

MISSION HILL

Parker and Terrace Street
Community Meeting Notes
June 27, 2012

Community Vision Feedback

- 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 or similar.
- 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.
- Parkland 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.
- Not a student oriented development (use parking requirements as a control mechanism)
- Affordability –can it go 15%? Layer in workforce housing. Concern about gentrification.

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!
 - ↳ USE PARKING REQUIREMENTS AS A CONTROL MECHANISM
- AFFORDABILITY - CAN IT GO >15%? ~~WORK~~
 - ↳ LAYER IN WORKFORCE HOUSING
 - ↳ CONCERNS ABOUT GENTRIFICATION

COMMUNITY VISION

- NEED OPEN SPACE vs. COMMUNITY SPACE
 - ↳ KEEP NATURAL CHARACTER; ^(SOME) UNPROGRAMMED SPACE
- * CONCERN ABOUT ACCESS/MAINTENANCE TO PLOTS - WILL THESE BE IN A SECURE SPACE?
- FOR PROGRAMMED SPACE → USE FOR ART EVENTS
- IMPORTANT TO KEEP COMM. GARDEN PUBLIC, IN A TRUST OR ^{W/ A NONPROFIT MGMT 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 DETACHED}
- 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 TERR → PARK. ↳ ENCOURAGE ACTIVE LIFESTYLE. ATTRACTIVE CIRCULATION