

Hello & Welcome!

Thank you for coming out tonight! For a productive evening, please observe the meeting's structure, goals, and ground rules.

Tonight's Structure

- Welcome and Overview
 - PLAN: JP/ROX Planning Principles & Goals*
 - PLAN: JP/ROX Planning Process*
- Final Recommendations Presentation
 - PLAN: JP/ROX Framework Sections*
 - Stakeholder Perspectives*
- Short Break
- Public Open Forum
- Next Steps

Meeting Goals

- Foster an environment that allows for active and courteous listening and respectful discourse
- Provide an overview of the planning process to date and next steps for PLAN: JP/ROX
- Provide an update on the final recommendations from the planning process reflected in the planning document
- Hear perspectives from small groups who have been providing feedback
- Allow time for you to ask questions

Ground Rules

There are many opinions and we want to make sure we hear from everyone.

- **Please be respectful of others.**
- **Please raise your hand if you would like to speak.**
- **Please be brief and focused with your comments.**

Immediate Resources

If you or someone you know is currently facing displacement as a resident or business, please ask staff about the following contacts and resources:

Office of Workforce Development (OWD)

Brian Norton | 617-635-5283 | owd.boston.gov

Boston Home Center

Rob Consalvo | 617-635-4663 | bostonhomecenter.com

Office of Housing Stability and Emergency Assistance (OHS)

Lydia Edwards | 617-635-4200 | rentalhousing@boston.gov | Boston.gov/housing/office-housing-stability

Office of Small Business Development

Karilyn Crockett | 617-635-0355 | boston.gov/departments/small-business-development

Questions?

Need Spanish Interpretation?

Reach out to BPDA or City staff.

PLAN: JP/Rox

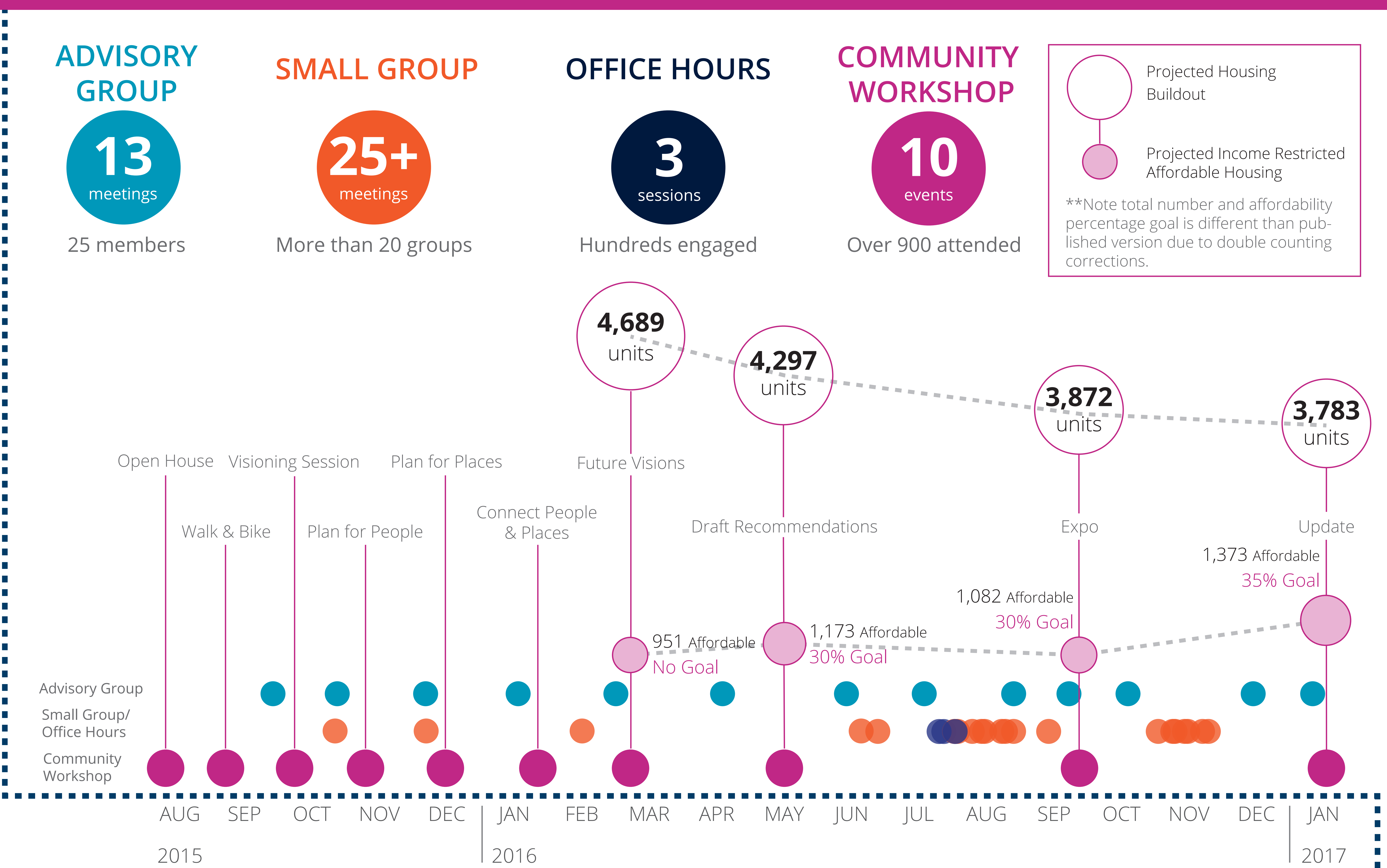
Preserve. Enhance. Grow.

PLAN JP/ROX January 2017 Update

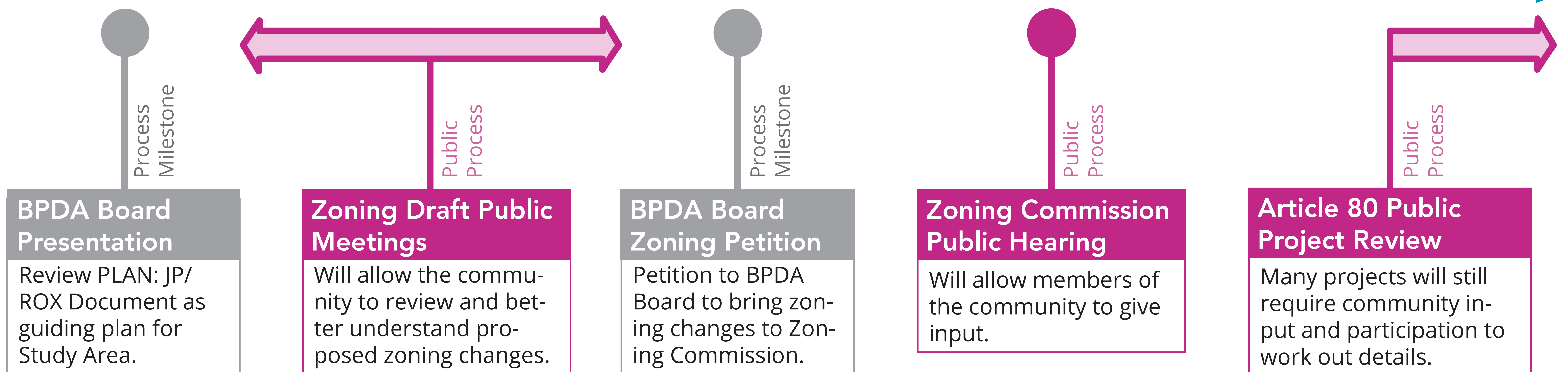


Public Process Overview

The BPDA and City staff have been challenged with listening to all of the varying perspectives through the community process and then creating a plan that is balanced. How well does it respond to the issues that are most important to you?



