



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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**kentico@cityofboston.gov** <kentico@cityofboston.gov>

Sat, Jan 14, 2017 at 10:21 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 60

Form inserted: 1/14/2017 10:20:17 AM

Form updated: 1/14/2017 10:20:17 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Eva

Last Name: Kaniasty

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Yay for more density. Don't let people who are resistant to change and are working for their own selfish interests derail the greater benefit of all residents.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Sun, Jan 15, 2017 at 10:50 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 61

Form inserted: 1/15/2017 10:50:09 AM

Form updated: 1/15/2017 10:50:09 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Laura

Last Name: Myers

Organization: resident

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Hello, I'm a resident in the SNA neighborhood. I appreciate your listening to input from the community and have attended several of your meetings in the last year. I had the following comments: 1. In terms of building height, I know that there has been a lot of push from the community to lower proposed height but I'm fine with building higher. I wouldn't recommend 20-40 stories like what's being built in the Fenway area, but 5-6 stories is perfectly fine with me. Not everything has to be 3-4 stories in my opinion. I would say, however, that where a new tall building abuts an existing residence to make sure there's a gentle sloping or enough space between houses that it's respectful. This applies to Green st, Union Ave and Stonley as well. 2. I encourage you to place a sidewalk on Union ave (portion from Washington St) because it is an unsafe area to walk given the hill and ice. 3. Specific attention needs to be given to the part of Washington St between Brookley and Forest Hills. It's very dark and unpleasant to walk there are night, specially the east side of the street along the MBTA bus lot. 4. In terms of traffic, Washington and Forest Hills St are currently a parking lot between 4-6p. If more building occurs in these areas, there need to be extra lanes and turn signals. Consider rotaries to keep traffic moving. Consider removing the street parking from Washington St to make extra lanes for buses. 5. I agree with the style of setbacks that you're proposing. I'm happy to discuss further or provide clarification if needed. Best, Laura



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Mon, Jan 16, 2017 at 9:44 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 62

Form inserted: 1/16/2017 9:44:28 AM

Form updated: 1/16/2017 9:44:28 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Christina

Last Name: Barretti-Sigal

Organization: United Scenic Artists Local 829

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: We are having an affordable housing crisis in the JP/ Roxbury area!!! Please give more consideration, even beyond whatever the current mandates are, the minimum requirement for affordable units is laughably low!!!



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Mon, Jan 16, 2017 at 2:22 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 63

Form inserted: 1/16/2017 2:22:01 PM

Form updated: 1/16/2017 2:22:01 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Lee

Last Name: Goodman

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: 70

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Hello, As one of the only people watching this process who was born and raised in JP & still lives and works here, I am disturbed by the same folks who have spent decades working to thwart development now being instrumental in harming Plan JPROX. If you boil down the complaints, the majority is simply small interest groups, specifically on Union Ave and Stony Brook Association trying to keep density and height away from their houses. This is counterproductive and bad city planning. Green St station is the best MBTA station in JP, reducing development size near this important transit hub is the opposite of the goal of JPROX. Please do not allow this small contingent of folks to harm the years of work put in by honest brokers to provide transit oriented development there. I would also note that whether or not the planned projects on Washington St get built, businesses like Flanagan Seaton, Jackson Glass and Economy Plumbing are not coming back. This means if the people attempting to block projects succeed by making them unfeasible, the result will be urban blight and abandoned buildings sitting vacant indefinitely. Aside from the fact that if 0 projects get built you will have 0 affordable homes, the potential for an abandoned washington st corridor is far more scary. Please push back on this blatant NIMBYism cloaked in idealism. thank you Lee Goodman



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Tue, Jan 17, 2017 at 9:26 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 64

Form inserted: 1/17/2017 9:26:10 AM

Form updated: 1/17/2017 9:26:10 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Cathleen

Last Name: Cisse

Organization: Self

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Please fulfill all of the Stonybrook Neighborhood Association's concerns. Of particular importance (in order) are to: -Increase the proportion of new housing that is affordable and MAKE AFFORDABLE UNITS MORE AFFORDABLE. - Establish transportation, stabilization, and good job plans. - Reduce maximum height to four stories on Washington Street abutting Union Avenue Thank you, Cathleen



January 18, 2017

Brian Golden, Director  
Boston Planning and Development Agency  
One City Hall Plaza  
Boston, MA 02201

Re: Plan JP/Rox

Dear Mr. Golden:

We are writing in response to the latest version of Plan JP/Rox that was released last week.

In the area of affordable housing, the revised plan contains several elements that continue to move in the right direction, other elements that have the potential to undermine affordable housing development, and still others that are not adequately addressed. Areas where we see progress include the overall affordability goal, the enhanced density bonus, the specification that at least half of the homes developed at Arborway Yards be “income-restricted affordable housing”, and buttressing the outreach functions of the Office of Housing Stability.

Certain design and dimensional requirements of the revised document could have potentially unintended negative impacts on planned mixed-income development in the JP/Rox area. The current proposal for the redevelopment of the six-acre 125 Amory Street public housing site provides an example of the quantitative impact. (For this undertaking, the BHA has designated the three groups who are undertaking the larger Jackson Square development- The Community Builders, JPNDC and Urban Edge).

As currently planned, at least two of the mixed-income buildings at the Amory Street redevelopment site require 70' height limits to facilitate construction of six-story buildings with subgrade parking. The current 65' height limits could potentially result in the loss of at least one story of development in two buildings, representing approximately 50 units of mixed-income housing, including a minimum of 25% affordable to households earning at or below 70% AMI.

In addition, the proposed rear yard setback and step-back requirements included in the current version of the plan could prevent, or make infeasible, 7–14 units of 100% affordable housing planned in a building adjacent to a 3-F Residential sub-district.

Just on one site the revised guidelines could result in a reduction of 50-65 units of mixed-income and affordable housing development critical to meeting the aggressive affordable housing goals included in the plan. Before Plan JP/Rox is finalized, we urge the BPDA to develop guidelines that would provide waivers or relief from these proposed design requirements for development proposals that meet or exceed agreed-upon affordable housing goals.

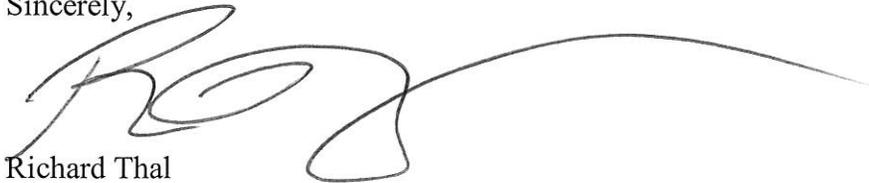
While we applaud the robust commitment to affordable housing enunciated in this latest draft, particularly in view of the importance of state-owned land in the JP/Rox area (most notably Arborway Yard) we believe it is essential for the City of Boston and local elected officials to advocate forcefully for the Commonwealth to prioritize the creation of affordable housing on vacant land it controls. Although the Baker administration initially gave some positive signals in this direction, it appears that new guidelines being developed by state-controlled entities give short shrift to affordable housing. Unless we are able to significantly improve those guidelines, we run the risk of never being able to build hundreds of permanently affordable homes in the JP/Rox area.

Especially considering the strong support that so many people during the planning process have expressed for local small businesses, we continue to be concerned about the slow progress being made in that area. While we appreciate the stated commitment of BPDA and DND to work to prevent the displacement of commercial tenants and the City's recent sponsoring of an informational workshop about commercial leases, a commitment of city resources to help affected business owners receive business technical assistance and, where needed, legal support would help ensure stability and offset the threat of small business displacement. As an organization that has worked intensively with businesses in the JP/Rox area for more than two decades, JPNDC stands ready to do whatever we can to ensure positive outcomes for local businesses.

Finally, while we appreciate the hundreds and thousands of hours in City staff time devoted to the JP/Rox process, we hope that the City will continue to dedicate the necessary staff after the plan is approved and to check in more frequently than the suggested timeline of once a year.

We look forward to working with the community and public agencies to translate this ambitious plan to reality in the coming years.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Thal', with a long, sweeping horizontal line extending to the right.

Richard Thal  
Executive Director

Cc: Sheila Dillon  
Councilor Matt O'Malley  
Rep. Elizabeth Malia  
Rep. Jeffrey Sanchez  
Senator Sonia Chang-Diaz



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Thu, Jan 19, 2017 at 3:04 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 65

Form inserted: 1/19/2017 3:04:06 PM

Form updated: 1/19/2017 3:04:06 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Zack

Last Name: DeClerck

Organization: Middle Class Home Owner

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: We need MORE HOUSING. We bought our 3rd floor triple decker condo this fall waiving an inspection and outbidding four other buyers. While we're happy to have a place of our own, that didn't feel good. We don't want to be competing with others who also want to live here. We want them to live here as well. We are middle class with a combined household income of 85K and would have never been able to afford to buy here if it wasn't for my wife's family helping with the down payment. My wife and I love JP, it's character, history, and collective commitment to social justice. While we agree with the real concerns of gentrification-related displacement, we are NOT antidevelopment. In truth, for being 4 miles from downtown Boston, JP is not very dense. But it needs to be unless we want to have the kind of inequality now panning out in San Fransisco. Please don't degrade the scale of the JP/ROX plan. Let our neighborhood grow and welcome as many as possible. Also, a grocery store would be great! Maybe Tropical Foods from Dudley Square wants to open a second location?!?!? Thanks for working with our neighbors to find some common ground, but please don't scare away development.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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**kentico@cityofboston.gov** <kentico@cityofboston.gov>

Fri, Jan 20, 2017 at 8:49 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 67

Form inserted: 1/20/2017 8:48:32 PM

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Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Dorothy

Last Name: Fennell

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Enough with the naysayers, my family wants MORE high density housing along Washington...we want 5+ story buildings, we want paid for public parking and we want to see streets have residential parking programs. This street is a half mile or less from the Orange Line, better connectivity needs to be created to transit and make this area more walkable.



