

Jackson Square Development Priorities

As developed by the
Jackson Square Coordinating Group (JCG)
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Jackson Square - Development Priorities

Jackson Square Coordinating Group (JCG):

The Role of the JCG

The JCG is responsible for making final recommendations on site development, development standards, and land disposition to the government entities holding title to the subject parcels. The JCG has created development priorities and worked with the Boston Redevelopment Authority and other agencies to write the Request for Proposal (RFP).

Since its inception, the Jackson Square Coordinating Group's Site Planning Committee has held more than forty meetings to discuss the Jackson Square Contextual Plan. Following are development goals and objectives for the publicly owned land within a quarter mile radius of Jackson Square, as prioritized by the Jackson Square Coordinating Group after review of the detailed work of the Site Planning Committee.

The Boston Redevelopment Authority (BRA), Massachusetts Bay Transit Authority (MBTA), Massachusetts Division of Capital and Asset Management (DCAM), the City of Boston Department of Neighborhood Development (DND), the community representatives from the Jackson Square Coordinating Group, and the residents of Roxbury and Jamaica Plain are in search of an energetic, dynamic, visionary, community-focused developer to work with the community in the development of vacant, publicly owned land in Jackson Square. This would require the developer to coordinate with any development on private land in the Jackson Square ¼ mile target area.

Development of this long vacant land in partnership with residents and active community groups of Roxbury and Jamaica Plain is vital to the sustainability and ongoing revitalization of these neighborhoods. Thoughtful, innovative development provides an important opportunity to revive these underutilized sites and reweave the fabric of the Roxbury and Jamaica Plain neighborhoods. The fundamental goal is to view these parcels as a coherent unit within the context of Jackson Square.

Principles of development should include elements that maintain the character of the neighborhood as accessible to a culturally and economically diverse population. The public benefits of the land and subsidy should be targeted to benefit people being displaced by gentrification and over 12,000 predominantly minority youth who live in the area. Designs should specifically promote these goals of a diverse, active, livable community that respects and encourages youth participation and leadership with a variety of building types, land uses, and densities, serving a range of household and family sizes, ages, cultures, and incomes.

Development should emphasize creating community focused space that facilitates interaction between residents of all ages while maintaining appropriate individual environments. Community and private spaces should include elements like residences

with private entries in lieu of large open hallways and corridors, private yards and landscaping protecting ground floor townhouses and apartments, and well-placed, appropriate lighting to create nighttime visibility. Housing units, emphasizing individual porches and usable yards, should be grouped around tree-shaded, shared open space such as squares or courtyards, with small parks and narrow streets with planting strips. Common green spaces should incorporate gardens for community use. Streets and blocks should be connected with pedestrian walkways and bicycle paths.

It is a priority of the JCG that new development in Jackson Square include one or more facility/ies dedicated to recreational and educational services. The Youth and Families Center should be integrated into the urban environment desired in Jackson Square and present a welcoming face in the streetscape. Thousands of Boston Public High School students pass through the Jackson Square T stop on a daily basis during the school year, and often hundreds of them are “hanging out” in front of the station during after-school hours. The Youth/Community Center should be highly visible and easily accessible for these students. Youth should be involved in planning and designing landscaping in front of this center that should be attractive, promoting the image that youth are valued in the Greater Jackson community.

Automobiles should be seen as a secondary mode of transportation as much as possible without dominating the neighborhood with traffic congestion and parking lots. The goal of a "pedestrian-friendly" environment is to create a positive spirit that prioritizes human interaction while maintaining neighborhood safety by promoting community and controlling traffic.

Of course, design alone, no matter how brilliant, can solve every human problem. Physical transformation must be accompanied by economic and social changes. Development of new programs, services, and facilities to support and enhance this revitalization effort is also important.

Jackson Square Development Priorities:

The vision for development of the publicly owned land in Jackson Square encompasses a broad, and interconnected set of development goals. These goals are intended to respond to current and expanding needs of residents and community groups in the Roxbury and Jamaica Plain neighborhoods. Three of the priority uses for development that emerged from the charrette visioning process, documented in “Putting Together the Pieces” are:

- Develop high-quality, sustainable, permanently affordable housing for families.
- Develop a new multigenerational youth and community center with an emphasis on educational and recreational programming for youth and their families.
- Develop new small and medium scale commercial uses including retail and offices (including affordable space for non-profits) with rent and ownership structures accessible to community members and non-profit organizations

Other general priorities that should be incorporated into any development are:

- Expand and improve green space.
- Carry out the development in ways that do not encourage additional automobile traffic in the area by improving public transit to and within the area, and by developing streetscape changes and site plans that help to calm traffic and ease pedestrian and bicycle access along and across Centre Street, Amory Street and Columbus Avenue.
- Facilitate connection and interaction of the Roxbury and Jamaica Plain neighborhoods now separated by Columbus Avenue.

