

<b>Date Submitted</b>	<b>Sender</b>	<b>On behalf of... (Organization/Agency/Group)</b>
1/12/2024	Carlos Aramayo	UNITE HERE Local 26
1/18/2024	Müge Ündemir	Preservation of Affordable Housing, Inc. (POAH)
1/18/2024	Lyndia Downie	Pine Street Inn, Inc (PSI)
1/19/2024	Kara Elliott-Ortega	Mayor's Office of Arts and Culture (MOAC)
1/26/2024	Tamara C. Small	NAIOP Massachusetts, The Commercial Real Estate Development Association
1/28/2024	Jonathan and Ginny Gass	Bellevue Hill Improvement Association, Inc. (BHIA)
1/28/2024	Kathleen "Kathy" McCabe	Longfellow Area Neighborhood Association (LANA)
1/29/2024	Jenn Cartee	Dorchester Growing Together (DGT)
1/29/2024	Tim Horn	Fenway Civic Association (FCA)
<b>COMMENT LETTERS BELOW</b>		

# UNITEHERE! LOCAL 26

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January 12, 2024

James Arthur Jemison II, Director  
Boston Planning & Development Agency  
Boston City Hall, 9th Floor  
Boston, Massachusetts 02201

Dear Director Jemison,

On behalf of our 12,000 members in the Boston-area hospitality industry, we write in support of the Squares and Streets initiative. This innovative and collaborative approach to neighborhood zoning is a model for how to make zoning tangible, democratic and functional to populations traditionally excluded from such conversations.

In recent years we have seen an explosion in hotels with compact rooms. The Moxy, Yotel and citizenM brands are now well established here in Boston and we have seen a slew of others proposed. We raise this as a consideration because of the potential impact a small (less than 50k sq ft) hotel could have on a given neighborhood. With a smaller hotel room footprint, a hotel can nearly double its room count, and therefore its trip generation, among other things that impact neighborhoods.

**Our suggestion would be to either (a.) make small hotels conditional in S3, S4 and if possible S5 so each hotel proposal can be vetted based on its room count and other neighborhood impacts or (b.) change the definition of "small hotel" from "50k sq ft or less" to "50 rooms or less" so there is a more accurate representation of the number of guest rooms and therefore representation of the impact on the neighborhood.**

We thank you for this opportunity to comment on this dynamic initiative. Please do not hesitate to reach out to my General Agent Jaimie McNeil at [jaimie@local26.org](mailto:jaimie@local26.org) if you have any questions.

Sincerely,



Carlos Aramayo, President  
UNITE HERE Local 26



January 18, 2024

Zoning Reform Team  
Boston Planning & Development Agency  
One City Hall, Ninth Floor  
Boston, Massachusetts 02201

Re: BPDA Squares + Streets Draft Zoning Text Amendment.

On behalf of Preservation of Affordable Housing, Inc. (POAH), thank you for the opportunity to comment on the Boston Planning and Development Agency (BPDA)'s Squares + Streets Draft Zoning Text Amendment (the "Draft").

**POAH commends the BPDA for its work in the Draft to streamline zoning requirements for neighborhood projects, which once implemented will provide more predictability for desperately-needed affordable housing development projects in Boston – speeding up the development process and reducing per-unit costs.**

POAH is a Boston-based nonprofit housing developer whose mission is to preserve, create and sustain affordable, healthy homes that support economic security, racial equity and access to opportunity for all. POAH provides affordable rental homes for more than 20,000 low-income Americans across 11 states and D.C., including seniors, families with children, and persons with disabilities.

Across the City of Boston, POAH has built or renovated nearly 900 affordable rental homes for families and seniors – at communities in the South End, the West End, Roxbury, Mattapan, and Kenmore Square. With the support and partnership of the City of Boston, POAH is now working hard to create new affordable housing at Columbia Crossing in Dorchester and through the redevelopment of the West End Library site.

POAH's comments derive from our perspective as a developer of affordable multifamily rental housing, and our experience with the zoning process in Boston and in other cities where we work. All too often, affordable multifamily development projects cannot be built as-of-right under base zoning, and the process of securing necessary variances can add years to the development process – and those delays translate to costs and uncertainty which can kill good affordable housing proposals.

That is why we support the Draft and encourage BPDA to implement it expeditiously – because it provides a clear, streamlined path for zoning approvals for affordable housing developments in locations within the City's neighborhoods ("Active Main Streets" and "Active Squares") where they are appropriate.

In particular, we support the Draft's proposed density regulations in the proposed "Active Main Streets" and "Active Squares" districts, which would permit moderately scaled affordable multifamily housing developments



in areas where that level of density is appropriate and supportable. We likewise support the removal of parking minimums in those districts, which provides housing developers better flexibility to tailor each project's parking plan to its location (including transit access) and resident population, instead of prescriptively defining parking requirements (which are often a significant cost driver).

In the interest of clarity, we are hopeful that the Draft's new district designations will replace the current zoning district designations (neighborhood shopping, local commercial, community commercial, etc.). Maintenance of both sets of district designations within the same overall zoning code would be confusing for all concerned.

In the same vein, we anticipate that the final code changes will need to be carefully coordinated with the fire code to ensure consistent, predictable requirements for new projects. For example – the Draft stipulates that access for parking facilities shall not exceed 12 feet in width for parking facilities with fewer than 50 spaces, while the current fire code requests 20-foot width to access residential buildings.

Thank you for the opportunity to share POAH's perspective as the BPDA moves ahead with this important undertaking. Please don't hesitate to contact me at [mundemir@poah.org](mailto:mundemir@poah.org) or 617.391.9484 if you have questions or would like to discuss POAH's comments.

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Sincerely,

Müge Ündemir  
Senior Project Manager  
Preservation of Affordable Housing (POAH)



[WWW.PINESTREETINN.ORG](http://WWW.PINESTREETINN.ORG)

444 Harrison Avenue  
Boston, MA 02118  
617.892.9100

January 18, 2024

Arthur Jemison  
Chief of Planning and Director  
Boston Planning and Development Agency (BPDA)  
One City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02201

RE: Squares + Streets Planning and Zoning Initiative

Dear Director Jemison:

**Pine Street Inn, Inc. (PSI)** is pleased to comment on the BPDA's Squares + Streets Planning and Zoning Initiative. Since its inception in 1969, Pine Street Inn, Inc. (PSI) has served Greater Boston persons experiencing homelessness through various responsive, community-based programs and services. PSI is the largest nonprofit homeless services agency in New England. PSI provides food, clothing, shelter, day and night-time street-based outreach, access to health care (including behavioral health), job training, affordable housing, and other critical resources for over **2,000** individuals each day and night at its **44** locations throughout Metropolitan Boston. Pine Street Inn's mission is to **end homelessness** by making permanent housing a reality for all. To that end, PSI currently operates **960** permanent housing units in Greater Boston.

