

PLAN: JP/Rox

Preserve. Enhance. Grow.



**BOSTON
REDEVELOPMENT
AUTHORITY**

PLAN JP/ROX

COMMUNITY WORKSHOP #3 LAND USE & DEVELOPMENT

Boston Redevelopment Authority
English High School Cafeteria
December 10, 2015

AGENDA

1. Welcome and Update
*Report on Planning for People
Community Vision Summary
PLAN Overview
Information – Land Use & UD
Information – Real Estate Market
Small Group Instructions*
2. Land Use Planning Group
Exercise
*Group Discussion with Map
Where? What? How much?*
3. (Selected) Group Report Back
Table Tours



1

PLAN UPDATE



PLAN JP/ROX THEMES

- **Community Resiliency & Sustainability**

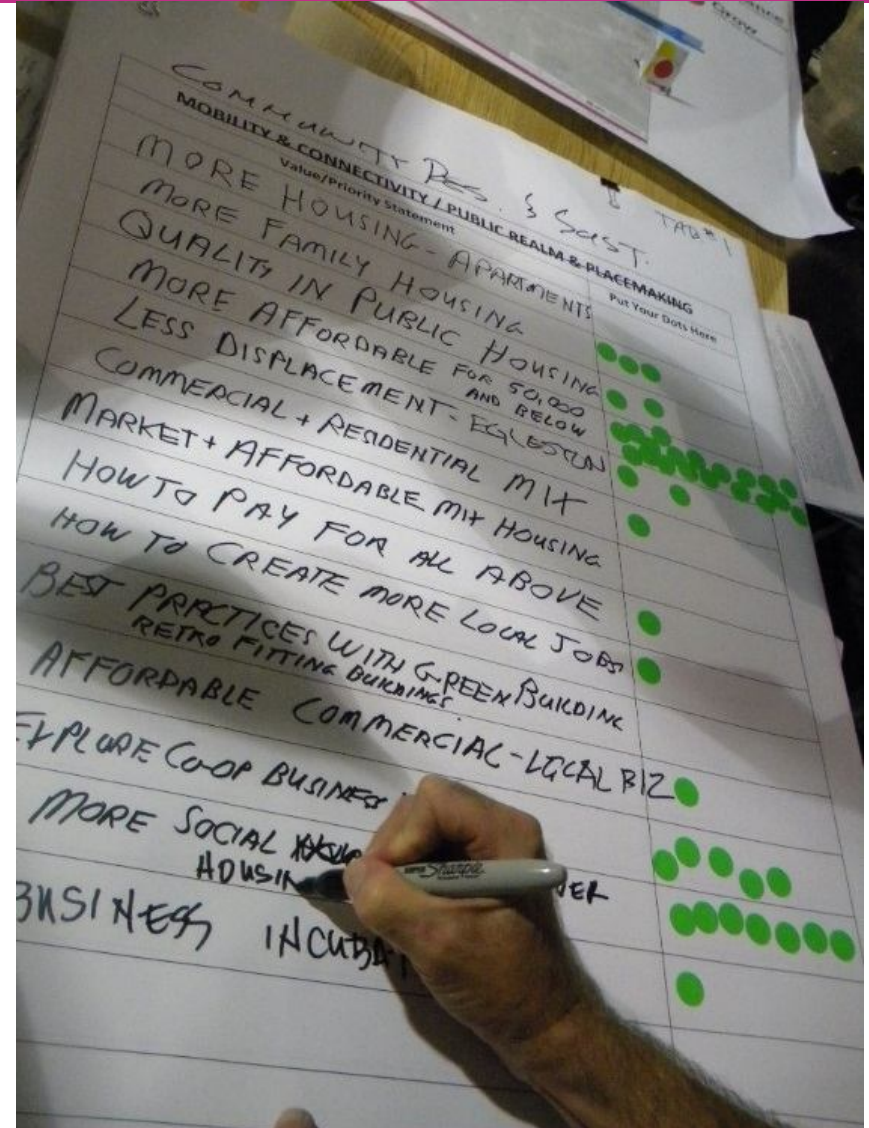
November

- **Land Use & Development**

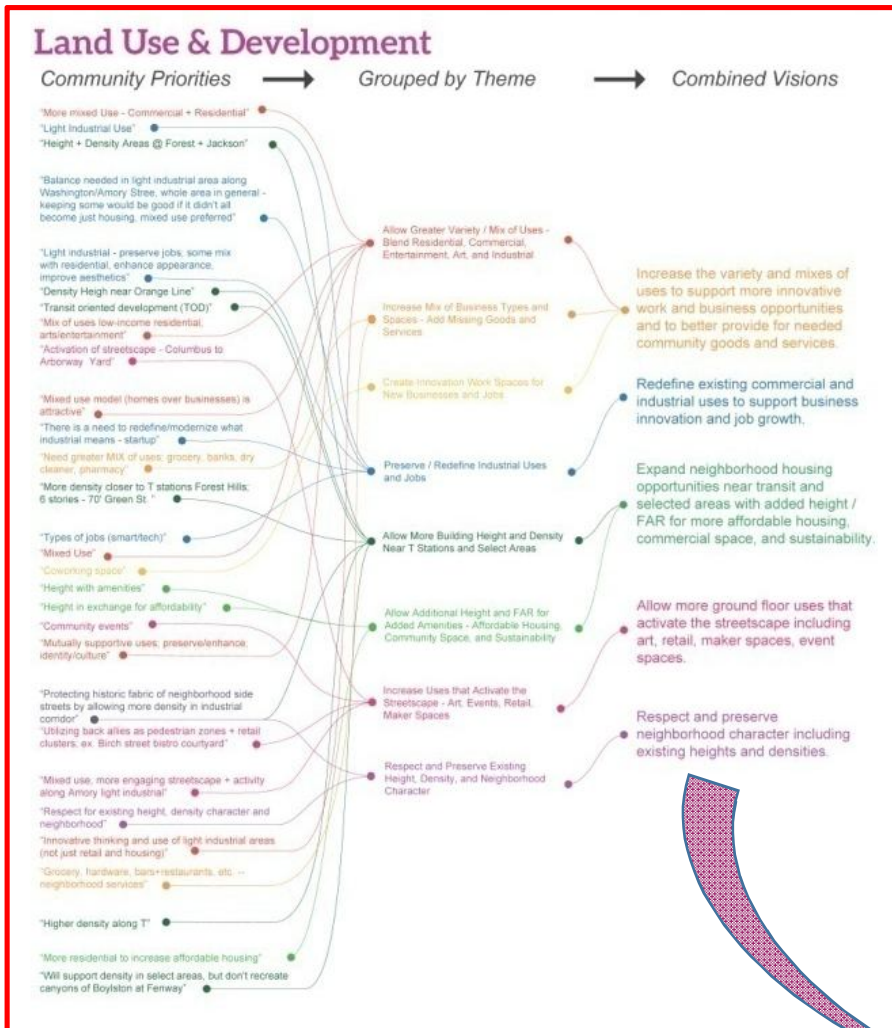
December

- **Mobility Connectivity
Public Realm &
Placemaking**

January



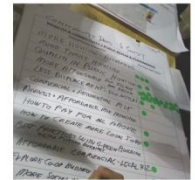
DRAFT COMMUNITY VISION



Community Visioning Process



With the September 30th Community Workshop we began the process of envisioning a future for the PLAN: JP/ROX area. Community members crafted and prioritized statements expressing what they value today and what is of importance tomorrow. Those priority statements have been grouped by theme, combined, and shortened to create the *Emerging Community Vision* below. This Vision remains a living document to be tested and refined throughout the process.



An Emerging Community Vision

PLAN JP/ROX envisions a family friendly, fun, walkable, safe, green, and attractive community

- Promote new affordable housing and retail that supports the social and economic diversity of the area.
- Guide growth that strengthens the community and respects the physical character of the existing residential areas.
- Increase the variety of uses to create more innovative job and business opportunities, and strengthen existing local and small businesses.
- Preserve and enhance the variety of open space amenities.
- Promote more energy efficient and greener buildings, and overall neighborhood sustainability efforts.
- Support artistic, civic, cultural and community assets.
- Enhance connections in and around and out of the area, to destinations, and to open space.
- Improve the safety and reliability of the many options for getting around the area.
- Create active and vibrant streets, sidewalks and public places.

Priority Statements (Combined Visions)

Community Resiliency & Sustainability

Expand affordable housing opportunities for low and middle income households through the use of regulations and incentives including added building height / FAR for more affordable housing, commercial space, and sustainability.

Expand local and affordable business opportunities through the use of regulations and incentives and promotion of business incubator and shared innovation spaces.

Improve the design of local buildings and the public realm by promoting and requiring high quality planning, design and construction practices.

Preserve the rich diversity and eclectic character of the local community and ensure that new growth and development does not cause the displacement of existing residents.

Promote sustainable buildings and districts through the use of regulations, incentives and programs including LEED for Neighborhood Development and Eco-Districts.

Land Use & Development

Increase the variety and mixes of uses to support more innovative work and business opportunities and to better provide for needed community goods and services.

Redefine existing commercial and industrial uses to support business innovation and job growth.

Expand neighborhood housing opportunities near transit and selected areas with added height / FAR for more affordable housing, commercial space, and sustainability.

Allow more ground floor uses that activate the streetscape including art, retail, maker spaces, event spaces.

Respect and preserve neighborhood character including existing heights and densities.

Mobility & Connectivity / Placemaking & Public Realm

Improve the walkability and bikability of the neighborhood with expanded and improved infrastructure. Focus on improving neighborhood crossroads (Boylston St and Green St) that access public transit.

Activate and improve streetscapes with public ground floor uses and community spaces. New and existing streetscapes should be beautiful and well maintained.

Improve public transit service frequency and reliability and the maintenance and quality of facilities.

Preserve and increase designated off street parking.

