

# 3521 Washington Street Development - SNA Survey One









## 1. Please provide the following information (required):

		Response Percent	Response Count
Name:	<input type="text"/>	100.0%	104
Address:	<input type="text"/>	100.0%	104
		answered question	104
		skipped question	1

## 2. Please provide the following information (optional):

		Response Percent	Response Count
Email:	<input type="text"/>	100.0%	58
		answered question	58
		skipped question	47






### 3. Which category below includes your age? (optional)

		Response Percent	Response Count
17 or younger		0.0%	0
18-20		0.0%	0
21-29		11.9%	12
<b>30-39</b>		<b>38.6%</b>	<b>39</b>
40-49		26.7%	27
50-59		11.9%	12
60-69		8.9%	9
70 or older		2.0%	2
<b>answered question</b>			<b>101</b>
<b>skipped question</b>			<b>4</b>










**4. Please rate the following statements about traffic and parking, choose to strongly agree or strongly disagree, or something in between.**

	<b>Strongly Agree</b>	<b>Agree</b>	<b>On The Fence</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>Rating Average</b>	<b>Response Count</b>
Bicycling, transit use and walking should be supported on par or better with automobile use.	<b>59.8% (61)</b>	31.4% (32)	4.9% (5)	2.9% (3)	1.0% (1)	2.08	102
Automobiles are a mixed blessing and we just need to accept the resulting pollution, congestion and noise.	1.0% (1)	4.9% (5)	28.2% (29)	<b>41.7% (43)</b>	24.3% (25)	6.67	103
Boston should adopt policies and regulations such as congestion pricing, parking freezes and stricter zoning to curtail automobile use.	16.5% (17)	<b>36.9% (38)</b>	26.2% (27)	15.5% (16)	4.9% (5)	4.11	103
The more off-street parking available for businesses the better because people are going to drive anyway and take over limited on-street parking.	9.8% (10)	<b>36.3% (37)</b>	24.5% (25)	20.6% (21)	8.8% (9)	4.65	102
New housing units built near subway and bike paths should have less off-street parking than the city average to encourage use of those alternatives.	22.3% (23)	<b>30.1% (31)</b>	24.3% (25)	11.7% (12)	11.7% (12)	4.20	103
Families need more than one automobile, therefore we should provide ample off-street residential parking.	4.9% (5)	15.5% (16)	<b>33.0% (34)</b>	<b>33.0% (34)</b>	13.6% (14)	5.70	103
<b>answered question</b>							<b>103</b>
<b>skipped question</b>							<b>2</b>

## 5. How many automobiles does your household own?

		Response Percent	Response Count
0		7.8%	8
1		49.5%	51
2		34.0%	35
3		3.9%	4
4		4.9%	5
5		0.0%	0
6		0.0%	0
7		0.0%	0
8		0.0%	0
	Other (please specify)		5
<b>answered question</b>			<b>103</b>
<b>skipped question</b>			<b>2</b>

## 6. How many off-street parking spots are available to your household?

		Response Percent	Response Count
0		24.3%	25
1		45.6%	47
2		11.7%	12
3		7.8%	8
4		0.0%	0
5		3.9%	4
6		2.9%	3
7		1.0%	1
8		1.9%	2
unlimited		1.0%	1
	Other (please specify)		6
<b>answered question</b>			<b>103</b>
<b>skipped question</b>			<b>2</b>

**7. Please rank the following retail/commercial uses from Most Preferred to Least Preferred, or something in between. The same weight may occur more than once (i.e. if you like a cafe as much as an ice cream shop assign them the same value):**

