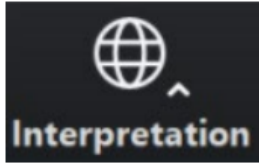




# Higginson Parcels Community Meeting 2 – Comment Review



# Interpretation and Translation

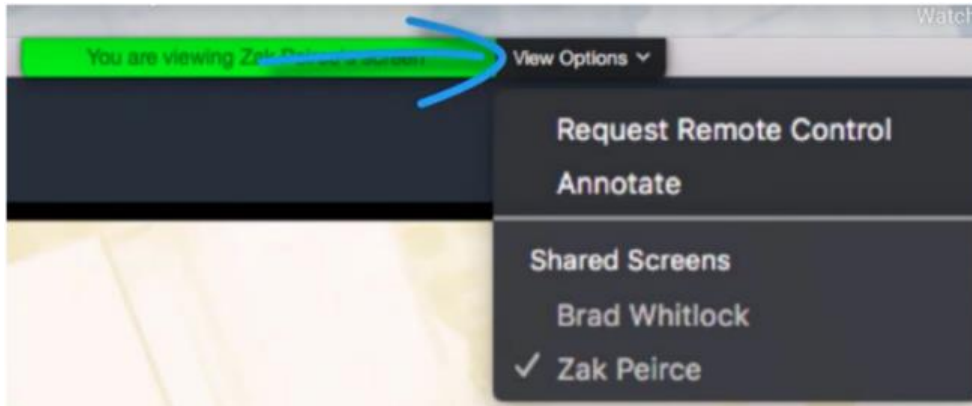


“Spanish” – for Spanish

“Haitian Creole” – for Haitian Creole

“Cape Verdean Creole” – for Cape Verdean

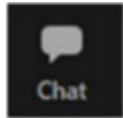
“English” – for English



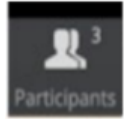
# Zoom Tips

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

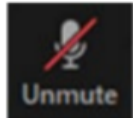
Your Controls are at the bottom of the screen.



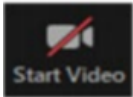
Use the chat to type a comment or ask a question at any time Members of the BPDA will moderate the chat.



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 Calendar webpage at <https://bit.ly/Higgin2> 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 on these comments. What is your opinion of the path forward.
- 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.

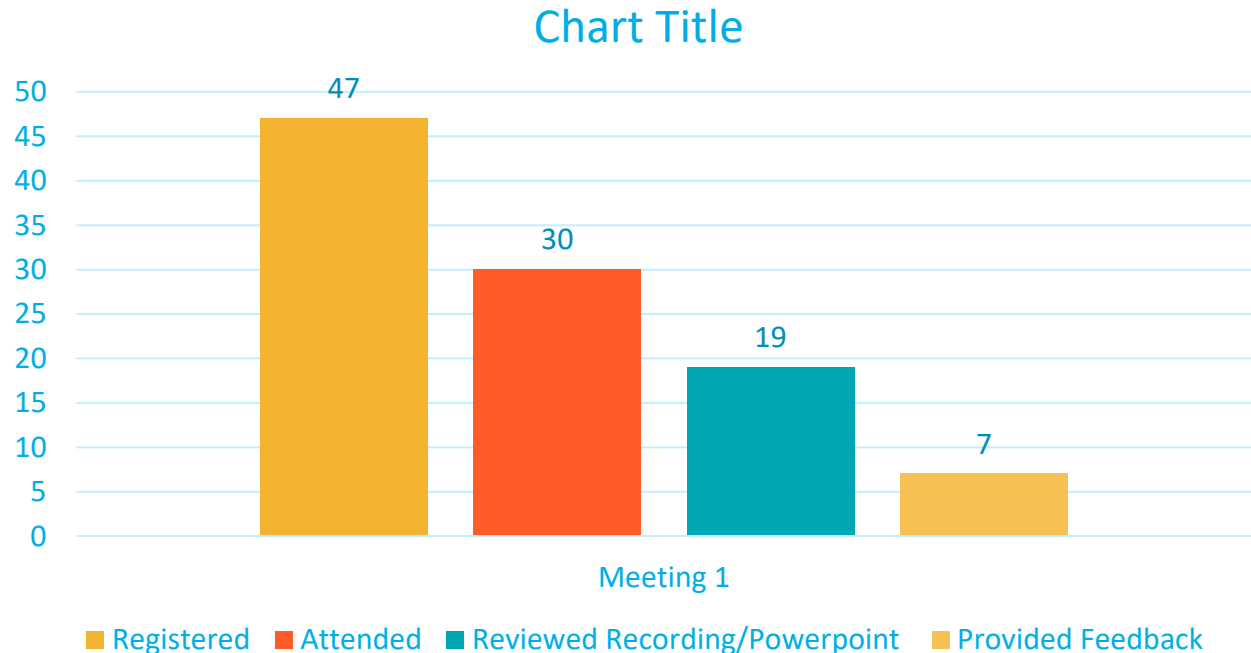


# Agenda

1. Walkthrough on The Numbers
2. 20 Townsend St. Comments and Abutter Request
3. 48 Townsend St. Parcel Comments and a Meeting With the Abutters???
4. 153 Harrishof St. Parcel Comments and Ideas About the Build?
5. 1 Fenner St. Parcel Comments and an Urban Wild
6. Closing

# The Information Gathered

- Advertisements sent through Bay State Banner, El Mundo, El Planeta, BPDA mass email, and postcards sent to 217 individuals that live in 300 radius of sites





**20 Townsend St.**  
**Previous Disposition and**  
**Comments**

# Comments Gathered From The Community

- “I would like for it to be a place that people can sit down and enjoy. Its beautiful pudding stone.”
- “I would like the area to kept as is. We can’t control who could use it if it was public place. It a last place for wild life to be.”
- “Just clean it up and plant some trees, grass, and small place to sit.”
- “Agree with keeping the land as is and maintaining the pudding stone”
- “Just clean it up and plant some trees and grass or maybe a small space to sit.”



