

# Centre/South Streetscape and Transportation Action Plan

## **Citizens' Advisory Committee Meeting**

**Julia Martin House  
90 Bickford Street**

**Wednesday, December 16, 2009**

**6:30-8:30 PM**





# Meeting Agenda

- Welcome and Schedule Overview
- Survey Update
- Design “Nodes”
- Segment Opportunities
- Streetscape Guidelines
  - New Topics
  - Recommendations
- Next Steps



# Schedule Overview

## CAC Meeting 1 – 7/15/09

- >Introduction

## CAC Meeting 2 – 9/30/09

- >Vision statement
- >Urban design analysis

## CAC Meeting 3 – 11/23/09

- >Finalize vision statement
- >Streetscape palette & guidelines

## CAC Meeting 4 – 12/16/09

- >Segmentation
- >Design “Nodes”
- >Finalize streetscape guidelines and materials for select elements
- >Preliminary recommendations for other elements

## CAC Meeting 5 –January 2010

- >Finalize guidelines
- >Initial evaluation of key nodes
- >Discuss additional design nodes
- >Modal strategies
  - Public Transportation
  - Bicycling

## CAC Meeting 6 – 2010

- >Progress design initial nodes
- >Initial design second round of locations
- >Finalize modal strategies



# Survey Update

- Trial Survey Implemented on 12.4.09
- Four survey sessions will take place over the next month and we need volunteers!
  - **Monday, December 21 from 5:30-7:30PM**
  - **Tuesday, December 22 from 1:00-3:00PM**
  - **Saturday, January 9 from 1:00-3:00PM**
  - **Saturday, January 9 from 5:30-7:30PM**



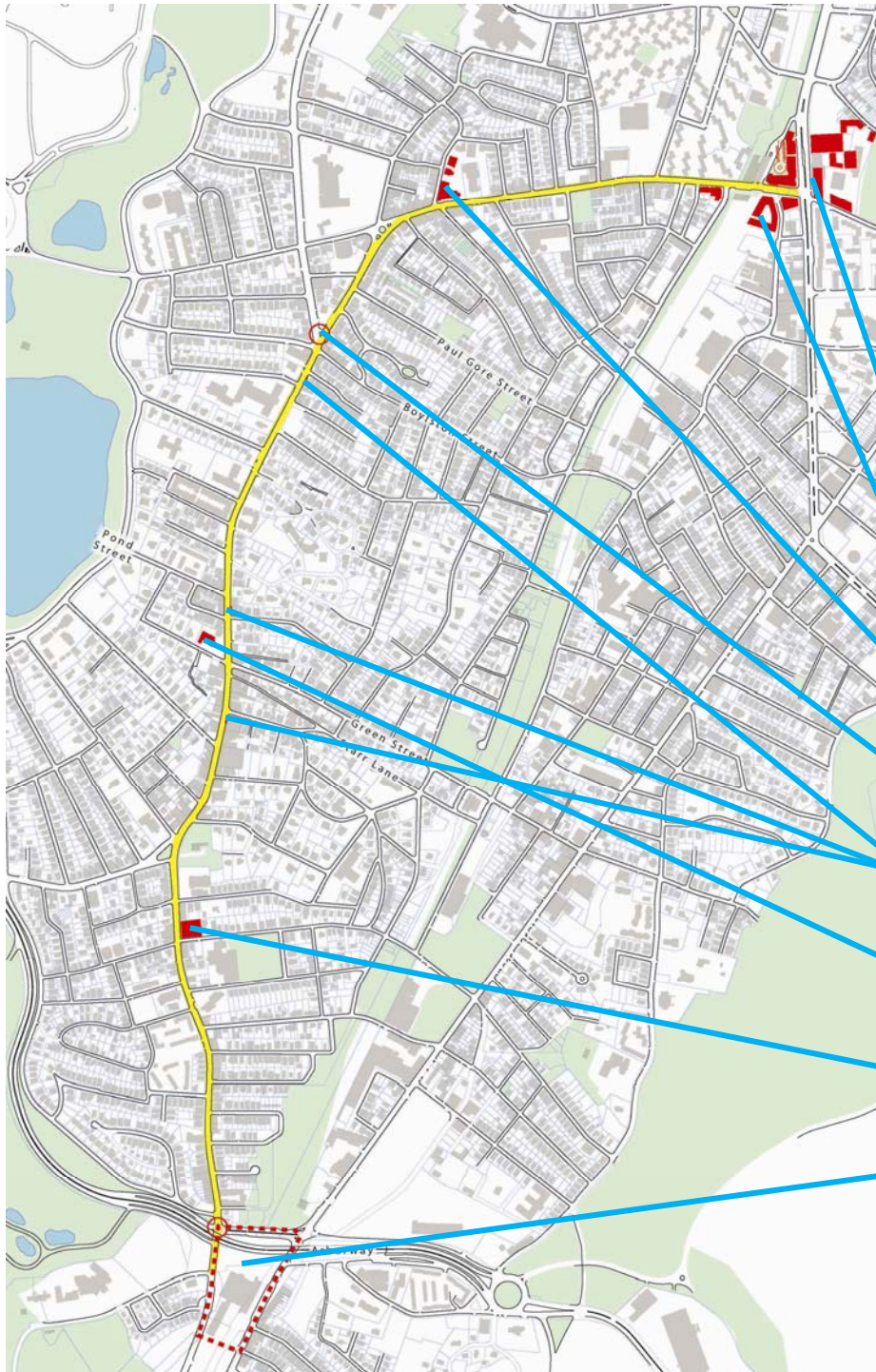


# Design “Nodes”

- Design approximately 4 “nodes”
- Identify additional opportunities
- Short Term improvements
- Coordinate with other projects



# Current Projects



**Jackson Square**

**270 Centre Street**

**Blessed Sacrament**

**Signal Improvements**

**Curb Extensions – Route 39**

**Baptist Church Reconstruction**

**South Street Mall**

**Forest Hills Action Plan**





Jamaica Plain  
 Centre/South Street  
 Transition Action Plan



# Placemaking

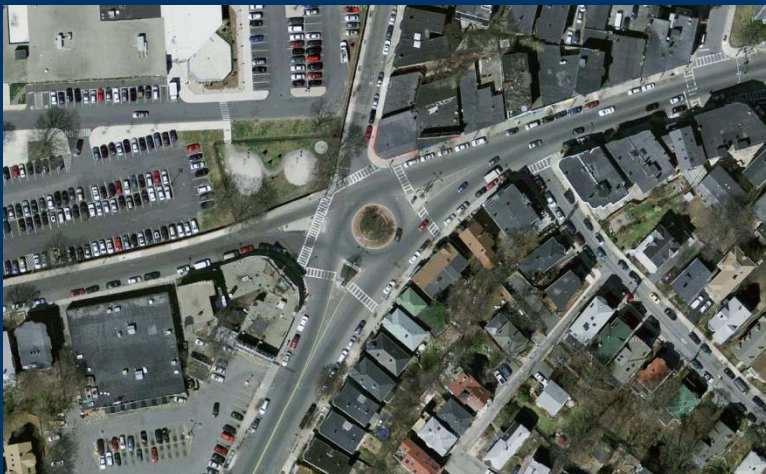
- Unique areas
- Potential projects
- “Special Places”
  - Transitions
  - Gateways



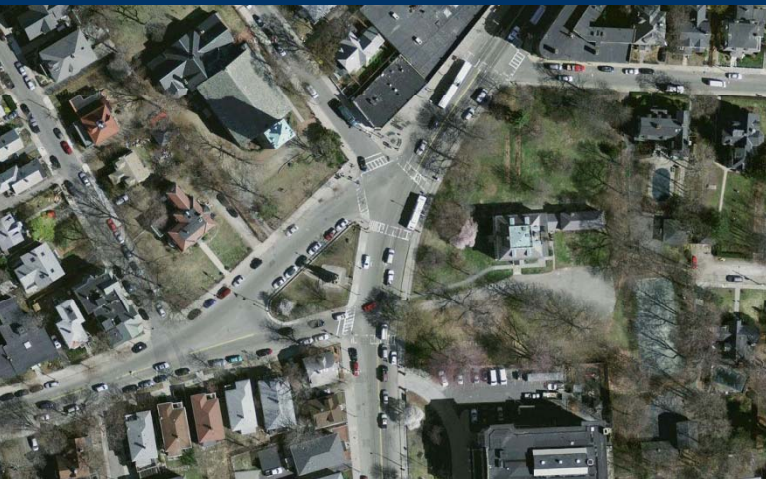


# Key Locations

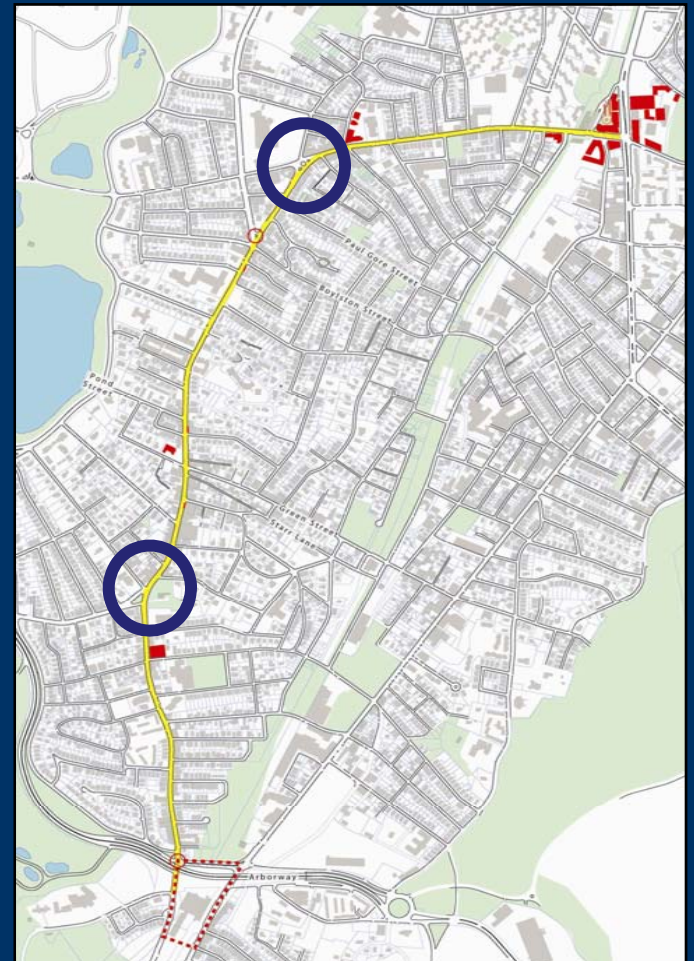
*Hyde Square & Monument Square*



**Hyde Square**



**Monument Square**



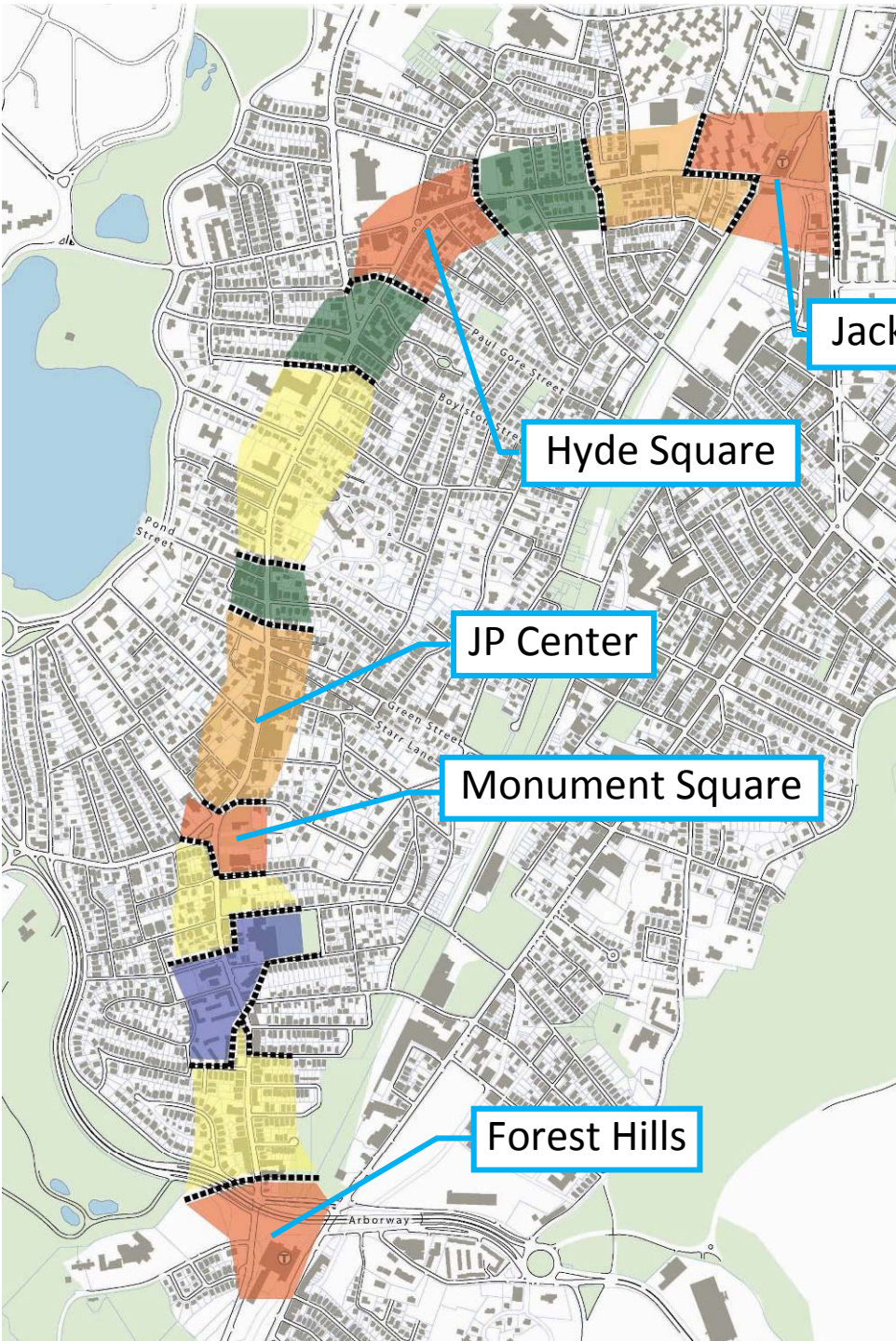


# Segment Opportunities

- Inform Design “Node” choices
- Apply vision and guidelines
  - Function
  - Elements
  - Materials
- Corridor-wide considerations
- Projects vs. “Nodes”



