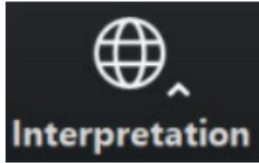




# Higginson Parcels Community Meeting



# Interpretation and Translation

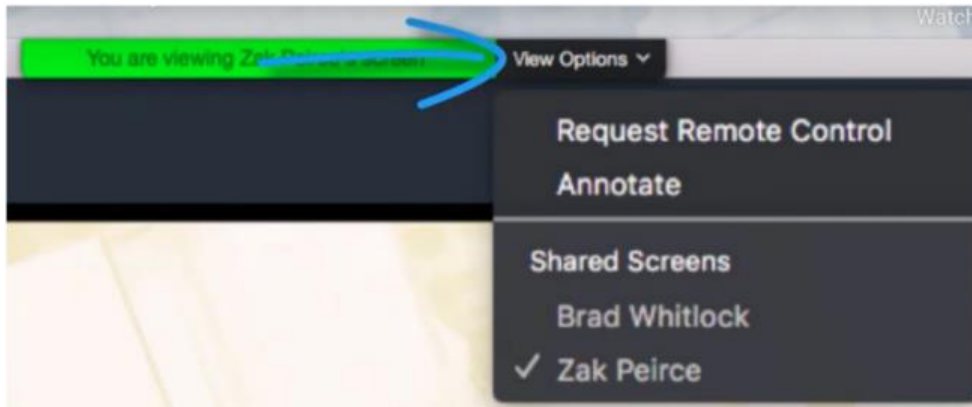


“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

“Cape Verdean Creole” – for Cape Verdean

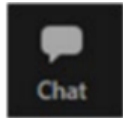
“English” – for English



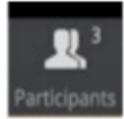
# Zoom Tips

Here are some tips on using Zoom for first-time users.

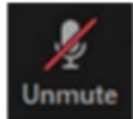
Your Controls are at the bottom of the screen.



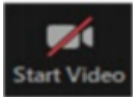
Use the chat to type a comment or ask a question at any time Members of the BPDA will moderate the chat.



To raise your hand, click on "Participants" at the bottom of your Screen, and then choose the "Raise Hand" option in the participant box, or press \*9 on your phone.



Mute/unmute – Participants will be muted during the presentation. The host will unmute you during discussion if you raise your hand and it is your turn to talk. To mute/unmute on your phone press \*6



Turns your video on/off

# Recording

- At the request of community members, this event will be recorded posted on the Higginson Parcels Community Meeting Meeting Calendar webpage at <https://bit.ly/Higgin> for those who are unable to attend the Zoom event live.
- Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If your camera and microphone are off, you can still participate through the text chat feature.

# Zoom Etiquette

- We want to ensure that this conversation is a pleasant experience for all attendees.
  - Please remain muted until called on. If you'd like to speak during this time, please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
  - Please be respectful of each other's time.
  - We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
  - If we are unable to get to your question at this meeting, please put them in the Chat at the end or email [jonathan.short@boston.gov](mailto:jonathan.short@boston.gov)

# What is Our Focus Today?

- The Questions: **What are your thoughts wants, and/or needs regarding the development of these sites.**
- This is a discussion.
- All thoughts and opinions matter. There are **NO WRONG IDEAS.**
- Please feel free to speak your mind!!!
- Please be open minded and hear the plan of action.

