

# PLAN: JP/Rox Washington Street

*Preserve. Enhance. Grow.*



## TABLE NOTES FROM DECEMBER 10, 2015 PLAN JP/ROX COMMUNITY WORKSHOP #3 (PLANNING FOR PLACES)

### Jackson Square

#### Height

- 3 to 6 stories
- 4-6 stories along Columbus
- Mid-rise
- Mid / low-rise housing, mixed- use community center @ Jackson Sq II & Amory St sites
- 6- 8 stories along Amory St.
- Columbus between Centre and Dimock: 6-8 stories
- Caddy corner (rink site): 6-8 stories
- Heights of Columbus Ave should match Jackson Square
- Columbus Ave: 6-8 stories along Columbus between Centre and Bragdon
- 6 - 12 Stories @ Columbus near JS
- 10 - 12 mixed-use (commercial, residential, low impact industrial) in midblock area between Columbus and corridor
- 10-12 stories with buildings that step back

#### Use

- Focus retail at Jackson (and Egleston)
- Add residential
- Residential for families
- Big spaces for restaurants @ Columbus near Jackson Square
- Industrial zone/warehouse: light industrial mixed use
- Parking Garage @ Centre & Richie Sts
- Small businesses
- Smaller scale supermarket
- Cultural amenity

#### Street/ped

- Better walkways
- Better pedestrian environment
- Need some street level activation for safety @ Amory near JS
- Side streets, like Amory, not safe at night

#### Transportation

- Parking
- Transit hub
- Bike crossing concerns @ Centre & SW Corridor
- Street crossings need help @ along Columbus

#### Place-making

- Make prettier
- Enhance green space along SW Corridor through new development – make it feel wider
- New name for area that JP and Roxbury could embrace

### **Egleston**

#### Height

- Low-rise (2-3 stories), mixed-use with heavy built-in affordable housing
- Small, 3-story
- Washington Street from School to Iffley: 3-4 stories
- Retail hub, 4 stories
- 4-6 from Bragdon to Egleston
- 4-6 stories with buildings that step back
- Low-rise, 4 – 6 stories @ Washington & Columbus
- 4-6 stories mixed-use with affordable housing for low income – more than 15% @ area around Iffley & Washington
- 6-8 stories
- 8 Stories @ Washington & Boylston SE corner and across Washington St

#### Use

- Single units for new young professionals so they don't take family units
- Commercial over residential

- Keep mixed use
- Supermarket (mid-size)
- Community businesses
- Desired local businesses Grocery Store / enhanced bodegas / Hardware /cleaners / bank
- Maintain existing business
- Maintain existing businesses on ground floor
- Preservation of existing businesses
- Hardware store
- Along Washington intersection with Iffley: entertainment, mixed-use theater performance space
- Corner of Washington and School Street warehouse/industrial building would be better residential

#### Transportation

- Turn existing public parcels @ Walnut Park and Washington St. & @ Washington and Columbus into underground parking
- Want to see off-street parking
- A few attractive parking areas
- Street crossings need improvements

#### Place-making

- Create plaza-like commercial use - market place
- Connect Boylston to Washington St. through the built environment
- Gathering space @ Washington & Boylston
- Watch the shadows on landscape and South West Corridor
- Need more green space

#### Street/Ped

- Less cars, more greenery walkability
- Build out: create street front, expand YMCA and youth service programming

#### **Stonybrook**

#### Height

- Stonley Road Industrial Area:
  - 6-8 stories with step down toward the neighborhood to 3 stories
  - 3 story housing buffer
- Car wash site:
  - 4-5 stories with setbacks and retail with residential above on Washington St.
  - Add streets
- Along Amory Street from Atherton to Boylston: mixed-use, 4-5 stories
- Amory Street on SW Corridor across from the Brewer: mixed-use, add 1-2 stories over existing uses
- Higher on the Amory St side of SWC
- Could have height, sun shade might work well, mixed-use @ Amory & Lamartine Ext Industrial site

#### Use

- Preserve the Brewery
- Light industrial office space / mixed use @ Amory & Lamartine Ext Industrial site
- Could have height, sun shade might work well, mixed-use @ Amory & Lamartine Ext Industrial site
- Movie theater/entertainment uses
- Enhance but don't up-zone existing businesses @ Amory Lamartine Ext
- Ordinance to restrict chain businesses?

#### Place-making

- Regular band concerts and dance floor on this field (across from Stonybrook T station)
- "Latino/gringo mixers"

#### Green

#### Height

- Maybe height here @ Washington & Green
- 3 stories; be careful of existing housing
- 3-4 stories between Doyle's and Green Street along Eastern side of Washington Street
- Along Green Street: keep ground floor retail and add up to 1 story
- Zone 3-4 stories along Washington and Green Streets

- "Rezone for 3-4 stories for residential"
- Mixed / low-rise @ Industrial north Green St
- Local industrial along Amory near Bartlett Square: 4-5 stories
- South of Doyle's along Washington Street: add 1-2 stories of housing above retail (keep Midway)
- Want commercial retail, 4-6 stories, along industrial area
- 4 - 6 + / or step back to higher residential @ Washington St & BMS Paper
- 4-6 stories, mixed at Washington & Green St.
- 4-6 low-rise @ Green to Williams Zone; expand commercial
- 4-6 stories along Washington St.
- Industrial north of Green St.: mostly residential, 6-8 stories
- Along Amory and Washington street block: higher density

