

Mixed-Use Nodes & Corridors

Nodos y corredores de uso mixto



Mixed-use nodes and corridors refer to areas in East Boston suited for active ground-floor uses and the amount of the density required to support them.

Nodes can be thought of as collection points or places of gathering, and corridors can be thought of as the connections between them.

Los nodos y corredores de uso mixto se refieren a zonas en East Boston aptas para usos activos en la planta baja y la cantidad de densidad que se requiere para apoyarlas. Nodos pueden ser lugares de reunión o puntos de recolección y los corredores son las vías que los conectan.

Challenges and opportunities associated with mixed-use nodes and corridors in East Boston include:

- » **Retail Uses and Density** - Active ground-floor uses require density nearby to support them.
- » **Connections Between Squares** - Zoning for commercial use is concentrated within East Boston's Main Street district and in limited areas around squares. Over time, ground-floor retail has extended along corridors connecting those areas.
- » **On-Street Parking Regulations** - Street parking regulations are inconsistent and often do not effectively serve the needs of surrounding uses.
- » **Public Realm** - Many of East Boston's squares are dominated by cars, limiting space available for outdoor seating, open space, and other public realm features.
- » **Resilience** - Much of East Boston's Main Street District is within the FEMA Flood Zone. Properties within the flood zone are ineligible to receive funding from federal programs.
- » **Supporting Small Businesses** - As is the case citywide, small local businesses are vulnerable to displacement by larger chain businesses.
- » **Grocery Stores** - East Boston is currently served by a single grocery store. Food access is supplemented by convenience stores that vary in level of service.

Los desafíos y oportunidades asociados con los nodos y corredores de uso mixto en East Boston incluyen:

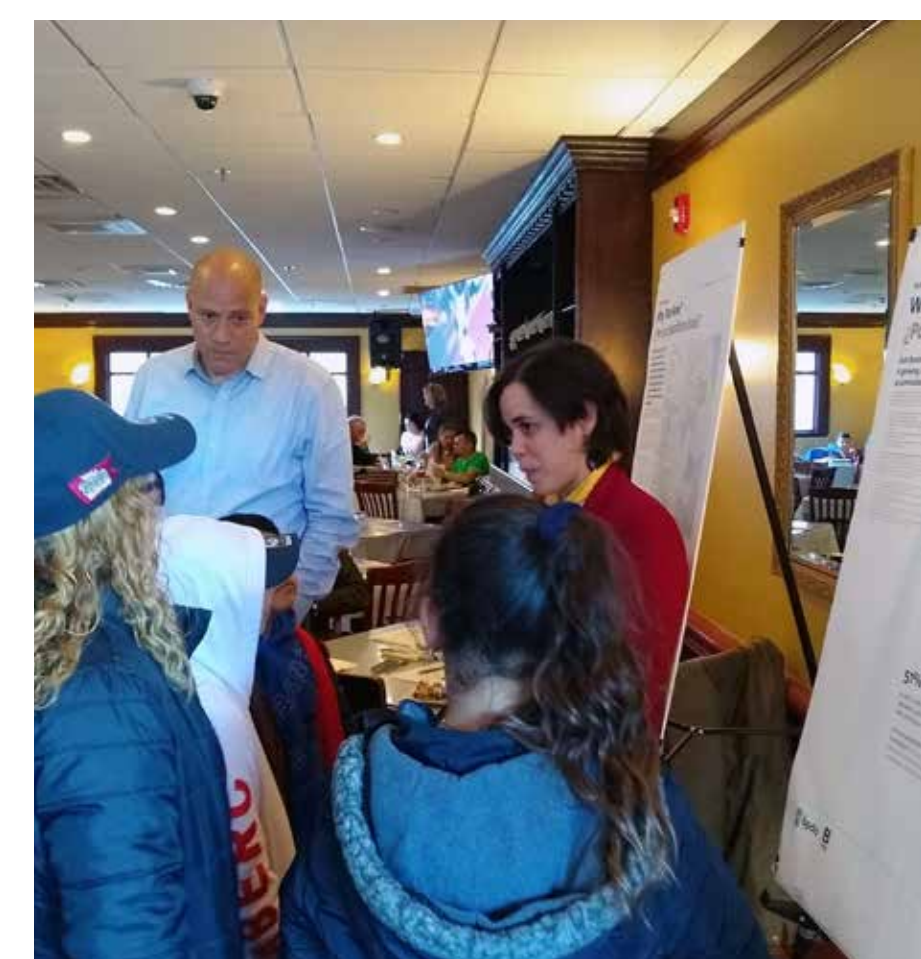
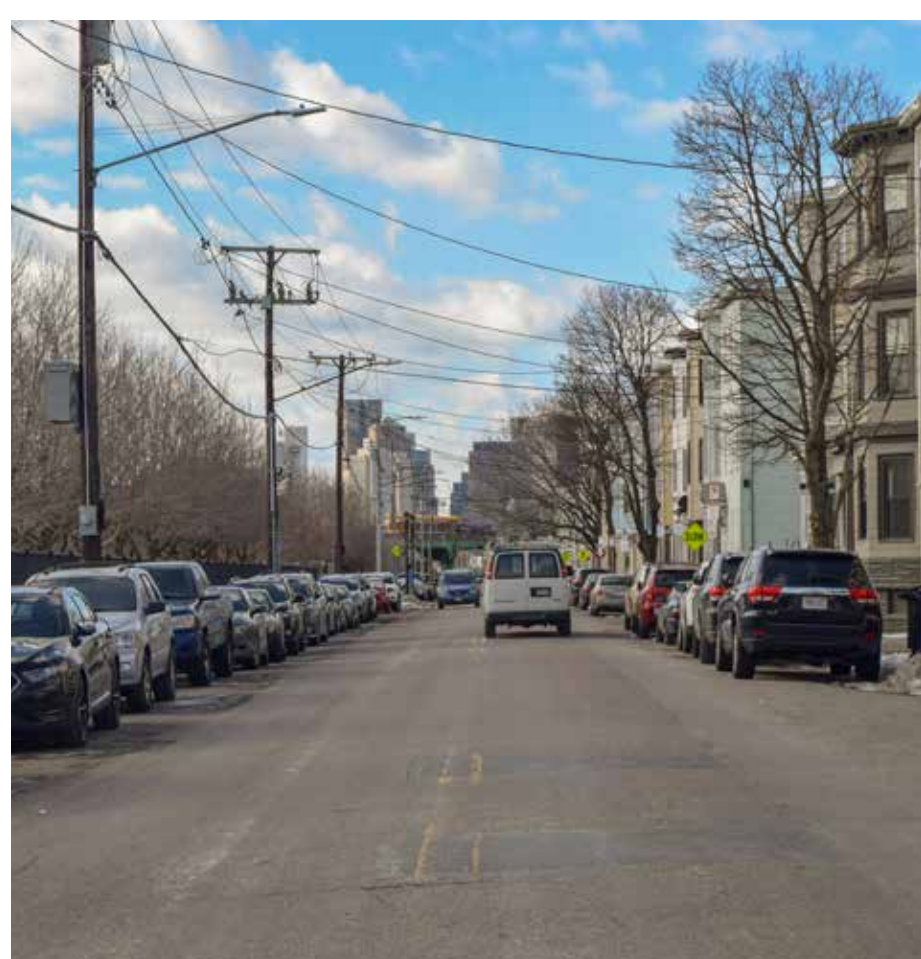
- » **Uso comercial y densidad** - El uso activo de la planta baja requiere densidad cercana para apoyarlos.
- » **Conexiones entre plazas** - La zonificación para uso comercial se concentra dentro del distrito de la calle principal de East Boston y en zonas limitadas alrededor de las plazas. Con el tiempo, los comercios de la planta baja se han instalado a lo largo de corredores que comunican dichas zonas.
- » **Reglamentaciones de estacionamiento en la calle** - Las reglamentaciones de estacionamiento en la calle no son consistentes y a menudo no sirven apropiadamente las necesidades de los usos cercanos.
- » **Espacio Público** - Muchas de las plazas de East Boston están dominadas por automóviles, limitando el espacio disponible para sentarse al aire libre, espacios públicos y otras características del reino público.
- » **Resiliencia** - Gran parte del distrito de Main Streets de East Boston está dentro de la zona de inundación de FEMA. Los inmuebles dentro de la zona de inundación no son elegibles para recibir fondos de programas federales.
- » **Apoyar a los pequeños negocios** - Como es el caso en toda la ciudad, las empresas locales y pequeños negocios son vulnerables al desplazamiento producido por empresas más grandes de cadenas.
- » **Tiendas de comestibles** - East Boston actualmente tiene un supermercado. La oferta de alimentos se extiende a las tiendas locales que varían en el nivel de servicio.



Community feedback

Both the Small Business round table discussion and the Chat With a Planner series were important opportunities for the planning team to gather feedback related to the specific challenges and opportunities facing East Boston's mixed-use nodes and corridors. The BPDA hosted six Chat With a Planner events in locations across the neighborhood.

