

MISSION HILL

NHS NEWS



SPRING ELECTIONS

THIRD EDITION FEBRUARY 1993

NHS OFFERS COUNSELING SERVICES TO HOMEOWNERS

Mission Hill NHS, with the assistance of the City of Boston, announces the start of new counseling services for Mission Hill homeowners.

If you are concerned about meeting your monthly housing expenses — paying your mortgage and meeting your other financial obligations — or even if you are worried about a bank foreclosure, these services could be for you. Call Mission Hill NHS at 442-5449 for a meeting at our office to discuss your financial problems. All information will be confidential.

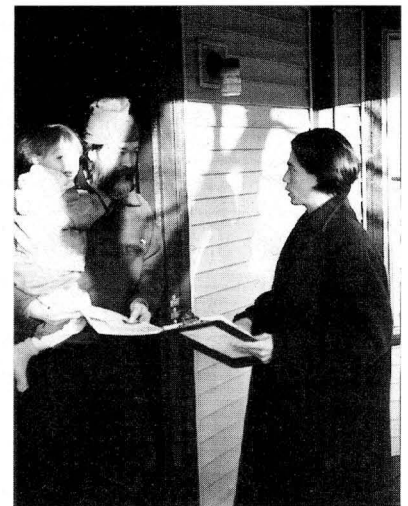
After reviewing and discussing your personal financial circumstances, a program may be developed to help you. Approaches that might help include preparing a monthly family housing budget, reviewing opportunities to refinance your present mortgage, setting up payment schedules to bring your loans up to date, or assistance with consolidating your bills into one loan.

Mission Hill NHS asked Joan Smith of the Boston Redevelopment Authority's Neighborhood Housing and Development Department to provide these counseling services. Smith has many years of experience in housing-related programs and has a working knowledge of the available banking and assistance programs. Counseling services are free to Mission Hill homeowners and will begin in March and continue through the spring. Priority will be given to owner occupants.

These counseling services are one part of Mission Hill NHS's effort to address the issue of neighborhood disinvestment and stabilization. Mission Hill NHS is working cooperatively with the Boston Redevelopment Authority to help develop programs and resources that will be available to Mission Hill residents to strengthen our housing and our entire neighborhood.

LEDGE SITE OUTREACH NHS WANTS YOUR INPUT

Glen Ohlund (right) is talking and meeting with residents to discuss their ideas for the future of the Ledge Site. For an update on the Site see Committee Reports inside.



CONTEMPLATING SPRING HOME IMPROVEMENTS?

Applications are still being accepted for the City of Boston's Homeworks Program. This home improvement grant program is available to all Mission Hill residents of an owner-occupied one- to four-family house or condominium.

Grants are equal to one third the cost of certain repairs or up to \$3,000. An additional grant of up to \$1,000 is available for exterior painting. To request an application, call the City of Boston's Public Facilities Department at 635-0600. Sign-up now for those spring improvements.

MISSION HILL NHS ANNUAL MEETING

MONDAY • APRIL 5, 1993 • 7 P.M.

Mass. College of Art • 621 Huntington Avenue • Auditorium in the Tower Building

NHS ANNUAL MEETING

April 5, 1993
Monday • 7 p.m.
Mass. College of Art • 621 Huntington Avenue
Auditorium in the Tower Building

The Mission Hill NHS Membership Committee is soliciting candidates to the Board of Directors. Candidates will be elected at the Annual Meeting by the membership of Mission Hill NHS. For a Mission Hill resident to become a member of NHS, all you have to do is attend the Annual Meeting, sign in and you are eligible to vote.

This year, five Mission Hill residents will be elected to the Board. All candidates must currently live in one of the following Districts or Mission Hill At-Large (see insert map for Districts). All seats are for a three-year term.

CANDIDATES:

One (1) seat is available to residents from each of the following:

District 3 — Alice Taylor Development Area and District 7 — Delle Avenue.

Two (2) seats are available for Mission Hill residents from **District 6 — Top of the Hill Area.**

One (1) seat is available for a **Mission Hill resident At-Large.**

The Membership Committee is also soliciting candidates for **two (2) seats** to represent the local **Financial Institutions** and **one (1) seat** to represent the following: **the City of Boston** and **Local Retail Merchants.**

Nominations will be taken from the floor of the Annual Meeting for additional At-Large candidates. Residents must be present at the meeting to be nominated from the floor. No nominations will be taken from the floor for District candidates or candidates representing the Financial Institutions, the City of Boston or Local Retail Merchants.

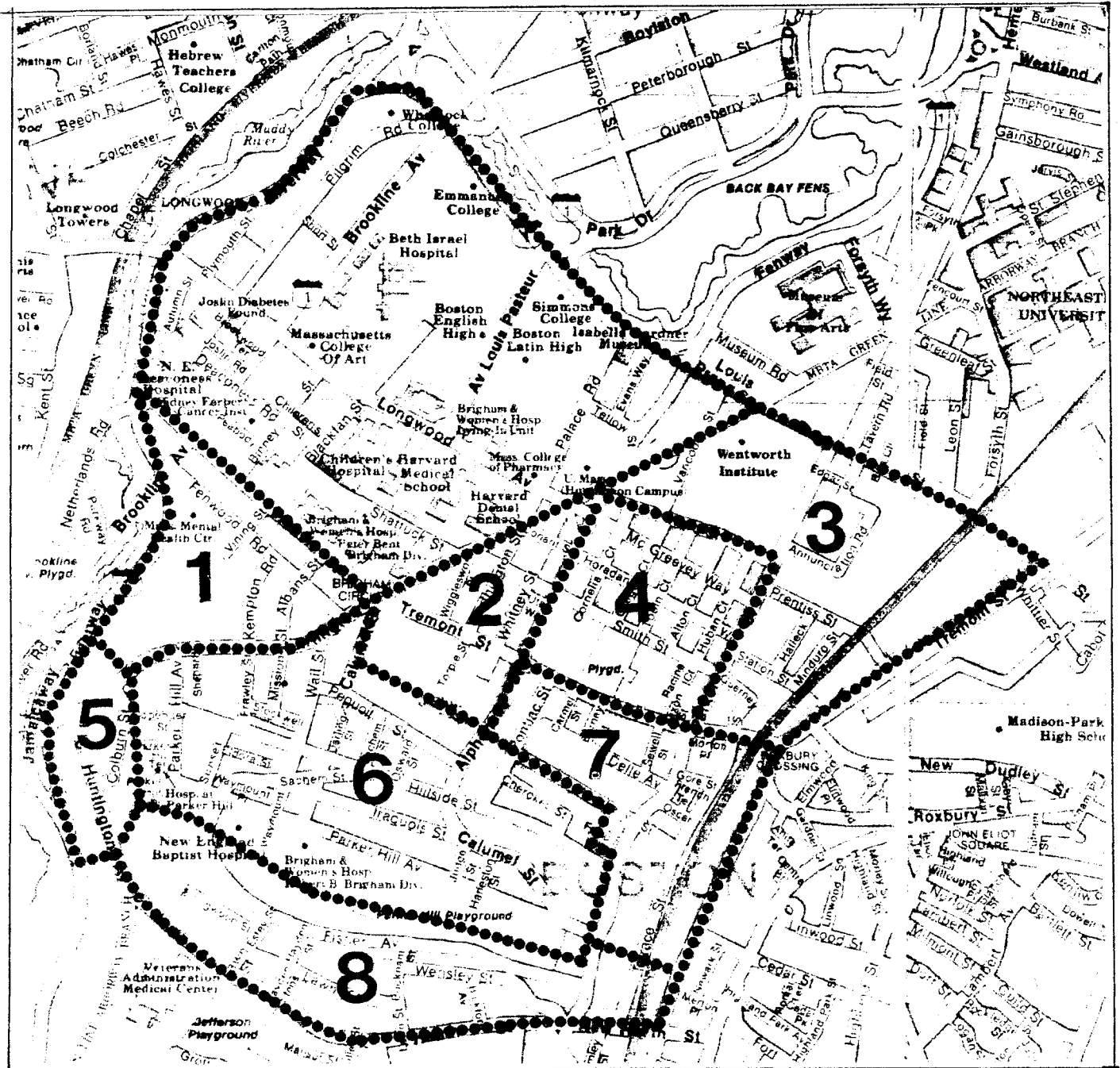
HOW:

If you are interested in submitting your name as a candidate for the election to the Board of Directors, please send your name, address, seat you are a candidate for, and a brief statement of why you want to run for the Board, experience and qualifications to the Mission Hill NHS Membership Committee, 1530 Tremont Street, Boston, MA 02120 **no later than 5 p.m., March 16, 1992.**

WHO:

The Mission Hill NHS Board consists of 27 members; 17 members are neighborhood residents from various neighborhood districts and the neighborhood At-Large. The Board also has four representatives from the financial community, three from the City of Boston government, two from the institutional community and one from the local retail merchants. The Board of Directors meets monthly to direct the business of the Corporation. Board members are expected to support the goals and programs of the organization by attending monthly meetings and serving on various Committees.

VOTE • VOTE • VOTE • VOTE



**Mission Hill Neighborhood Housing Services, Inc.
Service Area and District Boundaries**

1. RTH Area
2. Triangle Area
3. Mission Hill Extension Area
4. Mission Hill Main Area
5. Colburn Street Area
6. Top of the Hill Area
7. Delle Avenue Area
8. Back of the Hill Area

COMMITTEE REPORTS

PROPERTY REVIEW COMMITTEE

Committee Members: Walter Bennett, Kelly Farquharson, Patricia Flaherty, Kay Gallagher, Cynthia Koebert (chair), Maryanne O'Keefe, Joe Sullivan.

At the suggestion of Committee Chair Cyndi Koebert, the Property Review Committee and our management agent, Independent Managers Inc. (IMI), met with a group of Delle Avenue area residents to discuss concerns about our properties on Delle Avenue, part of our Frawley Delle Apartments.

Information, concerns and issues were shared by all present. Residents and neighbors alike are encouraged to call IMI at 442-6828 (a 24-hour service) if they observe any problems or have any concerns at any of our properties. IMI will follow-up and get back to you.

APARTMENTS FOR RENT

Frawley Delle Apartments, one-bedroom apartments on Frawley Street, \$575 a month. Includes heat & hot water, wall-to-wall carpet, modern kitchens, on-site laundry, parking on a first-come, first-serve basis. For information or to put your name on a waiting list, call Independent Managers Inc. at 442-0292.

We continue to work with the residents of our buildings and the neighborhood to ensure we all are good neighbors. To increase security, we have recently installed exterior lighting to light the backyard at 7-17 Delle Avenue. In response to individuals congregating in front of the building doorways, management met

with several households and posted no trespassing signs, which enable the police to disperse groups. To help reduce litter, management is doing additional street and sidewalk cleaning in front of the property.

To maintain our property, we recently completed some improvement projects. All the hallways at 7-17 Delle Avenue and 7-15 Frawley Street have been painted. The exterior window and door trim has been painted on Frawley Street and chimney repairs were made to Delle Avenue.

The Committee is currently reviewing Frawley Delle Apartment's operating budget for 1993 with IMI. This is the tenth year we have owned and operated Frawley Delle Apartments for 74 moderate- and lower-income households. Properties included in this development are located at 56 Delle, 7-17 Delle and 7-15 Frawley Street and were financed through the Massachusetts Housing Finance Agency with the assistance of the Metropolitan Boston Housing Partnership.

NEIGHBORHOOD STABILIZATION COMMITTEE

Committee Members: Walter Bennett, Kelly Farquharson, Patricia Flaherty, Jay LaCroix (chair), Patricia McDermott, David West.

The Neighborhood Stabilization Committee continues work to provide new services to Mission Hill residents. This month, we

HOUSES FOR SALE

Interested in buying a home for you and your family? Mission Hill NHS's Stabilization Committee is currently maintaining a list of houses for sale in Mission Hill (some are bank owned). For information stop by our office at 1530 Tremont Street (across from Mission Church).

announced the start of homeowner counseling services (see story on page 1). To expand our efforts we are working with the Boston Redevelopment Authority on a housing assessment study. This study will document current housing trends and needs so we can develop specific solutions. We are currently conducting an exterior condition survey of all the houses in the

neighborhood to identify the need for more home improvement loan funding.

The Committee is also working with a couple of banks on two properties that they have recently foreclosed and own. At the December monthly Board meeting, the Committee was asked to explore the possibility of purchasing and rehabbing one of these multi-family properties.

If you have suggestions on housing programs or services that might help you or the neighborhood, please contact Jim Hoffman at Mission Hill NHS or the Chair of Committee, Jay LaCroix.

LEDGE SITE COMMITTEE — Outreach continues

Committee Members: Walter Bennett, Kelly Farquharson (co-chair), Patricia Flaherty (co-chair), Bruce Keary, Jay LaCroix, Patricia McDermott, David Welch.

In December, we continued the outreach phase of the Ledge Site planning process with the publication of our *NHS LEDGE SITE NEWS*. Since distributing the newsletter throughout the neighborhood, Glen Ohlund, NHS community organizer for the Ledge Site, has been very busy talking and meeting with abutters to the site. The Committee is using these introductory meetings to familiarize abutters with NHS, outline the community planning process that will be used to create a development plan, solicit abutters' participation in this process and begin to generate residents' visions and concerns for development of the site.

To date Glen has talked to 75 residents including Board members, community leaders, retailers and abutters. A total of 50 abutters were the single largest group among those interviewed. Glen plans to complete these introductory meetings by the end of this month. If you live next to the Ledge Site and would like to meet with Glen, give our office a call at 442-5449.

The Committee continues to work with Harvard University, owners of the site, to finalize the budget workplan for the community planning process. The budget will fund staff, project costs, various technical studies and consultants to prepare and analyze information to assist residents with making recommendations. With Harvard University's continued support and the enthusiastic support from neighborhood residents, the Committee anticipates starting the planning process during March.

706 HUNTINGTON INC.

Committee Members: Walter Bennett, Kelly Farquharson, Kay Gallagher, Bruce Keary (chair).

Huntington Apartments, located in the heart of our neighborhood at Brigham Circle, continues to be a source of pride for NHS. Not only have we saved this graceful historic building at 706-712 Huntington Avenue, but in the process we created 37 units of new market-rate and assisted housing as well as two commercial locations.

Our management agent, IMI, has brought us through the dramatic downturn in the rental market with consistent good marketing and management. Over the next several months we will be working with the primary lending agency, Massachusetts Housing Finance Agency, to restore decreases in State assistance payments to help balance our operating budget.

APARTMENT FOR RENT

Huntington Apartments, one-bedroom apartment for a holder of a Section 8 Certificate or Voucher. Includes heat & hot water, air conditioning, wall-to-wall carpet, modern kitchen and bath, and on-site laundry. For information or to put your name on a waiting list, call Independent Managers Inc. at 566-5514.

- New Homeowner Counseling
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- NHS Committee Reports

INSIDE THIS ISSUE

Mission Hill Neighborhood Housing Services
1530 Tremont Street
Boston, MA 02120

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Organization
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NHS CALENDAR

Mission Hill NHS Annual Meeting
April 5, 1993 • 7 p.m.
Auditorium, Mass. College of Art

NHS Board of Directors Meetings
March 1, 1993
May 3, 1993
June 7, 1993
July 5, 1993

Board Meetings begin at 6 p.m. in the Music Room of Mission Church, 1545 Tremont Street. All residents are welcome to attend.

NHS NEWS is a new service of Mission Hill Neighborhood Housing Services. **NHS NEWS** will introduce our organization to new neighbors, re-introduce ourselves to old friends and update you on present and future plans.

NHS NEWS is written and edited by members of the NHS Board.

NHS NEWS is published with the assistance of New England Baptist Hospital.

