

Transportation Topics		Study Area			
		North	Central	South	
Opportunity	Concern	NY Streets	SOWA	Medical Area	Back Streets
	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 visitors being unwelcome by not having valet parking available.		X		
	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

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.

Urban Design, Public Realm & Historic Preservation		Study Area			
		North NY Streets	Central SOWA	South Medical Area Back Streets	
Opportunity	Concern				
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 Cathedral of the Holy Cross as a tourist anchor that could help rest of area			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?

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			

Government <i>services, existing zoning, processes, etc.</i>		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

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	<i>Continued discussion 7.1.2009 AG Working Session</i>	X	X	X	X	
Need ground floor 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			
		Is late night restaurant activity a residential nuisance?	?	X		

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?	?	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	