Next Steps: Zoning



Housing Affordability: Overview

Preserving Housing Affordability and Preventing Displacement

The plan sets a projection for at least **41% of all new future development to be income-restricted affordable housing** (36% of all new housing when including projects currently in permitting), both private and public. New affordable housing prevents displacement by providing at-risk households an opportunity to access long-term protection from rent increases.

Affordable Housing & Housing Production

Strategy 1 & 2 Overview

Publicly Subsidized	Density Bonus: Outcome	Streamlining Development
<p>Public land and funding allows the City to have more control over affordability:</p> <ul style="list-style-type: none"> \$365 million over 20-30 years for 1,019 projected affordable units. Public Funding for development, private unit acquisition, and land acquisitions for non-profits. Public Land reserved for affordable housing. Prioritized funding for deeper affordability projects (below 50% AMI) and extremely low income requirement, 10% at 30% AMI. 	<p>More density creates more affordability:</p> <ul style="list-style-type: none"> If a development includes the required amount of affordability, it can opt in to build at higher densities and height than is allowed in base zoning. Density Bonus eligible projects are projected to create 245 affordable units out of 1,350 total, private units. 	<p>Housing production in identified growth areas and corridors:</p> <ul style="list-style-type: none"> New zoning identifies areas for growth and areas where development is not desired. Other initiatives advance new housing types such as compact units or accessory dwelling units for diverse households.

Preventing Displacement	Density Bonus: Concept & Example
<p>Providing residents new, protected options close to where they already live</p> <ul style="list-style-type: none"> Diversity Preservation Preference prioritizes affordable units for neighborhood residents at high risk for displacement. Section 8 Project Assistance helps create more deeply affordable units and help to cover operating costs. 	<p>How many affordable units are there?</p>

- ### Four Key Housing Strategies
- Affordable Homes:** Doubling the number of affordable and income-restricted units in the Study Area and setting a **minimum long-range 35% affordable housing goal** for total new construction in the Study Area.
 - Housing Production:** Stabilizing rents by expanding the supply of market rate housing to better meet growing demand.
 - Housing Stability:** Providing legal, financial and other forms of technical assistance for households facing displacement.
 - Homeownership:** Promoting homeownership among low- and moderate- income residents.

What is "AMI"?

Area Median Income (AMI)

HH Size/Bedrooms	IDP Rental 70% AMI Max	Density Bonus 50% AMI Max
1-bedroom	Rent = \$1,242 Income < \$54,950	Rent = \$887 Income < \$39,250
3-bedroom	Rent = \$1,597 Income < \$68,700	Rent = \$1,140 Income < \$49,050

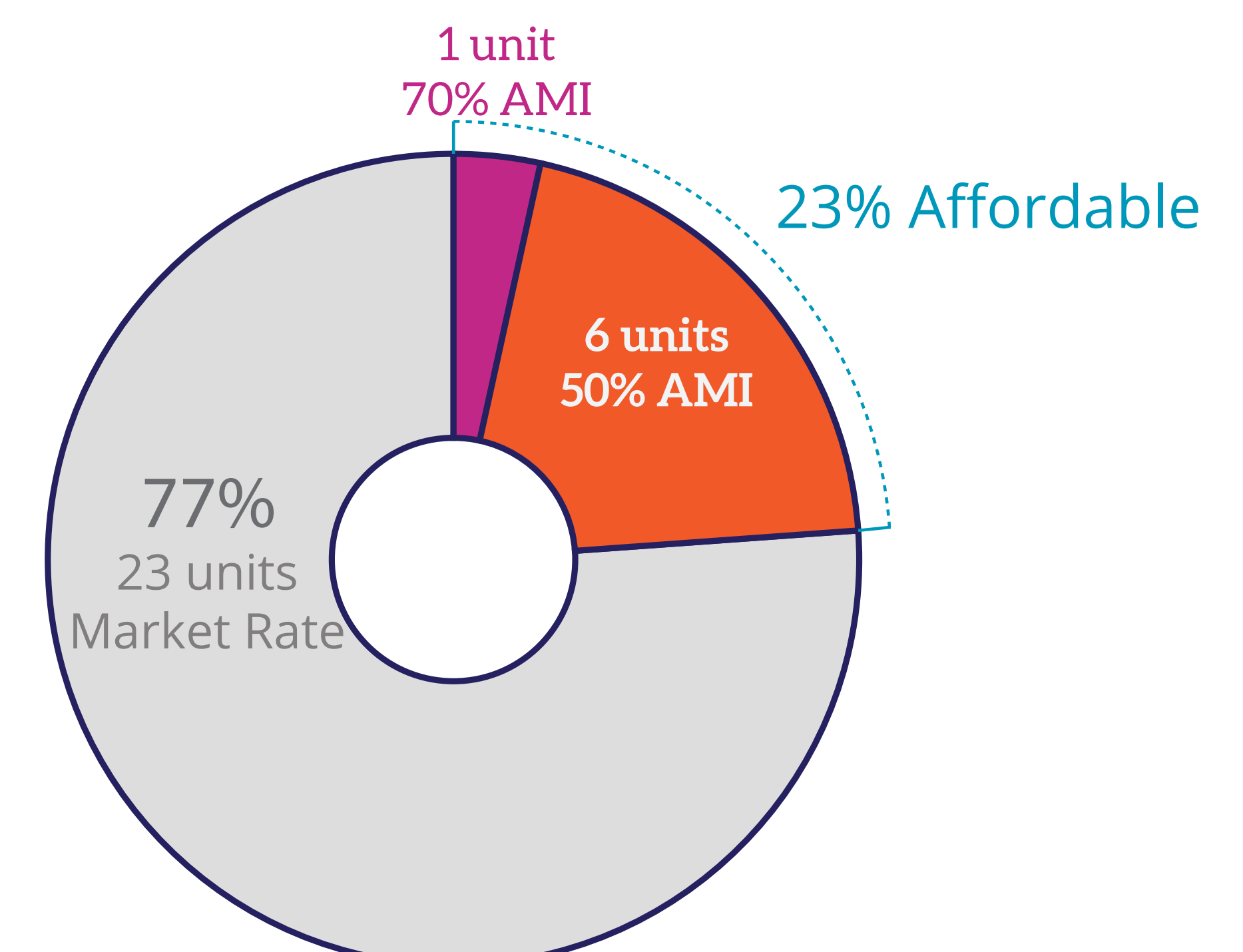
FAR is one measure of density. The figure is the building size divided by the parcel size

Summary and Total

Building Stats

30,000 sf
3.0 FAR
30 units

7 affordable units
23% affordable



Housing Affordability: Updates

More and Deeper Levels of Affordability

The goals of strategy 1 & 2 are to accelerate affordable housing production and to deepen levels of affordability. As a result of the update, the projection shows that **41% of all new future development will be income-restricted affordable housing** (36% of all new housing when including projects currently in permitting), **potentially building 1,300 - 1,400 new affordable units**.

Key Updates

Strategy 1 & 2

Density Bonus

Increased from 20% to 30%

- For projects zoned at base 1.0 FAR.
- This change resulted in more than 50 additional density bonus units at 50% AMI out of 245 units produced by private development.⁽¹⁾

Committed Public Funding

Increased from \$270 to \$365 million

- Will fund over 1,000 estimated units.
- Slightly increased density at Arborway Yards from a mid-rise scenario.
- Identified future non-profit owned sites.