NHS BOARD & OFFICERS

NHS OFFICERS

Kelly Farquharson
President
Patricia Flaherty
Vice President
John Daley
Treasurer
Kay Gallagher
Secretary
Walter Bennett
Assistant Secretary
Bruce Keary
Clerk
Jay LaCroix
Assistant Clerk

RESIDENTS —District

RTH
Joseph Dean
Triangle
Kelly Farquharson
Mission Main
Rafael Feliciano
Colburn Street
Richard Whitney
Delle Avenue
Cynthia Koebert
Back of the Hill
Chris Norwood
Top of the Hill
Nancy Ahmadifar
Mark Bourbeau
Bruce Keary
Patricia McDermott
Maryanne O'Keefe

At Large

Walter Bennett
Patricia Flaherty
Richard Giordano
Jay LaCroix
David West

FINANCIAL COMMUNITY

Poonam Arora, *Fleet Bank*
John Daley, *Bank of Boston*
Lisa Eng, *Newworld Bank*

CITY OF BOSTON

Ed Burke, *Office of Neighborhood Services*
Shelagh Flynn, *City Councilor* David Scondras
Juan Lopez, *Office of Neighborhood Services*

INSTITUTIONAL COMMUNITY

Kay Gallagher, *Back of the Hill CDC*
David Welch, *New England Baptist Hospital*

RETAIL MERCHANTS

Bruce Weinograd, *Mike's Donut Shop*

Office

Mission Hill Neighborhood Housing Services, Inc.
1530 Tremont Street
Boston, MA 02120

442-5449

James Hoffman, Director
Glen Ohlund, Ledge Site Community Organizer

N H S

L E D G E S I T E N E W S

D e c e m b e r 1 9 9 2

N H S L E D G E S I T E N E W S

This is the first edition of NHS LEDGE SITE NEWS. This newsletter is part of the neighborhood outreach included in our planning process for the Ledge Site. With this newsletter we hope to keep residents informed and up to date on the activities of the NHS Ledge Site Committee, solicit input from residents, and distribute information. This edition will familiarize you with the Ledge Site, explain our involvement, and encourage you to be a part of the process to determine how the Ledge Site can best serve the community.

N H S

If you are not sure what NHS is, we're the organization that has been in the neighborhood since 1975 working to stabilize and improve Mission Hill for all of its residents. NHS has helped over 200 homeowners with home repairs and has developed 117 units of affordable rental housing including the HERE House at 40 Calumet St., Huntington Apts. at 706 Huntington Ave., and the rehabilitated apartments at 7-15 Frawley St. and 7-17 & 56 Delle Ave. Our Board of Directors (elected volunteers from the neighborhood) continues to work on these and other related issues of concern to make Mission Hill a better community for everyone.

W H A T I S T H E L E D G E S I T E ?

There are many different opinions about what and where the Ledge Site actually is. Some of the more frequent responses to this question are:

"That's the quarry" or "It's those rocks behind Osco's" or "That's where they want to put a mall, right?"

These are some of the answers people gave to this question when asked. Some of the above statements are more accurate than others. The Ledge Site consists of the building with four commercial businesses (Osco, Sterling Cleaners & Laundromat, and Bank of Boston), and the surrounding parking lot. The site also includes the ledge and open land up to and behind the row of triple deckers on Calumet St. and over to St. Alphonsus Street. To give you an idea of the physical property boundaries we are talking about, we have included a map on the next page. This site was an active quarry for over fifty years (1850's-1900's). Much of the building in Boston was done with a similar stone, known as "Roxbury Puddingstone", until the early 1900's. Just look at the Mission Church to get an idea of the volume of stone needed for this and other

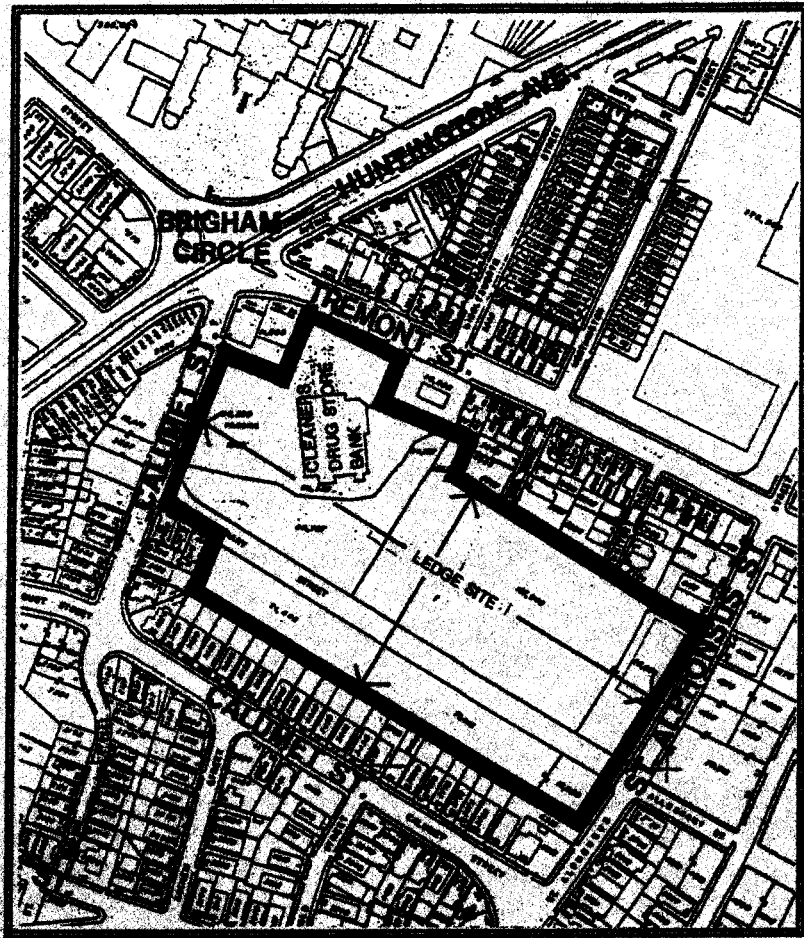
churches including Holy Cross Cathedral. Not less than twenty-five area churches were built of the stone. The advent of steel and concrete as building materials made the "Roxbury Puddingstone" from the quarry a thing of the past. Harvard University began to purchase the former quarry in 1960, beginning with a parcel on St. Alphonsus Street. The entire parcel known as the Ledge Site is presently owned by Harvard University.

NHS & THE LEDGE SITE

NHS was approached by Harvard University in 1989 to help define community development objectives for the Ledge Site. Harvard initiated the discussions because of an overwhelming lack of community support for previously presented plans. NHS responded with a proposal outlining a community planning process.

This planning process will elicit ideas from within the community to create a viable development plan for the Ledge Site. This development plan must serve the needs of the neighborhood, as well as being marketable and financially feasible. Part of this process will certainly be to identify ways to revitalize Brigham Circle, making it a town center for Mission Hill. NHS believes that for this process to be successful it must create a plan that has broad-based community support, one which will serve the residents, businesses, institutions and visitors of Mission Hill. Discussions with Harvard have been slow but continuous and the NHS Ledge Site Committee is working to finalize the planning process.

The end product, as NHS envisions it, will be a development plan that benefits from the ideas of as many possible users of the site as we can reach -- a plan that doesn't just put up buildings, but helps to build the neighborhood.



Mission Hill's "Ledge Site"

WHY IS THE LEDGE SITE IMPORTANT?

The Ledge Site is a key part of the commercial center of Mission Hill. Within Mission Hill, this 9+ acre site remains the largest space available to be developed. A development plan which serves residents and users is critical to the stabilization and growth of the community. Some residents' opinions taken from the NHS survey conducted last summer concerning the need for a strong commercial center in Mission Hill are:

"The appearance of the site, size of buildings, parking, open space, types of stores, and jobs for our residents are some of my concerns."

"My neighbors are my friends, I also think of the merchants and small businesses as my friends too! I think we are ideally located."

"We love our home but I would like to live where there is a more desirable center to shop."

WHAT IS THE PLANNING PROCESS?

We would like your input as to why the Ledge Site is important to you. To accomplish this goal the planning process will involve a number of tasks and activities -- small group meetings of abutters, residents, businesses, and institutions will be used to collect information on desires and visions; a user survey will collect information from the current users of the Brigham Circle shopping area, task forces will be organized around specific issues to expand participation and assist with reviewing potential development scenarios, consultants will review and analyze information to assist residents with making decisions; and neighborhood-wide meetings will be used to create and help make the decisions on the development plan.

NHS recently hired Glen Ohlund to assist with outreach. He will be working as the community organizer, facilitating community input, explaining the process in group meetings and individually, and also assisting in the overall planning process. These meetings will begin as soon as the planning process is finalized. If you have questions or would like to speak with Glen regarding any element of this process, please call our office at 442-5449. Glen will be in the office Tuesday, Thursday, and Friday from 10:00 AM until 6:00 PM.

As reported in the September edition of NHS NEWS, the NHS Ledge Site Committee announced that we were starting the community outreach and planning process for the Ledge Site. This newsletter is the first visible product many of you may be seeing. We hope you are encouraged and will let us know your thoughts.

NHS Ledge Site Committee Members: Walter Bennett, Kelly Farquharson (co-chair), Patricia Flaherty (co-chair), Bruce Keary, Jay LaCroix, Patricia McDermott, David Welch.

*Mission Hill Neighborhood Housing Services, Inc.
1530 Tremont Street, Boston, MA 02120
(617) 442-5449*

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N H S

L E D G E S I T E N E W S

No. 2

S u m m e r 1 9 9 3

NHS LEDGE SITE NEWS

This is the second edition of the NHS Ledge Site News. Mission Hill Neighborhood Housing Services is conducting The Community Planning Process to generate a development plan for the Ledge Site. This process is well underway. Starting March 30th, NHS began conducting abutter meetings in the homes of concerned residents. At these meetings we explained the history of NHS and current programs, our relationship with Harvard (owner of the site), the Ledge Site Community Planning Process, and responded to resident's questions. We then began the formal collection of thoughts concerning possible development of a 9.3 acre site adjacent to people's homes or businesses. This gathering of ideas has been the largest part of the meetings to date.

REPORT ON ABUTTER MEETINGS

There were three abutter meetings held in the homes of long-time Calumet Street residents. They were held at the Wilson Home, the Keary Home, and the Ruffin Home. Of the people attending these meetings, some were newcomers, while other people had longer history in the community. They included owners, renter/tenants, owner occupied households, and investment property owners. The age of those attending ranged from a 2 year old with his mother, to lifelong residents in retirement. The majority of people attending were working people in a variety of professions. We also heard from students at area schools that have found Mission Hill an attractive alternative to on-campus living.

Another abutter meeting was held at the American Legion Post at 1617 Tremont Street. There were about fifty people in attendance. That meeting included people who own property or businesses on Tremont Street or at Brigham Circle, as well as residential abutters to the site from Tremont, Torpie, S. Whitney, St. Alphonsus, and Calumet Streets.

The smaller house meetings ranged in attendance from 14 to 7 people and had many similar qualities in terms of goals, uses, and concerns. Most people held a vision of Mission Hill that showed vitality, activity, and a true sense of community involvement. They expressed ideas for the Ledge Site to show visitors and residents alike that this was a good place to live, work, and play. The abutters on Calumet Street value the view from their houses and expressed that some form of open

space would be an asset to the community. The term "open space", held many different meanings to those abutters attending the meetings. Discussion about how to improve the appearance of Brigham Circle was a important topic at every meeting so far. Many of the people who attended these meetings view Brigham Circle as the gateway to Mission Hill. The goal of a strong shopping area, similar to places in Jamaica Plain was frequently voiced. Abutters feel it is important to project a positive image for the community, both for residents and visitors. Job creation was another goal frequently mentioned by those attending the meetings.

The amount of snow we got this winter also accounted for some discussion concerning the present use of the site during the planning process. The appearance of the site is an immediate concern for many abutters that do enjoy the natural surroundings found on the Ledge.

Although this newsletter is not meant to cover every idea expressed at this stage in the planning process, some specific uses that were mentioned included more retail, office, and commercial space, as well as parking and police facilities. These ideas indicate that people were looking at the possible needs that would be associated with a development at the Ledge Site.

Concerns that were raised regarding development included the scale of a development (height, density, location), traffic problems, noise during and after construction, physical site characteristics, the possibility of blasting, competition with existing businesses, and community control of the development to name but a few.

After these meetings, we asked some of those people attending for their comments. Below are a few of their opinions:

"I thought it was a very positive meeting. It's great that NHS is including businesses and abutters in this process. I do wonder how long this process will take, but it will be good to finally see something happen on the Ledge Site." Patti Narowski, Co-Owner Fermoy's Drug Store

"In general, I think it is a well-thought out process. My concern is; how do we distill all of these good intentions into 1 plan. It seems like an enormously long process. Keep me posted, I'll come to other meetings." Nancy Williams, resident

"I'm 100 percent in favor of a development with input from both businesses and residents. There is going to have to be some give and take on all sides." Marvin Rosenkrantz, Owner Bloom's Hardware

"I felt that the meeting was constructive. I liked the update on NHS/Harvard discussions. It was good to hear the ideas of my neighbors. The small group setting was helpful because it allowed for more input from different people. I do understand that it makes the process more labor and time intensive." David Dodge, Calumet Street resident

The NHS Ledge Site Committee would like to express their thanks to those individuals who opened up their homes to their neighbors, and the American Legion Post for use of the meeting room. Their hospitality and support of the community planning process shows true commitment to the neighborhood and it's improvement.

We also would like to thank all who attended and offered so many positive thoughts and ideas. Without your input, this process would not be a true community plan.

The information collected at these and future meetings will be used to help develop various development scenarios for the Ledge Site. It will be reported to the community at neighborhood-wide meetings later on in this one year plan.

HARVARD FUNDS ARRIVE FOR COMMUNITY PLANNING PROCESS

NHS had decided to go ahead with the Community Planning Process last fall while still discussing funding for the process with Harvard. The agreement we reached was that Harvard would fund \$100,000 of the process and an environmental study. They also offered to help NHS locate and secure the additional funds needed to complete this process. The funds will be used to hire consultants to address soil/site conditions, traffic, marketing, financing and other considerations; as well as NHS staff and expenses associated with this process.

NEXT STEP: DISTRICT MEETINGS

With the abutter meetings completed, we move into the next stage of the planning process: Resident meetings throughout the neighborhood.

The goal of the NHS Ledge Site Committee is to hold meetings in each of the areas of Mission Hill and to encourage some of those attending to host smaller house meetings for their neighbors or those unable to attend the larger meetings. We hope to complete the input gathering from residents by the end of the summer. If you have a question about a meeting in your area, or about hosting a smaller house meeting, please call Glen Ohlund at the NHS office (442-5449).

We hope to hear the ideas of as many people as possible within the community. Together we can make this a success! Starting in June, the NHS Ledge Site Committee will be scheduling meetings in the various neighborhoods around Mission Hill. To date, we have held one area meeting and have scheduled two others for June:

Date:	Time:	Place:
Wednesday, June 23	7 PM	Wait St. Community Room 768 Huntington Avenue
Tuesday, June 29	6 PM	Bullfinch Courtyard* 841 Parker Street

*Note: In the event of rain, the June 29 meeting will be held at the New England Baptist Hospital, 125 Parker Hill Ave.

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Boston, MA 02120**

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NHS

LEDGE

SITE

NEWS

No. 3

Fall 1993

THE LEDGE SITE COMMUNITY PLANNING PROCESS

As we begin the second phase of the Ledge Site Community Planning Process we would like to thank you, the people of Mission Hill, for brainstorming with us during the last six months. By sharing your goals, concerns and ideas you have helped us complete the first significant step in determining what happens at the Ledge Site.

At meetings throughout the neighborhood we have listened to the constructive input of over two hundred people. We are excited about the level of public participation over the last few months and will continue working to expand the dialogue to include even more people in these discussions. The exchange of ideas and comments is valuable to the successful development of the Ledge Site. If the thoughtful insights and ideas shared by the people of Mission Hill are any indicator of success for the Ledge Site development, then we have every reason to be optimistic for the future.

The NHS Ledge Site Committee and staff would like to take this opportunity to thank those of you who have worked with us. By hosting a meeting you have shown a commitment to our neighborhood and it's future. We would also like to encourage you to continue to participate in the Ledge Site Community Planning Process. We need to hear your concerns, respond to them, and make you a part of the plan that will help to revitalize Brigham Circle.

