



DESIGN WORKSHOP

November 17, 2015

“Boston needs more housing. But there is no one-size fits-all solution. Every neighborhood has its own character. In some places, density is not only appropriate – it is badly needed.”

- Mayor Martin J. Walsh

AGENDA

WHY WE'RE HERE

- 1 Plan Overview

WHAT WE'VE HEARD

- 2 Values & Priorities
- 3 Streets & Blocks
- 4 Uses & Location
- 5 Open Space Strategy

HOW DO WE GET TO WHERE WE WANT TO BE?

- 6 Zoning Tools for Implementation
- 7 Urban Design Tools for Implementation
- 8 Rationale for Future Development

TALK TO US

- 9 Pros and Cons Design Exercise





PLAN Overview



***“Talk to Us” open house
July 30, 2015***

PLAN CALENDAR

JULY 30, 2015 “Talk to Us”

Open House

SEPTEMBER 14, 2015 “Walk and Bike With Us”

Study Area Tours

OCTOBER 1, 2015 “Imagine with Us”

Visioning Workshop

OCTOBER 26, 2015 “Plan with Us”

Streets & Blocks, Land Use Workshop

NOVEMBER 17, 2015 “Design With Us”

Height & Density, Open Space Workshop

DECEMBER 14, 2015 “What We Heard”

Recap Session/Dialogue

JANUARY “Choose with Us”

Plan Scenarios Session

FEBRUARY “Discuss with Us”

Preferred Plan Draft Session

MARCH Plan Production

(Internally BRA Staff Draft Plan Document)

APRIL “Finalize with Us”

Final Plan Presentation

MAY & JUNE

Internally BRA Staff Draft Zoning Documents & Zoning Commission Meeting

OPEN HOUSE COMMENTS

July 30, 2015

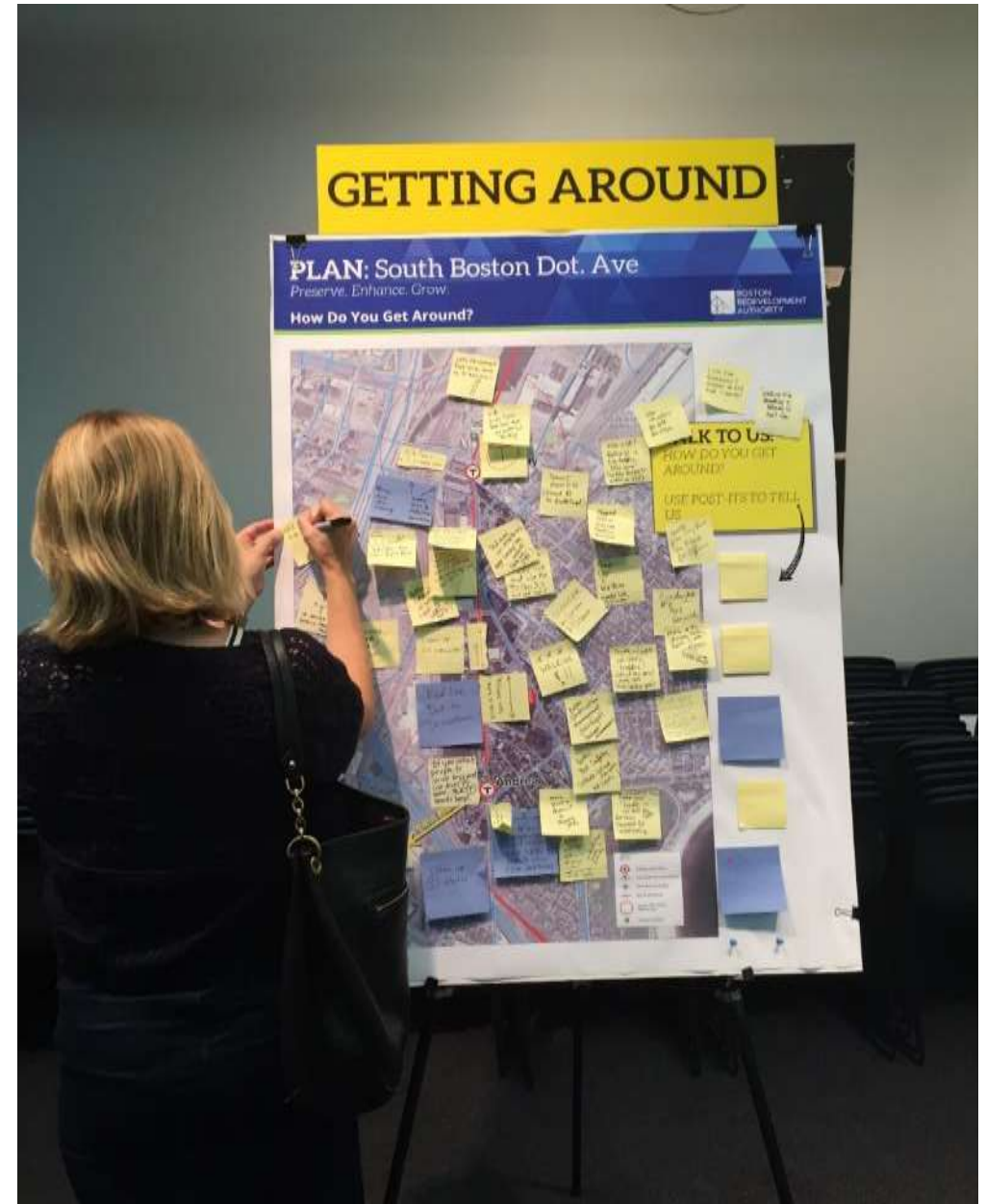
"Have places for middle class families to stay and thrive in South Boston."

"Green Space!"

"Take the focus off personal use vehicles + improve transit options. It's not 1950s."

"Worker housing that young professionals can realistically afford"

"Cyclist safety and comfort on this major route into downtown."



WALK AND BIKE TOURS COMMENTS

September 14, 2015

"I would also like to see some of the industrial character of the avenue preserved... Boston is proud of its history, and we should preserve it when at all possible."

"Open space needs to be looked at in the study area. If mixed use projects are being built, open space needs to be part of the overall vision."

"More connecting streets and a possible new grid pattern needs to be looked at carefully to allow traffic to flow through the area and for pedestrians."



VISIONING WORKSHOP

October 1, 2015

Open Space

Provide
Quality
Open
Space

Mobility & Getting Around

Provide
More
Parking

Reduce
Traffic
Congestion

Improve
Public
Transit

Housing

Provide
More
Residential
Uses

Create
More
Live/Work
Opportunities

Create
More
Amenities

(restaurants, pharmacy,
grocery etc.)

Provide
More
Cultural &
Civic Uses

(public art, artist
work/gallery spaces, li-
brary, performance
space etc.)

Streets, Sidewalks & Public Environment

Build
Walkable
Sidewalks
& Bikeable
Streets

Create
More
Streets &
Blocks

Economic Development

Preserve
Some
Industrial
Uses

Increase
Social
Equity

(Creating jobs and sup-
porting education and
workforce development to
broaden economic oppor-
tunity.)

Environment & Sustainability

Improve
Climate
Resilience

(Using natural resources
wisely while preparing for
the impacts of a
changing climate.)

Other

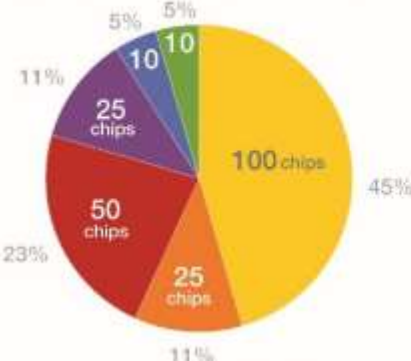
Additional
Priority



PLAN WITH US WORKSHOP

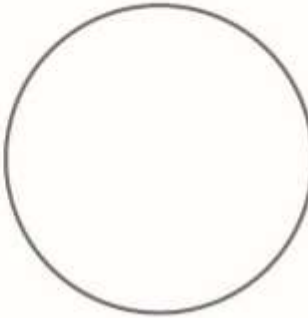
Planning Exercise

What's in Your Toolbox?



Category	Chips	Percentage
Residential	100	45%
Office	50	23%
Retail/Service	25	11%
Industrial	25	5%
Civic/Cultural/Art	10	5%
Open Space	10	10%

What's on Your Board?



Instructions:

- Step 1: Place as many chips on the board as you like.
- Step 2: Work in a team and decide on the **location** for each use on the board.
- Step 3: Decide on the **intensity** of each use (more chips = more intensity).
- Step 4: Take a picture of your board.
- Step 5: Count your chips for each use*.
- Step 6: Fill in the number of chips for each land use, make notes.

**You may wish to count the unused chips and subtract them from your total.*

<p>100 chips Residential</p> <p>Examples: 1-2 family dwelling, apartment, condominium, elderly housing, assisted living, residential/commercial multi-unit</p>	<p>25 chips Industrial</p> <p>Examples: industrial art, light manufacturing/light & food processing, machine shop, automotive repair</p>
<p>25 chips Retail/Service</p> <p>Examples: retail, veterinary hospital, laundry, hairdry, shopping center, supermarket, restaurant, fast-food, gas station, general retail, artist studio, day care, transportation</p>	<p>10 chips Civic/Cultural/Art</p> <p>Examples: museum, art gallery, school, library, fire, police, social club, outdoor space, theater, church, stadium</p>
<p>50 chips Office</p> <p>Examples: bank, medical building, law firm, hi-tech, federal office, commercial office, retail store, financial services</p>	<p>10 chips Open Space</p> <p>Examples: park, plaza, sports field</p>



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Values and Priorities



VALUES AND PRIORITIES WE HEARD

Summary

- **A neighborhood with amenities**

- Retail and other services
- Civic/Cultural/Art spaces
- New and varied open spaces

- **A walkable neighborhood with improved public transportation**

- Walkable sidewalks and bikeable streets
- Less traffic congestion
- Cycling opportunities for people of all ages

- **A diversity of housing types**

- Live/work opportunities
- Tall apartment buildings
- Smaller housing units preserving existing character

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Streets & Blocks

“Plan with Us” workshop
October 26, 2015



NETWORK/ CONNECTIVITY

Envisioned Future Network

Initial Ideas by City Planning Staff for Community Feedback

- Provide capacity and connectivity for future uses
- Avoid contributing to (and help improve) existing congestion “hot spots”
- Make important connections to outside the study area
- Break down scale for improved urban design and walkability
- City/BRA **will not** be pursuing the acquisition of private property to build streets and connections
- Network will be built out over time **only in conjunction with private development**



The roads shown are conceptual and intended to illustrate a suggested network. Each location, layout, and dimension to be determined through this planning process.

NETWORK/ CONNECTIVITY

Example of Envisioned Future Phasing

Initial Ideas by City Planning Staff

- Where possible, new connections envisioned along property lines, utilizing existing rights-of-way and avoiding existing structures



The phasing shown is conceptual and intended to illustrate an idea for phased development in the future. The roads shown are conceptual and intended to show a suggested network.

COMMUNITY FEEDBACK

Based on “Plan With Us” Workshop

- Connection to South Boston Bypass/Haul Road adjusted
- Additional suggestions made are more suitable to future formal and detailed design review processes, such as:
 - Breaking up of blocks with additional connections
 - Detailed intersection design and roadway geometries
- New streets not to be built in lieu of “complete streets” improvements to existing roads



The roads shown are conceptual and intended to illustrate a suggested network. Each location, layout, and dimension to be determined through this planning process.

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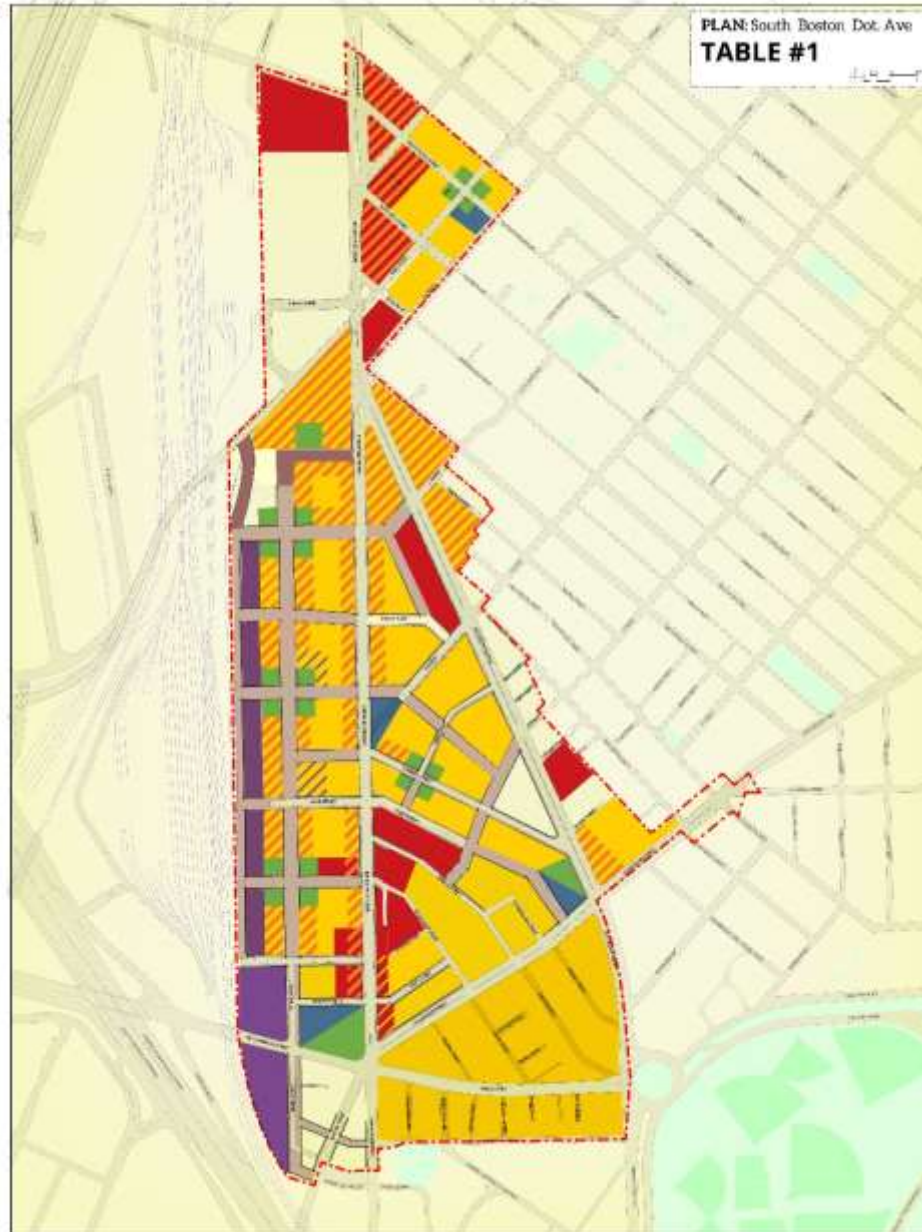
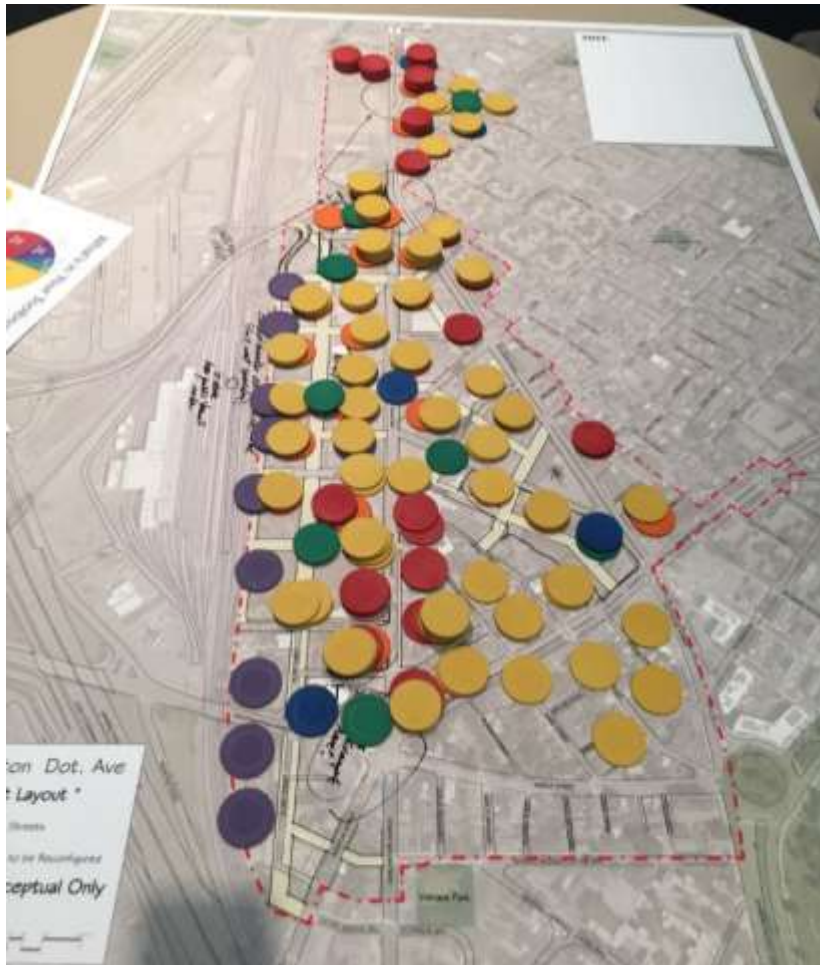
Land Uses and Locations



***“Plan with Us” workshop
October 26, 2015***

TABLE 1

Images and Notes



“Create gateway nodes”

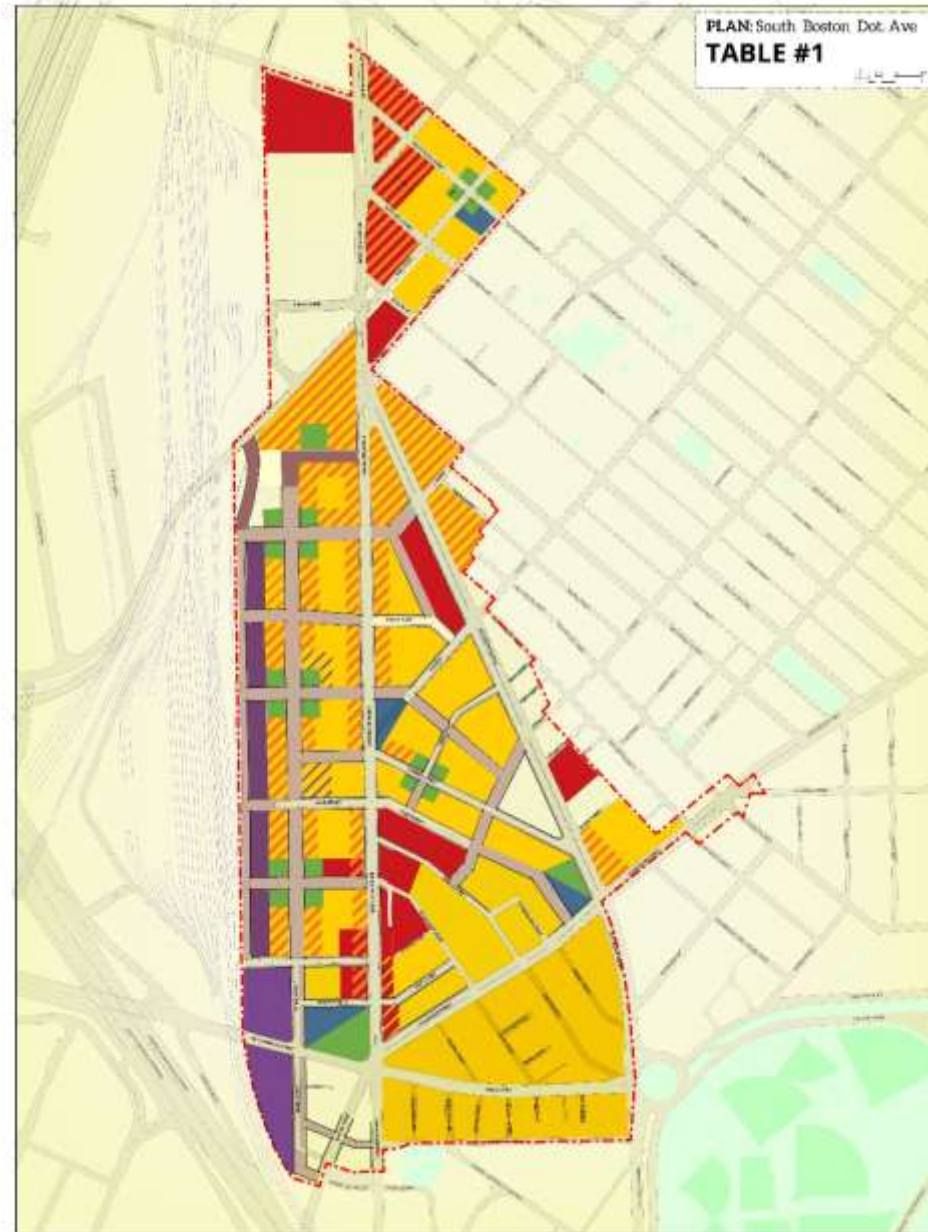
“Create a 21st century Broadway”

“Create mixed-use everywhere”



TABLE 3

Images and Notes



“Necklace” of open space from Broadway to Moakley Park”

“Preserve residential in historic Andrew Square”

“Limited concentrated light industrial”