	<b>Most Preferred</b>	<b>Like It</b>	<b>Undecided</b>	<b>Not So Much</b>	<b>Least Preferred</b>	<b>Rating Average</b>	<b>Response Count</b>
Ice cream shop	21.4% (21)	<b>49.0% (48)</b>	16.3% (16)	7.1% (7)	6.1% (6)	3.55	98
Neighborhood grocery (e.g. City Feed)	<b>42.0% (42)</b>	40.0% (40)	11.0% (11)	3.0% (3)	4.0% (4)	2.74	100
Regional grocery (e.g. Trader Joe's)	33.7% (33)	<b>35.7% (35)</b>	9.2% (9)	12.2% (12)	9.2% (9)	3.55	98
Liquor store	1.0% (1)	10.2% (10)	14.3% (14)	28.6% (28)	<b>45.9% (45)</b>	7.16	98
Restaurant	40.2% (41)	<b>48.0% (49)</b>	5.9% (6)	4.9% (5)	1.0% (1)	2.57	102
Convenience store (e.g. Store 24)	6.4% (6)	17.0% (16)	14.9% (14)	<b>38.3% (36)</b>	23.4% (22)	6.11	94
Convenience store (e.g. Bodega)	8.2% (8)	24.7% (24)	24.7% (24)	<b>32.0% (31)</b>	10.3% (10)	5.23	97
Cafe (e.g. Ula)	<b>58.8% (60)</b>	39.2% (40)	1.0% (1)	1.0% (1)	0.0% (0)	1.88	102
Gym (e.g. Mike's)	12.2% (12)	<b>39.8% (39)</b>	22.4% (22)	20.4% (20)	5.1% (5)	4.33	98
Wine/Cheese shop	27.6% (27)	<b>45.9% (45)</b>	8.2% (8)	9.2% (9)	9.2% (9)	3.53	98
Non-profit office space	24.5% (24)	<b>43.9% (43)</b>	13.3% (13)	12.2% (12)	6.1% (6)	3.63	98
Copy shop	1.0% (1)	16.5% (16)	19.6% (19)	<b>34.0% (33)</b>	28.9% (28)	6.46	97
Pharmacy	9.4% (9)	22.9% (22)	<b>25.0% (24)</b>	24.0% (23)	18.8% (18)	5.40	96
Office supply store	3.2% (3)	10.5% (10)	21.1% (20)	<b>38.9% (37)</b>	26.3% (25)	6.49	95

Bar	3.0% (3)	21.2% (21)	11.1% (11)	<b>33.3% (33)</b>	31.3% (31)	6.37	99
Bank	9.3% (9)	27.8% (27)	13.4% (13)	<b>32.0% (31)</b>	17.5% (17)	5.41	97
Small movie theater (e.g. Starlight Nantucket)	<b>42.3% (41)</b>	27.8% (27)	14.4% (14)	9.3% (9)	6.2% (6)	3.19	97
Bookstore	38.4% (38)	<b>42.4% (42)</b>	8.1% (8)	9.1% (9)	2.0% (2)	2.88	99
Childcare center	10.1% (10)	<b>41.4% (41)</b>	26.3% (26)	18.2% (18)	4.0% (4)	4.29	99
					Other (please specify)		25
<b>answered question</b>							<b>102</b>
<b>skipped question</b>							<b>3</b>

**8. Please rank the following urban design qualities from Most Preferred to Least Preferred, or something in between. The same weight may occur more than once (i.e. if you like pedestrian amenities as much as large parking lots assign them the same value):**



	<b>Most Preferred</b>	<b>Like It</b>	<b>Undecided</b>	<b>Not So Much</b>	<b>Least Preferred</b>	<b>Rating Average</b>	<b>Response Count</b>
Interesting building on corner	36.6% (37)	<b>48.5%</b> <b>(49)</b>	12.9% (13)	2.0% (2)	0.0% (0)	2.60	101
Building and use that promotes an active street (e.g. lots of doors and windows)	<b>59.6%</b> <b>(59)</b>	36.4% (36)	4.0% (4)	0.0% (0)	0.0% (0)	1.89	99
Small parks, courtyards, or green space	<b>72.7%</b> <b>(72)</b>	22.2% (22)	5.1% (5)	0.0% (0)	0.0% (0)	1.65	99
Green design (e.g. solar panels etc)	<b>54.5%</b> <b>(54)</b>	42.4% (42)	2.0% (2)	1.0% (1)	0.0% (0)	1.99	99
Parking lot design friendly to cyclists and pedestrians	43.0% (43)	<b>50.0%</b> <b>(50)</b>	5.0% (5)	2.0% (2)	0.0% (0)	2.32	100
Multi-use connections between buildings (e.g. pedestrianized/shared streets)	37.0% (37)	<b>41.0%</b> <b>(41)</b>	19.0% (19)	3.0% (3)	0.0% (0)	2.76	100
Automobile accommodation (e.g. lots of parking)	9.0% (9)	28.0% (28)	16.0% (16)	<b>39.0%</b> <b>(39)</b>	8.0% (8)	5.18	100
Access to transit	42.9% (42)	<b>53.1%</b> <b>(52)</b>	3.1% (3)	1.0% (1)	0.0% (0)	2.24	98
Bike accommodation (e.g. bike racks, bike paths)	40.0% (40)	<b>47.0%</b> <b>(47)</b>	10.0% (10)	3.0% (3)	0.0% (0)	2.52	100
Pedestrian accommodation (e.g. wide sidewalks)	<b>63.0%</b> <b>(63)</b>	31.0% (31)	5.0% (5)	1.0% (1)	0.0% (0)	1.88	100
Architecturally significant buildings	25.0% (25)	<b>58.0%</b> <b>(58)</b>	14.0% (14)	3.0% (3)	0.0% (0)	2.90	100
Outdoor seating for restaurant/cafe	<b>58.0%</b> <b>(58)</b>	33.0% (33)	5.0% (5)	3.0% (3)	1.0% (1)	2.12	100
					Other (please specify)		17
<b>answered question</b>							<b>101</b>



