



Boston  
Redevelopment  
Authority



# BRA South End Harrison Albany

## Corridor Strategic Plan

### Advisory Group Meeting

July 1, 2009





LEGEND:

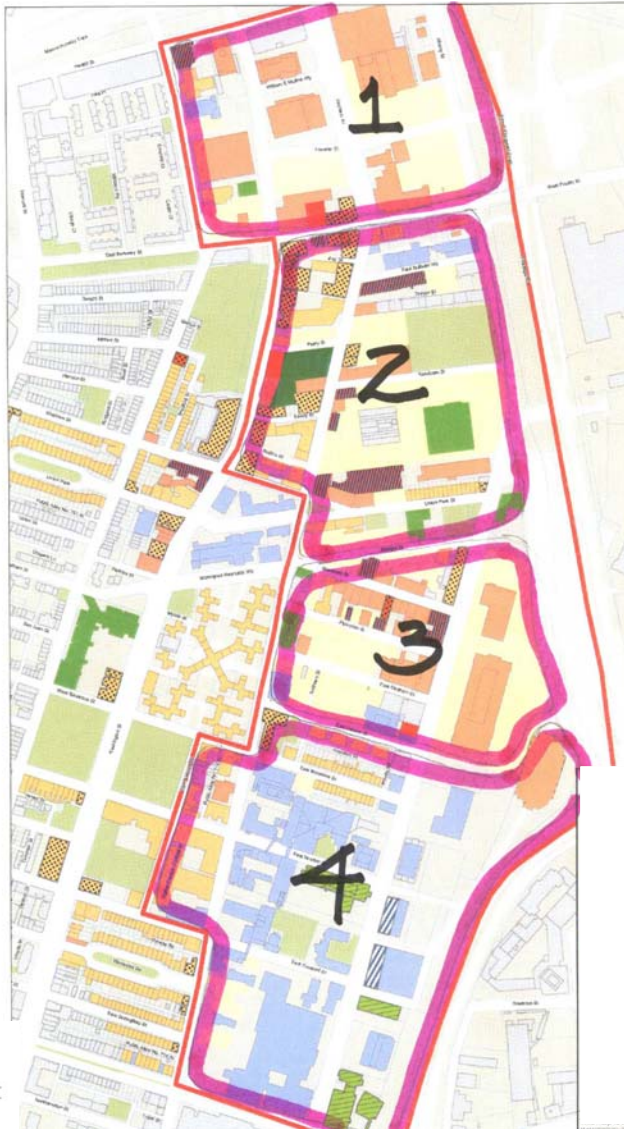
PROJECT BOUNDARY

1 NEW YORK STREETS

2 SOWA

3 BACK STREETS

4 HOSPITAL & MEDICAL CENTER



LEGEND:

PROJECT BOUNDARY

PERCEPTUAL GATEWAY

PROMINENT VISUAL CUE

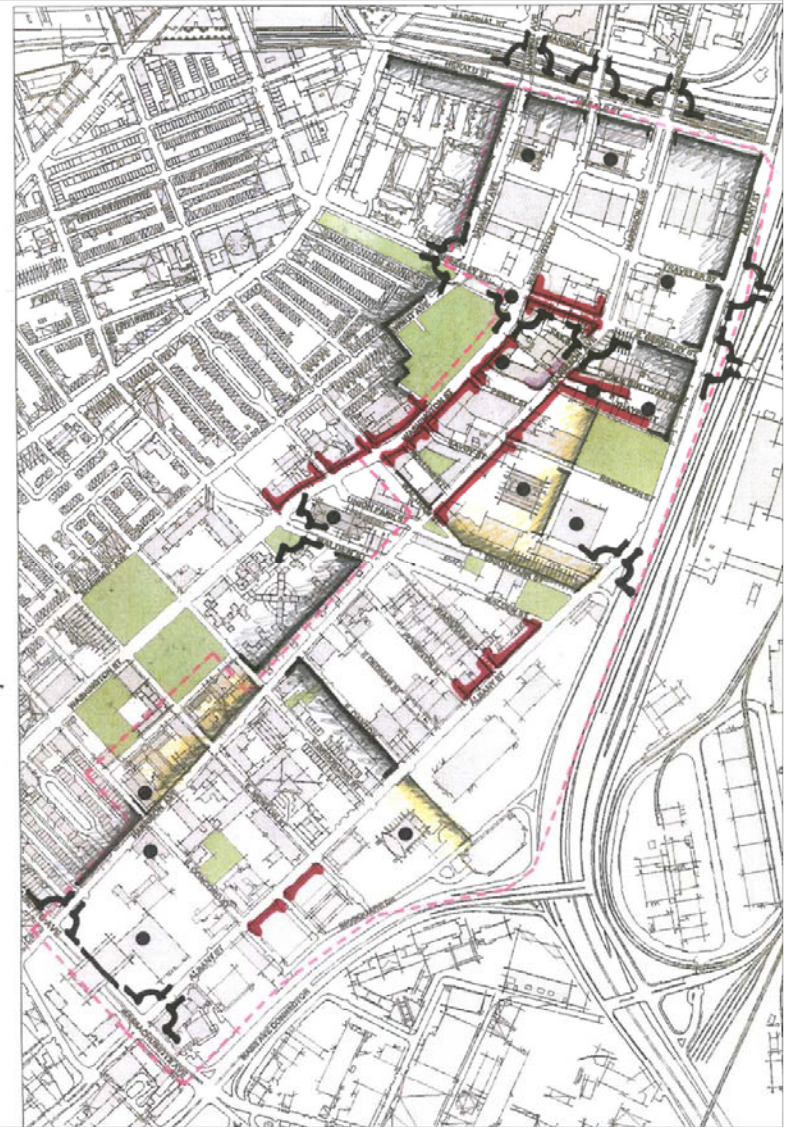
DESTINATION RETAIL AND COMMERCIAL

EDGE DEFINITION "HARD";

CHARACTERIZED BY ABRUPT CHANGE IN SCALE, BLDG. TYPE OR LAND USE

"SOFT";

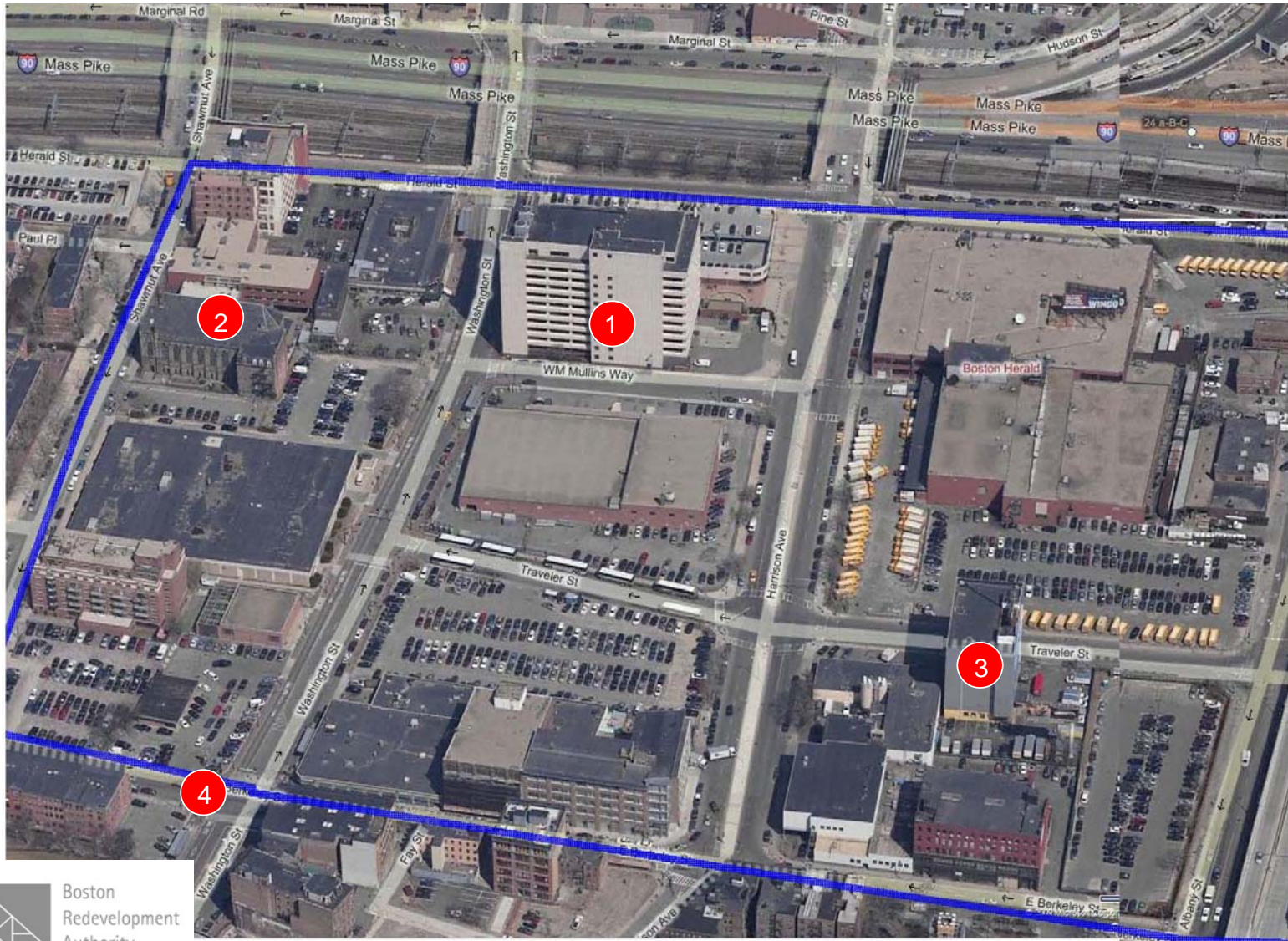
SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE



1 GEOGRAPHIC SUB AREAS

PROJECT AREA URBAN DESIGN STRUCTURE





**1 1000 WASHINGTON ST**



**2 HOLY TRINITY CHURCH**



**3 39 TRAVELER ST**



**4 PROJECT PLACE**



**2**

## **NEW YORK STREETS SUB-AREA**

**STULL AND LEE, INC.-ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE**





1 HOLY TRINITY CHURCH



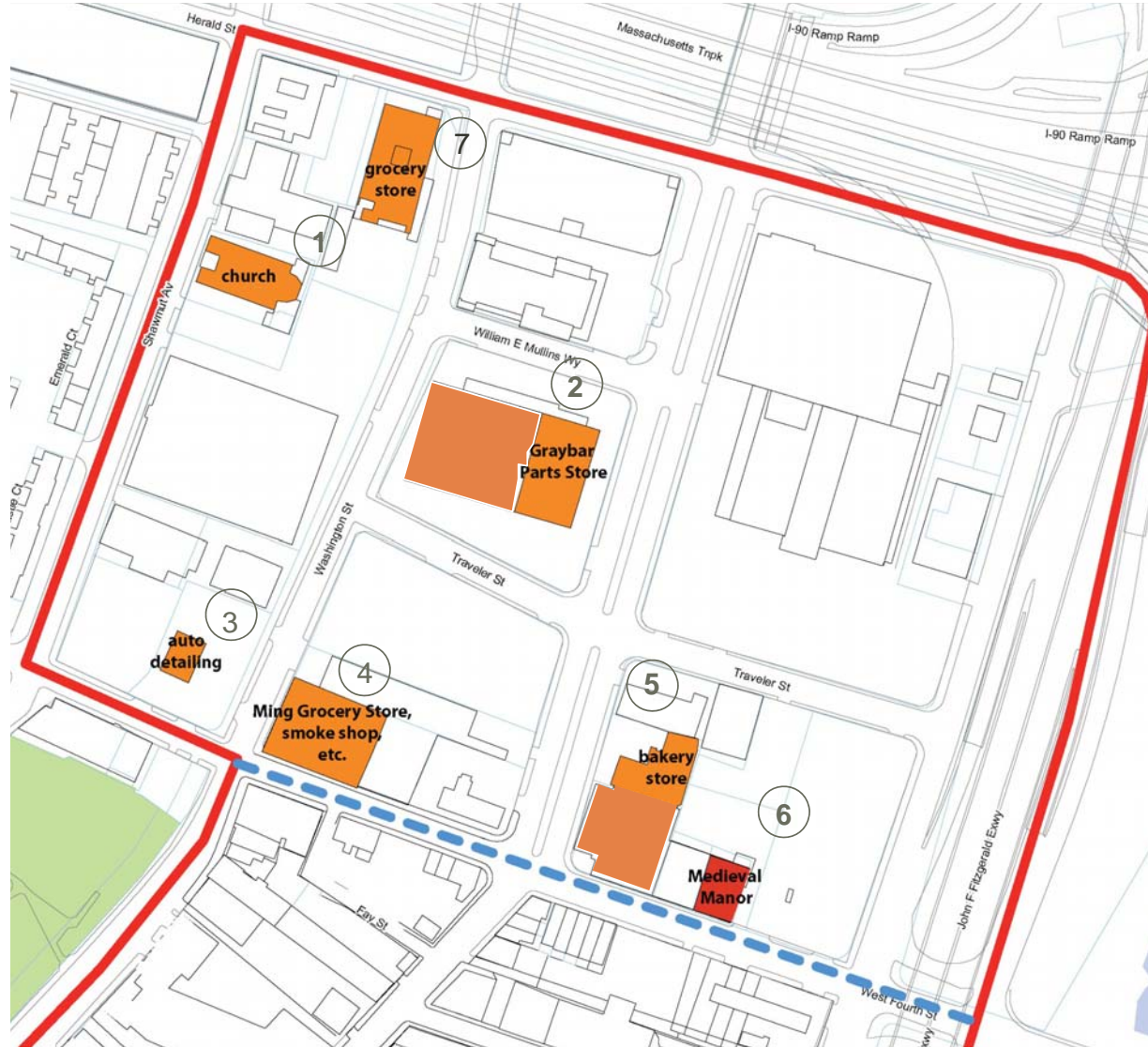
2 GRAYBAR PARTS STORE



3 AUTO DETAILING



4 MING GROCERY STORE



5 QUINZANI BAKERY



6 MEDIEVAL MANOR



7 C-MART

- Daytime Retail/Entertainment
- Nighttime Retail/Entertainment
- Daytime and Nighttime Retail/Entertainment
- Undetermined



