



E+ Green Communities

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

Mission Hill Parker & Terrace Streets Site

COMMUNITY MEETING – SUMMARY NOTES

June 27, 2012, Mission Church “Parish Center”, 1545 Tremont Street, Mission Hill

Summary Notes

Community Vision and Design Guidelines Comments

- Garden plots should feel community owned and controlled under the management of a local non-profit or trust.
- Community Garden and public space should front on / feature Parker Street, be open and flexible but well organized and well managed.
- Enhance pedestrian walkways through site (Terrace to Parker St), encourage active lifestyle, provide an attractive circulation.
- This area need places to eat get coffee etc.; include priority for retail / café.
- Provide adequate parking for new uses including commercial / retail uses and make sure parking does not dominate the site. Minimize curb cuts on Parker Street.

RFP Comments

- We would like more families and long-term residents on Mission Hill; include family size housing units.
- We are concern about gentrification; include workforce housing and affordable housing (can we require 15%).
- Removal of significant trees / natural features should be minimized. Require a tree survey as part of the development planning and include requirements for new trees.
- Provide a “focal” spot on site for community meetings.
- Be sure to include abutter comments in planning and RFP process.
- Protect southern exposure of existing homes / properties on Allegheny Street; require adequate set back and or buffer between new and existing uses.

For additional information, please visit the BRA website Planning Initiatives Page at:

www.BostonRedevelopmentAuthority.org, select “Planning”, and select “E+ Green Communities – Mission Hill Site”. Meeting agendas, notes, presentations, and maps are included and can be viewed and down loaded.

Or contact:

- David West, DND, 617-635-0248, dwest.dnd@cityofboston.gov
- John Feuerbach, DND, 617-635-0353, jfeuerbach.dnd@cityofboston.gov
- John Dalzell, BRA, 617-918-4334, john.dalzell.bra@cityofboston.gov



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Breakout Group One Notes

Community Vision and Design Guidelines

- Need open space (keep natural character; some un-programmed space) vs community space
- Concern about access/maintenance to plots – will this be a secure space?
- Use programmed space for art events
- Important to keep common garden public. In a trust with a non-profit management.
- Could developer pay fee for long-term management?
- Concern about control over park by developer.
- Community control over open spaces.
- Want a place to go to – café, retail
- Want more families on Mission Hill.
- Less housing on Parker St. Concentrate housing (not detached) on southern end of Parker St. Not usual triple-deckers can be new/diverse.
- Make the gardens more accessible.
- Could house small businesses, small scale retail.
- Locate Art Park across from small church on Parker St.- respect needs/desires of adjacent neighbors.
- Keep public space open + flexible, though managed.
- Terrace Street is dangerous for bikers, pedestrians.
- Enhance pedestrian walkways through site (Terrace to Parker St), encourage active lifestyle, provide an attractive circulation.

RFP Feedback

- Get tree survey- maintain significant trees/natural features.
- How to limit students? Keep lease at 18 month minimum. Besides rental minimum, what can be said to discourage students?
- Will the amount of parking be adequate?
- No driveways on Parker St.- or at least fewer than four separate ones.
- Need parking for commercial tenants.
- Need places to eat get coffee etc.
- Make sure parking doesn't dominate site.
- Family and long-term resident housing development, and not a student oriented development (use parking requirements as a control mechanism)
- Affordability –can it go 15%? Layer in workforce housing. Concern about gentrification.

Breakout Group Two Notes

Site/Schemes:

- Feasibility/Advisability of garden in site center?

Question/Discussion:

- Number of buildings/units on Parker Street?
- “Bookend” single buildings?
- 4 Buildings spread out?
- Emphasize a “focal” spot on site for community meeting
- Emphasize: good balance of res. Density and open/garden space on Parker
- More Community Garden space on Parker Street
- Abutter comments needed

Requested Info:

of cars at Pickle?

of residents?

of spaces?

Terrace Street:

- Step down towards Terrace
- Concern: to protect Southern exposure on Allegheny homes

Community Vision and Design Guidelines:

- Highlight light industrial
- S.F. for light industrial
- Parking – have more aggressive requirement?
- Parking at minimum meets development need?
- Use Design to address parking need
- Parker Street – Elimination of on-street parking?
- Parking – Keep to Code

See below for Breakout Group Note Sheets

RFP FEEDBACK

- GET TREE SURVEY - MAINTAIN SIGNIFICANT TREES / NATURAL FEATURES
- HOW LIMIT STUDENTS? KEEP LEASE AT 18 MO. MINIMUM
 - ↳ BESIDES RENTAL MINIMUM, WHAT CAN BE SAID TO DISCOURAGE STUDENTS?
- WILL THE AMOUNT OF PARKING BE ADEQUATE? 1:1
- NO DRIVEWAYS ON PARKER STREET - OR AT LEAST FEWER THAN FOUR SEPARATE ONES
- NEED PARKING FOR COMMERCIAL TENANTS
- NEED PLACES TO EAT, GET COFFEE, ETC.
- MAKE SURE PARKING DOESN'T DOMINATE SITE
- NOT A STUDENT-ORIENTED DEVELOPMENT!
 - ↳ GIVE PARKING REQUIREMENTS A CONTROL MECHANISM
- AFFORDABILITY - CAN IT GO > 15%? WHEN
 - ↳ LAYER IN WORKFORCE HOUSING
 - ↳ CONCERNS ABOUT GENTRIFICATION

