

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

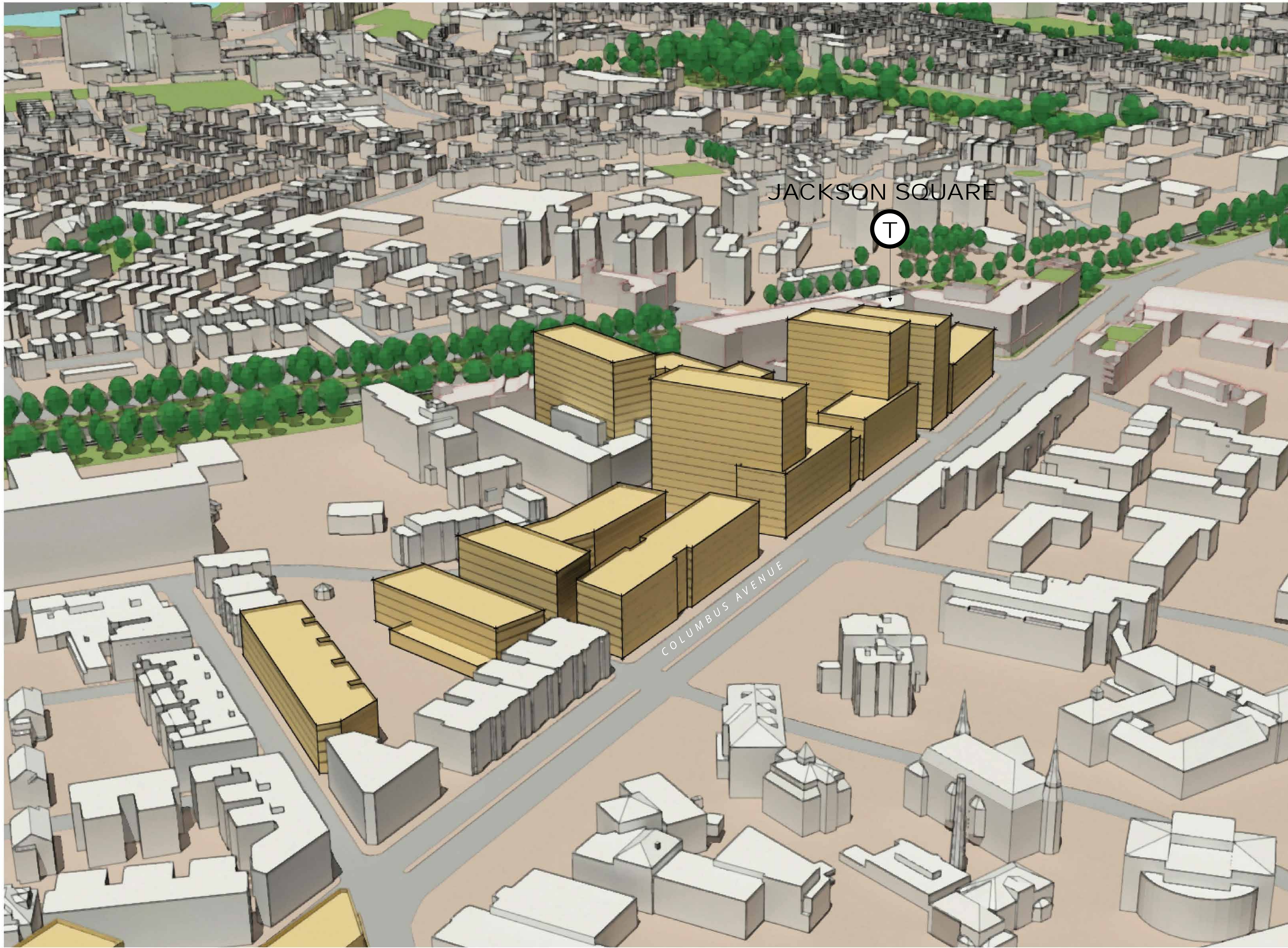
Larger mixed use residential buildings with active / retail ground floor uses on Washington Street transitioning to a cluster of residential above Artist / Worker / Maker spaces and finally to smaller multi-family residential homes

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.