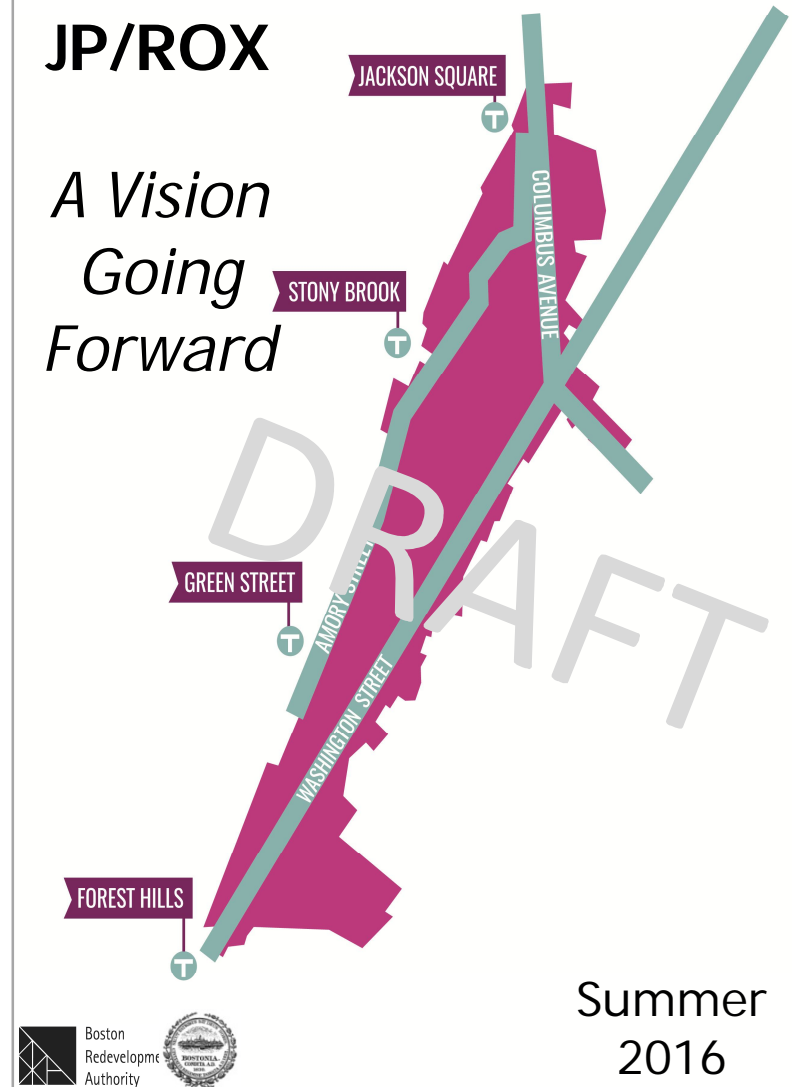
PLAN JP/ROX – OUTCOME

Final Report

- A Community Vision
- Land Use & Urban Design Guidelines
- Development Scenarios & Guidelines
- Implementation Strategy
- Zoning Recommendations

PLAN JP/ROX

*A Vision
Going
Forward*



PLAN CALENDAR

JULY 28, 2015 "Talk With Us"
Open House

SEPTEMBER 1, 2015 "Walk With Us (Bike Too)"
Study Area Tours

SEPTEMBER 30, 2015 "Imagine with Us"
Visioning Workshop

NOVEMBER 4, 2015 "Planning For People"
Community Resiliency and Sustainability

DECEMBER 10, 2015 "Planning For Places"
Land Use and Development

JANUARY 2015 "Connecting People & Places"
Mobility & Connectivity and Public Realm & Placemaking

FEBRUARY 2016 "Choose with Us"
Plan Scenario Session

MARCH 2016 "Discuss with Us"
Draft PLAN Recommendations / Implementation Ideas

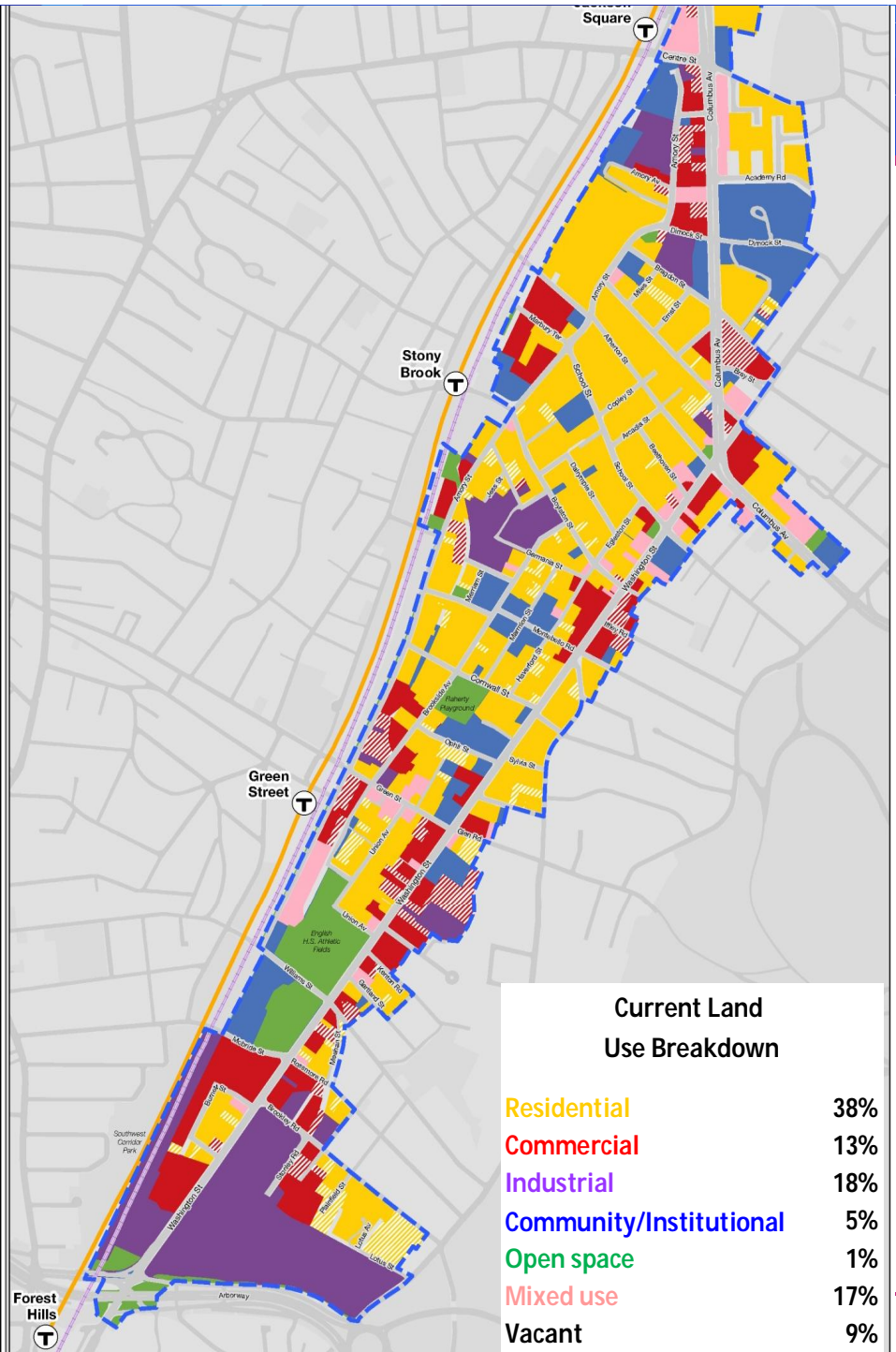
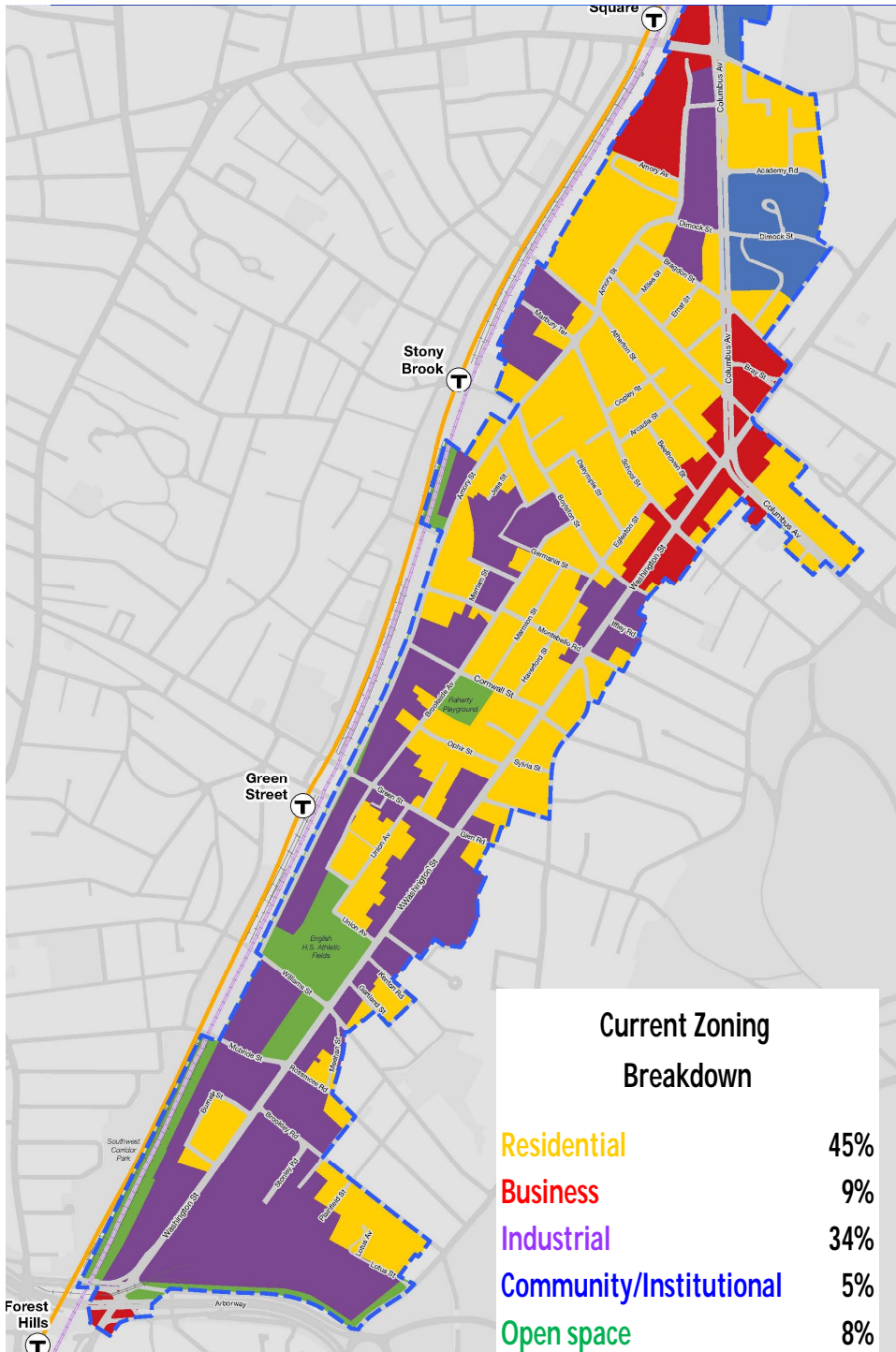
MARCH/APRIL 2016 Plan Production
(Internal BRA Staff Draft Plan Document)

APRIL "Finalize with Us"
Final Plan Presentation

MAY/JUNE
PLAN Approval → BRA Board

EARLY-MID SUMMER
Public Workshops –Draft Zoning Amendments

END SUMMER 2016
Zoning Amendments → Boston Zoning Commission



EXISTING LAND USE VS. ZONING COMPARISON

Current Land Use Breakdown

Residential	38%
Commercial	13%
Industrial	18%
Community/Institutional	5%
Open space	1%
Mixed use	17%
Vacant	9%

vs.