REPORT ON SUMMER ACTIVITIES

After four abutter meetings this spring, NHS Ledge Site Committee members and staff were busy throughout the summer collecting information from residents of the different neighborhoods in Mission Hill. A total of twelve meetings occurred in eight area districts between June and September. Considering how hectic schedules can be with vacations and other commitments, the turnout of interested residents and others was impressive. These discussions clearly demonstrated that the people of Mission Hill are dedicated to revitalizing our community.

For some of you it was your first introduction to NHS, for others, a chance to renew old acquaintances. We heard from a wide variety of neighbors: business owners, owner occupants, renters, students, members of the institutional community, non-resident owners, church leaders, and representatives of various community groups. The input from community members will be an important factor in shaping objectives of the development; and we have included notes from ALL area meetings in an insert to this newsletter. The insert is not intended as a tally, but to give you an sense of the range of ideas exchanged during our meetings. We are sharing the information to give you an opportunity to know the ideas, common and unique, of the different neighborhood districts.

NEXT STEPS: CITIZEN TASK FORCES, CONSULTANTS, AND NEIGHBORHOOD-WIDE MEETINGS

Citizen Task Forces:

We are organizing five Citizen Task Forces to examine the following issues related to Ledge Site development: parking/traffic; commercial use; open space; residential use; and survey. The Survey Task Force has been meeting since early October and others will be meeting in the next few weeks.

We would like each task force to be as representative of different views expressed at our meetings as possible. Each "team" will work to define various development alternatives individually, and with other task forces. These will then be presented to the community at the neighborhood-wide meetings.

If you are interested in getting involved with any aspect of this process and need more details, please call Glen Ohlund at the NHS office (442-5449). He will try to "plug you in" to your area of interest. We envision a joint effort between the task forces and our consultants that will result in positive development choices for the Ledge Site. The efforts of neighborhood volunteers helps to promote our goal of creating a final plan that has broad-based community support and participation.

Consultants:

NHS Staff is currently drafting Request For Proposals (RFP's) to gain technical support for this planning process. We have been obtaining background information from consultants with extensive experience in project management, financing, community planning and other more technical areas such as soils and marketing.

We believe it will be an important goal to bring people on board that know how to work with community people. We want to be sure that these consultants have a proven track record in community planning.

Neighborhood-Wide Meetings:

Our goal in creating citizen task forces and hiring qualified consultants is to bring information back to the community-at-large, based on the ideas you came up with, that will allow the community to determine the best uses for the Ledge Site.

At some of the summer meetings, people suggested bringing consultants into the process earlier. Some of the most important limitations for development at the Ledge Site were those we heard from you, such as height/density of a development; what you don't want; traffic; or other constraints. These are as important in this process as the feasibility tests imposed by consultants, including physical site conditions; financing; market; or other restrictions. In the end, cooperation, compromise, and plain hard work, will be necessary if this is truly to be a community development that benefits all of Mission Hill.

SURVEY TASK FORCE REPORT

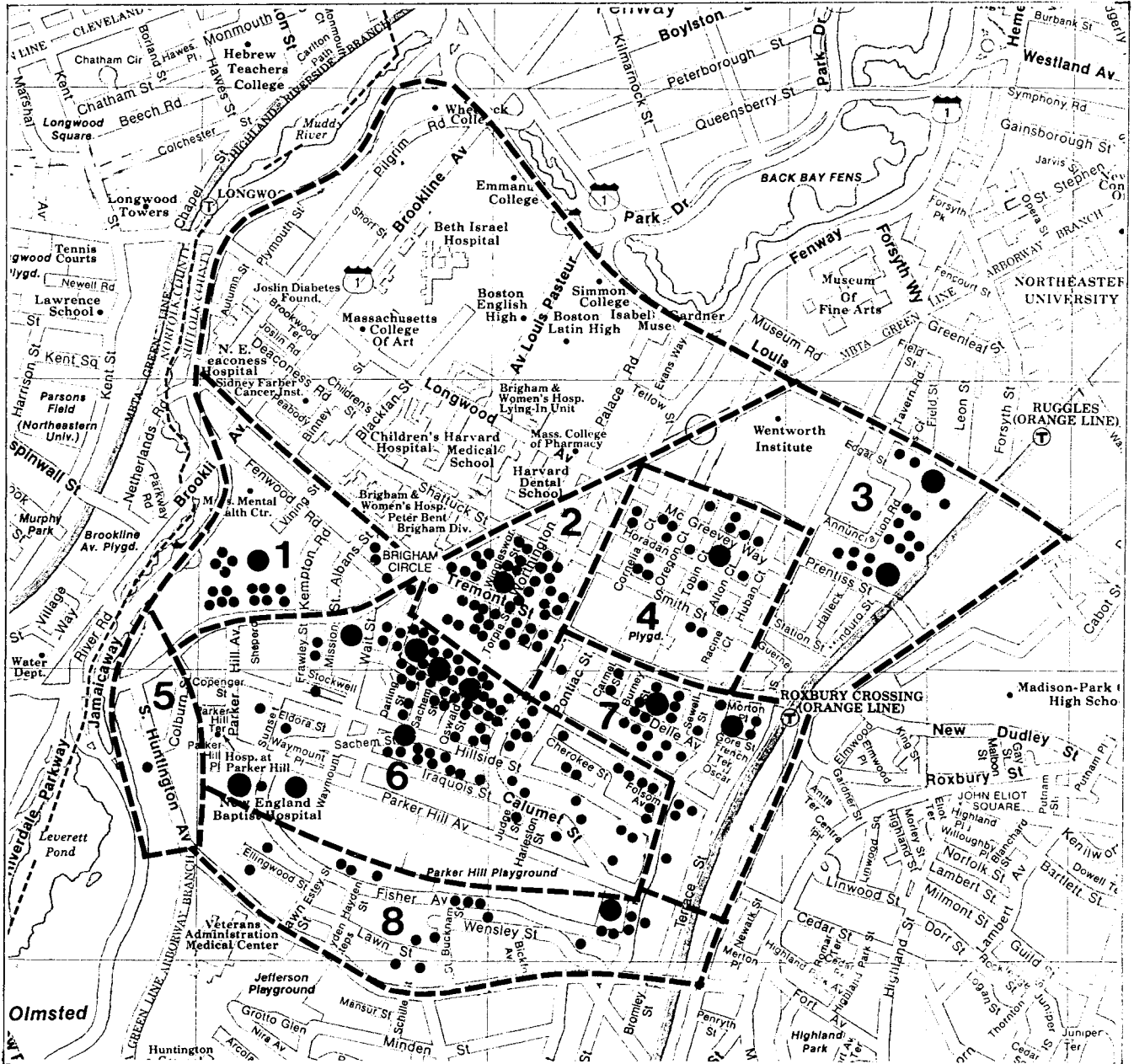
The Survey Task Force is working on a survey of current users in Brigham Circle. This group will design, implement, and compile the survey and report on findings. Please respond to the questions. It will only take 2-3 minutes and the findings will help to determine the direction of future market studies. If you would like to help, you can make a one-time

MISSION HILL NEIGHBORHOOD HOUSING SERVICES, INC.

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LEDGE SITE COMMUNITY PLANNING PROCESS



SERVICE AREA & DISTRICT BOUNDARIES:

1. RTH Area
2. Triangle Area
3. Alice Heyward Taylor Development Area
4. Mission Hill Main Area
5. Colburn Street Area
6. Top of the Hill Area
7. Delle Avenue Area
8. Back of the Hill Area

LEDGE SITE COMMUNITY PLANNING PROCESS INPUT MEETINGS:

- Location of Neighborhood & House Meetings
- Residents, Business Owners, Property Owners Attending Meetings

During the first phase of the Ledge Site Community Planning Process Mission Hill NHS conducted 16 community input meeting throughout the neighborhood. Over 200 residents, business owners and property owners attended these meetings. The following list represents all the goals, uses and concerns stated by people at these meetings. This information will become part of the second phase of the planning process that will determine a development plan for the Ledge Site. An effort was made not to duplicate ideas if they were mentioned more than once within a particular neighborhood district, even if that district had a number of meetings. The specific names of stores is avoided when possible. Also, if you do not see something that you thought was stated, let us know. At this point, we want to be sure every idea is included and considered.

ABUTTER MEETINGS

GOALS

- * Make Harvard take responsibility for Alleghany St. Keep it maintained. Presently, it looks unattractive. This should occur now, as well as during and after construction.
- * No more trucks coming through Calumet Street. They tear up the road.
- * Revitalize Brigham Circle business district this will increase money into Mission Hill.
- * Reinforce pedestrian traffic-especially at night. Tremont Street is uninviting (Osco's is too far back), more people and activity should occur through a development. Need vitality (especially at night for safety).
- * To protect existing housing stock this should be a commercial venture not a focus on residential uses.
- * Maintain open space. It's possible for a massive project to not be overwhelming.
- * If some residential development is to happen, reinforce the goal of activity and people living on and watching the street.
- * Capture and include the Calumet Market building, not viable without it, use eminent domain.
- * Integrate people in the neighborhood process. Involve and get to know neighbors. Create a unified town center.
- * Assist parking and traffic flow at Brigham Circle, or at least not add to the problem.
- * Convenience of living here would improve with shopping/daycare choices.
- * Commercial development must support/not hurt existing business.
- * Protect culture, "community feel" for the neighborhood here. No widescale destruction of the diversity of people.
- * Protect wildlife, keep top as is like a "big meadow".
- * Make sure users from institutions are involved.
- * Determine how size of the development will benefit the community.
- * Improve the value of houses.
- * Create jobs.
- * Not too big a development, not like the original Harvard plan (maintain scale of neighborhood).
- * More attractive housing might appeal to LMA employees.
- * Improve community/hospital relationships.
- * Primary benefit of development should be to community, not Harvard or speculators. Otherwise, it should stay as is.
- * How do we measure Primary Benefit? (Profit motive alone should not drive development of site).
- * Market rate housing could help carry below market housing.
- * Community should continue involvement in development. Profits should be invested in other needs.
- * Maintain/improve image of Mission Hill. People need to feel safe at Brigham Circle (Hospitals, businesses, residents).
- * Harvard should own/develop/put their approval stamp on the plans.
- * Make the "bowl" larger so that you can fit more stores.
- * Continuation of Osco, Laundry, Calumet Market "type" stores. Area should not stay as is.
- * City needs to buy into this.

USES

community space	Galleria-Type store	Supermarket	passive open space
safe open space	"wildlife" not a park	police substation	city services
Class "A" offices	high tech/bank HQ	flower shop	decent chinese restaurant
parking	nursing home	bakery	clothing store
nice restaurant	suburban-like mall	record store	book/magazine store
coffee shop	inn or hotel	entertainment area	comedy/theater/music
city/state agency uses	bike path/running path	smaller shopping	uses like Brookline village
community gardens	locally-owned retail	deli's, luncheons	small markets
"watchful uses"	art supply store	cemetery	Italian Restaurant
gift shop	Function room/hall	large shopping area	Farmer's market
urban wild	Harvard as an end user		

(Abutter Meetings continued)

CONSTRAINTS

- * Safety of open space and site now. Including existing holes in fence
- * Parking, traffic, location, design, lack of evening activity
- * Guarantees that this won't get away from us. Control after planning process complete.
- * No 8 story building/limit on height/location on site/no blocking of abutter views.
- * Keep low project density, even if it doesn't block views
- * Owners of land under Calumet Market hold key to project financing and feasibility.
- * Noise (ie dumptrucks that use the site now)
- * Physical site constraints (rocks, groundwater, structural issues, blasting)
- * Environmental concerns- what was in the fill?
- * Political constraints- Crossing Huntington Avenue has created a tenuous relationship for all.
- * No more low-cost housing because of market and other economic conditions
- * Leases on existing stores- Osco's, Cleaners, Bank
- * Oppose exit on St. Alphonsus street
- * Need someway to tie top and bottom of site together
- * Handicap access
- * Lighting and fencing on St. Alphonsus Street need to be secured.
- * Zoning regulations
- * Opposed to a big development. Are there enough people to justify a big development?
- * Access to site- If community is not in agreement re: access might scare away a potential developer.
- * People will respond to new ideas-need to keep folks updated to allow for new concerns & questions.
- * No schools or other tax-exempt buildings
- * A "super" grocery store would be too large.
- * Development might lower water pressure.
- * Rodents on the site will be displaced into the neighborhoods.
- * This should be a partial reparation for past misdeeds by Harvard, land should benefit community or at least not harm.
- * We need a traffic study.
- * Harvard should not occupy any space
- * Attitudes and images need to be changed to make it work
- * Concerned about existing Ledge Site Committee Membership policy
- * No unfair competition such as zoning code and tax relief or government grants.

DISTRICT MEETINGS

#1 RTH Area:

GOALS

- * Create more recreational space.
- * A park or mall should include history including Puddingstone and Mission Church (Heritage of Mission Hill).
- * Increase tourism
- * Maintain current businesses.
- * Relieve parking problems in Mission Hill
- * Involve National Parks Service.
- * Increase security for whatever is built.
- * Keep Osco's

USES

Supermarket	Five and Dime	clothing/dry goods store	big parking lot for LMA
Small Park	Bradlee's/Caldor's	bowling alley	recreational area for kids
Drug Rehab Center	Movie theatre	Shoe Outlet	bakery
Bargain Center	Donut shop	Chinese restaurant	multi-use recreation area
Youth Center			

CONSTRAINTS

- * Save some existing trees
- * Environmental concerns
- * Traffic tie-ups at Brigham Circle will be worse if there is more parking or activity on the Ledge Site.
- * Supermarket will bring in big trucks, garbage, and dumpsters.
- * Impose limits on height, view, light.
- * Do we construct a development near Tremont Street or back where Osco's is?

#2 Triangle Area:

GOALS

- * Do not overdevelop for business. Primary purposes should be for living.
- * Improve Calumet as existing market
- * Keep same stores (Osco's, Cleaners, Bank)
- * Top- clean it up & make it nice. It is part of our neighborhood. The Ledge is "an act of god" as is. No blocking of views
Leave it as is. Maybe install a fence so you could walk around up there, but no park.
- * Extend the entire area to include frontage up Tremont St. Build a strip mall (1 story), similar to the suburban malls.
- * Increase safety.
- * Increased parking.

USES

Large Supermarket	Police Sub-Station	Nice sit-down restaurant	golf course (range)
community uses	skating rink, pool	Filenes	movie theater
municipal parking			

CONSTRAINTS

- * Pollution and traffic
- * Increase parking for a larger market.
- * Need something to pay for open space
- * Issue of monetary return from development
- * Possible environmental constraints
- * Abutter businesses are on hold until it becomes clear what will happen at the Ledge (i.e. Leases & repairs).
- * Process- Committee and task forces must be open to input
- * Are we just wasting time here.
- * Entrance, exit & access to site
- * Who will decide on the final plans?

#3 Alice Heyward Taylor Development Area:

GOALS

- * Create jobs including both construction and retail openings up to management level positions for community residents.
- * Keep some of existing businesses.
- * Improve choices and convenience with better prices.
- * Improved safety
- * Attract anchor store(s) to ensure success of development.
- * Affordability of stores
- * Longer evening hours
- * Employ residents of Alice Heyward Taylor Apartments.
- * Immediate concern: How will a development at the Ledge Site benefit us?
- * Training programs for youth and others.

USES

Grocery store	larger hardware store	24 Hour Drug Store	shoestore
Restaurant	dollar store	Bradlees, Building 19	drycleaner
Bank	Video/Record Store	appliance repair store	furniture store
clothing store	hotel	affordable day care	shoe store
community gardens			

CONSTRAINTS

- * Concern for existing merchants
- * No more liquor stores
- * Safety
- * Size of site won't support all of our wishes.
- * No more variety stores located in the neighborhood.
- * Assurance that both construction and permanent jobs go to residents. Want to be sure in advance of true partnership with neighborhood.

#4 Mission Hill Main Area:

GOALS

- * Make loans available to small businesses for startup.
- * Validated parking
- * Jobs to go to Mission Hill people.
- * Ethnic foods in any new grocery store
- * Job/trade training for youths
- * Any retail stores should reflect purchasing ability of residents.