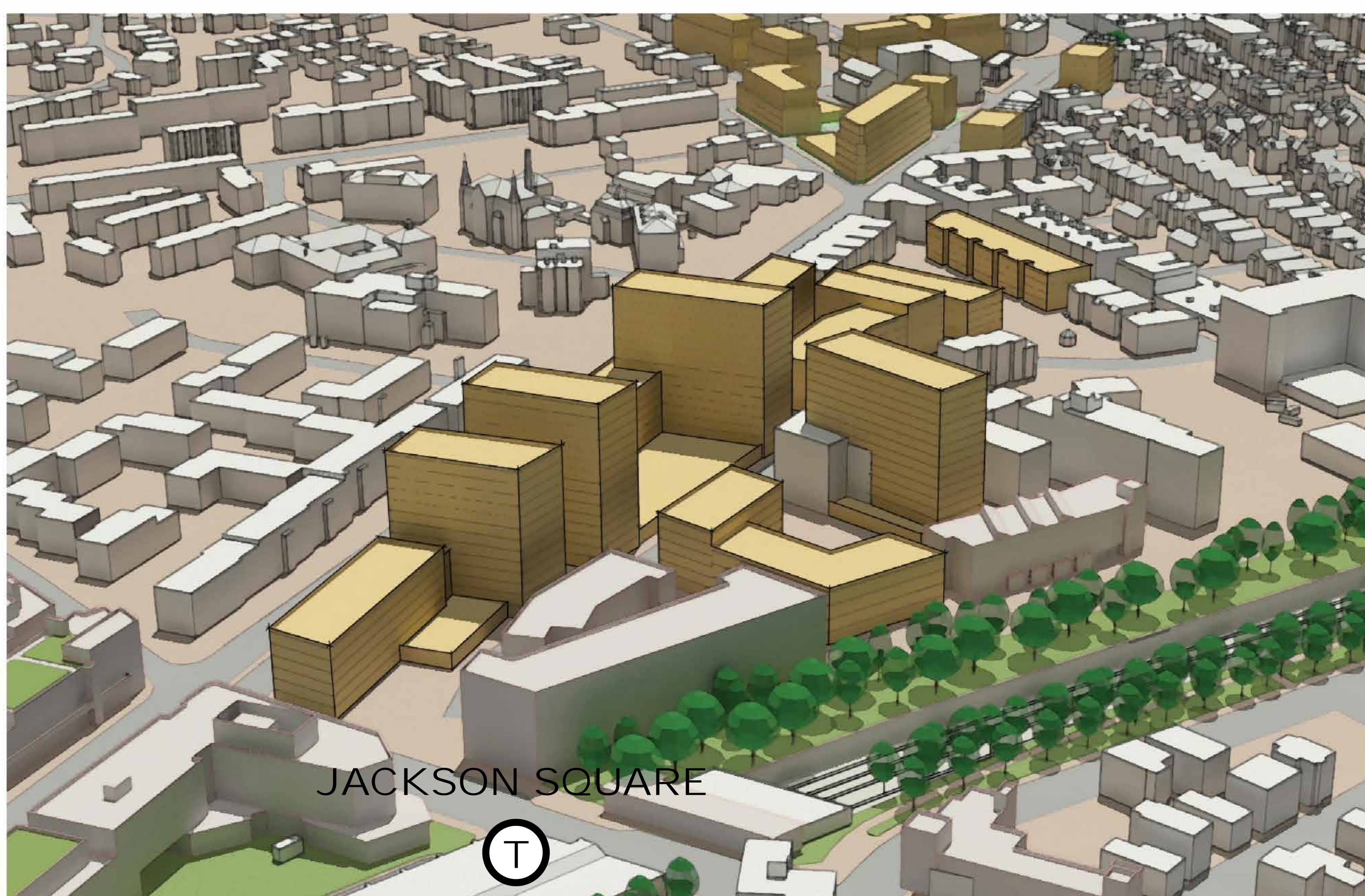
Site A – Residential over Commercial
Residential: 150,000 SF – 180,000 SF
Residential Units: 150 – 180
Commercial: 10,000 SF
Height: 6 to 14 / 15 Stories

