

Opportunity / General Comment	Concern / Issue
USE MIX	
Residential	
Rental properties should be truly inclusionary (i.e., 25% of all units should be affordable, or 60% AMI - average median income)	Turning an "inclusive" corridor into an "exclusive" corridor with higher end housing
Too much affordable units in one small area is not necessarily good; existing 15% affordability requirement is enough	
Affordable units should be deeded in perpetuity and should not expire	
Not supportive of affordable housing policies - live where you can afford to live	
Commercial / Retail	
Would like to see local businesses in the corridor	
Consider adaptive reuse on ground level if and when a different desired use is better in that space in the future	
Mixed Use	
Consider a mixed use S. Huntington where businesses and residents support each other - make a dynamic neighborhood	

PHYSICAL CHARACTERISTICS	
Density in exchange for affordable units is appropriate in our area with decent transit. Should not be afraid of density	Density is a concern; what density is appropriate given affordability, lot size, height and setbacks are addressed.
Four or more stories on the northern edge of S. Huntington is fine	
Materials and heights of new construction should respect and be consistent with adjacent buildings	
Concerned about shadow effects from new construction	
Setbacks are important	
Gateway	
Major gateway opportunity at S. Huntington as one enters Boston from Brookline	
Public Realm	
Pedestrian connections (both access and views) from S. Huntington to the Jamaica way is important and needed in new development proposals	
Historic Preservation	
Historic preservation of key buildings in the corridor is important	Concern for demolishing existing buildings. Building on a vacant lot is more palatable
When the Goddard House is developed, would like to see adaptive reuse of the existing building, not demolition	

TRANSPORTATION / PUBLIC WORKS	
Traffic	
	Intersection at S. Huntington and Huntington Avenue is a mess
	Traffic is horrible now, and will only get worse with impacts from two new projects
	Traffic safety issue entering and exiting onto S. Huntington near northern edge
	Gas station at S. Huntington Ave. w/ Huntington Ave. has 4 curb cuts
Transit	
Corridor is very walkable to the D and E lines	No benches/cover for 30 bus at stop near intersection of S. Huntington w/ Huntington
Extension of the E Line to Hyde Square	People cut through gas station to wait at the 30 bus stop
	At rush hour, on-street parking is a problem for the 39 bus to stop
	30 bus is crowded and difficult to get on

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TRANSPORTATION / PUBLIC WORKS (continued)	
Transit	
	Cut of E line weekend service
	E Line service is dangerous - go through red lights; drop people off at green lights
	Concern that the MBTA will stop E line service at Brigham Circle
Pedestrians and Bikes	
	Need a pedestrian and bike activated light at Huntington Ave intersection
	Corridor is dangerous for cycling
On-Street Parking	
Should the corridor consider residential permit parking	Commuters use on-street unrestricted parking
Off-Street Parking	
VA garage will provide much needed parking for facility that is overpriced	
Public Works	
	Snow removal needs to be addressed in the corridor (dangerous conditions when it snows)
	Trash issues