Participación Ciudadana - Los recorridos a pie y las reuniones de asociaciones de vecinos fueron muy importantes para que el equipo de planificación reuniera comentarios relacionados con los desafíos y oportunidades específicos a los que enfrentan las áreas residenciales de los vecindarios. El BPDA organizó seis recorridos a pie por el vecindario.



We want to hear from you!

Please take a moment to fill out the comment card at this station. If you're interested in talking more about East Boston's mixed-use nodes and corridors, we encourage you to participate in the PLAN: East Boston workshop on Wednesday, November 06, 2019.

¡Queremos escuchar-te! - Tómese un momento para completar la tarjeta de comentarios en esta estación. Si está interesado en hablar más sobre las áreas residenciales del vecindario, lo alentamos a participar en el taller PLAN: East Boston el jueves 24 de octubre de 2019.

Mixed-Use Nodes & Corridors

Nodos y corredores de uso mixto



Mixed-use nodes and corridors are governed by Neighborhood Shopping (NS), Community Commercial (CC), and Corridor Enhancement (CE). These zoning subdistricts make up about 10% of the land area within the study boundary.

Los Nodos y corredores de uso mixto se rigen por Neighborhood Shopping (NS), Community Commercial (CC) y Corridor Enhancement (CE). Estos subdistritos de zonificación constituyen 10% del área terrestre dentro del límite del estudio.

Mixed-Use Nodes & Corridors

Nodos y corredores de uso mixto

It's nice to live near a small market, but the zoning code doesn't seem to have a mixed-use designation that can be applied throughout a neighborhood, not just in isolated pockets/squares.

PLAN: East Boston

Mixed-use Nodes & Corridors

What are other challenges or opportunities in East Boston's nodes and corridors?

¿Cuáles son otros desafíos u oportunidades en los nodos y corredores en East Boston?

MIXED USE AND LARGE RESIDENTIAL ALREADY APPROVED @ 151 AND 152 LINCOLN STREET. LARGE RESIDENTIAL APPROVED AT 2885 LINCOLN. LOTS OF OPEN LAND AND BUDY SHOPS WAITING FOR SIMILAR DEVELOPMENT.

LIVER POOL ST BETWEEN CENTRAL SQUARE AND LOPREST PARK.

bpda could also be MFR160. October 08, 2019

PLAN: East Boston

Mixed-use Nodes & Corridors

What are other challenges or opportunities in East Boston's nodes and corridors?

¿Cuáles son otros desafíos u oportunidades en los nodos y corredores en East Boston?

Bennington from Wood IS -> Suffolk Downs

Complete Street: - fewer lane lanes - bus only flex lane - protected bike lanes - angle parking/carrageway - speed reduction measures

bpda October 08, 2019

PLAN: East Boston

Mixed-use Nodes & Corridors

We often talk about "enhancing vibrant mixed-use districts" in neighborhood nodes and corridors. What are some of the features that make East Boston's squares "vibrant, mixed-use destinations"?

A menudo escuchamos hablar sobre "mejorar los distritos vibrantes de uso mixto" en nodos y corredores del vecindario. ¿Cuáles son algunas de las características que hacen que las plazas de East Boston sean "destinos vibrantes de uso mixto"?

Why only drive on first floor? Would it be possible to be more flexible so that businesses can be established according to the needs of the neighborhood? Important mix of high and low traffic uses. My old town had trouble creating a vibrant Main Street since so many low/local scale/ accounting offices were there but didn't attract much foot traffic.

bpda October 08, 2019

PLAN: East Boston

Mixed-use Nodes & Corridors

We often talk about "enhancing vibrant mixed-use districts" in neighborhood nodes and corridors. What are some of the features that make East Boston's squares "vibrant, mixed-use destinations"?

A menudo escuchamos hablar sobre "mejorar los distritos vibrantes de uso mixto" en nodos y corredores del vecindario. ¿Cuáles son algunas de las características que hacen que las plazas de East Boston sean "destinos vibrantes de uso mixto"?

What would make them great is more diversity of food/coffee + retail options + less traffic to make walking a better experience. Right now walking into Maverick during afternoon rush you breathe in tons of bus exhaust. Also ->

bpda October 08, 2019

zoning should be more specific - e.g., Terminal Street should be zoned for local retail - things like pet shops that will bring in customers from outside East Boston + eat up our parking + worsen our traffic should not be allowed.

* Things we need: - a hardware store - a nursery (plants) - a bookshop - more coffee/ cafe options - casual restaurants with sidewalk dining to bring more life to the streets

PLAN: East Boston

Mixed-use Nodes & Corridors

What are other challenges or opportunities in East Boston's nodes and corridors?

