

PROCESS TO DATE

JANUARY 2016

Study Goals and Objectives

Create a VISION, with the community, that establishes GUIDELINES to inform new ZONING for future development and implementable RECOMMENDATIONS for priority action items learned through an exploration of the following themes:

- 1) Community Resiliency and Sustainability
- 2) Land Use and Development
- 3) Mobility & Connectivity, Public Realm & Placemaking

The public process aspires to:

- Understand existing conditions
- Learn areas or buildings to PRESERVE
- Recommend areas to ENHANCE
- Identify appropriate areas for GROWTH
- Translate vision into physical scenarios that will inform PLAN recommendations



07.28.15 | Talk with Us

Open House

On July 28th, 2015, The BRA hosted an open house to kick off this study at the Brookside Community Health Center. Over 200 visitors provided hundreds of comments, questions, and ideas.

"More affordable housing especially for families"

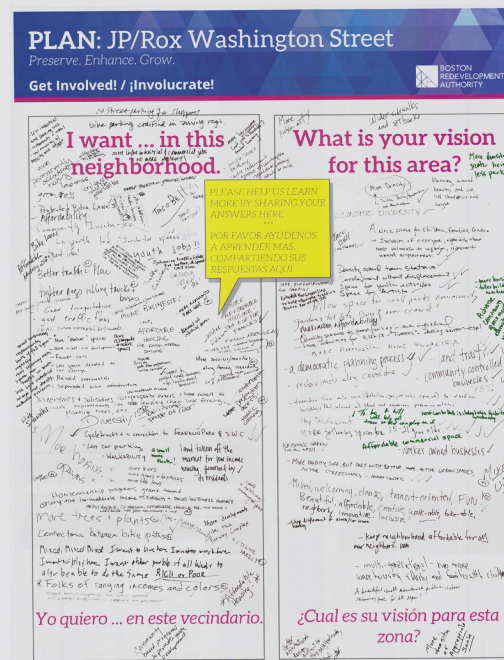
"Mixed Use!"

"More developments like the brewery complex"

"More trees + plants!"

"More gathering space for 15 -21 year olds"

"Affordable commercial space"



09.01.15 | Walk and Bike with Us

Tour and Workshop

A walking and bike tour was facilitated by the BRA in September where staff got "on the ground" feedback from stakeholders. Over 120 participants biked and walked around the study area with BRA and city staff. Feedback was collected from discussions along the way and through recordings in a field guide.



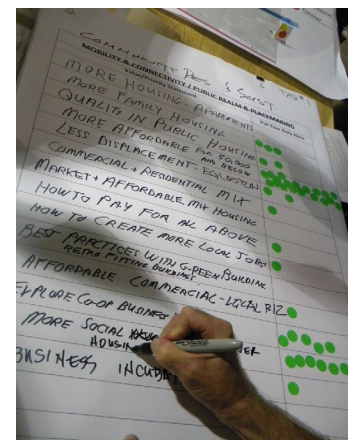
"More residential above commercial"

"Anyway to make biking more safe on Forest Hills Street? Traffic calming measures?"

"Enhancement of neighborhood connectivity & public spaces very important."

10.01.15 | Imagine with Us

Visioning Workshop



The BRA hosted a Visioning Workshop with over 150 participants where familiar themes that came out of the feedback to date were discussed in small groups. The Visioning Workshop was a chance to prioritize what we had heard and seen and to begin shaping a vision statement for the PLAN: JP/ROX initiative. Each group was facilitated by a BRA or City staff member. Top priority or value statements were ranked by a "dot voting" system.

Emerging Community Vision

1. Promote new affordable housing and retail that supports the social and economic diversity of the area
2. Guide growth that strengthens the community and respects the physical character of the existing residential areas
3. Increase the variety of uses to create more innovative job and business opportunities, and strengthen existing local and small businesses
4. Promote energy efficient buildings, green development, and neighborhood sustainability
5. Support artistic, civic, cultural and community assets
6. Enhance connections in and around and out of the area
7. Improve the safety and reliability of the many options for getting around the area
8. Create active and vibrant streets, sidewalks and public places

Proposed Planning & Rezoning Milestones

subject to change

PLANNING

Summer 2015 - Spring 2016

- ▶ Final PLAN JP:ROX Document
 - ★ BRA Board Meeting for Final PLAN Approval
- ▶ BRA Staff writes Zoning Amendments

REZONING

Summer 2016

- ▶ Final Article 50 (Roxbury) and Article 55 (JP) Amendments (map and/or text)
 - ★ BRA Board Meeting to authorize a petition to the Boston Zoning Commission to place public notice of a Zoning Commission Hearing in newspapers 20 days before the hearing
- ▶ Adoption of Final Article 50 and Article 55 Amendments
 - ★ Boston Zoning Commission Public Hearing (open to testimony)

▶ Milestone ★ Formal Action Required



11.04.15 | Planning for People Community, Resiliency & Sustainability Workshop



At Community Workshop #2. The BRA hosted a “Planning for People” Workshop where the familiar theme of “Community Resiliency and Sustainability” was explored. In that theme are those topics of housing and affordability, business and jobs, environmental sustainability, and community resiliency.

The Department of Neighborhood Development (DND) provided an overview of affordable housing in the City of Boston in a short presentation, and suggested some tools that city policy makers can explore to increase affordability (that presentation is provided online).

In small breakout groups, each table conducted an exercise that involved listing and ranking questions around one of the top priority statements listed within the Community Resiliency and Sustainability theme.

Some of the Participants Exercise Questions:

- “How to we disperse affordable housing throughout neighborhood?”
- “Isn't it a distraction to focus on creative housing models when people's concern is affordability?”
- “Will walkability be a priority? Walkable for who? Metrics? How do we create walkability?”
- “How to support the existing business in our community?”
- “What qualifies as an incentive?”
- “As far as transportation, how is building going to affect transportation in the neighborhoods?”

12.10.15 | Planning for Places Land Use & Development Workshop

“Planning for Places” Workshop explored the theme of “Land Use and Development”. After a full-group presentation on land use, urban design principles and current real estate market conditions, participants worked in small groups to answer fundamental questions about the physical character and future of the study area.

Breakout Group Questions:

- Where would you like to see changes happen?
- Where is change already happening?
- What should the new uses be?
- What should the character of new buildings and uses? How big, how many stories?

Participants worked with their neighbors to mark up table maps and discuss questions, trade-offs and ideas.



Ideas Included:

- “Focus retail at Jackson and Egleston”
- “Mixed use could include light industrial subject to performance standards”
- “Stonley Road Industrial Area: 6-8 stories with step down toward the neighborhood to 3 stories”
- “Tall buildings in clusters, not the whole way”

Upcoming Community Workshops

- February 2016: Development Scenarios and Design Guidelines
- March 2016: Draft Recommendations and Implementation Strategy
- April 2016: Finalized Plan and Recommendations



TO LEARN MORE VISIT:
bit.ly/planjprox