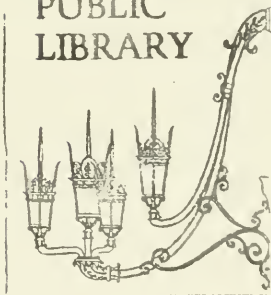


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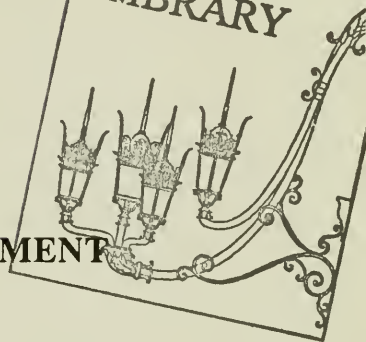
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SOUTH END

OPEN SPACE NEEDS ASSESSMENT

Submitted to the Boston Redevelopment Authority

Stephen Coyle, Director

Board Members

Robert J. Farrell, Chairman

John J. Walsh, Vice Chairman

James K. Flaherty, Treasurer

Clarence J. Jones, Vice Treasurer

Michael F. Donlan, Vice Chairman, Subcommittees

Kane Simonian, Secretary

by

Boston Urban Gardeners, Inc.

February, 1988

MEMORANDUM

TO: The South End Community

FROM: Stephen Coyle, Director

DATE: February 29, 1988

RE: Comments on the South End Open Space Needs Assessment

Residents of the South End have set a high standard of commitment to the future of this neighborhood by participating, and in many cases initiating, planning and zoning measures designed to address community concerns.

In June 1986, the City first announced the South End Neighborhood Housing Initiative (SENHI) to create needed housing on city-owned land. The guidelines for the SENHI program were shaped by an unprecedented community review process which resulted in standards for affordability, parking, urban design, gardens and open space, among others. The outcome of the first phase of SENHI -- 302 new units of housing with 211 affordable units; parking; and open space -- is testimony to a new era of partnership between the community and city planners.

In conjunction with SENHI, the city commissioned a density study to assist in evaluating community-initiated zoning proposals to reduce density. This study, "The South End Density Impact Study", covered nine of the South End Planning District's thirteen census tracts. The study supported the community's proposed zoning measures, and after alot of hard work on the part of community residents and city planners, those zoning measures are now law.

Planning to ensure the quality of life in the South End must include an understanding of the interdependence between housing and open space. Last year the BRA asked Boston Urban Gardeners to prepare an open space needs assessment including all census tracts within the South End Planning District. The purpose of this study was to provide the BRA and the community with an overview of open space issues to be considered in the course of planning for South End.

The South End Open Space Needs Assessment offers an in-depth examination of the population characteristics and open space resources of each census tract within the South End, and relies extensively on interviews with residents to determine the community's needs and preferences. It is not only an analysis of current and future conditions, but a reflection of the community's needs and aspirations.

I would like to commend Boston Urban Gardeners and the residents of the South End who participated in this study for their diligence and commitment to planning for the future of their community. This study will serve as an important planning tool to provide the public open spaces that are critical to the quality of life of all South End residents.

SOUTH END

OPEN SPACE NEEDS ASSESSMENT

ACKNOWLEDGEMENTS

Boston Urban Gardeners would like to thank Mayor Raymond L. Flynn, Boston Redevelopment Authority Director Stephen Coyle and the BRA's Board of Directors for giving us the opportunity to perform an open space needs assessment for the South End.

We would also like to thank those residents and community leaders of the South End who took valuable time from their busy lives to respond to our questionnaire and to provide insights into the current and future needs of this diverse and exciting community.

Thank you also to the staff of the BRA for their assistance with our research, and to the staff of the Mayor's Office of Capital Planning for their cooperative approach to open space planning.

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Draft report submitted for review to the BRA, July, 1987.

Draft report presented, September, 1987.

Final report submitted, February, 1988.

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APPENDIX

**Chart of Parcel Zoning and Designation Recommendation
Sample Questionnaire
Background: Community Gardens
Schematic Design Proposal for East Berkeley Street Garden Site**

BIBLIOGRAPHY

METHODOLOGY

For the purposes of this study, we separated the South End into its thirteen separate census tracts as delineated by the U.S. Census Bureau. For each census tract, we examined demographic characteristics in order to assess the particular open space resources required for that area.

For the purposes of this study, we are using the 1980 Federal Census, which provides information on a census-tract basis. According to this census, the population of the South End in 1980 was 27, 125.¹

Within the context of the census tract analysis, we next took an inventory of the range of public and private, designated and undesignated open space resources available in each census tract, and evaluated the size, ownership and maintenance mechanism for each space to the greatest degree possible.

In conjunction with the inventory of open spaces by census tract, we undertook a series of interviews with residents, workers, park users, and community leaders to obtain their general attitudes about open space in the South End and their specific views about each space. (A sample questionnaire is attached; see Appendix.) More than 150 people were interviewed.

We also examined all available past planning studies of the South End, with particular focus on the studies leading up to the 1965 South End Urban Renewal Plan, the plan itself and associated maps, and the 1987 South End Density Impact Study and Zoning Recommendations.

We also reviewed past open space plans for the City of Boston, the use of open space standards generally and in Boston, and South End population projections. After substantial analysis, we decided upon an open space acreage per 1,000 population standard to use as a guideline for the purpose of this study. Finally, we reviewed development plans for areas adjacent to the South End.

Our recommendations were made on the basis of community concerns, conventional open space planning methodology, population projections, and what we hope to be sound and practical professional judgment.

It should perhaps be noted that this study pertains to recreational and open space needs only. To that end, residents and community leaders gave their time and thoughts to issues relevant to this study and no others. We are aware of the critical housing shortage in the South End and of other demands on this one-square-mile neighborhood, and recognize that occasionally the community and its planners must decide among important and competing priorities. It was our intent to contribute to a necessarily complex decision-making process

¹ The more recent census of 1985 originally showed the South End to contain almost 30,000 persons. After this census was contested by the state, the South End took a disproportionate cut in estimated population, losing almost 5,000 persons in the final reduced count, accounting for a full one-fourth of the reduction city-wide.

One thousand new units of housing in the South End are underway which would, if multiplied by Boston's average occupancy rate of 2.4 persons/unit, bring the South End's estimated 1985 population of 25,000 to approximately 27,400 before the year 1990, and the next census. This is equivalent to the 1980 census total. We are therefore using the 1980 census numbers exclusively for the purposes of this study.

by performing a rigorous and comprehensive analysis of the open space needs of the South End community within the time and budget allotted.

We hope that in the final analysis this study will serve especially those families and individuals who depend upon both affordable housing and nearby public open spaces, and that means will be found to achieve a high quality of life for all South End residents.

EXECUTIVE SUMMARY

Existing Conditions

- The South End Planning District, which covers the South End and Lower Roxbury, is one of the most densely populated areas in the city. Within approximately one square mile of land area, the district contains approximately 27,000 residents and, with 40 acres of public open space, roughly 1.46 acres of public open space per 1,000 residents. This compares with 5.45 acres of public open space per 1,000 residents in the Back Bay; 7.42 acres/1,000 residents in South Boston; and 2.19 acres/1,000 residents in Charlestown.
- Density and demographic characteristics of the district indicate that a large percentage of residents rely on access to nearby public open space. Many residents live on fixed incomes or below the poverty line, and many do not have access to a car. These factors limit access to private or semi-private open spaces or to public open spaces in adjoining neighborhoods. The need for public open space is underscored by the nature of the neighborhood's housing stock. Housing is generally multi-family and rental, allowing limited access to private backyards and roofdecks.
- The South End Planning District's significant public open space resources (Peters Park, 2.3 acres; Southwest Corridor Parkland, 5.55 acres in the study area; Titus Sparrow Park, 1.5 acres; Rotch Playground, 2.8 acres; Ramsay (Derby) Park, 5.5 acres; Carter Playground, 5 acres) are located at the edges of the neighborhood. This limits access by some residents of central portions of the district, and also indicates that the neighborhood's large open space resources are shared by residents of other planning districts.
- The total population of the planning district is projected to be 30,400-33,000 by the year 2000. After extensive analysis of urban open space planning approaches and standards in current and past use, Boston Urban Gardeners adopted the 1.6-2.5 acres of public open space per 1,000 residents standard used by Thomas Planning Services, Inc., for the BRA's South End Density Impact Study and Zoning Recommendations (January, 1987). While the midrange of the standard, or 2 acres per 1,000 residents would be ideal, a ratio of 1.6 acres of public open space per 1,000 residents is recommended for the South End Planning District based on need, community preferences for land uses, and the amount of available land. This indicates the need for a total of 50-53 acres of public open space by the year 2000 based on the BRA's projected South End Planning District population, or 10-13 acres more than the 40 acres currently designated as permanent public open space.

Results of Community Interviews

The recommendations included in this report are consistent with an apparent community consensus. The apparent consensus, drawn from in-depth interviews with residents and community leaders, is as follows:

- 1) There is currently almost enough public open space in the neighborhoods to serve today's population. However, existing open space suffers lack of use due to poor physical conditions, erratic maintenance, vulnerability to crime and drug dealing, and overall negative expectations. These conditions do seem to be changing for the better.
- 2) There are not enough usable tot lots in the area. This is a critical need, not only for families with young children, but for almost every daycare facility in the neighborhood.
- 3) The large, multi-use playgrounds could benefit substantially from programming and skilled adult supervision. Supervision would support youth at risk, reduce crime and vandalism, and enable smaller children to use the playgrounds without fear.
- 4) The neighborhood's community gardens are perceived as part of the existing open space system. If anything, more gardens are desired.
- 5) There appears to be some degree of longing for a "greensward" or large passive park area. Currently the only even moderately large green spaces -- Blackstone and Franklin Squares -- are perceived as generally unusable due to negative social behavior in their centers.
- 6) Residents appreciate small landscaped areas -- street trees, vest-pocket parks, nicely kept front yards -- although there is some feeling of exclusion from locked open spaces. These spaces add to an overall sense of quality of life, but are not seen as substitutes for more usable areas.
- 7) The creation of additional public open space should keep pace with increased densities from new residential and commercial development in the neighborhood.

Recommendations

Land Use Planning Recommendations

- Significant potential exists to meet the goal of an additional 13 acres of public open space. According to the community's preferences, a mix of large "greensward" areas, active play spaces, smaller landscaped and gardened areas is desirable.
- The neighborhood's 10 community gardens (3.3 acres), as well as a tot lot and two small passive parks, not now protected from development (.3 acres) should be zoned as open space and designated to a South End Open Space Land Trust. The Trust would reflect the diverse needs and interests of the community and be established to own and maintain these and other future South End open spaces for public benefit. Successful models of open space land trusts in other cities should be explored.
- The Massachusetts Department of Public Works' 5.3-acre right-of-way along Melnea Cass Boulevard has the potential to be a significant open space resource combined with development. Future transit development should be designed to preserve the land at grade for community use.
- Additional open space should be incorporated into SENHI Phase II developments where appropriate.
- Development of the Turnpike Air Rights should include significant active and passive open space resources to serve both Chinatown and the South End. The Zoning Commission has adopted Article 33, open space subdistricts, which allows for mapping transit corridor air- rights to require that 50% of the area be used for open space.
- The development plan for the Newmarket Square/South Bay should include recreational and passive open space resources to serve the South End, Roxbury, Dorchester and South Boston neighborhoods. Open space consideration should be integrated with the primary goals of the EDIC plan for development of area.
- As much open space as possible should be incorporated into future Crosstown Industrial Park development given the high population densities in the area and the need for more varied open space resources. Examples of the successful integration of commercial and open space uses are the ballfield at Digital and the tot lot at Stride Rite.
- Every effort should be made to explore options for creating additional large-scale green areas in conjunction with planning for major projects on the neighborhood's periphery. For example, the proposed plan for the Fort Point Channel District now under community review provides for substantial new open space. With coordinated planning, the South End could obtain access to a substantial passive park area on the northeast side of the district, and appropriate open space links should be explored. Planning by the State Executive Office of Transportation and Construction for the depression of the Central Artery and construction of the Third Harbor Tunnel should also incorporate substantial open space planning links to the South End.

Capital Improvements Recommendations

Boston Urban Gardeners recommends that:

- 1) the Boston Parks and Recreation Department improve all city-owned recreational and open space facilities in the South End/Lower Roxbury, consistent with the Mayor's Office of Capital Planning Department's 5-year Open Space Plan, with particular emphasis on the neighborhood's tot lots and multi-use playgrounds;
- 2) the Boston Public Facilities Department reclaim the Mackey School paved schoolyard, at least in part, for passive and active recreational use by children, in consultation with the Mackey School principal and staff and the Ellis Neighborhood Association;
- 3) the Blackstone School yard be cleaned of glass, that benches and play equipment be repaired, and the Community School's desire for a mural and garden be explored and supported by the City of Boston's Public Facilities Department;
- 4) the Hurley School playground, currently paved and partially used for parking, be redesigned, at least in part, by the City of Boston's Public Facilities Department in close consultation with the principal, staff and neighbors, to provide safe spaces for passive and active recreation;
- 5) the South End Branch Library's courtyard be redesigned by the City of Boston's Public Facilities Department for greater visual access and safety. The redesign should include removal of the brick columns and upgrading of the courtyard to permit its use for library-related children's activities and passive recreation;
- 6) the BRA, in consultation with management and tenants, analyze existing conditions of the interior courtyards and recreational spaces within the Castle Square Development and develop a plan for the gradual upgrading of the exterior environment;
- 7) the BRA, in cooperation with the Methunion Manor Court, explore the possibility of creating a summer spray water feature for small children in the currently underutilized passive park next to Methunion at Pembroke and Columbus;
- 8) the Boston Parks and Recreation Department explore, with Back Bay Aging Concerns United, the Franklin Square House, and the developers of RC-9, the advisability of restoring the South End Burial Ground as a site of historic significance and for its potential as a passive recreational resource;
- 9) the Parks and Recreation Department upgrade Waltham Square, adjacent to St. Helena's, and improve access for senior and handicapped residents of the area through construction of a ramp.

Capital improvements are also associated with recommendations for zoning and designation of the South End/Lower Roxbury's existing community gardens, a tot lot and small passive park, all now unprotected and in need of redesign and upgrading.

Programming and Maintenance Recommendations

Boston Urban Gardeners recommends that:

- 1) the Boston Parks and Recreation Department make every effort to achieve optimum use of existing open space resources through improved routine maintenance of its facilities, with particular emphasis on the South End/Lower Roxbury's tot lots and playgrounds;
- 2) the Boston Parks and Recreation Department make every effort to provide regular staffing and programming at the large multi-use playgrounds which serve youth at risk, particularly Carter, Peters, Ramsey and O'Day Playgrounds. This is already planned, within budget constraints;
- 3) Blackstone and Franklin Squares, perhaps in combination with the South End Burial Ground, would benefit greatly from the presence of a park ranger to provide historical interpretation and recreational supervision to a broader range of residents (smaller children, older seniors) than now feel comfortable using these important South End open space resources;
- 4) the MBTA, perhaps in conjunction with the MDC and Boston Parks And Recreation Department, publicize the new Orange Line's improved access to many of the city's prime parklands (Franklin Park, Arnold Arboretum, the Southwest Corridor Parkland) for South End/Lower Roxbury residents (and other residents who live along the Orange Line) in the multiplicity of languages appropriate for the area;
- 5) semi-public courtyards and tot lots at large multi-family public and subsidized housing developments be reviewed by management staff for safety and accessibility. The Boston Police Department must assist management in ensuring that these and other play areas (including school yards) are not abused by drug traffickers.

For detailed recommendations, see Recommendations by Census Tract.

Chapter Summaries

Environmental Character

The South End is one of Boston's most densely populated neighborhoods, but has one of its lowest open space/population ratios. The vast majority of South End residents do not have access to private yards or private recreational resources and depend upon nearby public open spaces.

The South End lacks a natural topography as well as the natural borders -- waterfront or substantial green areas -- which mitigate urban densities in most other Boston neighborhoods.

While the South End contains a relatively small amount of public open space, much of it is based on the original Victorian pattern of parks and squares, and subsequent high quality planning and landscaping. The neighborhood also contains one of the finest playgrounds in the city and several exemplary pocket parks and community gardens.

Some parts of the South End are well served by existing open space resources. Others are severely underserved. Future open space development should rectify these inequalities to the greatest possible extent and also be consistent with the South End's historic layout. It should also reflect the multi-generational, multi-cultural character of the community.

The Historical Context

While the South end contains some of Boston's few remaining early 19th century open spaces and a nationally renowned Victorian layout, it was not planned for high residential densities. Designed before the great "Parks Movement" of the mid-to-late 19th century, it lacks the large-scale open space resources of many other Boston neighborhoods. However, the South End did benefit from the early 20th-century "Playground Movement" and from open space development during and after the urban renewal era of the 1960's and 1970's.

Open Space and Urban Renewal

Some pre-urban-renewal-plan studies called for substantial amounts of additional public open space (on the order of 70 acres total for a projected population of 30,000, or 2.33 acres/1,000 people). The actual Urban Renewal Plan of 1965 projected a more moderate increase. This included a number of new and upgraded schoolyards which, after the baby bust of the early 1970's, were seen as unnecessary.

In general, during implementation of the urban renewal plan, proposed open space initiatives were, for a variety of reasons, downscaled or eliminated. While more housing units than originally planned have been built, less open space than proposed has been developed. This has in general been consistent with the community's sense of its own priorities, and reflects a concern for individuals and families who were displaced or "priced out" of the South End. However, despite preparation of an Environmental Impact Statement in 1979 as part of the Financial Settlement of the South End's Urban Renewal Project, there was little analysis of future densities or quality of life issues.

This analysis is critical now to ensure a high quality of life to those residents of the South End who also depend upon access to affordable housing.

The Future Development Context

During the period in which the final South End parcels are developed, other development within and at the edges of the South End will be taking place. A brief analysis of anticipated plans -- scattered-site development in the South End, expansion of the Prudential Center, development of Parcel 18, South Bay, the Turnpike Air Rights and the Crosstown Industrial Park -- concludes that most new development will not significantly contribute to the South End's open space inventory (with the possible exceptions of the Turnpike Air Rights and South Bay).

The Issue of Standards

The use of open space planning standards is complex and controversial. A review of past and contemporary public open space standards applied to the South End shows a range from .95 acres/1000 persons to 10 acres/1000 persons. After analysis, the conclusion is drawn that the 1.6 to 2.5 acres/1000 population open space standard used in the South End Density Impact Study (BRA, January, 1987) provides the most useful framework for discussion.

Ideally, given its demographics, density and environmental characteristics, the South End should fall in the middle of this range, at 1.8 to 2.2 acres/1000 population for a total of 62 acres of public open space by the year 2000 (based on a BRA-projected population range of 30,400 - 33,000). This would imply a current deficit of 22.5 acres. However, in order to accomplish this, other priorities of the community (housing, parking, and commercial development) would have to be sacrificed to an unacceptable degree.

The point is made that to retain the current level of public open space amenity with a rising population, 9 acres should be added by the year 2000. However, the current level is slightly less than 1.5 acres/1000 and the community consensus indicates a desire for slightly more than current levels.

The section concludes with the recommendation that at least the minimum standard of 1.6 acres/1000 population be applied to the projected 30,400-33,000 population of the South End, reflecting a goal of 10-13 additional acres by the year 2000.

ENVIRONMENTAL CHARACTER

The South End, Boston's smallest Neighborhood Planning District, is hardly larger than one square mile. With approximately 27,000 residents¹, it is also one of the densest, with 43.2 persons per acre.²

Unlike most of Boston's neighborhoods, the South End has no natural topography, having been developed primarily on filled, flat land. Its original waterfront edges to the east and west have long since disappeared. It is now an essentially land-locked neighborhood without the substantial waterfront or green edges which define almost every other Boston neighborhood and mitigate -- at least visually -- the effects of high densities.³

The South End's density is derived from its housing stock, which consists primarily of subdivided Victorian row houses, new multiple-family townhouses and large multi-family apartment buildings. Most of the South End's high rise buildings provide homes to low and moderate income senior citizens.

While the South End's density is high compared to other Boston neighborhoods, it is actually much lower than in the past. In 1960, at its zenith, the South End's population was 60,000, with 96 persons per acre. The actual decrease in density reflects the loss or conversion of the neighborhood's single-room-occupancy housing stock (rooming houses) to family or unrelated-person households.

The South End also has one of the highest renter-to-homeowner ratios in the city. More than 85% of its residents rent. Given its multi-family housing stock, this means that relatively few households have access to backyards or roof decks as private-access open space; if it exists in a usable form, it is often reserved for the homeowner or for a luxury apartment.

In addition, relatively few persons in the South End have access to a car (only 39% in 1985 according to the BRA). Moreover, more than one-third of South End families were living in poverty in 1984. These facts, combined with the South End's high density and

¹ According to the 1980 Census. See "Methodology" for explanation.

² According to the 1980 census, only Back Bay-Beacon Hill, with 44.6 persons per acre, was more dense. (Chinatown and the North End are undoubtedly more dense than either, but their populations are included in the Downtown-Central Planning District and are therefore dispersed.) These two planning districts, the South End and Back Bay-Beacon Hill, the two smallest in the city, are also similar in size, with 627 and 677 acres and 27,000 and 30,000 residents in 1980 respectively. They are, however, dissimilar in terms of open space acreage. Back Bay-Beacon Hill is bordered on one side by the Charles River and the Esplanade, on another by the Common and Public Garden, it is bisected by Commonwealth Avenue Mall, and defined in part by Copley Square, smaller squares, and plazas. Together, these provide more than 5 acres of public open space per 1,000 residents, compared to 1.5 acres/1,000 residents in the South End. While Back Bay-Beacon Hill's open spaces are in large part shared on a daily basis by workers, tourists and residents of other neighborhoods and the neighborhood contains little industrial development, the comparison of Back Bay-Beacon Hill with the South End is nevertheless instructive.

³ Many of Boston's low and moderate-income neighborhoods -- East Boston, South Boston, Charlestown, the North End, Jamaica Plain, Brighton, parts of Roxbury and Dorchester -- share the quality of having a natural boundary which reduces the sense of enclosure and density. In many cases, these natural borders have been developed as beaches, parks and recreational areas.

multi-family housing, indicate that a majority of South End households depend almost entirely on nearby public open space for relaxation and recreation.

However, the South End contains one of the lowest open space/population ratios in the city, with approximately 1.5 acres per 1,000 residents since 1970. While some new open spaces, such as the Southwest Corridor Parkland, have been developed since 1970, population growth has kept pace, and the open space/population ratio has remained constant.

To an impressive degree, despite its high density and low open space/ population ratio, the neighborhood's original plan and recent street tree plantings have made the South End a highly liveable neighborhood with a generally "green" countenance. With the addition of residents who appreciate urban densities and outdoor lifestyles, the South End as a community has made the best of less than ideal circumstance.

One of the most "planned" neighborhoods in Boston, both historically and in recent times, the South End enjoys a relatively unique environmental character.

Planned around a series of small residential parks and squares, the South End contains some of Boston's oldest and most memorable public open spaces: Blackstone and Franklin Squares, Union Park, Frederick Douglass Square. Many of these spaces were improved and replanted as part of the urban renewal plan.

While large-scale spaces were not considered necessary during the neighborhood's initial phase of development, its Victorian row houses with uniform setbacks encourage landscaping in the neighborhood's small front yards. The resulting long front stoops also serve as informal open space, a kind of urban porch system. Back alleys set between long, narrow backyards are often covered by a mature tree canopy. The backyards themselves, once used for laundry and spent coal, are now the sites of private gardens, decks and mature trees as well as parking spaces.

With the maturation of street trees planted during and since urban renewal on side streets and major thoroughfares, the South End's landscape increasingly reflects its Victorian origins. The major streets all comfortably combine residential with commercial uses.

In addition, the South End contains some of Boston's most well-used playgrounds and ballfields, most notably the Lester J. Rotch and William E. Carter Playgrounds. The newer multi-use playgrounds, Peters and Ramsey (Derby) Park, have been less successful.

The urban renewal era also saw the creation of a number of smaller playlots, squares and vest-pocket parks, many of which add visual relief and recreational variety to the neighborhood. One of these, Plaza Betances at IBA, is a model of functional cultural expression and celebration.

Community gardens distributed throughout the neighborhood add a more changing, intimate variety of open space to the South End, reflecting in their multiple plots the diverse backgrounds and age-old cultural traditions of many South End residents.

Finally, the new Southwest Corridor Parkland has added a green edge to the community and new varieties of open space. Taken together, these amenities provide the community with a multi-dimensional environmental character, one which presents a generally attractive, lively face.

However, not all parts of the South End are equally well served. Many blocks, especially blocks containing public and subsidized housing developments, retain a barren, one-dimensional environmental quality, despite urban renewal-era street improvements. These parts of the neighborhood are also underserved by public open space and recreational facilities -- green grassy areas and tot lots. Some of the newer playgrounds built nearby are failing to provide much-needed safe and functional recreational opportunities.

In general, the environmental character of the South End today is deceptively open, reflecting a large number of undesignated community gardens and still-vacant development parcels. As the final stages of development occur, care must be taken to build into the South End an open space system which reflects both its historic origins and the current needs and cultural traditions of its residents.

