

PLAN: JP/Rox Washington Street

Preserve. Enhance. Grow.

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PLAN JP/ROX VISIONING SESSION

Wednesday, September 30, 2015

English High School Cafeteria – 144 McBride Street, Jamaica Plain

Priority Visions and Values

- All sub-bullets received **RED DOT** for group priority

Community Resilience

- *Affordability:*
 - More affordable housing for \$50,000 (income) and below
 - Everyone who wants to stay can afford to stay
 - Define affordability based on existing income levels
 - Inclusionary zoning
 - Raise Inclusionary %
 - Middle-income
 - Rental housing for families; really affordable!
 - Development without displacement
 - Prevent direct displacement of residents
 - Affordable housing that is accessible to public transportation
 - How to pay for these priorities (more housing, quality public housing, reduced displacement, etc.)?
- *Diversity:*
 - Preservation of diversity
 - Preserve + maintain ethnic + cultural diversity; multi-generational family + community connections
 - Don't want to lose diversity of age, income, and housing stock
 - Artist housing
- *Development/Design Principles:*
 - More social control over housing – not just market
 - Focus on bedroom count not square footage, flexibility in design
 - Adherence to better urban design principles
 - LEED for Neighborhood Development / Eco-District
- *Local Economy:*
 - Community stabilization so businesses + jobs stay
 - Locally owned businesses keep money in community

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Land Use + Development

- *Mixed Use:*
 - More mixed use: commercial + residential
 - Mixed use model (homes over businesses) is attractive
 - Need greater MIX of uses; grocery, banks, dry cleaner, pharmacy
 - Mixed use
 - Mutually supportive uses; preserve/enhance; identity/culture
 - Mixed use more engaging streetscape + activity along Amory light industrial
 - Grocery/hardware bars+restaurants etc neighborhood services
- *Density:*
 - Height + Density Areas at Forest + Jackson stations
 - More density closer to T stations Forest Hills; 6 stories - 70' Green St.
 - Respect for existing height, density character and neighborhood
 - Higher density along T
 - Will support density in select areas but don't recreate canyons of Boylston at Fenway
 - Height in exchange for affordability
 - Transit oriented development (TOD)
 - More residential to increase affordable housing
- *Future of Industrial/Employment:*
 - Light industrial use
 - Balance needed in Light Industrial area along Washington Amory Street whole area in general - keep some would be good if it didn't all become just housing mixed use preferred
 - Innovative thinking and use of light industrial areas (not just retail and housing)
 - Protecting historic fabric of neighborhood side streets by allowing more density in industrial corridor
 - Types of jobs (smart/tech)
 - Co-working space
- *Community/Placemaking:*
 - Community events
 - Community Resilience
 - Utilizing back allies as pedestrian zones + retail clusters; ex. Birch Street Bistro courtyard

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Mobility, Connectivity, Placemaking/Public Realm

- *Public Transit:*
 - More reliable T service
 - Enhance capacity/reliability of Orange Line
 - Late night T service
- *Cycling + Pedestrian Infrastructure/Safety:*
 - Better bike accommodations
 - Washington Street ugly streetscape not friendly to bikes + pedestrians, especially near Forest Hills
 - Walk/Bike Connections across SWC; East-West Connection across neighborhood from Franklin Park to Centre Street
 - Widen sidewalks with bump-outs, pedestrian infrastructure, enforce snow removal, raise crosswalks for walkability
 - Intersection safety; improve crosswalks + lights for pedestrians
 - Electric vehicle protected charging; Bikeshare, bike parking
- *Traffic + Parking:*
 - Limit commercial traffic on residential streets
 - Traffic calming: Narrow Columbus, Enhance connections across Columbus Avenue, Boylston + Lamartine
- *Public Space Enhancement:*
 - More gathering places for young people
 - Dog park; community gardens; Pocket parks/plaza. Inclusivity/Affordability
 - Enhance + grow Franklin Park *better maintenance
 - More inviting Green Street
 - Designated off-street parking