Deeply Affordable Units

- From DND's policy for **10% of units** in DND-funded projects to be **Very Low Income**, there are **118 units**.
- Deeply affordable units are created when developers provide a **mix** of 30%, 50%, and 70% AMI units (50% average) for their **density bonus**.
- **Voucher holders** often live in income-restricted affordable units, increasing the proportion of low income households in affordable units.

Fast Facts: Rough Buildout

Total Unit Count: 3,800 units

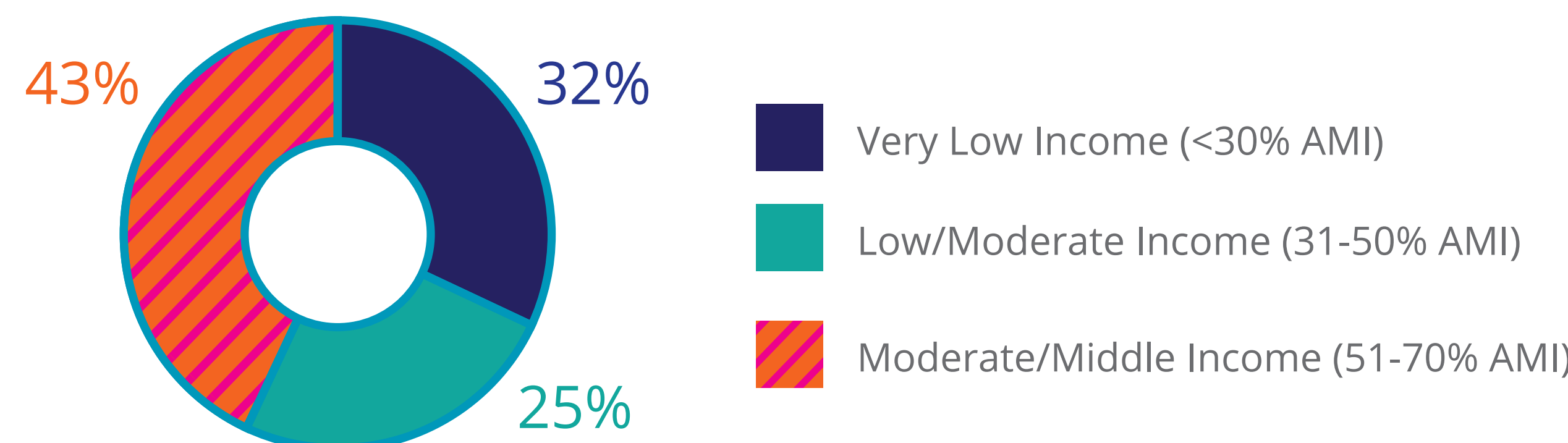
Affordable Unit Count: 1,400 units

Private Affordable Units: 360 units

115 of these units are at 50% AMI

AMI breakdown with voucher assumptions

In privately developed affordable units, based on recent BPDA data on reported incomes in IDP units



Adjusted AMI breakdown is calculated by: 50% AMI average units are divided 1/3 at 30% AMI, 1/3 at 50% AMI, 1/3 at 70% AMI. BPDA research shows that 19% of BPDA monitored units restricted at 70% of AMI have tenants with income of less than 30% of AMI and an additional 14% have incomes of between 30% and 50% of AMI.

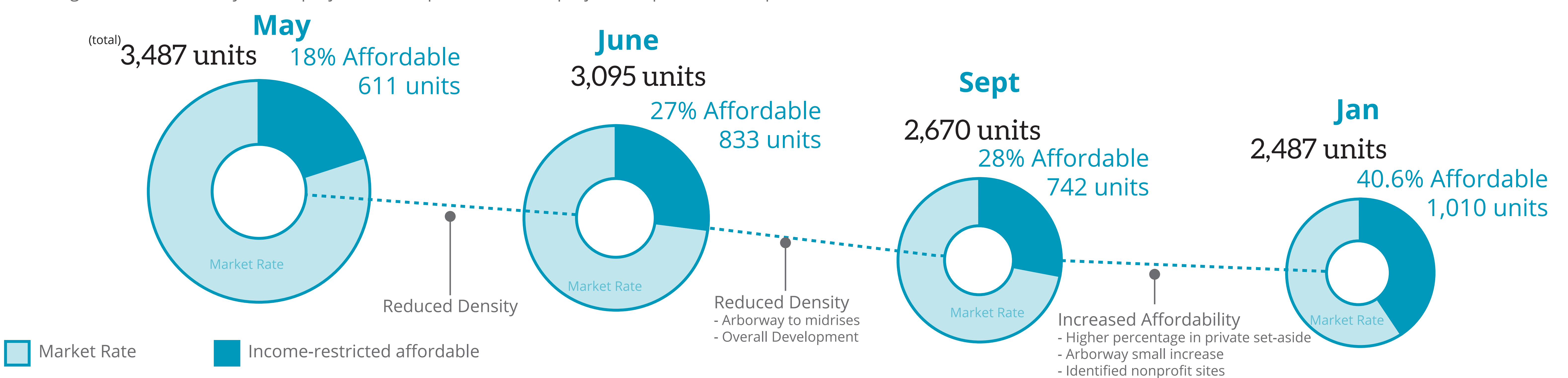
What is "AMI"?

Area Median Income

HH Size/Bedrooms	30% AMI	50% AMI
1-bedroom	Rent = \$554 Income < \$23,550	Rent = \$887 Income < \$39,250
3-bedroom	Rent = \$769 Income < \$29,550	Rent = \$1,140 Income < \$49,050

Future Hypothetical Development - Changes between drafts⁽²⁾

These figures include density bonus projects and unplanned, future projects on public or non-profit owned sites



Future + Permitting Development Totals - Changes between drafts

These figures include all future projects, projects in permitting, and projects under construction.

	May		June		Sept		Jan	
	Afford.	Total	Afford.	Total	Afford.	Total	Afford.	Total
In Permitting	340	1,202	340	1,202	340	1,202	368	1,296
Permitting + Future	951	4,689	1,173	4,297	1,082	3,872	1,378	3,783

(1) Excluding privately developed affordable units lost due to a non-residential project in permitting proposed on a previous development scenario site.

(2) These figures represent a hypothetical buildout possible based on development potential of parcels.

Community Stabilization: Overview & Update

Preventing Displacement, Advancing Equity, and Preserving Diversity

Strategies 3 and 4 of the housing section provide recommendations aimed at identifying and protecting the tenancies of the estimated 381 households at elevated displacement risk. The City, working with JP/ROX residents, non-profits, and businesses, are committed to preventing the displacement of residential, commercial (both nonprofit and for-profit), and artist live/work tenancies in this neighborhood.