PSI applauds the BPDA's effort to reform the convoluted and often confusing existing zoning guidance. Pine Street Inn is dedicated to and invested in **creating affordable housing for formerly homeless persons**, typically with income at or below 30% of the Area Median Income (AMI).

Developing permanent supportive housing for persons experiencing homelessness involves:

- a plethora of funding sources,
- significant community process, and
- **long-term commitment** for the nonprofit agencies involved.

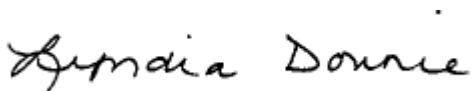
Arthur Jemison  
Chief of Planning and Director  
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January 18, 2024

With this in mind, Pine Street Inn would like to encourage **allowing all forms of permanent supportive housing, including Lodging Houses, in all Squares + Streets districts** (S0, S1, S2, S3, and S4). PSI currently operates permanent housing with supports, including Lodging Houses in several Boston neighborhoods, and works hard to be a part of the community, and integrate our residents into the local neighborhood fabric. Pine Street Inn prides itself on being a **good neighbor**, offering community meeting space, and encouraging tenants to volunteer for local neighborhood events and activities. Affordable permanent supportive housing offers an **important and workable solution to homelessness** for our most vulnerable citizens, and should be welcomed as an allowed use throughout the City.

Similarly, Temporary Shelter Facilities are forbidden in all Squares + Streets districts. This has the unfortunate effect of not providing **warming and service centers for unsheltered persons** experiencing homelessness, who will congregate in squares and on the residential streets at night if there are not **easily accessible places** to rest and receive services targeted for **movement towards permanent supportive housing**. Pine Street Inn requests that the BPDA consider the benefits of these facilities for both unsheltered persons experiencing homelessness and the residents and businesses located in the Squares + Streets districts, and **allow Temporary Shelter Facilities in all Squares + Streets Zoning districts**.

Thank you for the opportunity to comment on the BPDA's Squares + Streets Planning and Zoning Initiative. Pine Street Inn appreciates the knowledgeable staff, essential services, and informed guidance provided by BPDA staff and pleased to continue to **work in partnership** with the BPDA to **develop affordable housing and end homelessness**.

Sincerely,



Lyndia Downie  
President and Executive Director

To:  
Abdul-Razak Zachariah  
Planner  
Boston Planning & Development Agency

Re: Squares + Streets Draft Zoning Text Amendment

Dear Abdul,

We thank the BPDA and the Squares + Streets team for their continued work on modernizing Boston's Zoning Code. We also appreciate the opportunities the BPDA has provided for City of Boston staff to review and discuss the proposed zoning amendments. Our office has considered these amendments in great detail and offer our comments with knowledge that they will require continued conversation. Our hope is that this letter will serve as a documentation of the comments our offices have discussed and provide transparency to the arts and culture community of Boston.

Boston Creates - our 10-year cultural planning initiative - revealed a deep and widespread need for affordable cultural spaces for people to gather, create, collaborate, and participate in the arts - especially arts that reflect their culture in their own neighborhoods. The plan aligns public and private resources to strengthen cultural vitality over the long-term. Our goal is to weave arts and culture into the fabric of everyday life.

Space to create and share work is vital for Boston's arts and creative ecosystem. Our regional cultural space ecosystem is under strain - development pressures, Covid-19 impacts and historic under-investment in the sector have resulted in a fragmented and insecure landscape of workspace for the arts and wider creative industries.

Boston has lost numerous creative workspaces and cultural venues over the last decade. Other cultural spaces are under threat today. Over 100,000 sq.ft of cultural production space (studios, rehearsal spaces) have been lost in the last 5-7 years, along with numerous live music venues, gathering spaces and specialist retail - all identified as cultural assets in our [placekeeping report](#). While this report and these numbers center on Allston-Brighton, they are indicative of trends across the city and region.

This space instability is limiting all other aspects of MOAC's work. Our goal is to see **no net loss of cultural space** in Boston. This means that any cultural space that is under threat needs to be secured or re-provided and that new cultural space should be created to make up for past spaces lost. Boston is well positioned to act on this goal through the Squares + Streets planning processes. Changes to Boston's Zoning Code can and should codify

anti-displacement protections for arts and culture uses, more widely allow arts and culture uses, and more generally support access to arts and culture by all.

**1. Our office supports and advocates allowing arts studios and arts-related uses across all Squares + Streets Districts.**

As proposed in the amendments, arts studios are a forbidden use in the S0 district. MOAC advocates that arts studios be allowed on the ground floor of the S0 district. The role of the arts in all aspects of life in Boston is reinforced via equitable access to arts and culture in every community, its public institutions, and public places. Allowing arts studios and other arts-related uses across all commercial districts is integral to maintaining equitable access to art in everyday life.

**2. How do outdoor commercial spaces such as outdoor event space, performance areas, seating (including dining), staging, etc. relate to “Outdoor amenity space” as described in Item G of the Dimensional Standards Reference Guide?**

Excluding these spaces and other, similar outdoor commercial spaces, from the definition of “Outdoor amenity space” may pose a barrier to the inclusion of arts and culture uses in high-traffic and accessible areas. Our office recognizes the benefits of art and culture in everyday lives and supports zoning that is permissive of a wide range of arts and culture uses in every neighborhood including those that may choose to or require the use of outdoor space.

**3. Article 11 should be further amended to clarify and codify distinctions between signage, advertisement, and public art. In addition, for those projects that meet the criteria of Article 80 and include public art, administrative review and approval by the Mayor’s Office of Arts and Culture should be included.**

Clarifying the distinctions between signage, advertisement, and public art would allow MOAC to better guide community-initiated public art projects across the city. In addition, MOAC is often approached by development teams that have made commitments to public art in the Article 80 process. However, MOAC does not currently have the regulatory authority to review public art on private property and the current processes are unclear both for the proponent and our office. The inclusion of administrative review in the Code for such instances would greatly benefit the outcomes of public art on private property, codify certain standards, and document a clear process for MOAC, the BPDA, and developers.

Our office is available to assist in drafting and refining language for Article 11. We ask that the BPDA Design Review team also be involved in constructing amendments to this article.



