

PLAN: JP/Rox

Preserve. Enhance. Grow.



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.

670,000 to 950,000 SF

Residential: ~~1,066,000 SF~~ to ~~1,170,000 SF~~

Units: ~~1,066 to 1,170~~ **670 to 950**

Commercial / Cultural: ~~35,000 SF~~ **50,000 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.

450,000 to 540,000 SF

Residential: ~~510,000 SF~~ to ~~600,000 SF~~

Units: ~~510 to 600~~ **450 to 540**

Commercial / Cultural / Retail: ~~65,000 SF~~

Height: 5 to 6 Stories **75,000 SF**

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.

400,000 to 540,000 SF

Residential: ~~440,000 SF~~ to ~~570,000 SF~~

Units: ~~440 to 570~~ **400 to 540**

Commercial / Cultural / Retail: ~~65,000 SF~~

Height: 4 to 6 Stories **60,000 SF**

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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PLAN: JP-ROX

NEW CONNECTIONS

Pedestrian/ Cyclist



Vehicular



USES

Private Open Space



Public Open Space



Green Corridor/Linear Bike/Ped.



Public Active Space



EDGES

Active (Retail/Service)



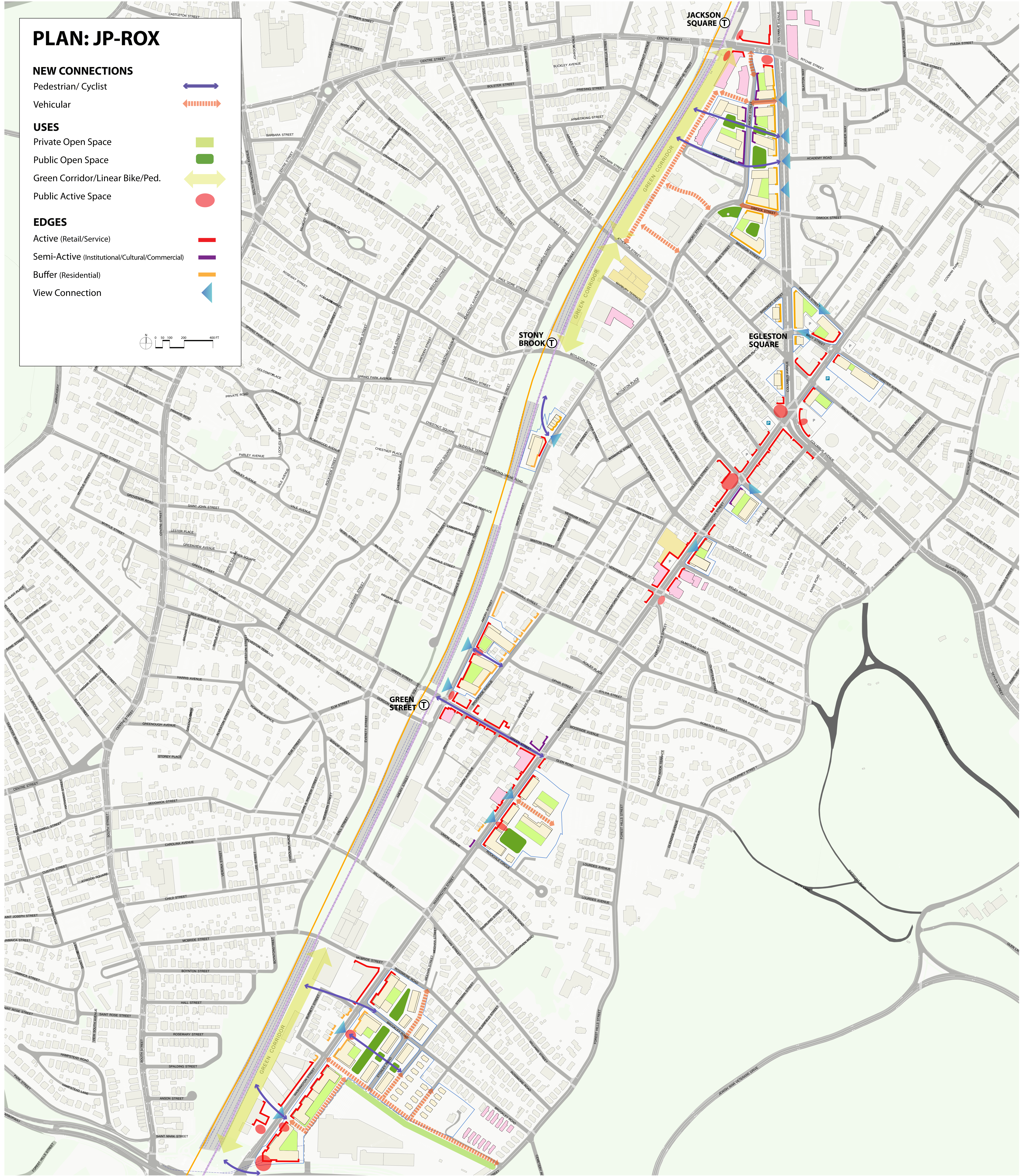
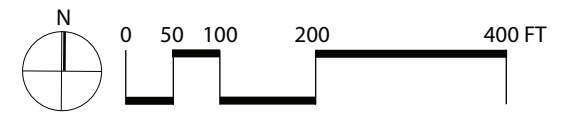
Semi-Active (Institutional/Cultural/Commercial)



Buffer (Residential)



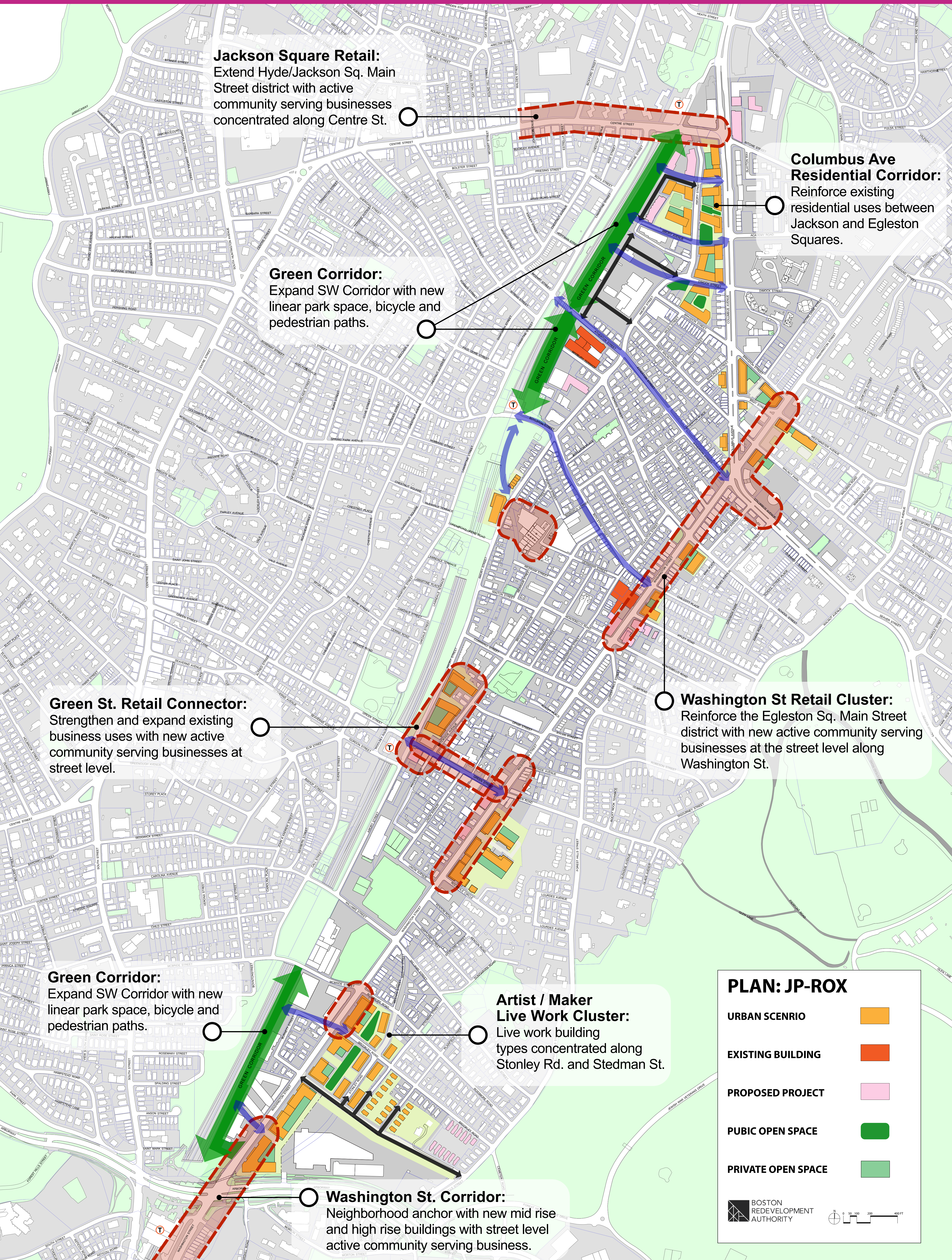
View Connection



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Urban Plan: Corridor Connections and Activity Areas



Jackson Square Retail:
Extend Hyde/Jackson Sq. Main Street district with active community serving businesses concentrated along Centre St.

Columbus Ave Residential Corridor:
Reinforce existing residential uses between Jackson and Egleston Squares.

Green Corridor:
Expand SW Corridor with new linear park space, bicycle and pedestrian paths.

Green St. Retail Connector:
Strengthen and expand existing business uses with new active community serving businesses at street level.

Washington St Retail Cluster:
Reinforce the Egleston Sq. Main Street district with new active community serving businesses at the street level along Washington St.

Green Corridor:
Expand SW Corridor with new linear park space, bicycle and pedestrian paths.

Artist / Maker Live Work Cluster:
Live work building types concentrated along Stonley Rd. and Stedman St.

Washington St. Corridor:
Neighborhood anchor with new mid rise and high rise buildings with street level active community serving business.

PLAN: JP-ROX

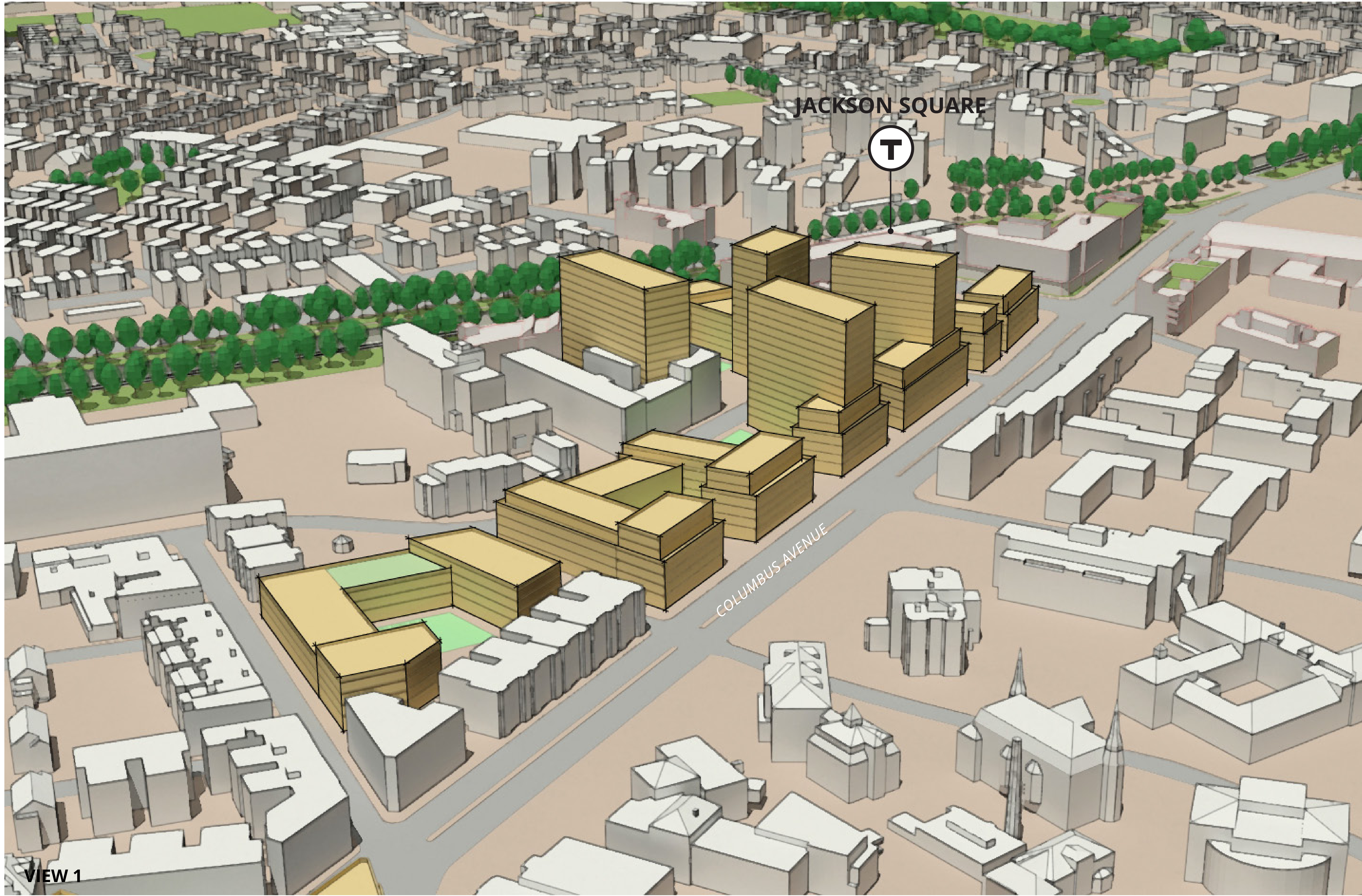
- URBAN SCENARIO
- EXISTING BUILDING
- PROPOSED PROJECT
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE

BOSTON REDEVELOPMENT AUTHORITY

PLAN: JP/Rox

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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: 70,000 SF - 110,000 SF
Residential Units: 70 - 110
Commercial: 10,000 SF
Height: 6 to 7 Stories

Site B - Residential over Cultural on Amory Street

Residential: 110,000 SF - 130,000 SF
Residential Units: 110 - 130
Commercial: 5,000 SF
Height: 6 to 14 / 15 Stories

Site C - Residential over Commercial on Amory Street

Residential: 80,000 SF - 120,000 SF
Residential Units: 80 - 120
Commercial: 10,000 SF
Height: 6 to 14 / 15 Stories

Site D - Residential

Residential: 140,000 SF - 180,000 SF
Residential Units: 140 - 180
Height: 4 to 6 Stories