# Segments



Jackson Square

Hyde Square

JP Center

Monument Square

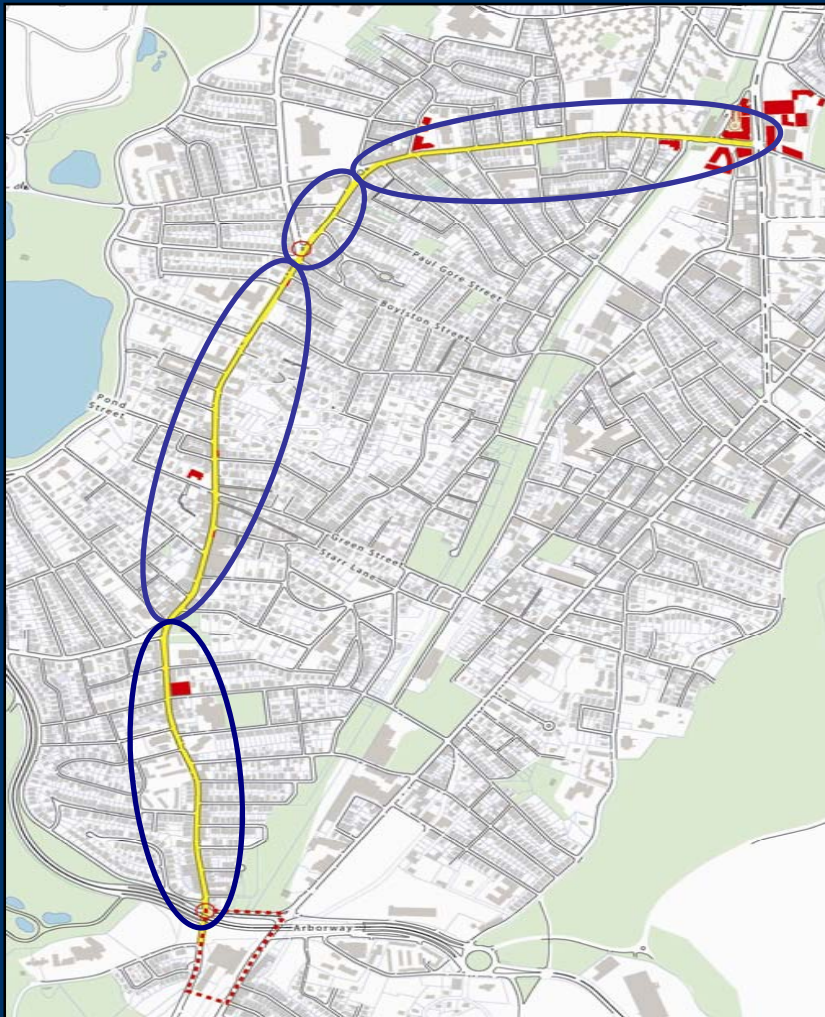
Forest Hills

## Palette applications

- Commercial
- Transition
- Residential
- Institutional



# Segments – Functional Review



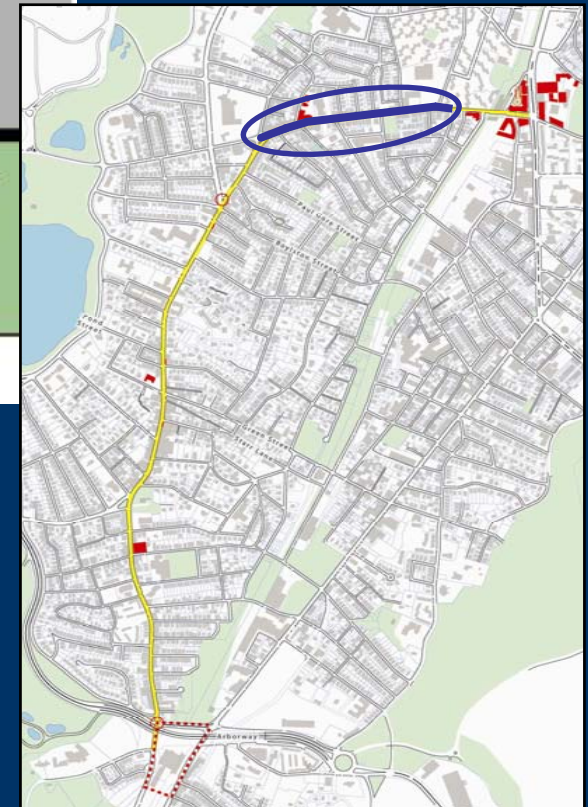
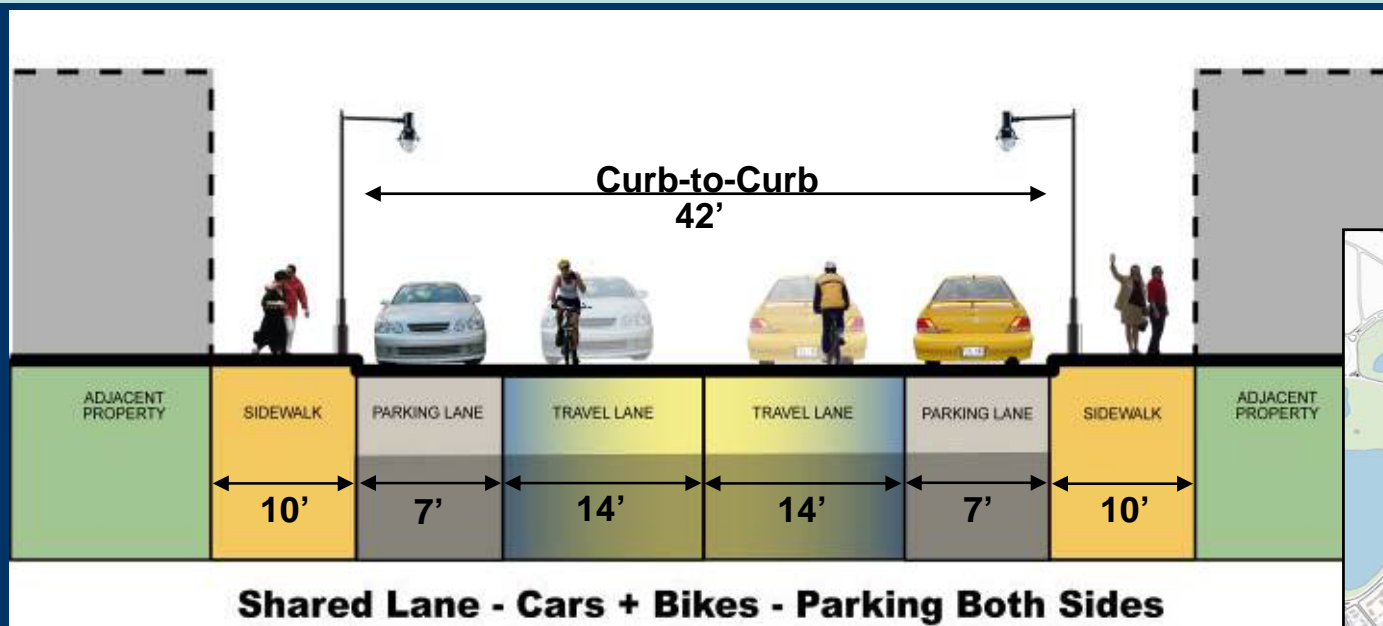
## Key Questions

- Balance of right-of-way uses
- Corridor-wide vs. segment
- Street width varies
  - Curb-to-curb: 38' - 45'
  - Right-of-way: 53' - 62'





# Existing Conditions – Centre Street

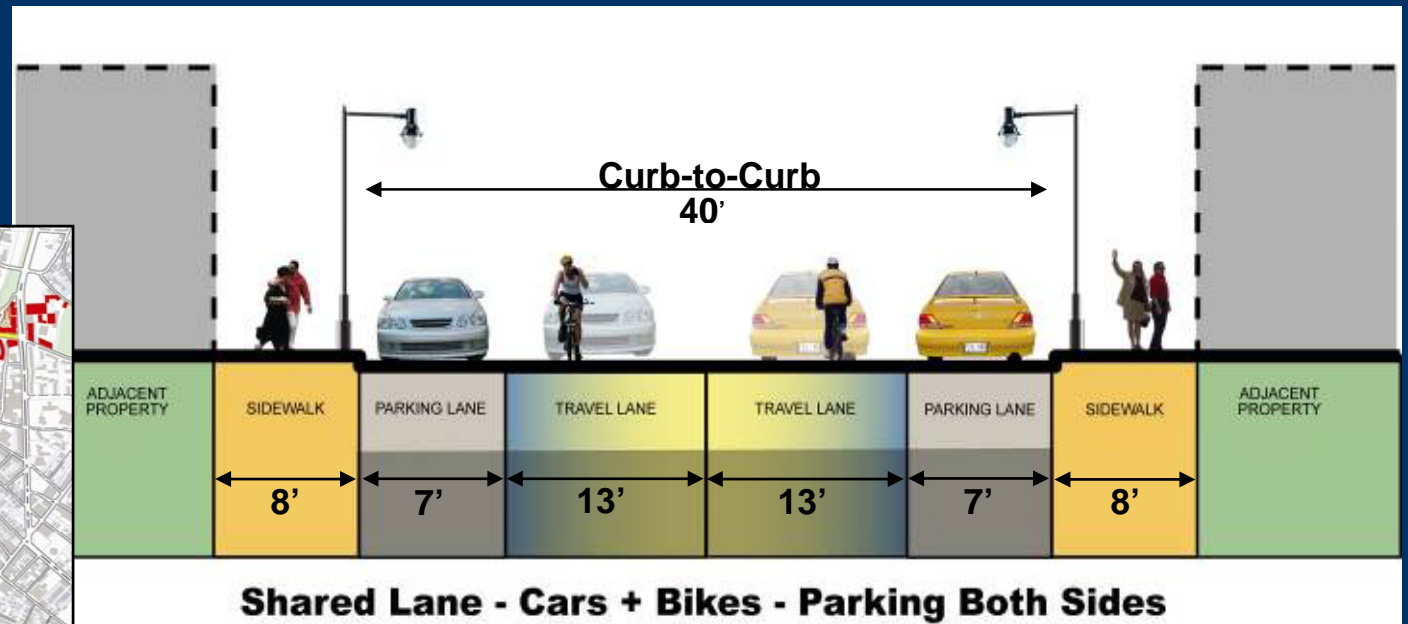
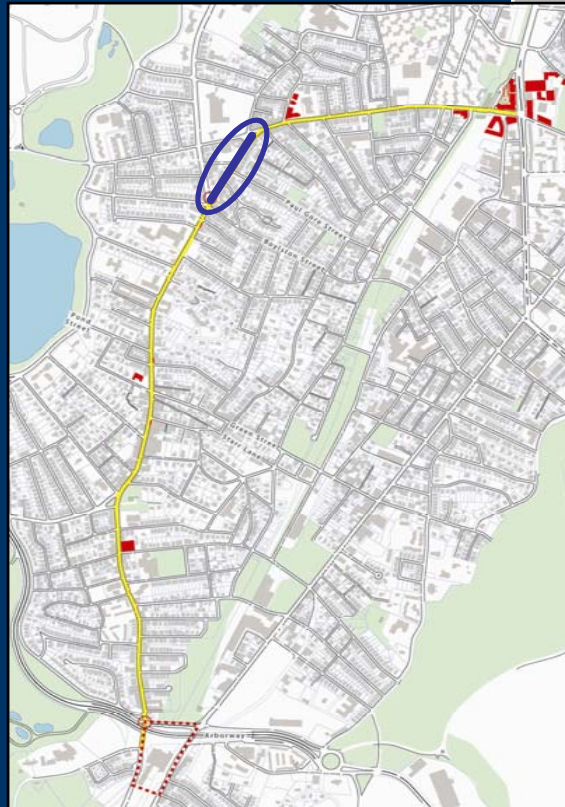


**Jackson Square to Hyde Square**  
*Sample Cross-Section*





# Existing Conditions – Centre Street

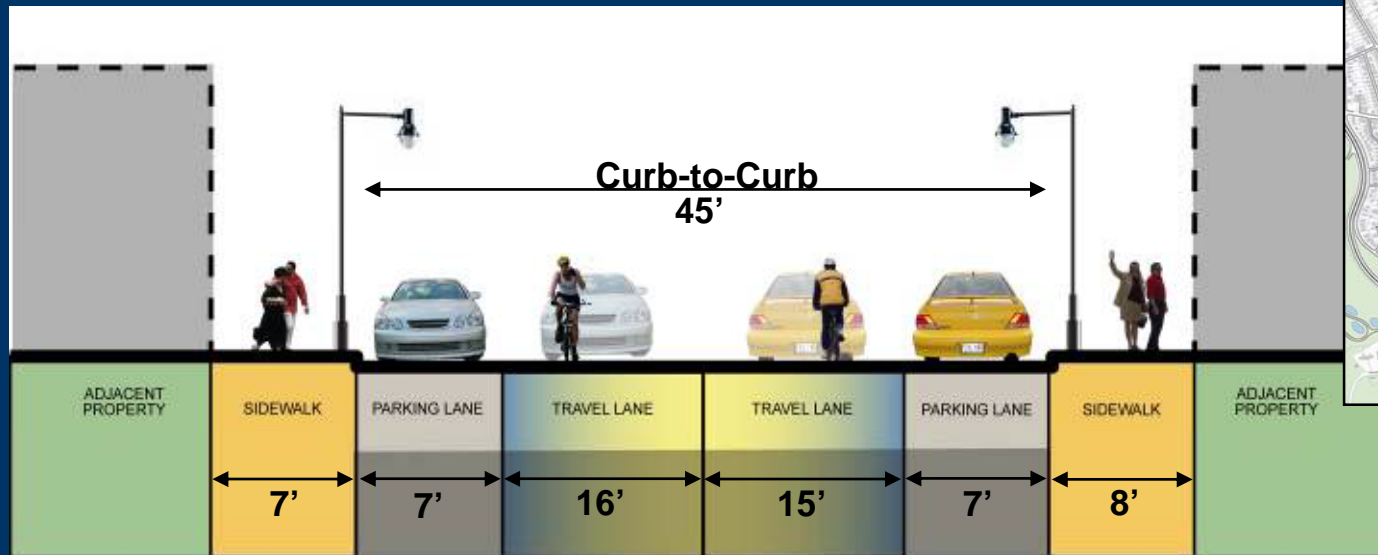
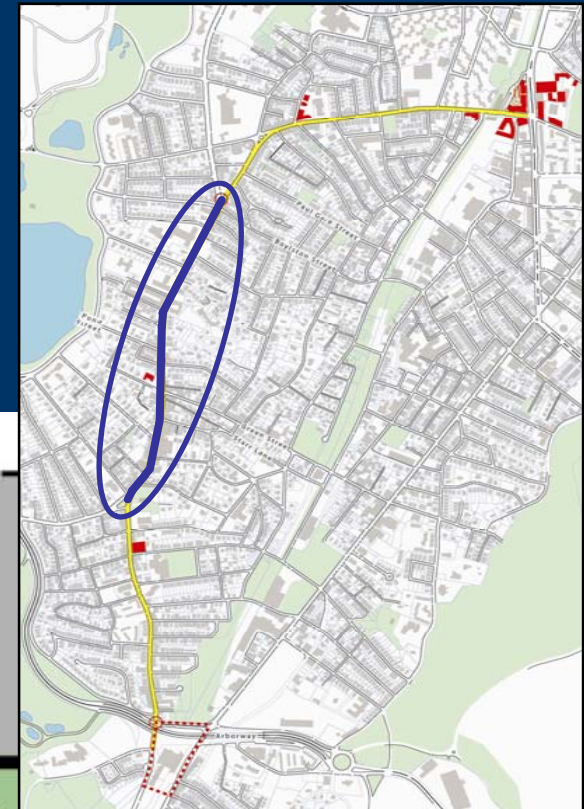


**Hyde Square to South Huntington**  
*Sample Cross-Section*



# Existing Conditions – Centre Street

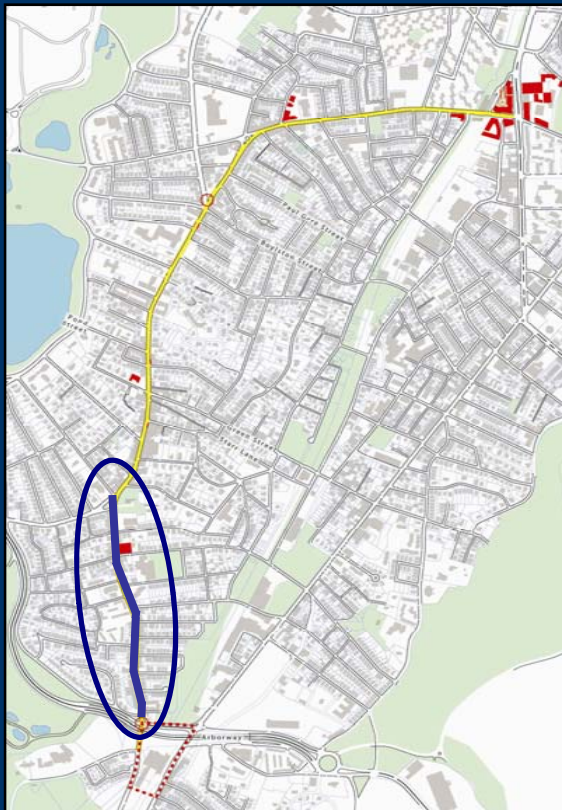
## South Huntington to Monument Square *Sample Cross-Section*



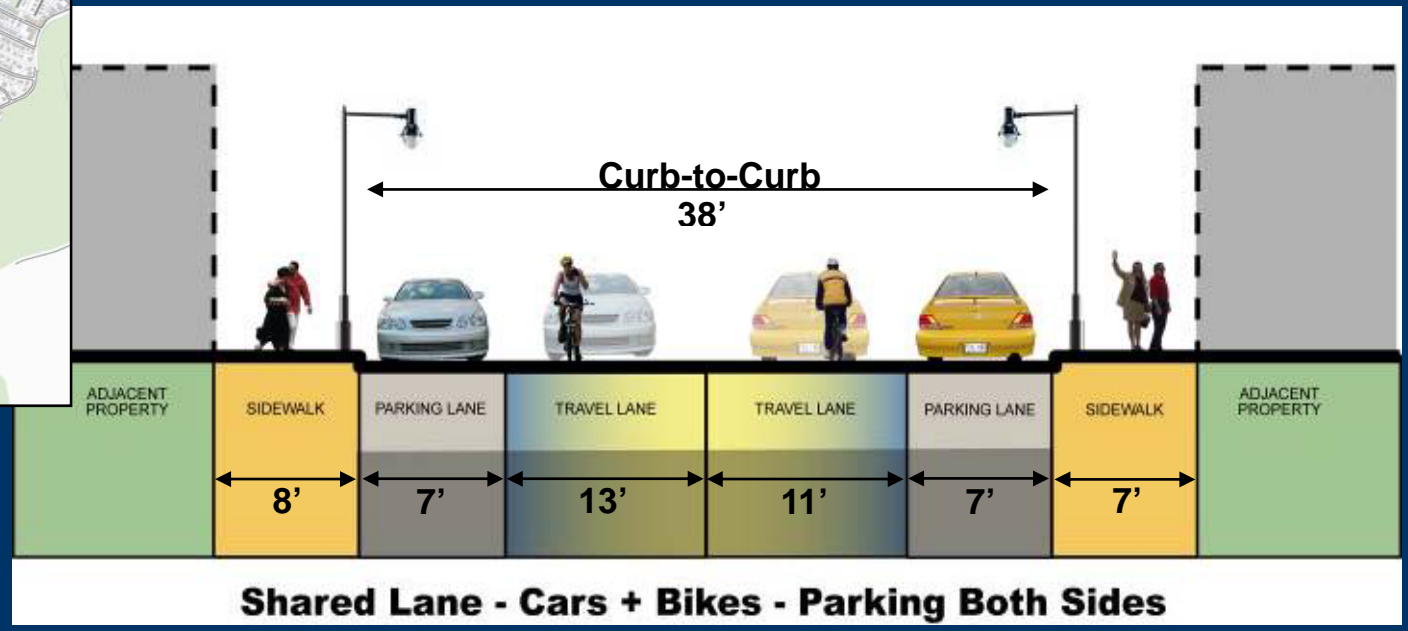
**Shared Lane - Cars + Bikes - Parking Both Sides**



# Existing Conditions – South Street



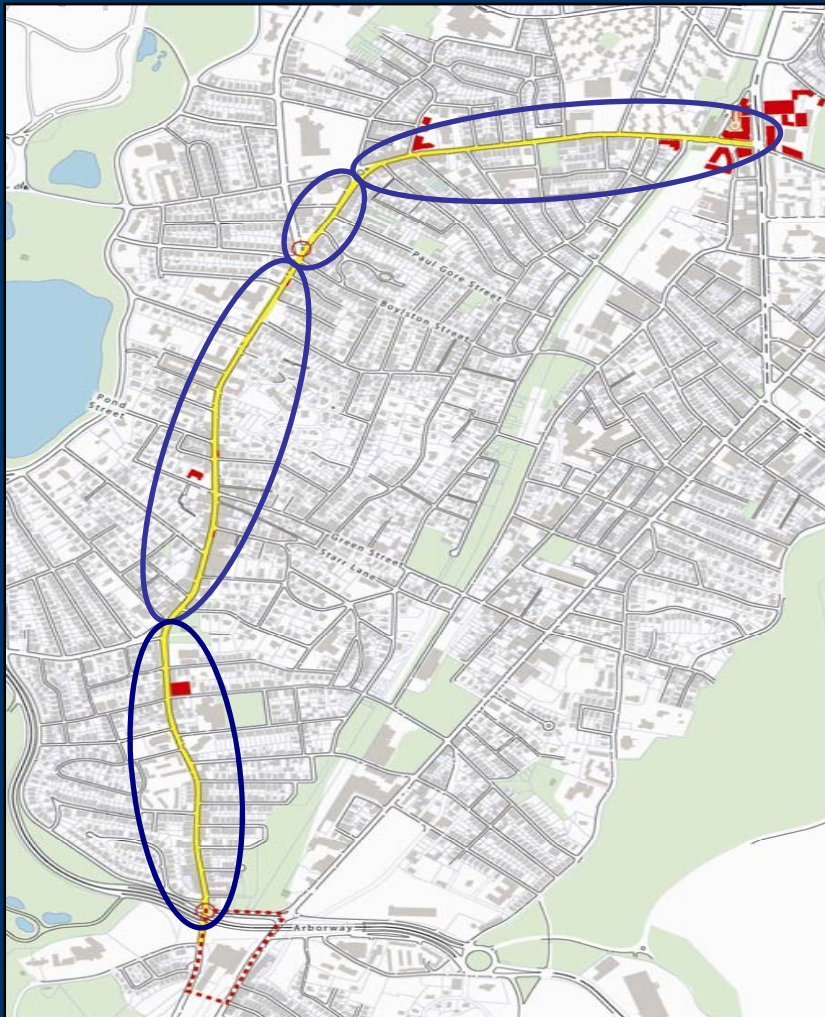
## Monument Square to Forest Hills *Sample Cross-Section*







