

RAYMOND L. FLYNN, MAYOR



PUBLIC FACILITIES DEPARTMENT

GOVDOC
BRA
4366

MEMORANDUM



TO: Tony Williams, Assistant Director, BRA
Linda Bourque, Assistant Director, BRA

FROM: Rebecca Black, Assistant Director, PFD RB

DATE: April 11, 1989

RE: Neighborhood Action Plan: Highland Park

As you may be aware, PFD has been working with community residents in a number of neighborhoods to develop workplans for disposition of City-owned land and to target program resources. The objective of this process is to establish consensus on use of these valuable resources for community development.

We have just completed the first draft of the plan for Highland Park; a copy is attached. We will be reviewing this draft with community leaders and others familiar with this area over the next few weeks. In late-April we will sponsor a community meeting for discussion with a wider audience, in anticipation of issuing the final plan in May.

Your comments would be greatly appreciated, both on the general content and on areas where PFD and your department should coordinate activities. We ask that any comments be made by April 18, when we are scheduled to discuss the plan with the SPZAC in Highland Park.

Please call Darryl Jones, the Senior Planner for Highland Park, at 720-4300 extension 313 with your comments, or any questions. Thank you.

cc: Floyd Gallegos
Muhammad Ali-Salaam
Leon Jacklin

LISA G. CHAPNICK, DIRECTOR — 26 COURT STREET, BOSTON, MASSACHUSETTS 02108 (617) 725-4935

govc-292

RAYMOND L. FLYNN, MAYOR



PUBLIC FACILITIES DEPARTMENT

GOVDOC
BRA
4366

MEMORANDUM



TO: Tony Williams, Assistant Director, BRA
Linda Bourque, Assistant Director, BRA

FROM: Rebecca Black, Assistant Director, PFD *RB*

DATE: April 11, 1989

RE: Neighborhood Action Plan: Highland Park

As you may be aware, PFD has been working with community residents in a number of neighborhoods to develop workplans for disposition of City-owned land and to target program resources. The objective of this process is to establish consensus on use of these valuable resources for community development.

We have just completed the first draft of the plan for Highland Park; a copy is attached. We will be reviewing this draft with community leaders and others familiar with this area over the next few weeks. In late-April we will sponsor a community meeting for discussion with a wider audience, in anticipation of issuing the final plan in May.

Your comments would be greatly appreciated, both on the general content and on areas where PFD and your department should coordinate activities. We ask that any comments be made by April 18, when we are scheduled to discuss the plan with the SPZAC in Highland Park.

Please call Darryl Jones, the Senior Planner for Highland Park, at 720-4300 extension 313 with your comments, or any questions. Thank you.

cc: Floyd Gallegos
Muhammad Ali-Salaam
Leon Jacklin



DRAFT

HIGHLAND PARK NEIGHBORHOOD ACTION STRATEGY

EXECUTIVE SUMMARY

The Highland Park Neighborhood Action Strategy is a workplan for PFD action in Highland Park.

The workplan will:

1. Expand housing opportunities, especially affordable housing, to local residents;
 - o Produce approximately 150-165 new units of housing on city-owned land.
 - o At least 50% of all PFD assisted housing units will be made affordable to low and moderate income households.
2. Promote neighborhood stabilization;
 - o Eliminate blight from vacant & underutilized land
 - o Preserve the affordability of housing for qualified residents through below market loans for repair and rehab and placement of rental and other subsidies.
 - o Work with BRA and IPOD in regulating future development.
3. Preserve the unique character of Highland Park by balancing development activities;
 - o Assist in the development of housing and permanent open space.
 - o Build housing that complements the historic character of Highland Park.
 - o Develop housing through guidelines that appropriately address issues of traffic, parking, congestion and generally neighborhood quality.
4. Involve community residents in development decisions;
 - o Direct community participation in planning for development, design selection of housing development sites, and review of development proposals.

The Neighborhood Action Strategy is based on priorities expressed by neighborhood residents at community planning meetings sponsored by PFD, the Highland Park Joint Development Committee, and other local community groups.

DRAFT

DRAFT

INTRODUCTION

The following is a workplan for neighborhood action in the Highland Park neighborhood of Roxbury . The workplan items represent an agenda for PFD activities in the next year that will promote community development that benefits current and future neighborhood residents. The workplan is based on priorities for community revitalization expressed by residents at 3 community wide meetings, 19 sub-area meetings, and 11 sub-committee and neighborhood organization meetings held since June 1988. It has been formulated through the participation of numerous residents and organizations including the Highland Park Joint Development Committee/Highland Park SPZAC, the Roxbury Neighborhood Council, the Fort Hill Civic Association, and the Hawthorne Area Association. The development of the plan has also been in coordination with City agencies such as the Mayor's Office of Neighborhood Services (MONS), the Boston Parks and Recreation Department, the Boston Transportation Department, the Environment Department, and the Boston Redevelopment Authority (BRA), as well as area elected officials. The successful implementation of the workplan will depend on the continued participation of these individuals and groups.