Site E - Residential

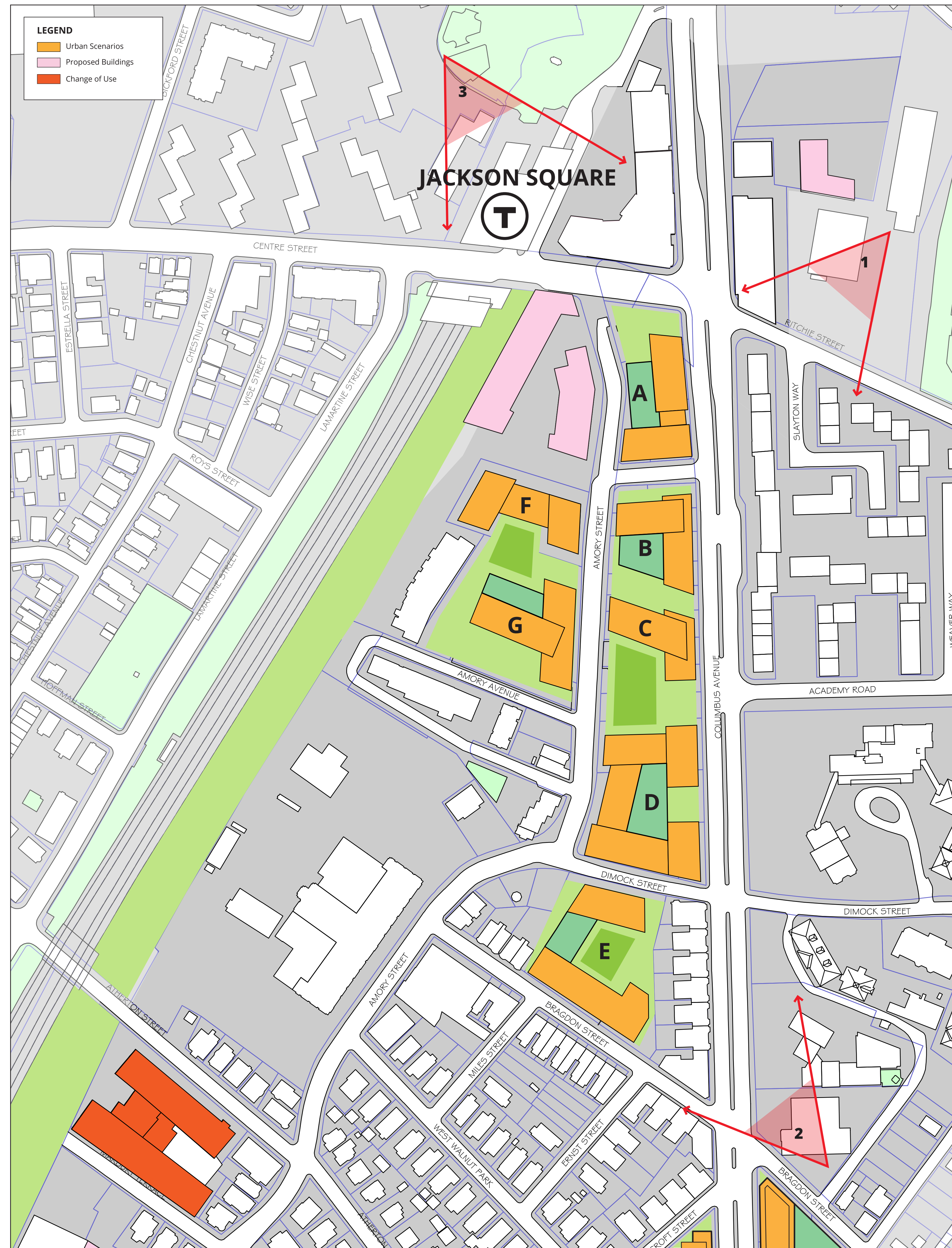
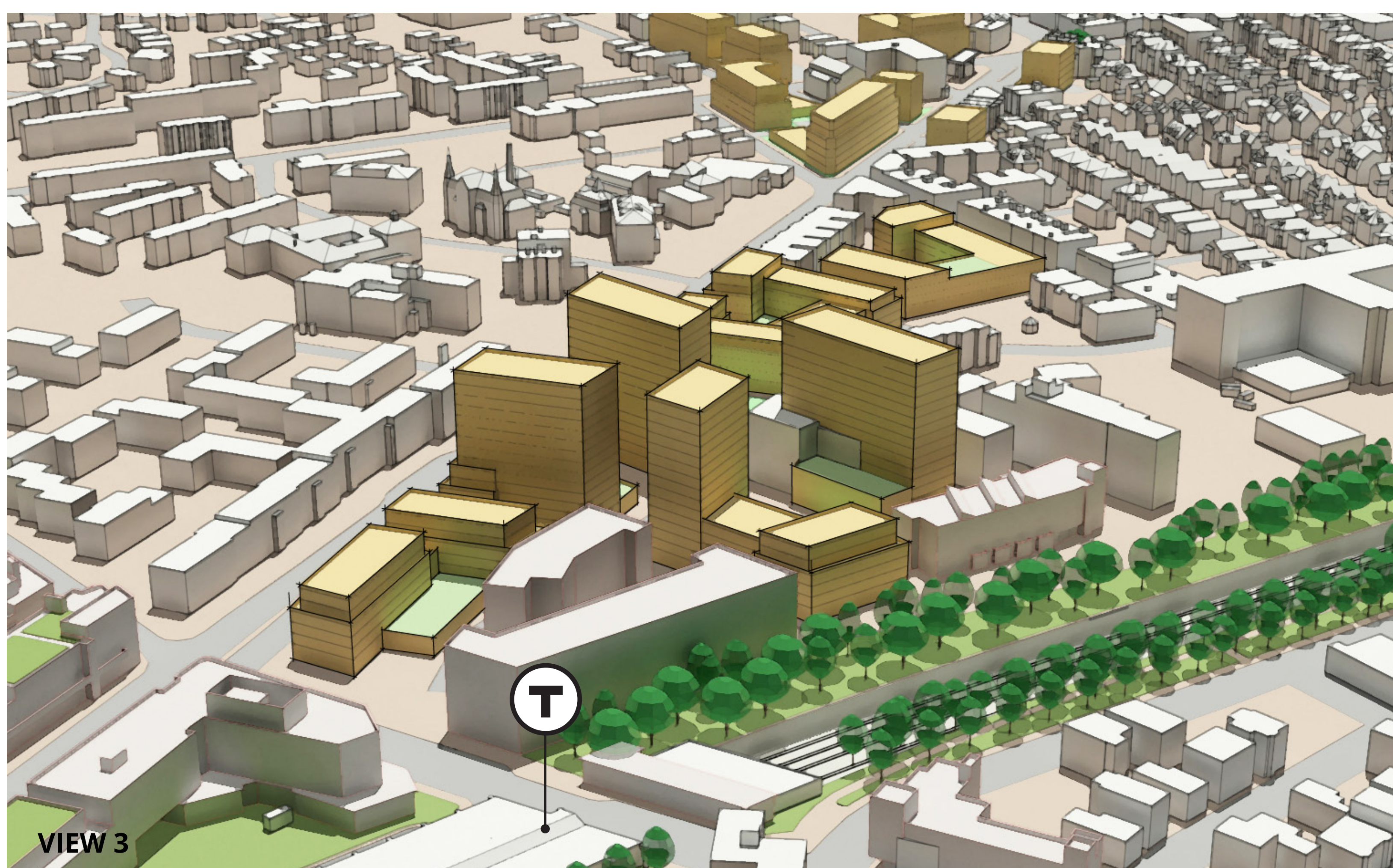
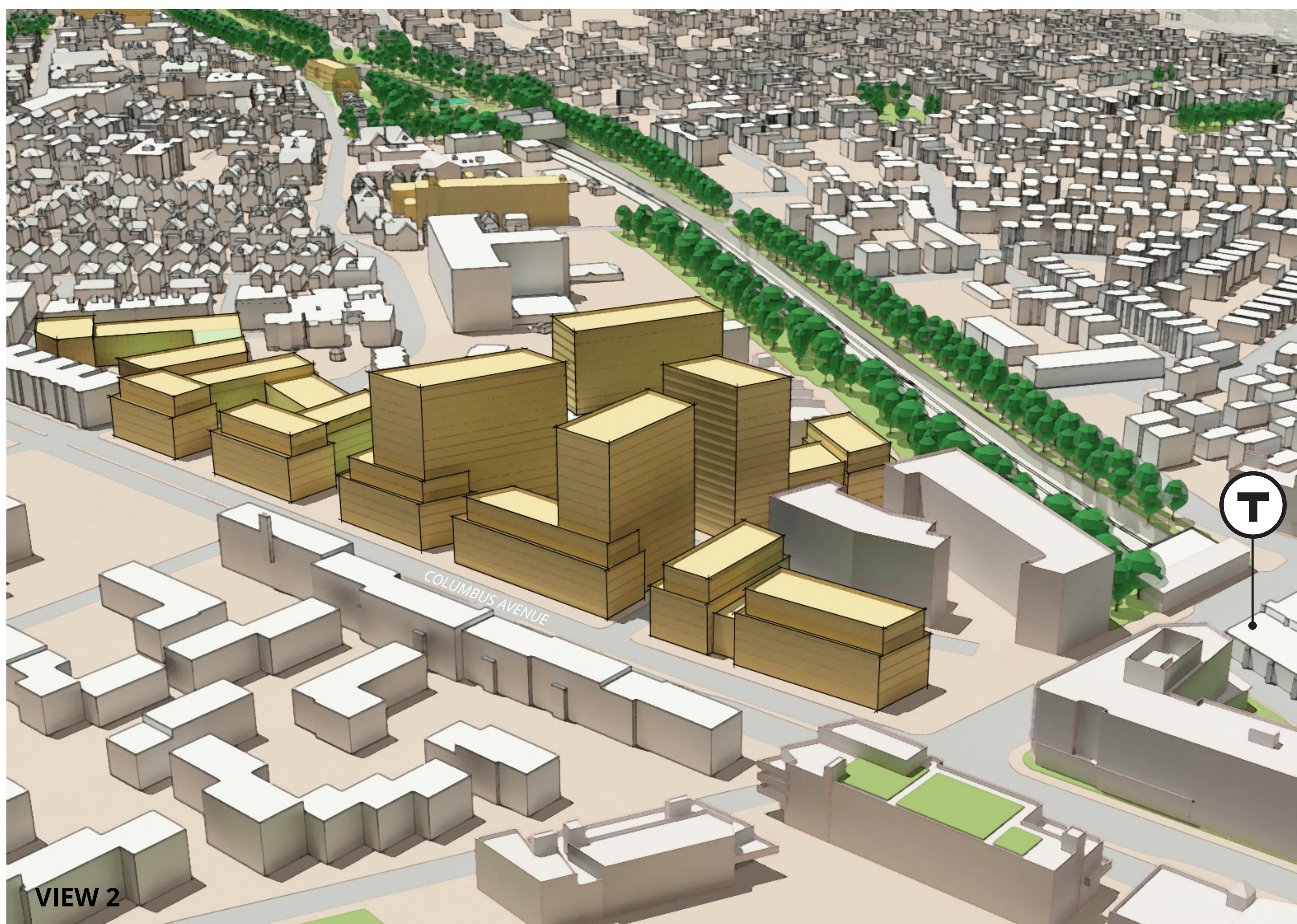
Residential: 60,000 SF - 100,000 SF
Residential Units: 60 - 100
Commercial: 15,000 SF
Height: 3 to 4 Stories

Site F - Residential over Commercial on Amory Street

Residential: 110,000 SF - 150,000 SF
Residential Units: 130 - 170
Commercial: 10,000 SF
Height: 6 to 14 / 15 Stories

Site G - Residential over Cultural on Amory Street

Residential: 120,000 SF - 160,000 SF
Residential Units: 120 - 160
Cultural: 10,000 SF
Height: 6 to 14 / 15 Stories



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Urban Design Guidelines | Jackson Square



LOOKING NORTH ON COLUMBUS AVENUE

Jackson Square Urban Design Guidelines [DRAFT]

Area Character and Future Vision

- Neighborhood Gateway joining Roxbury and Jamaica Plain
- Active with live, work, retail and open space areas
- Walking, biking, and public transit centric

Area Uses

- Multi-family residential that is affordable to a range of income earners and includes a mix of unit sizes, home ownership, and rental housing units.
- Amory Street Cultural Corridor – a cluster of local cultural, community, and business uses at street level along Amory St.
- Columbus Ave Residential Corridor – reinforce existing residential uses between Jackson and Egleston Squares.
- Jackson Square Retail Edge – reinforce the Hyde / Jackson Sq. Main Street district with active community serving businesses at the street level along Centre St.
- Green Corridor – expand SW Corridor with new linear park space.

Street and Block Patterns

- Separate built areas to reduce large blocks and respect surrounding character.
- Configure buildings and sites to maximize solar orientation, sunlight and minimize shadows.

Area Circulation and Connections

- Enhance vehicular circulation with new connections:
 - a. Extend Amory St. to Centre St.
 - b. New street network per Jackson Sq. Master Plan.
 - c. Extend street network along SW Corridor to Atherton St.
 - d. Improve / widened Dimock and Amory St connections to Columbus Ave.
- New pedestrian and bicycle facilities in Expanded SW Corridor Park.
- Add pedestrian connections from Columbus Ave. to Green Corridor.

Public Realm

- Enhance Streetscapes with wider sidewalks, landscaping, lighting, and street furniture.
- Create public and private active spaces adjacent to retail / service uses.
- Create new private and public open and passive use spaces.

Views and Topography

- Create sight lines and view corridors between new buildings.
- Feature views north toward Mission and Fort Hills and downtown.
- Utilize existing grade changes for basement level parking and street level uses.

Building Height and Massing

- Step building heights to ensure gradual transition between buildings scales.
- Low rise (4 stories) adjacent to existing 3 to 4 story buildings.
- Mid rise (5 to 6 stories) adjacent to existing 4 to 5 story and new buildings.
- High-rise (14 to 15 stories) adjacent to new buildings.
- Reduce building heights and massing from Columbus Ave. toward Amory St.
- Provide a progression of horizontal building step backs to reduce height impacts.

Building Orientation and Street Wall

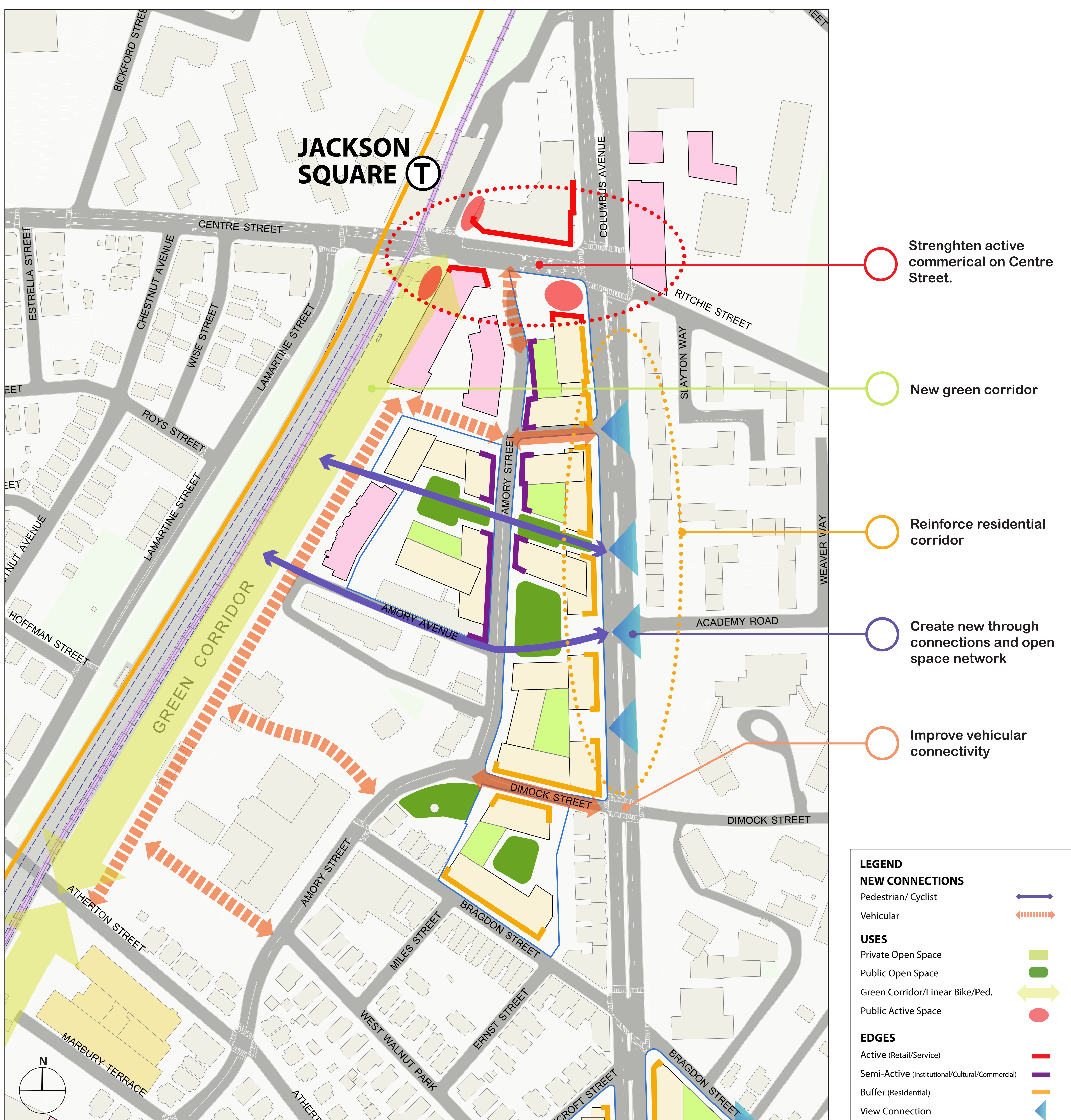
- Front new buildings and main entries on primary streets.
- Include prominent features to break up massing and accentuate corners.
- Provide for wide sidewalks with set active building edges at the back of sidewalk
- Buffer residential uses with horizontal set backs and landscaped areas.
- Require transparent / connected ground floors in active retail areas, semi-transparent ground floors in cultural / community / commercial areas, and screened / buffered ground floors in residential areas.