**9. Please rate the following statements about the storage facility, choose to strongly agree or strongly disagree, or something in between.**

	Strongly Agree	Agree	On The Fence	Disagree	Strongly Disagree	Rating Average	Response Count
Looking forward to it, I need extra space to store my stuff.	1.1% (1)	1.1% (1)	6.3% (6)	36.8% (35)	<b>54.7% (52)</b>	7.86	95
It's not my first choice, but acceptable for the site.	5.2% (5)	<b>36.1% (35)</b>	22.7% (22)	23.7% (23)	12.4% (12)	5.04	97
It's relatively low impact and the proposal could be worse.	7.1% (7)	<b>35.4% (35)</b>	24.2% (24)	23.2% (23)	10.1% (10)	4.88	99
It's the best we can do in this economy.	1.0% (1)	9.1% (9)	27.3% (27)	<b>37.4% (37)</b>	25.3% (25)	6.54	99
It's an unacceptable use for the site.	17.5% (17)	17.5% (17)	24.7% (24)	<b>30.9% (30)</b>	9.3% (9)	4.94	97
The storage market is booming.	2.1% (2)	12.6% (12)	<b>51.6% (49)</b>	16.8% (16)	16.8% (16)	5.67	95
The neighborhood can think of something better and deserves better.	<b>50.0% (49)</b>	18.4% (18)	20.4% (20)	8.2% (8)	3.1% (3)	2.92	98
<b>answered question</b>							<b>99</b>
<b>skipped question</b>							<b>6</b>

**10. The storage facility developer, SSG, primarily builds storage facilities. If they cannot build a storage facility, it is highly likely they will build nothing and walk away from the project. Please provide an answer to the following statement. The storage facility is acceptable.**

		Response Percent	Response Count
Yes		65.7%	65
No, if no please explain.		34.3%	34
	Explanation:		55
<b>answered question</b>			<b>99</b>
<b>skipped question</b>			<b>6</b>

**Page 4, Q1. Please rank the following retail/commercial uses from Most Preferred to Least Preferred, or something in between.**

**The same weight may occur more than once (i.e. if you like a cafe as much as an ice cream shop assign them the same value):**

1	Toy store	Nov 15, 2011 4:52 PM
2	I would like to see an anchor retailer/venue. A solid tenant for the developer, which can also provide quality employment for residents.(both teens and adults.) I would prefer local companies of a variety which would create a destination for more reasons than one for visiting.	Nov 15, 2011 4:45 PM
3	tobacco shop	Nov 15, 2011 4:38 PM
4	Pizza shop (thin crust)	Nov 9, 2011 7:01 PM
5	farmer's market or green grocer	Sep 28, 2011 9:34 AM
6	Clothing, particularly local and/or union made	Sep 26, 2011 5:58 PM
7	Art Supply Store	Sep 22, 2011 8:57 AM
8	art supply store - most preferred	Sep 21, 2011 12:56 PM
9	Businesses that would be good are ones that are not drawing "the wrong type" of crowd and bringing the neighborhood down. (There are plenty of bars, convenience stores and liquor stores in the area already, we don't need those.) And a storage facility is the worst! Uhaul trucks all over the place all the time, trying to get in and out of there, blocking up traffic and bringing either "transient" folks or folks who just have too much crap to put in their own dwelling to the area?? Sounds terrible and very NOT JP . It's budding into such an expensive area, is this really the best way to make money for someone? I'd prefer condos, but not too many of them, for congestion's sake.	Sep 14, 2011 11:27 AM
10	Trader Joe's would be the best thing ever in this area.... We need a real grocery store!	Sep 13, 2011 5:44 AM
11	I'm trying to think of things that might complement the laundrymat - e.g. would folks like a cafe to hang out at while wait for clothes to dry? And would the HS kids like a place to hang out? Does it make sense to ask those two populations what they'd like to see on the corner? My biggest concern is the traffic caused by the business, rather than whether it's a service I'd use myself. Most things you have listed are within a short distance from here anyway.	Sep 11, 2011 5:08 PM
12	find that my feelings about many of these uses depends upon the character (local vs. chain, etc.). Would love a restaurant/bar with healthy, local, not overly-priced food w/ outdoor seating (e.g., Canary Square, Audubon, etc) but would not be that psyched for chain / fast food. Whether bar, restaurant or cafe, what is missing is a place that serves good food that can be enjoyed outdoors with a drink; outdoor element is key. Bowling alley like the old Milky Way or Kings in the Back Bay would be pretty cool too.	Sep 9, 2011 5:29 PM
13	Whole Foods, Post office. Swimming pool for English High school, Dance studio, Artist studio/school	Sep 9, 2011 5:04 AM