Current Zoning Breakdown

Residential	45%
Commercial	9%
Industrial	34%
Community/Institutional	5%
Open space	8%

RECAP TONIGHT'S WORKSHOP GOALS

- Present current land use and existing zoning
- Talk about land use: types, location of, compatibility between, and preferred mix of
- Provide information on basic urban design concepts and gather input on them
- Learn about JP/ROX real estate conditions
- Possibility to realize added value for shared benefits
- Understand areas for potential growth or change; from these BRA will create future development scenarios
- Discuss trade-offs around shared priority benefits

2

Land Use & Urban Design

JP/ROX Real Estate Market Current conditions



3

Washington Street & Columbus Avenue Corridor Tour



Washington Street Columbus Avenue Corridor Tour

Transit Oriented
Development
Old and New

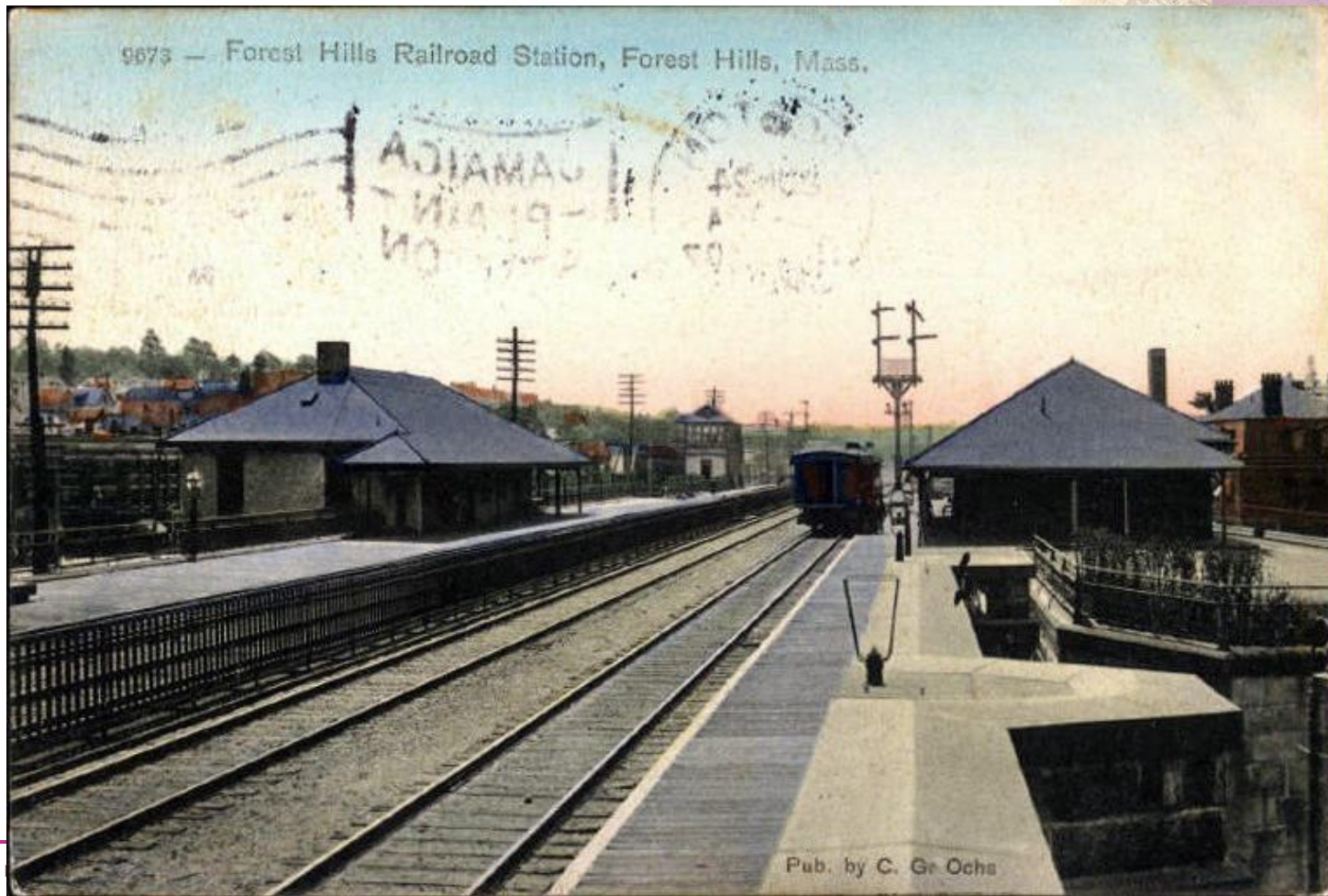
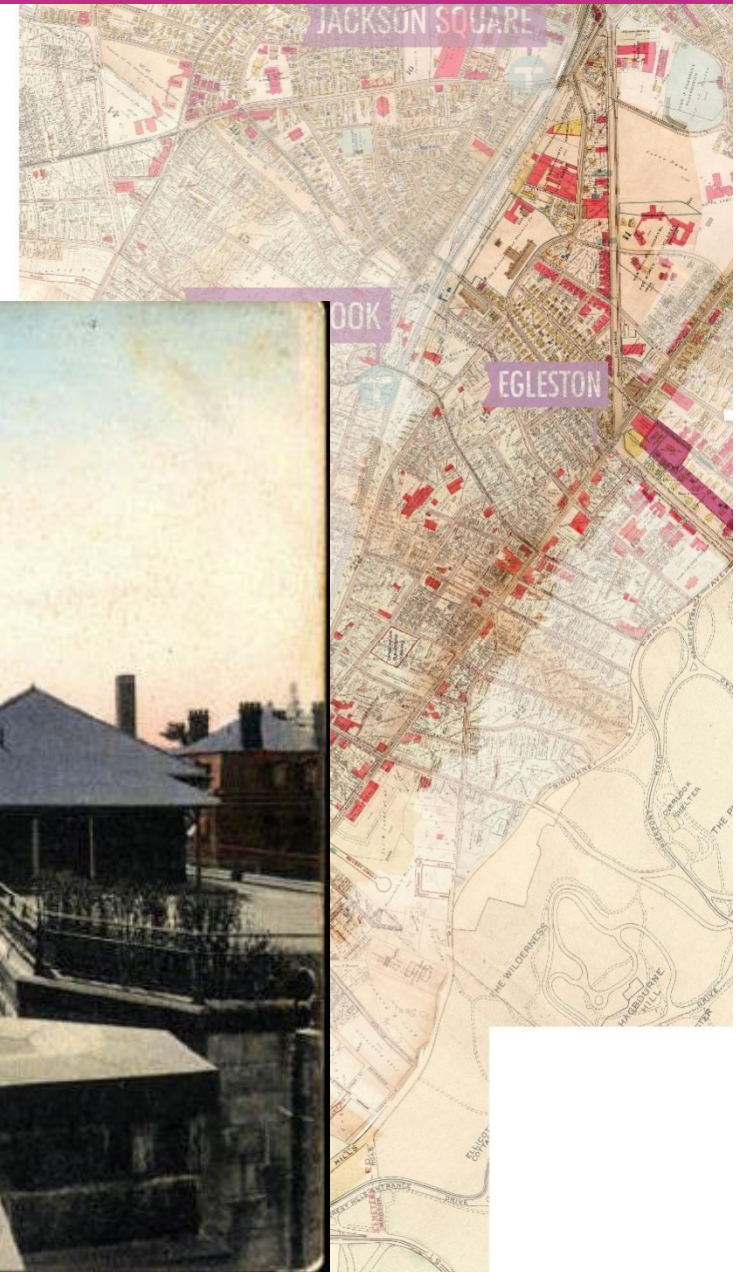
*"... the Jamaica end of
the town of Roxbury."*

Images of America, Jamaica Plain



Forest Hills - 1907

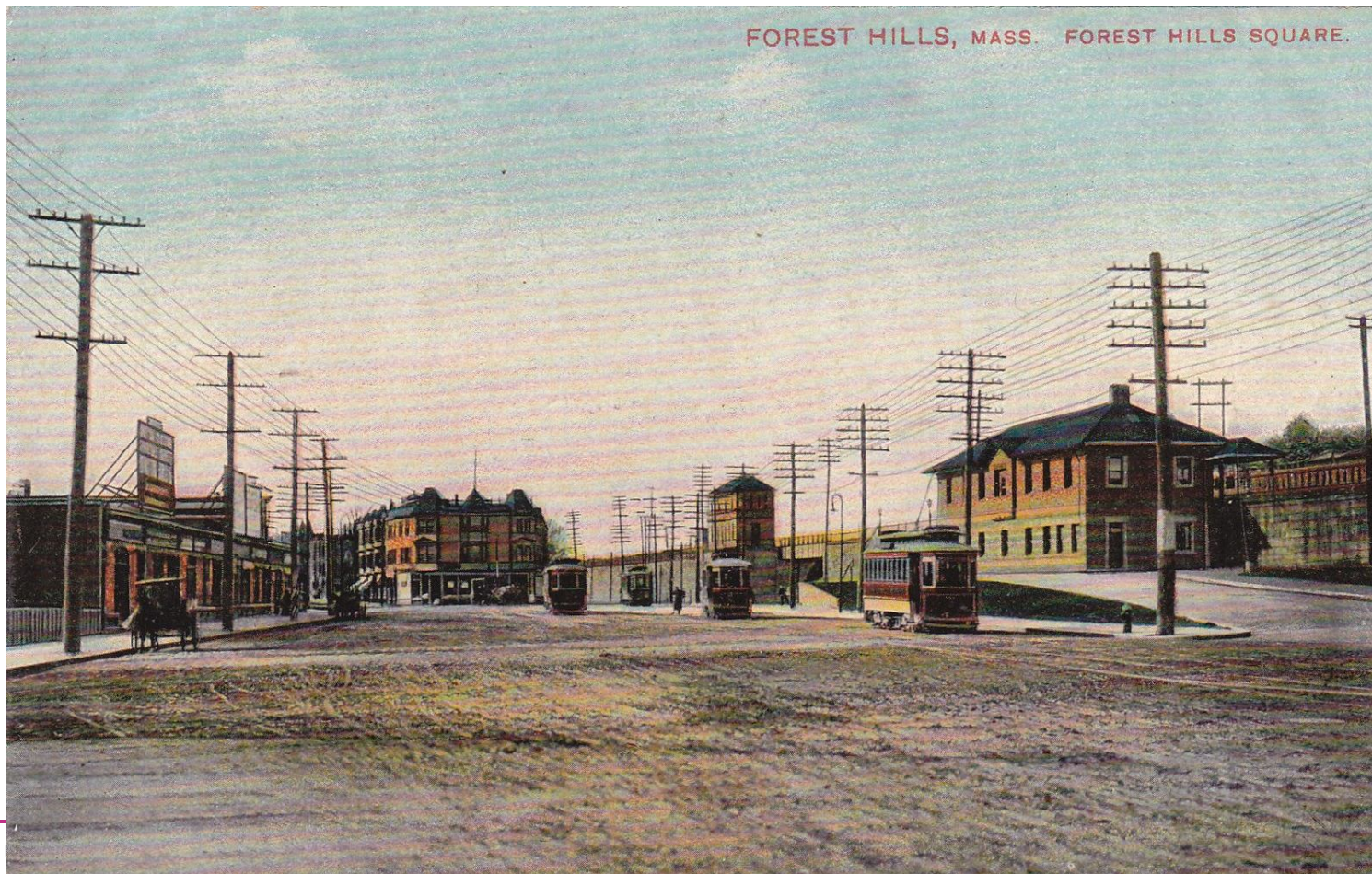
Train station along
Boston Providence Railroad Corp