**4. The Mayor's Office of Arts and Culture strongly requests that a fifth categorization of entertainment/event venues be provided to include spaces with a maximum capacity of 250 people.**

Currently, there are only 3 small-format venues in the City that our office is aware of and this type and size of space is integral to supporting local talent. Given the economics of booking and producing live entertainment, appropriately matching venue size and entertainer/expected audience size is paramount.

While our office supports venues of all sizes, MOAC has witnessed a rapid decline in available music venues that offer valuable opportunities for our local artists to perform and showcase their work. MOAC seeks to help facilitate the opening of new music venues with maximum capacities of 150-250 people. MOAC recognizes that the venues of this size are included in the Accessory Uses. However, it is a priority of this office to elevate the needs of the music community and strongly encourages the inclusion of this category in the primary use table. We also strongly recommend that venues of this size be made allowable in the S0-S4 districts.

**5. MOAC seeks clarity on how cafes are considered by the proposed amendment and how live entertainment in restaurant, cafe, and bar spaces will be addressed.**

As the amendments are written, it is unclear where cafes would fall within the Code. Would cafes be considered a part of "restaurant" as described in the proposed amendments?

Similar to what is described in item 4 above, cafes, restaurants, and bars are valuable venues for artists and entertainers to present their work. MOAC advocates that live entertainment, with appropriate licenses, be allowed in all restaurants, cafes, and bars across the Squares + Streets districts.

**6. The definitions of "makerspace" and "arts studios" include language that links noise to nuisance. MOAC strongly encourages the Squares + Streets team to reconsider the language used in these definitions, eliminating the link between noise and nuisance.**

Noise is a natural byproduct of most activities, even those outside of the arts and culture uses. In certain instances, such as in performance arts, sounds are not only a normal outcome, they are expected and required.

As written, the reference to nuisance is subjective and arbitrary. The City of Boston's noise ordinance already provides clear parameters for the emission of sounds across a number of use types. The Zoning Code should not further limit normal and expected outputs from arts and culture uses. MOAC suggests eliminating noise and/or nuisance references in these definitions

**7. MOAC suggests including the “sale of” art in the definition of museums and galleries.**

Boston is home to many commercial galleries that not only display art and creative work but also participate in the sale of art. The City’s definitions should reflect the various types and operations of galleries within Boston.

**8. MOAC is concerned with the broad definition for “adult entertainment” within the Code and recommends that the term be more narrowly defined so as not to impact art galleries, museums, performance spaces and other arts and cultural organizations or culturally relevant practices.**

Our office supports access to the arts for everyone. We value the diversity that exists in artistic expression and seek to maintain access to produce and enjoy that range. This includes nude and semi-nude works of art, artistic gender expressions, and other such displays.

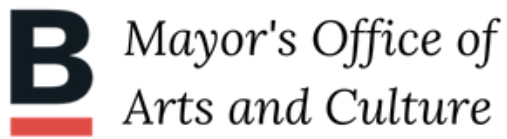
Specifically, we can imagine a scenario in which a commercial gallery has on display works for sale that depict nudity or partial nudity. As written, the definition for “adult entertainment” could be construed to forbid these galleries or otherwise inadvertently restrict the display and sale of artistic work.

MOAC does not view itself as the authority on the bright-line between artistic expression and “adult entertainment,” but our office seeks a definition that protects the arts and culture community. We also caution that any definition of “adult entertainment” should not prohibit other artistic expressions. For instance, the artistic expression of gender is a culturally relevant practice in the LGBTQ+ community.

MOAC recommends the use of a definition that lists the specific enterprises that are intended to be encompassed under “adult entertainment.” Examples that our office has referred to include The Code of the City of Austin, Texas Section 25-2-801 and Minneapolis Code of Ordinances Section 549.340. Below we believe that the City of Vancouver has succinctly and explicitly defined “adult entertainment.”

*“Facilities including adult motion picture theaters; adult video/book stores; and topless, bottomless, and nude dance halls which include materials and activities characterized or distinguished by an emphasis on matters depicting specified sexual activities or anatomical areas.”*

- Vancouver Municipal Code 20.160.020(C)(3)



Our office appreciates the work the BPDA team has put into these zoning amendments. Together, our offices can ensure a stable and secure future for the arts and culture ecosystem. We look forward to working with you to address these needs through zoning and additional planning conversations.

Sincerely,

Kara Elliott-Ortega  
Chief of Arts and Culture



January 26, 2024

Arthur Jemison, Chief of Planning  
Boston Planning and Development Agency  
City of Boston  
Boston, MA 02201

**Re: NAIOP comments on Proposed Zoning Amendments Advancing Squares + Streets**

Dear Chief Jemison,

NAIOP Massachusetts, The Commercial Real Estate Development Association, is grateful for the opportunity to offer comment in response to the proposed zoning amendment creating new regulations for Squares + Streets Districts. NAIOP strongly supports Mayor Wu's vision for creating a clear, predictable and concise zoning code for the City of Boston. It is critical that all of the City's constituents understand the permitting process.

NAIOP offers the below comments and requests for clarification in the hopes that the Boston Planning and Development Agency (BPDA) and the City can advance a clear vision for the City's zoning code in this first, critical step.

- I. Though the intent of the frameworks is laudable, NAIOP is concerned that by creating entirely new use structures complete with their own definitions, the BPDA is unintentionally making the zoning code even more cumbersome – in contrast to its and the City's shared goals. NAIOP suggests that instead of moving forward in pieces, the City should instead commit to a comprehensive review of the code to align and harmonize as many provisions as possible. While this will take more time and require feedback from all interested parties, NAIOP believes a comprehensive review and amendment will better achieve the City's goals of a clear, predictable and concise zoning code.

If the BPDA is committed to the current effort, NAIOP strongly urges the City to re-release a draft for consideration and comment, and hold multiple, accessible working sessions for all interested parties – including property owners, design professionals, neighborhood representatives, elected officials, representatives of the Inspectional Services Department and the BPDA, and other City agencies to ensure that the final proposal is practical, feasible, and advances the City's goals. In this regard, we note that the release of the initial draft during the holiday season with comment period during the month of January may not have afforded optimum opportunity for meaningful comment.

- II. NAIOP is generally concerned with the perceived presumptions surrounding retail space throughout the proposal. Associating and linking retail needs with a project size does not align with the ways retail tenants think about space. Retailers looking for space desire foot traffic, visibility and locations specific to their customer base – regardless of the amount of apartment units or commercial space above the space.

NAIOP is concerned that the City's emphasis on mandatory retail will result in empty storefronts – harming the vitality of neighborhoods. Additionally, mandatory retail can result in fewer housing units – which are more likely to be quickly activated and contribute to a community base. In recent transactions for buildings with ground floor retail, NAIOP is now regularly seeing buyers place a \$0 value on the retail space as there is an assumption in the Boston market that many of these storefronts will simply remain vacant.