Resident + Artist Stability & Homeownership

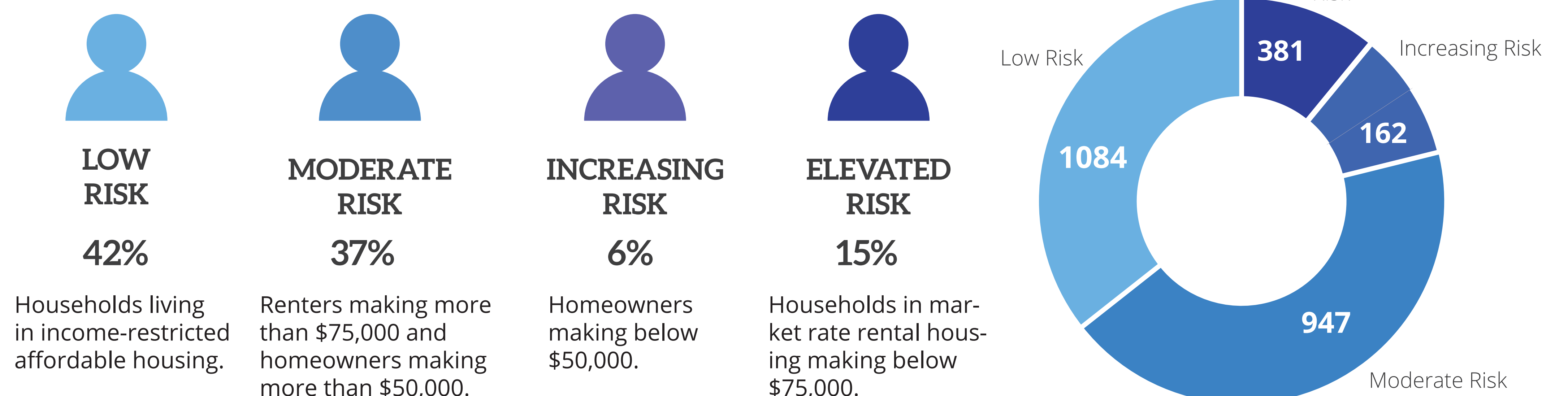
Housing & Stability Strategy 3 & 4 Overview and Updates

Office of Housing Stability (OHS)

- Dedicated outreach on Tenant Rights
- Improved case management
- Eviction Data Analysis and Intervention
- Expanded Eviction Protections
- Coordinated Housing Search

Risk of Displacement

Of the 2,579 households in the JP/ROX Study Area, risk of displacement varies.



Update: Housing Stability

Regular community dialogue

Firm commitment to consistent community dialogue and further work on the community stabilization plan and implementation.

Substantial affordable housing creation

Commitment includes the acquisition of market rate housing to convert to income-restricted affordable housing.

On-the-ground work

Working with local partners will identify and direct aid to households most at risk for displacement.

Artists Live/Work

ArtistSpace program

Continued improvement of the and registration, jointly run by the BPDA and the Mayor's Office of Arts and Culture.

Land use updates

- Density bonus eligible local industrial areas incentivize the inclusion of artist work or live-work spaces on the ground floor where residential uses are not allowed.
- Limited base zoning changes allow existing local industrial to remain which allows all art uses.

Homeownership

Boston Home Center and Boston Assessing Department

- Financial assistance for home repair, renovation, and property tax assistance.
- Foreclosure prevention technical assistance.
- Assistance to first-time home buyers.

Jobs and Business Stabilization

Office of Small Business Dev.

Technical assistance

This service helps small businesses with issues such as marketing and branding, financing, leases, and licensing.

Main Streets districts

These districts implement programs such as funding storefront improvements.

Commercial Uses

- Existing local industrial uses will be able to stay in order to keep jobs in the Study Area.
- New types of local industrial uses, such as fabrication or "maker" space and new artist live/work space are being explored.
- Updated zoning will promote active ground floor uses such as retail, restaurants, and fitness studios.

Workforce Development

Neighborhood Innovation Districts

A place-based strategy of growing entrepreneurship supports innovation in existing neighborhoods.

Boston Residents Jobs Policy (BRJP)

The policy ensures resident employment on development projects within city limits.

The Office of Workforce Development

Workforce development programs include education, job training, apprenticeships, and career pathways.

Ongoing Process

Continued Engagement

City-wide scale

The City of Boston, BPDA staff, and the Office of Housing stability will continue to engage with local businesses, advocates, residents, and local non-profits to:

- Further develop strategies and actions that will **support existing businesses** and new business growth, strengthen and train the **local workforce**, and address **income inequality and business displacement** citywide.
- **Identify and direct aid to specific households** most at risk for displacement. The City continues to explore city-wide research, issues, and policy or program solutions to **address housing displacement**.

PLAN: JP/Rox

Preserve. Enhance. Grow.

PLAN JP/ROX January 2017 Update



Urban Design and Land Uses: Overview

Preserving Neighborhood Character and Guiding New Growth

The Community's and City's top priorities are to encourage enough new housing to preserve the social / economic character of the area and to set building and public space guidelines to enhance the livability of the area.

Housing Growth & Preservation Commercial Growth Public Realm Improvements

Encourage New Housing

Identify affordable housing density bonus areas (DBA's) where in exchange for higher and deeper affordable housing commitment allows greater building height and density.

Preserve Residential Areas

Add new housing to reduce the demand driving residential conversions and displacement. Expanded building Setback and Step-back requirements provide additional protection for existing homes from new development.

Strengthen Main Street Districts / Commercial Areas

Focus new growth in and around existing commercial areas to grow the current customer base and add new small business opportunities.

Connectivity Improvements

Improve Neighborhood Connections

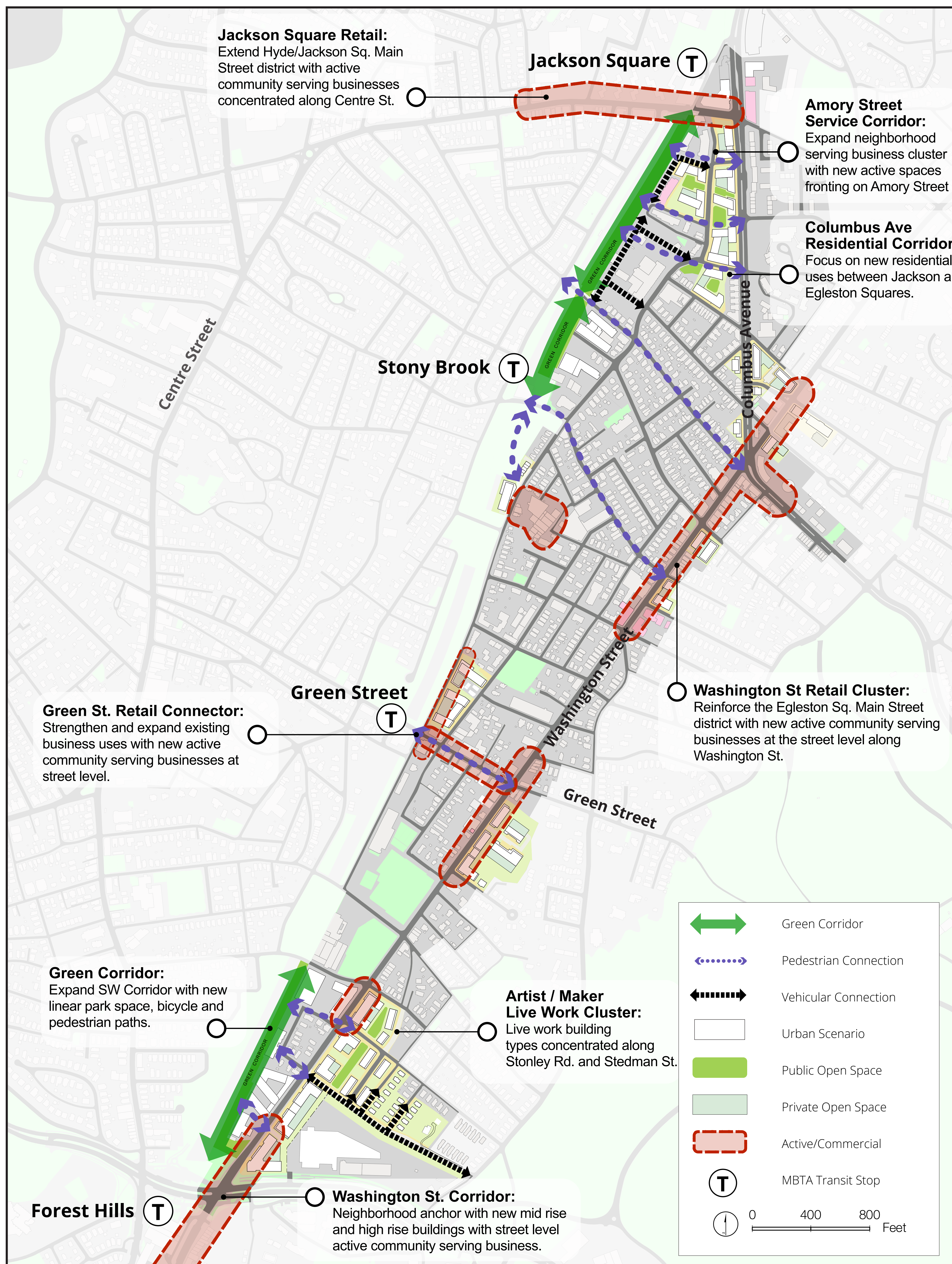
Identify new and existing pedestrian and bicycle routes for improvement that will allow greater access to area destinations and amenities.