**Page 4, Q1. Please rank the following retail/commercial uses from Most Preferred to Least Preferred, or something in between.**

**The same weight may occur more than once (i.e. if you like a cafe as much as an ice cream shop assign them the same value):**

14	if office space, should be combined with a retail space.	Sep 8, 2011 12:33 PM
15	Healthcare clinic	Sep 8, 2011 12:08 PM
16	If the Regional Grocery were on the small, neighborhood-friendly side I would rank it highly. If it were a Shaws/Star market/etc I would not be in support. I find myself ambivalent about choices such as copy shop or office supplies or even bookstore as I fear they will go out of business and leave the storefront for lease, which is a bad scenario.	Sep 7, 2011 6:31 AM
17	Other preferences: Arts and crafts store; locally owned hardware store; bike shop	Sep 7, 2011 3:43 AM
18	No national chains e.g. Trader Joes.	Sep 6, 2011 5:41 PM
19	clothing store, shoe store, art gallery...anything more creative, small business, and not a big boring chain store. also would like to see things that don't replicate exactly what we already have within walking distance on centre/south streets	Sep 6, 2011 10:59 AM
20	-Spa/Massage/Hot tub place (like Inman Oasis) -Youth empowerment center - Youth Job training center (like Boston Food Project) -Teen social center (to link up with English High) -Music venue (like Club Passim)	Sep 6, 2011 10:51 AM
21	arts center.	Sep 6, 2011 9:57 AM
22	Any locally owned business is preferable to any chain.	Sep 6, 2011 8:21 AM
23	There are enough bars in the neighborhood.	Sep 6, 2011 6:53 AM
24	I would not like any large companies a.k.a. regional groceries or big box stores to move it next door.	Sep 5, 2011 4:23 PM
25	We need business' which are going to offer convenience to the changing demo of our neighborhood, promote owner occupants and increase property value.	Sep 5, 2011 1:48 PM



**Page 5, Q1. Please rank the following urban design qualities from Most Preferred to Least Preferred, or something in between.**

**The same weight may occur more than once (i.e. if you like pedestrian amenities as much as large parking lots assign them the same value):**

1	I would like for a design which will help set the tone for the development to come. A thoughtful design that will be inviting and accommodating to both the neighborhood, and the transient consumer. I would hope for there to be sufficient off street parking for the residents and those using the commercial side of any development. as well as greenspace reflecting the fact that this is a neighborhood adjacent to the Emerald Necklace, Not just the T facility.	Nov 15, 2011 4:45 PM
2	I think it's important to recognize there are people who drive and those should be accommodated especially if there are going to be grocery stores (as people often bring vehicles to go shopping with). I think the possibility of off street parking that can be both friendly to bikes and pedestrians is a great idea.	Nov 15, 2011 4:40 PM
3	public art - like it	Sep 21, 2011 12:57 PM
4	The best type of design does not encourage loitering.	Sep 20, 2011 6:52 PM
5	There's so much space there, it could be very pleasant! It would be nice to have some other stores besides farther down in JP, but I realize who ever goes in there is taking a pretty big risk...they should keep in mind they are accross from a high school too	Sep 14, 2011 11:29 AM
6	no parking between building front and street (no minimall ) ; transitional uses like offices where residential and retail intersect; control signage; wide sidewalks unecessary unless street vendors encouraged; uses and lighting that encourage pedestrians at night	Sep 10, 2011 11:40 AM
7	family friendly/public bathrooms like at brewery	Sep 10, 2011 9:52 AM
8	green or park buffer between building and sidewalk--no big box right up against pedestrian area and street	Sep 10, 2011 7:01 AM
9	I would welcome a interesting, green, bike-friendly building and certainly would strongly object to anything that was ugly, relatively hostile to the environment or cyclists but when push comes to shove the most important thing from my perspective is adequate, density, pedestrian space and continuous active retail, pedestrian-friendly uses along Washington Street. New York City is full great pedestrian enviroments comprised of uneventful mixed use buildings.	Sep 9, 2011 5:44 PM
10	Noise reduction wall for train track.	Sep 9, 2011 5:05 AM
11	indoor/outdoor-like seating--like an atrium--would make this an attractive JP destination for any sort of food venue--all year round. i like going to places that are populated day and evening	Sep 8, 2011 12:33 PM
12	Green space is priority, art installation would be great	Sep 8, 2011 12:10 PM
13	Only in support of small parks if they are well-maintained and support use by consumers rather than loitering by students.	Sep 7, 2011 6:32 AM
14	Many buildings that have gone up recently in the name of redevelopment	Sep 7, 2011 3:47 AM