Marie Mercurio <marie.mercurio@boston.gov>

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## JP/Rox Plan

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Ron Goldman [REDACTED]  
To: marie.mercurio@boston.gov

Fri, Jan 20, 2017 at 10:25 AM

I'm a JP resident and oppose the high density of the plan to build 15-story buildings on Washington St. There is no practical way of dealing with the high increase in traffic volume in the area. Please decrease the number of units to avoid negative effects on the quality of life in the area.

Ronald Goldman



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Sat, Jan 21, 2017 at 10:55 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 68

Form inserted: 1/21/2017 10:54:09 PM

Form updated: 1/21/2017 10:54:09 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Nathan

Last Name: Yee

Organization: Boston Makers

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: #2

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Boston Makers is a community oriented makerspace currently situated in Jamaica Plain. We've been in two locations in the last two years both temporary. We've had classes for youths to the elderly asking for assistance for projects they are working on. We are open to anyone who walks through the door and currently do not charge a membership. Even when we do begin charging membership it will be on a sliding scale. No one will be turned away for not being able to pay. Therefore public funding will be required to support our non-profit. We also have need of space that is affordable and large enough to house various tool stations.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Sun, Jan 22, 2017 at 3:19 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 69

Form inserted: 1/22/2017 3:19:12 PM

Form updated: 1/22/2017 3:19:12 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: RUBEN

Last Name: VAN LEEUWEN

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: 2

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: While I appreciate that employees of the BRA and the public in general put a lot of time and effort into this plan, I do not support it at this time. Building more houses alone will not make this area affordable, and the proposals in this plan do not go far enough or deep enough. In addition, maybe there should be incentives (or really expectations) that developers should hire local residents to provide more money to flow within the area. Moreover, while I understand that development and density are going to increase in this area, there can be more safeguards to protect the quality of life of existing residents (and that of future residents for that matter) by increasing the setbacks and step backs when development sites about one-, two- and three-story residences. Finally, as I have stated in previous comments, this plan relies on future planning/steps from the city, like increased planning for affordable housing and resolution of transportation issues, and unfortunately, I do not trust enough in the current BRA/City of Boston to follow through on these steps. As an aside, I have also been incredibly disappointed that during this process, the BRA furthered its positions on density while different groups were discussing/negotiating by approving projects that reflected ideals that the BRA originally held (i.e., the Economy Plumbing site and the Mordechai Levin's property). While I understand that development cannot and should not stop during this process, these approvals represent the BRA Board's lack of interest in this process. To me, this indicates that they already had their plans and that much of this process was of no interest to them besides making it look like they had listened. It undermined the hard work of their employees and of the community.

January 23, 2017

Boston Planning & Development Agency  
One City Hall  
Boston, MA

re: JP/Rox Planning Initiative

Dear BPDA:

I embrace the efforts of the BPDA and its staff in their work on the JP/Rox Planning Initiative. As a small housing developer and longtime resident of Jamaica Plain, I welcome the creation of new housing in the area, especially near the subway lines. It is equally important to establish vibrant retail areas and reduce our dependence on autos. This can not be accomplished by adding a mere 5,000 sf of commercial space to a 250-unit residential project.

However, I am disappointed the BPDA has elected to delay and modify the proposed JP/Rox zoning regulations. The process has been lengthy and exhaustive and it is not benefited by additional delays. A main objective of the JP/Rox Initiative, easing the housing crisis and providing affordability, has not been well served by recent modifications to reduce building heights and increase setbacks. The clandestine insertion of the Neighborhood Alliance, an ad hoc group whose advocacy produced the zoning reductions, deteriorated the JP/Rox goals and my enthusiasm for the Initiative. The BPDA should codify robust and ambitious zoning regulations which allow for denser projects. It must ensure the results are of a sufficient magnitude worthy of two years of planning, workshops and community meetings.

- Restore all of Green St to a 5-story height limitation
- Create a 6-story limitation along Washington St., 250' north and south from Green St (maintain a minimum of a 5-story limitation for the entire Washington St. corridor)
- Reduce the 14-story height at the bus yard at Forest Hills (10-story max)
- Create a 6-story limitation along Amory St, 250' north and south from Green St
- Implement a 2.0 FAR on all density bonus RDAs
- Maintain a 30% affordable density bonus only if 2.0 FAR
- Exclude 1<sup>st</sup> floor commercial space from the FAR calculation

- Provide flexibility within the RDA for zoning setbacks, except height and setback to a residential property (20' between buildings or 12' to the lot line), and parking requirements.
- Allow a parking ratio of 0.5 (0.0 for commercial space) located within ¼ mile of the subway and 0.75 (1 space per 2,500 sf for commercial space) located within 1 mile of a subway
- Allow commercial tenants to be the beneficiary of reduced rents (i.e. developer has an option to subsidize either the residential, commercial or a combination of both)

I urge the BPDA swiftly to adopt the zoning changes of the JP/Rox Planning Initiative.

Sincerely,

Chris DeSisto



Marie Mercurio <marie.mercurio@boston.gov>

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## Not enough community and justice minded development

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Leavitt, Jesse Durso [REDACTED]

Mon, Jan 23, 2017 at 12:36 PM

To: "marie.mercurio@boston.gov" <marie.mercurio@boston.gov>

Dear Marie Mercurio,

Increasing rent was one reason I left JP, and have friends who are unable to afford to stay. Building up in height, and smaller (non-family friendly) units will turn what is a unique and neighborhood focused place to live into another "exurb" of downtown reurbanization, eventually leading to nobody wanting to live there who valued the things about the community in the first place. Please see the policies below that I continue to support, and delay passing this plan until they are met:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Jesse Leavitt



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan JP/ROX and overt racism comments

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Omer Hecht <[REDACTED]>  
To: Marie Mercurio <marie.mercurio@boston.gov>

Mon, Jan 23, 2017 at 3:16 PM

Mary,

It was sorely disappointing to hear your personal view about the neighborhood in which you yourself live in (Hude Sq.), along with what could only be construed as overtly racist remarks about the current residents, their food and shopping culture etc., but not surprising, considering you are a research associate in the Plan JP/ROX team, a plan which is pushing hard towards gentrified, racially segregated JP.

Jamaica Plain was built by its current low income and often disenfranchised residents. These residents, who were redlined and blockbusted by the BRA ever since its commission, are now once again on the chopping block, to make room for more affluent white folks, which as you yourself suggested "**should have more choices**". Unfortunately, those residents whom the plan (and this type of commentary) displaces, by letting developers and the city run amok in pursuit of greater profits and personal gains for the few, earned on the backs of those being displaced.

As I mentioned in the public meeting - by the time any of Plan JP/ROX so called concessions and protections are actually enforced, JP will have already been entirely gentrified. We need higher density, we need less parking and transit oriented living, but we also need to be able to afford it. People with means truly have choice of where to live, people who could benefit from affordable housing rarely if ever have that choice. That is why we need more affordable housing commitments, that are more deeply affordable.

**JP will always be a desirable living destination, and as such, will always be profitable for developers, regardless of any amount of minor impositions set upon them by the BRA and city government.** Unsubstantiated claims about land/constructions aside, the BRA and especially the city should not be concerned about real estate developers bottom line, they, and you, should be concerned with the community's bottom line.

This is why I fully support these key points:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include **good job policies and programs**.
- **Translate the plan into Spanish.**

Best,

Omer

Omer Hecht



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Mon, Jan 23, 2017 at 12:35 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 71

Form inserted: 1/23/2017 12:34:32 PM

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Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Rick

Last Name: Ames

Organization: Next Phase Studios

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: I think that the JP/Rox planning has gone very well, and incorporates a significant amount of the input from the community, especially in regards to the significant amount of affordability in the new units being constructed. However, it is also clear that the height and density restrictions will not support this. Folks understand that the restrictions may well be in response to some of the mediocre, but very dense development underway or about to be, that has been controversial, but this is why we have this process. The spine, especially along Columbus can afford both height and density to achieve the density to support the high ratios of affordable units need to stabilize the community



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Mon, Jan 23, 2017 at 5:42 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 72

Form inserted: 1/23/2017 5:41:13 PM

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Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Ruth

Last Name: Page

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: As a member of the Stonybrook Neighborhood Association, I applaud the changes to the PLAN that were made in response to community concerns. However, PLAN JP/Rox needs further refinement to meet its stated goals of guiding balanced growth and maintaining neighborhood character. I add my voice to the chorus of concerned JP residents in requesting that the BPDA: • Increase the % of new housing that is affordable; lower income levels to qualify for affordable units • Reduce maximum height to 4 stories on Washington Street abutting Union Ave • Make 15-story buildings contingent on transportation study and better design guidelines • Establish transportation, stabilization, and good jobs plans



Marie Mercurio <marie.mercurio@boston.gov>

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## Public comments on Plan JP/Rox

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Sonya Behnke Page [REDACTED]

Mon, Jan 23, 2017 at 7:03 PM

To: marie.mercurio@boston.gov

Dear Ms. Mercurio,

I am a long-time resident of Jamaica Plain and I am concerned that the current Plan JP/Rox does not do enough to protect low-income residents and residents of color in my neighborhood. I urge you to please not pass the Plan until further changes have been made to protect the economic and racial/ethnic diversity of these neighborhoods. This includes:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you very much for your consideration.