Highland Park is one of the most unique and diverse neighborhoods in the city of Boston. Highland Park is probably the most ethnically and economically diverse neighborhood in Roxbury. The real estate market in Highland Park is one of the strongest markets in the area. The area remains economically diverse and has a mix of housing opportunities. There is a wide range of different types and ages of housing in the neighborhood, including many historic homes (the 1980 census shows that 80% of the housing units in the neighborhood were built before 1939, and only 3% were built since 1970). There is also opportunity for various age groups to enjoy a variety of open space and recreational activities. However, the area also has a large amount of vacant underutilized land.

We have the opportunity to turn vacant land into housing, create permanent open space, and expand parking for residents. The workplan describes strategies (plans) for neighborhood action, and the steps (timing) for that action. It also outlines several strategies for producing affordable housing that is compatible with the current housing stock and historic character of the neighborhood, recommendations for creation and preservation of open space development such as gardens, and addresses concerns about traffic and parking. While directing the reuse of city-owned land for housing will benefit the community, 52% of the vacant land in Highland Park will still be in the hands of private individuals.

The workplan is presented in four sections: (1) Expanding housing opportunities (2) Promoting neighborhood stabilization (3) Preserving the unique character of Highland Park and (4) Involving community residents in development decisions. The established goals, land-use decisions, implementation actions, and development sites for the neighborhood outline a vision for neighborhood development activities and objectives.

DRAFT

OVERVIEW

A. Neighborhood Profile

The Highland Park neighborhood is defined by New Dudley and Roxbury Streets on the North, Washington Street on the East, Marcella and Richie Streets on the South, and Columbus Avenue on the West (see map). The central section of this residential area is located atop Fort Hill - one of the seven historic hills of Boston. Historical structures still exist throughout the neighborhood. Highland Park also has a considerable amount of green spaces and wonderful vistas of the downtown Boston skyline. In addition, the new Orange Line, located along the Southwest corridor, borders the western edge of the neighborhood. The neighborhood is reminiscent of an urban area with suburban features and is therefore considered a very desirable place to live.

KEY FEATURES OF THE NEIGHBORHOOD:

1. According to the 1980 census, 3,252 people live in Highland Park.
2. The neighborhood housing type is very diverse and consists of single family, two family, three family, row houses and some multi-family units.
3. The housing stock provides a mix of housing opportunities - public, subsidized elderly, rental, and homeownership.
4. Some abandoned/boarded up buildings are visible, but housing conditions in the neighborhood are generally good and many houses are being rehabilitated.
5. The neighborhood has a diverse landscape, with a number of unique natural features.
6. It is a particularly historic area, with John Eliot Square, The Fort Hill Standpipe, The Norfolk House, The First Church in Roxbury, The Thomas-Dilaway House, The Cox Building, The Hale House and many other historic buildings.
7. Highland Park has a diverse neighborhood population: A mix of incomes, a wide range of ages, and ethnic/racial diversity.
8. There are a number of long term homeowners and renters in the neighborhood. The 1980 census shows that 29% of the units in the neighborhood were lived in by owners (36% of all householders had lived in their housing units 10+ years), and 71% by renters (72% of the rental units had two or more bedrooms).

There is a large amount of vacant land in the neighborhood which will be used through several development strategies to strengthen the positive image of the neighborhood. The Northern section (around Eliot Square) of the neighborhood is the main retail and historic area. The Western section is a higher density residential area with many gardens. The Eastern section of the neighborhood is a lower density residential area of one and two family homes and a considerable amount of vacant land.

need
was
MAP

need
MAP

Digitized by the Internet Archive
in 2011 with funding from
Boston Public Library

NEIGHBORHOOD DEVELOPMENT ISSUES

Some of the development issues that we heard as being important to the Highland Park community are the following:

- o Traffic - The flow/direction of traffic and the speed of vehicular travel should maintain public safety.
- o Parking - Parking should be included in all new developments.
- o Design - The design of new housing should fit in with existing housing in the community. *graphs showing patterns*
- o Density - The number of new housing units should also fit in neighborhood housing patterns.
- o Commercial areas - Commercial areas should be supported and revitalized.
- o Affordability - The amount of affordable units created in new housing developments in the area should provide additional housing opportunities for local residents.
- o Open Space - Open space should be preserved to maintain the character of the neighborhood. *need pictures*
- o New construction - When new construction projects start, it should not endanger community residents and should be high quality construction.
- o Employment and economic opportunities - Employment opportunities and preference for local residents and developers should be given.