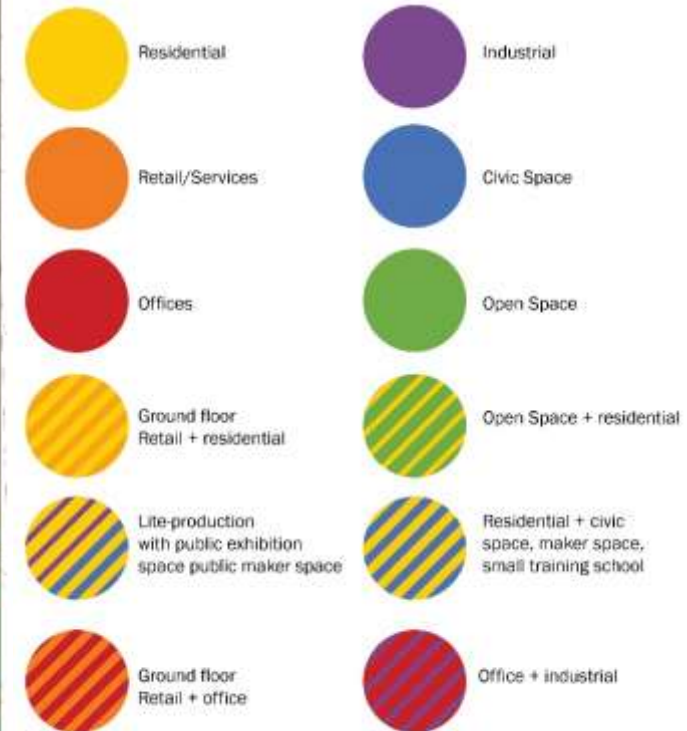
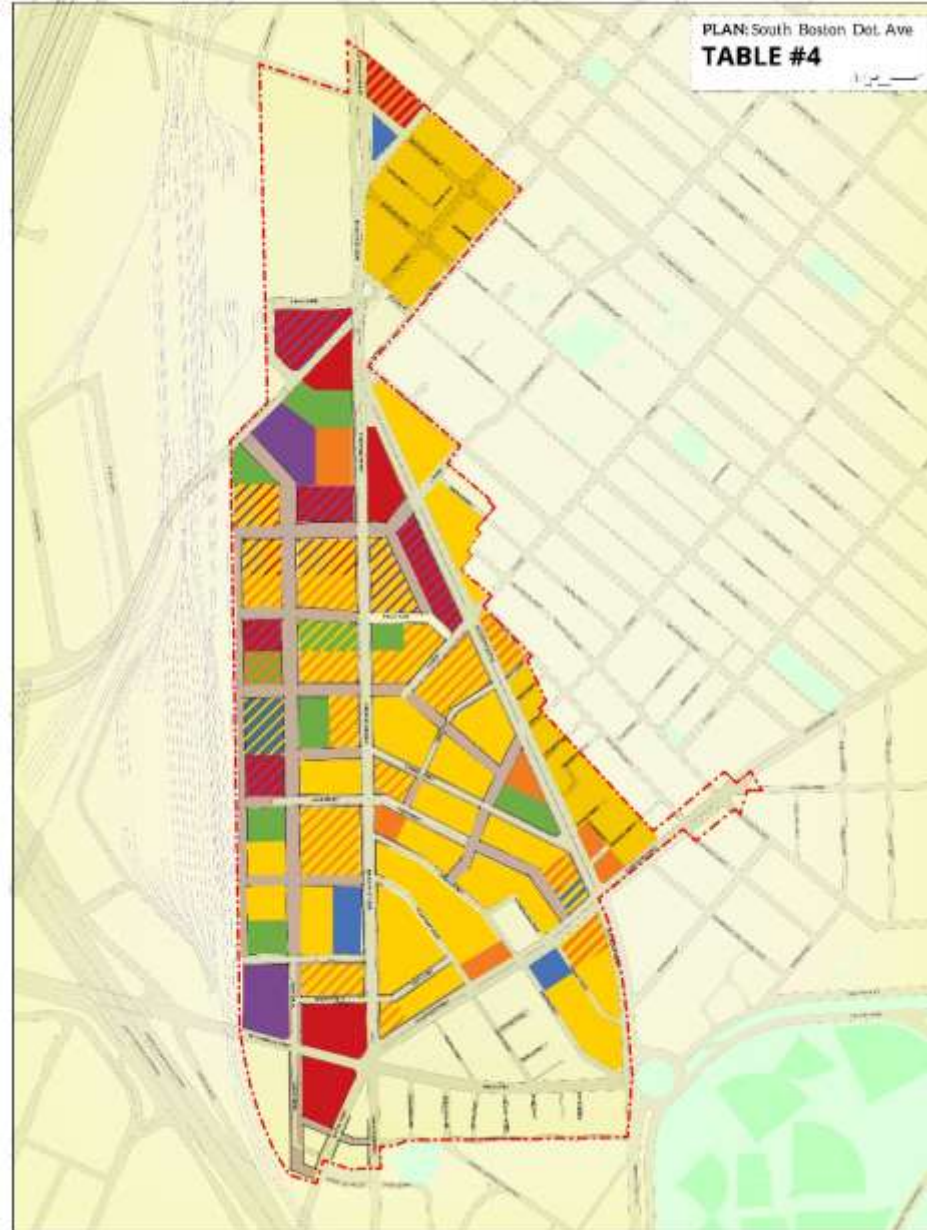


TABLE 4

Images and Notes



"A cultural center should be closer to either Andrew or Broadway stations"

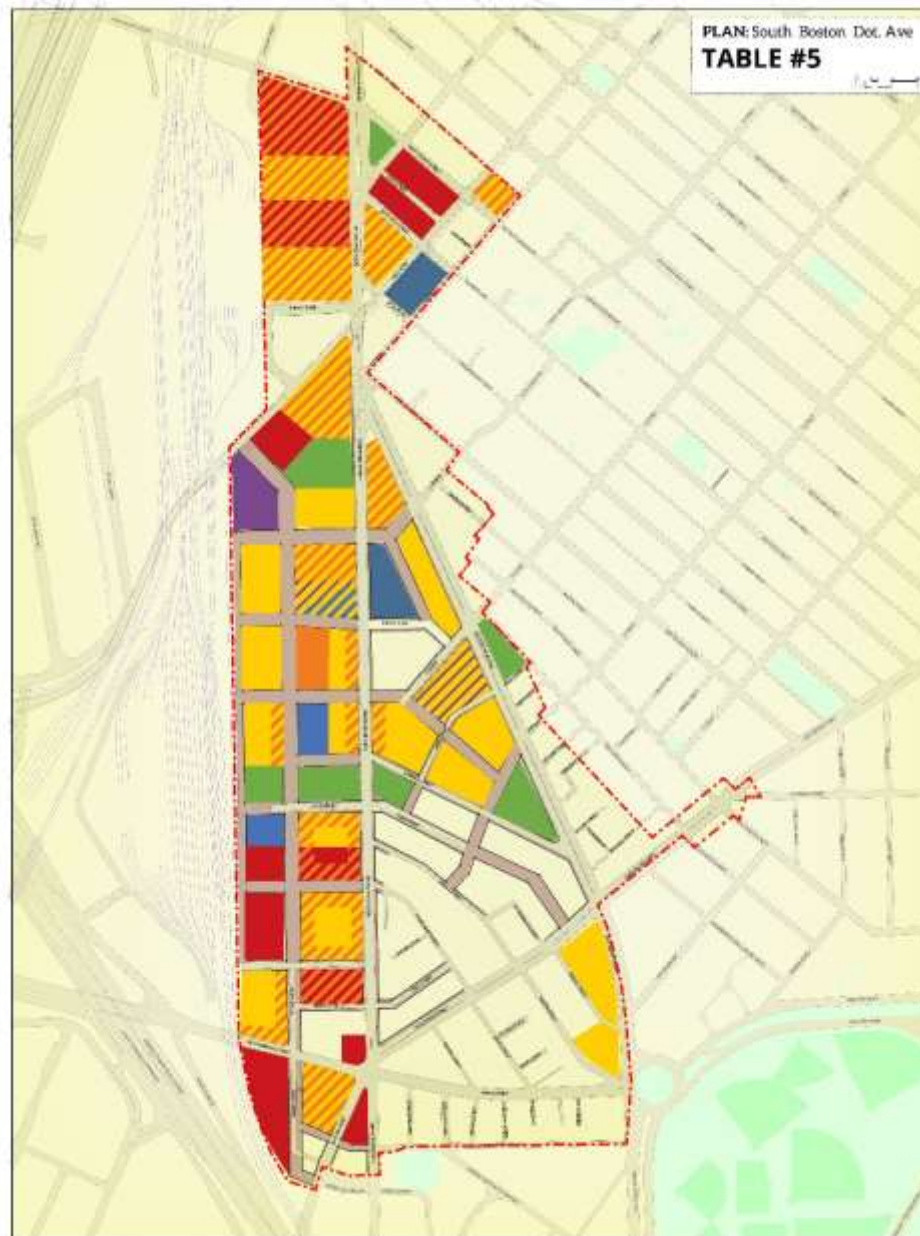
"Small parks scattered throughout"

"Diversity of housing important"



TABLE 5

Images and Notes



“More density at train stations, emphasis on office”

“Encourage as much retail as possible”

“Central large green space ...smaller parks near existing neighborhood”



TABLE 7

Images and Notes



“Key principle: Dorchester Ave is a community street”

“Larger park equally distant from T stations”

“Civic space adjacent to green areas”

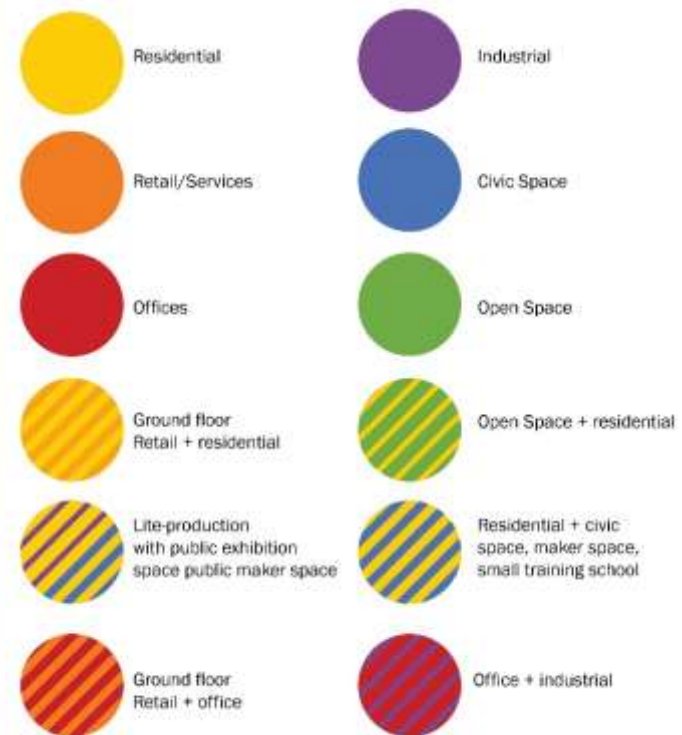


TABLE 8

Images and Notes



"D Street a through street, neighborhood street"

"Greenway on Ellery Street to Alger street"

"Rethink bus circulation around Andrew T stop"

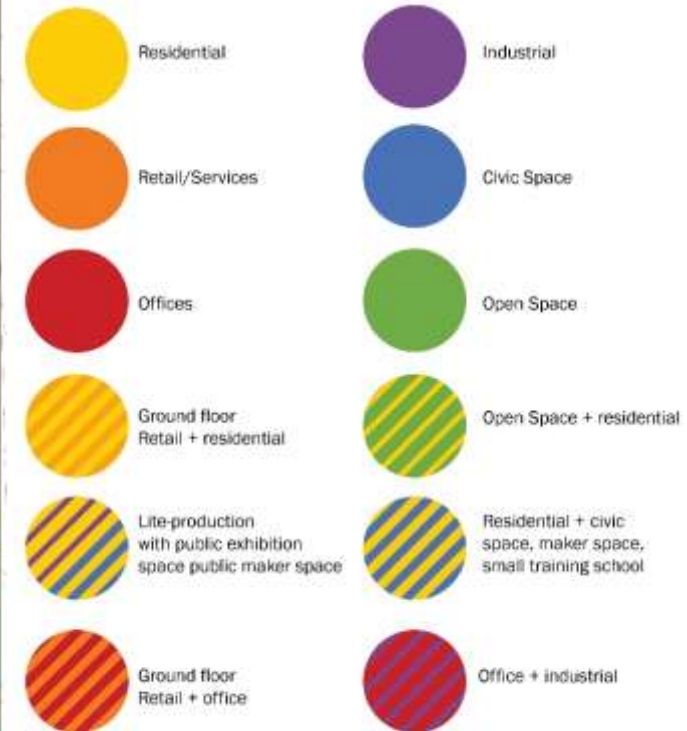


TABLE 9

Images and Notes



“Very limited industrial – all along the tracks”

“Open space evenly distributed”

“Almost all mixed-use except extreme north and south”

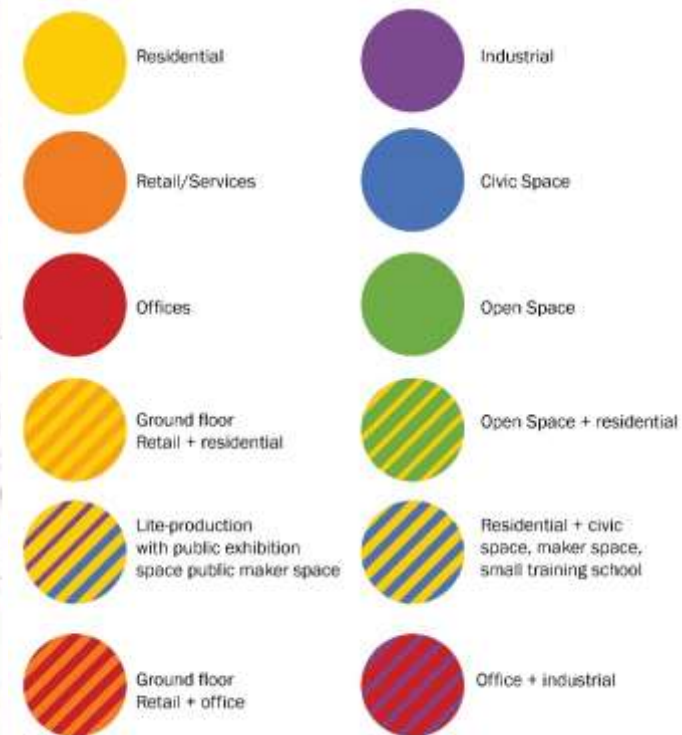


TABLE 10

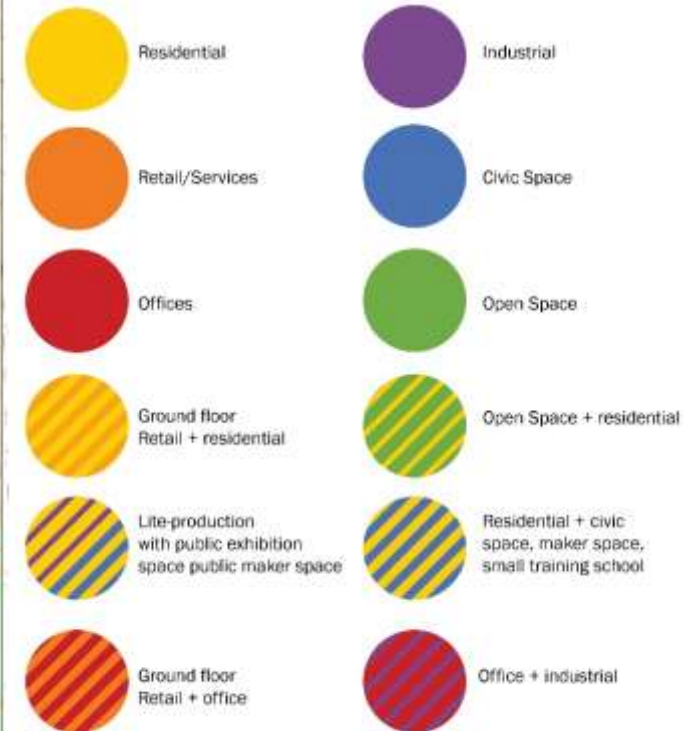
Images and Notes



“Emphasis on north-south connections”

“New connection to Bypass”

“Traffic going to waterfront should use bypass road”



WHAT WE SAW - SUMMARY

Most Common Themes from Land Use Exercise

Open Space

- Distribution of open space with larger parcels west of Dorchester Ave

Civic/Cultural

- Civic uses concentrated in 2-3 locations in proximity to residential uses/transit nodes

Mixed-Uses

- Mixed uses North-South along tracks
- Creation of North and South gateways through a higher density and concentration of uses

Residential

- Significant increase in residential uses across study area

Industrial

- Significant reduction in industrial uses
- Industrial uses distributed along the tracks

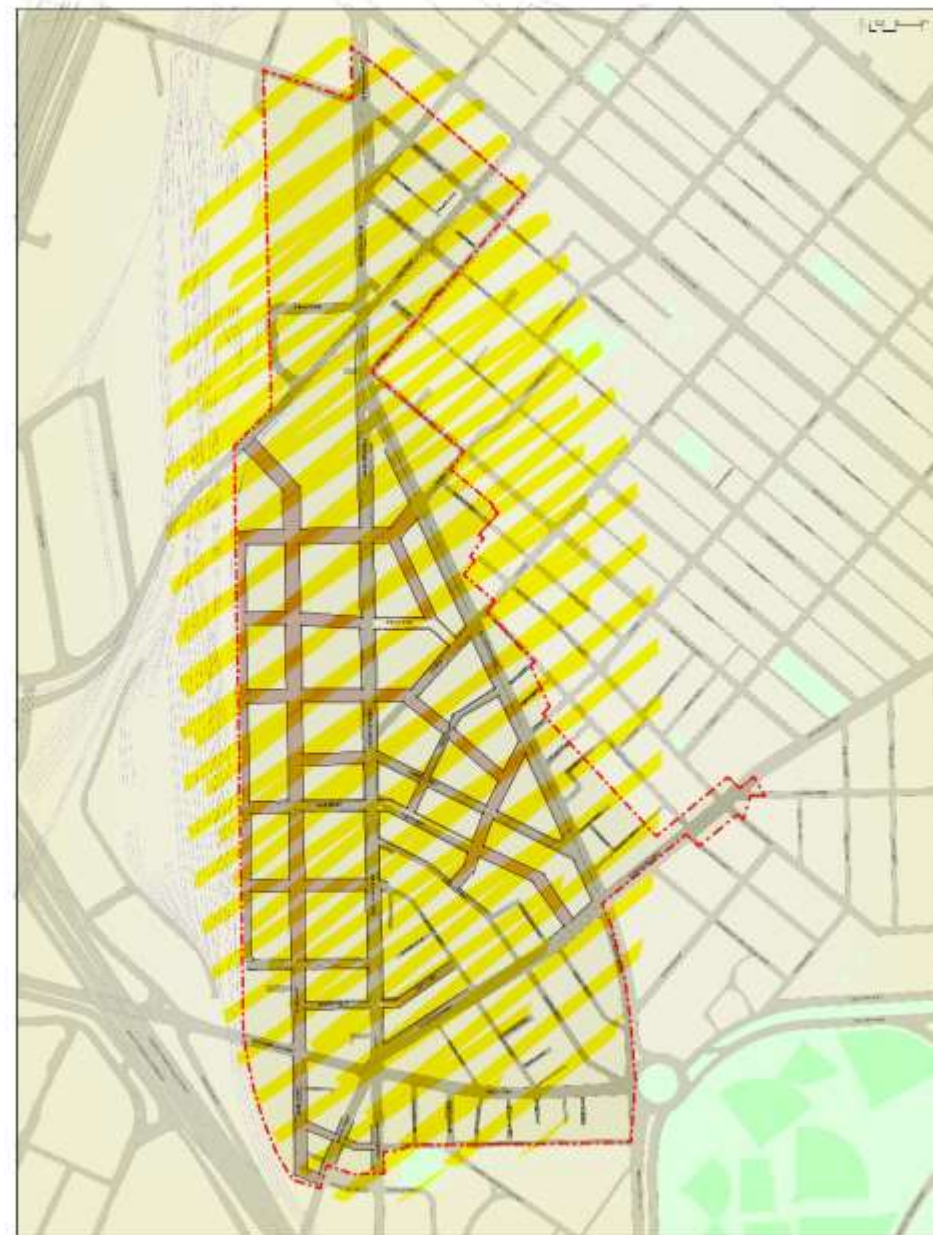
Retail/Services

- Ground floor amenities and retail along corridors

LAND USE CONCEPT

**Significant increase in residential uses
across study area**

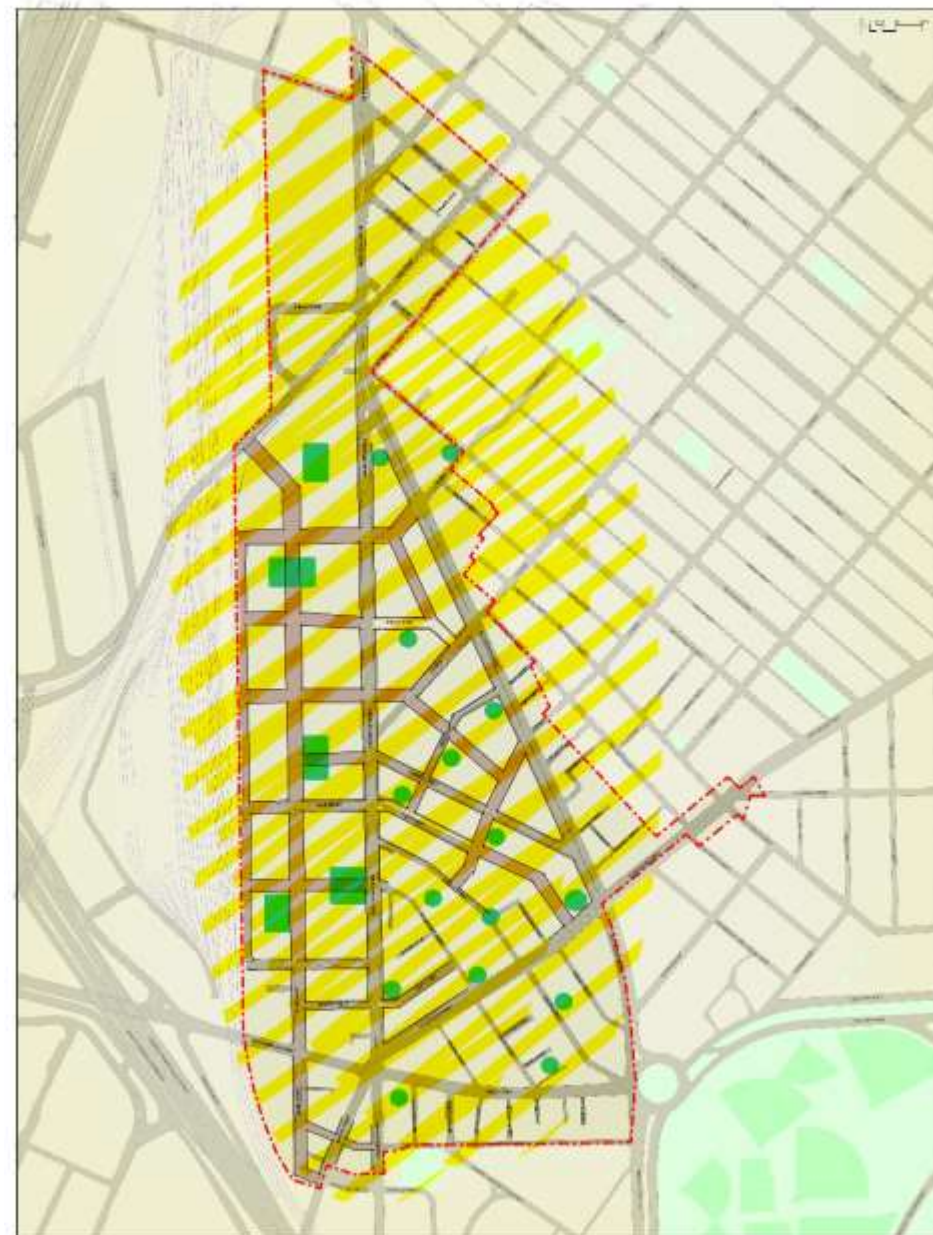
*This concept is informed by the input
from “Plan with Us” workshop exercise*