Expand Southwest Corridor Park

Improvements will add over 5 1/2 acres on the east side of the Orange Line to the Southwest Corridor Park increasing access to open space and new pedestrian walkways and bike trails.

Enhance Public Space

Establish development requirements for wider and improved sidewalks, new public and private spaces that are available to the public, and community serving amenities.

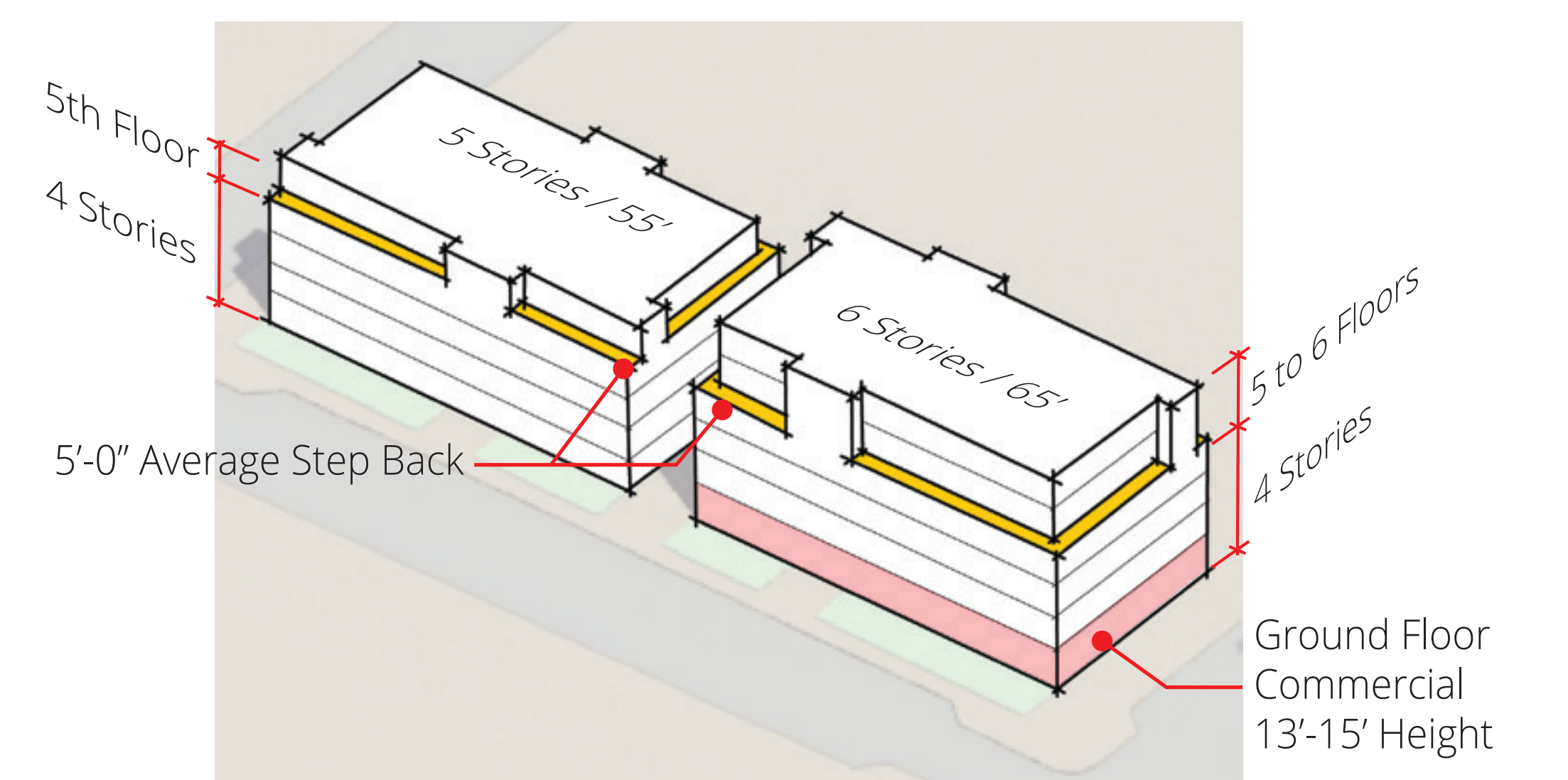


Example Design Requirements



- Building Setback
- Curb + Greenscape /Furnishing Zone
- Frontage Zone
- Pedestrian Zone

Residential Setback Diagram



Step-back Diagram

- **Front yard Setbacks** provide buffering and landscaping in residential uses and ensure active streetscapes in commercial uses.
- **Side and Rear Yard Setbacks** protect abutting uses and buildings from new uses and buildings.
- **Upper story Step-Back** reduce the massing of new buildings and ensure a more gradual transitioning between buildings of different heights.

Note: For illustrative purposes only. Refer to zoning map and detailed diagrams in plan for more information.

PLAN: JP/Rox

Preserve. Enhance. Grow.

PLAN JP/ROX January 2017 Update



Urban Design, Heights, and Land Uses: Updates

Preserving Neighborhood Character and Guiding New Growth

The Community's and City's top priorities are to encourage enough new housing to preserve the social / economic character of the area and to set building and public space guidelines to enhance the livability of the area.

