

PLAN: JP/Rox Washington Street

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PLAN JP/ROX Community Workshop #5 was held on Saturday, March 5, 2016 at the Anna M. Cole Community Room at the Bromley-Heath Housing Development between Jamaica Plain and Roxbury. The Workshop was named “**Future Visions for JP/ROX**” where the BRA presented draft future scenarios for development in five focus areas within the study area and sought feedback from participants. The development scenarios were based on the general feedback that has been received to date in the past four workshops, open house and walking/bike tours. The following agenda was carried out:

- **OPEN HOUSE AND NETWORKING**

Participants and staff from the BRA and several City departments had the opportunity to chat and review past work from the PLAN JP/ROX process through 15 presentation boards on display. Information on the boards included background on demographics, affordable housing, and transportation, etc. There were also multiple summary boards from all of the past PLAN JP/ROX events, including an emerging vision for PLAN JP/ROX. Also available were the development scenarios that the BRA created for this workshop, and which were the subject of a larger discussion later in the program.

- **WELCOME AND UPDATE**

Marie Mercurio, Senior Planner from the BRA, introduced and provided an overview of PLAN JP/ROX for newcomers, and an update of where the PLAN is in the process and timeline. She explained how the past workshops helped to inform the draft development scenarios presented at the workshop.

- **AFFORDABLE HOUSING TOOLS AND CORRIDOR-WIDE HOUSING GOAL**

Devin Quirk, Director of Operations from the Department of Neighborhood Development (DND) presented at the PLAN JP/ROX process in December 2015 and acknowledged the need for more affordable housing not only in the study area, but also city-wide. He returned to this workshop to update participants on the progress that the City is making to address the need for more affordable housing. He also provided an analysis of the population most in need, and presented what could be a corridor-wide goal of 30% of all newly created housing in JP/ROX is deed-restricted affordable (not project based).

- **VALUE CAPTURE AND FEASIBILITY**

Pam McKinney, a local real estate market analyst also presented at the December 2015 workshop to provide information on the local real estate market and cost of development in JP/ROX. She also introduced the concept that value can be captured through higher density development, in order to provide community benefits such as additional affordable housing (i.e., density bonus). She has since done economic modeling for the JP/ROX area and revisited the process in this workshop to provide her findings. She provided the number of additional affordable units which could be provided through a density bonus at different levels of AMI (area mean income). She also talked about the feasibility of development in JP/ROX and suggested that high-rise development would need to be at least 14 stories in order to offset costs (land, labor, high-rise code requirements, etc). This presentation can be found on the project website at: <http://bit.ly/planjprox>.

- **DEVELOPMENT SCENARIOS**

John Dalzell, Senior Architect, reviewed the components of the development scenarios that participants would find on walls at the workshop. The BRA Urban Design Technology Group created the scenarios based on feedback from past workshops. He stated that all of the development envisioned in the scenarios was

unlikely to take place in its entirety, and that the workshop was an opportunity for participants to envision the uses, sizes and layout of sites in the future. Development scenarios were divided into “focus areas”: Forest Hills, Green Street, Stonybrook, Egleston Square and Jackson Square. Each scenario provided suggested new uses or changes in existing uses, suggested height as a range of stories and numbers of new housing units. These ideas will ultimately help to inform new zoning recommendations in parts of the study area.

- **NEXT STEPS**

Refinement to the development scenarios presented in this workshop will be made in tandem with the comments that were received at each of the stations. Other corridor-wide recommendations will also be made at the next workshop to bring the necessary components of a draft PLAN JP/ROX together.

- The development scenarios are on the next few pages.

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JACKSON SQUARE

Neighborhood Gateway District

Larger residential and mixed use residential buildings with cultural, community and commercial business ground floor uses on Amory Street and residential uses along Columbus Avenue.

Residential: 1,066,000 SF to 1,170,000 SF
Units: 1,066 to 1,170
Commercial / Cultural: 35,000 SF
Height: 3, 6 and to 14 / 15 Stories

STONY BROOK

Neighborhood Residential

Small residential and residential mixed use buildings with ground floor commercial business spaces.

Residential: 50,000 SF to 72,000 SF
Units: 50 to 72
Commercial: 10,000 SF
Height: 3 to 5 Stories

GREEN STREET

Neighborhood Commercial Center

Mid size mixed use residential buildings with some active / retail ground floor uses on Washington Street and 21st Century commercial business spaces at the rear of Washington Street - Site B and along Amory Street - Site A.

Residential: 510,000 SF - 600,000 SF
Units: 510 to 600
Commercial / Cultural / Retail: 65,000 SF
Height: 5 to 6 Stories

EGLESTON SQUARE

Neighborhood Business District

Mid-size residential and mixed use residential buildings with active ground floor retail spaces along Washington Street and residential uses along Columbus Avenue. New retail spaces to maintain existing local and anchor retail businesses.

Residential: 440,000 SF - 570,000 SF
Units: 440 to 570
Commercial / Cultural / Retail: 65,000 SF
Height: 4 to 6 Stories

FOREST HILLS

Neighborhood Gateway District

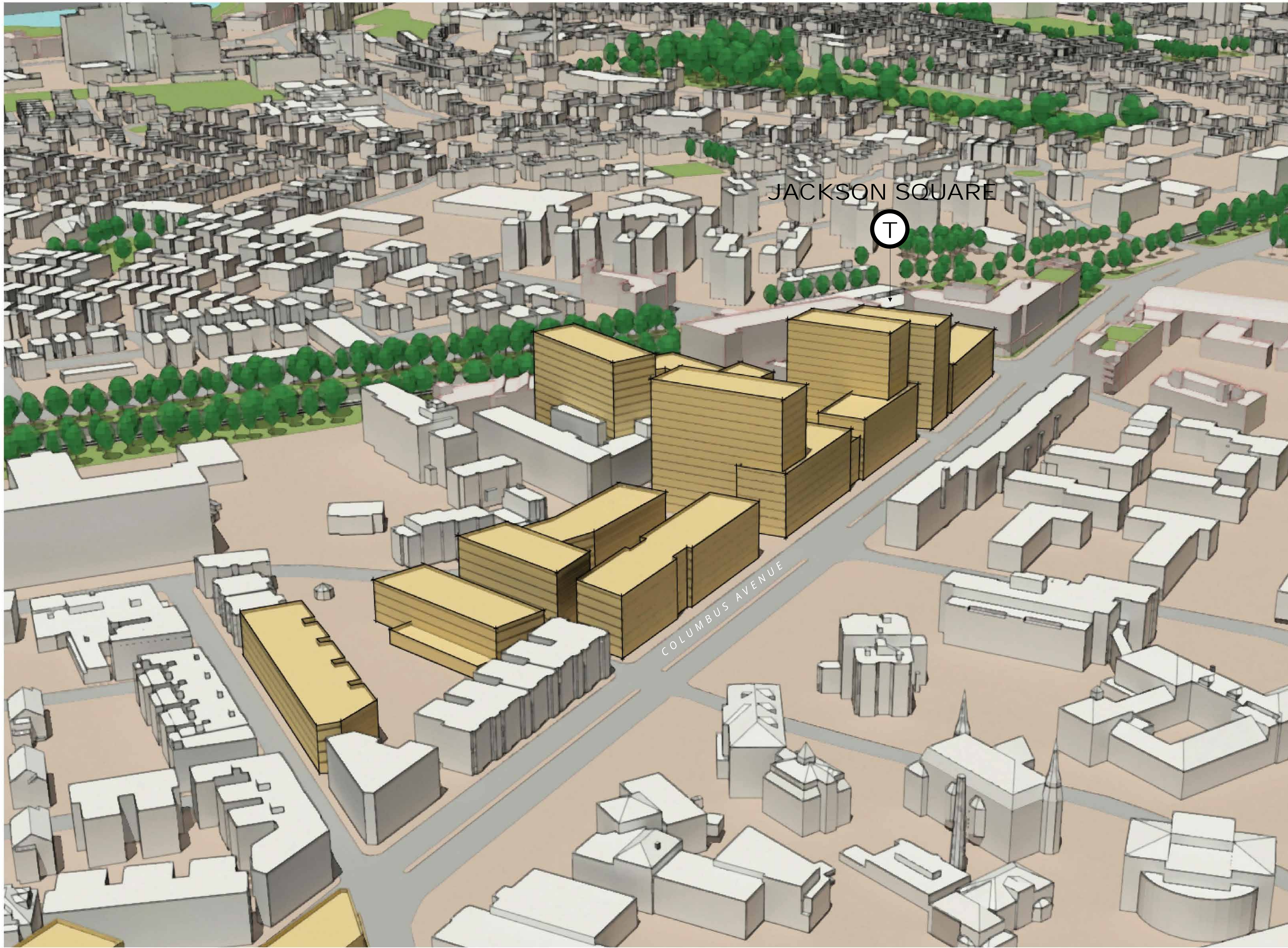
Larger mixed use residential buildings with active / retail ground floor uses on Washington Street transitioning to a cluster of residential above Artist / Worker / Maker spaces and finally to smaller multi-family residential homes

Residential: 1,065,000 to 1,305,000 SF
Units: 1,065 to 1,305
Commercial: 66,000 SF
Height: 3, 5 / 6 and to 14 / 15 Stories

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Development Scenarios – Jackson Square



FOCUS
Neighborhood Gateway District
Larger residential and mixed use residential buildings with cultural, community and commercial business ground floor uses on Amory Street and residential uses along Columbus Street.