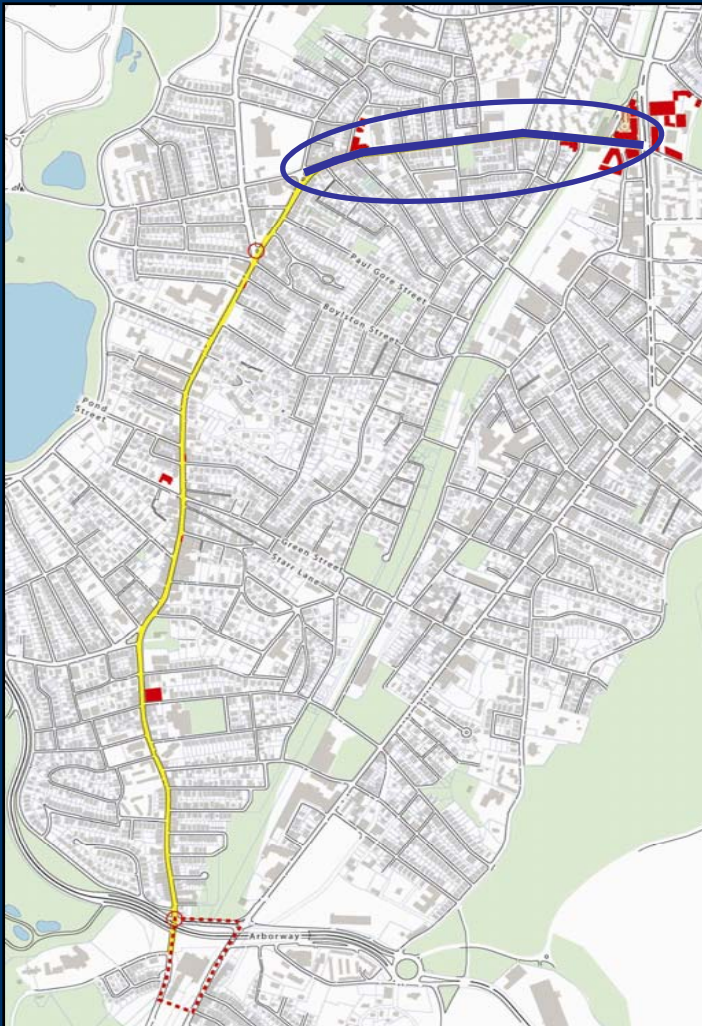
# Transformational Change



- Creating a “Complete Street”
- What can we accommodate now?
- Priority setting
  - Sidewalks
  - Bicycles
  - Parking



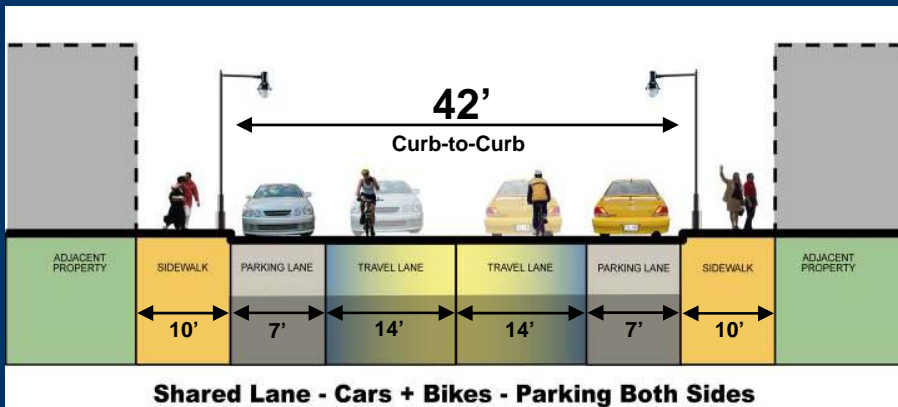
# Transformational Change



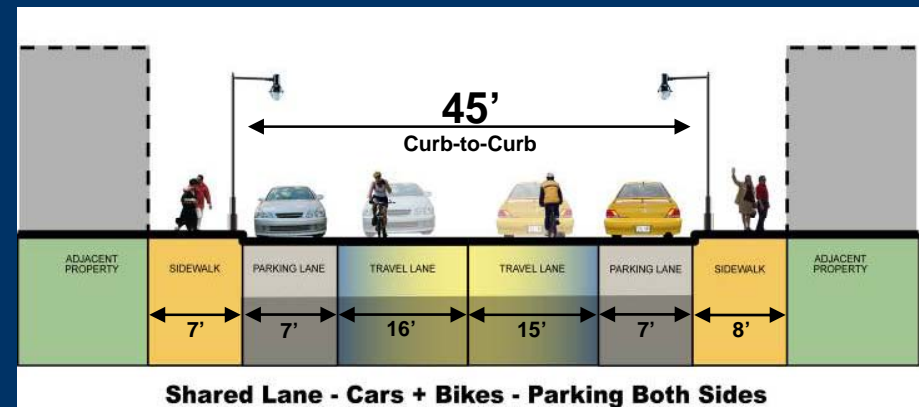
- What are the tradeoffs?
  - Sidewalks
  - Bicycles
  - Parking



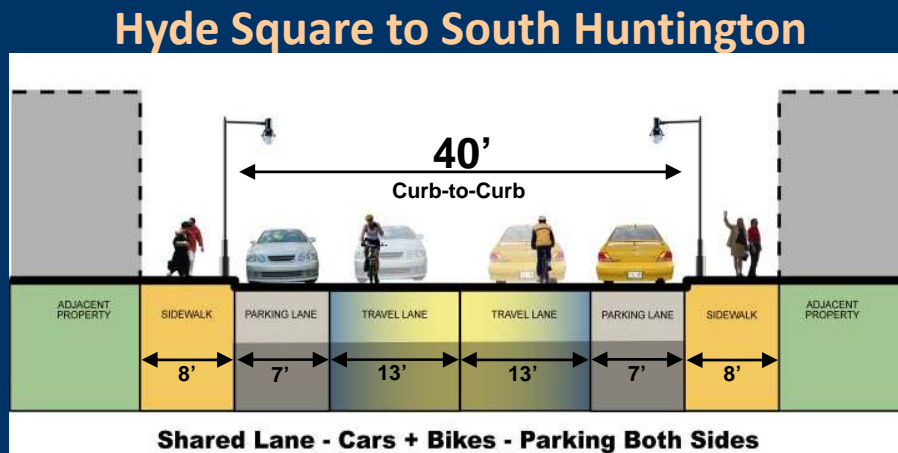
# Existing Conditions



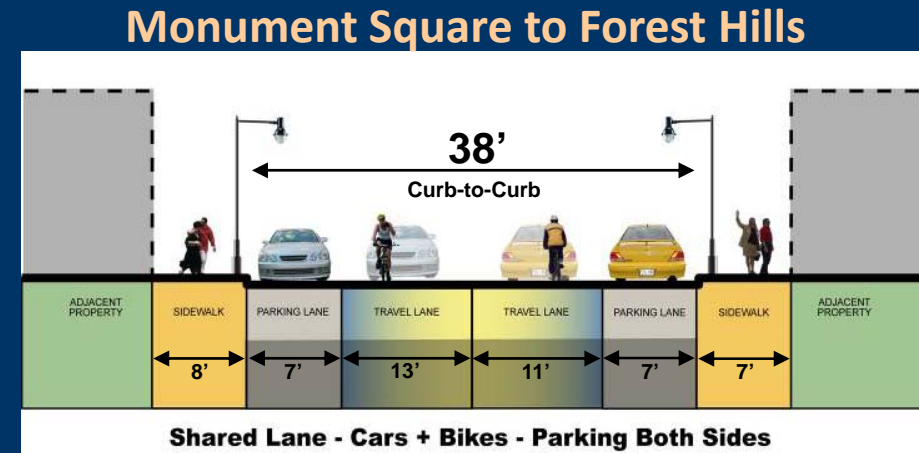
Shared Lane - Cars + Bikes - Parking Both Sides  
Jackson Square to Hyde Square



Shared Lane - Cars + Bikes - Parking Both Sides  
South Huntington to Monument Square



Hyde Square to South Huntington

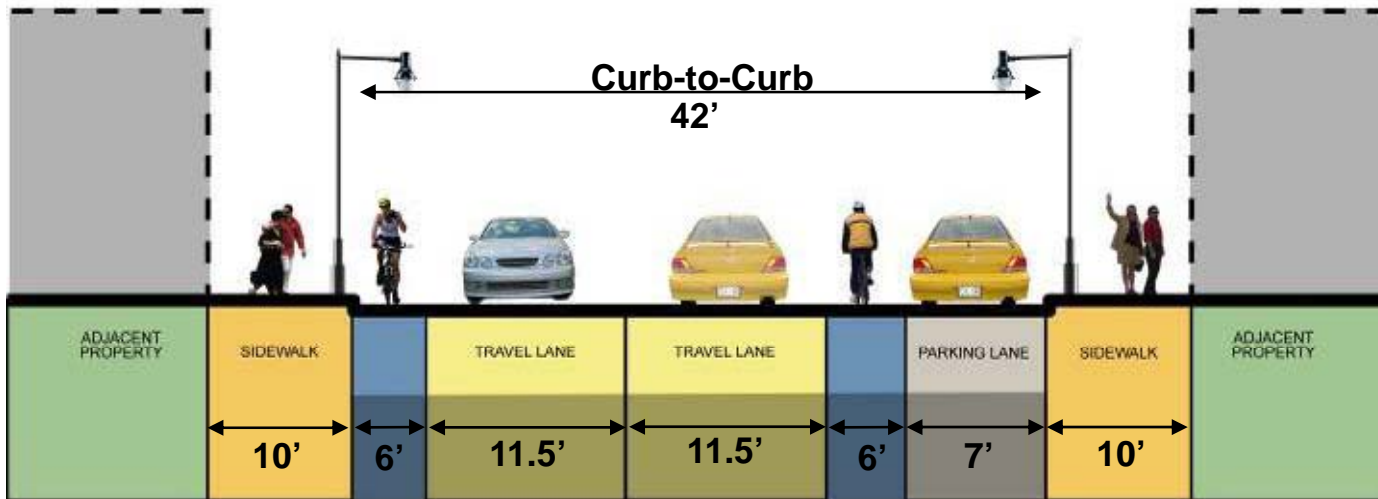


Monument Square to Forest Hills





# Balance: Pedestrians, Parking, Bicycles



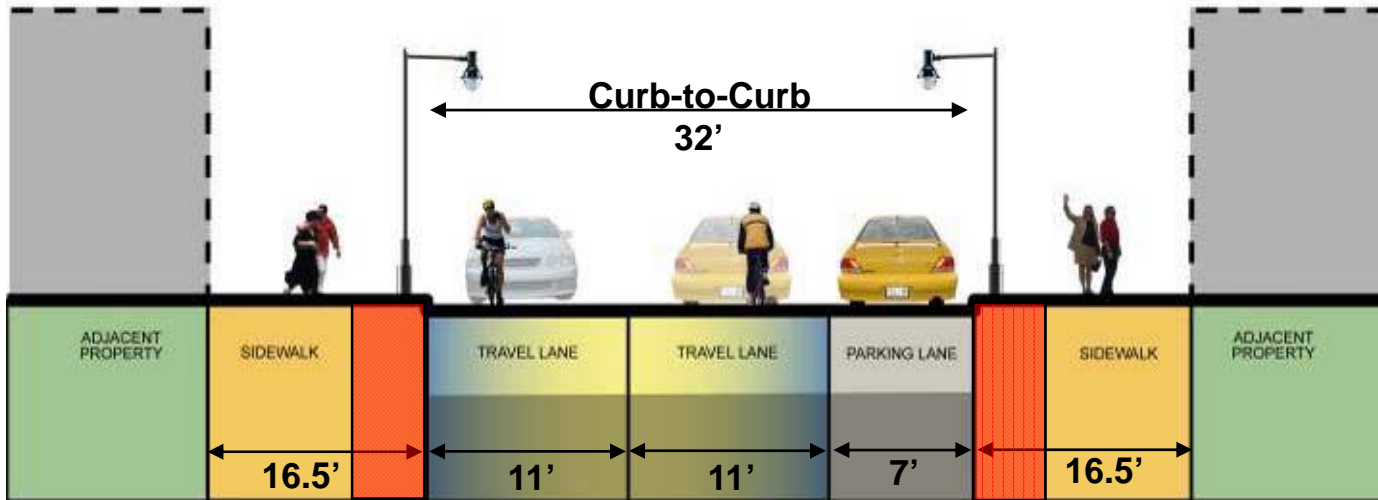
**Bike Lane + Parking on One Side**

## Bicycle Lanes





# Balance: Pedestrians, Parking, Bicycles



**Shared Lane - Cars + Bikes - Parking One Sides**

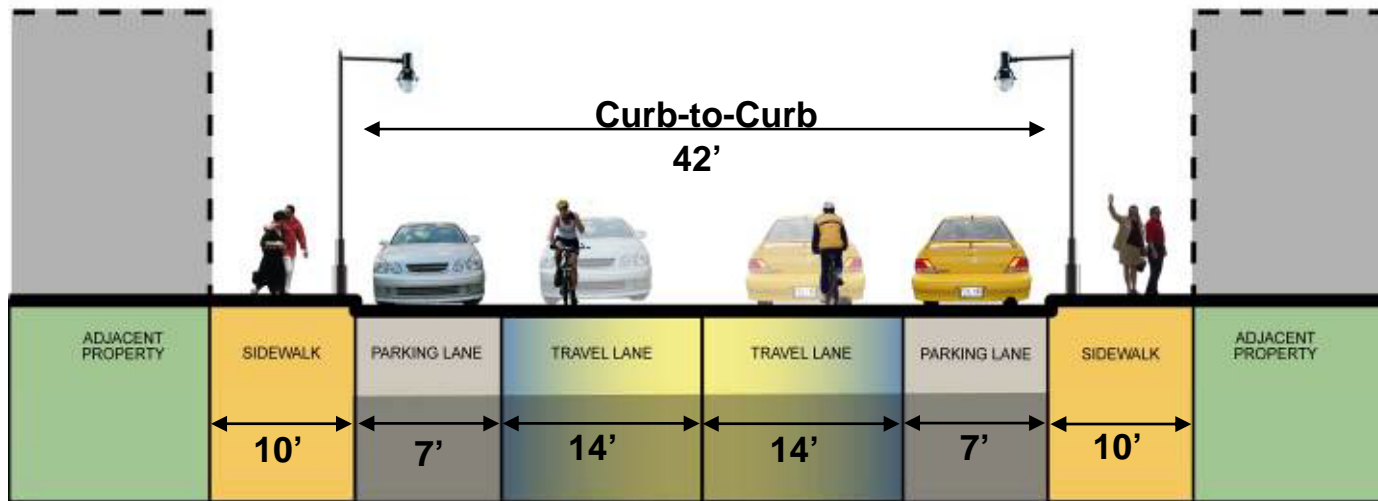
**Wider Sidewalks**





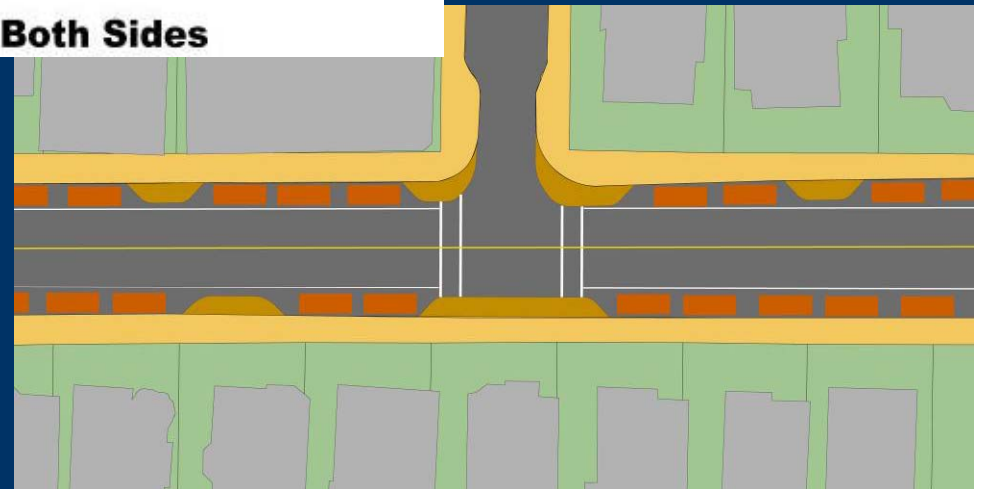


# Balance: Pedestrians, Parking, Bicycles



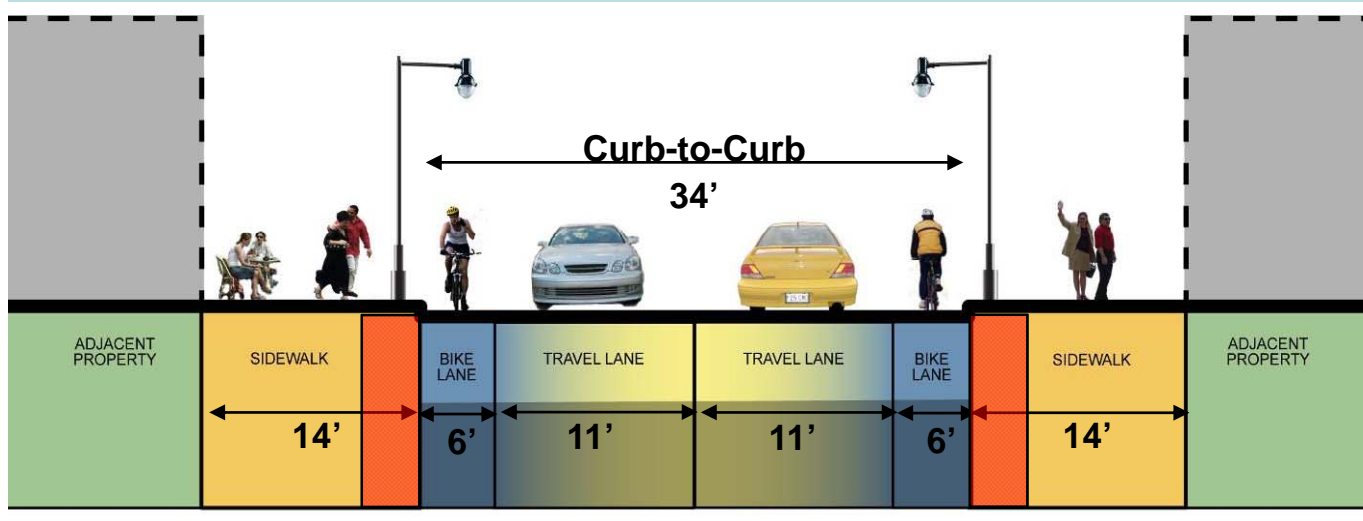
**Shared Lane - Cars + Bikes - Parking Both Sides**