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

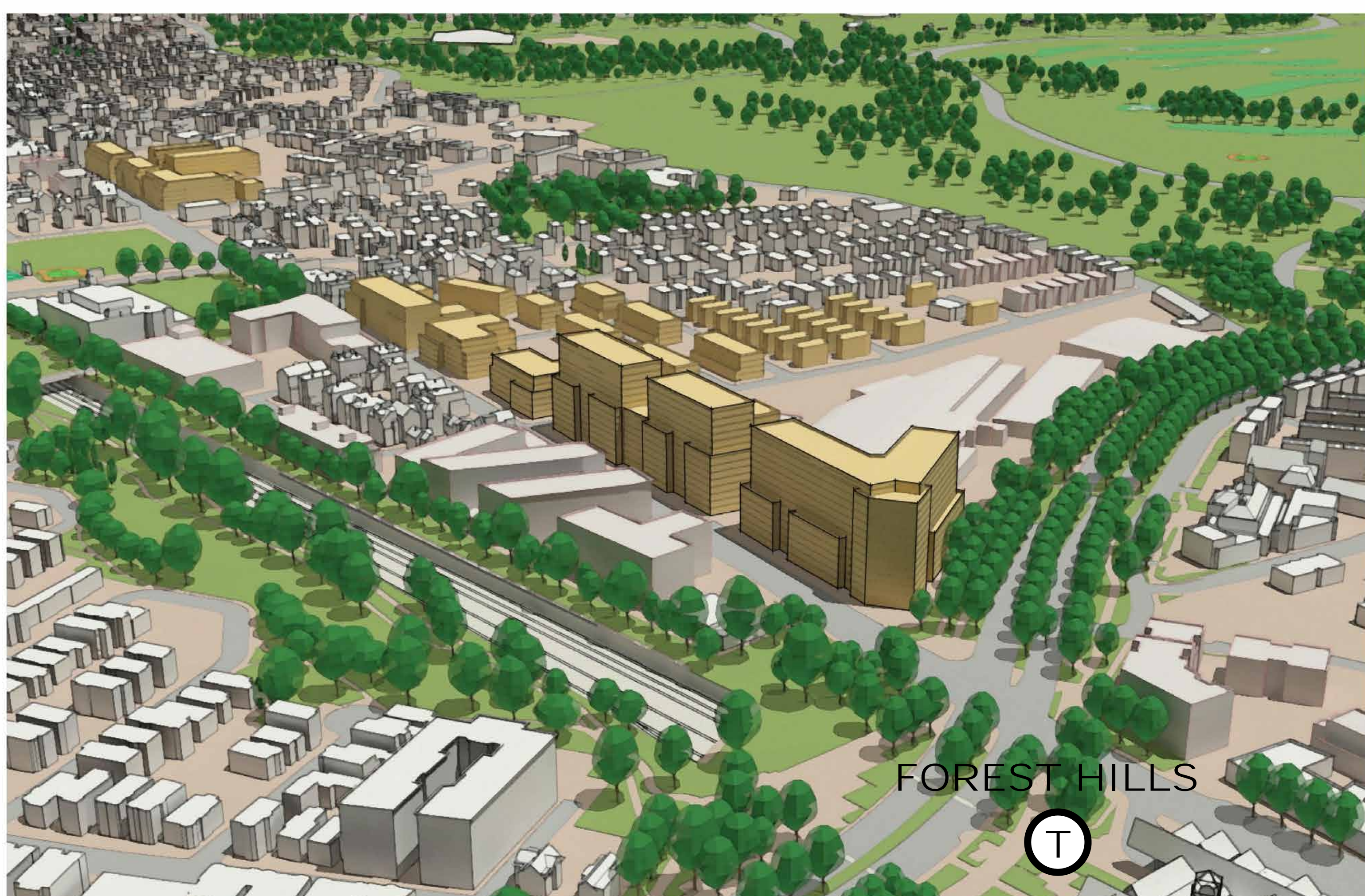
Site B – Residential
Residential: 375,000 SF – 425,000 SF
Residential Units: 375 - 425
Height: 6 to 14 / 15 stories