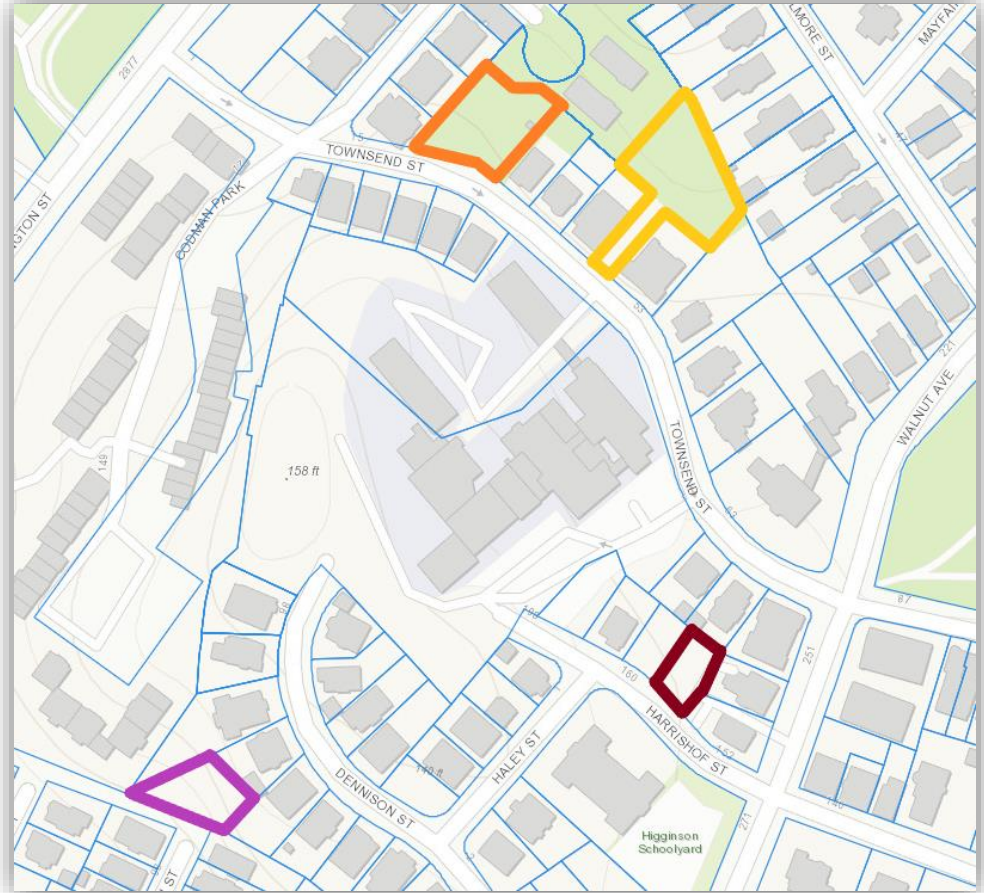


# Agenda

1. What are the Higginson Parcels?
2. 20 Townsend St. Parcel
3. 48 Townsend St. Parcel
4. 153 Harrishof St. Parcel
5. 1 Fenner St. Parcel
6. Closing

## What are the Higginson Parcels?

- Four Parcels Located in the Area of the Higginson Elementary School
- Two Parcels are Located on Townsend Street.
- One Parcel is Located on Harrishof Street.
- One Parcel is Located at the End of Cardington Street





**20 Townsend St.**

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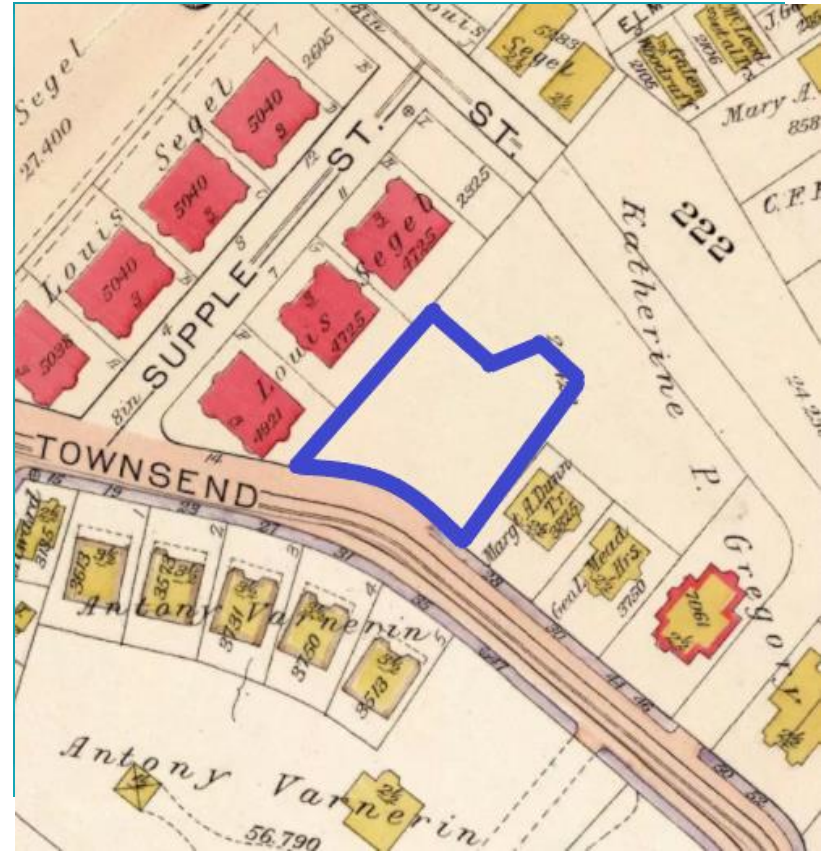
# 20 Townsend Overview

- Lot Size: 11,935 SqFt
- Current Use: Vacant
- Presentation to Garrison Trotter Neighborhood Association: Keep the parcel as is. Potential submission to Land Bank
- All abutter parcels have been developed for some use
- Zoning: MFR (Multi-Family Residential)