Sonya Page  
[REDACTED]

Jamaica Plain



Marie Mercurio <marie.mercurio@boston.gov>

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## Written Comments - importance of affordable housing to proposed JP/Rox Plan

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Alexander Loughran Lamothe [REDACTED]  
To: marie.mercurio@boston.gov

Tue, Jan 24, 2017 at 8:53 PM

Hi Ms. Mercurio,

My name is Alex Loughran Lamothe, a Jamaica Plain resident who has been following the JP/Rox planning process which great interest, and great concern. Through my work at a community-based organization, community organizing in the community, and personal connections to youth, families, and my neighbors alike, I have come to appreciate, more than ever, the importance of affordable housing in JP, and in Roxbury. These two communities have a rich legacy, and have been home to communities of color and working class communities for several generations.

*Affordable housing is a racial justice issue in Boston*, and as a White-identified resident who relocated to Boston in 2013, I stand in solidarity with the local leadership of the POC and working class residents of these neighborhoods who have laid out clear, community-reinforced demands of the JP/Rox process, which were not thoroughly honored in the development of the plan. I commit to holding the BPDA and city government accountable for the impact the JP/Rox plan will have on this community.

To reiterate the demands – to be accountable to Keep it 100% for Real Affordable Housing and Racial Justice and Right to the City Boston, both of whom do extensive community-based work in JP and Roxbury, any plan must:

- Increase the affordable housing goals to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- Lower income levels in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create strong anti-displacement commitments, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower appropriate heights near Jackson/Forest Hills/Green St.
- Include good job policies and programs.
- Translate the plan into Spanish.

Thank you for considering these written comments. All my best,

Alexander Loughran Lamothe | *he/him/his pronouns*

[REDACTED]  
Jamaica Plain, MA 02130



Marie Mercurio <marie.mercurio@boston.gov>

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## JP/Rox Plan

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Amy Kraski [REDACTED]

Tue, Jan 24, 2017 at 12:59 PM

To: marie.mercurio@boston.gov

To whom it may concern -

Affordable housing, affordable housing that includes lower income levels, and preventing displacement are imperative to the residents of Jamaica Plain and Roxbury. The Plan JP/Rox effort to date, while containing some positive changes incorporated within the last year, isn't ready to pass. It doesn't protect the community enough, and it doesn't contain realistic income brackets for residents of JP/Rox. I **know** you know what these residents make in annual income, so why set 65% of the new housing at a rate that is far beyond the average income of the area? Is it for an exercise in, "Do my kids get to eat or have shoes?" because no one should have to play that devil's game. I see less than 5% of the new housing in Plan JP/Rox will be affordable for households making less than \$35,000 a year. On top of that, an estimated 35-40% of residents in new housing will be people of color. Don't you know 2/3 of residents in the area are people of color? What are we, the residents of Boston, supposed to glean from this? That you don't care about the people of color or residents of lower income than the intended future residents of the new housing? That the less-rich Black and brown folks living in JP/Rox don't deserve the housing built for a higher income bracket, or that they don't matter enough to be included in new affordable housing? I see no reasons why new housing that's 65% market-rate is needed, except to line whomever's luxurious pockets. What if you not only THOUGHT about your residents of these neighborhoods, but ACTED for them? Why do people with more money matter more the City? If someone could profit off anti-displacement commitments, would you take action? What does it take to get you all to do what's right?

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you for your time, and please reconsider your loyalties to ALL the residents of this city.

Amy Koski



Marie Mercurio <marie.mercurio@boston.gov>

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## We NEED affordable housing Roxbury and Jamaica Plain

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Ana Shapiro [REDACTED]  
To: marie.mercurio@boston.gov

Tue, Jan 24, 2017 at 1:12 PM

Dear Ms. Mercurio,

Roxbury and Jamaica Plain both host amazing communities and we absolutely need a commitment to increasing affordable housing to the degree necessary to avoid displacing these communities.

Right now the JP/Rox plan has an opportunity to be the affordable housing leader that the city of Boston needs by pushing for 55% affordable units and for decreasing the median income threshold for affordable to make said affordable units true to their name.

Additionally, to ensure that new developments really enhance and uplift communities, developers should commit to hiring local companies.

Finally, Boston is a rich city because of its diversity. To allow all citizens to effectively participate in democracy, please publish all plans in Spanish (and any other language with significant constituent populations) and allow for a comment period prior to anything passing.

I know that you have a strong commitment to making Boston a city for its people and think these adjustments to the plan will help create the real change the city needs.

Thank you for your consideration,  
Ana Shapiro



Marie Mercurio <marie.mercurio@boston.gov>

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## Please improve the Jim Brooks Stabilization Act!

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Angela Rubenstein [REDACTED]

Tue, Jan 24, 2017 at 8:41 PM

To: marie.mercurio@boston.gov

Our neighborhood needs affordable housing! Please ensure that we aren't displaced.

The plan does not protect the community enough and is not ready to pass! Please:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you,  
Angela



Marie Mercurio <marie.mercurio@boston.gov>

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## Comments on Plan JP/Rox

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Anna Leah Eisner [REDACTED]  
To: marie.mercurio@boston.gov

Tue, Jan 24, 2017 at 8:15 PM

To Whom it May Concern:

Maintaining strong communities requires action and communication on behalf of the government. Currently, Plan JP/Rox has some delineated actions that are positive for the people of the communities it targets, however it is vital that you consider the potential displacement that Plan JP/Rox could instigate. I urge you to please keep in mind the incredible JP, Roxbury, and Egleston communities, especially renters, abutters, low-income residents, people of color, and small-business renters that will be most affected by the changes. Here are some comments on the current plan, keeping the communities in mind:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you for your time and consideration,

Anna Leah Eisner



Marie Mercurio <marie.mercurio@boston.gov>

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## Affordable housing in JP/Roxbury

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Benjamin Potrykus [REDACTED]

Tue, Jan 24, 2017 at 6:51 PM

To: marie.mercurio@boston.gov

Dear Ms. Mercurio,

I have lived and/or worked on the JP/Roxbury line for the last decade. Much of my career has been spent at the same Roxbury-based nonprofit, where I did advocacy work with low-income individuals and, eventually, managing a rental assistance program.

Please consider taking the following steps to ensure that a pair of neighborhoods with a large low-income population is not forever altered by the plans that are currently up for debate:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Add lower income levels** to the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- **Create strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- **Include lower appropriate heights** near Jackson/Forest Hills/Green St. Doesn't this make sense, given the removal of the aboveground Orange Line years ago?
- Include **good job policies and programs**.
- **Translate the plan into Spanish and Haitian Creole.**

These steps would go a long way toward protecting our vibrant community, and ensuring that the character and strength of the neighborhoods in question are preserved.

Thank you,  
Ben Potrykus



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Tue, Jan 24, 2017 at 9:31 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 75

Form inserted: 1/24/2017 9:31:34 AM

Form updated: 1/24/2017 9:31:34 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Daniel

Last Name: Church

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: First of all - thank you for all of the thoughtful planning you have done on behalf of Jamaica Plain and Roxbury. I think that this plan is helpful and will support appropriate and much needed development. I know that there has been extensive feedback from people worried about density of housing - I think that it is important not to lose sight of the need for additional housing and that density is part of the way that we can achieve that. JP has a good balance with housing and green spaces already and that should be continued where feasible, but on land that is industrial or empty right now, I would encourage planners to build higher and add more units (including affordably priced ones) where possible. We won't be able to accommodate all of the people who want to live in JP otherwise. Yes, this will change the nature of the neighborhood to some extent, but change is inevitable and the important thing is to ensure that the changes benefit as many people as possible. This neighborhood is located ideally for this, given its proximity to public transportation. I am concerned about retail space. I like that your plan addresses the need for affordable rental space for new businesses. It is crucial that we continue to build a mix of different businesses throughout the neighborhood. I find that it helps to build community to have reasons to be walking around and going into stores and meeting people and running into people. Zoning should support small business owners over large corporations. If we have only stores that you can find anywhere else, why come to the neighborhood? This is one of the things that people love about the Centre Street shops, and there is no reason that this can't be fostered in this area as well. Another retail issue is the need for grocery stores. There are not enough places to buy good produce and other basics. Whatever the planning committee can do to encourage those types of businesses to pursue opportunities in the neighborhood will be a great benefit. Thanks again for your thoughtful planning. Feel free to contact me if I can be of further assistance. Sincerely, Dan Church



Marie Mercurio <marie.mercurio@boston.gov>

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## Comment on Plan JP/Rox

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David Leach [REDACTED]

Tue, Jan 24, 2017 at 6:12 PM

To: marie.mercurio@boston.gov

Dear Mrs. Mercurio,

I'm writing to express my concerns with the proposed JP/Rox development plan. The current plan threatens to disrupt and negatively impact the community by leaving the door open for developers to prioritize profits over the well-being of the current residents. By neglecting to include sufficient affordable housing and anti-displacement commitments, the plan threatens members of the community who are already economically vulnerable. A plan that does not provide enough safe guards for the current residents-many with deep roots in the community-is not ready to pass! So, I'm writing to ask that the JP/Rox plan be adjusted in the following ways:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

I hope you will consider and implement these proposals swiftly.