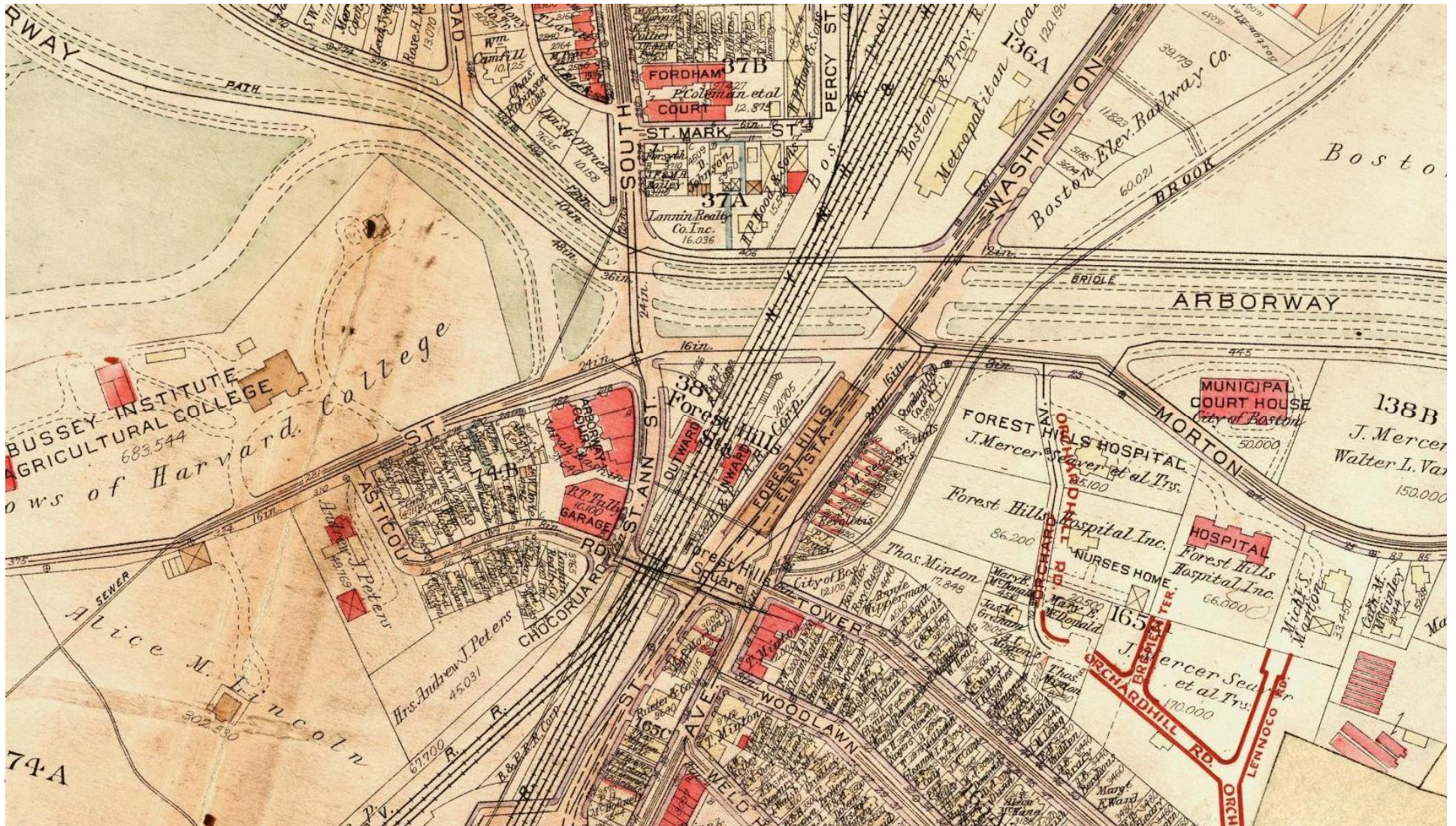
Forest Hills - 1910

Pre-Automobile Intermodal Hub

Commercial corners and strips near station, looking

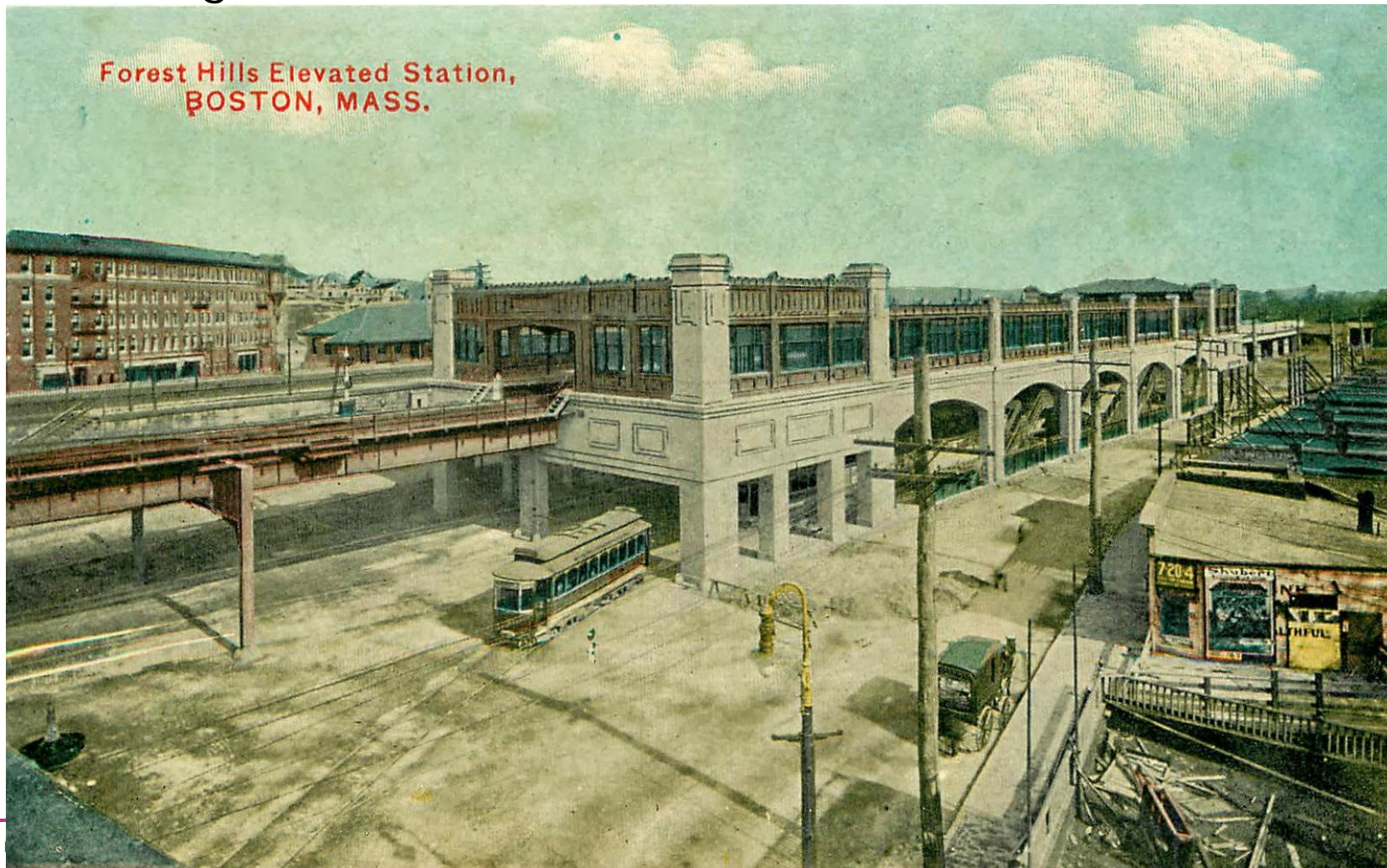


Forest Hills - 1924



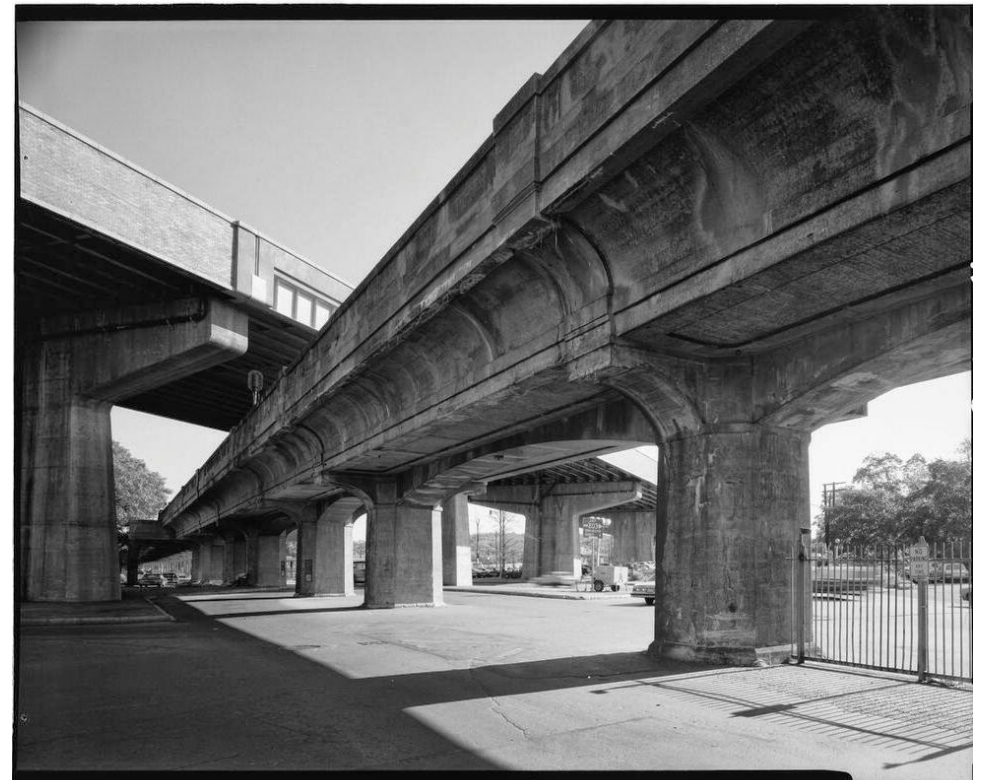
Forest Hills Elevated Station

Looking inbound



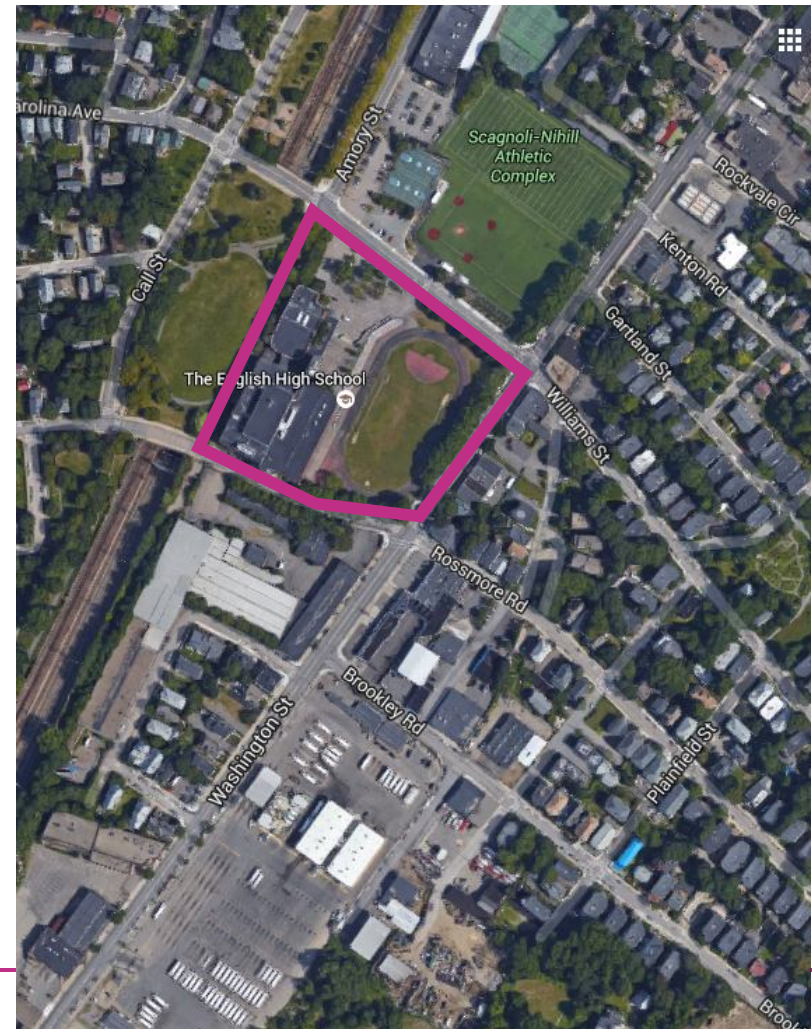
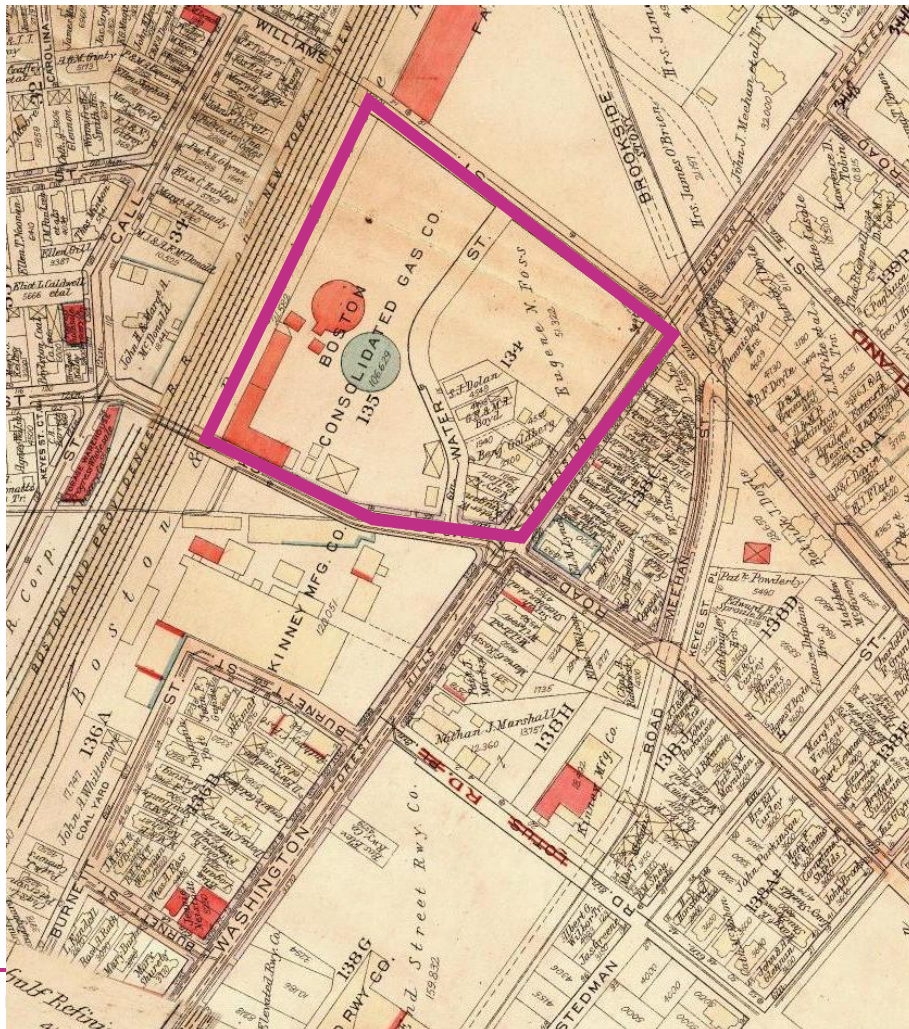
Forest Hills – post Elevated rail

