



# E+ Green Communities

*Bringing energy, environmentally, and social equity positive development to Boston's neighborhoods*

## Highland Park – Marcella and Highland Street Sites

### COMMUNITY MEETING NOTES:

July 16, 2012, Dudley Square Branch - Boston Public Library

#### Group A

Note: There is a parcel on Fuller Street that is not maintained, please look into who owns it.

- It was express to have the PRC community Vision be combined with the new community vision that will come out of tonight's meeting.
- Provide as much affordable housing as possible.
- The community would like to know if renting would be a possibility? - The group agreed to affordable home ownership and owners with rental units. Try to keep a balance and avoid keeping those without wealth out of the neighborhood.
- Places with absentee ownership usually are poorly maintained.
- The group agrees that the presented plan has a good balance of built and open space.
- An orchard could be an open space use.
- With three separate RFPs, try to keep some unity among the developments.
- Who will maintain the open space? - Common ownership will have to apply. Having a land trust is also the goal.
- There is concern about how parking ratios will work with condos units.
- Roxbury has the least amount of car sharing services, please promote car sharing in this area.

#### Group B

- Explore creating a connection from Beech Glen Ave to Highland Street using Oakview Ave (northwest of parcel 3).
- Explore having parking on both sides of Marcella Street.
- Concerns about off-street parking with proposed density.
- Advocate for area resident parking sticker.
- Better outreach from different organizations.
- Explore how to create parcel linkages in RFP responses.
- Abutters expressed interest in developing/purchasing parcels 5 and 7.
- Explore parcel 2 as a possible location for community gardens.
- Promote more commercial use.
- Mixed use on the corner of Marcella/Highland Street.
- Bring cost comparisons and estimate for total development cost/budget.
- Think about amenities.
- Improve think about better communication.
- Local developers.

KT

Note: parcel on fuller/folder st. please look into.

The plan is to combine the older Community vision with the vision we will develop at tonight's meeting.

affordability, provide as much as possible

Q: would renting be a possibility?

affordable home ownership      keep a balance  
 across of rental units              and avoid keeping  
    this up as wealth est

absentee ownership in the neighborhood  
 across from parcels are poorly maintained

KT

Open spaces + paths -  
 looks like a good balance between built and open space. add orchards

With the 3 separate RFRs please keep some unity between the developments

Q: who maintain the open space?

~land trust  
 Common ownership applies

parking and car sharing  
 promote car sharing

Group B:

- Promote Commercial ~~use~~ use
- Mixed use on corner of Marcella/Highland
- bring cost caps: est. TDC / budget
- ~~THINK ABOUT~~ Amenities
- Improve / think about better communication
- Local Developers.
- BRING \$ numbers + figures

- OAK VIEW POSSIBLE CONNECTION TO ~~THE~~ BEACH GLEN
- RESIDENTIAL ON STREET PARKING ON BOTH SIDES @ MARCELLA ST.
- CONCERN REGARDING OFF STREET PARKING
- ADVOCATE FOR RESIDENTIAL PARKING STICKER
- BETTER OUT REACH
- SITE LINKS FOR DIFFERENT RESPONSES TO RFP
- ~~ADDITIONAL~~ INTEREST ON SITE 5/7
- SITE 2 POSSIBLE COMMUNITY GARDENS