

Key Actions to Preserve and Enhance the South End

REINFORCING AN ARTS HUB

The South End Arts District is a funky hub of artists, makers and tech folks, nestled alongside the Lake and downtown. This part of the South End will continue to be a destination, a place that the City's residents and visitors are drawn to explore because there's a sense of discovery and an authentic arts vibe. Art, food and other creative goods are being made and sold with pride. It's evident that this place has evolved over time, as the granularity and funkiness of façades and interior and exterior spaces tell the story of what once was. The clustering of buildings and activities along Pine Street give this part of the South End a feeling of being a special place.

Our Plan for the South End envisions a greater density of arts and creative uses both as existing buildings are retrofitted and additional spaces are created. This arts hub will be further strengthened by turning Pine Street into a highly pedestrian-oriented, bikeable corridor that is more connected to downtown, the waterfront and other neighborhoods, and is served by transit. The design of streetscapes and location of open spaces also contribute to the character of the area. Public art, signage and landscaping will reinforce the area's aesthetics, tell the story of the South End, and encourage visitors to explore. And, they'll include valuable stormwater management features. The Barge Canal, currently a restricted-access Federal Superfund Site, is envisioned to become a publicly-accessible open space for the neighborhood—a celebration of the South End's ecology and industrial roots.



These urban design principles should guide property owners as they develop and redevelop properties along Pine Street to ensure that this part of the neighborhood retains its funky, arts vibe:

- Multi-story buildings (2-5 stories), building form should define streets/public spaces
- Active ground-level uses along major street frontages
- Creative use of façades is encouraged, wide variety of materials accepted
- Structured parking where feasible, no parking lots along major streets

While a wide variety of uses can be permitted in this area, emphasis should be on those that support an arts hub, such as:

- Arts and maker focused businesses, artist work spaces
- Limited retail (limited to products being made nearby), small office enterprises

Key Strategies for Reinforcing an Arts Hub

Improve walking and biking conditions and transit service on Pine Street. Add traffic-calming strategies throughout the corridor.

Prioritize retention/expansion of existing buildings to support small artist/maker enterprises.

Create a Pine Street Arts Corridor and Linear Arts Park. Add historical interpretive signage and utilize innovative landscape features to manage stormwater.

Expand space available for maker enterprises within new infill development; incorporate active ground level uses; design/locate buildings to define streets and open spaces.

Prioritize traffic mitigation with, or ahead of, Champlain Parkway

Encourage "funky façades"

Consider zoning of sites adjacent to the Enterprise District

With Champlain Parkway, off-street biking/walking path from Lakeside to Kilburn

With Champlain Parkway, 2-way bike lanes on Pine from Kilburn to Maple

Complete King Street neighborhood traffic study

Future Street connection(s). Location to be determined by Railyard Enterprise Project

Potential ped/bike links

New development(s) to incorporate arts space/public art

Explore opportunity for a new public park at Blodgett site; extend bike path along waterfront

Create a publicly-accessible open space on the Barge Canal Superfund site—with trails and signage telling the story of the site.

Seek opportunities to create new ped/bike links from Pine Street to Lake Champlain.

MAP LEGEND

- Focus Area
- Existing Buildings
- Potential Expansion of Existing Buildings
- Potential Infill Development
- Potential Reuse of Existing Buildings/Sites
- New or Improved Park/Open Space
- Pine Street Linear Arts Park/Corridor
- Potential New Street Connection
- Planned Champlain Parkway Route
- Existing Bike Path/Bike Routes
- Proposed New/Improved Bike & Pedestrian Routes
- Potential Bus Route
- Raised/Textured Intersection/Crosswalk
- Proposed Traffic Signal (as part of Champlain Parkway Plans)
- Intersections to Study for Potential Improvements

Skip to the plan section of the corresponding icon for more specifics.



 Prioritize the retention/expansion of existing buildings to support artists and makers. Encourage the continued use of buildings for maker enterprises as these are likely to be more affordable spaces than new construction.



 Continue to advance public, private, and non-profit initiatives that would add studio space within the South End. Provide technical assistance to artists and makers looking to establish cooperatives; assess demand and feasibility of creating new space; and encourage new infill developments to include an art/maker component.



 Active, ground level uses will reinforce this part of the neighborhood as a special place, providing many destinations for visitors to explore.

PHOTO BY LEE KROHN



 Ensure zoning permits the installation of creative façades to highlight the spirit of the South End, such as these artful façades in Atlanta's Five Points neighborhood (left) and on the Soda Plant building in the South End (right). PHOTO BY LEE KROHN





 Consider the South End's role in a City-wide wayfinding strategy to direct visitors to South End destinations and reflect its arts and industrial character. Consider a design competition for South End signage. *IMAGE CREDIT: DCL*



 Reinforce Pine Street as an Arts Corridor with a strong and visible arts presence. Create a Linear Arts Park along the street edge and in front of buildings that incorporates interactive sculptures, creative landscaping, murals by local artists and youth, and wayfinding and gateway sign elements. Identify locations for installations and a process for commissioning/funding the work.