Thanks for you time,

David Leach



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Tue, Jan 24, 2017 at 3:15 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 80

Form inserted: 1/24/2017 3:15:02 PM

Form updated: 1/24/2017 3:15:02 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: David

Last Name: Warner

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: With regards to housing, I am in favor of increasing heights up to 6 stories in clusters throughout the area in order to increase density and increase availability of a wide range of housing at all levels of affordability. I think we need more housing at every level of affordability, from maximum affordability all the way up to full market rate. Increase supply and increase diversity of cost within supply. With regards to business, I am in favor of increasing allowable uses and variety of supply of spaces. I support allowing more businesses to operate on second floor locations. I support maintaining some stock of light industrial in the mix as well. Uses that allow for small manufacturing mixed in with retail as well as artist live/work space I am in favor of. Basically, more diversity of supply across all allowable uses will hopefully result in increased vibrancy and resilience in a neighborhood that all ready has a lot to build on. Thanks for all your work on this!



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan JP/Rox

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Elizabeth Nguyen [REDACTED]

Tue, Jan 24, 2017 at 1:33 PM

To: marie.mercurio@boston.gov

Dear Marie Mercurio,

I'm writing as a concerned citizen of Woodlawn St. in Jamaica Plain as well as a minister who is accountable to higher law of love and justice. Housing is for shelter, not for profit. The needs of our wider community must be met and not sacrificed for the greed of investors. The current plan does not protect the JP I know and have come to love during my 8 years in Boston. On Saturday Mayor Marty Walsh said he would fight Washington to protect a Massachusetts of human rights and justice. Those words were hard to hear given the injustice that happens day to day in Boston. Until we truly provide affordable housing, fund public education, and prioritize the wellbeing of people over the profits of the few, there will be no meaning behind those words.

We need:

- Increase the affordable housing goals to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- Lower income levels in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create strong anti-displacement commitments, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower appropriate heights near Jackson/Forest Hills/Green St.
- Include good job policies and programs.
- Translate the plan into Spanish.

Sincerely,

Rev. Elizabeth Nguyen

—

[REDACTED]

~



Marie Mercurio <marie.mercurio@boston.gov>

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## JP/Rox Plan NOT READY TO PASS

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Ellen Zahniser [REDACTED]

Tue, Jan 24, 2017 at 12:15 PM

To: marie.mercurio@boston.gov

Hi,

I am writing with regards to the JP/Roxbury development plan as a resident of JP. I understand that public comments on this plan are currently being accepted, and I wanted to emphasize that this plan is absolutely unacceptable in its current state. The community has expressed its needs multiple times, and the proponents of this development plan have consistently failed to adequately take those needs into consideration. The city is disregarding its communities, and, as a result, this plan will inevitably result in mass displacement—lives will be ruined and families will be pushed out of their homes. It is not true that gentrification is inevitable—change is inevitable, but as a city official, you have the power and responsibility to protect the current communities of JP and Roxbury. You must respond to the feedback being presented to you and make this plan acceptable; genuinely affordable housing must be provided to prevent the erasure of entire communities. Please do not let developers implement the contemporary equivalent of redlining—please do not allow this plan to push lower income families out of their homes and communities and businesses, to alienate and displace communities of color, and to perpetuate oppressive patterns of development.

We demand that the plan is changed in the following ways:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish.**

These changes are imperative. Responsibility for the future of a community cannot rest in the hands of outside developers who chase a profit at the expense of the well-being of the community members. You must take action to protect the residents of JP and Roxbury from a forced mass exodus.

Thank you!  
Ellen Zahniser



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Tue, Jan 24, 2017 at 9:16 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 84

Form inserted: 1/24/2017 9:15:59 PM

Form updated: 1/24/2017 9:15:59 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Frederick

Last Name: Vetterlein

Organization: Union Ave.

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: The recent JP/ROX plan of January 4, 2017 should be changed to guarantee the homes on Union Ave won't be backing up to 5 story buildings on Washington St. The maximum height should be 45' and I would also like to see rear setbacks as exist on the approved development at 3383-3389 Washington St. Union Ave is a unique urban street from the 19th century with gas lamps from that time. It is a wonderful cross street for pedestrians which allows them to bypass the heavily trafficked Washington St. Requiring setbacks to tall buildings built on Washington St will preserve the integrity of the Union Ave neighborhood where many homes are only 25' high. I am in favor and heartily support the concept of Shared Parking which is described in the January 4, 2017 JP/ROX Summary of Proposed Changes. The commercial parking lots along Amory St are empty at night. Just as restaurants on Centre St rely on the unspoken privilege of using empty commercial lots, the concept should be extended to the JP/ROX study area. Regards, Frederick Vetterlein 26 Union Ave.



Marie Mercurio <marie.mercurio@boston.gov>

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## Please Increase affordable housing goals in Plan JP/Rox

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Greg Buckland [REDACTED]

Tue, Jan 24, 2017 at 12:44 PM

To: marie.mercurio@boston.gov

Dear Marie,

I am a homeowner in Jamaica Plain who lives within two blocks of the Plan JP/Rox corridor. I'm writing to request that the **affordable housing goal be increased to 55%**, and **strong anti-displacement measures be added** to the plan. This plan will shape the neighborhood for decades, and it is already nearly impossible to find affordable housing in JP.

Many luxury and market-rate condos in Boston (e.g. Millenium Place or the Seaport) are owned by absentee international investors and left empty. This help no one, drives up the cost of housing, and leads to the danger of a massive real estate bubble collapse. **Housing should be for people, not for profits** of foreign investors. I would hate to see Washington St. become another desert of un-occupied luxury condos, housing no one, and jacking up cost of living for everyone.

I feel less strongly about the height and density restrictions, though I support and trust the Affordable Egleston campaign. Below are some other recommendations of theirs. Many thanks for your time and attention.

Sincerely,  
Greg Buckland

[REDACTED]  
Jamaica Plain, MA 02130-3926

=====

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

—  
Greg Buckland

[REDACTED]  
Jamaica Plain, MA 02130-3926

[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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## please help prevent displacement

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Harriet Low [REDACTED]

Tue, Jan 24, 2017 at 12:34 PM

To: marie.mercurio@boston.gov

Dear Marie Mercurio,

I am writing to ask you to increase the affordable housing goals set forth in PLAN JP/ROX to 55%, and to add more units of non-profit housing in pipeline projects, future projects, and new sites. In doing so, you will help to prevent displacement, especially among some of our most vulnerable, low-income communities. When we prioritize private developers over residents of our city, we deny our citizens their human rights based on their income, and sabotage the complex, rich communities residents have built here.

Please lower income levels in the plan's affordable housing; non-profit developments should have a goal of 50% AMI, and half of the units should go to voucher holders. Housing justice is racial justice issue, and the City of Boston should be leading the rest of our country by example in its concern for all citizens, regardless of race or income.

I believe your plan should include strong anti-displacement commitments, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers. This sends a clear message that low-income communities and communities of color in Boston will see housing justice, and not be displaced by gentrification or larger corporations.

Please include lower appropriate heights near Jackson/Forest Hills/Green Street, and include good job policies and programs in order to continue enriching our neighborhoods, and not push long-time residents out of residential areas.

In order to make these plans inclusive and accessible to all of our residents, please translate them into Spanish. Without translating the plan into Spanish, we are excluding many valuable, hardworking residents from the conversation surrounding the neighborhoods where they live, robbing them of agency or an opportunity to engage with PLAN JP/ROX.

Thank you very much for your consideration and your service.