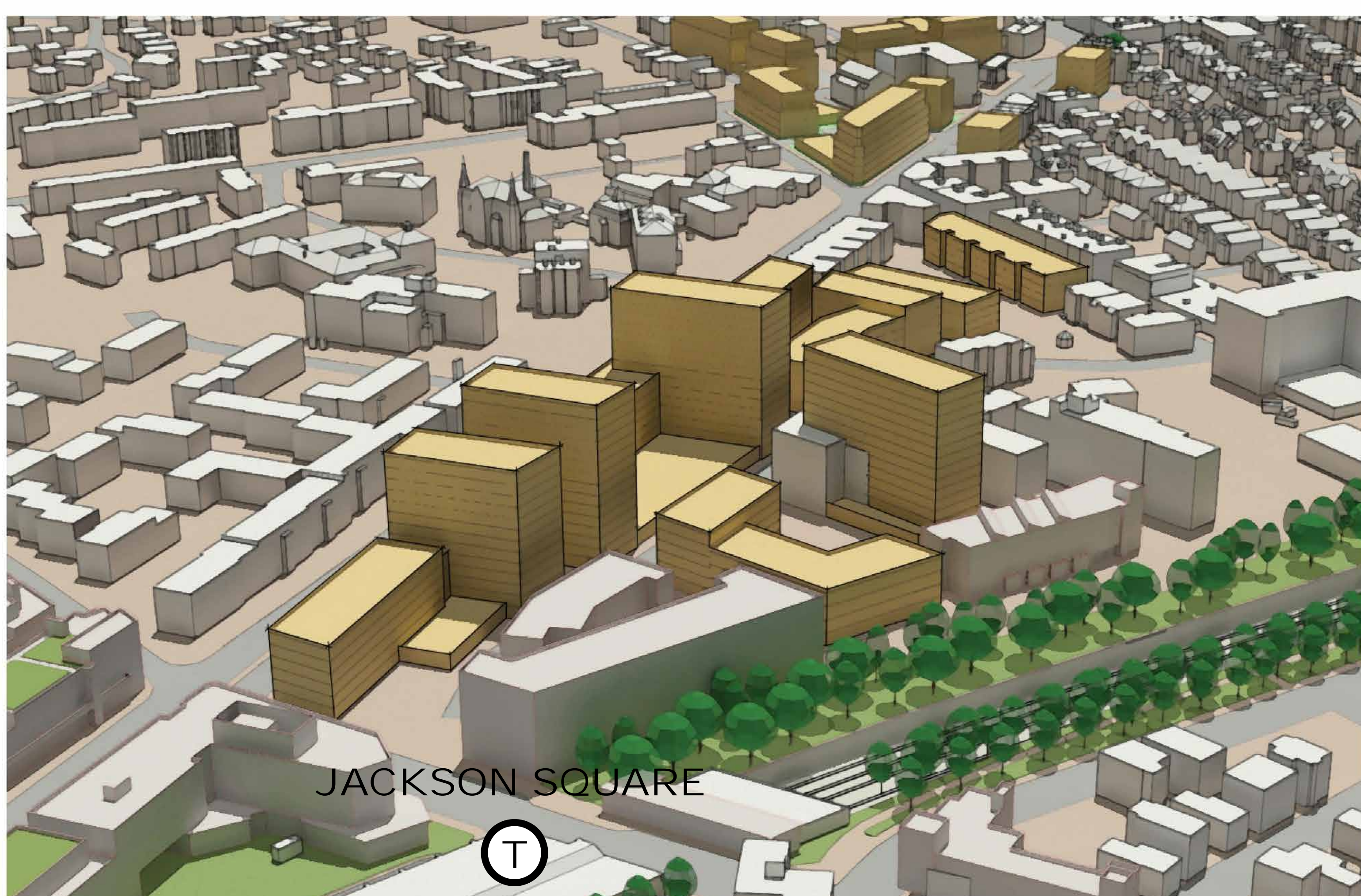
Site A – Residential over Commercial
Residential: 150,000 SF – 180,000 SF
Residential Units: 150 – 180
Commercial: 10,000 SF
Height: 6 to 14 / 15 Stories

Site B – Residential over Cultural
Residential: 350,000 SF – 400,000 SF
Residential Units: 350 – 400
Commercial: 10,000 SF
Cultural: 10,000 SF
Height: 6 to 14 / 15 Stories

Site C – Residential over Commercial on Amory Street
Residential: 170,000 SF – 200,000 SF
Residential Units: 170 – 200
Commercial: 5,000 SF
Height: 5 to 6 Stories

Site D – Residential
Residential: 90,000 SF – 100,000 SF
Residential Units: 90 – 100
Height: 3 to 4 Stories

Site E – Residential over Commercial on Amory Street
Residential: 240,000 SF – 270,000 SF
Residential Units: 240 – 270
Commercial: 15,000 SF
Height: 6 to 14 / 15 Stories



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Development Scenarios – Forest Hills



FOCUS
Neighborhood Gateway District
Larger mixed use residential buildings with active / retail ground floor uses on Washington Street transitioning to a cluster of residential above Artist / Worker / Maker spaces and finally to smaller multi-family residential homes

Site A – Residential over Retail
Residential: 300,000 SF – 350,000 SF
Residential Units: 300 - 350
Retail: 40,000 SF
Height: 6 to 14 / 15 Stories

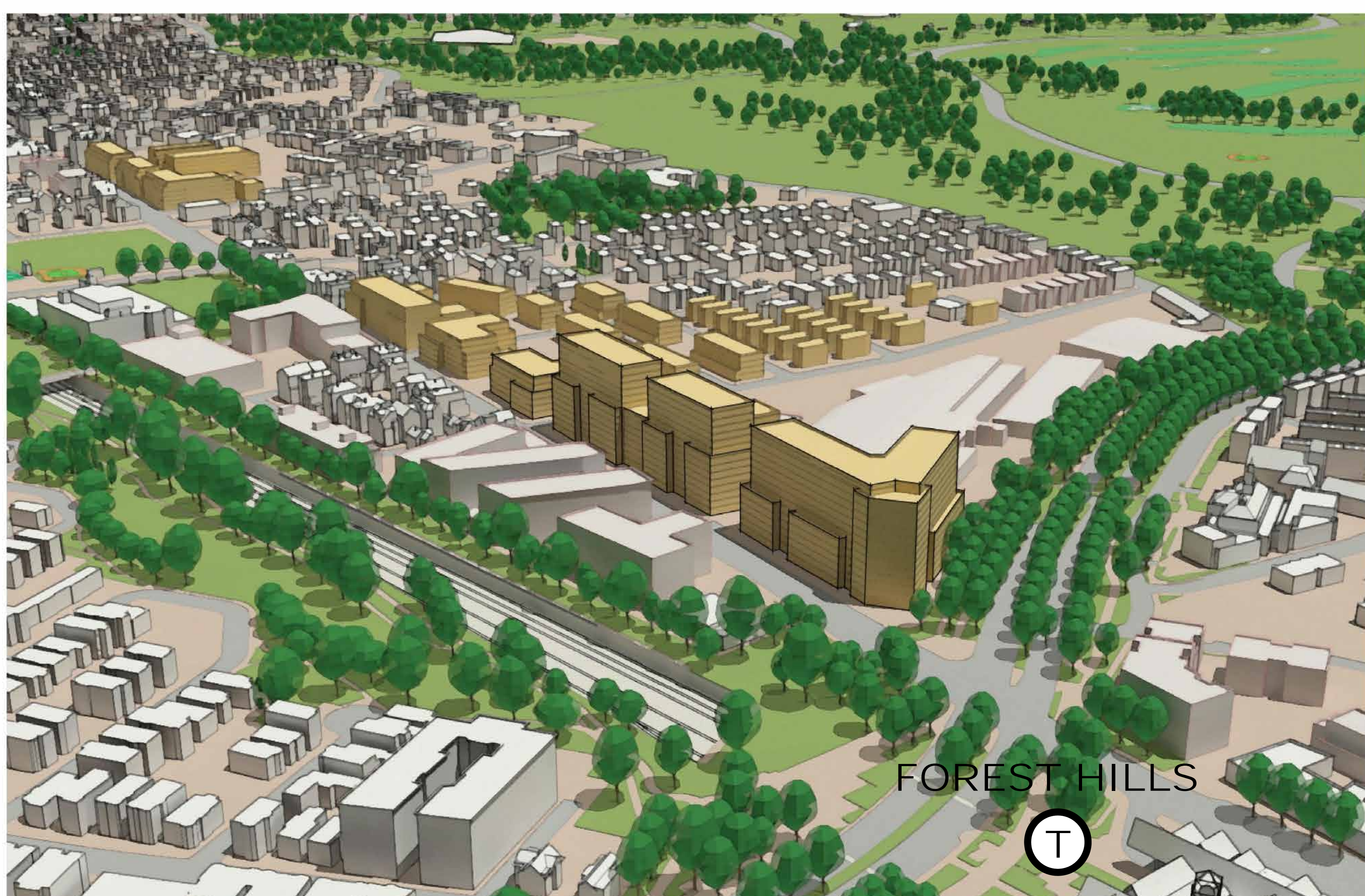
Site B – Residential
Residential: 375,000 SF – 425,000 SF
Residential Units: 375 - 425
Height: 6 to 14 / 15 stories

