

- Daytime Retail/Entertainment
- Nighttime Retail/Entertainment
- Daytime and Nighttime Retail/Entertainment
- Undetermined



3

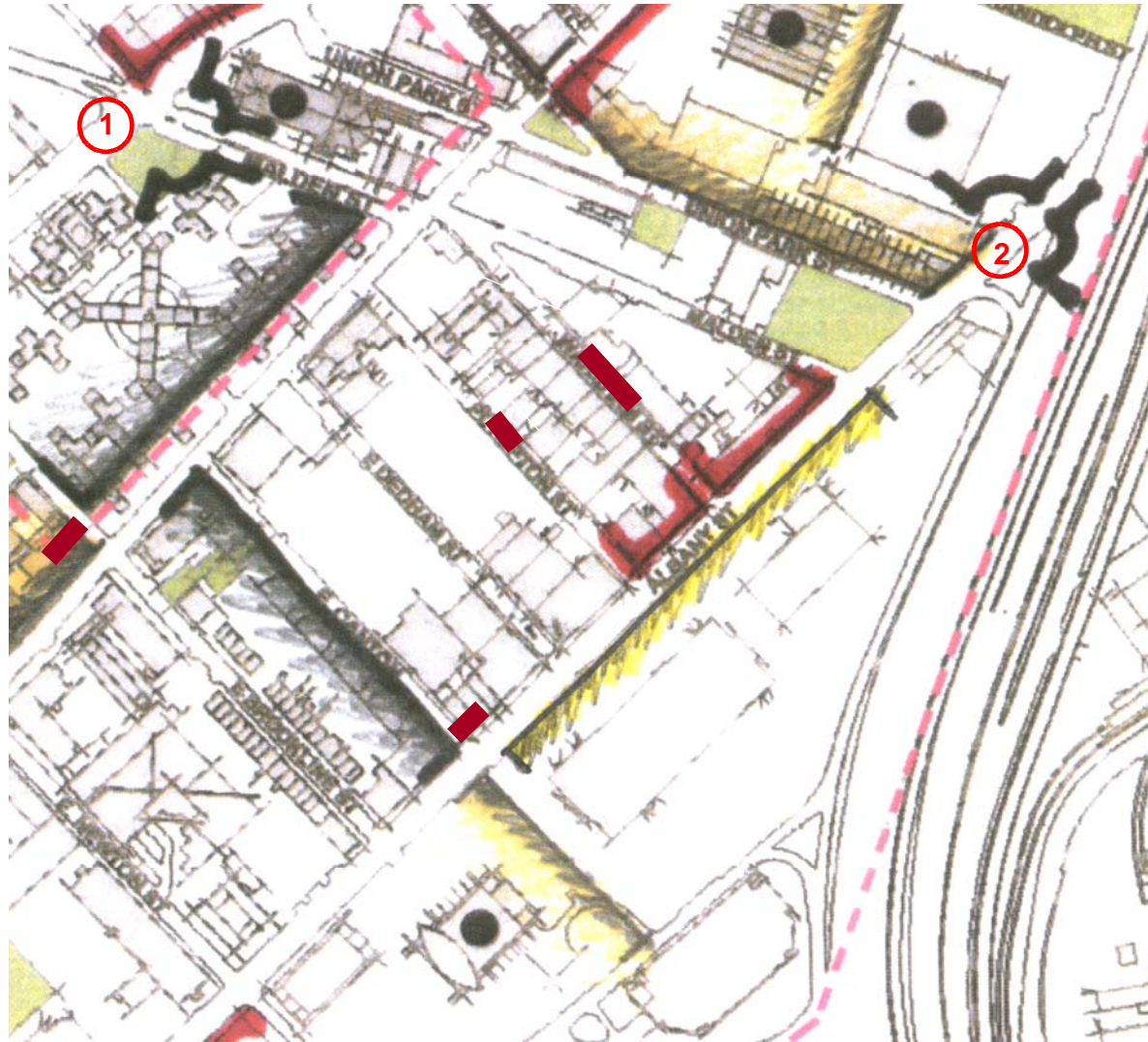
DAYTIME/ NIGHTTIME ACTIVITIES: BACK STREETS SUB-AREA

CONSULTANTS AND THE ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE



LEGEND:

-  PERCEPTUAL GATEWAY
-  PROMINENT VISUAL CLUE
-  DESTINATION RETAIL AND COMMERCIAL
- EDGE DEFINITION
"HARD":
 CHARACTERIZED BY ABRUPT CHANGE IN SCALE, BLDG. TYPE OR LAND USE
- "SOFT":
 SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE

