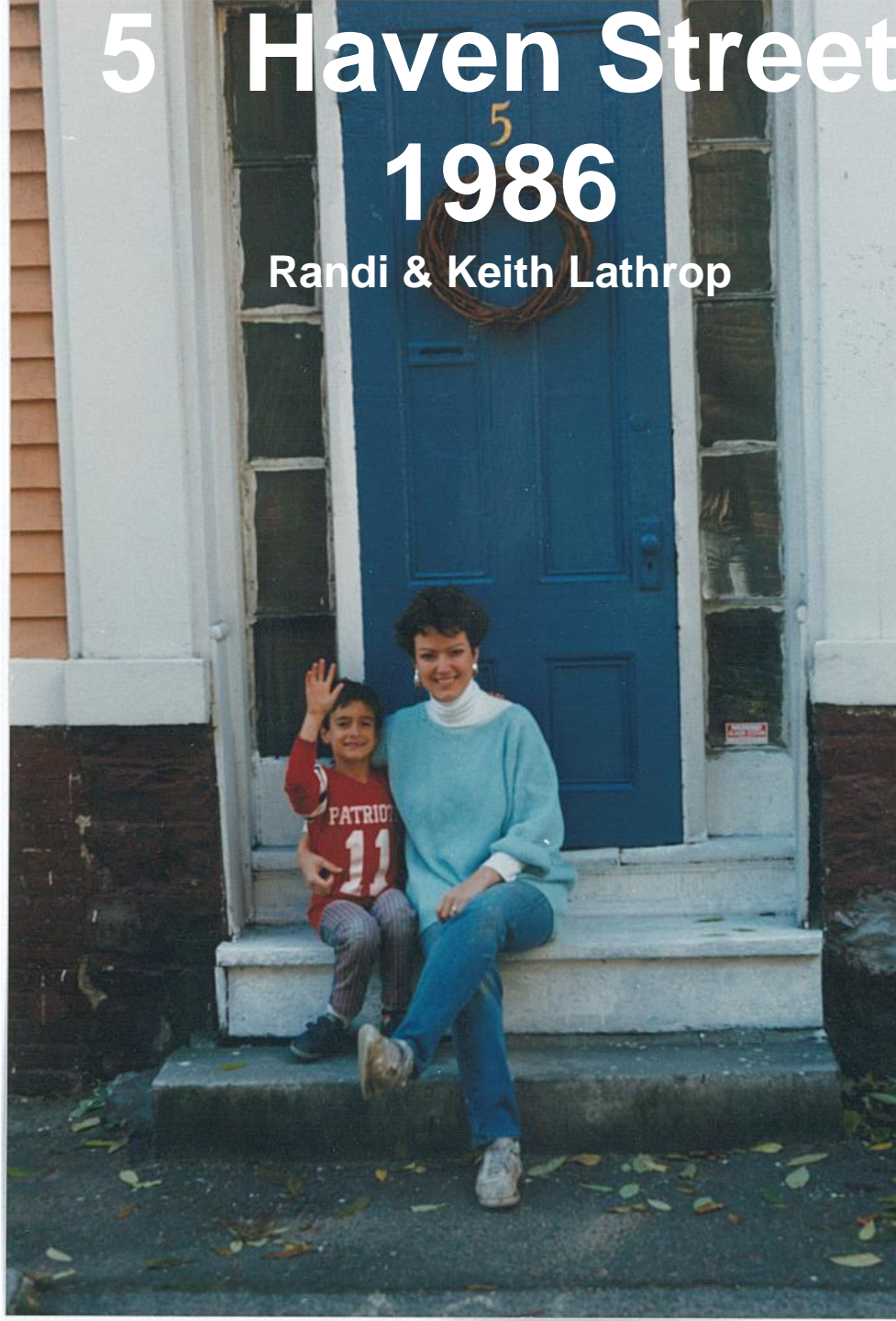


5 Haven Street 1986

Randi & Keith Lathrop





**Elevated Orange Line coming down
Washington Street/ Rutland Street**

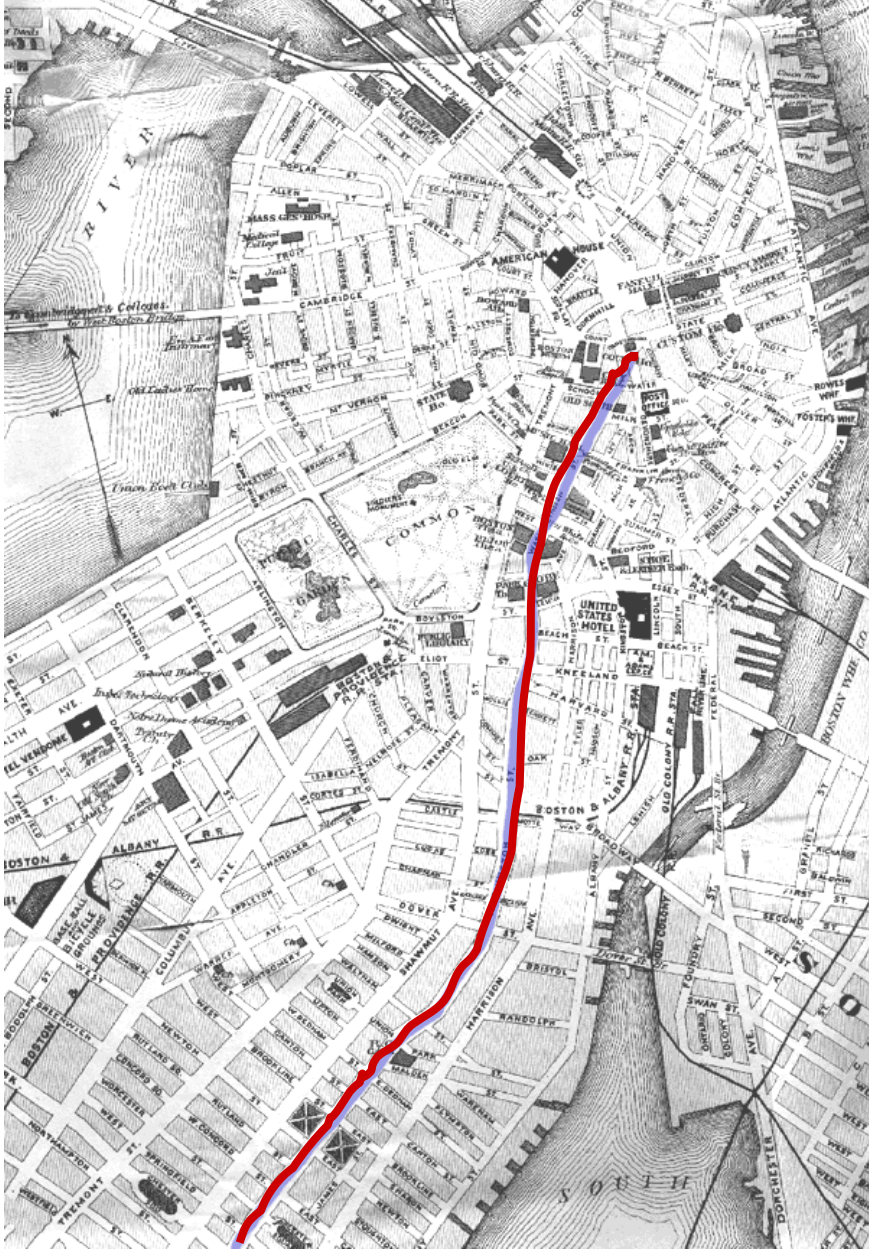
5 Haven Street today



Washington Street



18th Century

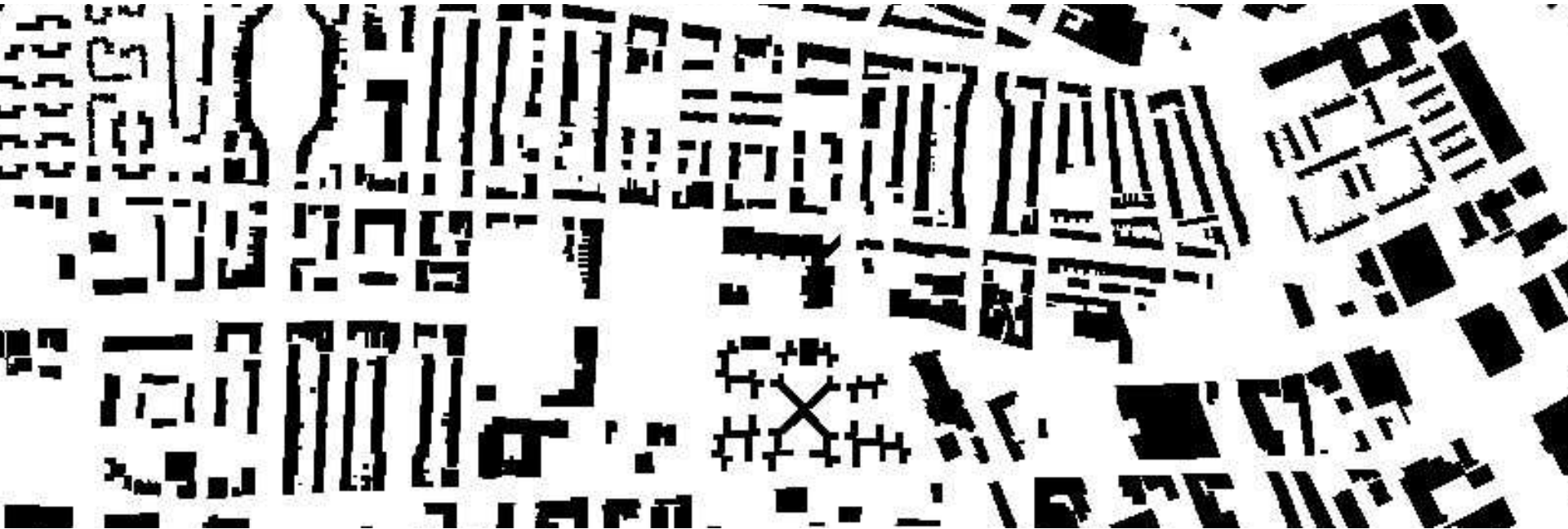


19th Century

1890 figure ground



1995 figure ground

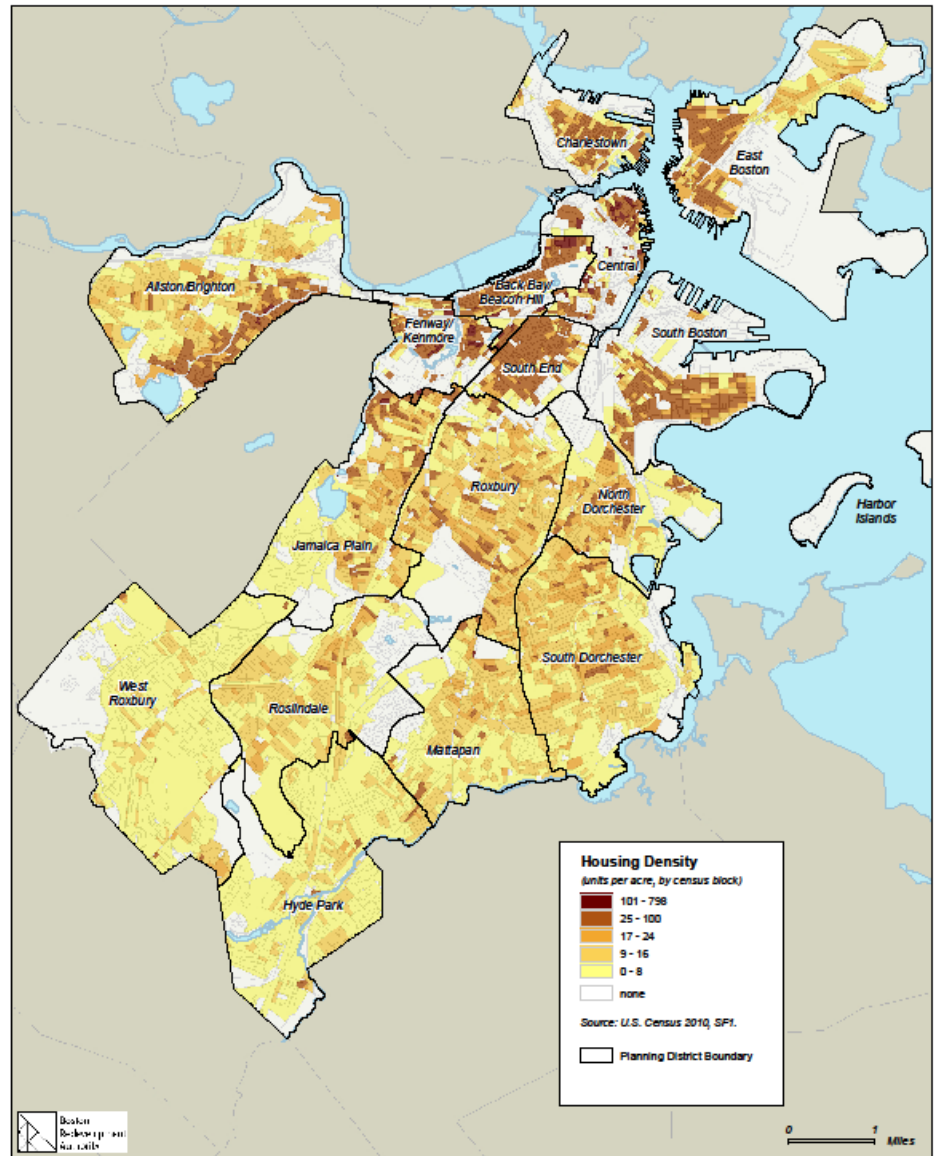


2003 figure ground



2010 Housing Density

2010 Housing Density by Census Block





Newbury Street

Density: Urban Living



Flour Bakery , South End

A New Washington Street

- **26 Member Task Force:**
businesses, residents
& nonprofits
- **Appointed by Mayor**
Thomas M. Menino
- **Partnered with City**
Agencies and Community
- **18-month process**
- **Report issued in 1995**
- **Randi Lathrop, chair**



