

00:27:00 Joseph Impellizeri: 1. Once the current feedback cycle is completed and reviewed, when will the BPDA published an updated Zoning Amendment, reflecting revisions from the feedback? Describe the public comment process for the updated Amendment that will accompany its submission for a vote?

00:27:36 Joseph Impellizeri: Can we get copies of the slides?

00:29:08 Aimee Chambers: Hi Joseph, we will post the slides on our website - they usually go up the day after the meeting

00:30:34 Mimi Turchinetz: The meeting attendees specifically requested more time to deliberate on the zoning amendments. The majority of the 300 people attending asked for more time!

00:31:43 Joseph Impellizeri: I imagine that many comments were received late in the process. Is one week enough to review and amend the Amendment?

00:33:21 Ginny Gass: How many comments has BPDA received? How many folks have requested that the City slow the Sq + St process down and how many are happy with the hurricane-like process? Percentages will be fine. Thank you.

00:33:30 Joseph Impellizeri: 2. Through the feedback process, my neighborhood group has requested two additional form factors be incorporated into the Amendment, S0A and S1A, with S0 and S1 being relabeled S0B and S1B, respectively. What is the process for responding to these kinds of changes?

00:33:44 Aimee Chambers: @Joseph Many changes were made as comments and suggestions came in, However, we are moving the BPDA Board petition date from February to March to ensure that those comments that came in late are reviewed, responded to and able to impact the text as appropriate

00:34:00 Will Cohen, BPDA: The BPDA will be providing responses to all comments submitted

00:34:38 Mimi Turchinetz: Yes, a more transitional zone- like an S0a-

00:34:48 Will Cohen, BPDA: All comments submitted through 1-29 are available on the BPDA's S+S web site: <https://www.bostonplans.org/zoning/zoning-initiatives/squares-streets-zoning-districts>

00:34:49 Aimee Chambers: @Ginny, we received approximately 220 comments and 35 letters outside of the comment form

00:34:57 Marie A. Turley: Can you please clarify the change to go to the BPDA Board now in March? How will community have community engagement and transparency?

00:35:11 Aimee Chambers: @Ginny they will all be posted online

00:35:29 Sandra Singer, Esq: Can people still comment, if so what is the link. Also did you consider the comments made in the zoom chat at the last meeting

00:36:47 Aimee Chambers: @Marie, Kathleen mentioned in a previous slide - we are moving the BPDA Board petition date from February to March to ensure that those comments that came in late are reviewed, responded to and able to impact the text as appropriate. Afterwhich this will be a pencils down moment for the text amendment. We will continue to accept comments to provide to the BPDA board and the Zoning Commission

00:37:03 Mimi Turchinetz: People still need more engagement, especially with models, visuals!

00:37:08 Marie A. Turley: Aimee, How will we find subsequent comments and how will they be integrated into the documents you are creating?

00:37:32 Dolores Boogdanian: Did we just hear that public comments at this time will have no further impact on the zoning language to be presented to the BPDA Board and Zoning Commission?

00:37:49 Susan Pranger: Disappointed that you are still not discussing the changes to the definition of non-conformity. This is a substantive change.

00:38:23 Aimee Chambers: @Marie any comments that came in by the Feb 2 deadline will be responded to and posted on the website with all of the other comments which have been posted to date. This presentation will speak to many of the changes that we have made in response to comments received

00:38:30 Dolores Boogdanian: Will you now confirm that these changes will apply city wide and not just in Mattapan and Roslindale?

00:38:48 Kathleen Onufer (BPDA): Hi Susan: We haven't had an opportunity to talk about changes yet! And you should expect to receive a full response to your comments, as we've indicated.

00:39:34 Aimee Chambers: @Dolores these changes will apply to locations that are mapped with these districts. We have been pretty clear over the course of this process that they will be in the base code.

00:39:46 Joseph Impellizeri: 3. Please confirm that districts can elect NOT to adopt the form factors and can continue to apply the existing code rules to their areas.

00:40:38 Mimi Turchinetz: Not sure that folks yet understand what "Form Based" zoning is! Can you provide a clearer analysis on the call tonight? Thx.

00:40:56 Aimee Chambers: @Dolores in response to questions received, we've also posted potential locations for this type of zoning to be mapped on our website www.bostonplans.org/squares

00:41:22 Aimee Chambers: @Mimi fair question! We can speak more to that in the discussion

00:41:56 Kathleen Onufer (BPDA): Hi Joseph: Any time we propose changes to the zoning map, which is what applies a zoning district to a lot or area, or an amendment to zoning text, it will require a public process; a vote of the BPDA Board to petition the Zoning Commission; and a vote of the Zoning Commission.

