

Transportation Topics		Study Area			
		North NY Streets	Central SOWA	South Medical Area Back Streets	
Opportunity	Concern				
	Must recognize there are different needs for different parts of study area	X	X	X	X
	Need to manage increased traffic demand & from new development	X	X	X	X
Potential parking uses under the expressway? Pine St. also? Address parking needs for entire area including government uses		X	X	X	X
	Parking space numbers are needed. Is capacity an issue? Or is a regulation issue?	X	X	X	X
	Need to improve connections to public transportation	X	X	X	X
	Should parking requirements be lowered in exchange for improving transit? ¹	X	X	X	X
Fourth St. Bridge – Broadway connection to Traveler St.		X	X		
	Need to improve access to regional highway system with direct access to BioSquare			X	X
Potential for connections to Chinatown		X			
Potential alignment for Phase III of Silver Line?		X			
Make Washington St. two-way between Herald & East Berkeley	Concern about converting into 2-way traffic between E. Berkeley to Herald St. because corner of Herald St/Shawmut Ave is an area with heavy pedestrian use by the elderly at South Cove Manor Nursing Home & the ABCDC Headstart program	X			
Could Shawmut Ave between East Berkeley & Herald be 2-way?		X			
	Need to improve signage from SOWA exit. Often end up travelling West on the Pike		X		
	Unable to get to SOWA unless on Waltham St		X		
	More parking enforcement needed for SE Youth Baseball		X		
	Concern over nighttime restaurants		X		

¹ At the very least, the different sub-areas could require different parking ratios (minimums & maximums) depending on the I& use & massing recommendations made for the different sub-areas.

	visitors being unwelcome by not having valet parking available.				
	What is the impact of the Urban Ring line in the study area?			X	
	Parking is critical to BackStreets businesses. More residents are parking on the street. Developers should provide more parking				X

Urban Design, Public Realm & Historic Preservation		Study Area			
		North	Central	South	
Opportunity	Concern	NY Streets	SOWA	Medical Area	Back Streets
Create a "welcome mat" with streetscape improvements		X	X	X	X
	Appropriate height for study area?	X	X	X	X
	Uniform height not conducive for creating a distinct place	X	X	X	X
Identify buildings worth saving		X	X	X	X
Build upon the historic character of the South End through compatible building materials		X	X	X	X
Architectural facades should reflect eclectic nature of area		X	X	X	X
Preserve eclectic mix of uses		X	X	X	X
Need to create an overall image or brand for area ²		X	X	X	X
Wayfinding signage is needed		X	X	X	X
	Improve public safety with better street lighting & crosswalk identification	X	X	X	X
	Variation in height is needed ³	X	X	X	X
More trees		X	X	X	?
Wider sidewalks & bike lanes	Wider in residential areas, but not in BackStreets	X	X	X	?
	Avoid shuttering ground floor spaces, need ground floor active spaces	X	X	X	?
Identify gateways to study area, possibly create new ones	What are the Gateways? What are we trying to connect to?	X	X	X	?
More public space		X	X	X	
Improve access to Harbor Walk & connect to Peters Park & Berkley Community Garden		X	X		
Public open space for artists & exhibits		X	X		
Take advantage of the			X		

² BRA staff comment: Or perhaps as we move forward we will discover that possibly there is not a single image but a composite that reflects the differences between the sub-areas. To be determined as we move forward.

³ Within the entire study area or even within each sub-area?

Cathedral of the Holy Cross as a tourist anchor that could help rest of area					
--	--	--	--	--	--

Housing – Affordable, Market-Rate, Homeownership		Study Area			
		North	Central	South	
Opportunity	Concern	NY Streets	SOWA	Medical Area	Back Streets
New residential needed for foot traffic at night, etc...	With new residential, businesses can't vote & residents can – once residents arrive, residents lobby against existing uses in area they just moved into.	X	X		X
Future developments should be mixed use & mixed income (Rollins Square) Focus on varying income levels that qualify for affordable to have diversity	Should not become a high end community. Gentrification should accommodate rental housing & low income people. Affordability tiers are varied & some cannot qualify for certain affordable units. Deed restrictions on affordable limit the resale appreciation. Doesn't allow for some to "move up" from them & they can become a mobility trap	X	X		
	Artist housing has different needs & can produce adverse impacts different from traditional residential uses such as fumes & noise	X	X		