USES

discount dept. store	supermarket	bowling alley	"Just A Dollar" store
shoe store	good Chinese restaurant	Burger King	Community Health Center
parking lot	movie theatre	pool/skating rink	recording studio
clothes store	daycare	Chuck E Cheese	health spa
job training center	trade school	baby store	plus-sized store
track around the top	arcade		

CONSTRAINTS

- * Keep Osco's, Bank, Laundromat
- * Parking limitations
- * No Bars, Liquor Stores
- * Affordability of stores
- * Security and safety
- * Access to development.
- * Rocks might create a problem.

(District #5 Colburn Street Area combined with # 8 Back Of the Hill Area)

#6 Top of the Hill Area:

GOALS

- * Make Brigham Circle more attractive. A development needs to be a good fit, not something that stands out. An example would be a low structure, open in front, not too "strong", no bright lights.
- * Safe environment
- * Preserve the ecology.
- * Community rights over profit
- * Help community to make a living and walk to work (limit high traffic producing uses)
- * A gathering place/safe/friendly/affordable/the wrong types of businesses create problems.
- * Can we recapture the spirit that buildings 19, 25, and St. Alphonsus Hall had in bringing people together.
- * Keep open decision making process.
- * If it focuses on serving community, it shouldn't add traffic
- * Attract upscale users. Involve and use them for viability. Get LMA users to cross Huntington Ave.
- * Create more consumer choices.
- * NHS to remain open and responsive.
- * Eliminate traffic problems from Brigham Circle, limit curb cuts on Tremont. Change traffic flow. Look at how bowl relates to Brigham Circle. Shops should be closer to the street to permit "browsers", instead of looking into the parking lot.
- * Lighting is poor in Osco lot and Ledge Site now. Safety issues need attention now!
- * Access & needs of walkers should be addressed.
- * Development to be limited to bowl. Top of site managed by an environmental group with rangers, wildlife, close at night.
- * Implement small business loan programs to meet community needs.
- * Focus on community needs and users.
- * Meet needs of Roxbury Community College students and faculty.
- * Expand LINK bus to Bromley Heath (will bring more shoppers into Brigham Circle).
- * Goal of development- stores should be of high quality and continuous long-term maintenance.
- * I just don't want to be snookered again.
- * Create more jobs, make institutions respond.
- * Suggest that Harvard should put more money into their land and more than \$100,000 into this process.
- * Process- Keep ideas cumulatively. Share previous meeting results at each new meeting. Then process into a final list.
- * Institutional investment and construction on this side of Huntington Ave. Make it possible for private developers to invest.
- * Link to S.W. Corridor uses and bring the whole community together.

(Top of the Hill Area continued)

USES

TOT-LOT near laundry	Non-profit offices	Office Space	Childrens library at tot-lot
Health club	Bowling alley	Full Service Gas station	Community parking
validated retail parking	overnight visitor parking	municipal parking lot	2 story doctors offices
big hardware store	small manufacturing jobs	Grocery Store	Five and Dime
Montessori-type schools	Restaurant	Victory Gardens	Housing
shoe store	Home care agency	walk-in clinic	Farmers Market
clothing store	toys & candy store	place to pay gas bills	Card shop
Penny's Catalogue Store	art supplies store	MA College of Art Center	fast food restaurants
Car wash	major chain dept. store	medical/educational uses	hi-tech jobs
Health Food store/COOP	Coffee House	Movie theatre	Bookstore/Cafe

CONSTRAINTS

- * Large market would be a disaster in terms of increasing traffic and parking.
- * Low-scale in height behind Calumet for abutters sake. Cost effectiveness is not our concern right now.
- * Developers come in with little regard for community wishes. If that is the case, no development is better than the wrong development. Cannot undo once it is built.
- * Design using the rock, a terrace development would protect views from Calumet St.
- * If no plan at year end, will Harvard sell to others?
- * Concerned about open community process
- * Lighting needs to be better for safety.
- * Condition of soil on site
- * Encourage mass transit
- * Ledge is presently designated an urban wild.
- * Physical characteristics of site
- * Problem with trying to remove ledge. (blasting & cost)
- * Can the hole be filled in to enlarge the site?
- * Will socioeconomics of neighborhood support stores? (economic feasibility of project)
- * Can a small store compete with the big chain volume?
- * Hospitals and schools are self sufficient and don't venture out much.
- * Process- Hope NHS is not being used by Harvard to remove their responsibility.
- * Widen & broaden membership rights.
- * Do not want the institutions to use this process to "cheat" the neighborhood. Want benefits from institutions.
- * No more bars!
- * Age of residents might help determine uses.
- * Concern about preserving the community's integrity and diversity.
- * Hours for a development should reflect that this is a residential neighborhood.

#7 Delle Avenue Area:

GOALS

- * Create Jobs
- * Develop uniqueness of the site and preserve quarry heritage by linking importance to Boston.
- * Integrate Mission Main planning with ours.
- * Remove Osco building but keep tenants
- * This should produce an architectural asset for the community.
- * Attract night uses like restaurants, health clubs, outdoor cafes that will increase pedestrian flow.
- * Attract many retail uses similar to Newbury St.
- * Break through the institutional wall along Huntington Avenue by attracting hospital users, such as daycare parents.
- * Link office or other employment uses with a daycare space.
- * Coordinate design with restoration of Brigham & Womens front door.
- * A food store that has good nutritional content for WIC coupon holders.
- * Theme for planning- multi-cultural diversity
- * Community & youth involvement in development through murals and sculpture.
- * Take this process into local schools
- * Community service facilities- start a task force on this
- * Bring in a reputable developer.
- * Strong infrastructure in development.
- * Involve City early-on.
- * Phased or paired private and public uses in the development.

(Delle Avenue Area continued)

USES

Parking	Supermarket	Open space to play/walk	park/urban wild on top
Recreational Space:	pool/hoops/skating rink	bocce ball/lawn bowling	LINK charging station
YMCA	Boys/Girls Club	Drop-in day center	Larger Library
bookstore	skills training center	Restaurant (like S. End)	Public Health Center
build w/ Puddingstone	A new quad for all	Resident/LMA daycare	Ballet School
Bread store	Health food store	flower shop or market	foot access for carriages
pushcart marketplace	fun cafe w/ skyline view	Movie theatre (4 Screen)	mobile services
librarymobile	water on site as art	community art center	Community TV Station
food coop	community kitchen	clothing exchange	nurturing center
Little City Hall			

CONSTRAINTS

- * Building Area
- * Access to site
- * No more housing
- * Existing developments
- * No eminent domain
- * Calumet Market land should be brought into the plans
- * Limit blasting, noise, and lighting at night.
- * Keep building height to 4 floors.
- * How can the open space be afforded? (Lack of money to support community wants and needs)
- * Concern with NHS as part of development team.
- * Security- people won't shop if they don't feel safe.
- * Coordinate services with plans at Mission Main, don't compete.
- * Good Taste; well maintained.
- * Analyze influences that renewed Tremont St., South End, and Cambridge.
- * Look at new development such as Parcel 22 to coordinate uses and needs.
- * Look at supermarket size, analyze against the competition.
- * Ethnic diversity should help theme marketing plan
- * Access via Tremont Street.
- * Plan based on likely drawing population: Hospitals, Latinos, yuppies, folks in Brookline, JP.
- * Effect of water table on percentage of site that can be utilized.
- * Accessibility via parking lot, T, pedestrians.
- * Abuse of parking by hospital employees and visitors.
- * Ensure rents are viable for small entrepreneurs, e.g. pushcarts.
- * Getting city officials, institutional representatives, and business owners on task forces might be useful, but difficult.

#8 BACK OF THE HILL #5 COLBURN STREET AREAS:

GOALS

- * Community control
- * Self-supporting economically & future-oriented sustainability
- * Demonstrate new energy technology
- * Promote "walking" uses
- * More earnings, jobs opportunities through light industry, medical and computer technology.
- * Incubators for start-up enterprises
- * Visually attractive development; uniform architecture; aesthetically appealing
- * Bring suburban shopping home
- * Education and loans for co-ops with a wholesale facility.
- * Promote use of the LINK, make it flexible.
- * Create a village center such as: Lowell, Quincy Market, but affordable as a development and for small business.
- * Improve safety, security
- * Address cultural diversity through uses and hours.

(Back Of the Hill and Colburn Street Areas continued on back page)

(Back of the Hill and Colburn Street Areas continued)

USES

Bike racks	handicap/cart ramps	book store	food store
Bread and Circus	farmers markets	Boston Food Co-op	Clothes/shoes store
Day Care (seniors & tots)	DiMaiti education Center	Electric vehicle station	light rail for folks/bundles
Parking-not a surface lot	Restaurant/Cafe	Stalls (a la haymarket)	Community Police Station
Little City Hall	Electronic Library	Info & Data Processing	video digital industry
entertainment area	all-night uses	open space on top	community gardens
Community Center	Auditorium	tot-lot	

CONSTRAINTS

- * How to pay for project
- * Do not plan development based on money source's requirements
- * What do we want?
- * Point of view visualizing the site
- * Panoramic thinking, not just limited to view from Brigham Circle. Think about other neighborhood entrances.
- * Do not create a big parking lot.
- * More than a gateway, integrate with neighborhood.
- * No more left turns from Tremont onto lower site.
- * Do not want to see parking.
- * Don't let parking needs dictate site uses.
- * Coordinate with Mission Main renovations

commitment to collect survey information as your schedule allows. We will need to collect information at various times throughout the week to assure representative sampling, so let us know when you are available. If you would like to respond to the survey, look for us at Brigham Circle throughout the day.

Members of the Survey Task Force: Nancy Ahmadifar, Betty Commerford, Rafael Feliciano, Ida Graves, Hattie Kelton, Bernadette Leber, Vicki Madway, Greg Martin, Theresa Parks, Richard Rodriguez, and Linda Tadesco.

HOW DO WE MAKE THIS HAPPEN?

There are many ways to proceed with a development once the information and ideas have been prioritized at neighborhood-wide meetings. In this issue we would like to offer a few examples of how developments have been successful in incorporating citizen input into plans for community revitalization, and how communities have maintained local control over development issues throughout the process. Local control often involves issues such as securing financing where traditional sources are limited, exercising decision making about what goods and services should be available, and job creation/retention/training for residents of the community. These citizen driven efforts have been effective in creating positive economic change in many communities. Here are a few examples:

Roslindale Village Main Street Incorporated: In the mid-eighties, after more than a decade of neglect and extensive arson, downtown Roslindale was showing severe economic distress. An alliance was organized of representatives from the business community, churches, community groups, residents and the public sector. This unified effort led to the successful revitalization of the downtown commercial district in a diverse Boston neighborhood. If you haven't been on Washington Street in Roslindale in the past five years, you should take a look at the changes that have occurred there.

Jamaica Plain Neighborhood Development Corporation (NDC): In 1977 JP NDC was formed by resident initiative as a coalition of social service agencies, community organizations, and residents, to work on physical and economic development problems along the Southwest Corridor and adjacent neighborhoods. The first major commercial development undertaken by JP NDC was the Brewery Project in the Egleston Square neighborhood. Upgrading this area has helped to attract businesses with job creation potential. When first opened, the Brewery project housed fifteen small businesses which employed 65 mostly local people. Their planning process involved several hundred residents who identified problems, set priorities, evaluated project ideas, and established a responsive corporate structure. Sound familiar?

Chicopee Development Corporation (CDC): The CDC was established in 1978 by a group of local business owners, as a private non-profit community development corporation. The CDC was formed to oversee revitalization of downtown Chicopee. Chicopee Center has become a prosperous area including the shopping district with plenty of diverse retail establishments including restaurants, a movie theater, and specialty shops. Through the CDC, residents have gained greater input on issues such as affordable housing, job creation and retention, housing rehabilitation assistance, and other community related issues.

The Ledge Site News is published by the Mission Hill Neighborhood Housing Services' Ledge Site Committee. Members: Kelly Farquaharson (co-chair), Patricia Flaherty (co-chair), Nancy Ahmadifar, Walter Bennett, Bruce Keary, Jay Lacroix, Joe Sullivan, David Welch

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N H S **L E D G E S I T E N E W S**

No. 4 **Spring 1994**

There has been a flurry of activity since the last edition of the Ledge Site News. The snowpiles have finally melted on the Ledge Site and an update on the Community Planning Process is in order. Some may find this a review of events, others might be gaining details for the first time. Whatever the case, we hope this update is useful and that it will further encourage your interest and participation. This edition includes a chronology of events related to the Ledge Site Community Planning Process since last fall.

COMMUNITY PLANNING CONSULTANT HIRED

During late fall in 1993, the Ledge Site Committee was busy preparing for Phase Two in the comprehensive Ledge Site Community Planning Process. These plans involved securing the services of a community planning consultant. Many of you have already met Kathleen McCabe, who filled this position. Technical advice and support is central to developing a realistic plan for the Ledge Site that will help transform the Commercial District at Brigham Circle, into an important gateway for our community.

LEDGE SITE TASK FORCE ACCOMPLISHMENTS

As we reported in the Fall 1993 edition, task forces have been formed to consider development concerns and possible options, beginning with a Survey Task Force last October. Since then, over 60 residents have dedicated immeasurable hours and energy on issues such as open space, commercial use, housing, and traffic & parking. Their efforts have enriched this process. Task Force participation has proven that there is genuine desire by the public to improve this site in Mission Hill, and that there is also a wealth of expertise in our community. People's involvement is truly a valuable resource in this process!

COMMUNITY WORKSHOP #1: SHARED BELIEFS

The first workshop was held on Saturday March 5th. The goal of the meeting was to establish a shared understanding of the Ledge Site and Mission Hill. Residents and business people from throughout the neighborhood attended and shared their history in the community. The meeting was an effective way to bring people together and start to focus on desires and goals of the development at the Ledge Site. The shared history gave everyone a chance to express important events that have shaped Mission Hill through the years.

Task Force reports were presented by the Survey, Open Space, and Commercial groups. These Task Forces include residents and business people who have developed solid working groups considering development issues.

One important outcome of this first Community Workshop was agreement about who the development of the site should serve. The group of over seventy people agreed that the site should serve all people in the community-residents, businesses, workers, students, and visitors. The Ledge Site should reach out and serve people in the medical community and neighboring developments. The phrase "Hands Across Huntington" was coined by one resident. The expression has been incorporated in many discussions regarding Ledge Site development plans since this Workshop.

LEDGE SITE TOUR

On March 26, over forty people took part in one of two tours of the Ledge Site. The tour included stops at the existing housing on the site, located at 145-157 St. Alphonsus Street; the top of the Ledge, active as a snowpit at the time; the mid-ledge which covers about one-quarter of the total site; and the bowl, currently the commercial center of Brigham Circle that includes four existing businesses. The Manager of Osco's, Mike Norsworthy, was on hand to discuss why Brigham Circle was such a desirable store location. Other visitors on hand included Marisa Lago, Director of the Boston Redevelopment Authority. One resident claimed that, although she had lived in Mission Hill for more than thirty years, the magnitude of the site was only revealed as she walked on top for the first time.

ARCHITECTURAL FIRM HIRED

After the first workshop, NHS began interviewing Architectural firms to develop conceptual plans for the site based on community input. A total of twelve, highly regarded firms submitted proposals to assist Mission Hill NHS and the community in this effort. After careful interviewing and deliberation, the Ledge Site Committee determined that Goody, Clancy & Associates would serve this role.

MAYOR MENINO ADDRESSES NHS ANNUAL MEETING: LENDING SUPPORT TO PLANNING PROCESS

At the Mission Hill NHS Annual Meeting and Elections on April 4, 1994, a keynote speech by Mayor Menino made clear his enthusiasm and support for the planning process designed by NHS for the Ledge Site. He expressed that it was a great opportunity for people to be actively involved in improving the community through redevelopment of the Ledge Site. According to Menino, the third largest undeveloped land parcel in Boston holds tremendous promise to the community and the entire City.

FINANCIAL CONSULTANT TO BE HIRED

The Ledge Site Committee is currently working to secure the services of a financial consultant for this process. Financial feasibility has always been an important component of development plans for the Ledge Site. The ideas from the 1993 Summer meetings and two Workshops will soon be reality tested.

