

planBTV: South End Community Workshop

Notes from the Opening Workshop: Exploring Possibilities

On Wednesday, Feb. 11, over 70 community members participated in the planBTV: South End Opening Workshop. This event focused on exploring possibilities for the future of the South End. Three Vision Plans (available at www.planbtvsouthend.com) featuring different ways of thinking about the South End's future were presented to spark discussion among community members and fuel thinking about what the future might hold.

Working in five groups, workshop attendees reviewed the Vision Plans and talked about:

- What within each Vision Plan they liked
- How they would improve each Vision Plan (e.g., what's missing?)

Each groups' comments were recorded on flipcharts, and are provided in the pages that follow. These comments, along with other comments received over the course of the 3.5 day Community Workshop, shaped the "synthesis vision" that emerged by the Workshop's end. The "synthesis vision" incorporates elements from each of the Vision Plans, as well as ideas contributed community members, and can also be found at www.planbtvsouthend.com (see Closing Workshop Presentation).

VISION ONE:

Current Trends Extended

V.I-LIKE

- Sidewalks, crossings - ^{ped} safety ✓
- Like SEABA at park (fairy path) LOVE ♥
- Creative uses of open spaces
- anything to help the connection to the lake
- continuous bike paths
- more transportation connections
- organic growth ✓ +
authentic attractiveness
①

- keep current zoning
- how to ensure the essential feeling of the SE stays
- keeping art in ~~the~~ walkable spaces
- affordability (rent, etc.)
- CO-operatives IMPROVE
- branding as arts district

Vision 1
hike —

(1)

not dramatically different —
2 story bldg — where currently 1

green roofs

→ walking
walkways — connections to lake — Myers

adding streets — walking streets break-up
grid

more sidewalks — amenities
trans. improvements for pedestrian

lake access
conidos — then owned land to barge canal
trails paths along Barge Canal

nothing
infill — similar to innov. center

Vision 1

- Like - light touch
- Allows organic development
- More wild spaces - keep BC as is
- Slow incorporation of change
- *like the ped/bike connection
 - more connection from path to neighborhood
- would like ped path in middle of BC
- like reuse of older buildings
 - new buildings should be well designed

- improve lighting along Pine St on west side - feels unsafe
 - solar lighting
 - something artistic
- improved stormwater management w/ climate change = more flooding
- lakeside + Pine intersection floods = turn into wetland
 - ↳ Lake Canby!
- Add sidewalk on Industrial Parkway

1 LIKE

- ~~more streets~~
- new storefront
- current trend, existing characters
- current trends
- preserve arts hub
- tradition of the area
- view dealer.com
- sidewalk / Bike path / pedestrian

~~DISLIKE~~ IMPROVE

- no housing in arts hub
- shuttle bus more, more parking garage, improve public transp
- for people in south end to commute
- railyard
- upgrade art pieces on Pine Street
- concerns of traffic

FD

- public transportation
spine — specific transit line
- a place for people on Champ.
Parkway to park → structured parking
- bike path connection over railroad tracks
- more user friendly bike path connection @ Lakeside
- more connections
- buffered bike lanes, less parking
- issues with trains
- more access to park → N/S connections
- like: Bike path in front of Blodgett
- preserves character of South End

VISION TWO:

**Creating an Enterprise
Village and Destination
Park**

VISION 2 URBAN VILLAGE

LIKE

like urban village

- retail, food serving the neighborhood
- transforming "wasteland" space
into park
- potential housing in empty parking lots
- keeping resources like buses in current residential areas
- love to see more shuttles to Pine Street

- parks make more useful connections ✓

~~11/2/04~~ the city is very segregated"

- parks should be managed w/a light touch... wildlife concern

- would not want to see Blodgett Beach developed

- job training program + other services for homeless

- adding East-West connectors

- water transit would be cool

- "green" employers should consider their employees who smoke need space
- Building height cuts down on landscape... we should keep them low
- dealer.com needs parking facility
- not enough connectivity between urban hubs, parks etc.

Organic vision

2

5-6 story infill - mixed used on site
(some like 3 story) { housing on top like releg space
balance industrial
highest & best use for Blodgett - residential
access to White Beach - connect bike path

Connectivity of green space - enhanced
Engelsby Brook - connected - enhanced
expand studio/gallery - 1/w - shared space - non-profit
Battery/Pine - Bike/Ped only

mobile studios along here / lease program - rotation of artists thru this

Storm water management - rain water
more above ground - aware of water coming thru
Cumberland Fm

Work w/nature - no
abatement & management above ground.

maintain enterprise zone for job creation W/SE
better EW connectivity

(3)

Vision 2

Barge Canal - focused on nature - historic interesting ^{thing} it is - what is ^{has} ~~done~~ ^{done} story where ~~nature done~~ ^{it reclaimed} - new key it is - ~~done~~
Year round parks building (lectures) - skate park model