# History

- The Parcel has been vacant since 1915.
- The left of the parcel are three apartment. All built using masonry
- To the right of the parcel is a two-family Residential Building



## 20 Townsend Current Conditions

- The parcel is a 1 ½ story rock wall
- The land is vacant
- The bluff is covered with growing and mature trees
- Minor graffiti on the rock wall



# Abutter and Surrounding Parcels

Two-Family Residentials



Apartments 4-6 Unit



Triple Decker Condos



# Comments and Q&A

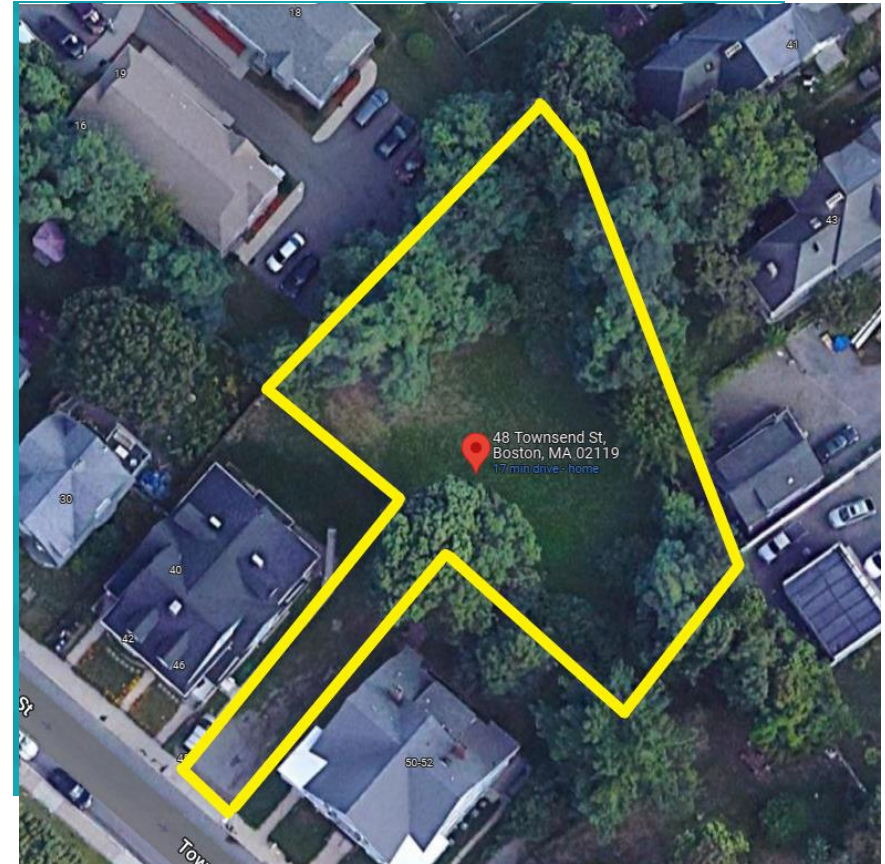
- Please click the raise your hand option to be called on OR place your question in the comment section.
- **What are your thoughts, wants, and/or needs regarding the development of this site?**