Site C – Residential
Residential: 150,000 SF – 180,000SF
Residential Units: 150 - 180
Height: 5 to 6 Stories

Site D – Residential
Residential: 80,000 SF – 110,000 SF
Residential Units: 80 - 110
Height: 5 to 7 Stories

Site E – Residential over Maker/Work Space
Residential: 80,000 SF – 100,000 SF
Residential Units: 80 - 100
Maker/Work: 26,000 SF
Height: 5 to 6 Stories

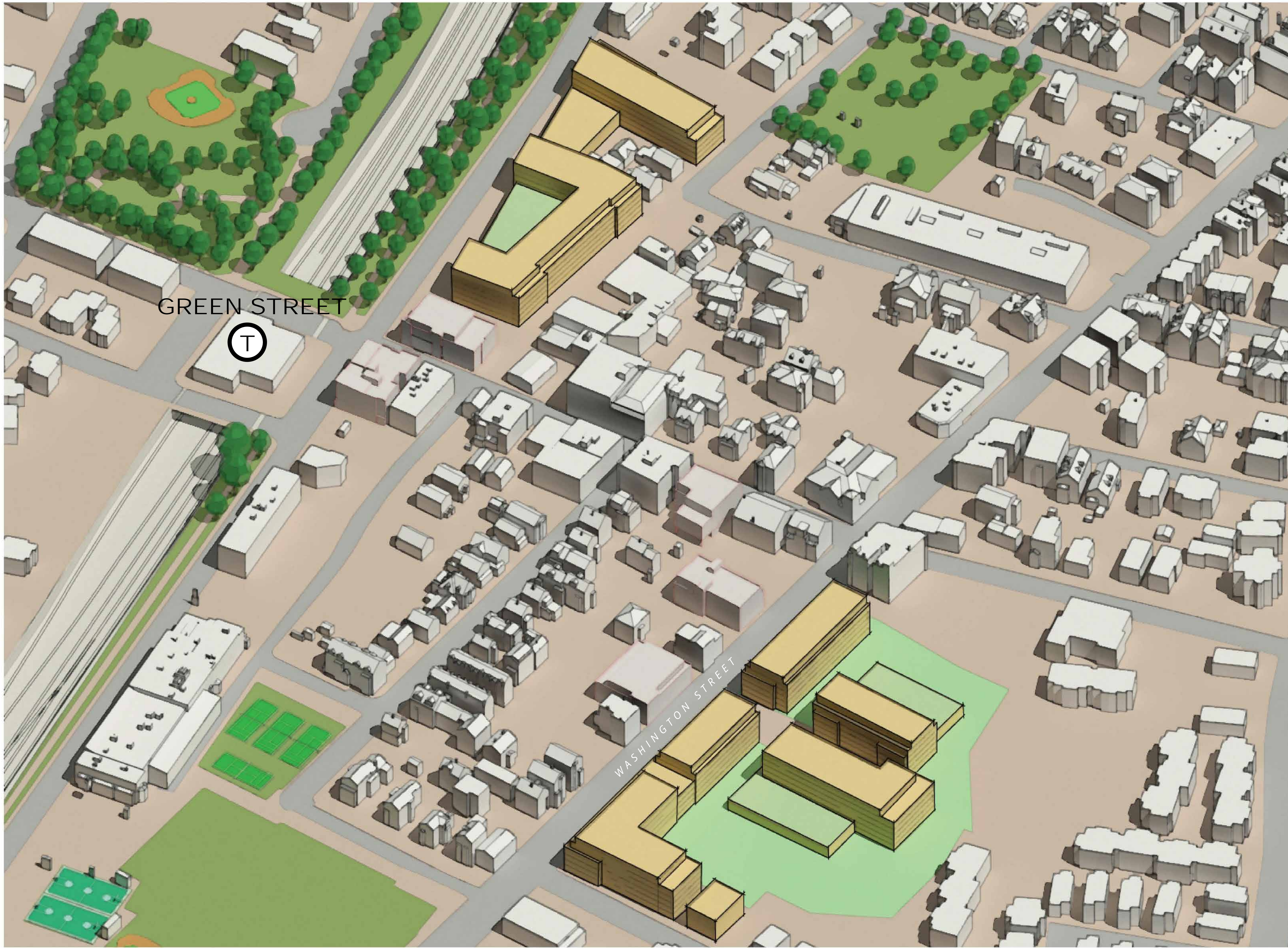
Site F – Residential
Residential: 80,000 SF – 100,000 SF
Residential Units: 80 - 100
Height: 3 Stories