AN HISTORICAL OVERVIEW OF OPEN SPACE IN THE SOUTH END

When the South End was conceived by Charles Bulfinch in 1801, formal competitive sports had not yet been invented, the population of the entire city of Boston was hardly more than 25,000, and Boston would never be more homogeneous or more "Brahmin." The proposed new neighborhood to the south of old Boston was little more than an isthmus bounded on the west by the mud flats of the Back Bay and to the east by the waters of South Cove and South Bay.

Bulfinch, Chairman of the Board of Selectmen, had recently redesigned the Boston Common and completed the gleaming gold-topped Massachusetts State House. There was a sense in post-revolutionary Boston that the town would soon outgrow its old boundaries. As a development boom took hold in the pastures surrounding the new State House on Beacon Hill, the spit of land connecting old Boston with the still-rural Roxbury township took on new promise.

The new neighborhood was to be laid out in a rectangular pattern, with a large oval grass plot (Columbia Square) defining the center, bisected by Washington Street. But despite Bulfinch's best efforts and the tripling of old Boston's population, it was determined by 1811 that there was no market for the new 50-acre neighborhood. Old Boston simply grew more dense.



The Neck from J.G. Hales map of 1814

Not until the 1850's would this section of Boston be developed. The new South End planners borrowed heavily from the vocabulary of Bulfinch's earlier designs for the Tontine Crescent, and the later, English-park inspired Louisburg Square. The South End was organized around the original plan for Columbia Park, now called Blackstone and Franklin Squares, and a series of other residential squares based on the English park model: Union Park, Chester Park (originally designed as an oval park containing a large fountain in its center), and Worcester, Concord, Waltham and Rutland Squares.

As originally conceived, the South End was to have been a neighborhood of townhouses belonging to wealthy merchants and literati who, presumably, would also have had access to correspondingly impressive country or summer places in the nearby rural towns of Roxbury, Dorchester, and Jamaica Plain. The new neighborhood, blessed with the latest in sanitary amenities, did not benefit from the urgent concern for public health then directed at the crowded conditions of the North and West Ends in the 1860's, which finally led to the creation of Boston's Parks Movement and the Emerald Necklace in the 1870's. Large public open spaces were not a high priority for the new South End.

This lack of concern was, of course, misplaced. The Back Bay, which did contain ample open spaces, drew away prospective upper middle income homeowners. By 1885 a majority of the neighborhood's townhouses had been converted to rooming houses. By the turn of the century, the South End was one of the most densely populated, ethnically diverse and culturally rich sections of Boston. The South End served as the city's most welcoming port-of-entry to more than 35 distinct linguistic groups, but still contained only the original decorative squares and parks to offer respite to crowded residents. At the same time, Roxbury and Dorchester were fast becoming "streetcar suburbs," and were losing their identities as nearby rural retreats for South End and old Boston residents.

By 1925 the South End contained not only all of its original passive parks and squares (approximately seven acres total), but also the William E. Carter Playground (five acres), and the Lester J. Rotch Playground (2.80 acres), having benefitted from the early 20th century "playground movement." Directly to the south lay Madison Park (2.80 acres).

By the 1940's, the South End's population had grown to almost 60,000 (96 people per acre). The O'Day Playground was conceived and built as a model of contemporary playlot design and construction, but this was not nearly enough to keep up with burgeoning demand for active and passive open space. As the post-war population of the South End developed new options--with inexpensive mortgages on new housing in the suburbs--old time residents began to move out.

In 1962, even though the South End's population had shrunk by almost half to 35,000 following the post-World War II suburban exodus, a report to the Boston Redevelopment Authority stated:

Open space in the South End is at a premium. Two parks facing each other on Washington Street, two large parks lying in industrial areas, and two small playgrounds (one new) and a number of small lot-lots make up the total open space resources for this community of 35,000 people. (A Preliminary Plan for Urban Renewal, 1962.)

The neighborhood's density at this point was 56 people per acre.

Another study had concluded: "The South End needs at least 50 acres more of open space of usable nature than it now has." (The Urban Renewal of the South End, a report to the Boston Planning Board, the Boston Redevelopment Authority, and the Boston Urban Renewal Coordinator). The report, submitted in 1958 by Van Ness Bates Associated, Planning and Research Consultants, stated:

Central South End will continue to be predominantly residential and will contain a population of mixed character and moderate or lower income economic range of perhaps 30,000 people.

Such a population should have, according to accepted minimum national standards, some 75 acres of usable open space. Central South End contains less than 10 such acres at the present time.

The density of Central South End per habitable acre is nearly twice that of the adjacent Back Bay and Roxbury districts, and is substantially excessive by any standard of residential land use.

The M.I.T. research studies of 1945 which asserted that the South End needed at least 50 acres more of recreational space, and the City Planning Board's allocation of a playfield area to the South End in its 1950 Preliminary General Report are both understandably substantiated by the present studies.

When, in 1965, the final Urban Renewal Plan was drawn up and agreed to by all parties, the South End Urban Renewal Area contained approximately 18.5 acres of public open space: 7 acres of parks and squares original to the South End's development in the 19th Century; 8.7 acres of playgrounds, including O'Day, Carter, and Rotch; 1.8 acres of tot lots, which then numbered ten, and several paved schoolyards. The Preliminary Plan for Urban Renewal, had stated: "In summary, the South End is extremely deficient in play and open space. The playgrounds are poorly located and tot lots are far too small and generally in a poor state of maintenance."

By 1979 at the closeout of Urban Renewal, approximately 15.5 acres of formally designated squares, median strips, traffic islands, parks and tot lots had been added to the South End's public open space inventory, the largest additions being the six-acre Derby (now Ramsay) Park in Lower Roxbury, the 3.22-acre New Rotch (or Peters) Park at Washington and East Berkeley Streets, and Titus Sparrow Park at West Newton Street. Approximately 3.7 additional acres of open space had been created by the establishment of 12 community gardens on long-neglected vacant lots.

By 1983, new street trees planted during the urban renewal era, and later, with assistance by the Urban Mass Transit Authority, had begun to mature, softening and shading the South End's residential blocks and commercial thoroughfares. The Southwest Corridor added 6.2 acres of parkland to the South End with its completion in 1987.

By 1987, then, the South End Urban Renewal District contained almost 40 acres of designated public open space and approximately four acres of undesignated community gardens and small parks. However, recent planning studies such as the BRA's 1987 "South End Density Impact Study and Zoning Recommendations" (by Thomas Planning Services, Inc.) continue to warn that the South End's open space resources are insufficient (see section on "Standards").

OPEN SPACE AND THE URBAN RENEWAL PLAN

Despite early urban renewal-era studies of the South End which called for substantial amounts of new active and passive open space acreage (on the order of 50-65 additional acres for a total of 60-75 acres), the 1965 Urban Renewal Plan projected a more moderate increase: three large new playgrounds -- Derby, with a community recreation center on site, the "New Rotch" or Peters Park, and a playground next to the Boston Center for the Arts Complex; expansion of school playground facilities for the Mackey School; a number of small "vest pocket" parks and tot lots; and linear parks along Berkeley Street, Columbus Avenue, Warren Avenue, and Tremont Street.

The color-coded planning map developed for the South End Urban Renewal Plan also shows four new schools with large adjacent playgrounds: the new Carter School and playground; the new Blackstone School and playground (which was also to have incorporated a large paved public square and recreation area); a new elementary school and large playground on the "Frankie O'Day Block," which would have consumed the adjacent portion of Appleton Street; and a new elementary school and small playground adjacent to and in addition to what is now Peter's Park.

The renovated Boston City Hospital complex and the essentially new Boston University Medical Center complex are shown to be surrounded and penetrated by green, campus-like settings, forming part of a park-like edge for Harrison Avenue from Northampton Street to the far side of Cathedral Public Housing Development. Early planners were concerned with the density and lack of open space in and around Cathedral and saw urban renewal as an opportunity to create a greener setting for the public housing development. Cathedral High School, too, is shown in a park-like superblock containing a public recreation center along the green-edged Harrison Avenue, which intersects the proposed Berkeley Street linear park.

By the time the 1971 Urban Renewal Map was drawn up, however, many of these originally planned open spaces had disappeared or had been down scaled. In almost every instance during implementation (aside from the construction of Peters, Derby, Sparrow, Taylor, and Hayes Parks and the upgrading of Carter Playground), the intended "greening" of the South End was down scaled. While Plaza Betances, Harriet Tubman Square, and several new tot lots were developed, the scope of proposed open-space improvements suffered a variety of fates. According to the 1979 South End Urban Renewal Financial Settlement Environmental Impact Statement:

Early planning included upgrading of the existing playground facilities. All playground construction and reconstruction projects applied for under the urban renewal plan such as the Mackey School, Bancroft and Rice Schools, Bates School and Williams School playgrounds, were turned down by the HUD. Playgrounds are termed supporting facilities by HUD and are therefore the responsibility of the City. However, several of the proposed playgrounds and playground improvements which HUD did not approve were completed by the BRA with other funds.

In the original plan, parcels P6b (the Harry the Greek Block), P-6a (the East Berkeley Victory Gardens), and P-16 (Cathedral Park), were slated to be cleared of buildings and developed for park space. P6a and P6b were to be open space bordering the widened East Berkeley Street. P-16 was to be the playground for the Blackstone School. P6a was cleared of residential structures but P6b and P16 were not cleared. Plans were dropped to widen East Berkeley. These three parcels are considered major parcels for later analysis in the study. Alternatives being studied for P6a are victory gardens and new residential; for

P6b, rehabilitated commercial and housing; for P-16, new commercial use combined with new IBA housing and the continuation of existing uses without BRA development.

Another early plan which has been substantially amended was the proposed linear park treatment to Columbus Avenue, Tremont Street, Washington Street and Warren Avenue. The proposed improvements on Columbus, Tremont and Warren have been scaled back to widening of the sidewalks, the redesign of intersections, and landscaping as part of an Urban Systems Grant. The proposed park at the intersection of Appleton and Columbus will not be developed by means of urban renewal, but as a landscape feature of the Columbus Avenue reconstruction mentioned above. The proposed treatment of Washington Street is being used as part of the Orange Line replacement service study.

Of the proposed Mackey School Playground Expansion:

HUD disapproved because the playgrounds are deemed supporting facilities and therefore the responsibility of the School Fund Budget. Project is not now programmed, and parcel is being considered for deletion from the plan. [This parcel is currently being developed.]

Of the New Carter Playground:

The School is not scheduled for construction. If it is built, the playgrounds will be developed by the Boston Public Facilities Department with school construction funds on parcels 15 and 16. [This parcel is now being developed as Frederick Douglass Plaza].

Of course, much of this down-scaling, especially of schoolyards, seems reasonable. The baby boom, which had stretched into the early 1960's and the beginning of the urban renewal era, went bust. Too many of the early plans would have required additional demolition, and by the 1970's housing advocates and preservationists were able to prevent thoughtless trade-offs -- the Clarendon Street Baptist Church for a playground, the Harry the Greek Block for a link in a linear park.

However, the net effect of eliminating schoolyards and other "open" parcels from the plan, noted without much environmental impact analysis in the 1979 South End Environmental Impact Statement, was to reduce overall the amount of open space potentially available to residents. At the same time, development was increasing residential and commercial densities and the need for parking spaces, with perhaps unforeseen results.

According to the BRA's 1979 District Profile and Proposed 1979-1981 Neighborhood Improvement Program, prepared concurrently with the South End Urban Renewal Close Out EIS, the original South End Urban Renewal Plan "had recommended a total of 3,100 low and moderate income new housing units. The BRA and the City of Boston... [had] met and even surpassed this goal by having been responsible for more than 4,400 low/moderate income units, including 939 units designed especially for senior citizens." Also being prepared concurrently, the City of Boston's Five-Year Open Space Plan, applying the National Recreation and Park standard of 10 acres/1000 to the South End, was declaring in its report to the Commonwealth that the South End was deficient in its open space acreage by approximately 266 acres (!).

While the City's creation of more affordable housing units than originally projected should be applauded, and the proposal for 266 acres of additional open space rejected, these 1979 statistics, taken together, do indicate that the EIS did not sufficiently analyze the removal of proposed open space and schoolyard parcels from the plan before making its recommendations.

The only major formal adjustments in favor of open space from the original plan was the construction of Titus Sparrow Park on land previously reserved for public housing and a 1976 BRA Transportation Plan proposal to narrow Mrs. Reynolds Way and create green-space on the Cathedral Public Housing Development side. To some extent, however, the former could be seen as a substitute for the never-built proposed playground expansion for the Mackey School and the proposed but unbuilt large open space adjacent to the Boston Center for the Arts (as per the first official map of the proposed Urban Renewal Plan of 1965) on land which now houses the Boston Ballet School. The second adjustment--in favor of a green edge to the densely populated Cathedral Housing Development--is now being requested by the Archdiocese as new greenspace adjacent to the Cathedral itself.

The Southwest Corridor can, in the same sense, be seen to some extent as a substitute for the proposed but unbuilt linear park along Columbus Avenue (although clearly the larger Southwest Corridor Park provides amenities and opportunities never dreamed of for Columbus Avenue). Plaza Betances can be seen as a substitute for the wide pedestrian plaza originally planned adjacent to Blackstone School.

The 1979 South End Environmental Impact Statement did mention a new form of open space that had surfaced on some of the still-vacant reuse parcels in the mid-1970s:

Although never an objective of the plan, the victory gardens which have sprung up on various parcels which have been cleared by the urban renewal process have become institutionalized uses of open space. The future of these urban farm plots has been taken into account during the close-out process, in order to identify which gardens could become permanent open space and which may be only interim uses.

However, the Environmental Impact Statement did not evaluate in any detail the impact of the use of these self-selected open space parcels or what their loss would mean, despite the down-scaling or development of other parcels originally proposed as open space. The EIS also did not evaluate many of the BRA's smaller development parcels. In its final recommendations, the 1979 Environmental Impact Statement concluded:

The preferred alternatives would add one new park, on the Infill Housing site at RE-7, and result in some additional recreational space being added to the Carter Playground, from the Existing Carter School Site. Open space along Washington Street, possibly only an interim use, would be added as part of the MacDonald Warehouse development. If the preferred alternatives are developed at the maximum practical levels as described in the feasibility study and not at the legal maximums, any additional developed open space will be provided as setbacks, landscaping and parking for new or rehabilitated housing, commercial and industrial uses. The small increase in residential and employment population resulting from this new development will not significantly affect the use patterns or demands on the existing park facilities.

The implementation of the preferred alternatives on major parcels would eliminate small gardens on Parcels 30, 4, and PB-4, and a portion of a victory garden on P-6a. However, agreements between gardeners and future developers could permit the maintenance of the smaller gardens as part of the open space or landscaping adjacent to these new uses. In addition some of the minor parcels under study may become available to neighborhood associations for the establishment of new gardens, as part of the BRA's policy for disposition of minor parcels.

Other open-space alternatives for major parcels which have been rejected as preferred alternatives are the planned playground at Mackey School on PB-1, which will remain along with the church and existing residential buildings; the athletic field proposed on 32C, located across from the recently built Peter's Park; and the park proposed for RE-2B, housing infill site.

The only major new open space proposed in the 1970 Environmental Impact Statement was a park on the former infill-housing site (RE-7) at Shawmut, West Springfield, and Worcester Streets, proposed for a time as "Lincoln Place." This parcel is currently planned as the site of 81 units of housing, with a proposed one-third of the site remaining as open space. The 1979 report also proposed that one-half to two-thirds of the Berkeley Street Garden, originally proposed as a linear park next to a widened street, be preserved as open space. The first SENHI document proposed revising the open space ratio to one-third to one-half of the site.

The point of this historical analysis is not to challenge past decisions or actions but to clarify the current situation. Open space has been consistently down-scaled, from one plan to another, since the beginning of the urban renewal era. While many of these decisions in themselves were reasonable and even laudable, inadequate attention was paid to environmental consequences or to possible alternate strategies to secure open space. While the current number of units/acre is actually somewhat lower than that projected in the original plan (according to the 1987 South End Density Impact Study), the actual units have required more land mass, perhaps reflecting the community's dissatisfaction with high-rise structures and a need for more parking. This has occurred at the expense of planned public open space.

It would be a tragedy if this small neighborhood, so well studied and planned, so close to downtown and so well served by public transportation, were to unwittingly trade its future quality of life and the recreational and celebratory activities made possible by public open space for increasing numbers of parking spaces.

While public debate in the South End has often centered on housing affordability or on the creation of housing versus open space, it is likely that the real focus at present should be on housing and open space versus parking space. The conclusion of this debate will determine whether the South End will offer a high quality of life to all of its residents -- especially to low and moderate income senior citizens and families -- or whether it will cater to a more affluent, probably more transient population which can afford both private transportation and private recreation.

As the BRA and the community move forward to develop the last remaining publicly owned parcels and to "fine tune" what was once the largest urban renewal district in the nation, careful consideration and analysis must be given to trade-offs among high-and low-rise structures, residential parking requirements, commercial development and parking, and public open space.

THE FUTURE DEVELOPMENT CONTEXT

It is beyond the scope of this study to perform a detailed analysis of the impact of proposed development in and adjacent to the South End Urban Renewal Area on the open space needs and resources of South End residents. However, it should be noted that within the next decade, significant new development is planned, which, when built, will add little to and possibly strain the existing open space resources of the South End. They are:

Scattered Site Development. According to the SENHI Program's Phase I Request for Proposals document, "eighteen projects totaling over 700 units of housing are underway or soon will be; and greater than half of these units are new construction. The first phase of the SENHI program is expected to create approximately 300 units of housing." These thousand units, multiplied by Boston's average density of 2.4 persons/household, would house an additional 2,400 residents. While some open space is planned in conjunction with new SENHI development (almost an acre in Phase I), the majority would be created for the private or quasi-private use of residents. Several parcels, notably the "Gazebo Garden" (R-30), one third of the Berkeley Street Garden (P-6A), and one-third of the parcel behind 1701 Washington Street (RE-7) have been suggested as permanent public access open space, the latter having been included in the Phase I RFP. It has not yet been determined how many units or how many additional units will be proposed for the second phase of the SENHI Program, or how many additional units will be created in or on privately held parcels. The BRA's Research Department does, however, project an increase in the South End's population to more than 30,000 by the year 2000, or a density of approximately 50 persons/acre (up from 43.2 in 1980, already one of the highest in the city; see Density/Open Space Chart). The SENHI Program includes 70 parcels, of which eleven were advertised during Phase I.

Expansion of the Prudential Center. This may create internally accessible open space and recreational facilities, but will almost certainly reduce in scope the current use of its open spaces by South End residents. Conversely, residential expansion here may increase use of the Southwest Corridor Parkland and Titus Sparrow Park.

Development of Parcel 18. This may result in new internally or privately accessible health or recreational facilities but is not planned to greatly increase current residents' access to public open space or recreation. Conversely, new residents of the parcel will almost undoubtedly increase use of the adjacent Southwest Corridor Park and the nearby Carter Playground.

South Bay. Public improvements are planned in conjunction with construction of Boston's new solid waste incinerator. There has been no public indication to date of recreational planning for the area, although facilities in this area would be shared by the South End, South Boston, and Dorchester residents, and perhaps assist in blurring neighborhood "turf" boundaries.

Turnpike Air Rights. Under the BRA's proposed open space zoning amendment, 50% of transportation corridors would, if developed, be designated for open space use. This proposal could have a substantial impact on a large area of residential character which would include parts of Chinatown/South Cove, Bay Village and the South End now divided by the Turnpike. Such development, however, may have a negligible effect on the per 1,000 population availability of open space, as new residential development along or on the Turnpike air rights might, in effect, "cancel out" any increase in public open space. In addition, Chinatown/South Cove is now so severely underserved by public open space that

additional recreational facilities on the Turnpike Air Rights, at least to Berkeley Street, should probably be seen as required by Chinatown/South Cove to meet its minimum open space needs, with South Enders seen as secondary beneficiaries. However, some amount of acreage along the Turnpike Air Rights could be added to the South End's inventory.

Crosstown Industrial Park. Some industries located in the Crosstown Industrial Park have provided recreational facilities with limited public access. However, projected development in the Industrial Park area cannot be relied on to add public open space to the South End's inventory.

In summary, new, proposed and planned development at the borders of the South End Urban Renewal Area will not contribute significantly to the inventory of publicly accessible open space. On the contrary, new development may increase pressure on existing South End open space resources, actually lessening the per 1,000 population acreage available to South End residents.

THE ISSUE OF STANDARDS

In a study prepared for the Boston Redevelopment Authority in January, 1987, entitled South End Density Study and Zoning Recommendations, the consultant, Thomas Planning Services, Inc., states:

Accepted Planning Standards recommend between one and six-tenths acres and two and one-half acres of neighborhood parks for each one thousand population. The same standards suggest that neighborhood parks serve an area within one-quarter to one-half mile of the park.¹

It noted that:

applying such standards to the study area population, there should be between approximately twenty acres and forty-five and one-half acres of neighborhood parks in the study area... The four and one-half acres of open space in the study area is inadequate; at least fifteen and one-half [additional] acres are indicated as needed for the present population.²

The issue of "accepted planning standards" is complex and controversial. As recently as 1982, the City of Boston, in its "Urban Parks and Recreation Recovery Action Program" report to the National Park Service (U.S. Department of the Interior), applied a 10-acre per 1000 urban population standard to each of Boston's neighborhoods, achieving in the South End an open space deficit of 238 acres (in a neighborhood which totals 627 acres).

This 10-acre/1000 population was also adopted by the Metropolitan Area Planning Council in its 1976 Regional Open Space Plan:

The National Recreational Association and the Urban Land Institute both recommend 10 acres of open space per 1,000 population... For the urban communities mentioned above [Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Medford, Quincy, Revere, Somerville, and Watertown] there are five acres or less of open space per 1,000. In some neighborhoods, such as East Boston, the problem is particularly acute, with less than 3 acres per 1,000 population... It should be noted that the 10 acre per 1,000 population standard is intended as a general guide for the core area defined above. Boston, for example, uses a 5-acre per 1,000 standard.

¹The 1987 South End Density Impact Study, based its standard of 1.6 to 2.5 on The Community Builder's Handbook, by J. Ross McKeever (Urban Land Institute, 1968) and the National Park Recreation and Open Space Standards, by Robert D. Buechner (National Recreation and Park Association, June 1971).

²The Density Impact Study included only nine of the South End/Lower Roxbury's thirteen census tracts (703,705,706,707,708,709,710,711, and 712) and only 18,282 of its total population of 30,000 (as first estimated for the 1985 State Census). The 1985 census figures were later disputed by the Commonwealth and revised downward. This process was and is in itself controversial. The South End Density Impact Study was based on the earlier and higher numbers. (A practical solution to the discrepancy and the current controversy might be to regard the study's conclusions as projections of future densities, as they are quite consistent with the BRA's minimum population projections for the year 2000).

The South End Density Impact Study concluded that: "Permitted density in the South End [study area] is much higher than that permitted in similar high density neighborhoods in the Boston region. Densities range from fifteen to twenty dwelling units per net acre in the communities surrounding Boston; the density in the study area is approximately thirty-four units per gross acre, or, assuming that streets, sidewalks and other public spaces consume half an acre, seventeen units per net acre. The analysis does indicate that the present density is within an acceptable range, provided that off-street parking and open space requirements can be met."

While the 5-acre per 1,000 population standard may serve as a planning guide for Boston as a whole (its application would imply an open space system of approximately 3500 acres for a population of 700,000, which is not unreasonable under current circumstances), this standard becomes close to meaningless when applied to a dense urban neighborhood such as the South End, where its application would create an unworkable deficit of approximately 119 acres. Moreover, such a standard applied by neighborhood does not take into account the fact that Boston's largest open space resource, the approximately 1,200-acre Emerald Necklace, is a regional system which transcends and even creates neighborhood boundaries.

On the other extreme of the discussion is a report by the Boston Redevelopment Authority's Planning Department in 1968, which asserted:

In order to determine appropriate measurements for the adequacy of Boston's open space acreage, many sets of standards were examined. From various sources, a composite 'typical' standard was devised for neighborhood parks, playgrounds and playfields. A second set of standards set forth in the Philadelphia Comprehensive Plan were also reviewed. It is interesting to note that the two sets of standards are similar in service areas prescribed but differ significantly in the population to be served... The Philadelphia standards are much more consistent with urban densities and land economics and are adopted by this report as suitable guidelines for Boston.

The "typical" standard cited in the report for combined playgrounds, playfields and neighborhood parks ranged from 3.25 to 4.50 acres/1,000 population. The preferred "Philadelphia" standard, by contrast, proposed a scant .95 to 1.45 acres/1,000 population total (much less than the actual open space/1,000 population in most of Boston's neighborhoods at the time).

Applying this report's purported "typical" standard to the South End's 1980 population of 27,125, the neighborhood should now contain between 87.75 and 121.50 acres of public open space; according to its "Philadelphia" standard, between 25.65 and 39.15 acres. In fact, the South End does contain approximately 40 acres of public open space today, but the Philadelphia standard compares unfavorably with open space ratios in other Boston neighborhoods and with standards in contemporary use.

An earlier approach to the issue is the only one which actually enlightens the researcher with background reasoning. Arthur Shurtleff, a prominent landscape architect in Boston in the 1920's, in a report to the Boston Parks Department, discussed the relationship between park sizes, distances to population, and use. Although this study was written in 1925, many open space planners still find Shurtleff's standards and planning concepts to be useful today.