DBA Map Updates

Lower Heights at Transition Zones:

Reduce allowed DBA height to 55' where the abutting zoning sub-district is One, Two or Three Family (1F, 2F or 3F) small residential:

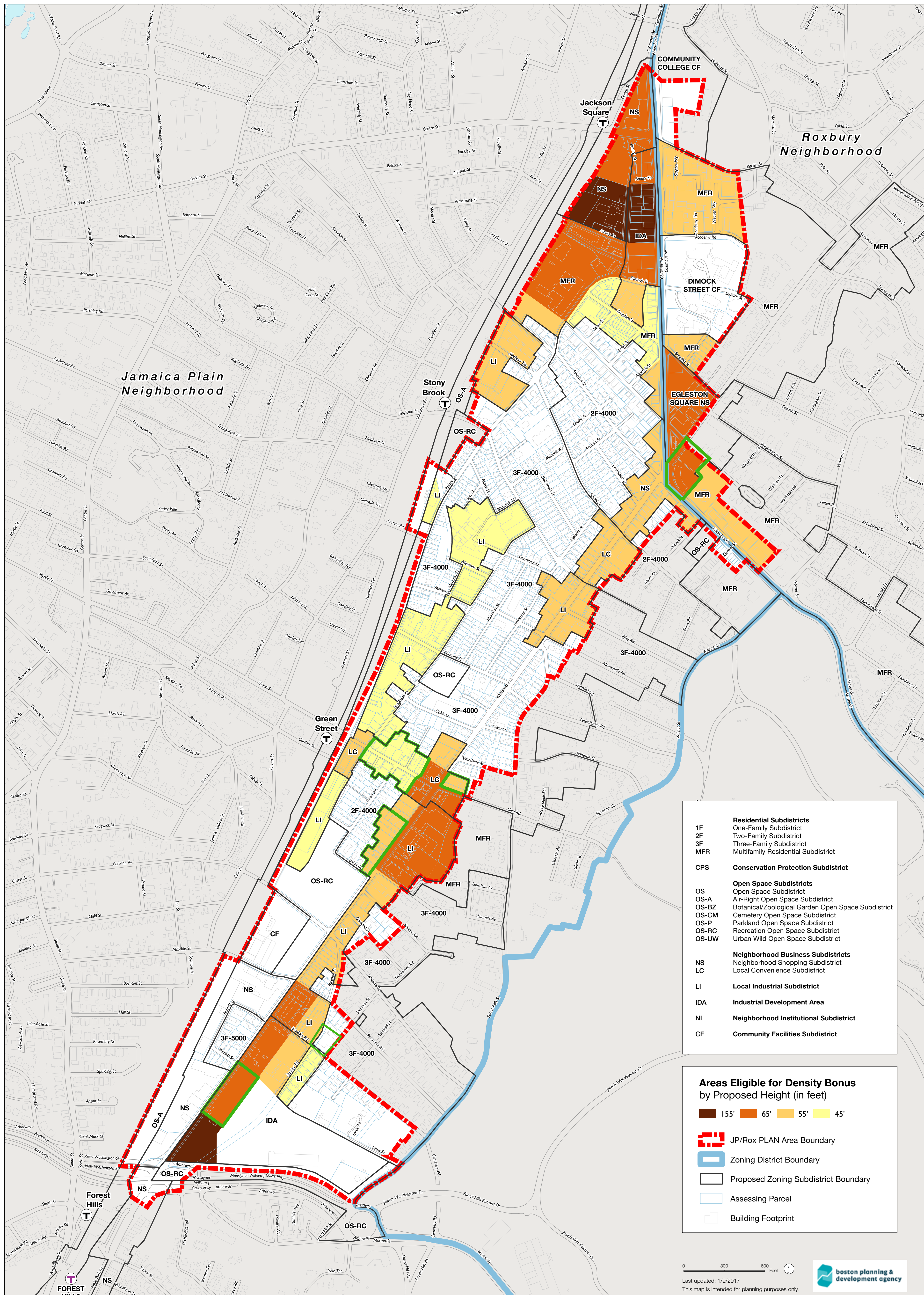
- 125 Amory St parcel - along the Atherton St edge from Amory to the SW Corridor.
- 3326 - 3336 and 3346 Washington St parcels - both parcels.

Changes in Heights

The allowed DBA heights have been changed to better reflect the community priorities:

- Columbus Ave at Egleston Sq - Increase height from 55' to 65'.
- Along the middle of Green St - Reduce height from 55' to 45'.
- West side of Washington St, north of Union Ave - Increase height from 45' to 55'.

- Stedman St, Brookley & Stonley Rd - Remove DBA and change zoning to 3F-4000.
- Arborway Yard (southern end) - Reduce height from 155' to 65' at the northern 2/3rds. Keep height at 155' at the southernmost 1/3rd.



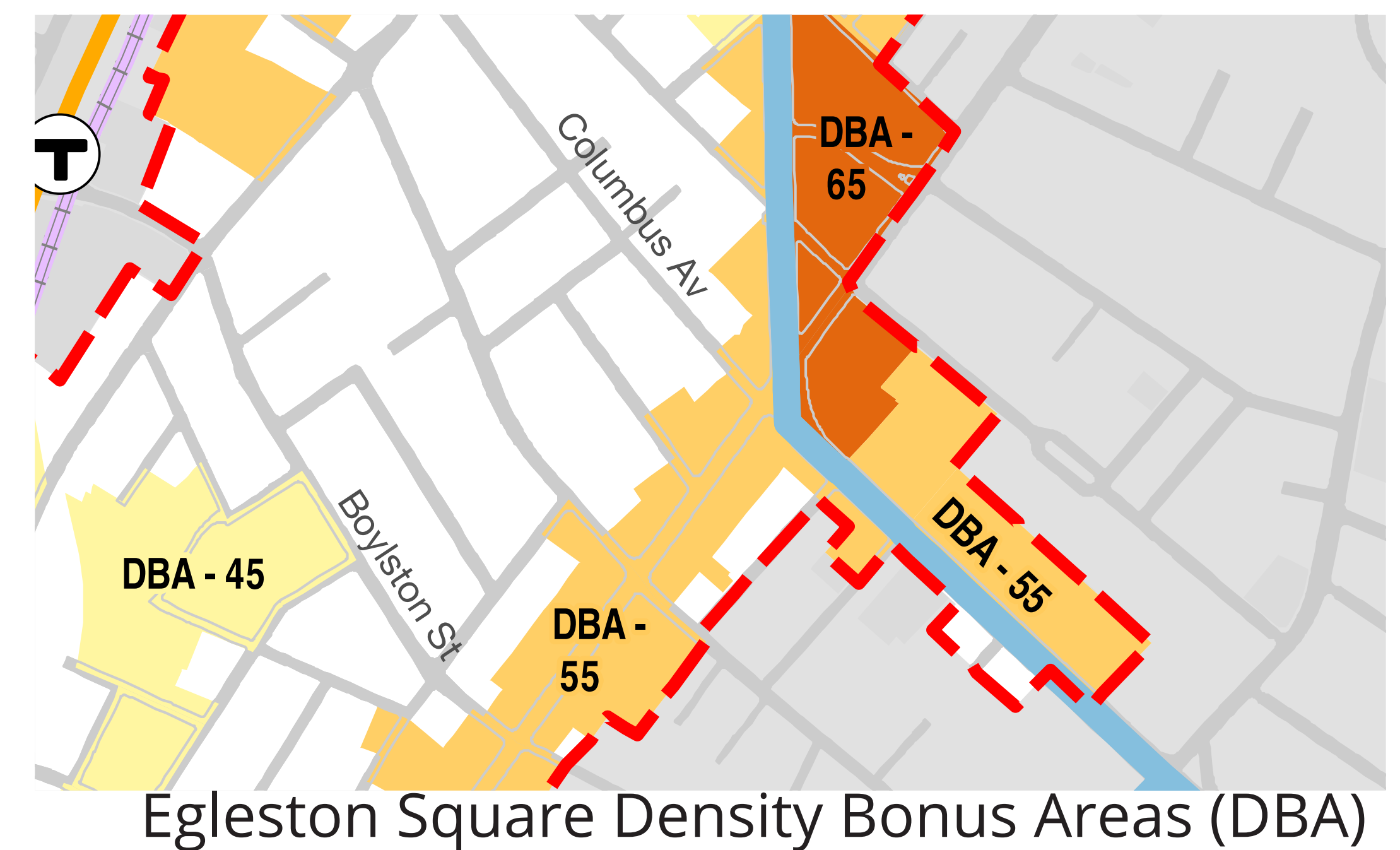
Revised affordable housing density bonus areas (DBA) map