Open Space & Sustainability		Study Area			
		North	Central	South	
Opportunity	Concern	NY Streets	SOWA	Medical Area	Back Streets
Sustainable development design guidelines (LEED) as part Article 80 large & small project review		X	X	X	X
Create desirable & usable open spaces (community gardens, providing cooling shade & managing storm water)		X	X	X	X
Need publicly accessible open space from new developments (Thayer Street, Rocca Patio) & provide incentives for such	Concerns about creating open space for the sake of it. Some are underutilized & blighted (Malden St. Park)	X	X	X	
Allow restaurants/food carts to operate in open space? (A la NYC)		X	X	X	
Create a "green district" in the New York Streets with zoning incentives & community benefit contributions.		X			

Commercial / Office / Retail		Study Area			
		North	Central	South	
Opportunity	Concern	NY Streets	SOWA	Medical Area	Back Streets
Future commercial development have linkage funds to provide affordable commercial space for businesses or community amenities		X	X	X	X
Need ground floor retail	Limit to supportable retail...where to locate new retail? How would it impact existing retail?	X	X	X	
	New retail should be for specifically targeted areas	X	X	X	
	Internal retail robs street life	X		X	
In addition to retail or commercial space, should consider other uses such as social service agencies or educational uses.		X	X		
Some feel late night restaurants provide safety as pedestrians on the sidewalk	Is late night restaurant activity a residential nuisance?	?	X		
	Reevaluate allowed uses per zoning vis-à-vis existing uses within district – in order to update the zoning – South Cove Manor – an example of different uses not easily categorized per zoning – medical care and residential use -				

Industrial & Institutional		Study Area			
		North	Central	South	
Opportunity	Concern	NY Streets	SOWA	Medical Area	Back Streets
	When Chinatown/Leather District changed from a manufacturing to residential & service, many jobs were lost & that was a negative impact on the community.	X	X		X
	Provide a growth boundary for BUMC to limit residential expansion & preserve the BackStreets light industrial uses			X	X
	Prefer light industrial to residential uses? the opting out of parking spots within new residential developments created the problem of an resident on-street parking program along otherwise an industrial zone front door of residential units were placed in front – building 1850 – eligibility of parking stickers is an issue residential parking must be consider vis-à-vis green sustainability principles – atelier 505 residents were not eligible for on-street parking stickers	?	X		X
Opportunity to retain light industrial & institutional uses, little land elsewhere in Boston for such	Are BackStreets loading requirements disruptive to residential uses?				X
	Do we need institutional expansion?	X		X	
	Should limit enclosed developments where the employees never have to venture out into the neighborhood.			X	
	No net loss of industrial uses within this study area – the recent residential condo units were an example of net loss of industrial -				X
	Institutional expansion pressures from outside the study area (LMA) – remote parking pressures – business owners in study area deem this undesirable – MASCO – no satellite parking in study area should be recommended -	X	X		X
	Institutions in BU medical area seems to turn its back on the rest of the study area – seems to have improved from years ago when barbed wire			X	

	<p>characterized the perimeter of the campus into a more attractive campus present-day – they generate a lot of foot traffic and should help with maintenance – pedestrian “overflow” from the area into Worcester Square – should go beyond their campus with clean-up.</p>				
<p>Siting a new educational facility (such as a green high school) – could train students for opportunities for green building industry -</p>		<p align="center">X</p>	<p align="center">X</p>		
<p>Industrial businesses need flexibility in order to succeed in the future – a lot of existing industrial businesses in the area can no longer survive in a downtown setting - trucks in and out of city – and regulations – length of time for permitting is a negative – time of permitting in the suburbs is a fraction of what it is in Boston – improve ISD service – city assistance with navigating the system is needed – truck deliveries, loading zones and short term parking in residential areas are specific things that need to be addressed – parking tickets are having a negative impact on small businesses – enforcement is intense during daytime business hours – evening time enforcement is weak -</p>		<p align="center">X</p>			<p align="center">X</p>

Transportation – planning and land use – parking being sold separately from dwelling units – encourages on street parking

The opting out of parking spots within new residential developments created the problem of a resident on-street parking program along otherwise an industrial zone

Front door of residential units were placed in front

Government services, existing zoning, processes, etc.		Study Area			
		North	Central	South	
Opportunity	Concern	NY Streets	SOWA	Medical Area	Back Streets
	Understand zoning constraints on non-conforming uses & their ability to make additions	X	X		
	Flexible zoning needed for eclectic mix of uses	X	X	X	X



**COMMENTS FROM HARRISON-ALBANY CORRIDOR STRATEGIC PLAN
ADVISORY GROUP VISIONING EXERCISE FROM 6.3.2009 WORKING SESSION**