PFD and the community have goals of improving the quality of life for area residents. The strategy to ensure this is through responsible growth and development that meets the needs of residents, enhances the physical characteristics of the neighborhood and serves all sectors of the community's population.

NEW INVESTMENTS:

The City of Boston has already made a significant investment in the revitalization of Highland Park. The City has designated seven city-owned vacant lots for development and sold a number of abandoned city-owned buildings to homeowners and developers for development. In addition, the City has helped twenty-three homeowners in the last four years with funding and construction assistance to rehabilitate their homes. A list of City dispositions can be found in the appendix.

The City has completed renovations on seventeen street reconstruction projects in Highland Park since 1986 (see appendix). In addition, the City has planned an additional 2 million dollars of capital improvements (street lighting, landscaping, and sidewalks) for Highland Park by 1992.

There have been a number of privately sponsored development activities in Highland Park as well. Approximately twelve private developments are ongoing in Highland Park and are listed in the appendix.

Connolly/Marcella playground just received \$327,000 for capital improvements. Improvements done in the park included refurbished bleachers, improved fields and fencing, and a new tot-lot.

The Parks and Recreation Department has applied for \$400,000 grant from the State for improvements to Jeep Jones Park. The Parks Department will be repairing the tot-lot, repaving the basketball courts, repairing stairs, bleachers, railings, fencing, and drainage systems. Overgrown vegetation will be cleared, and handicapped accessible ramps will be added.

The Parks Department is currently in the process of developing a comprehensive \$20,000 Master Plan for the historic Highland Park Standpipe.

Cedar Square has had improvements to the sidewalk. Improvements to walls, vegetation, lighting, seating, and fencing are also scheduled.

Hale Elementary School is scheduled to receive improvements to exits from the school building. Timilty Middle School will be receiving modifications to the school for next year.

The MBTA and the BRA have been conducting transportation and land-use studies along the Washington Street corridor for Chinatown to the Forest Hills "T" station in Jamaica Plain since the removal of the old Elevated Orange Line. The MBTA is scheduled to release some preliminary information regarding replacement transportation services by the Fall of this year. Subsequently, the Boston Transportation Department will make recommendations for citywide transportation services.

DRAFT

B. Resources

The two major resources for neighborhood revitalization action in the Highland Park community are: (1) its people and organizations, and (2) vacant land. The neighborhood is rich with the involvement of residents, the committed participation of the elected SPZAC/Highland Park Joint Development Committee members, and other community organizations. The large availability of underutilized land means there is a major role for Project 747, to fulfill the Mayor's commitment to utilize unclaimed land for housing.

While much of the vacant land in Highland Park is privately held, almost 1/2 of all vacant land is owned by the City. PFD along with community residents have defined the terms on which future development is to take place in Highland Park, working together to make the best use of public resources.

The City uses its land resource through Project 747. Project 747 is the Mayor's commitment to reclaim vacant city-owned land for housing. Through the 747 programs of Buildable Lots and Large Sites, new housing is built that is the highest quality and the most affordable. Along with Project 747, PFD also has the Abutter Lots program, and the Grassroots program which provide the opportunity to preserve and improve green space. In addition, financial assistance is provided to homeowners through the Homeowner Services program, and buildings rehabbed with the help of the Residential Development and Rental Rehab program.

LARGE SITES

The objective of large site development is to create affordable housing through disposition of publicly owned property 10,000 square feet and over. PFD achieves affordability through targeting of state and federal financial resources, and through leveraging private funds. PFD uses a competitive RFP process that rewards proposals for high affordability, quality of development, and proven developers.

The majority of new owners and tenants will be low and moderate income households with a priority for neighborhood residents. These newly-housed people will not be the only beneficiaries. Disposition of vacant parcels creates new development opportunities; minority-owned and non-profit developers are particularly encouraged to participate. Development of large vacant parcels will also remove a major source of blight from the surrounding neighborhood.

BUILDABLE LOTS

Buildable lots is a new initiative for the development of smaller vacant parcels between 4,000 and 10,000 square feet. The majority of these lots were previously occupied by 2-3 family homes. The objective of this program is to bring back that housing through new construction. The program aims to lower costs of production by packaging lots into sets of 2-5 to increase efficiencies of construction, streamlining the regulatory process, financial packaging, and pre-marketing. The program provides new development opportunities for small builders and non-profit developers seeking to build new housing.

Priority for occupancy of new units is low and moderate income owner-occupants with preference for neighborhood residents. The buildable lots track record to date indicates that we achieve a 75% affordability level for first time home buyers.