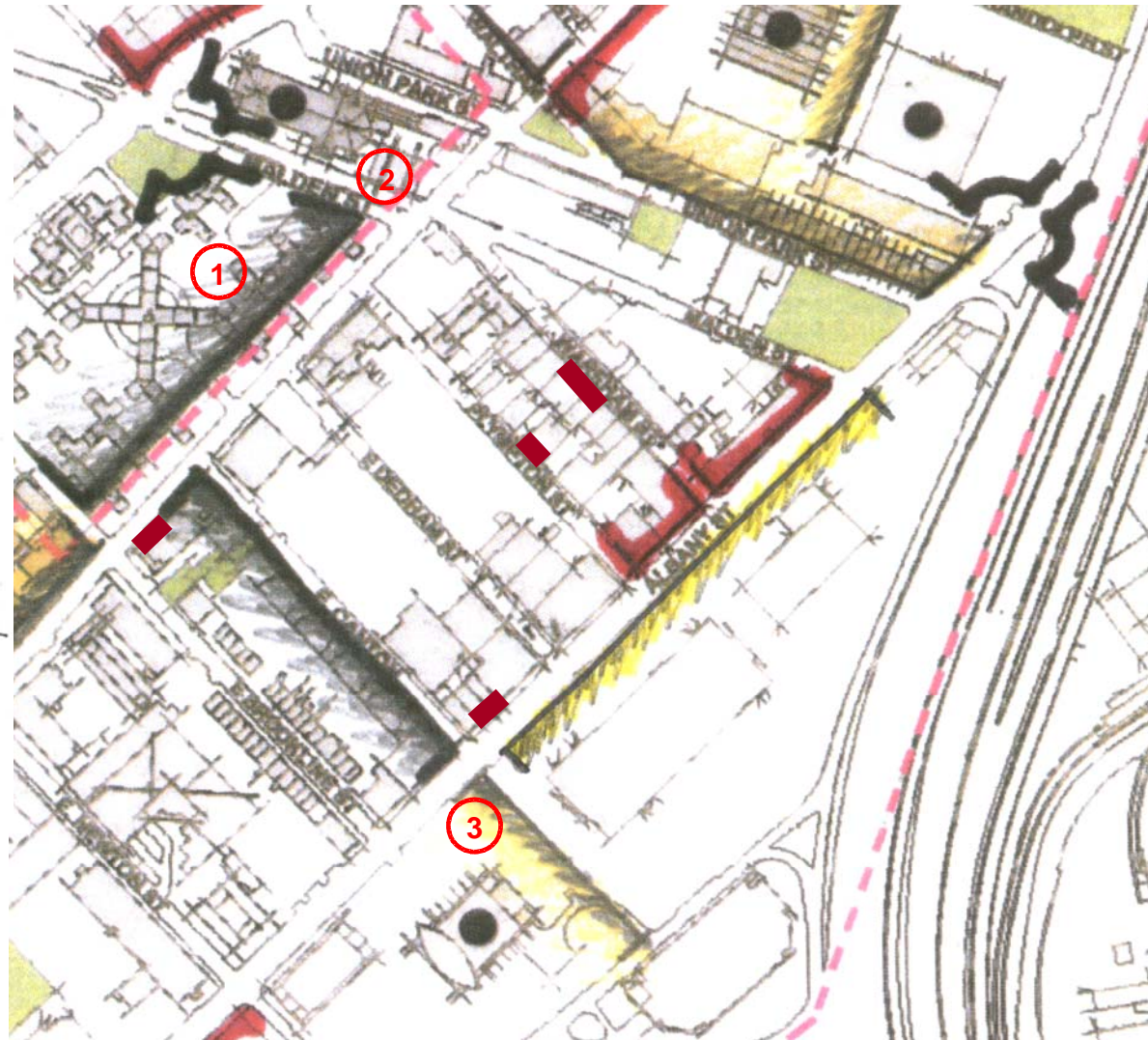


4 URBAN DESIGN STRUCTURE: PERCEPTUAL GATEWAYS - BACK STREETS SUB-AREA

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


LEGEND:

-  PERCEPTUAL GATEWAY
-  PROMINENT VISUAL CUE
-  DESTINATION RETAIL AND COMMERCIAL
- EDGE DEFINITION "HARD":
 CHARACTERIZED BY ABRUPT CHANGE IN SCALE, BLDG. TYPE OR LAND USE
- "SOFT":
 SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE




LEGEND:

 PERCEPTUAL GATEWAY


 PROMINENT VISUAL CLUE

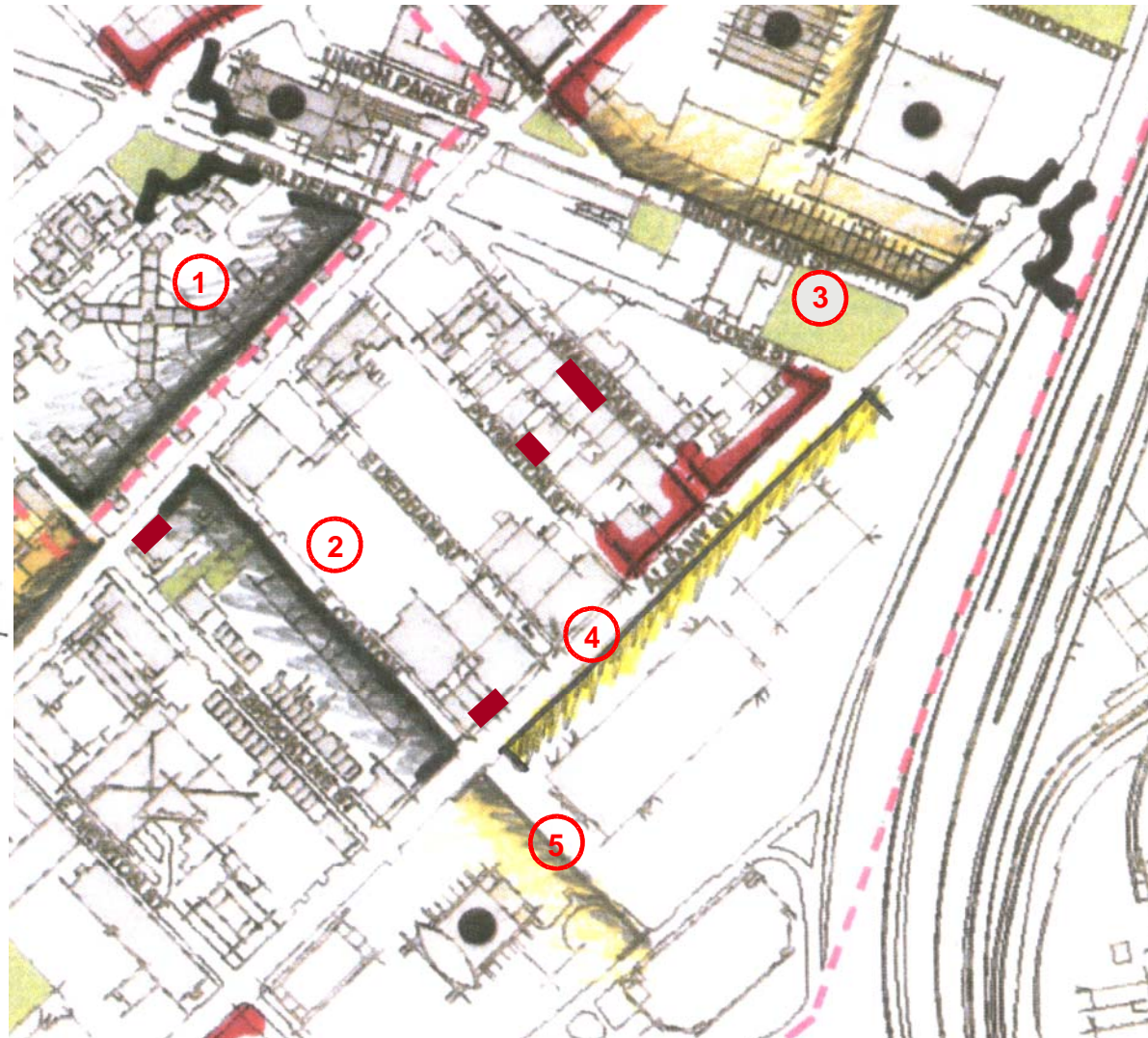
 DESTINATION RETAIL AND COMMERCIAL

EDGE DEFINITION "HARD":











 CHARACTERIZED BY ABRUPT CHANGE IN SCALE, BLDG. TYPE OR LAND USE

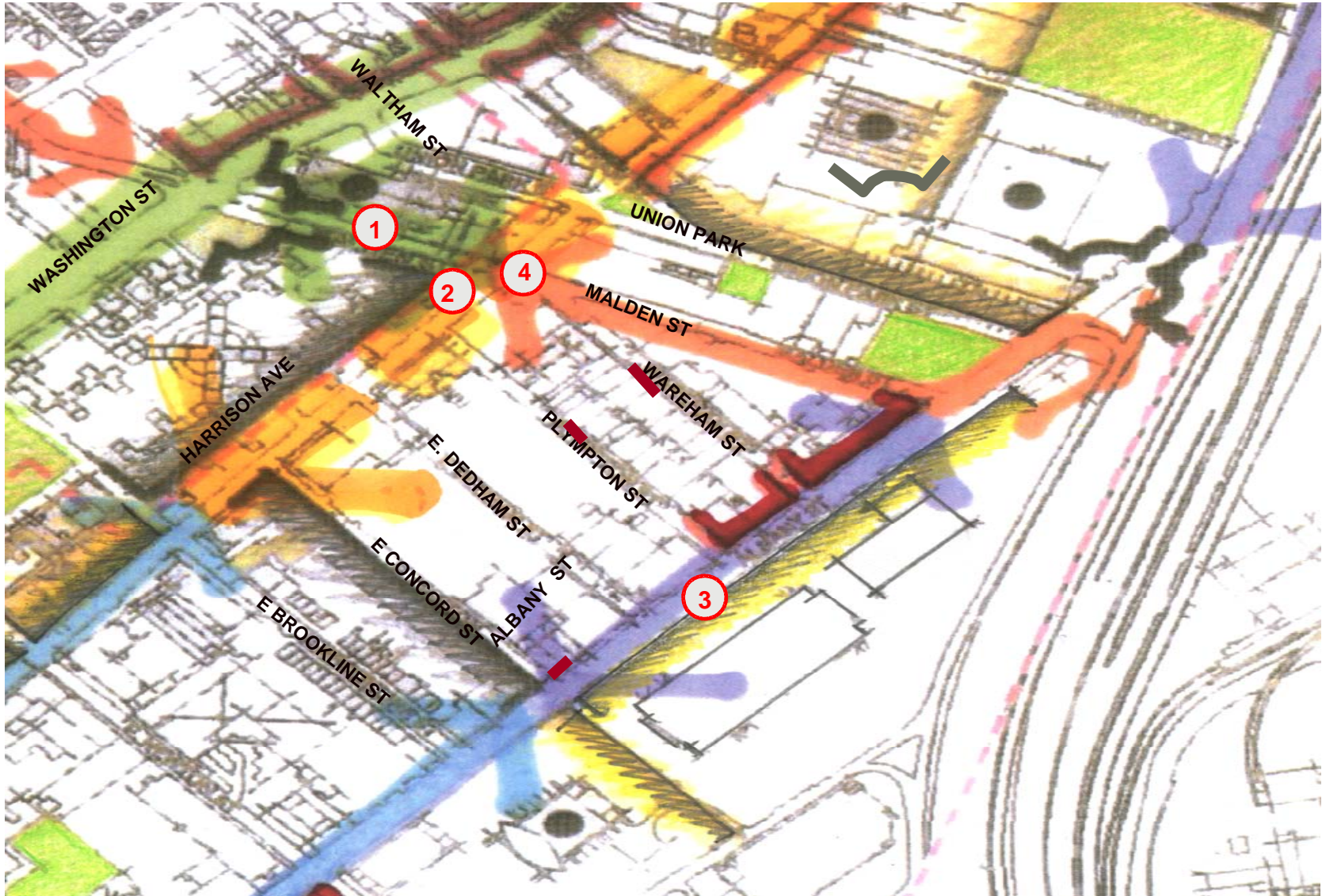
"SOFT":

 SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE



LEGEND:

-  PERCEPTUAL GATEWAY
-  PROMINENT VISUAL CUE
-  DESTINATION RETAIL AND COMMERCIAL
-  EDGE DEFINITION "HARD"; CHARACTERIZED BY ABRUPT CHANGE IN SCALE, BLDG. TYPE OR LAND USE
-  "SOFT"; SUBTLE TRANSITION IN NGED. CHARACTER, BLDG. TYPE AND/OR LAND USE
-  BOULEVARD SCALE
-  KEY CROSS STREET
-  AUTO ORIENTED ACCESS STREET
-  FRAGMENTED PEDESTRIAN REALM
-  HOSPITAL/MEDICAL CENTER REALM

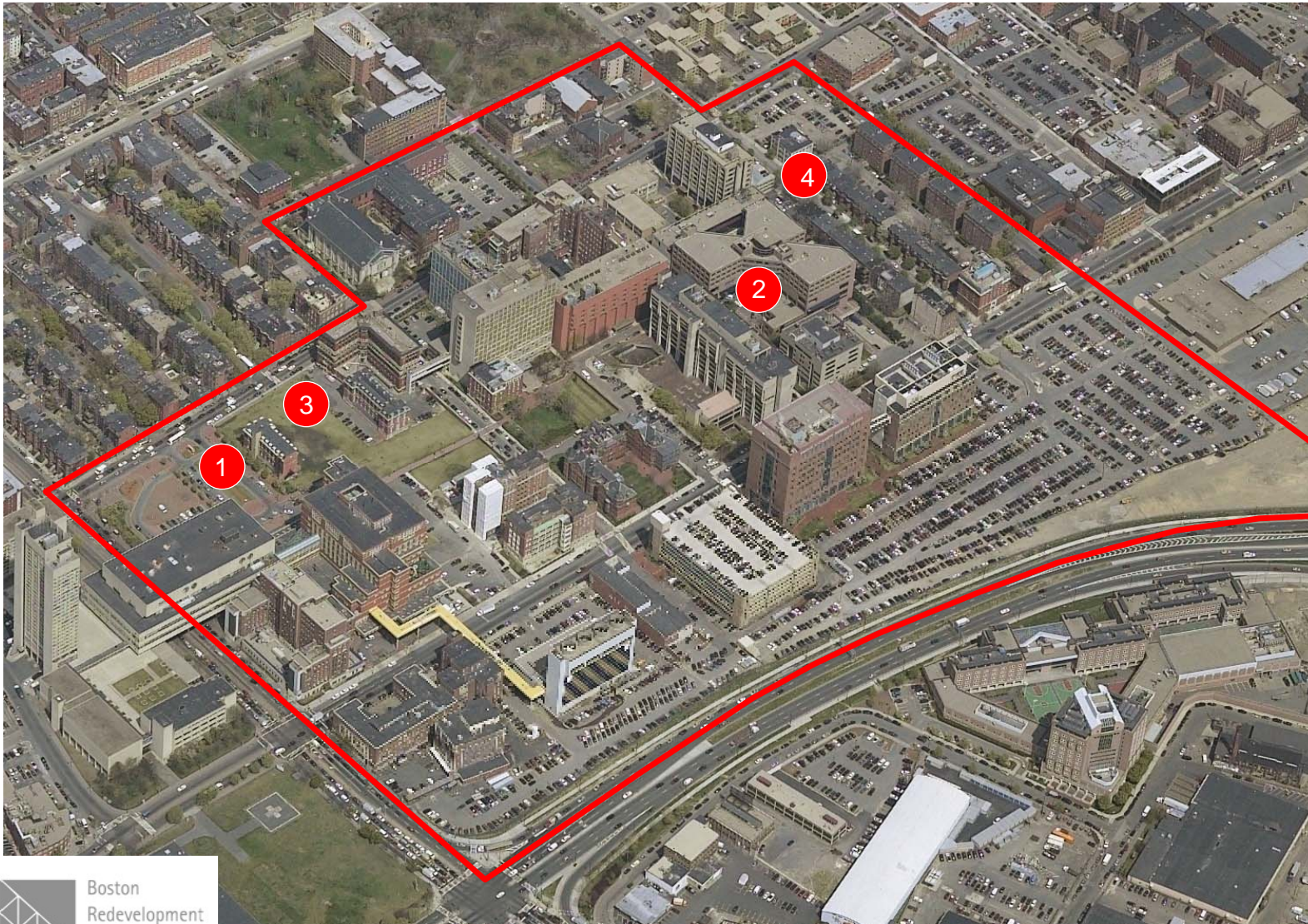


 Boston Redevelopment Authority

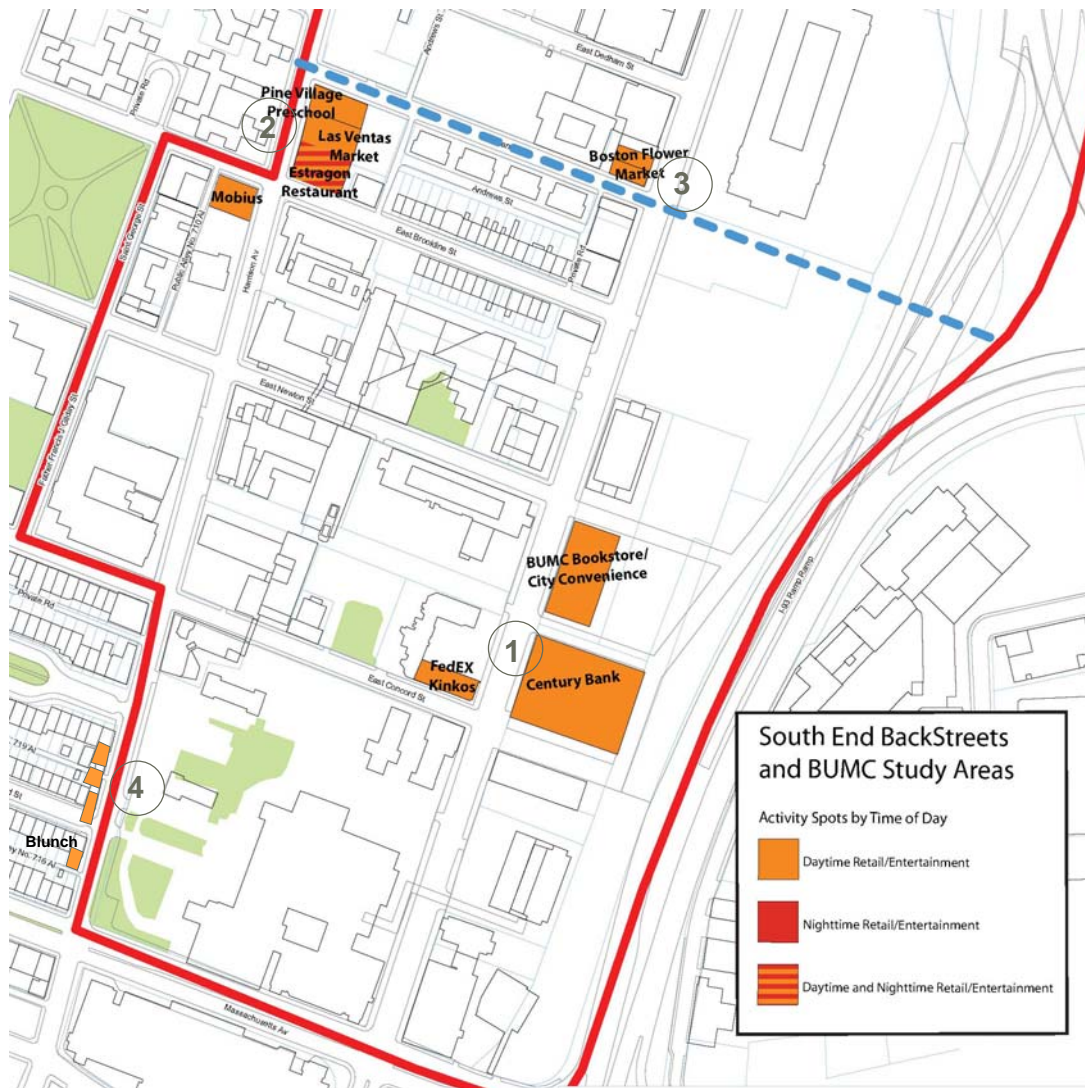


7 URBAN DESIGN STRUCTURE: MAJOR STREET CHARACTERISTICS - BACK STREETS SUB-AREA

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

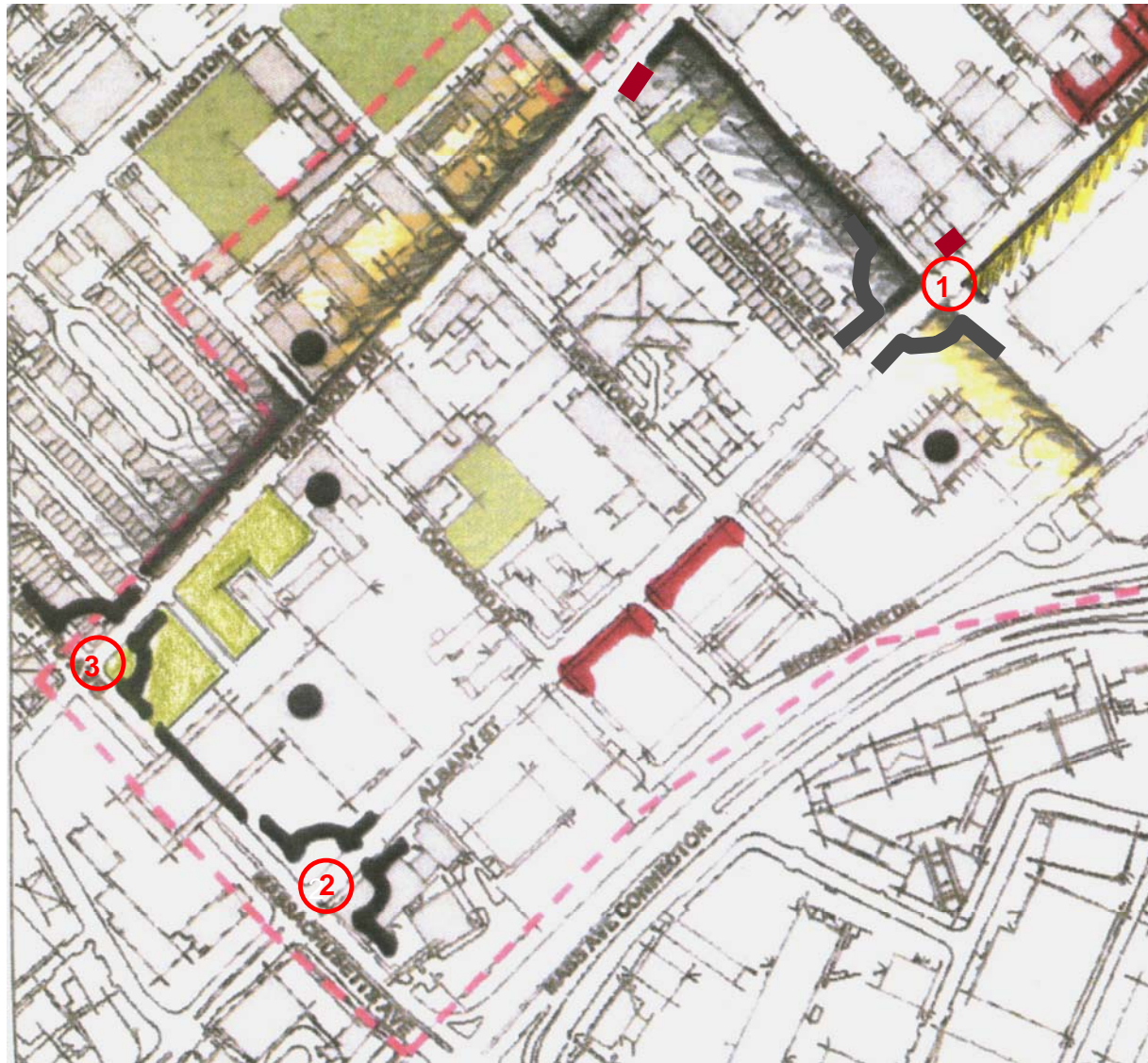


