

## CONNECTING NEIGHBORHOOD RESOURCES

The Pine Street corridor is the heart of the South End. From its intersection with Maple Street to its terminus at Queen City Park Road, homes, parks, schools, industry, art and business all have addresses on this important street. While many sites and buildings are used for only one purpose, it is the collection of these uses along and near Pine Street that gives this neighborhood its mixed-use identity.

Our Plan for the South End strengthens the southern end of Pine Street with neighborhood-supporting amenities, and better connects the neighborhood's resources across Pine Street. Several sites near the intersection with Flynn Avenue offer opportunities for mixed-use infill development that serves the neighborhood and provides opportunities for new multi-family housing. This growing neighborhood center is connected to existing residential areas, parks and schools via Pine Street and Flynn Avenue which are safer, more walkable, and more bikeable.

Over time, new sidewalks, bike routes, and street connections throughout the South End will strengthen the neighborhood's connectivity off of Pine Street, too. These connections will better link to the neighborhood's most prized asset—Lake Champlain—and provide low-stress alternatives for all residents to get where they want to go. And we'll work to ensure that it is a green and connected ecosystem. A healthier Englesby Brook will be supported by a robust stormwater management system on our streets, in our parks, and on private properties throughout the neighborhood.



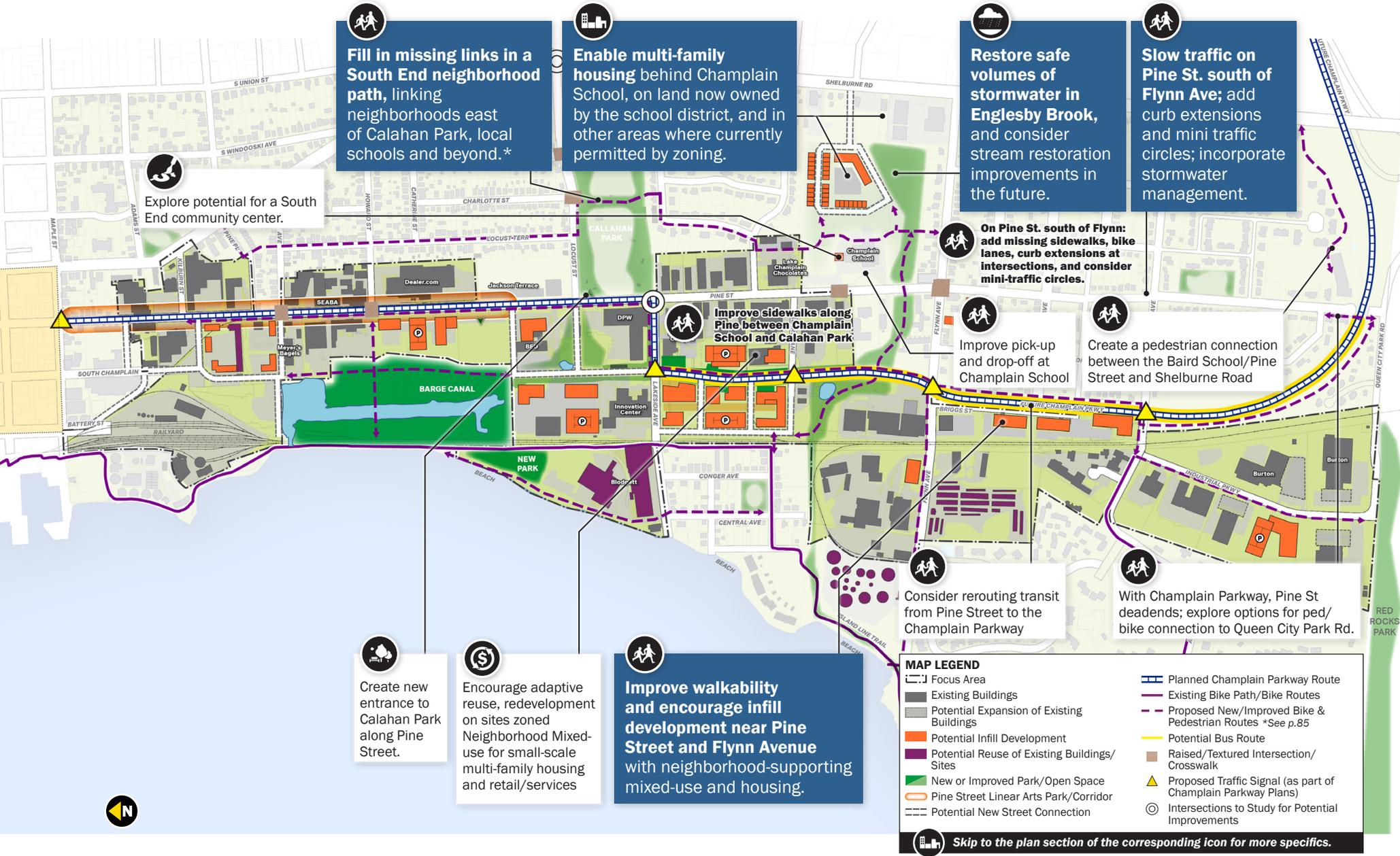
### These urban design principles should guide mixed-use and residential developments outside of the Enterprise Zone:

- Multi-story buildings (2-4 stories), building form should define streets/public spaces
- Active ground-level uses along major street frontages
- Utilize both traditional and new materials for buildings
- Structured parking where feasible, no parking lots along major streets

### Uses near the intersection of Pine Street and Flynn Avenue should be focused on strengthening a neighborhood center:

- Multi-family housing, density which complements neighborhood and supports housing growth
- Limited retail uses to support neighborhood, primarily fronting on Pine St. and Flynn Ave.