Parking and Loading

- Locate curb cuts and loading areas off of side streets and at the side / rear of buildings
- Parking lots and garages are prohibit from fronting on any primary streets.
- Locate parking at basement level / underground or the rear of buildings.
- Screen all surface parking lots and include trees for shade cover.

Sustainable Development and Green Buildings

- All new buildings should strive for LEED Platinum and at minimum achieve LEED Gold.
- Multiple building projects should achieve LEED for Neighborhood Development Gold
- New development should support of Boston's GHG reduction goals by targeting Net Zero Energy performance and including onsite clean and renewable energy systems.
- Residential buildings should provide for extended sheltering-in-place including low-power operations and on-site power solutions.



LEGEND	
NEW CONNECTIONS	
Pedestrian/Cyclist	←→
Vehicular	←→→→
USES	
Private Open Space	■
Public Open Space	■
Green Corridor/Linear Bike/Ped.	←→
Public Active Space	●
EDGES	
Active (Retail/Service)	—
Semi-Active (Institutional/Cultural/Commercial)	—
Buffer (Residential)	—
View Connection	◀▶

PLAN: JP/Rox

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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: 70,000 to 90,000 SF
Residential Units: 70 to 90
Retail: 10,000 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

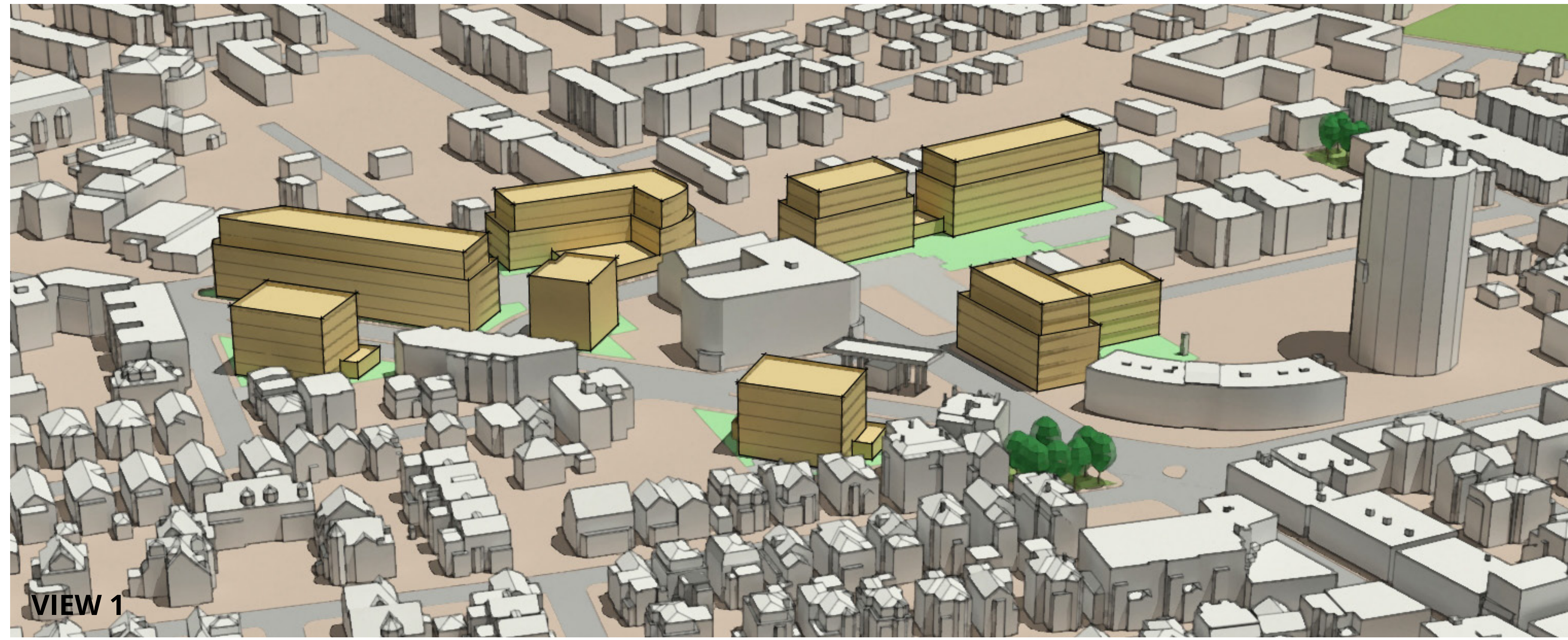
Residential: 30,000 to 50,000 SF
Residential Units: 40 to 50
Cultural: 10,000 to 20,000 SF
Height: 4 to 5 / 6 (front / rear)

Site F - Residential over Commercial

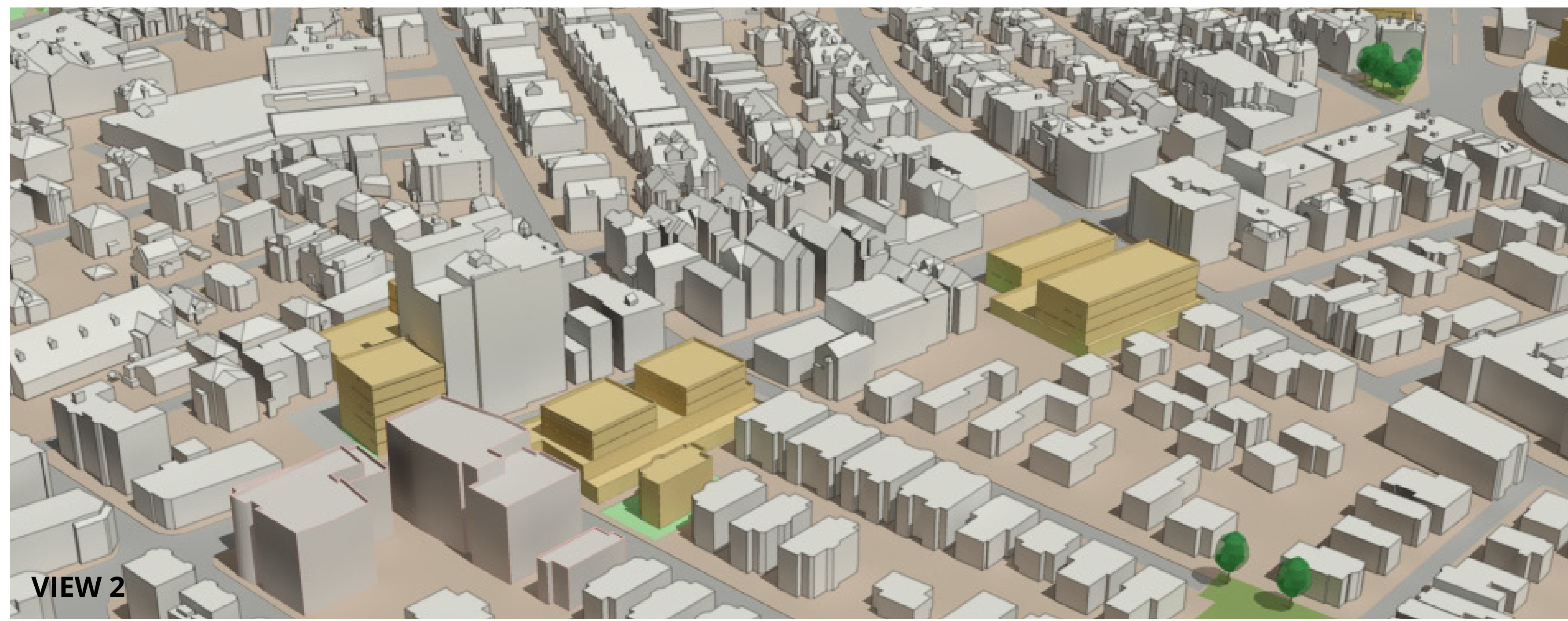
Residential: 40,000 to 60,000 SF
Residential Units: 40 to 60
Commercial: 6,500 SF
Height: 1 Comm. and 3 to 6 Res.

Site G - Residential over Retail

Change of Use of Existing Building



VIEW 1



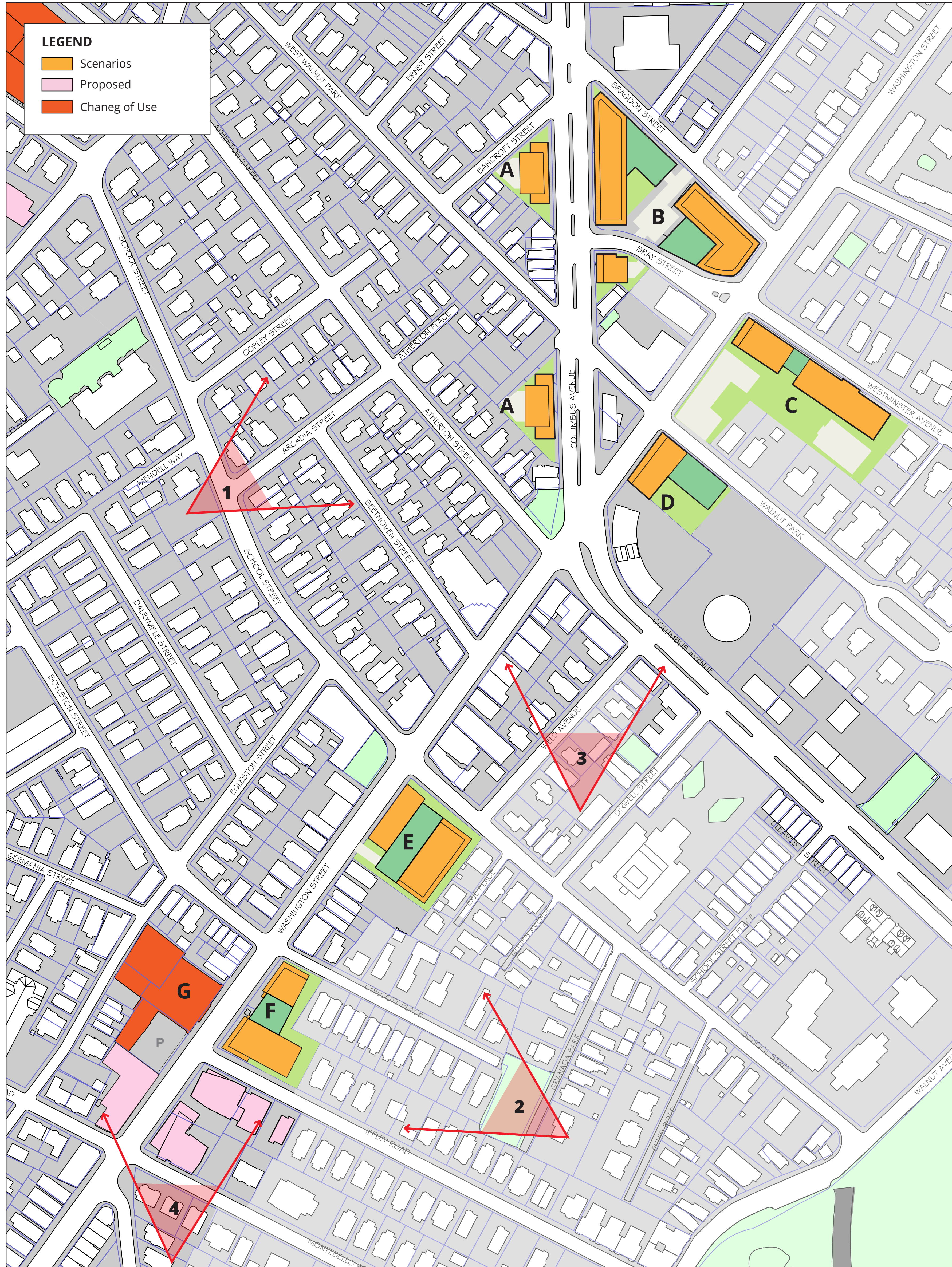
VIEW 2



VIEW 3



VIEW 4



PLAN: JP/Rox

Preserve. Enhance. Grow.

Urban Design Guidelines | Egleston Square



Egleston Square Urban Design Guidelines [DRAFT]

Area Character and Future Vision

- Mid-sized Neighborhood Business District
- Active ground floor retail spaces concentrated on Washington St.
- New residential buildings adding to the retail customer base

Area Uses

- Mixed use multi-family residential over retail concentrated on Washington St. that is affordable to a range of income earners and includes a mix of unit sizes, home ownership, and rental housing units.
- Columbus Ave Residential Corridor – reinforce existing residential uses between Jackson and Egleston Squares.
- Washington St Retail Cluster – reinforce the Egleston Sq. Main Street district with new active community serving businesses at the street level along Washington St.

Street and Block Patterns

- Maintain existing block patterns and respect surrounding character.
- Configure buildings and sites to maximize solar orientation, sunlight and minimize shadows.

Area Circulation and Connections

- Enhance pedestrian circulation and safety throughout the district with new crosswalks.
- Add pedestrian and bicycle connections from Egleston Sq. to surrounding area and SW Corridor.

Public Realm

- Improve and enliven existing public and private active spaces including:
 - a. Activate "Stonehenge" Park with adjacent retail
 - b. "Peace Park" (corner of School and Washington Streets)
 - c. Corner of Montebello and Forest Hills Streets
- Wider sidewalks, landscaping, lighting, and street furniture.
- Maintain and improve existing public parking areas that support local businesses.

Views and Topography

- Create sight lines and view corridors between new buildings.
- Feature views north toward Mission and Fort Hills and downtown.
- Where possible, utilize existing grade changes for basement level parking.

Building Height and Massing

- Step building heights to ensure gradual transition between buildings scales.
- Low rise (4 stories) adjacent to existing 3 to 4 story buildings.
- Mid rise (5 to 6 stories) adjacent to existing 4 to 5 story and new buildings.
- Provide horizontal building step backs to reduce height impacts.