**48 Townsend St.**

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# 48 Townsend Overview

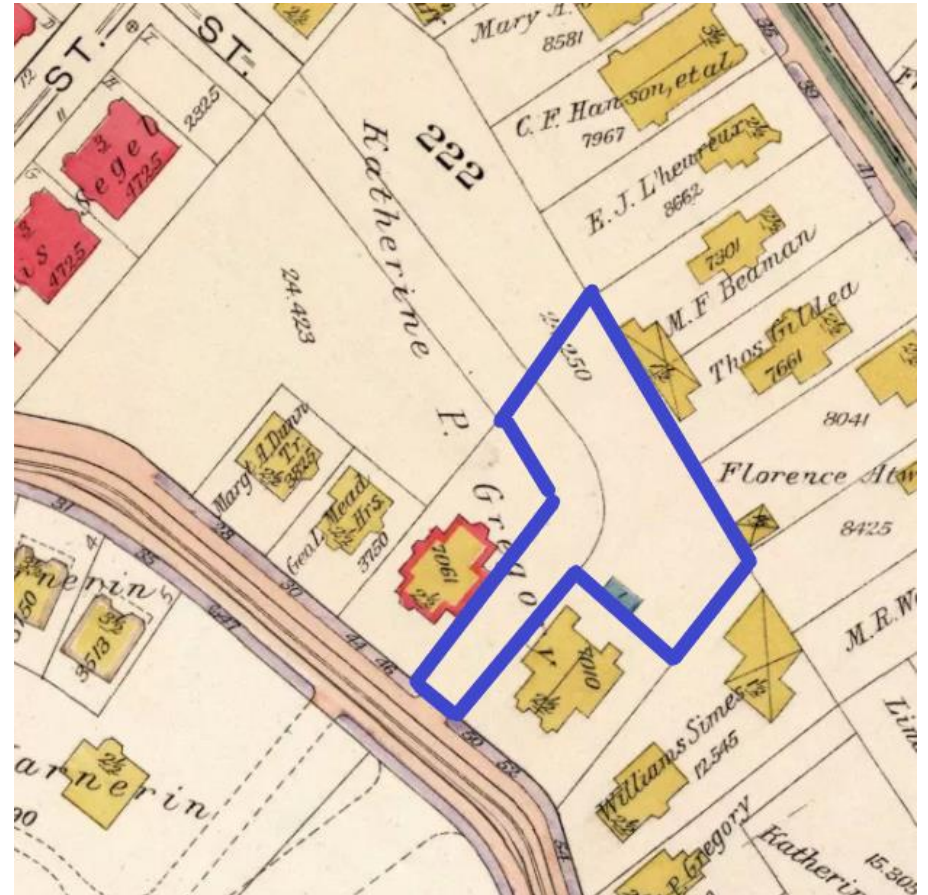
- Lot Size: 17,199 SqFt
- Current Use: Vacant
- An attempt was made to sale the land through the Abutters Parcels program but the division of land between abutters was not resolved so process halted.
- Elmore, Mayfair, and Kensington Streets NA petitioned for a community garden on this land. Received 28 signatures in support.
- Garrison Trotter Neighborhood Association supports the community garden if it open to the public and the abutters do not want to expand their parcels.
- All abutter parcels have been developed for residential use
- Zoning: MFR (Multi-Family Residential)





# 48 Townsend History

- The land was originally used as a passageway for horse carriages
- The Parcel has been vacant since 1915
- All surrounding abutters of the parcel were two-family Residential Buildings. Wood-framed



## 48 Townsend Current Condition

- The parcel is vacant.
- Much of the land is flat green land. However, there are mature trees along the edge.
- It is surrounded by residential properties on all edges.



# Abutter and Surrounding Parcels

Apartments 4-6 Units



Apartments 4-6 Units



Condos, Two-Family, Apartments 4-6 Units



# Comments and Q&A

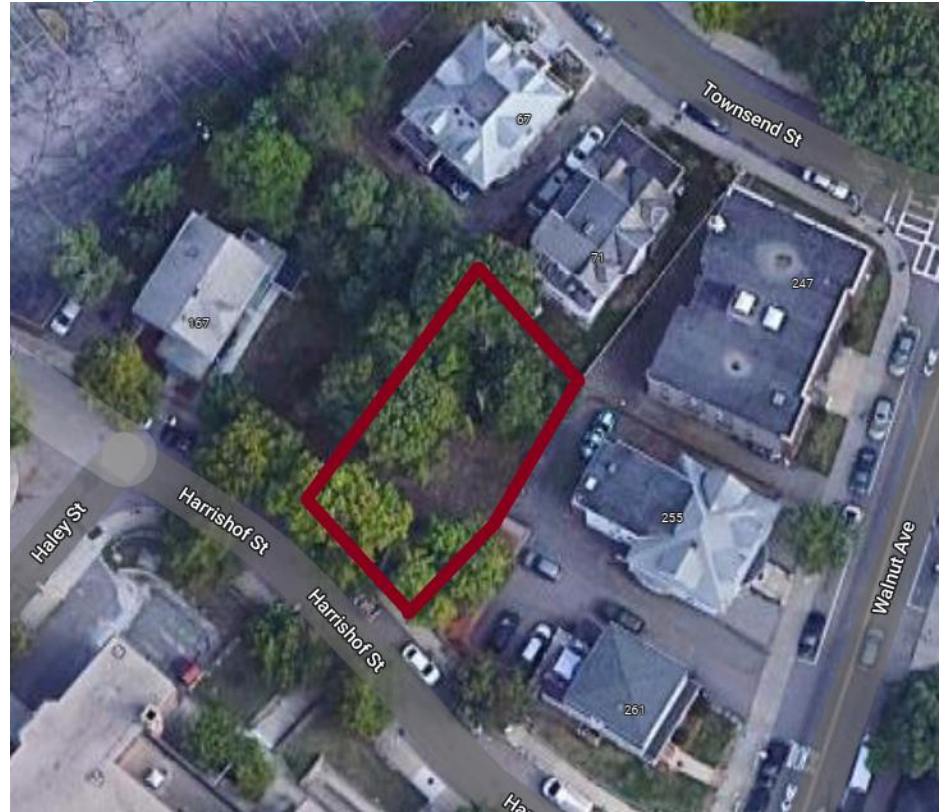
- Please click the raise your hand option to be called on OR place your question in the comment section.
- **What are your thoughts, wants, and/or needs regarding the development of this site?**

