



Centre and South Streets
Streetscape
and
Transportation Action Plan

DRAFT



Table of Contents

Summary

Purpose	3
Elements of the Palette	3
Location	3

Recommendations

Sidewalks	3
Crosswalks	4
Street Lights	4
Street Trees	4
Trees behind the Sidewalk	4
Benches	5
Trash Receptacles	5
Bicycle Racks	5
Newspaper Box Corrals	5
Wayfinding	5
Public Art	6
Fences, Walls and Hedges	6
Awnings	7
Storefront Windows	7

DRAFT

Summary

Purpose

Develop a set of standard elements along the corridor to achieve a higher level of visual continuity for Centre and South streets, from Jackson Square to Forest Hills. Provide a consistency and quality to the corridor that reflects the Jamaica Plain neighborhood as the corridor passes through a variety of areas and conditions.

Elements of the Palette

Although buildings comprise the most visible elements along the corridor, streetscape elements in the public realm, including sidewalks, crosswalks and street lights, constitute important elements that reinforce a particular look and feel for the corridor.

Location

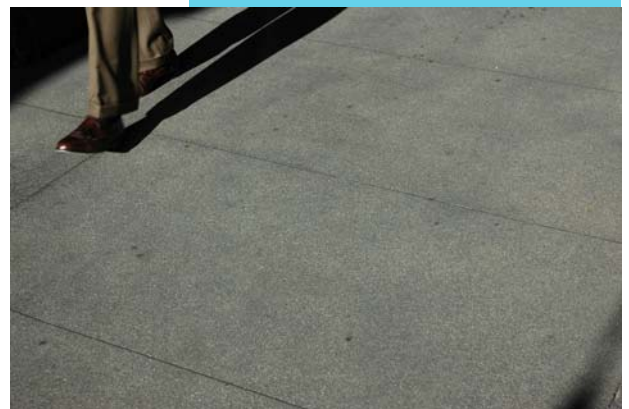
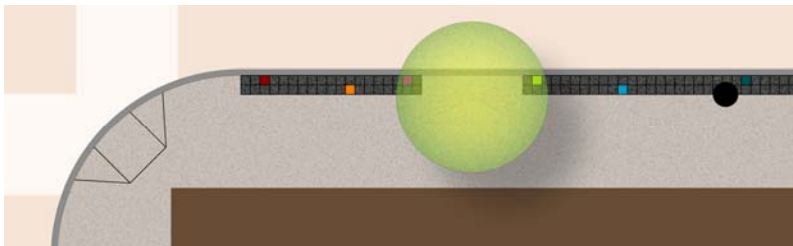
Some elements may be uniform for the entire length of the corridor, for example, sidewalks. Other elements, such as street lights and crosswalks, may vary from one portion of the corridor to another. Elements that vary will still fall within parameters and relate to other elements along the corridor as part of a family.

Note: the term Special Areas is used to define a place where an exception to the corridor-wide streetscape elements is located. These areas will be determined specifically as planning and design in the corridor progresses, but could include commercial districts or nodes such as Monument Square and Hyde Square.

Recommendations

Sidewalks

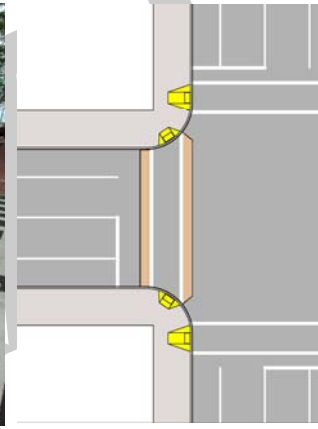
Smooth finish, saw-cut joints, dark surface aggregate
Feature strip along the curb of a darker gray material, possibly granite or cast concrete pavers that can function as permeable paving



Text for captions



Text for captions



Potential for accent colors or art to be substituted for some pavers in the feature strip

Crosswalks

Use traditional ladder configuration. Investigate material that can be inset for longer wear. (Similar to StreetPrint®)

In “special areas,” raise crosswalks that parallel Centre and South streets three inches to further emphasize the pedestrian zone.