LAND USE CONCEPT

Distribution of open space with larger parcels west of Dorchester Ave

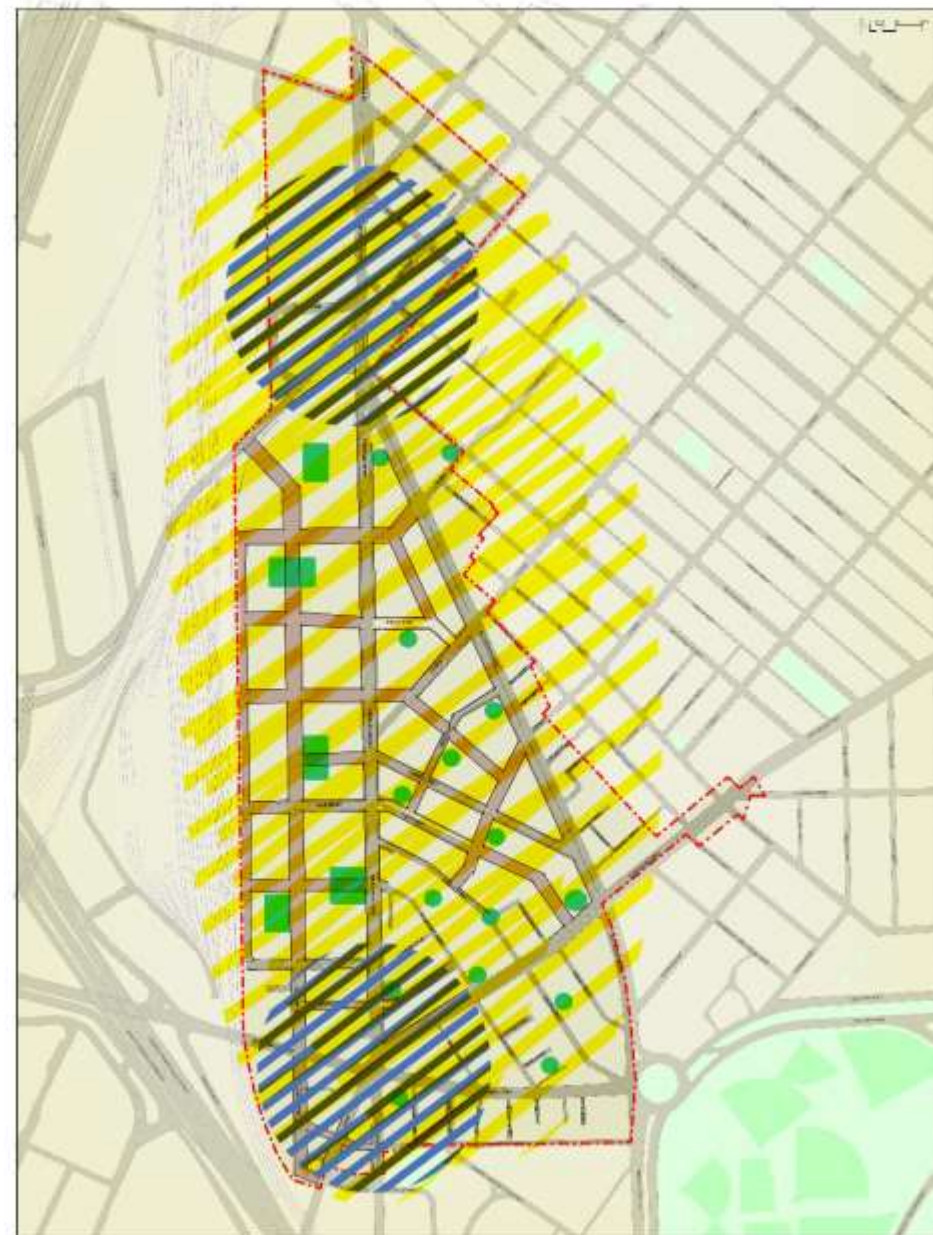
This concept is informed by the input from “Plan with Us” workshop exercise



LAND USE CONCEPT

Creation of North and South gateways through higher density and concentration of uses.

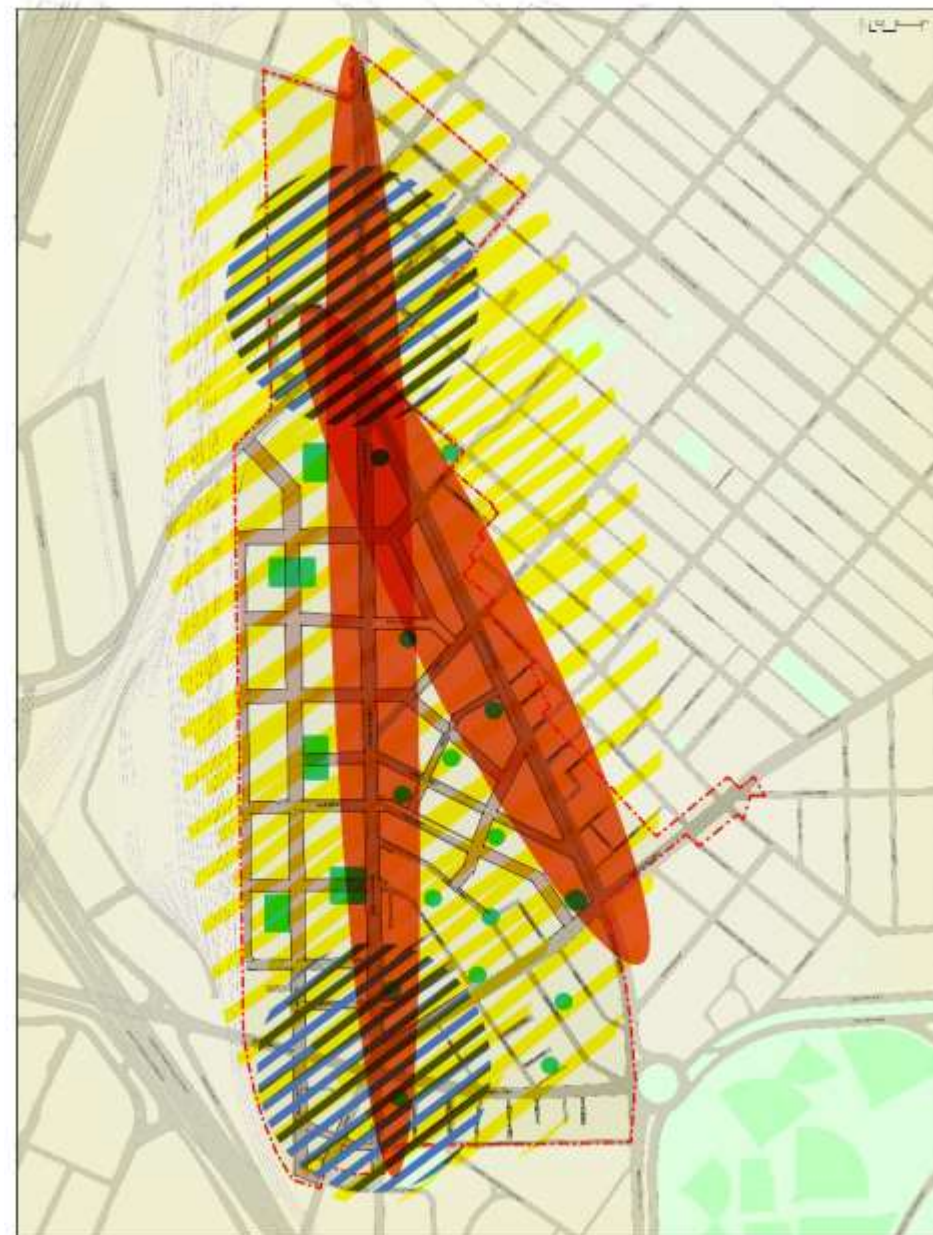
This concept is informed by the input from “Plan with Us” workshop exercise



LAND USE CONCEPT

**Ground floor amenities and
retail along corridors**

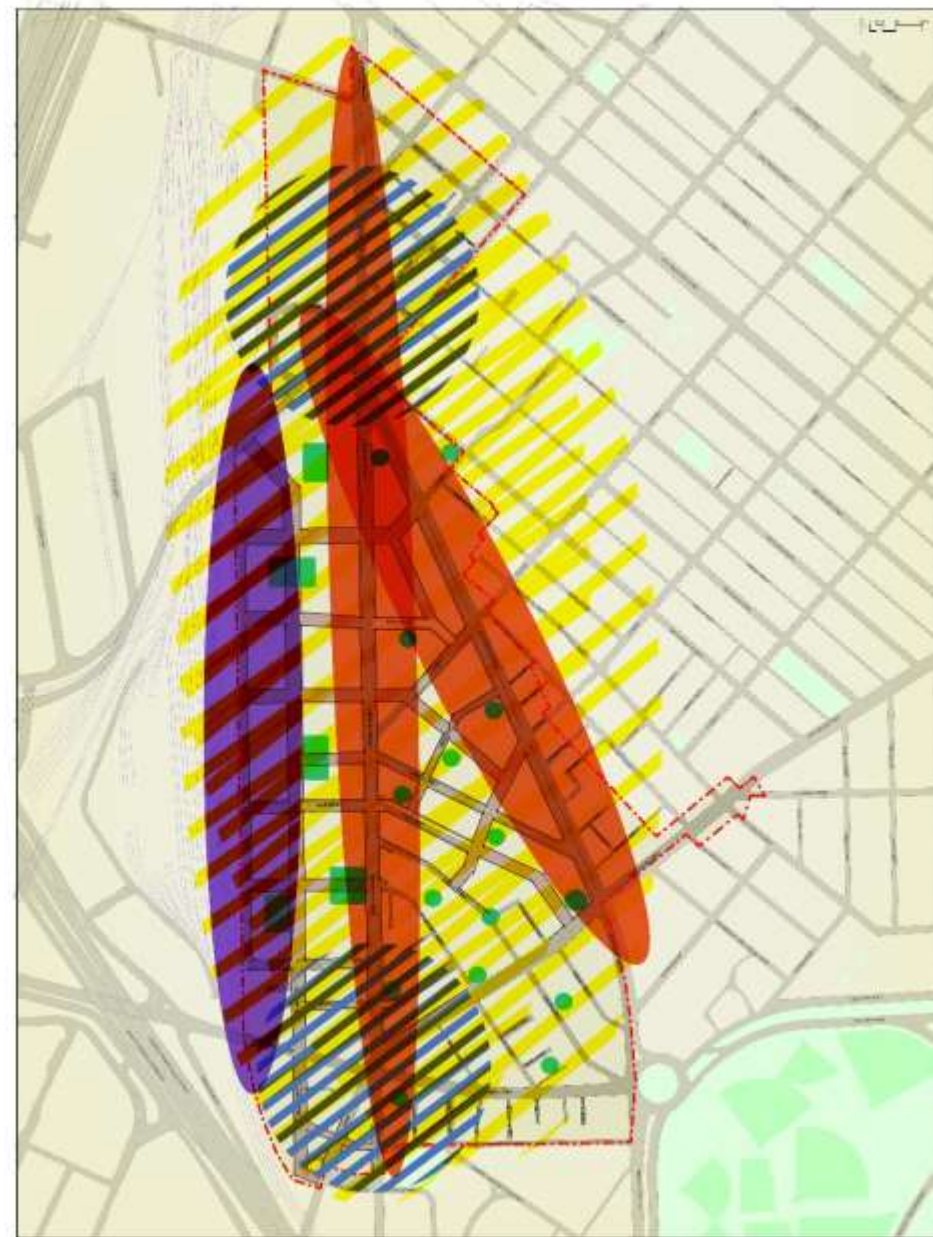
*This concept is informed by the input
from “Plan with Us” workshop exercise*



LAND USE CONCEPT

Industrial uses distributed along the tracks

This concept is informed by the input from “Plan with Us” workshop exercise



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Open Space Strategies



PARK ¼ MILES WALK ZONE



LINEAR OPEN SPACE

Back Bay Scale Comparison

Observations

- Provides connectivity to larger open spaces
- Small, linear nature limits the type of programming to a passive recreation
- May be challenging to implement



ANCHOR OPEN SPACES

South Boston Scale Comparison

Observations

- Provides a larger overall green space, which allows for greater flexibility in program
- Providing access and connection between open spaces becomes a higher priority
- Large scale open space will compete with development pressure



NEIGHBORHOOD NETWORK

South End Scale Comparison

Observations

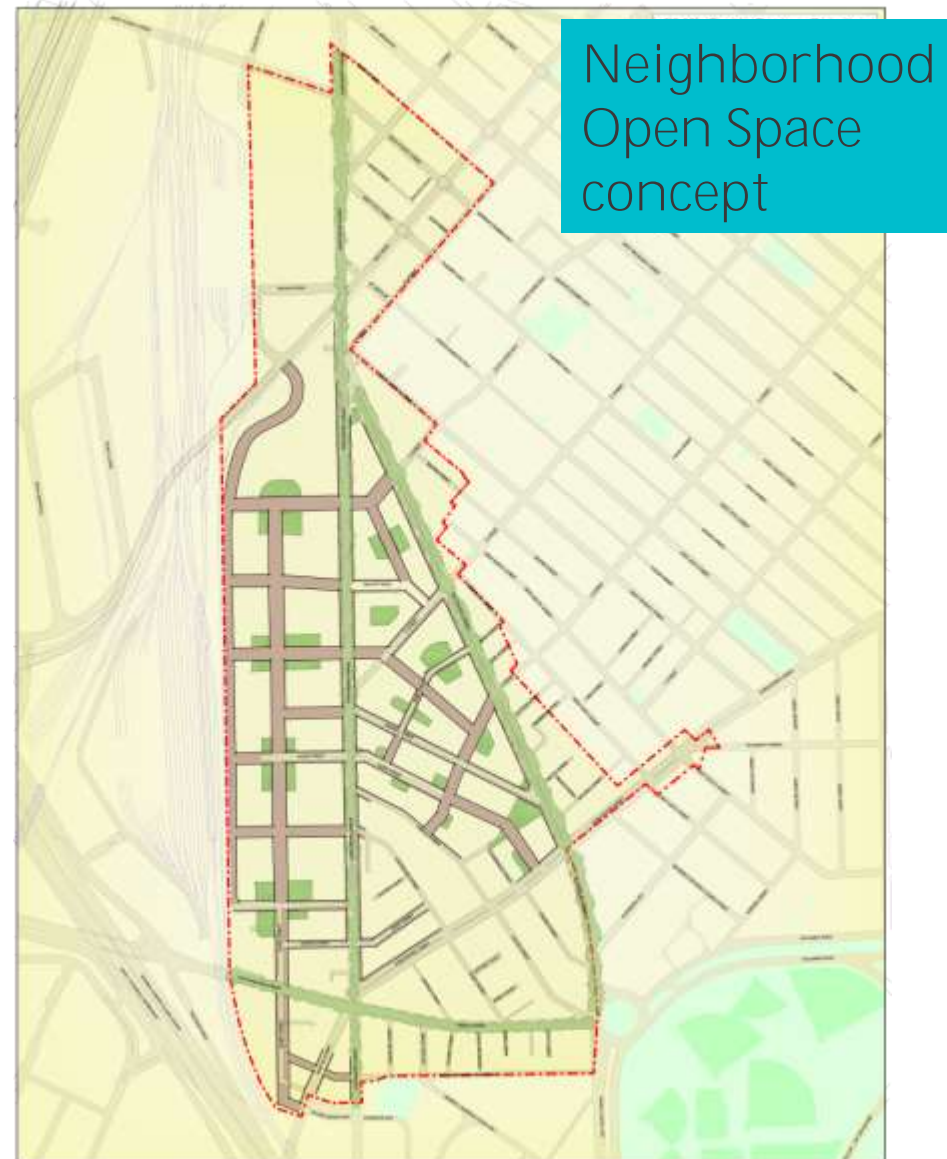
- Provides a variety of spaces and sizes for program
- More equally distributes open space through the district
- Take advantage of hard to develop parcels where pieces of the network get developed as the district develops



OPEN SPACE CONCEPTS



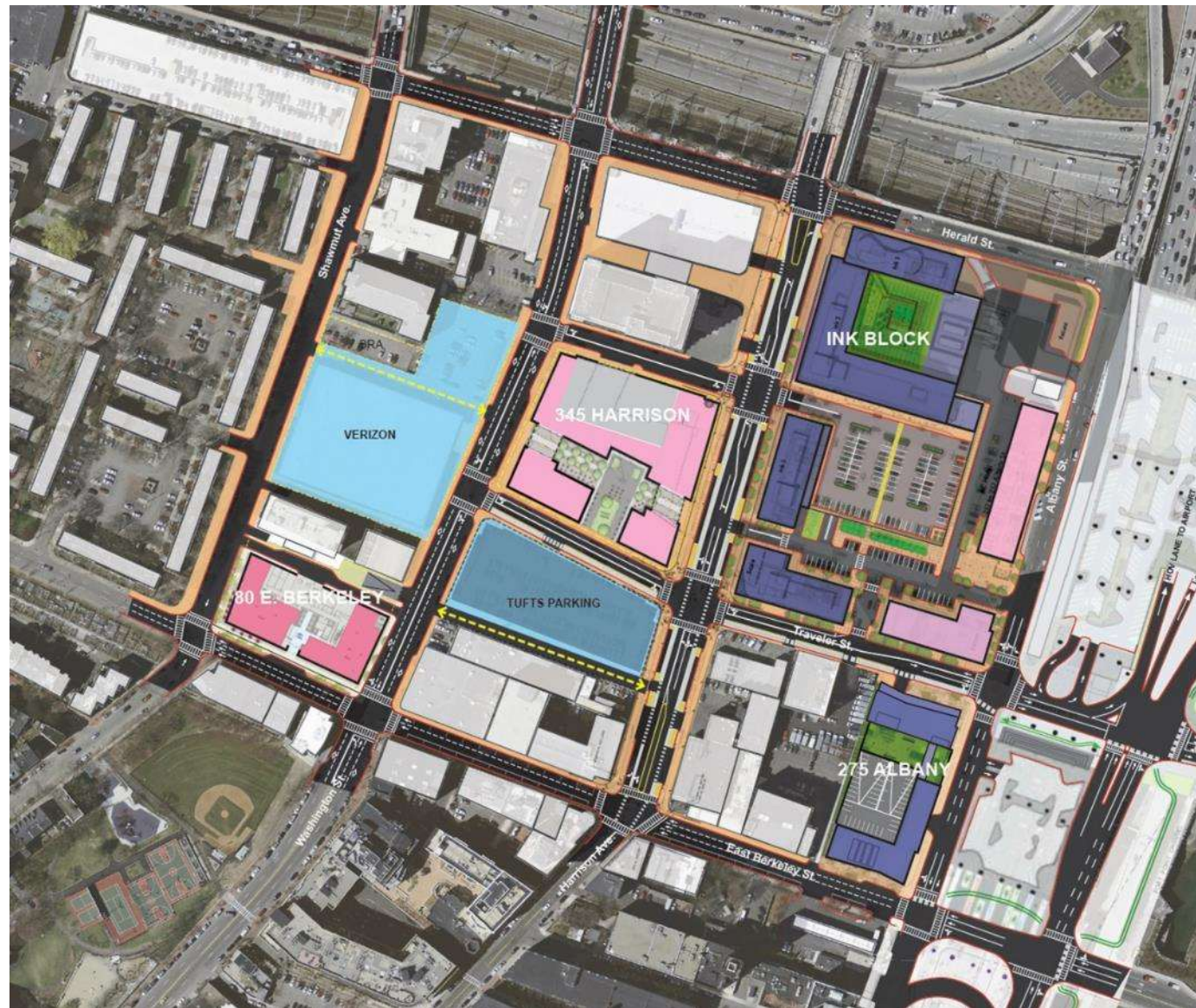
Linear
Open Space
Concept



Neighborhood
Open Space
concept

6

Zoning Tools for Realizing Benefits *Harrison/Albany Precedent*



SHARED PRIORITY BENEFITS

Provided by Private Development

- Create **new streets and sidewalks**
- Create public **open space**
- Create **middle income** housing
- Create affordable neighborhood **retail/amenities**
- Create **affordable commercial** space
- Create new **21st century industrial space** for artists/entrepreneurs
- Create affordable **civic/cultural/art space**
- Create highly **energy efficient buildings** (LEED Gold and higher)

What **zoning tools** were used in
Harrison – Albany Corridor Study
to incentivize benefits?