00:41:59 Ginny Gass: Thanks, Aimee.

00:42:01 ANNE MCKINNON: How do you know 6 mos to 9 mos planning is enough? Who decided that?

00:42:04 Jenn Cartee: Link to the list Aimee was posting:
<https://www.bostonplans.org/planning/planning-initiatives/squares-streets>

00:43:13 Will Cohen, BPDA: Roslindale Square small area planning process:
<https://www.bostonplans.org/planning/planning-initiatives/roslindale-square>

00:43:27 Will Cohen, BPDA: Cleary Square small area planning process:
<https://www.bostonplans.org/planning/planning-initiatives/cleary-square>

00:43:44 Caitlin Coppinger, BPDA: @Anne the squares and streets planning process is expected to be 6-9 months given the size of the planning area, which is 1/3rd of a mile around the square. The engagement plan lays out what to expect for that 6-9 month process here. <https://www.bostonplans.org/planning/planning-initiatives/roslindale-square>

00:44:51 Aimee Chambers: @Anne I'll also add that while we believe its important to set expectations for process at the outset we are not so married to a date if it comes at the expense of meaningful process. Please visit the website to take a look at our engagement plan

00:44:58 ANNE MCKINNON: Are thess

00:45:08 ANNE MCKINNON: Are these

00:45:20 Sarah Freeman: Will the chat be posted online? I have another meeting, but I'm interested in the questions being asked (& answered).

00:45:30 Joseph Impellizeri: 4. Can someone explain the process that will be used at the neighborhood/district level to apply the zoning to the districts. Who will be part of the process making the decisions for the districts, how will they be selected, how will their recommendations be circulated for feedback to the rest of the community for feedback and changes, etc.?

00:45:44 Aimee Chambers: @Sarah, yes we will post comments from the chats alongside the comments that were received

00:46:31 Breanne Frank: what will community engagement look like during planning? What accountability measures will be in place to ensure that that engagement is meaningful (i.e. communities are heard and their input drives the project)

00:47:02 Marie A. Turley: Disappointing that you haven't reviewed documents sent to meet(we sent the 26 +page Pranger Document) your initial timeline but this is the final public meeting and chance for citywide comment-this speaks exactly why a reasonable extension is needed so people can get their questions answered, have a dialogue if necessary and then have everyone see these changes-We all want QUIMBY not the paralysis of NMBY Vs. YIMBY --Quality change in zoning for everyone and to address the need for truly affordable housing --

00:47:18 Alison Pultinas: concerned about the choice of locations,the data on the criteria seems skewed. For example Tremont street in Mission Hill already has a high density population and one of the more diverse in the city.

00:48:03 Aimee Chambers: @Joseph and @Breanne we have posted an engagement plan template on the website and will go into much more detail at

our kickoff meetings. Also happy to go through these questions in more detail via a phone call or office hours

00:48:13 Kathleen Onufer (BPDA): Hi Joseph: Abdul just explained that - the Small Area Plan process. We also recommend looking at the Engagement Template for specific answers to these questions:

<https://www.bostonplans.org/getattachment/6b3dddaf-cfa3-4aa4-b638-808c061e4426>

00:48:45 Mimi Turchinetz: The folks representing the Community Input Board from Hyde Park want some clear metrics BEFORE the amendments are codified. At least 50% participation/knowledge of the proposal

00:48:52 kara verrochi: Is there someone from Mattapan in attendance who can comment on your community process?? thanks

00:48:56 Aimee Chambers: @Marie— i have read Susan's document. As a matter of fact we've read all of them but we are taking the time to respond to them meaningfully

00:49:15 Kathleen Onufer (BPDA): Hi Marie: We've met directly with Susan to discuss her comments for an hour, and are planning to provide all comments with a written response.

00:49:21 Sarah Freeman: @Aimee: Thank you.

00:49:58 Kathleen Onufer (BPDA): Hi Kara: You can find out all about PLAN: Mattapan, as well as the 5 month engagement process around zoning in Mattapan at the PLAN: Mattapan page here:

<https://www.bostonplans.org/planning/planning-initiatives/plan-mattapan>

00:50:25 Mimi Turchinetz: There needs to be commercial on the ground floor in all zones

00:50:28 kara verrochi: Sure, are the community thoughts included in that?

00:50:31 Kathleen Onufer (BPDA): We are also having an additional closeout meeting for Mattapan tomorrow night, which you are welcome to join and listen in.