COMMUNITY VISION

- NEED OPEN SPACE VS. COMMUNITY SPACE
 - ↳ KEEP NATURAL CHARACTER; UNPROGRAMMED SPACE
 - ↳ CONCERN ABOUT ACCESS/MAINTENANCE TO PLOTS - WILL THESE BE IN A SECURE SPACE?
 - ↳ W/ A NON-PROFIT OR TRUST OR SIMILAR
- FOR PROGRAMMED SPACE → USE FOR ART EVENTS
- IMPORTANT TO KEEP COMM. GARDEN PUBLIC, IN A TRUST OR SIMILAR
- COULD DEVELOPER TO PAY FEE FOR LONG-TERM MGMT
- CONCERN ABOUT CONTROL OVER PARK BY DEVELOPER
- COMMUNITY CONTROL OVER OPEN SPACES
- WANT A PLACE TO GO TO - CAFE, RETAIL
- WANT MORE FAMILIES ON MISSION HILL
 - ↳ NOT REFINISHED
- LESS HOUSING ON PARKER ST - CONCENTRATE HOUSING ON SOUTHERN END OF PARKER ST - NOT USUAL TRIPLE DECKERS
 - ↳ CAN BE NEW, DIVERSE
- MAKE THE GARDENS MORE ACCESSIBLE
- COULD HOUSE SMALL BUSINESSES, SMALL SCALE RETAIL
- PARKLAND ACROSS FROM SMALL CHURCH ON PARKER ST - RESPECT NEEDS/DESIRES OF ADJACENT NEIGHBORS
- KEEP PUBLIC SPACE OPEN + FLEXIBLE, THOUGH MANAGED
- TERRACE ST. IS DANGEROUS FOR BIKERS, PEDESTRIANS
- ENHANCE PEDESTRIAN WALKWAY THROUGH SITE TERRACE → PARK
 - ↳ ENCOURAGE ACTIVE LIFESTYLE, ATTRACTIVE RECREATION

Community Vision

- highlight light industrial
- S.F. for light industrial
- parking - have more aggressive requirement?
- parking at minimum meets development need?
- use design to address parking need
- Parker St - elim. of on-street parking?
- parking - keep to code

Site/Schemes

- feasibility/visibility of garden in site center?

Question/discussion:

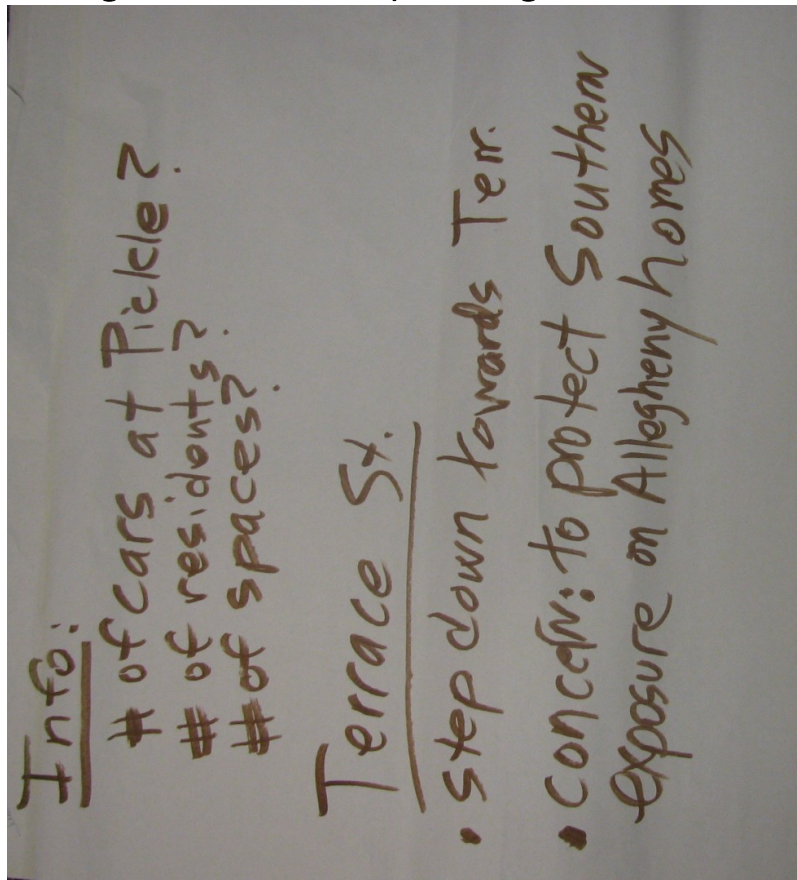
- Number of bldgs./units on Parker St.?

emphasize "focal" spot on site for commun. meeting

- "boottend" single bldgs? 4 bldgs. spread out?
- emphasize: good balance of res. density + open/garden space on Parker

→ more comm. garden space on Parker St.

→ abutter comments needed



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