3-4 roof gardens

lakeside view concen - 4/5 story - not affordable
add levels of density in residential areas (live around enterprise zone not in)

housing for people working in district

affordable housing - concenage accessory bldg
increase housing density - each home owner development in each property (

urban village connects & has multi-model center

likes add street village

more gallery, art space

food coop - in urban center

change name - no enterprise village

multi-use - mixed / central gathering

affordable space - from living space to place of employment - reduce car use

1st fl retail - 2nd fl office 3rd floor housing

White Beach park - more park than housing - access for everyone

Public transit - Shuttle bus to bring people in - pkg lots to intercept traffic
make space on waterfront in Blogett Park in way in - satellite pkg

Vision 2

- like park idea in BC w/
- connection
- fear of gentrification w/
village
- would love to see grocery/
coop in the village
 - w/ good access
- Can school sustain more
housing?
- housing affordability is
important

- live, work, play in same neighborhood = GHG reduction
- build quality well designed buildings
- park in BC = mental health benefits

2. LIKE

- good views
- reduced traffic
- Barge Canal redevelopment ⊕
- Barge Canal —
- loft space, preserving industrial heritage

IMPROVE:

- traffic on Pine St.
- Housing in Urban Enterprise Village

#3

developing deliberately

- preserving fun/start/up businesses
- green median to slow traffic
- Increasing connections to ease traffic on Pine / Maple
- Create gaps
- Barge Canal → open up → what are limitations (can't dig → raised boardwalks?)
- Natural Area → reclaim along water
- integrate more housing
- grocery store
- repurpose Bladgett (if they leave)
 - ↳ more places to eat near the lake
 - ↳ restaurants on upper floors → 4-5 stories

- impacts of shadows of tall buildings (cold!!)
- PINE STREET CROSSING / CONNECTION OVER PARKWAY
- PARK & RIDE NEAR PARKWAY END
 - ↳ PUBLIC TRANSPORTATION ↗ move
- MORE ALT. TRANSPORTATION
(BIKE RENTALS, etc.), INFRASTRUCTURE TO SUPPORT
- BIKE LANE SEPARATED FROM CARS (MEDIAN / BUFFER)

VISION THREE:

Pine Street Corridor
Reimagined

VISION 3: PINE ST. CORRIDOR

LIKE

- gas tanks gone
- roundabouts — but only need 1 or 2
- encourages slow + steady traffic on Pine St.
- more visible arts corridor ✓
- ...but it should extend naturally

• pockets of land close to the lake
for mixed developing

• moving housing away from

Pine St.
• more support for SEABA

• too much emphasis on the arts

• more social services

• commercial + residential on top
encourages vibrancy

• walkable entry to park via Pine St.

• public swimming pool, recreation

• but not "logical" for residents

• Do we want to be like Church St.?

Vision 3

(4)

Don't like roundabouts

Blodgett site park - public bldg enjoy - green round public bldg

Bike path following lake edge

Focus on play & Pine - focus - walkway, more transit, engaging, more accessible
for cell modes - places to sit, creating experience - paused places

Greening of street around Great Harvest

keep our wildness

Not cookie cutter parks - naturalized - shade

like new access - connectivity to Calabian park - opened up gateway arts
pulls you in - people - not cars

demonstration of size & scale of roundabout

Housing -

smart where it goes -

preserving space for jobs & businesses not retail

affordable for small business

modular - infill, versatile

Tour buses (trolley)

Rethink art hop - more focus on artists

Continue to use places at 339 Pine -

Infill - more commercial - not housing not used

Mix match

corridor - arts - include school

emphas N/S corridor

Walking tour of new age - rail

RR museum on 359 Back portion

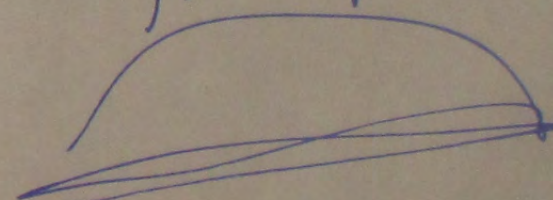
encourage all tours, tourism, along corridor

city wide conversation
floating, on wheels, tiny housing
no minimum requirements.