**Page 5, Q1. Please rank the following urban design qualities from Most Preferred to Least Preferred, or something in between.**

**The same weight may occur more than once (i.e. if you like pedestrian amenities as much as large parking lots assign them the same value):**

(including one across the street from Jackson Square T stop and Stop & Shop) are totally anonymous and have no architectural value. I absolutely do not want that in our neighborhood. We have an opportunity to demand that the developers have an aesthetic sense, and we should exercise it.

- |    |   |                      |
|----|---|----------------------|
| 15 | something innovatively, architecturally designed that reflects the creative, diverse community of JP - not another cookie-cutter suburban shopping center. something that isn't totally designed around the car and ignores pedestrians and bikes and how they would use, enter and exit the space. something that isn't a paved wasteland of blacktop. buildings that address the street/sidewalk side just as much as the parking lot side, and have entrances on both. | Sep 6, 2011 11:05 AM |
| 16 | Multiracial clientele.  | Sep 6, 2011 10:53 AM |
| 17 | A proud, signature retail/commercial building should be situated on the corner and invite patrons in from the sidewalk. Sidewalk should be wide and tree-lined. parking should be in the rear and hidden from sight. Entrances to the building should be primarily from the front along Washington Street.  | Sep 5, 2011 10:42 AM |





**Page 6, Q2. The storage facility developer, SSG, primarily builds storage facilities. If they cannot build a storage facility, it is highly likely they will build nothing and walk away from the project.**

**Please provide an answer to the following statement.**

**The storage facility is acceptable.**

1	I am not in favor of the construction of a storage facility because it will offer a higher rate of private returns than social returns. At best, the storage facility will be an eye-sore, generating few additional jobs for the community, and producing profit primarily for the owners who may have little investment in the local community. The single most compelling reason supporting this option is that a private enterprise is more likely to successfully plan, construct and maintain the storage facility. Multiple stakeholders from within the community should compare which alternative options would make significant contributions to Jamaica Plain residents. They must consider the feasibility and financial investment required for each option and pick one that is 1) arguably beneficial to residents (either through services, communal space, or profit), 2) demonstrates a clear, sound plan, 3) has a support base ensuring the project's longterm maintenance.	Nov 16, 2011 1:55 PM
2	There is already a storage facility on Washington St, and I don't see a need for another. However, if someone is willing to develop land, and that is their requirement, I'd be willing to agree. The stipulation is that the facility should not be the primary concern or feature of the space.	Nov 16, 2011 7:02 AM
3	Storage facilities employ very few people. We should be looking for businesses that will create more local jobs.	Nov 15, 2011 5:01 PM
4	I believe it is a complete waste of space and I'd much rather see smaller retail shops (we dont need chains we already have plenty of chains), restaurants, entertainment and something alot more attractive than a storage facility would be most preferred. It'd be a complete waste of space and does nothing to help the overall economy of our neighborhood, and I frankly think the area needs improvement to attract people to come and spend money. When was the last time you ever heard someone say "common down to our neighborhood and bring the whole family, we have a Class A storage facility that all can enjoy." That does not sound like a fun area to visit to me. If the goal is to attract people to the area to boost the economy we need to provide something that people want and stuff for people to do. Also, one thing that could promote a lot of visitors (especially a younger crowd) would be a venue for live performances of music and art (I wish that was listed in this survey as a possibility).	Nov 15, 2011 4:52 PM
5	I do think a storage facility may be acceptable. I need to say I found many of the questions posed to be of a bent leaning toward sarcastic. A storage facility on the rear of the property would be low impact on the Neighborhood from a traffic perspective. It would also not cast shadows or really do much at all. That may be un-acceptable to some. It may even be ugly. I would be open to other choices for this property. I would hope the neighborhood can work with the developer and arrive at a design that satisfies the common good. The economy has zero to do with my choice, I would hope the considerations would be longer term and not so near sighted as to settle for, nor impose, obsolescence.	Nov 15, 2011 4:45 PM
6	We deserve better. We should be looking for businesses that will attract people (and their money) to the neighborhood, and create local jobs. Some of those	Nov 15, 2011 3:47 PM