**Intermittent Widening**





# Balance: Pedestrians, Parking, Bicycles



**Bicycle Lanes + Widened Sidewalk**

**No Parking**

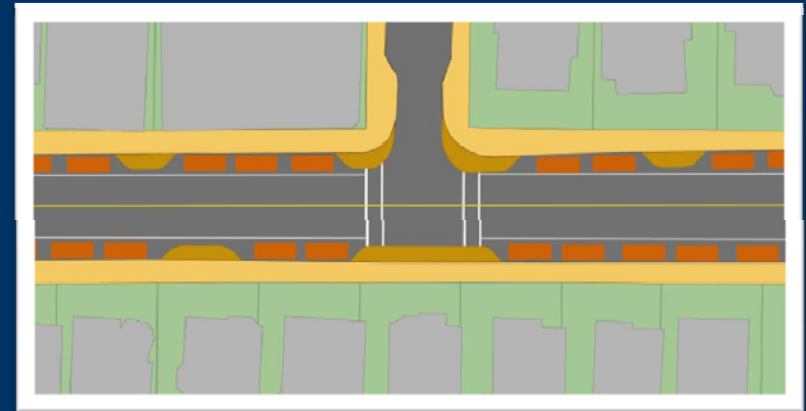




# Alternatives



Bicycle Lanes



Intermittent Widening

Wider Sidewalks

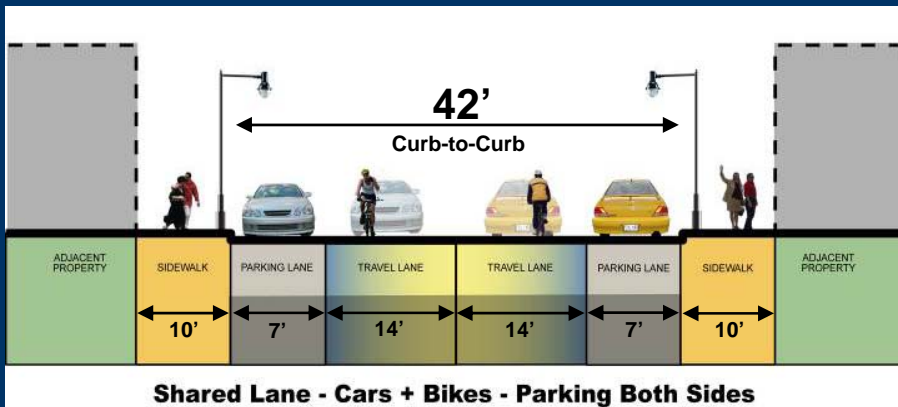


Wider Sidewalks & Bicycle Lanes

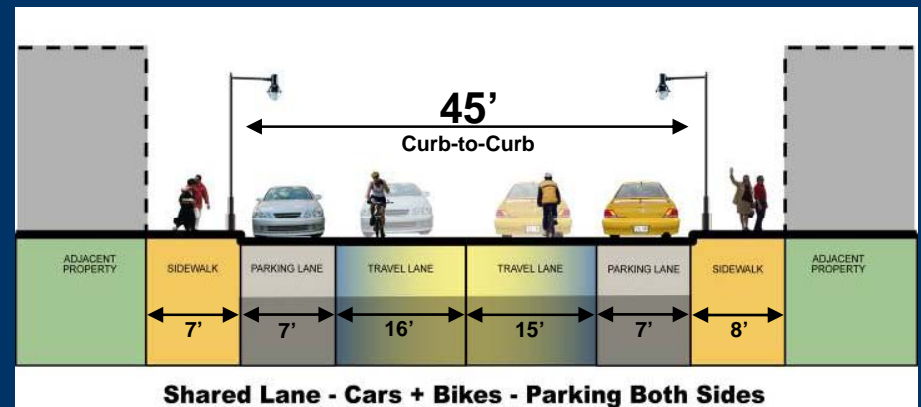




# Existing Conditions

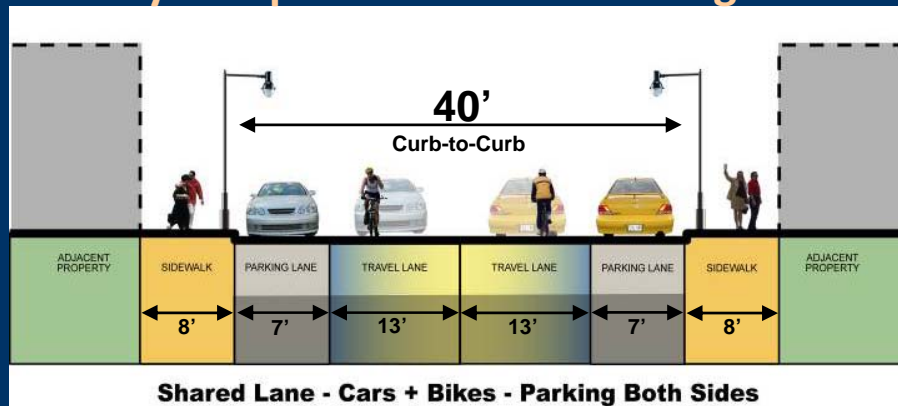


Jackson Square to Hyde Square

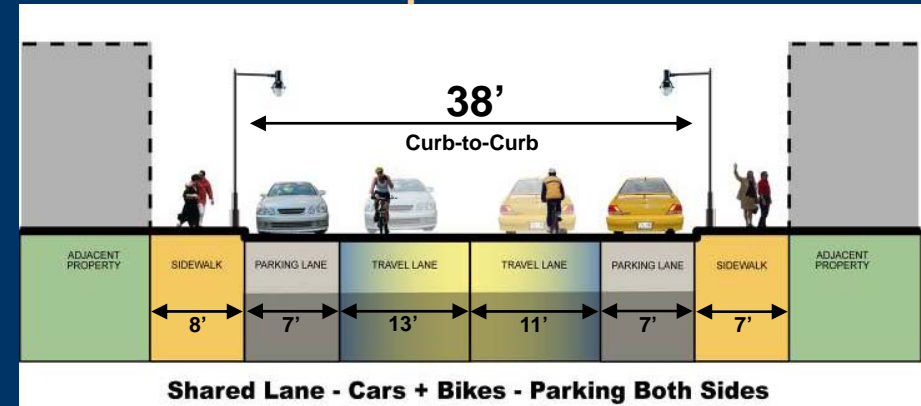


South Huntington to Monument Square

Hyde Square to South Huntington



Monument Square to Forest Hills







Jamaica Plain  
Centre/South Street  
Transportation Action Plan



# Streetscape Guidelines Pt 2

**Street Trees**

**Wayfinding**

**Public Art**



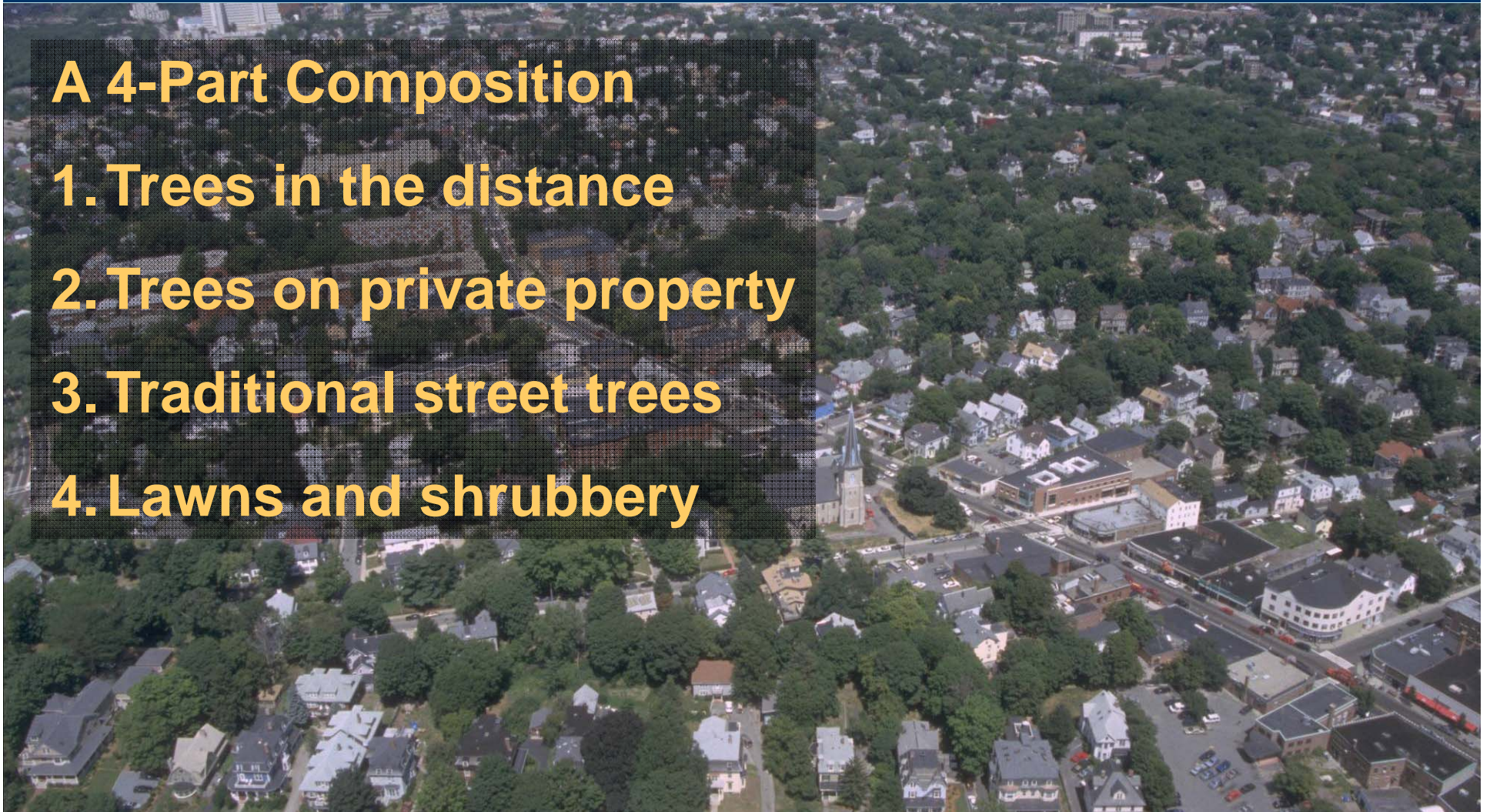




# A Sense of Green

## A 4-Part Composition

1. Trees in the distance
2. Trees on private property
3. Traditional street trees
4. Lawns and shrubbery







# A Sense of Green



**Trees in the distance, views down  
street and over buildings**



# A Sense of Green



**Trees on private property along the street**





# A Sense of Green



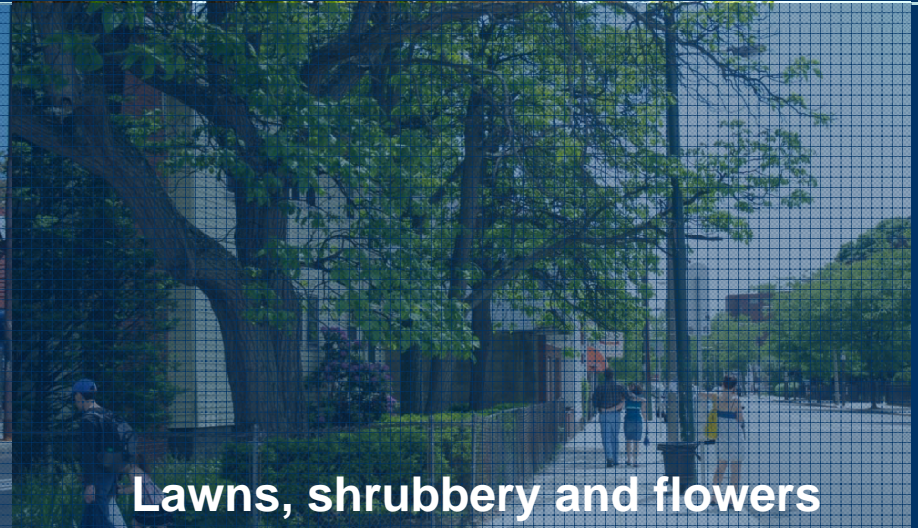
Traditional street trees







# A Sense of Green



Lawns, shrubbery and flowers







# A Sense of Green

## TWO AREAS OF OPPORTUNITY

- Investigate additional trees on private property
- Tree in buffers at edges of parking lots

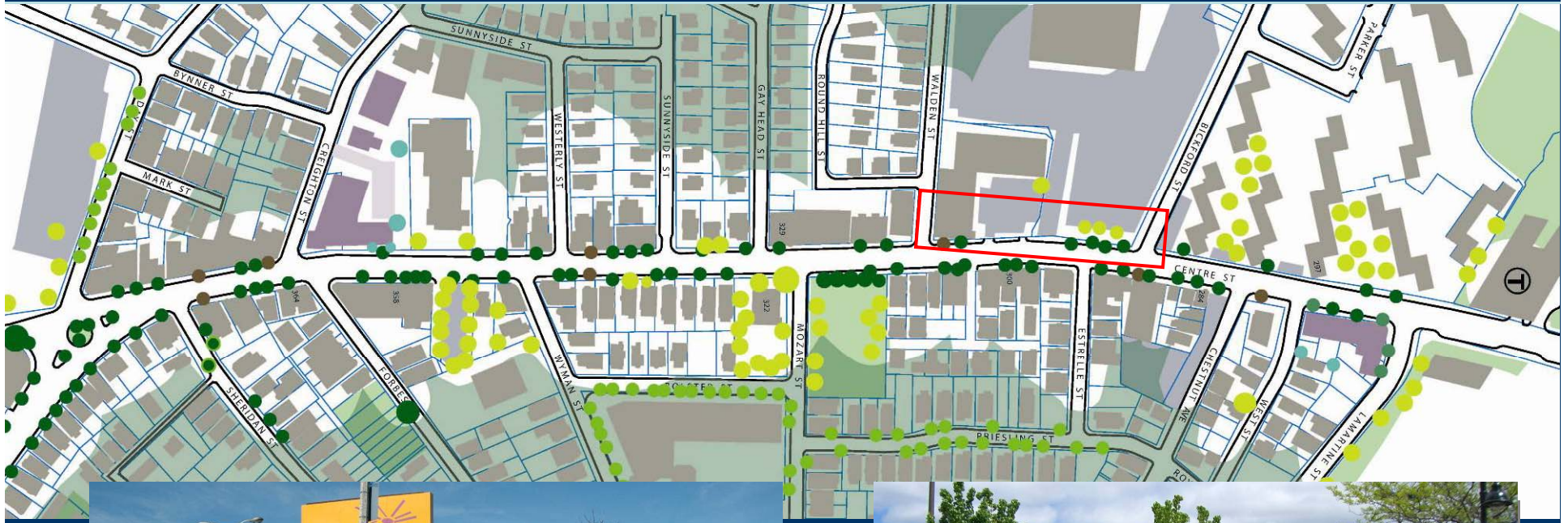


- Additional street trees





# A Sense of Green







# Street Tree Plantings

## ISSUES

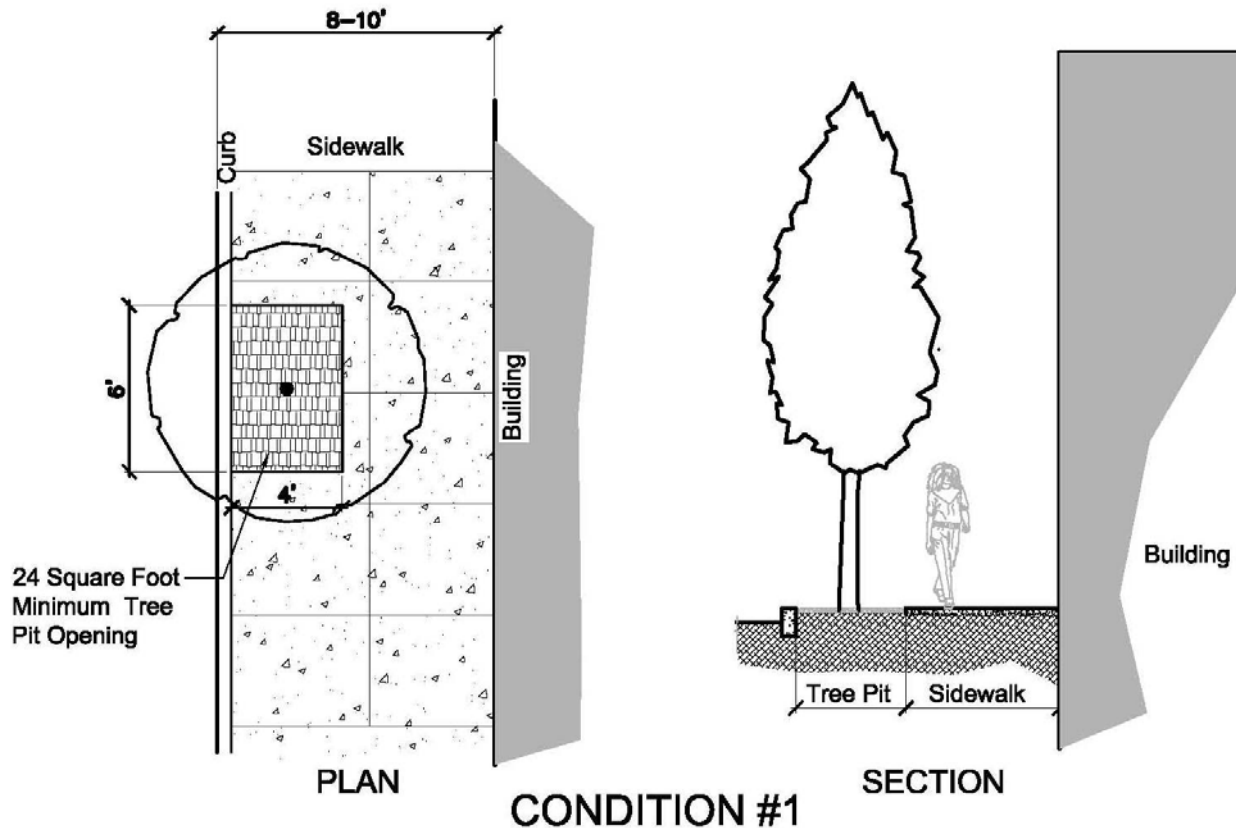
- Average life of a street tree is about 7 years
- Trees need water, air, growing medium and nutrients
- Planting medium gets compacted
- Tree pits are limited by pavement