ABUTTER LOTS PROGRAM

The Abutter Lots program was created to place lots too small to be developed for housing or other public purpose because of their size or special condition, under private ownership and maintenance. Ownership by the residential abutter will ensure that the lots are maintained while enhancing the property of neighborhood resident. The program promotes neighborhood stability by increasing control and management over vacant land.

THE GRASSROOTS PROGRAM

The program is designed to be a funding source and disposition program which prioritizes city-owned parcels for open space use. Funds can be used to create community gardens, passive sitting areas, or play yards. Non-profit organizations alone are eligible, and must take full responsibility for ensuring that the lots is adequately improved and maintained. Grassroots projects typically provide publicly accessible open space while also promoting neighborhood stability.

THE HOMEOWNER SERVICES PROGRAM

The program serves the part of the housing market that has traditionally played a key role in providing affordable housing throughout Boston: small owner-occupied buildings with 1 or more rental units. The program assists qualified individual owners through below market loans, placement of rental subsidies, and technical assistance in rehabilitating their homes and rental units to meet the housing code. The priority is to help qualified low-income households whose homes need substantial repair work.

Senior Home Repair is an additional program assisting low and moderate income elderly homeowners and is implemented through local non-profits. The program performs minor home repairs to allow elderly homeowners to remain in safe quarter, while allowing repair work which otherwise could lead to dangerous and costly living conditions.

THE RESIDENTIAL DEVELOPMENT PROGRAM

Through the Residential Development Program, PFD sells abandoned City-owned properties to homebuyers and small developers/contractors for as little as \$1. In addition to selling the properties for a low purchase price, the Residential Development Program provides technical and financial assistance to homebuyers and developers/contractors. In order to keep the buildings affordable for future buyers, conditions are placed on the use and resale of the property.

DRAFT

WORKPLAN

I. EXPAND HOUSING OPPORTUNITIES BY DEVELOPING VACANT LAND:

The city is committed to the creation of new housing opportunities, a mandate that needs little explanation in Boston today. Project 747 is an opportunity for new housing construction, as well as an aggressive stand to remove the blighting influence of abandoned vacant lots. New housing production is the cornerstone of the workplan for revitalization. Vacant land provides an opportunity for producing new housing units.

PFD will produce a maximum build out of approximately 150-165 new units of low, moderate, and market-rate housing on city-owned land, and at least 50% of all PFD assisted housing units will be made affordable to low and moderate income households.

Guidelines For Disposition - Timing:

PFD and Highland Park residents agree that housing opportunities to rent and to own should be made affordable, especially to local residents. The following is a "Six-Month Disposition Plan". The disposition plan covers a six month period in order to capture existing State and Federal resources and respond to the critical and immediate need for housing. We have a level of confidence that the resources are available for undertaking successful development activities in the next six months.

In order to maximize affordability, PFD will utilize a number of strategies. Buildable Lots currently achieves approximately 75% of the units as affordable mostly to moderate-income first-time home buyers. There are 5-6 large sites for disposition. In order to meet the need for housing that reaches low-income and special needs residents, PFD will encourage the use of special needs funding resources. One to three sites may be developed by or as a partnership with special needs provider. The remaining large sites will be advertised with a minimum affordability threshold of 50% and a goal of 75%.

Our experience shows that our 50% threshold sets a clear priority for affordable housing, and an opportunity for developers to produce successful development projects. Advertising RFP's with development requirements of at least 50% affordability encourages increased competition between developers, and allows us to increase the affordability level towards a 75% affordability by utilizing public subsidy programs.

1. Local Developer priority - We will give preference for local developers, all other things being equal. We believe it is a better development for the community, the local developer has community support, and it keeps money in the neighborhood.
2. Density and Design - The number of units and how they fit on a site will be considered when building new housing. New construction will be developed in a way that preserves the unique character of the area, and housing will look similar to existing housing in the neighborhood. The community will also have the opportunity to help set design standards for what new housing in the neighborhood will look like.

DRAFT

3. Parking - New development projects will have at least one off-street parking space per unit of housing. The City will also support community parking options for some vacant parcels.

4. Rental and Homeownership - New housing construction will provide rental, homeownership and potentially cooperative housing opportunities. These opportunities will be available to households which can afford low, moderate, and market-rate housing.

Action Steps:

- o Advertise 5-6 Large sites for disposition in 1989.
- o Advertise 10-15 Buildable Lots for disposition in the Fall round of Buildable Lots.

