

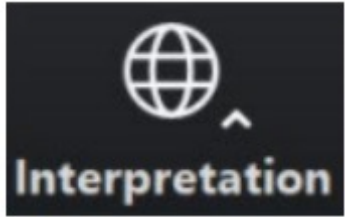


Contemplating The Development of 44 Maple



bpda

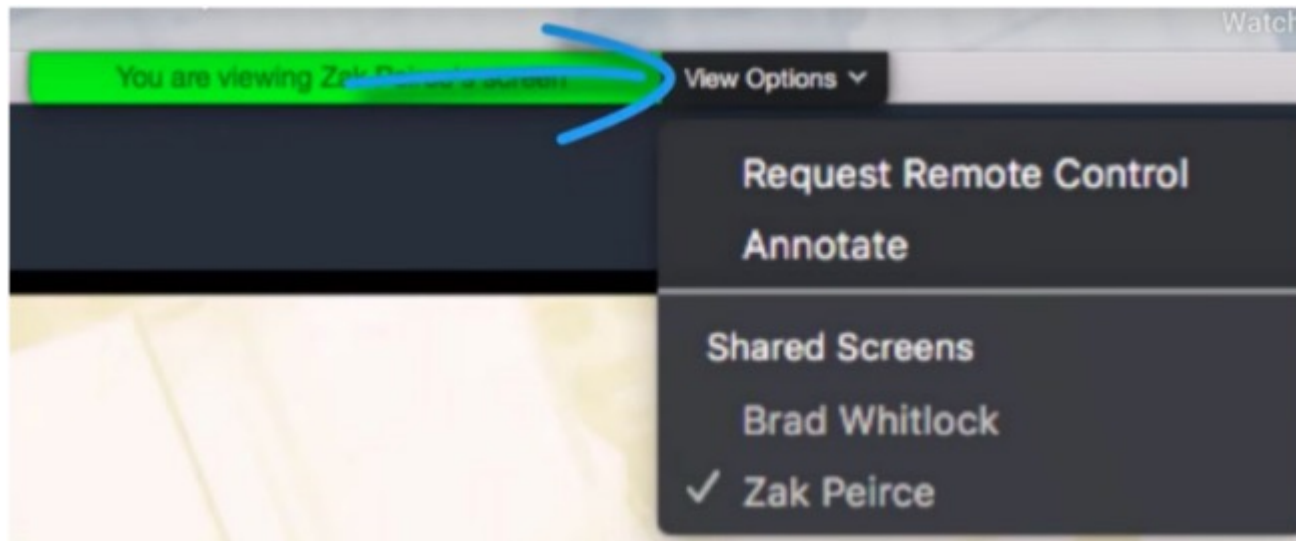
Interpretation and Translation



“Spanish” – for Spanish


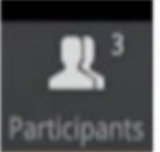


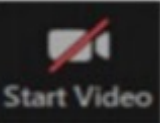
“Haitian Creole” – for Haitian Creole

“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

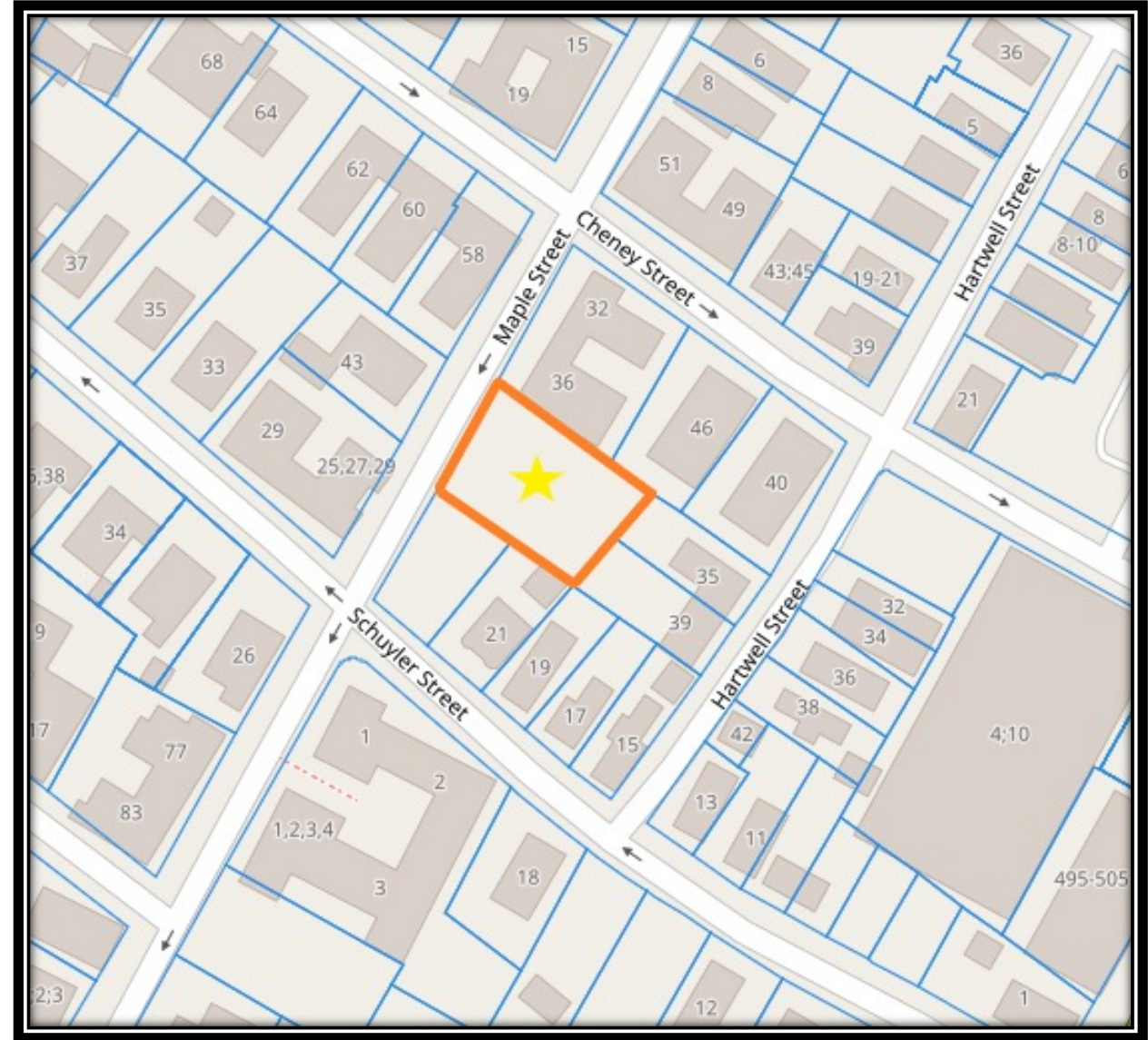
- At the request of community members, this event will be recorded posted on the Contemplating The Development of 44 Maple Calendar webpage at <https://bit.ly/35ob3hG> for those who are unable to attend the Zoom event live.
- Also, it is possible that participants may be recording the meeting with their 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

What is Our Focus Today?

- The Questions: What are your thoughts, wants, and/or needs regarding the development of this site.
- This is your chance to guide the development of these sites.
- We want to hear your thoughts and ensure that all opinions are heard and play a part in the redevelopment of these sites
- There are NO WRONG IDEAS. Please feel free to speak your mind regarding these parcels.



Agenda

1. **Current Site Characteristics**
2. **History of the Site**
3. **Development Examples**
4. **Thoughts and Opinions from the Community**