**Key Strategies for Connecting Neighborhood Resources**



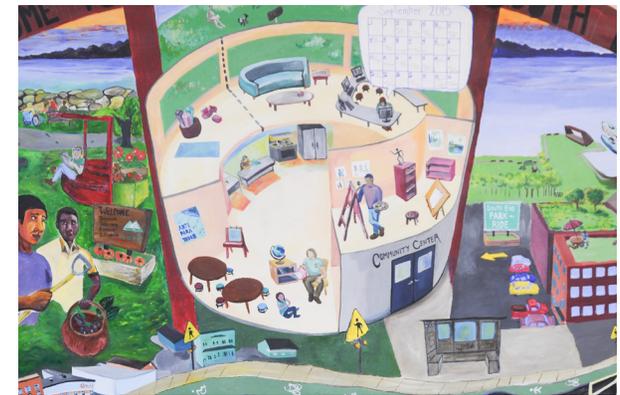


**Explore opportunities for improving walkability and bikeability; infill development that can provide neighborhood-supporting mixed uses and multi-family housing; better connecting the neighborhood's diverse mix of uses; and improve the quality of Englesby Brook.**

***“The parcel on Pine/Flynn (St. Anthony’s) should be combination of South End community center and co-op housing. Housing is also appropriate behind Champlain School on the property which is now used for school maintenance equipment.”*** COMMUNITY COMMENT FROM WEBTOOL



**Explore opportunities for redevelopment of land behind Champlain School for multi-family housing, and on properties near the intersection of Pine Street and Flynn Avenue for housing and neighborhood-oriented goods and services. Redevelopment/adaptive reuse of these sites would provide an opportunity for housing outside of the Enterprise Zone. Redevelopment should occur with sensitivity to the scale and pattern of surrounding residential neighborhoods.**



**South End artists Michelle Sayles and Jen Berger captured the concerns and aspirations of lower-income residents through interviews and the creation of a mural. A South End community center—a place where the neighborhood can come together, learn and create—emerged as an area of focus. Explore potential for a community center, possibly as an addition to the Champlain School.**



**Fill in gaps in the sidewalk network to improve connections to neighborhood resources, such as along the south side of Flynn Avenue between Pine Street and Oakledge Park.** PHOTO BY LEE KROHN



 Establish a South End Neighborhood Path east of Pine Street to connect residential areas with parks, schools, and other destinations. Utilize recommendations from the Safe Routes to Schools study, and consider a boardwalk over Englesby Brook and wetland areas to connect the path from residences to Champlain School and other neighborhood destinations. (see details on p. 85)

*PHOTO COURTESY OF SEATTLE DEPARTMENT OF TRANSPORTATION*

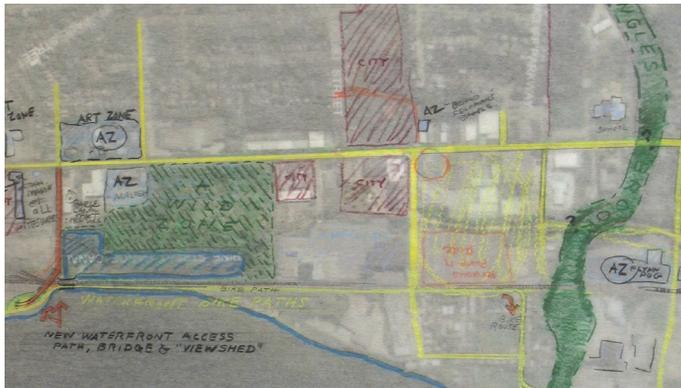


 Pine Street should be highly walkable, bikeable and served by transit. Provide a raised/textured intersection at Pine & Flynn; implement suggestions for Pine St. from the Active Living Workshop—10' travel lanes, bike lanes, a pedestrian crossing to Champlain School, a median for stormwater management, and improved pick-up and drop off conditions for the school. Improve visibility of people who walk and bike where Pine St transitions to more commercial uses. *IMAGE COURTESY OF WALKABLE AND LIVABLE COMMUNITIES INSTITUTE*



 Slow traffic along Pine St. south of Flynn. Replace on-street parking with bike lanes; calm traffic and improve walkability with curb extensions; install missing sidewalks, and consider mini traffic circles.

*IMAGE COURTESY OF WALKABLE AND LIVABLE COMMUNITIES INSTITUTE*



 Continue efforts to improve water quality in Englesby Brook, and ultimately Lake Champlain. Complete the Flow Restoration Plan for Englesby; strengthen stormwater management regulations for new development and redevelopment projects; and require public projects to meet stormwater reduction goals. Consider a plan for stream restoration for Englesby in the future. Draw on the inspiration provided by the Watershed Project developed by planner, designer and teacher Diane Gayer and her team.

*RIGHT IMAGE COURTESY OF PHILADELPHIA GREEN STREETS DESIGN MANUAL*