COMMUNITY WORKSHOP #2: SITE CRITERIA AND VISIONS

The April 23rd Workshop began with a summary of the first Workshop held March 5th. Task Force reports followed. Next, people worked in groups of six or less to determine priority considerations for different development criteria including: Planning; Development & Construction; Desired Benefits; and Challenges & Constraints. These groups reported on their priorities to the larger group. Criteria were listed so that each person at the workshop could take a packet of dots they were provided and each person chose the issues of greatest concern to them personally.

After the rating, the small groups were asked to draw a vision for development on the Ledge Site. This was the first workshop where people had to reach agreement with others about the final plan each table produced. It was interesting to note that most of the drawings contained visions for substantial development. The designs included ideas for a mix of commercial, including office and retail; open space; and housing. The Workshop ended with a summary by Kathy McCabe about the ideas presented by those in attendance. This Workshop continues to show strong community desire for a development that revitalizes the Commercial District at Brigham Circle.

The Architectural Firm of Goody, Clancy & Associates were on hand to listen to the discussion. The firm will take what they heard at the second Community Workshop to develop a series of conceptual designs for the site.

INSTITUTIONAL MEETING

On Wednesday, April 27th, members of the NHS Ledge Site Committee and staff met with representatives of the different institutions in the Longwood Medical Area. It was an informational meeting to explain the process NHS has implemented and to encourage the support and involvement of area institutions. The feedback from those in attendance was very positive. They agreed to implement a NHS designed survey of LMA employees relating to their use of the Brigham Circle Commercial District. This was the first meeting between NHS and the LMA to include such prominent representatives from area hospitals in attendance.

LEDGE SITE COMMUNITY WORKSHOP #3

Workshop 3 will include a conceptual design presentation by Goody, Clancy & Associates based on the drawings from Workshop 2. May 21st participants will refine and define plans for the site. The goal of this process is to have a plan that is feasible and has broad community support at the end of Workshop 4, scheduled for June 18.

The Mission Hill NHS Ledge Site Committee encourages increased neighborhood participation in this Saturday event May 21st, from 12:00 to 3:30. If you missed either of the previous Workshops you won't want to miss this one. If you have development ideas or concerns, you should be at this Workshop!

See Fermoye's Drug Store window on Tremont Street for a display of workshop results.

**Mission Hill Neighborhood Housing Services
1530 Tremont Street, Boston, MA 02120
442-5449**

LEDGE SITE WORKSHOP

MAY 21st, SATURDAY

12:00 (noon) - 3:30

notice enclosed

**Mission Hill Neighborhood Housing Services
1530 Tremont Street
Boston, MA 02120**

N H S LEDGE SITE NEWS

No. 5 Fall 1994

The community has developed a concept plan for the Ledge Site that responds to neighborhood needs and is financially viable! This 25 million dollar design will have a tremendous positive impact in Mission Hill. Thanks to the many people who devoted countless hours in Task Force meetings and Community Workshops to bring this project closer to reality. With your continued participation, we look forward to implementing this plan for positive change in the community.

WORKSHOPS

Four Workshops were held at the Tobin Community Building this past Spring to develop a shared vision for the Ledge Site. The concept plan developed by participants demonstrates a united Mission Hill community working for positive economic development. Over two hundred and forty people attended the Community Workshops and Site Tour held from March through June. The last Saturday Workshop was held on a very hot day without the benefit of air conditioning. Even so, participants agreed to extend the three hour schedule in order to complete the agenda.

The concept plan for the Ledge Site "bowl" includes 155,000 square feet of new commercial and retail construction: 100,000 square feet of office space; 45,000 square feet of new retail; 10,000 square feet of prepared food retail; and a two tier parking facility. A public plaza covering 10,000 square feet will serve as the new "Town Center" mentioned by so many people as a desired goal for the site. Those in attendance at the workshops agreed that this mix would serve community needs and address other neighborhood goals for the site. The "top" of the site would remain open space with a strong connection to the "bowl". Further work by the NHS Ledge Site Committee and Open Space Task Force will assist the community in determining specific plans for the six acre Ledge "top".

At the close of the Fourth Workshop on June 18th, Jim Hoffman, Executive Director of Mission Hill NHS described some of the work remaining to be done over the Summer. Tasks mentioned included: getting results of the environmental assessment; discussions with abutter businesses; fundraising; preparing for the developer selection process; and other strategies for project implementation. He also suggested that getting additional positive press will have a substantial impact on the success of this \$25 Million development.

Participants displayed widespread enthusiasm for the Workshops. People have expressed appreciation for the opportunity to take part in the Ledge Site Community Planning Process. Through neighborhood involvement, conceptual plans for the site have been developed that will create a truly inviting gateway to Mission Hill. Special thanks to: Back of the Hill CDC, Bank of Boston, MASCO, Mikes Donuts, Mission Church and New England Baptist Hospital for helping to make the four Workshops a success by providing refreshments, equipment, and child care.

SUMMER ACTIVITIES

You might have seen the Ledge Site Concept Plan displayed in Fermoyles window during July and August. Thanks to Patti and Julie at the drug store for the use of this helpful exhibit space. The Ledge Site Committee, Task Forces, Staff, and Consultants have been very busy since the last Workshop in June. The Ledge Site Committee dedicated many hours this Summer to discussions around possible roles NHS might perform in the developer selection process and beyond. One objective of the Ledge Site Committee is to ensure that the Concept Plan created by the community remains intact.

During July and August, Mission Hill NHS staff were busy researching and writing proposals for funding from both public and private sources. Technical assistance and continuation of this planning process will require additional financial support. The NHS Ledge Site Committee as well as Board of Directors are committed to this project and working to secure the necessary resources required for it's completion.

The Committee presented the results to Harvard shortly after the final workshop in June. David Bray, Executive Dean of Administration for the Medical School, expressed enthusiasm for the concept plan. He was very impressed with the level of community support and involvement facilitated by NHS.

Members of the Ledge Site Committee met with Chief Operating Officers from the LMA on August 9th to update them on progress with the Planning Process and Concept Plan. NHS has scheduled meetings with individual institutions regarding their projected office needs and to request financial support for NHS to complete the Ledge Site Community Planning Process. These meetings began in mid-September.

Preliminary work to commence environmental testing began on the Ledge Site September 9th. In order to proceed with the development process this issue needed to be addressed. After numerous meetings with Harvard, agreement on this matter was finally reached. Test results should answer some lingering questions about the contents of fill on the site, and other development related concerns. Test borings will be monitored over the next few months to determine groundwater levels and quality.

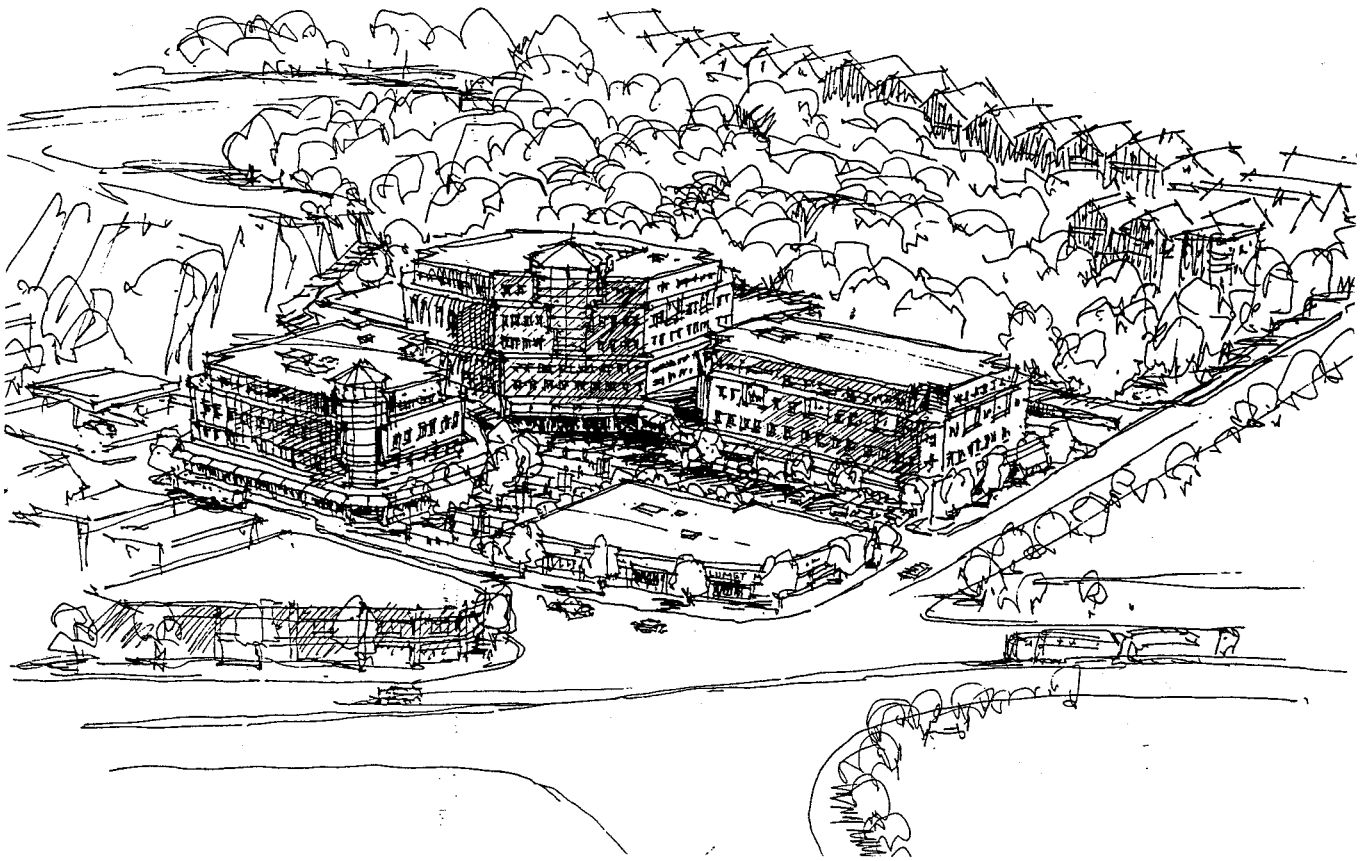
FINAL REPORT AND PUBLIC EVENT

NHS anticipated completion of the Final Report on the Concept Plan in early September. As September approached, it was evident that additional work was necessary to secure funding to continue the Ledge Site Community Planning Process. Presently, work is underway to complete the Final Report. You will be notified when a date for the event is set. NHS had considered hosting an Appreciation Event without the Report, but held to our earlier commitment to hold the event around release of the Concept Plan Final Report.

OPEN SPACE DESIGN

The Open Space Task Force has been busy preparing possible scenarios for the top of the site. Meetings with Parks Department officials have included some cost estimates for the various possibilities as well as general comments on technical questions. It is anticipated that one or two community meetings will be necessary to develop a final plan for the top of the Ledge Site. These variations range from more formal gardens to passive park design. At the Fourth Community Workshop, participants expressed a desire to have NHS investigate potential funding to allow for a more formal design as well as ways to beautify the parking deck roof. The community also must determine the best choice for creating a strong connection between the top and the commercial site in the Bowl.

If you have not yet had an opportunity to experience the spectacular views from atop the Ledge Site, Boston Natural Areas Fund will be hosting a tour of Mission Hill's Urban Wilds on Sunday, November 6th from 1-3 PM. For more information please call BNAF at 542-7696



Ledge Site Concept Plan from Community Workshop IV, June 18,1994

POSITIVE MEDIA COVERAGE

In case you missed the Boston Globe Editorial a few weeks ago, enclosed is a piece written by one of the Globe's Editorial Staff. This is representative of the media coverage Mission Hill needs in order to improve neighborhood stability. Early results indicate that this story can cause people to stand up and pay attention to what is good in Mission Hill.

We would also like to extend appreciation to those associated with the Mission Hill Gazette. Their objective coverage of the Four Workshops has been invaluable in reaching those who were unable to attend. The inclusion of comments by participants at these events gave readers a factual account of the process.

MEETINGS WITH CITY GOVERNMENT

On August 30, members of the Ledge Site Committee and Staff presented the Ledge Site Concept Plan to Marisa Lago, Director of the Boston Redevelopment Authority and other BRA Staff. Involving and updating Boston City Government should assist in obtaining technical support, permits, and other resources from City Departments. One of the commitments obtained from the BRA at the meeting is that they would assign a staff person to this project. James Kostaras, a Senior Architect/Planner was assigned to assist NHS on Ledge Site issues with the BRA.

A meeting with Mayor Menino has been scheduled. We hope to establish the Ledge Site as a priority for City attention. NHS will discuss the Mayor's commitments this Spring at the NHS Annual Meeting and Elections, to assist in any way he can.



Congressman Joe Kennedy Tours Ledge Site.

(photo courtesy of John Swan/Gazette Publications)

EARLY FALL NEWS

Meetings with individual institutions about possible tenancy needs began in early September. NHS has met with The Deaconess Hospital, MASCO, Dana Farber Cancer Institute, Children's Hospital, and Brigham & Women's Hospital. Based on discussions to date, it seems that health care policy changes at the Federal level have reduced additional space requirements within the LMA. Further discussions are being scheduled with the Brigham & Women's Hospital. NHS is also requesting financial support from these sources to continue the planning process. Several institutions have indicated that they will review our request, however no commitments have materialized as of yet. In the coming weeks, NHS has meetings scheduled with Beth Israel Hospital, The Museum of Fine Arts, New England Baptist Hospital, and Harvard School of Public Health.

On a positive note, Marilyn Anderson Chase, Executive Director of Central Boston Elder Services (CBES) located on Huntington Avenue, met with NHS to discuss their future space needs. While it is too early for them to make a formal commitment, at the appropriate time they would like to explore the feasibility of relocating their offices to the Ledge Site. CBES also noted that their conference room in their offices on Huntington Avenue is available for use by community organizations by appointment. For further information please contact Lavette Sealls at 277-7416 x202.

PREPARING FOR DEVELOPER SELECTION

The Ledge Site Committee has been deliberating on the essential elements of a request for proposals for a developer of the Ledge Site. This project will require a developer that must support the Concept Plan created by the neighborhood. The Committee is examining methods to preserve the plan by being involved at the decision making level throughout the construction phase and beyond. Our primary goal is to maintain the desired goals and uses of the community when economic factors traditionally determine design and construction decisions. We anticipate ongoing discussions with the neighborhood and Harvard on this issue after the Final Report is completed.

The Ledge Site Community Planning Process has taken about a year and a half to get to this stage. It is expected that another 18 months will be required before actual ground breaking occurs. It is because of your commitment that we have reached this point. We ask for your continued support and involvement as we proceed with this process. If you would like to comment on this process, want to get more involved or just want to ask questions, please call NHS at 442-5449.

NHS Ledge Site Committee: *Kelly Farquharson (co-chair), Patricia Flaherty (co-chair), Bruce Keary, Jay Lacroix, Linda Tedesco*

Mission Hill Neighborhood Housing Services
1530 Tremont Street
Boston, MA 02120
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Mission on a hill

For too many Bostonians, views of Roxbury's Mission Hill are limited to the sprawling Mission Main public housing development, site of last month's massive police sweep. Mission Hill, however, is alive with more than the sound of sirens.

This solid but congested neighborhood of 14,650 residents includes a healthy mix of working- and middle-class families, major hospital activity and even a handsome hilltop meadow that offers strollers a view east to Boston Harbor on unclouded days. It is also the proposed site of a little-known but innovative \$25 million development that could simultaneously rekindle retail activity in the neighborhood and douse historic flareups between Mission Hill residents and nearby institutions.

A small but respected nonprofit organization, Mission Hill Neighborhood Housing Services, is seeking a commercial development partner to transform the "ledge site" in Brigham Circle, a 9-acre, underdeveloped parcel owned by Harvard Medical School. The development plan for the lower bowl calls for 100,000 square feet of office space, 45,000 square feet of street-level retail space, a food court ("something with tablecloths," the planners say) and a village square. Open space along the upper ledge would be maintained, with possible bike or walking paths between Calumet and St. Alphonsus streets.