Community Resilience Value/Priority Statement	Red Dot	# of other dots	Table Number	Extra notes/annotations
More Housing - Apartments				1
More Family Housing			3	1
Quality in Public Housing			2	1
More Affordable for 50,000 and Below	11	23		1
Less Displacement Egleston			2	1
Commercial + Residential Mix			1	1
Market + Affordable Mix Housing				1
How to Pay for all above	1	1		1
How to create more local jobs			1	1
Best practices with green building retro fitting buildings				1
Affordable Commercial - Local B12			1	1
Explore Co-op Business + Spaces			5	1
More Social Control over Housing - Not Just market	3	9		1
Business incubator			1	1
Housing diversity (rental types + income)			1	2
Everyone who wants to stay can afford to stay	6	11		2
Affordable home ownership (below 80%)				2
Housing for families (need 3+ bedrooms)			2	2
Focus on bedroom count not square footage, Flexibility on design	1	1		2
More co-ops + cohousing			1	2
Minimize car dependency			3	2
Enforcement of current codes for safe, clean homes			1	2
More community gardens + outdoor space			1	2
City + neighborhood standards in sync				2
More owner occupied multi family housing			1	2
Inventory what has flipped in last 18 mos? Less conversion to luxury condos				2
Mixed use - not only housing more small business			1	2
More usable green space + infrastructure requirement; reduce pavement	1	1		2
Adherence to better urban design principles	2	2		2
Community stabilization so businesses + jobs stay	1	7		2
Growth that is diverse/Social Sustainability				3
Development w/out displacement	3	5		3
Market is affordable unsubsidized affordability			2	3
Sustainability through Density efficiency				3
Business Incubator Space			1	3
More even distribution of public housing				3
Housing that prioritizes families			1	3
Higher Requirement for affordability more and deeper including commercial retail like Hyde Sq				3
More commercial Mix RE[?] Storefront retail essential businesses grocery store				3

Community Resilience Value/Priority Statement	Red Dot	# of other dots	Table Number	Extra notes/annotations
Lower parking requirements		1	3	
More efficiency renewables composting		1	3	
Rehabilitate existing -> Commercial spaces			3	
Inclusionary zoning	3	11	3	
Affordability including residential and commercial		2	3	
Public Transportation that works		1	4	
Green space increase preserve			4	
More family housing		3	4	
Locally owned business keep money in community	2	8	4	
More affordable housing, elderly, longterm, very low income, people with disabilities		4	4	
Preservation of diversity	2	7	4	
More mixed use + Density		1	4	
Keep heights similar to what we have 2-3 stories		1	4	
Job training			4	
Safer streets + active streetscapes		1	4	
Signage + wayfinding			4	
Businesses that cater to local car free residents		1	4	
Parking for visitors + customers from outside neighborhood		1	4	
More trees		1	4	
New green developments energy efficiency for renter housing		3	4	
Community composting; hens, bees, agriculture		3	4	
Prevent direct displacement of residents	3	5	4	
How much housing is available at various income levels (e.g. 60%-80% AMI) [?]			4	
Info about history of neighborhood		1	4	
Housing needs to be high quality			5	
Energy efficient			5	
Green roofs/ gardens		1	5	
Low-impact			5	
LEED ND Eco-District	1		5	Red box; combined from two entries
Raise Inclusionary %	1	2	5	Red box and star
Family housing			5	
Age-in-place			5	
Gathering places for young adults		1	5	
Universal design		1	5	
Economic + housing opportunity			5	
Middle-income	1	2	5	Red box
Jobs-Preserving/Green			5	
Identity for Lor			5	[?]
Small/Local Business, mom + pop locally owned		1	5	

Community Resilience				
Value/Priority Statement	Red Dot	# of other dots	Table Number	Extra notes/annotations
Affordable housing that is accessible to public transportation	2	7	6	
Maintain small business + grow healthy food options; maintain + grow community gardens and connections		3	6	
Enhance existing neighborhood amenities		1	6	
Increase walkability; preferences, incentives for hiring local		4	6	
Preserve + maintain ethnic + cultural diversity; multi-generational family + community connections	2	7	6	
Net zero green development + housing		1	6	
Better community support + services; community policing		2	6	
Youth centers + youth programming; preserve existing greenspace + open space			6	
Incentives for resident + local, small landlords over real estate conglomerate => owner occupied development			6	
Incentives for making existing rentals more energy efficient			6	
Just cause eviction + predatory landlord prevention		6	6	
Triple deckers/ townhouse dwell		8	7	
Wide range of affordability based on local			7	
More rental opportunities		1	7	
Defining affordability based on existing income levels	1	3	7	
Housing suitable for families (3 bedrooms) levels		1	7	
Local businesses - restraints		5	7	
Businesses that reflect the neighborhood			7	
Attract business / Not just retail		2	7	
Child + elder care			7	
Does more people mean more traffic?			7	
Make sure industrial neighbors clear sidewalks			7	
Preserve + enhance the treescape		6	7	
Housing: mix owner/rent keep ratio		1	8	
Rental housing for families; really affordable!	3	4	8	
More housing/mix		1	8	
Density + Tall buildings		3	8	
Preserve existing and improve utilization BJC			8	
More services (grocery etc.)		1	8	
Mixed use		1	8	
Better connectivity (Trans)		4	8	
Energy efficiency + renewable; electric car stations!		3	8	
Require developments to include sustainability		3	8	
Open space use + diversity of use		1	8	
Diverse and owner occupied housing			9	
New housing at Amory brought foot traffic + density to street			9	
Co-housing on Amory St. nice			9	
Don't want to lose diversity of age, income, and housing stock	6	7	9	
Some continuity of style for street		2	9	