In general, the more complete the equipment and arrangement and the more interesting the composition [of the park], the greater becomes the region from which visitors will come.

He goes on to say that if the purpose of parks and playgrounds is to accommodate long-distance visitors, it would be very simple to design parks. However,

the problem is vastly more difficult and more complicated. The needs of another group of visitors must be met. These patrons are the children, the mothers and nurses, and the young boys and girls of school age, and older persons who need parks and playgrounds for daily use throughout the whole year, and who can reach them only by walking.

Shurtleff argues that this region of use is limited by the distance to which these people are willing or able to walk. He believed that in such a city as Boston this distance is about one-quarter of a mile. In addition to the discussion of distance, Shurtleff also mentions the desirable size of parks and playgrounds, and he estimated that ten percent of a residence area is a reasonable space to devote to these uses.

According to this standard, the South End's 607 acres should contain approximately 60 acres of public open space, conveniently dispersed throughout the community in large seven-acre or so pockets of recreational activity and passive parks.

Application of a Standard

On the basis of this review of the issue of standards, we have concluded that the 1.6 to 2.5 per 1,000 population standard cited by Thomas Planning Services in the South End Density Impact Study is in fact the most reasonable.³ In supporting this standard we are not necessarily agreeing with the manner of its application or the conclusions drawn from its use in the South End Density Impact Study.

This conclusion is based not only on the literature cited above, but on a review of the population density and open space acreage of other Boston neighborhoods (see the chart: "Density by Boston's Planning Districts") and our analysis of the environmental character of the South End itself.

This 1.6-2.5 acres/1,000 people standard, applied to the South End's current (or 1980) population would suggest a desirable minimum of 43.4 acres to a maximum of 67.8 acres of public open space.

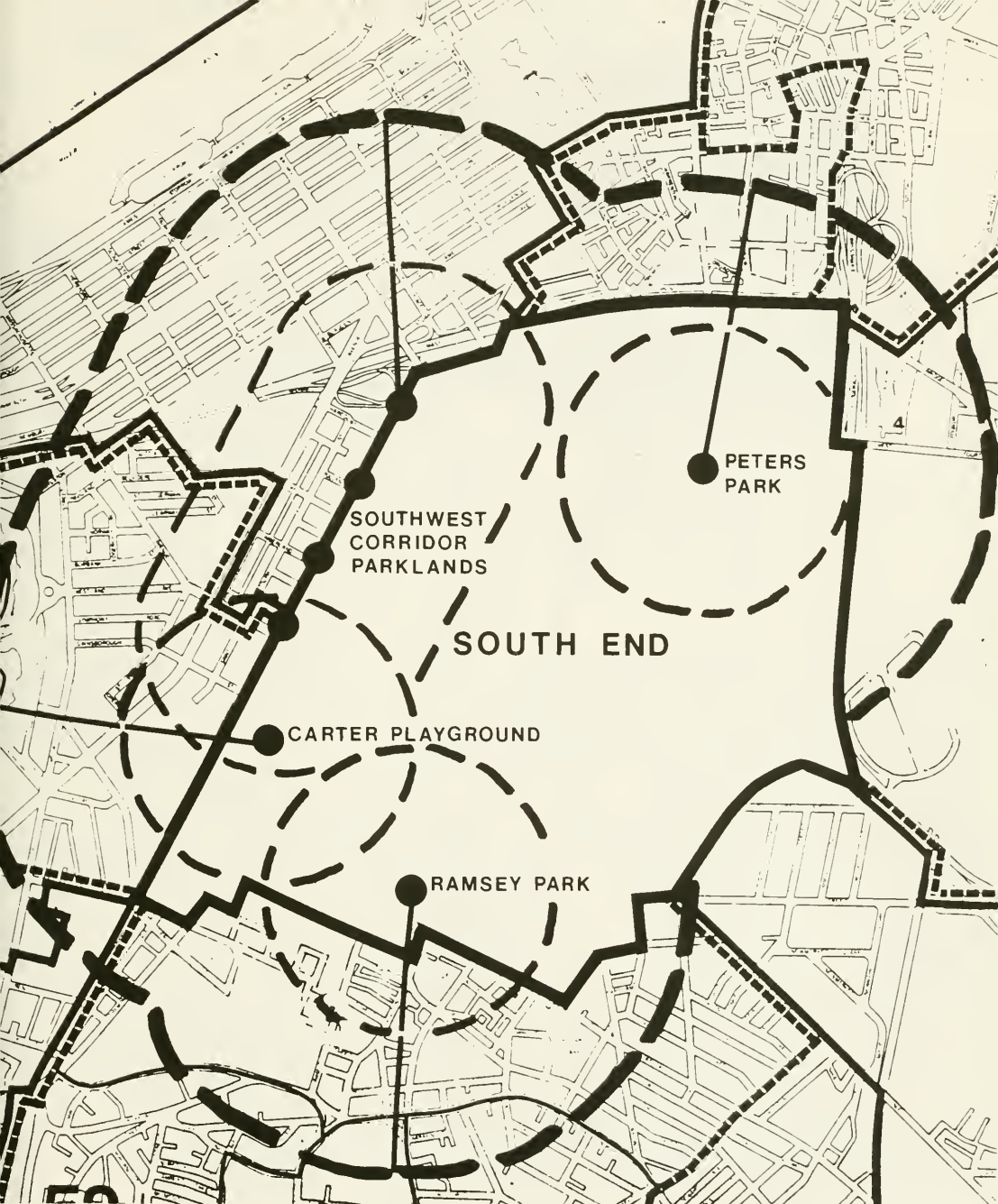
Given concomitant issues of density, income levels, general demographics, and neighborhood environmental character, the South End, in our estimation, should ideally fall within the middle range of this standard at 1.8 to 2.2 acres/1,000 or 48.8 to 59.7 acres of public open space at current population levels.

To keep pace with the South End's projected population of 30,400-33,000 by the year 2000 (BRA Research Department, July, 1987), the desirable public open space range would increase from 54.7 to 66.9 acres for the lower number and from 59.4 to 72.6 acres for the higher population.

An ideal planning goal for the South End, in the center of this range would be 62 acres of public open space by the year 2000, for a current deficit of 22.5 acres. However, in order to attain this ideal, in our opinion too many other priorities for the community (housing, parking and commercial development) would have to be sacrificed.

It is possible that in the future, opportunities such as development on the Turnpike Air Rights, a future depressed Southeast Expressway, South Bay improvements or the opening of other unforeseen parcels will present new opportunities to secure public open space for

³In agreeing with the use of this standard we are not necessarily agreeing with the manner of its application or the conclusions drawn from its use in the South End Density Impact Study.



SOUTHWEST
CORRIDOR
PARKLANDS

PETERS
PARK

SOUTH END

CARTER PLAYGROUND

RAMSEY PARK

**POPULATION SHARING: SOUTH END PLAYGROUND /
RECREATIONAL FACILITIES**



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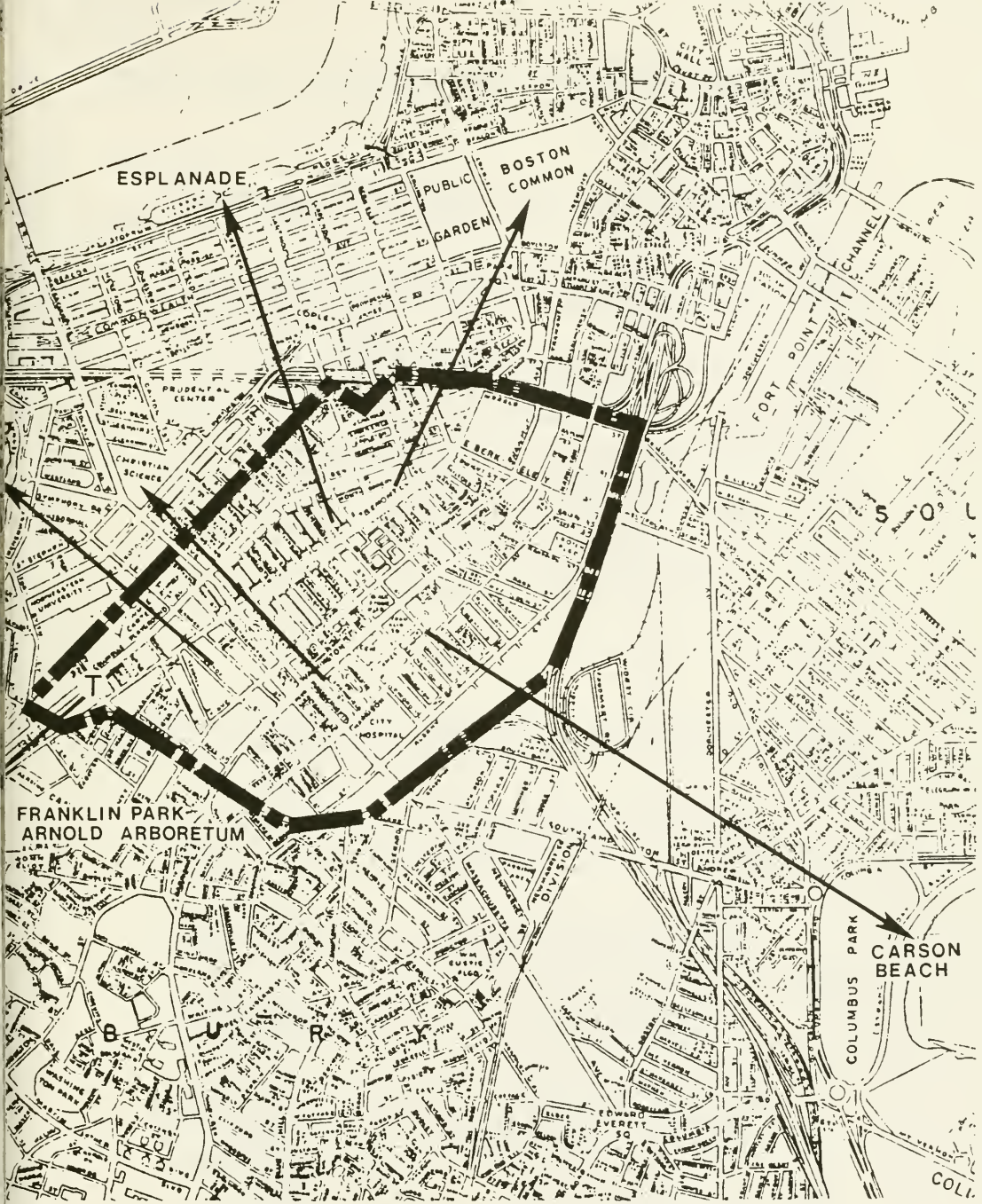
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the community. The ideal planning goal of 62 acres should therefore be kept in mind when evaluating future development proposals and plans.

Another way to approach the South End's open space needs using an acreage/1,000 population planning standard would be to try and retain current levels of open space amenity based on maximum population projections for the year 2000. This approach would suggest a total of 49.4 acres of public open space for a projected South End population of 33,000 in the year 2000, retaining almost exactly the 1970 and 1980 ratios of 1.47 and 1.48 acres of public open space/1,000 residents. This approach would result in a current deficit of 9.5 acres.

Finally, and this is the option we favor, the minimum acceptable planning standard of 1.6 acres/1,000 persons could be applied to the South End's projected population for the year 2000 in order to increase slightly the overall level of amenity. This is consistent, we believe, with the community consensus. This approach would result in a desirable goal of 48.6 to 53 acres of public open space for a population of 30,400 to 33,000. Using this approach, the current deficit would be approximately 10 to 13 acres total.



THE SOUTH END IN RELATION TO MAJOR OPEN SPACES IN BOSTON

Population Density of Boston, by Planning Districts

Planning Districts	1970			1980			2000 Projected			Recommended
	Total acres	Total population	Density: (persons per acre)	Acres public open space/ 1000 people	Total Population	Density (persons per acre)	Acres space/ 1000 people	Total Population	Density (persons per acre)	Acres public open space/ 1000 people
East Boston	3,698	38,873	11	2.30	32,178	8.7				
Charlestown	1,077	15,353	14	2.19	13,364	12.4				
South Boston	2,403	38,488	16	7.42	30,396	12.6				
Central	1,034	19,334	19	1.40	21,797	21.10				
Back Bay - Beacon Hill	677	27,538	41	5.45	30,212	44.6				
South End	6.27	22,680	3.6	1.37	27,125	43.2	1.36*	30,340	48.53	1.29-1.18*
Fenway - Kenmore	966	32,965	34	3.66	30,842	31.9				
Allston - Brighton	2,901	63,657	22	3.38	65,264	22.5				
Jamaica Plain/ Mission Hill	1,960	47,767	24	9.18	39,331	20.0				
Roxbury	2,503	71,095	28	.78	57,751	23.0				
(North) Dorchester/ Uplands Corner	1,252	32,665	26	1.57	23,789	19.0				
(South) Dorchester/ Fields Corner	2,572	74,415	29	2.15	59,123	23.0				
Mattapan	1,594	45,449	29	23.41	36,827	22.5				
Roslindale	1,712	39,558	23	.48	32,626	19.0				
West Roxbury	4,252	34,989	8	2.72	31,333	7.4				
Hyde Park	2,369	34,977	15	22.04	30,223	12.7				
TOTALS	31,617	639,803	20		561,181	17.7		640,000 - 700,000	22.45	

* Open space projections for the South End are calculated at 39.5 acres of formally designated public open space. This total is as of July, 1987. This does not include approximately 3.75 acres of undesignated community gardens and small parks.

** Conclusion: To avoid a real loss in the amount of public open space available to South End residents in 1970 and 1980 (approximately 1.5 acres/1000) approximately 9 acres of public open space should be added by the year 2000, based on the BRA's maximum population projection for the neighborhood. We recommend a slightly increased level of amenity at 1.6 acres/1000 or 10-14 additional acres.

Source: 1970 Census of Population and Housing First Count Summary; Tabulation prepared by BRA Research Department; 1980 Tabulation and Year 2000 prepared by BRA Research Department.

CENSUS TRACT ANALYSIS AND RECOMMENDATIONS

Introduction

The following section includes information about South End open space needs and current resources by census tract. For each census tract the following information is included:

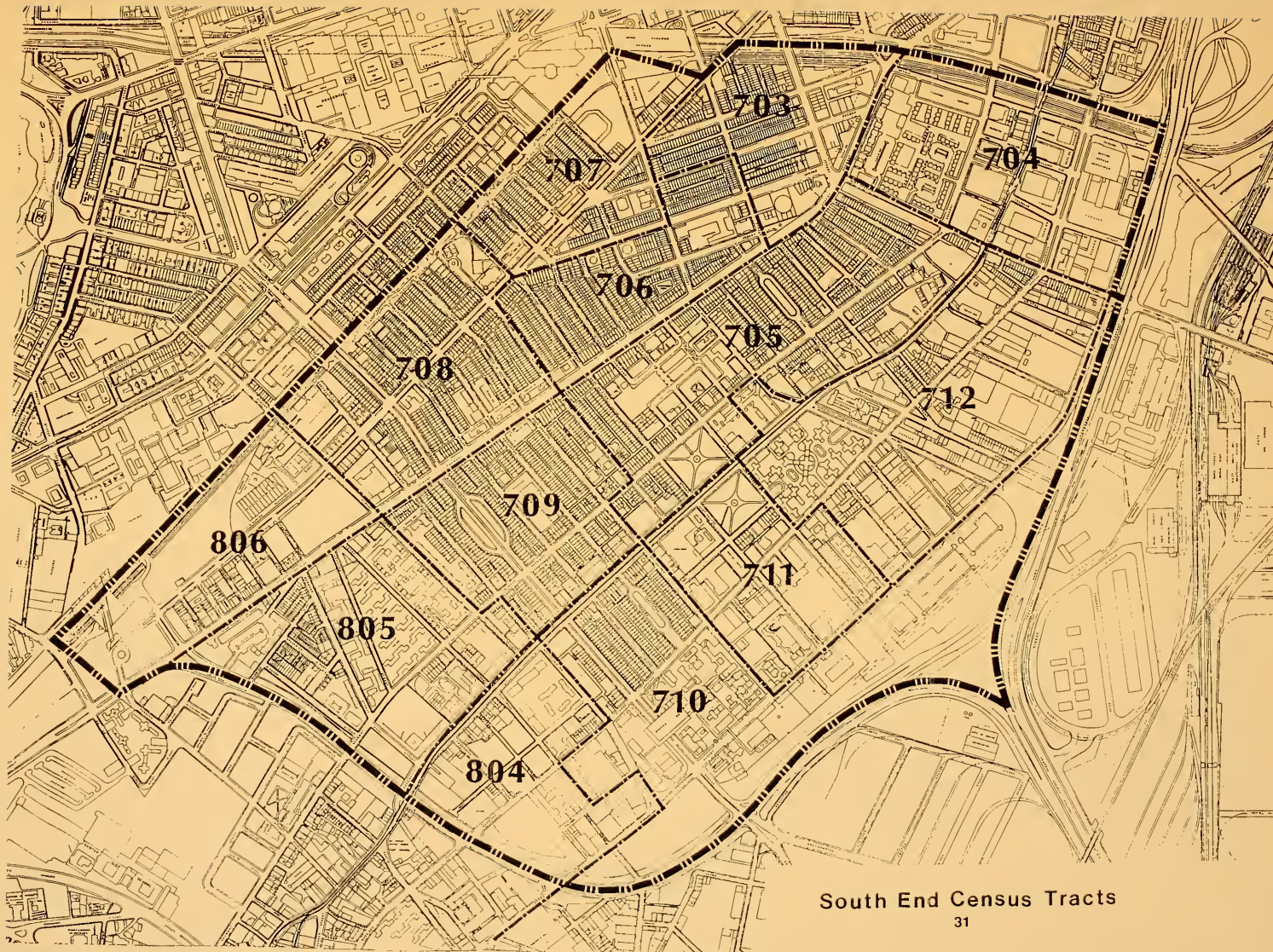
1. Census tract data relevant to open space planning considerations and total acreage of open space resources (permanently designated undesignated, interim use or semi-private).
2. A 200-scale color map delineating permanent public open space, undesignated public open space, interim-use open space and semi-private parks and courtyards.
3. Open spaces photographs (numbered and keyed to the map), with subjective summaries drawn from neighborhood surveys. Each summary includes acreage, ownership and/or maintenance and whether the subjective description is based on a consensus (C) or a range of opinions (R) from the surveys of residents and organizational representatives.
4. Recommendations for each census tract drawn from an analysis of community opinion, neighborhood population characteristics and current open space resources.

Assumptions

We have made a number of assumptions, based on conventional open space planning methodology, concerning the relationship between certain population characteristics and the need for public open space. These are:

1. Youth under the age of 19 are a "high-need" group in terms of nearby public open space. However, children under the age of 5, children between the ages of 5 and 14 and youth between the ages of 14 and 19 have different open space requirements from one another.
2. Persons over the age of 55 are a "high-need" group in terms of nearby public open space, and have requirements for ease of access, safety and range of activity which differ somewhat from those of other age groups.
3. Persons and family living in poverty are a "high-need" group, having by definition, less access to the kinds of private recreational facilities and residential amenities which can be purchased by higher income groups.
4. Persons who live in households where a language other than English is spoken at home may be more reluctant to seek recreational and open space amenities beyond the known boundaries of a neighborhood or district. This is another indicator of need for high quality open space and recreational facilities within the neighborhood.

5. Persons of color are, unfortunately, still not altogether comfortable at all of the city's beaches, parks and recreational facilities. While the situation is changing for the better, it is still a concern and indicates a need for high quality facilities throughout Boston's neighborhoods. For this reason, ethnicity by household is an indicator of need to some (hopefully lessening) extent.
6. Persons without access to a car are limited to public transportation or nearby public open space to meet their recreational and open space needs. Families with small children and senior citizens without access to a car depend particularly on nearby public open spaces to meet their needs.
7. Vacant units in a census tract give some sense of potential future densities, and are listed here for that reason.
8. Renter-occupied units often lack access to a yard or roof deck. A high percentage of renter-occupied units in a census tract indicates that a large number of persons cannot depend on private open space to meet their open space and recreational needs.



South End Census Tracts

CENSUS TRACT TOTALS

Total # Persons	31,009		
0-5 years old	6.0%		
5-14	13.0%		
15-19	8.0%		
20-34	34.0%		
35-54	21.0%		
55-64	8.0%		
65+	10.0%		
Persons 19 and under	24.0%		
Persons over 55	18.0%		
		Permanent Public Open Space (Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments)	37.95 AC
		Schoolyards (Primarily parking)	1.62 AC
			39.57 AC
Total Households	13,517		
Persons per household	2.28		
Per capita income	\$6,534		
Individuals living below poverty level	26.0%		
Families living below poverty level	25.0%		
		Undesignated Public Open Space (Includes community gardens and interim use parks/courts)	4.16 AC
		Interim Use Only (Includes D.P.W. right-of-way)	3.76 AC
Ethnicity by household			
White	36%		
Black	48%		
Asian	7%		
Spanish Origin	9%		
Other	0%		
Language other than English spoken at home	25%		
No access to car	45%		
		Semi-Private Parks/Courts (Not open to the public)	5.81 AC
Total Housing Units	15,431		
Occupied Units	87%		
Vacant Units	13%		
Owner-occupied	10%		
Renter-occupied	90%		

This represents the total of all thirteen census tracts which make up the South End, as well as those portions of the four census tracts 703, 804, 805, and 806 which transcend the South End Planning District's borders. The total population for the South End in 1980 was 27,125, and all open space/population ratios used in this study were tabulated on the basis of the South End only. However, the 31,009 total population of all thirteen census tracts probably does reflect the catchment area for South End open space and recreational resources, as the major multi-use spaces and facilities (the Southwest Corridor Park, Carter Playground, Ramsey, Titus and Peters Parks) are all located at the edges of the community. This also applies to the Berkeley Street Garden, Rotch Playground, the ballfield at Digital, and the tot lot at United Neighbors of Lower Roxbury. In current and future planning initiatives, both population totals should be taken into account.