3

## DAYTIME/ NIGHTTIME ACTIVITIES: NEW YORK STREETS SUB-AREA

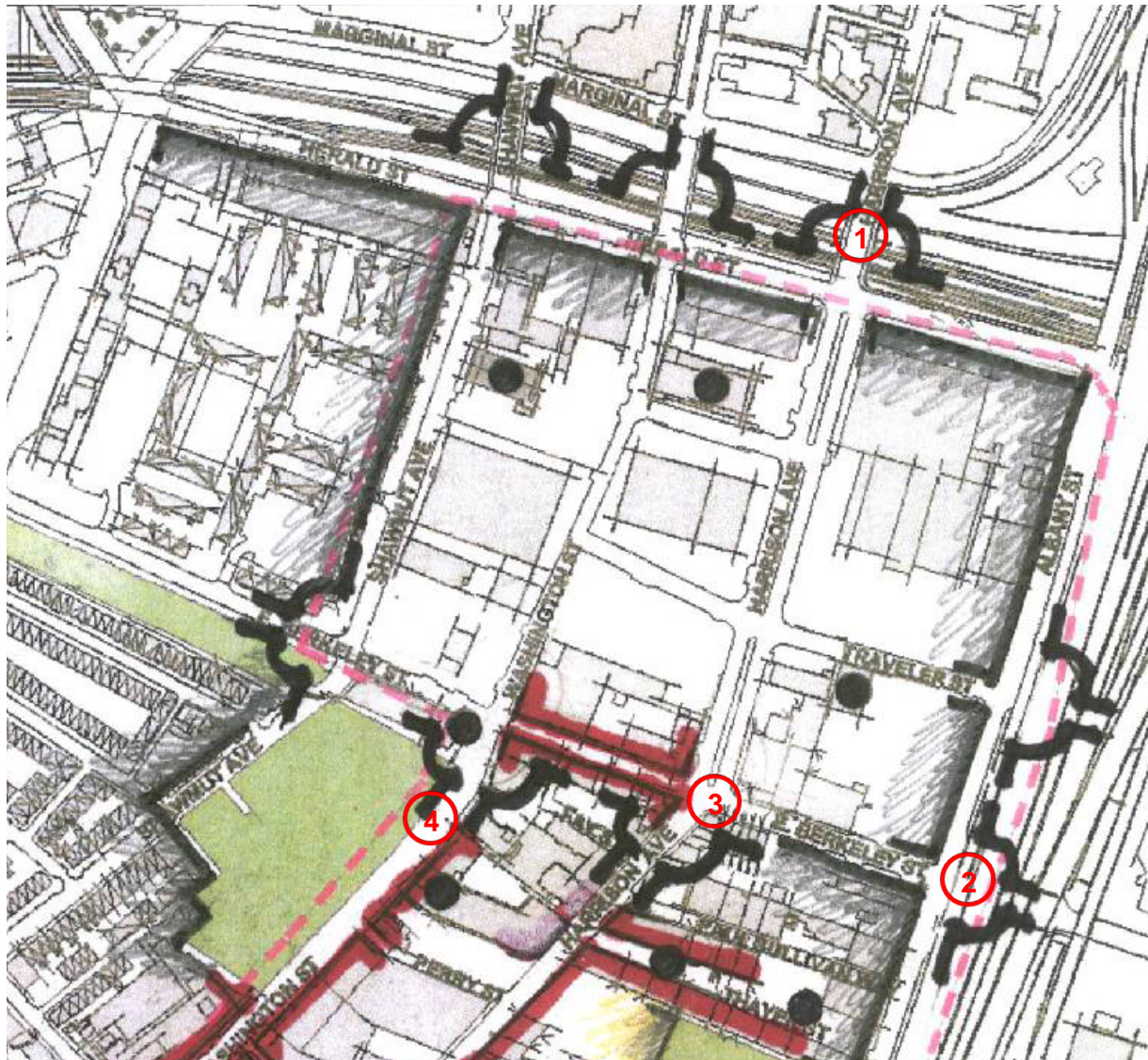
STULL AND LEE, INC.-ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE





**LEGEND:**

-  PERCEPTUAL GATEWAY
-  PROMINENT VISUAL CLUE
-  DESTINATION RETAIL AND COMMERCIAL
- EDGE DEFINITION "HARD":
-  CHARACTERIZED BY ABRUPT CHANGE IN SCALE, BLDG. TYPE OR LAND USE
- "SOFT":
-  SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE



1 HARRISON ST



2 E. BERKELEY @ ALBANY



3 HARRISON/BERKELEY

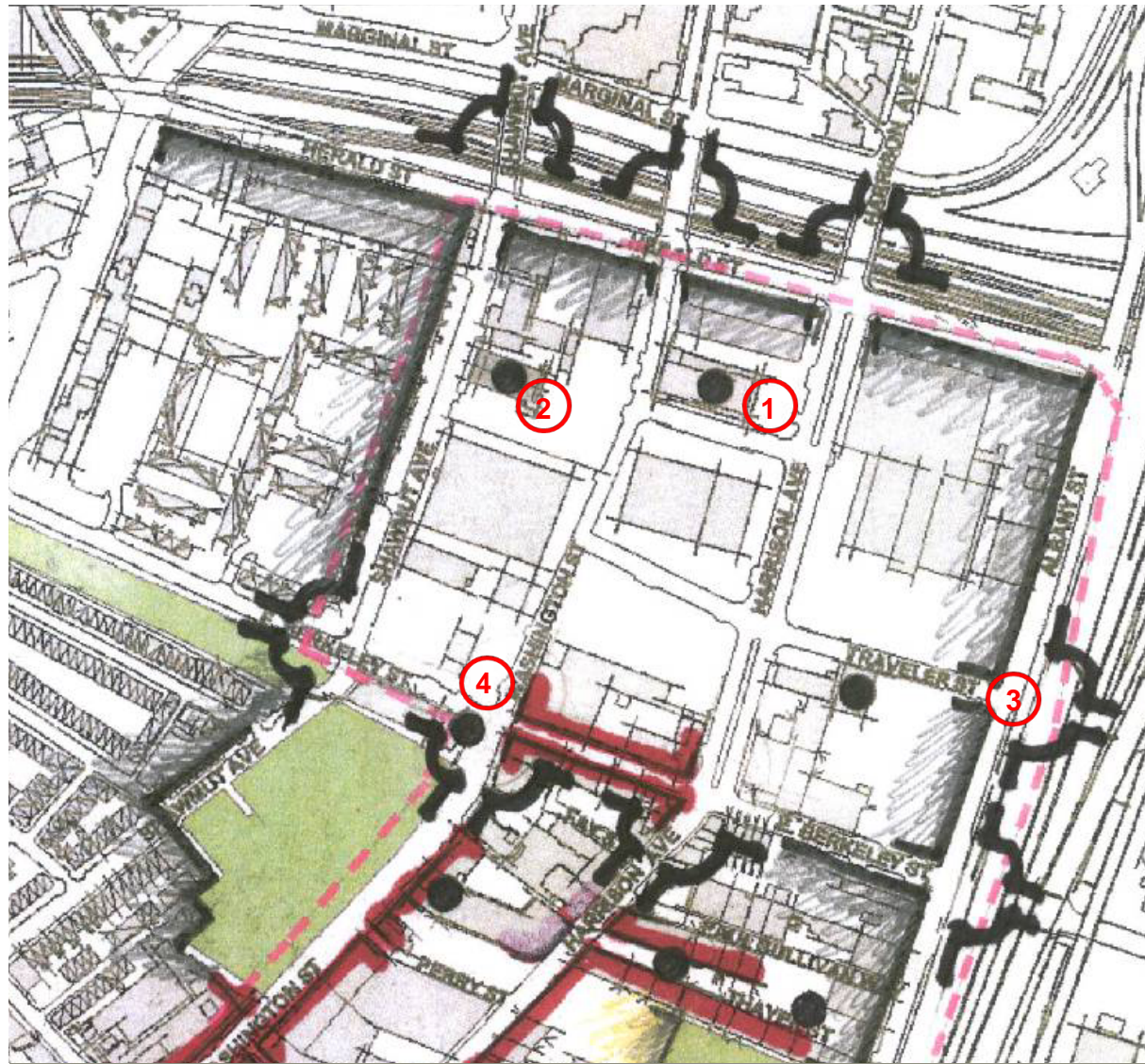


4 WASHINGTON ST



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1 1000 WASHINGTON ST



2 HOLY TRINITY CHURCH



3 39 TRAVELER ST



4 WASHINGTON & E. BERKELEY







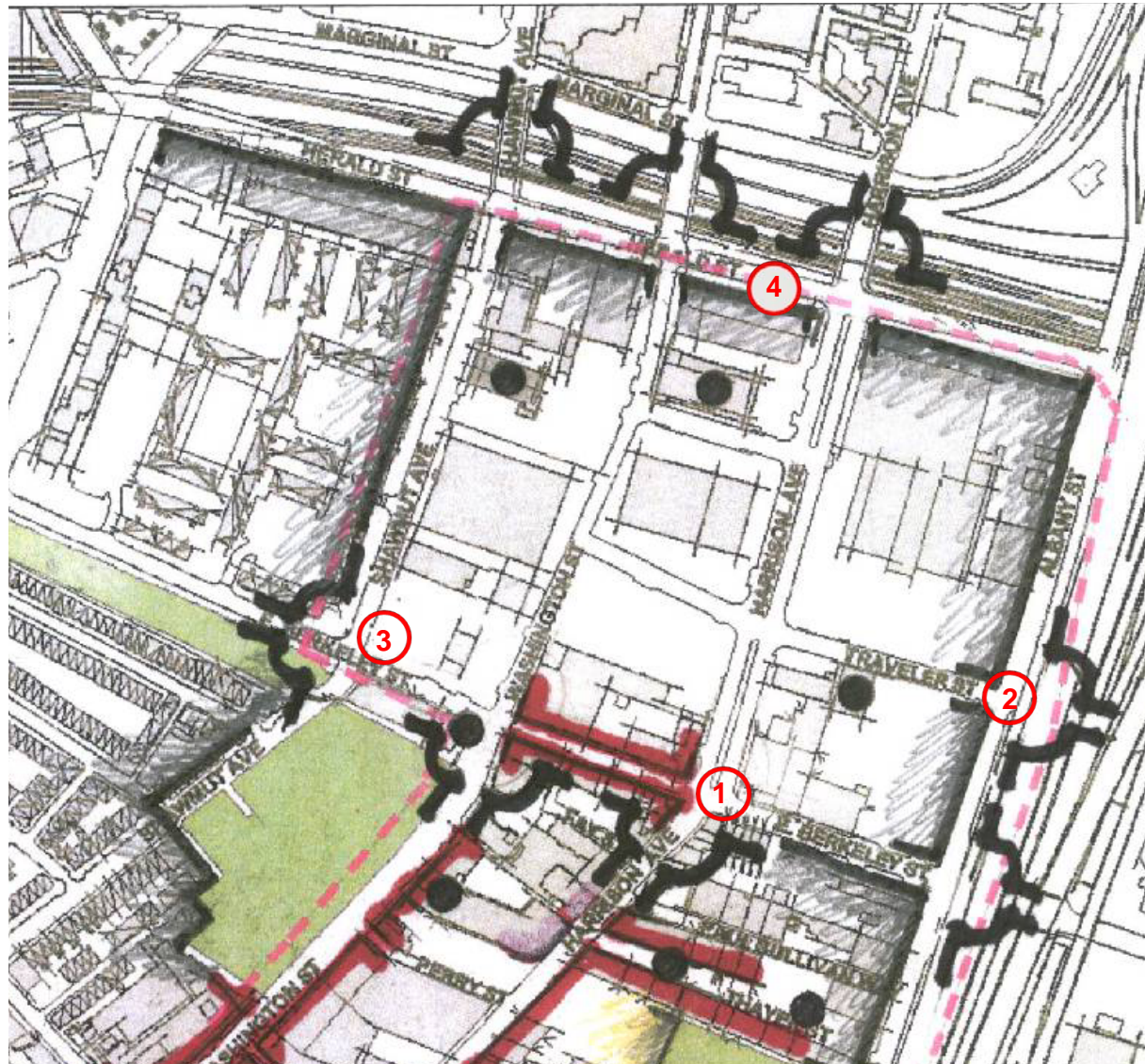
**5 URBAN DESIGN STRUCTURE: PROMINENT VISUAL CUES - NEW YORK STREETS SUB-AREA**

STULL AND LEE, INC.-ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE



**LEGEND:**

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-  PROMINENT VISUAL CUE
-  DESTINATION RETAIL AND COMMERCIAL
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 CHARACTERIZED BY ABRUPT CHANGE IN SCALE, BLDG. TYPE OR LAND USE
- "SOFT":  
 SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE



1 E. BERKELEY ST RETAIL



2 ALBANY ST EDGE



3 SHAWMUT AVE EDGE



4 HERALD ST EDGE

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**6 URBAN DESIGN STRUCTURE: DESTINATION RETAIL & EDGE DEFINITION - NEW YORK STREET SUBAREA**

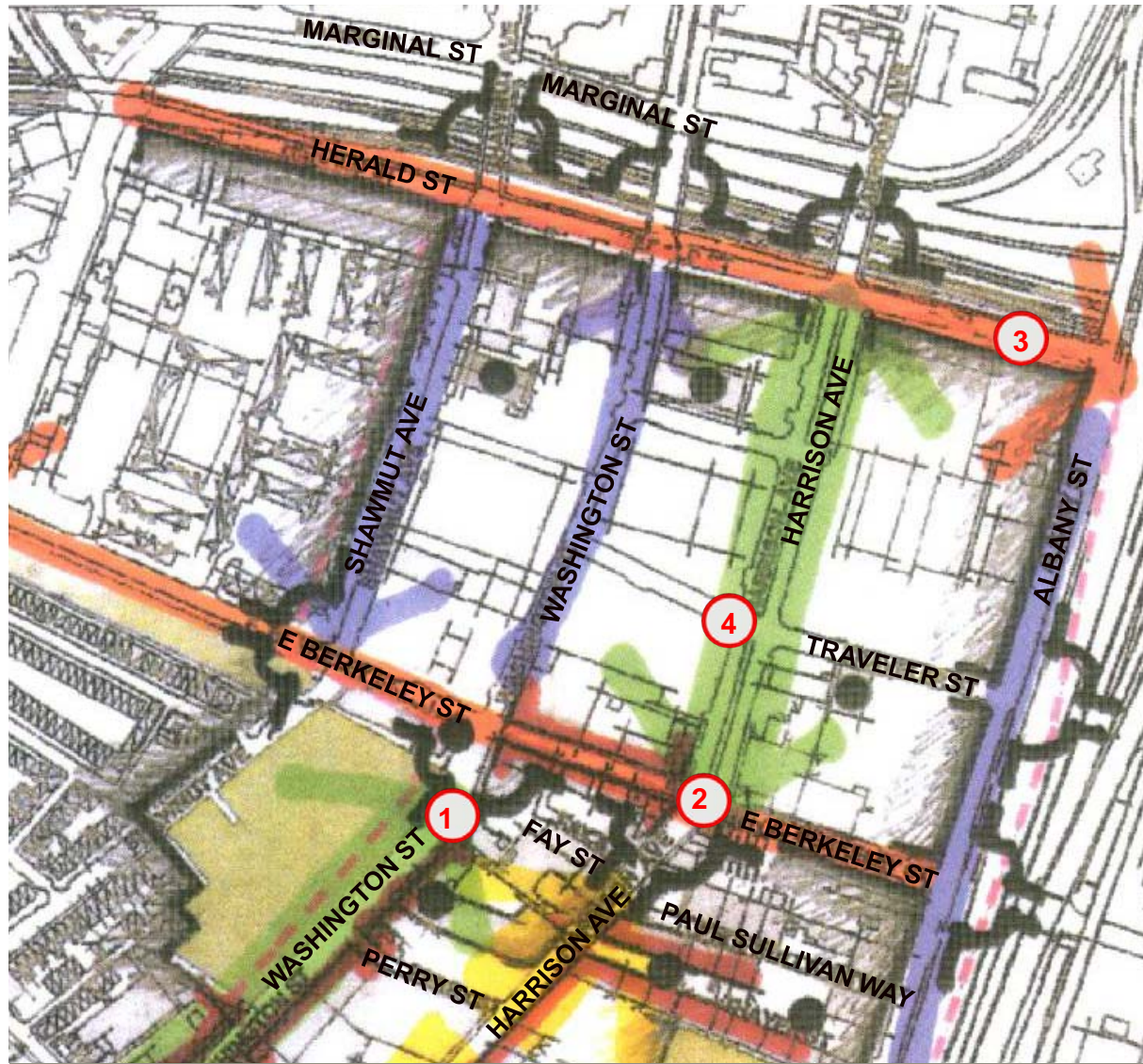
STULL AND LEE, INC.-ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE



**LEGEND:**

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-  PROMINENT VISUAL CUE
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 SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE
-  BOULEVARD SCALE
-  KEY CROSS STREET
-  AUTO ORIENTED ACCESS STREET
-  FRAGMENTED PEDESTRIAN REALM
-  HOSPITAL/MEDICAL CENTER REALM