**NAIOP urges the City to consider allowing more flexibility in the consideration of including retail.** This will give both the public and property owners the opportunity to evaluate and envision the types of space that will enrich the surrounding community.

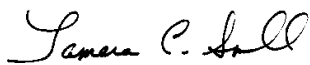
Additionally, many ground floor uses remain conditional or forbidden. We are concerned that housing production will be obstructed or slowed while a project's commercial uses seek zoning relief that may be critical to bringing an economically viable project forward, or uses that the community may desire in a mixed-use project.

- III. To ensure maximum flexibility for the City, NAIOP urges the BPDA to strike Section 26.2(B) in its entirety. NAIOP believes that the use of PDAs, where appropriate, ensures that development of complex and innovative projects can continue to drive the creation of needed residential housing and thriving businesses.
- IV. Understanding the City's commitment to these proposed changes, NAIOP urges the BPDA to develop a pilot project for one or two areas where this proposal can be tested to see how it works in practice – and evaluate whether or not the proposed changes do in fact foster more “as of right” development and housing production before codifying the proposals into zoning, particularly given the recently increased inclusionary housing requirements and other headwinds that persist in preventing new construction, such as high construction costs and interest rates. If development and housing production do not increase post-adoption of the pilot project, the BDPA can study adjustments to the zoning to make sure it is achieving the desired result of increasing as of right projects and, importantly, housing projects.

NAIOP Massachusetts represents the interests of companies involved with the development, ownership, management, and financing of commercial properties. NAIOP has over 1,800 members who are involved with office, research & development, lab, industrial, mixed use, multifamily, retail and institutional space.

Thank you for your consideration of our comments. Please contact me if you have any questions or if additional information is needed.

Sincerely,



Tamara C. Small

Chief Executive Officer

NAIOP Massachusetts, The Commercial Real Estate Development Association

CC: Lisa Herrington, General Counsel, Boston Planning and Development Agency



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## Squares and Streets

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'Bellevue Hill Improvement Association, Inc.' via Squares and Streets

Sun, Jan 28, 2024 at  
10:37 PM

<squaresandstreets@boston.gov>

Reply-To: "Bellevue Hill Improvement Association, Inc." <bgass89620@aol.com>

To: "squaresandstreets@boston.gov" <squaresandstreets@boston.gov>

Cc: MacGregor Bill <bill.macgregor@mahouse.gov>, "Rush Mike (SEN)" <mike.rush@masenate.gov>, "benjamin.weber@boston.gov" <benjamin.weber@boston.gov>, "erin.murphy@boston.gov" <erin.murphy@boston.gov>, "julia.mejia@boston.gov" <julia.mejia@boston.gov>, "tania.anderson@boston.gov" <tania.anderson@boston.gov>, "enrique.pepen@boston.gov" <enrique.pepen@boston.gov>, "sharon.durkan@boston.gov" <sharon.durkan@boston.gov>, "liz.breadon@boston.gov" <liz.breadon@boston.gov>, "brian.worrell@boston.gov" <brian.worrell@boston.gov>, "john.fitzgerald@boston.gov" <john.fitzgerald@boston.gov>, "edward.flynn@boston.gov" <edward.flynn@boston.gov>, "gabriela.coletta@boston.gov" <gabriela.coletta@boston.gov>, "henry.santana@boston.gov" <henry.santana@boston.gov>, "ruthzee.louijeune@boston.gov" <ruthzee.louijeune@boston.gov>

Good morning,

Boston is a gem of a city. Let's keep it that way!

The proposed rezoning amendment draft, Squares and Streets, is a shadow looming over Boston neighborhoods. The idea is symbolic in that the so-called "planning experts" have decided to throw out a zoning code which has worked reasonably well and replace it with federal zoning codes which are only optimal for large cities.

Boston is small, unlike Los Angeles or Miami, both cities from which Squares and Streets has been borrowed. Each of our neighborhoods has its own special character and as such each Square should be respected for its flavor.

Neighborhood residents and business owners have been disrespected by the Wu administration with a total lack of community engagement. The speed with which the City has conducted the overwhelming multitude of ZOOM meetings is comparable to the speed with which it wants to replace one zoning code with a poorly conceived set of non-specific plans. These quick in-and-out meetings have cast a symbolic shadow the City's neighborhoods.

We would like to see the Zoning Commission involve each neighborhood in the rezoning effort and then submit a referendum for vote by neighborhood residents. This simply means slowing down the process and creating neighborhood input. Let's keep Boston the gem of the Massachusetts!

Thank you.

Jonathan and Ginny Gass  
Members of the Bellevue Hill Improvement Association, Inc.  
West Roxbury, MA 02132



## Longfellow Area Neighborhood Association

January 28, 2024

The Honorable Michelle Wu  
Mayor, City of Boston  
Boston City Hall  
Boston, MA 02201

Mr. Arthur Jemison, Chief Planner  
Boston Planning & Development Agency  
Boston City Hall, 9<sup>th</sup> floor  
Boston, MA 02201

RE: Squares & Streets Proposed Zoning

Dear Mayor Wu and Mr. Jemison:

The Longfellow Area Neighborhood Association (LANA) is offering the following comments and questions regarding the initial regulatory framework for the Streets and Squares initiatives, particularly as it relates to Roslindale.

**LANA Background:** LANA's origins are rooted in advocacy for housing in our neighborhood, beginning with the development of 44 units of affordable senior housing at the former Longfellow School. Since 2020, we have been working to foster the development of four units of affordable home ownership at 104 Walter Street through a neighborhood-initiated project involving a robust community planning and advocacy process. That parcel was acquired by BPDA in December 2020, and Habitat for Humanity was designated as the developer in August 2021. We are hoping that the issuing of permits for this project is imminent. Over the years, LANA has generally supported new thoughtfully designed infill housing development in our neighborhood.

LANA recognizes that there is a housing crisis and LANA has taken affirmative steps to facilitate new and affordable housing in our neighborhood based on good planning with community engagement.

We reached out and invited BPDA representatives to our bimonthly meeting on November 11, 2023, to talk about the Squares & Streets (SQ&ST) initiative offering your staff as much time as they wanted. We publicized Streets and Square in advance and have subsequently encouraged residents to learn more about this City initiative. The SQ&ST presentation was a very high-level, broadly focused presentation with few specifics. At no time during the presentation and discussion did anyone from BPDA alert us to the prospective draft regulations that propose major changes in dimensional, density, and use requirements that could directly govern uses within the LANA service area.