KEY TO OPEN SPACE MAPS



Tot Lot



Basketball/Tennis Court



Ballfield



Spray Pool/Fountain



School Yard



Cemetery



Park, Paved with Plantings



Community Garden



Passive Public Park



Semi-Public Square



Shared Private Open Space



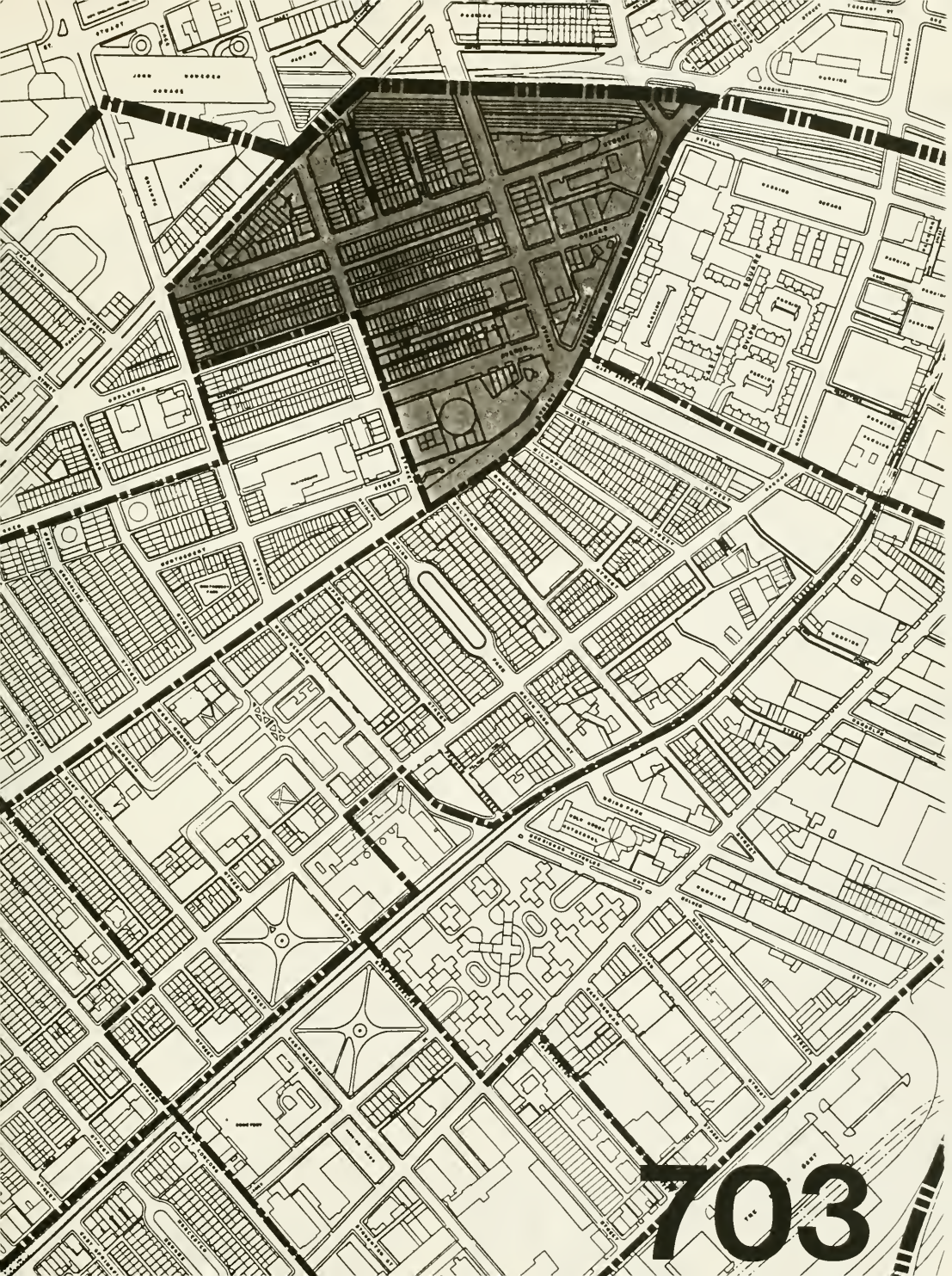
SENHI Development Parcel



BRA Owned Parcel Now Used as Open Space



D.P.W. Right-of-Way



703

CENSUS TRACT 703

Including Ellis

Total Persons 3112

0-5 years old	2.2%
5-14	3.0%
15-19	3.2%
20-34	46.4%
35-54	25.3%
55-64	10.3%
65+	9.5%

Persons 19 and under 8.4%

Persons over 55 19.8%

Total Households 1540

Persons per household 1.69

Per capita income \$14,109

Individuals living below poverty level 16.7%

Families living below poverty level 9.8%

Ethnicity by household

White	86%
Black	7%
Asian	5%
Spanish Origin	2%
Other	0%

Language other than English spoken at home 20%

No access to car 52%

Total Housing Units 1727

Occupied Units 89%

Vacant Units 11%

Owner-occupied 24%

Renter-occupied 76%

Permanent Public Open Space

(Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments) .67 AC

Schoolyards (Primarily parking) 0.00 AC

.67 AC

Undesignated Public Open Space

(Includes community gardens and interim use parks/courts) .27 AC

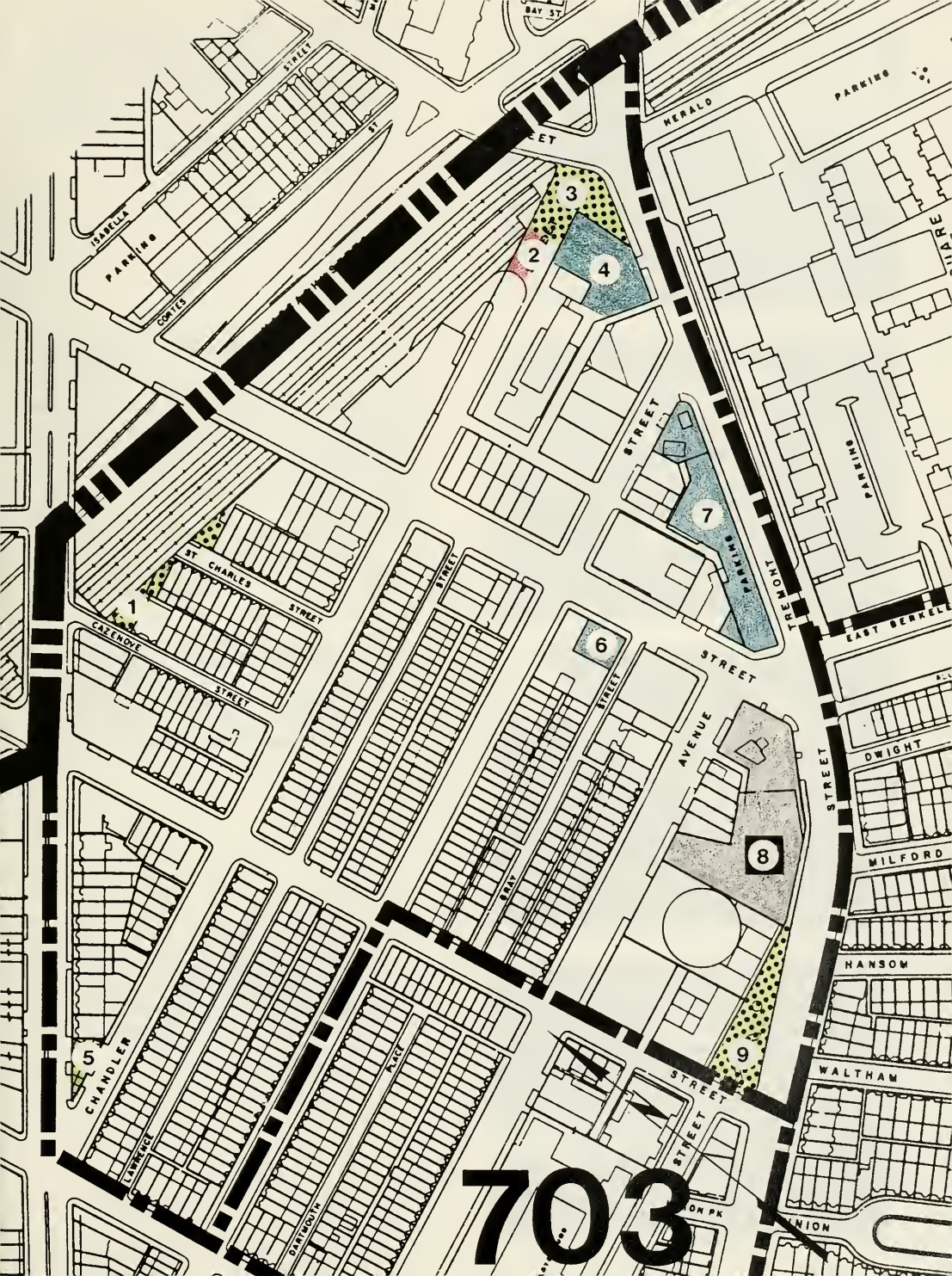
Interim Use Only

(Includes D.P.W. right-of-way) 0.00 AC

Semi-Private Parks/Courts

(Not open to the public) .98 AC

Please Note: Census tract 703 extends beyond the boundaries of the South End Planning District. The population statistics are given for the whole census tract but the open space acreage is calculated South End only.



BAY ST

ST

HERALD

PARKING

PARKING
COWLES

3

2

4

STREET

7

STREET

ONHURST

EAST BERKELEY

1

ST CHARLES
STREET

STREET

6

STREET

AVENUE

8

STREET

DWIGHT

MILFORD

HANSOM

WALTHAM

CHANDLER

CHANDLER

LANING

DENBROOK

ALICE

703

STREET

STREET

ON PK

UNION

1. CASANOVE and ST. CHARLES

Courtyard .17 a. (Parks Dept.)

(C) Nice to look at • Nice to have such a streetscape - more should be adopted in the South End.



2. TOT LOT, CHANDLER & TREMONT

Tot lot .05 a. (Not maintained)

(R) Dirty, not used much; unsafe for children to play in • Problem of derelicts • Have been proposals to eliminate this park • Many believe its removal would be positive • Others believe it has great potential, could be "gateway to the historic part of the South End" • Real problem of truck traffic • Ellis Memorial Center and Castle Square Childcare Centers are right there, but don't use it because trucks are often illegally parked there.



3. CORNER PARK, TREMONT & CHANDLER

(C) Seating Area .2 a. (Not maintained)

In fair condition • Paved • Does have tree canopy • Not highly maintained.



4. ANIMAL RESCUE LEAGUE

Lawn and Courtyard .27 a. (Private)

(C) Well maintained • Visually attractive from street • Fenced in.



5. GOLDWEITZ PARK

Park .06 a. (Private)

(C) Private, locked; rarely, if ever, anyone in it • Pretty • Not for kids to play in; passive • Nice to have even if not open to the public • South End could use more such landscaped spaces • Pleasant to look at.



6. YWCA

Courtyard .08 a. (Private)

(R) Private, peaceful, well maintained, shady, used by residents • Safe because private and enclosed • Not visible from street • "Adds nothing to the community" • Make it available for community groups to use.



7. FRANKLIN INSTITUTE

Courtyard .57 a. (Private)

(C) Safe because near police station • Nice • Not open to public • Nice to see it • The fence allows visual access, at least • Not "used."



8. CHILDREN'S ART CENTER

Uncompleted Public Courtyard .27 a. (BRA)
Parcel 8

(R) "Just brick - not play area" • "Not inviting" • Occasionally community events are held there • Not aesthetically pleasing - but it is better to have an open space there than a building • It is a "throw-away" right now, an "eyesore."



9. BOSTON CENTER FOR THE ARTS

Plaza .25 a. (Parks Dept.)

(C) Looks good, feels safe, pretty to look at.



OVERVIEW COMMENTS BY RESIDENTS

Many mothers with children go to Clarendon and Commonwealth Avenue tot lot. They like it because it is clean, well maintained, well designed.

"Need more grass, playgrounds like one on Clarendon in South End."

Problem of vagrants using public parks.

Fear of using parks after dark.

Most "green spaces" in South End are private and locked; is this good or bad?

Big issues are parking and maintenance of the trees planted in sidewalks.

OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

Ellis Memorial Center Settlement:

"Kids love to play on the Common, like green open space." Even the green strip down Commonwealth Avenue is great.

Ellis Neighborhood Association:

"A mini-Boston Common would be nice."

More green space is better for people's mental health.

"On Tree Planting Day, many people come out not to plant trees, but to say they want more open spaces."

"Capitalize on what spaces are available and appropriate" - pocket parks, landscaping, tot lots.

Existing parks must be maintained.

Lack of large green spaces; people use Common, Gardens, Esplanade.

"People take their kids out of the South End to play."

Needs large open space - try to stress recreation, yet there are so few areas or fields in South End to use.

Brooke House:

"Develop the vacant lot on Chandler & Clarendon as open space." Also take half of Cortez St. block and demolish for park; would be a nice place to sit and eat lunch.

Morgan Memorial:

Advantage of green space in the urban environment is that it allows people to experience and learn more about nature.

Census Tract 703:

This census tract appears to depend more on private open space than any other tract in the South End. Despite or because of this, there seems to be a general consensus that more passive public green areas would be appreciated and well used. (This sentiment is also consistent with the tract's demographics: Only 8.5% of the current residents are under 19 years of age, while almost 20% are over 55.)

Recommendations:

1. Given the apparent longing for a "greensward" in this census tract, BRA plans for open space development on the Turnpike Air Rights should include some measure of passive parkland.
2. The Boston Parks and Recreation Department should explore use patterns of the tot lot at Chandler and Tremont Streets to determine whether it should be removed in favor of an alternate open space use.
3. The Boston Parks and Recreation Department should improve and maintain tot lot facilities located near or adjacent to daycare centers, as the children most in need of high quality play areas are those served by daycare facilities.
4. Encourage residents to use the new Orange Line for access to Franklin Park and the Arnold Arboretum through publicity by the MBTA.

CENSUS TRACT 704

Including Castle Square

Total Persons 1821

0-5 years old	7%
5-14	16%
15-19	9%
20-34	25%
35-54	21%
55-64	10%
65+	12%

Persons 19 and under 33%

Persons over 55 22%

Total Households 602

Persons per household 3.02

Per capita income \$3,720

Individuals living below poverty level 25.6%

Families living below poverty level 24.4%

Ethnicity by household

White	20%
Black	27%
Asian	46%
Spanish Origin	4%
Other	3%

Language other than English spoken at home 69%

No access to car 60%

Total Housing Units 612

Occupied Units 98%

Vacant Units 2%

Owner-occupied 0%

Renter-occupied 100%

Permanent Public Open Space

(Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments) 1.11 AC

Schoolyards (Primarily parking) 0.00 AC

1.11 AC

Undesignated Public Open Space

(Includes community gardens and interim use parks/courts) 0.00 AC

0.00 AC

Interim Use Only

(Includes D.P.W. right-of-way) 0.00 AC

0.00 AC

Semi-Private Parks/Courts

(Not open to the public) .01 AC

.01 AC



PARKING

1

CASTLE

SQUARE

DVLPM.

PARKING

PARKING

HERALO

PARKING GARAGE

MARSHALL

PARKING

STREET

TREMONT ST

AVENUE

HAWBUT

WATERFORD STREET

COBB

PARKING

PARKING

STREET

PARKING

PARKING

WASHINGTON

ST

TIDE WASHINGTON

WATERFORD STREET

TRAVELER

W. E. MULLINS WAY

PARKING

PARKING

PARKING

PARKING

ROAD

HARRISON

AVENUE

HARRISON

PARKING

PARKING

PARKING

BOSTON
HERALO
NEWSPAPER

PARKING

PARKING

STREET

704

2

1. CASTLE SQUARE

Public Seating & Play Areas 1.11 a. (BRA with Housing Mgt.)

(C) Used by teenagers • Needs complete overhaul - repair equipment, fences, water fountain • Dangerous because of broken asphalt • Not as dangerous (crime, drugs) as had been, but could be improved more by lighting • Not safe at night • If improved will be great for neighborhood day care centers.



2. BOSTON HERALD

Seating Area .01 a. (Private)

(C) Who uses it? Never have seen it being used.



OVERVIEW COMMENTS BY RESIDENTS

Need more green space - plantings and benches, tot lot for kids.

Empty lot at Dartmouth and Columbus should be a park.

More housing will just add to congestion.

Police should patrol parks.

OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

Castle Sq. Day Care:

Need indoor gym for winter and rainy days.

South Cove Manor Nursing Home:

Need more "traditional parks" - large trees, grass and less pavement, more benches.

Elderly have access problem getting to parks; can't get to Castle Court, traffic is a problem. South End will be like the rest of Boston if existing open space is not preserved.

Castle Sq. Association:

Possibly take down hoops at night at Castle Sq. to insure more safety and deter drug use there.

Census Tract 704:

More than 50% of the population in this census tract are in high-need groups: 33% are under the age of 19; 22% are over 55; 25% of the individuals and families are living in poverty; 60% have no access to a car. Virtually all residents in this census tract are tenants who depend on public open space for their recreational needs.

Recommendations:

1. While the interior open spaces of Castle Square appear to work well, every effort should be made by the Boston Parks and Recreation Department to increase the amount of passive and active open space available to area residents, and to upgrade, maintain and program existing facilities.
2. While there are few current opportunities for additional open space in this census tract (except for the adjacent Berkeley Street Garden), additional space may be available on the Turnpike Air Rights if 50% of it is designated as public open space under the BRA's new zoning amendment.
3. Encourage residents to use the new Orange Line for access to Franklin Park and the Arnold Arboretum through publicity by the MBTA (translated into appropriate languages).

CENSUS TRACT 705

Including Eight Streets, IBA, Blackstone Square

Total Persons	5361		
0-5 years old	5%	Permanent Public Open Space	
5-14	11%	(Includes schoolyard play	
15-19	7%	areas, plazas, squares, parks,	
20-34	35%	totlots, playgrounds, and totlots,	
35-54	23%	plazas and seating areas in public	
55-64	9%	housing developments)	8.77 AC
65+	10%		
Persons 19 and under	23%	Schoolyards (Primarily parking)	0.00 AC
Persons over 55	19%		8.77 AC
Total Households	2173	Undesignated Public Open Space	
Persons per household	2.29	(Includes community gardens and	
Per capita income	\$6,825	interim use parks/courts)	1.36 AC
Individuals living below poverty level	22.9%	Interim Use Only	
Families living below poverty level	22.4%	(Includes D.P.W. right-of-way)	0.00 AC
Ethnicity by household		Semi-Private Parks/Courts	
White	55%	(Not open to the public)	0.00 AC
Black	13%		
Asian	17%		
Spanish Origin	15%		
Other	0%		
Language other than English spoken at home	51%		
No access to car	57%		
Total Housing Units	2,409		
Occupied Units	90%		
Vacant Units	10%		
Owner-occupied	18%		
Renter-occupied	82%		

1. BERKELEY ST. GARDEN

Community Garden 1.1 a. (BRA, maint. by gardeners) Parcel P-6a

(R) Used by adults and elderly, primarily Chinese • Encourages neighborhood participation and interaction • Needs water supplied • Some commented on "messiness" of gardens • Many believed there should be more community gardens like this; others believed this space should be used for badly needed housing.



2. WATSON PARK

Park .10 a. (BRA, maint. by neigh. assoc.)

(C) Private - beautiful and inviting, but locked • Not used; "oasis in the city" • Do not need any more "locked" parks.



3. PETERS PARK

Playground, Tot Lot 2.34 a. (Parks Dept.)

(C) In desperate need of repair, including lights, tables, basketball court • Problem of homeless, broken glass, graffiti, litter • Unsafe at night • Dirtiness and lack of safety distract users; however, kids still seem to use it to play ball (basketball and baseball) • Perceived drug problem.



4. RINGOLD PLAYGROUND

Playground, Tot Lot, Seating Area

.45 a. (Parks Dept.)

(C) Uninviting because sunken • Would like to see benches and green • Used by children and teenagers • Problem of drugs • In process of being redone • Needs lights.



5. UNION PARK

Residential Square .33 a. (Parks Dept.)

(C) Very exclusive • Looks safe • Kept up by Union Sq. Association. Nice to walk by • South End needs more usable parks and affordable housing, but such areas do add beauty to the neighborhood.



6. AQUADILLA ST. COURTYARD

Public Seating Area .08 a. (IBA)

(C) Could use play equipment for kids • Safe • Good place for kids in area to play together • Has declined in upkeep over past few years • More and more drinking there • "Might be better if used for housing."



7. PLAZA BETANCES

Seating area .33 a. (IBA)

(C) Feels less secure than when originally opened (problem of outsiders coming in to use it) • Safe during the day, largely because of "Crime Watch" • Fairly well maintained • Used by all age groups • Good for neighborhood • Many commented on the strength of having it so well monitored, supervised • Nice to see people you know • Liked it because it is "clean and safe."



8. UPTON ST. PARK

Park .07 a. (DBA)

Grass, benches, fence. Never completed.



9. PHIL BRADLEY WAY

Crosswalks & private courtyards .61 a. (IBA)

Seating, pedestrian paths. Part of this space (formerly West Brookline St.) is considered a fire lane.



10. NEWLAND ST. COURTYARD

Courtyard .11 a. (IBA)

Public seating area.



11. UNITY TOWERS COMMUNITY GARDEN

Community Garden .06 a. (IBA Maint. by gardeners)

(C) Used by senior citizens, residents of Torre Unidad • Important small open space • Well used.



12. OPEN SPACE, WASHINGTON & W. DEDHAM

Lawn .24 a. (Parks Dept.)

Two triangles of minimally maintained lawn • No comments; those interviewed were unfamiliar with the space.



13. O'DAY PLAYGROUND

Playground, Tot Lot .69 a. (Parks Dept.)

(C) Unsafe, dirty; drugs and drinking • In horrible condition • If such a place were upgraded and secured it would be ideal for the children in the area, who so badly need a place to play • No swings; glass in the sand.



14. BLACKSTONE SQUARE

Park 2.45 a. (Parks Dept.)

(R) Northwest side better than southeast side because senior citizens living there take care of it • Needs more "play things" • More of this type of space needed in the South End • Very well used as a result of being maintained and promoted by the neighborhood association; in beautiful shape • Those who do use it feel hesitant, uncomfortable due to drug problem • Like the fact that it is a large grassy space with large old trees - good place to sit outdoors • Need police to walk through • Problem of homeless using benches • Not safe at night.



15. BLACKSTONE SCHOOLYARD

Playground and Seating Area .91 a.
(Public Facilities School Dept./ Community Schools)

(C) In need of repair • Fence seems to be reducing vandalism • Used by kids; however, kids interviewed there were quick to comment on their fear of playing because of all the broken glass • Dirty - not safe for the kids, although they do play there • Used by Boys Club, day care facilities • Needs equipment.



16. GAZEBO GARDEN

Community Garden .44 a. (BRA with South End Garden Project) Parcels 30, RD-60

(C) Like seeing plants and flowers; pretty to walk by • More such gardens are needed; used primarily by adults • Community very proud of it • Wonderful for elderly • Brings people together • "A real landmark in the area" • Definitely need more community garden space • Adds uniqueness to the South End; serves the neighborhood well.



17. BRADFORD ST. TOT LOT

Tot lot .04 a. (Parks Dept.)

Locked playground.



OVERVIEW COMMENTS BY RESIDENTS

Open space on corner of Warren Avenue, Berkeley St. & Tremont should be made into a park.

Many use the Esplanade, Public Gardens, and the Common.

Need more grass.

Parks would be safer if well lit.

Need more tot lots and safe places for children to play.

Need more benches, passive garden areas to sit and relax, particularly for the elderly.

Need affordable housing.

Great fear for safety.

Many interviewed rarely used any outdoor space.

Do use the Public Garden, the Common, and Esplanade.

Existing space should be "fixed up" - cleaned and supervised or patrolled by the police.

Need community garden.

Like mural at IBA.

People commented that they were either too busy or too old to go far; spaces not near where they live.

Security is the main problem: "Drug traffic by outsiders who camouflage themselves as basketball players."

Reiterated the need to clean up already existing spaces.

More tot lots, play equipment, swings, slides needed for the children.

Rutland & Warren Ave. are nice, quiet parks to be with kids alone.

OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

All made reference to fact that general problems (particularly of Peters Park, Ringold Playground) are problems of safety, primarily at night. Problems of vagrancy, teenagers hanging out, drugs. Lack of places for young children to play; more open space is needed, or at least existing spaces should be kept open.

Blackstone Community School:

Need structured activities: lessons, leagues. Need areas for league play and instruction clinics: softball, volleyball, basketball, tennis courts.

Need pool: could teach lifesaving and swimming courses.

Energy should be spent fixing up existing spaces, rather than acquiring more space.

Plaza Betances is the most used space in the South End.

Parks and playgrounds need maintenance contracts to ensure upkeep.

Blackstone Schoolyard would be improved if it had a garden, mosaics or murals on the walls.

Not enough plots in Gazebo Garden; could use Parcel #RC9 plot for more plots.

"More activities should be planned for Franklin & Blackstone Squares - it brings together ethnic groups, creates a sense of community pride and involvement."

South End Community Health Center:

Safety is the biggest issue determining which parks work and which don't.

Success of Plaza Betances is due to its similarity to lifestyle, customs of Puerto Ricans - they can relate to it. But problem of traffic allowed in. Likes its design, aesthetics.

Likes Franklin/Blackstone park concept, but in reality full of vagrants and drugs.

Harbor Light:

Need a space, use of space at Cathedral like that at IBA.

Bradford Shawmut:

Need affordable housing; already enough open space; housing should be primary concern.

Bradford St. Organization:

General need for green, aesthetically pleasing open space.

Hope House:

Problem of the visual "messiness" of Berkeley St. Gardens, although all agree that it is beneficial to the people using it. "Do not like 'gardens.'"

Escuelita Agueybana Day Care Center:

Greatly in need of playground, as true of most day care centers. Depressing state of playground - broken equipment, glass, drugs, vagrants.

O'Day has great potential if upgraded - put up 10' fence and issue keys. Fix up

Census Tract 705:

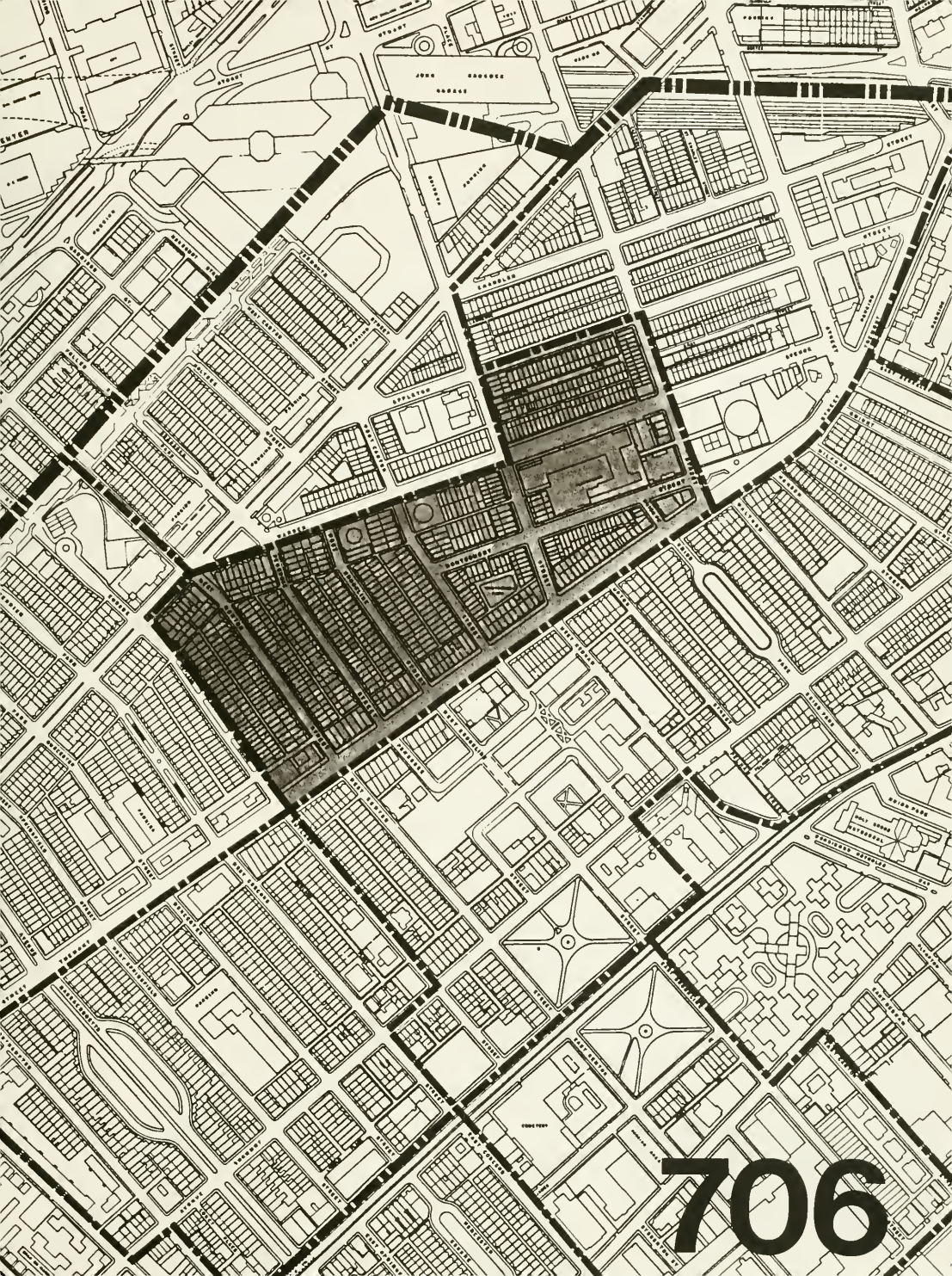
Recommendations:

1. Preserve 60% of the Berkeley Street Garden as public open space. Develop housing at the Shawmut Avenue end (in conjunction with vacant Dwight Street parcel). This would enhance the "eyes of the street" at this edge of Peters Park, as well as provide oversight for the Berkeley Street garden. Develop the street edge of Tremont Street.