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

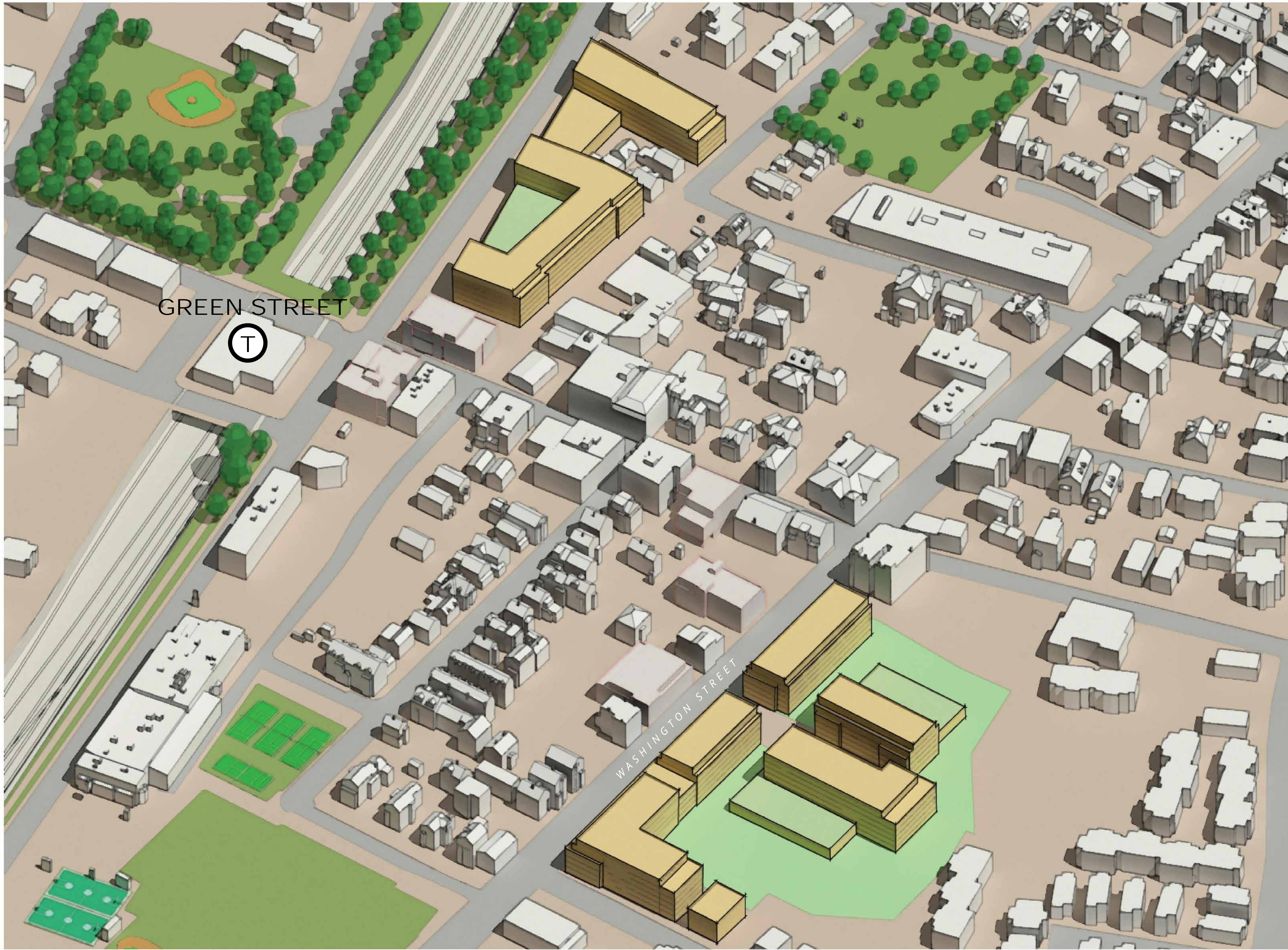
Site F – Residential
Residential: 80,000 SF – 100,000 SF
Residential Units: 80 - 100
Height: 3 Stories