# Street Tree Plantings

**Narrow Trees**  
Quercus robur - Fastigiata English Oak  
Zelkova serrata - Musashino Columnar Zelkova  
Ginkgo biloba fastigiata - Ginkgo (male)



## Condition 1

Often commercial zones

Building at back of sidewalk (typically narrow sidewalk)

Narrow Tree required

4'x6' open tree pit minimum





# Condition 1: Recommended Trees



Fastigiate Oak



Columnar Zelkova



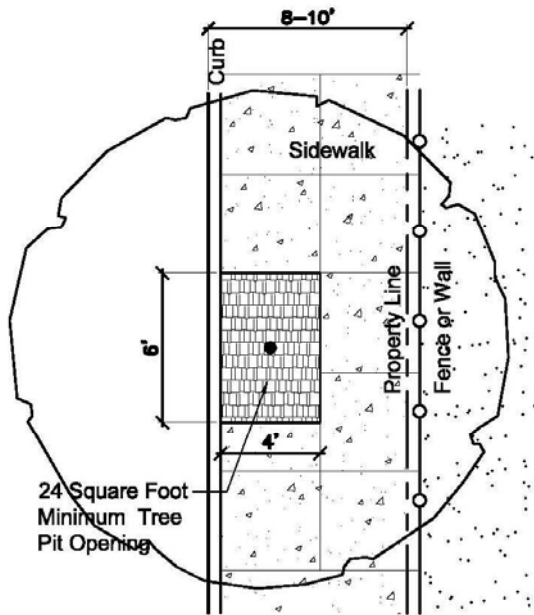
Gingko biloba



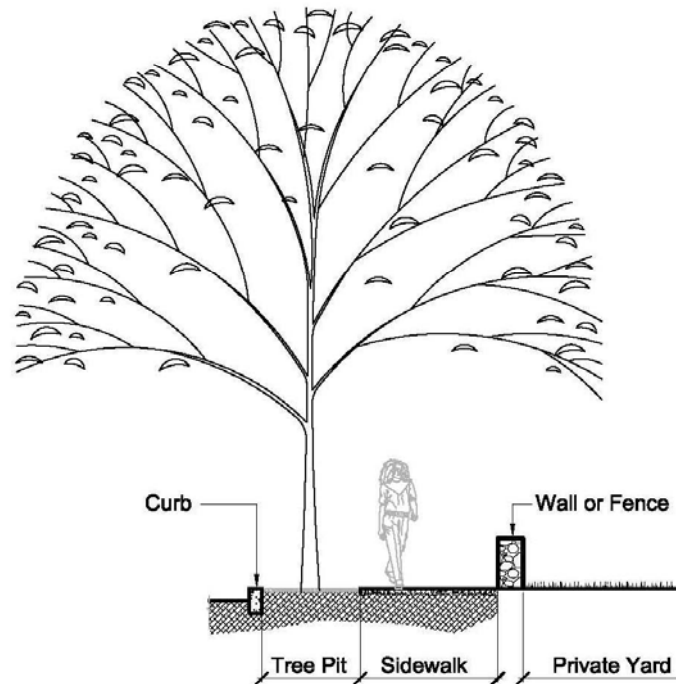


# Street Tree Plantings

Spreading Tree  
Quercus palustris - Pin Oak  
Gleditsia triacanthos inermis - Honeylocust  
Sophora japonica - Regent Scholartree  
Ulmus parviflora - Frontier Elm



PLAN



SECTION

CONDITION #2

## Condition 2

Often residential zones

No building at back of sidewalk

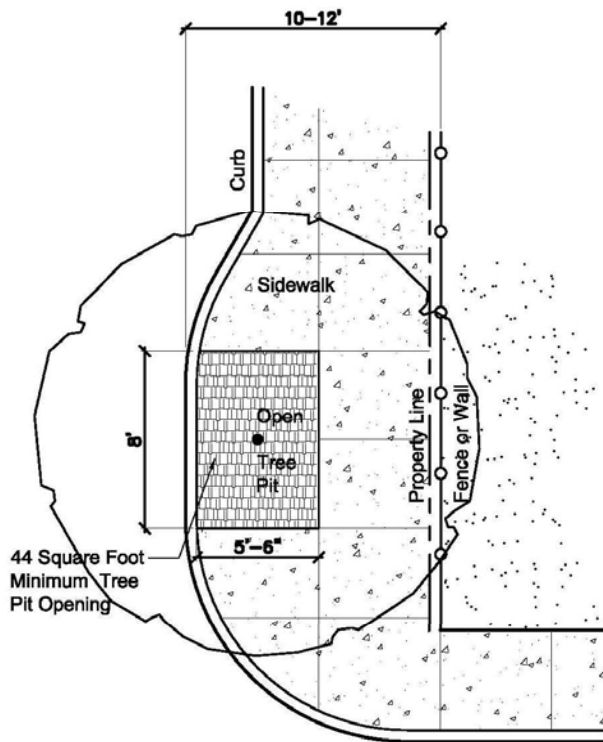
Spreading tree okay

4'x6' open tree pit minimum





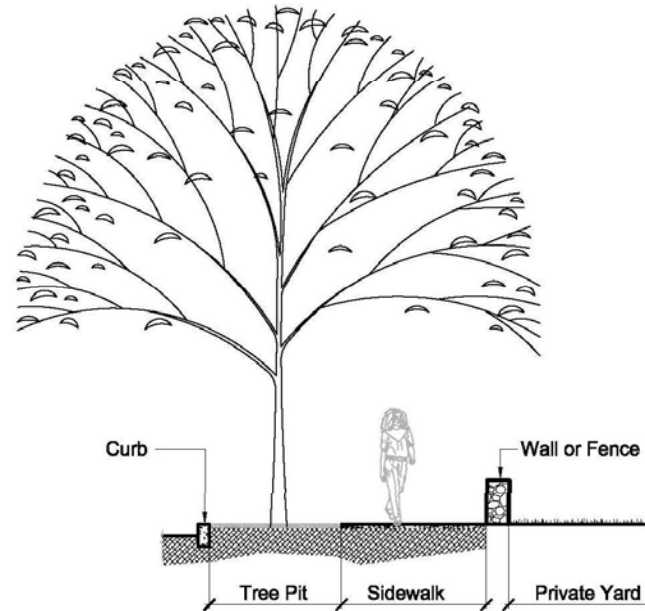
# Street Tree Plantings



PLAN

CONDITION #3

Spreading Tree  
*Quercus palustris* - Pin Oak  
*Gleditsia triacanthos inermis* - Honeylocust  
*Sophora japonica* - Regent Scholartree  
*Ulmus parviflora* - Frontier Elm



SECTION

Condition 3

Possible change

Curb extension/  
Wider sidewalk

Building or no  
building at back  
of sidewalk

Spreading tree okay

5'x8' open tree pit  
minimum



# Condition 2 & 3: Recommended Trees



Pin Oak



Honeylocust



Sophora



Frontier Elm



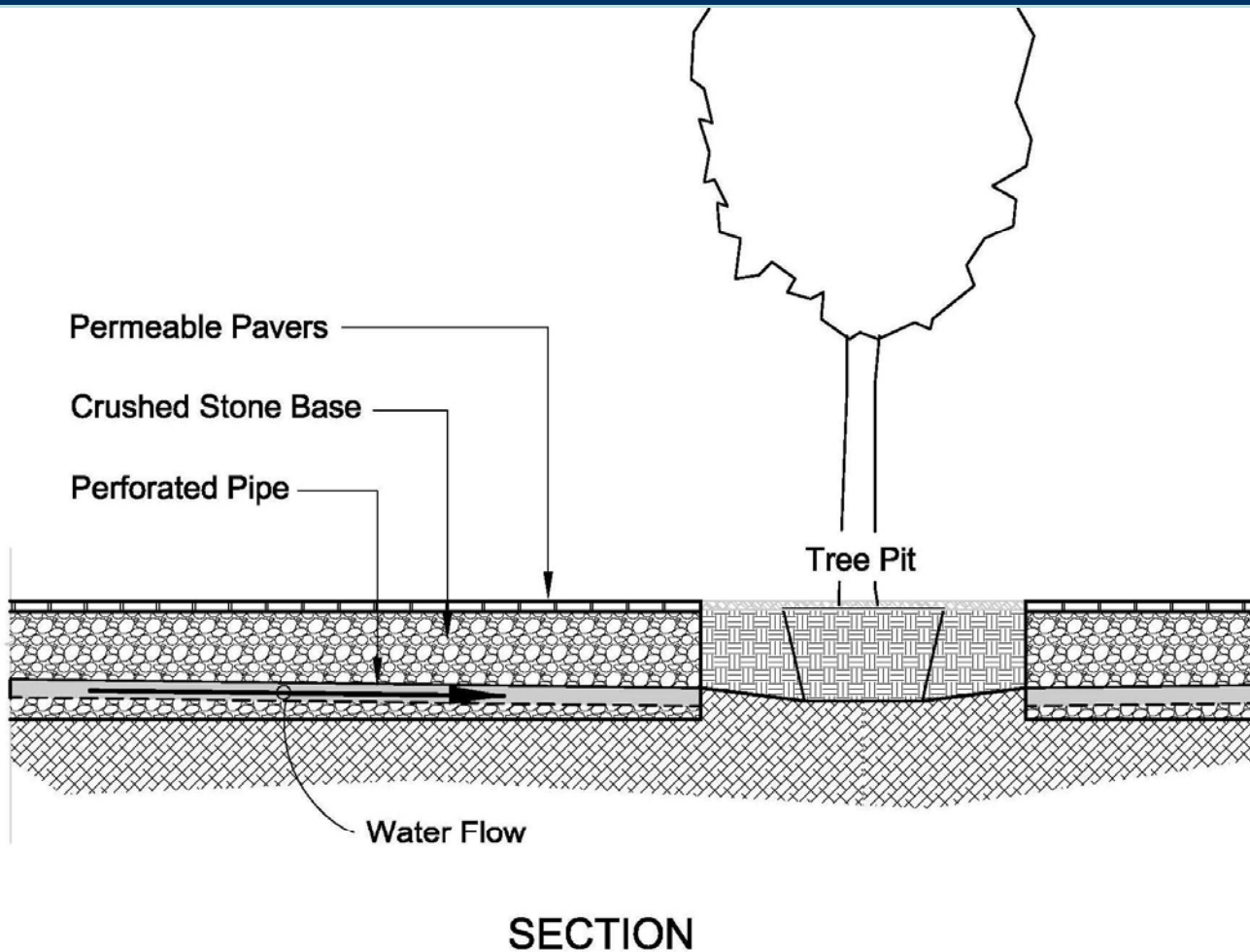




# Street Tree Plantings

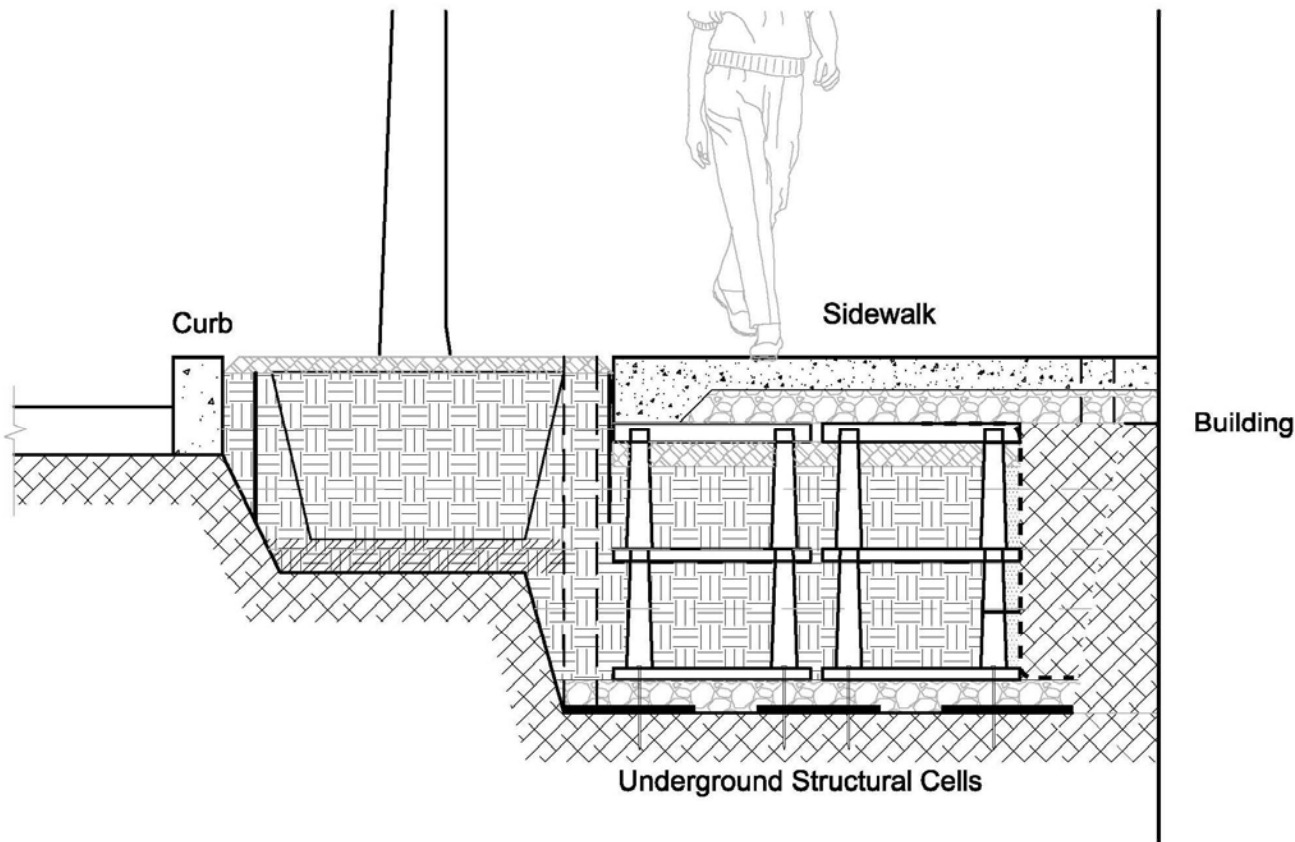
Feature strip with permeable paving

Perforated pipe directs water flow to tree pits





# Street Tree Plantings

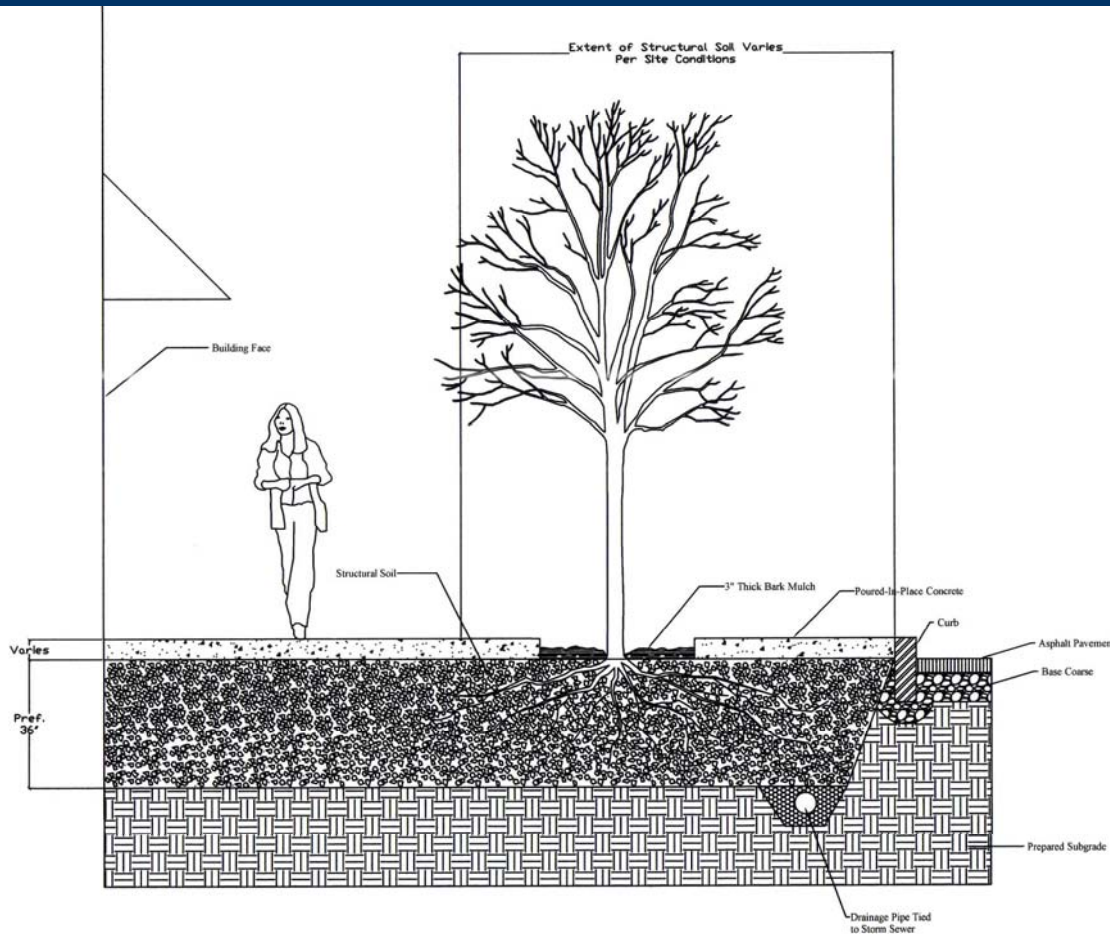


Alternative  
technology  
Underground  
structural cells  
allow for root  
growth, water,  
nutrients and air  
Can be retrofitted  
to existing trees  
Not a proven  
technology



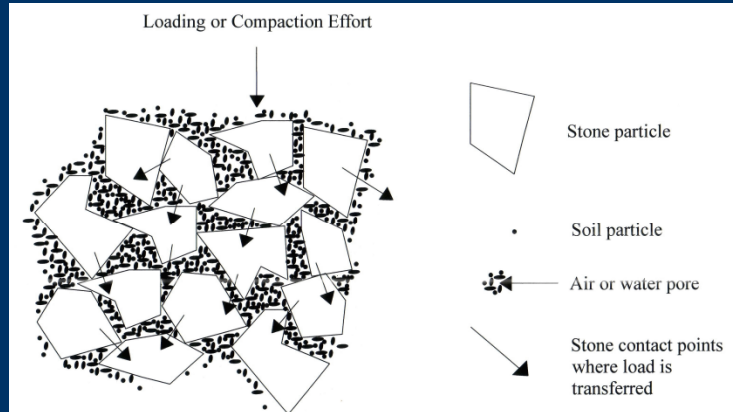


# Street Tree Plantings



TYPICAL STREET TREE PLANTING - VIEW 1

Alternative  
technology  
Structural soil in  
continuous  
trenches  
Can be retrofitted  
to existing trees