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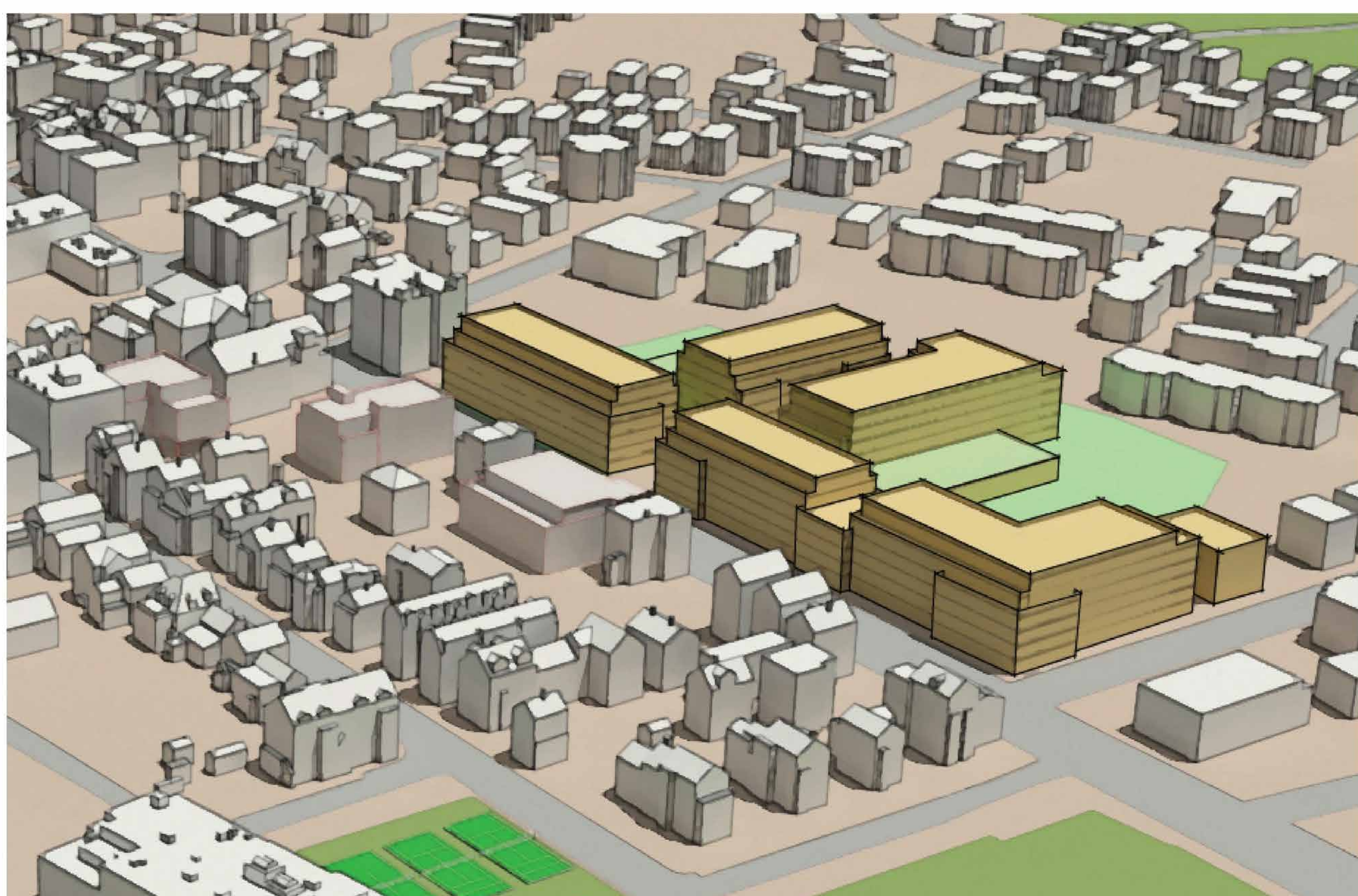
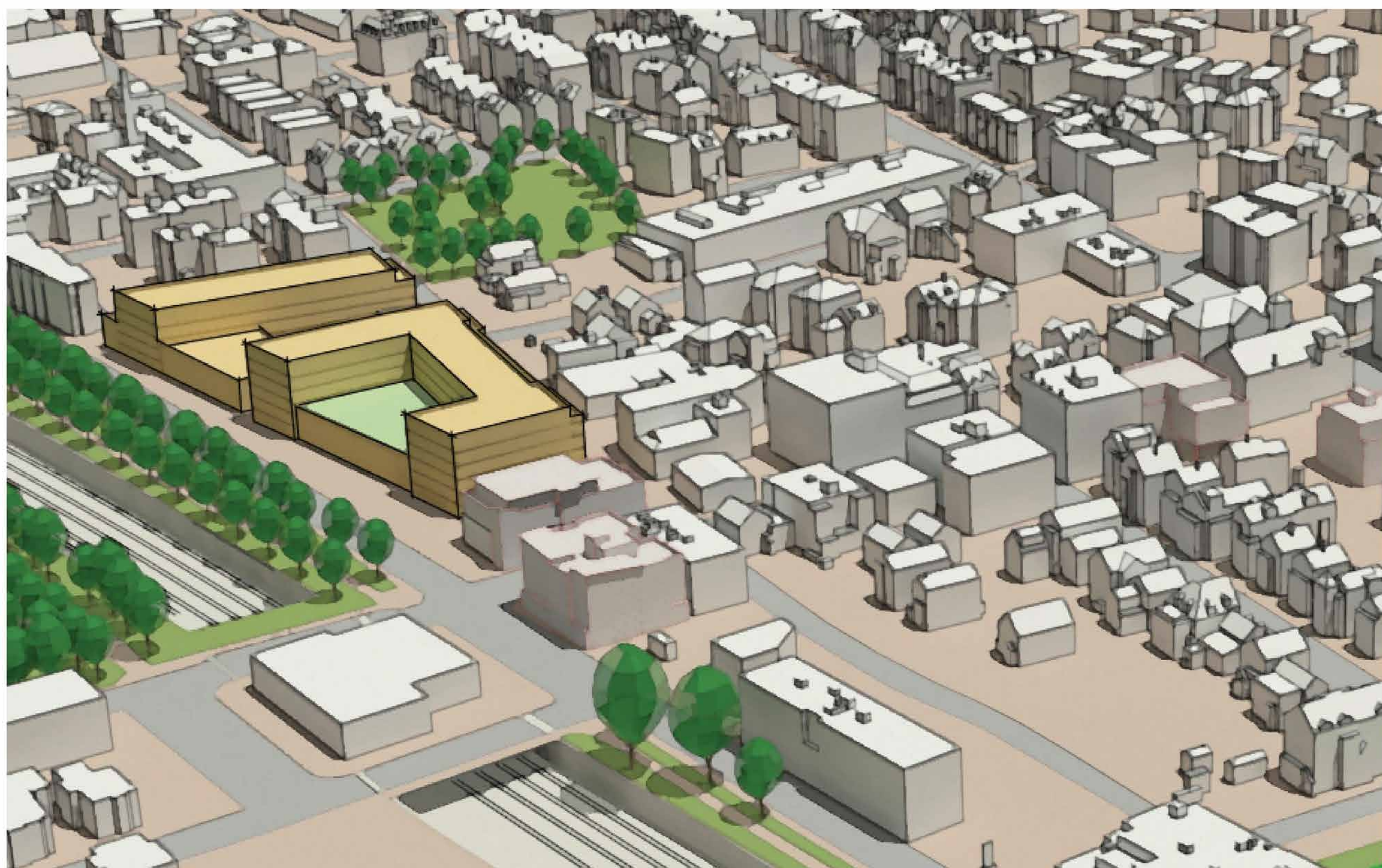
Development Scenarios – Green Street



FOCUS
Neighborhood Commercial Center
Mid size mixed use residential buildings with some active / retail ground floor uses on Washington Street and 21st Century commercial business spaces at the rear of Washington Street - Site B and along Amory Street - Site A.

Site A – Residential over Commercial
Residential SF: 210,000 to 250,000
Residential Units: 210 to 150
Commercial: 30,000 SF
Height: 1 Comm. and 5 / 6 Res.

Site B – Residential over Commercial
Residential SF: 300,000 to 350,000
Residential Units: 300 to 350
Commercial: 21,000 SF
Height: 1 Comm. and 5 / 6 Res.



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Development Scenarios – Stony Brook



FOCUS
Neighborhood Residential
Small residential and residential mixed use buildings with ground floor commercial business spaces.

Site A – Residential
Residential: 10,000 to 12,000 SF
Residential Units: 10 to 12
Height: 3 Stories

Site B – Residential over Commercial
Residential: 40,000 to 60,000 SF
Residential Units: 40 to 60
Commercial: 10,000 SF
Height: 1 Comm. and 3 to 5 Stories Res.

Site C – Residential over Maker/Work or Artist Space
Change of use of existing building



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Development Scenarios – Egleston Square



FOCUS

Neighborhood Business District

Mid size residential and mixed use residential buildings with active ground floor retail spaces along Washington Street and residential uses along Columbus Avenue. New retail spaces to maintain existing local and anchor retail businesses.

Site A (Two Sites) – Residential

Residential: 40,000 to 60,000 SF
Residential Units: 40 to 60
Height: 5 to 6

Site B – Residential over Retail

Residential: 180,000 to 220,000 SF
Residential Units: 180 to 220
Retail: 20,000 SF
Height: 1 Com. and 5 to 6 Res.

Site C – Residential over Retail

Residential: 110,000 to 130,000 SF
Residential Units: 110 to 130
Retail: 12,000 SF
Height: 1 Com. and 4 to 6 Res.

Site D – Residential over Retail

Residential: 40,000 to 60,000 SF
Residential Units: 40 to 60
Retail: 7,000 SF
Height: 1 Comm. and 4 to 6 Res.