DRAFT

LARGE SITES FOR DISPOSITION

Large Sites

1. Dudley School Site - 43,626 square feet of land located in the Historic and commercial area of John Eliot Square on the the corner of Putnam and Dudley streets. Housing on this site should pay particular attention to the Historic context of the Square. Scheduled to be advertised for disposition in October 1989 for 18-20 units of new construction.
2. Bartlett St./Washington St. - 31,477 square feet of land located on two separate sites near the MBTA bus yard. Scheduled to be advertised for disposition in July 1989 for 12-16 units of new construction.
3. Norfolk/Lambert/Millmont/Dorr - 57,101 square feet of vacant land Located off Highland Street between Norfolk, Lambert, Millmont and Dorr streets in the Kittredge Square area of Highland Park. These parcels are scheduled to be advertised for disposition in October 1989 for 22-25 units of new construction.
4. Cedar Street - 89,646 square feet of vacant land on a number of parcels located along Cedar Street between Centre Street and Highland Street. There is an opportunity to build on 133-143 Cedar Street immediately as part of a design competition award winning design for that parcel. The remaining series of parcels are scheduled to be advertised for disposition in September 1989 for 32-35 units of new construction along the entire street.
5. Ellis/Thornton - 55,911 square feet of land on two joining parcels. This site will be studied very carefully to establish the best use for the site. Scheduled to be advertised for disposition in December of 1989 for 14-18 units of new construction.

6. Valentine Street - 37,645 square foot parcel is in the community review and Request For Proposal writing process. This site will be advertised for disposition in May 1989 for 12-15 units of new construction.

Buildable Lots

We will advertise 10-15 buildable lots site throughout Highland Park for disposition. The disposition of these sites will be advertised in one round during September 1989, and produce an additional 36-40 units of new construction. (See appendix for list of sites)

II. PROMOTE NEIGHBORHOOD STABILIZATION.

- Strategy:
- o Developing vacant parcels into mixed-income housing.
 - o Preserving existing housing through the City's Homeowner Services Program and Senior Services Program.

Neighborhood stabilization requires a comprehensive strategy that addresses the multiple needs of a community. This workplan calls for strategies to protect existing housing, and efforts to increase control and management over abandoned vacant land and buildings. Program resources include rental rehab and homeowners services for housing, and abutter lots and grassroots to preserve and protect public and private open space.

1. Priority development - By building housing on vacant land, developing open space, selling it as an abutter lot, or using it for parking, vacant lots can be reclaimed and once again be a productive part of the community.

Highland Park is a priority development area because it has a considerable amount of vacant land and there is a critical need for housing accessible to local residents. The permanent solution to vacant land management is redevelopment of the land into an appropriate use whether it be residential, or open space. By providing new housing opportunities, residents have the chance to remain in the neighborhood. We now have the opportunity to maximize affordability of development, through combining various resources that are now available to create the greatest benefit to the neighborhood.

2. Resale Restrictions - PFD is now placing controls over rents and sales prices through rental agreements and resale restrictions. PFD places terms of agreement in its subsidy loans and property sales which limit rent levels and sale prices. These ensure that housing, once subsidized by the City, remains in the affordable housing stock and not only promotes neighborhood stability, but also preserves the public subsidy for public benefit.

3. Groundlease Options - PFD has agreed to explore groundlease options for maintaining affordability with the Highland Park community, similar to ones we have supported in the Citywide Land Trust for Jamaica Plain and Mission Hill.

4. Homeowners and Senior Repair Services - While we are concentrating on new housing development, we also want to address issues of necessary improvements to existing housing to prevent displacement of current residents, and minimize impacts of development. PFD will target the Homeowner Services and Senior Home repair Programs to address these issues of stabilization and home improvement.

PFD's stabilization programs prioritize service to low and moderate income households. Over the last year, 80 to 90 percent of the households served were of low or moderate income through the Homeowner Services Program and the Senior Repair Program which were previously described in the resources section of this plan.

5. Reclaiming Abandoned Buildings - PFD assists the rehabilitation and preservation of rental housing in both small properties and large developments. Below market and deferred loans, placement of rental subsidies, and targeting of State rental funds are methods

PFD uses to assist private rental housing that will be rented to low and moderate income families. The primary objective of this housing development program is the reclamation of abandoned and foreclosed residential buildings for affordable housing.

DRAFT

III. PRESERVE NEIGHBORHOOD CHARACTER OF HIGHLAND PARK.

Strategy:

1. Build housing that complements existing housing patterns, density, and style.
2. Implement the open space plan to promote useable open and recreational space, and community gardens and passive green space. Provide additional permanent open space in the neighborhood through the Abutter Lots Program.
3. Strengthen areas of particular historic character through development of guidelines for disposition through special studies.
4. Include private open space as a part of development projects.
5. Maintain safe levels of traffic flow, avoid traffic congestion, and improve off-street parking options. New development allows opportunity to address these issues and provide capital improvement money to make needed changes.
6. Provide a mix of housing options such as Housing Cooperatives, Special Needs housing, rental housing, Single Room Occupancy, and Homeownership opportunities to maintain the diversity of the neighborhood.