Community Resilience				
Value/Priority Statement	Red Dot	# of other dots	Table Number	Extra notes/annotations
Housing should be energy efficient + streets more sustainable		2	9	
Green space and parking for new housing		2	9	
Housing density near transportation nodes			9	
Maintaining liveable wage - diversity of jobs		2	9	
Jobs and tech incubators			9	
Economic incentives and technology support for small business			9	
Artist housing	1	4	9	
Urban agriculture		2	9	
Food production on Washington Street		1	9	
More active recreational space			9	
Connectivity between green spaces			9	

Mobility, Connectivity, Placemaking/Public Realm Value/Priority Statement	Red Dot	# of other dots	Table Number	Extra notes/annotations
Corridor Path is Great				1
Better Plowing		2		1
Orange Line/More 2 hour parking				1
Peace Gardens				1
Community Gardens		4		1
Lack of Playgrounds - Jackson Square Area		1		1
Narrow Sidewalks - Too many		2		1
Snow removal walkways				1
Bike paths/ Racks		2		1
Traffic Jams		3		1
Cross Transit Connections		4		1 Linked with Local Bus Circulator
Local Bus Circulator				1 Linked with Cross Transit Connections
Street Redirections		2		1
Vehicle Volume Reduction		2		1
Pedestrian Cross Walks		3		1
More Gathering place for Young People		3	7	1
Safer bike connections at sw-corridor			1	2
Better ped connections across Amory - S adams				2
Traffic Calming on Amory		3		2
Traffic calming on cut-thru streets		2		2
Revisit oneway street system				2
Limit commercial traffic on residential streets		1	2	2
Maximize cross connections through SW Corridor			1	2
Improve Columbus + Washington Intersection			2	2
snow emergency parking				2
Improvements to Green St Corridor - more placemaking			1	2
Wouthwest Corridor				2
Brewery				2
Franklin Park				2
Connecttions to ARB				2
Ice Skating Ring				2
Skate Park				2
Oublic Tennis + Bball Cort				2
Wider Sidewalks				2
Trees Landscaping Wash		1		2
Better Bike Accomodations		1	2	2
Local circulating bus			1	2
JP Loop				2
More reliable T service		1	2	2
Lack of Parking at Egleston				2
Landscaping Buffering of Parking Lots				2
Preserve Washington corridor current width/ do NOT widen				3
Preserve diversity of transportation				3
Preserve corridor greenspace trees on non arterials / Enhance on Washington				3

Mobility, Connectivity, Placemaking/Public Realm	Red Dot	# of other dots	Table Number	Extra notes/annotations
Value/Priority Statement				
Preserve and enhance improve safety (esp Columbus) bikelanes on washington bike access sharing				3
Enhance capacity/reliability of rapid transit "O" Line [?]	1	2		3
Zipcars work well				3
Narrow Columbus (Examples paul gore / speed humps) Enhance connections across Columbus Avenue	1	5		3
Traffic calming pedestrian and connectivity	2	13		3 Annotated with 1; box around some dots
Multi Modal Transportation - Bike, rapid transit, zipcar, pedestrian				5
Aesthetics Greenspace				3 Annotated with 2; box around some dots [?]
				1
Orange Line				4
#39 Bus - capacity improvements; #42 Bus subpar frequency more buses on Washington				3
Late night T service - necessary	1	5		4 Blue star but no red dot
Southwest corridor bike path - good connection downtown				4
Sidewalks are adequate but more crosswalks needed				4
Washington Street ugly streetscape not friendly to bikes + Peds especially approach to near Forest Hill	1	8		4 Blue star but no red dot
New sidewalk + bike lanes on Seaver are good				1
Cover over the orange line + amtrack to connect neighborhood				2
Make walking a priority/Traffic calming				3
Ensure safe options for seniors				2
Poor visibility at intersections - unsafe for everyone car, bike, ped				3
People speeding (when not gridlocked)				2
Blocking the box! (Stop this)				4 [?]
Walk/Bike Connections across SWC; East-West Connection across neighborhood from Frankling Park -	1	9		4 Blue star but no red dot
Smaller scale neighborhood transit options				1
Access to transit				5
Off street parking pub/share; bicycle accomodation				1
Cross connections (east west)				4
Shuttle service				5
Widesidewalks with: bump outs pedestrian infrastructure, enf. Snow removal, crosswalks raised walkways	Red box			9
Dog park; community gardens; Pocket parks/plaza. Inclusivity/Affordability	Red box			1
Connections from Columbus to Washington				6
Preserving + enhancing existing bike paths				6
how to solve existing traffic problem; syncing traffic signals				5
Growing public space + connection from Jackson *street lighting etc.				3
Residential street speed bumps				4
Help local business owners enhance + preserve business				3
Enhance + grow Franklin Park *better maintenance	1	6		6
Greening neighborhood streets				5
Access to public transportation (adjacent + affordable housing)				8
"Cross town: Bus-local loop grow				4
Better East-West bike connections				7
Better pedestrian+Biking connect to Franklin Park				1
Better streets too narrow for current volume; east-west vehicular connection				9
Organizing bike+vehicular traffic in area; streets can vary in character (some better for biking some better for driving)				7
Better access to public transit - intra neighborhood				7
Public meeting areas				7