Site E – Residential over Cultural Space

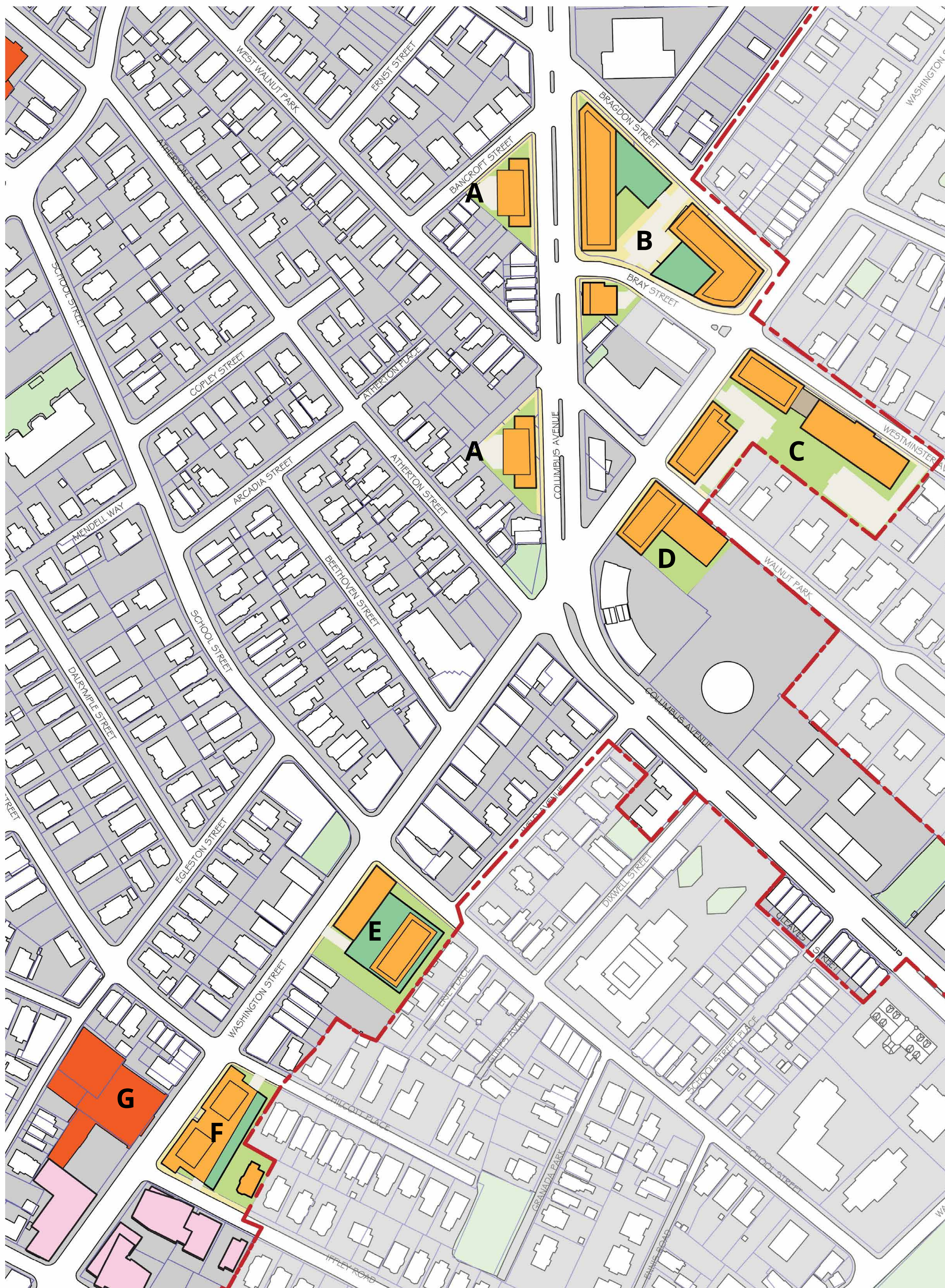
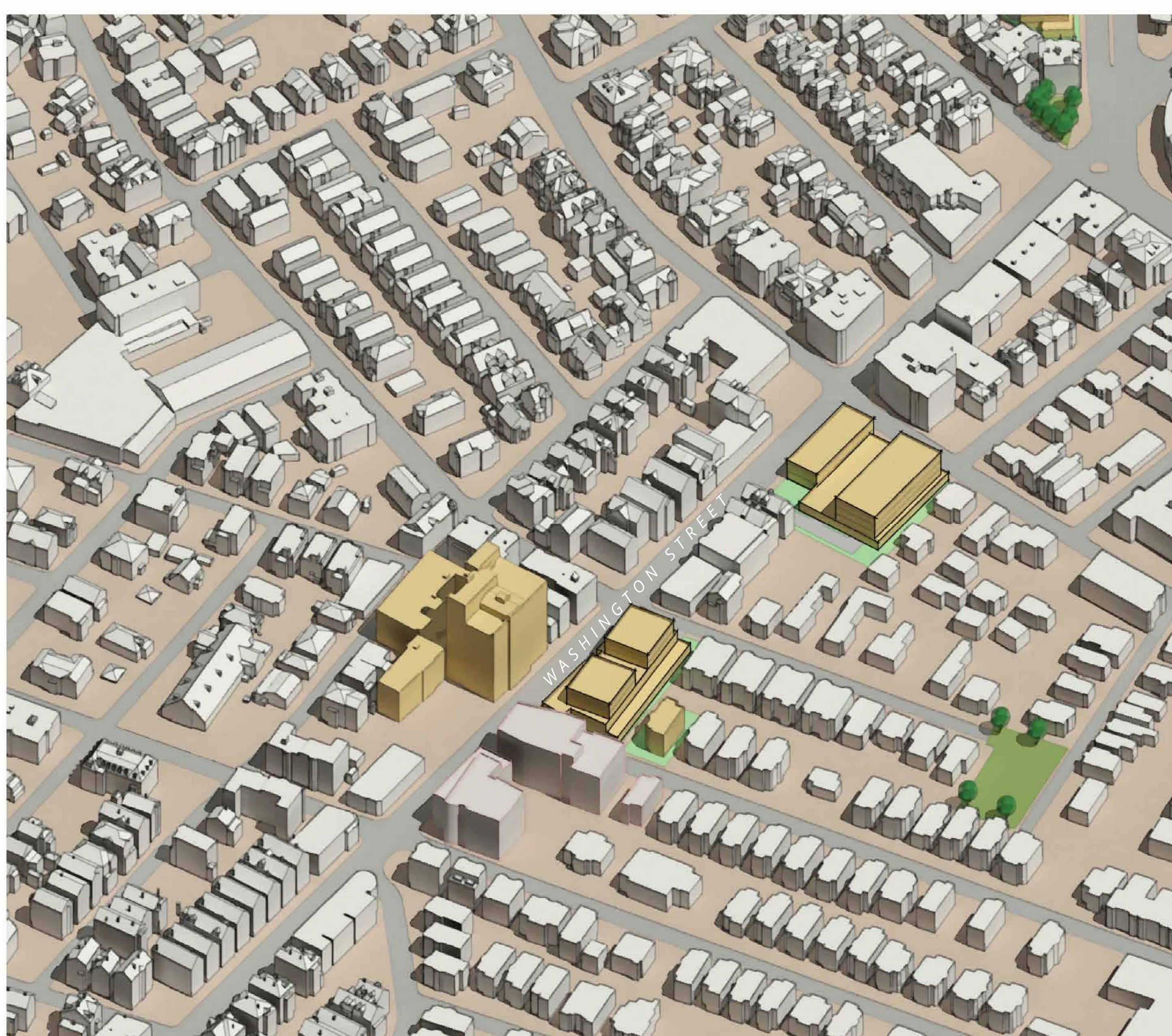
Residential: 30,000 to 40,000 SF
Residential Units: 30 to 40
Cultural: 20,000 to 30,000 SF
Height: 4 to 5 / 6 (front / rear)

Site F – Residential over Commercial

Residential: 40,000 to 60,000 SF
Residential Units: 40 to 60
Commercial: 6,500 SF
Height: 1 Comm. and 3 to 6 Res.