00:51:07 Dolores Boogdanian: No surprise that comments in support of higher density and taller buildings and high mix of uses are now reflected in the BPDA's plans.

00:51:41 Mimi Turchinetz: Yes, many want less density in an S0a zone

00:51:42 Kathleen Onufer (BPDA): And yes, you'll see on that page all the comments we've received as well as the engagement participation.

00:52:01 Marie A. Turley: Kathleen-we did 2 documents--the first meeting was for the first comments then did the extensive deep dive I referenced and shared with the staff but we have had no comment yet-

00:52:28 Will Cohen, BPDA: Marie — we received both letters, and are working on responses to them now

00:53:02 Michele Brooks: Will these slides be shared with attendees? The pace is moving too quickly for me to read through all of the slides. Thanks!

00:53:15 Caitlin Coppinger, BPDA: The slides will be posted on the webpage tomorrow!

00:53:19 Will Cohen, BPDA: Kara: a pdf of the final plan mattapan document in english is here, and contains much more detail about the community process starting with section 2.1: <https://www.bostonplans.org/getattachment/e0d891c2-d9e9-420d-b280-5393bb35deea>

00:54:13 Kathleen Onufer (BPDA): Hi Marie: And as we've identified previously, we will be releasing responses to all the comments received during the comment period simultaneously.

00:54:32 Marie A. Turley: We want this to work and meet the needs of our neighbors who are being displaced but the current AMI is so much more than they can play--We want this to work and recognize that change is necessary but it needs to be done with robust community engagement, transparency and the change for the our neighbors can be engaged

00:55:13 Joseph Impellizeri: In S0 and S1 Firm, buildings can be up to 50ft tall (4 stories) as of right. In my district we have more then 1/2 mile of commercial district with 1 story and 2 story height directly abutting single family homes in their rear. Going to 4 stories is too large a leap, doubling the height. There needs to be more of a transition.. SO and S1 need options at 35 Feet (3 stories).

00:55:54 Marie A. Turley: Katherine, can you clarify what you mean by the comment period simultaneously--new one for me--thanks

00:55:56 Abdul-Razak Zachariah (BPDA), he/him: @Michele -- In addition to Caitlin's comment that the slides will be posted, if there are slides that you'd like us to go back to during the Q&A period to cover again or ask a question about, we can be sure to do that! We want to make sure questions about these specific revisions are answered clearly and if anything isn't clear you can definitely come to one of our office hours for us to explain further

00:56:06 Will Cohen, BPDA: As a reference to all, the citywide changes to the city's inclusionary development policy (including adjusted requirements for income-restricted affordable units) can be found at <https://www.bostonplans.org/projects/standards/inclusionary-development-policy>. This policy will also apply to Squares + Streets districts

00:56:14 Mimi Turchinetz: Can you add net zero and passive house requirements, as well as green infrastructure/nature based solutions to the code please?? It is doable and has not been done. Can you address why it is not in the proposed code?

00:56:38 Aimee Chambers: @Mimi we will discuss additional changes to the code in this presentation

00:56:42 Kathleen Onufer (BPDA): Hi Joseph: Can you let me know what neighborhood you are in? Most of the City's existing commercial districts have a current zoning height limit of at least 3 stories/35 feet (but not all). As you've identified, the height of existing buildings is frequently different from what is allowed by zoning.

00:56:56 Diane Valle: 5 feet and 0 foot setbacks creates a heat island, increasing stormwater run off damage risk...not sustainable.

00:57:13 Aimee Chambers: @Mimi beyond that- the changes you are discussing are super important and need to be applied citywide

00:57:31 Kathleen Onufer (BPDA): Hi Mimi: The state specialized stretch energy code requires all multifamily uses over 12,000 sf to be passive house now - so that is happening universally, at the level it is directly regulated (building/energy code)

00:57:49 ANNE MCKINNON: The timeline should not be dictated by BPDA's desire to bang thru this.

00:58:16 Joseph Impellizeri: Kathleen, I am in West Roxbury. The 1/2 mile stretch also has an elevation differential making a 4 story building a real issue for the large single family neighborhood abutting this area

00:58:34 Mimi Turchinetz: @Aimee, I agree, but unless you include them here, they still may be ignored- inertia is a strong motivator.

00:59:32 Adam Johnson, BPDA: @Diane The proposed districts include maximum lot coverage (how much of the site can be covered by the building) and a minimum permeable area (how much of the site needs to allow water to pass through). These dimensions will much more directly address climate and comfort effects like heat island and stormwater runoff.

00:59:57 Aimee Chambers: @Mimi, happy to chat more about that but I think we need to make sure the code works as a whole and ensure that staff and developers are appropriately using the code as a comprehensive document!

