

**Blessed Sacrament
Public Meeting 7/27/06
Audience Questions**

Q: The audience member was concerned with the overall segregation of the site and felt that tensions between race and income levels would occur throughout the campus. It is also important for the development team to provide recreational space for children and families on this site. The audience member suggested making an investment in Mozart Park.

A: Richard (JSPND) responded that the team has tried to ensure that affordable units will be in the Church, but it remains unlikely due to funding source restrictions. The team is also thinking hard about campus wide uses, in particular use of open space as well as youth programming.

Q: The audience member was concerned with the moving of the rectory. Why did the project team not decide to build around the rectory's current location?

A: Peter (NADC) replied that a number of factors contributed to this decision including feasibility and the creation of quality retail space. The team also felt this was an opportunity to improve the quality of the streetscape on Creighton Street.

Q: The audience member stated their support for the project and felt that the developers have addressed neighborhood concerns around density, traffic and affordability.

Q: The audience member felt that it would be ideal to increase the number of affordable units and decrease the overall AMI percentages for eligibility of those units. The individual felt that the overall density and scope of the units was appropriate.

Q: The audience member, and resident of Sunnyside Street, felt that the current zoning on the site should be used to maintain the density of the neighborhood. How can the project justify such a significant change?

A: Peter (NADC) replied that certain aspects of the project are reflective of a series of tradeoffs. Additionally, the developers paid market price for the site. This has resulted in a struggle around feasibility that ultimately requires some density on the site. Also, there will be no physical changes to the Sunnyside Street as part of this project.

Q: The audience member was concerned with the project being surrounded by single/two-family homes and the overall change in the neighborhood brought by the project.

A: Lizbeth (JPND) stated that the development team will answer some of these questions but would like to focus on getting through all of the community's concerns so they could respond in writing.

Q: The audience member is concerned with density issues on the site and suggested use FAR numbers to illustrate this.

Q: The JPNDC is trying to create a project that allows lower-income people to remain in this neighborhood. How can the project work to provide support for Mozart Park?

Q: The audience member asked if the project could include more 3-4-bedroom units.

Q: The audience member asked about the transportation management plan for the site.

Q: The audience member had concerns about the rectory and felt that the original issue dealt with preserving the sense of openness on the site. The mixed-use building blocks the site views and access. Additionally, is there really a need for more commercial space in this neighborhood?

Q: This audience member had three main concerns. The first is that there will not be enough parking on the site for the proposed uses. Second, that this project will cause significant traffic issues. Third, the building on the corner of the site does not fit architecturally on the site.

Q: The audience member felt this project will help Jamaica Plain but stated that affordable housing comes with restrictions from funders. Also, in order to deal with site segregation, the project should try to find other sources of funding for the project.

Q: The audience member expressed concern about the overburdening of Creighton Street which already is experiencing traffic and congestion issues. The traffic issues affecting site will spillover to other surrounding streets.

Q: The audience member stated that Zoning protects residents of Boston. What about “as or right” building? This project is too dense for the surrounding community and asked the BRA to hold a meeting on the zoning issue.

Q: The audience member expressed concern that there be any market rate housing included on the site and questioned the project density. He also encouraged the team to develop youth opportunities, as they will be affected long term by this project. Finally, he expressed concern that the meeting audience did not accurately reflect the neighborhood.

Q: The audience member felt that the proposed zoning changes was out of character for the neighborhood.

Q: The audience member stated that there is a need for more affordable housing in the neighborhood. Also, the proposed green space is a good opportunity for the neighborhood.

Q: The audience member stated that as a former Church parishioner, he strongly supports this project.

Q: The audience member complimented the developers’ effort to protect the trees on the site. She also urged that more affordable units be included in the project and expressed

concern that there was no guarantee that current Jamaica Plain residents would be eligible for these opportunities. Additionally, she expressed concern over current water, sewer, and electrical infrastructure being able to handle this project.

Q: The audience member thanked the BRA for hosting the meeting and urged the developers to find more funding for affordable housing.

Q: The audience member stated that she was excited about the new project. She also encouraged the audience to remember the new residents of this proposed community that will be taking advantage of the opportunity to live here.

Q: The audience member urged the community to carefully examine this project. She had a negative experience with the purchase of a NADC unit.

Q: The audience member urged the developer to compare the FAR of this site to the surrounding community and encouraged the use of green design for the project.

Q: The audience member had questions about the limited-equity co-op and felt that home ownership opportunities are important. She was concerned about the density of the project and felt that maintaining green space on the site was very important.

Q: The audience member felt that the JPNDC had done a good job overall with building a sense of community on the site. They also listed to community concerns about a social mix and increasing the number of affordable units.

Q: The audience member felt that this was an exciting process. He urged the developers to find ways to create friendly and open green spaces. He also encouraged more affordable housing and asked about re-sale covenants.

Q: The audience member supported JPNDC and urged creating more affordable housing.

Q: The audience member felt that Sunnyside Street would be greatly affected by the project. He also asked how the buildings on site would be preserved.