Mobility, Connectivity, Placemaking/Public Realm Value/Priority Statement	Red Dot	# of other dots	Table Number	Extra notes/annotations
Wider sidewalks - more setback		2	7	
Parklets mixed into retail		5	7	
Designed "streetscape" benches planting		2	7	
More bikeshare		1	7	
Connectivity to Franklin Park/ Greenspaces		1	8	
More inviting Green Street	1	6	8	
Preserve SW Corridor; Repave		1	8	
Intersection safety; improve crosswalks + lights for pedestrian	2	4	8	
Better east-west connection; Pond to Franklin		2	8	
39 Bus + Transit inefficiency		1	8	
Enhance pedestrian + Transit experience		4	8	
Electric vehicle; protected charging; Bike share bike parking	1	2	8	
42 Bus to 29, 22, 44; used to be a station @ Egleston Sq. Auto considerations push bus stops away from		1	8	(hard to read)
English High play fields			9	
Stony Brook open green space			9	
Outdoor St'gatulas			9	[?]
Bakery canto 6			9	
Baseball field at Green St. Stat			9	
Designated off street parking	1	3	9	
Nodes for gathering along street w/ setbacks		4	9	
Pedestrian crossing at Hatoffs			9	[?]
Pedestrian safety at Egleston Square		1	9	
Traffic calming measures		3	9	
Improve mid-block crossings			9	
City plantings used for trash			9	[?]
Better maintenance of street trees			9	
More recreational space		2	9	
Change zoning of public housing to mixed use		1	9	
Grocery store			9	
Improve walkability connection between Franklin Park and corridor		1	9	
Rush hour Traffic !!!		2	9	
Extend Silver Line to Forest Hill		1	9	

Land use and Development Value/Priority Statement	Red Dot	# of other dots	Table Number	Extra notes/annotations
More mixed Use - Commercial + Residential	1	3	1	
More retail			1	
residential Services - Stores Soccer Fields Recreation		4	1	
Try to Keep Business in Area		1	1	
Light Industrial Use	1	2	1	
More Residential to help expand business		2	1	
Help maintain local business in Egleston Sq.		5	1	
Small business Housing Affordable to Neighborhood <\$50,000		10	1	
Height + Density Areas @ Forest + Jackson	4	7	1	
Use proximity to MBTA Forest Hills to develop high density mixed use in old bus yard		2	2	
retain historic character of eg, Mansard Row/Brewery - enhance widen sidewalks, etc.		1	2	
Balance needed in Light Industrial area along Washington Amory Street whole area in general - keep s	1	7	2	3 annotated to the side?
Light Industrial Areas provide critical services - still need access to some of them - need to look at impa		2	2	
Walk between Eggleston and Forest Hills need more restaurants, shops		1	2	
More affordable meaning affordable as well as reasonably priced housing needed		9	2	
Light industrial - preserve jobs; some mix with residential enhance appearance improve aesthetics			3	Has a star
Mixed Use continuous street; frontage people; intensity of use			3	
Density Heigh near Orange Line		1	3	Has a star
Open Space		1	3	
Arts/entertainment/food uses			3	
Columbus Ave/Arborway yard lacking uses			3	
Minimize surface parking lots			3	
Heigh Appropriate to corridor up to 5 stories, especially Jax Sq. esp Ros'dr [?]			3	
Transit oriented development (TOD)	1	10	3	1; marked with box
Mix of uses L.I Res Arts/Entertainment		7	3	2; marked with box
Activation of Streetscape - Columbus Arborway Yo.		6	3	3; marked with box
Light industrial already too expensive but would be a shame to lose it all from JP/Rox			4	General note: What services are not close by/require walking?
Mixed use model (homes over businesses) is attractive	4	8	4	Red star
There is a need to redefine/modernize what industrial means - startup		5	4	Red star
Need greater MIX of uses; grocery, banks, dry cleaner, pharmacy	1	4	4	
More small businesses places for local residents to work		4	4	
More density closer to T stations Forest Hills; 6 stories - 70' Green St.	Red Star	8	4	Red star [?] but Green dot to the right of the yellow ones
Green St between Green St T + Washington; enhance + preserve historic structures		3	4	
Preserve community gardens; Create new ones! Rooftop gardens		4	4	
Make the most of existing commercial spaces (curently vacant)			4	
Green/LEED certified			4	
Amory Street Stony Brook to Jackson; Opportunities to revitalize		1	4	
Too industrial			5	
Dilapidated/underutilized			5	
Jobs + services		1	5	
Types of jobs (smart/tech)	1		5	
Artists live/work			5	
Makers space/shared		1	5	
Performance			5	
Conference SP		1	5	
Utilizing schools			5	