Building Orientation and Street Wall

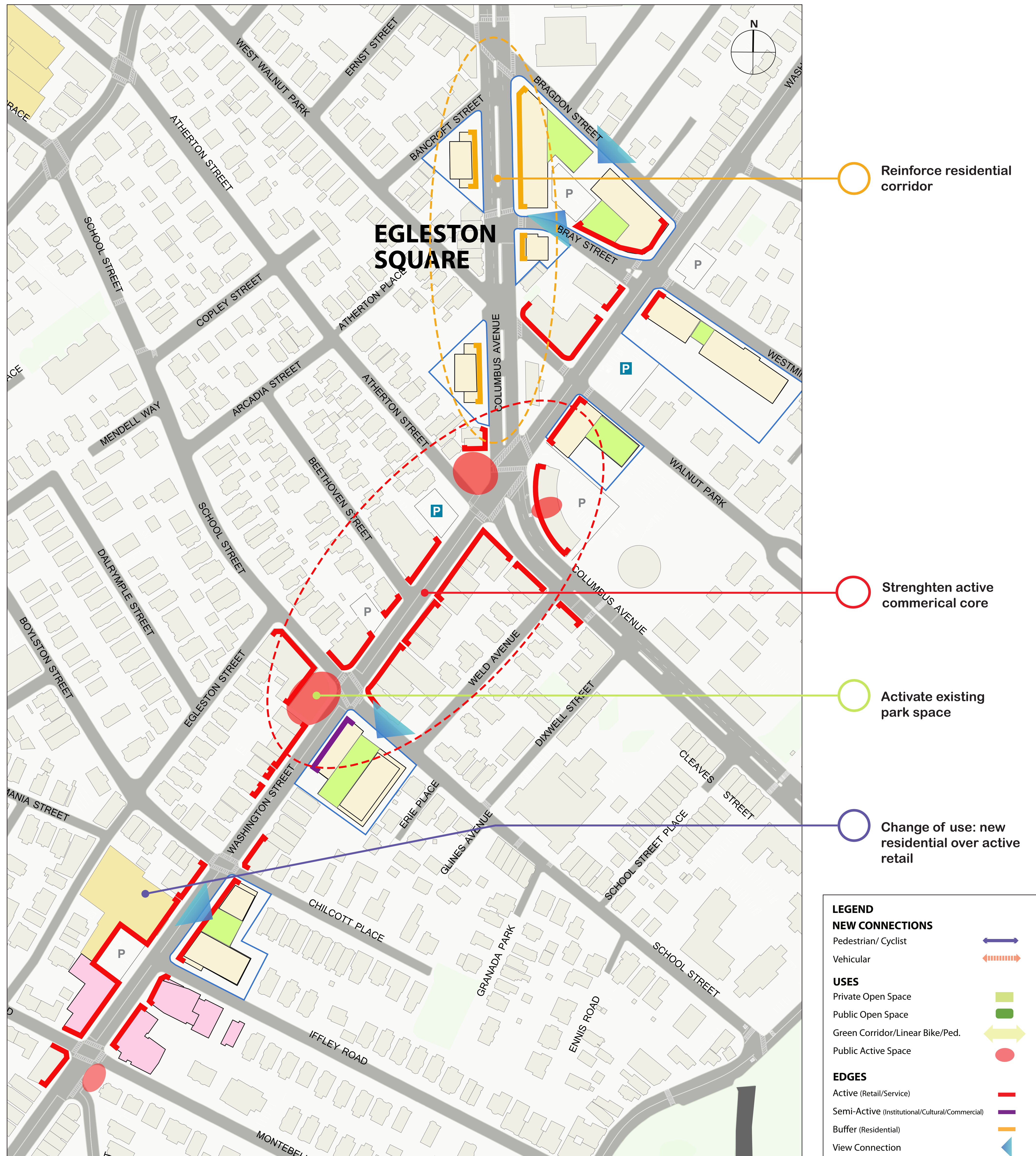
- Establish strong active retail edges on Washington St. between Bragdon and Montebello Sts.
- Front all new buildings and main entries on primary streets.
- Include prominent features to break up massing and accentuate corners.
- Provide for wide sidewalks with set active building edges at the back of sidewalk
- Buffer residential uses with horizontal set backs and landscaped areas.
- Require transparent / connected ground floors in active retail areas, semi-transparent ground floors in cultural / community / commercial areas, and screened / buffered ground floors in residential areas.

Parking and Loading

- Locate curb cuts and loading areas off of side streets and at the side / rear of buildings
- Parking lots and garages are prohibit from fronting on any primary streets.
- Locate parking at basement level / underground or the rear of buildings.
- Screen all surface parking lots and include trees for shade cover.

Sustainable Development and Green Buildings

- All new buildings should strive for LEED Platinum and at minimum achieve LEED Gold.
- Multiple building projects should achieve LEED for Neighborhood Development Gold
- New development should support of Boston's GHG reduction goals by targeting Net Zero Energy performance and including onsite clean and renewable energy systems.
- Residential buildings should provide for extended sheltering-in-place including low-power operations and on-site power solutions.



PLAN: JP/Rox

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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

Stony Brook Urban Design Guidelines [DRAFT]

Area Character and Future Vision

- Neighborhood Residential
- New residential buildings over commercial businesses along Amory St.

Area Uses

- Multi-family residential and mixed use multi-family residential over commercial business uses that is affordable to a range of income earners and includes a mix of unit sizes, home ownership, and rental housing units.

Street and Block Patterns

- Maintain existing block patterns and respect surrounding character.
- Configure buildings to maximize solar orientation, sunlight and minimize shadows.

Area Circulation and Connections

- Enhance pedestrian and bicycle connections to the SW Corridor.
- Add missing sidewalks along Amory St.

Public Realm

- Enhance streetscapes with improved and, where space allows, wider sidewalks, landscaping, lighting, and street furniture.

Building Height and Massing

- Low rise (4 stories) adjacent to existing 3 to 4 story buildings.

Building Orientation and Street Wall

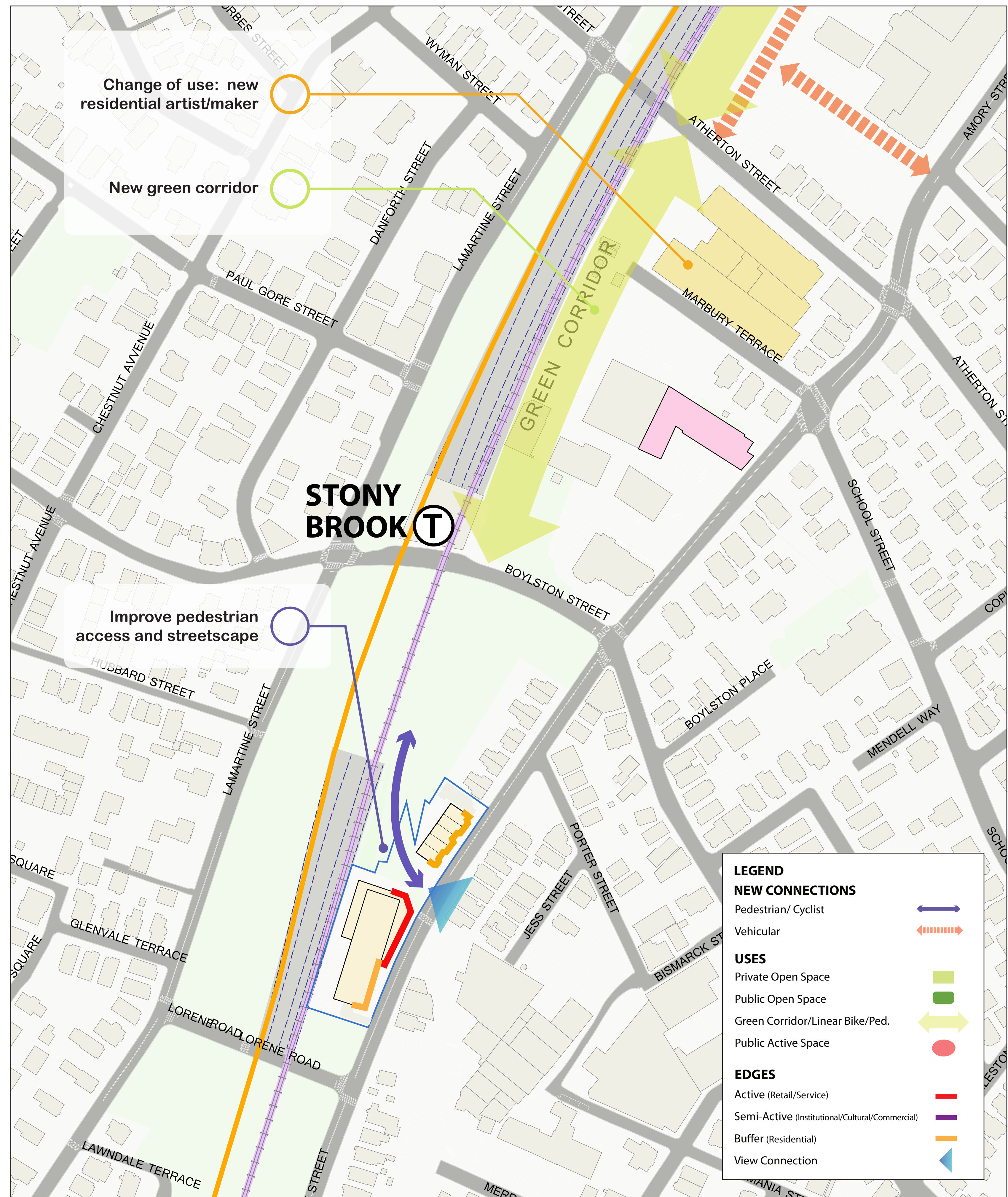
- Strengthen existing street wall along Amory St.
- Front all new buildings and main entries on primary streets.
- Include prominent features to break up massing and accentuate corners.
- Buffer residential uses with horizontal setbacks and landscaped areas.

Parking and Loading

- Where ever possible, locate curb cuts and loading areas off of side streets and at the side / rear of buildings.
- Parking lots and garages are prohibit from fronting on any primary streets.
- Locate parking at basement level / underground or the rear of buildings.
- Screen all surface parking lots and include trees for shade cover.

Sustainable Development and Green Buildings

- All new buildings should strive for LEED Platinum and at minimum achieve LEED Gold.
- Multiple building projects should achieve LEED for Neighborhood Development Gold
- New development should support of Boston's GHG reduction goals by targeting Net Zero Energy performance and including onsite clean and renewable energy systems.
- Residential buildings should provide for extended sheltering-in-place including low-power operations and on-site power solutions.



LEGEND	
NEW CONNECTIONS	
Pedestrian/ Cyclist	
Vehicular	
USES	
Private Open Space	
Public Open Space	
Green Corridor/Linear Bike/Ped.	
Public Active Space	
EDGES	
Active (Retail/Service)	
Semi-Active (Institutional/Cultural/Commercial)	
Buffer (Residential)	
View Connection	

PLAN: JP/Rox

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Development Scenarios | Green Street



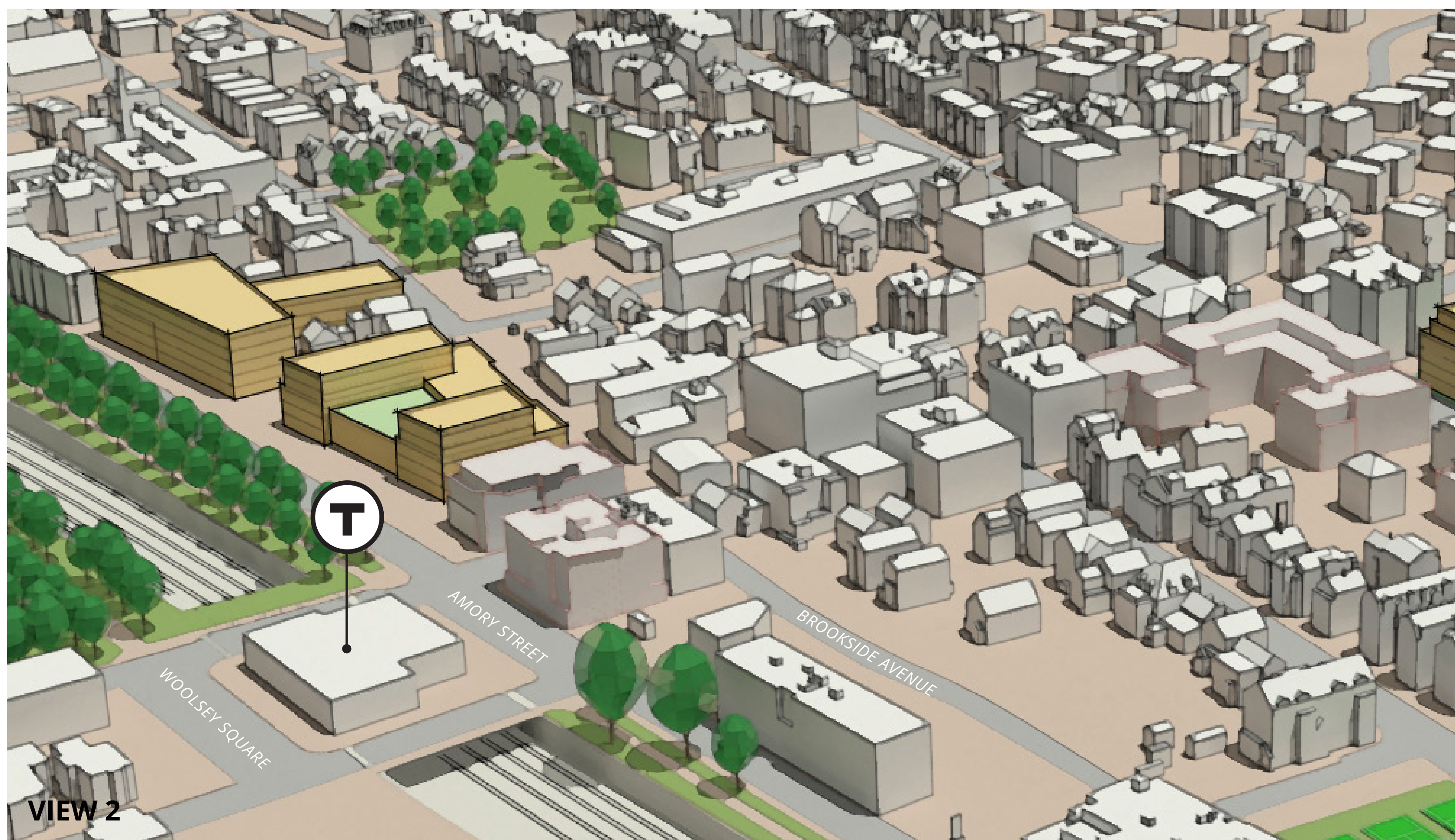
VIEW 1

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.

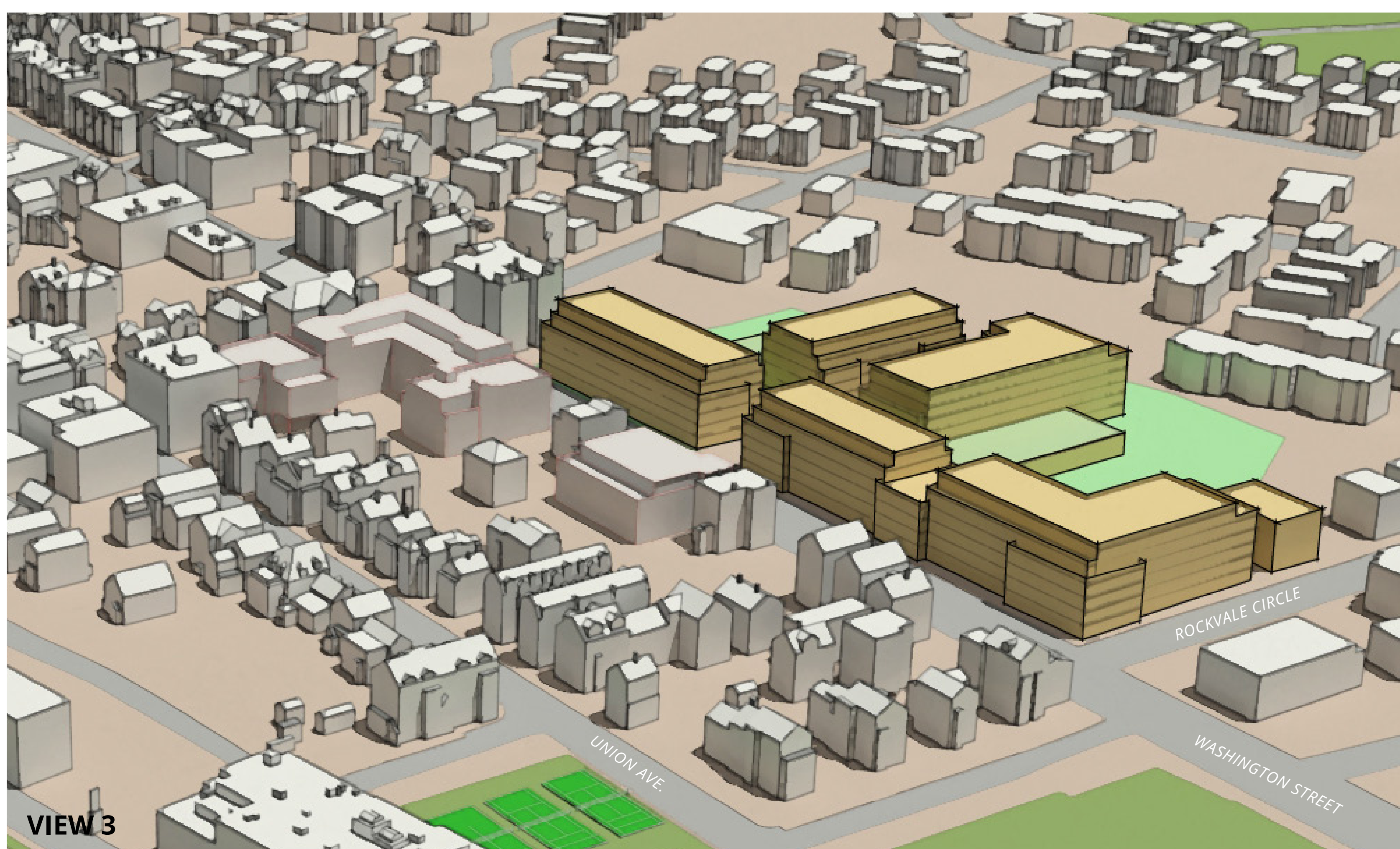
Site A - Residential over Commercial
Residential SF: 60,000 to 80,000
Residential Units: 50 to 70
Commercial: 15,000 SF
Height: 1 Comm. and 5 / 6 Res

Site B - Residential over Commercial
Residential SF: 90,000 to 110,000
Residential Units: 80 to 120
Commercial: 30,000 SF
Height: 1 Comm. and 5 / 6 Res.