# Street Tree Plantings

## TEAM RECOMMENDATIONS

- Plant trees with wide canopies by either widening the sidewalk or planting behind the sidewalk
- Group species to create uniformity and maximize visual impact
- Use appropriate spacing; 30-40' on center for spreading trees; 20-25' on center for narrow trees
- Avoid a monoculture; plant for a variety of color, form and texture
- Provide optimal conditions for tree growth... or don't plant the tree





# Wayfinding

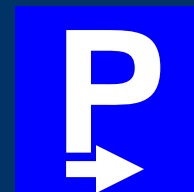
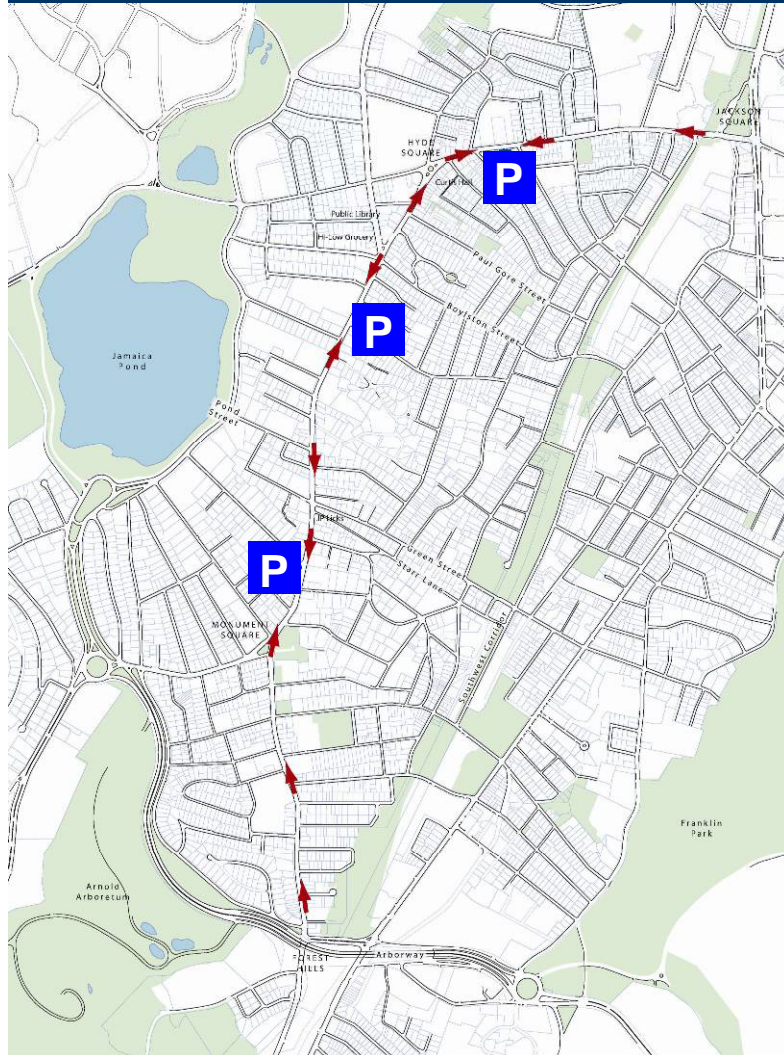
- 1. Getting drivers to off-street parking lots**
- 2. Pedestrian signs and maps at major decision points, such as:**
  - Parking lots**
  - Bus stops**
  - Streets linking to T stations**
  - Streets linking to Jamaica Pond & parks**



# Wayfinding

**Guide drivers to off-street parking lots as quickly as possible**

**Turn them into pedestrians**



SIGNS ON SIDES STREETS AS WELL AS CENTRE-SOUTH

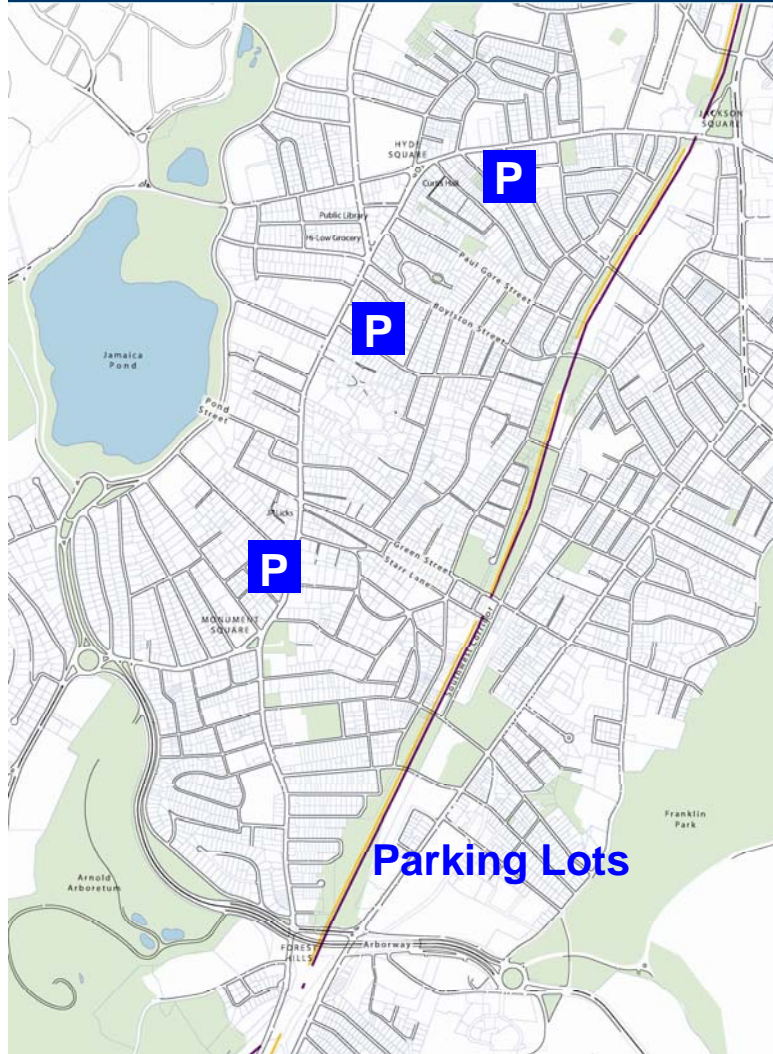






# Wayfinding

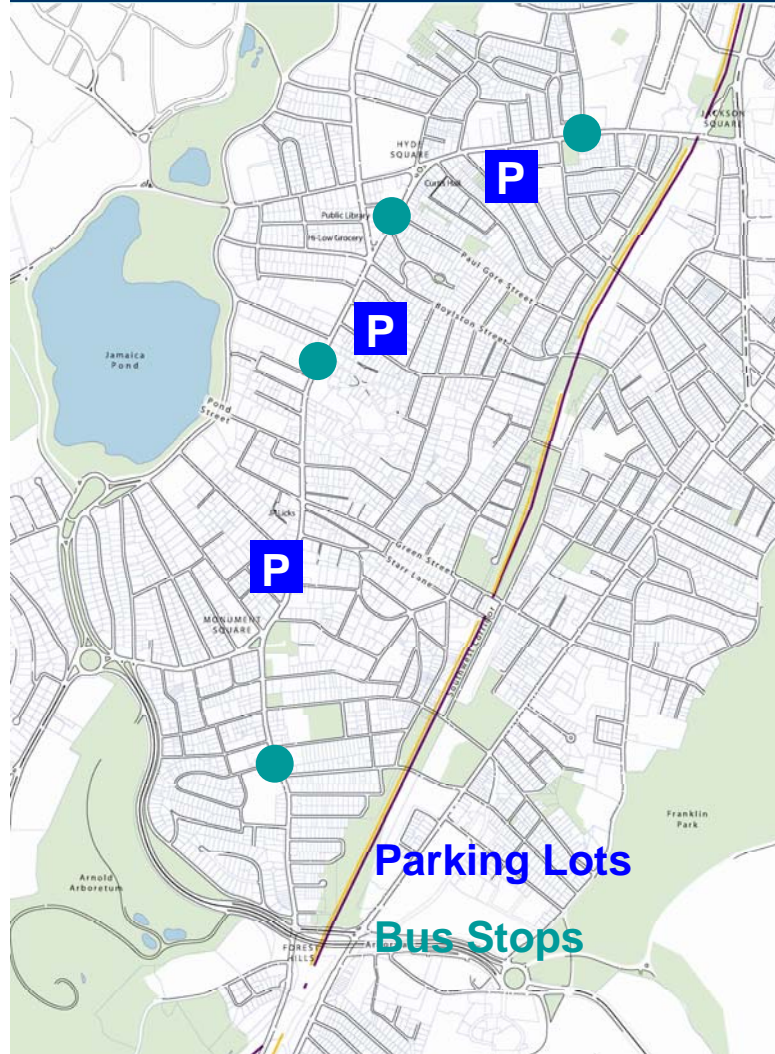
**Provide information to pedestrians at critical decision points**







# Wayfinding



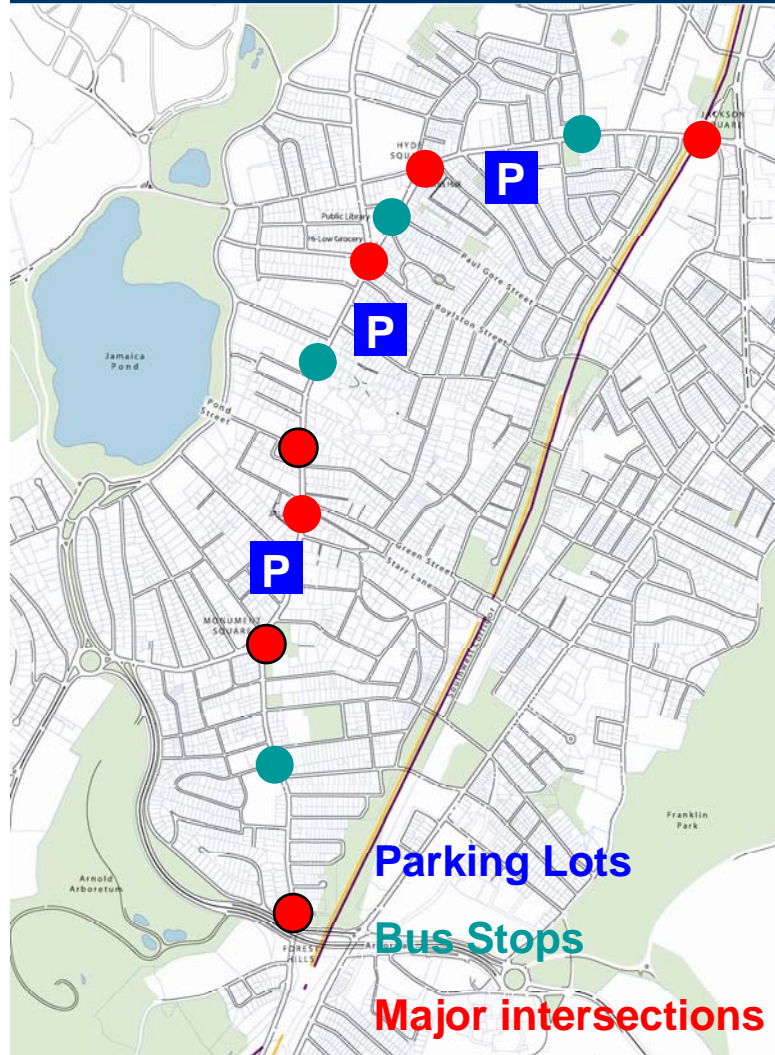
**Provide information to pedestrians at critical decision points**



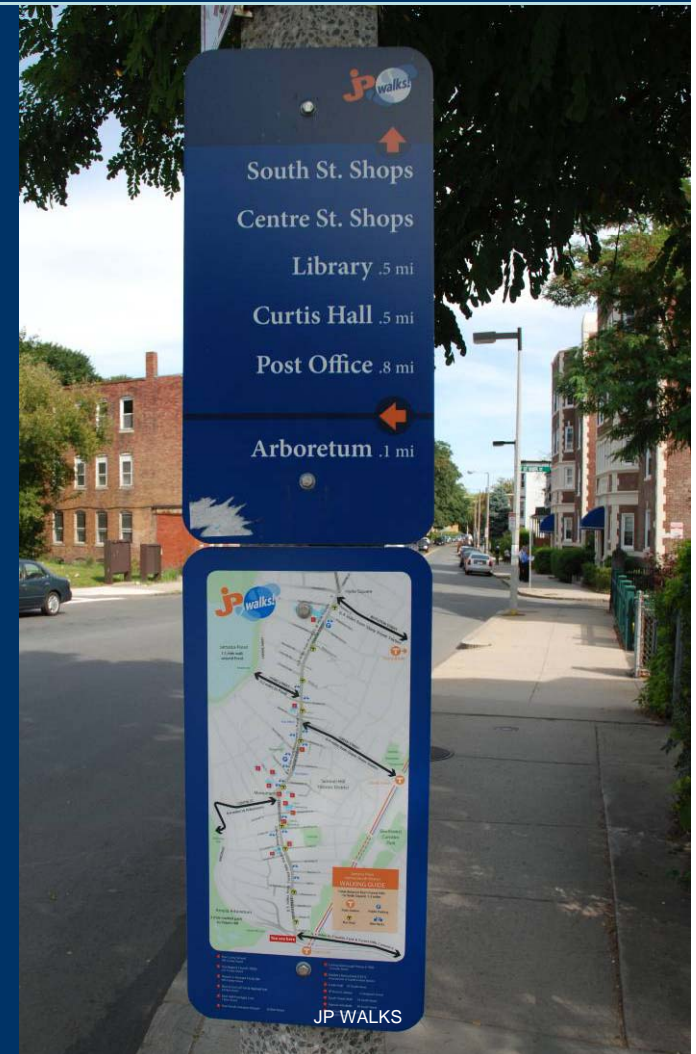




# Wayfinding



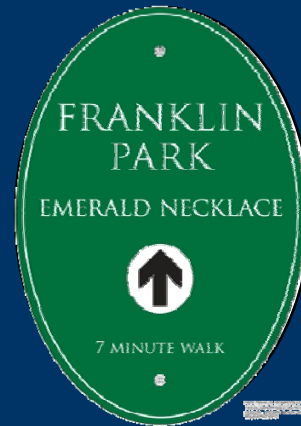
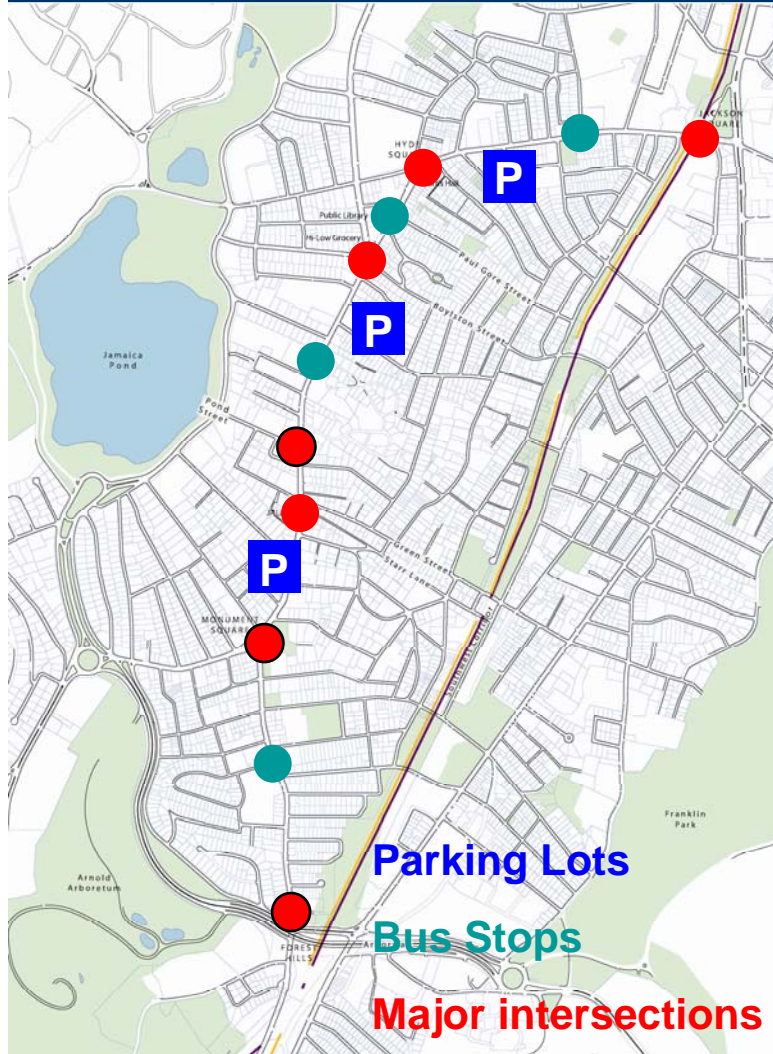
Provide information to pedestrians at critical decision points







# Wayfinding



EMERALD NECKLACE CONSERVANCY





# Wayfinding

## TEAM RECOMMENDATIONS

- **Direct drivers to public lots**
- **Expand existing sign programs to cover critical decision points**