 Art in the public realm can be used to reinforce neighborhood character, history, and culture. *RIGHT PHOTO BY LEE KROHN*

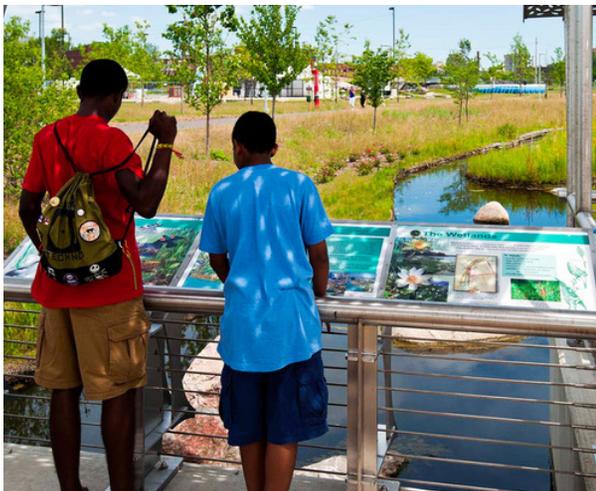




 Create a signature park on the Barge Canal site, that is a publicly-accessible open space destination, which incorporates interpretive signage, art, and trails linking Pine Street, Lakeside Avenue and the waterfront. Design should reflect the site's industrial heritage and be sensitive to its ecology and environmentally sensitive areas, such as through the use of boardwalks.



 Work with owners of privately held Barge Canal parcels and the Blodgett Beach area, to identify opportunities for publicly-accessible open space/parks along the waterfront. *PHOTO BY LEE KROHN*



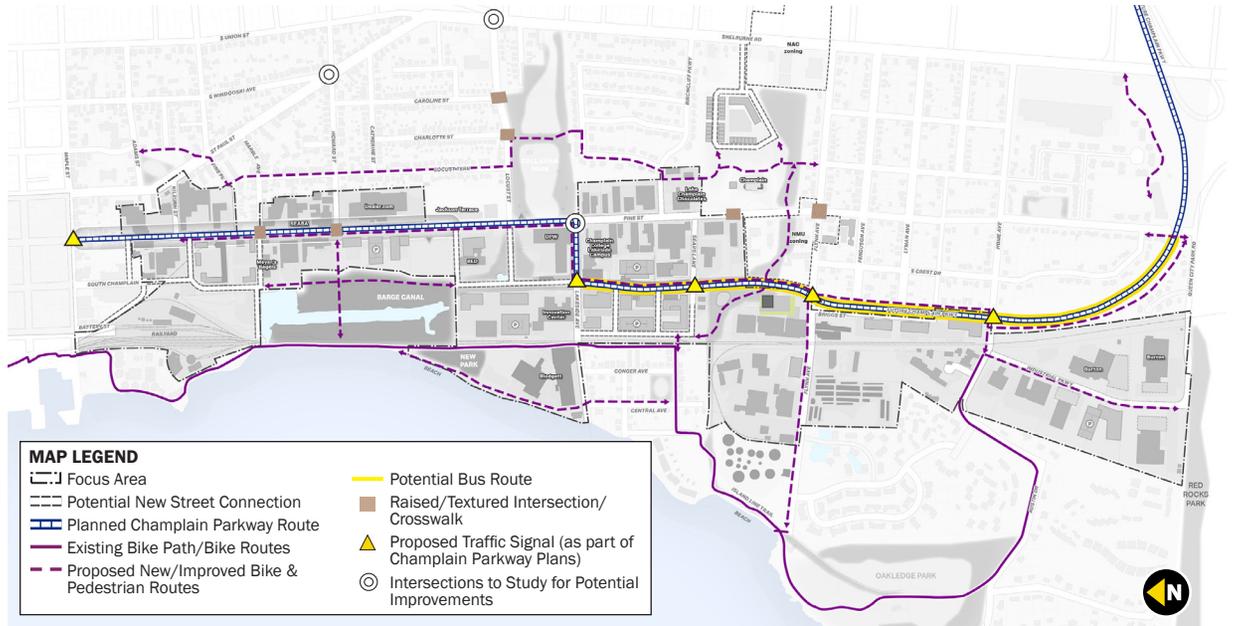
 Interpretive signage could tell the story of the Barge Canal's industrial heritage and ecology. This signage can be artful and creative, designed to reflect the character of the site. Boardwalk trails can be a great strategy for providing community access to places of environmental sensitivity, or where the land is best left undisturbed. *RIGHT PHOTO CREDIT: SMITHGROUPJJR*



 A paint and collage mural created by area youth under the guidance of artist Maggie Standley emphasizes the importance of wildlife and natural areas within the South End.



 Improve walking environment, bike travel and bus stops to reinforce Pine Street as a vehicular “slow zone” and “green street.” Consider ways to implement the Active Living Workshop suggestions to calm traffic, increase safety at intersections and mid-block crossings, bury overhead utilities, and increase lighting.



 A walkable, crossable, bikeable, soakable (stormwater management equipped) street with good transit connections should be the goal neighborhood-wide. These were clear priorities for local residents of all mobility levels interviewed by artists Michelle Sayles and Jen Berger, depicted in the mural below.



 Continue to explore opportunities for new street connections in the Railyard Enterprise area, and implement Pine Street improvements associated with the Champlain Parkway.



 Seek opportunities to create ped/bike links from Pine Street to the lake, north-south through the Barge Canal site, and improve walking and biking conditions along Pine Street. Start by adding sidewalks along Pine Street between Howard and Locust, as reflected in a mural developed with neighborhood residents by South End artists Michelle Sayles and Jen Berger. *LEFT PHOTO BY LEE KROHN*