The Jackson Square Coordinating Group has prioritized the following goals and objectives when developing proposals for the uses above:

Youth and Families Center

As a public venue for all people in and around Jackson Square, the Youth and Families Center is intended to accommodate social, cultural, educational, active recreational programs and a variety of human services. The facility/ies should be accessible and affordable to community members and groups, and made available weekdays, weekends and evenings.

The need for a Youth and Families Center in this area has been well documented. Over 12,000 predominantly minority youth live within walking distance of Jackson Square and over the next ten years the teen population in this area and throughout Boston is expected to increase by 35%. Several hundred youth from the Greater Jackson area participated in community meetings on the need for this Youth and Families Center. The level of youth participation in this development project is unprecedented in recent history.

Developers will be responsible for identifying an operator with ongoing operating funding and long-term resources to support the facility/ies and its program goals. This is to ensure the long-term sustainability and viability of the facility/ies and programs. The following program elements may be accommodated in one or several locations. Plans should be developed with an eye to maximizing efficiency of both the programmatic and physical elements.

Minimum required elements of the new Youth and Families Center should include:

- 40,000 square feet
- Classrooms/meeting rooms for programmed educational activities such as tutoring and mentoring programs, ESOL classes, general adult education classes, art programs, career counseling and training programs, and community development, youth organizing and leadership.
- A state of the art computer center available for training classes as well as for general use and learning opportunities for community residents.

- A multipurpose performance/meeting space that can accommodate dance classes, exercise classes, performances, and community meetings and events.
- A large recreation/gymnasium space for activities, games, recreational activities including indoor soccer, basketball courts, volleyball and batting cages, and social/cultural events with space for at least 250 people.
- Offices for on-site management and maintenance staff.
- A commercial kitchen area for preparing and serving meals and snacks associated with community events and activities, and for leading trainings/classes.
- Dedicated childcare play space for children of people attending events.
- A community-appointed Board of Directors, that includes young people, to oversee and supervise ongoing operations, policies, and management of the facility.
- Energy efficient design, to reduce building operating costs.
- Design for maximum visibility within the center in order to increase safety of all participants, especially children.

Other appropriate elements might include:

- A game room.
- Locker rooms.
- Arts and crafts equipment, such as a pottery kiln or photography studio.
- Other indoor recreational activities, exercise/fitness equipment, a swimming pool, or an ice or roller skating rink.
- Outdoor areas, such as playground equipment, picnic areas, a water play area, a basketball court, or a bike/skating park.

Program Goals:

This new Youth and Families Center is intended to:

- Be affordable, accessible, and welcoming to all.
- Provide programmed educational and recreational activities that maximize uses for all ages.
- Be designed to encourage both social and geographic interaction by a broad spectrum of community members.
- Emphasize cultural and educational programming and events.
- Encourage community service.
- Prioritize community control of the facility operations.
- Be open weekdays, weekends, evenings, and holidays.
- Prioritize local hiring.
- Provide design and access to minimize dependence on automobile traffic to utilize the facility or its programs.
- Not to create needless duplication of services and facilities already available in the neighborhood.

Design

Design should create a building that is physically welcoming and contributes to the urban environment and streetscape in Jackson Square. If a recreational or other component of the facility requires a large space, that space should be creatively designed to avoid presenting a blank or unused face on streetscapes or walkways.

Affordable Housing

A key community goal in the development of the publicly owned land in Jackson Square is to provide critically needed new affordable housing resources. Units should be designed to offer a mix of housing types, with an emphasis on housing for families and a priority for resident control and ownership. Key design features should focus on livability of units, sustainable design, auxiliary spaces to accommodate resident programs and services, and connecting these new housing uses into the neighborhood fabric.

Below are affordability guidelines adopted by the JCG. They are derived from those used by the Boston Tenant Coalition (BTC) in its 10,000 Affordable Homes Campaign. They have been similarly adopted by the Campaign of Conscience in its call for 1,000 affordable homes in Jamaica Plain and Roxbury.