Action Steps:

- o Utilize design guidelines in disposition planning and review.
- o Complete special studies for Eliot Square and Kittredge Square.
- o Provide off-street parking in all new development projects (at least 1 parking space per units and open space.
- o Disposition of 14 Abutter Lots for use as additional open space or parking in the neighborhood. Sites will be advertised for disposition in August of 1989. For list of sites, see appendix.
- o Implement the Open Space Plan recommendations for preservation and expansion of open space in the neighborhood.
- o Include preference for range of housing options in RFP's.
- o Identify sites appropriate for special needs housing.

DRAFT

OPEN SPACE PLAN

PFD's planning efforts involve determining the best use for publically-owned land. One of the main ways is to first determine if vacant land should become an open space site, or be developed for housing by meeting with the community. Part of our balanced development approach focuses on useable open space as one of the ways in which we can help improve the quality of life for neighborhood residents, and we want to plan successful open spaces that work and meet the needs of neighborhood residents.

The Open Space Plan is a section of the Masterplan for development in Highland Park which addresses open space issues. The Plan establishes goals and principles for open space in the neighborhood and how to successfully maintain open space for everyone's use. The Plan looks at the condition of existing open space in the neighborhood, its use, and the different groups of people who use the various open spaces in the neighborhood.

OPEN SPACE ISSUES

We have learned from the neighborhood that the four open space user groups in Highland Park are the Elderly, adults, youth and teens, and tots. Each of these groups use different types of open spaces in the neighborhood to meet the various open space needs. We have identified a number of passive open space sites, active-use sites, school yards, community gardens, and abandoned open space sites, which are used by various segments of the community. It is important to understand the use and users of these sites and plan for the preservation and rehabilitation of some of these sites in meeting the open space needs of the community.

*draft
open space?*

The provision of open space to meet the aesthetic and recreational needs of residents in Highland Park is being planned for both present and future generations. Some of the issues which have been expressed by the community during our Open Space planning are listed below:

- o Permanently designated ownership of open space in Highland Park
- o Maintenance of open space
- o Accessibility and safety of all open space in the neighborhood
- o Linkage of open space with development, when possible, to address the aforementioned goals and issues.

DRAFT

EXISTING OPEN SPACE

Highland Park has a large amount of open space which meets the needs of existing and future community residents. If the size of all the parks, squares/malls, school playgrounds, urban wilds, and gardens are added up you will find that Highland Park has some 21 acres of designated open space. In comparison with other neighborhoods in Roxbury, Highland Park has much more open space. Here is some open space information about other neighborhoods in Roxbury.

<u>NEIGHBORHOOD</u>	<u>TOTAL ACRES OF OPEN SPACE</u>
Mt. Pleasant	6.49 acres
Washington Park South	10.62 acres
Quincy-Geneva	16.70 acres
Washington Park North	26.96 acres*
Highland Park	21.30 acres

*Washington Park North's total includes 15.4 acre Washington (Malcolm X) Park, which is accessible to Highland Park. If Washington Park were not included, Washington Park North would have 11.5 acres of open space.

Based on the following analysis in conjunction with the Boston Parks and Recreation Department, we have been able to analyze the open space needs in Highland Park. The data shows that Highland Park is able to meet both the existing and future population demands on neighborhood open space.

RECOMMENDATIONS for future open space:

- o Preserve and maintain existing open space.
- o Enhance the Open Space character of Centre Street and Cedar Street by adding street trees to help join the open space system in Highland Park.
- o Support the Park Department's investment to preserve and maintain existing open space sites and areas, and maintain access to these open space sites and areas.
- o Support the future development of Roxbury Heritage State Park in John Eliot Square.
- o Encourage development proposals which provide open green space on/within new housing sites in the neighborhood.
- o Work with neighborhood and private gardening groups, to establish a neighborhood walking path from Eliot Square to the Fort Hill Standpipe.

The Open Space Sites Chart in the next section goes into further detail about open space sites and recommendations.