As urban challenges go, this one has it all. Even fierce political opponents on Mission Hill can be counted on to unite against institutional expansion. Harvard Medical School and the nearby teaching hospitals, therefore, have always balked at crossing Huntington Avenue. But the community's suspicion of institutions has diminished greatly under the careful planning process of the Mission Hill group.

Attractive open space and enhanced commercial activity on the ledge site won't materialize without institutional tenants. Scores of residents

reached this conclusion after grappling with the technical details of site conditions, financing and marketing at several workshops that followed a dozen neighborhood meetings. Neither the process nor the recommendations were manipulated by institutional representatives or core groups of activists, too often the case in the past. Harvard Medical School, which funded the planning process, wisely did no more. Neighbors coined the phrase "hands across Huntington," and remarkably, it evoked scenes of mutual aid rather than grasping and clawing.

Equally impressive is the gumption of Mission Hill Neighborhood Housing Services. Since opening in 1975, its tiny staff and volunteer board have seen many of their traditional functions, including below-market-rate loans for low-income homebuyers, usurped by major banks and large community development corporations. Rather than fade away, the Mission Hill organization is taking on the greatest challenge in the community development field — building commercial centers in modest sections of the city when traditional retailers favor suburban malls. Mission Hill Neighborhood Housing Services is meeting a challenge that many larger, nonprofit community development corporations are avoiding.

Questions cascade down Mission Hill. Will a for-profit developer be found to become a partner? Will the community still have a voice once investors are involved? Is there sufficient demand for office space among the Longwood Medical Area hospitals given recent mergers and continued uncertainties about health care reform? Can Harvard be brought to the table, if necessary, as a partner rather than just the seller of the land?

The answers are hard to predict. But the ledge site proposal is one of the brightest, brassiest plans being mined on Mission or any other hill in Boston.

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VOLUME 2 • NUMBER 4

APRIL, 1994

CIRCULATION 15,000



Photo by Darren McColester

Bruce Keary, board member of Mission Hill Neighborhood Housing Services, speaks to fellow members and local residents of the possibilities of developing the ledge site on a recent neighborhood tour.

Ledge Site Workshop

Site should bring people together, neighbors say

By RICK JUNGENS
CONTRIBUTING REPORTER

Inclusion was the recurring theme of a workshop attended by 70 people about future development of the Ledge Site on March 5.

Sponsored by Mission Hill Neighborhood Housing Services (NHS) and set up by pro-

fessional facilitator Kathy McCabe, the workshop at the Tobin School featured small-group talk sessions on subjects designed to be thought-provoking. The large workshop was the first of a series; 16 smaller community meetings have been held over the past year.

On March 26, nearly 40 people went on one of two

walking tours of the 9.6 acres in the heart of Mission Hill at Brigham Circle.

The meetings, workshops, newsletters and walks are meant to "make sure people are included in the process," according to community outreach coordinator Glen Ohlund.

Continued on page 2

Ledge Site

Continued from page 2

Farquharson told the group. Last year Harvard asked the local non-profit to consider possible uses for the land. University officials have promised to commission an environmental study of the site.

On March 26, NHS board members and staff led two tours of the site, one of which was attended by Boston's new development director Marisa Lago.

During a stop in the upper ledge area, tour leader Bruce

Keary pointed out where city contractors, with Harvard's permission, piled snow 75 feet deep during the winter.

At the next workshop on April 23 [See page 4] the community will be asked to discuss what to do with the site. Architects will be on hand to listen so they can do several renderings based on ideas the community brings up, Ohlund said this week.

Sandra Storey contributed to this article.

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VOLUME 2 • NUMBER 5

MAY, 1994

CIRCULATION 15,000

Drawing Up Dreams

Community members sketch ideas for ledge

By LYDIA AGRO
GAZETTE STAFF

About 60 neighbors shared their future dreams and visions for the Ledge Site with the help of facilitator Kathy McCabe on Saturday afternoon.

"People are really wrapped up in it," said Kelly Farquharson, co-chair of the NHS Ledge Site Committee. "They're enjoying what they're doing," she said as individual groups worked on drawings of how they'd like the ledge to ultimately look.

The community workshop

at the Tobin School, sponsored by Mission Hill Neighborhood Housing Services (NHS), brought out the best in resident input and allowed community members to discuss ideas, cooperate and agree to disagree about how the ledge should be developed.

"I was skeptical at first, but am very impressed with what they've done here," said David Welch.

The drawings represented each group's vision for the ledge site for the next five to 10 years. Ideas ranged from the simple to the fancy and complicated

at this second workshop of a series.

Carlton Sagara's group drew electrically charged shuttles, based where the Mission Link now stops in the Osco lot. The shuttles would run every 10 minutes and transport people around the neighborhood.

"I always look for innovation," said McCabe. "That's part of vision."

Ralph Walton, speaking for his group, said "I love this glaciated ledge, a little remnant of which is left, so I put a picnic

Continued on page 5

Ledge Site

Continued from page 1

table on top of it."

Other ideas included a farmers market, an outside glass elevator to transport people up the ledge, fruit trees, shops, gazebos and community gathering spaces.

Almost all groups ended up with a combination of developed and open space for the ledge, and a community center or gathering space was in many of the drawings.

As each group presented its drawing(s) to all, McCabe identified underlying themes and common desires of community members.

From the drawings and ideas

presented, architects from the firm Goody, Clancy, and Associates will develop between three to five plans to show the community at the next workshop. (See page 4)

"I am going to ask the neighborhood to function as a developer and determine criteria," said McCabe before people were instructed to do their drawings. The criteria were based on four areas, planning, development and construction, desired benefits, and changes and constraints.

Each group was given a list of planning issues from the previous meeting and told to pick its three most important issues. Issues from each group were then written at the front of the room and each person was given dots to vote for which issues he/she felt most important.

A group working on planning issues consisted of Ron Beland, Kay Gallagher, Bob Casper and Linda Tedesco. They carefully discussed the issues.

"It has to have visual appeal. If the development looks inviting, it will be successful," said Tedesco.

"I don't want to see the ledge densely developed," said Beland. "To me personally, open green space is an important issue."

"It has to be maintained," Casper said. "Financial feasibility and security are the most important."

Kay Gallagher talked about a trip to Ireland and a development there. "It had an inside open space, with an atrium roof, and was a community gathering center," she

said.

After groups were done and the time came to vote, Ron Beland asked "Can you use all three of your dots on one thing?" and proceeded to put all his dots on open space.

"They're using cumulative voting, as Lani Guinier suggests," said Beland and explained this was a way for the minority to express its opinion without getting shut out in a majority voting system.

Jimmie Beverly wanted to make Brigham Circle a focal point as it was in the past, so "Hospitals could join us if they wanted to."

All the drawings will be kept and tested with reality so the architectural team can develop ideas based on them.

Glen Ohlund, community outreach coordinator and Jim

Hoffman, NHS director, have organized the workshops with Farquharson, to make sure community people were included in the planning process.

The workshop was a continuation of a series of events to insure community participation in the Ledge Site development.

The Ledge Site is an irregular 9.6 acre parcel of land and a special study area for zoning purposes. It is bound by St. Alphonsus, Calumet, Allegheny and Tremont streets in Mission Hill.

Harvard University, owner of the land, asked the Mission Hill Neighborhood Housing Service to consider possible uses of the land last year after experiencing community opposition to selling it.



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JUNE, 1994

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Mission Hill GAZETTE • JUNE, 1994 • 3

Plans for businesses, open space take shape

By LYDIA AGRO
GAZETTE STAFF

Despite the beautiful weather, more than 50 people spent last Saturday afternoon at the third workshop about the development of the Ledge Site. The Ledge Site is made up of three parts, the Bowl (where Osco drug and surrounding stores are), the Upper Ledge (the flat undeveloped land on top of the cliffs) and the Mid-Ledge (the area between the other two).

"This is a very impressive turnout for a community meeting on a warm Saturday," said David Dixon, one of the architects working on development plans for the Ledge. "The key is investing time and energy in planning and developing what's happening in your neighborhood. This is literally an example of that."

Residents preferred two out of four plans for the Bowl, which all included a local shopping area and village center. The overriding desire of many was keeping open space on the Upper Ledge. The alternative option, housing, was opposed by most people.

All the architectural plans submitted were based on drawings done by the community at the last workshop in April.

Neighbors were then asked to go over the plans in groups and rate them, noting any changes or concerns.

The Bowl

In what was a challenging workshop, neighbors tried to determine which of the plans for the Bowl would best suit the community's needs.

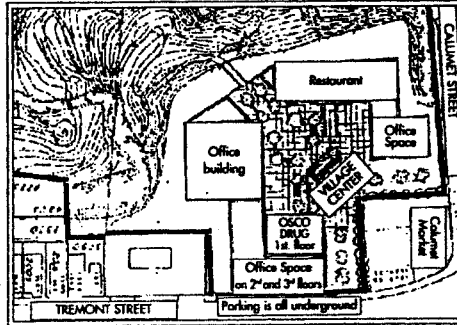
All four plans had the same traffic flow with cars entering on Calumet Street, circling around the back of the Bowl and exiting onto Tremont Street.

The plans were also similar in square footage. About 30-35,000 square feet of retail space would be added, double of what is there now. Much more office space will also be added if any of the plans are implemented.

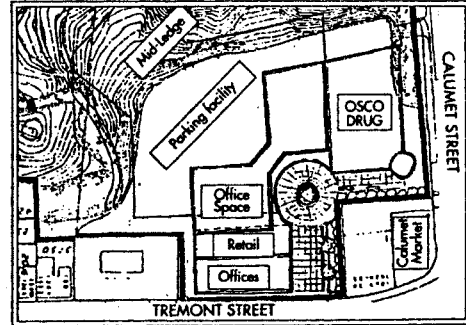
However, differences in the plans were major. Some had parking completely underground while in others it was all above ground. These differences also created differences in cost and viability. This left residents with some hard questions to address while going over the plans.

Questions centered on parking and traffic flow, economic pressures to build high towers, height of buildings, visual appeal and the inclusion of the Siegel property (the property that contains businesses from Calumet Market down to the Brigham Circle Coffee Shop) in the plan.

Local residents Hattie Kelton and Ida Graves said, "It's very interesting but very tough to answer the questions," while they were working with their group



This plan for development of the Ledge Site Bowl shows the more expensive placement of parking underground. Office space can have retail below.



This plan for development of the Ledge Site Bowl shows the less expensive placement of parking above ground in the back. Office space can have retail below.

a large hospital on the site," David Welch, in the same group as Kelton and Graves, said.

Joking aside, residents did manage to narrow the four plans for the Bowl down to two that will be worked on further by the architectural team to incorporate ideas and suggestions.

Kathy McCabe, facilitator, said that, although a final plan hasn't been agreed on, there were now more ideas and areas to look further at. "We all heard the connection with the upper ledge is very critical," she said.

Many requested that the height of the office building not be higher than the cliffs so it would not interfere with the view from nearby houses.

Lydia Polanco wondered if there were any plans to include Calumet Market. Nancy Lange-St. Clair said, "Calumet is sort of absent from the visualizations here. We have to realize the market will be here as far as we know."

According to Jim Hoffman, director of Mission Hill Neighborhood Housing Services (NHS), the Kellehers (who run Calumet Market) have expressed interest in moving into the development. The Siegels (owners of the property) will be approached by NHS about perhaps incorporating it into the plans. In the meantime, the plans will have to be developed so that they will work with or without the inclusion of the Siegel property.

The Upper Ledge

Whether or not to include housing was the key question surrounding development of the Upper Ledge. Most did not want housing there at all if possible. However, suggestions for where to put housing if it had to be there and questions about the necessity of housing will still be addressed.

"Perhaps we should ask the financial analyst for more data on housing but it's very clear that there's a strong preference for open space," Kathy McCabe said.

the Upper Ledge would be helpful in maintaining a watchful eye. We'd like to see a park with a combination of formal and natural elements, as a series of events you experience as you move through the space into the Bowl."

Those present were overwhelmingly in favor of maintaining the open space of the Upper Ledge and did not want the landscaping to be too formal.

The NHS hired the firm Goody, Clancy & Associates to do the architectural work and is also working on hiring a financial consultant for the project.

Members of the architectural team John M. Clancy and Gang Peng also attended the workshop and assisted residents in interpreting the plans.

"I don't think we heard anything today that isn't achievable, and we will work on it," said Dixon who is also a planner and urban designer.

See listings on page 4 for more about the final workshop on development of the Ledge Site.



LEDGE SITE

Plan is financially viable

By LYDIA AGRO
GAZETTE STAFF

The latest building block in development of the Ledge Site, a potential \$25 million project, took place Saturday with community participation and cooperation.

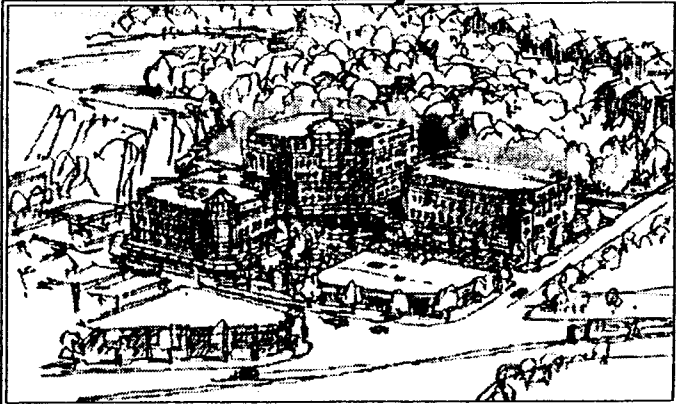
The fourth neighborhood workshop in a series focused on the economic viability of previous plans and refinement of the architectural vision.

Residents discussed the final concept (see pictures) plan which will now serve as a framework for the next phase of the project.

Pam McKinney, a financial expert hired by Mission Hill Neighborhood Housing Services (NHS), told the crowd "So as not to hold you in suspense, I'll tell you now. The pictures you see now can be made to balance [financially]. It is a viable plan."

"The nature of it is that it's a very big project with a value of \$25 million and a yearly income of \$2.2 million after deductions," said McKinney. "But I feel very confident that we can balance what you see here. We have a base line situation that works."

As in all the other workshops, residents were given an opportunity to go over what



A front view of the basic development plans for the Ledge Site. Mission Hill Neighborhood Housing Services is planning a follow-up meeting in September to discuss the next phase of the project.

was presented and offer comments for improvement. It was decided by the group that underground parking was too expensive.

Maggie Cohn stressed the need for short, perhaps thorny, shrubbery along any path leading from the Upper Ledge to the village square. "The path has to feel safe and has to be well lit," she said.

Many also wanted an additional bike/walking path to stretch across the Upper Ledge

from Calumet to St. Alphonsus' streets and possibly into the village square.

There was enough interest to investigate further options for some space at lower rents, particularly for community use, such as employment training, day care, an art gallery or community center.

Shelagh Flynn noted that perhaps more money could be spent on landscaping the Upper Ledge through the attorney general's new community ben-

efit guidelines for nonprofit institutions.

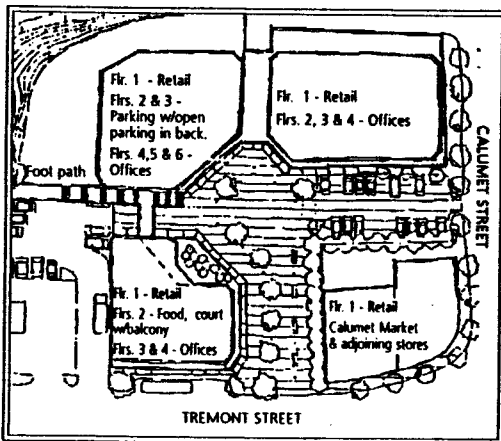
Kathy McCabe, facilitator, summarized, "My understanding is people want to look at open space grants vigorously. You want a jewel for the Upper Ledge but have concerns about maintenance and safety."

Residents also agreed to add some aesthetics to an open area of the parking ga-

Continued on page 11

Ledge Site

Continued from page 1



A top view of the basic development plans for the Ledge Site.

rage that will be seen from the Upper Ledge.