01:01:28 Marie A. Turley: we want this to work so thanks for clarifying -- thanks for taking up our ideas for lodging houses -which provide truly affordable--- we did this in consultation with Pine Street whom my neighborhood association worked to provide hundreds of truly affordable units in our neighborhood in a robust successful community process where we worked to get to yes for everyone --especially the PSI guests who will be our new neighbors --this model worked and we think has value for this effort too

01:03:11 Kathleen Onufer (BPDA): Hi Joseph: The existing NS zoning district in West Roxbury has a height limit of 35 feet. The existing CC zoning district in West Roxbury has a height limit of 45 feet. As you've identified this is part of why we think small area plans are going to be necessary - and why we've deliberately avoided making an amendment directly to existing business/mixed use districts in the city.

01:04:01 Joseph Impellizeri: The current perception is that once these form factors are approved the 35ft limit is vaporized.

01:04:41 Chris Vaughan: These changes to the amendment text seem very sensible.

01:06:24 ANNE MCKINNON: Who is the consultant on Pattern Book?

01:08:38 Aimee Chambers: @Anne <https://outwith.studio/>

01:09:22 Will Cohen, BPDA: Information on the RFP process for the ADU pattern book can be found at <https://www.bostonplans.org/procurement/procurement-portal/rfp-listing-page?id=1355>

01:09:40 Susan Pranger: does non-conformity fall under Dimensional Definitions?

01:10:50 Aimee Chambers: @Mark - lets answer Susan's question and Mimi's question about defining form based code as well!

01:11:09 Kathleen Onufer (BPDA): Hi folks! My name is Kathleen Onufer and my city email is Kathleen.Onufer@boston.gov.

01:11:21 Nick Block: A question about minimums: When an area is deemed worthy of S5, is there anything requiring a minimum height? What happens if a developer doesn't use the Zoning opportunities they're given, let's say?

01:13:40 Aimee Chambers: @Nick there is no minimum height requirement, we have only set maximum height requirements. A developer has the legal right to request a variance if their proposal is in conflict with the code but in the context of this new zoning, we would not recommend that the ZBA support a variance unless there is a real demonstrable hardship

01:15:10 Will Cohen, BPDA: @Nick, that said, it is common for the market value of land to have a relationship to the development expectation around it as it relates to zoning, so owners of land zoned for a certain amount of development may find themselves guided by the purchase price of a property

01:15:29 Kathleen Onufer (BPDA): And outdoor amenity space! Can't forget outdoor amenity space!

01:15:32 kara verrochi: Hi Aimee, what is an example of a hardship that would gain approval of a variance?

01:17:01 Vicki Sanders: As a resident on West Roxbury's Hastings Street, we're already facing major street parking issues that overburden a one-way street with big cars and trucks, driveway blockages, difficulty passage along the street. With all the restrictions on parking on major thoroughfares, our street has become almost impassable. What can be done about that issue? Propose making this residential street "resident only" or allowing parking on only one side. This street it

one block from the commuter rail so it is imperative to address the concerns of a residential street's parking abuses.

01:18:06 Mimi Turchinetz: Will that address historic preservation and streets as well as nature based solutions?

01:18:12 Kathleen Onufer (BPDA): Hi Kara: I'd point you to the legal language on variances:
https://library.municode.com/ma/boston/codes/redevelopment_authority?nodeId=ART7VA_S7-3COREVA

01:18:46 MJ: Allowing increased density in an area requires traffic studies especially when one way streets are in the area. If parking is not required in a housing development or parking spaces are too small the evaluation of the impact on adjacent streets to accommodate increased needs for parking must be included in traffic studies. Green spaces in an area must be taken into consideration. Increasing density will create an increased need for green spaces included in the planning especially if housing is allowed to be built without such amenities.

01:18:51 Nick Block: I agree with the concern of this comment about process. I would advocate for objective criteria for determining future zoning areas in squares + streets.

01:19:08 ANNE MCKINNON: Is this all done in house? Looks like you need experienced planners with more than a couple of years' experience and who have actually implemented successful changes

01:20:01 Kathleen Onufer (BPDA): (Because there is clear case law on what are legally sound variances and those that are not. Right now, variances are used without strong legal basis in Boston, which is why they are very vulnerable to legal challenge.

01:20:34 Will Cohen, BPDA: @Anne — we have a consultant helping us with transportation work for S + S

01:20:35 Sheila Greene: Please clarify: Under the title "Squares & Streets" BPDA just rezoned the City of Boston. However, neighborhoods in City are not included ie, South Boston, South End, etc.

