



E+ Green Communities

Bringing energy, environmentally, and social equity positive development to Boston's neighborhoods

Mission Hill Parker & Terrace Street Sites

COMMUNITY MEETING SUMMARY NOTES

August 13, 2012, Mission Church "Parish Center", 1545 Tremont Street, Mission Hill

Group A

Community Guidelines

- Gardens to be under one entity
- Add minimums to language

Community Garden

- Different opinions regarding appropriate area for gardens. Discussion ranged from 4,000 to 12,000 square feet.

Orchard

- Allow for a commercial entity to manage the fruit trees
- Concern about the management of the orchard because it needs a lot of maintenance.
- Provide flexibility of square footage requirements for Art, Orchard and garden uses.
- Orchard square footage can be flexible and combined with open space and art uses

Housing

- More stringent/stronger language in respect to promoting ownership and no students housing.
- Check affordability mix at the Pickle Factory Housing
- Language for Parker St should use a maximum "up to 10 to 12 units"
- Provide housing for professionals that need small units
- Most housing for family size units
- Minimize curb cuts on Parker Street

Commercial

- Add a minimum square footage for commercial area of Terrace Street building.
- Document language "complement existing area business" not necessary
- More information on what it takes build Energy Positive Buildings

Housing:

- MORE INDEPENDENT/STRONGER LANGUAGE IN RESPECT TO ~~HOUSING~~ HOUSING TYPE.
- PROMOTING HOME OWNERSHIP
- PICKLE FACTORY HOUSING. CHECK AFFORDABILITY MIX.
- ON PARKER LANGUAGE ~~WE~~ COULD SAY "UP TO 10 TO 12 UNITS"
- ~~WE~~ ~~NEED~~ ~~TO~~ ~~NECESSARY~~ ~~FOR~~ ~~DEVELOP~~
- PROVIDE HOUSING FOR ~~SMALL~~ PROFESSIONAL THAT NEED SMALL UNITS
- MOST HOUSING FOR FAMILY SIZE UNITS.
- MINIMIZE CURB CUTS

Community ~~Support~~ GUIDELINES:

- GARDENS UNDER ONE ENTITY.
- ADD A MINIMUM TO LANGUAGE
- ORCHARD:
- MAKE A COMMERCIAL ENTITY TO MANAGE THE FRUIT TREES.
- CONCERN ABOUT THE MANAGEMENT OF THE ORCHARD - IT NEEDS A # LOT OF MAINTENANCE.
- FLEXIBILITY FOR USES IN SQUARE FOOTAGE BETWEEN ART, ORCHARD, GARDENS.
- ORCHARD S/F CAN BE FLEXIBLE.

COMMERCIAL

- ADD A MINIMUM FOR THE COMMERCIAL SF.
- "COMPLEMENT EXISTING AREA BUSINESS" NOT NECESSARY NECESSARY.
- MORE INFORMATION ON WHAT IT WOULD TAKE TO BE F+.

Group B:

Community Development Guidelines

- Preference for on-site construction
- Discussed “process”, “ranking criteria” for RFP

Use Guidelines

- For Management- within entire development scheme, recognize land use s.f. distribution
- No garden set aside for residents of the new development, only for current gardeners
- Relationship question: owner/manager of housing and community garden. To ensure “compatibility”. Co-participation on “boards”.
- Have management plan for orchard
- Emphasize importance of management (garden, orchard) - capacity, experience. Needs to be demonstrated in application.
- Also include mature trees in addition to fruit trees. Call out in RFP
- Question raised: amount of space (12,000 sf) for garden. Too much? Reduce slightly for trees?
Reduce to 8,000 sf and use 4,000 sf for other open space?
- Identify existing trees- assess- and include in RFP. What should be saved?
- Sun- priority for gardens
- Ask applicant for tree survey and what trees will be preserved.
- Change sf distribution- combine orchard with open space/circulation/paths for 8,000 sf total.
- Housing- more flexibility on language on Terrace Street, i.e. commercial. Do not prescribe sf so rigidly. Enlarge commercial sf.
- Parking- do not guarantee side yard parking?

Discussion stopped at the point when we were going to discuss housing density on Parker Street.

② Question. amt of space (12,000 sf.)

for garden. Too much? reduce slightly for trees?

- reduce to 8,000 and use 4,000 for other open space

ID real trees - assess and include in RFP. What should be saved

Sun-priority for gardens

Ask Applicant for tree survey, and what trees will be preserved

Change sf. dist. - combine orchard w/ open space/circ. for 815 total

Housing: more flexibility on lang. on Terr. St. i.e. commercial
Do not prescribe sf so rigidly
enlarge comm. space sf

parking. do not guarantee side yard parking!

Stopped at - housing on Parker

① Comm. Dev. Guidelines

pref. for on-site construction - discuss process, ranking criteria

Use Guidelines

management - within entire dev. scheme recognize land use sf. distribution

No set aside for new dev. residents only for current gardeners

relationship question: owner/mgr. of housing and comm. garden. To ensure compatibility - co participation on "boards"

Have mgmt. plan for orchard

Emphasize impact of mgmt. (garden, orchard capacity) experience. Needs to be demonstrated in app.

Also include mature trees. Call out in RFP (in addition to fruit trees)