**Page 6, Q2. The storage facility developer, SSG, primarily builds storage facilities. If they cannot build a storage facility, it is highly likely they will build nothing and walk away from the project.**

**Please provide an answer to the following statement.**

**The storage facility is acceptable.**

people heading to the commuter rail would decide to take a later train and have a nice dinner and a movie if it was a quick (and pleasant) walk from the station.

7	land is too valuable for this use	Nov 15, 2011 2:50 PM
8	I would support a compromise that includes a storage facility and a mixed use building with local businesses, rental housing, and parking hidden from Washington st.	Nov 9, 2011 7:04 PM
9	Back up plan if better ideas don't work, but it is uninspiring. Something you would see in an industrial area or wasteland.	Sep 28, 2011 9:42 AM
10	Not the best use, but I'm undecided at the moment whether to oppose the project due to the storage component.	Sep 26, 2011 6:05 PM
11	Will not benefit many people. Not a good use of space for being on a major thoroughfare in a dense neighborhood.	Sep 21, 2011 12:59 PM
12	Ugly. Useless for most local residents. Wont energize community. foolish idea.	Sep 19, 2011 5:32 AM
13	Have had opportunity to use several storage facilities over the past 30 years. The outside properties have been kept neat and clean by the management. They are quiet and will not create daily repetitive traffic.	Sep 16, 2011 5:22 PM
14	The storage facility is NOT acceptable. It will not revitalize our community's economic health, nor is it a reflection of our culture, history, or energy. Storage facilities are aesthetically unappealing and don't offer services people need everyday. We should be encouraging businesses to create and retain local jobs and offer needed goods and services while providing a public space that capitalizes on the green space. Storage facilities evoke transience and abandonment which is not what will make the area a positive for the neighborhood.	Sep 16, 2011 7:44 AM
15	If it is surrounded by the types of retail shops that would benefit the neighborhood (bookstore, bodega, restaurant, cafe, ice cream shop) and artfully designed pedestrian walks to enhance the area along Washington Street.	Sep 16, 2011 5:48 AM
16	I answer yes with hesitation. We do not need a cookie cutter box of a building with no character. We do not need a dead space. With that said, the other parts of the development will hopefully make the area lively.	Sep 14, 2011 6:13 PM
17	A storage facility is the worst! Uhaul trucks all over the place all the time, trying to get in and out of there, blocking up traffic and bringing either "transient" folks or folks who just have too much crap to put in their own dwelling to the area?? Sounds terrible and very NOT JP. True JP'ers live simply and don't have so much crap--that is the truly "green" way. It's like plunking a Republican in the middle of a Democratic area--just not a fit with the lifestyle of JP'ers but also going to be a major congestion cluster-problem. Are you kidding--14 spaces for 1200 units?? Whats it going to look like on weekends?!? It's such an expensive	Sep 14, 2011 11:32 AM

**Page 6, Q2. The storage facility developer, SSG, primarily builds storage facilities. If they cannot build a storage facility, it is highly likely they will build nothing and walk away from the project.**