Site G – Residential over Retail

Change of Use of Existing Building



Development Scenario Comments by Site

Green Street

- Site A – 2 story, 1 story, 3 story housing all around neighborhood. Does not want to be out of scale with adjacent uses, small street. (massing)
- Turn open spaces to face existing neighborhood. (massing)
- Good place for housing (Site A?), height compatibility. (massing)
- Concern about displacement; renting, small landlord versus large; anti displacement plan needed. Higher standards of affordability. (community benefits)
- Just cause; evicted by profit is a problem, (community benefits)
- Very diverse area. (community benefits)
- Community benefits: commercial use, jobs. (community benefits)
- How much, where to put development versus all up for grabs. How to add more opportunity for housing and more consistency? (process)
- Still provide security for who lives there while providing more housing (community benefits)
- Community @ lower advantage. Developer asks for lower standards as a variance. Go to community to ask for a variance, not other way. (process)
- Greater predictable, less variances (process)
- Community input at development stage lessened? (clarification) (answer is no)
- Notification to abutters; piecemeal. (process)
- Notification radius – 300 feet too small. Require newspaper notification and letters to abutters. (process)
- Contacting neighborhood groups (about new developments) (process)
- Carlisle local business, hire young neighborhood workers which is good for neighborhood. Use existing programs. Jobs not lost. (community benefits)
- Urban canyon. Amory is good opportunity for height due to the open space; stepping down to Brookside. (massing)
- Encourage more units of commercial in same amount of space, incubator, entrepreneur, local. (use) (community benefits)
- Open space – zoning %; green space should be part of zoning. Larger development, these requirements should be 'baked in' (use) (process)
- Integrate two sites; Green St pedestrian connection improvements, streetside amenities; signage, streetscaping (public realm)
- Site B – Washington, break it (the façade, so it is not just one straight line. More 'cut outs') up more. Move step back at lower levels. Face of neighborhood transition needs to be considered. (massing)
- More generous sidewalks/setbacks. (public realm) (massing)
- Fill in gap at Washington St. x Green St. (see map) (massing)
- Strongly protect park; 4-5 stories does not respect park (public realm)
- Guidelines for small parcels along Green St. when they get developed eventually, not just the two focus areas. (process)
- District set aside for low income businesses to promote local jobs. (community benefits)
- Need more ONS representation. (office of neighborhood services) (process)

- Link in neighborhood; jobs and community services. DND, Main Streets program. Integrate into baseline of new development; low income tenants. (process)
- Parking – 1.5 vs. .5 variances? Neighborhood parking? Zipcar, carshare. (mobility) (community benefits)
- Parking req alternatives should be baked into zoning. If less parking, a schedule of alternatives such as Zipcars, T passes, and other more creative ideas. (mobility) (community benefits)
- Better management of on-street parking. More residential designated, parking permit. (mobility)
- City needs standards for TOD. 2 concepts at odd, parking + TOD. (process) (mobility)
- Site B, 6 stories okay on Washington St., but step down; keep in mind grade change on Washington St. (massing)
- Site B, Washington Stt, evaluating overall? – need 6 stories too claustrophobic on both sides. Is the zoning by parcel/specific area? (The concern of the participant was whether only one side would be allowed to have greater height. If both sides were at 6 stories, the participant was concerned it would be a canyon). (massing)
- Site B, stepping back from street. Articulation of façade. Less boxy. (massing)
- Trees! – good for climate, aesthetics, shade along street. Consider trees on private areas that contribute to the public realm. (public realm)
- Artist housing (discussion of residential and affordable commercial) (use) (community benefit)
- Existing, interstitial residential – will this be rezoned too? Clarification. (use) (process)
- 4 stories abutting on west Washington is enough. Residences. (massing)
- Displacement; people who have built it up. (community benefits)
- Carlisle, other locals help young people, community benefit. (community benefits)
- Better design, architecture, require design excellence, 'Form-based codes' (massing)
- Some variation, vary heights 4-6 stories. Reduce canyon effect and no 6 story wall. Articulate scale. Use set backs. (massing)
- History of JP area – new development must acknowledge, preserve, and respect (massing) (community benefits)
- Node of cultural activities along Amory (community benefits)
- Retail will be more successful @ Green St x Washington St. Not on Washington but on Green. There is too much retail in the plan. Is the plan recession proof? (use)
- Encourage skilled jobs beyond retail. Other businesses support it. Light industrial, maker space. Relocate existing light industrial creatively? (use)
- Artist/cultural on 2-3 floors, light industrial on Brookside St. Diversity of use helps preserve historic quality of neighborhood. (use)
- Speculation tax. More deed restriction based on tenure. (process)
- Avoid over development – too drastic a change in character. (neighborhood character)
- Emphasize CDC development over private developers for meaningful community gains. (process)
- More deeply affordable, aggressive numbers and AMI's. 70% is not affordable for the area. (community benefits)

- Flexibility of plan in regard to a greater context – can the plan adapt and increase its affordable housing goals and approach given changes at higher levels in the city, state, or federal level (such as more funds available or new regulations). (process)
- Freezing current process of development so the planning process can catch up to preserve affordability. (process)
- Construction job quality should be up to union standards. (process)

Stony Brook

- Concern for small businesses – Agricultural Hall? (community benefits)
- Is “maker spaces” a separate zoning restriction? (process) (use)
- Concern for width of sidewalks (for strollers and bikes) remove utilities from sidewalks (public realm)
- Parking for new housing developments (mobility)
- What is setback from road? (massing) (public realm)
- Need for pedestrian crosswalk at intersection of Amory and Porter Streets (mobility) (public realm)
- Request for community notification for design (Early!) input of new buildings. (process)
- Concern: How do we develop new housing without displacing current residents? Businesses? (community benefits)
- Have BRJP (Boston Residents Job Program) apply throughout new zoning. (process) (community benefits)
- Union wages for construction projects (process)
- Maximum 3-stories as of right, density bonus 3-4 stories max (on top?) (massing)
- May want to consider keeping industrial uses for sites A + B (use)
- B, what about no build and leave as an open park to street
- Enforcement issue at crossing or add a crossing at Amory x SW Corridor and Amoxy x Porter St
- Area (site D?) currently JP School of Dance and Legal Services Center between Marbury, Boylston needs consideration in planning.
- NE artist space on 3 floors; more existing NE use here.
- More stores/shopping close to T
- Keep connection between Marbury Terrance and Atherton, no dead end for pedestrians.
- What to do with arson sites?
- Keep connection between Amory and SW Corridor at ‘site D’
- A + B keep as industrial?
- Along Amory, it could be denser to create more affordable units.
- A, mixed use commercial/residential and stay at 3 or below
- If 3 story structures along Amory goes away, potential for height.

Jackson Square

Comments

- Density is scaled down. (massing)

- Make sure there is enough open space to complement density. (public realm)
- Widen Dimick Street (public realm)
- Exciting architecture (massing?)
- Break up street wall. Plaza/gathering areas at corners. Playground space multi-generational gathering areas. (massing) (public realm)
- Open space in BHA parcel (public realm)
- BHA relationship to Jackson Square 125 Amory. (massing)
- Canyon is bad (?? – Illegible) (massing)
- Sidewalk / Streetscape Quality (public realm)
- Both sides of Columbus Ave need to speak to each other – break down border/edge of community (public realm)
- Ritchie/ Columbus Ave gateway Jackson Square (public realm)
- How does Bromley Heath intersect? (mobility)
- Jackson Square area needs to be clear, signage welcoming Gateway to block (public realm)
- Removal of salt shed (use)
- Make connection to park on Ritchie Street better (mobility)
- Create better gateway (public realm)
- Put (??) together both of Columbus (unknown)
- Make better connection to S.W. Corridor (mobility)
- Make new open spaces more feasible (public realm)
- Put (??) together a system of small open spaces (public realm)
- Also playground for children (public realm)
- Orient development towards S.W. Corridor to make safe (massing)
- Break up wall with connections from Columbus Ave (massing)
- Create less walls like at Columbus Ave (massing)
- Examine open space location and shadows (public realm) (massing)
- Right location(??) for mixed income and high density housing (massing)
- Create a central (illegible)
- Are there more “historic buildings” that can be the “next “brewery” Re – use and authentic” adds value (use)
- Encourage small cluster of retail/cultural nodes. (use)
- Has to be deeply affordable in this part. CDC as much as possible. (community benefits)
- Where does parking go? (mobility)
- Roxbury Community College job? (community benefits)
- How much parking actually needed? (mobility)
- Relationship between housing affordable and parking spaces built. (community benefits) (mobility)
- Amory Street wider sidewalks widen. (public realm)
- Green Energy (community benefits)
- Maintenance of Southwest Corridor. New addition work with T. (public realm)
- Local business.
- Small restaurant (sit down)
- Pharmacy.

- Ground floor residential past Jackson.
- Gyms/recreational on ground floor.
- Outdoor café.
- Do not put retail away from Columbus.
- Provide retail parking along Columbus Ave.
- Make east-west connections from Columbus Ave. to SW Corridor through street and open space.
- Youth center, basketball courts, YMCA
- Create more friendly sidewalks and bike paths to give space to car
- Lower 6-story at Columbus, taller behind (setback)
- Show shadow impacts on open space
- Heights should be clustered around T.
- Do not? Use new SW corridor for parking.
- Improve Columbus Ave crossing, especially at Centre St.
- Density in this area is appropriate –TOD
- C, cut a chunk off of the western building for more open space relief.
- Marked boundary on Columbus/Centre/Amory intersection but no comment.