Complex Interchange: road, highway (Casey Overpass), heavy rail, elevated rail, and street car trolley



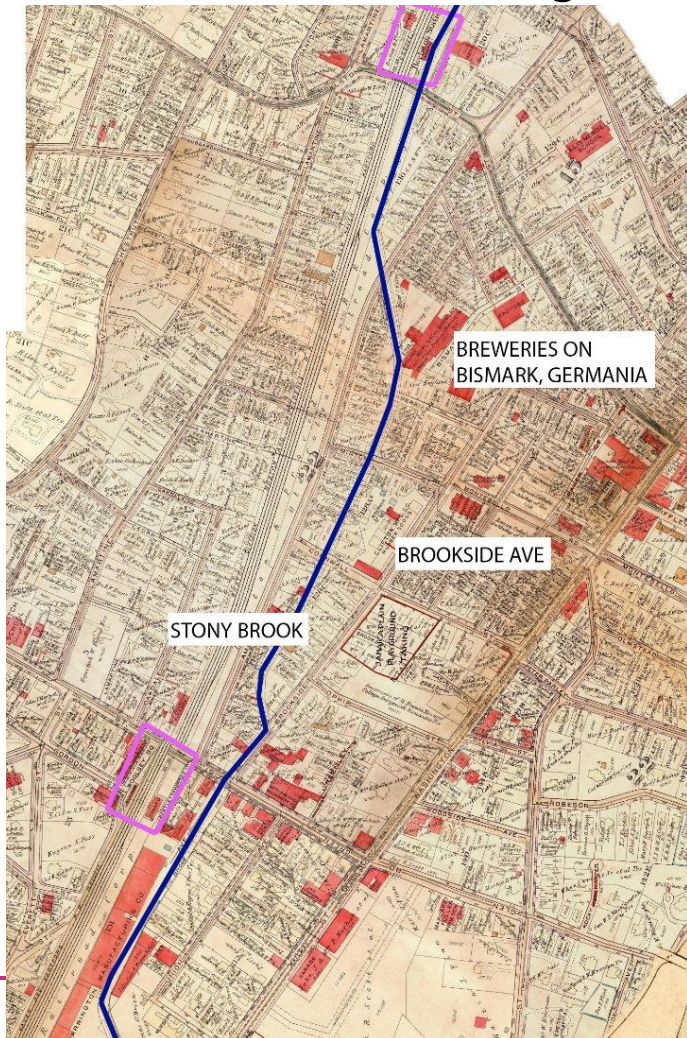
Boston English HS at Williams Street

Industrial Land redeveloped into School



Stony Brook and Breweries

Breweries seeking fresh water, build along Stony Brook



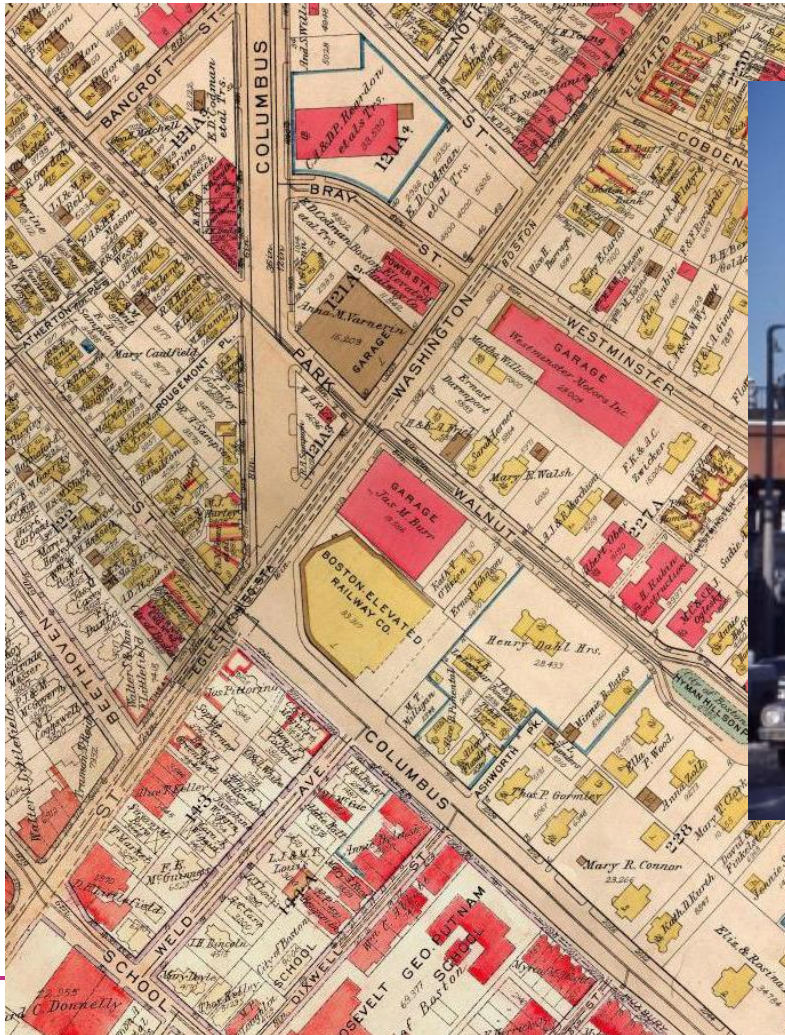
Egleston Square - 1955

Intermodal Hub between EI, trams, buses



Egleston Square

Trolley service discontinued, view toward JP from Columbus Ave.