**Please provide an answer to the following statement.**

**The storage facility is acceptable.**

	area, is this really the best way to make money for someone? I'd actually rather have a bar or liquor store than this.	
18	I'd rather see something else but think it could be built & managed to lessen the visual impact and traffic concerns.	Sep 14, 2011 5:04 AM
19	Is there really a need? Are the units in roslindale full? Washington st. Is all ready Very congested with traffic, this project doesn't seem to accommodate the increase in traffic and parking needed.	Sep 13, 2011 5:50 PM
20	Not an attractive addition to the neighborhood.	Sep 13, 2011 9:37 AM
21	I am sure that Jamaica Plain could attract a business more suitable for this location. I feel like this stretch of Washington Street already has a desolate "warehouse-y" feel at this would only make it feel more so.	Sep 13, 2011 7:48 AM
22	Unless a park could go in its place	Sep 13, 2011 6:14 AM
23	I think this area of JP is in dire need of development. A storage facility is not ideal, but if it includes commercial space and something that will promote a positive active community, I'm OK with that. Washington is covered in trash.. it's time to change this.	Sep 13, 2011 5:48 AM
24	There already is storage space futher up on Washington St. It iis an old movie theatre converted to storage. We do not need more eyesores.	Sep 12, 2011 1:23 PM
25	new housing,a grocery store is acceptable,not something that will be opened 24/7 also need to enter from washington st not added traffic on mc bride st,we are now used as a cutthrough,way too mch traffic.there are times when its impossible to cross the street never mind trying to get out of a driveway.	Sep 12, 2011 10:17 AM
26	What are the implications if they do walk away? Does the site stay as is with the car sales business?	Sep 11, 2011 5:12 PM
27	I don't know a lot about the storage market or about what we can do in this economy but if it makes it possible to turn that space into something else that's awesome and brings business (theatre/grocery/cafe or restaurant) and foot traffic to the neighborhood than I think it's acceptable.	Sep 10, 2011 9:55 AM
28	very very very reluctantly I have said yes given the current distress to the neighborhood. Unfortunately, the BRA should never have permitted this type of ultimatum posed by the developer. But that is a different battle. Nevertheless, I appreciate all the community work so far and I hope that if the survey suggests more yes than no to this last question, that you do all you can to get the best architecture design and greenery you can. Any way to put more underground parking for the retail? That would accommodate some of the heavier uses ( such as grocery, movies, etc.) that you have listed.. yes, expensive but this could be price of the ultimatum.	Sep 10, 2011 7:10 AM

**Page 6, Q2. The storage facility developer, SSG, primarily builds storage facilities. If they cannot build a storage facility, it is highly likely they will build nothing and walk away from the project.**

**Please provide an answer to the following statement.**

**The storage facility is acceptable.**

29	It is better than an empty lot but not much.	Sep 9, 2011 5:57 AM
30	It will be a good buffer for the noise from the train. There will be less daily traffic.	Sep 9, 2011 5:07 AM
31	It could be worse, but the neighborhood does not need another storage facility, there is one right down Washington Street. We *do* need a small grocery store, a coffee shop, community gathering spot - a place that people can really use, whatever the weather is outside. While I can live with a storage facility (that wouldn't drive me out of the neighborhood for that one issue), I think the neighborhood deserves something for the people to use - not a place for people's extra stuff to be stored.	Sep 9, 2011 3:35 AM
32	This is a waste of space in a potentially vibrant part of our town. There is no place for storage facilities in our residential neighborhood. The only way this would be acceptable is if it was NOT visible from the street, did NOT limit the ability to support my "most preferred" options from the first few pages and if GREAT care was taken in making sure this didn't look like a random bunch of stores/parking lot around a storage facility. This part of JP has the real potential to expand and beautify - I don't see a storage facility fitting in.	Sep 8, 2011 8:02 PM
33	Tragic waste of valuable real estate, encourages transient customers no investment in the service provided or the space it occupies. Truly oppose the use of space for this purpose, just horrible. Have yet to see a storage facility which is architecturally significant, environmentally friendly or benefiting any neighborhood. Storage facility is a cash cow for the owner but brings nothing to our neighborhood.	Sep 8, 2011 12:14 PM
34	I would much prefer not to have a storage facility, but if we do have to have one in order to get the rest of the development, I would at least like to push for a) hidden, off-street parking and b) no video/surveillance cameras facing the street. If the company wants to videotape the building and their own parking lot, that's one thing, but it is entirely different to videotape the sidewalk and the street. I think this is setting a dangerous precedent that could lead us towards a London-like city where every second of our day we are being filmed and our privacy is being compromised.	Sep 8, 2011 5:24 AM
35	Only if the rest of the project offers ample benefits to the neighborhood and community	Sep 8, 2011 4:13 AM
36	There would be no tangible value added for the immediate neighborhood - or it would be very limited. This is - prime real estate and uses should be sought that will take full advantage of and enhance the location.	Sep 7, 2011 10:18 AM
37	yes if it is built with a strong design and with the least auto impact possible.	Sep 7, 2011 6:40 AM
38	There is already a storage facility close by on Washington Street. The space could be much better utilized for the benefit of the local community (such as putting in a grocery or cafe or pharmacy or etc.).	Sep 7, 2011 6:00 AM

**Page 6, Q2. The storage facility developer, SSG, primarily builds storage facilities. If they cannot build a storage facility, it is highly likely they will build nothing and walk away from the project.**