Egleston Square

- BRJP should apply to all new development.
- Union wages for new development
- Community input individual projects
- Set buildings bac so they don't cast shadows on neighborhood
- Site DCE (??) commercial use concern so close to residential area
- Design review for projects under 20 k sf
- Community benefits: public accessible specific to Egleston
- Improve access to Egleston library, difficult for children
- Traffic calming/slowing at Washington and Columbus
- BHA Roundhouse – make green space more accessible -> Integrate site to rest of neighborhood
- Site H: Market Space – Public Market
- Cam City buy billboard back?
- Welders could weld the billboard structure
- Current YMCA not serving the needs of the community → Exercise use – Reprogram
- Water feature/ Gathering place for families and children
- Germania @ Haverford warehouse building (look at this) building -> SHEI
- Two family on Haverford converting to 12 units -> too dense
- Broader community process beyond the 300 ft. abutter radius notification
- June too soon for end of planning study
- Need a grocery store
- Bicycle accommodation for safer cycling t intersection of Washington and Columbus
- Keep Walgreens in the area
- Elizabeth Stone House

- Community space for youth → enhance YMCA, need more
- Washington Street (from Green to Egleston Square) height and density too big -> shadows
- 4 story max.
- Residential over community/ cultural especially at walnut side
- Integrate green space around Egleston library to neighborhood
- Activate Hernandez playground
- Back of site goes too high (2 story residential)
- Setbacks and step backs (?)
- Show projects under review currently. Keep some industrial/maker jobs here
- Site B: building step backs on higher floors. Traffic calming at Boylston + Washington
- Took away municipal lot birth (Wash) ← I'm okay with this!
- Build 2 story parking garage
- Out housing and small business space on community land trust (in addition to garden space already there)
- Too many small buildings – sites F, G, F
- Egleston on a hill – be mindful of keeping tall buildings on taller part of hill
- Deeper bonuses for higher buildings
- Keep as of right low to capture more development value
- More affordable housing in Egleston Square
- Keep existing residents in Egleston Square
- Height will help accommodate new demand that already exists.
- Height acceptable overall
- Need to include Egleston core
- Height could be greater at Site F (across street from 10 story building) – Not with 3 story building behind it
- How can provide better access and transit at intersection of Washington and Columbus → traffic patterns need to be analyzed.
- Rezone gas station (was Citgo, now Mobil) to higher, better use.
- Site E – YMCA
- Cultural/grocery/JP Brewery museum dance studio.
- Public land could be used for housing or park
- H, School St/ Washington St
- Playground on Dixwell St x Columbus St
- Labelled 3, boundary of area is Washington, Columbus, School, and Weld
- Labels? Bigfoot, BNN

Forest Hills

Part 1

- Should have conversations to relocate bus facilities – should not be in JP
- Gateway
 - Site A 10+ stories – Site B
- More pedestrian access, not superblocks - could be archway
- Bike + pedestrian access - safety and transportation improvements

- Disappointed with limited residential over retail
- Bring more artists work space along edge
- look to more ground level retail
- Show more green space buffer – there needs to be a larger conversation about bus access
- Bus entry/exit technical mediation through governor’s office + CFL - Delicate issue . Casey - remove impact.
- Height along northern B - make sure fit with neighborhood
- 50% affordable housing
- Think about massing height further back on site
- Concerns with height, feels cut off
- Support height good start to embrace big buildings have to be “piece of art” - look cool
- If no bus facilities on Washington, make frequent connections to new portions of SWCP (S.W. Corridor park)
- Show lanes on Washington st, especially if changing
- Show green buffer around bus facility (unless it relocates)
- Trees! maximize
- Need to have local business - representation and support
- Grocery store
- Add numbers (totals) for already permitted projects already in construction
- Higher → lower works out
- Pull very tall buildings back to not shadow Washington street
- More setbacks! Green space along Washington Street
- 14 (stories) is overwhelming - nothing more than 6
- Height tradeoff good for affordability
- Ok but less of wall
- Greater setback
- Height for maximum affordability and deeper
- Design in way to push down parking ratio
 - shared cars and bike lanes
- A reference point would be useful for understanding commercial space ratio
- Add shadows to diagrams so people can understand/see
- Other business (other kind of use) besides retail for active uses
- Designate to CDC for 100% affordability → find out what parcels have this potential
- “Deathly dull” - need more excitement
- Corner building should be gateway - buses could go through
- Want to evaluate substance (referring to massings)
- Decent (union) wages + benefits for jobs
- BRJP workforce goals apply to whole area (especially re: construction)
- Show shadows - Include as much information as possible
- Breaking up large space
- Questions about feasibility of height
- Set a goal for exploring strategies for no big box stores and supporting local independent retail
- Height in one section (20)
- Look at Stonley Rd. E & F
- Site D – 5 to 6 stories, not 7.
- Access SWC Park from Washington Street, more cut-through on planned developments.

Development Scheme	Comment Type 2-1	Comment Type 2-2	Geographic Area/Scale	Comment
Jackson Square	Massing		Columbus Ave	Canyon is bad (?? – Illegible) (massing)
Jackson Square	Massing		Neighborhood	Density in this area is appropriate –TOD
Jackson Square	Massing		Site C	C, cut a chunk off of the western building for more open space relief.
Jackson Square	Massing		Sites	Density is scaled down. (massing)
Jackson Square	Massing		Sites	Exciting architecture (massing?)
Jackson Square	Massing		Sites	Orient development towards S.W. Corridor to make safe (massing)
Jackson Square	Massing		Sites	Break up wall with connections from Columbus Ave (massing)
Jackson Square	Massing		Sites	Create less walls like at Columbus Ave
Jackson Square	Massing		Sites	Right location(??) for mixed income and high density housing (massing)
Jackson Square	Massing		Sites	Lower 6-story at Columbus, taller behind (setback)
Jackson Square	Massing		Sites	Show shadow impacts on open space
Jackson Square	Massing		T Station	Heights should be clustered around T.
Egleston Square	Massing	Use	Egleston Square	Rezone gas station (was Citgo, now Mobil) to higher, better use.
Egleston Square	Massing		Egleston Square	Labelled 3, boundary of area is Washington, Columbus, School, and Weld
Egleston Square	Massing		Neighborhood	4 story max.
Egleston Square	Massing		Neighborhood	Height will help accommodate new demand that already exists.
Egleston Square	Massing		Site B	Site B: building step backson higher floors.
Egleston Square	Massing		Site E, Site F, Site G	Washington Street (from Green to Egleston Square) height and density too big -> shadows
Egleston Square	Massing		Site E, Site F, Site G	Too many small buildings – sites F, G, F
Egleston Square	Massing		Sites	Set buildings back so they don't cast shadows on neighborhood
Egleston Square	Massing		Sites	Back of site goes too high (2 story residential)
Egleston Square	Massing		Sites	Setbacks and step backs (?)
Egleston Square	Massing		Sites	Egleston on a hill – be mindful of keeping tall buildings on taller dart of hill
Egleston Square	Massing		Sites	Height acceptable overall
Egleston Square	Massing		Sites	Need to include Egleston core
Egleston Square	Massing		Sites	Height could be greater at Site F (across street from 10 story building) – Not with 3 story building behind it
Stony Brook	Massing		Amory Street	Along Amory, it could be denser to create more affordable units.
Stony Brook	Massing		Amory Street	If 3 story structures along Amory goes away, potential for height.
Stony Brook	Massing		Neighborhood	Maximum 3-stories as of right, density bonus 3-4 stories max (on top?) (massing)
Stony Brook	Massing		Neighborhood	What to do with arson sites?
Stony Brook	Massing	Use	Site A	A, mixed use commercial/residential and stay at 3 or below
Stony Brook	Massing	Use	Site B	B, what about no build and leave as an open park to street
Stony Brook	Massing		Site D	Area (site D?) currently JP School of Dance and Legal Services Center between Marbury, Boylston needs consideration in planning.
Stony Brook	Massing		Sites	What is setback from road? (massing) (public realm)