This fourth workshop ended phase II of the project. NHS Director Jim Hoffman explained his upcoming preparations for phase III include meeting with Osco Drug management, owners of the Calumet Market and adjoining stores' property, and with officials at Harvard University. NHS will also begin looking for office space tenants and financing. Harvard University is to start an environmental study of the project.

"I've worked in Mission Hill a long time," Hoffman said. "A lot of the meetings are fairly active. We've had four successful meetings."

We wanted to enhance the image of Mission Hill, he went on to say, and if people know the Mission Hill community is planning a \$25 million project then we've done that.

Hoffman is planning the next community event for late August or September after the work plan for the next phase is completed.

The community planning process for the Ledge Site development has been extensive and lasted over a year thus far. It has included 16 meetings during the summer of 1993, formation of task forces, hiring consultants, tours of the Ledge Site, four community wide workshops, regular newsletters detailing the process and a lot of work by members of NHS to insure that everyone in the community can give input.

Ledge Site Concept

Some specifics of the project are: 330 parking spaces—55 of them at street level for quick stops; 45,000 square feet of street level retail space; 10,000 square feet of second floor food court/restaurant space; 100,000 square feet of upper level office space; 10,000 square feet of village square plaza area, an area set aside on Tremont Street for the Link Bus to stop; maximum building height of six floors, and one or two pathways leading from the Upper Ledge down to the shopping area.

Drivers will enter the shopping area either from Tremont or Calumet streets. An exit will be on Calumet Street. The street will be widened and be a two way street from the exit down to Brigham Circle.

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SEPTEMBER 30, 1994

CIRCULATION 10,000



Photo by John Swan

State Representative Kevin Fitzgerald and Congressman Joe Kennedy (third and fourth from left) discuss the Ledge Site in Mission Hill during a recent tour with residents. Sponsored by Mission Hill Neighborhood Housing Services, the tour is part of an effort to gain support to complete a community development plan for the 9.38 acre parcel in the heart of the Brigham Circle business district.

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Mission Hill
GAZETTE

SERVING MISSION HILL AND THE LONGWOOD MEDICAL AREA

PAID SUBSCRIPTIONS
12 PAGES
VOLUME 2 • NUMBER 12
DECEMBER ISSUE



Printed on
Recycled Paper

(617) 524-2626

NOVEMBER 25, 1994

CIRCULATION 10,000

Ledge gets business input

By NORA SULLIVAN
SPECIAL TO THE GAZETTE

Nearly 17 local business owners turned out last Tuesday night at a meeting sponsored by Mission Hill Neighborhood Housing Services to discuss plans for the proposed development of the Ledge Site.

The goal of the meeting, according to Jim Leitner, co-chair of the Business Use Task Force and a member of the Ledge Site Task Force, was to "gather together local business people who hadn't participated in the development process of the Ledge up to this point."

He said the meeting was successful because it allowed Mission Hill business owners to come together for a change and talk, since they don't meet regularly as group.

Leitner added that the development process is extensive, and it is vital the Ledge Site project gets as much community input as possible.

The meeting was significant because it provided a forum for business owners to offer their suggestions and voice concerns over the Ledge Site's development. Business people had concerns about safety in the neighborhood and also voiced a need for their businesses to be involved in the development and construction of the site itself, Leitner stated.

Jim Lerner, owner of Lenox Martell, a restaurant equipment company located at 83-97 Heath Street, said local businesses must be part of in the site's development process.

"They are planning on putting in a food court, and I would hope that they would utilize my business in the development of it," said Lerner.

On the whole, Lerner says he is always looking forward to good things happening on the Hill because it can only help to bring more consumers to the area.

Another local businessperson, Robert Bonner, owner of Cut It Up Haircutters on 1562 Tremont Street said he was pleased with the manner in which the meeting was conducted. "It was very informative. The meeting was enthusiastic and had a tremendous spirit of cooperation." Bonner seemed optimistic by the plans presented and is looking forward to attending future meetings on the Ledge Site.

The community organizer of the meeting, Glen Ohlund, who works at Mission Hill Neighborhood Housing Services, believes that it is important for business owners on the Hill to be involved with the project.

"This is a long involved process," said Ohlund. "Economic development not only benefits new businesses but also directly impacts the many businesses already here." Ohlund sees the development of the Ledge Site as the best way to strengthen the local economy, as it will bring in more shoppers.

He also noted that the project is meant to provide more jobs for Mission Hill residents and that he plans to work with neighborhood groups to secure jobs for people in the area.

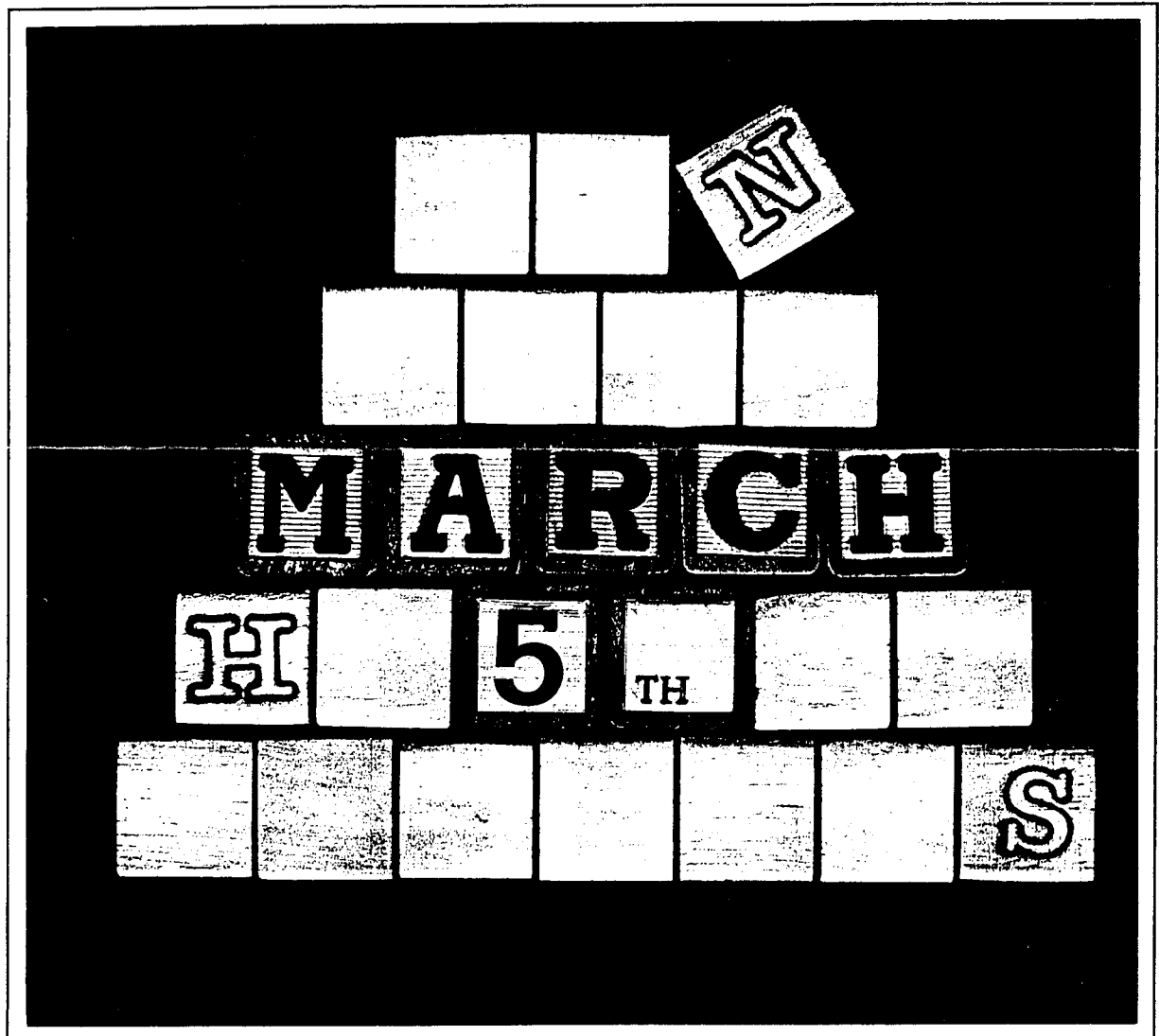
A draft of the Phase 3 schedule for the Ledge Site was presented to local retailers at the meeting. Among the plans outlined were: community support issues such as reviewing plans with city agencies; conducting retail and office market studies; defining open space improvements and funding; conducting traffic and parking studies; investigating low-cost financing options; completing an environmental site assessment and plans to meet with abutting property owners.

The pre-development phase, which involves completing all the necessary tasks to take the project to the construction phase, was also addressed. This building phase would allow the Osco Drugstore to remain open to the community while a new store is being built along the Calumet Street side of the Ledge Site. This phase would later lead to the demolition of the Osco building, construction of the parking facility, open space improvements, and construction of the other retail and office space.

Development guidelines from the four community workshops held earlier this year and a developer's kit with guidelines were presented. The kit includes background on the project, a concept plan, maps and an environmental assessment and will be sent to developers to review. A developer will then be hired to head the project.

The Ledge Site is projected to be a \$25 million project. The land, owned by Harvard University, is bound by St. Alphonsus, Calumet, Allegheny and Tremont streets in Mission Hill.

COME BUILD YOUR VISION



LEDGE SITE COMMUNITY WORKSHOPS

Mission Hill Neighborhood Housing Services (NHS) invites you to participate in a series of community workshops that will create a feasible development plan for the Ledge Site at Brigham Circle. This begins the second phase of the Ledge Site Community Planning Process.

WHAT IS THE PROCESS?

- The process involves residents, business owners, and property owners working together to formulate a new vision for the commercial center of our neighborhood.
- The process involves community workshops held by NHS and facilitated by a Community Planner. You will learn information about the Ledge Site, create development ideas, and participate in the decision making process.
- Task Forces that are working with NHS will present information on a variety of subjects including a user survey, open space, commercial, traffic and housing.
- Technical information will be presented to assist you with making decisions.
- The process will build upon the Summer neighborhood meetings creating a number of common plans.
- The process will take your ideas and visions, put them on paper and help make the decisions about the development plan.

To help make this process a success we ask that you attend and participate in all workshops, be understanding of other opinions and decisions, and make the process rewarding and pleasurable.

The Ledge Site Community Planning Process is being implemented by Mission Hill Neighborhood Housing Services' Ledge Site Committee. Members: Kelly Farquharson (Co-chair), Patricia Flaherty (Co-chair), Nancy Ahmadifar, Walter Bennett, Bruce Keary, Jay LaCroix, Joe Sullivan, David Welch.

Mission Hill Neighborhood Housing Services
1530 Tremont Street, Boston, MA 02120
442-5449

WHEN: SATURDAY MARCH 5TH

12:00 noon - 3:30 pm

Community Workshop I - Developing a Shared Understanding

Mark your calendar for these additional dates:

March 26, 1994, Saturday, 10:00 am & 1:30 pm

Walking Tour of the Ledge Site

April 23, 1994, Saturday 12:00 noon - 3:30 pm

Community Workshop II - Future Visions

May 21, 1994, Saturday, 12:00 noon - 3:30 pm

Community Workshop III - Refining & Adopting the Vision

June 18, 1994, Saturday, 12:00 noon - 3:30 pm

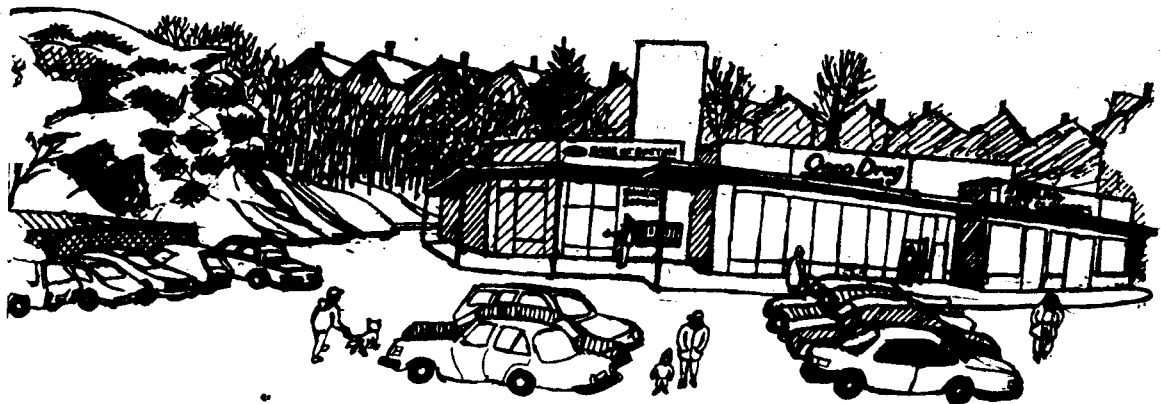
Community Workshop IIII - The Final Plan

WHERE: TOBIN COMMUNITY BUILDING

COMMUNITY ROOM (Next to the Library)

1481 Tremont Street, Boston, MA

Transportation and day care will be provided. Please call the NHS office at 442-5449 by the Thursday before each workshop to arrange a ride or day care.



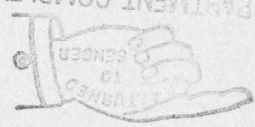
Partial View of the Ledge Site

Sketch by Bear Ayres, Ledge Site Open Space Task Force Member

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1530 Tremont Street
Boston, MA 02120

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Community Workshop I:

DEVELOPING A SHARED LANGUAGE AND UNDERSTANDING OF THE LEDGE SITE

AGENDA

- | | |
|---------|---|
| 12 noon | Registration/Sign-In |
| 12:30 | Welcome and Orientation to the Workshop |
| | History of the Ledge Site and Mission Hill and
how it effects site development |
| | Survey Task Force Presentation |
| | Commercial Task Force Presentation |
| | Open Space Task Force Presentation |
| | Brief Question & Answer Session on Task Force Presentations |
| | Lessons from Summer 1993 |
| | Determining the Mission and Purpose of the Ledge Site |
| | Wrap-up |
| 3:30 pm | Adjourn |

Next Ledge Site Event: Walking Tour, Saturday, March 26th. 10 am and 1:30 pm.

LEDGE SITE COMMUNITY WORKSHOP TWO

Mission Hill Neighborhood Housing Services (NHS)

invites you to the
Second Ledge Site Workshop

Saturday, April 23rd

12:00 (noon) - 3:30pm

Tobin Community Building

Community Room

1481 Tremont Street

Come at 12:00 (noon) to register, review past work and study new information. The workshop will start at 12:30 and end at 3:30pm

At this workshop we will continue the planning process and create a number of common graphic development visions for the site. These visions will be drafted into plans by the architectural firm of Goody, Clancy & Associates hired by NHS to assist us in this process. At future workshops we will review, change, refine and adopt these development plans.

Transportation and day care will be provided. Please call the NHS office at 442-5449 by Thursday, April 21st, to arrange a ride or day care.

The first Ledge Site Workshop on March 5th was a great success with over 70 participants. At this workshop information was presented by task force members on open space, commercial uses, and a shopper survey. The workshop also included a number of small group sessions with the final session focusing on developing shared goals and purposes. On March 26th we conducted two walking tours of the Ledge Site to better acquaint participants with the site's physical characteristics. Over 40 people attended the tours.

Your presence is important and your input is vital in this process. See you Saturday, April 23rd at noon.

**Mission Hill Neighborhood Housing Services
1530 Tremont Street, Boston, MA 02120
442-5449**

Community Workshop II:

FUTURE VISIONS **DETERMINING THE PURPOSES OF THE LEDGE SITE** **AND HOW IT WILL LOOK**

AGENDA

- | | |
|---------|--|
| 12 noon | Registration/Sign-In |
| 12:30 | Welcome and Orientation |
| | Review of Community Workshop I |
| | Task Force Presentations
Open Space Task Force
Housing Task Force
Commercial Task Force |
| 1:00 | Establishing Development Criteria |
| 1:45 | Break |
| 1:55 | Determining the Future Vision of the Ledge Site |
| 3:30 pm | Adjourn |

NEXT LEDGE SITE EVENT: Community Workshop 3, Saturday, May 21, 1994, 12 -- 3:30 pm.