GENERAL CHARACTER MEDICAL SUB-AREA








LEGEND:

-  PERCEPTUAL GATEWAY
-  PROMINENT VISUAL CUE
-  DESTINATION RETAIL AND COMMERCIAL
- EDGE DEFINITION "HARD":
 CHARACTERIZED BY ABRUPT CHANGE IN SCALE, BLDG. TYPE OR LAND USE
- "SOFT":
 SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE






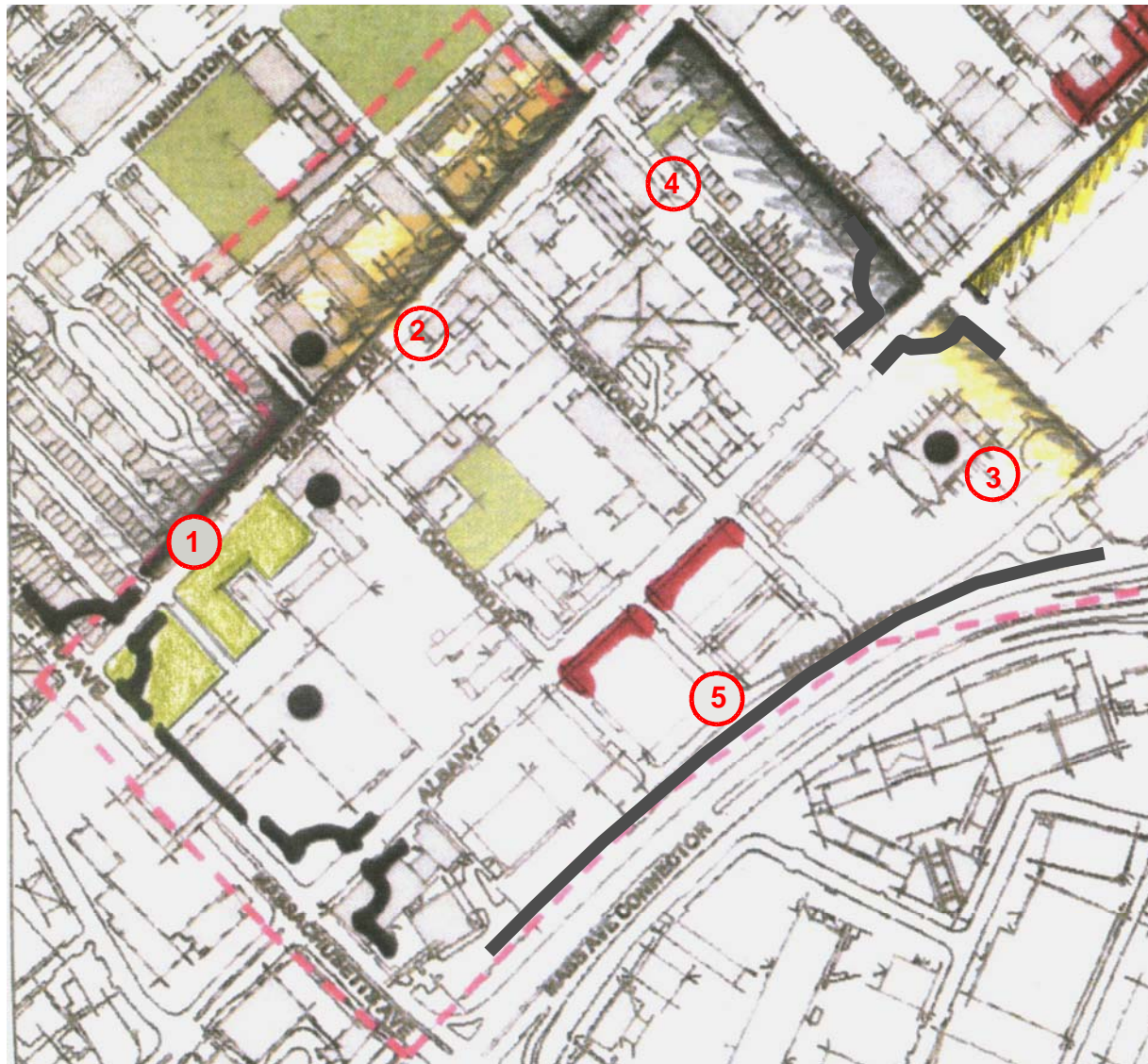
LEGEND:

-  PERCEPTUAL GATEWAY
-  PROMINENT VISUAL CUE
-  DESTINATION RETAIL AND COMMERCIAL
- EDGE DEFINITION "HARD":
 CHARACTERIZED BY ABRUPT CHANGE IN SCALE, BLDG. TYPE OR LAND USE
- "SOFT":
 SUBTLE TRANSITION IN NGBD. CHARACTER BLDG. TYPE AND/OR LAND USE













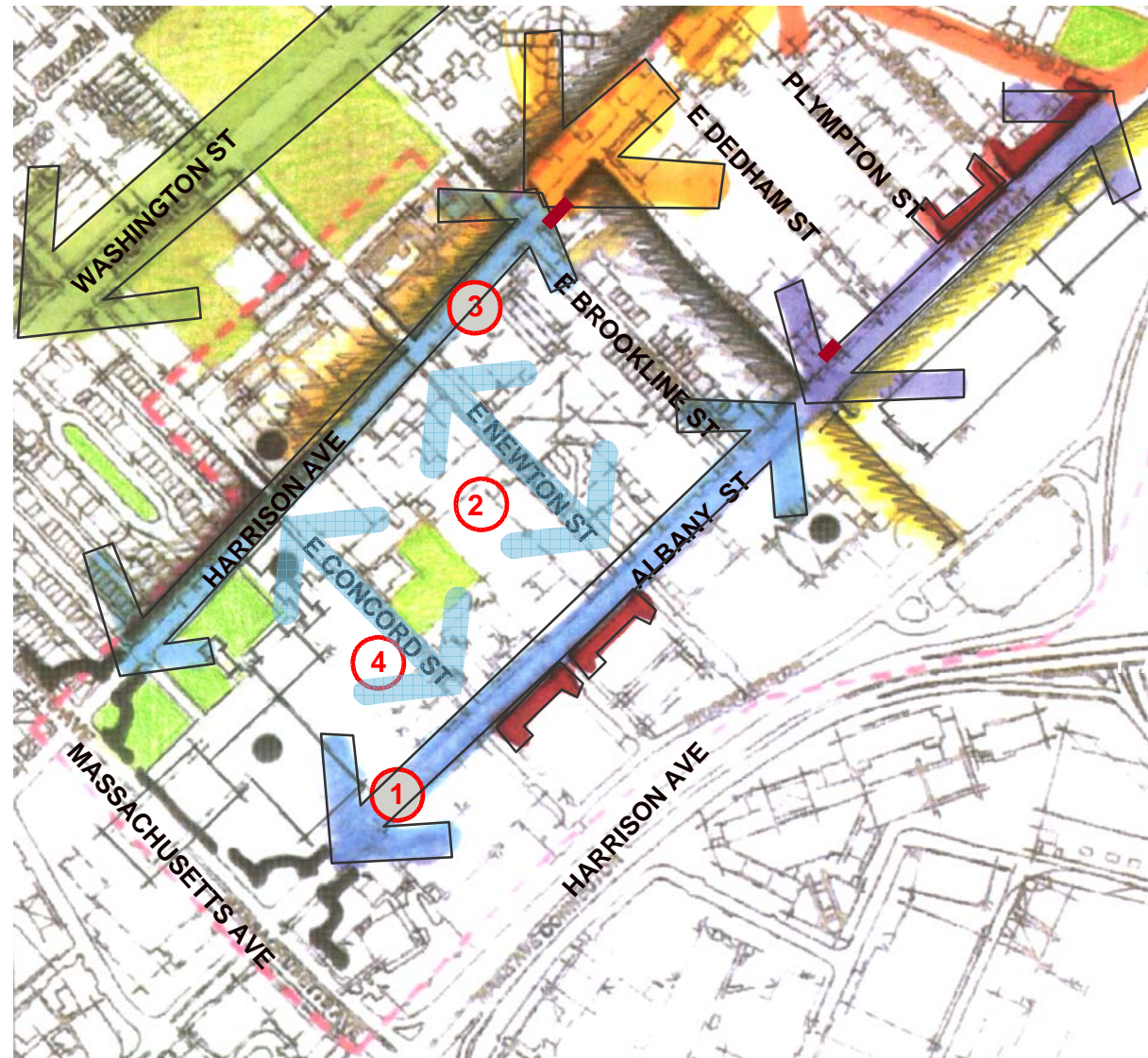
LEGEND:

-  PERCEPTUAL GATEWAY
-  PROMINENT VISUAL CUE
-  DESTINATION RETAIL AND COMMERCIAL
- EDGE DEFINITION "HARD":
 CHARACTERIZED BY ABRUPT CHANGE IN SCALE, BLDG. TYPE OR LAND USE
- "SOFT":
 SUBTLE TRANSITION IN NGED. CHARACTER, BLDG. TYPE AND/OR LAND USE



LEGEND:

-  PERCEPTUAL GATEWAY
-  PROMINENT VISUAL CUE
-  DESTINATION RETAIL AND COMMERCIAL
- EDGE DEFINITION "HARD":
-  CHARACTERIZED BY ABRUPT CHANGE IN SCALE, BLDG. TYPE OR LAND USE
- "SOFT":
-  SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE
-  BOULEVARD SCALE
-  KEY CROSS STREET
-  AUTO ORIENTED ACCESS STREET
-  FRAGMENTED PEDESTRIAN REALM
-  HOSPITAL/MEDICAL CENTER REALM



Harrison Albany Corridor Strategic Plan Goals & Objectives

URBAN DESIGN, PUBLIC REALM & HISTORIC PRESERVATION:

Study Area-wide –

1. Design and develop streetscape improvements that include public safety.
2. Create an overall image for the Study Area and for each sub-areas.
3. Build upon the historic character of the South End while preserving the eclectic mix of uses.
4. Create wayfinding signage.
5. Encourage appropriate variation in heights within the Study Area as well as within each sub-area.

NY Streets/ SOWA/ Medical Area –

1. Improve pedestrian and bicycle realm.
2. Encourage active ground floor space, not necessarily retail.
3. Develop usable, open space.
4. Improve access to local and regional open space.

OPEN SPACE AND SUSTAINABILITY:

Study-Area-Wide –

1. Enhance the sustainability of the neighborhood by incorporating sustainability principles into all aspects of the Strategic Plan.

NY Streets, SOWA, Medical Area –

1. Identify which, if any, public open spaces to activate with food/beverage vendors.
2. Encourage all new development to provide natural community benefits such as publicly accessible open space.

Harrison Albany Corridor Strategic Plan Goals & Objectives

TRANSPORTATION:

Study Area-wide –

1. Manage increased traffic demand from existing and new development.
2. Create a parking plan – management of existing parking spaces; increase parking capacity; policy for residential and non-residential parking.
3. Improve connections to public transit.

NY Streets –

1. Improve connections to South Boston (Fourth St Bridge-Broadway) and Chinatown.
2. Study potential circulation alternatives, such as the alignment for Phase III Silver Line and directional changes to Washington Street and Shawmut Ave. roadways.

SOWA –

1. Improve connections to South Boston.
2. Improve signage from regional roadways.
3. Expand accessibility of SOWA from local streets.
4. Create parking plan for commercial and recreational visitors.

Medical Area –

1. Develop access to regional highway system.
2. Study potential impacts of the Urban Ring.

Back Streets –

1. Improve access to regional highway system.
2. Create parking policy to balance commercial parking with residential parking.



Harrison Albany Corridor Strategic Plan Goals & Objectives

HOUSING:

Study-Area-wide-

1. Ensure that any new residential uses are compatible with and supportive of the adjacent non-residential uses, such as affiliate housing or artist live/work housing.

NY Streets and SOWA:

1. Support a diversity of housing types and range of incomes.
2. Introduce new housing to sustain 18-hour activity (as it relates to local spending and safety, especially at night).
3. Encourage mixed-use development.

Back Streets –

1. Discourage residential uses at locations that impact loading and parking requirements for Back Streets uses.
2. Identify specific locations where residential uses could be introduced.

Harrison Albany Corridor Strategic Plan Goals & Objectives

COMMERCIAL/OFFICE/RETAIL:

Study-Area-Wide –

1. Encourage future development to provide opportunities and incentives for smaller start-up businesses or incubator space.
2. Ensure that any new zoning both protects existing and encourages emerging commercial uses.
3. New retail should support the existing shopping corridors in the South End (i.e., Washington and Tremont Streets) and Chinatown.

NY Streets, SOWA, Medical Area –

1. Strategically locate new retail in viable locations without harming existing successful retail.

NY Streets and Medical Area –

1. Encourage retail to have a face to the street (discourage internal retail).

NY Streets and SOWA –

1. Allow for non-profit office and community space (social services, educational uses, etc.).

Harrison Albany Corridor Strategic Plan Goals & Objectives

INDUSTRIAL & INSTITUTIONAL:

Study-Area-Wide –

1. Develop parking policies regarding residential and commercial on-street and off-street parking.

NY Streets/ SOWA/ Back Streets –

1. Encourage job creation (and training) in new fields, such as those in the creative economy, to restore the economic vibrancy in the area.
2. Discourage residential uses at locations that impact loading and parking requirements for industrial uses.

Medical Area –

1. Encourage businesses and community members to engage in the Institutional Master Planning process for BUMC.
2. Support and encourage biotech job creation.

Back Streets –

1. Support and retain existing Back Streets uses.