Green Street	Massing	Public Realm	Corridor Streets*	More generous sidewalks/setbacks.
Green Street	Massing	Process	Green Street	Guidelines for small parcels along Green St. when they get developed eventually, not just the two focus areas.
Green Street	Massing		Neighborhood	Better design, architecture, require design excellence, 'Form-based codes'
Green Street	Massing	Neighborhood Character	Neighborhood	History of JP area – new development must acknowledge, preserve, and respect
Green Street	Massing	Neighborhood Character	Neighborhood	Avoid over development – too drastic a change in character. (neighborhood character)
Green Street	Massing		Site A	Site A – 2 story, 1 story, 3 story housing all around neighborhood. Does not want to be out of scale with adjacent uses, small street.
Green Street	Massing		Site A	Turn open spaces to face existing neighborhood.
Green Street	Massing		Site A	Good place for housing (Site A?), height compatibility.
Green Street	Massing		Site A	Urban canyon. Amory is good opportunity for height due to the open space; stepping down to Brookside.
Green Street	Massing		Site A	Brookside Neighborhood Assoc: Setback needed for 6 story buildings against 6 residential buildings on Brookside
Green Street	Massing		Site B	Site B – Washington, break it (the façade, so it is not just one straight line. More 'cut outs') up more. Move step back at lower levels. Face of neighborhood transition needs to be considered.
Green Street	Massing		Site B	Fill in gap at Washington St. x Green St. (see map)
Green Street	Massing		Site B	Site B, 6 stories okay on Washington St., but step down; keep in mind grade change on Washington St.
Green Street	Massing	Process	Site B	Site B, Washington Stt, evaluating overall? – need 6 stories too claustrophobic on both sides. Is the zoning by parcel/specific area? (The concern of the participant was whether only one side would be allowed to have greater height. If both sides were at 6 stories, the participant was concerned it would be a canyon).
Green Street	Massing		Site B	Site B, stepping back from street. Articulation of façade. Less boxy.
Green Street	Massing		Site B	4 stories abutting on west Washington is enough. Residences.
Green Street	Massing		Site B	Some variation, vary heights 4-6 stories. Reduce canyon effect and no 6 story wall. Articulate scale. Use set backs.
Forest Hills	Massing		Neighborhood	Set back to 3-4 maximum stories when abutting neighboring triple deckers.
Forest Hills	Massing		Site A, Site B	Site A 10+ stories – Site B
Forest Hills	Massing		Site B	Height along northern B - make sure fit with neighborhood
Forest Hills	Massing		Site D	Site D – 5 to 6 stories, not 7.
Forest Hills	Massing		Sites	Think about massing height further back on site
Forest Hills	Massing		Sites	Concerns with height, feels cut off (what feels cut off?)
Forest Hills	Massing		Sites	Support height good start to embrace big buildings have to be "piece of art" - look cool
Forest Hills	Massing		Sites	Higher → lower works out ; comment might be about setbacks

Forest Hills	Massing		Sites	14 (stories) is overwhelming - nothing more than 6
Forest Hills	Massing	Community Benefits	Sites	Height tradeoff good for affordability
Forest Hills	Massing		Sites	Ok but less of wall
Forest Hills	Massing		Sites	Greater setback
Forest Hills	Massing		Sites	Height for maximum affordability and deeper
Forest Hills	Massing		Sites	Want to evaluate substance (referring to massings)
Forest Hills	Massing		Sites	Breaking up large space
Forest Hills	Massing		Sites	Questions about feasibility of height
Forest Hills	Massing		Sites	Height in one section (20)
Forest Hills	Massing		Washington St	Pull very tall buildings back to not shadow Washington street
Forest Hills	Massing	Public Realm	Washington St	More setbacks!_ Green space along Washington Street

Housing	Commercial	Culture-community	Pie Percentage			Dot Exercise			Other Comment	
			Other	Other Explanation	Other Explanation	Other Explanation	100% AMI	70% AMI		50% AMI
VOID	VOID	VOID	VOID				2	6	4	
75.0%	0.0%	25.0%	0.0%				0	4	8	
75.0%	25.0%	0.0%	0.0%	Support local women+minority owned businesses			0	2	10	
50.0%	0.0%	0.0%	50.0%	Health focused spaces	Health focused spaces		1	3	8	
66.0%	34.0%	0.0%	0.0%				0	0	12	
0.0%	0.0%	0.0%	0.0%				0	0	12	Too high still
62.5%	12.5%	25.0%	0.0%				4	8	0	
VOID	VOID	VOID	VOID				0	4	8	
VOID	VOID	VOID	VOID				0	4	8	
75.0%	25.0%	0.0%	0.0%	Retail access for small business only			0	0	12	
VOID	VOID	VOID	VOID				0	0	12	
VOID	VOID	VOID	VOID				2	2	8	
100.0%	0.0%	0.0%	0.0%				0	0	12	
VOID	VOID	VOID	VOID				0	2	10	
VOID	VOID	VOID	VOID				0	2	10	Really I want more units @ 50% AMI
100.0%	0.0%	0.0%	0.0%				0	1	11	
VOID	VOID	VOID	VOID				2	4	6	
VOID	VOID	VOID	VOID				0	12	0	
VOID	VOID	VOID	VOID				0	4	8	
VOID	VOID	VOID	VOID				0	4	8	
75.0%	0.0%	0.0%	25.0%	Green Space; <50% AMI	Green Space; <50% AMI		0	4	8	
50.0%	50.0%	0.0%	0.0%	Top priority: affordable retail and housing at 30-60% AMI			0	2	10	Backside was inferred from front side comment
75.0%	25.0%	0.0%	0.0%				0	0	12	
VOID	VOID	VOID	VOID				0	4	8	
62.5%	25.0%	12.5%	0.0%				5	4	1	Unclear whether participant understood exercise

Housing Station Board – post it note comments

Density bonus affordable housing will developers be able to build offsite or payout?

Where is the land the city owns?

Increase density what does that do to quality of units? ->good urban design

30% AH goal is bold and achievable given constraints

You are aiming way too low – ask for much more

Consider real estate transfer tax to fund affordable housing

Keep real estate taxes from rising for poor + elderly homeowners

You need to reach out to people of color and minority residents

Really like 30% AH goal!

The definition of affordable should be lower

Too many units in the plan and not enough on developers. If they won't commit to more/deep affordability severely limit their opportunity.

Great but just make the IDP requirement higher – 25%

If new development is going to push up the market price of housing then we are going to lose all the existing housing that is not deed restricted but until now has been affordable to working class people. So keeping the amount of deed-restricted affordable housing at 30% means giving a go ahead for displacement.

60% affordable is what we have now and should stay

Increase IDP to 20% and don't bother with the bonus

Put the community Reinvestment Act on the ballot to find more affordable housing!

New development might moderate the pressure on prices now: supply vs demand Economics 101

% IDP units should increase closer to 25% JPNC standard & AMI at <65%. And or set density low ~2 FAR so more option for density bonus.

It should be 60% affordable units at least

Create DIF? TIF? District for Jackson and Forest Hills to support public investment.

What about people? Not included here?

Anti-speculation tax

Need more than 30% affordable given impact of development and need

90-100% affordable

The city should map all buildings in study area that have not been transacted in the past 10 years to evaluate for acquisition/conversion to affordable housing potential.

Get CDC built affordable units in before market rate starts getting built!

Start these density bonuses at 2-3 stories and make developer talk to neighbors more than 300ft away

Don't trade too much density for affordability. In Egleston 6 stories built out to the street is too high

All privately owned houses will be unaffordable through gentrification. All city efforts have to be all affordable in the neighborhood.

Need aggressive protection of current vulnerable tenants. Stop displacement because new created units can't be limited to current residents according to Fair Housing

Use Boston or local median income

Affordable housing must be the #1 priority

How can we be sure CDC and affordable housing will be built in time to prevent displacement? Need teeth. City should delay permitting of private development until CDC and other affordable housing is built. Sequence of these two types of development.

All deed restrictions must be permanently affordable, not 30 years

Affordability should be 50-60% AMI unless Boston AMI used. We need to reflect neighborhood need.

Creation of CDC 100% affordable housing needs to keep pace with for-profit. Otherwise the 30% goal will be met too late.

Density \$ should all go to low income affordable housing (30-60% AMI)

Lack of details in plan for affordable 30% is alarming. If this is a serious need and time sensitive for low income people city needs to get more specific and get more land and money ready for these projects.

Regulate Air BNB's etc they are removing rental ownership opportunities.

Use 70% AMI to preserve existing income profile into future or match IDP.

If you require developers to pay union wages and hire local residents, then more people can afford housing. So have BR3P? apply and pay union wages

Pass Just-Cause for eviction law to stop market rate housing becoming unaffordable

Use 70% AMI to pressure existing income profile into future or match IDP

13%/\$70k is not enough for baseline

30% is way too low; and these AMI levels are not affordable

All density bonuses must be for affordable

30% deed restricted is not enough. In addition to current 29% deed restricted, there are another 28% low income living in market rate housing that is currently affordable. So we need >50% affordable to maintain current economic diversity.

What outreach was done for people of color? There are few here.