Text for captions



Street Lights

Pendant black-finished metal fixtures along the corridor, with capped acorn fixtures in “special areas”

Continue to monitor LED technology and install if City standards are established for LEDs at the time of construction. If City standards are not established, specify fixtures that can be retrofitted with LEDs.

Street Trees

Street tree recommendations cover three typical conditions. Condition 1 covers trees on narrow sidewalks where buildings are located at the lot line or in commercial zones where there are concerns that a spreading tree canopy would obscure building signs. Recommended trees for these area are columnar in form and include Fastigate Oak, Columnar Zelkova and Ginkgo biloba. Condition 2 covers sidewalks in residential, or other, areas where buildings do not abut the back of sidewalk and there is room for a spreading canopy. Condition 3 covers sidewalks where there is sufficient width such that a spreading tree canopy will not interfere with the building façade. Recommended trees for type 2 or 3 conditions include Pin Oak, Honeylocust, Sophora and Frontier Elm. The City of Boston requires a minimum sidewalk width of 7’-6” (exclusive of the curb) in order to plant a street tree.

In order to achieve the highest level of growth and health of the street trees, methods to extend the volume of soil around the tree roots and prevent soil compaction will be used.

Trees behind the Sidewalk

In conditions where the sidewalk is too narrow or busy to plant street trees, or to complement trees planted at the curb, identify locations where trees can be planted on private property behind the sidewalk. Boston’s tree planting

program can provide for a tree on private property, free of charge, if the property owner agrees to care for the tree.

Of particular interest are those locations where asphalt parking lots abut directly against the sidewalk. Tree planting in these areas as part of a buffer between the parking and sidewalk are important to achieve a continuity of green along the corridor.



Text for captions

Benches

Black finish steel benches with four-leg configuration, bolted to sidewalk
Identify locations for artist-designed benches

Trash Receptacles

City standard solar compactor
Identify responsible entity for recycling program; use matching fixture for recycling receptacles



Text for captions

Bicycle Racks

City standard post with circle, black finish
Identify locations for artist-designed bike racks



Text for captions

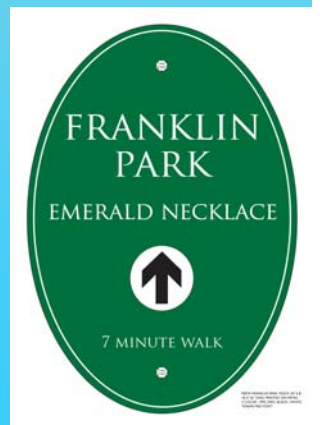
Newspaper Box Corrals

The high number of newspaper boxes along the corridor, particularly in commercial nodes, creates an eyesore in the pedestrian zone.
Identify locations where groupings of newspaper boxes can be located and use black finished metal structures, bolted to the sidewalk. In Boston, no more than five are permitted in a single location.

Wayfinding

Add blue P for parking signs to direct drivers to off-street lots.
Turn drivers into pedestrians as quickly as possible. Encourage the park-once-and-walk approach.

Build on existing sign systems, such as JP Walks, MBTA and Emerald Necklace Conservancy, to locate information at critical decision points along the corridor.



Text for captions

These locations would include off-street parking lots, bus shelters, and at intersections with streets linking to MBTA station and Jamaica Pond.