**Washington Street Task Force
1995**

A New Washington Street 1995

A NEW WASHINGTON STREET

Boston's Main Street for the New Century

MAYOR THOMAS M. MENINO'S
WASHINGTON STREET TASK FORCE

FINAL REPORT AND
RECOMMENDATIONS

A strategy to encourage investment and
redevelopment on Washington Street



- Planning & Visioning by Boston Redevelopment Authority (BRA)
- Led to NEW zoning adopted by Zoning Commission in 1997
- Development moves forward

Washington Street: A Transportation History



- **1972** Decision to relocate elevated Orange Line
- **1985** Washington Street El discontinued
- **1996** Mayor Thomas M. Menino initiates revitalization strategy
- **1997** Consensus on “Framework for Implementation”
- **2002** MBTA initiates Silver Line Bus Rapid Transit service
- **\$52M** investment from Roxbury-Downtown. : widen brick sidewalks, acorn street lights, NEW bus Shelters, granite curbs

Transportation Oriented Development

The elevated rail line loomed over Washington Street from 1900 to 1987. When it was constructed, many considered the elevated line a modern improvement that swiftly transported tens of thousands of riders daily, but its noise and looming shadows depressed what had once been a fine neighborhood.



1985 Prataap Patrose

The final phase of the Silver Line is expected to be completed in 2008 will connect the Gateway district to the airport.



The Silver Line, a national model for bus rapid transit, began operating on Washington Street in 2002. The system already serves 14,000 riders per day, a 60% increase over what had been anticipated.

Street Design/Remediation



before design



****2012 heaters
& enclosures
were added by
the T**

after design

2003 Photo by Joanie Tobin

Milestones To Successful Neighborhood Revitalization

- 1960-70's** Urban Renewal demolishes 7 acres. **DISINVESTMENT**
- 1985** Elevated Orange Line service discontinued.
- 1990-93** BRA South End/Lower Roxbury Policy Plan. **VISION PLANNING**
- 1995-97** Rezoning effort. **LAND USE and DENSITY CONSENSUS**
- 1995-97** Mayor Thomas M. Menino appoints **COMMUNITY / CITY PARTNERSHIP**
Washington Street Task Force to begin
revitalization. Randi Lathrop, chair
- 1997** Elected officials sign a consensus **TRANSPORTATION ACCESS**
"Framework for Implementation" to
reconstruct the street with new transit.
- 1997** Washington Street Gateway Main Streets **BUSINESS COMMUNITY INVOLVEMENT**
program established.
- 1998** Boston Zoning Commission adopts
new zoning.
- 1998** Mayor's Washington St. Design Oversight **COMMUNITY / TRANSIT PARTNERSHIP**
Committee finalizes design for street
improvements/transit. State agencies commit
\$52 million.
- 2002** MBTA initiates Silver Line BRT service **PUBLIC SERVICES IMPROVEMENTS**
on Washington Street
- 2012** Over 1,900 new/rehabbed housing units,
250,000 sq ft NEW retail, 1500 NEW parking spaces **PUBLIC/PRIVATE INVESTMENT**
along Washington Street area
- .

Mandela

- **276 Housing units**
- **1,500 sf ground-floor retail**
- **Preserved 100% affordability**



2003



17

1996

Grant Manor

- 179 Housing units
- 5,000 sf ground-floor retail
- Preserved 100% affordability



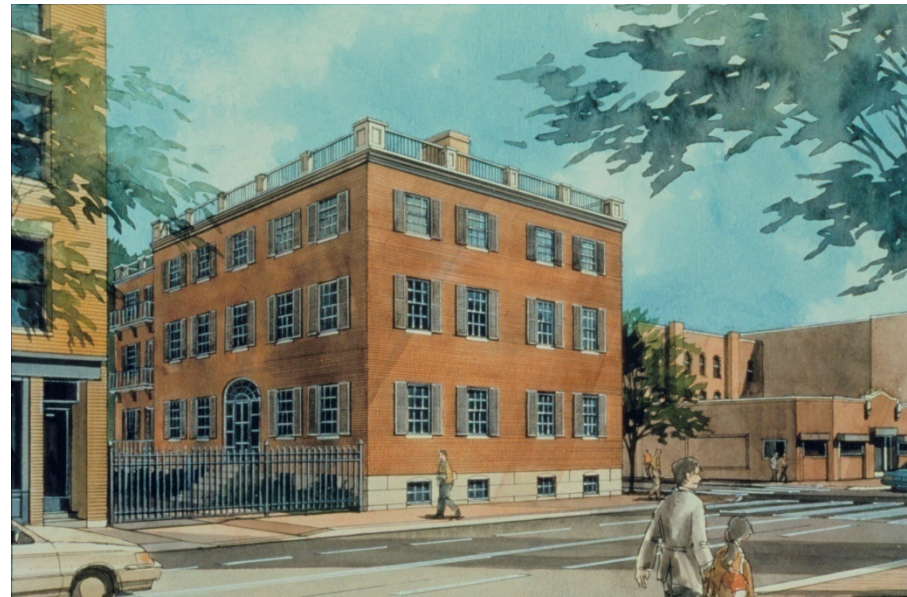
2003



1997

Porter House

- 13 units housing: historic preservation
- oldest house in South End



Architect: Hacin + Associates, Inc.



1996



2003

Allen House

Architect: DHK + Associates, Inc.



