

**Hyde Park Advisory Group Meeting - Rezoning
09.27.11 (6:30-8:30pm)**

- Marie: The reason we're here is to ensure the accurate translation of the neighborhood plan into the zoning code – uses, dimensions, parking, urban design
Updating certain areas to allow for contemporary uses – industrial updates, none in residential
- Ted: This is the same information as is in the strategic plan
- M: 5 NDOD areas, new construction subject to BRA+BLC review
- T “Historic District Light”
- AG Member: I think the BRA has been enforcing this passively for years
I had to go through this whole process – it was nice to have
- T: Subdistrict maps taped up around the room – this is essentially the same map that was in the plan except this one is for the lawyers
- AG Member: I was interested in Logan Square's designation as an Urban Plaza (OS-UP)
- AG Member: Xavier was going to come to discuss a cultural overlay for theaters, etc.
- T: Overlay to enhance cultural assets – we're working with Jay on this. It's a state process
- AG Member: Jay said he would do all the running around for this
- AG Member: I think the language in the plan represents what we're talking about
- AG member: Has there been a response from the community/BRA board to the plan?
- M: I told them a story they appreciated – they didn't have any questions
- T: Public hearings haven't taken place yet – the approval of the plan happens through the BRA board
- AG Member: I'm concerned with local industrial
- M: Should we consider making all local industrial uses conditional?
- AG Member: At HPA/MarginGrantley LI District – across from the school.
There are always trucks rolling through on Hyde Park Ave., what about asthma and the health of families in the area with all of those emissions?
- T: Existing uses are grandfathered in and we have to make sure we're not getting in the way of the types of uses we like
- Community1: Any stipulations in the code with respect to proximity of storefront churches, day cares, or halfway houses?
- M: We will look into it to ensure legality
- Comm1: It used to be the community could vote on school/church locations
- M: We can be more restrictive with these uses – we've heard daycares are a problem
- Comm1: These are businesses in a residential neighborhood
- M: We can make these allowed uses conditional

AG member: I want to make sure there are feedback opportunities for conditional uses

T: Conditional uses should be used sparingly – they can deter businesses

M: We're looking for the property owner at the lake/pond marked CPS

AG Member: I'll let you know who the property owner is

AG Member: P31, Table A – Health Care uses. I'm surprised by the F for the whole thing

M: P33, we have to allow group homes for mentally handicapped

T: Artist housing as conditional use in Industrial

Comm1: What are the restrictions for dry cleaning chemicals? I'm concerned with what's coming out of those places

Comm 2: I'm disturbed by what's not in here. I don't see what goes in NS1-2. We were told this was mixed use development. I see it doesn't have to be mixed use – it could be all residential

T: The councilor raised this concern. We will follow up and make sure ground floor residential is conditional in commercial districts

Comm 2: We want to have definitely mixed use. That's why 40' was pushed through.

M: That's what we want to see at the BRA too and I understand your concern with the clarification of groundfloor commercial

Comm 3: I see pharmaceuticals – is that just distribution or testing too?

M: Level 1,2 research labs ok, not 3 or 4

Comm 3: There have been a lot of accidents in the South End

T: That's a forbidden use

Comm 4: Anything about hours of operation?

M: We can regulate restaurants and liquor stores typically

Comm 2: I have an off-street parking question. I'm concerned about large project review. Anyone under LPR doesn't have to abide by off-street parking requirements? We know what's needed and I'm concerned someone can bypass the process with the BRA...

Comm 5: At Stonybrook and Georgetown parking is a real problem – people living there don't want to sign in and don't want to pay for parking

Comm1: I'm still confused about parking downtown. 1.5 spaces doesn't cover 2 cars/family. The community was ignored.

Comm 2: I'm seeing affordable housing units don't have to provide a spot per unit. Why only .7? They reality is they'll have at least one car.

Comm 6: People from Georgetown are causing traffic issues and parking where they shouldn't

T: The point of this meeting is to translate the plan into code. We can reflect concerns about affordable housing parking in the code

Comm1: Everything should be 2

Comm 4: There's ample parking in Georgetown – they just don't want to pay or they're not on the lease

M: We can ensure that affordable units comply with the rest

- Comm 4: I'm concerned with the multiple LI districts. I see it as a slippery slope – why are some special?
- Comm7: I was hoping for some clarification on artists housing. Do artists have to meet some requirements?
- T: Artist's housing not allowed anywhere as of right
- M: Are we ready to go to the community or do we need another more intimate meeting?
- Comm 2: I think we would all like another small meeting.