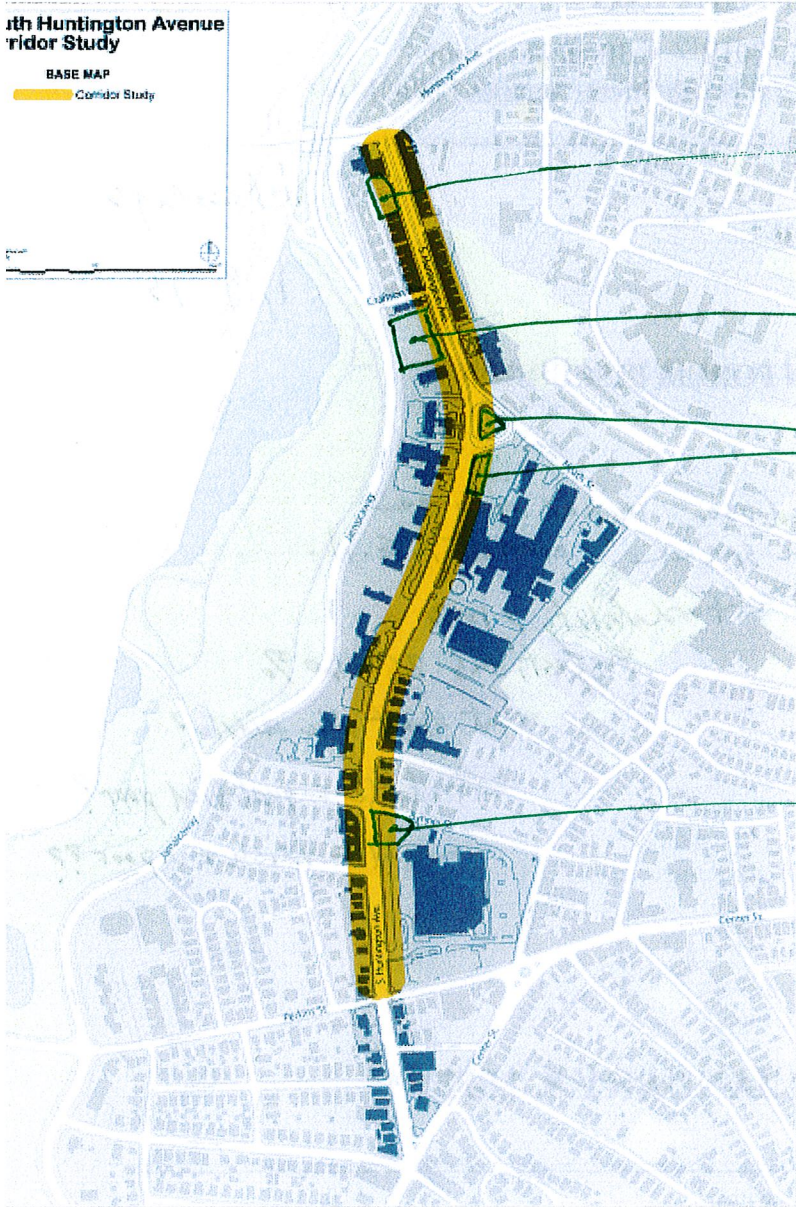
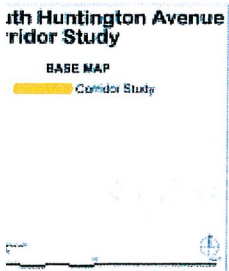
Additional Feedback	
Article 80 Projects / Community Process	
Several comments: 161 and 105 S. Huntington as a sign of revitalization. Adds jobs and business support to the area with 400 new residents. 105 S. Huntington will be a gateway to the corridor	Projects are getting approved piecemeal
	There are not enough people to fill the units; will end up being students
	161 S. Huntington design looks suburban (ugly)
	FAR and heights at 161 S. Huntington were exceeded; BRA did not do enough tweaking to final project
Community wants assurance that their input will be considered, and the proposed guidelines will be effective and adhered to by the BRA	BRA Board and ZBA approved 161 S. Huntington with community opposition
Each large development project should have a website to allow for public comment if people can not attend meetings. The developer should pay for it	BRA needs to be more transparent with community process
	This study is coming too late; Article 80 approval already made for 161 S. Huntington Ave
Racial justice	
There should be a breakout session on racial equity; how this corridor study can revitalize without displacement of lower-income and / or minority people (Look at JPNC guidelines)	
Scope Expansion	
Would like to see scope expanded to Parker Hill Avenue given potential redevelopment sites (Mission Hill); could provide a gateway to NE Baptist Hospital	
Would like to see scope expanded to under the bridge (border with Brookline)	
Would like to see scope expanded south to Centre Street because there is the potential for infill commercial/retail development	
Think about River Street in Brookline too	

Actionable items:

- Ask someone from MASCO to come to the meetings
- Continue to engage the VA
- Label potential development sites on the map



SCOPE & TIMELINE SOUTH HUNTINGTON AVE CORRIDOR STUDY



Comments & Feedback:

greenspace?

greenspace connection to E.N.?

greenspace?

skinny connectors like
Rockport has to the ocean
right of ways

greenspace?

Need:

save old trees } create greenspace
plant new trees } (canopy not trophies)

locally owned small business

continuum of affordability
including middle incomes
not just % rich + % poor

Smart traffic design - new ideas

historic architectural preservation

a parallel ante-road to a
common intersection for
everyone to get in/out of
the institution side

Mortgage variances (?) so prospective owner-occupants
can get financing to buy in low owner-occ buildings
(finance rules are why there are student slums!)

NEXT STEPS:

