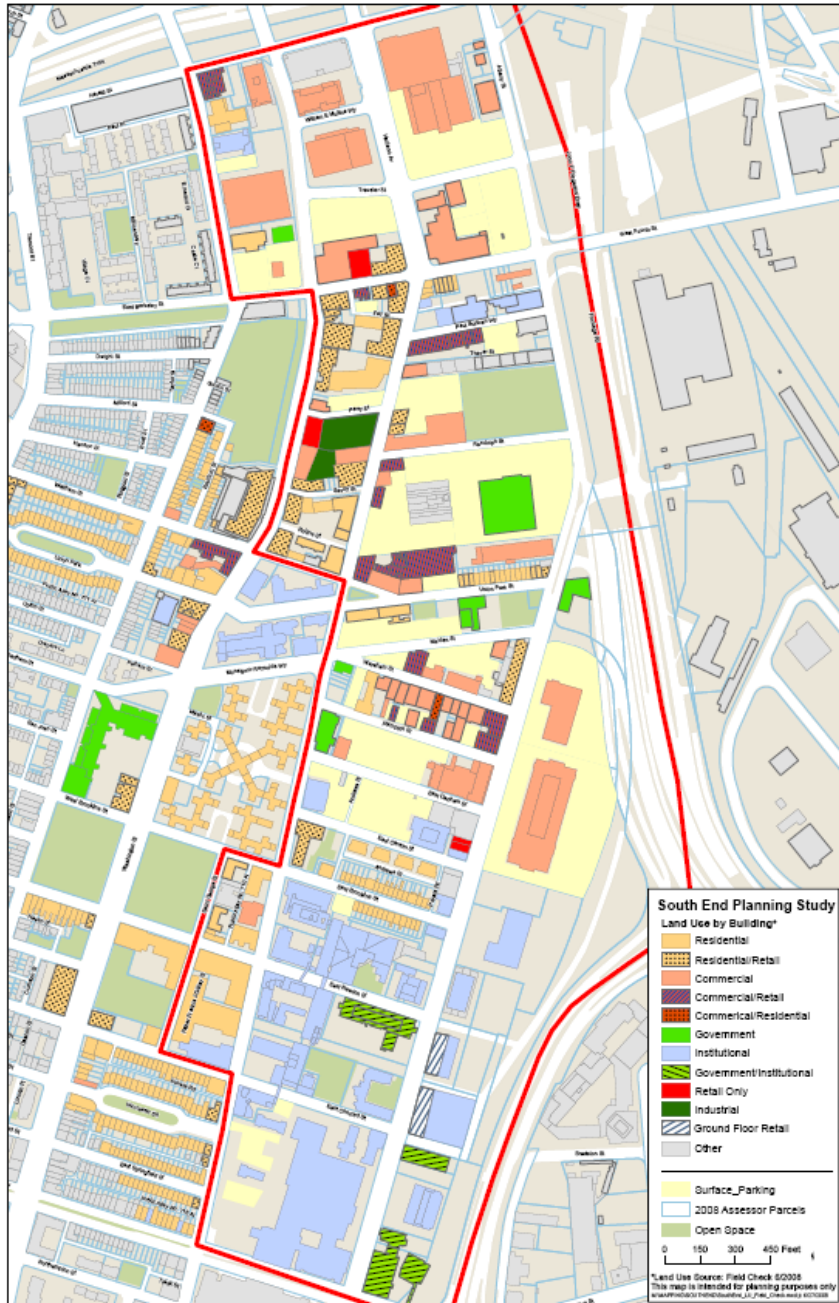


Advisory Group Discussion Topics for Vision

Issues & Opportunities

Government <i>services, existing zoning, processes, etc.</i>	
Opportunities	Issues





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