Sincerely,

Harriet Low



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Tue, Jan 24, 2017 at 9:35 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 76

Form inserted: 1/24/2017 9:35:13 AM

Form updated: 1/24/2017 9:35:13 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Ian

Last Name: Pylvainen

Organization:

Email: [REDACTED]

Street Address: 33 Peter Parley Rd Apt 1

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Hi, I would like to see the BPDA approve the October 2016 version of the JP/Rox plan. It has the best balance of addressing community concerns for affordability, while allowing for the greatest number of units to be built. Thanks, Ian



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Tue, Jan 24, 2017 at 8:09 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 73

Form inserted: 1/24/2017 8:09:55 AM

Form updated: 1/24/2017 8:09:55 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Jake

Last Name: Glickel

Organization: JP YIMBY

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: I would like to see the BPDA approve the October 2016 version of the JP/Rox plan, as that has the best balance of addressing community concerns for affordability, while allowing for the greatest number of units to be built.  
Thanks, Jake



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Tue, Jan 24, 2017 at 7:11 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 82

Form inserted: 1/24/2017 7:10:20 PM

Form updated: 1/24/2017 7:10:20 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Jared

Last Name: Weinstein

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone [REDACTED]

Zip: 02130

Comments: The brief version of my comment is: Don't listen to the NIMBYists. As your study proves, the area has a huge demand for housing, and I don't see any reason why there shouldn't be a huge number of units built along the Washington Street corridor. To offer a counterweight to those who are complaining about traffic and parking: I do not own a car, I walk and bike and take public transit, and I would like as much as possible for that corridor to resemble a human-scaled neighborhood, rather than just a passage for cars and auto-centric businesses. Fortunately, those concerns seem to have found a voice in your plan. Finally, what would it take to put a large grocery store in that neighborhood? I would give my left arm for one! Instead I have to leave the neighborhood to do all my usual shopping. Many thanks for the huge amount of research it must have taken to put together this plan. Best, Jared Weinstein



Marie Mercurio <marie.mercurio@boston.gov>

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## Rox JP plan

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Jill Cowie [REDACTED]  
To: marie.mercurio@boston.gov

Tue, Jan 24, 2017 at 12:25 PM

Hello

I am writing to express concern that the plan as drafted does not protect the community especially those most vulnerable to displacement because of affordability

One sign of a culturally rich and socially stable community is its diversity. Please help protect this irreplaceable aspect of our city on behalf of the health and dignity of the people who make it so. More specifically,

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish.**

—  
Sent from Gmail Mobile



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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**kentico@cityofboston.gov** <kentico@cityofboston.gov>

Tue, Jan 24, 2017 at 10:24 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 85

Form inserted: 1/24/2017 10:24:18 PM

Form updated: 1/24/2017 10:24:18 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Jonathan

Last Name: McCurdy

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: I am writing to ask that additional improvements be made to the most recent draft of PLAN JP/Rox: 1. Increase the % of new housing that is affordable; lower income levels to qualify for affordable units 2. Reduce maximum height to 4 stories on Washington Street abutting Union Ave 3. Make 15-story buildings contingent on transportation study and better design guidelines 4. Establish transportation, stabilization, and good jobs plans I support the goal of Keep it 100% for Egleston and look forward to the Mayor's office listening to what they have to say. Thank you, Jonathan McCurdy



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Tue, Jan 24, 2017 at 1:52 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 79

Form inserted: 1/24/2017 1:51:30 PM

Form updated: 1/24/2017 1:51:30 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Karen

Last Name: Chaffee

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Dear Marie Mercurio, I am writing out of worry for the future of affordable housing in Boston and the Plan: JP/Rox. As someone who grew up in the S. End neighborhood through the 1970s-1990s, I have seen the impact of what rent increases and decreased affordable housing can do to city residents. My childhood neighbors overtime were forced to move from a neighborhood that they raised their children in because they could no longer afford the price of rent. As a current Jamaica Plain resident I have also watched over time how people who have lived in the neighborhood have been forced to move to find more affordable accommodations which then has an impact on their financial stability, opportunity for access to public transportation and limited access for earning income, and overall, has a lasting effect on their abilities to keep their families together. By way of gentrification and increased rents, I've seen very personally, how neighborhoods become less racially and economically diverse. These changes sadden me as the fond memories I have for my city, my childhood in the S End and in attending school in JP, are directly related to the wide range of socioeconomic and racially diversity and the relationships I formed across those lines. As Boston continues to gentrify, and displace people who are unable to access affordable housing, the cultural and racial diversity and the opportunities for all people to share interaction and build relationships decreases. This goes directly against what Boston stands for. Boston should take care of its residents by promoting new affordable, and lasting housing opportunities, not by further displacing those who have been here and worked so hard at sustaining their residence from the beginning. I am concerned about the impact that the Plan: JP/Rox will have on the future of JP and Roxbury residents and for our ability to access affordable housing. Passing the Plan: JP/Rox as it's described now will only continue the path of gentrification and will only continue to push people of lower income out of the city which they have been living and working in for ages. The Plan: JP/Rox as it is currently written does not protect the community enough and is not ready to pass! Please consider the following points to incorporate into the plan before pushing it through: -Increase the affordable housing goals to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites. -Lower income levels in the plan's affordable

housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders. -Create strong anti-displacement commitments, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers. -Include lower appropriate heights near Jackson/Forest Hills/Green St. -Include good job policies and programs. -Translate the plan into Spanish. Sincerely, Karen Chaffee Born and raised in the S End neighborhood 1975-1990s JP resident since 2005



Marie Mercurio <marie.mercurio@boston.gov>

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## Affordable housing plan in JP/Roxbury/Egleston comment

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Kassi Stein <[REDACTED]>  
To: marie.mercurio@boston.gov

Tue, Jan 24, 2017 at 5:26 PM

Dear city officials,

I am writing to express my hope that the city will continue to include affordable housing in their plans for JP and surrounding communities. It's important that our communities are made up of diverse people from a variety of backgrounds, including those of limited means. I find it unjust and discriminatory to push out or prevent people of lower incomes to be a part of these communities, especially when they are the ones who helped build them in the first place, when they are working in these communities, and when they are an integral part of keeping the city a thriving place. The existing plan is insufficient to provide for the needs of existing community members, and first and foremost, the city should be prioritizing the needs of these citizens. As such, I urge further discussion around the following:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you so much for your time and attention.

Regards,

Kassi

—

Kassi Stein

PhD Candidate, Sikes Lab

Chemical Engineering

Massachusetts Institute of Technology





Marie Mercurio <marie.mercurio@boston.gov>

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## Comment on JP/Rox plan

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Kate Frisher [REDACTED]

Tue, Jan 24, 2017 at 2:55 PM

To: marie.mercurio@boston.gov

Dear Ms. Mercurio,

I'm writing you as a former resident of Jamaica Plain/Egleston Sq to express my concerns about the latest version of the JP/Rox development plan and urge you to make the [following improvements](#), as suggested by local community groups:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

I moved to Chilcott Place in Jamaica Plain from San Francisco six years ago when I was pushed out by rapidly increasing rent prices and gentrification. Despite the fact that my family has lived in SF for three generations, it is impossible for me to afford to live there. When I reminisce with friends and family living elsewhere about how much we miss the city, the sad reality is that we miss a city that no longer exists.

I am afraid the same thing is happening in Boston. When I see plans like this, plans that define affordable housing at rates far above the median neighborhood income and that take little account of the current cultural makeup of the neighborhood, I worry that it is urban renewal 2.0. Jamaica Plain and Roxbury are bastions of culture and diversity in an otherwise highly gentrified and segregated city. To displace families that have been residents of these neighborhoods for generations, as many believe this plan would do, would be to lose an irreplaceable thread in the fabric of Boston. I strongly urge you to take the above recommendations into consideration as you finalize the plan going forward.

Regards,  
Kate Frisher



Marie Mercurio <marie.mercurio@boston.gov>

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## Protect JP, Roxbury, and Egleston Square

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Leigh Chandler [REDACTED]

To: marie.mercurio@boston.gov

Tue, Jan 24, 2017 at 11:04 PM

Hi Marie,

I urge you and the Boston Planning and Development Agency to please promote justice in Boston by supporting affordable housing in Jamaica Plain, Roxbury, and Egleston. I currently live in Roxbury Crossing, and I recognize that there are ways in which Plan JP/Rox can serve the people who live in the area.

In order to discourage displacement, goals for affordable housing should be increased to 55%, which will include 35% of private developers. The private developers percentage may be lowered to 30% if the city adjusts its definitions of lower income levels. The city should lower the income levels for affordable housing units to an average of \$39,000/year for a family of four. The city should fund vouchers and strong outreach to voucher-holders to ensure that half of affordable units go to voucher-holders.

Boston's anti-displacement plan must be strong and clear by making the commitment to convert 250 market-rate units into affordable housing. This must be paired with outreach to and tracking of tenants at high risk of displacement and strong oversight to ensure the strength of the city's displacement prevention plan. I urge you to reverse the BPDA's decision to increase allowed height from 4 to 5 stories, and to remove 15-story density bonus areas until further planning implements financially reasonable and appropriate design guidelines.

The people of Boston and the areas of discussion must be kept aware of all developers' jobs plans. The plan must necessitate hiring from the local neighborhood, compliance with Boston Residents Jobs Policy requirements, and there must be a pilot program to link residents to good jobs and job centers.

Lastly, it is fully necessary that all materials published by the city and its partner developers are translated into Spanish. To discourage displacement and promote equity, these documents must be accessible to people of all languages, income-levels, and residential areas.

I urge you to work with the people of Egleston Affordable Housing. Those who currently live in the areas affected by this plan must be those who are consulted, first and foremost. 40% of people affected by this plan make under \$25,000. 2/3 of the people in JP and Roxbury are people of color. We cannot allow these Bostonians' housing fate to be left up in the air.

Our country currently lacks faith in the establishment. Boston has the opportunity to rise up and be an example of a city who treats its people with dignity and respect.

Thank you for taking the time to read this.

Best,

Leigh



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan JP/Rox Comments

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Lucas Milliken [REDACTED]

Tue, Jan 24, 2017 at 8:24 PM

To: "marie.mercurio@boston.gov" <marie.mercurio@boston.gov>

Dear Marie Mercurio,

I am a resident of Jamaica Plain, and am writing in regards to Plan JP/Rox, to express a few concerns and hopes.

I am anxious about people who have lived here for years getting displaced from their homes because of rising costs or construction in the area. The plan needs to maintain strong commitments to ensuring there will be no displacements. Please ensure that at least 250 market-rate units are permanently affordable. Also, please create strong anti-displacement standards for any developers.