***Comments and Questions About the Squares & Streets Initiative:***

**1. More Discussion and Vetting of the Regulatory Framework is needed.**

The proposed regulatory framework to govern zoning which will impact commercial districts and corridors along with nearby residential areas throughout the City of Boston has not been sufficiently presented, explained, or vetted. There needs to be more time for a more fully informed discussion so that residents and property owners can be informed of the specifics of the regulatory framework and offer comments. A sixty-day comment period for the proposed transformational zoning regulations with no apparent prior planning nor substantive community engagement is simply inadequate.

- The current sixty-day comment period included the holiday season where residents focus on family and holidays, not the nuances of a major new zoning framework.
- There has been only one substantive public meeting sponsored by BPDA since the release of the draft regulations in Roslindale, and that was a day-time meeting at 2 pm in the afternoon for one-hour with Director Jemison on January 8<sup>th</sup>. This is insufficient.
- Zoning is a plan implementation tool. BPDA and the City have drafted the regulations before planning. There has been no community or public discussion which typically occurs during a planning process that informs and foreshadows the actual draft regulations. Consequently, the existing 60-day comment period is inadequate. Unfortunately, it appears that the City and BPDA in an effort to make more development as of right, appears to be repeating the historical shortcomings of the BPDA (and BRA) of limiting meaningful community engagement and planning in an effort to promote development. One of the reasons that there is so much extensive community discussion and “delay” attributed to neighborhood consultation is that BPDA and the City have not planned and have not done the hard work and taken the time to plan in advance and have the sometimes difficult conversations to foster good plans and development. It appears BPDA and the City are repeating past mistakes in the rush to get things done, but not done right. SQ&ST is an important initiative and needs to be done well and right. Please take the time to do it right with meaningful and authentic community engagement.

**LANA urges you and the BPDA to extend the comment period for at minimum another 90 days and to engage in more substantive discussions regarding the regulatory framework.**

**2. What is the meaning and intent of the Roslindale map?**

The primer for the Roslindale Square pilot of SQ&ST includes a map with a one-third mile radius from Adams Park in the center of Roslindale Village. Could you please explain what the purpose of the map of Roslindale Square area with the one-third mile radius? Here are some related questions:

- Will the SQ&ST zoning regulations as drafted be applied to the entire area depicted or just a portion?



- The Roslindale map does not show corridors extending from Roslindale Village. Will corridors, such as Washington Street, Cummins Highway, and Belgrade be part of the discussion of the Roslindale SQ&ST pilot?
- Why a one-third mile radius? Typical planning conventions related to transit planning use one-quarter and one-half mile walksheds.
- LANA has a small commercial node on the southeasterly side of South Street from Walter and South to South and Robert Streets. Will this area be included? Why or why not?
- Most of the LANA service area included in the radius (and most of the residential areas within the radius south and east of Roslindale Square) consists of 1-, 2-, and 3-family homes, almost all of which feature pitched roofs which top out at approximately 35 feet or less. The draft zoning implies most of these residential areas would be rezoned as S-0 with a height of 50 feet for a flat-roofed building and a minimum 3-foot side-yard setback, Will the residential neighborhoods within the radius be rezoned as S-0 with that new height and side-yard setback minimum?

**3. Will the SQ&ST Zoning regulations replace existing zoning or be an overlay district providing an owner the option of using the underlying zoning or the SQ&ST zoning?**

**4. Will the changes in the Use Tables on pages 37-72 of the proposed SQ&ST zoning effect Roslindale and specifically the LANA area?**

The zoning nomenclature in the proposed SQ&ST Use Tables references R and H residential zones. In the LANA area as noted on Map 10A, the residential zones include: 2F-5000; 1F-6000; and CPS. Will these zones in the Roslindale Neighborhood Subdistrict be affected by the proposed SQ&ST zoning language and Use Tables? Please detail.

- Is the single-family zone – 1F-6000 – being eliminated? In the future, will existing homeowners be able to seek variances to build an addition while retaining a single-family use in this zone?

**5. Protect Sight Lines and Visibility for Safety.**

The LANA and Roslindale area have curving streets with changing elevations creating challenges for visibility and drivers. Section 18.3 pertaining to Traffic Visibility Across Corners on page 107 of the proposed SQ&ST zoning regulations allows the minimal standards to foster better visibility and sight lines to make it safer for pedestrians, bicyclists, and motor vehicles to cross streets and turn do not apply to mixed use districts in SQ&ST. This is a mistake. Relaxation of the constraints on planting and building structures over 2-1/2 feet above the curb line at corners should be evaluated on a case-by-case basis, and not be eliminated unilaterally.

The Honorable Michelle Wu, Mayor of Boston and Mr. Arthur Jemison, Chief of Planning  
RE: Squares & Streets Proposed Zoning  
January 28, 2024  
Page 4 of 4

## **6. Quality Design Is Critical & Makes A Difference. Aesthetics Are Important.**

There have been in recent years some fairly unsightly development projects in the Roslindale area, typically with poor design and cheap materials. It is important to have a timely, quality design review on proposed new developments, especially for highly visible buildings in Roslindale Square and along corridors. How will residents be assured that there will be good design and aesthetics in the future? The proposed SQ&ST zoning regulations are silent on design, and this appears to be a big omission.

We look forward to hearing your responses to our questions. LANA urges you to extend the comment period for at least another 90 days to enable time for greater understanding, questions, discussions, and comments. In the spirit of this suggestion and goal, LANA is willing to sponsor a special meeting on Monday, February 12<sup>th</sup> at 7 pm to learn more about the specifics of Streets and Squares as to Roslindale. We hope you and BPDA staff will be able to come.