2003



1996

- 11 units housing
- Historic Preservation

New: 4-6 East Concord Code 10 & Coco Baby

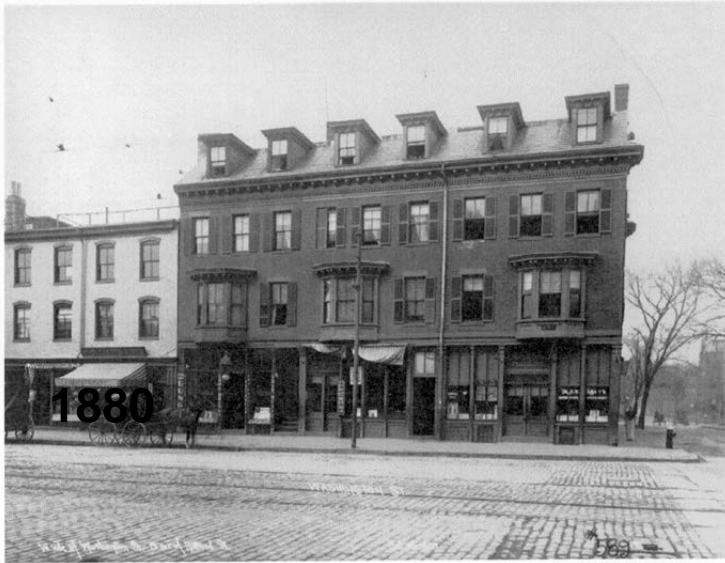


- 8 Housing units
- 4 units affordable
- 2,000 sf ground-floor retail

2003

1597 Washington St,

***South End Community Health Center, Walgreens, Flour Bakery
& Cumston St. Townhouses***



- **South End Health Center:35,000 sq ft.**
- **11,000 sf ground-floor retail**
- **59 condo**
- **19 single-family townhouses,Cumston St**

The Savoy



2003



23

1890

13 units housing
1,500 sf ground-
floor retail



Architect: Hacin + Associates, Inc.



1996

Rollins Square

- **184 units**
- **148 units affordable**
- **6,500 SF ground-floor retail**



BEFORE

1997 photograph by Gareth Wohl,
Washington Gateway Main Street

This parcel lay vacant for 32 years until community pressure forced the BRA designated developer to action.



AFTER



Housing

open space park above parking garage

Laconia Lofts



2003

Artists live-work space



Architect: Hacin + Associates, Inc

- 99 Loft units and ground floor retail
- 49 units affordable
- 7,900 sf ground-floor retail



1996 View of Laconia site

Wilkes Passage Lofts

- 155 Loft units
- 19 units affordable
- 20,000 sf ground-floor retail

Architect: Doug Dolezal Architecture



2003



19th Century



1997



before

1997 South End Historical Society

Minot Hall

Originally know as the Smith Block, Minot Hall dates from 1859. Upstairs was a ballroom that served as a function hall, complete with 22-foot high ceilings, grand gilded mirrors and a musicians' balcony.



after



after

- **45 units housing**
- **3 affordable**
- **10,000 SF ground-floor retail**
- **Rebuilding contiguous retail space**
- **Historic Preservation**

2003 Herb Fremin, Washington Gateway Main Street

Developing and Maintaining a Densely Populated Neighborhood

- **Partnerships**
 - **Government**
 - **Neighborhood Organizations**
 - **Developers**
 - **Property Owners**
 - **Businesses**
 - **Non Profits**
- **Volunteers**



2002 photo by Aric Antoniou. Courtesy of Washington Gateway Main Street

Foodies Market opened in 2008



WGMS: Economic Restructuring

- Business Assistance
- Market Analysis
- Building Clusters



After



Storefront Improvements

- Eliminate solid roll-down grates
- Provide Transparency to the Street
- Security Alternatives
- Materials
- Lighting
- Signage
- Merchandising/Displays



Before



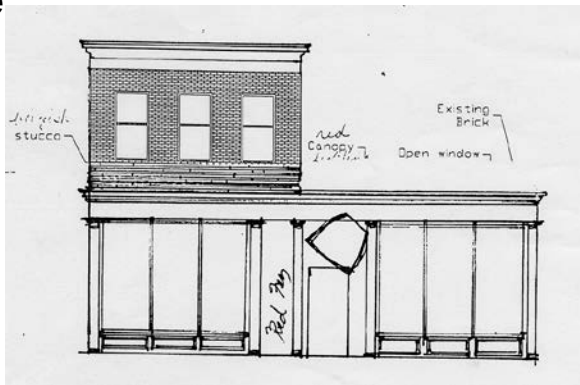
After

Storefront Improvement Grants

- Effect Design
- Accelerate Improvements
- Assist Older Businesses

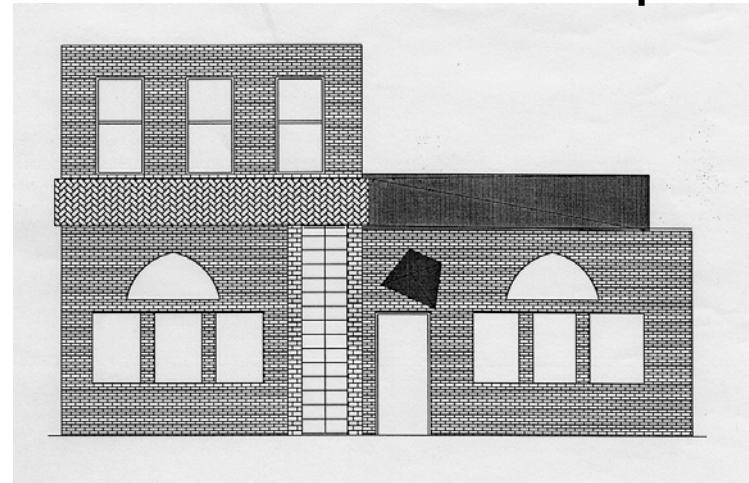


Before



Design Committee

Owners Proposal



After

Project Place

headquarters for Project Place

14 efficiencies

Myers and Chang restaurant





700 Harrison Ave, before



700 Harrison Ave

- 84 Units of housing,
- 46 affordable
- 160 underground parking
- 6,700 ground floor retail
- Community Garden