01:21:29 Aimee Chambers: hi kara! one of the things that jumps out is if there is a lot that is uniquely shaped - perhaps triangular instead of a rectangle- that

may make it quite difficult to meet the dimensional setbacks that are included in the draft

01:22:02 Mimi Turchinetz: Thank you @Breanne. We have the same question in Hyde Park and Southwest Boston.

01:22:21 Lydia Hausle: @Vicki and @MJ - the small area plan process that will be the next step of the Squares + Streets process will include a multi-topic community conversation. Transportation and public space conversations will be included in all of the Small Area Plans.

01:23:30 kara verrochi: thanks aimee!

01:24:03 Mimi Turchinetz: Thank you @Eva!

01:24:14 Anna VanRemoortel: I'm trying to find recordings of previous squares and streets meetings on the website but I'm having trouble. Do you mind sharing the link for meeting recordings?

01:24:32 Will Cohen, BPDA: @Anna:
<https://www.bostonplans.org/zoning/zoning-initiatives/squares-streets-zoning-districts>

01:24:40 Will Cohen, BPDA: "Helpful Resources"

01:24:54 Will Cohen, BPDA: We have links to the previous public meetings — there's both PDFs and also the recording of the meeting itself

01:24:57 Breanne Frank: I echo Eva's concern over who the decision-makers are for deciding where these zones are implemented.

01:25:20 Lisa Volkening: Yes, Eva's concern is my main concern too.

01:26:25 MJ: Agree with Eve Webster's comments about concerns of the impact on side streets which are adjacent or one block away from commercial areas. The City has a responsibility to residential property owners to maintain the integrity of the existing neighborhood and to not allow drastic changes that would have immediate negative impact.

01:27:34 Sheila Greene: I agree with above. Ambiguous boundaries.

01:27:38 Mimi Turchinetz: Agree with Eva's concerns in Hyde Park and Rosi as well

01:28:49 Mimi Turchinetz: We here you @Aimee, and look forward to that process of fully transparency and deep community engagement

01:28:52 Will Cohen, BPDA: It is also worth noting that 65% of Bostonians rent, per the 2022 American Community Survey.

01:29:07 Carol Streiff: Shouldn't dimensional definitions and strategy for anti-displacement have been developed BEFORE Squares/Streets and other zoning changes are proposed?

01:31:03 Marie A. Turley: How do we vote on this without knowing that Stabilization is critical as the real estate market is already cooked and displacing folks--that is why we are asking for more time to be sure the math works for our most at risk folks who need the truly affordable housing --we are changing the demographics of our communities as the amount of market rate which is the bulk of what is proposed potentially requires a 6 figure income to rent and our folks average income in Plan Rox is about 50,00 Give us time please to address these issues to get to truly affordable housing --we need the lodging houses, shelters and assisted Units like Pine Street provides to address truly affordable housing ==please give us the time to evaluate and support these changes while growing our City

01:31:09 Sheila Greene: Shouldn't you define neighborhoods first then squares & street zoning. I feel ur planning is backward. Are u redefining S-0 & S-1 for neighborhoods?

01:31:40 Mimi Turchinetz: Maintain chosen heights in some areas, allow in others-

01:31:46 Breanne Frank: Comment for the record: as further comments are received through the upcoming office hours, Alternatives for Community and Environment strongly encourages the BPDA to reject the "pencils down" approach and continue to implement feedback. This is a large zoning case that deserves thorough consideration and feedback. It should not be rushed.

01:32:52 Breanne Frank: change* not case, apologies

01:32:52 Lisa Volkening: I live within the 1/3 mile boundary of Cleary Square and I definitely want and plan to be involved in the planning process for the Cleary Square. However, in response to Aimee's comments, it is not clear to

me what impact my involvement (and that of others in my neighborhood) will have on the decisions ultimately made by the BPDA.

01:32:59 MJ: Very important to determine what housing has been built in the past 10 years in a S+S area in approving future development. We do NOT want a condo canyon on a main street such as Centre Street in West Roxbury. If recent developments have been constructed on one side of the street there should be a strong recommendation for construction on the opposite side.

01:34:27 Sheila Greene: Master plan is missing here.