**153 Harrishof St.**

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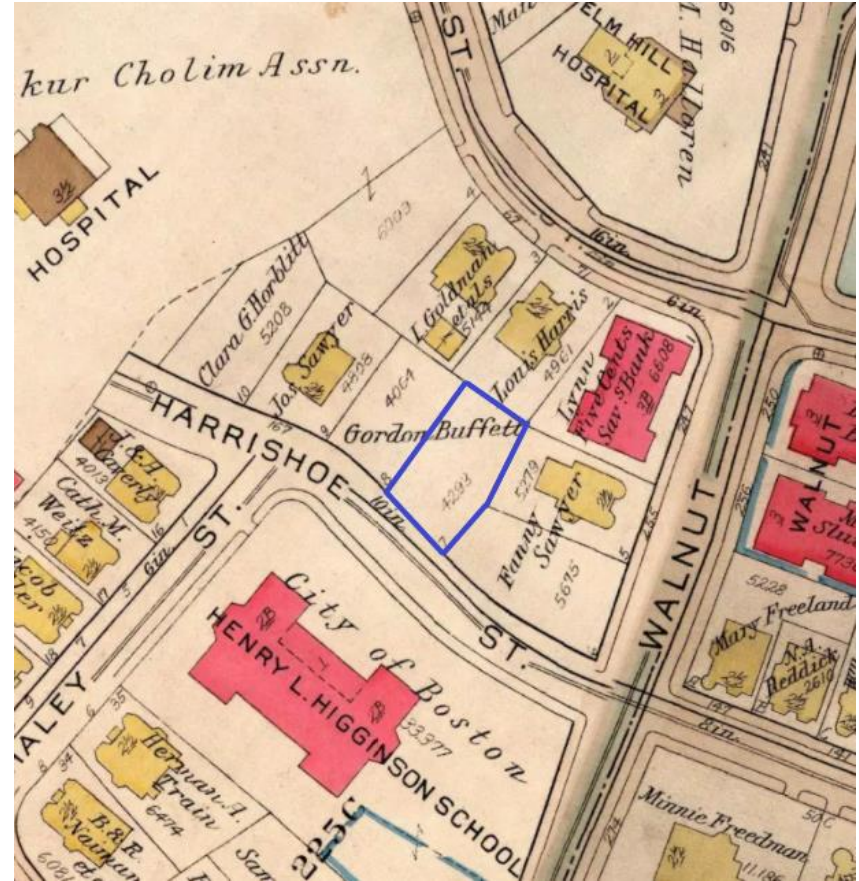
# 153 Harrishof St. Overview

- Lot Size: 4,292 SqFt
- Current Use: Vacant
- Presentation to Garrison Trotter Neighborhood Association: Parcel should be developed into residential home ownership units.
- Most abutter parcels have been developed for some use. Abutter to the left is vacant.
- Zoning: 3F-4000



# 153 Harrishof St. History

- The Parcel has been vacant since 1915.
- Most of the surrounding abutters were two-family Residential Buildings. Wood-framed
- One abutter to the rear was an apartment building. Masonry Build.



## 153 Harrishof Current Condition

- The parcel has remained vacant.
- Much of the land is flat green land. However, there are mature trees along two edges.
- It is mostly surrounded by residential properties except for a vacant parcel to the left.