DRAFT

OPEN SPACE SITES IN HIGHLAND PARK - PFD RECOMMENDATIONS

<u>CURRENT USE</u>	<u>OWNERSHIP</u>	<u>CONDITION</u>	<u>RECOMMENDATIONS/OPTIONS</u>
RHSP - unused	Public	Fair	Use as Roxbury Heritage State Park
Timilty/Jeep Jones Plgnd	Public	Good	Rehab of tot-lot and play equipment is planned by the Parks Department
King Street Play Area	Publ/Priv	Poor	Abandoned Park-rehab. for future use
1st Church - Passive area	Private	Good	Maintain site as private passive green space
Marcus Garvey gardens	Private	Good	Maintain as a private gardening site
Paige Academy garden & plgnd	Private	Good	Maintain as garden space & play area
Centre Street Urban Wild	Public	Good/Fair	Private Yard/Garden w/public access
Centre Street garden	Public	Good	Maintain as garden
Linwood Park	Public	Good	Maintain as Park/Monument
Kittredge Sq. garden	Private	Good	Under special study
Kittredge Sq. green space	Private	Good/Fair	Under special study
Kittredge Park	Public	Fair	Under special study
Lambert/Dorr St. Playground	Public	Good/Fair	Park renovations underway
Cedar/Linwood Street garden	Publ/Priv	Good	Expand garden & support new garden center
Rockledge Street green space	Public	Good	Secure, maintain as passive space (w/potential for parking)
Juniper Street	Private	Fair	Passive/recreation; develop for future housing
Hale Elementary School Yard	Public	Fair	Maintain as open play area
Cedar Sq. Passive green space	Public	Fair	Maintain as open space

OPEN SPACE SITES IN HIGHLAND PARK - PFD RECOMMENDATIONS

<u>CURRENT USE</u>	<u>OWNERSHIP</u>	<u>CONDITION</u>	<u>RECOMMENDATIONS/OPTIONS</u>
Highland Park Avenue garden	Private	Good	Gardening use until land is foreclosed for housing development or parking.
St. Monica's Passive open space	Private	Good	Preserved as open space
Wright Memorial garden	Private	Good	Maintain as garden
Cedar/Washington Street garden	Private	Good/Fair	o garden/passive
Highland (Fort Hill) Park	Public	Fair	Masterplanning underway by Parks Dept to restore to original character.
(New Walking Path-?)	Pub/Priv	New	Create new walking path from Centre St, thru Linwood St. Garden, and Cedar Park St. to The Stand Pipe.
Hawthorne Street garden	Publ/Priv	Good	Low-density housing development with garden
Thornton Street open space	Public	Fair	o Low density housing & tot-lot or woods
Hawthorne Youth Center - garden	Private	Good	Maintain as garden & play area; maybe expand site.
134 Thornton St. - abutter yd.	Public	Abandoned Park	Move park somewhere else in the area.
Marcella Park - active use area	Public	Good	Maintain as recreation area.
Vale Street garden	Private	Good/Fair	Garden on privately owned vacant lot.

DRAFT

PFD can help protect and preserve open space in the neighborhood. We use programs such as the Grassroots Program to leverage other resources and technical assistance to put together deals for new open space sites. PFD's continued coordination with the Parks Department on Open Space issues will provide well planned open spaces, and will ensure the permanent maintenance of open space. We will bring our limited resource dollars together to bring in additional money for creation, preservation and improvement of open space in the neighborhood.

DRAFT

IV. Involve community residents in development decisions

- Strategy:
- o Community meetings
 - o Community Project Review Committees and the SPZAC.

The workplan is based on priorities for community revitalization expressed by residents at 3 community wide meetings, 19 sub-area meetings, and 11 sub-committee and neighborhood organization meetings held since June 1988.

Guidelines for Disposition:

1. Direct community participation in planning, design, selection of housing development sites, and developer selection input.

Action Steps:

- o Community residents will continue to be involved in preparation of Request for Proposals, and in reviewing both competitive and special opportunity proposals. This open, community based process involves the neighborhood SPZAC, Project Review Committees (PRC), and general community meetings with neighborhood organizations. The PRC will be utilized for large projects to be developed on parcels 10,000 square feet and over.
- o For smaller projects - The Buildable Lots and individual parcels - that have less impact on the neighborhood individually, PFD will work with community groups to establish both general guidelines for development and the identification of specific sites.

A series of community meetings have been conducted since June 1988. Since that time many sites have been identified by the community as being suitable for the development of new housing in the neighborhood. Now that large vacant sites have been identified by the City and the community as a future housing site, the development process, starting with a Request For Proposals (RFP), can begin. This process has also produced criteria for a neighborhood vision of new development action.

In PFD sponsored development projects, guidelines are used based on community input which ensure design appropriate to the neighborhood, sensitivity to economic and commercial development, parking and traffic issues, and other impacts of new investment and construction. These guidelines, in addition to design review conducted project by project by PFD, the SPZAC, and community project review committees will ensure that new construction projects enhance the quality of the neighborhood's environment.