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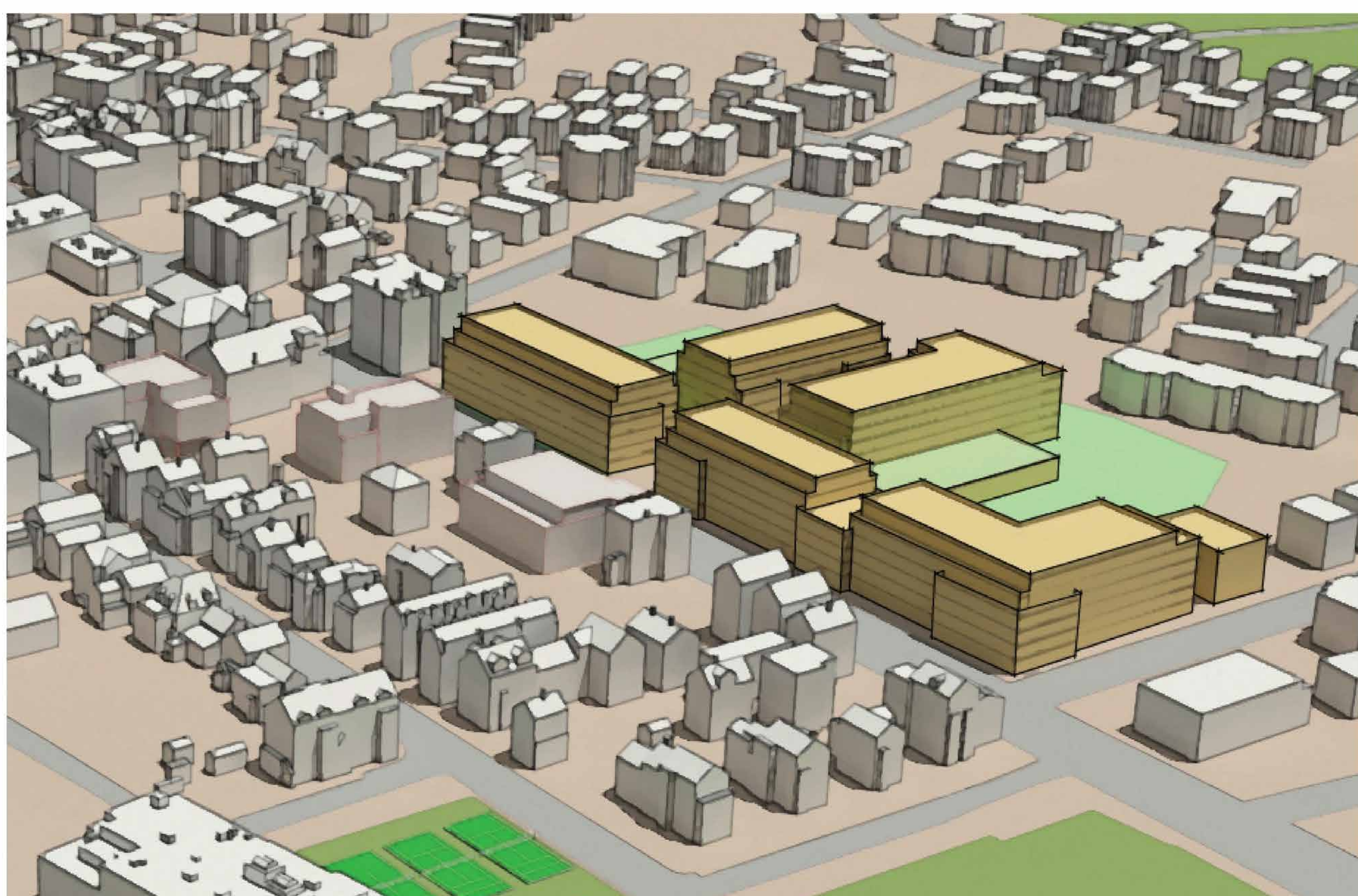