01:34:52 Marie A. Turley: This is critical--can it please be put in writing--where will working people buy gas--we are losing Hatoffs and other services till we get rid of cars and right now, bike users are 3% and so many drive AND BIKE--we need to work on transitions that address the needs of working families and the folks who are providing our coffee--

01:35:02 Will Cohen, BPDA: Sheila: Boston's master plan can be found here: <https://www.boston.gov/civic-engagement/imagine-boston-2030>, and

01:35:05 Eva Webster: Breanne Frank, Im also from Brighton, please call me later at [REDACTED]

01:35:16 Will Cohen, BPDA: *and the citywide housing plan can be found at <https://www.boston.gov/finance/housing-changing-city-boston-2030>

01:35:44 Joseph Impellizeri: Is there a link to book office hours?

01:36:26 Jack Halverson (BPDA): Here's a link to a calendar that shows the office hours- you can click on the individual meetings to sign up: <https://www.bostonplans.org/news-calendar/calendar?eventtypeid=33&view=month>

01:38:30 Sheila Greene: Thx Will but as we know 2030 is outdated.

01:41:58 Eva Webster: Kathleen, you stated earlier that the city is working on anti-displacement strategies, but it is never explained what you have in mind. If developers can just build denser projects as of right, lot of people and businesses will be displaced. It will be very destabilizing for Boston.

01:42:40 Marie A. Turley: Thanks for keeping this on the agenda as these dimensions impact the density--these change the zoning and people need to know

that even if it is "not significant changes" it needs to be transparent to all and commented on by all

01:42:50 MJ: Original parcel lot lines with a defined rear lot line should remain such even after it is merged with an adjacent parcel that could change the original rear lot line to be a side lot line especially when the lot line abuts a residential district.

01:46:13 Nick Block: How is the team imagining down the road that a parcel/area is deemed S5 if it is not initially zoned so after the roll out of s + s? Can a developer petition the bpda/zba to get a lot upgraded to S5?

01:47:17 Marie A. Turley: The Mayor did not support a 6 month extension but we appreciate that our district and President Ruthzee supported an extension and over 200 folks requested it--this team is very engaged and we need your answers and dialogue to get the best outcomes --please consider a reasonable extension given just the number of questions tonight and folks are being referred to office hours so everyone won't benefit from this kind of robust dialogue. Thanks for once again considering a reasonable delay for transparency and good community engagement

01:47:44 Maddie and Zack DeClerck: We're unable to join most public meetings (young kids, evenings are very tough etc.)

Just want to express our huge support for Squares & Streets zoning initiative. Across the country many cities are beating Boston in zoning reform and are seeing the results in affordability and improved quality of life.

To meet the challenge of our housing crisis, climate crisis, and transportation crisis, our neighborhood centers need to accommodate more residents and walkability.

Very excited to live in one of the focus areas (Egleston Square).

01:48:38 Michele Brooks: +1 Markeisha

01:49:19 Mimi Turchinetz: In Hyde Park and Roslindale, we continue to request a 6 month extension to address the continued open question, including displacement, deep affordable housing challenges and gentrification

01:49:38 Breanne Frank: +1 Markeisha and Mimi, still not satisfied with the lack of planning for anti-displacement strategies.

01:50:57 Eva Webster: Maddie & Zach - Boston is not like other American cities that have much more space and wider streets. Excessive density can create major problems with congestion that may push the middle class out of the city, and it may have dire consequences.

01:52:18 MJ: Increasing housing is needed but maintenance and improving the commercial districts is equally so because the purpose is defeated if there are more people but nowhere to shop, play, eat, use local services.

01:52:42 Joseph Impellizeri: Has the BPDA and the Mayor considered the implications on local small businesses? Once developers start building these larger buildings, the rents on the first floor of those building will be beyond what many of these owners can pay. It will increase rents across a district. This is likely to shift our commercial districts from being served by unique local business to national chains.

01:53:18 Mimi Turchinetz: It would be useful for you to explain how as of right will work in this process.

01:53:24 Markeisha Moore: + Joseph

01:53:38 Nick Block: I support these zoning changes. Variances for bigger developments are happening across the area

01:54:45 Eva Webster: Nick Block - what is the guarantee zoning variances will not be given out after the areas are rezoned?

01:56:02 Nick Block: Eva, That's a good question. Updating zoning would certainly cut out the routine variance requests that are already done by the hundreds each month.

01:56:11 George Marsh: YIMBYs are pushing these Zoning changes to increase Housing density in everyone's front yards !! Ugh!

01:56:14 Markeisha Moore: All renters are in danger of being pushed out, this includes small businesses. Most landlords will push increasing costs they will incur, onto tenants who can't afford it

01:56:52 Carol Streiff: Agree with Mimi T — there should be a 6-month extension until displacement, dimensional definitions, and truly affordable housing are resolved.

01:56:57 Kathleen Onufer (BPDA): Hi folks - we're here until 8 - so feel free to ask away.