Urban Design Guidelines Update

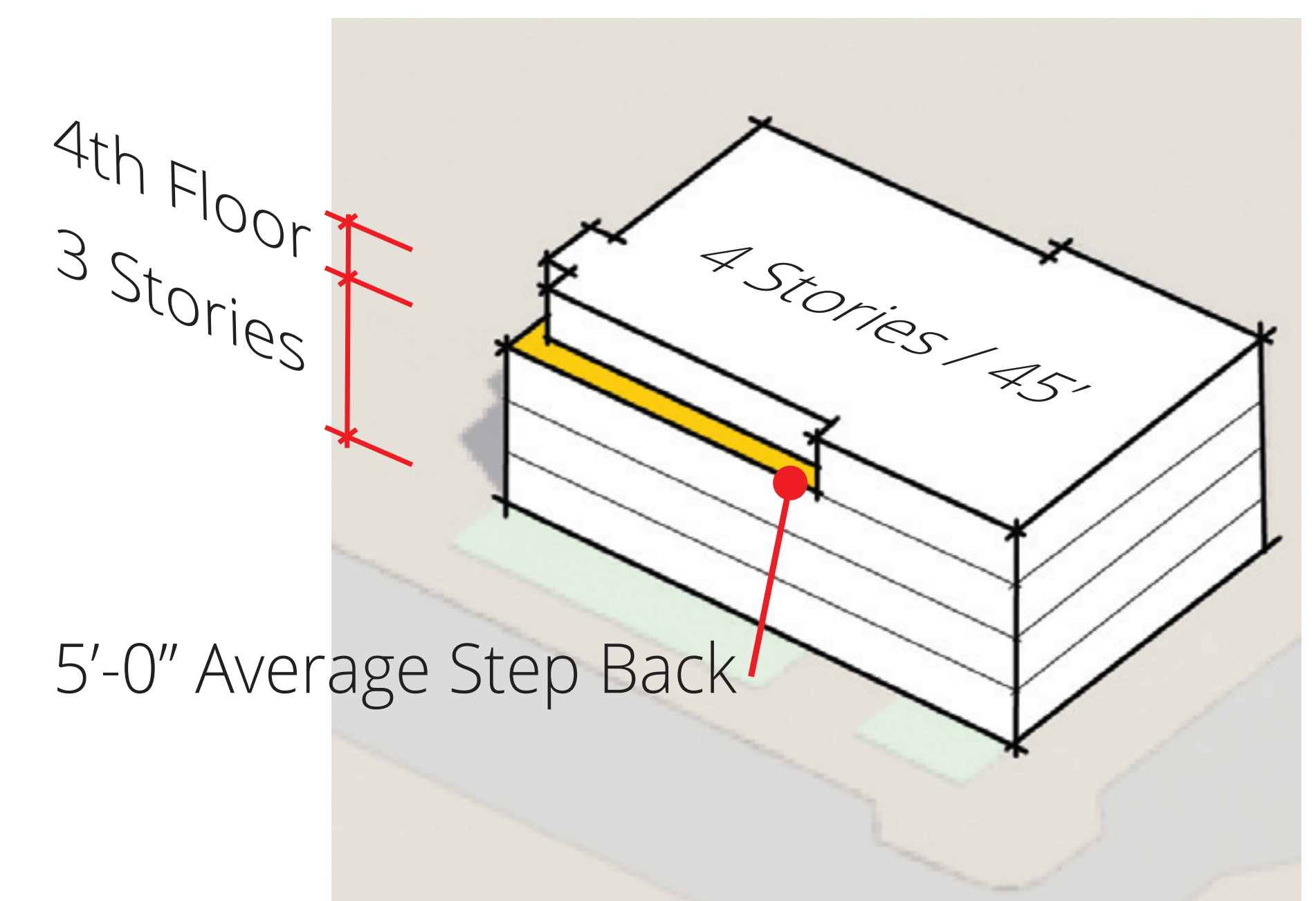
Wider Sidewalks

Where existing sidewalks are too narrow new building be setback to allow for Boston's Complete Street Guidelines sidewalk widths:

- Neighborhood Main St - 16'-6"
- Neighborhood Connector - 15'-6"
- Neighborhood Residential - 11'-6"



Egleston Square Density Bonus Areas (DBA)



Set back diagram

Lower Step-backs at Transition Zones

Lower the minimum upper story Stepback to the fourth floor level where the side or rear abutting zoning sub-district is One, Two or Three Family (1F, 2F or 3F) small residential.

Larger Setback at Transition Zones

Increase Rear and Side Yard Setbacks where the side or rear abutting zoning sub-district is One, Two or Three Family (1F, 2F or 3F) small residential (10' side yard, 20' rear yard).

PLAN: JP/Rox

Preserve. Enhance. Grow.

PLAN JP/ROX January 2017 Update



Transportation & Public Realm: Overview + Updates

Modernize Mobility and Incremental Improvements

Promote walking, biking and public transit uses throughout the area. Emphasize Land Use strategies that put residents closer to where they work, shop and play to reduce demand on transit system and roadways. Focus on Public Realm improvements that enhance livability, safety, mobility and new green space. Leverage new development to implement improvements.