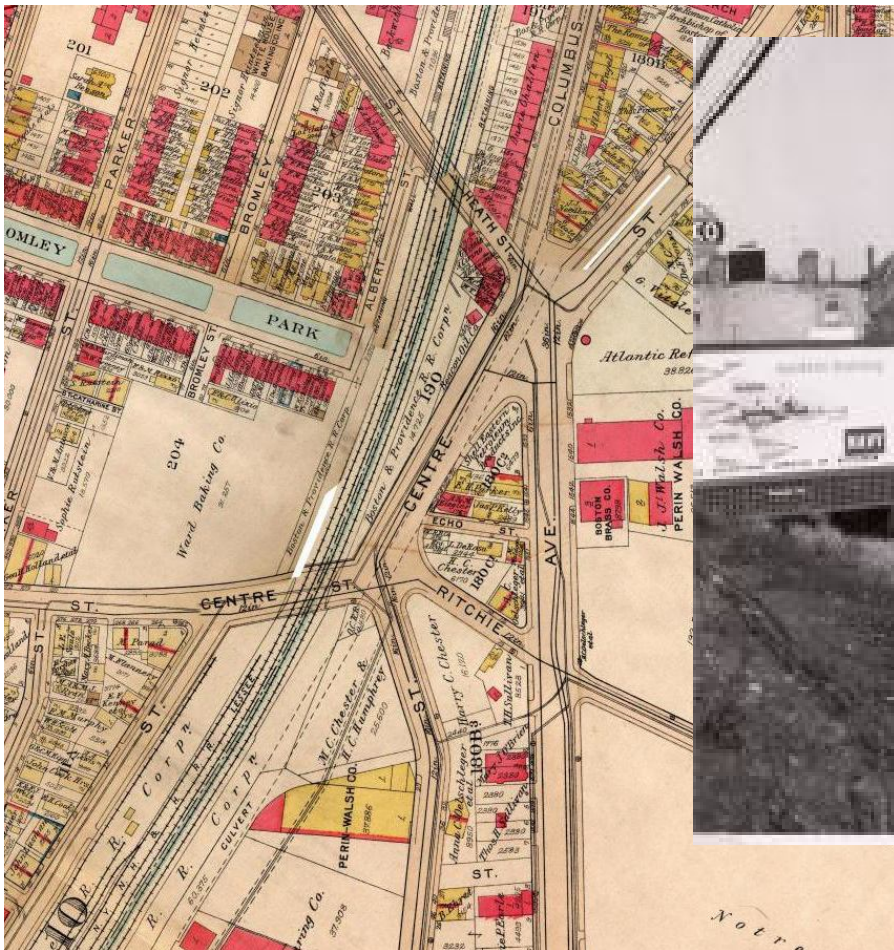


Egleston Square

Older buildings and Egleston 'El' Station redeveloped

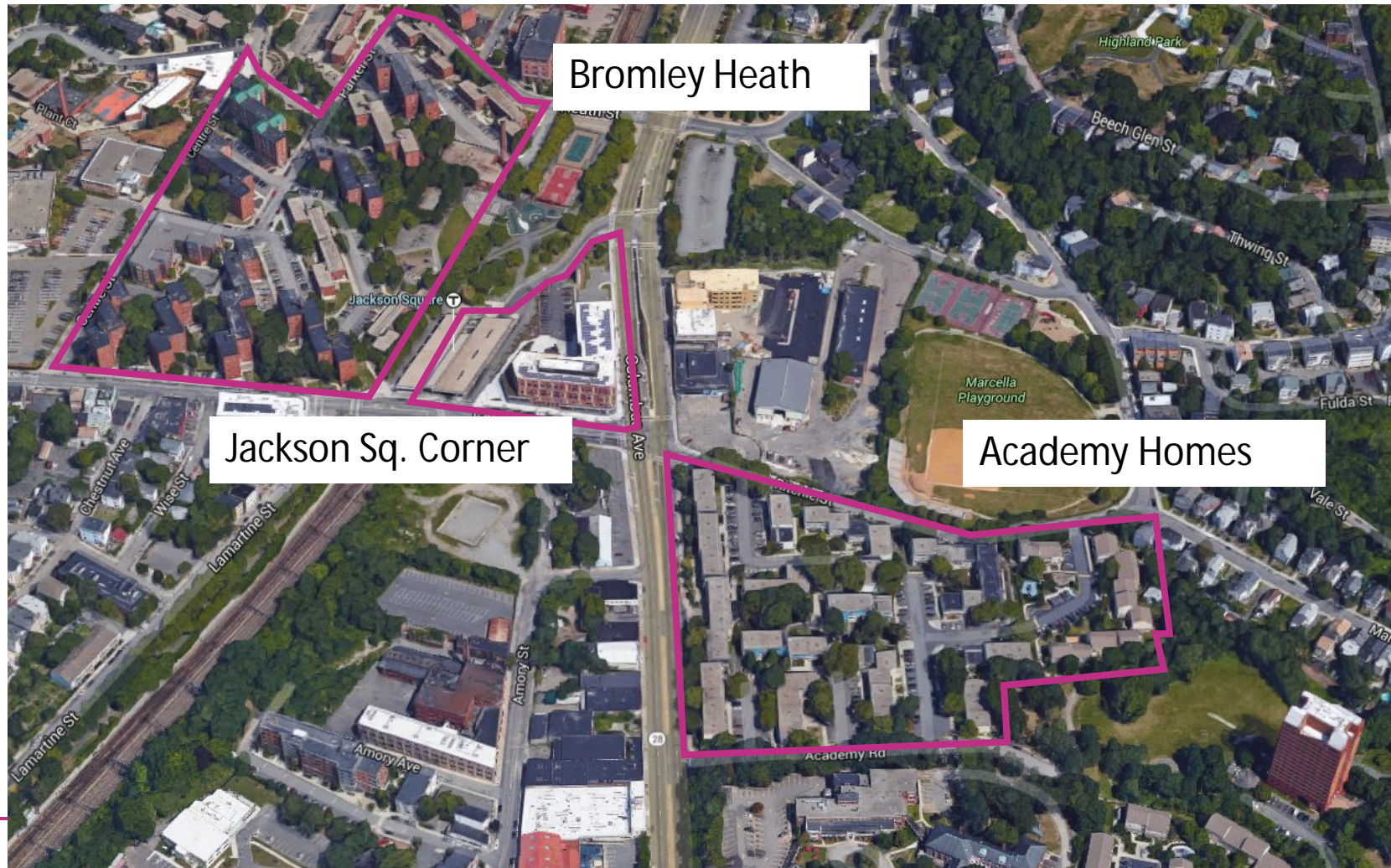


Jackson Sq – late 1950's



Jackson Square

Old and New Housing Types



Jackson Square – Development

Dynamic Shifting of Neighborhood Hubs



Urban Conditions

Conditions Today:

- *Recent Projects Added*
- *Permitted Project Added*
- *Completed Planning Added*
 - *Jackson Square*
 - *Forest Hills II*
 - *Casey Arborway Project*

- *Study Area is darker*
- *Main Streets Districts*
 - *Hyde / Jackson Square*
 - *Egleston Square*
 - *Centre / South*



Urban Conditions

Area Open Spaces:

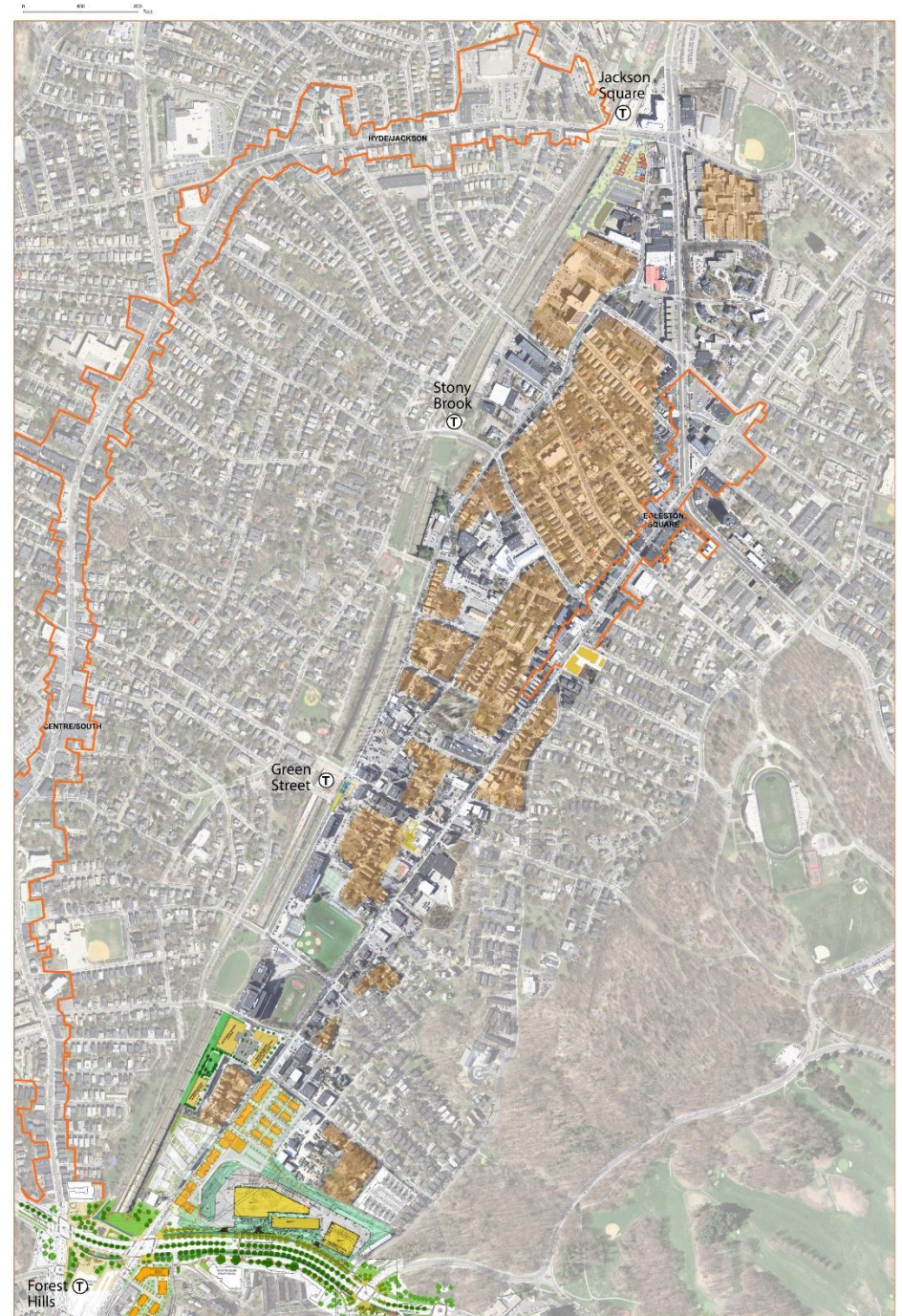
- *Passive Uses*
 - *Woodlands / Meadows*
- *Active Uses*
 - *Playgrounds, Paths, Sport Courts and Fields*
- *Bike Transit Uses*
- *Large and Small*
 - *Franklin Park*
 - *Southwest Corridor*