 Boston Redevelopment Authority



**1 WASHINGTON ST – BLVD SCALE**



**2 E. BERKELEY - KEY CROSS ST**



**3 HERALD – ACCESS STREET**



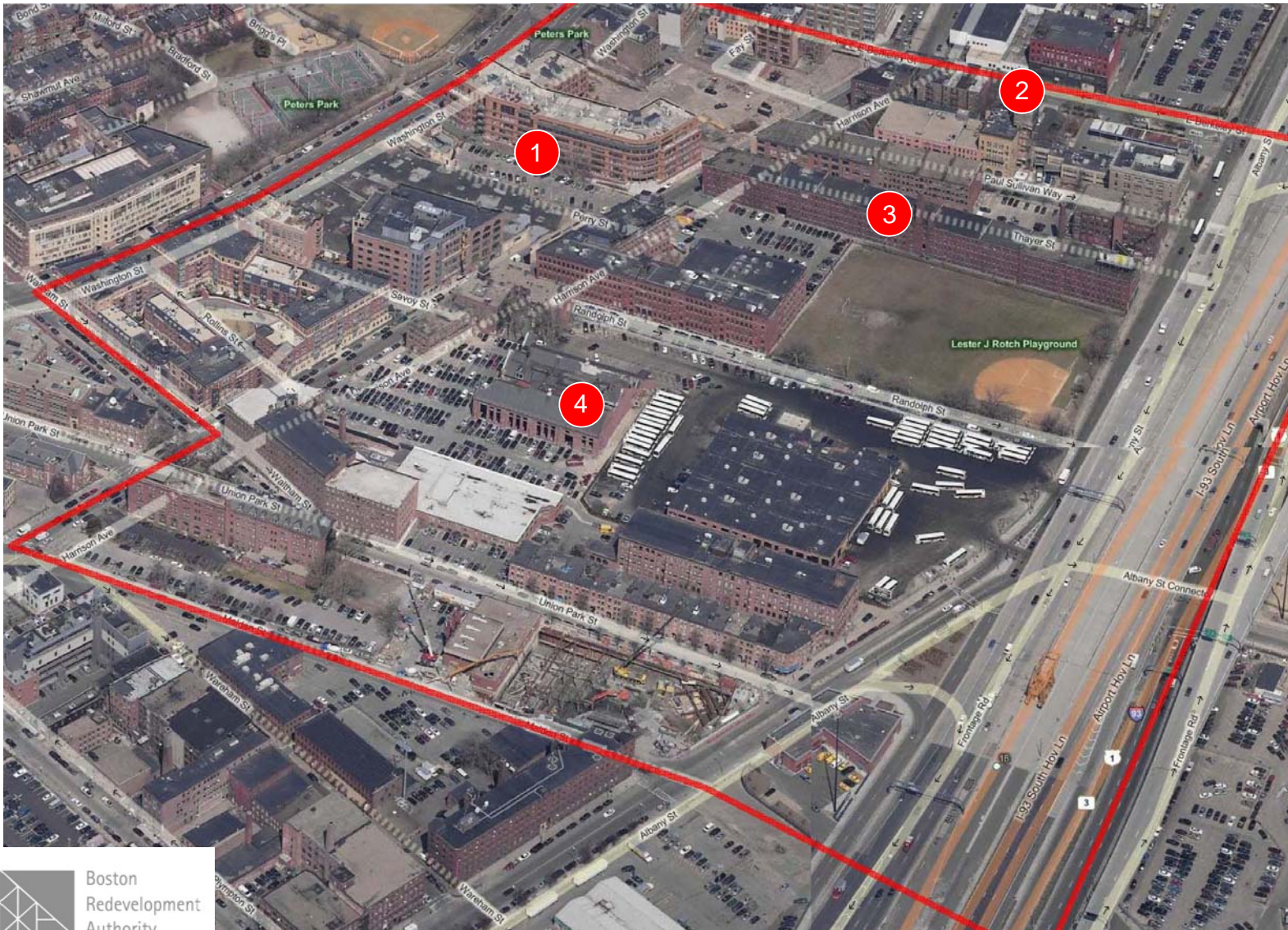
**4 FRAGMENTED PED REALM**



**7 URBAN DESIGN STRUCTURE: MAJOR STREET CHARACTERISTICS - NEW YORK STREETS SUB-AREA**

STULL AND LEE, INC.-ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE





1 LACONIA LOFTS



2 PINE STREET INN



3 THAYER STREET SHOPS



4 FORMER POWER STATION

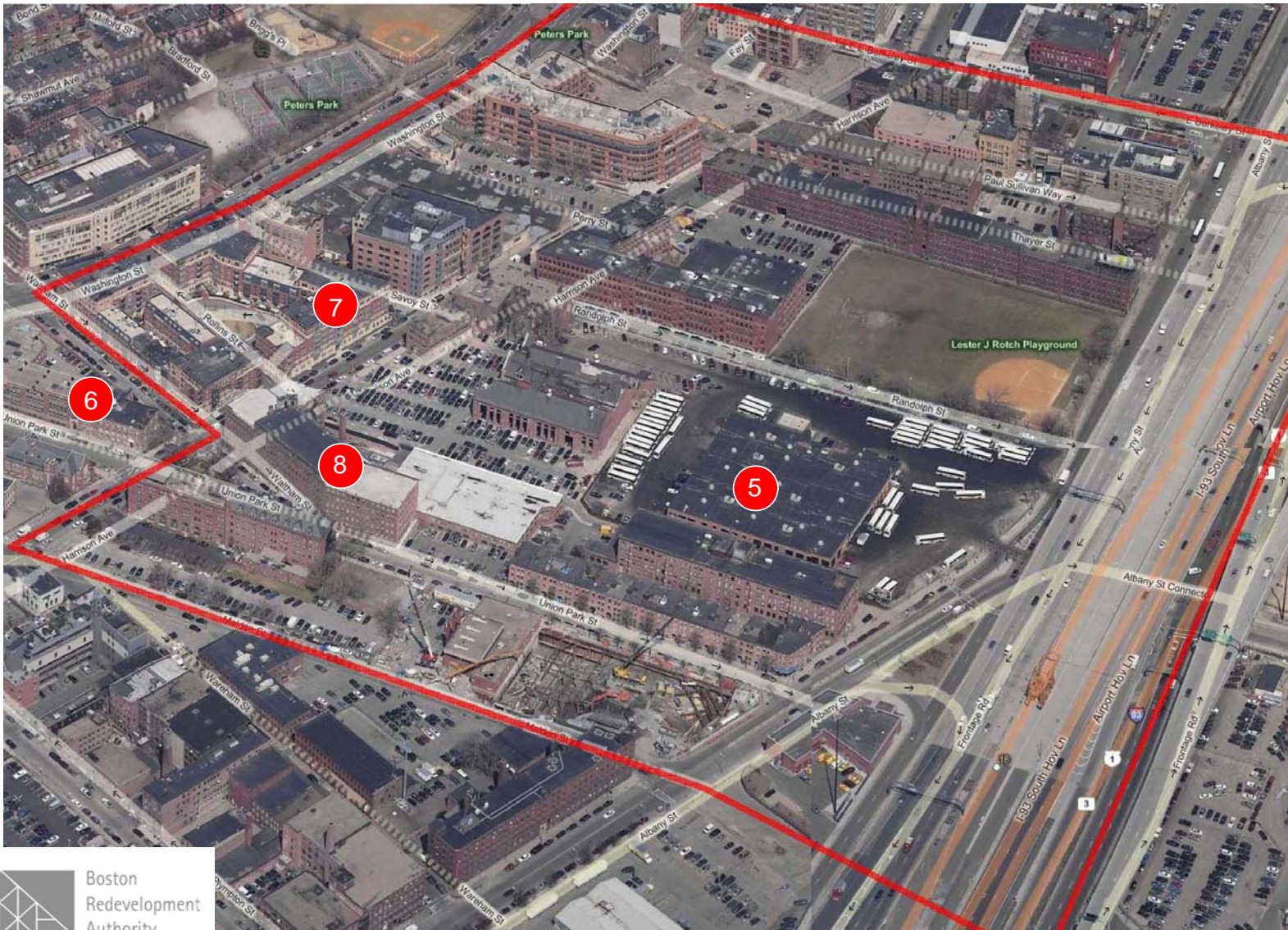
## SOWA SUB-AREA



8

STULL AND LEE, INC.-ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE





**5 MBTA BUS GARAGE**



**6 CATHEDRAL COMPLEX**



**7 ROLLINS SQ**



**8 GASLIGHT COMPLEX**



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**9**