JAN 9, 2013

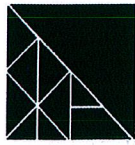
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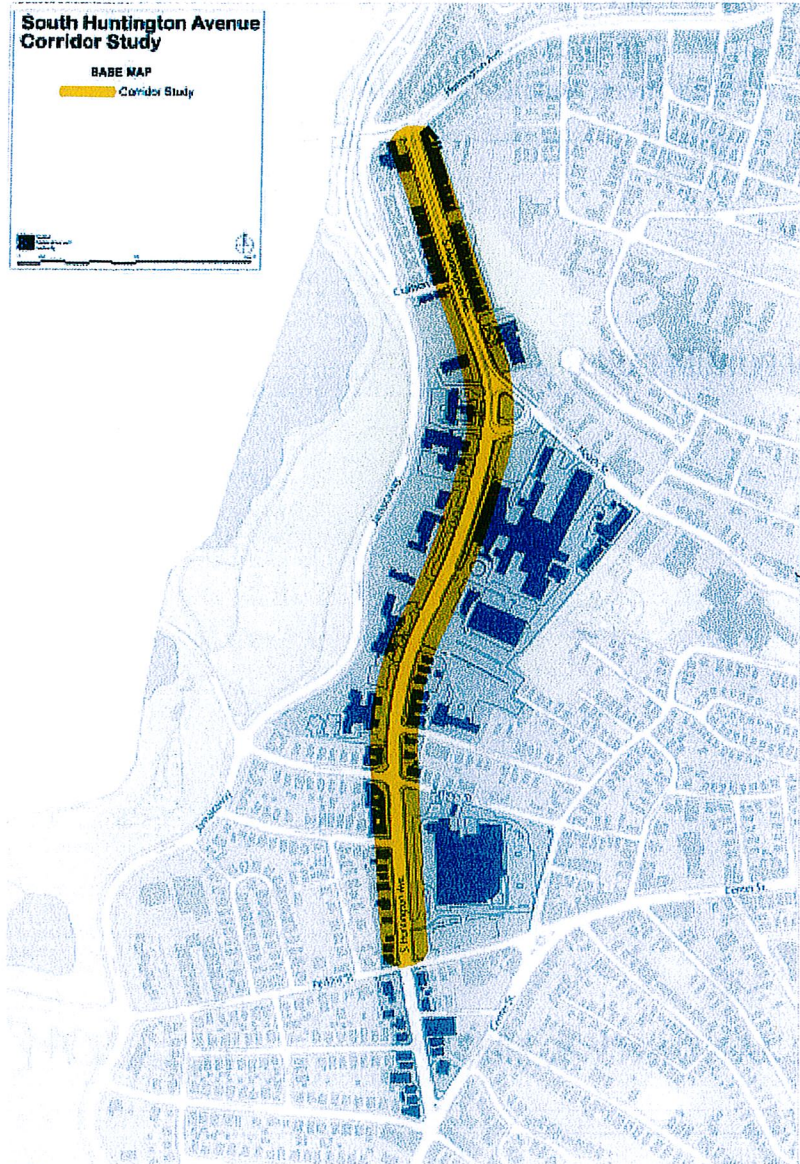
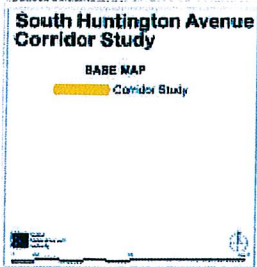
- o Use mix
- o Physical character
- o Transportation

FEB 13, 2013

-Present draft guidelines



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Comments & Feedback:

PLEASE GET MICROPHONE FOR THESE MEETINGS SO WE CAN HEAR EVERYONE,

PLEASE CLARIFY THE END RESULT OF THIS PROCESS, IS IT A PLAN OR A STUDY? I UNDERSTAND THAT ONE RESULT WILL BE "GUIDELINES," WILL THESE GUIDELINES BE ENFORCEABLE? I DON'T WANT TO SPEND MY TIME ON SOMETHING THAT WILL BE MEANINGLESS

A STRENGTH OF S. HUNTINGTON IS THE BEAUTIFUL BLDGS - WE SHOULD BE USING THEM IN NEW DEVELOPMENT - BOSTON HAS MANY GOOD EXAMPLES OF CREATIVE RE-USE OF BUILDING.

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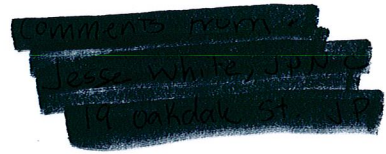
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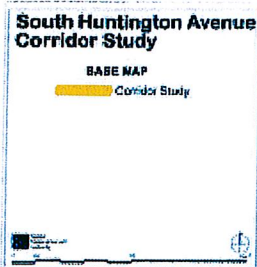
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AN OPPORTUNITY IS FOR TRANSIT-ORIENTED DEVELOPMENT WE SHOULD BUILD MORE DENSE NEAR TRANSIT - BUT ENSURE THERE ARE AFFORDABLE HOMES NEAR TRANSIT





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PLEASE → put a moratorium on all development until this plan is finished. and please ensure that community input does not fall on deaf ears.