01:57:19 MJ: BPDA should require that any new building approved should conform with the look of the surrounding houses/buildings so that a 5 story concrete box is not built in an area of one and 2 story homes with Victorian or colonial architecture.

01:57:49 Eva Webster: Nick - I think the variance bonanza will likely continue.

01:58:04 James Michel: Has there been any discussion of how many new residential units the city is hoping to construct? What is the big picture, and how many are requested/designed, for each of the target neighborhood squares or streets?

01:58:57 Caitlin Coppinger, BPDA: Hi James, we don't have a target number of units. We believe the best case to discussing new density through appropriate zoning is out of the small area planning process

02:00:24 Sandra Singer, Esq: Developers disregard the zoning code, they list variances as if it is customary and allowed, not an exception. Being amiss from the zoning code should be the exception not the rule

02:00:59 Will Cohen, BPDA: @Sandra — we completely agree. The S+S process is a first step in helping development follow zoning and reduce variances

02:01:00 Mimi Turchinetz: So much of Logan Square in Hyde Park is historic buildings- Will they be left alone if folks make that choice?

02:02:03 Alison Pultinas: that's the same with Tremont in Mission Hill- so much history there.

02:02:14 James Michel: Thanks for the reply, Caitlin. I agree with the concept that additional construction should be sited near public transit hubs, and am in favor of increased density in those spaces. I find it hard to believe there is no analysis of how many units we need as a city to meet the needs of the citizenry.

02:02:32 MJ: Excellent points by Markesha. Why would anyone want to live in Boston if the rents are so high, the T is unreliable and there are no green spaces or retail businesses that meet daily needs? It seems like the City is hell bent on building new housing without supporting the other needs of a neighborhood and community. It shouldn't be that developers get their way without thoughtful consideration to existing neighbors in residential districts.

02:03:05 Mimi Turchinetz: Hyde Park wants a much deeper dive into the historic component of the neighborhood in the planning

02:03:10 Marie A. Turley: Aimee--I look forward to talking about when the issues are resolved with a reasonable extension, to understanding once the Zoning Commission votes and the S&S planning begins --if the community wants to have different uses etc. how those changes are then incorporated into the zoning code

02:03:20 Will Cohen, BPDA: I think it's more WALL-E than R2D2

02:03:53 Mark McGonagle, BPDA: Sorry. Connectivity issues tonight!

02:04:30 Eva Webster: The underlying assumption is that unleashing a lot of new development will make Boston affordable, but this will not materialize because new construction is expensive. Development itself makes the area more expensive.

02:05:14 Marie A. Turley: You are so correct--look at what is happening in the footprint for Plan JP Rox--only Pine street and one local CDC are providing truly affordable housing!

02:05:14 Diane Valle: www.pushthefilm.com explains the financing and its social impact.

02:05:16 Mimi Turchinetz: @Aimeer, new development does increase gentrification. How do we keep out LLCs and national predators??

02:05:59 Breanne Frank: Markeisha, I want to add that there's a lot of research showing housing values going up benefits homeowners... which in

boston often means developers and big rental companies. Renters are CONSISTENTLY disadvantaged by this.

02:06:17 George Marsh: ++++Markeisha!!

02:06:37 Marie A. Turley: See Mark Draisen's report on where the "naturally occurring affordable housing are being bought up by LLC

02:06:42 Ginny Gass: Good points, Markeisha.

02:07:03 kara verrochi: In my neighborhood, many residents support long term residency v transience/investor properties. Would like to propose more undergraduates go back to campus and the remainder get put downtown in the empty office buildings so our neighborhoods can be prioritized for families and adults. thanks

02:07:26 Steve Hollinger: Just want to pin a comment. I'm supportive of this work and stated objectives of S&S. But I'm not clear how this work on S&S dovetails with the need to address stormwater increasingly unable to drain due to capacity constraints. From land use planning for temporary storage of stormwater to planning pump stations, as well as revising strategies for capture of stormwater as more land is developed, and as storms increase in frequency and volume. Thanks again for this work on Squares and Streets and for these well-run meetings. Steve

02:07:35 Mimi Turchinetz: How can we do more to use the Municipal subsidy program in the BHA? There is a lot of \$ there that can help folks for housing subsidies to get to deep affordability

02:07:39 MJ: Not all LLCs are owned by big companies. Many are mom & pop owners who might have a 3 family house and they are trying to avoid legal pitfalls in a litigious society.

02:07:45 Melanie Daye: Thank you, Mar

02:08:13 Will Cohen, BPDA: I think it is important that we clarify that people who rent are not inherently transient, nor is that how we consider renting versus homeownership as planners

02:08:34 Melanie Daye: Thabk , Markeisha.