With warm regards,

LONGFELLOW AREA NEIGHBORHOOD ASSOCIATION



By: Kathleen "Kathy" McCabe  
President

cc: Councilor Enrique Pepen  
Councilor Ben Weber  
City Council President Ruthzee Louijeune  
City Councilor Julia Mejia  
City Councilor Erin Murphy  
City Councilor Henry Santana  
State Senator Mike Rush  
State Representative William MacGregor  
Chief Brianna Millor  
Dianna Bronchuk



Abdul-Razak Zachariah <abdul-razak.zachariah@boston.gov>

**Fwd: COMMENTS & FEEDBACK ON SQUARES & STREETS DISTRICT CODES & SUPPORTING ARTICLES**

**Kathleen Onufer** <kathleen.onufer@boston.gov> Mon, Jan 29, 2024 at 8:32 AM  
To: Abdul-Razak Zachariah <abdul-razak.zachariah@boston.gov>, Maya Kattler-Gold <maya.kattler-gold@boston.gov>, Andrew Nahmias <andrew.nahmias@boston.gov>, Will Cohen <will.cohen@boston.gov>, Adam Johnson <adam.d.johnson@boston.gov>

----- Forwarded message -----

From: **Greater Mattapan Neighborhood Council** <info.gmncouncil@gmail.com>  
Date: Sun, Jan 28, 2024 at 10:20 PM  
Subject: COMMENTS & FEEDBACK ON SQUARES & STREETS DISTRICT CODES & SUPPORTING ARTICLES To: Jack Halverson <jack.halverson@boston.gov>, Kathleen Onufer <kathleen.onufer@boston.gov>, Aimee Chambers <aimee.chambers@boston.gov>, Adriana Lasso-Harrier <adriana.lasso-harrier@boston.gov>, Kenya Beaman, MS <kenya.p.beaman@boston.gov>  
Cc: Arthur Jemison <arthur.jemison@boston.gov>, Arthur James Jemison <james.jemison@boston.gov>

Good evening -

Thank you for your patience in having this compiled document be sent. It took a while to match the comments to the articles referenced as well as what is understood. Below are the comments synthesized in their entirety. Please reach out if there are any questions or concerns.

Thank you.

Best,  
Fatima  
=====

After reviewing the new and the revised articles and their supporting documentation these comments and recommendations were compiled from residents and business owners from January 8th through January 28th. They were received at the GMNC monthly meeting, in-person meetings and emailed comments. They are specifically directed to the described Squares and Streets in Mattapan and the supporting articles. As the majority of Squares and Streets District applies to Blue Hill Avenue, and its arterial streets, many of the comments and recommendations were given with that in mind.

The comments are made in light of the approved PLAN: Mattapan, the need to understand the existing topography throughout our city, and the significant proposed changes on existing major nodes and corridors that are within the Greater Mattapan boundaries; to ignore these realities is to make these proposed changes inadvertently cause displacement of current residents and businesses. Example -there is a history in our neighborhood where those who have fought for many years for improvements in transit access, and are low-income, are displaced by private equity companies using the very mechanisms which were thought to protect them.

**Squares and Streets Districts:**

Overall support so long as there is designated parking for small businesses on the entirety of the Blue Hill Ave. Overall questions on defined loading zones and traffic enforcement. There were suggestions of

including language to integrate ISD language into code to force the ZBA to trigger enforcement; many asked how to hold developers accountable during development. Questions on how to make this a requirement upfront, especially those not involved in the Article 80 process.

Requirements for more significant landscaping by developers. The lack of any significant landscaping creates a very harsh "... *look and feel...*" There have been numerous mentions of using small trees - examples dwarf red maple trees, cherry blossoms, or dogwoods to help provide "some variety in look and feel" in front of developments. Remarks included that it is important to have this on streets where there are no street trees. We have heard in various other meetings the creation of rain gardens may significantly "... *improve the look in areas where there are no trees, but a lot of utility poles.*"

Emphasis placed on providing artist living-work spaces; not only left to places like the South End. Asked if it could be marketed first to current Greater Mattapan residents and then others afterwards. We have heard from many who live here and are working artists that Boston has become completely unaffordable. There should be a process that includes artists to create tactile art - tiles, motifs which are integrated into curbs, sidewalks, buildings - create a cohesive look to different districts in all neighborhoods.

There was a statement echoed about including in the zoning code a requirement to address the increase in property taxes through upfront zoning mechanisms, that are not reflected in the residential tax abatement process. This was brought up at two separate meetings.

S-0: Request to increase the amount of frontage required when transitioning to residential areas. Require significant landscaping all year round.

S-1: Many like the definition provided for this type. Remarks here to require significant landscaping.

S-2: Require all to have an active first floor that is not related to one of these business types - convenience, cannabis, tobacco, hair, nail, fast food or dollar stores. There were many comments that "... *Mattapan has too many liquor stores, convenience stores, hair salons, nail salons and fast food places.*" Ideas that were listed as examples were locally owned ice cream shops, bookstores, e-sports". Ideas that we don't already have here.

S-3: For buildings that have "zero-lot-line conditions" require that street trees be established.

S-4: Residents want to see places for local talent shows, plays, music that could be at different price points. This type of building may offer the most diversity.

## **Article 60: GREATER MATTAPAN NEIGHBORHOOD DISTRICT**

Additional Dwelling Units: Many think it important that this be restricted to owner occupied homes. They point to former landlord occupants who have moved out to the suburbs and are renting basements to many unrelated persons. They like the limit to 4 maximum units on the entirety of the property. They like the open space requirements.

## **Article 8: Use Regulations**

*Require Conditional Use Abutting R-1 or R-2.* Allowing the building of development above nine (9) units - directly abutting existing R-1 or R-2 homes will more than likely end up where residents will sue the City, the developer and contractors for property damages. Recommendation of placing conditional ( C ) use language that requires the developer to add the direct abutting properties to their insurance to cover

possible damages during excavation and or construction period. Many homeowners do not know that their own existing homeowners insurance will NOT cover damages to their foundations from projects.

### **Article 11: Signs**

*Signage inconsistent with Existing State Laws.* The current billboards on buildings in Mattapan Square do not conform to State regulations regarding spacing. How can this be addressed in the codes?

### **Article 18: Conformity with Existing Building Alignment**

A few residents questioned how this will improve the look and feel of Mattapan Square without requiring conformity. They asked for more clarity of language.

### **Article 23: Off-Street Parking**

*Provide designated parking zones for small businesses.* Example - unlike small businesses located on Centre St in Jamaica Plain, in Greater Mattapan, there is not adequate parking for customers of small businesses. Many of our small businesses are frequented by those who do not live in Boston, but they consider it worth their time to travel from fairly long distances weekly - Framingham, Marlborough, and Providence, RI noted. At the January 24th meeting of small businesses in Mattapan, most noted that they had not understood the changes on Blue Hill Ave and the connection between the proposed new S+S District. Additionally the lack of parking at current small grocers effectively brings Blue Hill Ave down to one travel lane in front of a few businesses.

On about every corner of Blue Hill Ave, where there is no off-street parking, there is double-parking as well as parking directly in front of the corner crosswalk. It is not clear how this is addressed in the zoning. Is there a design that discourages this from happening? Examples - River St @ Blue Hill Ave, Tennis Rd @ Blue Hill Ave; Evelyn St @ Blue Hill Ave; Fessenden St @ Blue Hill Ave

Residents liked the required accessible parking spaces. There were a few questions if there could be a requirement to have at least one in all buildings. If not in the building then at least one outside on the street.