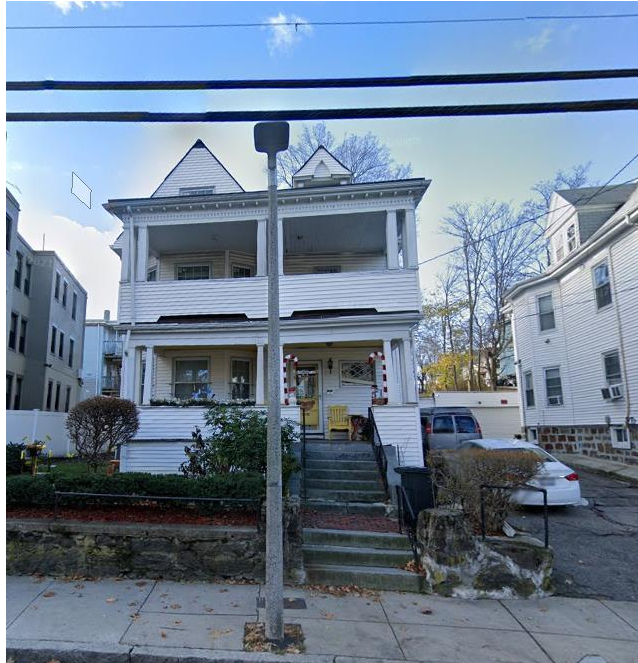


# Abutter and Surrounding Parcels

Two-Family Residential  
and Apartment 4-6 Units



Two-Family Residential



Apartment Above 7  
Units



# Comments and Q&A

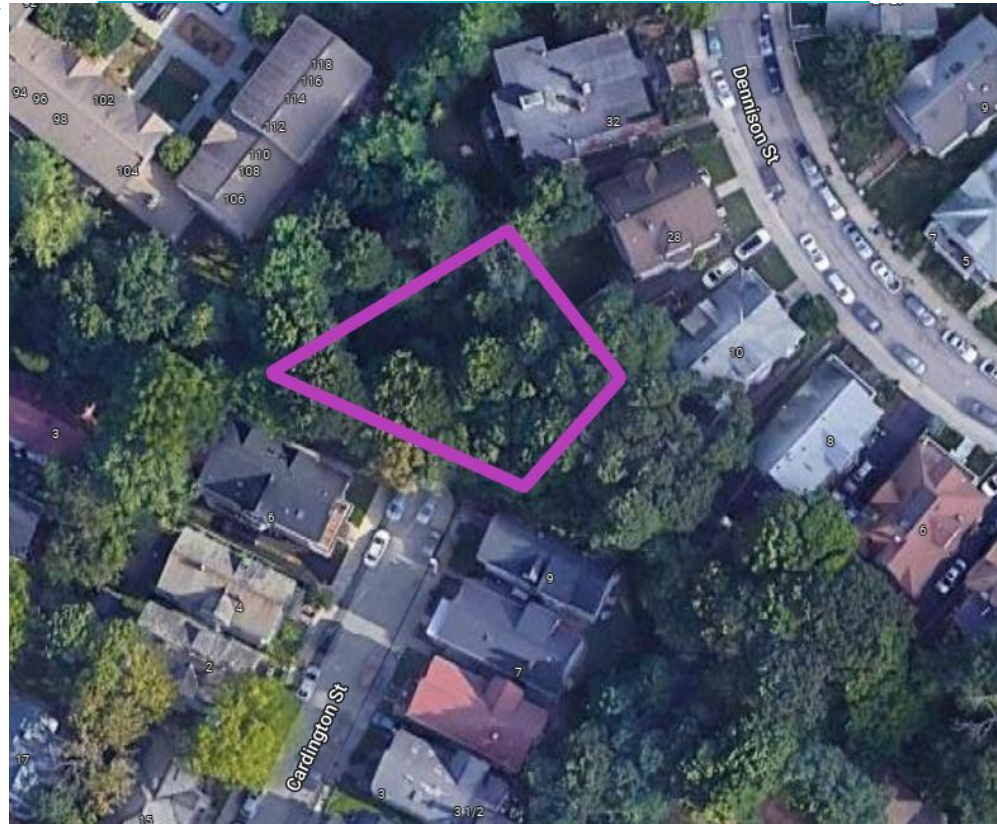
- Please click the raise your hand option to be called on OR place your question in the comment section.
- **What are your thoughts, wants, and/or needs regarding the development of this site?**