To the affordable units: what is considered an affordable unit should take into account lower income levels. 40% and 60% AMI for private developments, and 50% AMI for non-profit developments. Please set a goal of half of the units going to voucher holders.

Further, since so many residents in JP and Roxbury are not fluent in English, please make the plan available in Spanish, to increase communication to as many residents as possible.

Throughout Boston, far too many people have been displaced from their homes because of rising costs of living and developers that have not taken into account the effects of their planning on the local population. The residents of Jamaica Plain and Roxbury should not be among those displaced; they are indeed what makes this area so enriching to live in.

Thank you,

Lucas Gonzalez Milliken



Marie Mercurio <marie.mercurio@boston.gov>

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## Please continue to IMPROVE Plan JP/Rox!

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Lucy Sweeney [REDACTED]  
To: marie.mercurio@boston.gov

Tue, Jan 24, 2017 at 6:11 PM

Marie -

I am writing as a constituent of Boston to **urge you to continue to work with the community to make further improvements to Plan JP/Rox.**

Affordable housing is such an important issue in Boston, as it is becoming increasingly difficult for Bostonians to keep up with the rising costs of rents across the city.

**While it is wonderful to see our economy booming, it is so important that we protect and defend our low income residents, especially residents of color, who bear the brunt of the housing issue.**

We know that a rising tide does not raise all ships, and it is our responsibility to create affordable and accessible housing to prevent displacing the very residents who have worked so hard to make Boston the strong and vibrant place it is today.

**Our city already suffers from racial and economic segregation--and JP and Eggleston represent some of the few places in Boston where we see and benefit from integration and diversity.**

We need more of this, not less!

**Please continue to work on this plan so we can be sure not to displace residents, which destroys the social support within communities, unfairly uproots families, and damages the racial and cultural diversity that make these neighborhoods so unique, vibrant, and strong.**

I support the views of Neighborhood Alliance and Keep It 100 for Real Affordable Housing and Racial Justice and **urge you to continue to work with them on the following improvements to the plan**, which in its current form **does NOT do enough to protect the JP, Eggleston and Roxbury:**

1. **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
2. **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
3. Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
4. Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
5. Include **good job policies and programs**
6. **Translate the plan into Spanish**

**Thank you** for your commitment and dedication to the needs and desires of the residents of our city, especially those who are most pushed to the margins.

Gratefully,

Lucy Sweeney

[REDACTED]  
Boston, MA 02113  
[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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## JP/Roxbury Plan Comment

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Mary Hansen [REDACTED]  
To: marie.mercurio@boston.gov

Tue, Jan 24, 2017 at 12:01 PM

Hello Ms. Mercurio,

I am writing you today because I have real concerns with the BPDA plan for JP/Roxbury. As a resident of JP this plan does not respect the needs or wants of most of the community in JP and it is disappointing at how little the BPDA has revised the plan to meet the needs of the community. To be clear on some of the requests we have been voicing for months below are bullet points of what I and many within the community would like to see included in the plan. This plan is not yet inclusive enough of the needs of the community it is impacting to be voted on.

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

I look forward to hearing how the BPDA plans to address our concerns in real tangible ways. Thank you!

Best,

Mary Hansen  
[REDACTED]

Jamaica Plain



Marie Mercurio <marie.mercurio@boston.gov>

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## Voicing support for Keep It 100% Egleson

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Matt Shuman

Tue, Jan 24, 2017 at 12:53 PM

Reply-To: [REDACTED]

To: Marie Mercurio <marie.mercurio@boston.gov>

Cc: Keep It 100% for Egleson <eglestonaffordablehousing@gmail.com>

Hi Marie,

I hope you're doing well. Last we emailed I had been in touch about Parcel U and now it seems to be going along smoothly. I'm writing now just to voice my support for Keep It 100 Egleson's efforts about affording housing in JP. As you may remember, I live at Forest Hills and I've always enjoyed the ethnic and class-based diversity of my neighborhood (and have at the other four locations I've lived in JP over the last 11 years). I think communities are best when we balance stability, growth, and diversity - that's why I live in a city after growing up in the country. I just want to encourage you to consider the asks below and thank you for working with us.

Warmly,

Matt

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs and translate the plan into Spanish.**

—

Matt Shuman

Ed.M. Candidate, School Leadership Program

Harvard Graduate School of Education

"Justice is what love looks like in public." - Cornel West



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan JP/Rox Comment

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matthew delligatti [REDACTED]

Tue, Jan 24, 2017 at 2:22 PM

To: marie.mercurio@boston.gov

Dear Marie,

My name is Matt Delligatti, and I am a JP resident living at Chilcott Pl. I am writing this afternoon because I am concerned that in its current state, Plan JP/Rox does not do enough to prevent the displacement of my neighbors. Truly affordable housing that reflects the actual incomes of the people living in the planning area is currently underrepresented in the plan, and its absence will prevent current residents from staying in the neighborhood. **This is a racial justice issue.** As the price of living increases, people of color will be at especially high of displacement, and I fear that without adequate protections my neighbors will be forced out of the area and eventually the city. I really don't want to see this happen. As it stands, Plan JP/Rox does not sufficiently protect the community living in the planning area and is not ready to pass. Please consider making the following changes to the plan:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish.**

Best,

Matt



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Tue, Jan 24, 2017 at 9:12 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 74

Form inserted: 1/24/2017 9:12:09 AM

Form updated: 1/24/2017 9:12:09 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Meg

Last Name: Wood

Organization: CureDuchenne

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: I would like to see the BPDA approve the October 2016 version of the JP/Rox plan, as that has the best balance of addressing community concerns for affordability, while allowing for the greatest number of units to be built



Marie Mercurio <marie.mercurio@boston.gov>

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## Prevent Displacement in Roxbury/JP

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Melanie Jessel [REDACTED]

Tue, Jan 24, 2017 at 12:37 PM

To: marie.mercurio@boston.gov

Hello,

We need to do more for affordable housing to prevent displacement in JP/Rox/Egleston.

Our community and city are strong because of our racial and economic diversity. In the Jamaica Plain/Roxbury/Egleston area, 2/3 of residents are people of color and small local businesses anchor the community. Only an estimated 35-40% of residents in new housing will be people of color. The city currently only meets half of the affordable housing needs of households making less than about \$30,000 a year. Only 15% of new housing citywide will be affordable to households making less than \$50,000 a year, leaving 50,000 households at those income levels without affordable housing. The majority of very low-income households are not protected.

The current plan does not protect the community enough to pass.

We need to:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you very much.  
Melanie Jessel



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Tue, Jan 24, 2017 at 10:48 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 77

Form inserted: 1/24/2017 10:47:24 AM

Form updated: 1/24/2017 10:47:24 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Michael

Last Name: Littman

Organization: Resident

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: I think the October plan is better than the January plan mainly because of the higher density around the MBTA stations and on public land. The Orange Line is the best way to get residents, workers, and visitors to and from the area. The primary reason the density was reduced in these critical area (that I heard) was because of loud and upset neighbors. These neighbors will most likely not be in the neighborhood 50 years from now and they should not be the only reason for limiting change. People adjust to change with time. Many people in the neighborhood will not like anything the BPDA puts forward so its time to step up and make tough decisions.



Marie Mercurio <marie.mercurio@boston.gov>

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## Affordable housing

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Michelle Maddex [REDACTED]

Tue, Jan 24, 2017 at 12:26 PM

To: marie.mercurio@boston.gov

Dear Marie,

The communities of JP and Roxbury (among many others in this city) are suffering immensely from rising housing costs. As a Social Worker I encounter people everyday that are unable to get housing and are on waiting lists that may take up to 10 years, by which time their lives will have changed immensely. It is unacceptable for housing to be inaccessible to the communities that need it most and has disproportionate affects on our community of color. Please take action on the following asks to support everyone in this city.

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you for your work.

Michelle Maddex



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan JP/Rox

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Minnie McMahon [REDACTED]

Tue, Jan 24, 2017 at 12:24 PM

To: marie.mercurio@boston.gov

Ms. Mercurio,

**Good afternoon, I am writing to express my support for the following demands, made by the people of JP, Roxbury and Egleston, who are committed to protecting their communities from overwhelming economic forces:**

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish.**

**As a student of public policy and urban planning, I understand that one of the most pressing issues in our city at this time is the problem created by the co-existence of extreme wealth inequality and high property values—people's displacement from their homes.**

**But gentrification is not a natural phenomenon. It is not simply a part of a city's evolution. Gentrification is the policy-driven and subsidy-supported process of disenfranchising and dislocating communities. It is unjust and preventable. Furthermore, gentrification works against resiliency initiatives like the 100 Resilient Cities project underway through the Mayor's Office of Resilience and Racial Equity. Gentrification is also a public health issue. It has negative health impacts on threatened communities- both on residents who are forced out of their residences and on those who manage to stay to witness their friends and support systems coming apart ([Report](#)).**

**As to the definition of affordability, local residents, developers and public officials alike know that calling a residence "affordable" does not make it affordable for middle and low-income people. I urge you to limit the number of rent-burdened families and individuals.**

Thank you for your attention.