On the remaining garden site, create a public-access tot lot behind the new housing fronting on Shawmut Avenue, and create a public-access "greensward" area to complement the gardens. Ensure primary access to community garden plots for low and moderate income residents of the surrounding neighborhood. Plant street trees along the entire linear parcel at the Berkeley Street edge (see Appendix).

2. Improve the sense of ownership and supervision of Peters Park through creation of rehabilitated and new housing visually oriented toward the park. In addition, support staffing for the park to improve its use. (The neighborhood should work closely with the City of Boston's Parks and Recreation Department and Office of Capital Planning to redesign those elements of the park which are not now satisfactory, and to discuss future staffing requirements.)
3. The Blackstone School play areas should be cleaned of broken glass; benches and play equipment should be repaired. The Community School's desire for a garden and mural on the site should be supported. The schoolyard should be strictly monitored by school officials and police to ensure that students and neighborhood residents are not subjected to drug dealing on school premises.
4. Blackstone Square must be reclaimed for positive use by senior citizens and children, at least at the center, where the fountain could create a much-needed amenity on hot summer days. Broken glass must be kept out of the fountain, and summer activities encouraged on the part of neighboring organizations and the Parks and Recreation Department.
5. Designate the "Gazebo Garden" at Rutland and Washington Streets as permanent public open space under the BRA's new zoning amendment. Support the South End Garden Project's efforts to obtain foundation and other funding to redesign the garden and obtain high-quality, permanent fencing.
6. Residents of IBA and the Esquelita Agueybana Daycare Center expressed a general need for more play areas for young children. This could be accommodated by upgrading the tot lot at Blackstone Square, reclaiming Blackstone Square for family use, upgrading the Blackstone School's play areas and upgrading and staffing at O'Day Playground.
7. O'Day Playground represents a tremendously underutilized open space resource for central South End residents. Its location is ideal but the facilities need capital improvements, daily maintenance and programming. (Much of this has begun as part of the Parks and Recreation Department's capital and staffing improvements.)
8. The residents of this census tract, 23% of whom are under 19 years of age, 23% are living in poverty and 57% are without access to a car, are currently underserved in

terms of large public recreational open spaces. While no large tracts of land are available for additional softball or soccer fields, perhaps more basketball and volleyball courts could be created in conjunction with planned new development.



706

CENSUS TRACT 706
Including Pilot Block, Ellis

Total Persons	2,657
0-5 years old	3%
5-14	8%
15-19	4%
20-34	43%
35-54	28%
55-64	8%
65+	8%

Persons 19 and under	15%
Persons over 55	16%

Total Households	1,309
Persons per household	1.93
Per capita income	\$10,938

Individuals living below poverty level	14.7%
Families living below poverty level	6.7%

Ethnicity by household	
White	78%
Black	10%
Asian	6%
Spanish Origin	6%
Other	0%

Language other than English spoken at home	20%
No access to car	46%

Total Housing Units	1,430
Occupied Units	92%
Vacant Units	8%
Owner-occupied	30%
Renter-occupied	70%

Permanent Public Open Space

(Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments) .61 AC

Schoolyards (Primarily parking) 1.02 AC

1.63 AC

Undesignated Public Open Space

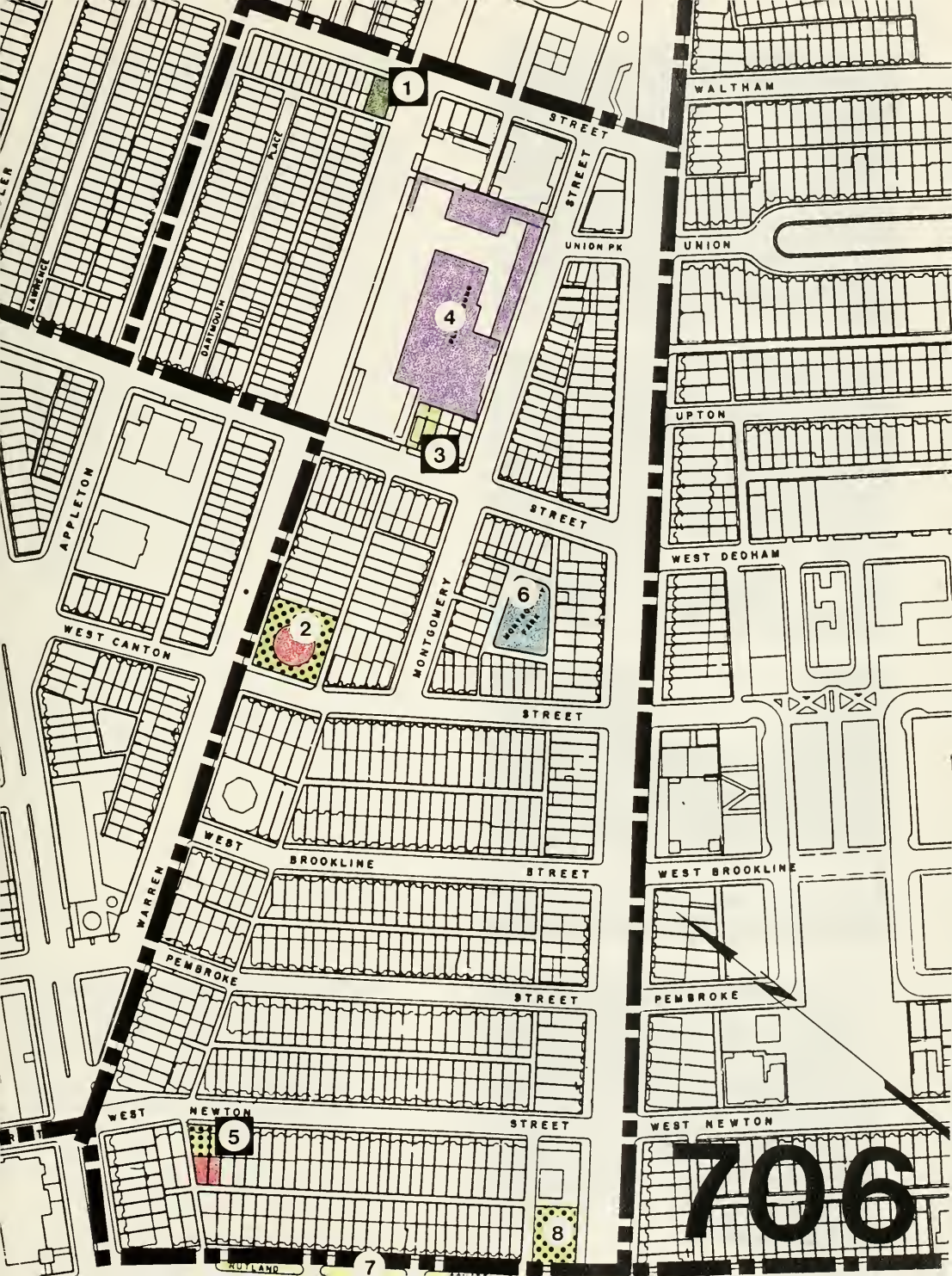
(Includes community gardens and interim use parks/courts) .15 AC

Interim Use Only

(Includes D.P.W. right-of-way) 0.00 AC

Semi-Private Parks/Courts

(Not open to the public) .21 AC



1

4

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706

1. WARREN AVE. COMM. GARDEN

Community Garden .05 a. (BRA, maint. by gardeners)
Parcel RD-13

(C) Looks good • Very well maintained • "Do one hell of a job" • Good mix of ethnic groups and ages • Used mainly by Ellis neighborhood • More space like this is needed.



2. "HAYES PARK"

Seating Area .29 a. (Parks Dept.)

(C) Well used • Problem of dogs being curbed there • Good open space for children and elderly • Has a lot of community support • Not enough play equipment • Safe, because on an active corner • Used by parents and children • Used by day care centers • Lit at night • Most used space in that neighborhood, but not really that well kept • Terrible problem of dog messes.



3. GARDEN, DARTMOUTH STREET

Neighborhood Park .09 a. (Real Property, leased by neigh. assoc.)

(C) Fencing with gate being installed; will be locked - who will be able to use it then? • Sitting area and gardens look private • Not really used • If not locked might become a gathering place for homeless.



4. MACKEY SCHOOL

Parking Lot 1.02 a. (Public Facilities/ School Dept.)

(C) Needs to be redone; less asphalt • No place for kids actually to play • It is really a parking lot • Not used • Ellis Association has \$30,000 to turn it into a non-paved, passive area; but also want to meet school program needs.

Three separate areas:

1. Access from Dartmouth- faculty parking.
2. Access from Warren Ave- to be parking.
3. Note - Narrow strip on Montgomery is separate from areas used for parking.



5. 'HISCOCK PARK'

Neighborhood Tot Lot .11 a. (BRA with Neigh. Assoc.- Disposition Parcel) Parcel RR-10

(R) Well used, maintained by neighborhood • Safe • Too many "big" kids use it • Nice planting • Very actively used by young people • Others claim it is overgrown and run down, not well used, and that dense shrubbery makes it unsafe.



6. MONTGOMERY PARK

Neighborhood Park .21 a. (Neigh. Assoc.)

(C) Privately owned • Beautifully maintained • Most people interviewed were not familiar with it • Safe, but not really used because locked.



7. RUTLAND SQUARE

Residential Square .14 a. (Neigh. Assoc.)

(C) Well maintained by people who live on Rutland Sq. • Looks nice • Small.



8. SOUTH END LIBRARY

Seating Area .09 a. (Public Facilities/Library Dept.)

(C) "Should be maintained by a local community group" • In terrible condition • Unsafe - rapes • Needs policing • Problem of vagrants • Columns should be removed; they make it a "logical place to lurk" • Useless area right now • Needs repair, benches • People curb dogs there. Not at all maintained.



OVERVIEW COMMENTS BY RESIDENTS

Need a soccer or ball field.

Need more places for kids to play.

Many use Tubman, Titus Sparrow, and Blackstone parks, Christian Science Center.

Southwest Corridor has potential, could be nice.

Would like to see more open spaces: grass and gardens, not necessarily active spaces.

Turn on water at Tubman Park.

OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

Mackey School:

"Because they have no safe or usable space, (students) have no outdoor programs."

Homeless people are a major problem.

South End Police Protection Committee:

Emphasis must be put on preserving open space - it has a very positive impact on youth and elderly."

Pilot Block Neighborhood Association:

Kids in neighborhood need a place to play.

Tubman Park needs a memorial to Harriet Tubman, needs equipment for children. Loud music is a problem.

Ellis Neighborhood Association:

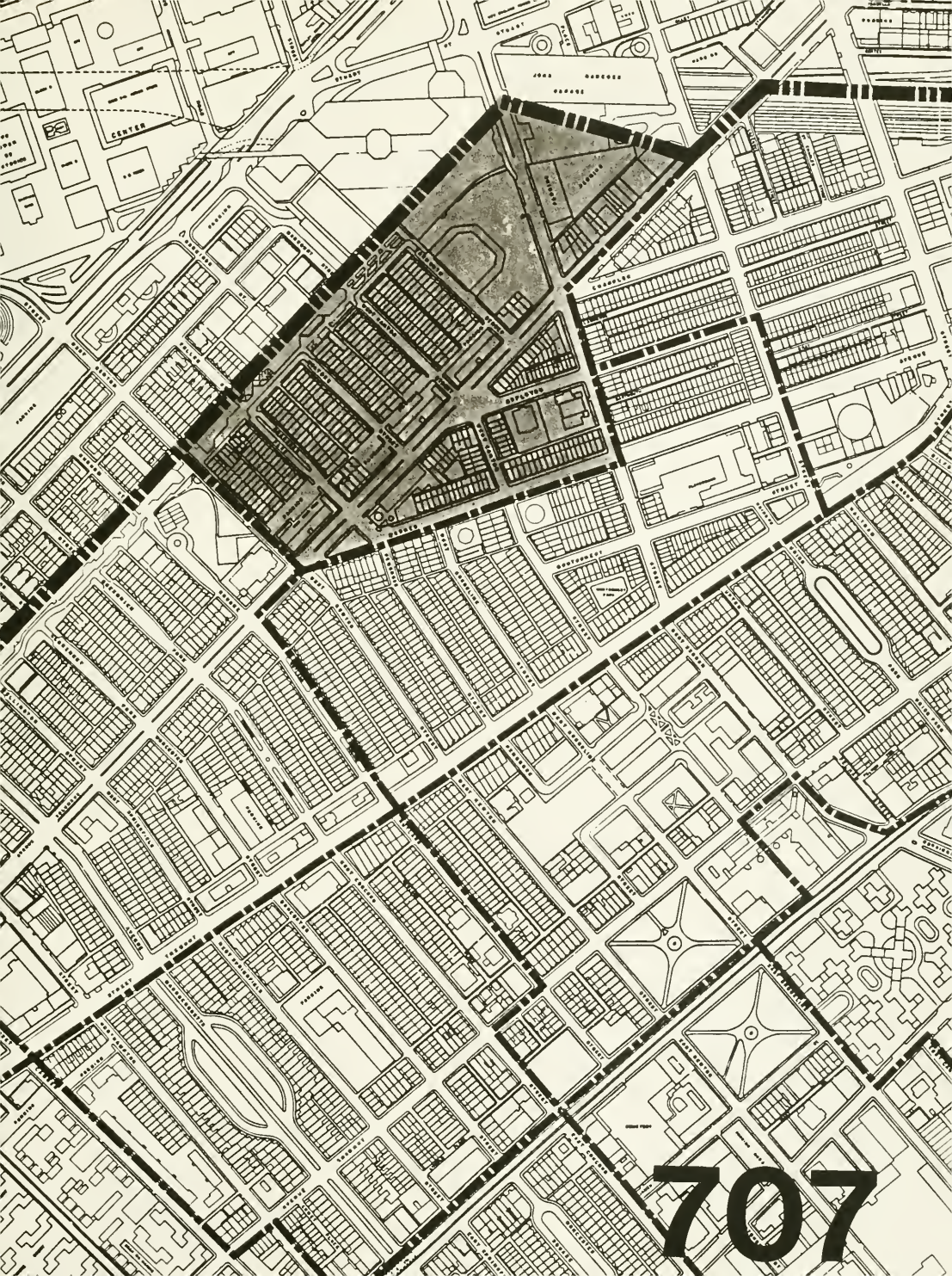
"Lower income areas need more open space."

Screen community gardens with shrubbery to make them more visually appealing.

Census Tract 706:

Recommendations:

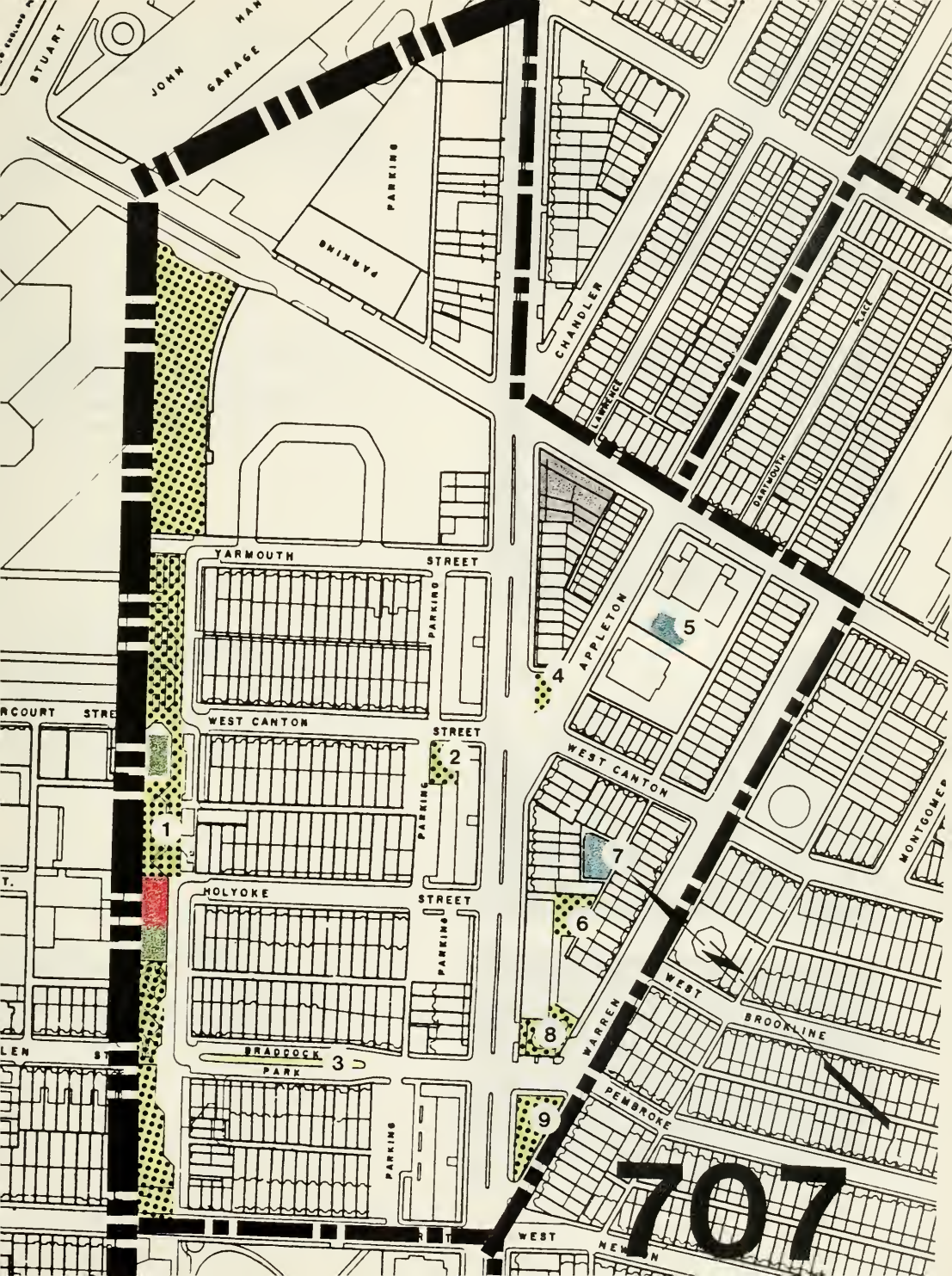
1. Designate the community garden on Warren Avenue and Clarendon Street as permanent public open space under the BRA's new open space zoning amendment. Support the garden group in applying for permanent, high-quality fencing.
2. Designate the Hiscock Park tot lot as permanent public open space under the BRA's new open space zoning amendment. Support the neighbors in applying to local foundations for a small capital improvement grant to upgrade landscaping.
3. Remove the brick columns from the South End Branch Public Library to improve safety and visual access. Redesign the courtyard as a small passive park, with space reserved for small children's activities.
4. Reclaim the Mackey School's paved schoolyard, much of which is used for teacher parking, for active and passive recreational uses. Assess the possibility of granting resident parking status to teachers and identifying local residents who leave early in the morning by car for their own place of employment whose schedules might complement those of the teachers.



707

CENSUS TRACT 707
Including Cosmopolitan, Methunion, Tent City

Total Persons	1,583		
0-5 years old	4%		
5-14	9%		
15-19	8%		
20-34	41%		
35-54	24%		
55-64	7%		
65+	7%		
Persons 19 and under	21%		1.44 AC
Persons over 55	14%		
Total Households	765		
Persons per household	2.05		
Per capita income	\$8,834		
Individuals living below poverty level	13.4%		
Families living below poverty level	19.4%		
Ethnicity by household			
White	53%		
Black	41%		
Asian	1%		
Spanish Origin	5%		
Other	0%		
Language other than English spoken at home	10%		
No access to car	50%		
Total Housing Units	860		
Occupied Units	89%		
Vacant Units	11%		
Owner-occupied	20%		
Renter-occupied	80%		
		Permanent Public Open Space	
		(Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments)	1.44 AC
		Schoolyards (Primarily parking)	0.00 AC
			1.44 AC
		Undesignated Public Open Space	
		(Includes community gardens and interim use parks/courts)	.10 AC
		Interim Use Only	
		(Includes D.P.W. right-of-way)	0.00 AC
		Semi-Private Parks/Courts	
		(Not open to the public)	.25 AC



STUART
JOHN GARAGE

PARKING
SHINDYS

CHANDLER
LYNCH

DIMOND
W. C.

YARMOUTH STREET

WEST CANTON STREET

COURT STRE

WEST CANTON STREET

2
PARKING

HOLYOKE STREET

T.

BRADDOCK PARK 3

LEN ST

4
APPLETON

5

WEST CANTON

7
6
8
WARREN

WEST

BROOKLINE

MONTGOMERY

9
PEMBROKE

WEST NEWTON

707

1. SOUTHWEST CORRIDOR PARKLANDS

Public Linear Park 2.41 a. (included in SWCP
5.55 total acreage) (MBTA / MDC)

(C) Peaceful • Nice to walk or bike through •
Very dangerous at night - not enough lighting •
Need to enforce leash law • Like green, trees,
grass.



2. SPACE BEHIND METHUNION, WEST CANTON

Seating Area .05 a. (Shared private)

Not included in original questionnaire • Paved
seating areas with tree canopy.



3. BRADDOCK PARK

Residential Square .09 a. (Parks Dept. with
Neigh. Assoc.)

(C) No active use • Does look good • Used as
shortcut to Copley Sq. • Weedy • Has great
potential if better maintained.



4. ALAN CRITE PARK

Landscaped Planter .01 a. (Parks Dept. with
Neigh. Assoc.)

(C) Well kept up • Safe • Very pretty •
Passive area.



5. RICE BANCROFT

Park .09 a. (Private)

(C) Private, fenced in • "Too bad because kids used to play there" • Does look pretty.



6. SPACE BEHIND METHUNION ON EAST SIDE OF COLUMBUS

Seating Area .04 a. (Private)

Not included in original questionnaire.



7. CARLTON PARK

Park .07 a. (Private - Neigh. Group)

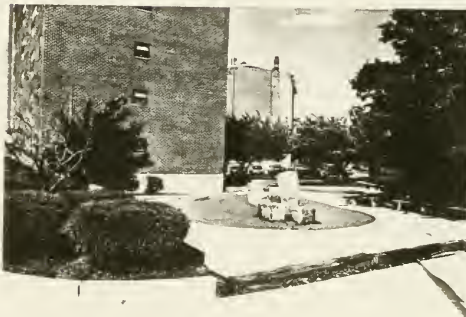
(C) Seems neglected, but still used • No lights; unsafe.



8. PAVED AREA NEXT TO METHUNION

Paved Seating Area .10 a. (Methunion)

(C) Supposed to be for residents, but others do come in and use it (construction workers eat there) • Safe •



9. HARRIET TUBMAN SQUARE

Park .14 a. (Parks Dept.)

(C) Used a lot by residents in other sections of South End • Nice to sit and read in • Garden maintained by neighbors • Well kept up • Used by all ages • Safe • Nice benches and trees • Needs equipment for children.



OVERVIEW COMMENTS BY RESIDENTS

There is enough existing open space; need to keep up what is there already.

Need soccer or ball fields.

Park on Chandler & Dartmouth should be open to the public.

OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

Methunion Manor Coop. Corp.:

Maintenance is a big problem.

People with small children need more play area.

Older kids use Sparrow; not safe for younger kids. Drugs.

Indoor recreational facility needed for teenagers, possibly with a theater and/or after-school programs.

"Cup Park" above Orange Line tot lot is in good shape, loved by kids.

Cosmopolitan Neighborhood Association:

The area is becoming gentrified.