Finally, an idea to require at all locations a requirement for the developers to offer more than what is now required by developers in the Transportation Demand Management Strategy requirements. Consistently there is only the offer of baseline requirements. There is nothing offered in the impact of elective categories. These can be offered as counterbalancing amenities. The GMNC encourages the City to promote these ideas within Greater Mattapan.

### **Article 24: Off-Streets Loading Regulations**

*Provide designated loading zones for small businesses.* In the proposed area within Greater Mattapan, specifically on Blue Hill Avenue, daily there are congestion issues related to there not being designated off-street loading for businesses. The current lack of designated parking for small businesses fails to address these needs.

*Residential Uses:* Fraternity or Sorority, Student Housing, Temporary Shelter Facility; these uses are forbidden and or conditional uses in Mattapan. Question as to why they are listed.

### **Article 26: Squares & Streets Districts - Dimensional Requirements**

*Setback Requirements for ground floor dwelling units - Table B:* The GMNC recommends that the **setback requirements** be increased from 4' to 8' minimum and to require landscaping to ensure that those residents enjoy a minimum standard of privacy. Landscaped screening is an adequate counterbalancing amenity in cases where privacy is a concern. Proponents intending to offer screening as a counterbalancing amenity must provide a landscaping plan as part of their submission for zoning relief.

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Take care,  
Fatima Ali-Salaam, Chair  
Greater Mattapan Neighborhood Council (GMNC)

**e:** [info.gmncouncil@gmail.com](mailto:info.gmncouncil@gmail.com)

**w:** [www.g-mnc.org](http://www.g-mnc.org)

**c:** 617.642.8778

*"Mattapan ... a good place to be ... Greater Mattapan ... it just keeps getting better."*

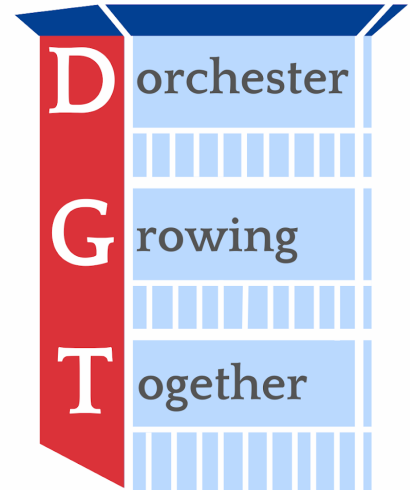
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Jenn Cartee  
84 Tonawanda St  
Dorchester, MA 02124

January 28, 2024

*BY ELECTRONIC MAIL ONLY*  
*james.jemison@boston.gov*  
*squaresandstreets@boston.gov*

Director James Arthur Jemison II  
Boston Planning & Development Agency (BPDA)  
1 City Hall Square, #9  
Boston, MA 02201



**Re: SUPPORT FOR SQUARES + STREETS ZONING AMENDMENT**

Dear Director Jemison:

Please accept this comment and support letter on behalf of Dorchester Growing Together with respect to the currently pending Squares + Streets zoning amendment, as well as the larger Squares + Streets implementation in Small Area Plans in commercial corridors and neighborhood centers throughout the City.

At the broadest level, we appreciate the need for this new “toolbox” of six Squares + Streets districts and an updated use table which can be deployed to modernize zoning, eliminating most permitting by variance in these areas. That will help both non-profit and market rate developers build more homes, retail and service business spaces, offices, and other public amenities. Squares + Streets zoning also promises to bring investments in the area's public spaces like parks and playgrounds, small business and economic vitality supports, transportation improvements, etc. Such a comprehensive update is key to Boston’s continued stability and growth.

We note the hard work of BPDA staff throughout the Phase I engagement, starting in September, who created dozens of opportunities for the public to learn about, engage with, and provide feedback on the zoning updates that will create the S0-S5 districts and updated use table. There has been more than enough public engagement around these technical code updates and we hope to see quick approval by the BPDA Board in February and the Zoning Commission in March.

What follows are narrow points of feedback on individual elements of the pending zoning amendment:

- Placemaker Squares (S5) is the densest option for mapping Squares + Streets Small Area Plans. That district type will enable greater density of housing and other uses where appropriate to create vibrant, active neighborhood centers. S5 districts are a crucial tool for planning and should be included in the final set of floating zones adopted. We applaud their re-introduction.
- The elimination of parking minimums, and promised investment in multi-modal active transit infrastructure and public transit in all Squares + Streets districts, is an important holistic reform that will reduce the cost of housing, support the City's long term commitments to investing in transit and active transportation, and mitigate the impacts of climate change. As long as neighborhoods are car-dependent, parking concerns may never go away, but we support housing policy that doesn't deepen a false choice between density and transportation.
- Conversely, standalone parking structures should not be allowed as new construction in any Squares + Streets district, not even as a conditional use (currently S4 and S5). Allowing their continued proliferation would be a denial of the reality of the climate crisis and in opposition to our commitment to be a Green City (100% reduction in emissions by 2050). This use table update is an opportunity to make a hard break from car-only private infrastructure. No new parking garage should be allowed anywhere in the City without the creation of abundant housing or commercial spaces on the same site. This is doubly true for Squares + Streets districts, which are by-definition walkable and transit-oriented.
- The land use modernization component is important. Updating and simplifying the categories for various residential and commercial property use will streamline permitting and support the creation of dynamic streetscapes and neighborhoods across all of Boston. In response to specific requests for feedback we offer the following comments
  - Small retail should be conditionally allowed on S0 parcels broadly speaking, and not just restricted to corner lots. These varied storefronts not only create a dynamic streetscape, but provide natural incubator space for small businesses that might otherwise be uneconomic to launch or sustain.
  - Similarly, just like small restaurants and entertainment/event venues, art galleries and makerspaces should be conditionally allowed in S0, based on the particular proposal and specifics of the parcel in question.
  - Thought should be given to how the "front yard" in S0 and S1 is defined and whether there might be some way to include in the code pre-emptive permission to use that space to support small businesses,



without additional permitting. Beyond outdoor seating, things like grocery stalls, retail racks, outdoor classes, etc. If additional occupancy of adjacent sidewalk could be conditionally favored in some way, that would be even better (permit required, but culture of yes if ADA compliant, as opposed to presumptive no small business owners have faced for generations).