Sincerely,

Minnie McMahon



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan: JP/Rox Concerns

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Molly Ryan [REDACTED]

Tue, Jan 24, 2017 at 1:05 PM

To: marie.mercurio@boston.gov

Dear Ms. Mercurio,

I am writing to express my deep concern over Plan: JP/Rox. I am a public health professional committed to community health improvement, and I can tell you for certain that housing stability is inextricably tied to health outcomes. I am deeply concerned about the health and wellbeing of current residents in these communities, as this plan would certainly displace many of the neighborhoods' most vulnerable. I recommend reviewing the recent [report from City Life/Vida Urbana](#) re: eviction and poor health outcomes.

The BPDA's website claims that the goal of this planning process is to "*create recommendations that align with the aspirations of the community.*" The current proposal does not align with community aspirations, which include the following:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**
- **Translate the plan into Spanish**

I urge you to listen to the communities affected by these decisions and consider the long-term health impacts of displacement.

Thank you,

Molly Ryan

—

Molly Ryan, MPH  
[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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**please make developments truly affordable! for racial and economic justice in Boston.**

---

**Nikoleta Papadopoulos** [REDACTED]  
To: marie.mercurio@boston.gov

Tue, Jan 24, 2017 at 10:31 PM

Dear Marie Mercurio,

I am a resident of Jamaica Plain who is concerned about the increase of unaffordable developments, because of how this is continuing to displace my neighbors. This is part of a trend that has already devastated many families and disrupted communities, and it's no coincidence that the hardest hit are communities of color, and with lower incomes.

Thank you for listening to the voices of the community. Please increase the affordable housing goals to 55%. 36% is still far too low. Please push for a requirement of 35% affordable for private developers.

Translating the plan into Spanish is incredibly important for transparency!

It's only honest and fair to adjust your measurement of "affordable" to reflect the actual income levels of the specific neighborhoods affected! Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and half the units should go to voucher-holders.

With any developments going forward: please prioritize good job policies and programs, making sure that local people get these jobs. Both in building and future businesses.

Thank you for listening!

Nikoleta Papadopoulos  
[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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**RE: Zoning JP/Rox Washington St. at Union Ave**

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Rachel [REDACTED]  
To: marie.mercurio@boston.gov

Tue, Jan 24, 2017 at 11:09 AM

Jan. 24, 2017

Dear Marie Mercurio,

I live at 48 Union Ave in Jamaica Plain and I am part of the Union Ave Neighborhood Assn. I am writing to oppose the latest Zoning decision to increase the height limit on Washington St. to 5 stories near Union Ave. I understand that after listening to the concerns of the residents of Union Ave the height was lowered to 4 stories and that recently the Washington St. Business Assn. advocated and got the height to be raised to 5 stories again. This seems particularly heinous to me for the following reasons.

The Union Ave Neighborhood Association's concerns regarding quality of life were overrun by the Washington St. Business Association's concerns for future financial gain. Quality of life VS. financial gain. It's that simple. The small business owners on Washington St. consisting of mostly run down one story buildings and vacant lots, stand to make millions of dollars by selling there lots to developers who will put up four story, high end condos. If the zoning goes up to 5 stories they make more money. I'm not telling you anything you don't know. This is about money and more money. Greed really. Added to millions already. Those Washington St. Business Assn. real estate owners will not live in the community. They will simply sell out for millions. Lets call a spade a spade. They will not have to live daily with the consequences of over development. Consequences such as overcrowding, tall buildings that block light and air flow, not enough parking, lack of amenities, constant congestion on our already underfunded and malfunctioning T, not enough green space, run down and outdated infrastructure that can't support that thousands of new residents, sidewalks that are too narrow and traffic that is out of control and unsafe, dumpster noise. We should be including safe bike lanes, municipal parking, artist's housing, open space, dog parks and green development that includes solar, community gardens and rooftop gardens to name just a few concerns that haven't been addressed. The current residents on Union Ave and the larger Jamaica Plain community are the ones that will be dealing with the multiplied consequences of taller buildings.

Preserving lowering income housing is of great concern to our neighborhood. (Actual lower income housing that reflect the incomes of the current tenants. Not lower income that is really middle income.) But I do not believe that the very few extra lower income units gained by raising the zoning heights from 4 stories to 5 stories is worth the consequences of over development that the current tenants will face. The greed of the developers is palpable and it is the developers that should be taking the hit on these issues not the current residents of the neighborhood. The height should stay at 4 stories to reflect the abutting building heights AND there should be more real lower income housing.

Jamaica Plain and Boston are better than this JP/Rox. Plan. It stands to ruin our community that we love so much if not changed.

Thank you for listening,

Rachel Paxton



Jamaica Plain



**JP:Rox.#2.odt**  
14K



Marie Mercurio <marie.mercurio@boston.gov>

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## JP resident supporting strong pledge for affordable housing

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Rebekka Lee [REDACTED]

Tue, Jan 24, 2017 at 12:47 PM

To: marie.mercurio@boston.gov

Dear Marie,

My name is Bekka Lee. I have been a resident of Jamaica Plain for the past 10 years. This neighborhood is where I call home now and hope to for many years to come. I hope to put down roots and start a family here and see myself loving life in the wonderful place into old age. The number one thing I value about JP is the people. I want all of my neighbors-- old and young; straight, gay, queers, and trans; people of all races and ethnicities--to be able to continue to call this place their home too. The lower income residents of my community should not have to fear they will lose their housing and face displacement to make room for the rich in hundreds new, expensive condos and apartments!

I stand by my neighbors as I ask the following of the City of Boston and the Boston Redevelopment Authority:

- **Increase the affordable housing goals** to 55% up from 36%.
- Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

The residents of JP and Roxbury deserve real affordable housing.

All the best,  
Bekka Lee  
JP Resident



Marie Mercurio <marie.mercurio@boston.gov>

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## Comment on Plan: JP/Rox

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Sarah Eley

Tue, Jan 24, 2017 at 1:03 PM

To: marie.mercurio@boston.gov

Dear Marie Mercurio,

I am writing out of deep concern surrounding the Plan: JP/Rox and for lack of affordable housing in Boston. As a Jamaica Plain resident, I have seen how gentrification continues to impact my neighbors, pushing individuals and families out, further away from the city where they have lived and worked and contributed for decades, because they can no longer afford rents. As a community mental health provider and social worker, and as a friend, I have heard directly from friends, neighbors and clients about the impact of rent increases and lack of affordable housing, and how the impact of homelessness and lack of adequate shelter space has negatively impacted peoples' livelihoods and ability to cope with stress, directly leading to decreased survival skills.

Passing the Plan: JP/Rox as it's written now will only further perpetuate the rates at which people of low socioeconomic status will continue to be forced to move from JP and Roxbury, moving further from the city or into homelessness, decreasing even more the economic, racial and cultural diversity in these neighborhoods and increasing the alienation of Boston's original residents.

**The Plan: JP/Rox as it is currently written does not protect the community enough and is not ready to pass!  
Please consider the following points to incorporate into the plan before pushing it through:**

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish.**

Thank you for your time.

Sarah Eley,  
Jamaica Plain, Boston, MA



Marie Mercurio <marie.mercurio@boston.gov>

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## Public Comments on the JP/Rox Development Plan

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Stephanie Trilling [REDACTED]

Tue, Jan 24, 2017 at 1:48 PM

To: marie.mercurio@boston.gov

Dear Marie,

As someone who has called Boston my home for the last 10 years, affordable housing, particularly for lower income levels, is incredibly important to me. I've lived in the Back Bay, South End, and various parts of JP and have seen rents increase exponentially over the years. My friends who were born and raised in Boston, who take care of Boston, and who want to stay in Boston are literally being pushed out. Preventing displacement of the people who call Boston their home is really important to me. The JP/Rox plan as it stands does not protect the community enough and it needs to be amended.

I'm asking you to please:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you for taking the time to hear from me. Please let me know if you have any further questions.

Steph Trilling  
[REDACTED]

Jamaica Plain, MA 02130  
[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Tue, Jan 24, 2017 at 8:41 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 83

Form inserted: 1/24/2017 8:41:08 PM

Form updated: 1/24/2017 8:41:08 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Walt

Last Name: Pollard

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: I'm writing in support of the October 2016 version of the JP/ROX plan. I think the plan represents the strongest possibility to promote the construction of new housing supply while allowing for some mandated "affordable" housing. I think raising the affordable housing mandate any higher than is represented in the OCT 2016 version of the plan will backfire and result in fewer overall units being built. The result will likely be higher rents and housing prices. I thought the OCT 2016 plan was a thoughtful balance and stong effort. Thanks for the opportunity to comment. Walt Pollard

Date: Wed, Jan 25, 2017

Subject: Planning for JP/Roxbury development

To: [marie.mercurio@boston.gov](mailto:marie.mercurio@boston.gov)

From: Alvin Shiggs

I am one of the endorsers/signers of the public comment letter submitted to you from the JP/Rox Alliance. My comments may repeat some of the content of the Alliance letter, but other comments are personal points of view and concerns to my family and to me.

I served as a member of Advisory Group for Plan JP/Rox. The Plan JP/Rox process was sometimes a bumpy one. It would serve us well to conduct a process evaluation at the end of the planning phase: what worked well, what did not work well, etc. . Such a process might help us all for future planning endeavors, especially when community residents are part of the process.