Artblock and Bates Art Center

Rehab of the Bates Art Center

Artists Live /Work space

Gallery space



St George Street Before 1990's



Before 20

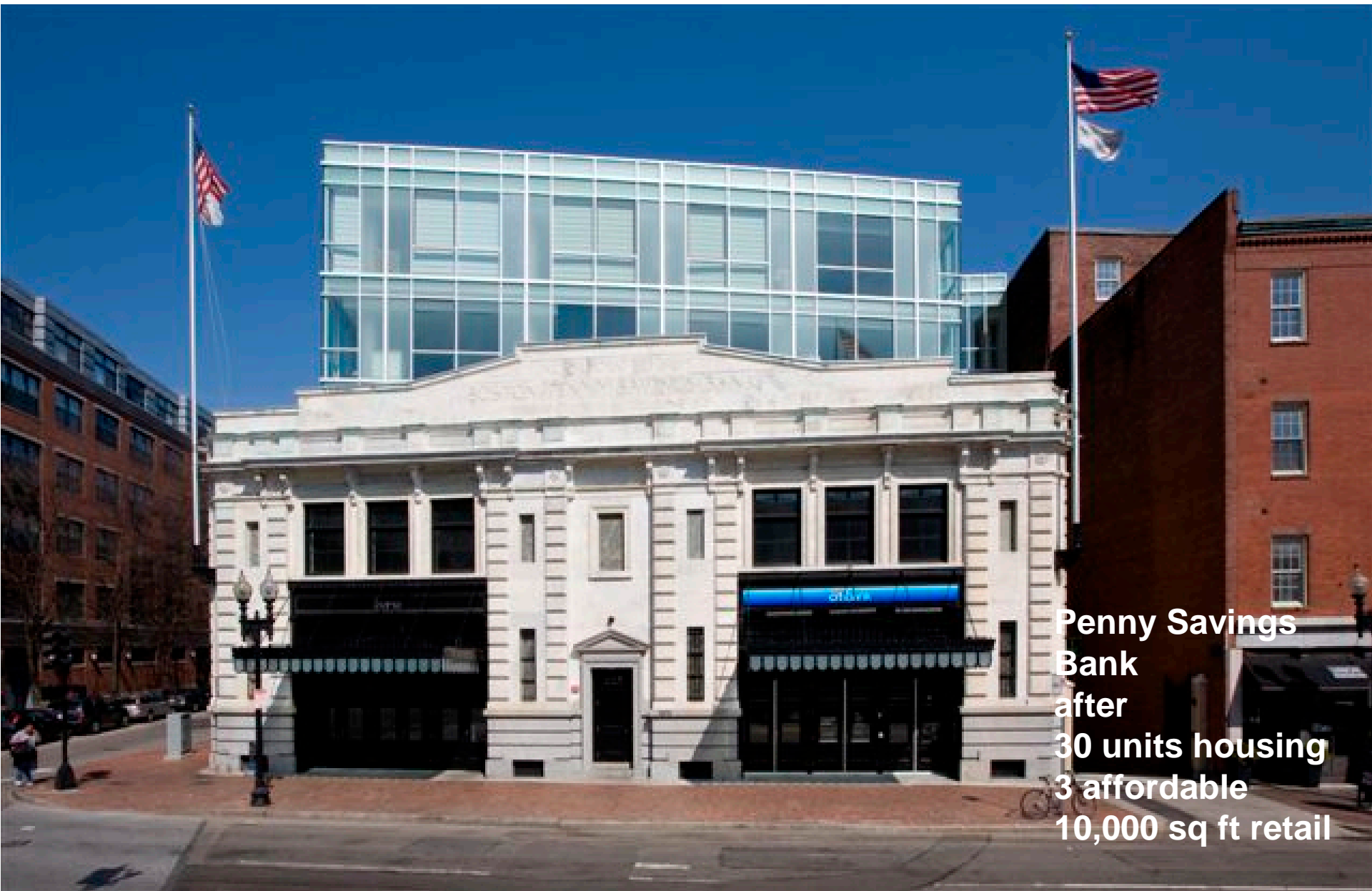
St George Street
after
25 units of housing
12 affordable