We are seeking a minimum 200 units of permanently affordable housing for families on all of the publicly owned vacant land in the ¼ mile radius target area surrounding the Jackson Square MBTA station. This goal includes the public parcels associated with this disposition, as well as other publicly owned sites within the target area.

This development goal does not include proposals for development on private land or the rehab of existing housing, as valuable as these might be. The estimated number of new units to in predevelopment stages on other public parcels, not included in the RFP, within the ¼-mile radius is estimated at approximately 60.

Definitions:

We define “affordable housing” as 100% targeted to families making less than 80% of median income, with 30% of units targeted to families making less than 30% of median income, and 45% of units targeted to families making between 30% and 60% of median income. We adopt these – Boston Tenant Coalition targeting goals because that is the actual mix of people in our neighborhoods who are threatened with displacement. They are whom public housing investment should serve.

Affordable housing is further defined as permanently deed restricted housing. Units must remain affordable in perpetuity. Housing types may include a mix of rental housing, limited equity condo, limited equity co-op, “fee simple” ownership, or other models. Nonetheless, all housing developments must include substantive, meaningful participation and long-term control by building residents in all aspects of ongoing building management and decision-making.

We understand that achieving these goals will require significant subsidy. We intend our plan to become part a multi-neighborhood effort to achieve the affordable housing funding we all desperately need.

We recognize that there might be a need to include some higher-income housing as part of a plan to develop affordable housing. Units targeted at higher income households should be included *only* if it can clearly help accomplish that goal. In all cases, housing targeted to those over 80% of median income should not exceed 30% of the total housing mix on the publicly owned land. Census projections estimate that only about 30% of the residents of Hyde/Jackson have incomes above 80% of median income.

- A mixture of one, two, three, four, and five bedroom units should be included in the development proposal, with an emphasis on family-sized units. Developers should refer to the Boston Housing Authority's public housing and Section 8 waiting lists for guidance on unit mix.

Design Criteria:

Design should support families, encourages residents to interact, provide for a diverse community – young people, elders, ethnic groups, artists, and extended families; - acknowledge and use creative solutions that address barriers that many low-income families face around transportation, childcare, and health/disability issues; and facilitate the development of community (perhaps adapting some co-housing ideas to an affordable setting).

- Buildings should be designed to maximize private entries, encourage ownership of common areas, promote active streetscapes, and integrate new buildings into a fabric for the neighborhood.
- Building design should include creative use of materials that provides for diversity and uniqueness, in both the texture and color of building exteriors.
- Buildings should be pedestrian friendly, and have clear signage and way finding. They should provide resources that support transit oriented development e.g. enhancement or augmentation of public transportation, drop off spaces, cab stands, bike racks, car sharing, shopping buses, delivery services, availability of MBTA schedules, mixed residential and commercial services and/or T-pass incentives.
- Buildings should be designed on a human scale, emphasizing universal design principles to encourage visibility/adaptability.
- Development should incorporate indoor and outdoor spaces for children that are accessible and do not require crossing traffic.
- Unit design should emphasize livability and sustainability. Livability is a function of overall square footage as well as the design and layout of the unit. Circulation should by-pass rather than cut through rooms (particularly the living room) so that rooms can be easily furnished and activities are not disrupted by circulation flow. Design should also maximize furnish ability.

- Apartments should be designed to maximize energy efficiency and use renewable energy. Use of maximum thermal insulation, overhangs to minimize summer time solar gain, recycled materials, and materials that are durable, long lasting, and easily maintained are strongly encouraged.
- Design should include components to achieve optimal indoor air quality including plans for maintenance and cleaning of HVAC systems.
- All buildings in excess of 20 units should have at least one large common area for use by residents for meetings, events, and other building functions and provide indoor and outdoor child-designated space.
- Developers must provide for professional 3rd party property management of all facilities with on-site management offices whenever possible.

Specific unit design criteria :

In addition to adhering to the design guidelines of the Boston Redevelopment Authority and the City of Boston Department of Neighborhood Development, as well as all applicable local, state, and federal codes, Developers shall also utilize the following design guidelines for individual units:

- **Entry:** Provide a separate entry area/hallway, to separate coming and going traffic from activities within the unit. This area should include a coat closet (minimum 3'-0" for 1 and 2 BR units; 4'0" for 3, 4 and 5 BR units).
- **Living Room:** Wherever possible, separate living room from unit circulation to provide for more privacy and less circulation disturbance. Minimum size: 150 NSF for a 1-bedroom unit. The area should increase by approximately 10% for each additional bedroom.
- **Dining Area:** Size and arrangement relative to the kitchen and living area may vary according to the size of the unit, but must be sized sufficiently to accommodate all family members. A combination living room/dining area is acceptable provided it allows sufficient space for furnishing.
- **Kitchen:** Kitchens should be visually separate from the living room and entry hall. Kitchens in units over 3BR must be able to accommodate at least 2 people working at the same time. Natural light into the kitchen is preferred. The minimum countertop (without stove, refrigerator, or sink) width is 5ft in a 1BR, 8ft in a 2 and 3 BR, 10ft in a 4BR, and 12ft in a 5BR. Dishwashers and disposals are desirable.
- **Bathrooms:** Provide at least one full bath in a 1BR, 2BR, and 3 BR units; one and a half baths in a 4BR unit; and two full baths in a 5 BR unit.
- **Bedrooms:** All bedrooms should be designed for double occupancy and have a minimum of 120 square feet. Furnishability with two twin beds and dressers

is the required test for double occupancy. A minimum of 5 linear feet of closet space should be provided in each bedroom; 6 feet is preferred.

- Storage: Provide one secure bulk storage area for seasonal items, suitcases, bicycles, etc.

Small Scale Commercial Development

With its central location adjacent to the Jackson Square MBTA station, a third important development priority in Jackson Square is the development of new small scale commercial uses on the first and second floor levels. These commercial uses are intended to serve the community needs, improve economic opportunity in the neighborhood, link the Jamaica Plain and Roxbury neighborhoods, and provide employment and business opportunity in and around the Jackson Square area while maximizing and expanding the existing usage of public transportation to meet commercial needs.

Any commercial development must reflect the existing cultures in Jackson Square; positively engage the streetscape to create an identifiable commercial node that targets public transportation users and area pedestrians as its primary audience. As stated previously, a goal of the Jackson Square Coordinating Group is to achieve a physical linking of the Roxbury and Jamaica Plain communities that results in greater cultural and commercial exchanges across Columbus Avenue. One tool in achieving this goal is to accentuate the interplay of transaction across Columbus Avenue for the existing community via commercial use on the lower-level developments along and around the corners at the Columbus Avenue/Centre Street intersection to create a core of commerce and essential services for this newly enlarged residential community.

Compatibility with Neighborhood

As rapidly increasing real estate values have affected the neighborhood by pushing out lower income residents, the local commercial districts have also seen increasing rents and the loss of some long-time businesses, many of which have been involved in improving the community. One primary and valued existing characteristic of the adjacent neighborhoods is its many longstanding ties between residents, old and new, and the business owners of its commercial areas. There is a general consensus that in the Jackson Square commercial area this multi-layered connection between the area's business and residential communities of the area must be maintained and strengthened by new development.

A second aspect of the adjacent commercial corridors along Centre Street and Columbus Avenue that must be maintained and strengthened by the commercial development in Jackson Square, is the rich diversity of local business owners and their ability to cater to a broad spectrum of ethnic and cultural traditions. Any commercial development and business recruitment efforts should look to merge and reflect the vibrant local African-American, African, Latino and Caribbean communities.

Development in Jackson Square should result in commercial uses that bring various members of these communities together in one location, including opportunities for both affordable retail, commercial, and non-profit office space, as appropriate.

The developer is to follow the specific design compatibility elements regarding height, street wall continuation, streetscape animation, etc. as outlined in the Jackson Square Urban Design Vision and Guidelines document. Jamaica Plain and Roxbury are unique and beloved commercial districts due to their pedestrian scale and new development must build upon this characteristic.

The existing commercial area within the 1/4 mile radius target area around Jackson Square is also currently characterized at present by its intermingling with residential and even light industrial uses. This mixed-use aspect should also be maintained and strengthened by the new commercial development. All commercial use should be concentrated on the first and second levels of the development to increase the pedestrian access to these services.

Enhance Sector Diversity

A primary focus of commercial development in Jackson Square should be to provide a commercial environment where a diverse collection of businesses can thrive while providing a complementary spectrum of goods and services that meet the needs of the local residents in this newly enlarged residential community.

One way to ensure this sectoral mix is to adopt rent structures that are conducive to attracting and sustaining locally owned and /or start-up businesses and preventing rent from becoming an excessive burden to doing business.