## Use

- Residential over retail along Washington
- Want commercial retail, 4-6 stories, along industrial area
- Residential over retail in connector between Amory and Washington
- Green St. T could be used for commercial
- Amory north of Industrial: no clustered retail; better at Washington btw Green & McBride Sts
- Preserve Doyle's
- Preserve gas station
- Mixed / low-rise @ Industrial north Green St
- "Industrial with housing above"
- Respect to existing residents: I live here, this is my house
- Retail + police @ police station
- Along Amory Street industrial area north of Green Street
- Retail node expand uses @ Green and Washington
- Parking Lot at Williams & Amory: housing
  - Industrial north of Green St.: mostly residential, 6-8 stories
  - Along Green St.: mixed-use –
    - Activate the street
    - Make more porous
    - Buildings that step back
    - "Green/wellness neighborhood"
    - Make it a cluster

- Washington north of Williams: Commercial/local business or housing cluster
- Washington north of Williams: Could also be entertainment/mixed use theater performance space
- Industrial section north of green along Amory: make mixed-use, not industrial so close to T

#### Transportation

- Better signalized crosswalks
- More off-street parking
- Parking someplace @ Washington & BMS Paper

#### Place-making

- Along Green St.: mixed-use –
  - Activate the street
  - Make more porous
  - Buildings that step back
  - “Green/wellness neighborhood”
  - Make it a cluster
- Redesign Flaherty Park
- English High fields more publically accessible/useable
- Retail node expand uses @ Green and Washington
- Concern re: wind tunnel along Washington St corridor

#### Forest Hills

##### Height

- Stonley area: residential, 3 stories
- 4-6 should have open space and better pedestrian connection from Washington to Stonybrook over
- Stonley industrial: residential open space and community center, town house scale to fit in, 4 story
- 4 – 6 match either side of Washington St @ Washington & McBride
- 4-6 stories across from Flanagan & Seaton site, should match scale of Flanagan & Seaton

- Along Washington Street: 5-6 stories with 25% affordable
- At Forest Hills 6-8 stories with 30% affordable
- Highlighted commercial areas – 6-8 stories mixed-use
- Transition the scale to the neighborhood by stepping heights
- Forest Hills/Arborway Yard
  - Housing over retail
  - Taller, more dense: 6+ stories
  - Step down 3-4 stories in Stonley Road Industrial area
- Connect back to neighborhood
- More height in Forest Hills

## Use

- Key opportunity for affordable housing
- Uses: theater, small pub / micro brewery, grocery store
- Stonley area: residential, 3 stories
- No retail in Forest Hills zone
- Car wash site: residential with retail below
- Need more basic retail services like convenience and pharmacy
- Needs to be restored
- Add offices above Midway
- Need services to support planned density
- Stonley industrial: residential open space and community center, town house scale to fit in, 4 story
- Stonley Industrial zone
- Housing is OK; Think about innovative types of housing, micro units / millennial living
- Mixed use could be OK especially
- Maker space / Art
- Anything that doesn't need foot traffic
- Laundromat is important use –preserving smaller scale retail
- Forest Hills/Arborway Yard
  - Housing over retail
  - Taller, more dense: 6+ stories
  - Step down 3-4 stories in Stonley Road Industrial area
- Mixed-use housing @ back of Midway block
- Access to affordable food @ Washington St car wash

- Maker lab, co-working space, small business space @ Burnett St resident block.  
\*Concerns about losing as residential.
- Biotech lab(s) that supply entry level jobs @ Forest Hill / Arborway Yard / Corridor
- No bus
- Supermarket near Arborway Yard
- Along Washington Street: 5-6 stories with 25% affordable
- Buffering the bus yard with retail – possible for temporary commercial uses in front of bus yard- or easier interventions to screen it

#### Transportation

- Provide the right amount of parking for new development

#### Street/Ped

- 4-6 should have open space and better pedestrian connection from Washington to Stonybrook over

#### Place-making

- Buffering the bus yard with retail – possible for temporary commercial uses in front of bus yard- or easier interventions to screen it
- Existing Arborway, Washington & Brookley St. edge: greenery, landscaping and no barb-wire
- Existing industrial area – make prettier

#### **General**

#### Height

- Heights should vary along the corridor
- 4-6 stories along two corridors
- 10 -12 stories near Jackson mid-block
- Tall buildings in clusters, not the whole way

#### Affordable housing/business

- Strong opinion: need affordable in all areas/new development

- Be sure affordable housing is distributed throughout neighborhood and not concentrated
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- Add affordable housing everywhere (75%)
- Put in place tenant protection outlawing no fault evictions to clear out low-income tenants
- Protect existing tenants
- Rental and ownership affordable opportunities housing
- Maximize affordability around transit
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#### Use

- Retail should be clustered in Egleston and Jackson
- Mixed uses that address needs of seniors
- More affordable housing, more density around the T in order to capture affordable
- Local business located near T
- Some manufacturing located at safe distance from residential
- Value the mix of uses!
- Only one bank study area-wide

#### Transportation

- Better bus service – more frequent

#### Place-making

- Public art everywhere

#### Physical character

- Let's get form-based codes!
- Tax incentives to maintain existing architecture
- Preserve existing buildings wherever possible and incorporate into new development to preserve jobs