Penny Savings
Bank
before

28 12:37 PM



**Penny Savings
Bank
after
30 units housing
3 affordable
10,000 sq ft retail**

St George Street



before



St George Street
after
33 units of housing,
4 affordable

James Court

before :surface parking lot



James Court

125 housing units, parking, interior park
\$500,000 funding to Artblock



Penmark

60 units



Before



After

500 Harrison Ave



before

after



Harrison Ave



460 Harrison Ave



560 Harrison Ave after

Power House

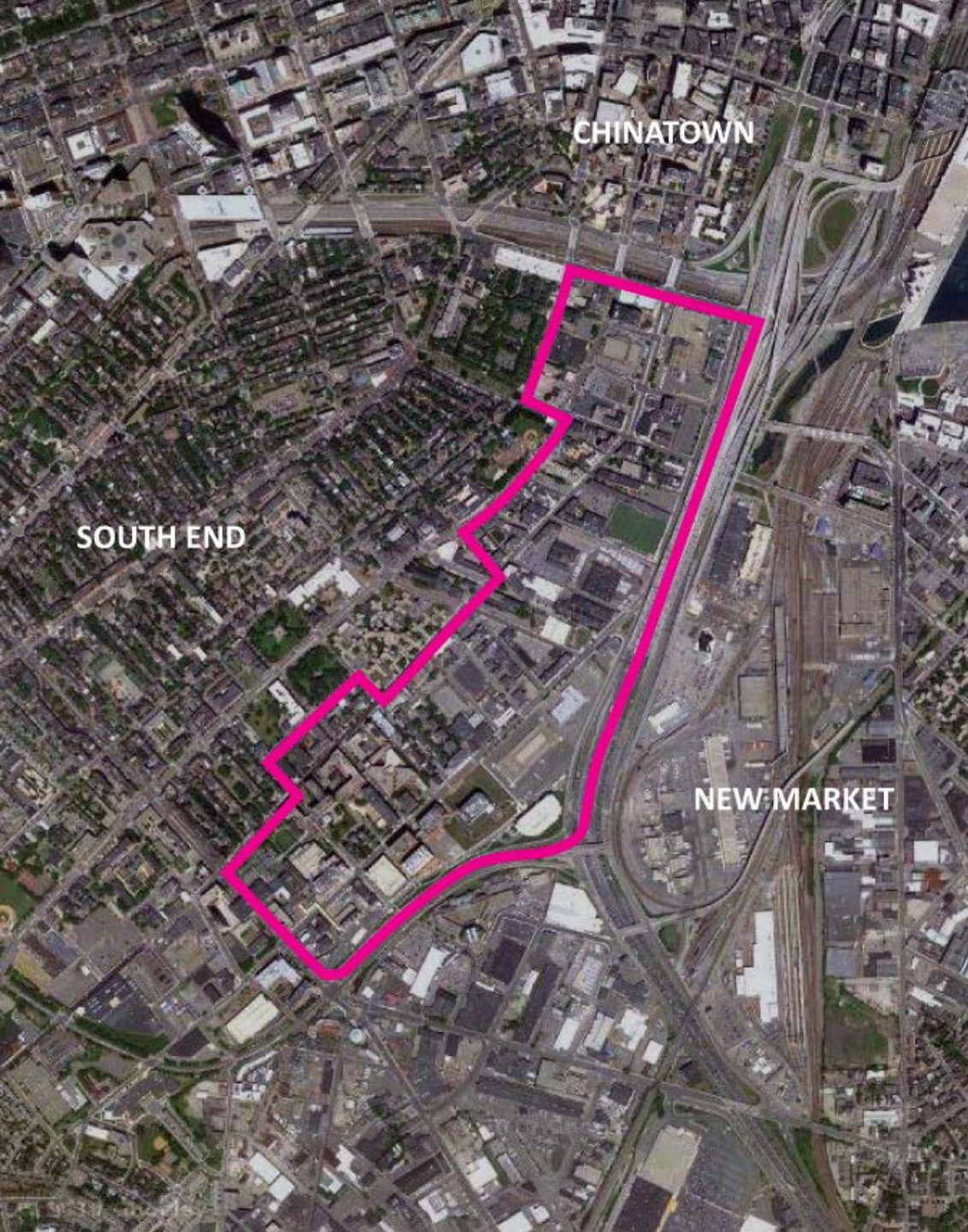
Harrison Ave

after



Before





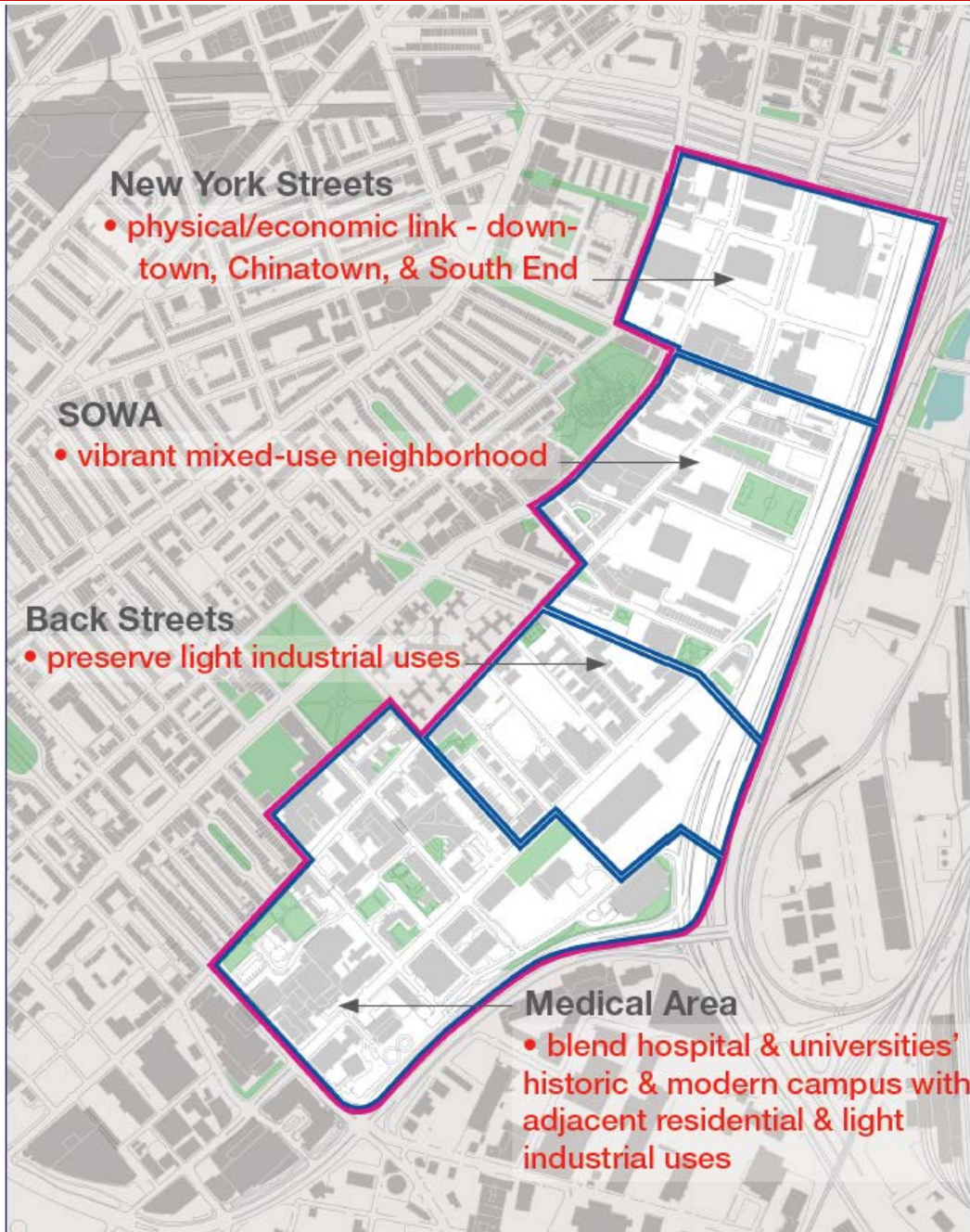
CHINATOWN

SOUTH END

NEW MARKET

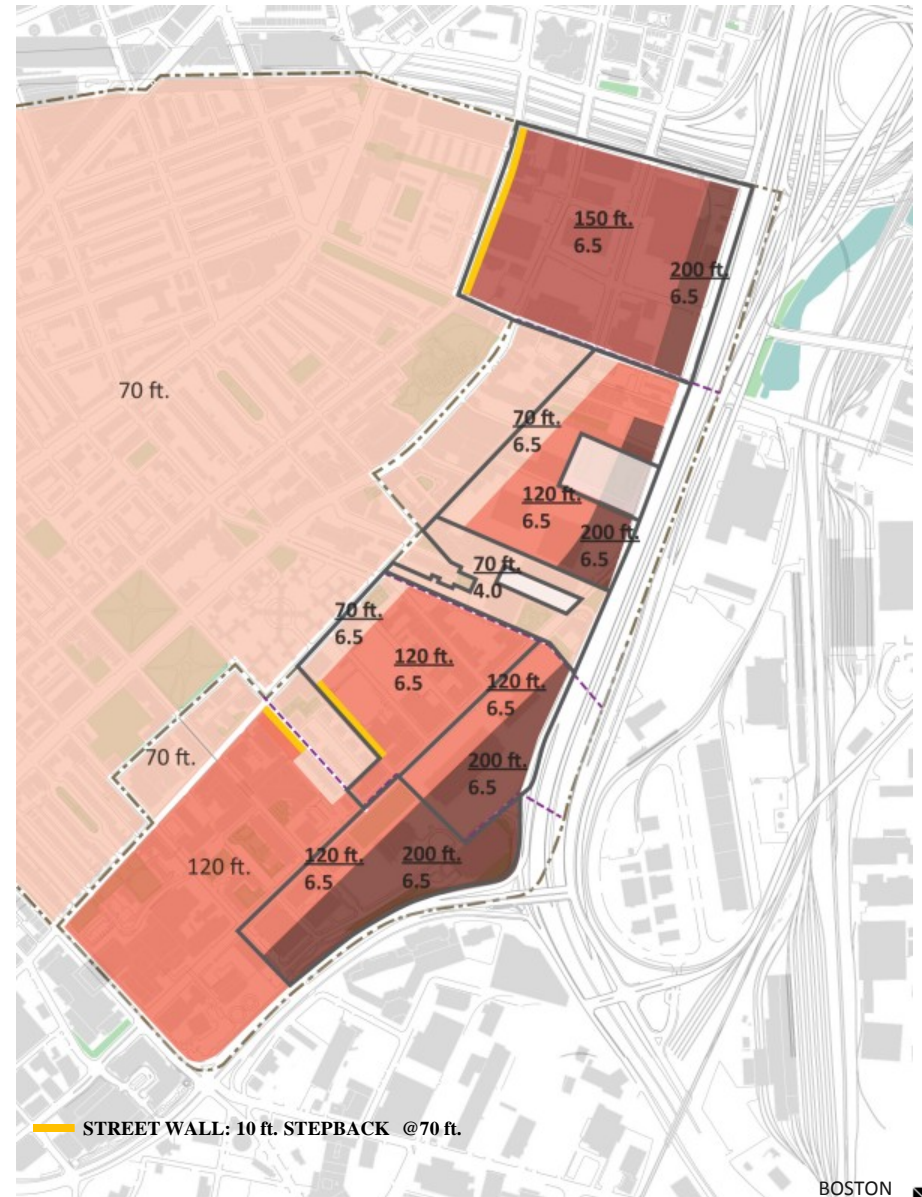
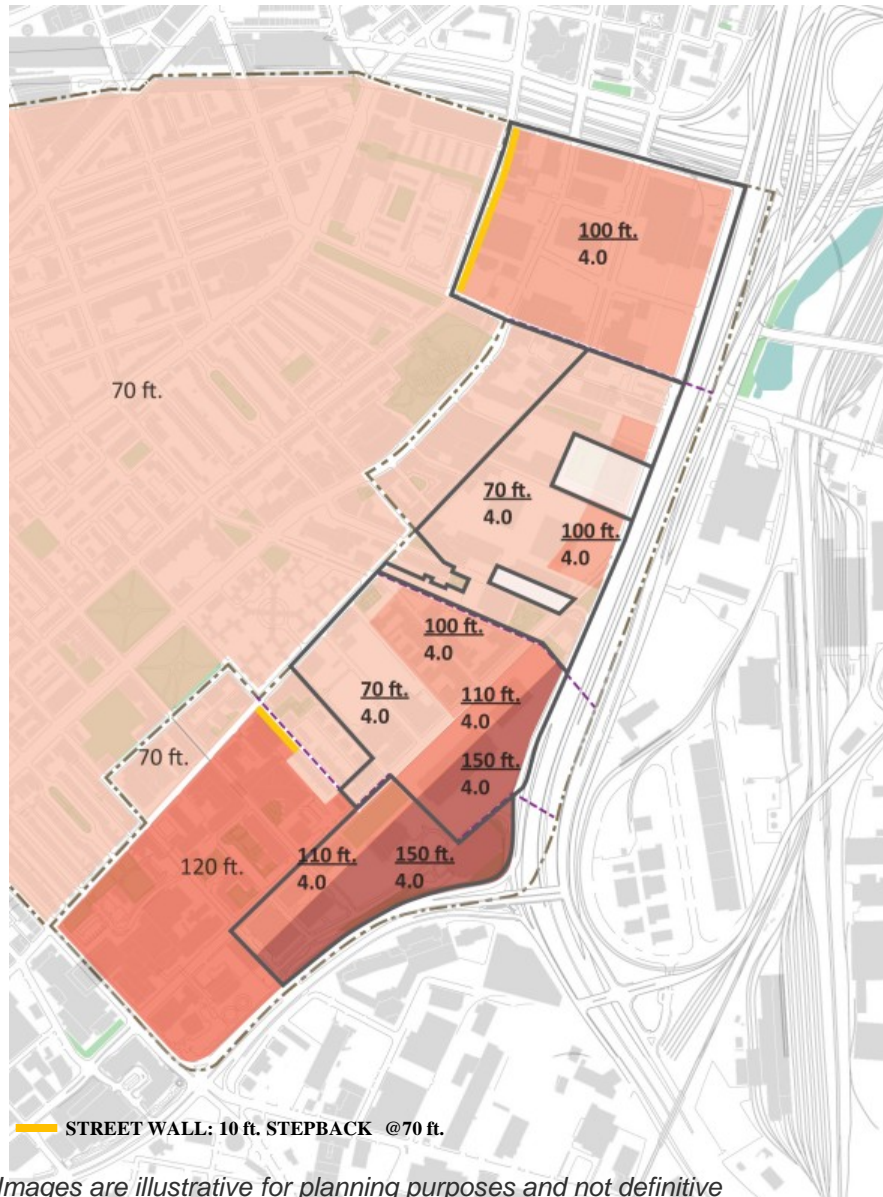


