



E+ Green Communities

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

MISSION HILL CHARRETTE SUMMARY NOTES

COMMON THEMES

- Make this a "Place"/Create identity/Heal area
- Encourage activity, safety and accessibility
- Regeneration through productive landscape and Green/E Positive technology
- Conserve resources- capture storm water, generate energy onsite, keep fill onsite, retain natural elements, bio-remediate
- Uses should be community-supporting- Housing, Open Space, Economic Development
- Reduce traditional transportation demands/encourage walking, biking, zip cars
- Encourage synergy between new and existing/historic uses (breweries/industrial)

ASSETS

- Sun access/exposure
- Sense of community
- Art park (Brothers, Church Group)
- Garden plots
- T accessibility
- Access to amenities
- Green space/Corridor
- Diversity of residents
- Stonybrook- historic feature, resurrect in some fashion
- Connections with RCC and other neighborhood resources (Diablo, Boston Buildings Resources Coop)

CHALLENGES

- Difficult site: topography, configuration, concrete, ragweed, accessibility
- Narrow Street (Terrace)/Need for traffic calming (Parker)
- Safety/walkability/bike-ability/ lighting/sidewalks/parking
- Reaching underserved community members/increasing social connections
- New use(s) need to complement existing uses

GOALS

- Expand/connect/integrate art elements, gardening, development
- Complement existing uses/massing/strengthen street edge
- Connect sites-pedestrian/accessibility/social/landscaping
- "Green" Project- non allergenic, native, food system, roof garden, productive landscape
- Improve safety, security, lighting, accessibility
- Parker Street side of the site should reflect massing of surrounding buildings
- No storm water exit/harvesting rainwater
- Recapture energy-solar hot water heating/solar PV cells
- Explore parking/traffic solutions-meters, revolving/limited parking, below grade, street calming, signage

USES

- Mixed-Use—housing and economic development
 - Specific commercial/retail/light industrial/educational uses should be targeted
- Economic Development-
 - Complement/support existing businesses
 - Office/clean light industrial
 - Destination businesses-Bookstore
 - Microbrewery
 - linkages with RCC, BBMRC, Madison Park High School- Green energy center
 - Artist live/work
 - Entrepreneurial—job creation
 - Fundability/feasibility
- Housing Development-
 - Housing for underserved populations (artists)
 - Affordable housing- Ownership, Coop, rental, Co-Housing
 - Market-Rate housing- Ownership, Coop, rental, Co-Housing
 - Mixed income housing- Ownership, Coop, rental, Co-Housing
 - Family oriented, diverse mix of residents (but housing for students an issue)
 - Eyes on the street, 18-hour community
 - Housing as catalyst, housing that connects two sites
 - Fundability/feasibility
- Multi-Functional-
 - Secure community gardens/passive space/tree planting
 - Enhanced art park/art elements- Stonybrook daylighting?
 - Art to identify/brand neighborhood
 - Recreation/play/pathways/connections
 - Explore Co-generation
 - District Power
 - Fundability/feasibility

URBAN DESIGN

- Development should help bring community together, complimentary uses – carefully sited and programmed
- New development consistent w/ existing fabric & population
- Massing/orientation should provide optimum access to sky/sun
- Incorporate Green, E Positive and Productive Landscape principals/practices
- Develop visual/physical connection between upper and lower sites
- Bridge high-density housing (on one side) and industry (on the other side of site)
- Fully integrate gardens, art elements, landscaping, and building components -Terraced development?
- Active Edges and Streetscape, respect existing building heights- Oliver Lofts, three family homes
- Higher density along Terrace/Density should not overcome existing neighborhood uses

Additional items from the maps and from the conversation:

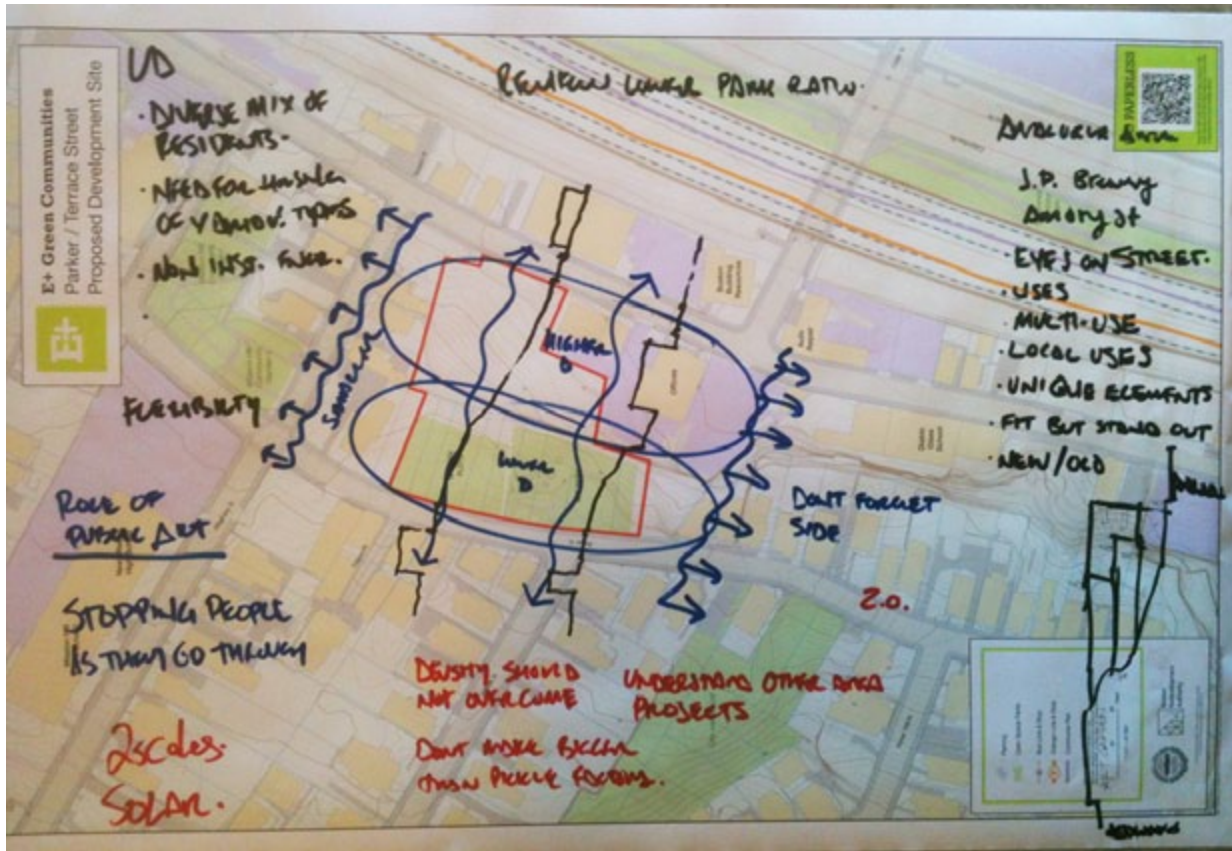
Sustainability:

- The unit mix and type of housing will have an impact on the project's role in promoting stability and sustainability of the broader resident mix and demographic of the area. There should be a range of options and types of people attracted to the area.
- The Boston Building Resource is a huge local and regional sustainability asset. The potential non-residential uses along Terrace Street should enhance, compliment, and promote this asset.
- Using the site to increase the connections to local transit options, particularly to the T and bike path, is a great opportunity.
- If the community garden is relocated, physical and visual access should be maintained to ensure it is part of the neighborhood identity and seen as a shared amenity.
- Creative solutions should link sustainability to neighborhood concerns. One example discussed was the use of large solar panels on new buildings generating the electricity needed to power new street lights which would enhance the safety of Parker Street.