Land use and Development Value/Priority Statement	Red Dot	# of other dots	Table Number	Extra notes/annotations
Flexibility				5
Housing for seniors (accessible)		1		5
Micro units - Housing for young				5
Mixed use	1	2		5
Preserve light industrial		1		5
1st floor retail				5
Form-based				5
TOD - height near T				5
Coworking space	Red box	3		5 Red box and star
Height with amenities		2		5 Red box
Open space				5
Greater height at Forest Hill		1		5
Major Streets have greater height. Relate building height to street width				5
Height in exchange for affordability	3	3		5 Red box; Red star
Transitions in height		1		5
Lab space		1		5
Community Connections				5
Mutually supportive uses; preserve/enhance; identity/culture	1	6		5 Red box, Red Star
Community events	Red #			5 Red 3
Mobility-connectivity - placemaking public realm				5
Community Res.	Red #			5 Red 2; scribbled?
More large scale + affordable housing on Amory with retail on ground floor		1		6
How many jobs currently in industrial corridor; who are the manufacturers, local?				6
Make neighborhood more walkable, commercial zone on Amory street, mixed use		6		6
Incorporating art + culture into neighborhood. Enhance+preserve artist studio spaces. Venues for arts		2		6
Protecting historic fabric of neighborhood side streets by allowing more density in industrial corridor	5	5		6
Community controlled housing preference		7		6
Utilizing back allies as pedestrian zones + retail clusters ex. Birch street bistro courtyard	1	3		6
More senior housing + adult daycare		1		6
Community youth center		2		6
Tie density to affordability		1		6
Mixed use more engaging street scape + activity along amory light industrial	2	2		7 Similar sentiment to 'innovative thinking...light industry'
Keep local businesses - not just retail		1		7
Live/work artist spaces				7
Triple decker height with transition zones		4		7
Density in exchange for affordability		1		7
Respect for existing height, density character and neighborhood	3	3		7
Concentrating greater heights at certain nodes				7
Innovative thinking and use of light industrial areas (not just retail and housing)	2	2		7 Similar sentiment to 'mixeduse more engaging streetscape'
Maker-space/Flexible space		2		7
Grocery/hardware bars+restaurants etc neighborhood services	1	2		7
Public art with funding!		1		7
Keep some of the industrial uses that are community based and community serving		1		8
Create diverse mixed use development in current industrial area		3		8
Mix residential/ retail/ industrial (brewery)		5		8
Mix of types of retail (local)		2		8

Land use and Development				
Value/Priority Statement	Red Dot	# of other dots	Table Number	Extra notes/annotations
Affordable housing		3	8	
Small businesses in mixed use		2	8	
Up to 10-12 stories towards Egleston Sq.		2	8	
Higher density along T	3	4	8	
Community owned housing		1	8	
Audit of jobs along corridor - what we're losing; people earning minimum wages		3	9	
Residential supports active retail		1	9	
Mix of business uses		1	9	
More residential to increase affordable housing	1	5	9	Unclear where the dot is between these two
Will support density in select areas but don't recreate canyons of Boylston at Fenway	1	5	9	Unclear where the dot is between these two
More density around Egleston/ Jackson Sq. & Forest Hills		3	9	
Tall building should step down to residential scale		1	9	
More active recreation use		1	9	
Affordable supermarket near Egleston			9	