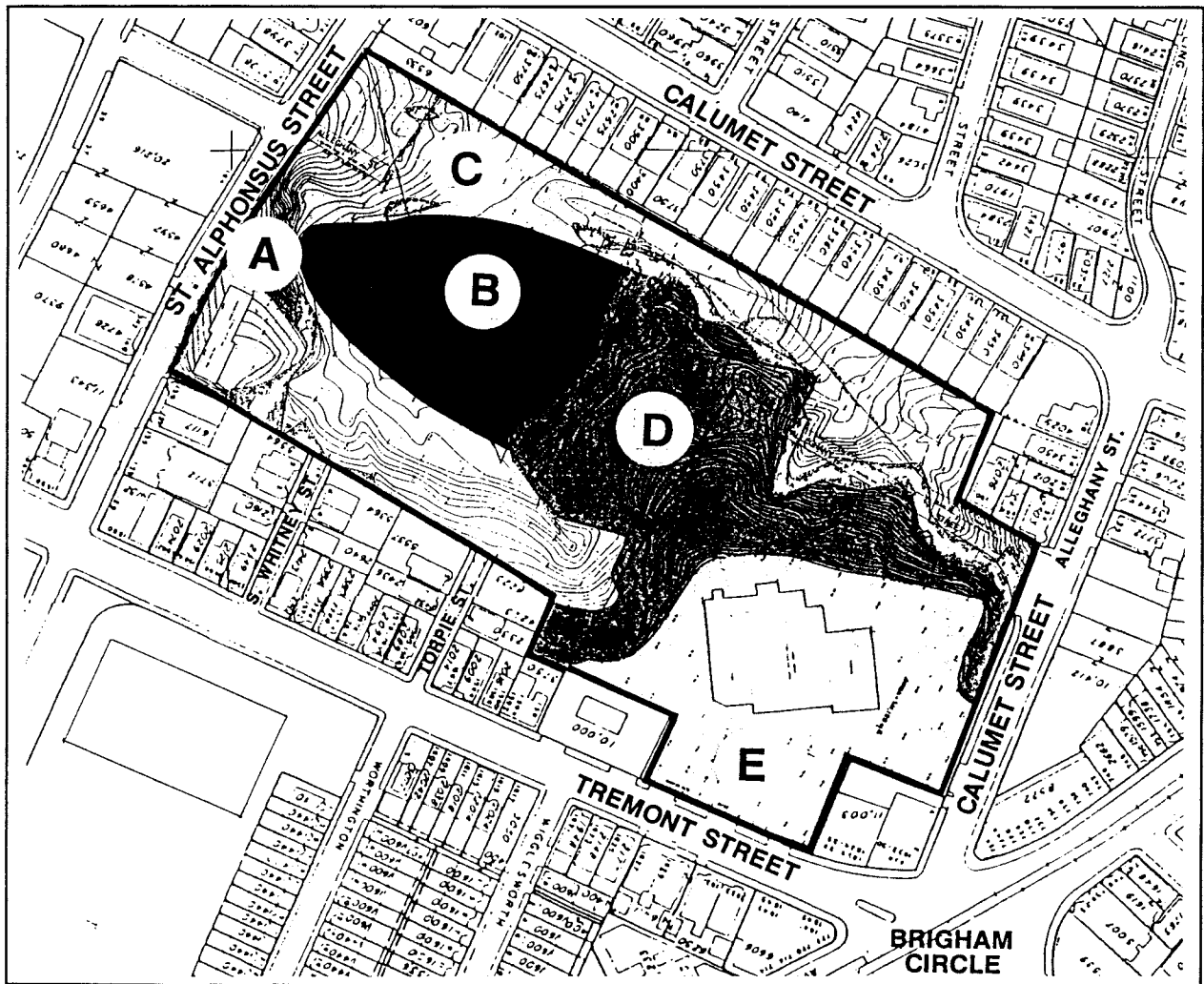
LEDGE SITE

SITE INFORMATION

The Ledge Site is an irregular 9.6 acre parcel consisting of dramatic slopes and elevation changes with varying subsurface soil conditions. The site is bound by St. Alphonsus Street up to the property lines along the back yards of the houses on Calumet Street, over to Alleghany Street, down Calumet Street and around the Seigel property to Tremont Street, around the gas station and following the ridge of the ledge above South Whitney and Torpie Streets to St. Alphonsus Street. About a third of the site is developed. Approximately 6.6 acres is designated as an unprotected urban wild area.

Prior to the establishment of the Mission Hill Interim Zoning Overlay District (IPOD), the Ledge Site was divided into three different zoning classifications. Approximately 1.46 acres of land fronting on Tremont Street was classified as L-1, Local Business District; less than a half acre, 0.42, fronting on Calumet Street was classified as B-1, General Business District; and the remainder of the site, 7.73 acres was classified as H-1, Apartment District.

The Ledge Site is now a special study area for zoning purposes, and is not presently classified in traditional zoning districts. Special study areas enable a developer to propose a comprehensive project plan which is then reviewed as a whole. Issues such as circulation, access, density, setbacks, community benefits and use are all reviewed in special study areas. The Boston Redevelopment Authority is currently updating the zoning for Mission Hill with input from the Mission Hill Planning and Zoning Advisory Committee.



Property Line

Legend: Letters identify different areas of the site (see reverse side for information)

A ST. ALPHONSUS STREET - This area consists of 25,000 sq.ft. fronting along St. Alphonsus Street with 5 attached townhouse rental apartments built in 1964. These properties are surrounded by ledge with outcropping of rocks continuing up St. Alphonsus Street. Vehicular access to the upper ledge is from St. Alphonsus Street.

B UPPER LEDGE - This area is where the rock was removed to a depth of approximately 40 feet when the quarry was in operation. It was later filled to the present height. This area of the upper ledge represents approximately one quarter of the entire site. Harvard University uses the upper ledge to dump snow during the winter.

C UPPER LEDGE - This area of the site is the top of the original quarry with rock either exposed or at shallow depths below the ground surface. This portion of the upper ledge generally surrounds the perimeter of the site abutting the back yards of the triple deckers along Calumet Street and following the ridge of the ledge 40 feet above South Whitney and Torpie Streets.

D MID-LEDGE - This area is a thickly wooded deep canyon of the original quarry and represents approximately one quarter of the entire site. The mid-ledge slopes down from the upper ledge to the bowl. The slopes include numerous outcropping of rocks with variety of trees and bushes.

E BOWL - The bowl fronts on Tremont and Calumet Streets with vehicular access to the site along Tremont Street. The bowl is 2.2 acres (one quarter of the entire site) consisting of a parking area for approximately 100 cars and a 22,000 sq.ft. one story retail property built in 1954. It is presently occupied by OSCO Drug, Bank of Boston and Sterlings Cleaners and Laundromat. The bowl area long Tremont Street is approximately 70 below the highest elevation of the Upper Ledge.

WE BELIEVE

THE LEDGE SITE SHOULD BE:

Appearance & Image

The Ledge Site should acknowledge the history and natural beauty of the site along with improving and enhancing its appearance. The Ledge Site should recognize, maintain and enhance the qualities, diversity and livability of the community. The Ledge Site should be visually pleasing and enhance the image of Mission Hill as the neighborhood's gateway.

Focal Point and Unity

The Ledge Site should be the focal point, anchor and gateway to the community. The Ledge Site should unite the entire community -- residents, businesses, and Longwood Medical Area. The Ledge Site should fit into the life of the neighborhood.

Economic

The Ledge Site should stay an economic asset to the community. The Ledge Site should be productive, viable, and sustainable.

*Community Workshop I
February 26, 1994*

We Believe The Ledge Site Should Be

Reports from Small Groups at Community Workshop I February 26, 1994

- * Area should be more productive
- * Acknowledge History (quarry, puddingstone, and to the City)
- * Gateway to Mission Hill (in all directions, both above and below)
- * Community Area -- should function as hear, radiating out
- * More Commercial Development
- * More Open Space
- * Hold on to Natural Beauty
- * Mixed Use Approach (not a single use development)

- * Hands Across Huntington Avenue
- * Improve Quality of Life
- * Enhance Open Space Features of the Site
- * Build the Community as a Whole (including economy)
- * Stewardship -- Future
- * Pleasant to look at

- * Enhance Social/Economic Interchange between Residents and Others
- * Enhance Mission Hill image
- * Support & Maintain Ownership of Property
- * Maintain/Enhance Liveability (safety, convenience, access to the City)
- * Focus on children's resources (assist in creating good citizens)

- * Tie Residents, Business and the Longwood Medical Area Together
- * Multi-cultural and Multi-generational
- * Focus on a Village Center Model
- * Recognize Unique Nature of the Community
- * Be Viable and Sustainable

- * Enhance and Benefit Unity of Community
- * Visually Pleasing Views (up to Ledge, out from Ledge)
- * Commercial Development in Balance

- * Anchor Community
- * Generate Resources (an asset)
- * Enhance atmosphere

THE LEDGE SITE SHOULD SERVE

The Ledge Site should serve all people in the community --residents, businesses, workers, students, and visitors. The Ledge Site should reach out and serve people in the medical community and neighboring developments.

*Community Workshop I
February 26, 1994*

The Ledge Site Should Serve

Reports from Small Groups at Community Workshop I
February 26, 1994

Everybody -- residents, shopper, Mission Main and Alice Taylor residents; Southwest corridor developments (police station, registry, commuters), Roxbury Community College, medical area.

Residents
Medical Community (employees, patients, students)
Future Residents
City of Boston

"Hands Across Huntington"
New Residents
Children

Residents of Mission Hill of all Ages

Mission Hill Residents
People Who Work or Study Here
Business People
Visitors

LEDGE SITE OPEN SPACE CRITERIA

- * SAFETY**
- * FUNDING & MAINTENANCE**
- * ACCESS FOR ALL RESIDENTS**
- * AESTHETICS & VIEW ENHANCEMENT**
- * PRESERVATION OF ENVIRONMENT**
- * BROAD COMMUNITY APPEAL**
- * RELATION TO ABUTTERS**
- * INTERACTION WITH COMMERCIAL AND URBAN CENTER**

**THESE CRITERIA WERE ADOPTED WITH REVISIONS APRIL 1994
BY THE LEDGE SITE OPEN SPACE TASK FORCE**

SLIDE DESCRIPTIONS AND LOCATIONS

Post Office Square (Congress & Pearl Streets, Downtown Boston): Post Office Square is a well maintained, easily accessible open space which successfully functions on a number of levels. With easily accessible walkways and judicious landscaping, it works well as a substitute for an above ground parking lot (the parking lot is directly below the Square). There are a few key destination point such as fountains and eating kiosks interspersed with places to sit or lounge on the grass during lunch. These destination points mark a series of events that one experiences while crossing through the space. The primary users of the space are daytime employees of this downtown Boston area. The degree of safety, however, that one feels here during the day seems to leave at 5:00 PM with the employees of the surrounding buildings. Post Office Square is an open space/urban center which is formed by the built environment around it, and which is supported by it. The resultant area forms an urban event that helps to give us a sense of place as we travel through the city by marking where we have been and where we are going.

An Example of Problematic Open Space (Calumet St., Mission Hill): No sense of ownership creates maintenance problems, safety concerns, and lack of stewardship.

Various Community Gardens (St. Joseph's St., Dorchester; E. Berkeley St., South End; Lamartine St., Jamaica Plain): Gardens transform abandoned degraded sites to valued garden space for flowers and vegetables. Gardeners, as stewards of the land, take responsibility for clean-up and beautification, creating an open, orderly view. Gardens allow for creative interaction through exercise, play and gardening opportunities. The use of elevated beds allow for use by all. Community gardens require consistent administration by volunteers, a difficult long-term task.

Habitat of Belmont (10 Juniper Road, Belmont): Habitat shows carefully created preservation area that adds aesthetics and sanctuary for wildlife. There is a minimal membership fee to limit access. It includes environmental education programs through on-site through classes and activities. Maintenance costs are partially subsidized through rentals of the mansion for function space. Audubon will soon become involved in the management of the site.

Nira Rock (Arcola St., Jamaica Plain): Nira Rock is a park-like area with an emphasis on the rugged beauty of puddingstone and natural topography. It includes grassy area with wood chips on the path adding to a well-groomed appearance. Apple, Hazelnut, Chestnut, and Plum trees are found on the site, as well as Lilacs. Boston Parks Department has taken over maintenance after development of the site by Boston Natural Areas Fund and local residents. The site is well fenced, and most closely resembles the Ledge Site in many ways.

ADVANTAGES OF HOUSING ON THE LEDGE SITE

- * EXPANDS THE COMMUNITY'S ECONOMIC BASE**
- * ENHANCES THE GATEWAY TO MISSION HILL**
- * THE "WATCHFUL EYE" STRENGTHENS SAFETY**
- * HOUSING FACILITATES "HANDS ACROSS HUNTINGTON"**
- * CAN REINFORCE EXISTING HOME VALUES.**
- * OWNER OCCUPANCY COULD STABILIZE MISSION HILL AND CREATE AN OPPORTUNITY FOR FIRST TIME HOME OWNERSHIP**

ADOPTED BY THE LEDGE SITE HOUSING USE TASK FORCE

7 ELEMENTS OF SUCCESSFUL COMMERCIAL DEVELOPMENTS

1 * SERVE COMMUNITY'S ECONOMIC NEEDS

- GOOD MIX OF BUSINESS
- ECONOMICALLY VIABLE

2 * CUSTOMER ACCESS

- SETBACK FROM STREET, BUT STILL ALLOW BROWSING
- RELATIONSHIP TO THE EMPLOYEES OF THE LMA
- MBTA/LINK BUS RELATIONSHIP TO THE LEDGE SITE
- NEIGHBORHOOD ACCESS

3 * PARKING

- ACCESS FOR LEDGE SITE AND LOCAL BUSINESS CUSTOMERS
- SAFETY FOR PEDESTRIANS
- EASE FOR DRIVERS
- DELIVERY CONSIDERATIONS

4 * TRAFFIC

- FLOW AROUND BRIGHAM CIRCLE
- ON-STREET PARKING ENFORCEMENT

7 ELEMENTS OF SUCCESSFUL COMMERCIAL DEVELOPMENTS

5 * VISUAL APPEAL

- INCREASED SHOPPING ACTIVITY ATTRACTS OTHER SHOPPERS
- COMPATIBILITY WITH SURROUNDING NEIGHBORHOOD
- GOOD SIGNAGE
- CLEANLINESS/MAINTENANCE

6 * SAFETY

- HOURS OF OPERATION
- LIGHTING
- POSITIVE BUSINESS CLIMATE
- CONTINUOUS ACTIVITY DURING BUSINESS HOURS

7 * RESPONSIBILITY TO THE COMMUNITY

- NEIGHBORHOOD JOBS
- INVOLVEMENT IN COMMUNITY AFFAIRS
- ENHANCE COMMUNITY IMAGE

THESE ELEMENTS WERE DEVELOPED BY THE LEDGE SITE
COMMERCIAL USE TASK FORCE

LEDGE SITE COMMUNITY WORKSHOP THREE

Mission Hill Neighborhood Housing Services (NHS)

invites you to the
Third Ledge Site Workshop

Saturday, May 21st

12:00 (noon) - 3:30pm

**Tobin Community Building
Community Room
1481 Tremont Street**

**Come on May 21st to see your ideas from the last workshop
transformed into architectural concepts.**

On May 21st the architectural firm of Goody, Clancy & Associates will present a number of development alternatives for different areas of the Ledge Site. These alternatives are based on the visions that were created by residents, business and property owners attending the last workshop on April 23rd. After reviewing these development alternatives participants will work together to refine them and create common development plans for the Ledge Site.

Transportation and day care will be provided. Please call NHS at 442-5449 by Thursday, May 19th, to arrange a ride or day care.

**Your presence is important and your input is vital in this process.
See you Saturday, May 21st at noon.**

**Mission Hill Neighborhood Housing Services
1530 Tremont Street, Boston, MA 02120
442-5449**