Most homeowners have yards; tenants need more gardens.

"We have enough parks, but the problem is the kids using and selling drugs and the drunks who take over and push out the people for whom the park is intended."

Limited Equity Housing Coop.:

Many use the Clarendon "yuppie park" for kids.

Children's World Day Care Center:

Need another playground in area - primarily one with a lot of grass for the kids to run on.

Great need for a sprinkler/spray area for hot days.

Existing playgrounds full of glass, odd broken equipment, homeless people, thus basically unusable.

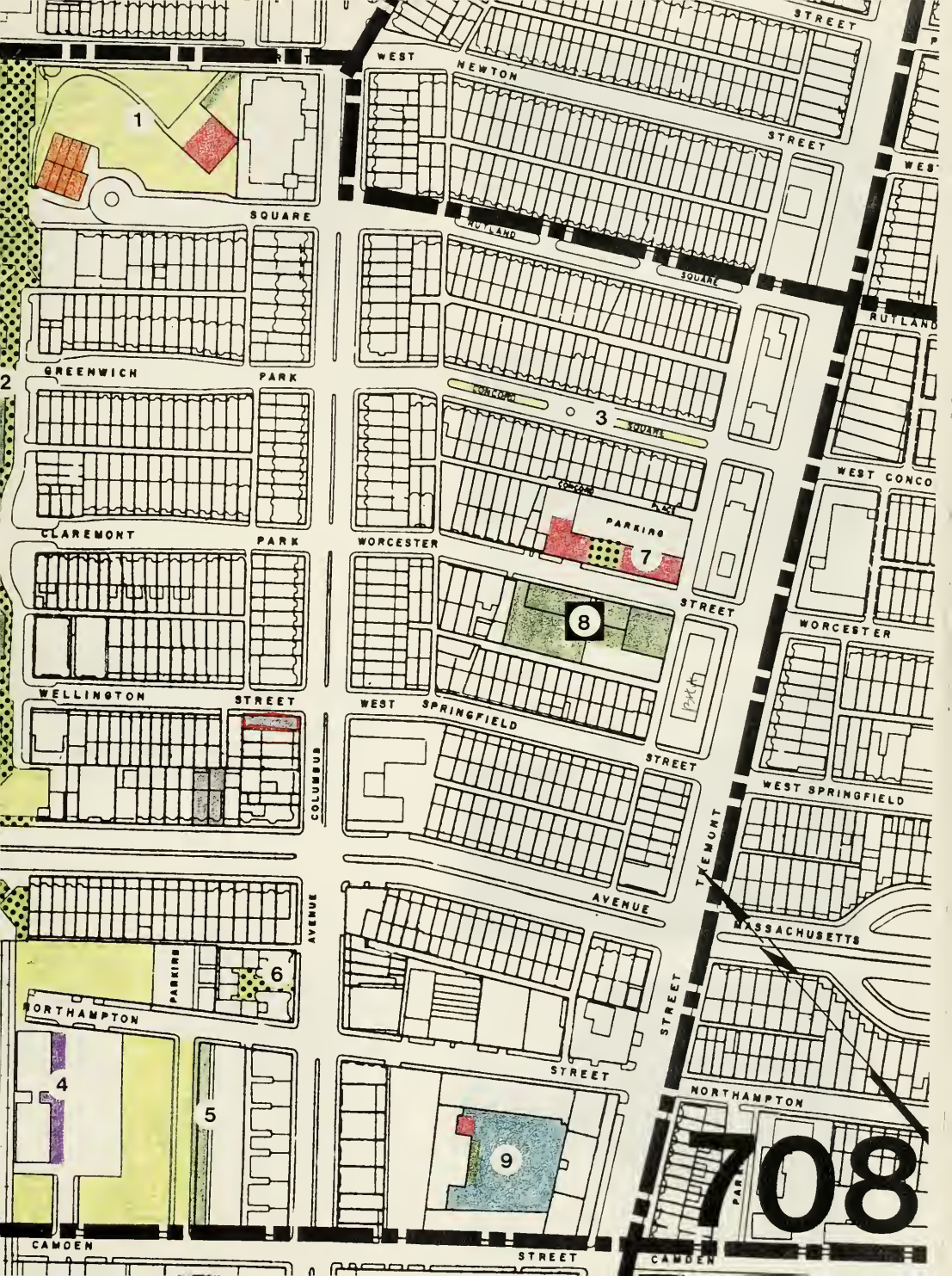
Census Tract 707:

Recommendations:

1. Despite the presence of nearby Titus Sparrow Park, there appears to be a great need for additional play spaces for young children. The new Southwest Corridor Parkland may meet some of this need. However, all existing play areas should be upgraded and maintained.
2. Designate the park next to Methunion at Pembroke and Columbus as permanent public open space under the BRA's new open space zoning amendment. Explore the possibility of creating a summer spray water feature on this currently underutilized site.
3. Given the lack of adequate outdoor recreational facilities for children and teenagers and the high degree of concern with drugs in this census tract, programming in parks and playgrounds for youths of all ages is essential.
4. Encourage residents to use the new Orange Line for access to Franklin Park and the Arnold Arboretum through publicity by the MBTA.

CENSUS TRACT 708
Including Claremont, Titus Sparrow Park, Piano Factory

Total Persons	2,830	Permanent Public Open Space	
0-5 years old	3%	(Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments)	3.62 AC
5-14	8%		
15-19	3%	Schoolyards (Primarily parking)	0.00 AC
20-34	37%		
35-54	25%		
55-64	9%		
65+	14%		
Persons 19 and under	14%		3.62 AC
Persons over 55	23%		
Total Households	1,612	Undesignated Public Open Space	
Persons per household	1.71	(Includes community gardens and interim use parks/courts)	.43 AC
Per capita income	\$7,842		
Individuals living below poverty level	19%	Interim Use Only	
Families living below poverty level	20.8%	(Includes D.P.W. right-of-way)	0.00 AC
Ethnicity by household		Semi-Private Parks/Courts	
White	28%	(Not open to the public)	.63 AC
Black	67%		
Asian	1%		
Spanish Origin	4%		
Other	0%		
Language other than English spoken at home	9%		
No access to car	61%		
Total Housing Units	1,935		
Occupied Units	83%		
Vacant Units	17%		
Owner-occupied	12%		
Renter-occupied	88%		



1

SQUARE

GREENWICH

PARK

CLAREMONT

PARK

WELLINGTON

STREET

COLUMBUS AVENUE

WORCESTER

WEST SPRINGFIELD

STREET

STREET

AVENUE

WEST SPRINGFIELD

MASSACHUSETTS

NORTHAMPTON

NORTHAMPTON

PARKING

STREET

PARK

CAMDEN

STREET

CAMDEN

WEST

NEWTON

STREET

HOWLAND

SQUARE

RUTLAND

WEST CONCO

WORCESTER

8

PARKING

3 SQUARE

STREET

STREET

AVENUE

WEST SPRINGFIELD

MASSACHUSETTS

NORTHAMPTON

NORTHAMPTON

PARKING

STREET

PARK

CAMDEN

STREET

CAMDEN

708

1. TITUS SPARROW PARK

Park 1.52 a. (Parks Dept.)

(R) Potential drug problem, thus need for undercover police • Taking down basketball courts deterred teens, drugs • Headstart program uses play spaces there • Some adults do not see it as safe to be there • Remove wading pool at Sparrow Park that has never worked -- it is now a useless waste of land • (15 small garden plots distributed evenly between four adjacent neighborhoods and the Union Methodist Church) • Much better since fixed up • Used by people of a variety of ages • Sunbathing popular.



2. SOUTHWEST CORRIDOR PARKLANDS

Public Linear Park 2.92 a. (included in SWCP 5.55 total acreage) (MBTA / MDC)

(C) Aesthetically pleasing • Like variety of plant material • Like its abundance, accessibility • Problem of lighting, safety



3. CONCORD SQUARE

Residential Square .11 a. (Parks Dept.)

(C) Maintained by neighborhood association • Tiny • A "pleasing oasis" • Problem of cars being parked all around it • Community involvement keeps landscape looking good.





4. CARTER SCHOOL

Schoolyard .09 a. (Public Facilities/ School Dept.)

(C) Well kept up • Private.



5. SARANAC / NEWCASTLE GARDEN

Community Garden .23 a. (BRA/MBTA with Community Gardeners)

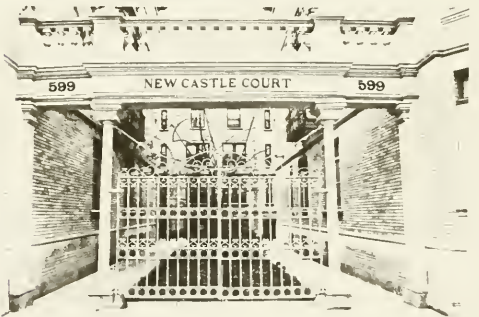
(C) Good way to interact with neighbors • "Beautiful."



6. NEWCASTLE COURT

Courtyard .06 a. (Private)

(C) Private, locked; fence • Pretty to walk by.



8. WORCESTER ST. GARDEN

Community Garden .53 a. (BRA, maint. by gardeners)

Parcel RE-2B

(C) Adds friendliness to the neighborhood • Long waiting list; need more community garden spaces • "Looks good" • Woman raped there - problem of area not being well lit • Community gardens are an excellent use of space - promote community closeness and cooperation • Needs better maintenance.





7. WORCESTER ST. PLAYGROUND & TOTLOT

Playground .21 a. (Parks Dept.)
(C) Not well maintained • Glass, debris • Kids once loved the climbing equipment. Used every day by nursery school.



9. PIANO CRAFT GUILD

Courtyard .57 a. (Private)
(C) Safe, enclosed, private, quiet • Well maintained • Nice, need more such semi-private, well maintained places • Like flowering trees • Like privateness, sense of being "their" space • Nice place for kids to play, and sitting areas for older residents.



OVERVIEW COMMENTS BY RESIDENTS

Need safe, clean, open space.

If don't use spaces, it is due to fear for safety.

Want an exercise fitness center, like on the Esplanade.

Need more community gardens. They are wonderful for the elderly.

"Any successful increase in public space needs community participation in maintaining the space - part of the enjoyment of the space is getting your hands dirty."

Need more play equipment in parks, more landscaped spaces.

"Open space is important only if it is utilized and cared for. The resources to maintain the open space are as important as more open space."

Need more playgrounds for younger children. Kids use the swings at Hurley Playground and Sparrow Park. Sparrow Park would be more successful if designed for a specific age group as opposed to trying to meet needs of all ages of children.

Need more grassy areas, basketball and tennis courts.

Mounted police should patrol parks - they fit into the image of Boston parks and would ensure safety.

OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

Carter School:

They have a lot of land and adjacent bike paths, Carter Playground. They are happy with their situation?

South End Neighborhood Action Program:

Problem is not necessarily teens and drugs, but it seems that playgrounds, basketball courts, open land such as the Southwest Corridor Parklands attract drug dealers and users to congregate.

United South End Settlements:

Problem with open space, especially in the South End, is that it attracts undesirables, thus need programming, activity planned for spaces. This activity will deter vagrants.

O'Day Playground is right next door to them and yet so dirty, so much drug use that they can't use.

"We have a good amount of open space; the biggest issue is maintenance and upkeep." What is needed is a variety of types of spaces - passive, tot lots, ball fields that are well designed and maintained.

Claremont Neighborhood Association:

Preserving and maintaining what space they already have should be key. Renovate buildings for housing, as opposed to taking over open lots for housing. The South End is already dense enough. "We are in double jeopardy by increasing density by taking open land for more housing." There has to be a balance between open space and the amount of new housing planned.

Southwest Corridor Parklands begins to meet needs with the addition of new open space. New community gardens are probably not needed due to the new plots provided by the Southwest Corridor, but the Worcester Street Community Garden is very well used and should be preserved.

"Playgrounds should be designed for target age groups; trying to make everyone happy ends up compromising too much." The design outcome is weak, unsuccessful.

Those with children seem to use the new Southwest Corridor tot lots most frequently.

The spaces most loved by kids are those that are simple and small (e.g. Warren & Canton playground), which has sand and some simple equipment as well as the park on W. Newton with a slide and sand.

Soccer programs, little league should take place at Carter as they do now on the Common.

Large problem of existing trees being destroyed by contractors doing renovations, new construction. They run into trees, then do not replace them. When eventually the trees dies, D.P.W. merely paves over the tree pits. The area is losing street trees quickly.

The key to success of open space in the South End is community involvement, thus will be maintained, supervised.

Police need to patrol parks more.

"We need more open space along Wellington Street, which is so dense, a large number of buildings on it."

Need passive green park space.

Two lots on Wellington should be taken over from the BRA for open space (one on the corner of Claremont called "Wellington Green," and one at #26 Wellington, where building burned down). There are few kids in the neighborhood; really don't need more playgrounds.

Zion Church:

Most people moving to area are professionals without many children, and do not need more playgrounds. South End in general needs more garden plots - good for economic and recreational benefits.



Census Tract 708:

Recommendations:

1. Given concerns about drugs in Titus Sparrow Park, programmed activities would encourage more family use of the park and provide additional supervision.
2. There appears to be a consensus that more play space is needed for young children. The play area on Worcester Street should be upgraded to provide for maximum use by area children and day care centers.
3. Designate the Worcester Street Community Garden as permanent public open space under the BRA's new open space zoning amendment. Add a landscaped seating area at the edge of the garden adjacent to the senior public housing development to increase enjoyment of the garden by non-gardening seniors. (Demand for community garden plots in and around this census tract is tremendous. The MBTA was recently forced to rule that only those persons living to the west of Columbus Avenue would be eligible to apply for any of the 62 new community garden plots on the Southwest Corridor Park in the South End. If the Worcester Street Community Garden were lost, the senior citizens now using it would lose access to a critical open space resource.) This recommendation is fully supported by the Claremont Neighborhood Association.
4. Encourage residents to use the new Orange line for access to Franklin Park and the Arnold Arboretum through publicity by the MBTA.
5. Explore the possibility of designating the vacant lot on the corner of Wellington Street and Columbus Avenue as open space under the BRA's new zoning amendment.

CENSUS TRACT 709
Including Chester Park, Harley School, Six Points

Total Persons	2,734		
0-5 years old	6%	Permanent Public Open Space	
5-14	12%	(Includes schoolyard play	
15-19	8%	areas, plazas, squares, parks,	
20-34	35%	totlots, playgrounds, and totlots,	
35-54	21%	plazas and seating areas in public	
55-64	8%	housing developments)	1.49 AC
65+	10%		
Persons 19 and under	26%	Schoolyards (Primarily parking)	0.60 AC
Persons over 55	18%		2.09 AC
Total Households	1,259	Undesignated Public Open Space	
Persons per household	2.07	(Includes community gardens and	
Per capita income	\$6,393	interim use parks/courts)	.19 AC
Individuals living below poverty level	22.0%	Interim Use Only	
Families living below poverty level	20.5%	(Includes D.P.W. right-of-way)	0.00 AC
Ethnicity by household		Semi-Private Parks/Courts	
White	26%	(Not open to the public)	.23 AC
Black	62%		
Asian	2%		
Spanish Origin	10%		
Other	0%		
Language other than English spoken at home	19%		
No access to car	32%		
Total Housing Units	1,465		
Occupied Units	86%		
Vacant Units	14%		
Owner-occupied	5%		
Renter-occupied	95%		



STREET

AVENUE

STREET

STREET

PARKING

STREET

TREMONT

PARKING

NORTHAMPTON

MASSACHUSETTS

WEST SPRINGFIELD

WORCESTER

WEST CONCORD

ROULAND

4

2

1

6

5

3

AVENUE

SHAWMUT

PARKING

COMET PLACE

LINCOLN PLACE

STREET

STREET

STREET

STREET

M. B. T. A. 87A

NORTHAMPTON

EAST SPRINGFIELD

SQUARE

WORCESTER

EAST CONCORD

607
WETLEY

JAMES

1. CHILDREN'S ART CENTER: 48 RUTLAND

Courtyard .23 a. (Private)

(C) Visually appealing, surprised to find it tucked away • Beautiful, nice space • Used by kids.



2. HURLEY SCHOOL

Paved Schoolyard 1.2 a. (Public Facilities/School Dept.) (half parking, half play)

(C) Used by school children • In good condition - problem is that it is all hard surface; space should be softened • Not safe at night - poor lighting, houses do not front it • Kids should have grass and trees.



3. PARK & TOTLOT ON W. CONCORD NEAR SHAWMUT

Tot Lot, Seating Area .1 a.

(BRA/Neighborhood)

(C) Now half tot lot and half park - needs more cleaning • Sitting area is locked, too small; keeps out people who want to use it • Private part locked - unusable.



4. CHESTER PARK

Residential Square .68 a. (Parks Dept.)

(C) Visually appealing, nice to pass by •
Would it be better if children were allowed to
play there? • City should put swings there •
Redesign has caused it to be half well
maintained and half not • Problem of dogs
being curbed there.



5. W. SPRINGFIELD ST. GARDEN

Community Garden .21 a. (BRA - maint. by
gardeners)

Parcels SE-49, SE-7, RD-63, SE-2

(C) In good condition, a real asset to the
neighborhood • Economic benefit, community
pride - won award • "Needs more definiton -
the chain link fence is not successful" • Used
by adults, elderly • Looks nice to see green
things growing.



6. TOT LOTS AT ROXSE

Tot Lots .11 a. (ROXSE)

(C) Not included in original questionnaire.



OVERVIEW COMMENTS BY RESIDENTS

Need more community gardens - good leisure activity; keeps elderly busy.

OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

South End Historical Society:

They have a back yard that they are trying to fix up.

Family Life Program:

"Need more affordable housing."

Tenants' Development Corp.:

Green space should not be looked at, but should be used. Thus do not lock gates.

Project Place:

"Neighborhood needs more open space to be a viable neighborhood, but clients need housing."

Lower South End / Roxbury Redevelopment Association:

Need more passive space, have enough active space."

Census Tract 709:

Recommendations:

1. This census tract contains a high percentage of children under 19 years of age (26%) and an appreciable number of families living in poverty (20.5%). The Hurley School playground, currently completely paved and partially used for parking, should be redesigned to create a portion of greensward for children's use and a safe active play area.
2. Designate the West Springfield Street Community Garden as permanent open space under the BRA's open space zoning amendment. Support the garden group in its efforts to secure funding to upgrade and beautify the street edge of the garden and create a public-access landscaped seating area and flower garden in front.
3. Explore patterns of use at the West Concord Street park and tot lot to determine whether it could be opened more hours for general public use.



710

710

CENSUS TRACT 710
Including Worcester Square, Boston City Hospital

Total Persons	1,740	Permanent Public Open Space	
0-5 years old	4%	(Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments)	.97 AC
5-14	7%		
15-19	5%		
20-34	55%		
35-54	20%		
55-64	5%	Schoolyards (Primarily parking)	0.00 AC
65+	4%		
Persons 19 and under	16%		.97 AC
Persons over 55	9%		
Total Households	932	Undesignated Public Open Space	
Persons per household	1.68	(Includes community gardens and interim use parks/courts)	0.00 AC
Per capita income	\$8,264		
Individuals living below poverty level	23.6%	Interim Use Only	
Families living below poverty level		(Includes D.P.W. right-of-way)	0.00 AC
Ethnicity by household		Semi-Private Parks/Courts	
White	40%	(Not open to the public)	1.72 AC
Black	47%		
Asian	5%		
Spanish Origin	8%		
Other	0%		
Language other than English spoken at home	31%		
No access to car	51%		
Total Housing Units	1,085		
Occupied Units	86%		
Vacant Units	14%		
Owner-occupied	11%		
Renter-occupied	89%		



M.B.T.A. ST.

NORTHAMPTON STREET

STREET

AVENUE

STREET

STREET

ALBANY AVENUE

EAST SPRINGFIELD STREET

STREET

HARRISON STREET

EAST CONCORD STREET

JAMES STREET

STREET

TASK

WORCESTER SQUARE

WORCESTER

BOSTON CITY

HOSPITAL

ALBANY CITY

MORQUE

3

2

1

710

1. WORCESTER SQUARE

Residential Square .37 a. (Parks Dept.)

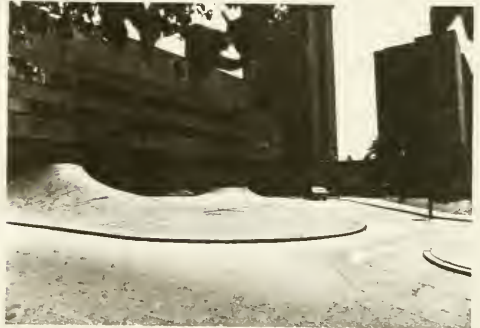
(C) Looks nice, is decorative • No playground equipment • Well maintained; but not actually "used."



2. COURTYARD ENTRY TO BOSTON CITY HOSPITAL

Plaza .6 a. (Health & Hospitals)

Not included in original questionnaire • Paved urban plaza.



3. FIELD AT DIGITAL

Playfields 1.72 a. (Private)

(C) Used a lot for softball games for employees; by leagues in the community, on a sign-up basis • Also used by Rosie's Place staff/clients games • Nice to have ball fields in the South End • Maintained by Digital • "Beautiful" • Safe because out in the open.



OVERVIEW COMMENTS BY RESIDENTS

South End doesn't need more open spaces; existing parks and playgrounds should be cleaned, maintained properly.

Community gardens are all used. They have changed the image of the neighborhood, and have encouraged gardening in backyards.

OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

Church of the Immaculate Conception:

They feel they are in a lucky place to have so much open space around their building.

Lead Paint Poisoning Prevention Project:

South End needs more open spaces; needs a place for kids to play; needs playgrounds for kids.

Boston City Hospital:

They feel they need more open space.

Digital Corp.:

They have enough space, grass area, to meet the needs of their employees.

Most employees commute, and do not use surrounding spaces in the neighborhood.

Census Tract 710:

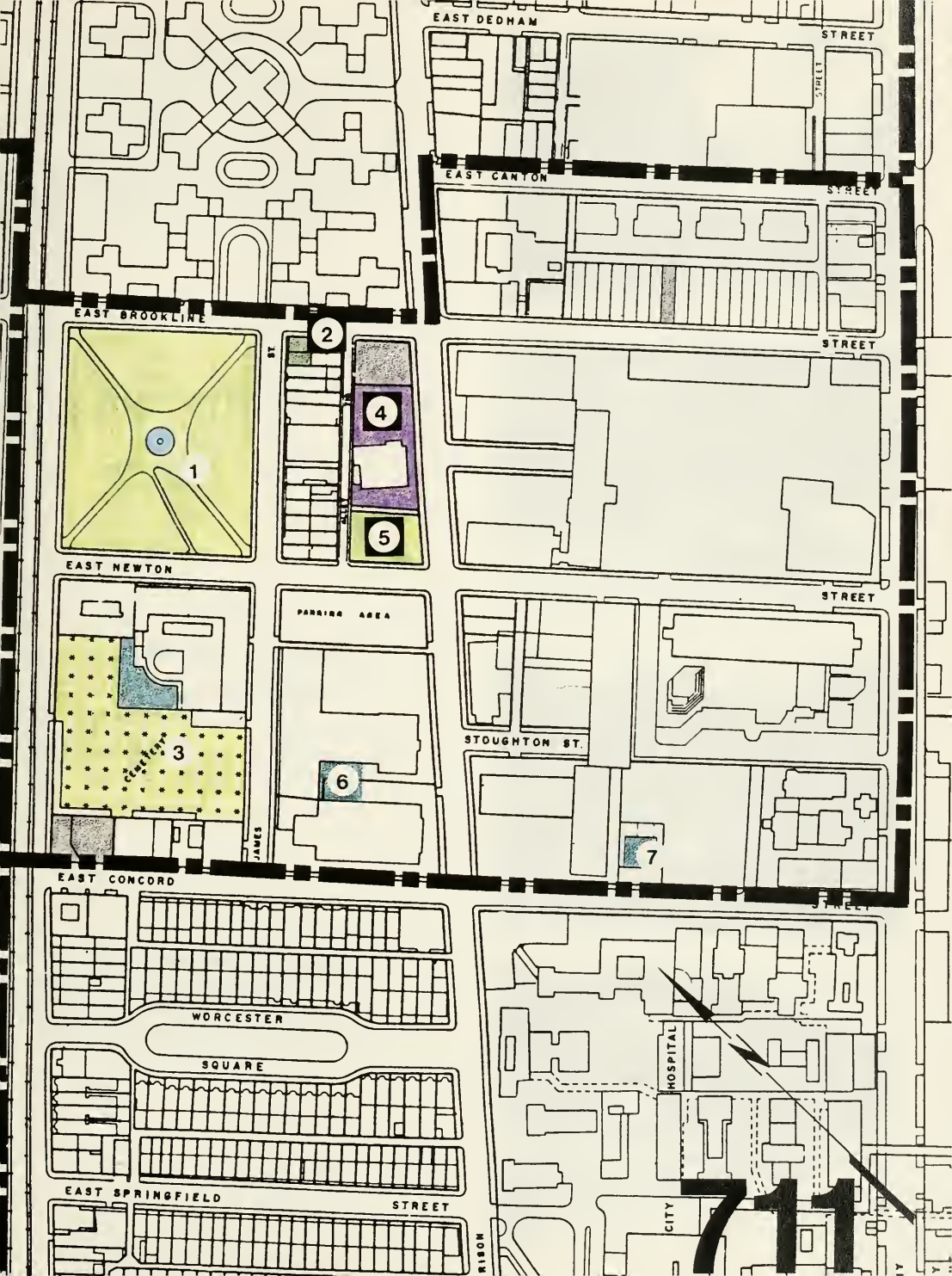
Recommendations:

1. Explore the possibility of clustering new housing units on BRA-owned development parcels at Northampton and Washington Streets to create a significant open area (a community garden, children's play area and landscaped court) to provide for current and new residents' open space needs. The Boston Archdiocese could be approached to contribute to this clustered zoning proposal.