Another aspect of strengthening the business district in Jackson Square is to ensure the sectoral mix of new tenants is compatible with that which already exists. Certain retail sectors benefit when more of the same type of store comes to an area, while other store types are more negatively impacted. For example, shoppers often prefer to patronize and frequent districts where there are multiple stores that sell comparison items like clothing. Additional clothing stores reflecting a variety of ethnic and cultural preferences can increase the extent to which a shopping area is a "destination". On the other hand, stores that sell convenience items, such as bodegas, compete more directly with other nearby stores of the same type.

New stores that fill space in new development in Jackson Square should complement and add value to both the residents and the existing businesses. They should not provide unnecessary competition, or over-saturate the area with particular types of businesses.

The new businesses should provide to local residents and public transit users the convenience, goods, and services that are currently not available in the neighborhood. Attention to sector diversity in commercial development at Jackson Square and its complementary relationship with the adjacent commercial corridors, provides a rich opportunity to create a distinct commercial node where the collection of businesses at Jackson Square and within the 1/4 mile radius target area can serve as a one-stop transit

destination where residents, transit riders, and visitors alike can come to meet all their goods-and service needs.

Local/Minority Ownership

The new development must provide secure space that is affordable and accessible in rent for the local business community, entrepreneurs of color, and non-profit organizations. This priority must be balanced with the need for “anchor” or “credit” tenants that can provide the rental income desirable in commercial development. Nonetheless, the project will not be a success if regional or national retailers only fill space and the consensus of the JCG charette design process was explicitly against big box retail. Any plan for commercial development must identify a specific amount of space to be set aside for people of color and women business owners from the local area and beyond, and the rent structure must be set in a manner to allow these businesses to thrive and grow. Business rents should be structured so that some businesses contribute more to the overall rent structure, again providing affordable space for start-up businesses. A business incubator model could be considered in achieving these goals.

In addition to providing rents that are affordable and accessible to small business owners, the developer of the property must have a plan to assist local residents, people of color, and women business owners to finance the build out of their commercial space and to provide technical skills where appropriate. This could be done through setting lease terms that would allow for the repayment of build-out through rent payments, or by guaranteeing loans to the tenants.

Scale/Size of Commercial Space

Retail tenants in the Jackson Square development space should be small in scale, located on the first and second levels of development, and not overwhelm the neighborhood.

As stated by the JCG, there should be no big box retail.

Commercial uses on the lower levels of the Jackson Square development provide an important tool to achieve the Jackson Square Coordinating Group’s goal of creating a physical link among the Roxbury and Jamaica Plain communities. Small scale commercial development on the first two lower levels should therefore provide a highly visible and accessible commercial node transforming Jackson Square into a hub of cultural and commercial exchanges for residents from the neighboring communities and visitors utilizing public transportation. The interplay of commercial use across the corners of the Columbus Avenue/Centre Street intersection should also link to the existing Centre Street and Columbus Avenue business districts creating a continuous corridor of essential goods and services to enliven the streets with commercial and pedestrian activity and serve the needs of the newly enlarged residential community at Jackson Square.

Tenant Selection Decision Making Process

Development should provide opportunities to work with micro-enterprises and local entrepreneurs to start up new businesses and to enhance and grow existing businesses.

Developers should demonstrate and identify their commitment to business recruitment efforts that enhance the commercial district's diversity and economic stability.

Developers must demonstrate a commitment to work with the JCG and/or other community groups as partners in the recruitment and selection of appropriate commercial tenants.

Given the community priority for transit-oriented improved development, it is also recommended that upon tenant selection, the developer work, either directly or via technical assistance partners, to encourage businesses to fully consider public transportation marketing tools and strategies for Jackson Square either individually or collectively as businesses.

Ownership of Space

A key goal of the new commercial space is affordability and accessibility by a broad range of businesses and non-profit organizations, and long-term viability and sustainability of these local businesses. Developers must provide innovative financing and ownership structures that promote long term control and stability of commercial properties and support local reinvestment of commercial resources and dollars.

Design

Design of commercial development should incorporate the overall design goals. There are, however, a few important design concepts that are specific to the commercial portion. These include: 1.) Creating a pedestrian and bike friendly environment, providing easy access from the "T" stop and the ability to walk throughout the various sites to the commercial area(s); 2.) clear connections to the existing commercial districts such that the new commercial uses are located, oriented, and sited to encourage people who shop/dine in the new businesses to also patronize the existing businesses along Columbus Avenue and Centre Street; 3.) providing thoughtful, reasonable access for parking and loading that responds to the goals of encouraging pedestrians access, public transportation usage, and minimizing additional vehicle trips; 4.) all commercial uses must provide maximum accessibility for people with disabilities; 5.) design should use every opportunity to integrate commercial, community and residential uses with commercial located on the lower levels.