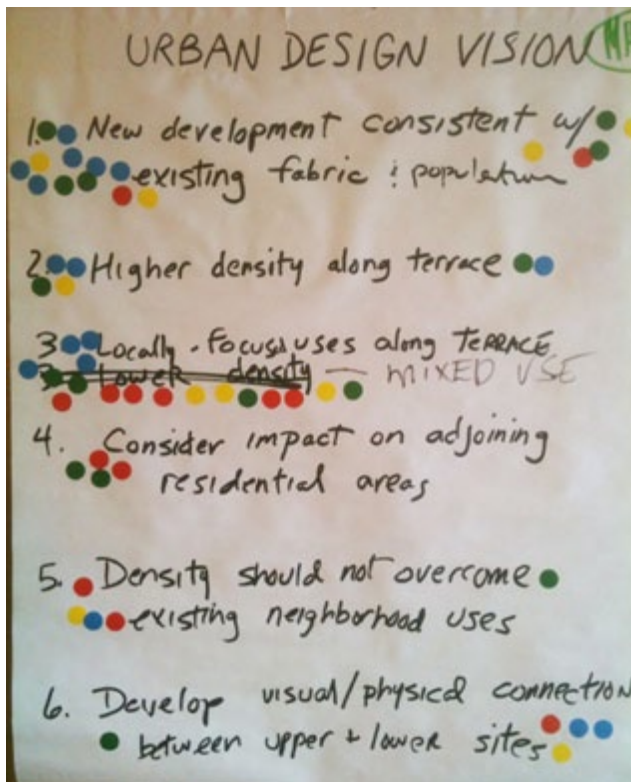
Urban Design:

- General consensus was that Terrace Street can and should provide a higher level of density and mix of uses while Parker Street should be smaller scale and all residential.
- Many people did not see this site as a "missing tooth" in the urban fabric and liked the garden aspect along the street.
- The north and south edges of the site are primarily bound by small scale residential uses and will need to be considered during development of massing concepts.
- Density is OK, but it should not overwhelm the critical open spaces and other site amenities. In general, it was thought that the scale should not be greater than the Pickle Factory
- The site should be visually porous, with through-site view corridors filled with green elements

PARKER/TERRACE CHARRETTE NOTES/SUMMARY



Ideas were drawn onto maps of the area



Priorities were summarized and "voted" upon



Group 1



Group 2



E+ Green Communities

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March 10th Charrette – Group Notes

Mission Hill / Terrace and Parker Site - Group 1

Facilitators: David Grissino, BRA; Ed Connolly, New Ecology

Literal Transcription of Notes

Sustainability Discussion

Assets:

- Mass Transit – Orange Line, Bus, Hubway-Bike Path
- Sense of community
- Co-op/Re-use Ctr
- Sun access/exposure

Challenges:

- Increase safety/walkability/bik-ability
- Use topography as design asset
- Need for traffic calming (Parker) + Terrace
- Improve Terrace St lighting, safety, sidewalks
- Expand – landscaping, gardening
- Reaching underserved community members
- Inc. social connections

Urban Design Discussion

Assets:

- Topography for capturing stormwater
- Community garden

Challenges:

- Destination commercial spaces
- Keeping Terrace safe to walk/bike – esp. w/ inc. in commercial use
- More eyes on street
- Effect of inc. development on infrastructure
- Use development to tie neighborhood together
- Student population density
- Ownership
- Unit size
- Attracting families

- Make streets vibrant after 5 pm
- Increase green space feel – rooftops?
- Use development as regenerative opportunity
- Maintaining passive space
- Local amenities

Urban Design Vision:

- Promote diverse mix of residents
- No institutional uses/expansion
- Mixed use
- Small and local
- Visual access to green space
- Art to identify/brand neighborhood
- Inc. mass/scale/density to fund program/amenities?
- Consider impact on adjoining residential neighborhoods

Sustainability Priorities:

- Increase transit access, less parking – public transit
- Preserve and take advantage of sun access and other environmental features
- Maintain or increase garden/green space
- Development should help bring community together, complimentary use – carefully sited and programmed
- Use development as an opportunity for regeneration

Urban Design Priorities:

- New development consistent w/ existing fabric & population
- Higher density along Terrace
- Locally-focused uses along Terrace – mixed use
- Consider impact on adjoining residential areas
- Density should not overcome existing neighborhood uses
- Develop visual/physical connection between upper and lower sites

Additional items from the maps and from the conversation:

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- The site should be visually porous, with through-site view corridors filled with green elements

Mission Hill / Terrace and Parker Site - Group 2

Facilitators: Heidi Burbidge, BRA; Amber Christoffersen, Enterprise; David West, DND

MAJOR THEMES

- Regeneration of the site through productive landscape and building
- Conserving resources
- Keep systems on the site
 - Capture stormwater
 - Generate energy onsite
 - Keep cut/fill onsite – options for soil removal
- Synergy among new, existing and historic uses
- Make this a Place–identity
- Uses should be community-supporting
 - Housing, Open Space, Economic Development uses such as brewery

TRANSCRIPTION OF NOTES

Notes From Site Plans

Terrace Street—unsafe, should make active

Can new uses along street edge being to enhance character of street?

Car/Bike Pedestrian uses along Terrace Street

Synergy with training center at Boston Building Materials Coop

History of the Terrace Street corridor includes Breweries located along the StonyBrook

Use cut and fill within site

Northeast side of site: Below-grade parking with housing/retail

Southeast side of site: place for co-generation?

Pedestrian access/accessibility from Terrace to Parker Street, should be safe and secure

Parker Street side of the site should reflect massing of surrounding buildings

Existing Art Park extends onto privately-owned parcel

12-18 people currently using garden plots

ASSETS

Art park (Brothers, Church Group)

Garden Plots

T accessibility

Access to amenities

Green space

Diversity of residents

Stonybrook

Connections with RCC and other neighborhood resources (Diablo, Boston Buildings Resources Coop)

CHALLENGES

Site boundaries
Accommodating existing uses
Moving concrete
Ragweed
Accessibility through site
Balancing need for green space with financial goals
Outreach
Challenging site
Parking
Narrow Street (Terrace)

GOALS

Safety and security
Accessibility
Connection between 2 sites
Green vegetation landscape
Harvesting rainwater
Recreation/play
Affordable housing
Multi-functional activity on site
Clean industry/jobs
Residential parking
Parking meters
Revolving parking on Tremont Street
Heal Terrace Street streetscape
Creating a sense of place
Roof garden
Productive landscape
Food system
Greywater collection
No stormwater exit
New native landscaping
Non allergenic landscaping
Bringing business into community
Live and work
Reduce transportation demands
Economic sustainability
Development should support existing businesses on Terrace street
Brewery
Entrepreneurial—job creation
Recapturing energy and solar hot water heating
Solar pv cells
Appropriate lighting

Brainstorming Notes--USES

Economic Development office/light industrial
Park
Destination businesses
Housing
Bookstore
Artist live/work
Mixed-use—housing and business
Microbrewery
Community garden
Art park/art elements
Housing that connects two sites
Housing for underserved populations (artists)
Pathway/access
Green energy education center
Models/best practices
Linkages with RCC, BBMRC, Madison Park High School
Co-generation
District Power
Accessibility
Pedestrian-oriented uses
Limiting surface parking
Off-Street parking
underneath parking
Quieter uses on Parker Street
Bio-remediation
Options for soil removal
Eyes on the street
18-hour community
Using Housing as a catalyst
Secure gardens
Retention of natural elements

URBAN DESIGN

High Density
Active Edges and Streetscape
Massing should allow sky
Multidimensional urban design, in relation to the site
Terraced development
Existing building heights
Including Oliver Lofts, three family homes
Development that accommodates trees
Bridging high-density housing (on one side) and industry (on the other side of site)
Softening streetscape