Community involvement is key to planning and development which serves the neighborhood. The workplan reflects a shared vision for development in Highland Park and with it a share responsibility for implementation of that vision. This document is the result of those meetings and community input and we thank people for their time, effort, energy and input into the process.

DRAFT

A P P E N D I X

PFD LIST OF BUILDABLE AND ABUTTER LOTS

MAP

<u>Buildable Lots</u>	<u>Size (square feet)</u>
1. 4-18 Blanchard St.	7,778
2. 79-81 Centre St.	6,000
3. 13 Dorr St.	5,258
4. 23-25 Dorr St.	4,968
5. 4 New Heath St.	4,223
6. 66 Fort Ave.	8,400
7. 118-120 Marcella St.	5,316
8. 110-114 Marcella St.	5,556
9. 75 Marcella/237 Highland	8,567
10. 294 Highland St.	4,730
11. 74-78 Fulda St.	4,110
12. Beech Glen/Highland	7,082

DRAFT

<u>Abutter Lots</u>	<u>Size (square feet)</u>
1. 23 Highland St.	2,100
2. 17 Norfolk St.	1,488
3. 16 Lambert St.	1,598
4. 24 Lambert St.	1,590
5. 71 Cedar St.	3,399
6. 9 Juniper St.	1,198
7. 131-133 Centre St.	4,090
8. 33 Highland Park Ave.	1,850
9. 138 Marcella St.	2,280
10. 131 Marcella St.	1,508
11. 4 Oakview Terrace	2,655
12. 43 Marcella St.	2,249
13. 32 Vale St.	1,975
14. 2 Thornton Pl.	3,294

PFD DEVELOPMENT IMPACTS

PFD expects to build between 150-165 units of housing on City-owned land in Highland Park, and approximately 100 units of new construction on privately held vacant land. Density and population estimates are listed below. in addition to a traffic analysis of traffic impacts related to new development.

City of Boston

<u>Units</u>	<u>est. # of persons/household</u>	<u>Total new population</u>
165	<u>multiplied by 4</u>	<u>equals 660 persons</u>
Expected population from new development		660 persons
Estimated existing population		<u>3200 persons</u>
Total population		3860 persons

? *Required open space*

Traffic

Traffic generated by a new housing development is estimated by recording the number of trips a household makes per day, multiplied by the number of cars associated with the new housing, and the type of housing built.

For example:

Single-Family Dwellings average:	8.5 car trips per/day
Multi-Family Dwellings average:	6.5 car trips per/day

Highland Park's streets are able to support the amount of new traffic that will be generated by new housing development activity in the neighborhood. However, we will advocate for an additional traffic study that considers re-routing the current direction of neighborhood traffic flow.

Development (City of Boston Dispositions)

<u>LOCATION</u>	<u>UNITS</u>	<u>USE</u>	<u>STATUS</u>
14-20 Linwood Street	18	Ownership	Rehab phase
Bartlett St. (cnr Blanchard)	25	Condo's	Constr. delay
93-125 Marcella Street	18	Condo's	Finance Stage
21 Morley Street	3	Condo's	Rehab. Stage
8 Alva Kittredge Park	3	Condo's	Planning Stage
67-79 Highland St. (5 Bldgs.)	13	Condo's	Planning Stage
King & New Dudley Streets	0	Mosque	BRA Plng Stage

Development (Private development of abandoned buildings)

<u>LOCATION</u>	<u>UNITS</u>	<u>USE</u>	<u>STATUS</u>
88 Cedar Street	8	Condo's	Mktg
54 Linwood Street	1	Ownership	In construction
45 Centre Street	?	Condo's	In rehab.
25 Centre Street	3	?	In rehab
120 Highland Street	?	Ownership	Mktg.
Vale, Valentine & Thornton	45	Ownership	Plng. Stages
Lambert Street	3	Ownership	in rehab.
Millmont Street	3-6	Rental/Owner	Complete; Mktg.
Highland Park Avenue	6	Ownership	In rehab.
Dudley & Bartlett Sts.(Cox)	31	Rental	Complete
Hawthorne & Ellis Streets	1	Ownership	In rehab.

Development (Other development near Highland Park)

<u>LOCATION</u>	<u>UNITS</u>	<u>USE</u>	<u>STATUS</u>
Tremont Street (Rox. Crsg.)	12	Ownership	Complete; Mktg.
St. James and Washington Sts.	22	Ownership	In construction

- o A shopping area is being planned at Roxbury Crossing.
- o A new Post Office is planned to be built on New Dudley Street next to Madison Park High, and across from the current Post office.
- o PFD, BRA, RNC, and other Municipal agencies are planning a study and plan to redevelop and revitalize Dudley Square.
- o A hotel and office complex has been designed for the Parcel 18 development site in front of Ruggles Street MBTA station.