HARRISON-ALBANY CORRIDOR PLANNING STUDY

South End, 2012

OVERVIEW

- Harrison Albany Corridor was mostly comprised of commercial and light industrial uses similar to PLAN: So Boston Study Area
- The planning study created an opportunity to think strategically about the types of uses, public realm, and the scale of development that were best suited for the Corridor



HARRISON-ALBANY STUDY

Zoning Tools

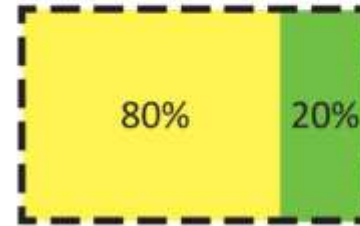
LOT COVERAGE

To achieve a pedestrian friendly public realm:

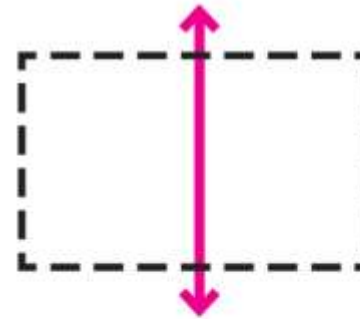
- Limit development footprint to 80% of the lot
- 20% of the lot to be designed and built to ensure public access or enhance the pedestrian experience



≥ 1 acre



80% : DEVELOPMENT FOOTPRINT
20% : PEDESTRIAN FRIENDLY FOOTPRINT



THROUGH-BLOCK CONNECTION

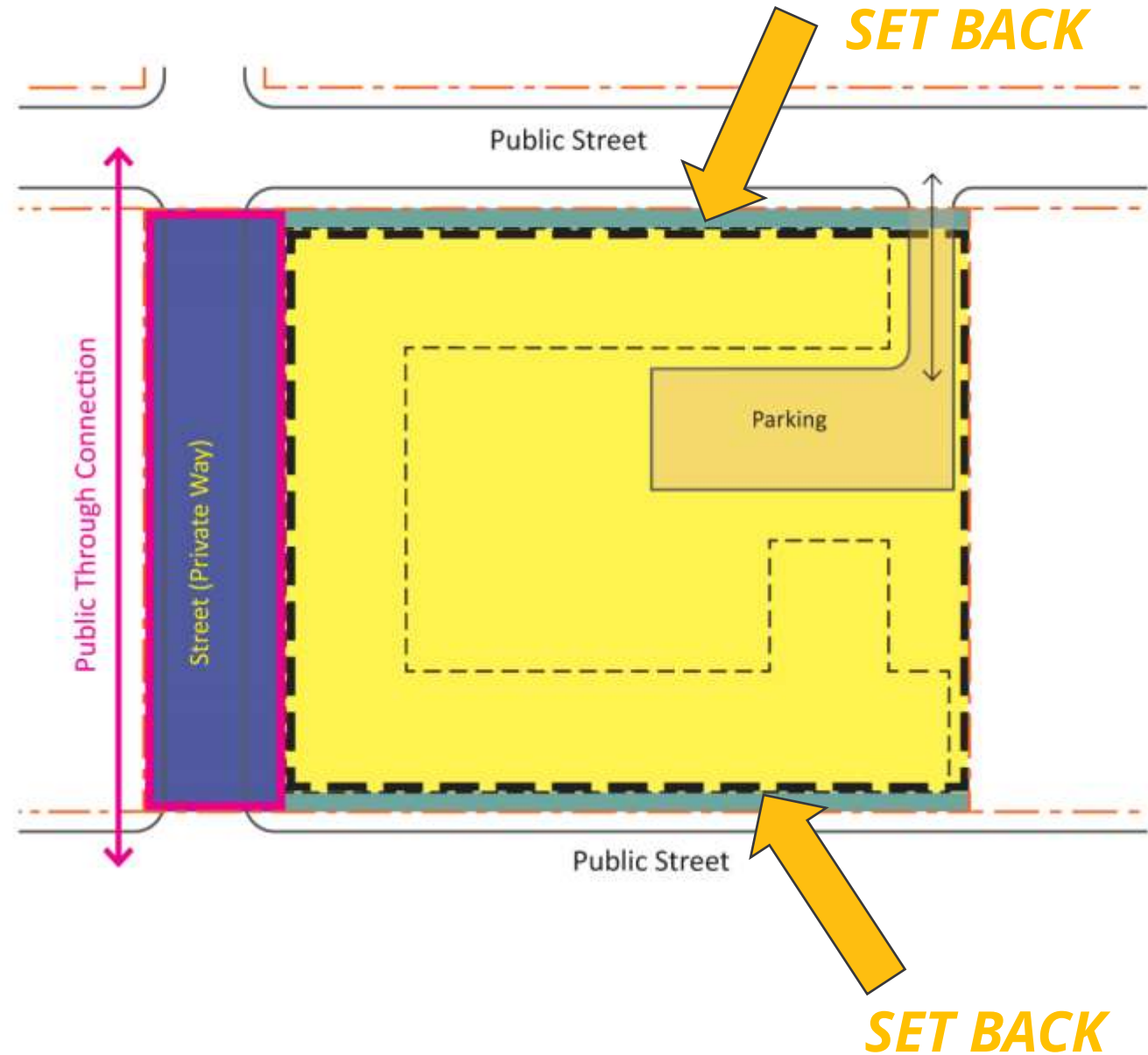


PLACE-MAKING SPACE

HARRISON-ALBANY STUDY

Zoning Tools

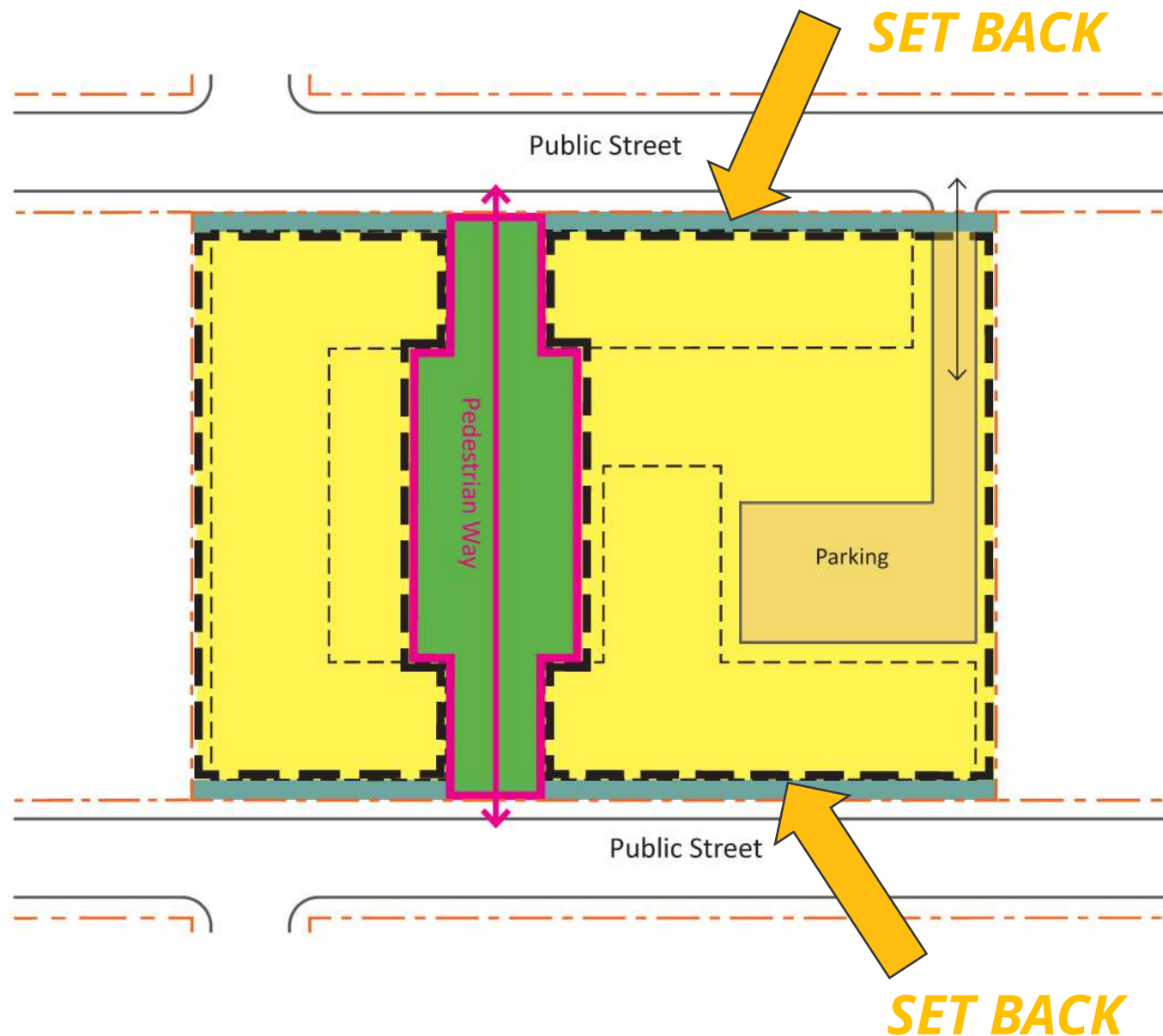
LOT COVERAGE & BUILDING SET BACKS



HARRISON-ALBANY STUDY

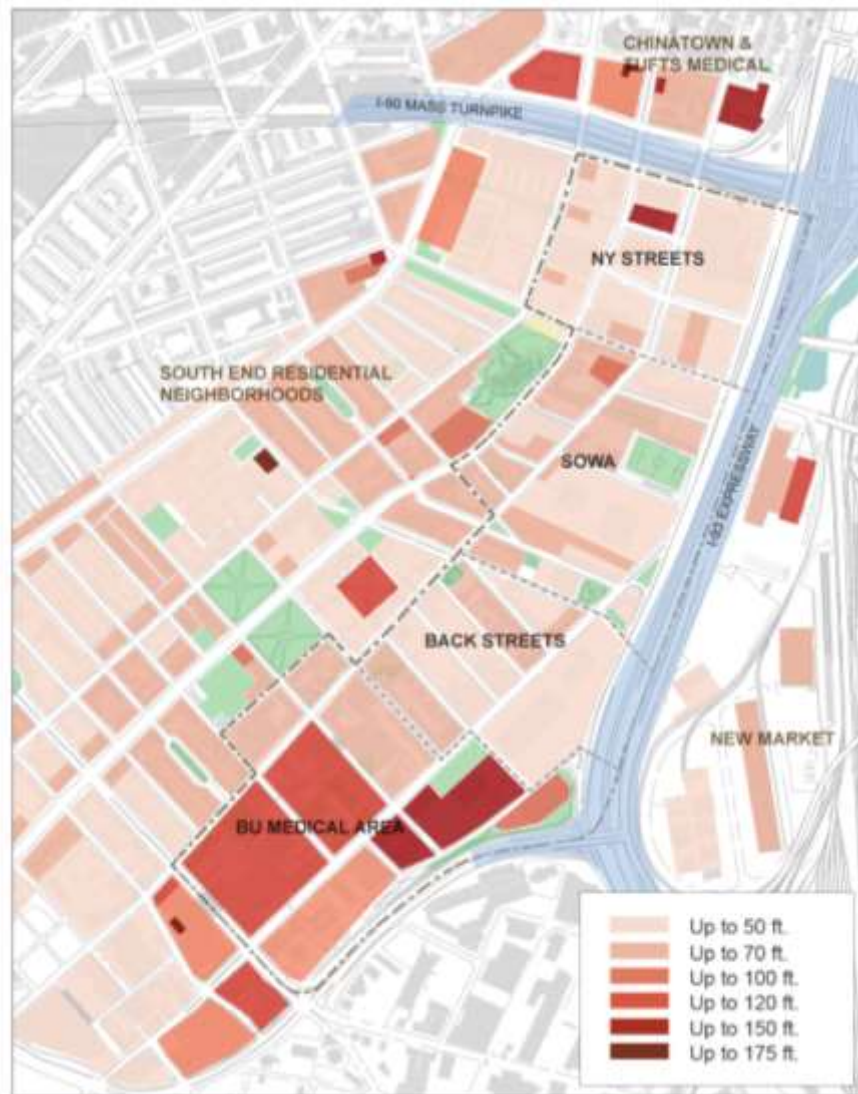
Zoning Tools

LOT COVERAGE & BUILDING SET BACKS

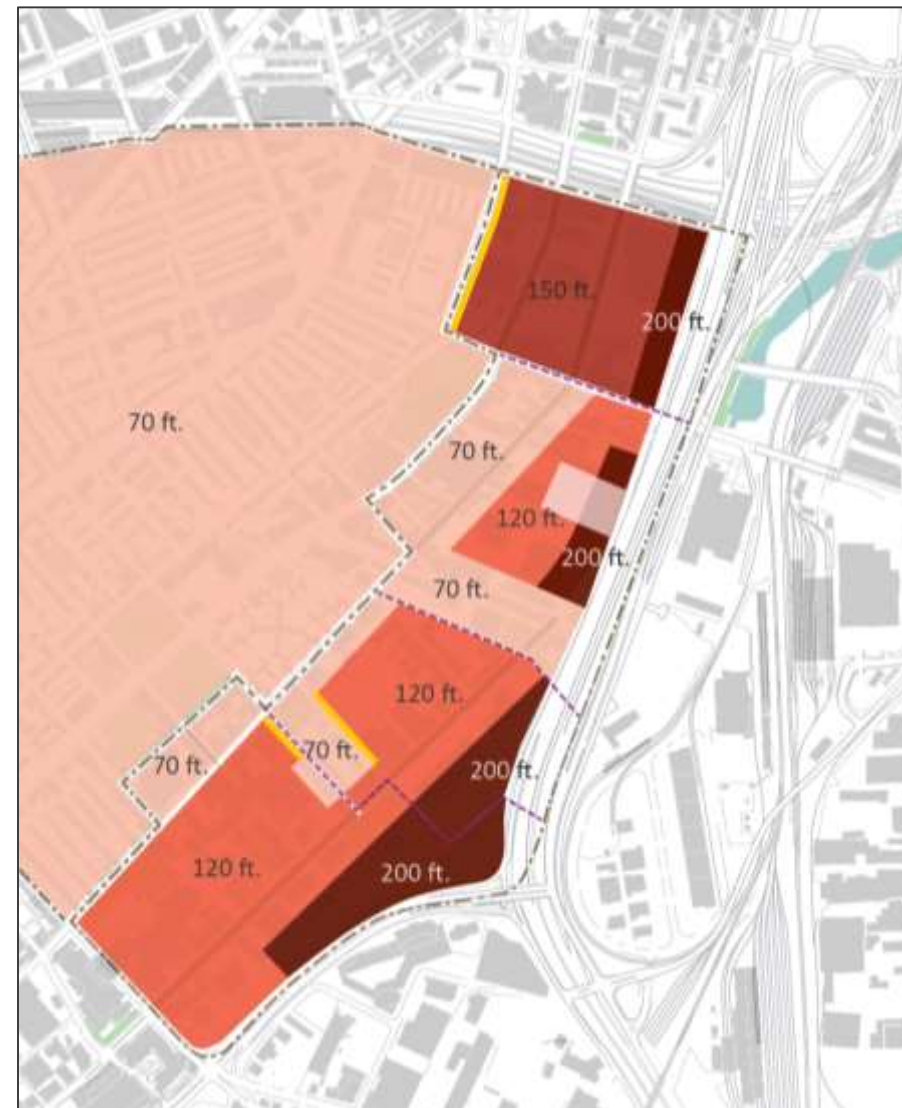


HARRISON-ALBANY STUDY

Height and Density



Existing heights



Proposed heights

HARRISON-ALBANY STUDY

Zoning Tools

BENEFITS IN EXCHANGE FOR BONUSES

20% Affordable Housing (13% of projects residential units are required under Boston's Inclusionary Development Policy)

OR

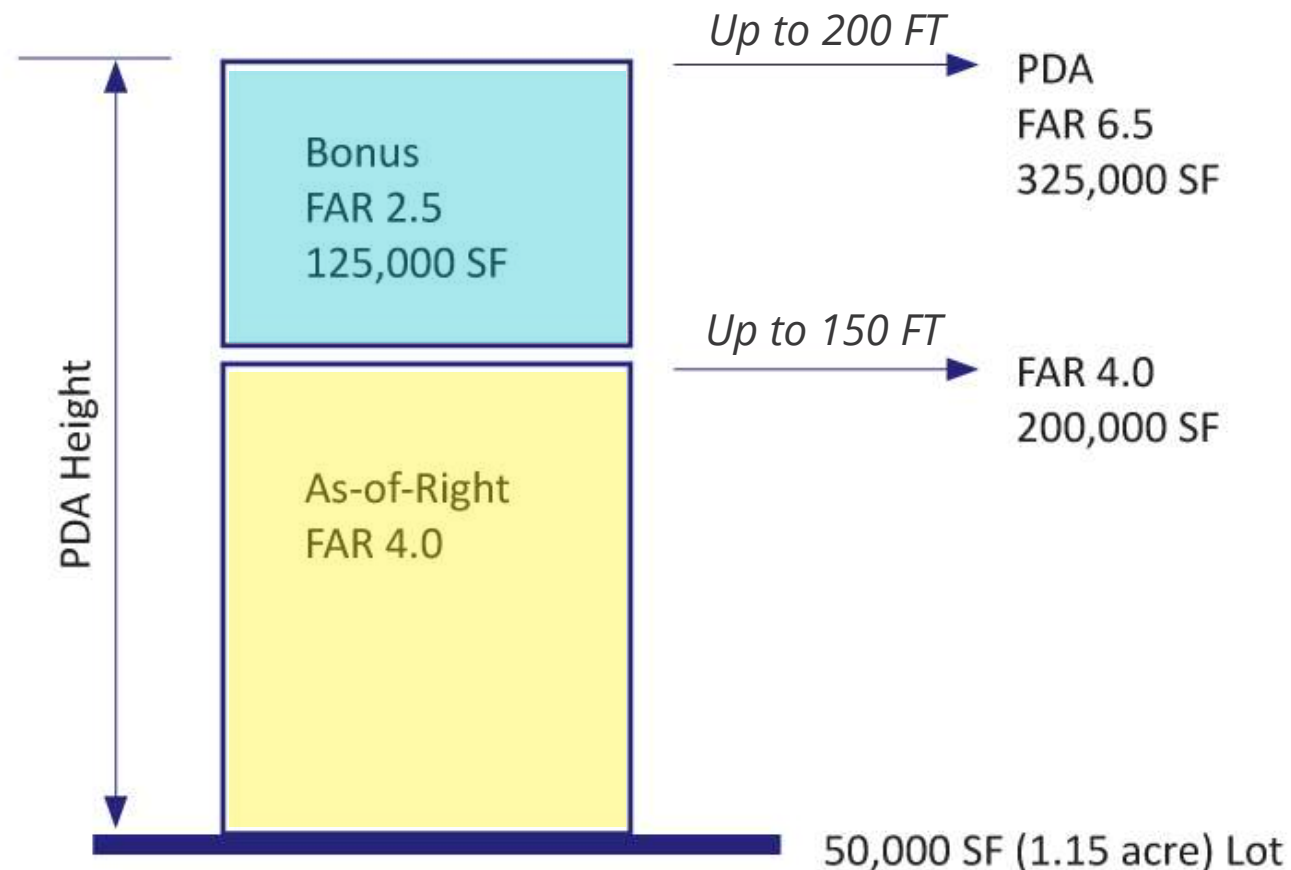
Affordable Cultural Space – 5% of the bonus square footage to be dedicated to non-profit cultural entity

OR

Affordable Commercial Space – 5% of the bonus square footage must be provided to a start-up business or its equivalent value must be provided to a program or loan fund

OR

Mixed-use projects



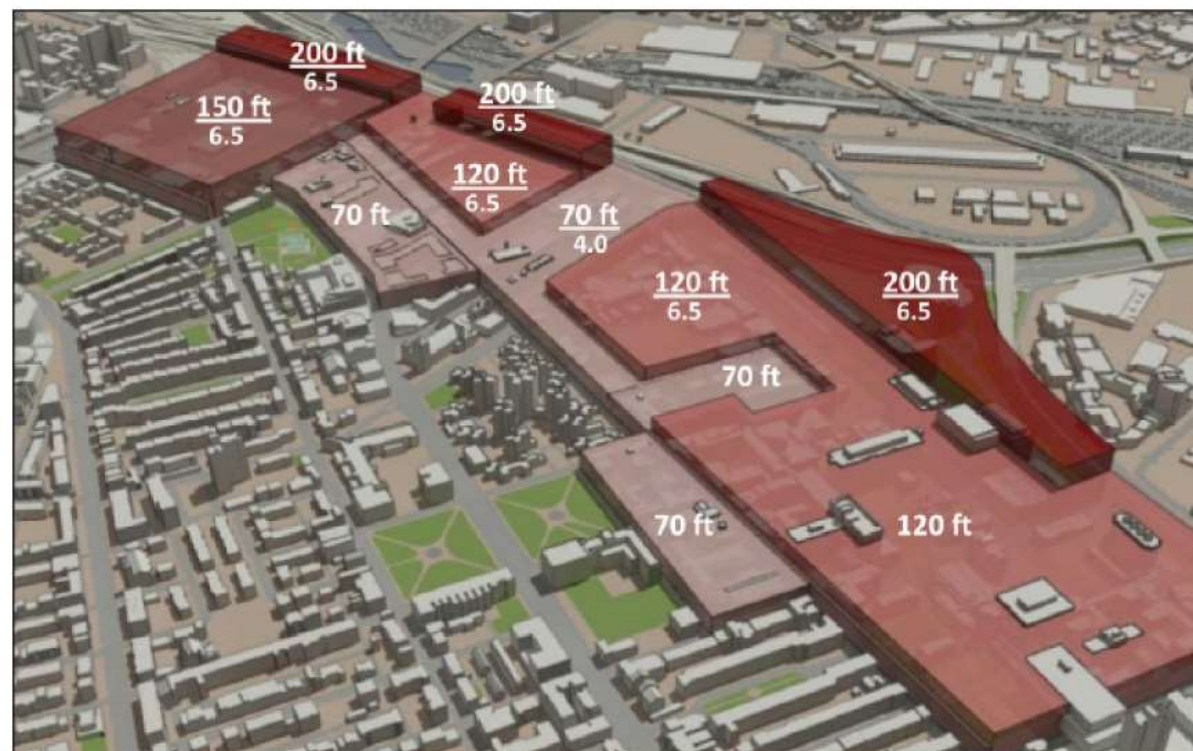
HARRISON-ALBANY STUDY

Zoning Tools

PROPOSED BUILDING HEIGHTS



Proposed As-of-right heights



Proposed bonus heights

How can we apply these zoning tools to incentivize **benefits** in *PLAN: South Boston Study Area*?