Transportation

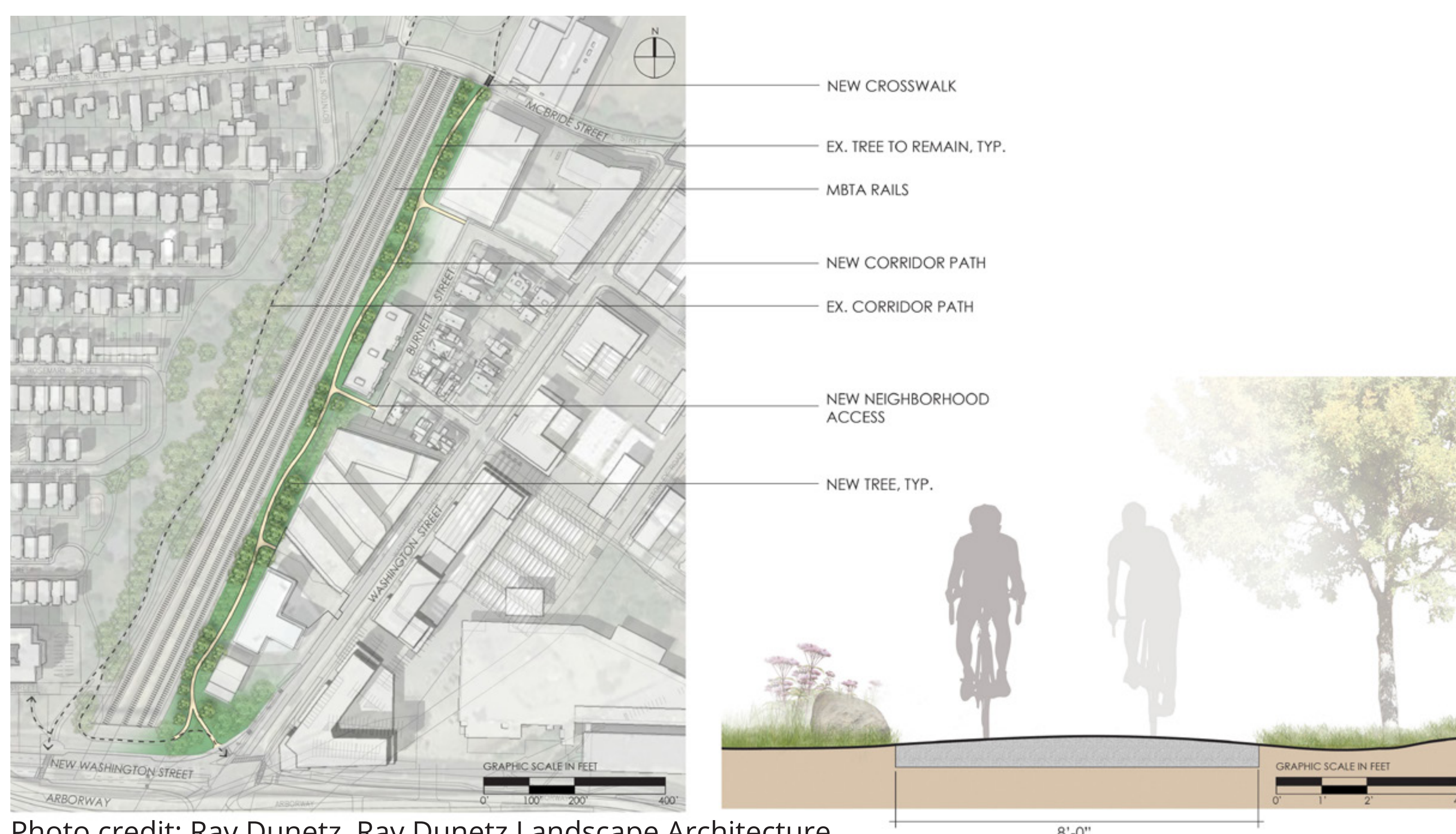
Working with existing City initiatives

- In line with Vision Zero, Complete Streets, and the Go Boston 2030 goals, the City's highest transportation priority is prioritizing public transit, walking, and biking over driving.
- BTD's Complete Streets Guidelines will direct all transportation and public realm improvements made by the City or by private development mitigation requirements.

Inter-agency work

- The city will continue to work with the MBTA to improve the reliability and capacity of the Orange Line and bus routes, investigate bus priority measures, and improve bus stop conditions.

Public Realm



Southwest Corridor

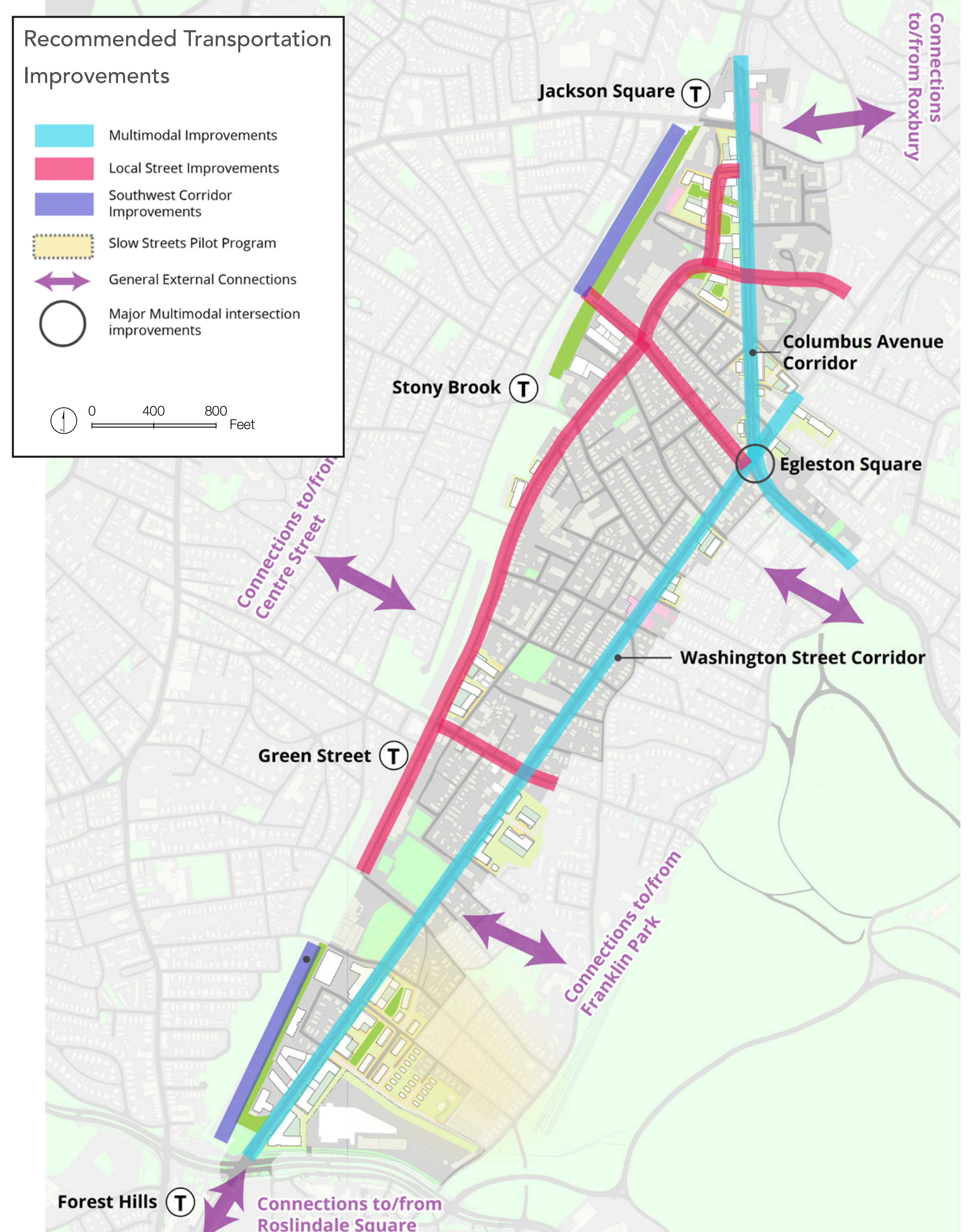
Improvements add 5 ½ acres of new open space. The diagram above illustrates one of the new additions near Forest Hills improving connectivity and enhancing walking and cycling conditions.

Connectivity

General, Study Area-wide public realm recommendations address problematic stretches of the public realm within the Study Area between activity nodes, and to preserve the character of less active-residential areas.

Private Development

Appropriately sited and designed buildings can enliven the public realm with active spaces and uses in commercial and mixed-use areas, or alternatively set the tone for quieter residential areas using landscaping.



Transportation Updates

Mobility Action Plan (MAP)

A future mobility action plan (MAP) would create a series of recommendations and an action plan for implementation and would include a robust community process facilitated by BTD and the BPDA.

Local Improvements

- **Signal timing** at Egleston Square will be reevaluated in a process in 2018, based on a rotating docket of neighborhood intersections.
- BTD is working on an internal draft design for the implementation of a **marked crosswalk at Beethoven and Washington Streets**. The soonest this could be implemented would be spring 2017.

Shared Parking

- **Shared parking** is the use of a parking space to serve two or more individual land uses during different times of the day, day of the week, or season depending on the land use.
- Financial savings in exchange for **more community benefits**.
- More efficient transportation network by consolidating vehicular access.