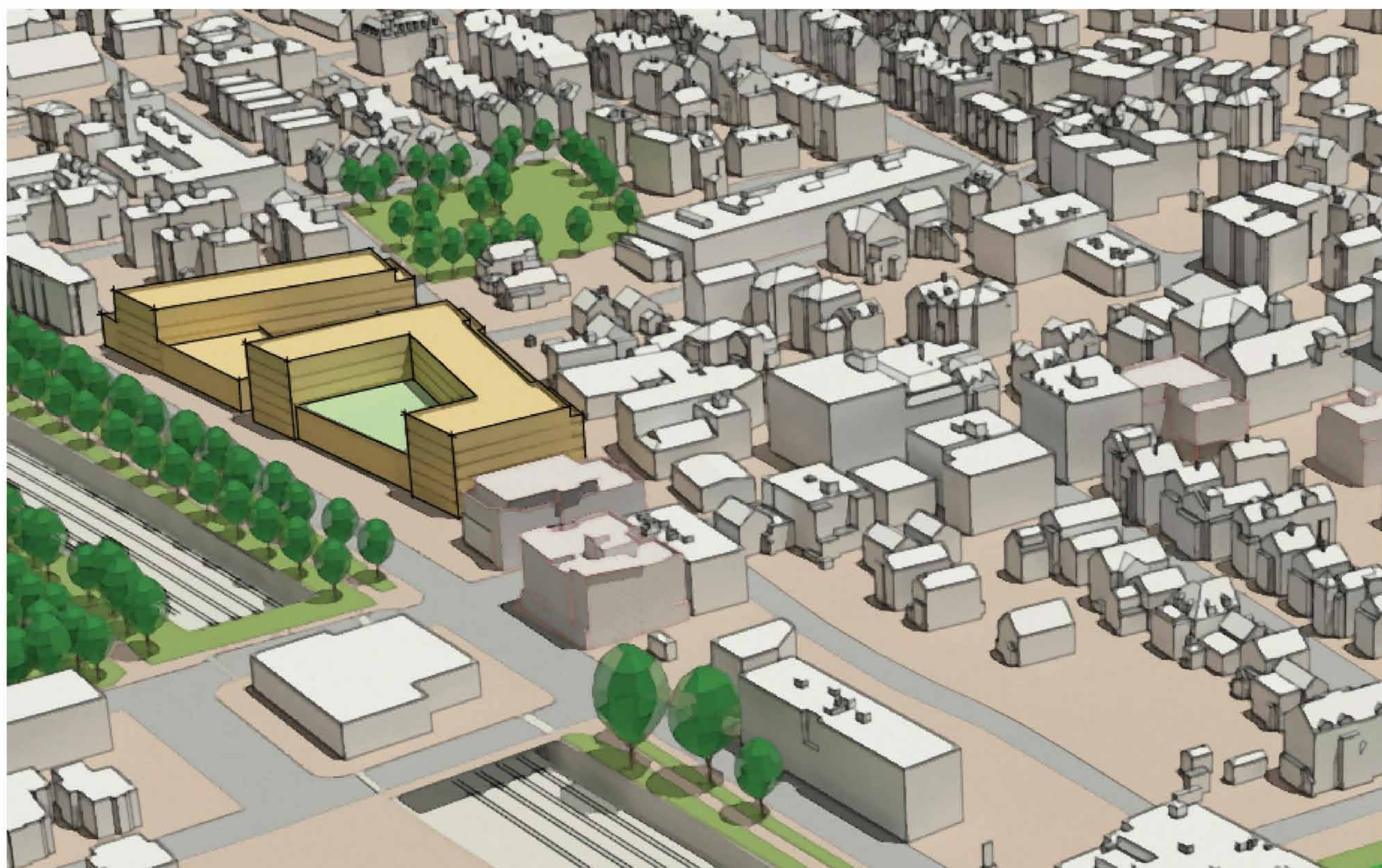
Development Scenarios – Green Street