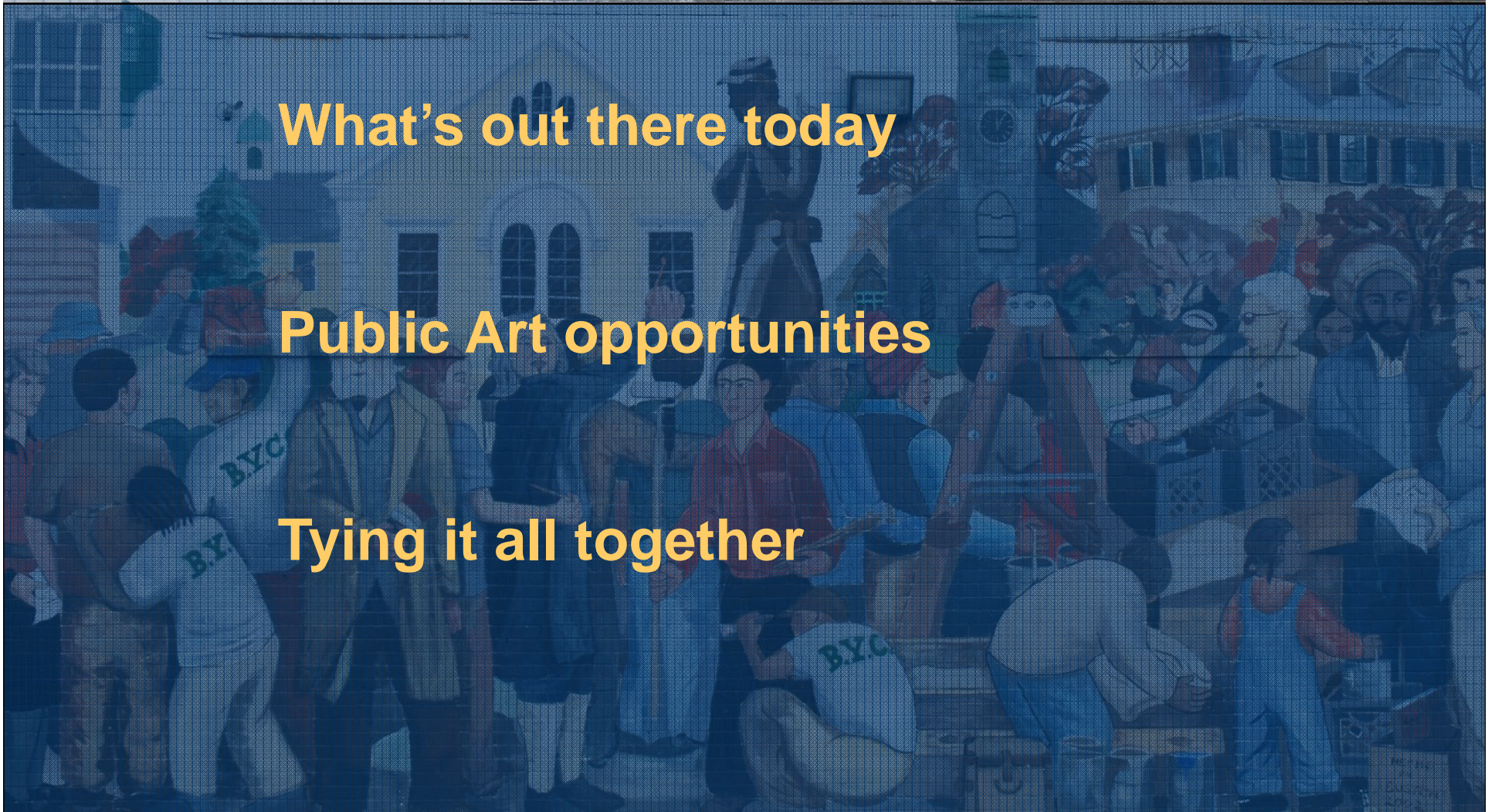


# Art Opportunities

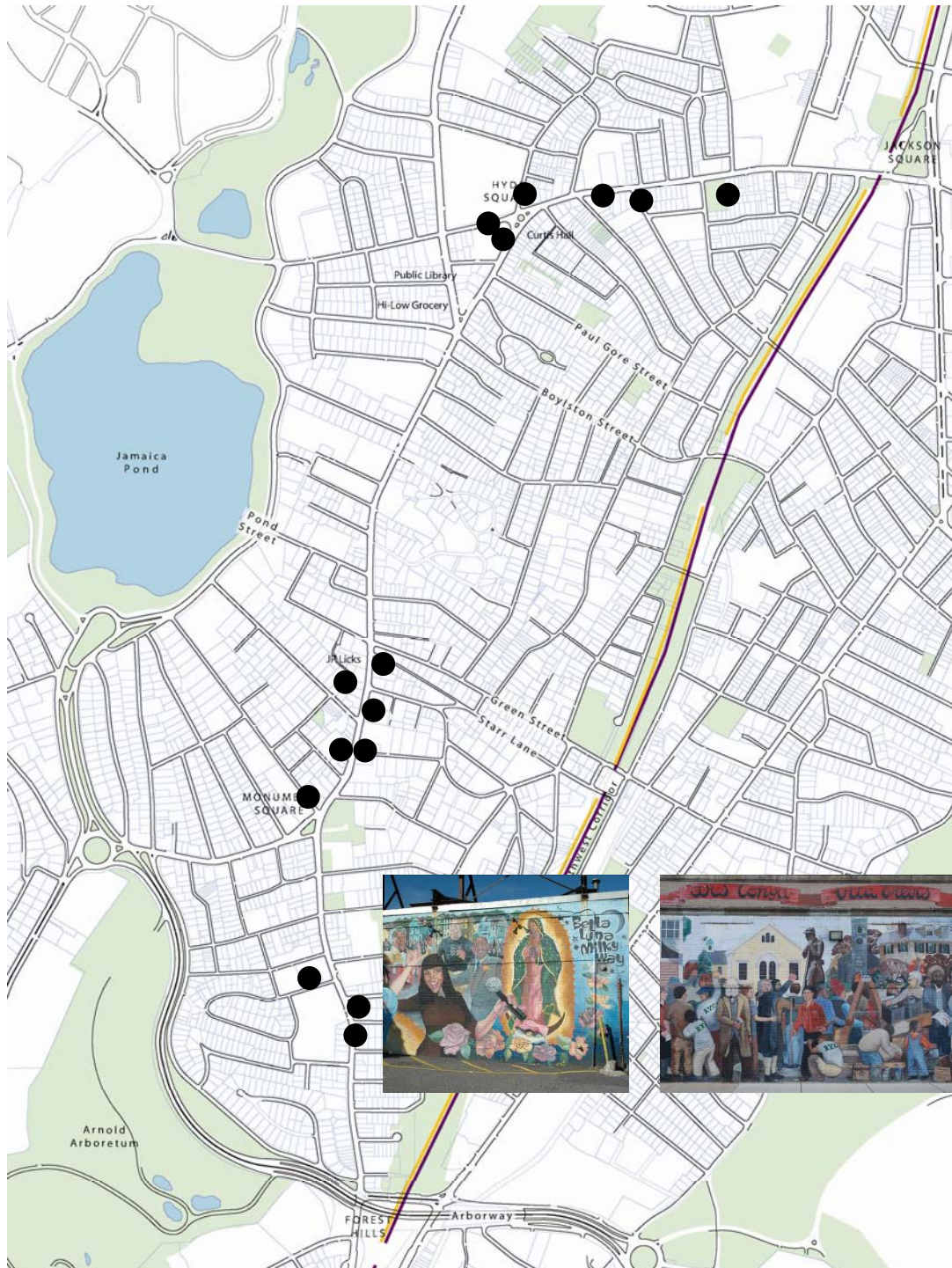
**What's out there today**

**Public Art opportunities**

**Tying it all together**







Jamaica Plain  
Centre/South Street  
Transportation Action Plan



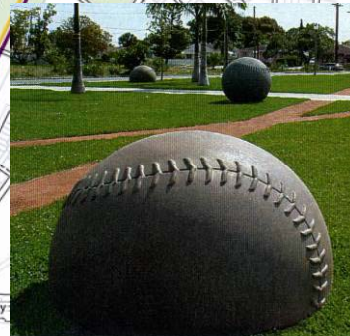
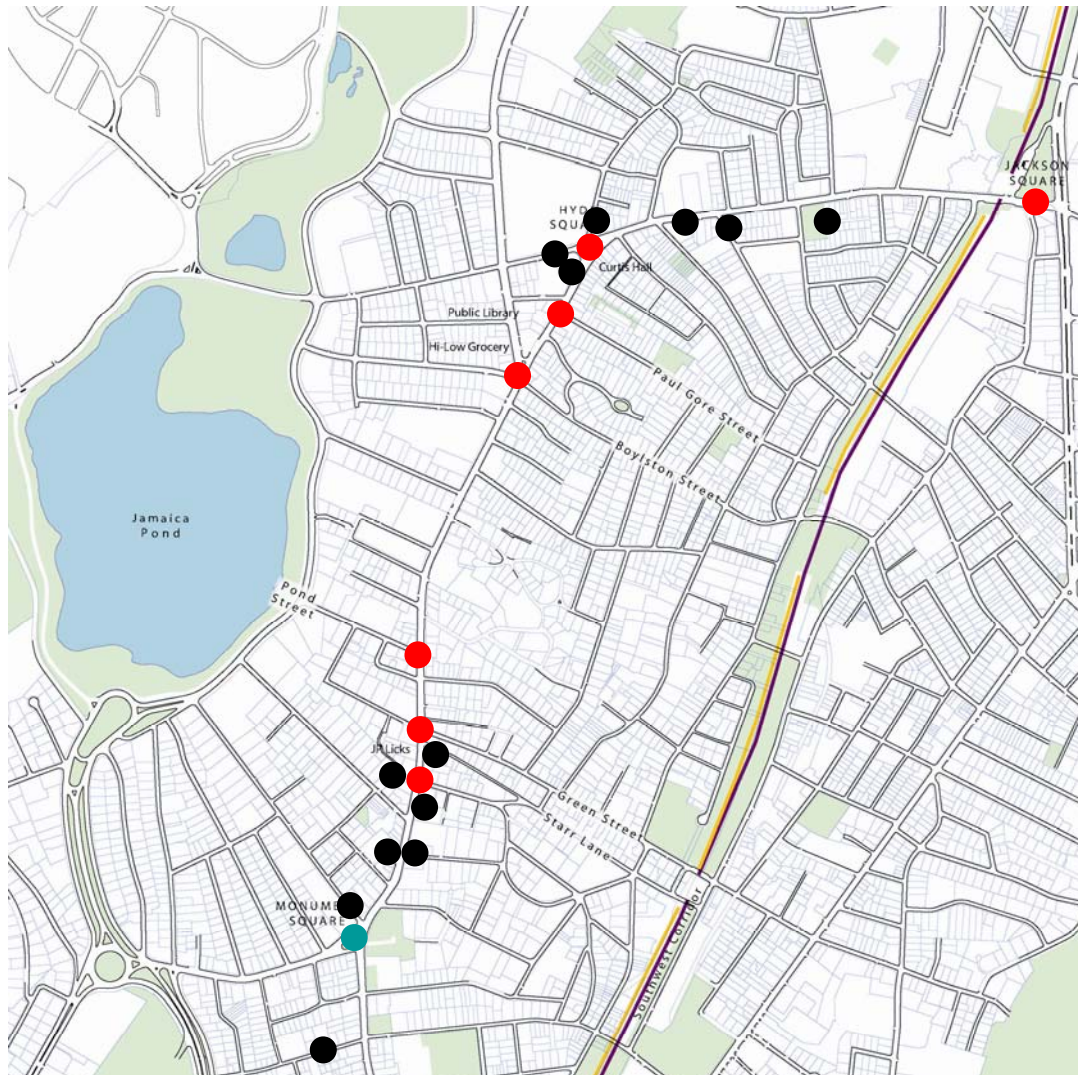
**The existing  
collection of murals  
along the corridor  
provides a good  
foundation for an  
arts walk**



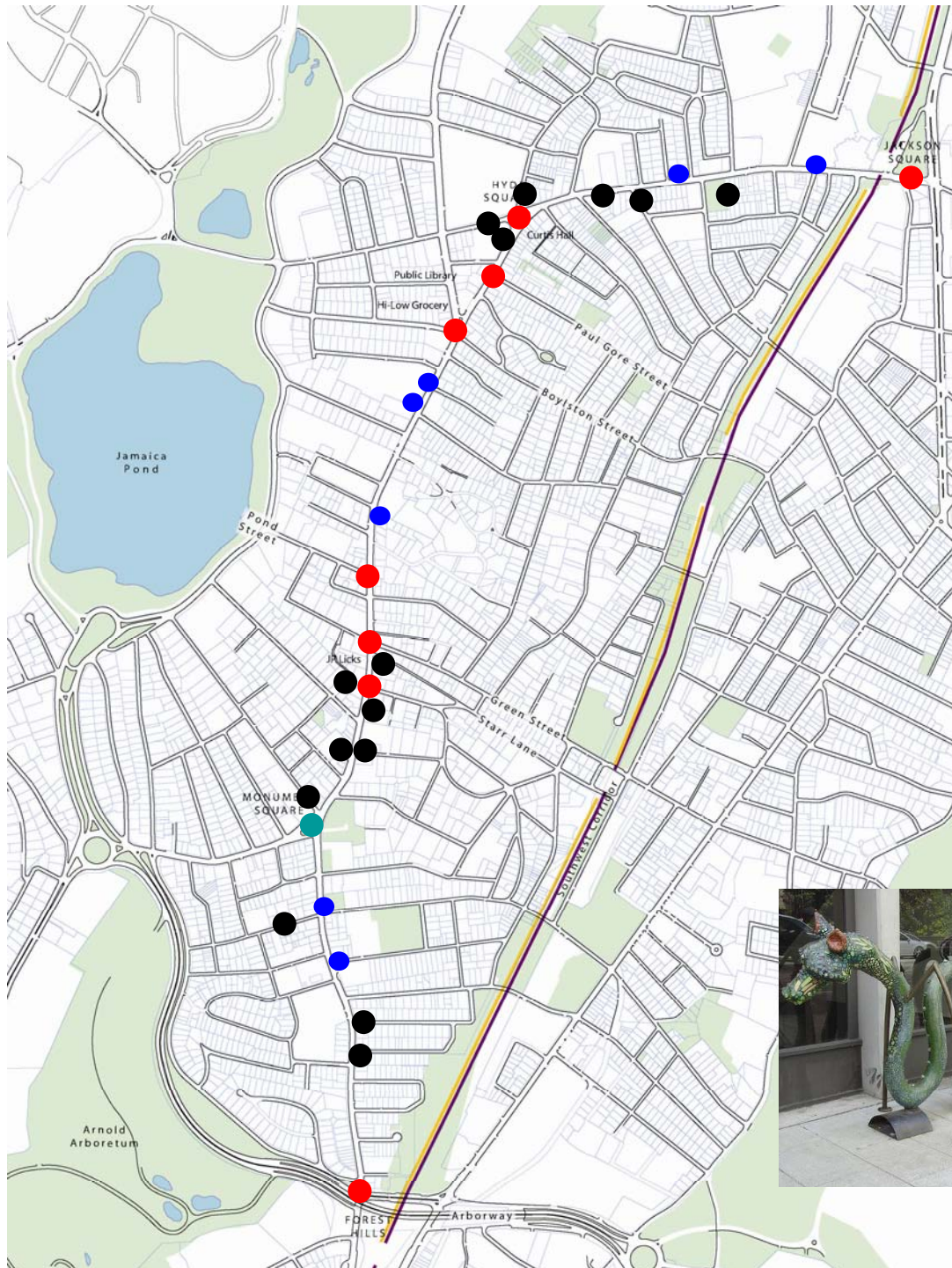




**Major art pieces  
at critical  
decision points  
can aid in  
navigation along  
the corridor**







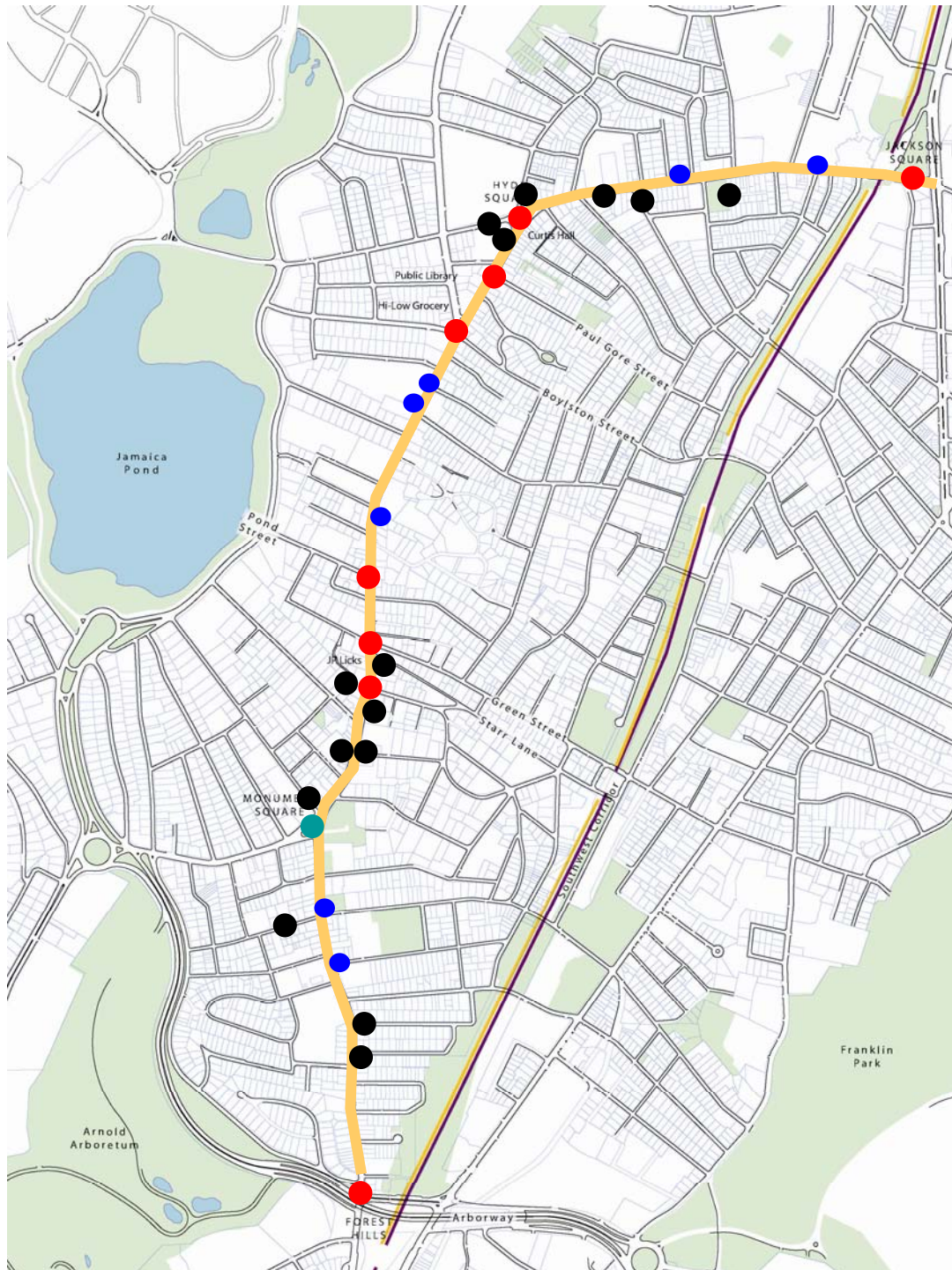
Jamaica Plain  
Centre/South Street  
Transportation Action Plan