SHARED PRIORITY BENEFITS

Provided by Private Development

- Create **new streets and sidewalks**
- Create public **open space**
- Create **middle income** housing
- Create affordable neighborhood **retail/amenities**
- Create **affordable commercial** space
- Create new **21st century industrial space** for artists/entrepreneurs
- Create affordable **civic/cultural/art space**
- Create highly **energy efficient buildings** (LEED Gold and higher)

HEIGHT BONUSES AND BENEFITS

Conceptual Diagram



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Urban Design Tools



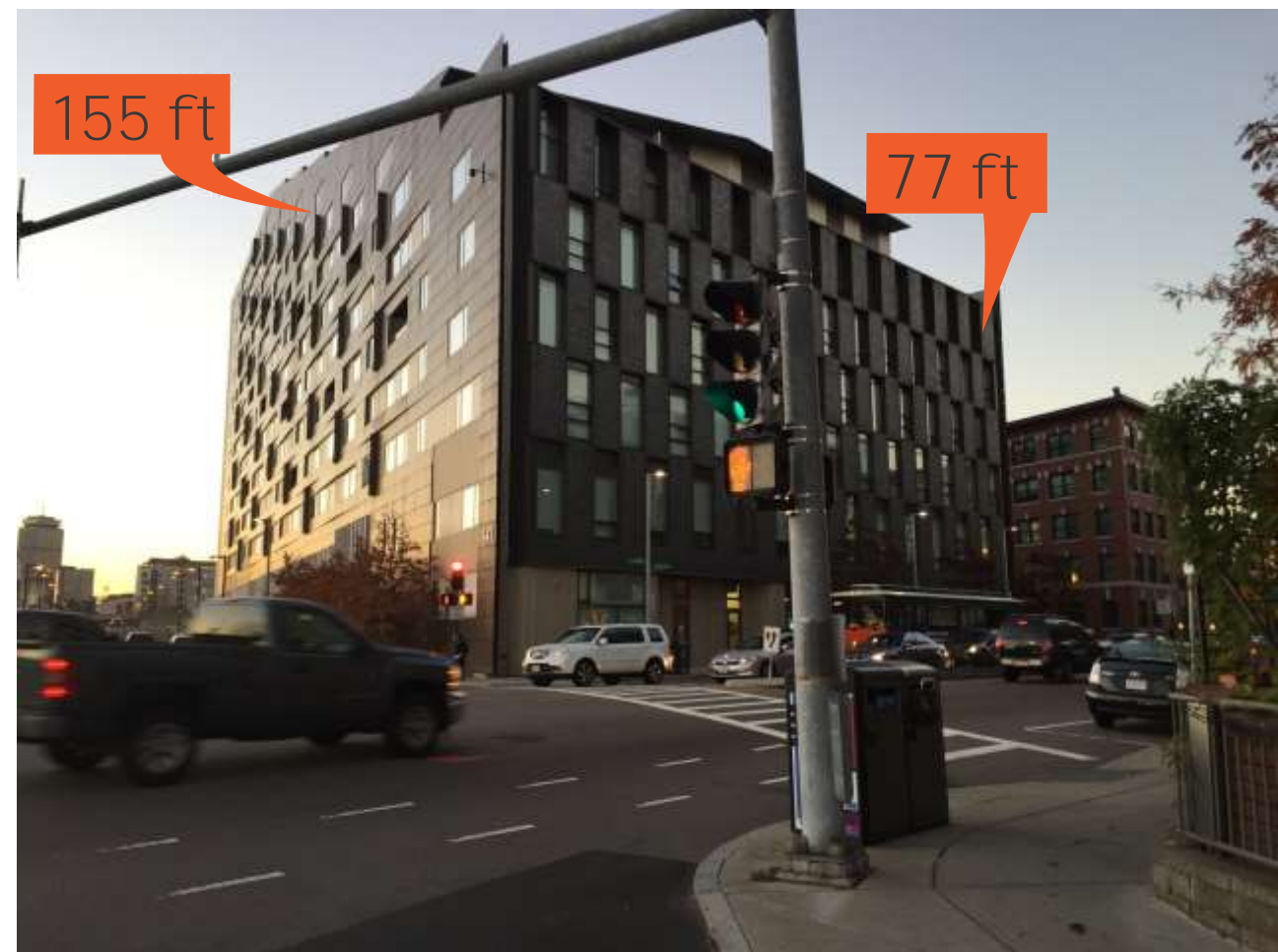
SCREENING

3-story high building in the foreground can screen 15-story building one block away



STEPPING DOWN & STREET WALL

1. Setting back the taller element away from the street can enhance pedestrian experience
2. Continuous street wall of retail/civic uses is important to create vital street life



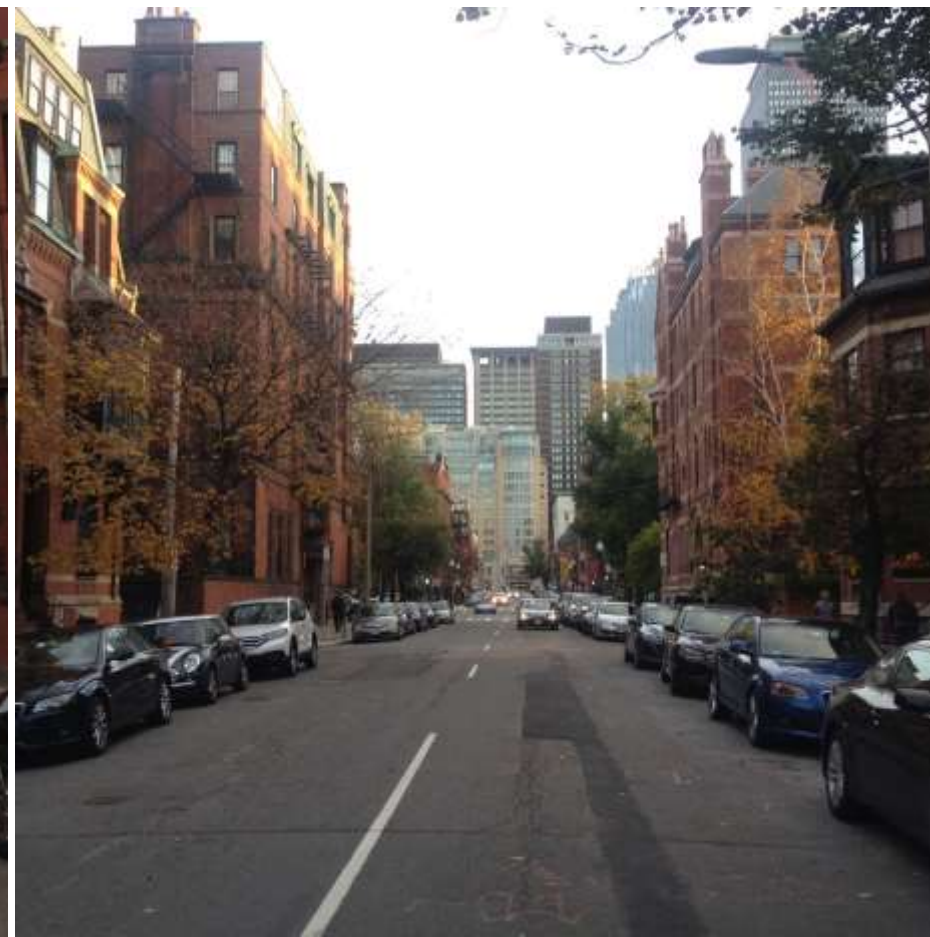
LANDSCAPE / STREETScape

- Landscape can be an effective way of screening buildings
- Landscape elements provide a human scale experience



VIEW CORRIDOR

1. View corridors can be left open to provide visual relief
2. View corridors can be used to create a focal element at the end



SKYLINE

1. Spacing between taller buildings can create a distinctive skyline
2. A layering of heights can also create a distinctive skyline



SKYLINE

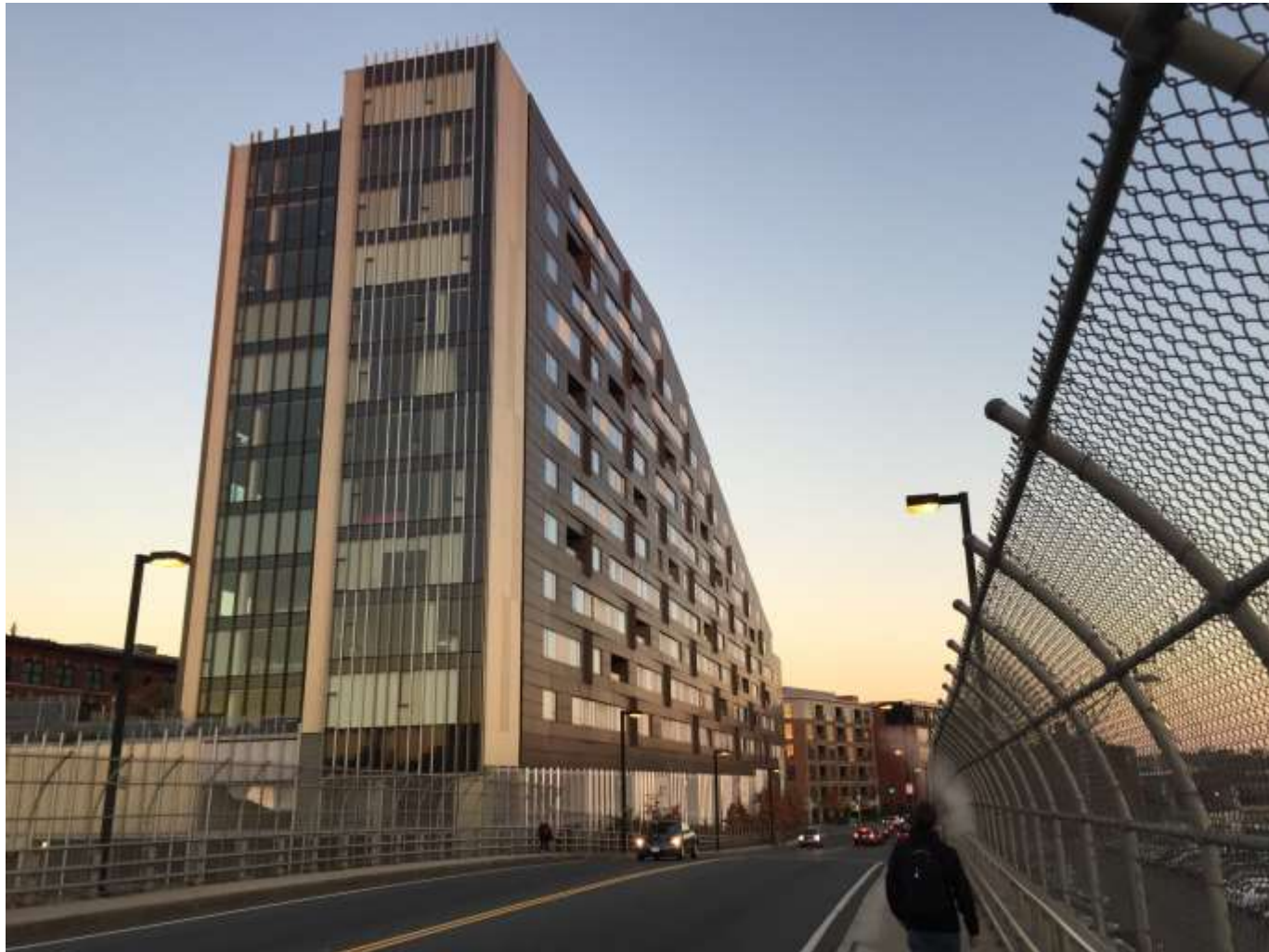
1. Spacing between taller buildings can create a distinctive skyline
2. A layering of heights can also create a distinctive skyline