**SOWA**

**STULL AND LEE, INC.-ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE**





1 E BERKELEY RETAIL



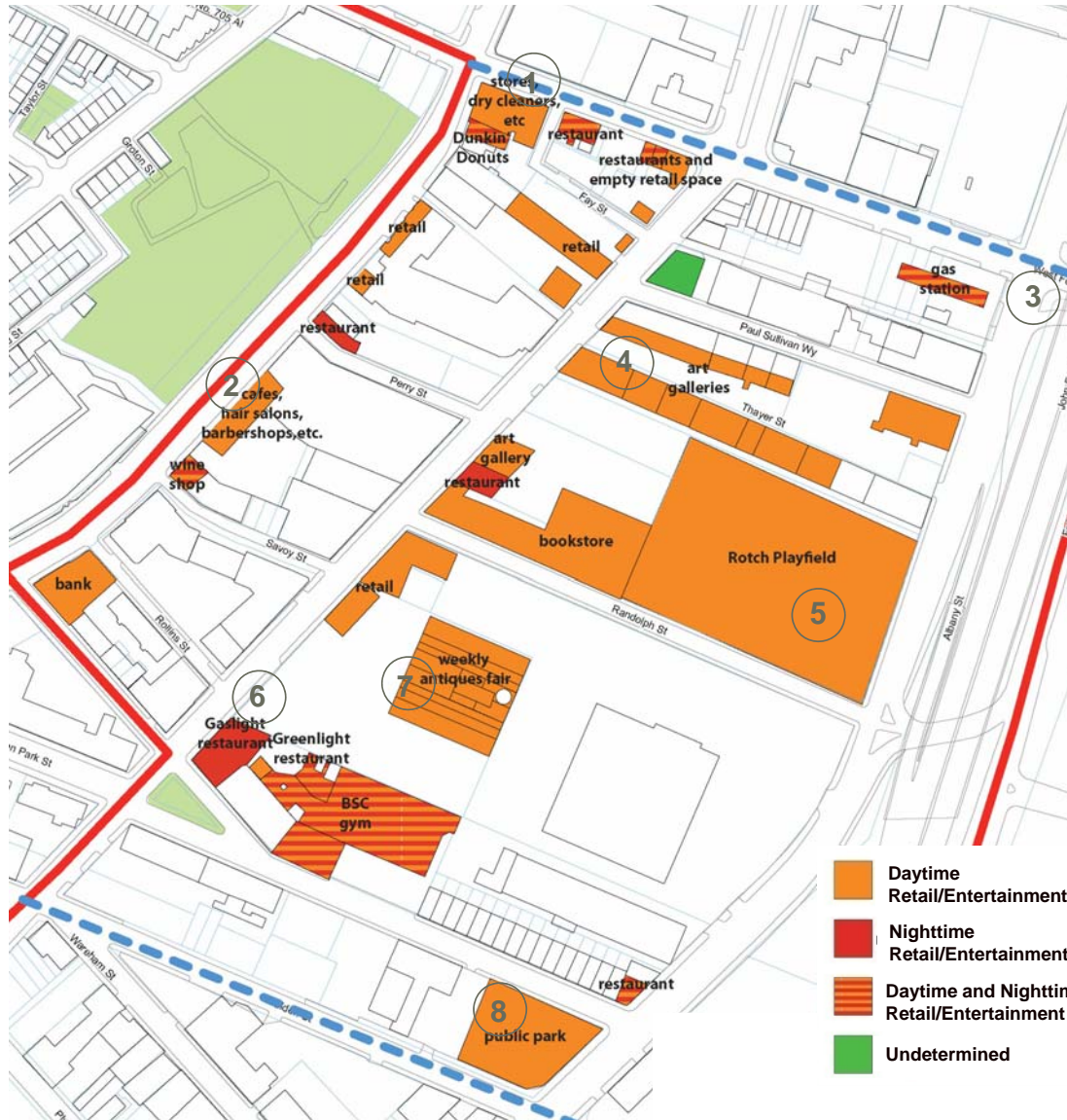
2 WASHINGTON STREET RETAIL



3 GAS STATION



4 ART GALLERIES



5 ROTCH PLAYGROUND



6 GASLIGHT RESTAURANT



7 WEEKLY ANTIQUES FAIR



8 PUBLIC PARK



10

## DAYTIME/ NIGHTTIME ACTIVITIES: SOWA SUB-AREA




STULL AND LEE, INC.-ARCHITECTS AND PLANNERS with BPG/BLUESTONE PLANNING GROUP, BYRNE MCKINNEY & ASSOCIATES, TETRA TECH RIZZO AND THE GREEN ROUNDTABLE




LEGEND:


 PERCEPTUAL GATEWAY

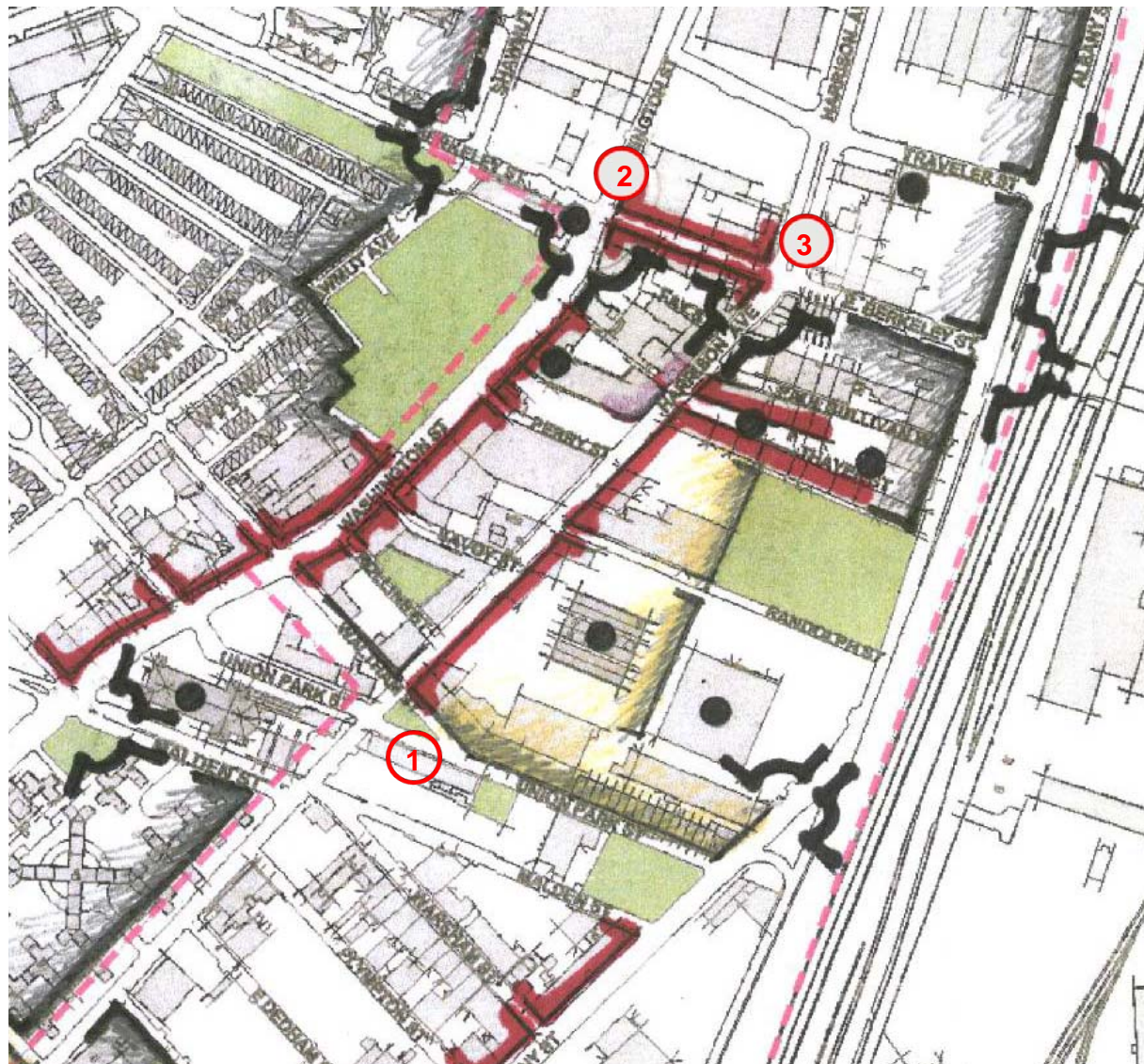
 PROMINENT VISUAL CLUE

 DESTINATION RETAIL AND COMMERCIAL

EDGE DEFINITION "HARD":