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

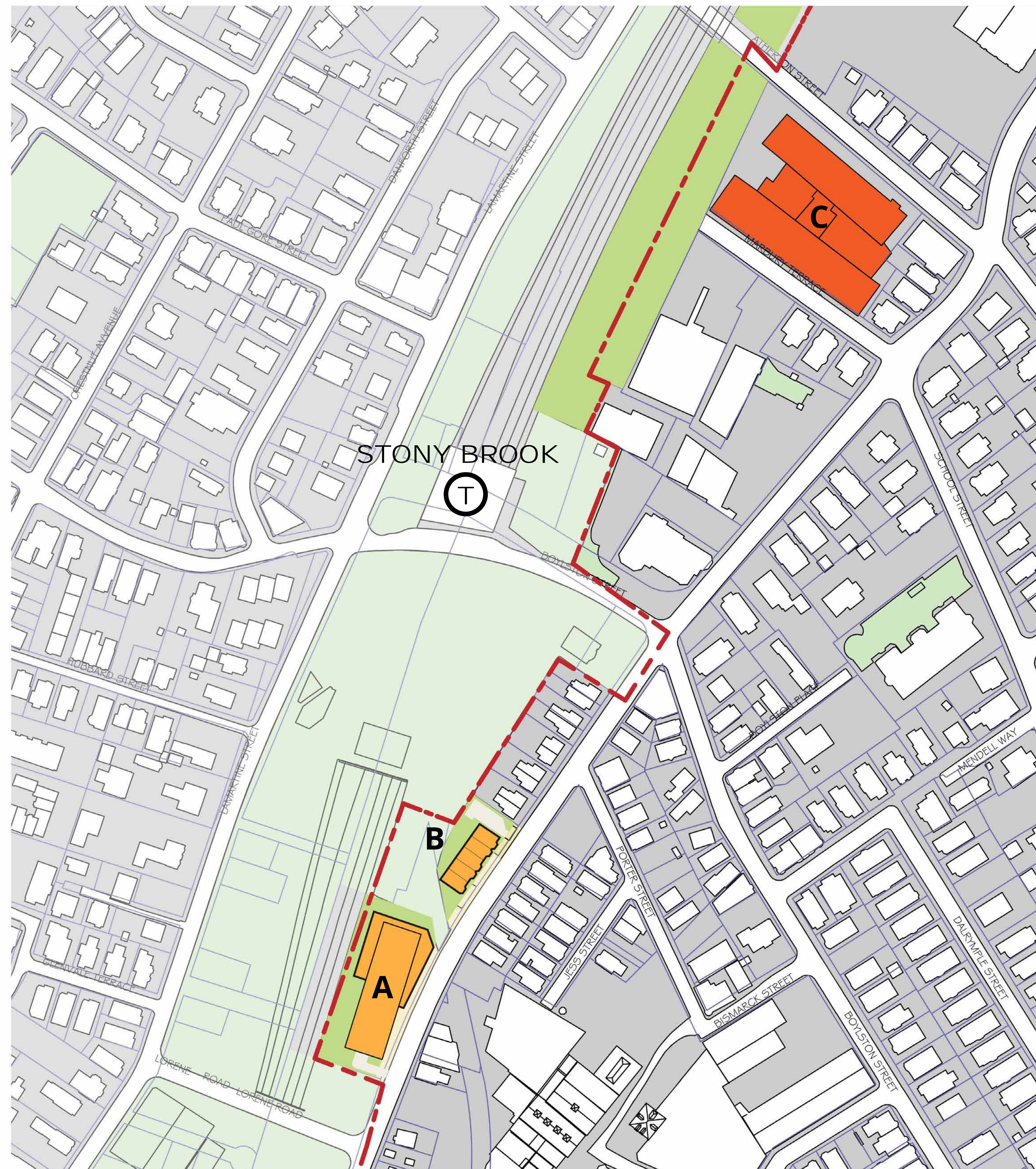


FOCUS
Neighborhood Residential
Small residential and residential mixed use buildings with ground floor commercial business spaces.

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