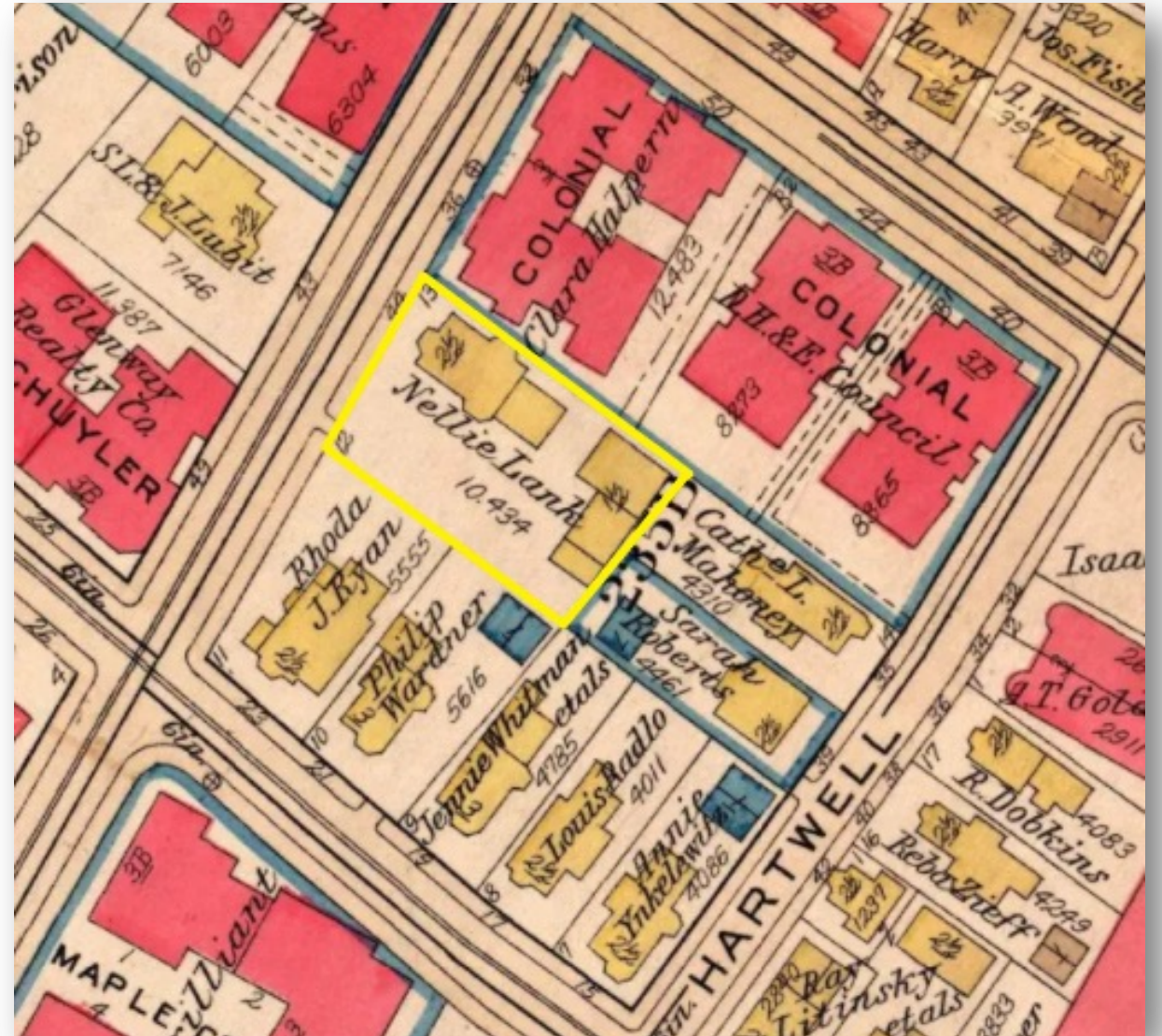
44 Maple Overview

- Lot Size
 - 10,406 SqFt
- Current Use: Vacant Lot
- Zoned MFR
- There were informal meetings between the city and the tenants and the surround apartment, discussing a request from the Sonoma Maple Schuyler Tenants Association. The association is seeking the expansion of the Maple/Schuyler Garden on to this parcel along with the addition of seating and community space.
- Abutter Parcels
 - The lot is abutted on three sides by apartments, triple deckers and single-family homes



History

- The original housing on the parcel were two triple deckers
- Both buildings were wood framed
- The abutting apartment buildings are all brick and housing was wood.
- Housing razed between 1931-1968



Roxbury Bromley Atlas
1931

Current Condition

- The land is currently vacant
- There are multiple fully grown trees on the lot
- There are items that have been placed on the lot that will be removed prior to disposition



Abutters and Surrounding Parcels

23 and 21 Schuyler St



- Maple/Schuyler - Community Garden
Lot Size: 5,555 Sq Ft
City of Boston
- Residential Two Family
Building: 3,546 SQFT
Owner: Idowu Olutayo

32 and 36 Maple St., 44 and 46 Cheney St.



- Apartment 7 Unit Above
Building: 23,622 SQ FT
Owner: PNC ARHPF Blue Mountain APTS
LLC
- Apartment 7 Unit Above
Building: 11,226 SQ FT
Owner: PNX ARHPF Blue Mountain APTS
LLC

35 and 39 Hartwell St.



- Residential Two Family
Building: 2,750 SQ FT
Owner: Jailson Ramos
- Residential Two Family
Building: 1,920 SQ FT
Owner: Jim Clark

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?**
- You will be asked to take a poll at the end of questioning.

THANK YOU FOR COMING!

- Please send any additional comments to my email below
- Jonathan.short@boston.gov
- **Comment period will be open for two weeks**
- **Expect a link to a questionnaire by postcard!**
- Next meeting will discuss drafting the plan of action.
- SEE YOU THERE!