CENSUS TRACT 711

Including Franklin Square, B.U. Medical Center

Total Persons	1,037	Permanent Public Open Space	
0-5 years old	4%	(Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments)	3.93 AC
5-14	8%		
15-19	7%		
20-34	24%		
35-54	16%		
55-64	8%		
65+	33%	Schoolyards (Primarily parking)	0.00 AC
Persons 19 and under	19%		3.93 AC
Persons over 55	41%		
Total Households	367	Undesignated Public Open Space	
Persons per household	1.59	(Includes community gardens and interim use parks/courts)	.66 AC
Per capita income	\$3,153		
Individuals living below poverty level	30.2%	Interim Use Only	
Families living below poverty level	25.2%	(Includes D.P.W. right-of-way)	0.00 AC
Ethnicity by household			
White	43%	Semi-Private Parks/Courts	
Black	40%	(Not open to the public)	.11 AC
Asian	6%		
Spanish Origin	11%		
Other	0%		
Language other than English spoken at home	15%		
No access to car	69%		
Total Housing Units	396		
Occupied Units	93%		
Vacant Units	7%		
Owner-occupied	2%		
Renter-occupied	98%		



EAST DEDHAM

STREET

EAST CANTON

STREET

EAST BROOKLINE

2

4

5

STREET

EAST NEWTON

1

PARKING AREA

STREET

EAST CONCORD

3

STOUGHTON ST.

6

7

STREET

WORCESTER

SQUARE

EAST SPRINGFIELD

STREET

HOSPITAL

CITY

711

1. FRANKLIN SQUARE PARK

Park 2.45 a. (Parks Dept.)

(C) Like community involvement • Mature park, well designed • Dogs everywhere, make a mess • Vagrants a problem • Newly refurbished • Redesign has made it more clean and safe • Like it because it is a large space to play football and baseball • Playground needs repair • Parents and elderly (housing across from square) also use to sit and relax.



2. E. BROOKLINE / ST. JAMES GARDEN

Community Garden .15 a. (BRA with Community Garden)

Parcel R-13

(C) Well used • Economic, recreational, and social benefits • problem of vandalism, low fence.



3. SOUTH END BURIAL GROUND

Cemetery 1.48 a. (Parks Dept.)

(C) "Would make a nice park for elderly people" • Trees, good view an attraction • Not used much, locked.



4. BATES SCHOOLYARD

Schoolyard .3 a. (BRA) Portion of parcel R-10
No one interviewed was familiar with this space • Paved, glass-filled • Space not used.



5. GRASSED AREA ON CORNER OF E. NEWTON & HARRISON

Lawn .21 a. (BRA with Bates School & B.U. Hospital)
Portion of parcel R-10
Not included in original questionnaire • Grassy area • Sculpture located there.



6. COURTYARD AT CHURCH OF THE IMMACULATE CONCEPTION

Courtyard .05 a. (Private)
Not included in original questionnaire • Nicely landscaped • Can be seen by passersby.



7. COURTYARD AT UNIVERSITY HOSPITAL ON E. CONCORD ST.

Courtyard .06 a. (Private)
Not included in original questionnaire • Grassy area with benches and picnic tables • Used by employees for lunch.



OVERVIEW COMMENTS BY RESIDENTS

Problem in the South End of displacing the poor as area is being revitalized.
Homeless, drug users in Franklin & Blackstone Square. Residents like to play ball at Digital Fields.

OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

Blackstone/Franklin Sq. Neighborhood Association:

Existing spaces should be better maintained - want to see more neighborhood involvement in maintenance.

Neighborhoods should take responsibility for their parks and not rely on the city so heavily for maintenance.

Excessive vagrancy, drinking in parks a problem.

Neighborhood association is now promoting the use of their parks by sponsoring barbecues, Saturday morning baton lessons for children.

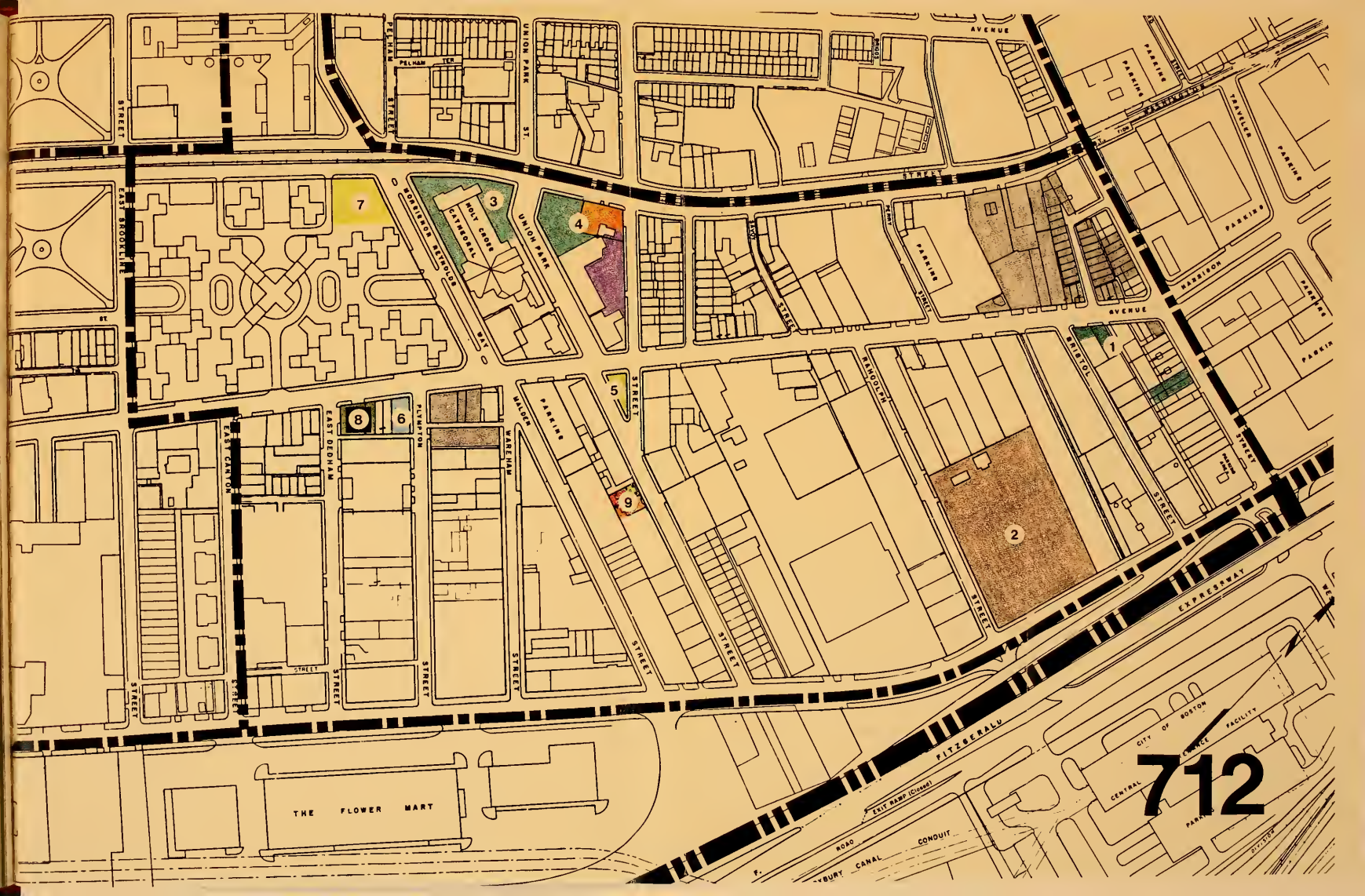
Census Tract 711:

Recommendations:

1. The South End Burial Ground has historic interest and open space potential not currently realized because it is locked and unpublicized. This "lost space" should be reclaimed for public use in some fashion. (At the very least, perhaps residents of Franklin Square House and Back Bay Aging Concerns/Young and Old United could enjoy limited access to the area as a park.)
2. Franklin Square, like Blackstone Square, could benefit from the presence of a Park Ranger. Currently, the residents of Franklin Square House and the gardeners at the East Brookline/St. James Community Garden provide daily oversight, but this should be supplemented. (Franklin Square is currently perceived as safer than Blackstone Square.)
3. The adjacent Cathedral Public Housing Development suffers from high density and inadequate interior passive and active open spaces. The BRA should make every effort to designate the community gardens at East Brookline and St. James Streets as permanent public open space under the new open space zoning amendment. If designated, this site would require substantial redesign and grading to make it accessible for outdoor family gatherings for all Cathedral residents, as well as for gardeners. These plans should be coordinated with the Boston Housing Authority's plan for redesign of Cathedral.
4. The grassed area at the corner of East Newton and Harrison Avenue is currently a development parcel. While this area could be used to meet the future minimum open space requirements of the South End, it is probably better used to meet the housing needs of South End residents.

CENSUS TRACT 712
Including Bradford-Shawmut, Cathedral

Total Persons	1,186	Permanent Public Open Space	
0-5 years old	8%	(Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments)	3.48 AC
5-14	19%		
15-19	12%		
20-34	23%		
35-54	19%	Schoolyards (Primarily parking)	0.00 AC
55-64	7%		
65+	11%		
Persons 19 and under	39%		3.48 AC
Persons over 55	18%		
Total Households	376	Undesignated Public Open Space	
Persons per household	2.89	(Includes community gardens and interim use parks/courts)	.22 AC
Per capita income	\$3,555		
Individuals living below poverty level	38.2%	Interim Use Only	
Families living below poverty level	41.4%	(Includes D.P.W. right-of-way)	0.00 AC
Ethnicity by household		Semi-Private Parks/Courts	
White	31%	(Not open to the public)	1.14 AC
Black	38%		
Asian	1%		
Spanish Origin	30%		
Other	0%		
Language other than English spoken at home	43%		
No access to car	29%		
Total Housing Units	606		
Occupied Units	62%		
Vacant Units	38%		
Owner-occupied	8%		
Renter-occupied	92%		



712

1. PINE STREET INN

Courtyard .10 a. (Private)

(C) For residents, nice that they can have their own green space • Private • Because homeless not allowed to drink in Inn, tend to hang out in stairwells in neighborhood.



2. ROTCH PARK

Park 2.79 a. (Parks Dept.)

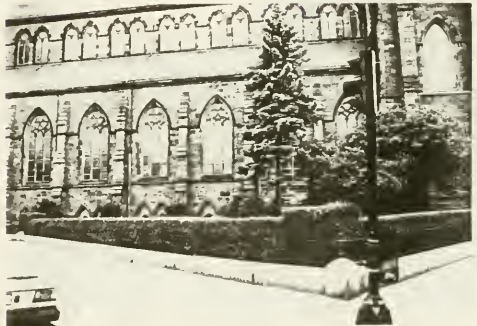
(C) Used extensively in summer and on weekends, mainly for softball • Lots of trash and rats; neglected by Parks Dept • Homeless sleep in field house; should be locked.



3. HOLY CROSS CATHEDRAL

Landscaped Grounds .42 a. (Private)

(C) Nice landscaping • Attractive.



4. CATHEDRAL HIGH SCHOOL

Schoolyard .62 a. (Private)

(C) They definitely need large open space areas to play in.



5. WALTHAM SQUARE

Square .06 a. (Parks Dept.)

(C) Not used; fence broken • Motorcycles parked there • Need for handicap ramp • Park junked up, would be good to fix it up for senior citizens at St. Helena's.



6. PLIMPTON ST. SPRAY POOL

Wading pool .09 a. (Parks Dept.)

(C) Should be cleaned up and repaired, made usable • Wading area definitely needed and wanted • Look at popularity of Christian Science Center.



7. CATHEDRAL HOUSING

Lawn on Msgr. Reynolds Way.32 a. (Parks Dept.)

(C) grassy area with a few trees · no play equipment

Paved Areas (BHA)

(C) No place for children to play · No grass · Kids play on asphalt (often covered with glass)

· Parents will not allow kids to go by themselves to Franklin Square- too many drugs there.



8. HARRISON / PLIMPTON GARDEN

Community Garden .22 a. (BRA with gardeners)

Portion of parcel 54

(C) Gardeners like raising their own flowers, vegetables · South End definitely needs more garden space; people afraid they may lose this one · "The gardens are beautiful; they take great care of them" · Problem of people stealing vegetables · Would love to see swimming pool restored; wooden fence needs fixing.



9. UNION PARK ST. PLAY AREA

Playground, Seating Area .22 a. (Parks Dept.?)

Not included in original questionnaire •
Derelict basketball court, seating and play equipment.



OVERVIEW COMMENTS BY RESIDENTS

A teacher at Cathedral High says she has her lunch on the school's steps. Wishes she had a park-like setting to enjoy her lunch hour nearby.

Definitely need more community gardens. There are long waiting lists.

Need pool, playground for kids. Kids play on asphalt, problems of glass. No grass.

Need community to take pride, be involved in their neighborhood. Too many are apathetic.

Parks should be locked to keep vagrants out; give keys to those in neighborhood.

At Cathedral Housing Project they have nowhere for kids to play, only asphalt walks. Problem of kids having nowhere to go creates vandalism, playing in fire hydrants, etc.

Toddlers have too far to go (Cathedral).

No grass in sight.

Need more grassy areas.

This neighborhood is in such a transition, it feels like nothing is permanent.

Two lots on Waltham & Washington Streets not used.

We need more parks, but who will maintain them?

Extreme vandalism at night.

More affordable housing is needed in the South End.

OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

Nicosia Real Estate Development:

"Existing spaces not adequately used. More housing is needed."

Pine Street Inn:

Shack on Rotch Playground should be condemned; attracts homeless to sleep in it.

Cathedral Grammar School:

Need more playing fields, playgrounds in neighborhood.

South End definitely needs more open space, especially playgrounds.

Cathedral High School:

They use Randy Field and fields by Gillette because they have no fields on property.

South End needs more open space, primarily playgrounds, flower gardens, and sitting areas.

Holy Cross Cathedral:

South End needs more trees, flowers.

Need to find a way to create feeling of ownership so people will better maintain areas.

St. Helena's House:

Nice walking areas would be great for elderly population; there are a lot of elderly in the area.

Cathedral Public Housing Development Task Force:

Need more parks; too crowded here.

Cathedral Senior Lounge:

Need more open space, more convenient, closer for elderly residents.

Need more urban gardens.

Need low income housing first, as opposed to more open space.

Census Tract 712:

Almost 40% of the population of this census tract are below the age of 19, and almost 20% are above the age of 55. More than 40% of its families live in poverty. In light of these figures, this census tract should have more high quality public open space available to residents than any other census tract in the South End. Of the existing total permanent public open space of 3.48 acres, Rotch Playground, now used primarily for formal league sports activities, accounts for 2.79 acres, leaving only .69 acres. The remaining open space is comprised of an unusable wading pool (.09 acres), and an asphalted area covered with glass (.32 acres), leaving only .28 acres of usable open space for the entire population.

This part of the South End badly needs additional permanent open space, especially for children.

Recommendations:

1. Restore the Plimpton Street play area (and wading/spray pool if possible) as a high quality play space for young children. Create traffic "bumps" to slow traffic at this juncture of Harrison Avenue to protect children.
2. Designate the community garden at Harrison Avenue and Plimpton Street as permanent public open space through the BRA's new open space zoning amendment. Support the gardeners in their efforts to secure funding to upgrade the edge of the garden and to create a passive seating area and flower garden for the enjoyment of non-gardening Cathedral residents.
3. Negotiate with industrial, commercial, and institutional neighbors of the Cathedral Public Housing Development to ensure that Cathedral residents enjoy to the greatest possible extent green, functional edges. (The latter suggestion is consistent with the original intent of the Urban Renewal Plan of 1965.)
4. Explore the upgrading of Waltham Square: Improve access for persons with handicaps, and increase maintenance to ensure use by senior citizens and residents of St. Helena's.
5. Reclaim and maintain the "lost" basketball court and playground at Union Park Street. Encourage Cathedral High School students and others to use this space. (If no one is interested in this space as currently sited, explore the feasibility of development as a "trade" for more open space elsewhere, or the possibility of development on this parcel.)
6. Though Rotch Playground is extremely well used for league sports, every effort should be made to develop it for other complementary recreational activities. Future use of the Field House should be assessed. If it is not included in the plan for capital improvement by the Parks and Recreation Department it should be removed as a safety hazard.

CENSUS TRACT 804

Including Northampton Crosstown Industrial

Total Persons	1,679	Permanent Public Open Space	
0-5 years old	12%	(Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments)	.25 AC
5-14	22%		
15-19	16%	Schoolyards (Primarily parking)	0.00 AC
20-34	23%		
35-54	18%		
55-64	5%		
65+	3%		
Persons 19 and under	50%		.25 AC
Persons over 55	8%		
Total Households	530	Undesignated Public Open Space	
Persons per household	3.15	(Includes community gardens and interim use parks/courts)	0.00 AC
Per capita income	\$4,350		
Individuals living below poverty level	31.0%	Interim Use Only	
Families living below poverty level	29.1%	(Includes D.P.W. right-of-way)	.93 AC
Ethnicity by household		Semi-Private Parks/Courts	
White	3%	(Not open to the public)	.26AC
Black	92%		
Asian	0%		
Spanish Origin	5%		
Other	0%		
Language other than English spoken at home	8%		
No access to car	19%		
Total Housing Units	654		
Occupied Units	81%		
Vacant Units	12%		
Owner-occupied	0%		
Renter-occupied	100%		

Please Note: Census tract 804 extends beyond the boundaries of the South End Planning District. The population statistics are given for the whole census tract but the open space acreage is calculated South End only.



WASHINGTON STREET

STREET

STREET

STREET

STREET

REED

THORNDIKE

NEWCOMB

EAST LENOX

NORTHAMPTON

HARRISON

STREET

STREET

STREET

AVENUE

4

3

2

1

FELLOWS

RANDOLL STREET

PINE STREET

STREET

ALBANY

STREET

STREET

REEDS

WOMAN

CHADWICK ST

STREET

804

1. EMMANUEL MEMORIAL HOUSE

Courtyard, Playground .03 a. (Private)
No one interviewed was familiar with this space • Derelict swing set and planting areas.



2. MANDELA/WILLARD/WESTMINSTER HOUSING

Courtyard, Play area .25 a. (Housing Development Mgmt.)
No comments gathered • Residential courtyard and play area • Primarily asphalt.



Census Tract 804:

50% of the population of this census tract are under the age of nineteen. Almost 30% of its families live in poverty. However, aside from the temporary open space along Melnea Cass Boulevard, and small, semi-private play areas associated with subsidized housing units, the census tract is deficient in permanent, high quality, easily accessible public open space.

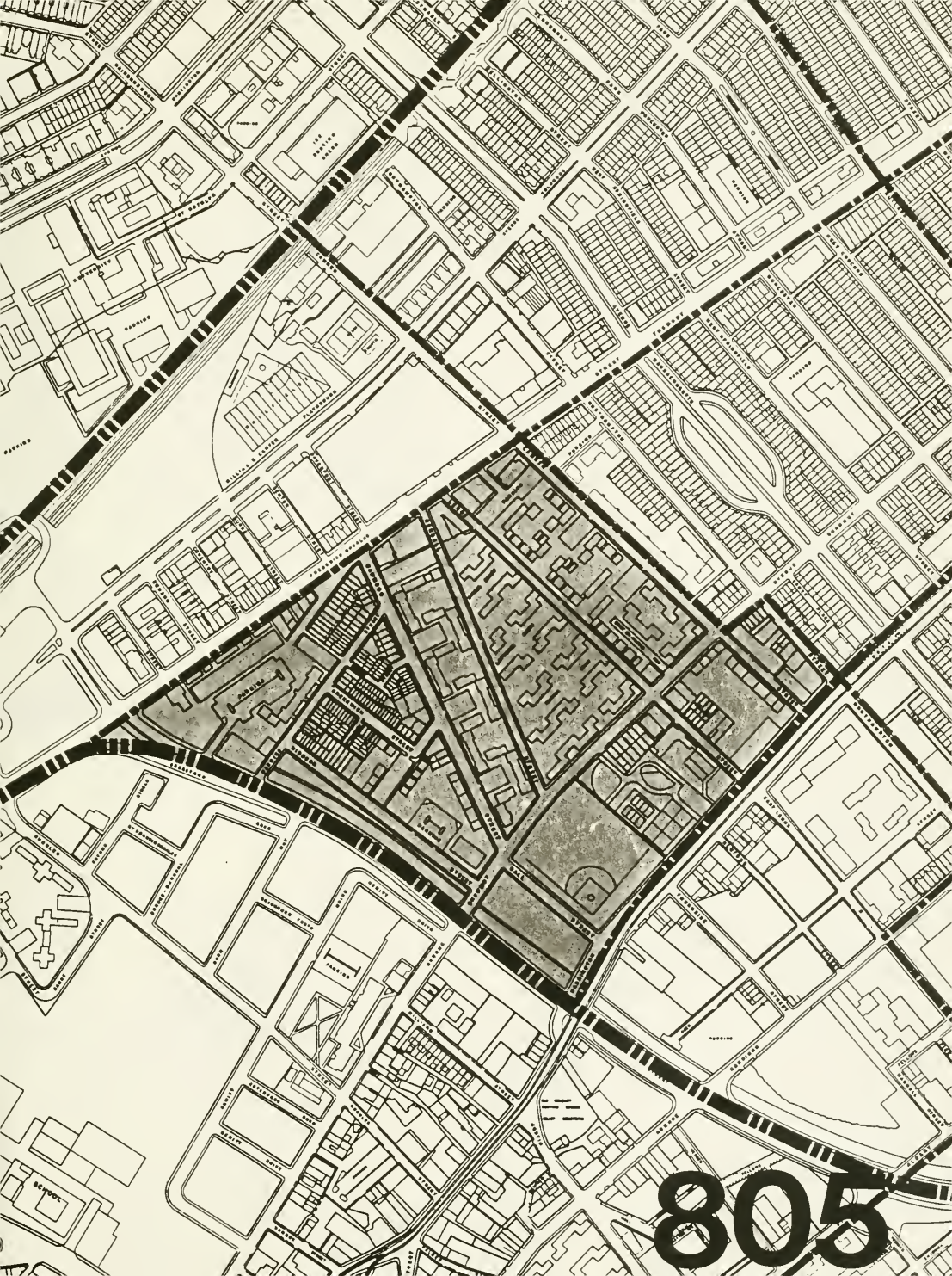
While Derby/Ramsey Park is located nearby, it is now practically unusable for most children. Even under the best of circumstances, Derby/Ramsey Park cannot provide facilities for all age groups and all children in the area at all times. Therefore, every effort must be made to secure additional public open space in or near this census tract, particularly for smaller children.

Many of the residents of this census tract do not reside in the study area (and live across Melnea Cass Boulevard to the south). However, all residents of the census tract appear to be equally underserved by public recreational and open space.

While Digital provides a semi-public softball field nearby and StrideRite contains a day-care center for its employees and some community residents, these spaces are not sufficient to meet the overall needs of the census tract.

Recommendations:

1. If at all feasible, primary consideration should be given to a mass-transit tunnel under the D.P.W.'s right-of-way along Melnea Cass Boulevard, preserving as a permanent open space the temporary green strip and bicycle path.
2. In general, additional open spaces should be provided in the form of tot lots, community gardens, basketball courts, and other active, "defensible" facilities in conjunction with development of the Crosstown Industrial Park, if at all feasible.



805

CENSUS TRACT 805

Including United Neighbors, Roxse, Lenox-Camden, Cooper Community

Total Persons	4236	Permanent Public Open Space	
0-5 years old	8%	(Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments)	6.59 AC
5-14	19%		
15-19	10%		
20-34	29%		
35-54	19%		
55-64	6%		
65+	8%	Schoolyards (Primarily parking)	0.00 AC
Persons 19 and under	37%		6.59 AC
Persons over 55	14%		
Total Households	1,724	Undesignated Public Open Space	
Persons per household	2.46	(Includes community gardens and interim use parks/courts)	.78 AC
Per capita income	\$4,229		
Individuals living below poverty level	29.8%	Interim Use Only	
Families living below poverty level	26.3%	(Includes D.P.W. right-of-way)	2.29 AC
Ethnicity by household		Semi-Private Parks/Courts	
White	2%	(Not open to the public)	.19 AC
Black	92%		
Asian	0%		
Spanish Origin	6%		
Other	0%		
Language other than English spoken at home	13%		
No access to car	26%		
Total Housing Units	1,855		
Occupied Units	94%		
Vacant Units	6%		
Owner-occupied	5%		
Renter-occupied	95%		

Please Note: Census tract 805 extends beyond the boundaries of the South End Planning District. The population statistics are given for the whole census tract but the open space acreage is calculated South End only.