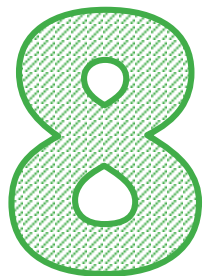


GATEWAYS



GATEWAYS





Rationale for Future Development



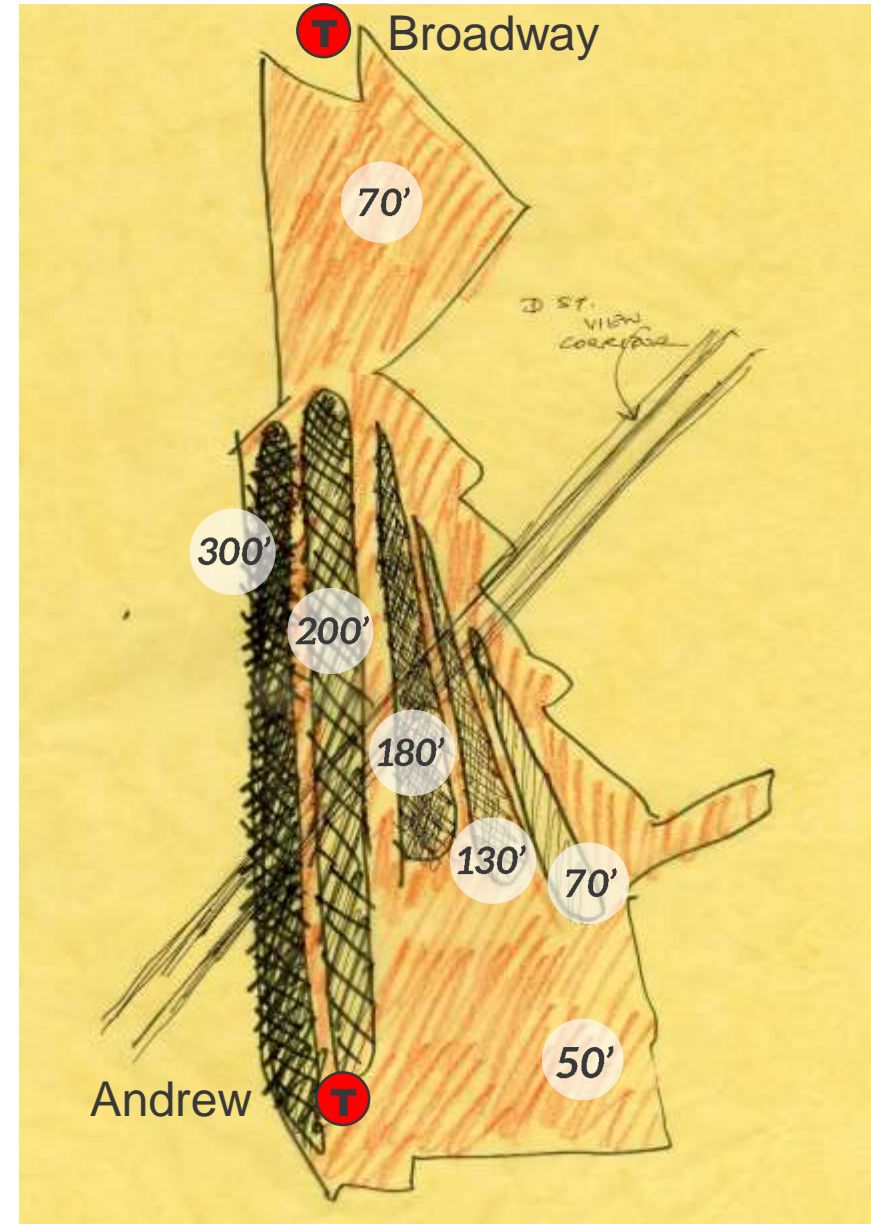
HEIGHT BONUSES AND BENEFITS

Conceptual Diagram



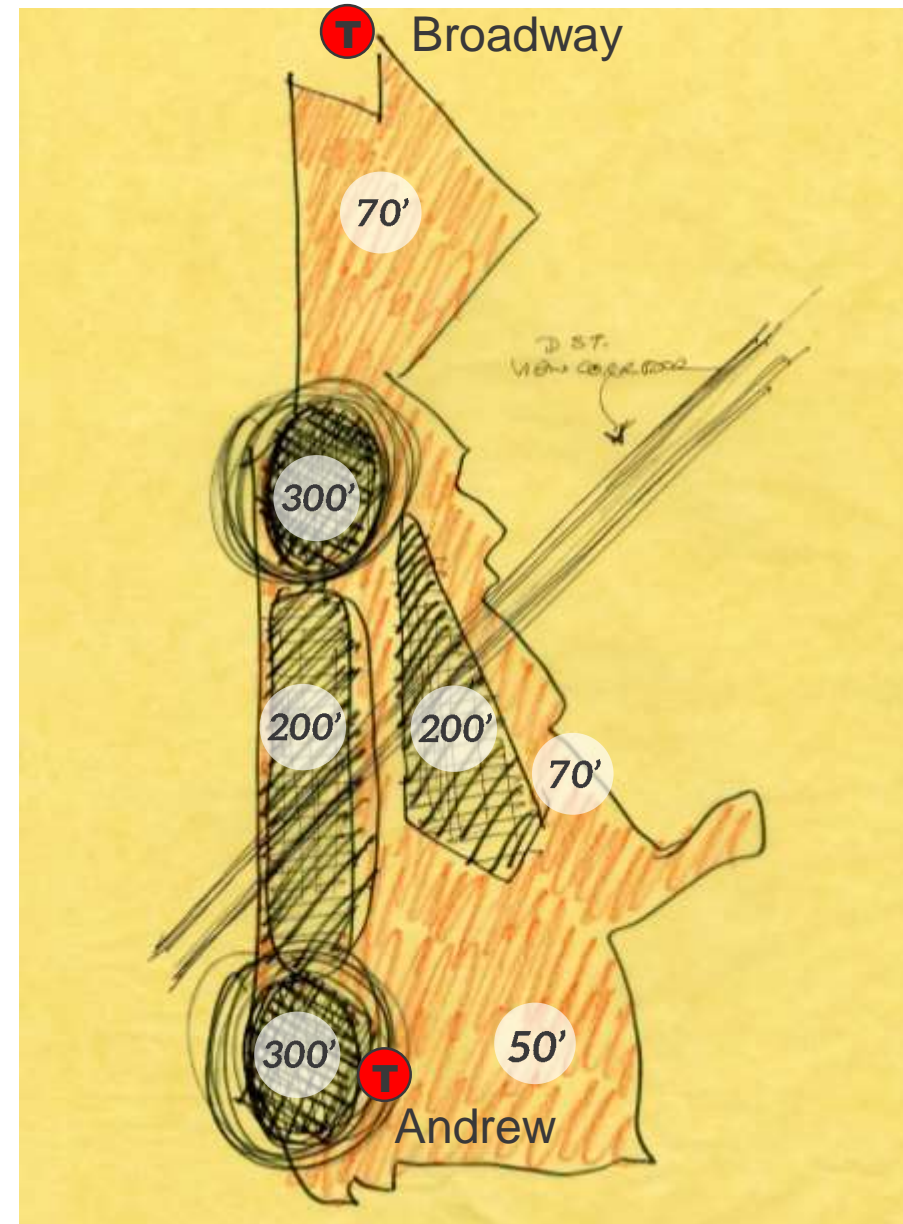
DENSITY CONCEPTS

STEPPED Concept



DENSITY CONCEPTS

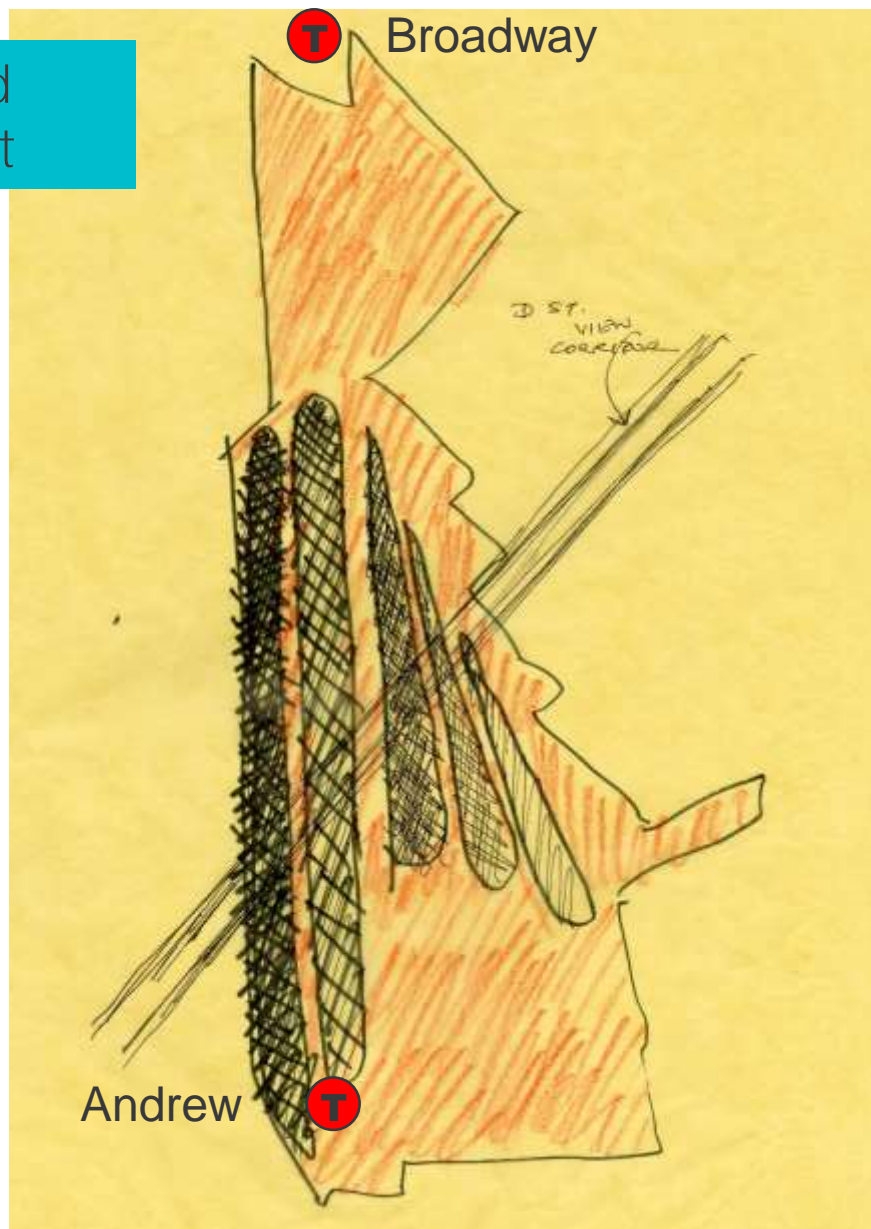
BARBELL Concept



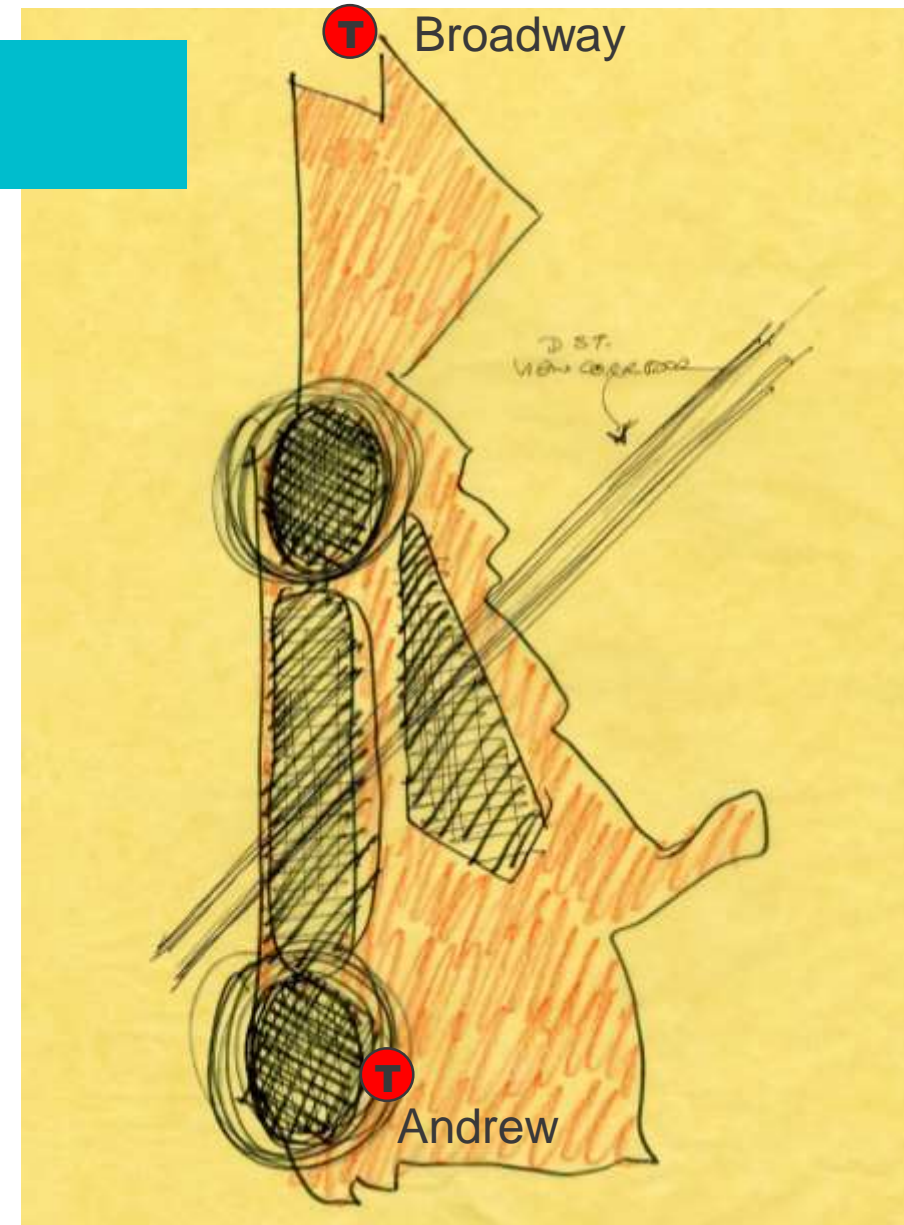
PLAN: South Boston Dorchester Avenue

Preserve. Enhance. Grow.

Stepped
Concept



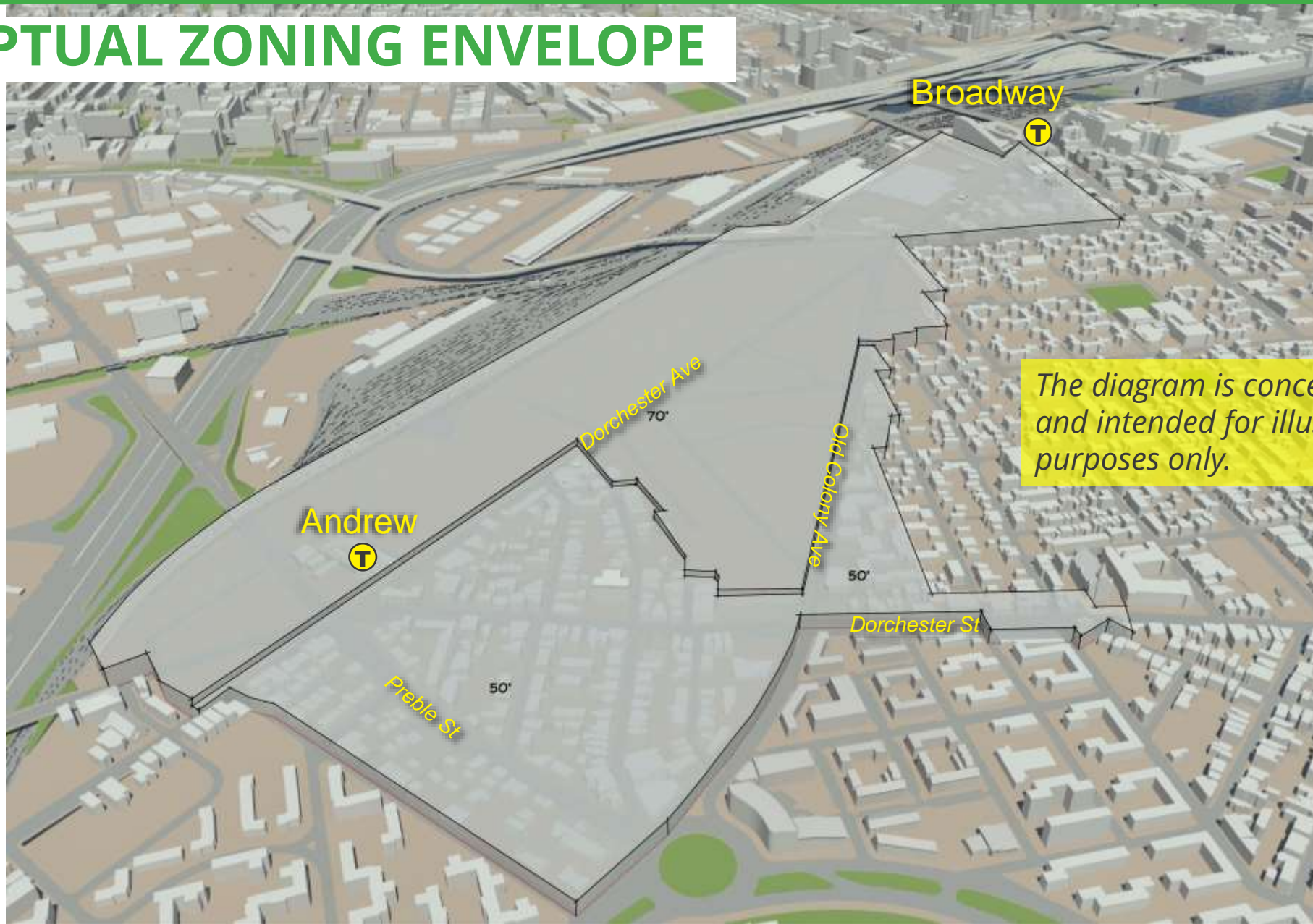
Barbell
concept



EXISTING CONDITIONS



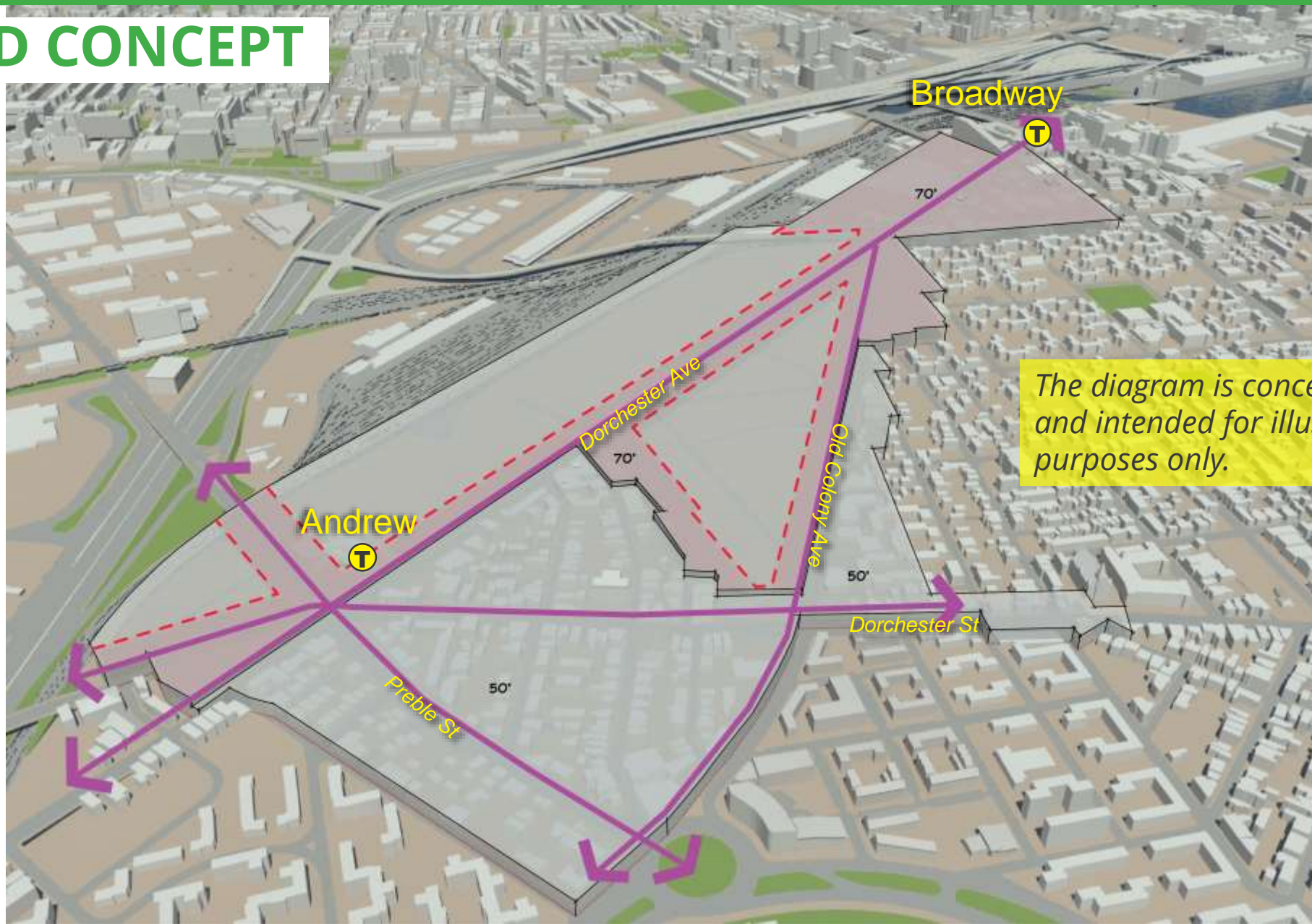
CONCEPTUAL ZONING ENVELOPE



The diagram is conceptual and intended for illustrative purposes only.

STEPPED CONCEPT

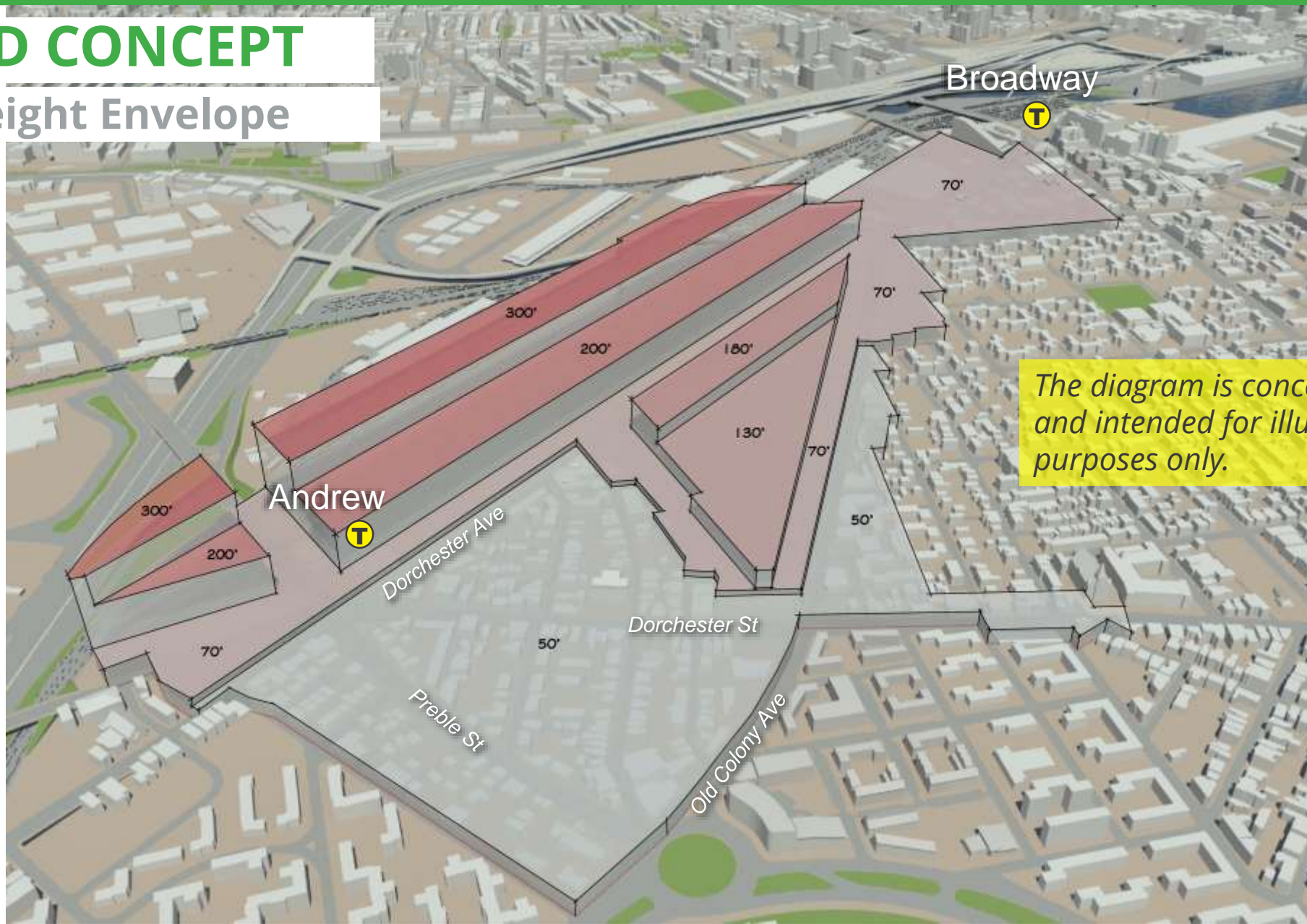
Set-backs



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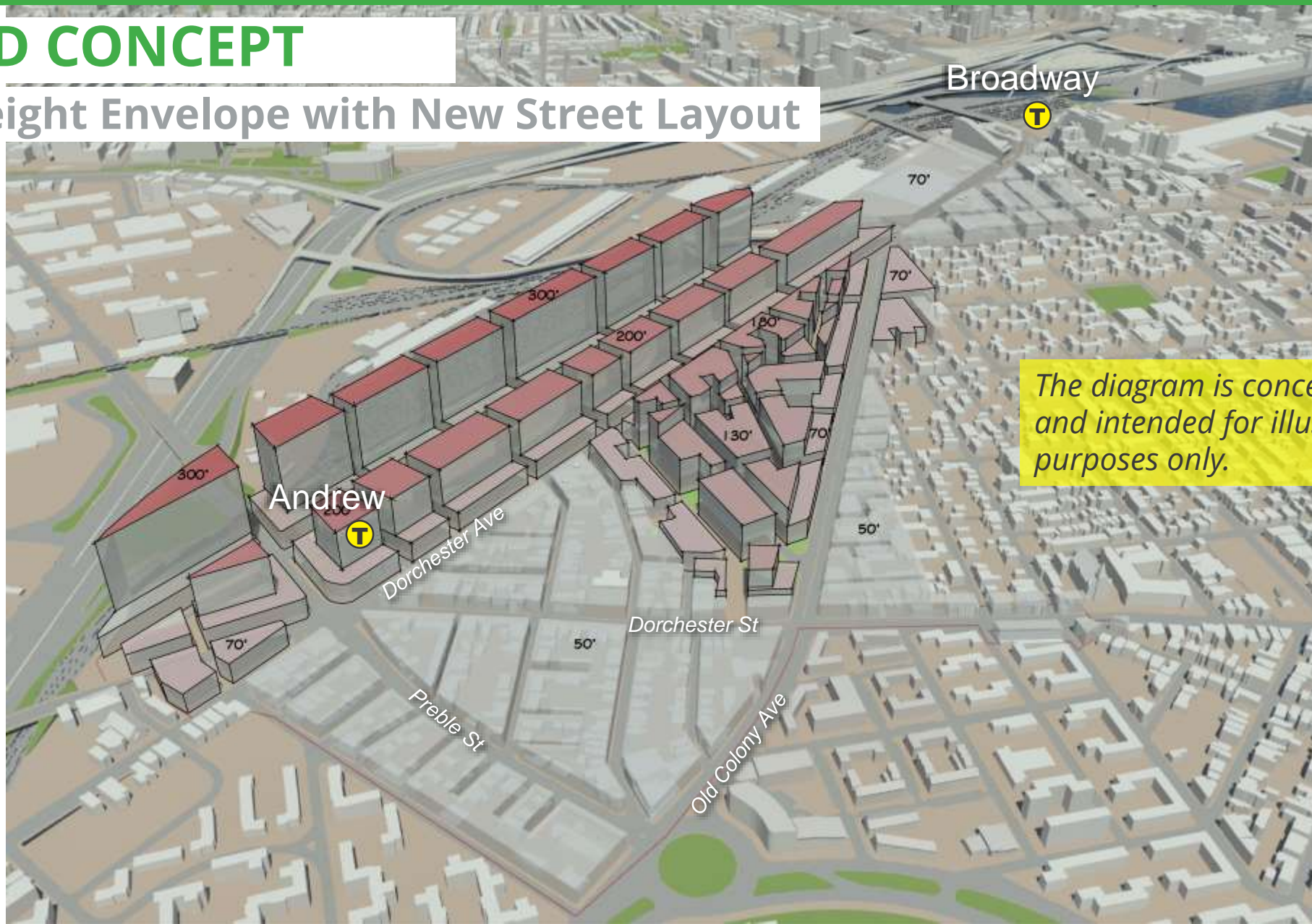
STEPPED CONCEPT