**Art opportunities  
exist with  
benches and bike  
racks**







Jamaica Plain  
Centre/South Street  
Transportation Action Plan



Tying it all together

# Create the Jamaica Plain Arts Walk

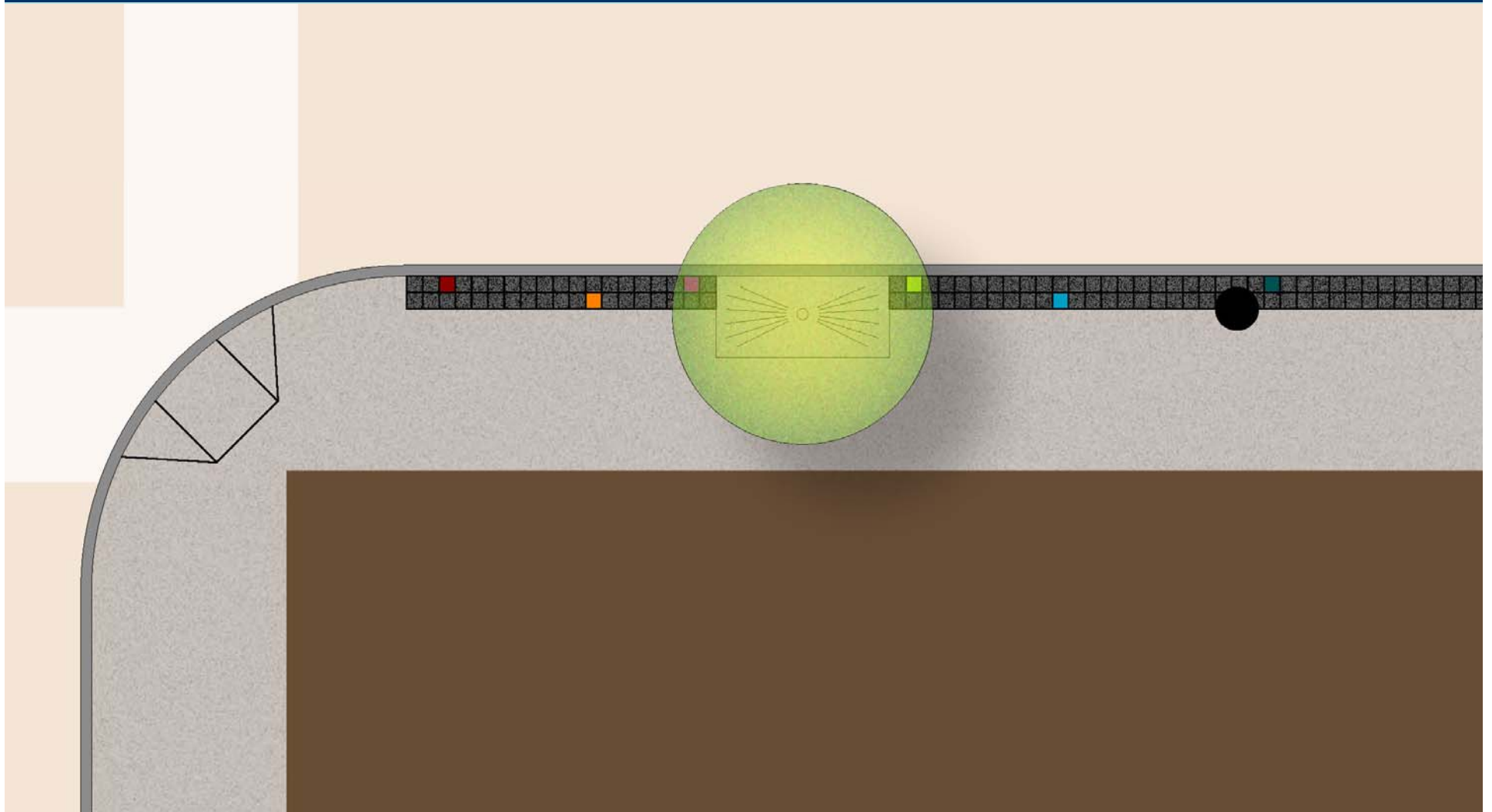
A multi-layered network of  
art throughout the corridor



Jamaica Plain  
Centre/South Street  
Transportation Action Plan



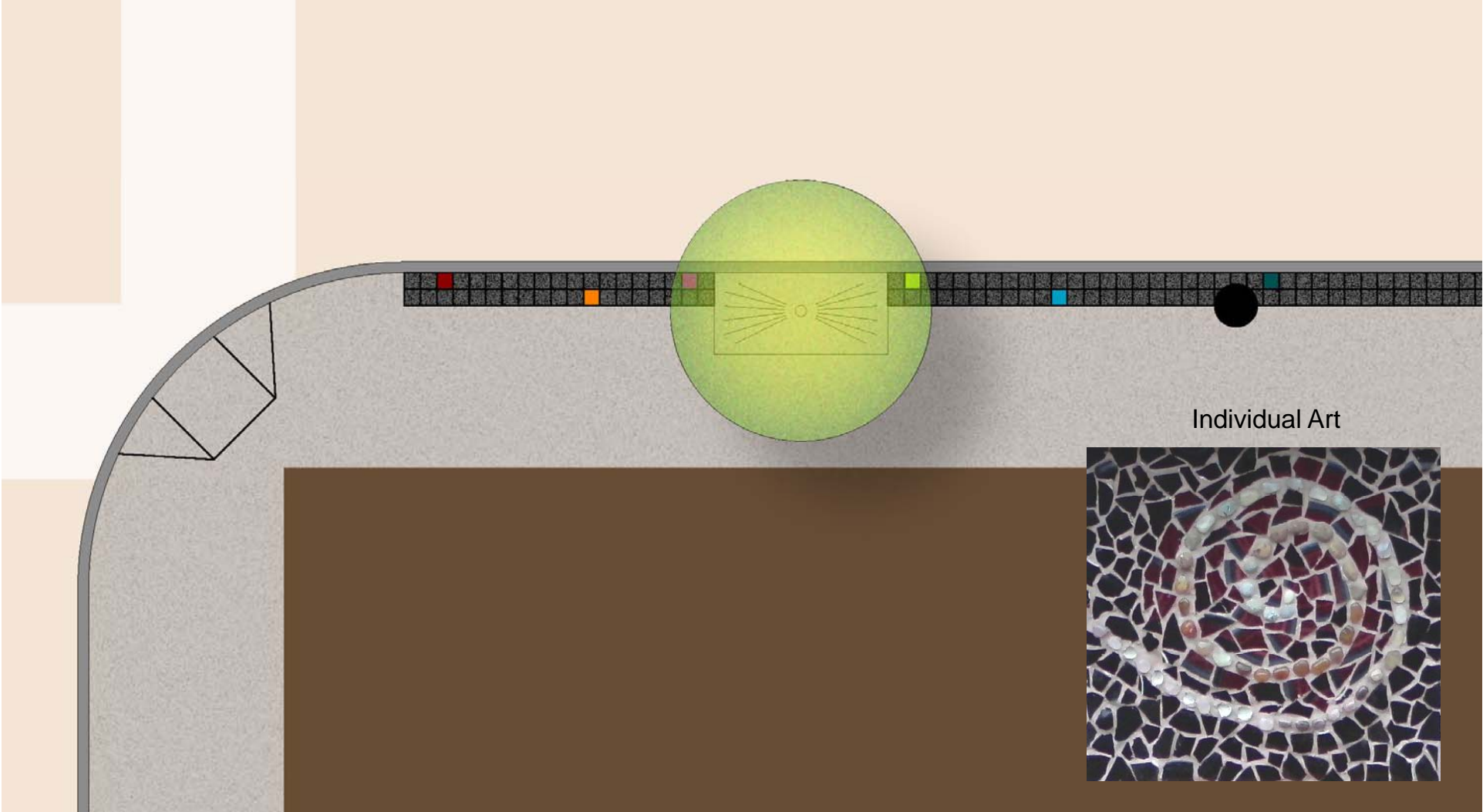
# Tying it Together







# Arts Walk

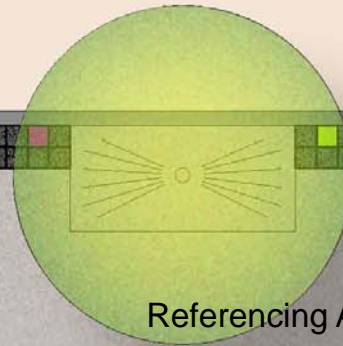


Individual Art






# Arts Walk



Referencing Art



Individual Art



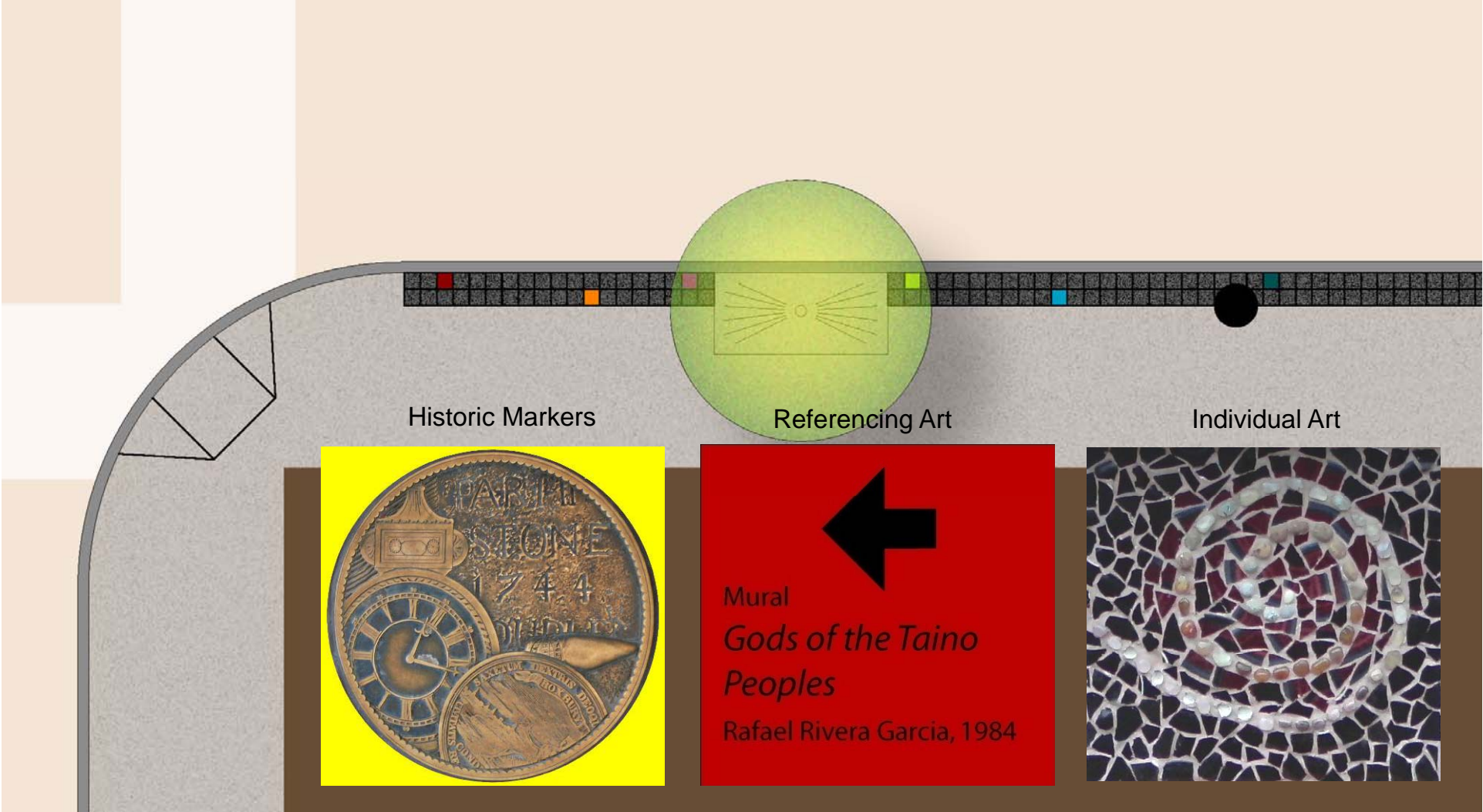
Mural  
*Gods of the Taino Peoples*  
Rafael Rivera Garcia, 1984



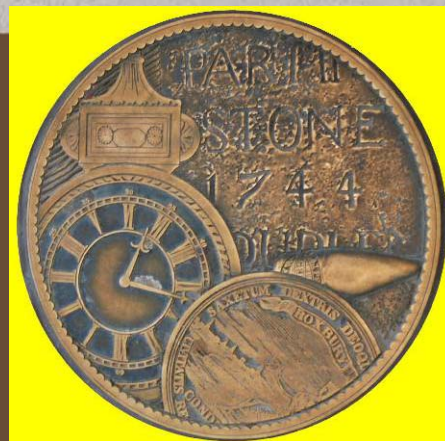




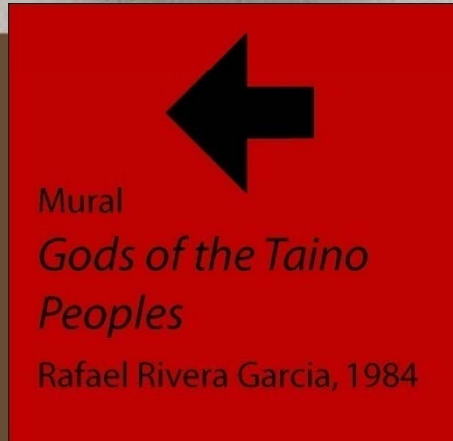
# Arts Walk



Historic Markers



Referencing Art



Individual Art





# Art Opportunities

## Team Recommendations

### Create a Jamaica Plain Arts Walk

- Look for opportunities for major art installations
- Include art in feature strip
- Organize existing art and other cultural artifacts along the corridor





# Streetlights

## Acorn luminaire

- 13-18' height
- Steel fluted poles with wide decorative base
- Black
- Cutoff achieved with louvres





# Streetlights



## Pendant luminaire with mast arm

- 23' height
- Steel fluted poles with decorative base
- Black
- Full cutoff





# Streetlights



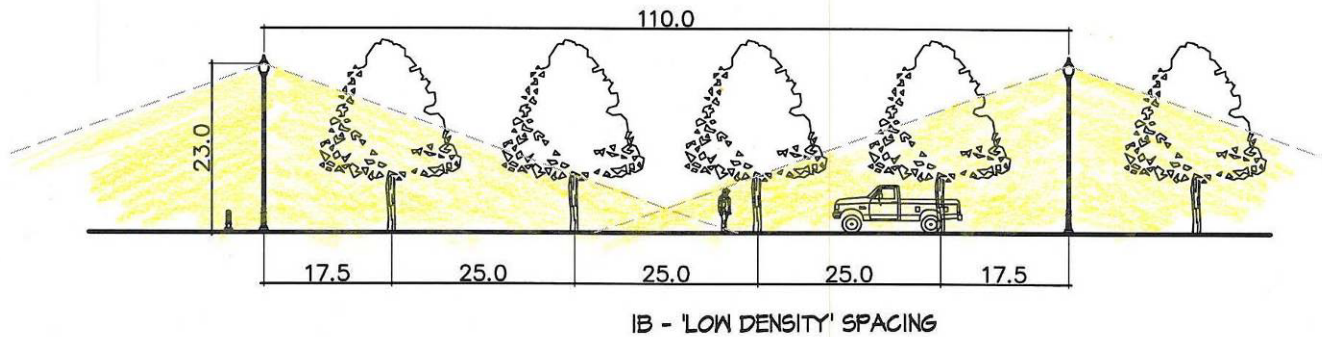
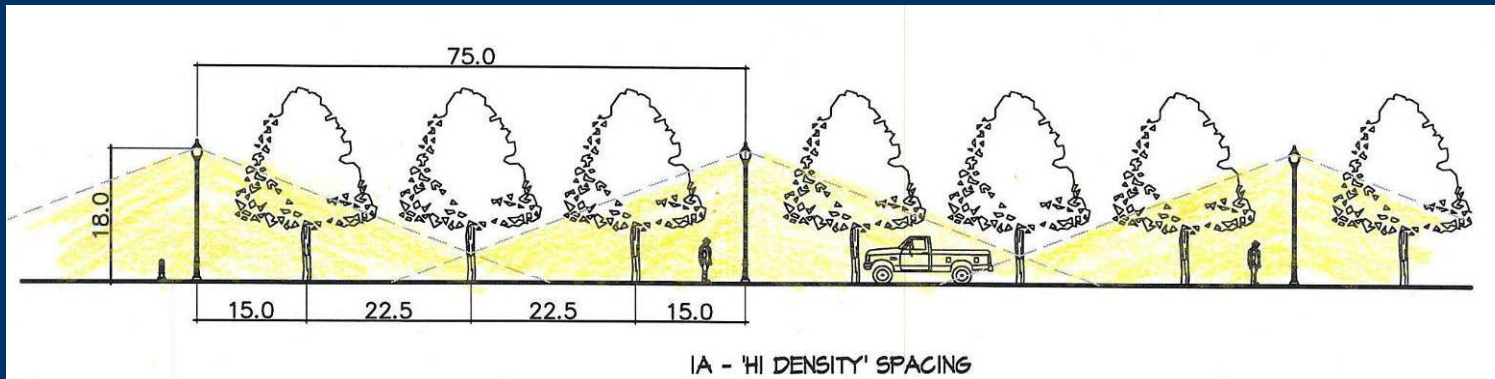
## Acorn luminaire with hat

- 18' height
- Steel fluted poles with wide decorative base
- Black
- Cutoff luminaire



# Streetlights

## TEAM RECOMMENDATIONS







# Streetlights

## TEAM RECOMMENDATIONS

- Taller pendant lights throughout corridor
- Except for commercial and other special areas
  - Acorn with cap
- Continue to explore LED technology (LED ballasts may be retrofitted)



# Next Steps

- CAC Meeting 5 – January 2010
  - >Finalize guidelines
  - >Initial evaluation of key nodes
  - >Discuss additional design nodes
  - >Modal strategies
    - Public Transportation
    - Bicycling





# Next Steps

Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May June

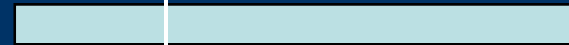
**Task 1: Corridor Vision**



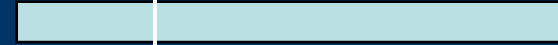
**Task 2: Create Corridor Streetscape Guidelines**



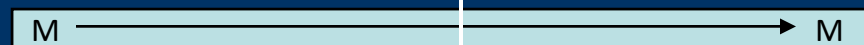
**Task 3: Redesign Transportation Nodes**



**Task 4: Parking Management Strategy**



**Task 5: Public Process**



**Interagency Coordination**



M: Meeting