- Social Clubs (like fraternal organizations) not regularly open to the public should not count as “active use” within the updated use table, but being allowed on the first floor in S0 seems consistent with other S0 uses.
- It makes sense that you removed the ground-floor-only limitation for: grocery stores, makerspaces, museums or art galleries, large restaurants, large retail stores, and art studios in all districts and from medium retail stores in S3. We think that flexibility will incentivize many valuable, dynamic uses in the right context.
- We support the creation of a medium hotel designation, as suggested during one of the public meetings, to reflect the recent expansion of the industry in the area of micro hotels, which fit in a wider context than the large hotels as defined, but may not work where a small hotel may fit in seamlessly. This is especially important if we want to divert demand away from short-term rentals that might otherwise be used for longer term housing.
- We understand that the City is developing an overall anti-displacement strategy that will be used in Small Area Plans. We think a well-designed articulation of anti-displacement goals and mitigations will be invaluable for Small Area Plans to achieve both stabilization and growth. Any anti-displacement plan, whatever its short term mitigations, must remain cognizant of the fact that the most effective long-term anti-displacement strategy is the creation of abundant housing throughout the City at all price points. The Squares + Streets zoning amendment represents predictable zoning that will incentivize the creation of the homes we so desperately need after decades of artificially constrained supply. We look forward to engaging with the articulated strategy once it is available for discussion.
- It remains unclear exactly how the Small Area Plans will be created after this zoning amendment passes. While community engagement is essential, local feedback cannot be the driving criteria for where S0 through S5 are mapped during the Squares + Streets process. Every neighborhood in Boston must allow for greater density. If we want to equitably address the current housing crisis, loud opposition from wealthy homeowners in one neighborhood should not be allowed to shift even higher density to other areas of the City. Objective criteria should be used, including proximity to existing business corridors and

transit access. The existing built conditions should be the absolute floor, even if they are non-conforming under current exclusionary zoning.

- Exact mapping methodology aside, the outreach model used in Phase I was a significant improvement over the historic practice of public engagement, because you actively sought out public realm users and stakeholders where they were. Too often the perspective of those who have the capacity to attend awkwardly scheduled public or civic association meetings, or who are incentivized to comment by the fervent nature of their support or opposition, dominate the conversation. Your efforts here counterbalanced that and are essential to replicate and expand on, as a matter of equity. A supermajority of Boston residents are broadly fine with or even solidly hope for growth and change, but they do not have the capacity (work, family, other commitments), information access (how meetings advertised, how accessible they are, whether the stakes are conveyed), or incentive (they are fine with it, not passionate) to show up in a time-limited meeting to say so. The asynchronous outreach, translation availability, extended comment period, pop-up events, office hours, and tabling in the community and at transit stops during Phase I were a huge step toward balancing the feedback you get to be more representative of the City's residents as a whole.
- Additionally, we appreciate the BPDA's continued use of zoom for all official public meetings. The proliferation of virtual meetings has been a boon for participation in all areas of civic life and it is now clear that it is an essential tool for maximizing accessibility (real time translation, moderation tools to maintain civility, archived recording available to watch later, and more).

To be clear, Dorchester Growing Together and our members strongly support not just the proposed zoning amendment, but the Squares + Streets initiative as a whole. We know it will take years to fully deploy this new mapping iteratively throughout all of Boston, so we were excited to learn that two Dorchester neighborhoods, Codman Square and Fields Corner, will be among the first to participate in Small Area Planning. We stand ready to be one of your Dorchester engagement partners and know many in the community will be excited to come together to collaborate on setting the framework for what comes next.

Modernization of our exceedingly complex, exclusionary zoning code is long overdue. Creating a robust housing supply, sufficient to meet the demand created by our economic growth, while minimizing displacement, in walkable, sustainable neighborhoods, requires it. Thank you for all you and the BPDA as a whole are doing to realize that vision.

Sincerely,



on behalf of Dorchester Growing Together's Steering Committee

cc: Mayor Michelle Wu  
Councilor Brian Worrell, District 3  
Councilor John FitzGerald, District 4  
City Council President Ruthzee Louijeune, At-Large  
Councilor Julia Mejia, At-Large  
Councilor Erin Murphy, At-Large  
Councilor Henry Santana, At-Large  
State Representative Brandy Fluker Oakley  
State Representative Russell Holmes  
State Representative Dan Hunt  
State Representative Christopher Worrell  
State Senator Nick Collins  
State Senator Liz Miranda

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Dorchester Growing Together (DGT) is a neighborhood based civic organization founded in 2018 to advocate for building abundant housing at all price points throughout Dorchester, to alleviate the housing crisis and preserve our welcoming diverse community. We at this time have a membership list of over 190 local residents, many of whom care deeply about development issues, but find their local civic associations unrepresentative and sometimes reflexively and toxically opposed to any changes in the neighborhood. DGT is a member organization of Abundant Housing Massachusetts (<https://abundanthousingma.org/>), a statewide pro-housing network. Other Boston AHMA member organizations include JP YIMBY & WalkUP Roslindale.

January 29, 2024



Abdul-Razak Zachariah  
Boston Planning and Development Agency  
One City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

Re: Squares + Streets Zoning Initiative

Dear Abdul-Razak,

Fenway Civic Association (“FCA”) is the Fenway's only volunteer organization that accepts no public or developer funds. Our mission is to promote a safe and vital neighborhood that serves the interest of our residents. We are writing to submit our comments on the BPDAs Squares + Streets (S+S) Zoning initiative and to request the Fenway be exempted from this initiative and overlay.

From discussions with our district representatives, the goals of S+S include developing standards and guidelines that enhance main streets and squares across city neighborhoods and spur development in these locations. The process establishes 5 districts, which ultimately will be added to overlays on zoning maps. We have viewed the S+S page and understand that several areas have been identified for this initiative and that they do not currently include the Fenway.

The Fenway was comprehensively rezoned in the early 2000’s and while two decades old, that update provided significant development opportunities through increased height and FAR, establishment of PDAs, designation of gateway districts where additional height was deemed appropriate, and assessment of needs across cultural, institutional, commercial, and residential uses to arrive at allowable uses for parcels aligned with our geographically small but use-diverse neighborhood. That zoning was most recently updated last year, with increased height and other adjustments made to accommodate further development in the West Fenway. The combination of our rezoning and recent upzoning by the BPDA has resulted in a neighborhood saturated in density and height far behind thresholds being framed in S+S. We do not feel that S+S is aligned with development needs or zoning in the Fenway and ask that we be removed from consideration for its inclusion.

We are happy to discuss our concerns with you and your team. Thank you for this opportunity to comment.

Sincerely,

Timothy Horn  
President, Fenway Civic Association

cc. City Councilor Sharon Durkan  
City Councilor Tania Fernandes Anderson  
Maggie Van Scoy, Mayor’s Office of Neighborhood Services