Zoning Height Envelope



STEPPED CONCEPT

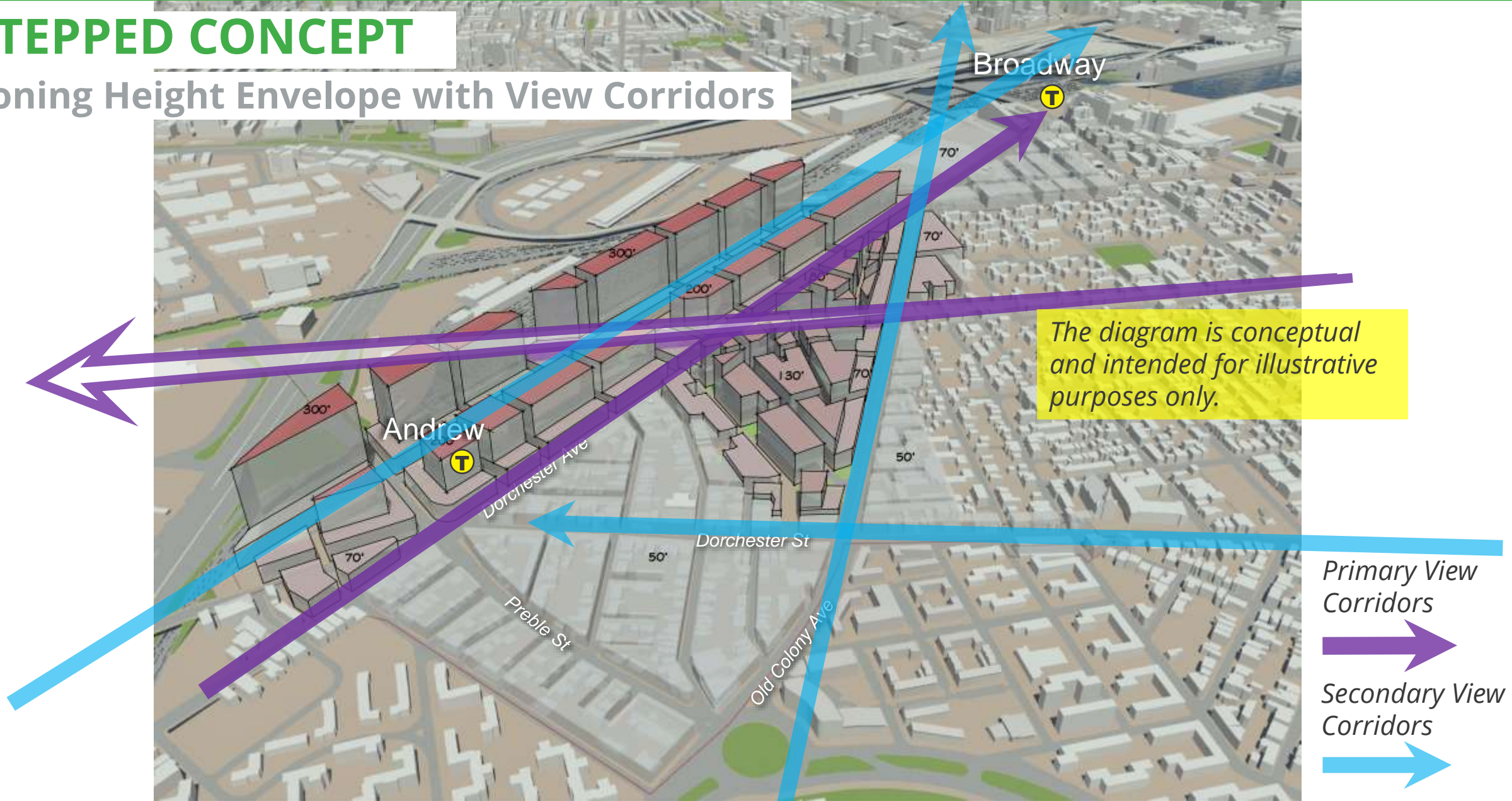
Zoning Height Envelope with New Street Layout



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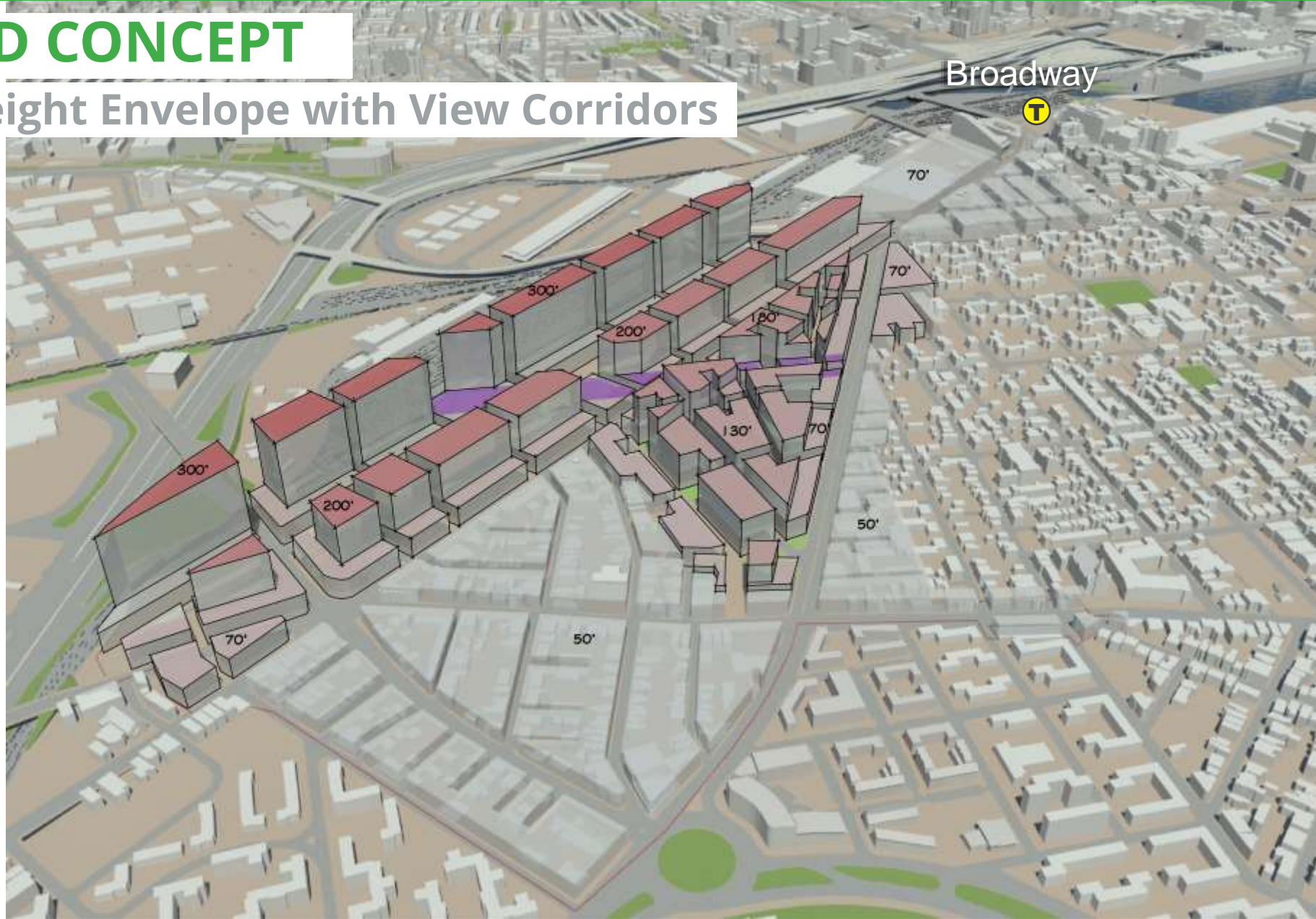
STEPPED CONCEPT

Zoning Height Envelope with View Corridors



STEPPED CONCEPT

Zoning Height Envelope with View Corridors



STEPPED CONCEPT

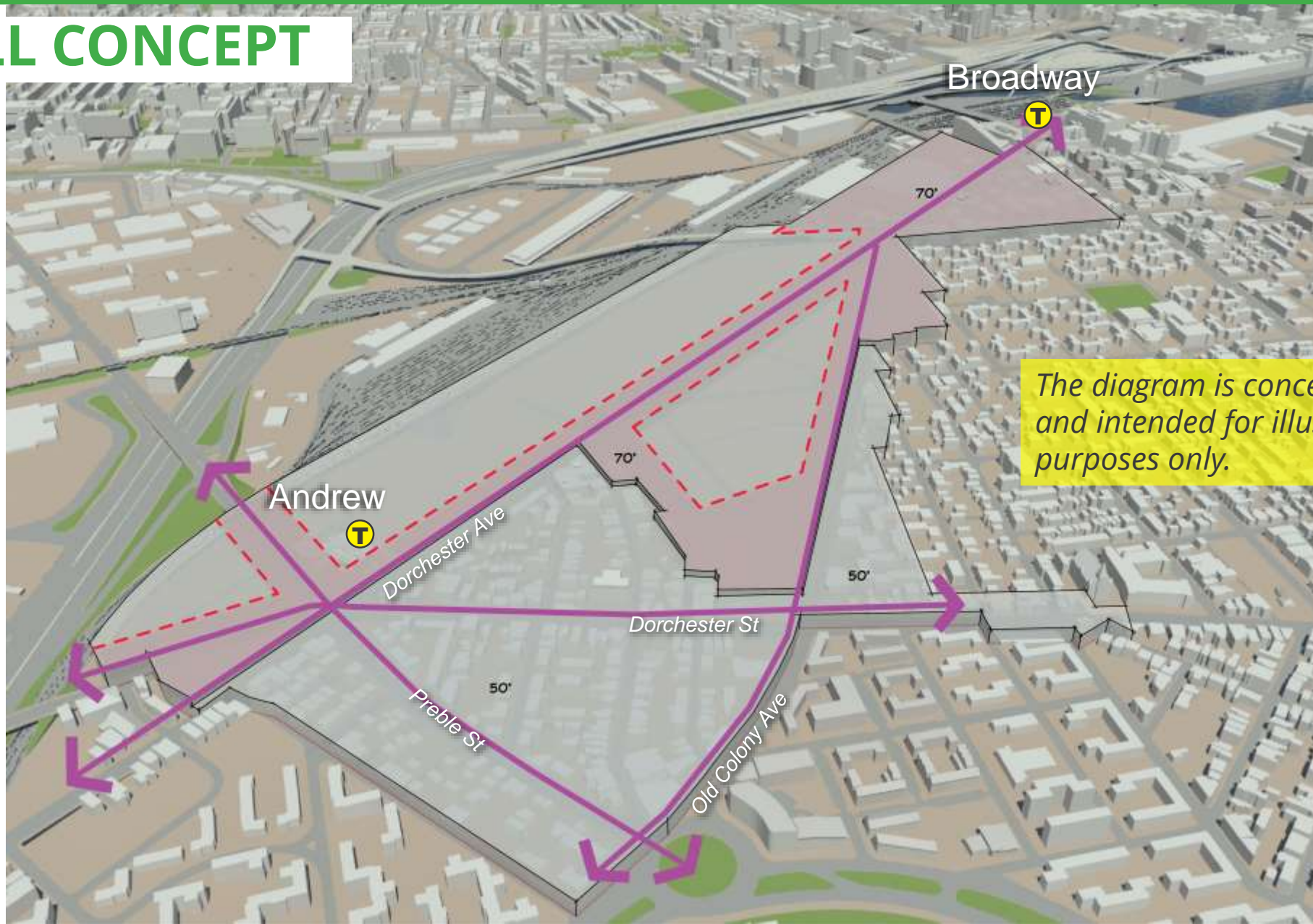
Spacing Between Taller Portions



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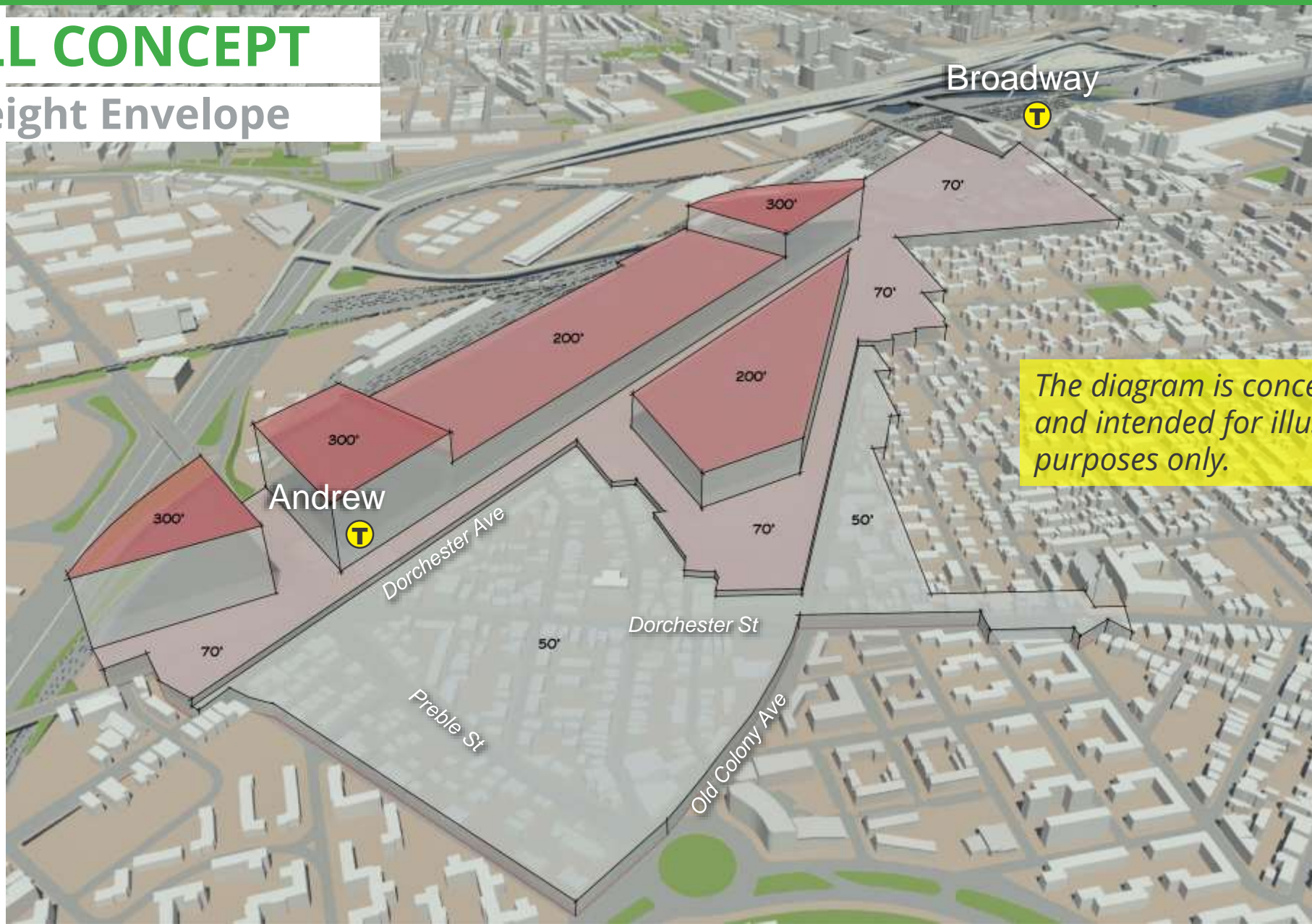
BARBELL CONCEPT

Set-backs



BARBELL CONCEPT

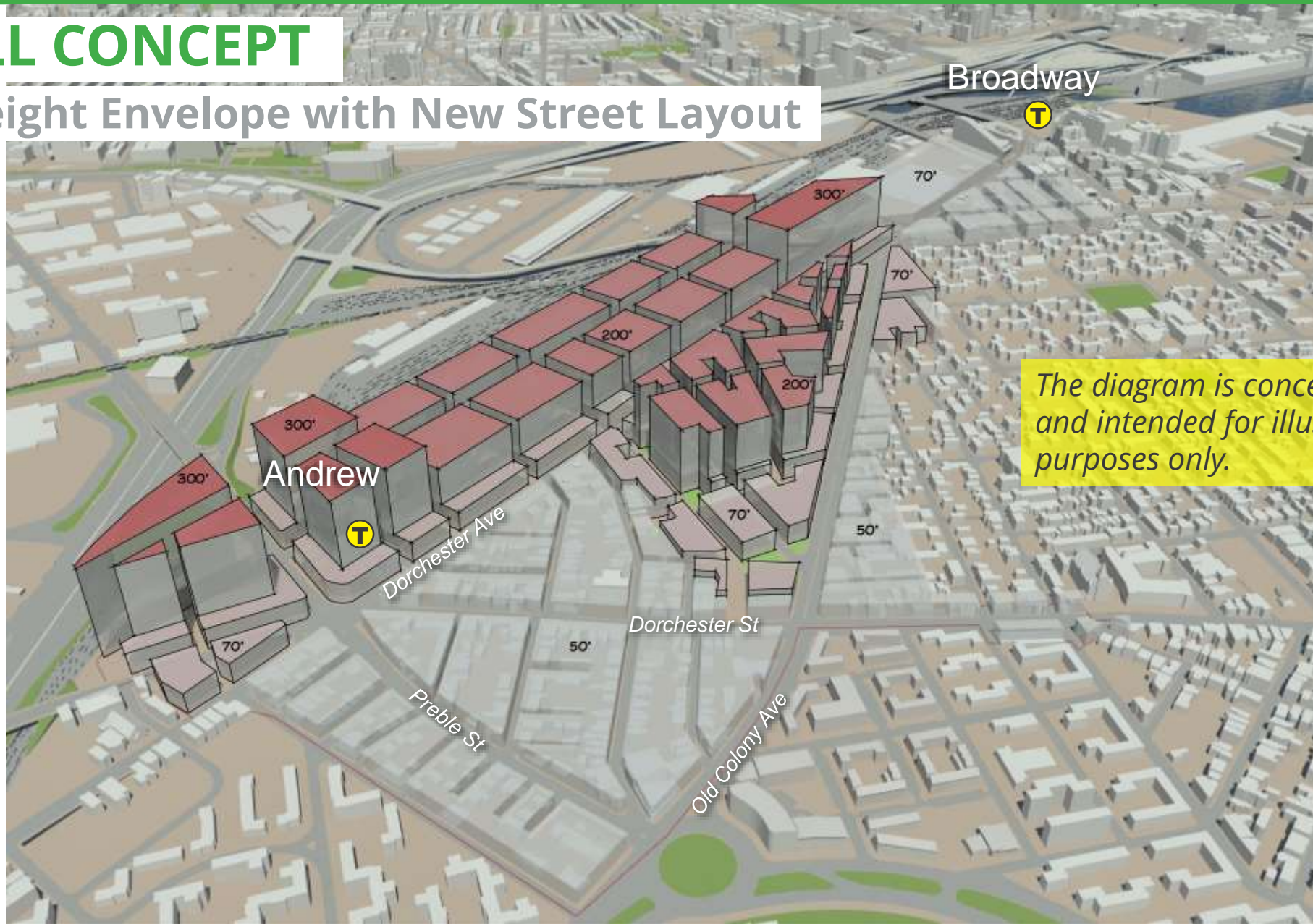
Zoning Height Envelope



The diagram is conceptual and intended for illustrative purposes only.