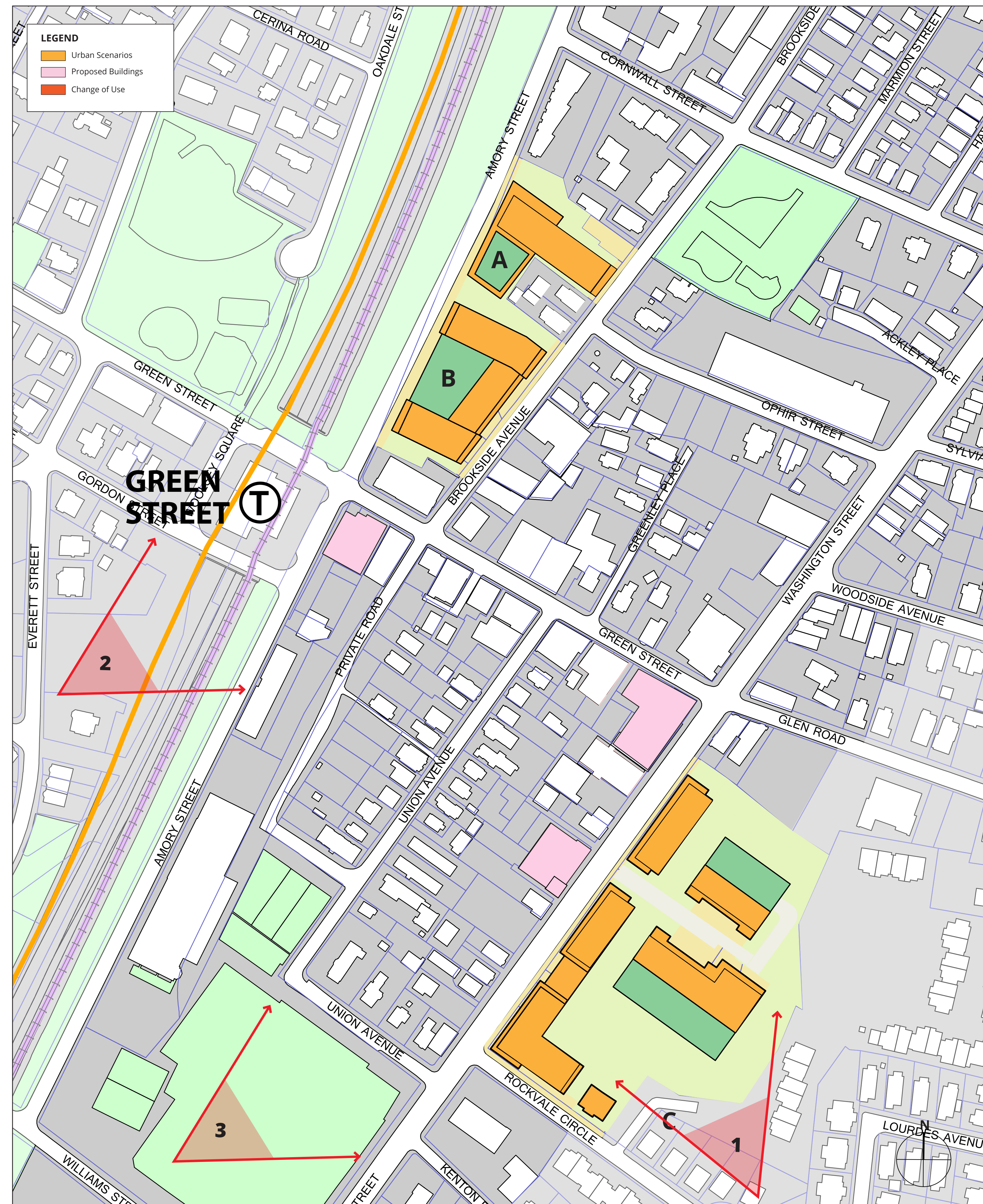
Site C - Residential over Commercial
Residential SF: 300,000 to 350,000
Residential Units: 300 to 350
Commercial: 15,000 SF
Height: 1 Comm. and 5 / 6 Res



VIEW 2



VIEW 3



PLAN: JP/Rox

Preserve. Enhance. Grow.

Urban Design Guidelines | Green Street



LOOKING NORTHEAST ON WASHINGTON AND UNION STREETS



(NOT A DEVELOPMENT PROPOSAL. FOR ILLUSTRATION PURPOSES ONLY)

Green Urban Design Guidelines [DRAFT]

Area Character and Future Vision

- Neighborhood Service District
- Active ground floor retail spaces concentrated at Green and Washington Sts. and at Green and Amory Sts.
- New residential buildings over existing and new commercial businesses along Amory St.

Area Uses

- Mixed use multi-family residential over retail and commercial business uses that is affordable to a range of income earners and includes a mix of unit sizes, home ownership, and rental housing units.
- Green St. Retail Connector – strengthen and expand existing business uses with new active community serving businesses at street level.

Street and Block Patterns

- Maintain existing block patterns and respect surrounding character.
- Configure buildings to maximize solar orientation, sunlight and minimize shadows.

Area Circulation and Connections

- Enhance pedestrian and bicycle circulation and safety along Green St. and to surrounding area and the SW Corridor.

Public Realm

- Enhance streetscapes with improved and, where space allows, wider sidewalks, landscaping, lighting, and street furniture.
- Improve existing and add new private active spaces along Amory and Washington Sts.

Views and Topography

- Create sight lines and view corridors between new buildings.
- Feature views east toward the SW Corridor.
- Where possible, utilize existing grade changes for basement level parking.

Building Height and Massing

- Step building heights to ensure gradual transition between buildings scales.
- Low rise (4 stories) adjacent to existing 3 to 4 story buildings.
- Mid rise (5 to 6 stories) adjacent to existing 4 to 5 story and new buildings.
- Provide horizontal building step backs to reduce height impacts.

Building Orientation and Street Wall

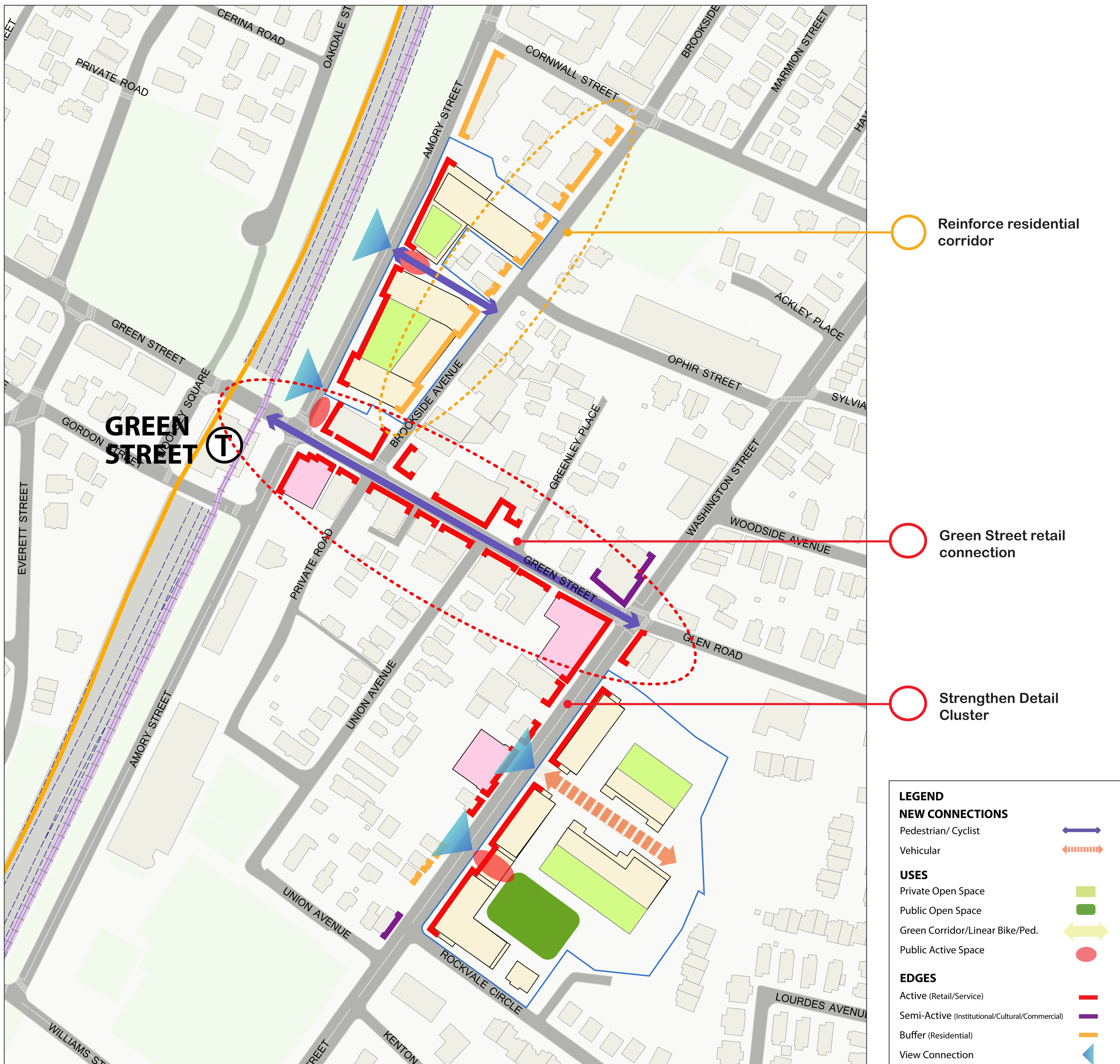
- Establish strong active retail edges on Washington, Green, and Amory Sts.
- Front all new buildings and main entries on primary streets.
- Include prominent features to break up massing and accentuate corners.
- Provide for wide sidewalks with set active building edges at the back of sidewalk
- Buffer residential uses with horizontal setbacks and landscaped areas.
- Require transparent / connected ground floors in active retail areas, semi-transparent ground floors in cultural / community / commercial areas, and screened / buffered ground floors in residential areas.

Parking and Loading

- Where ever possible, locate curb cuts and loading areas off of side streets and at the side / rear of buildings.
- Parking lots and garages are prohibit from fronting on any primary streets.
- Locate parking at basement level / underground or the rear of buildings.
- Screen all surface parking lots and include trees for shade cover.

Sustainable Development and Green Buildings

- All new buildings should strive for LEED Platinum and at minimum achieve LEED Gold.
- Multiple building projects should achieve LEED for Neighborhood Development Gold
- New development should support of Boston's GHG reduction goals by targeting Net Zero Energy performance and including onsite clean and renewable energy systems.
- Residential buildings should provide for extended sheltering-in-place including low-power operations and on-site power solutions.



PLAN: JP/Rox

Preserve. Enhance. Grow.

Development Scenarios | Forest Hills



VIEW 1

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



VIEW 2



VIEW 3



PLAN: JP/Rox

Preserve. Enhance. Grow.

Urban Design Guidelines | Forest Hills



LOOKING NORTHEAST ON WASHINGTON ST.

(NOT A DEVELOPMENT PROPOSAL. FOR ILLUSTRATION PURPOSES ONLY)

Forest Hills Urban Design Guidelines [DRAFT]

Area Character and Future Vision

- Neighborhood Gateway District
- Active with live, work, retail and open space areas
- Walking, biking, and public transit centric

Area Uses

- Multi-family residential throughout the focus area that is affordable to a range of income earners and includes a mix of unit sizes, home ownership, and rental housing units.
- Washington St. Corridor – anchor the Stony Brook neighborhood with new mid rise and high rise mixed use buildings with active community serving retail and service business uses at street level along Washington St.
- Artist / Maker Live Work Area – cluster alternative live work building types along Stonley Rd. and Stedman St.
- Neighborhood Residential Area – reinforce existing residential uses along Stedman and Plainfield Sts.
- Green Corridor – expand SW Corridor with new linear park space.

Street and Block Patterns

- Extend existing street network to reduce large parcels, provide connectivity, and respect surrounding character.
- Configure buildings and sites to maximize solar orientation, sunlight and minimize shadows.

Area Circulation and Connections

- Enhance vehicular circulation with new roadway network and connections:
 - a. Extend Lotus St from Forest Hills St. to Washington St.
 - b. Extend existing street network at Stonley Rd., Stedman, and Plainfield Sts.
- Widen Washington St. between the Arborway and McBride St. to allow for wider sidewalks a prioritized bus lane.
- New pedestrian and bicycle facilities in expand SW Corridor Park.
- Add pedestrian connections from Washington St. to new Green Corridor.

Public Realm

- Enhance Streetscapes with wider sidewalks, landscaping, lighting, and street furniture.
- Create public and private active spaces adjacent to retail / service uses.
- Create new private and public open and passive use spaces.

Views and Topography

- Create sight lines and view corridors between new buildings.
- Feature views south east toward the Arboretum and north toward Mission and Fort Hills and downtown.
- Utilize existing grade changes for basement level parking and street level uses.

Building Height and Massing

- Step building heights to ensure gradual transition between buildings scales.
- Low rise (4 stories) adjacent to existing 3 to 4 story buildings.
- Mid rise (5 to 6 stories) adjacent to existing 4 to 5 story and new buildings.
- High-rise (14 to 15 stories) adjacent to new buildings.
- Reduce building heights and massing from Columbus Ave. toward Amory St.
- Provide a progression of horizontal building step backs to reduce height impacts.