Future



FORMER AS OF RIGHT HEIGHT/FAR

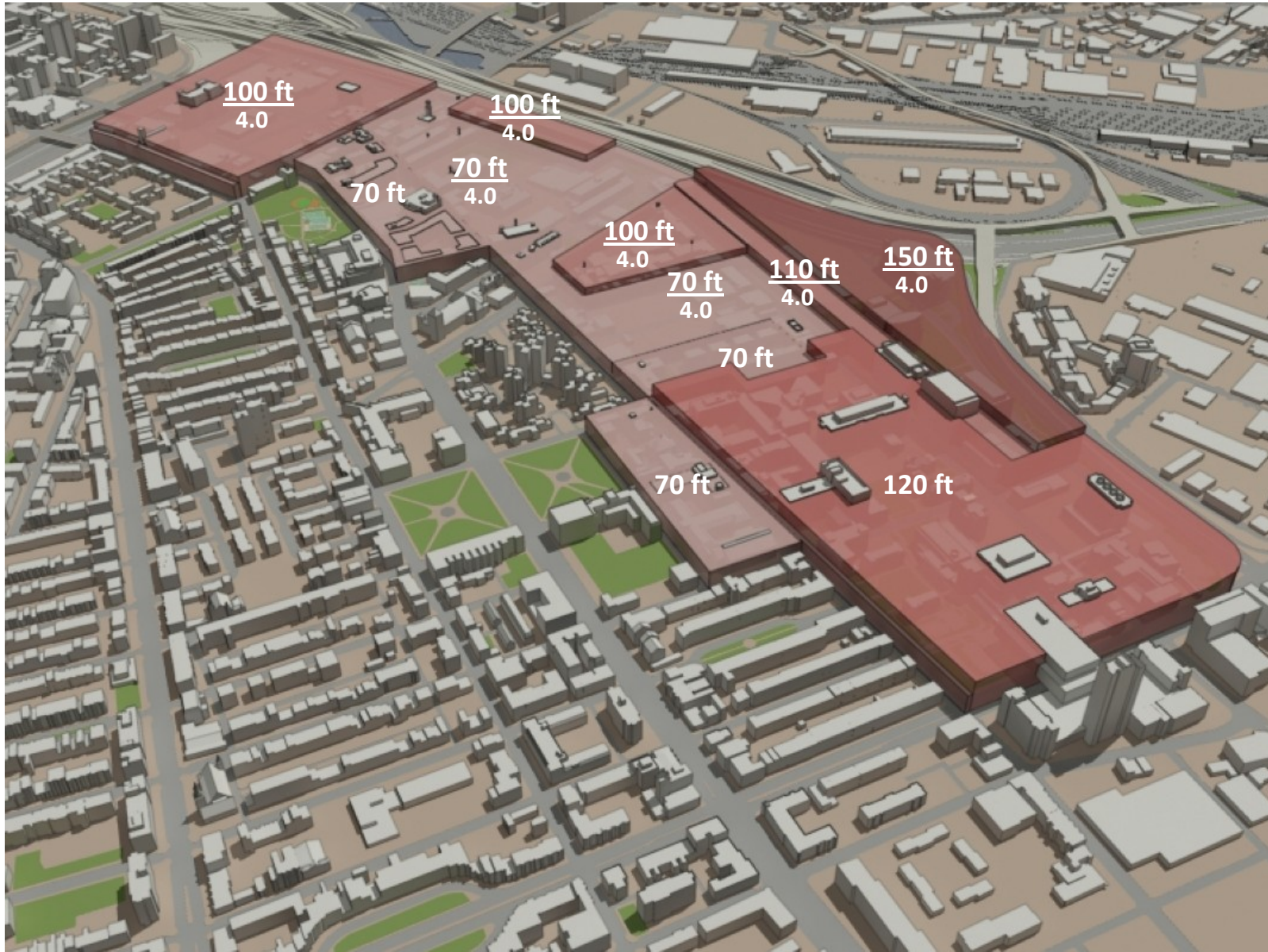
NEW PDA HEIGHT/FAR



STREET WALL: 10 ft. STEPBACK @70 ft.

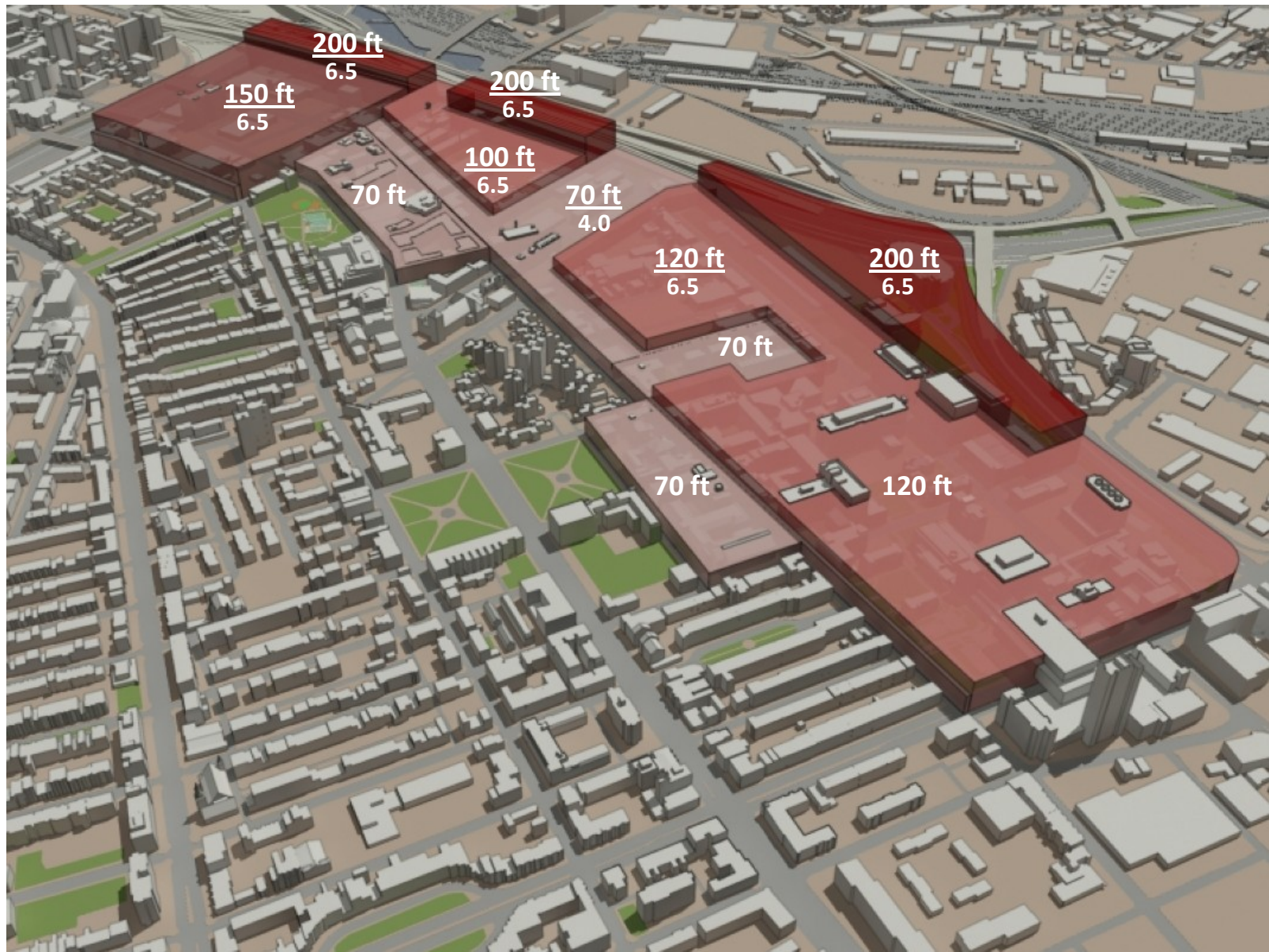
STREET WALL: 10 ft. STEPBACK @70 ft.

Images are illustrative for planning purposes and not definitive
Linework does not represent actual alignments or dimensions and instead reflect general intent



• Images are illustrative for planning purposes and not definitive





• Images are illustrative for planning purposes and not definitive



275 Albany Street
before



275 Albany Street
• proposed housing & retail, parking

former Boston Herald site



Ink Block,

ground breaking 2013

471 units of rental housing

85,000 sq ft. retail (Whole Foods 50,000 sq ft.)

177 Commercial parking spaces, 234 residential spaces



- Questions:

randi.lathrop.bra@cityofboston.gov

- or 617-918-4302

- Randi Lathrop
Deputy Director , Community Planning
BRA, 9th floor, Boston City Hall
Boston , MA 02201