02:08:54 Markeisha Moore: You're welcome Melanie

02:09:16 Nick Block: I want my children (between 1 and 15yo) to have the option of living here, renting or otherwise. Boston is so expensive currently, this is not a likelihood. Building more units overall (in smartly defined areas that s+s is promoting) will slow the overall growth of rent increases. This is shown in other cities across the US. If we don't build anything, simple supply and demand will displace my children from Boston.

02:09:17 Jenn Cartee: This is such an important update and modernization of the zoning code. Once the amendment is in place, we will have actual tangible alternatives to discuss mapping in our vibrant main streets areas and the immediate vicinity. I live in Fields Corner and many Dorchester folks are excited to participate in some of the early Small Area Plans. Thank you for all the thoughtful modifications since December 5 meeting and thank you for moving it forward.

02:09:26 Melanie Daye: cell phone is jumpy.

02:09:58 kara verrochi: @will, agree! many long term renting adults in my neighborhood were displaced by undergraduates. I want my nice neighbors back :)

02:10:13 Eva Webster: Breanna - small homeowners are not the problem. They care about the neighborhoods where they live. Wealthy Investors/landlords, can be a problem but not always.

02:10:59 Kathleen Onufer (BPDA): Hi Steve - thanks for flagging this. We're definitely thinking about this issue - as it's crosscutting (much like some of the issues that will come up with electrification across the grid). We're working on mapping out with partners what are pieces that are in zoning, what's in stormwater regs through BWSC, and what's in resiliency regs. Would love to hear more of your thoughts as we make sure we map this out comprehensively -

02:12:24 Eva Webster: Nick Block - the reality we can't always afford to live where we want to. People live outside Boston and it's not bad.

02:13:01 M J: Excellent point, Steve H! The infrastructure especially for sewage & drainage is imperative before any building is constructed. Especially buildings which add more than 20 people in an area as we get extended periods of rain/snow can create a big problem for the residents and traffic flow.

02:13:09 Nick Block: Eva, you're advocating a housing shortage and displacement?

02:13:23 Breanne Frank: @Eva: I'm so sorry I didn't mean to imply small homeowners at all. To clarify: existing homeowners tend to do very well when property values rise, which is very good for small homeowners. I mostly wanted to echo Markeisha's point that renters need extra protection here!

02:13:26 Markeisha Moore: + Nick

02:13:49 Barbara Parmenter: I'm also supportive of S+S. Here in Allston Brighton we are getting so much development centered on labs. S+S seems like a way to grow our neighborhood in a reasonable way, with input from a wider group of people than those who can attend individual project meetings nearly every night of the week. A planning process of 6-9 months focused on a particular area will allow more people to visualize and get a sense of possible changes and have a voice in that. Housing doesn't get cheaper by not building more housing - we need to plan for the future. But for sure, addressing displacement will be important, and AFFH needs to be understood more widely.

02:13:52 Eva Webster: Nick - I'm advocating for balance and reasonableness (sp?)

02:13:59 Diane Valle: Markeisha is correct. Lots of doublespeak without plans is not effective.

02:14:10 kara verrochi: as a small property owner, my rising house value only increases my mortgage. not s fan of the hyper-inflating house values. thanks

02:14:48 Steve Hollinger: @KathleenOnufer Thanks. Will continue to engage. Communities may find that Squares and Streets provides a pathway toward funding mitigation projects that benefit the larger community.

02:15:28 Marie A. Turley: Thank you-- Markeisha --you said this for everyone--there are so many issues of Caste/Origins underlying this discussion-- appreciate Aimee's comments

02:15:47 Barbara Parmenter: Thank you, zoning team. This is so hard but also very necessary.

02:15:57 MJ: Good to know that article 80 still applies to construction greater than 20,000 SF.

02:16:43 Kathleen Onufer (BPDA): HI MJ: It also applies to any development with more than 15 units, whether it is 20,000 square feet or not

02:16:54 Barbara Parmenter: Thank you, Director Chambers.

02:16:54 Mimi Turchinetz: The devil is in the details, but thank you for more clarity

02:16:56 MJ: To add to Kara V's comment, taxes go up so rents go up, too.

02:16:59 Marie A. Turley: Thank you to the team and we look forward to on going dialogue with the team and the community for the best possible outcome for all our communities

02:17:14 Markeisha Moore: Thank you

02:17:21 kara verrochi: how about tax credit for below market rate rents ?

02:17:34 kara verrochi: offered by owner-occupiers?