3) Rental units that will accommodate families with children
4) Development with racial justice and equity at the forefront of the planning.
↳ for more information contact people involved with the racial equity collaborative:
i.e. Ben Day, JPNC
Southern JP Health Center

Comments & Feedback:

Use mix

- 1) Rental units affordable to people in abutting neighborhoods e.g.: AMI for a JP Household is \approx \$55,000/yr. We need a range of affordability w/ at least 25% units affordable to people making less than 60% AMI. No Luxury Housing.
- 2) Locally owned businesses.

Transportation

- 1) Use the transit oriented development guidelines developed by the JPNC w/ a focus on both environmental and social justice.

NEXT STEPS:

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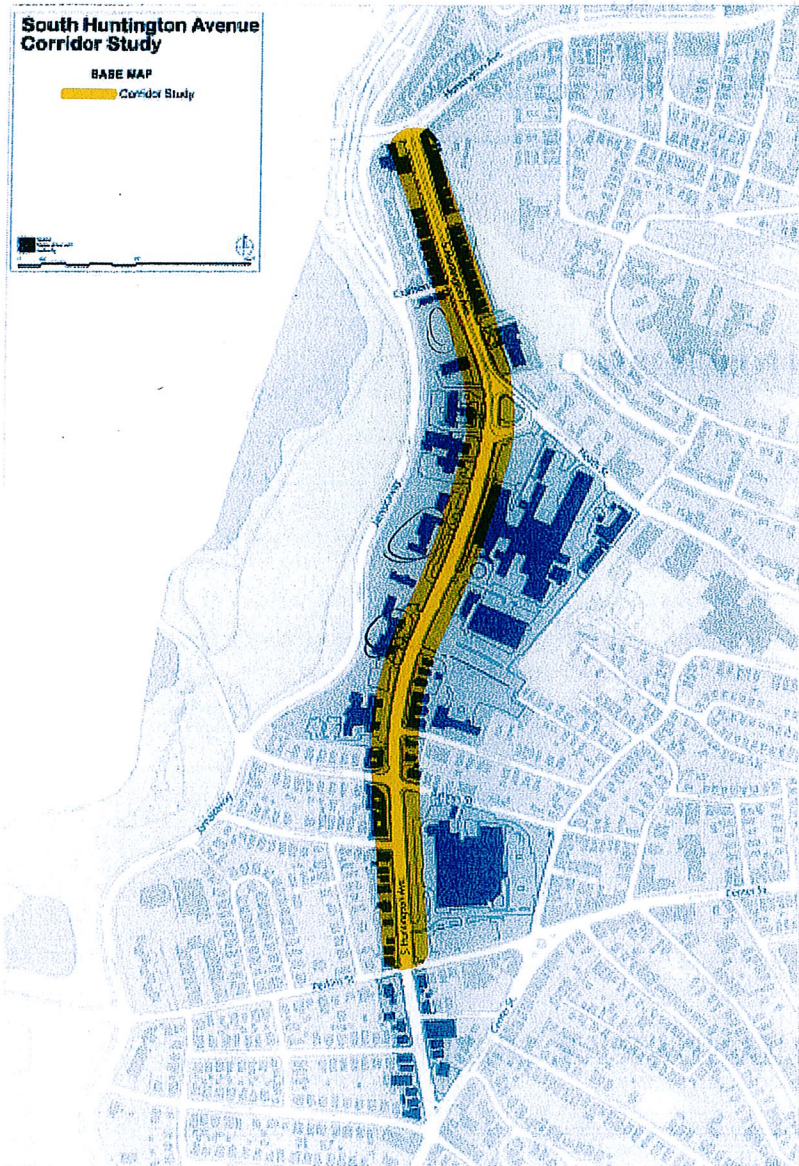
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We need revitalization without gentrification and displacement of lower income / working class people and communities of color.

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Comments & Feedback:

S. Huntington Resident
+ Owner

- Big issues for me
- Parking or lack thereof. would like help pushing for side street Resident Parking
 - Congestion
 - MBTA - would like help pushing for more services
 - Height Guidelines
6 story maximum

NEXT STEPS:

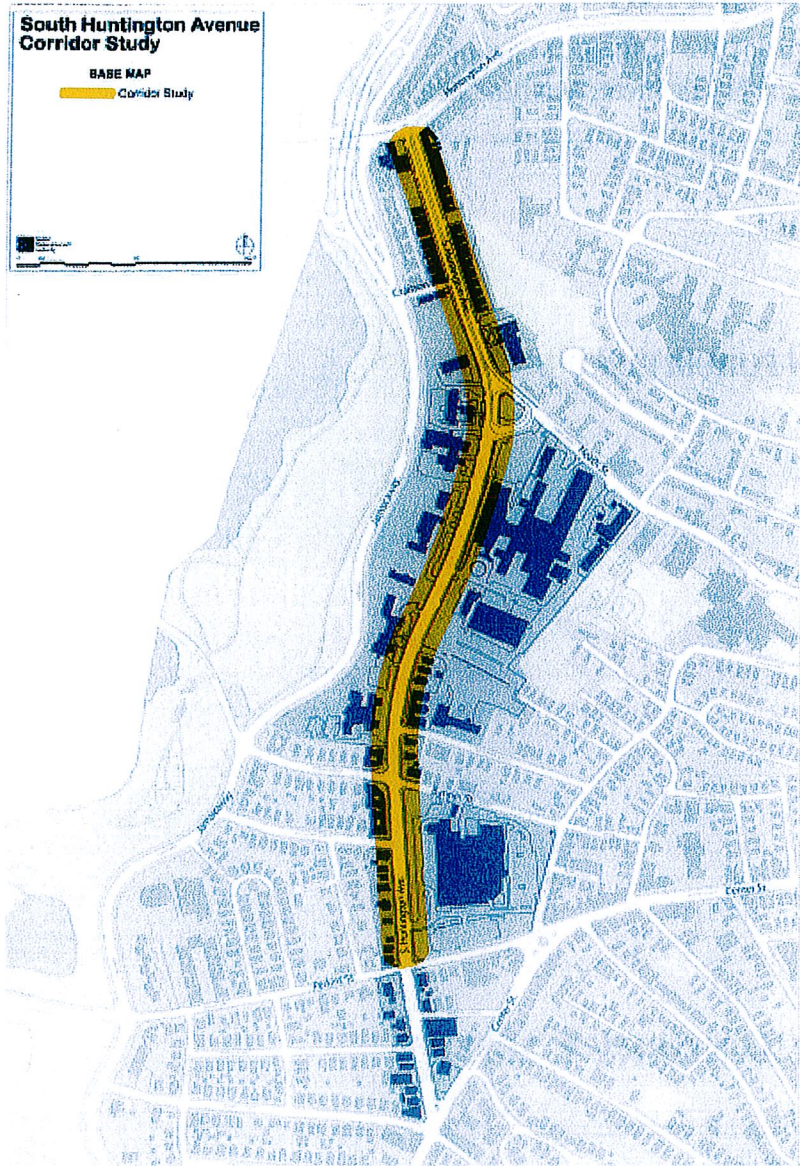
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Boston
Redevelopment
Authority

*I am a resident
on S. Huntington*

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Comments & Feedback:

- all aspects of density have to be looked at: electric grid, water, sewer, etc. We already have black-outs in Cambridge + parts of Boston; gas pipes in Boston are known to be old + have leaks. Adding this much stress will surely impact.

- TRAFFIC

- height 4-5 stories

- parking

- 196 x 2 (161 S.H. + 105 S.H.):
400 units = 800 people? = how many cars? parking spaces? charging more for spaces is counter product for community

- Thank you for looking long term - we need to look beyond 161 + 105 → Hoddard's future? The lot next to Wok n' Tak? All these problems will continue to compound

whether residential or commercial. I think moderation is key - combo of both res + ~~com~~ com is preferable. Agree this is a transition area.