**Please provide an answer to the following statement.**

**The storage facility is acceptable.**

39	I'm unclear if we're talking about a storage facility that would bring the other aspects talked about elsewhere, like the residential units and commercial space. If we have to have the storage facility to get something great, then great!	Sep 6, 2011 4:55 PM
40	Bye, bye SSG, we don't need your commercial developments around here. If it's built, only 14 parking spaces for 1200 storage units is a BIG problem (not enough). With a 30k footprint a new commercial building should have it's own underground garage for its employees, customer and other visitors.	Sep 6, 2011 4:00 PM
41	IF IF IF they come up with an outstanding design for the building (so far, NOT), come up with a sufficient way to screen/interestingly design the building wall that faces the neighborhood (so far, NOT), if they add lots of green space, control the hours during which noisy activity takes place...we need to make a lot of demands...or suggest that more retail go in there instead, something that the neighborhood might be happier with. is it the end of the world if this lot sits for a bit until a better proposal comes in? not really.	Sep 6, 2011 11:12 AM
42	1200 storage units?? That is a crazy number and i've never seen anything like it. The storage company on Washington towards Egleston seems quite clean, lots of lights. Security would be a big concern. Not enough parking spaces for this amount--1200 units in 4 stories and only 14 parking spaces for people to use??	Sep 6, 2011 6:56 AM
43	I am afraid this would not benefit our community in any way. I would prefer to see development of the site that would improve Washington Street, not a sprawling eye-sore that offers nothing to the area residents.	Sep 6, 2011 5:39 AM
44	Such a facility wouldn't bring anyone from outside of JP to do business here. It wouldn't add anything vital to our community.	Sep 6, 2011 5:21 AM
45	I'm not aware of problems associated with Storage Facilities, but would be curious if there were unforeseen pitfalls that come up for those within close proximity to one...	Sep 6, 2011 4:20 AM
46	Build something that would benefit the neighborhood and make it a desirable place to visit and live in! Thanks.	Sep 5, 2011 4:38 PM
47	I don't think it should be higher than any of the surrounding structures.	Sep 5, 2011 4:26 PM
48	This side of JP needs social businesses not industrial businesses. I want to be able to walk up and down Washington Street the way I do Tremont in the South End, this proposal doesn't feel like that direction.	Sep 5, 2011 1:51 PM
49	What's missing at this part of Washington St is life, movement, stores, tidyness, cleanliness. Storage facilities are just dead looking walls. I would hate it more than I dislike the junky car dealers, at least they are giving people work.	Sep 5, 2011 1:13 PM
50	If the storage facilities can be in the back away from the neighborhood, this would be acceptable. I would prefer that than an empty lot or to have the existing empty buildings remain. Having storage units is not a deal breaker for	Sep 5, 2011 12:50 PM

**Page 6, Q2. The storage facility developer, SSG, primarily builds storage facilities. If they cannot build a storage facility, it is highly likely they will build nothing and walk away from the project.**

**Please provide an answer to the following statement.**

**The storage facility is acceptable.**

me. Having housing and store fronts on Washington street is more important.

51	Yes, if it is a smaller rather than larger facility, and located closer to the Railroad tracks so as to shield the residential components from noise and vibration.	Sep 5, 2011 12:40 PM
52	I don't think it's an unacceptable use of the space, and better that than a big vacant lot forever more. But I do question 1) the need considering there is a huge storage facility just up the road on Washington toward Egleston Sq as well as one down the road in Roslindale, and 2) it doesn't bode well for real estate values of the surrounding communities. Self storage facilities are rarely located in desirable residential locations, and so there is simply an uncomfortable feeling about having such a huge facility be slated to go into the neighborhood. So overall I would say I am not in favor if there were other options. However I would be fine if I knew it was going to be done tastefully (as much as a storage facility can be)--i.e., not turned into one of those castle-themed fortress storage facilities you see on the side of the highway....	Sep 5, 2011 11:15 AM
53	This is a neighborhood- I haven't seen many positive examples of storage facilities and a close knit, thriving community setting. People who store items will likely be temporary and not from this neighborhood for the most part- therefore they are not invested in the neighborhood improvement. Storage does not build lasting benefit to neighborhoods- there are other places for this type of business. Not here.	Sep 5, 2011 10:57 AM
54	If sited properly and designed properly. Current proposal is weak in many aspects.	Sep 5, 2011 10:43 AM
55	Acceptable depending on the design and how it fits with the rest of the area	Sep 5, 2011 9:36 AM