Urban Conditions

Residential Clusters:

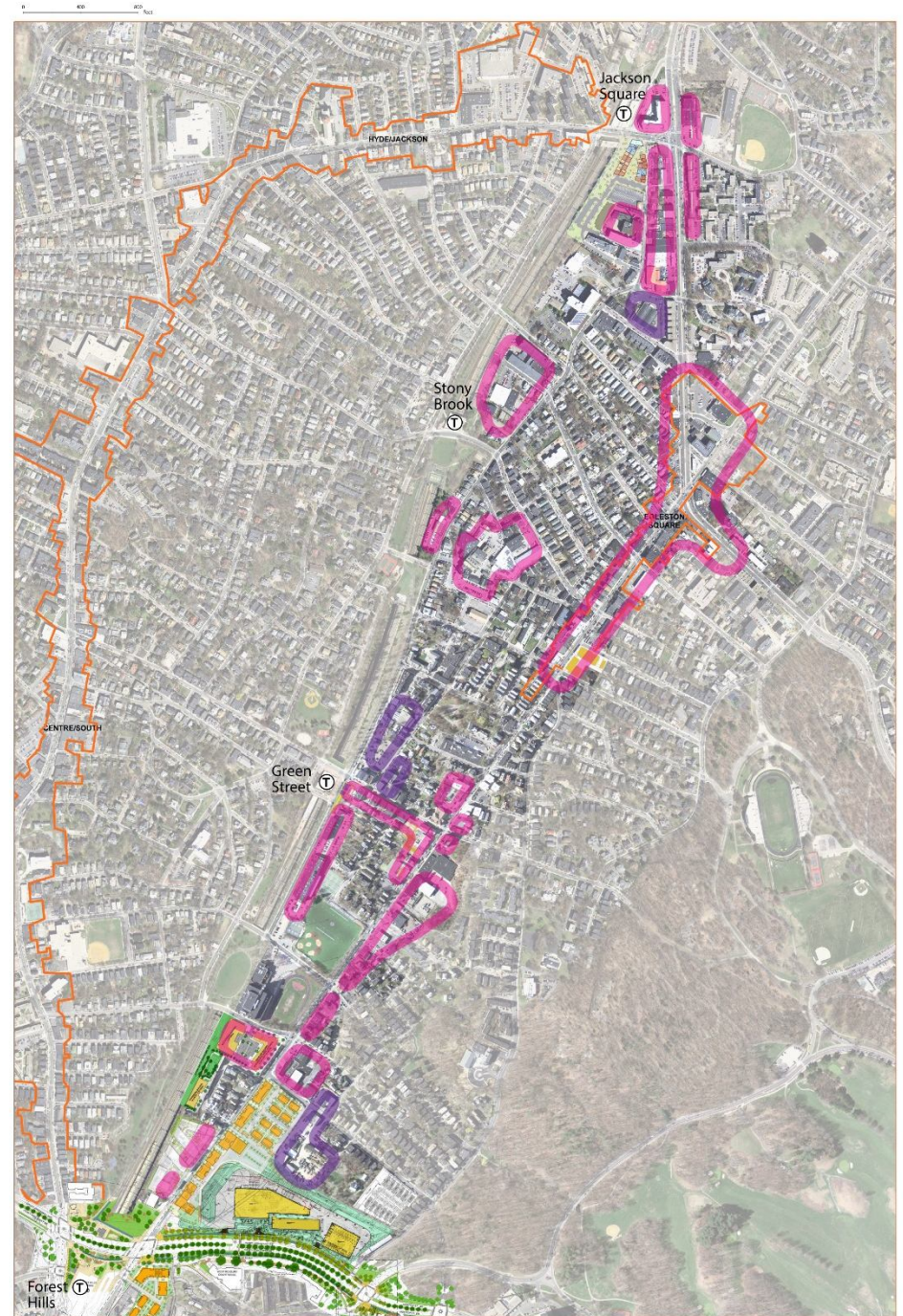
- *Large neighborhoods in and adjacent to the Area*
- *Smaller “pocket” clusters*
- *Unique community clusters*



Urban Conditions

Commercial and Industrial Areas:

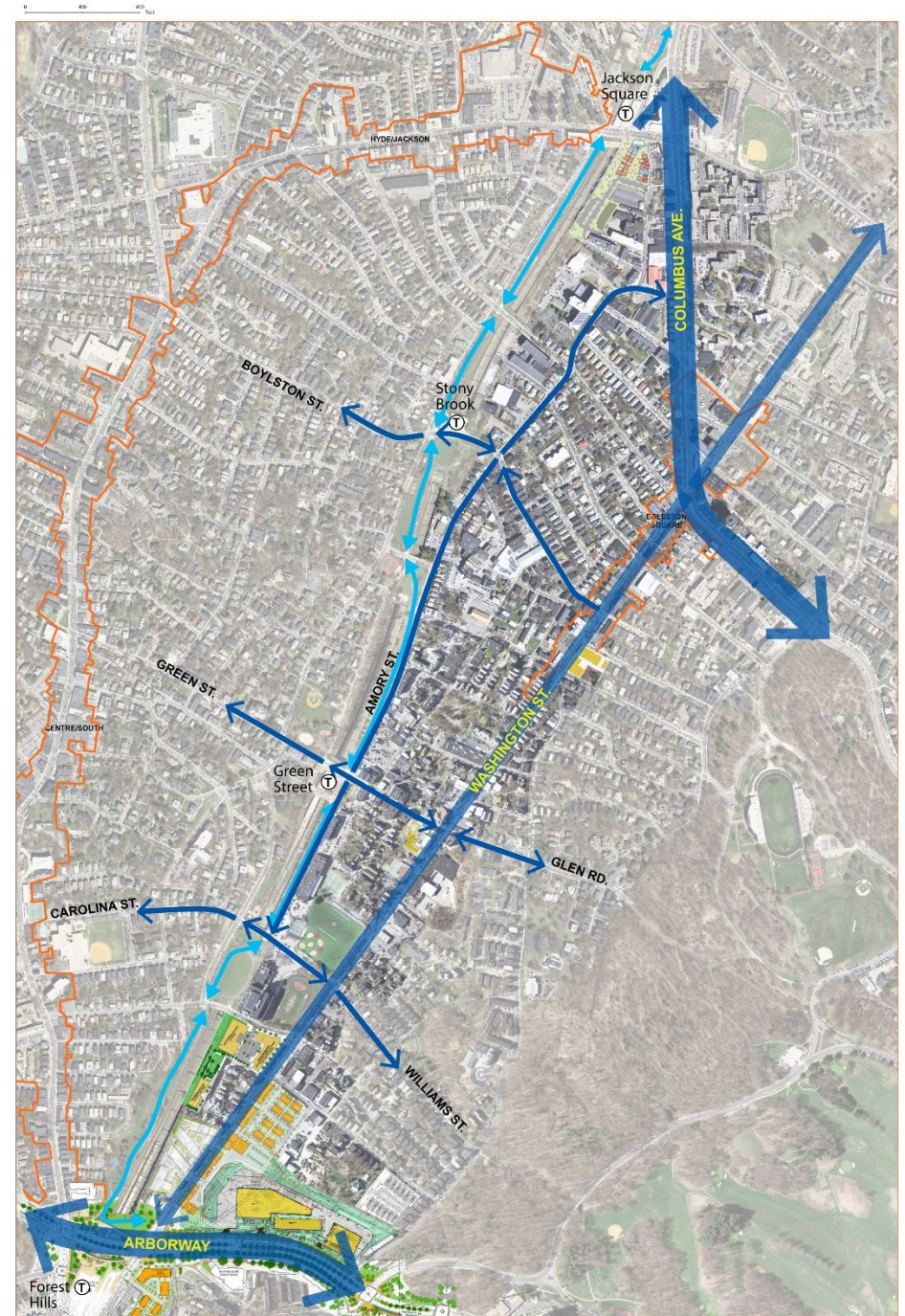
- *Large neighborhoods in and adjacent to the Area*
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- *Unique community clusters*



Urban Conditions

Street Network:

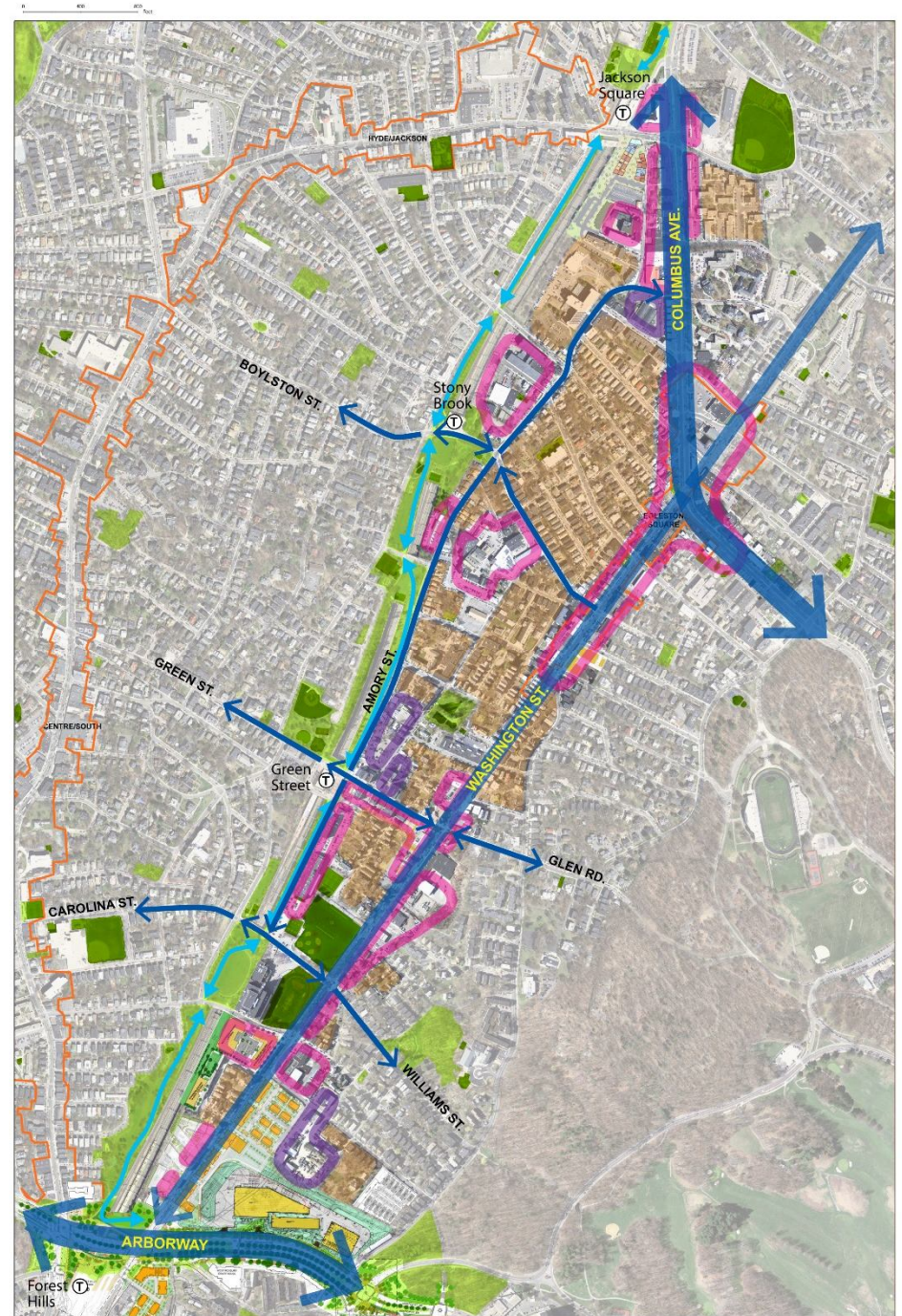
- *Two Lane Arterials*
 - *Columbus Ave*
 - *Arborway*
- *Local Arterial*
 - *Washington Street*
- *Local Cross Road*
 - *Amory Street*
 - *Boylston Street*
 - *Green Street*
 - *Williams Street*
- *Commuter Bike Path*
 - *SW Corridor*



Urban Conditions

Composite View:

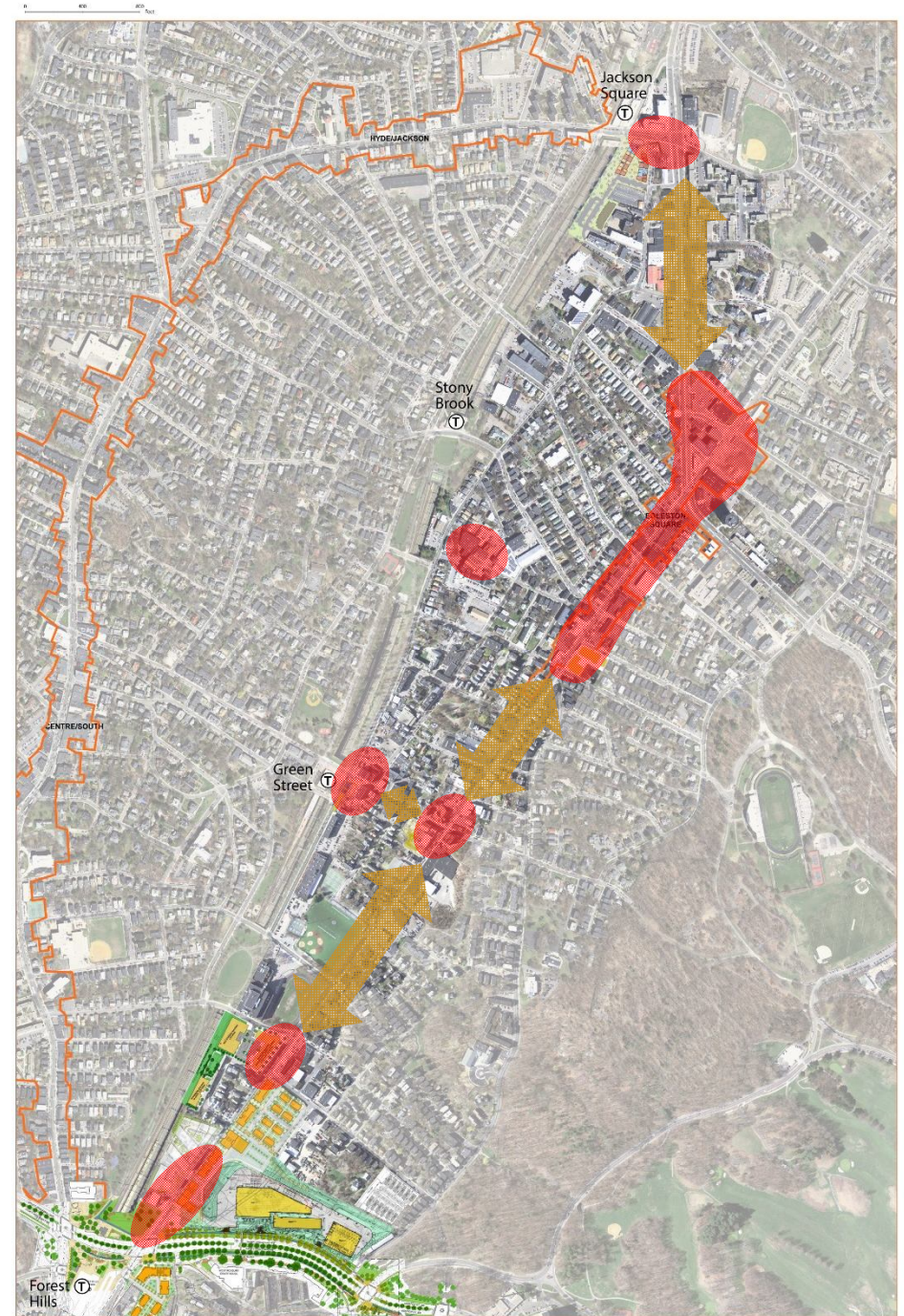
- *Open Spaces*
- *Residential Clusters*
- *Commercial and Industrial Areas*
- *Street Network*



Land Use & Development Exercise

Emerging Patterns:

- *Commercial Districts*
 - *Egleston Square*
- *Commercial Areas*
 - *Jackson Square*
 - *Forest Hills*
 - *Green & McBride Streets*
- *Connecting Corridors*



Orange Line Improvements

- MBTA is procuring 152 new Orange Line vehicles replacing its current 120 vehicle fleet (an increase of 32 vehicles)
- This will allow service in the peak periods to increase from every 6 minutes to every 4–5 minutes (an increase of 30-35%)
- Delivery of the first pilot cars is expected to begin in 2018, and the full fleet will be available by 2023

JP/ROX PUBLIC BENEFITS: COST AND VALUE

Value

- Land Use
- Development Density
- Building Heights
- Site Attributes
- Market Conditions



Cost

- Significant new (wider range) affordable housing
- Local retail supports
- New civic, cultural/art spaces
- Affordable 21st century low impact manufacturing/start ups
- Green Buildings/LEED gold or higher

4

Small Group Exercise



Source: Peter Bass Art

LAND USE & DEVELOPMENT PRIORITY STATEMENTS (from Sept 30 Visioning Session)

- Increase the variety and mixes of uses to support more innovative work and business opportunities and to better provide for needed community goods and services.
- Redefine existing commercial and industrial uses to support business innovation and job growth.
- Expand neighborhood housing opportunities near transit and selected areas with added height / FAR for more affordable housing, commercial space, and sustainability.
- Allow more ground floor uses that activate the streetscape including art, retail, maker spaces, event spaces.
- Respect and preserve neighborhood character including existing heights and densities.

LAND USE & DEVELOPMENT PRIORITY STATEMENTS

EMERGING VISION

ACROSS ALL THEMES;
INCLUDES LAND USE & DEVELOPMENT

PLAN JP/ROX envisions a family friendly, fun, walkable, safe, green, and attractive community

- Promote *new affordable housing* and *retail* that supports the social and economic diversity of the area.
- Guide *growth* that strengthens the community and respects the *physical character* of the existing *residential* areas.
- Increase the *variety of uses* to create more innovative job and business opportunities, and strengthen existing local and small *businesses*.
- Preserve and enhance the variety of *open space* amenities.
- Promote more energy efficient and *greener buildings*, and overall neighborhood sustainability efforts.
- Support *artistic, civic, cultural and community assets*.
- Enhance connections in and around and out of the area, to destinations, and to open space.
- Improve the safety and reliability of the many options for getting around the area.
- Create active and vibrant streets, sidewalks and public places.

(*red* suggests a relation to tonight's theme of Land Use and Development)

Building Types

Mid-Rise-Tall: 8 to 12 Story



Mid-Rise: 6 to 8 Story



Low-Rise: 4 to 6 story



Small: 3 story



PLAN: JP/Rox

Preserve. Enhance. Grow.



Elderly Housing in Jamaica Plain, MA



Art Block Artist Housing, South End, MA



HOPE VI HOUSING PROJECT, East Boston, MA

Workshop Exercise

Review Table Materials (6 Min)

- Urban Condition Map
- Emerging Community Vision and Land Use & Development Priorities
- Building Type Poster and 3D Map

Envision the Future (45 Min)

- *Where would you like to see changes happen?*
- *What should be the new uses?*
- *What should be the character of new buildings / uses?*

Summarize Discussion / Prepare for Reporting (10 Min)

Think in "headlines" and Where, What use, What building

Workshop Exercise

FOUR DISCUSSION ZONES

- Jackson Square
- Egleston Square
- Green Street
- Forest Hill

START IN YOUR SPECIFIC ZONE →

Than Move South To The Next / Back To Top
Do All Four Discussion Zones

TIMING

First Zone 15 minutes,
Each Remaining Zone 10 minutes each. Do all four!