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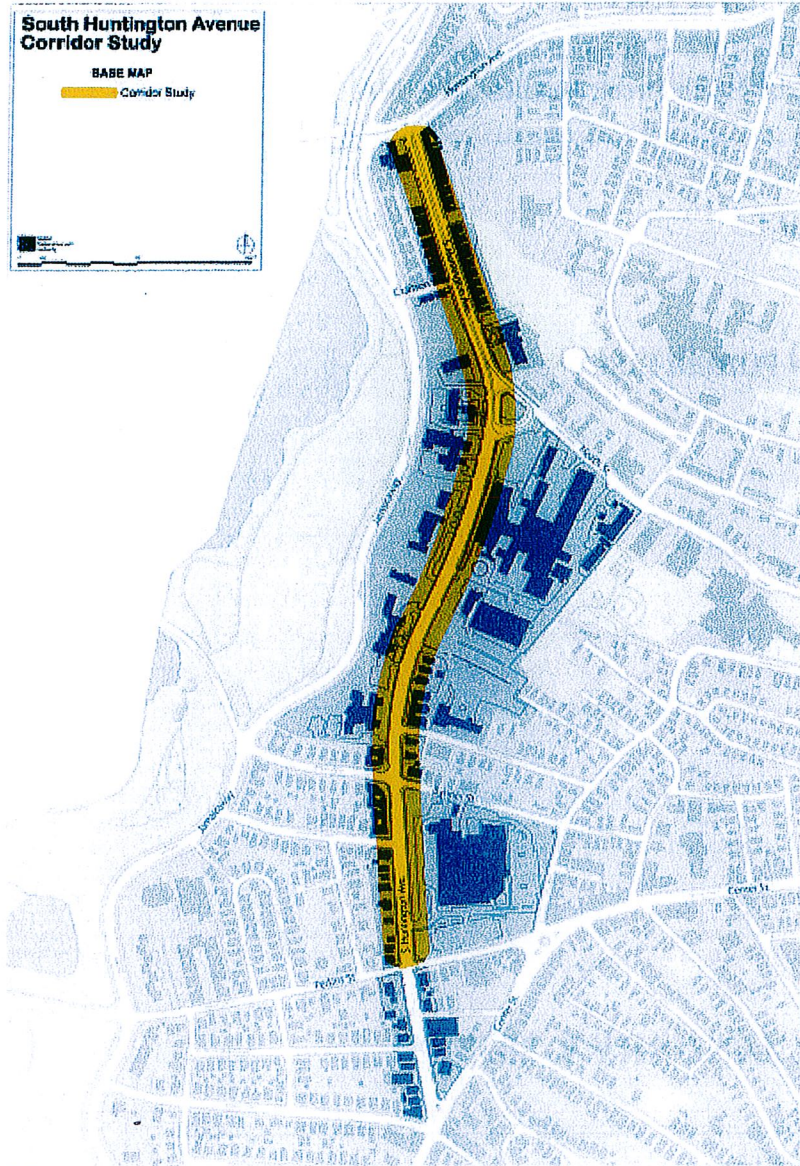
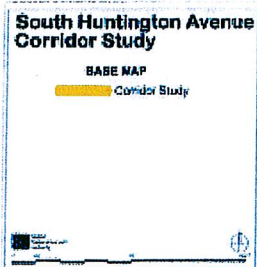
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SCOPE & TIMELINE SOUTH HUNTINGTON AVE CORRIDOR STUDY



Comments & Feedback:

Please address parking - especially for residents (238-246 So. Huntington, 321 So. Huntington, Baymore, Evergreen, Kenny Day, all being infiltrated by commuters using ~~their~~ resident spots. Residential projects need snow removal, & trash pickup is already a huge problem. The streets ~~are~~ are too narrow & crowded - and ~~are~~ currently can't handle ~~more~~ more.

NEXT STEPS:

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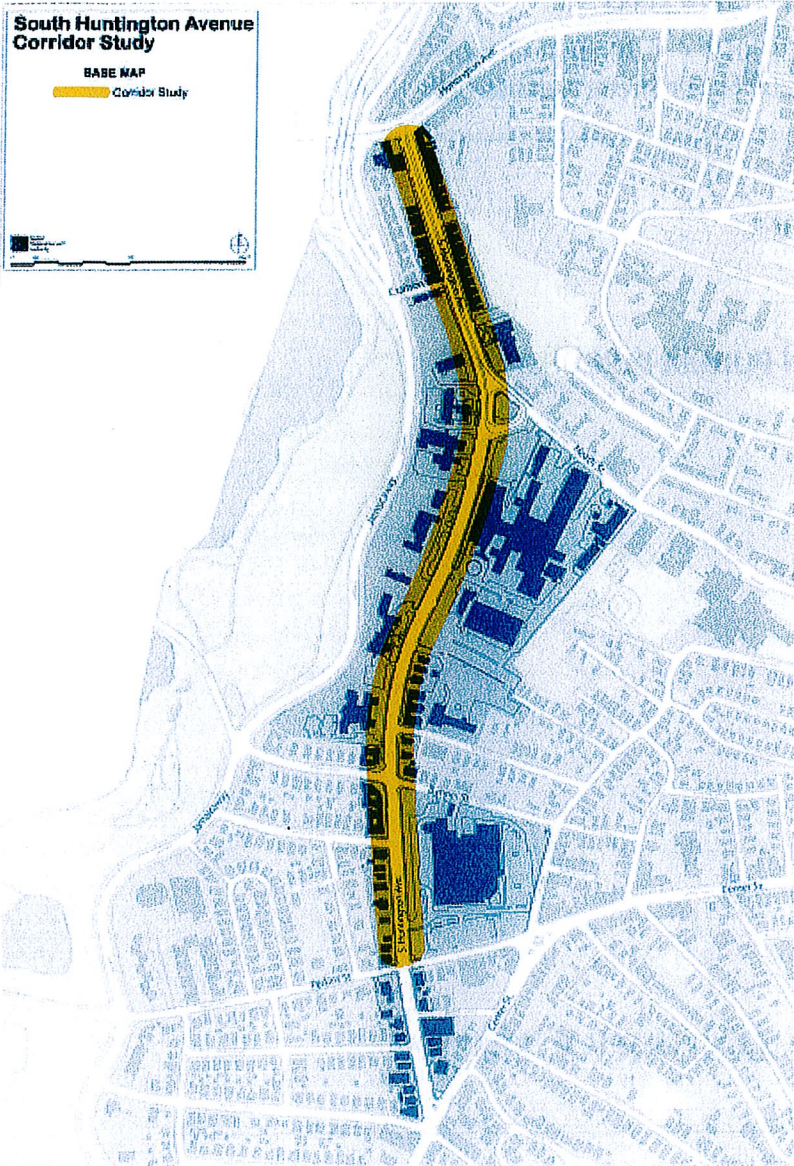
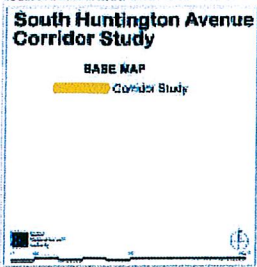
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SCOPE & TIMELINE SOUTH HUNTINGTON AVE CORRIDOR STUDY