Public Art

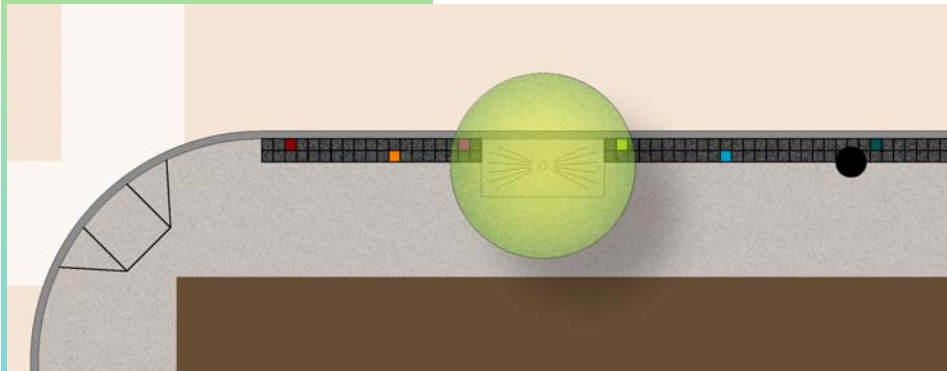
Create a Jamaica Plain Arts Walk from Jackson Square to Forest Hills using the large number of murals along the corridor as a foundation.

Identify locations for major art installations at critical decision points along the corridor that will assist in navigation as well as enhancing the environment.

Use the proposed feature strip as a framework for adding small, two-dimensional art elements along the corridor. Pavers in the feature strip could also be swapped out for identifiers of adjacent murals, and for historic or cultural markers.



Text for captions



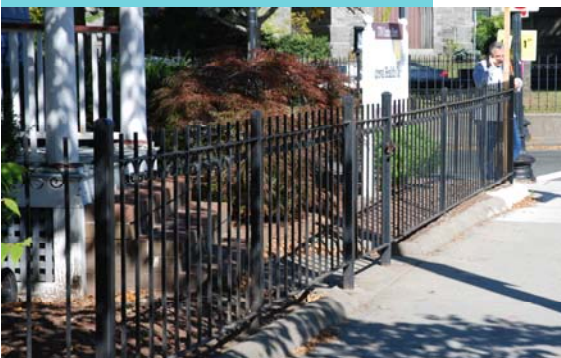
Text for captions

Additional recommendations for private property

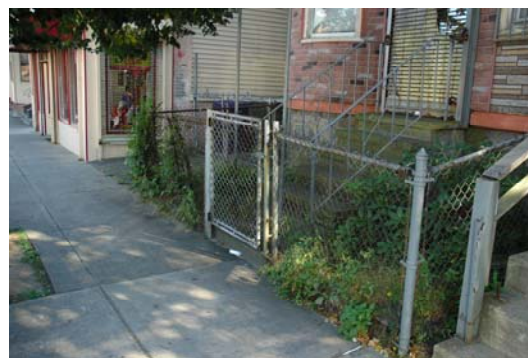
Fences, Walls and Hedges

Boundary elements at the back of sidewalk, particularly for residential properties, form an important part of the streetscape by reinforcing the boundary between

what is private and what is public. When done well, these elements also add to the beauty and visual richness of the streetscape. Unfortunately, the use of chain-link fencing along the corridor does not add to the beauty of the street. We recommend that, as opportunities for replacement of chain link fencing become available, that it be replaced with black metal picket-type fences already found along the corridor, or other appropriate materials.



Text for captions



Awnings

In addition to their visual impact, awnings can provide shade for pedestrians and reduce solar gain on the large windows typically found

on commercial buildings. Particularly on narrow sidewalks where there is not sufficient room for street trees, awnings can provide shade as well as protection from rain. The use of awnings, rather than window blinds, also reduces glare allowing for greater transparency between the interior and exterior of storefronts; a desirable quality in a commercial district.



Text for captions

Storefront Windows

A high degree of transparency between the sidewalk and the interior of storefronts is found in the most successful pedestrian environments. Windows that are blocked with signs, blinds and impermeable displays reduce this transparency and are to be discouraged.

Where security screens are used, the open grill screens, rather than solid, are preferred because they maintain the transparency as well as allow light to spill out onto the sidewalk at night.



Text for captions



Text for captions



Text for captions