¿Cuáles son otros desafíos u oportunidades en los nodos y corredores en East Boston?

Keeping existing mom+pop shops since a lot of mom+pop are being displaced. Existing mom+pop shops should be prioritized when new buildings open... prioritization of ownership. Making sure care we is less to meet potential & emission goal. Keeping food affordable with larger incomes moving into Eastie & Billerica neighborhood from housing feed. (Food is increasing prices)

bpda October 08, 2019

PLAN: East Boston

Mixed-use Nodes & Corridors

What are other challenges or opportunities in East Boston's nodes and corridors?

¿Cuáles son otros desafíos u oportunidades en los nodos y corredores en East Boston?

Parking construction Big chains coming in + taking over

bpda October 08, 2019

PLAN: East Boston

Mixed-use Nodes & Corridors

We often talk about "enhancing vibrant mixed-use districts" in neighborhood nodes and corridors. What are some of the features that make East Boston's squares "vibrant, mixed-use destinations"?

A menudo escuchamos hablar sobre "mejorar los distritos vibrantes de uso mixto" en nodos y corredores del vecindario. ¿Cuáles son algunas de las características que hacen que las plazas de East Boston sean "destinos vibrantes de uso mixto"?

local businesses (not chains) diversity (which requires low-income + mixed housing)

bpda October 08, 2019

PLAN: East Boston

Mixed-use Nodes & Corridors

What are other challenges or opportunities in East Boston's nodes and corridors?

¿Cuáles son otros desafíos u oportunidades en los nodos y corredores en East Boston?

So much opportunity to put density in these locations and alleviate the need for overly dense projects in the residential areas. Allow for type 1 construction by right.

bpda October 08, 2019

PLAN: East Boston

Mixed-use Nodes & Corridors

We often talk about "enhancing vibrant mixed-use districts" in neighborhood nodes and corridors. What are some of the features that make East Boston's squares "vibrant, mixed-use destinations"?

A menudo escuchamos hablar sobre "mejorar los distritos vibrantes de uso mixto" en nodos y corredores del vecindario. ¿Cuáles son algunas de las características que hacen que las plazas de East Boston sean "destinos vibrantes de uso mixto"?

The need for more green spaces that can live a clean, convenient, overly polluted air, along with open water community gardens.

bpda October 08, 2019

PLAN: East Boston

Mixed-use Nodes & Corridors

We often talk about "enhancing vibrant mixed-use districts" in neighborhood nodes and corridors. What are some of the features that make East Boston's squares "vibrant, mixed-use destinations"?

A menudo escuchamos hablar sobre "mejorar los distritos vibrantes de uso mixto" en nodos y corredores del vecindario. ¿Cuáles son algunas de las características que hacen que las plazas de East Boston sean "destinos vibrantes de uso mixto"?

All new building should contribute towards the climate resiliency of Eastie, & corridors should have more greenery to reduce heat.

bpda October 08, 2019

PLAN: East Boston

Mixed-use Nodes & Corridors

We often talk about "enhancing vibrant mixed-use districts" in neighborhood nodes and corridors. What are some of the features that make East Boston's squares "vibrant, mixed-use destinations"?

A menudo escuchamos hablar sobre "mejorar los distritos vibrantes de uso mixto" en nodos y corredores del vecindario. ¿Cuáles son algunas de las características que hacen que las plazas de East Boston sean "destinos vibrantes de uso mixto"?

The concept of concentrating and separating marine industrial zones is outdated. We should look at better integrating these parcels with the neighborhood and promoting more mixed use (at least 25%). - East Boston Shipyard is a good example

bpda October 08, 2019

PLAN: East Boston

Mixed-use Nodes & Corridors

What are other challenges or opportunities in East Boston's nodes and corridors?

¿Cuáles son otros desafíos u oportunidades en los nodos y corredores en East Boston?

There are so many offices on ground floors in Maverick Sq. that could be on second floors - dentist offices, insurance offices, etc. It would be great to open up space for retail for small businesses that need ground floor space. our neighborhood needs a coffee shop, a book store, etc.

bpda October 08, 2019

PLAN: East Boston

Mixed-use Nodes & Corridors

What are other challenges or opportunities in East Boston's nodes and corridors?

¿Cuáles son otros desafíos u oportunidades en los nodos y corredores en East Boston?

What is the City + neighborhood going to do to sustain the local mom+pop businesses? The gentrification is getting worse and small businesses will soon be at risk.

bpda October 08, 2019