**1 Fenner St.**

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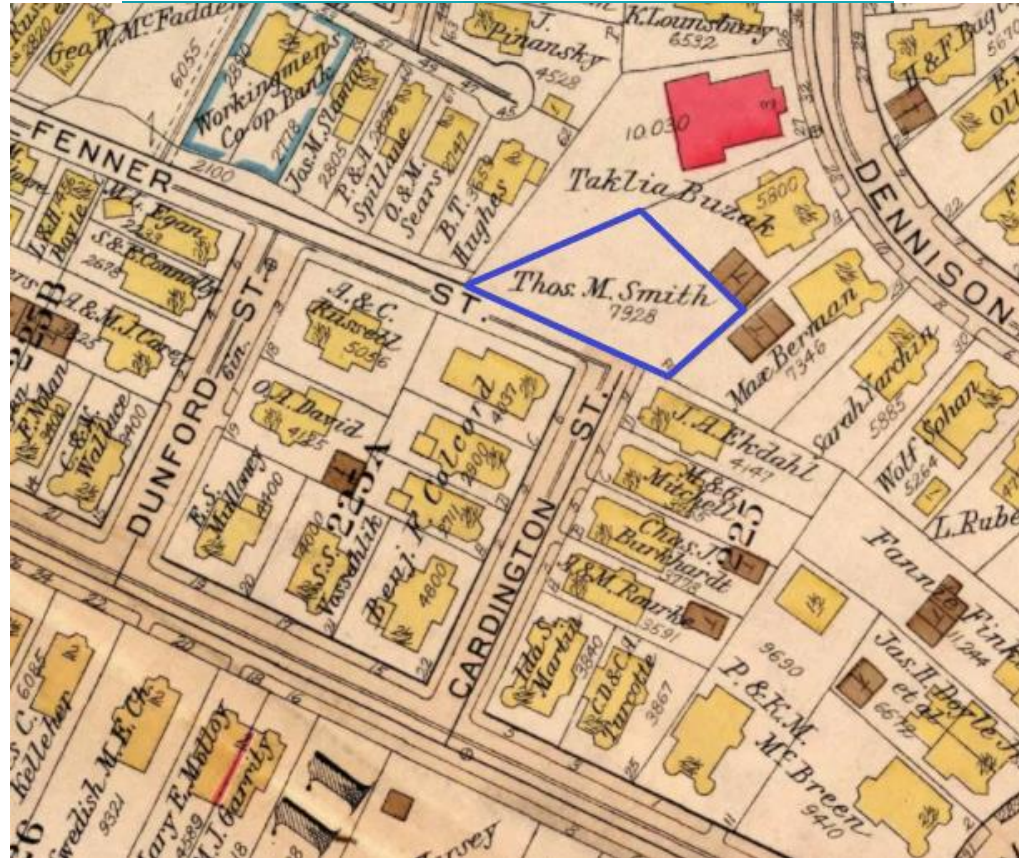
# 1 Fenner St. Overview

- Lot Size: 7,963 SqFt
- Current Use: Vacant
- There was a request made by the owner of the apartment on Dennison St. to use the land for an expansion to their parking space.
- Presentation to Garrison Trotter Neighborhood Association: Keep the parcel as is. Potential submission to Land Bank
- Most abutter parcels have been developed for some use. Abutter to the left is vacant.
- Zoning: 3F-4000