Jobs/Hiring

New development in Jackson Square has the tremendous capacity to bring meaningful job creation along with on-going training and career advancement opportunities for the residents of this neighborhood. The developer must demonstrate a plan to ensure that commercial tenants at the site access local area technical assistance and workforce development partners to encourage the hiring of Roxbury and Jamaica Plain residents, as well as minorities and women to assist in filling their hiring needs.

Development Issues:

For the purpose of responding to the Request for Proposals, Developers should address the development site issues:

- N-Star Sub-station: Developer will be required to coordinate relocation of the N-Star electrical sub-station to another location on the vacant public parcels to maximize building opportunities.
- MBTA Parking: Developer may relocate the existing spaces of MBTA staff parking on Parcel 35 to an adjacent parcel to accommodate development proposal. Location and scheduling must be coordinated with the MBTA. The cost of relocating this parking shall be borne by the developer.
- Access/location of the Stony Brook conduit and other utility easements.
- Maintenance of the discontinued portion of Amory Street as pedestrian pathway
- Reconfiguration of the DPW Salt Shed (please refer to the addressed to the JCG Site Planning Committee, dated July 7, 2003):

The current salt shed usage presents a challenge to effective integration of the development priorities. Developments must provide a proposal to screen reconfigure and/or otherwise improve and segregate the facility from potential adjacent uses.

Reconfiguration or re-use of the DPW site must ensure that the site becomes integrated into the overall development in Jackson Square and facilitates pedestrian access to and from Jackson Square.

Reconfiguration must include the following:

- Coordination with any development on the DND lot to provide a buffer to the facility that provides a clear and accessible pedestrian link across Columbus Avenue to Jackson Square.
- Provision of attractive and safe screening of DPW uses to facilitate pedestrian use, but avoid creating a “blind spot”. This could be decorative fencing that allows some visual access to yard or a mural.
- A plan for more orderly and efficient use of the salt shed and storage facility. This should include, at a minimum, eliminating outdoor storage and loading as well as doors on the building itself.
- Any development and screening along Ritchie Street and Highland Avenues should employ uses and materials that encourage and serve pedestrian traffic.
- Additional pedestrian improvements along Ritchie Street including wider sidewalks and limited curb cuts.

Selection Criteria:

- Demonstrated history/commitment to development with an active, participatory community process
- Demonstrated experience developing resident-controlled housing
- Clear, articulated vision of the community goals
- Local participation/partners
- Local hiring plan, including component to ensure long-term compliance
- Demonstration of how design supports residents daily life, including transportation needs
- Demonstrated ability to work in collaboration with and problem solve with community residents
- Demonstrated ability to work in collaboration with other professionals
- Proposals should receive JCG support for any zoning variance or regulatory approvals
- History of working in the neighborhood/Demonstrated long term neighborhood commitment and investment by the owner/operator
- Demonstrated history of transit/pedestrian oriented development

Ongoing Development Process:

Role of the Jackson Square Coordinating Group

The JCG will maintain an active role in overseeing the development of all aspects of the vacant public parcels in Jackson Square.

If selected to lead the revitalization effort, the selected Developer(s) will be required to:

- Meet regularly with the JCG
- In addition to any public meetings required by the BRA's design review process or to meet zoning requirements, the selected developer(s) must hold public meetings (and coordinate those meetings with the JCG, e.g. check with JCG before scheduling so as not to conflict with other meetings, etc) for review and comment of progress at all key design phases for each component of the project, including, but not limited to:
 - Schematic Design
 - Design Development
 - 50% Construction Documents
 - 95% Construction Documents

All member organization of the JCG, as well as other key community organizations must be invited in writing, at least 7 calendar days in advance of the meeting. All review meetings must also be publicized in local Jamaica Plain and Roxbury newspapers.

Developer(s) must demonstrate satisfactory review and comment during each phase of planning work, prior to proceeding to any subsequent phases. Review and approval by the JCG shall be required at completion of schematic design, design development, and 50% construction documents for each component and phase of the development work. Review shall include design as well as written policies as needed associated with the particular development phase (i.e. construction mitigation plans, lease-up and marketing plans, leasing policies, transportation demand management plans, affordability restrictions).

Developers will be expected to carefully coordinate with public agencies and private developers on adjacent private parcels to ensure careful coordination of design and construction phasing, and to ensure that the goals and vision can be fully realized.