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"SOFT";  
 SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE



1 HARRISON @ UNION PARK



2 WASHINGTON ST GATEWAY



3 HARRISON @ E. BERKELEY



LEGEND:



PERCEPTUAL GATEWAY

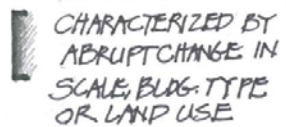


PROMINENT VISUAL CUE

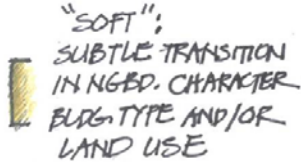


DESTINATION RETAIL AND COMMERCIAL

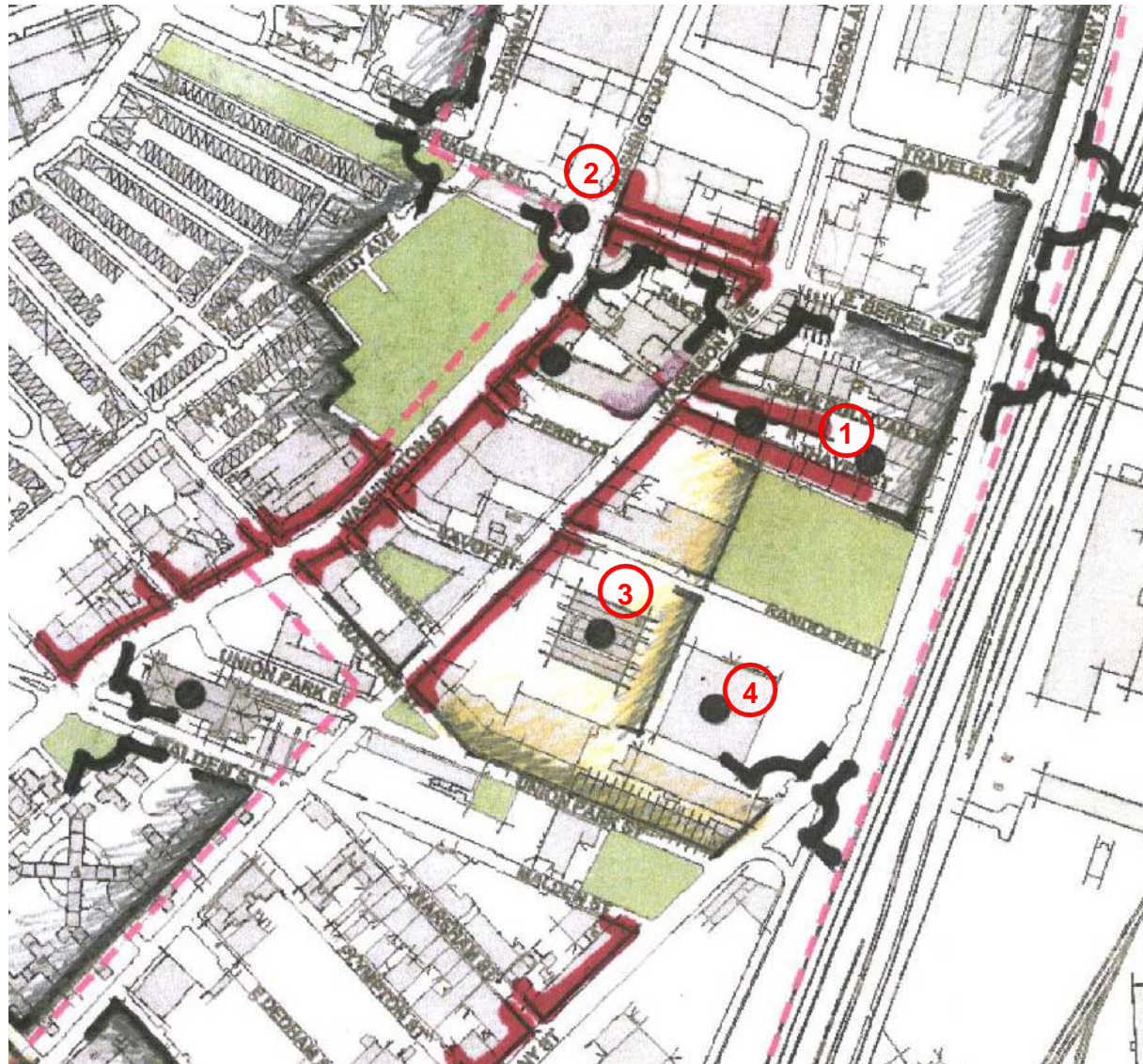
EDGE DEFINITION "HARD":



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"SOFT"; SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE



1 PINE ST INN



2 LACONIA & PROJECT PLACE



3 FORMER POWER STATION



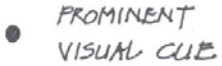
4 MBTA BUS GARAGE



LEGEND:



PERCEPTUAL GATEWAY

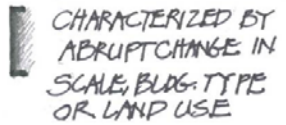


PROMINENT VISUAL CUE

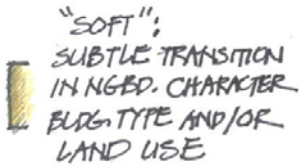


DESTINATION RETAIL AND COMMERCIAL

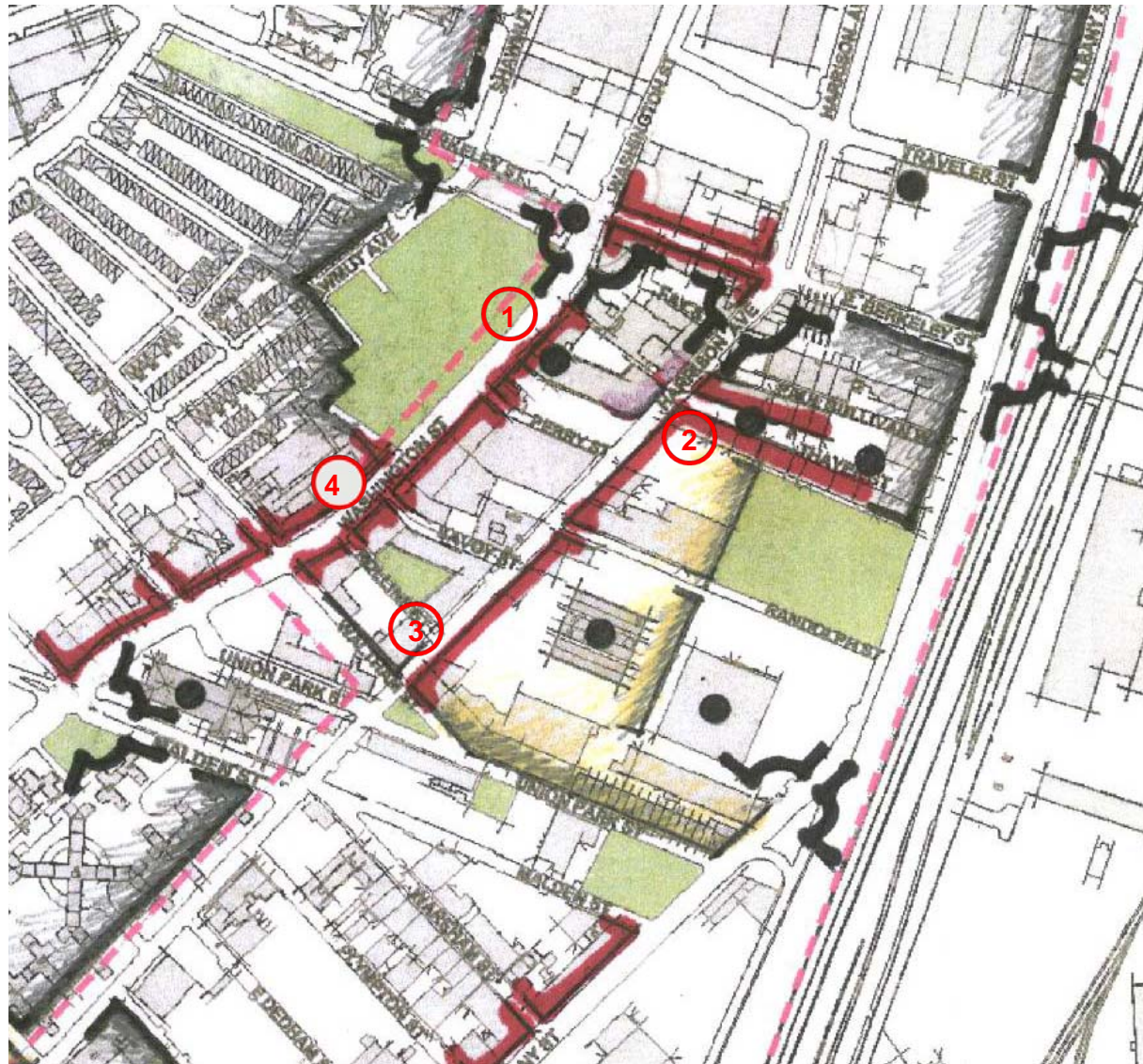
EDGE DEFINITION "HARD":



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"SOFT"; SUBTLE TRANSITION IN NGED. CHARACTER BLDG. TYPE AND/OR LAND USE



1 WASHINGTON ST RETAIL



2 THAYER ST GALLERIES/SHOPS



3 GASLIGHT BLOCK













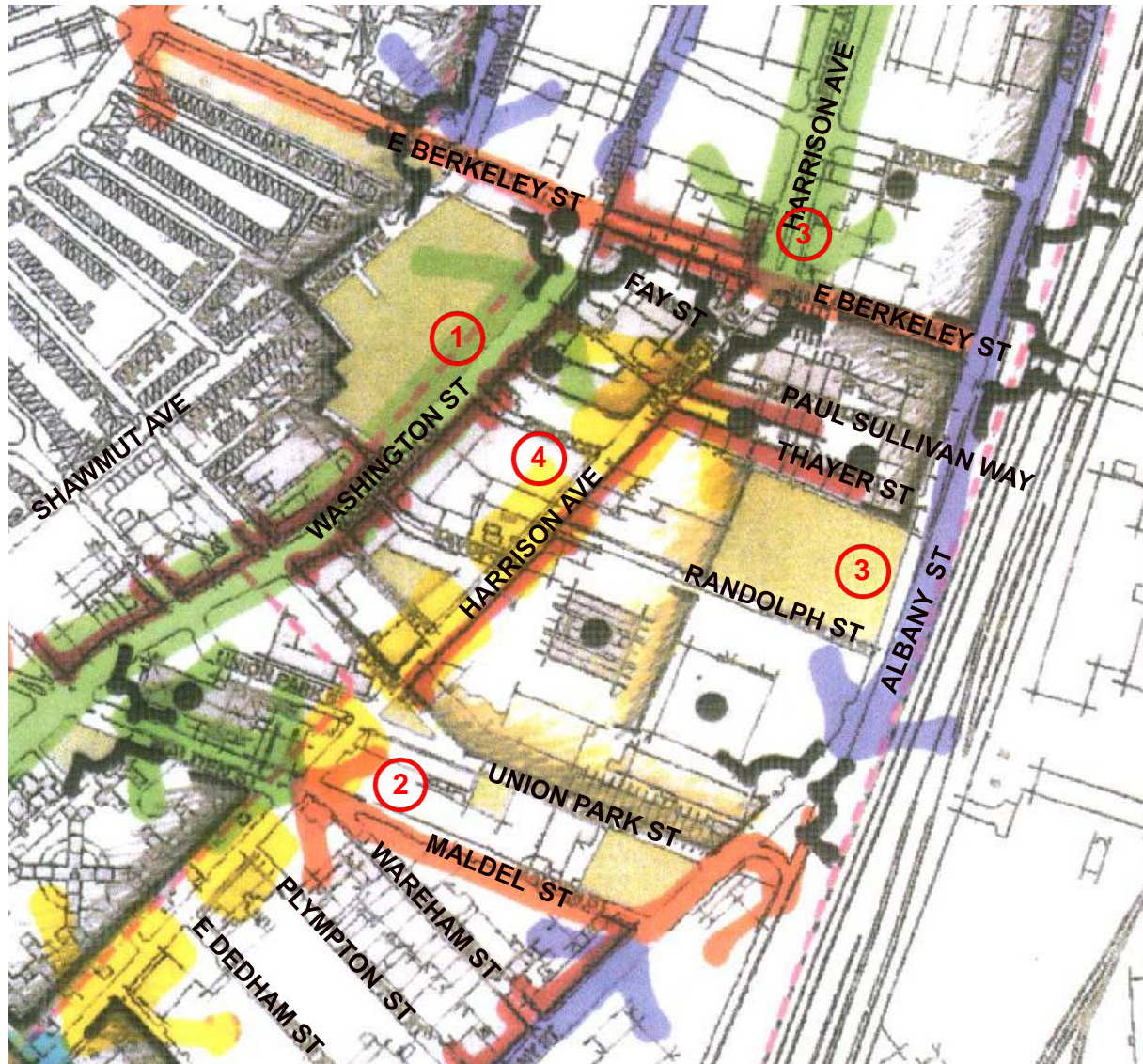
4 WASHINGTON ST SHOPS

URBAN DESIGN STRUCTURE: DESTINATION RETAIL – SOWA SUB-AREA



**LEGEND:**

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-  AUTO ORIENTED ACCESS STREET
-  FRAGMENTED PEDESTRIAN REALM
-  HOSPITAL/MEDICAL CENTER REALM



1 BLVD SCALE - WASHINGTON



2 KEY CROSS ST - MALDEN



3 ACCESS STREET - ALBANY



4 FRAGMENTED PED. REALM





## **Chapter 772 of the Acts of 1975**

### **An Act Establishing the Boston Landmarks Commission**

#### **From Section 4. Designations by Commission:**

The commission may designate any area in the city as a protection area as herein provided upon a finding by the commission that the area to be designated is visually related to the landmark, landmark district, or architectural conservation district but is not necessarily of sufficient historical, social, cultural, architectural or aesthetic significance to warrant designation as such.

In determining the boundaries of a protection area, the commission shall consider the following elements:

- A. Major views and vistas of and from the landmark, landmark district, or architectural conservation district as determined by the topographical characteristics and the siting of existing buildings in the area contiguous to the landmark, landmark district, or architectural conservation district;
- B. pattern of roads, paths, and alleys which determine the size and shape of land parcels and which control vehicular and non-vehicular movement to and from the landmark, landmark district or architectural conservation district;
- C. contrasts between the scale and density of the landmark, landmark district, or architectural conservation district and the improvements under consideration for designation as a protection area
- D. contrasts between the arrangement of structures and landscape and open space features of the landmark, in the landmark district or architectural conservation district and the improvements under consideration for designation as a protection area.

In no case shall the protection area extend more than twelve hundred feet from a boundary of the landmark, landmark district, or architectural conservation district.