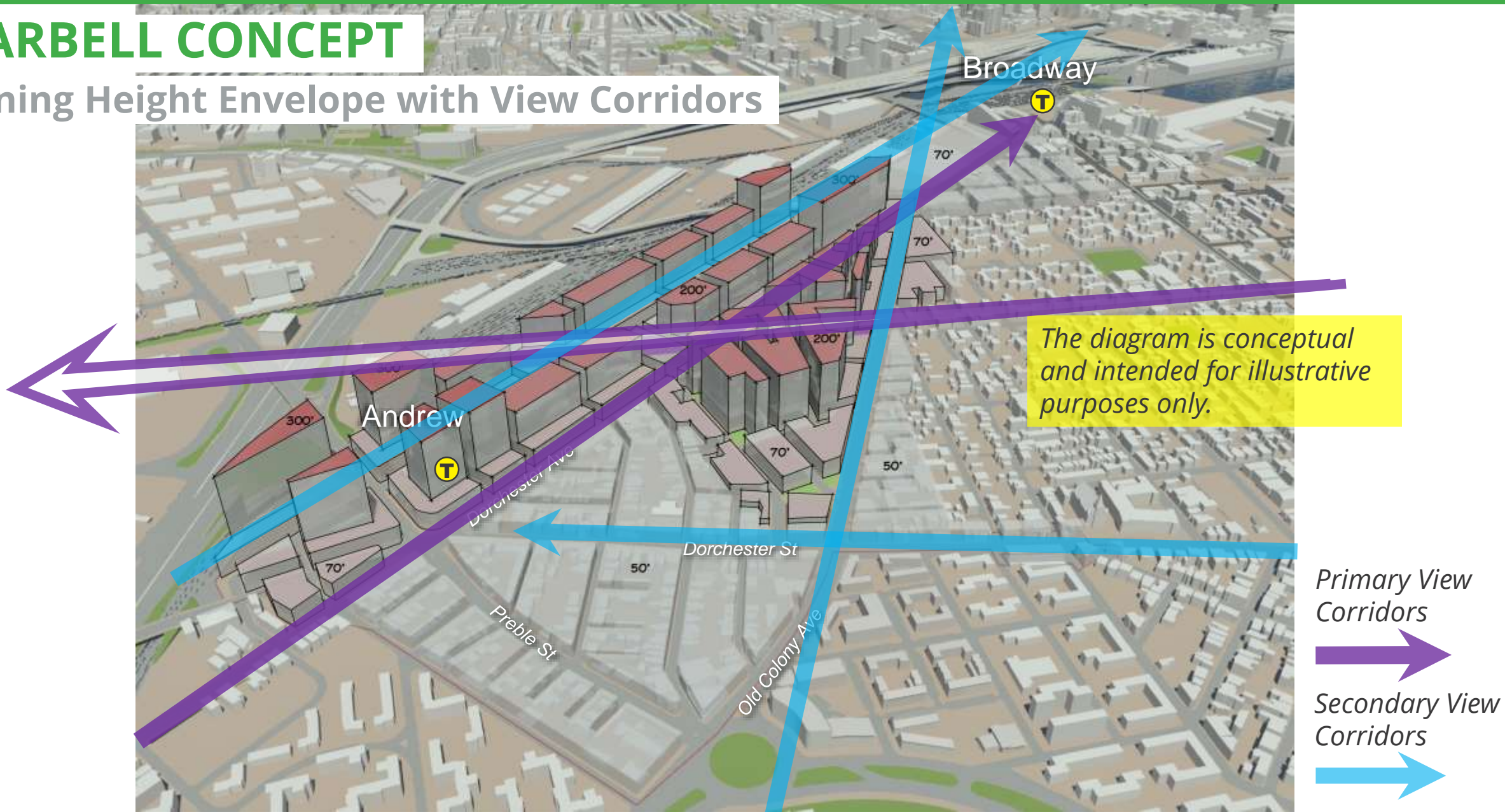
BARBELL CONCEPT

Zoning Height Envelope with New Street Layout



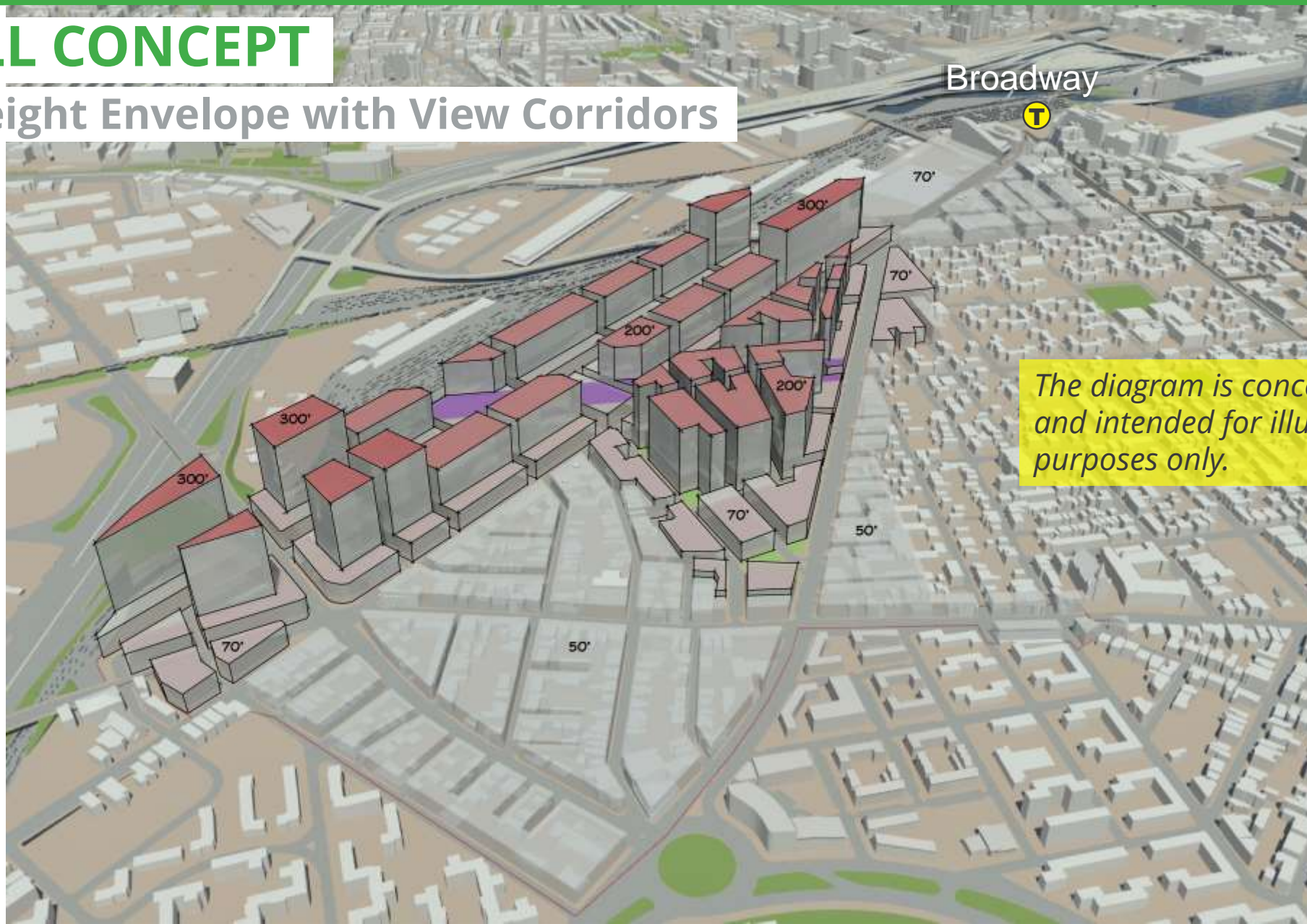
BARBELL CONCEPT

Zoning Height Envelope with View Corridors



BARBELL CONCEPT

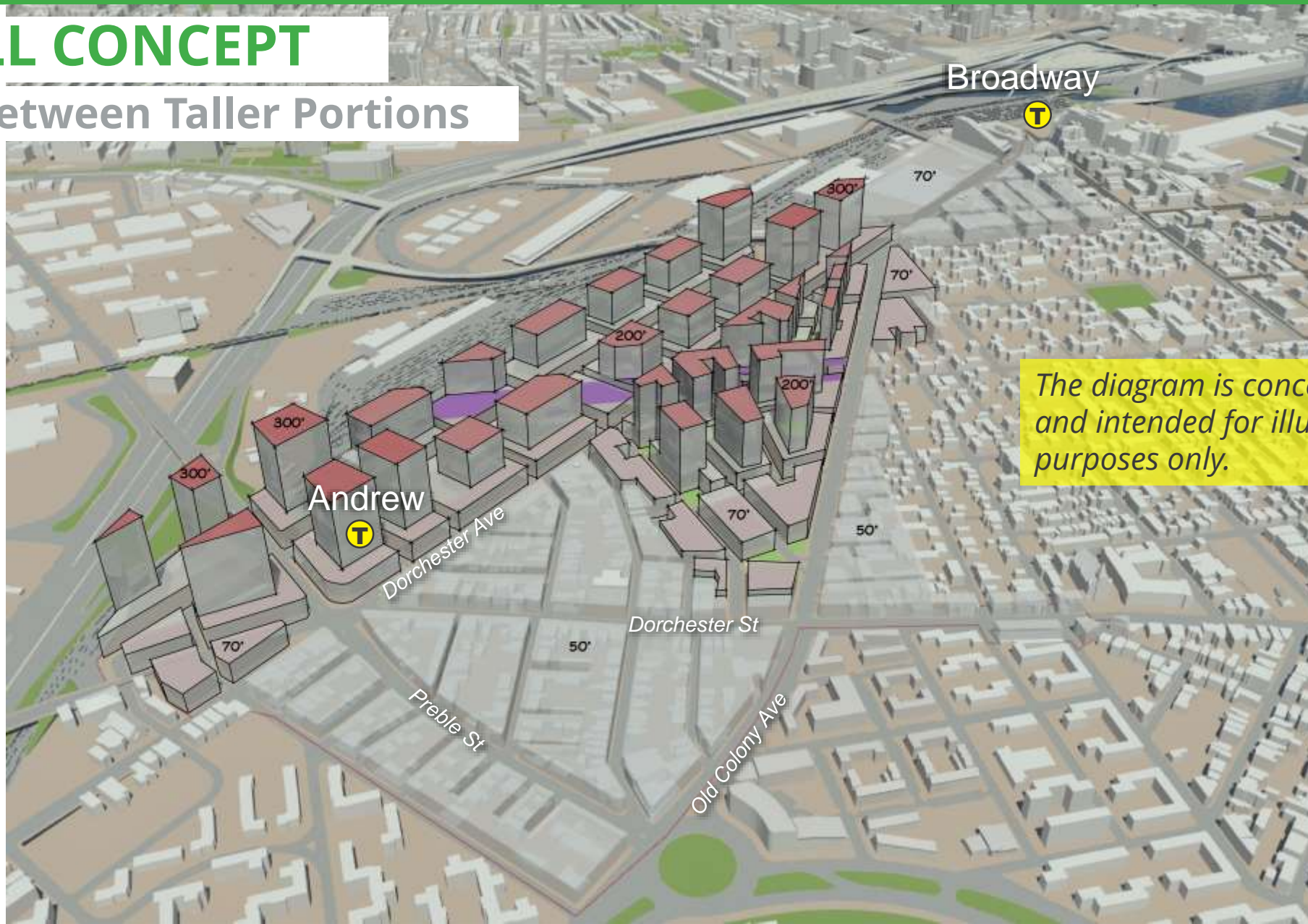
Zoning Height Envelope with View Corridors



The diagram is conceptual and intended for illustrative purposes only.

BARBELL CONCEPT

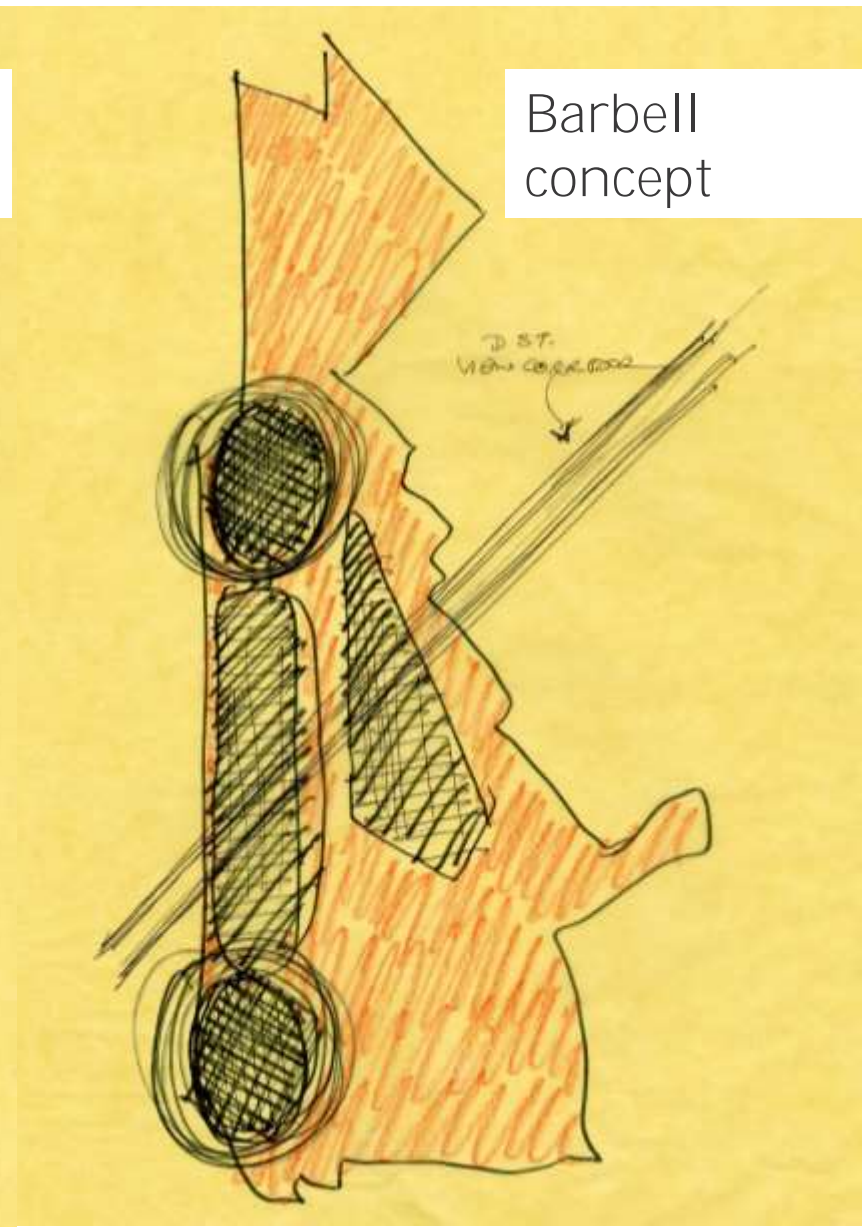
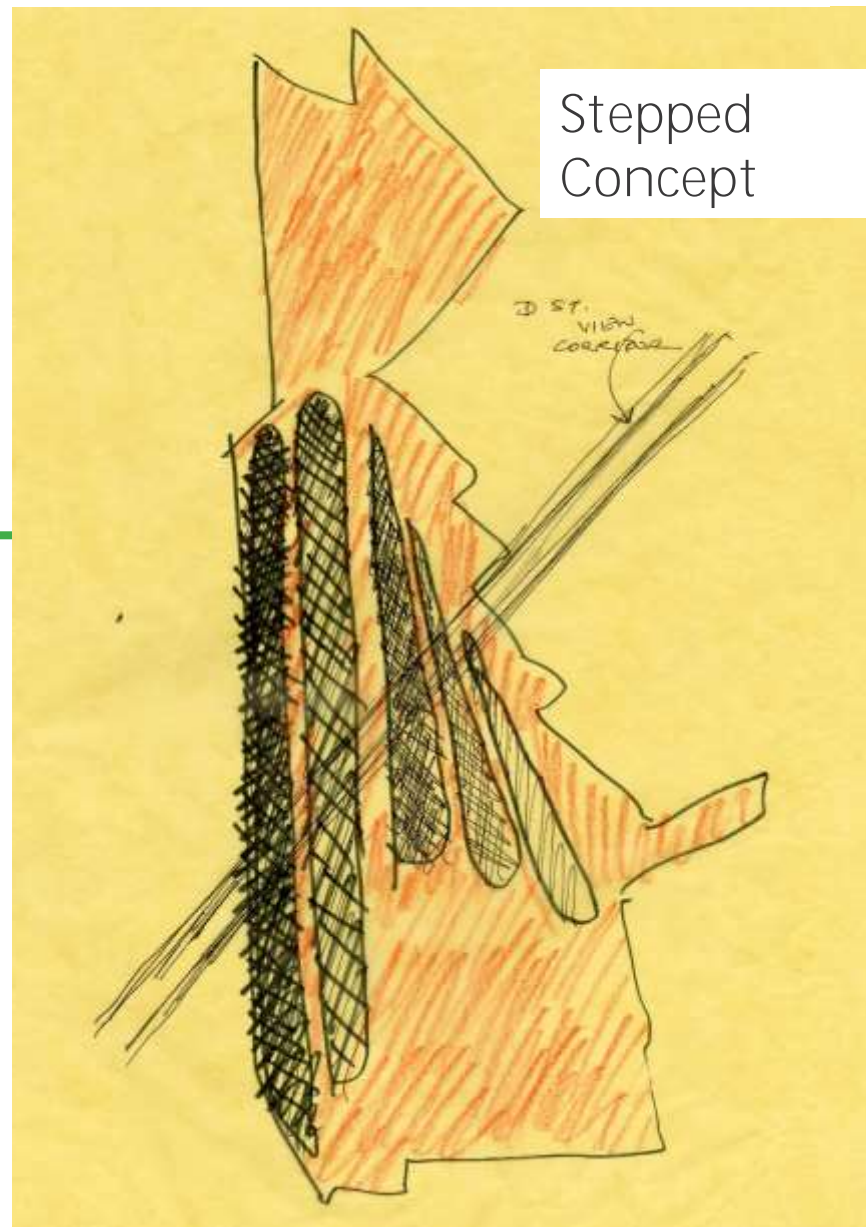
Spacing Between Taller Portions



The diagram is conceptual and intended for illustrative purposes only.

9

Pros and Cons Design Exercise



DESIGN EXERCISE

Instructions

Review and discuss each concept and answer the following questions:

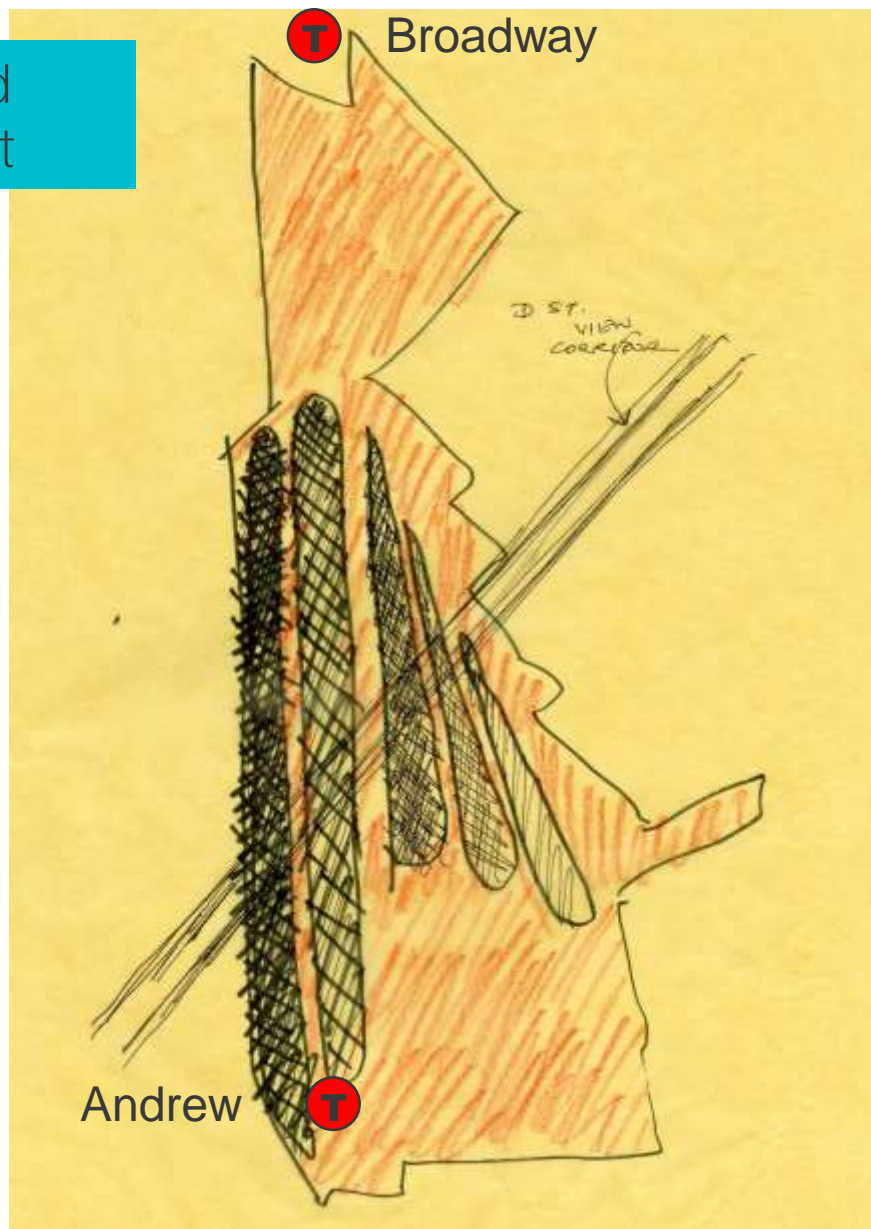
1. Discuss the two **open space concepts**
Pros and Cons
2. Discuss the two **height/density concepts**
Pros and Cons
3. What would you **modify**? And why?



PLAN: South Boston Dorchester Avenue

Preserve. Enhance. Grow.

Stepped
Concept



Barbell
concept