# New Information on Previous Disposition

- In 2007, the BPDA Board approved the parcel to be tentatively designated to the Abutter, Vatchel Younger, to provide one parking space and a landscaped area for the residents of property at 28 Townsend Street.
- However, the approved was only valid for 270 days from the approval date and the LDA and Deed transfer was never created or executed.
- Mr. Younger would still like to own the property but we informed him that their must be community support for the parcel to be placed back into the Abutter Parcels Program.



# The Path Forward

## Overarching Community Opinion

- The land should be kept as an urban wild. Sitting for the area would welcome as long as it does attract vandals.

## Plan of Action for The BPDA

- The BPDA will move forward with working with Parks and Recreation to seek the utilization of the Urban Wilds program for this site. However, the community support Mr. Younger's request for the parcel to placed back into the Abutter Parcel Program, we will be happy to oblige.

# Comment, Question, and Polling

- Please click the raise your hand option to be called on OR place your question in the comment section.
  - What are your thoughts about the play of action?
  - What changes would you like to see?
- After the question-and-answer period you will be asked in a poll to select which action you support.

# 48 Townsend St.

## Comments

# Comments Gathered From The Community

- “This property abuts my home. I never wanted a community garden on the parcel. They can attract the wrong kinds of people. I would like to buy a portion of the property and several other would like to as well.”
- “This property abuts my home. : I support the community garden proposal. It would be ideal to put this land to community use. It can be Fenced and locked to keep people out. I would vehemently oppose parking on that parcel.”
- “There is already a community garden under development at 45 Townsend. There are other things that can be done on the site. Like parking.”
- “I am concerned about parking for my tenants and visitors.”

# Petition Signatures

- 

The Elmore, Mayfair, and Kensington Streets Neighborhood Association has collected **49 Signatures** for this parcel to be used as a community garden.





# The Path Forward

## Overarching Community Opinion

- We would like the a community garden to be built on this site, however the abutters would like yard expansions and have concerns about vandals and malcontents having off-street access to their homes.

## Plan of Action for The BPDA

- The BPDA will host a meeting between the Abutters of the parcel and the Elmore, Mayfair, and Kensington Streets Neighborhood Association to discuss how the parcel could be used to satisfy both the abutters and the neighborhood association.

# Comment, Question, and Polling

- Please click the raise your hand option to be called on OR place your question in the comment section.
- What are your thoughts about the plan of action?
- What are your questions or thoughts about the designs shown?
- What changes would you like to see?
- After the question-and-answer period you will be asked in a poll to confirm your support for the plan of action.

# 153 Harrishof St.

## Comments

# Comments Gathered From The Community

- A triple decker would bring in 6 cars on Harrishof street and disrupt the limited on street parking that is available for teachers, bus, and residents on the street.
- A single family home would best for development on the site.
- A two family house would match the housing design in the area.
- Affordable housing would keep residents in the community from being able to participate in the disposition process.



# The Path Forward

## Overarching Community Opinion

- We do not want a triple decker to be built on the site. If anything was built it should be a single family or duplex home. We are concerned about parking for teachers, parents, and school buses

## Plan of Action for The BPDA

- The BPDA will work with MOH to utilize one of the duplex housing designs from the Garrison Trotter Development. Off-street parking will be included in development to limit any effect on street parking on Harrishof.

# Comment, Question, and Polling

- Please click the raise your hand option to be called on OR place your question in the comment section.
- What are your thoughts about the plan of action?
- What are your questions or thoughts about the designs shown?
- What changes would you like to see?
- After the question-and-answer period you will be asked in a poll to confirm your support for the plan of action.

# 1 Fenner St. Comments

# Comments Gathered From The Community

- “I recommend that the land be left as is. The trees are important to the area.”
- “Even if you wanted to build, it would cause damage to the surrounding foundations for the housing on Dennison.”
- “Its next to impossible to do anything on that land. Leave it as is.”
- “The site should just stay as is and be an Urban Wild”



# The Path Forward

## Overarching Community Opinion

- “We want the land to stay as is and be given to a land bank. It would cost too much and harm the existing housing above it.”

## Plan of Action for The BPDA

- The BPDA will move forward with working with Parks and Recreation to seek the utilization of the Urban Wilds program for this site. If it is not accepted we will release an RFP for the site to be held by a land bank that will be required to only maintain the land. No alterations.

# Comment, Question, and Polling

- Please click the raise your hand option to be called on OR place your question in the comment section.
- What are your thoughts about the plan of action?
- What are your questions or thoughts about the designs shown?
- What changes would you like to see?
- After the question-and-answer period you will be asked in a poll to confirm your support for the plan of action.

# Fin

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**Comment Period Open for 2 Weeks**

*Email Jonathan Short: Real Estate Development Officer*

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

*Phone: 617-918-6234*