Building Orientation and Street Wall

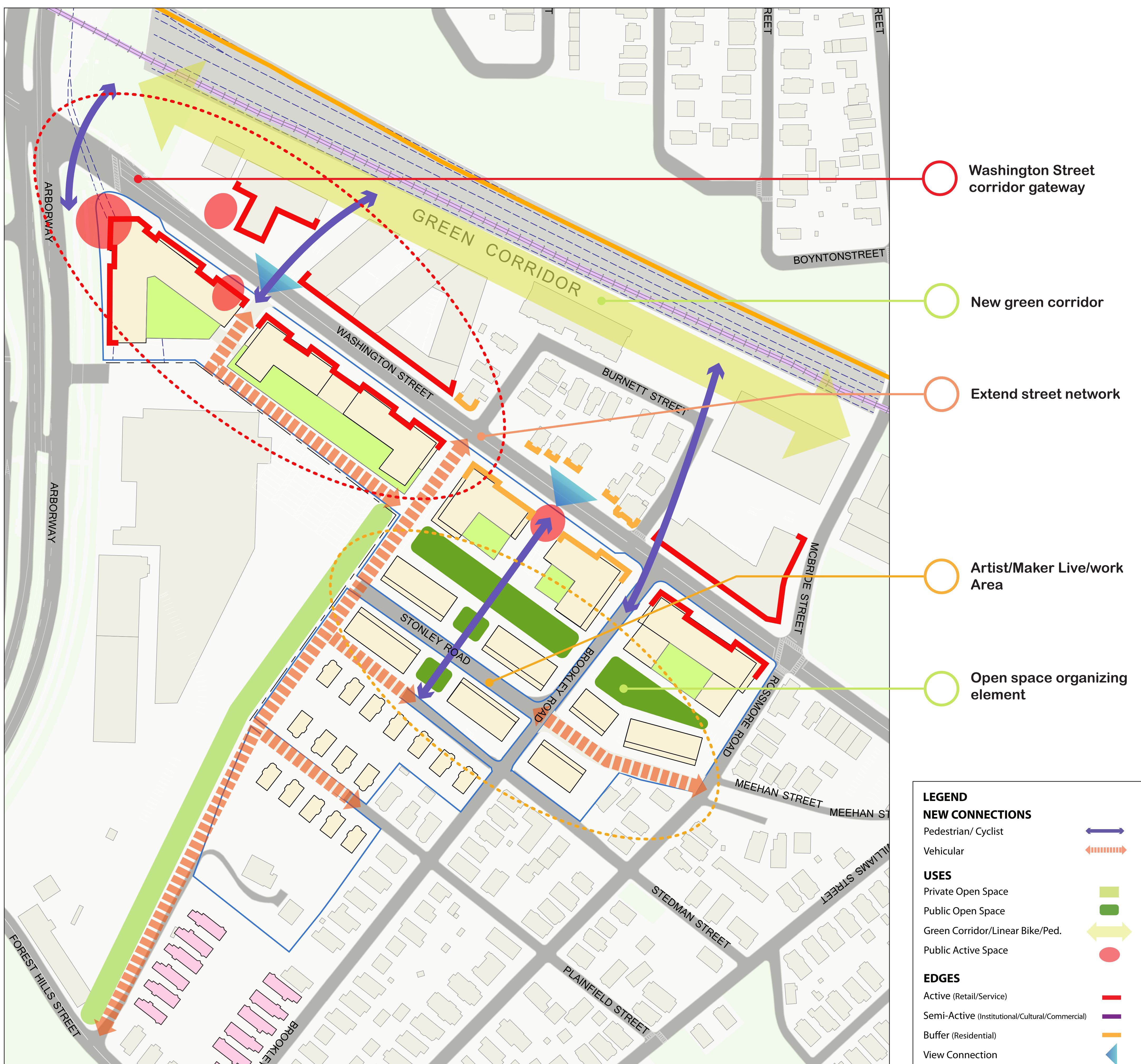
- Front new buildings and main entries on primary streets.
- Include prominent features to break up massing and accentuate corners.
- Provide for wide sidewalks with set active building edges at the back of sidewalk
- Buffer residential uses with horizontal setbacks and landscaped areas.
- Require transparent / connected ground floors in active retail areas, semi-transparent ground floors in cultural / community / commercial areas, and screened / buffered ground floors in residential areas.

Parking and Loading

- Locate curb cuts and loading areas off of side streets and at the side / rear of buildings
- Parking lots and garages are prohibit from fronting on any primary streets.
- Locate parking at basement level / underground or the rear of buildings.
- Screen all surface parking lots and include trees for shade cover.

Sustainable Development and Green Buildings

- All new buildings should strive for LEED Platinum and at minimum achieve LEED Gold.
- Multiple building projects should achieve LEED for Neighborhood Development Gold
- New development should support of Boston's GHG reduction goals by targeting Net Zero Energy performance and including onsite clean and renewable energy systems.
- Residential buildings should provide for extended sheltering-in-place including low-power operations and on-site power solutions.



PLAN: JP/Rox Washington Street

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Emerging Housing Recommendations



GOAL
30% (1,000 new units*) corridor wide income restricted housing goal to prevent displacement and achieve a balanced + diverse community.

PUBLIC ASSISTED DEVELOPMENT
(500 units*)

1. Preserve affordable housing units
2. Prioritize Public Land for affordable housing development
3. Identify & fund affordable housing developments

PRIVATE DEVELOPMENTS
(500 units*)

1. Base units / IDP (375 units*) (13% of units - 70% ami)
2. Density Bonus (125 units*) (4% of units - 50% ami)

OTHER STRATEGIES: affordable housing development and support services for homeowners + renters

1. Compact Unit (4% of units - 100% ami)
2. Accessory Dwelling Units
3. Office of Housing Stability - provide case management + policy support
4. Boston Home Center - help homeowners with home repair + property tax

* All numbers are approximated based on development scenarios

BRA and Affordable Housing

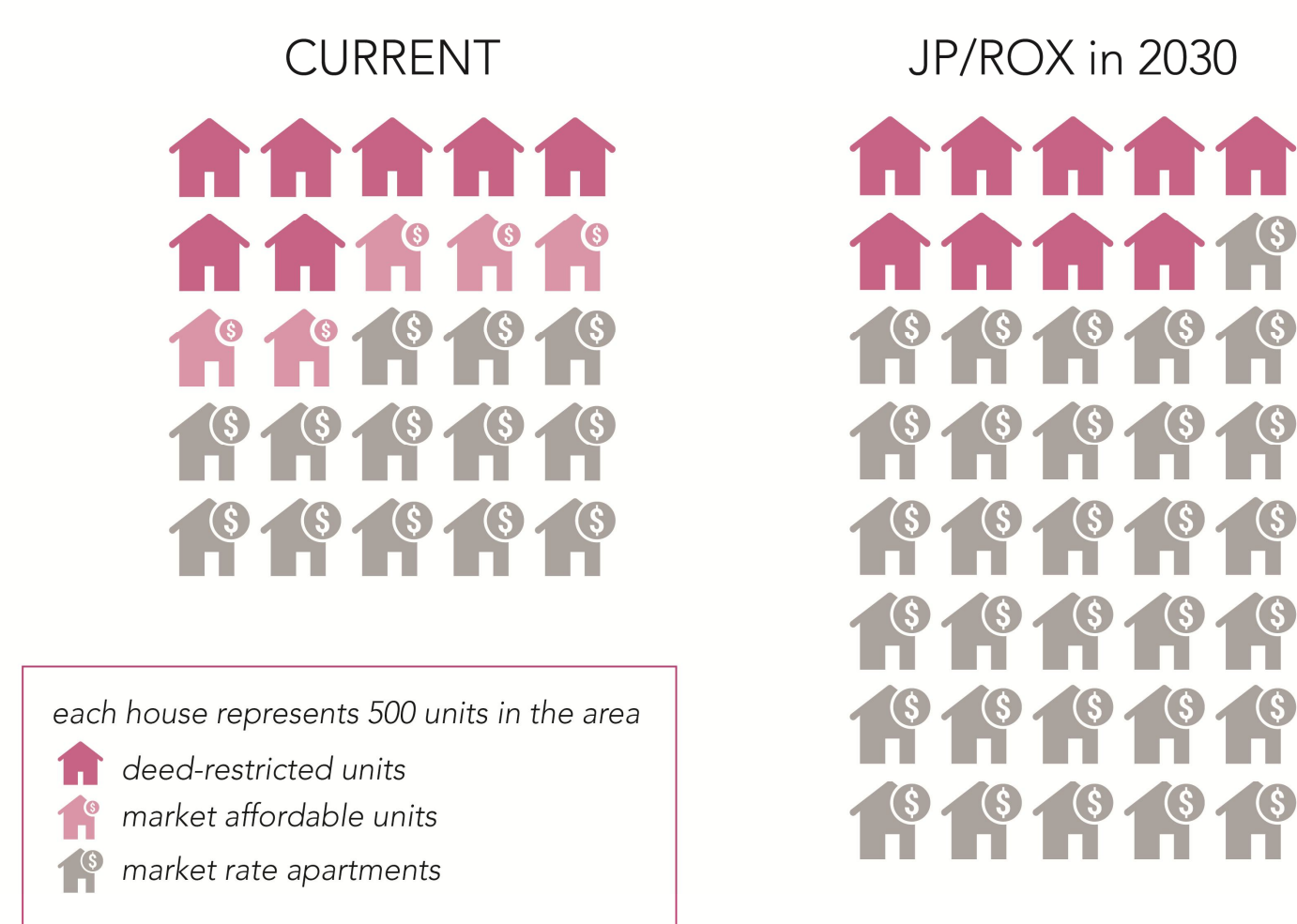
- Preserves access to affordable housing opportunities in all of Boston's neighborhoods
- Requires that all development projects of ten or more units, requiring zoning relief, include affordable units on-site, off-site or make a cash contribution towards future affordable units
- Not funded by public money, rather utilizes private development for affordable housing opportunities

DND and Affordable Housing

- Utilizes multiple funding sources to provide housing opportunities for residents of varying need and income resources
- Provides loans to non-profit and for-profit developers to create new housing units for low, moderate-income households through new construction, rehabilitation or adaptive re-use of vacant buildings
- Provides affordable rental or ownership opportunities to income qualified households

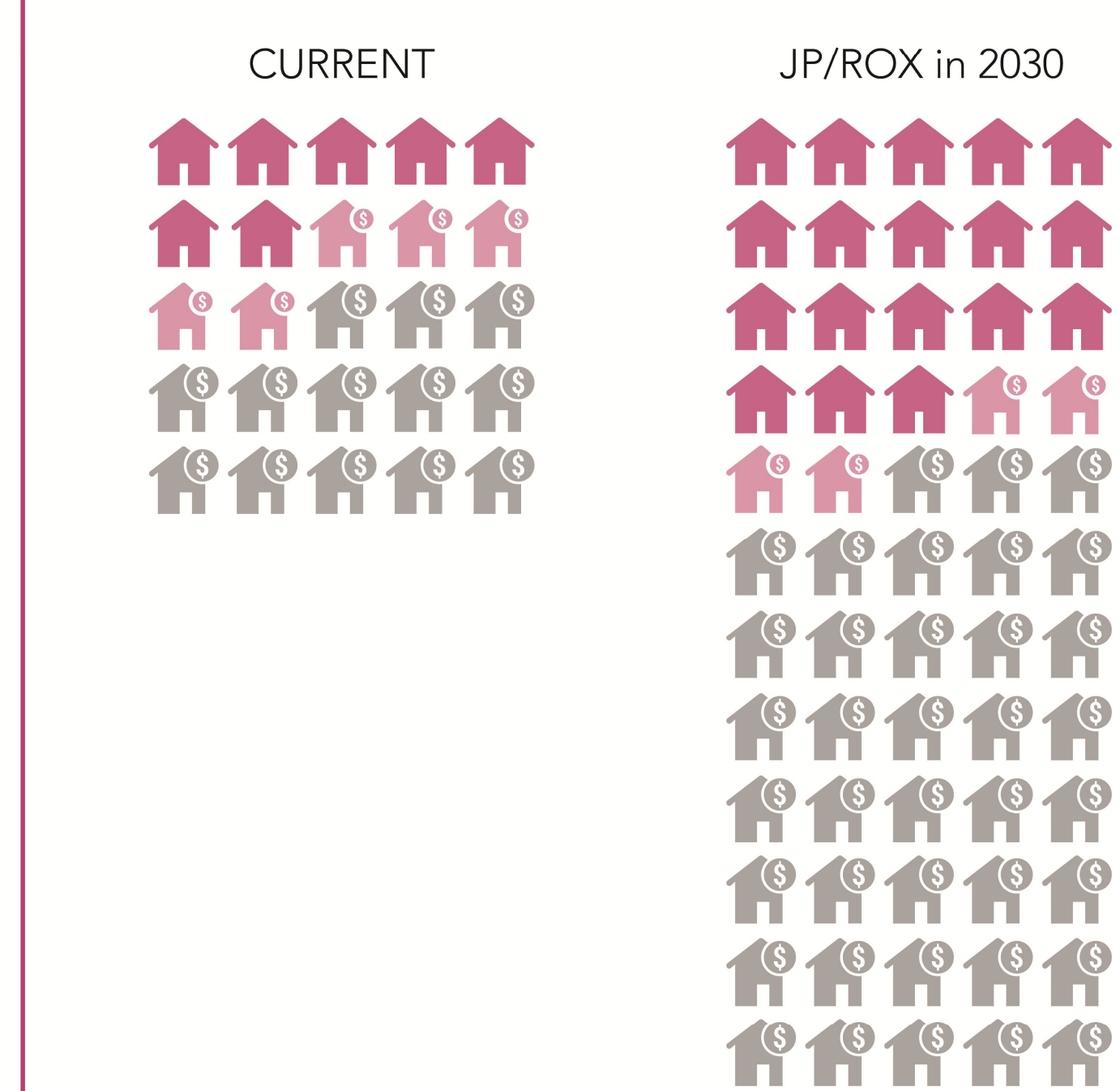
NO ACTION TAKEN = DISPLACEMENT

In this scenario, when there will be new development based on current zoning. The increased pressure on the existing housing will make housing prices increase. The JP/Rox area will lose all market affordable units and becomes a neighborhood of luxury homes (77.5%) + deed-restricted units (22.5%).



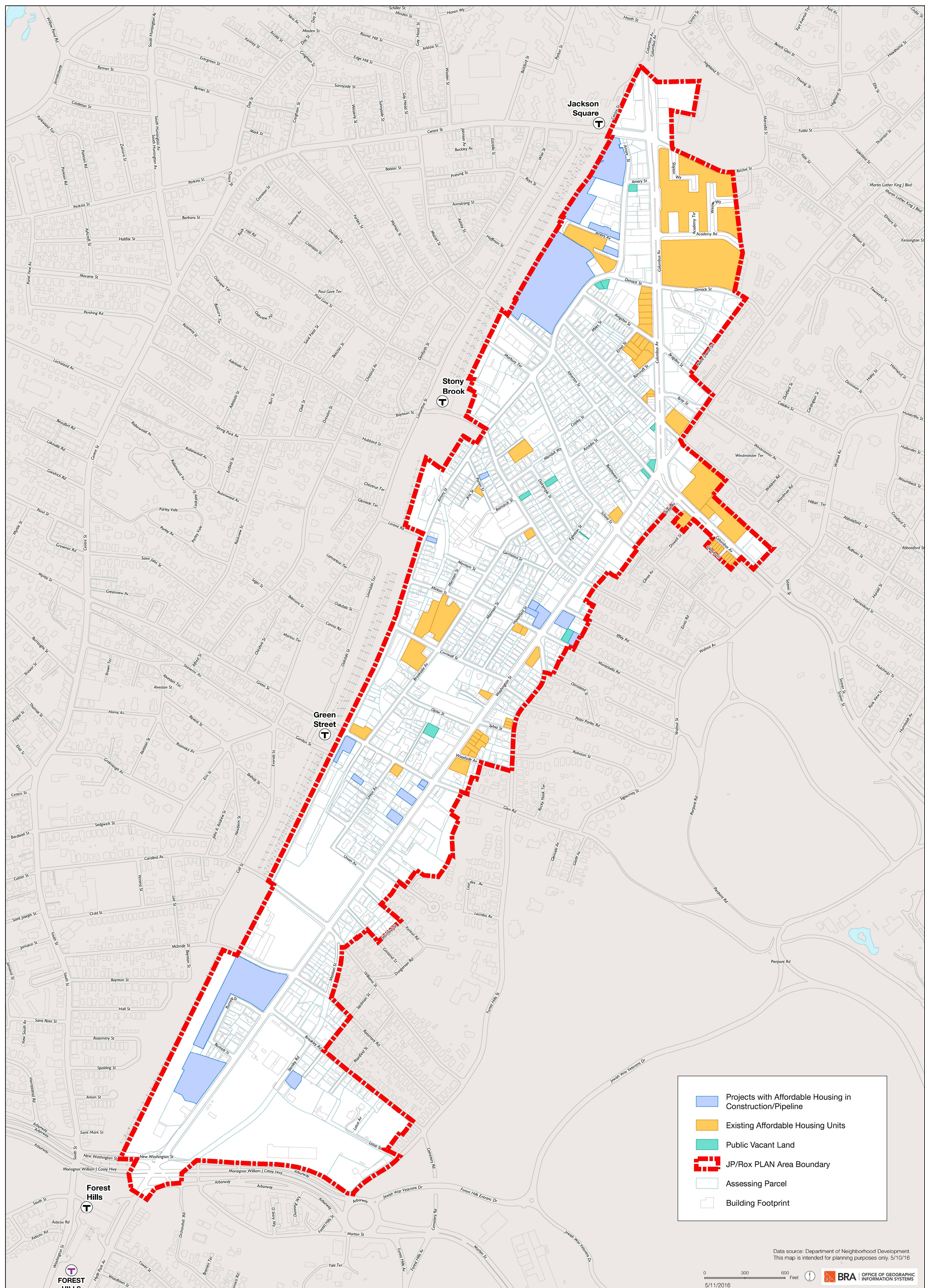
PLAN JP/ROX Proposal

In this scenario, the current JP/Rox area grows by 3,500 units but maintains a diverse neighborhood. There is mixture of deed-restricted affordable units (30%), market affordable, middle income, and luxury units.