Comments & Feedback:

I FIND THIS PROCESS TO BE INCREDIBLY DISEMPOWERING. THE AMOUNT OF WORK THAT WENT INTO THE LAST YEAR THAT SEEMS TO HAVE BEEN IGNORED IS DEPRESSING.

I SUPPORT AFFORDABLE HOUSING.
I SUPPORT TRANSIT ORIENTED DEVELOPMENT THAT CONSIDERS TRAFFIC.

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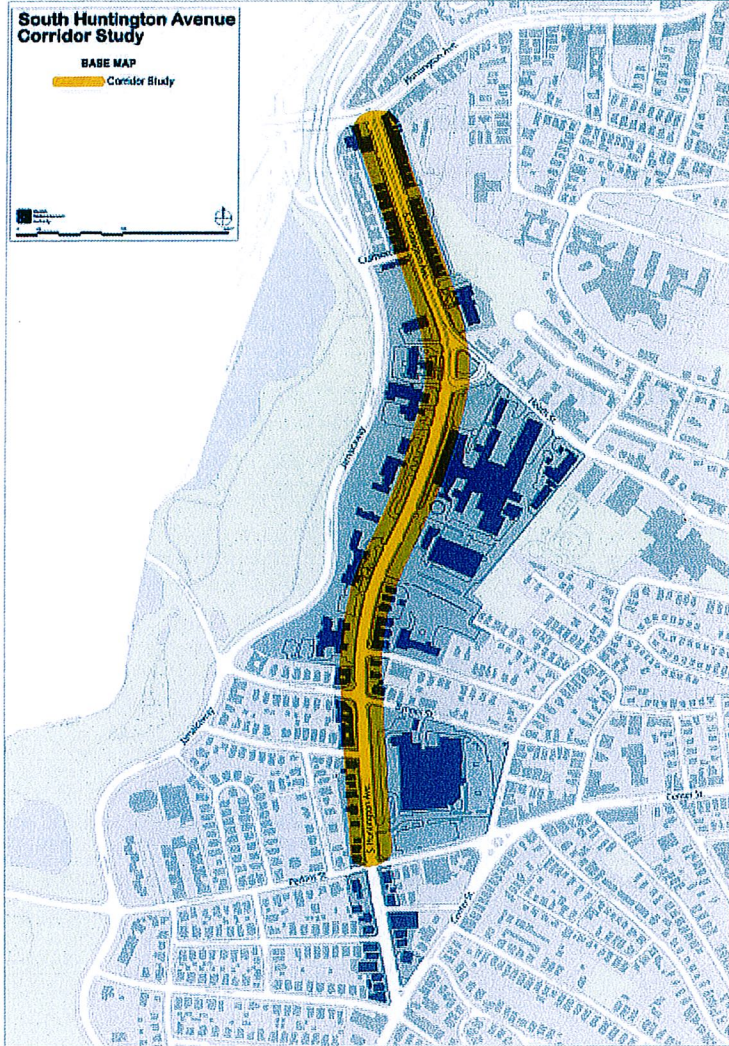
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SCOPE & TIMELINE SOUTH HUNTINGTON AVE CORRIDOR STUDY



Comments & Feedback:

I APPRECIATE THIS PUBLIC PROCESS, ALTHOUGH IT'S HAPPENING MUCH LATER THAN IT SHOULD HAVE. I SUPPORT THE FOLLOWING:

① NEW HOUSING DEVELOPMENTS SHOULD MEET THE JP NEIGHBORHOOD COUNCIL'S STANDARD OF 25% AFFORDABLE UNITS, THE BRA AND THE CITY SHOULD NOT IGNORE THIS AS THEY HAVE RECENTLY.