805

1. LENOX-KENDALL GARDEN

Community Garden .30 a. (BRA, maint. by gardeners)

Portions of parcels 23a and 20

- (R) Well kept • Looks good • Full to capacity
- Used a lot • "Garden is actively used" • Is the size and use of this space best for that site?
- Used mostly by senior residents of Lenox-Casmden and Roxse families.



2. WARWICK ST.

Basketball and fire pit area .05 a. (Privately owned)

Derelict and vacant lot with community fireplace and basketball hoop.



3. BESSIE BARNES MEMORIAL GARDEN

Community Garden .15 a. (BRA, maint. by gardeners)

Portion of parcel X-26

- (C) Well kept • Used primarily by elderly • Need more spaces • Need to mulch walkways • People like to sit there • 6' fence keeps down vandalism • Used actively • Needs fencing repair, water improvements • Replace signage • General upkeep needed.



4. BESSIE BARNES MEMORIAL FLOWER GARDEN

Flower garden .07 a. (BRA/ Private lot in middle maintained by neighborhood) Parcels SE-90, RD-20, RR-22

- Not included in original questionnaire • Memorial garden, attractive to passersby • Not usually open.



5. TOT LOTS AT LENOX-CAMDEN

Tot lots .74 a. (Housing Development Management)

(C) Two spray pools and concrete play area • Problem of fear caused by drug dealing • Problem of cars driving through - big safety problem • Needs lighting.



6. TOT LOTS AT ROXSE HOUSING

(C) Tot lots .13 a. (Housing Develop. mgmt.)

Five tot lots that need to be redesigned • Not well used.



7. UNITED NEIGHBORS OF LOWER ROXBURY TOT LOT

Tot lot and seating area .12 a. (D.P.W / Parks Dept.)

Not included in original questionnaire • New tot lot provided by Melnea Cass construction • Well used, well designed.



8. UNITED NEIGHBORS OF LOWER ROXBURY GARDEN

(Community Garden .30 a. (DPW/ maintained by gardeners)

(C) Looks good • Full to capacity; actively used. • May be in jeopardy due to D.P.W. right-of-way.



9. COOPER COMMUNITY CENTER

Tot lot (and lawn) .19 a. (Semi-private)
(C) Problem of drug dealing • Broken swings, broken glass • Constant vandalism from teens hanging out at Ramsey; break through fence • Need high security, higher fence • Kids at Cooper Day Care Center cannot use playground because it has been so vandalized and is so full of glass, so use Conway Playground near Northeastern • Need help from the Parks Dept. to help them secure playground (It is adjacent Ramsey that seems to attract vandals).



10. RAMSEY PARK

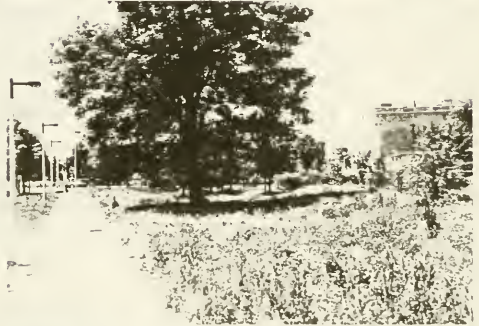
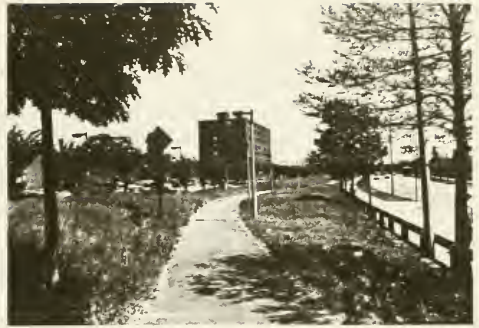
(C) Park 5.53 a. (Parks Dept.)
Lots of teens and youn adults "hanging out" • Fairly well kept • Big problem of glass and drugs • Basketball court used a lot • No place for young kids to play • Nice to have such a large open space • Needs fencing, lighting.



11. MELNEA CASS BLVD.

Temporary Park 2.29 a. (included in 5.31 total average open space Blvd.) (D.P.W. right-of-way)

(C) Not used • So much space is wasted, flowers should be grown • Amount of traffic going by deters use • Nicer since has been cleaned up • Not used for anything • Area from Shawmut to Tremont should be redesigned to encourage active use.



12. CABOT ST. GARDEN

Park .08 a. Portion of parcel X-26

Not in original questionnaire. Gardened by several local senior citizens.



13. FREDERICK DOUGLASS SQUARE

Paved square .04 a. (BRA/ Friends of Frederick Douglass Square) Parcel P-11

Historic square • Symbolic heart of Lower Roxbury • Often used for commercial parking.



OVERVIEW COMMENTS BY RESIDENTS

Kids, especially younger ones, need more playgrounds and safe open areas to play. The existing open space would meet the needs of the South End residents if it were better designed and managed. Need commitment from the community to maintain the spaces. Cass Blvd. would be used if the berms were removed and its design reprogrammed to encourage active use, primarily an adventure playground for kids.

It might be possible to utilize existing internal spaces at Lenox-Camden Housing. Smaller spaces would create more sense of community, as opposed to creating one new large open space that will attract drug users and "hanging out."

Bessie Barnes Community Garden could possibly promote a more profitable cottage industry by building a year-round greenhouse there.

Space along Melnea Cass from Washington to Shawmut should be used.

What is being done with space across from Lenox - Kendall on Tremont St.?

Some problems with vandalism at night in the garden.

Please save community gardens. "If they take this garden, you might as well shoot me." (Retired resident)

OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

Cooper Community Center:

Existing open space is not well used (especially Melnea Cass Blvd.)

Need a high security playground.

Need more organized athletics.

There are lots of little kids in the neighborhood, so play equipment should be put in Ramsey Memorial for them to use.

United Neighbors of Lower Roxbury:

They need more spaces for gardens; all gardens in area are full.

Census Tract 805:

This census tract contains most of Lower Roxbury's population. More than 37% of the population is under 19 years of age; 14% are senior citizens; almost 30% of individuals live in poverty; 95% are tenants.

Of the 6.59 acres of public open space, Derby/Ramsey Park represents 5.5 acres, and most of that acreage is in courts and ball fields. This park has historically been difficult to impossible for young children and seniors to use safely. Carter Playground, nearby, represents another important open space resource for the neighborhood. Small semi-public recreational spaces are located in conjunction with multifamily housing units, but these spaces are often badly in need of repair.

Lower Roxbury has, since urban renewal clearance, lacked visual coherence and a sense of place. The community's densely populated public and subsidized housing developments provide a critical housing stock but are each internally oriented, tending to isolate their residents. Successful, community-building residential open space is lacking; the large-scale public open spaces occur at the edges of the neighborhood.

Open space could be used to provide a clear sense of community, complementing historic Frederick Douglass Square. For example, designation of the garden at Lenox, Kendall and Tremont Streets would, with appropriate landscaping and fencing, reflect the fabric of both the South End and the Highland Park in Roxbury, with a green, open park identifying a distinct portion of the community.

Recommendations:

1. Designate the Lenox-Kendall Community Garden as permanent open space through the BRA's open space zoning amendment. Continue landscaping of the parcel to provide a green border for the dense housing developments behind the parcel and a green view from the new multi-use Fredrick Douglass Plaza across the street. Provide additional public-access seating areas and a flower garden within the parcel. Support the South End Garden Project and local gardeners in securing funding for these improvements.
2. The United Neighbors Community Garden at Melnea Cass Boulevard may be part of the DPW's right-of-way. Every effort should be made to preserve this important open space for the neighborhood. Explore the feasibility of underground mass transit at this point in future transit planning. (The adjacent well-used tot lot may also be in jeopardy, as will the passive temporary green strip along Melnea Cass Boulevard in the event of future surface-grade transit development.)
3. In the context of SENHI Phase II, preserve as much as possible of the Bessie Barnes Memorial Community Garden, especially the southeast portion fronting on Warwick Street. If all of the garden can be preserved, plant trees along the northwest side to create a visual boundary from Tremont Street.
4. Assist Cooper Community Center in restoring use of its tot lot through improved maintenance, programming and security at Ramsey Park. Support Cooper Community Center in funding a more durable fence around the tot lot. Improve night-lighting at Ramsey Park, particularly at the Cooper Community Center and Lenox-Camden Development edges.

5. To ensure that the children and youth of this neighborhood have access to high quality recreational and open space facilities, the Parks and Recreation Department should be encouraged to staff Ramsey and the nearby Carter Playground. (This has already begun.)
6. To ensure that the semi-private courtyards and play areas of Lenox-Camden, Camfield and Roxse are available for use by residents, increase security and assistance by the Boston Police Department.



806

CENSUS TRACT 806

Including Saranac/Newcastle, Carter School/Playground

Total Persons	1,033	Permanent Public Open Space	
0-5 years old	9%	(Includes schoolyard play areas, plazas, squares, parks, totlots, playgrounds, and totlots, plazas and seating areas in public housing developments)	5.02 AC
5-14	30%	Schoolyards (Primarily parking)	0.00 AC
15-19	13%		
20-34	21%		
35-54	17%		
55-64	5%		
65+	4%		
Persons 19 and under	52%		5.02 AC
Persons over 55	9%		
Total Households	328	Undesignated Public Open Space	
Persons per household	3.15	(Includes community gardens and interim use parks/courts)	0.00 AC
Per capita income	\$2,735		
Individuals living below poverty level	51.1%	Interim Use Only	
Families living below poverty level	57.0%	(Includes D.P.W. right-of-way)	.54 AC
Ethnicity by household		Semi-Private Parks/Courts	
White	4%	(Not open to the public)	.08 AC
Black	84%		
Asian	0%		
Spanish Origin	12%		
Other	0%		
Language other than English spoken at home	20%		
No access to car	34%		
Total Housing Units	397		
Occupied Units	83%		
Vacant Units	17%		
Owner-occupied	0%		
Renter-occupied	100%		

Please Note: Census tract 806 extends beyond the boundaries of the South End Planning District. The population statistics are given for the whole census tract but the open space acreage is calculated South End only.



1

3

2

806

1. CARTER PLAYGROUND

(C) Park 5.02 a. (Parks Dept.)

- Like tennis courts • Nice since was redone •
- Used by many • Some complained about availability of nets - have to provide your own •
- Need someone to supervise courts • Well integrated ethnically • Adults play tennis •
- Teens play basketball • Used by older children •
- Like baseball fields • Had been large drug hangout •
- Tot lot well maintained • Baseball and tennis used a lot •
- Kept up by neighborhood • Having to provide own tennis nets deters drug activity, people just hanging out - instead attracts those who are serious about tennis •
- Extensive program planned with Mass. Audubon, Children's Art Center •
- This will attract positive activity; full-time staff member will be there this summer 10 am to 8 pm to supervise kickball.



2. ST. CYPRIAN'S CHURCH

(C) Landscaped Grounds .08 a. (Private)
Benches used by young people.



3. MELNEA CASS BOULEVARD

(C) Temporary Park .54 a. (Included
in 5.31 total acreage Blvd. openspace.)
(D.P.W / Parks Dept.)
Nice to see green.



OVERVIEW COMMENTS BY ORGANIZATIONAL REPRESENTATIVES

Northeastern University Planning Office:

They are greatly in need of space and are in the process of doing a master plan. The problem is that there is a very limited amount of available space near them. They would be willing to share space, ball fields with other institutions. The students right now use the Fens for passive recreation as well as for softball, frisbee, and jogging. They are in need of basketball courts and softball, football fields.

St. Cyprian's Church:

Problem of safety in most existing open spaces. Need police to walk through. Fear for safety is main deterrent for elderly and parents.

Census Tract 806:

This census tract (which extends beyond the South End boundary in a sliver along Columbus Avenue and includes the Whittier Street Public Housing Development) is bordered on one side by the new Southwest Corridor. It will become substantially more dense with completion of Frederick Douglass Plaza and development of Parcel 18. It also contains the finest multi-use park in the South End, Carter Playground. Carter Playground also represents the only permanent public open space in the census tract.

Currently, more than 52% of the population are persons under the age of 19; 51% of individuals live in poverty. A full 100% of the population rents; and 34% do not have access to a car.

Recommendations:

1. Ensure access to high quality recreational and open space facilities for neighborhood residents, particularly youths, through skilled adult supervision and programming at Carter Playground by the Boston Parks and Recreation Department. (This has begun.)
2. Encourage use of the new nearby Southwest Corridor Park through programming and outreach by the MDC.
3. Encourage use of the new Orange Line's easy access to such recreational and open space facilities as the Arnold Arboretum and Franklin Park through publicity by the MBTA.
4. Ensure a variety of recreational and open space opportunities to residents through access to facilities in nearby census tracts, including community gardens and passive parks.
5. Encourage developers of now-vacant parcels or of rehabilitated units to provide both interior and publicly-accessible open spaces, as feasible, as part of their development plans.

APPENDIX

Parcel	Address	Land Area	Characteristics	Ownership	Study Recommendation
R-13	East Brookline St. James	Community Garden .15 acre	Community Garden	BRA	Zone and designate as public open space
Portion R-10	38-50 E. Newton St. 739-743 Harrison Ave.	Landscaped Open Space .21 acre	Landscaped Open Space	BRA	Should be used for housing
Portion Parcel 54	652-656 Harrison Ave. Plympton Street	Community Garden .22 acre	Community Garden	BRA	Zone and designate as public open space/community garden or negotiate green, garden border for use by Cathedral residents
	95-97 Union Park St.	Play Area/Seating .22 acre	Play Area/Seating	BRA	Reclaim and maintain or explore possibility of development
	Unity Towers 44-46 W. Dedham 365-367 Shawmut Ave.	Community Garden .06 acre	Community Garden	IBA	Zone as permanent public open space/community garden
	29-31 Dartmouth St.	Garden .09 acre	Garden	Real Prop.	Explore future use with community and Mackey School
RR-10	Hiscock Park 166 W. Newton St.	Tot lot .11 acre	Tot lot	BRA	Zone and designate as perm. open space/tot lot
	Saranac/Newcastle 388 Northampton St.	Community Garden .23 acre	Community Garden	BRA	Transfer title to MDC/HBTA as Southwest Corridor Park land
Portions of 23A & 20	Lenox/Kendall Tremont Streets	Community Garden .30 acre	Community Garden	BRA	Zone and designate as permanent public open space/community garden

Characteristics

Parcel Address Land Area Ownership Study Recommendation

Portion of X-26 SE-57	1002-1004 Tremont St 25-29 Warwick Cabot Street	Bessie Barnes Community Garden .15 acre, .08 acre	BRA	Preserve as much as possible as permanent public open space/ community garden within SCNH Phase II development context
P-6A	69-73 Warwick Street	UNLR Community Garden .30 acre	DPW Right-of-way	Make every effort to preserve as permanent public open space/
Parcel 30	1-67 E. Berkeley St / Tremont St./ Public Alley 705/ Shawmut Ave.	Community Garden 1.1 acres	BRA	Zone and preserve 60% for open space/community garden/ greensward
RD-13	1565-1587 Washington Rutland/Haven Sts.	Gazebo Community Garden .44 acre	BRA	Zone and designate parcel 30A as permanent public open space/ community garden
RE-2B	20-22 Clarendon St.	Community Garden .05 acre	BRA	Zone and designate as permanent public open space/community garden
RR-8	108-138 Worcester St. Corner Wellington St. 561 Columbus Ave.	Community Garden .53 acre Vacant lot .05 acre	BRA BRA	Zone and designate as permanent public open space/community garden Zone and designate as permanent public open space
RD-36 SE-49 SE-7 SE-2	106-116 W. Springfield Street	Community Garden 2.1 acre	BRA/COB	Zone and designate as permanent public open space/community garden
29-A 33-B R-12A R 12B	1797-1815 Washington 75-87 Northampton St 1762-1788 Washington 91-113 Northampton St	Dev. parcels .32 acre 1.1 acres	BRA	Explore possibility of creating significant open space by clustering new housing

SOUTH END NEIGHBORHOOD SURVEY

COMMUNITY LEADER INTERVIEW

This survey is being conducted by Boston Urban Gardeners for the Boston Redevelopment Authority as part of an Open Space Needs Assessment and study of the South End and Lower Roxbury.

A

ORGANIZATION _____

PURPOSE _____

CLIENTS / PARTICIPANTS _____

ETHNIC COMPOSITION _____

AGES under 5 5-12 12-15 15-20 20-35 35-50
 50-65 65+

PRIMARY INCOME LEVELS under 10,000 10-20,000 20-35,000
 35-50,000 50,000+

SPECIAL NEEDS _____

RECREATION / SPORTS / OUTDOOR PROGRAMS _____

B Go to chart/interview on overleaf.

C

1. Do you use any parks, playgrounds, gardens, tot lots, ballfields or court in the South End / Lower Roxbury, other than the ones we mentioned?

2. Do you think the South End / Lower Roxbury needs more open spaces?

Does it need different kinds? What would you like to see?

3. If you don't use any of the public open spaces in the South End / Lower Roxbury, why not?

Do you use other public parks, playgrounds or gardens in other neighborhoods?

Additional Comments: _____

SOUTH END NEIGHBORHOOD SURVEY

This survey is being conducted by Boston Urban Gardeners for the Boston Redevelopment Authority as part of an Open Space Needs Assessment and Study of the South End and Lower Roxbury.

A

CENSUS TRACT # _____ NEIGHBORHOOD _____

DAY/DATE _____ OPEN SPACE STREET LEADER

TIME OF DAY MORNING LUNCHTIME EARLY AFTERNOON
 LATE AFTERNOON EVENING

NAME (optional) _____ SEX M F AGE _____

ETHNICITY _____ MARITAL STATUS S M LT D

HOUSEHOLD INCOME: under 10,000 10-20,000 20-35,000
 35-50,000 50,000+

HANDICAPS (if any) _____ LANGUAGE SPOKEN AT HOME _____

NO. OF CHILDREN, IF ANY _____ AGES _____

HOMEOWNER / TENANT _____ HOUSEHOLD TYPE AND SIZE _____

LENGTH OF TIME LIVING IN THE S.E./L.R. _____ CHILDHOOD HOME _____

LENGTH OF TIME LIVING IN BOSTON _____

MEANS OF TRANSPORTATION:
WORK _____ LEISURE _____

B Go to chart/interview on overleaf.

C

1. Do you use any parks, playgrounds, gardens, tot lots, ballfields or courts in the South End / Lower Roxbury, other than the ones we mentioned?

2. Do you think the South End / Lower Roxbury needs more open spaces?

Does it need different kinds? What would you like to see?

3. If you don't use any of the public open spaces in the South End / Lower Roxbury, why not?

Do you use other public parks, playgrounds or gardens in other neighborhoods?

Additional Comments: _____

The Community Gardens of the South End

Beginning in 1976, partly as a result of the City of Boston's vacant lot reclamation "Revival" program and partly through the work of volunteers and community-based organizations, community gardens began to appear on vacant lots throughout the South End.

The gardens were a response to a confluence of recent events: a sudden rise in food prices following the energy crisis of the mid-1970's; the tension and sense of disintegration which gripped the city during the busing crisis; the growing numbers of South End residents recently arrived from more rural backgrounds; and the fact that the lots had been lying vacant, neglected, and covered with trash, scrap metal and broken glass for too many years.

At this time, one of Boston's least proud moments in history, a community gardening movement began in the South End which soon spread to other neighborhoods, seeking to bring people together across racial, generational, cultural and neighborhood boundaries.

Inspired by the work of Augusta Bailey of the Roxbury-North Dorchester Beautification Program, supported by then-State Representative Mel King and the South End Project Area Committee (SEPAC), and with substantial assistance from the BRA's South End site office staff, the Metropolitan District Commission, the National Guard, and United South End Settlements, eight community gardens were created with few conventional resources. The soil was donated by the MDC, trucked into Boston by the National Guard, and delivered to sites cleared and fenced by BRA contractors. Tools donated by USES and wielded by senior citizens and children spread the soil from dawn to dusk until it was smooth enough to divide into family plots. During the summer of 1976, SEPAC sponsored an employment training program which helped to organize the community gardens and assisted their senior and junior constituents in laying out paths and borders. In the fall of 1976 the informal group organized as a non-profit organization, the South End Garden Project, Inc.

The South End Garden Project was responsible for creation of the gardens at: 1) Lenox-Kendall Street and 2) Saranac-Newcastle in Lower Roxbury; 3) East Brookline-St. James Street and 4) Harrison Ave.-Plimpton Street bordering the Cathedral Public Housing Development; 5) West Dedham and Shawmut Avenue for residents of Torre Unidad at IBA; 6) Tent City (now developed); 7) the Salvation Army's Harbor Light Center/IBA (now developed); 8) the "Gazebo Garden" at Rutland and Washington Streets and the adjoining garden at Haven Street and Shawmut Avenue.

The Public Facilities Department, working with considerably more resources, had initiated a concurrent garden creation program in which contractors produced essentially "finished," community gardens. This program was responsible for the creation of the 9) Berkeley Street, 10) United Neighbors, 11) Warwick Street and 12) West Springfield Street Community Gardens.

The Worcester Street and Warren Avenue Community Gardens were created independently by neighborhood residents several years later and received some assistance from Boston Urban Gardeners using a Community Development Block Grant (CDBG).

Today there are twelve community gardens in the South End, serving more than 400 residents, their families and neighbors, totalling 3.74 acres, (two having been lost to

development). In addition, Titus Sparrow Park and the Southwest Corridor together provide an additional 77 garden plots. Two small gardens, at Saranac and Newcastle on Columbus Avenue and one at IBA on the corner of West Dedham Street and Shawmut Avenue, have been secured as permanent open space. The other gardens are all sited on BRA-owned land and are vulnerable to development pressures. Each of the community gardens is unique. Together, they reflect the cultural richness, diversity and spirit of cooperation of the South End itself.

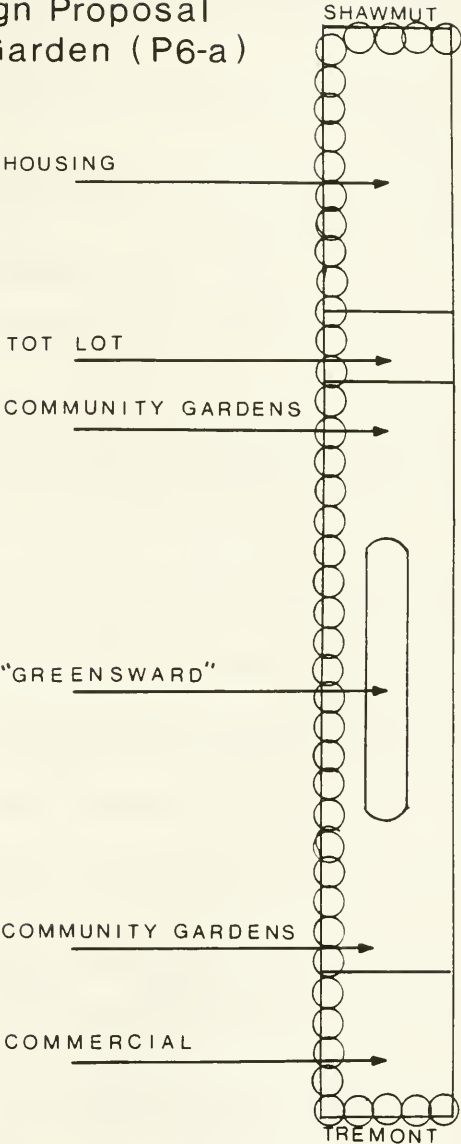
During debate on the proposed SENHI Program, the ad hoc Affordability Coalition of South End residents and organizational leaders, calling for two-thirds low and moderate income housing on BRA-owned development parcels, also came out in support of permanent designation for community gardens. Byron Rushing, the South End's elected State Representative, also supported the permanence of the gardens.

It should be noted that the community gardens are used primarily by low and moderate income senior citizens and overwhelmingly by tenants. These spaces provide a way for people who would otherwise have limited access to active recreation or expression of long-honed skills and cultural traditions to engage in outdoor, socially engaging activity.

The community gardens represent an important addition to the South End's open space inventory of passive parks, playgrounds, squares and tot lots. They also offer flexibility to current and future residents of the neighborhood. While community gardens today reflect the needs, skills and enjoyment of a significant portion of the community, they also present a way for the community to respond to new needs. If, in the future, community gardening were less attractive to area residents, these critically located parcels could be combined with, or converted to a more varied inventory of types of recreational and passive open space than currently exists in the South End. These could include areas of special cultural, historic or artistic significance (e.g. Plaza Betances and its mural at IBA), spaces designed specifically for intergenerational use (e.g. a tot lot combined with a community garden adjacent to senior housing), or portions of sites reserved for special events, local vendors or water features (e.g. several community gardens in New York have large seating areas and adjacent white painted blank walls where community residents can gather to watch films; others have spray pool areas). This kind of flexibility would greatly increase the potential for a high quality of life and additional control over the environment for South End residents, particularly for those living in housing without private yards.

We strongly urge the BRA to refrain from developing the community gardens of the South End with an eye toward the future quality of life of South End residents.

Schematic Design Proposal E. Berkeley St. Garden (P6-a)



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