Affordable Housing

PLAN: JP/ROX



- There are nearly 150 acres of publicly-owned City and State land in the study area; however, much of it exists as a current community asset. Greatest near-term potential for new affordable housing is 125 Amory Street (BHA, mixed-income proposal) and the MBTA Arborway Yard
- There is over 1/2 million sf of privately-owned land in the study area being used for warehouse/storage, repair garage, surface parking, auto salvage yard or is vacant
- There are approximately 750 deed-restricted affordable housing units in the study area
- There are approximately 225 deed-restricted affordable housing units either under construction or in the pipeline

PLAN: JP/Rox Washington Street

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Jobs and Business Emerging Recommendations

Support and enhance **existing businesses**, especially local businesses, within the Corridor

Attract **new businesses** to the Corridor, especially those that complement and support existing local businesses and those of the future

Encourage **affordable commercial space** in new or existing development

Ensure existing businesses have **access to services** (such as training and funding) so they can continue to be viable enterprises

Explore the use of **tools** and **resources** to support the **retention** of existing businesses

YOUR FEEDBACK

Existing Conditions:

What is your sense of existing conditions for business?

What's working well?

What could work better?

Aspirations:

What would you like to see more of in terms of goods and services and amenities?

Implementation:

How might we work together to make this a reality?

(Tell us below!)



MAYOR MARTIN J. WALSH



next street

mass economics

City of Boston

Small Business Plan

MARCH 2016

Dana Whiteside, Deputy Director for Economic Development, BRA (617) 918-4441 / "dana.whiteside@boston.gov"

Abby Furey, Neighborhood Business Manager, DND/OBD (617) 635-0313 / "abby.furey@boston.gov"

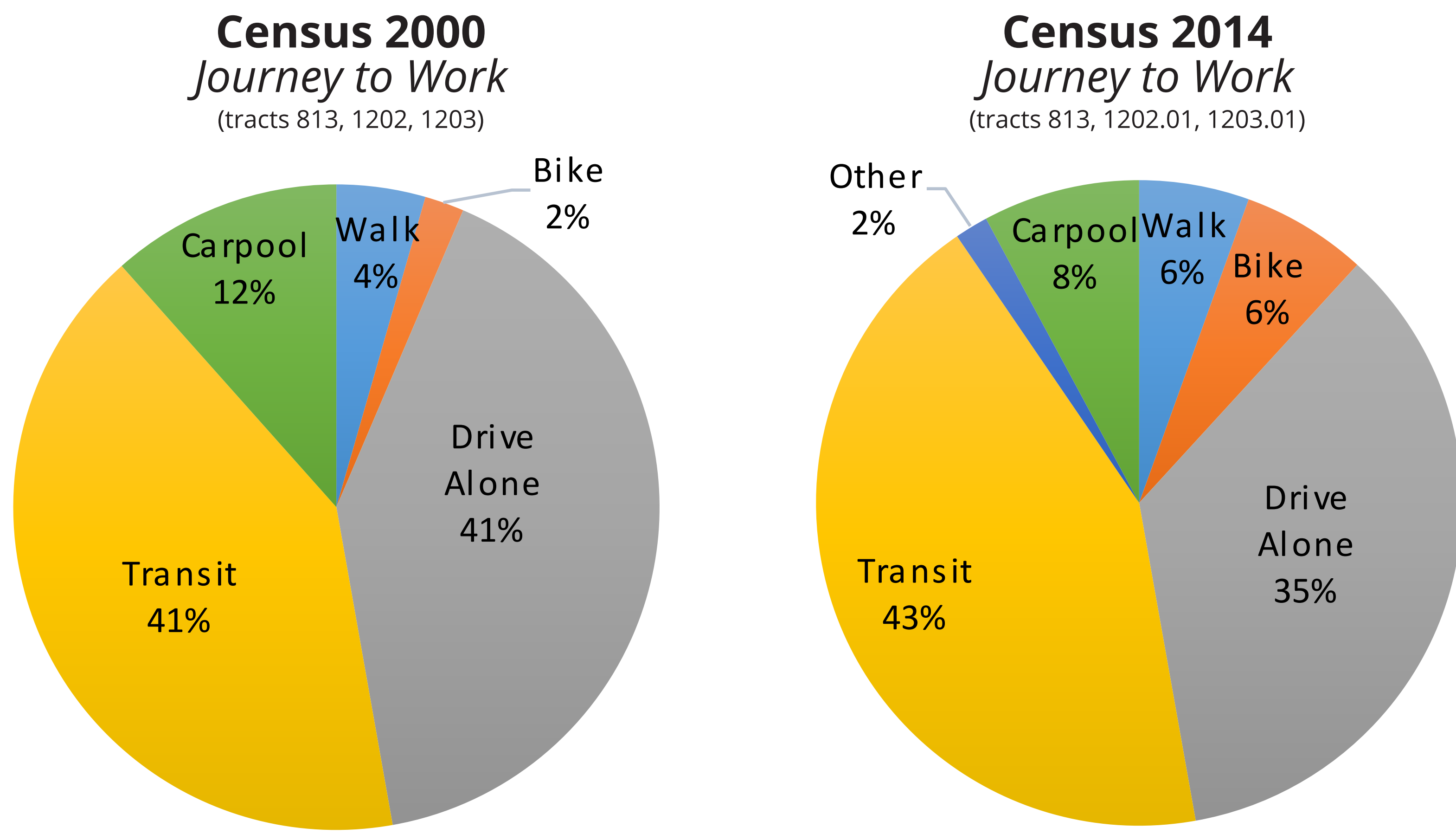
PLAN: JP/Rox Washington Street

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Transportation



Getting Around - Study Area Commuting



Boston Transportation Department's Go Boston 2030 visioning process envisions a city in a region where all residents have better and more equitable travel choices, efficient transportation networks that foster economic opportunity, and taken steps to prepare for climate change.

The City's aspirational travel mode goals are quite different from today, and community members who attended the Transportation Workshop on January 21 would like to get around differently than they do today.

GO BOSTON 2030



Boston Commuters	Share Today*	2030 Aspirational
Public Transit	33%	Up by a third
Walk	14.5%	Up by almost half
Bike	1.9%	Increases fourfold
Carpool	5.4%	Declines Marginally
Drive Alone	40.6%	Down by half
Other, WFH	4.5%	Slight increase in WFH

*ACS 5-year data 2010 and 2013

Transportation Workshop Community Responses 1.21.16

	Walk	Bike	Car / Motorcycle	Bus	Subway	Commuter Rail	Other*	Total
How did you get here tonight?	41.3%	4.8%	23.8%	2.9%	27.8%	0%	0.8%	100%
How do you get to school/work?	23.6%	16.8%	13.8%	26.9%	20.9%	1%	3.1%	100%
How do you get to other destinations in the Study Area?	35%	23.6%	19.2%	22.2%	14.1%	0%	2.6%	100%
How do you get to other destinations outside the Study Area?	16.7%	18.6%	21.8%	38%	30.7%	3.5%	8.8%	100%
How would you prefer to get around (perfect world; aspirational)?	28.6%	37.3%	4.3%	11.1%	21.7%	5.6%	4.3%	100%

*Uber/Lyft, taxi, ZipCar, The Ride, Work Shuttle etc.

Future planning will be conducted, and development will be built, to accommodate these goals, which means prioritizing public transit, walking and biking while not emphasizing driving.

Study Area Wide Guidelines and Policies

- In line with Vision Zero, Complete Streets, and building off of the ongoing Stony Brook Slow Streets Program - install approved traffic calming measures to manage vehicular speeds while promoting active transportation.
 - Particular attention should be paid to: Amory Street, Atherton Street, School Street, Green Street/Glen Road, Williams Street, McBride Street/Rossmore Road
- Institute wayfinding throughout the Study Area, including to/from Forest Hills to Arboretum, Egleston to T Stations, to Franklin Park.
- Expand Hubway Program and add station locations in conjunction with redevelopment and require development teams to financially support the program and/or sponsor new stations
- Adhere to BTD's Complete Streets Guidelines with any new development
- Create Mobility Hubs, centers of activity in Boston's neighborhoods that bring together alternative transportation choices, virtual trip-planning, and placemaking at select curbside locations.

- Take advantage of every opportunity to add to the bicycle parking supply.
- Strongly support and continue to work with the community's cycling programs/service providers and advocacy groups
- Wherever possible, sidewalks should be at least 9' wide to allow for ample pedestrian space and street trees.
- Improve signal timing and equipment to improve traffic flow, while maintaining safe speeds.
- Work with MBTA to improve reliability on Orange Line and bus routes. Take advantage of the MBTA's upcoming acquisition of additional Orange Line vehicles and add train service as demand rises.
- Promote shared parking between developments
- Reduced parking requirements based on proximity to transit

Parking Ratios

Should Parking Ratios be Lower or Higher?

Place One Dot Per Row (please put additional comments on post-it notes)

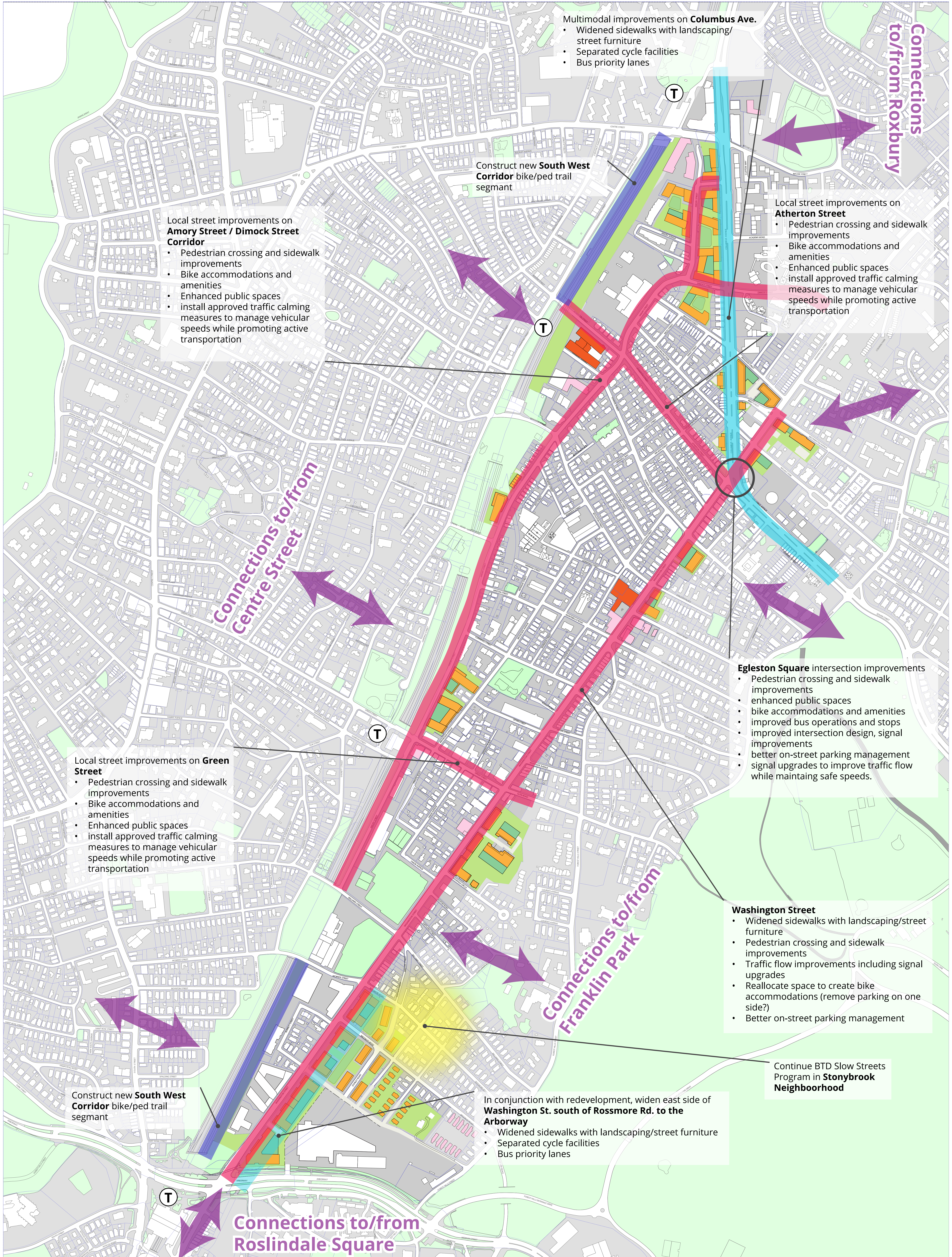
Residential		Spaces/unit	Lower?	Just Right?	Higher?
Jamaica Plain	Zoning Minimums	1-3 units	1		
		4-9 units	1.25		
		10+ units	1.5		
	BTD Policy Maximums	1			
Roxbury	Zoning Minimums	1			
	BTD Policy Maximums	1			

Commercial		Spaces/1,000 sf	Lower?	Just Right?	Higher?
Jamaica Plain	Zoning Minimum	2			
	BTD Policy Maximum	1			
Roxbury	Zoning Maximum	Office	1		
		Retail	2		
	BTD Policy Maximum	1			

PLAN: JP/Rox Washington Street

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Transportation



PLAN: JP/Rox Washington Street

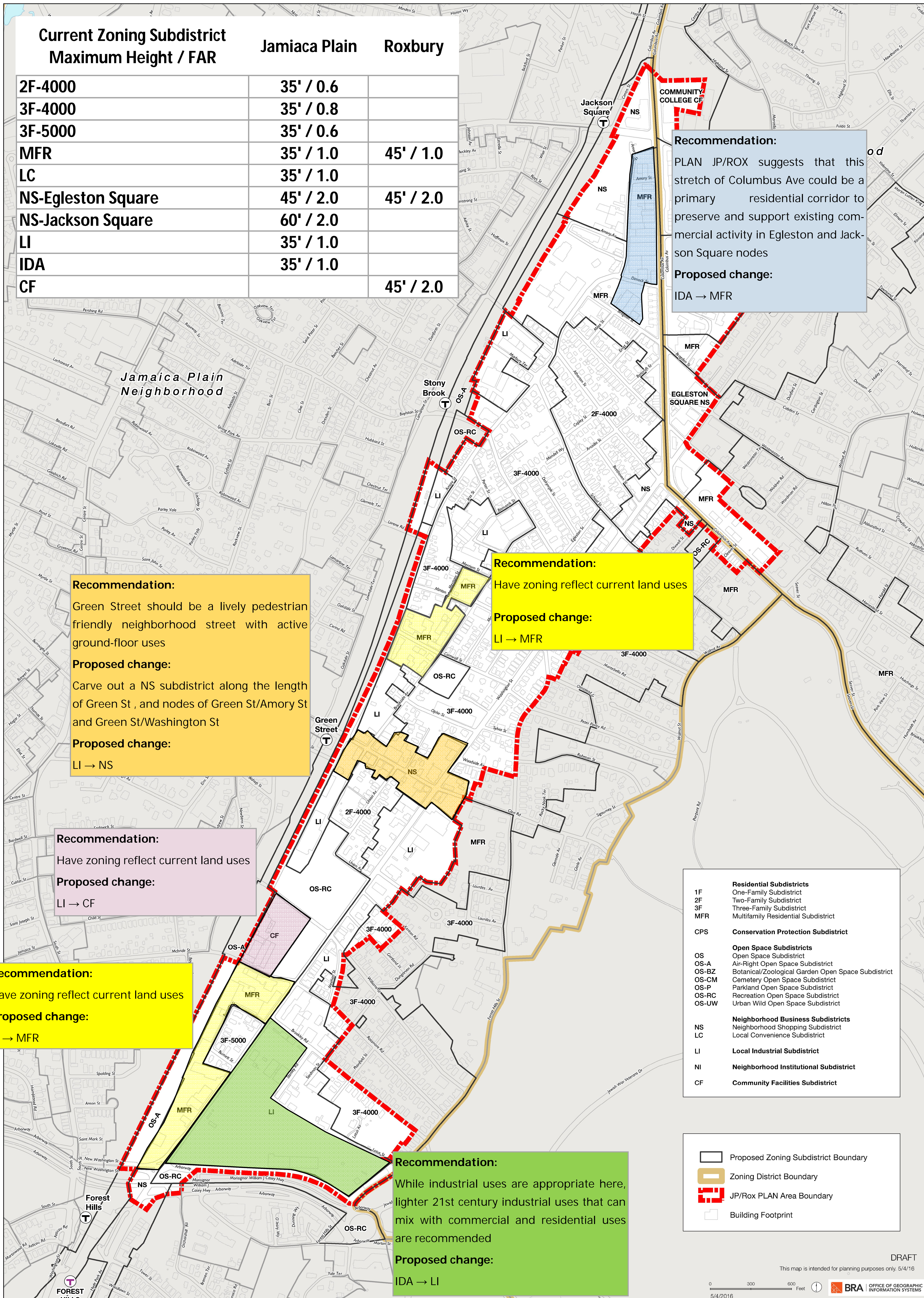
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Proposed Changes to Subdistricts