Preserve history
learn about history

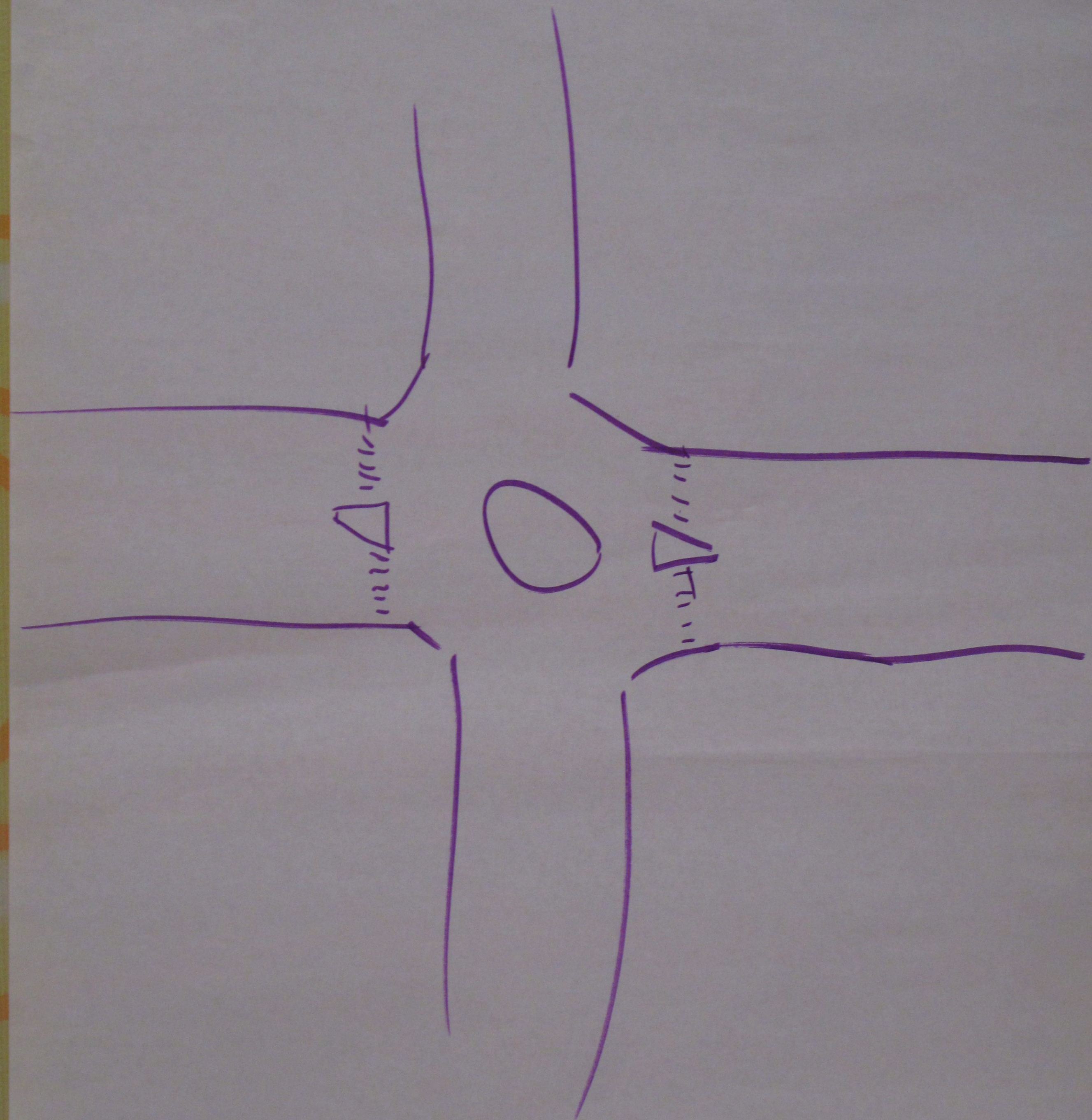
Distinctive elevation
10th wonder of world
bridge - elevator
or

new type of crossing



Vision 3

- like the connection through the railyard
- like the roundabouts
 - Slows traffic + better ped/bike
- like mid-block crossings
 - *keep them
- like the extension of Parkway north of Lakeside
- like bike path on Blodgett property



- keeps character = expands on it
- not opposed to housing design is important not sterile dev.
- like ped/bike features in this vision
- park cars + bring people on buses
- improve bus length of ~~service~~ service
 - later at night
- like tree canopy along Pine

VISION #3

- Will (so many) ROUND-ABOUTS WORK?
 - more difficult for pedestrians + cyclists?
- Too much increase of population too fast?
- Do less
- fencing along parkway too urban/inappropriate

3. LIKE

- access to LAKE
- BIKE PATH
- multiple connections to PKWY
- emphasis on Pine Street.
- view to Battery Street through Barge Canal
- variety of Building height
- entry to Park
- maintain artist work/live space

IMPROVE

- traffic on Pine
- roundabout concerns
- roundabout - pedestrian safety / bike safety
- design of roundabout
- existing Arts Hub reinforced

#3

- limited access highway inappropriate
- Blodgett space: low rise live/work
 - : public use
 - : housing / ~~multi~~ multi-use / medium-rise
 - : diversity of activities
 - : community garden / green house / year round
- Develop small green spaces and open up bigger green space
 - trade development (concentrated) for open space