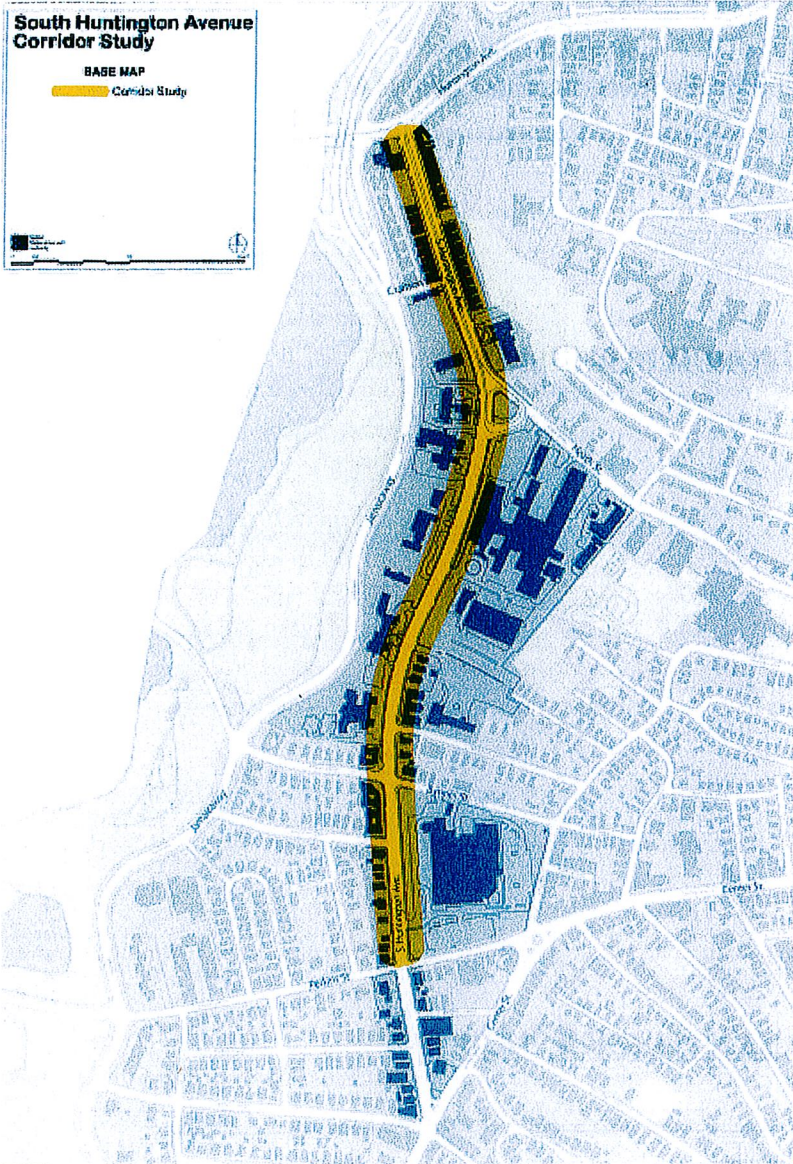
② I OPPOSE THE 105A S. HUNTINGTON DEVELOPMENT BY CEDER VALLEY, AND THIS PROJECT SHOULDN'T GO FORWARD UNTIL THIS STUDY IS COMPLETE.

③ THE BRA SHOULD TRULY LISTEN AND ACCOUNT FOR THE VOICES OF RESIDENTS IN THIS PROCESS. THE BRA SHOULD BE TRANSPARENT THROUGHOUT THIS STUDY ABOUT THE FEEDBACK IT HAS RECEIVED AND HOW IT WILL BE USED.

December 12	<p>Meeting kickoff</p> <p>Listening session:</p> <ul style="list-style-type: none"> ○ Strengths ○ Weaknesses ○ Opportunities ○ Threats
January 9	<p>Summary of findings from listening session</p> <p>Breakout groups:</p> <ul style="list-style-type: none"> ○ Use mix ○ Physical character ○ Transportation
February 13	Present draft guidelines



SCOPE & TIMELINE SOUTH HUNTINGTON AVE CORRIDOR STUDY



Comments & Feedback:

MAYOR NEEDS
TO PLACE A
MORATORIUM AGAINST
~~THE~~ BUILDING IN AREA
UNTIL PLAN
IS FINISHED,
OTHERWISE, THERE
IS NO COMMUNITY
GOAL OR ANY
REASON FOR PLANNING
THE AREA.

[REDACTED]

[REDACTED]

[REDACTED]

NEXT STEPS:

- | | |
|---------------------|--|
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