1A. Proposed Base Zoning Changes

PLAN: JP/ROX



General Zoning Recommendations

Long-term:

- Create Inclusionary Zoning
 - We need to amend the City of Boston Zoning Enabling Act
 - We will attempt to pursue this in the 2017 legislative session

Short-term:

- Retain base zoning
- There would be no changes to the base heights and FARs in any zoning subdistrict
- Proposed changes to certain zoning subdistricts reflect recent current

Draft LI Recommendations:

- Maintain current industrial uses; create opportunities for new local industrial uses, such as maker space; discourage heavier industrial auto-oriented and storage uses that are currently more permissive in the LI subdistrict
- Make residential an allowed use above the first floor
- Make warehousing (self-storage) a conditional use (now allowed)
- Make restaurants, fitness centers allowed uses
- Make art uses more permissive

Draft MFR Recommendations:

- Where currently forbidden, make certain commercial and service uses conditional or allowed only on the ground floors to create vibrancy and convenience to residents

Please note: The BRA will have more specifics in the zoning phase of JP/ROX

PLAN: JP/Rox Washington Street

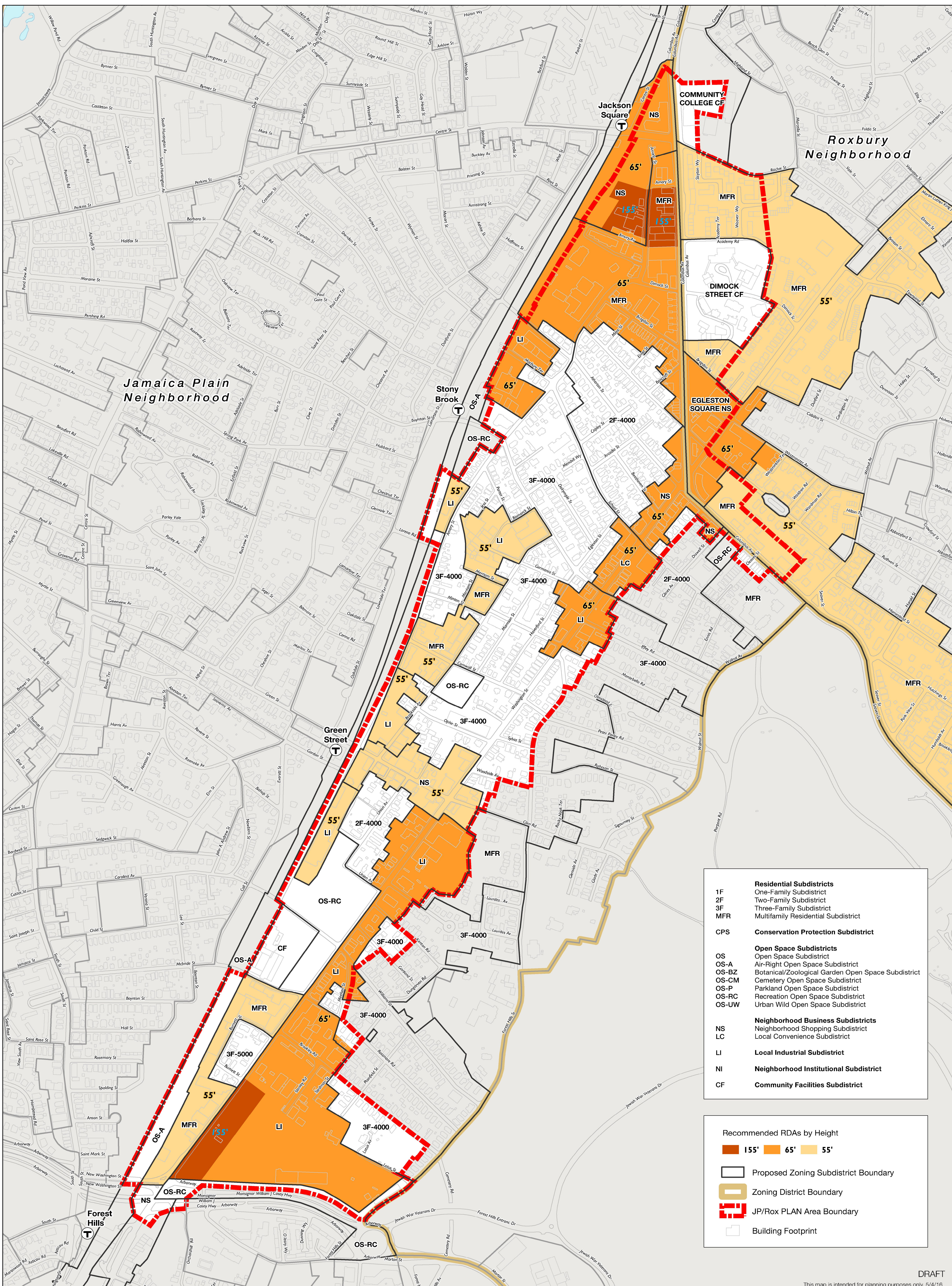
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Affordable Housing Density Bonus

5. Areas Eligible for Density Bonus

PLAN: JP/ROX



Goal

- Create opportunities for new affordable housing and new residential development
- Set clear expectations for new development

What is a Density Bonus?

Where a developer opts to incorporate public benefits into a project, such as affordable housing units, s/he may qualify for a density bonus which allows for additional development.

Outcomes:

- Total Affordability **17%**
 - * Base affordability: **13%** at 70% AMI (modeled on City-wide IDP)
 - * Density bonus: **additional 4%** on-site at 50% AMI
- Must provide additional affordability only **up to** the maximum heights (see map)

TOOLS BEING EXPLORED FOR DENSITY BONUS

	Article 80 Large Project (>50,000 GSF)	Residential Development Area (RDA) (>10,000 sf site)
Multi-family Residential MFR	✓	
Local Convenience LC	✓	✓
Neighborhood Shopping NS	✓	✓
Local Industrial LI	✓	✓

Please note: The BRA and City are still working out the mechanics behind the density bonus. We will have further explanation in the zoning phase of JP/ROX.

PLAN: JP/Rox Washington Street

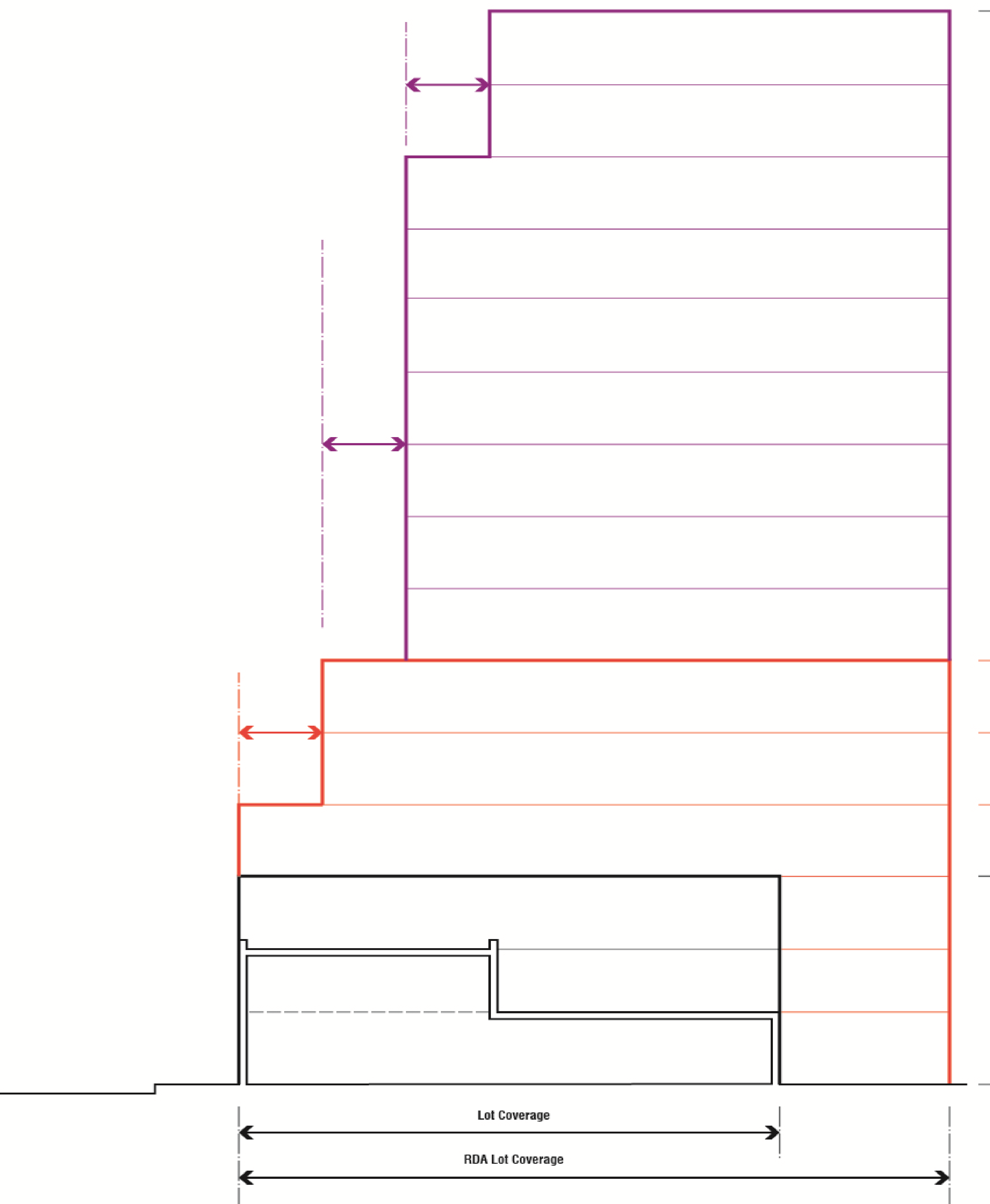
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Density Bonus Illustrations

Local Industrial Example

Base Zoning = 35' Height Limit / 1.0 FAR max



Assumptions:

- 20,000 sf site
- All housing / all floors
- 75% lot coverage
- Base affordability: 13% at 70% AMI (modeled on City-wide IDP)
- Density bonus: additional 4% on-site at 50% AMI
- Total Gross SF incorporates deductions for upper floor setbacks
- Base/existing zoning scenario assumes project will trigger IDP via Large Project Review or variances

Total Gross SF = 201,000 SF / 10.0 FAR

Total Housing Units = 201

- Base AH Units (IDP @ 70% AMI) = 26
- Bonus AH Units (Density Bonus @ 50% AMI) = 8

Total Gross SF = 74,000 SF / 3.7 FAR

Total Housing Units = 74

- Base AH Units (IDP @ 70% AMI) = 10
- Bonus AH Units (Density Bonus @ 50% AMI) = 3

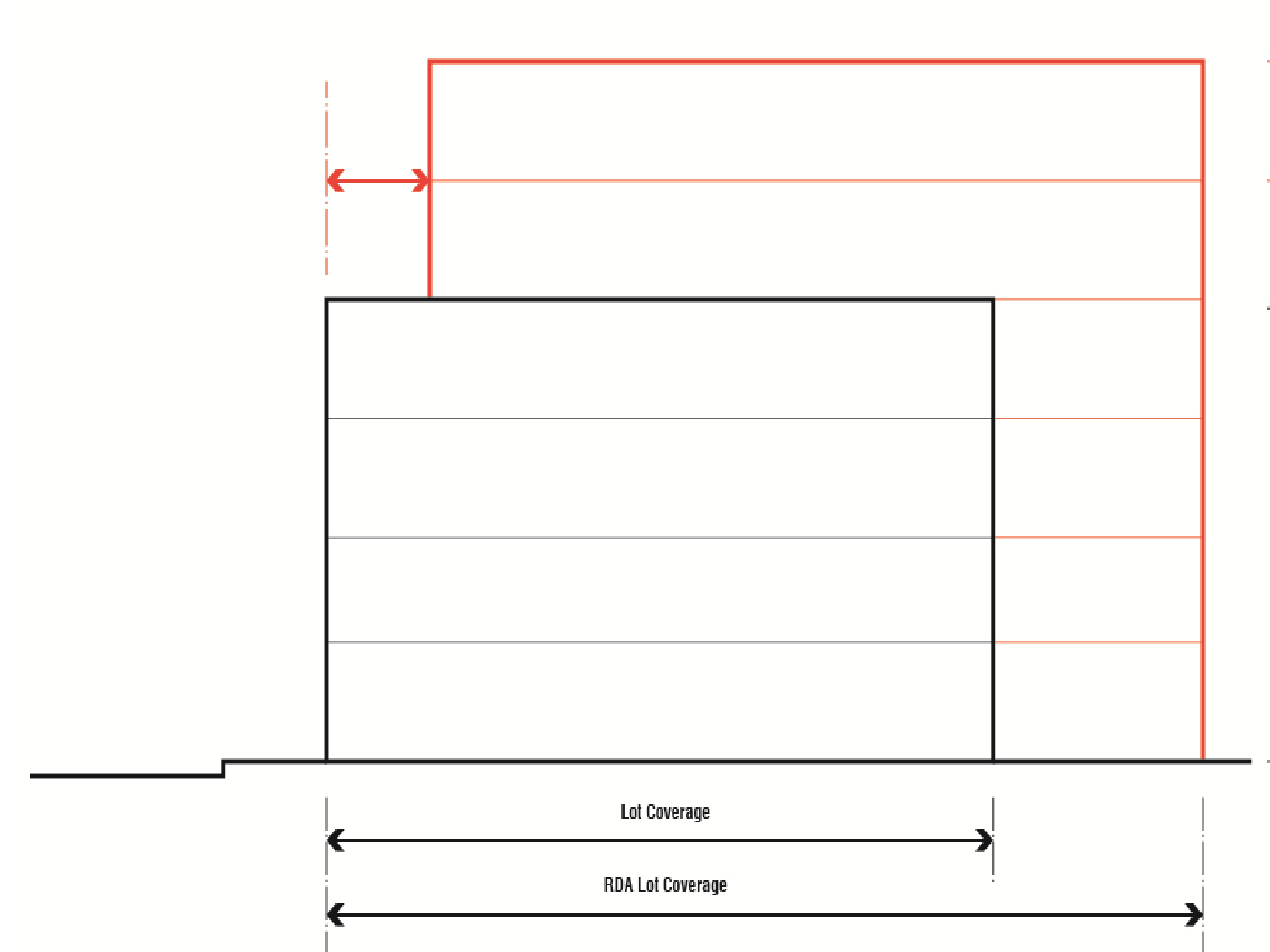
Total Gross SF = 20,000 SF / 1.0 FAR

Total Housing Units = 20

- Base AH Units (IDP @ 70% AMI) = 3
- Bonus AH Units (Density Bonus @ 50% AMI) = N/A

Neighborhood Shopping Example

Base Zoning = 45' Height Limit / 2.0 FAR max



Total Gross SF = 88,000 SF / 4.4 FAR

Total Housing Units = 88

- Base AH Units (IDP @ 70% AMI) = 11
- Bonus AH Units (Density Bonus @ 50% AMI) = 4

Total Gross SF = 74,000 SF / 3.7 FAR

Total Housing Units = 74

- Base AH Units (IDP @ 70% AMI) = 10
- Bonus AH Units (Density Bonus @ 50% AMI) = 3

Total Gross SF = 40,000 SF / 2.0 FAR

Total Housing Units = 40

- Base AH Units (IDP @ 70% AMI) = 5
- Bonus AH Units (Density Bonus @ 50% AMI) = N/A