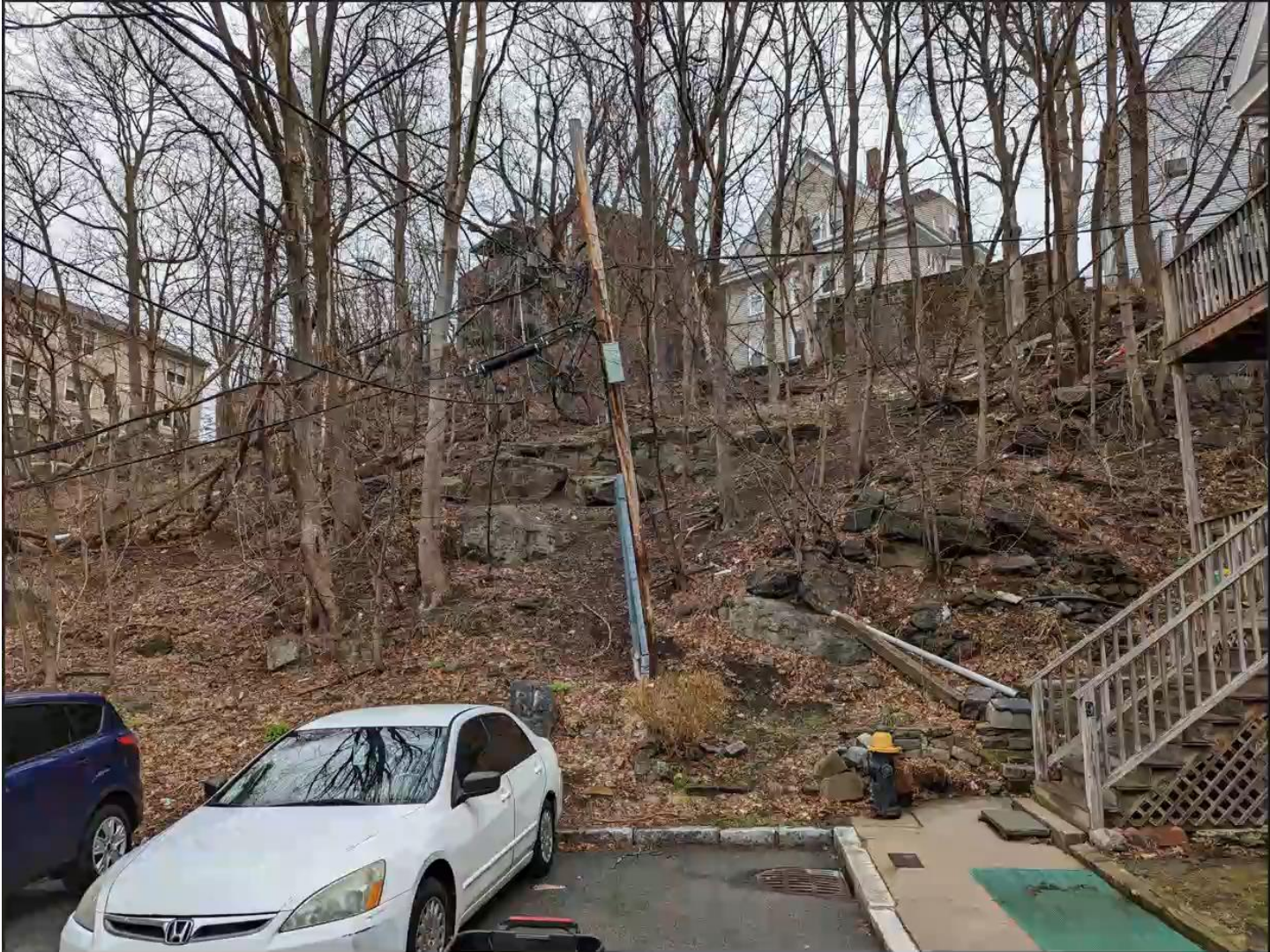
# 1 Fenner St. History

- The parcel used to sit along Fenner St. which has been discontinued.
- The Parcel has been vacant since 1915.
- Most of the surrounding abutters were two-family Residential Buildings. Wood-framed
- One abutter to the rear was an apartment building. Masonry Build.



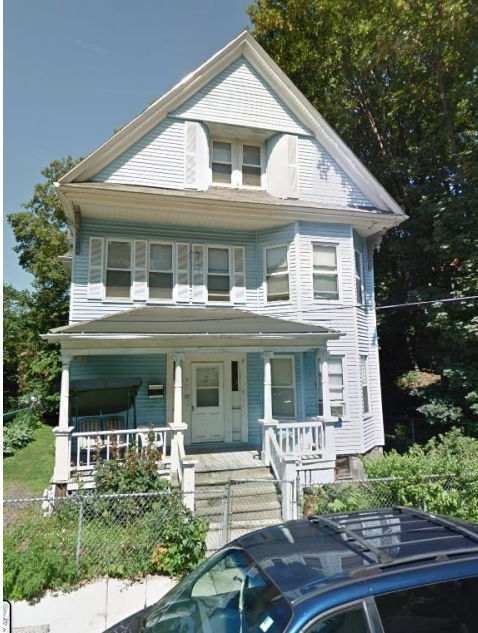
# 1 Fenner St. Current Condition

- The parcel has remained vacant
- The land is on a very steep hill and covered in boulders.
- There are mature trees throughout the land
- It is mostly surrounded by residential properties except for a vacant parcel to the left

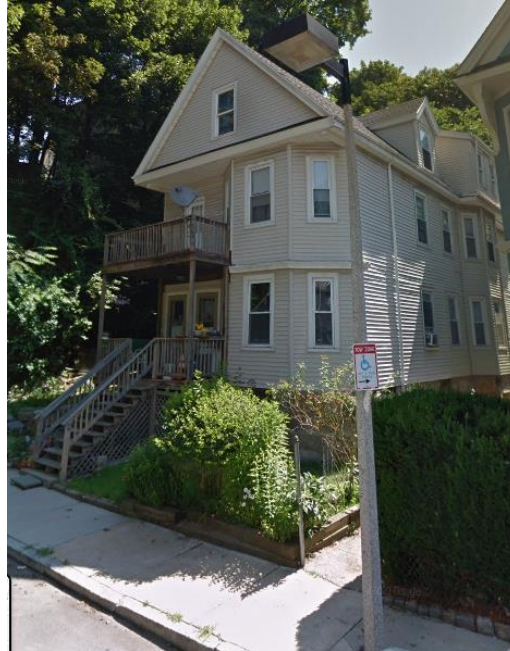


# Abutter and Surrounding Parcels

Two-Family Residential



Two-Family Residential



Apartment 4-6 Units and  
Three-Family Residential



# Comments and Q&A

- Please click the raise your hand option to be called on OR place your question in the comment section.
- **What are your thoughts, wants, and/or needs regarding the development of this site?**



# Fin

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*Comment Period Open for 1 month*

*Email Jonathan Short: Real Estate Development Officer*

*Email: [Jonathan.Short@boston.gov](mailto:Jonathan.Short@boston.gov)*

*Phone: 617-918-6234*