- The original projected time frame for completion planning process was too short
- We did not do adequate outreach to nor engage residents whose primary language was one other than English.
- I was not always comfortable that we began the planning process with a clean slate, i.e. some aspects of the plan appeared to have been pre planned or pre-determined.
- BPDA did not seem to listen or to hear the concerns that many community residents were raising until BPDA was prodded by community activism and intervention by elected official
- The planning process was fraught with many more obstacles that anticipated, e.g. unexpected delays and an inordinate number of AG members dropped out and stopped participating in the planning process. As a result of the later, there was a loss representation of broad participation and a broader exchange of ideas.

We were fortunate however to have a BPDA staff that was knowledgeable and professional staff; it was helpful to have very good and flexible support resources. Appreciably the City was open to placing greater emphasis in the PLAN on the role and importance of establishing community stabilization by preventing displacement of residents and small businesses.

However the PLAN fell short of creating a bold vision by not designating and adopting a “development free zone” for the purpose of preventing further displacement. I was hoping to see and to hear a clearer call for innovation and creativity to plan with greater vision and daring. I would have liked to have seen more emphasis on [historical] preservation of buildings.

I thought that I used considerable energy fighting for commonsense ideas and plans that should have come from planners. I advocated several years for the development of a unified plan for the surrounding Egleston/Roxbury/Jamaica Plain neighborhood. I also advocated for the lessening of variance approvals until the Plan JP/Rox process was determined. Consequently I believe that Plan JP/Rox, ostensibly, comes too late to bring substantive benefits to the community, the residents and small businesses

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**Other areas of concern**

The lack of focus on infrastructure to handle long-term growth in the planning area:

- New train cars are coming soon to the Orange Line T; these cars do not bring substantially more capacity. We are left to hope that faster service will be able to adequately accommodate the anticipated increase in ridership
- The water and sewer lines may be adequate to safely and efficiently handle the growth, but the community does not know that – that information has not been shared with the community
- How much growth can Boston accommodate? Is Jamaica Plain/Roxbury/Egleston designated to be the recipient of a disproportionate amount of that growth?
- There appears to be a lack of balance in the plan for growth: 3700 units of housing, but the absence of addressing plans for parking especially as automobiles are forced out of current parking places onto heavily residential streets of the neighborhood. Traffic jams and back-ups that occur after rush hours end do not lead to improved community benefits and nor gains in quality of life.
- I ask that BPDA consider the creation of a community based committee that would meet regularly with the City to review and to give insight and feedback on the impact of development related matters in the planning area.

Thank you.

Alvin Shiggs, Maria A. Quiroga

[REDACTED]

Jamaica Plain, MA 02130

[REDACTED]

Cc: BPDA: Brian Golden, Sara Meyerson, John Dalzell, Lara Mérida  
DND: Sheila Dillion  
Mayor Martin J. Walsh  
Councilors O'Malley, Jackson, Wu, Flaherty, Pressley, Essaibi George  
Senator Chang-Díaz Cc: Representative Liz Malia



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan JP/Rox

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Annie Gonzalez [REDACTED]

Wed, Jan 25, 2017 at 6:57 PM

To: marie.mercurio@boston.gov

Cc: eglestonaffordablehousing@gmail.com

Hi Marie,

I realize this email is past the 5 pm deadline and I apologize. As a mom who works full time things can get hectic. But I'm taking the time to write you with deep appreciation for the leadership that Keep It 100 has shown in organizing our community to prevent further displacement in JP and Roxbury by increasing the amount of affordable housing in Plan JP/Rox. I also appreciate how the city has been willing to improve the plan since the January version. I have been at three different community meeting and the most recent one was very powerful. I truly appreciate the diverse voices speaking to these important concerns.

Housing is a human right and as an ordained minister I believe we must all lead from our values. Housing in JP and Roxbury is also a matter of racial justice. Especially in the currently political climate we cannot give into greed or fear. I'm heartened to see our mayor standing up for immigrants today! Let's do all we can to protect housing for the most vulnerable as well. We must do even better than the current plan because we truly need to protect our community in these times.

Here is what we need:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish.**

Thank you for taking the time to consider my thoughts.

~Annie

—

**Rev. Annie Gonzalez Milliken**

Unitarian Universalist Minister

connect on [Facebook](#) or follow me on twitter @revanniegm

pronouns: she / her / hers



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 12:47 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 94

Form inserted: 1/25/2017 12:46:53 PM

Form updated: 1/25/2017 12:46:53 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Beatrice

Last Name: Greene

Organization: Community Member

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02117

Comments: Good afternoon, I live in JP and have resided there since 1999. I would like to remain here if possible. Affordable housing must increase to provide for current residents. Allowing development to continue without restraint will change the neighborhood from diversity to rich white folks. Artists will have to move out, and we add a considerable wealth of talent, energy and leadership to JP. Seniors who can no longer afford taxes or upkeep on homes will also be forced to move out. Potentially the displacement leads the way to increased homelessness which is not only costly to individuals emotionally and financially, but also to the City of Boston and the Commonwealth of MA in attendant social services, and health care costs. Green space must be preserved and increased actually along this corridor. It impacts the health of individuals and can help reduce asthma rates and other upper respiratory ailment costs to the City of Boston. The height of buildings needs to be consistent with the architecture of housing and businesses as they were built ten plus years ago. This type of height requirement provides for a developed neighborhood, a cohesive community, not merely a place for people to live. G Gated or high fences that have gone with some properties set up barriers just as the increased heights do. Developers are interested in making money, their interests focus on profit. It is up to the City of Boston in its planning function to assist the existing community members who cannot all afford the high rental prices that will be charged. Thank you for providing this service that I hope will benefit current community members of JP who are barely holding on to housing.

**BILL REYELT**

[REDACTED]  
BROOKLINE, MA 02445  
[REDACTED]

[REDACTED]  
JAMAICA PLAIN, MA 02130  
[REDACTED]

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January 25, 2017

Marie Mercurio  
Senior Planner II  
Boston Planning and Development Agency  
1 City Hall Square, 9<sup>th</sup> Floor  
Boston, MA. 02201

**Re: PLAN: JP/Rox**

Dear Ms. Mercurio:

As a Jamaica Plain property owner, professional planner and smart growth advocate, I would first like to thank the BPDA for its efforts to update planning and zoning for the PLAN: JP/Rox study area. Nonetheless, I want to express my strong support for maintaining a robust plan that will encourage rather than discourage privately-financed mixed-income housing development which I believe is critical if we are to significantly increase housing production as necessary to respond to demand and minimize displacement.

I am concerned that the degree to which the most recent plan changes reduce heights and increase affordability threatens the economic feasibility of much of the housing that the plan aims to encourage. I certainly support a substantial affordable housing component but not if it means development projects that can't be reasonably financed and only non-profit, mission-driven developers will undertake, thereby resulting in less housing and less affordable housing being built overall. If the BPDA honestly believes it can achieve the proposed levels of affordability without significantly discouraging housing development, it has my full support with regard these specific changes, but particularly in combination with the recent height and density reductions, there is ample evidence to suggest that these thresholds are unrealistic without significant, uncertain, additional resources.

More troubling to me is that a number of the height and density reductions in the January plan seem unwarranted, and collectively these changes have a significant impact on the number of desperately needed new housing units that the plan provides. Height allowances and differentials should be based on reasonably objective criteria rather than which neighborhood association happens to abut the particular subzone.

In addition to the need to significantly expand housing opportunities near transit to allow more people to access the jobs available in the region's core, the additional families and households who would be accommodated by this housing will in turn help to ensure the viability of the active ground-floor commercial uses that are a major element of the PLAN: JP/Rox vision and critical to improving the pedestrian environment and encouraging healthy, environmentally friendly transportation choices more generally.

In closing, I am concerned that the combination of density/height reductions and the extent of the increased affordability requirements seriously threatens development feasibility while unnecessarily reducing the overall number of new housing opportunities provided by the plan. PLAN JP Rox needs to lower and widen the drawbridge to housing opportunities in this wonderful community, welcoming more households to this opportunity-rich location, not unnecessarily limiting access for the benefit of those fortunate enough to already own homes in the neighborhood.

Respectfully,

A handwritten signature in black ink, appearing to read "Bill Reyelt". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bill Reyelt

Cc: Senator Sonia Chang-Diaz  
Representative Liz Malia  
City Councilor Matt O'Malley



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 5:01 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 103

Form inserted: 1/25/2017 5:00:34 PM

Form updated: 1/25/2017 5:00:34 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Bradley

Last Name: Cohen

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: As a 13-year resident of the Stonybrook neighborhood of Jamaica Plan, I applaud the BTDA's efforts and openness in extending the planning period to allow more community input. However, we need more affordability and a better plan to accommodate growth. The quality of life for all present and future residents will be forever changed, and the Plan is not yet adequate to the seriousness of the changes proposed. I ask that the BTDA make the following additional improvements to the latest draft of PlanJP/ROX: -Increase the % of new housing that is affordable; lower income levels to qualify for affordable units -Reduce maximum height to 4 stories on Washington Street abutting Union Ave -Make 15-story buildings contingent on transportation study and better design guidelines -Establish transportation, stabilization, and good jobs plans. Thank you.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 7:51 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 109

Form inserted: 1/25/2017 7:51:37 PM

Form updated: 1/25/2017 7:51:37 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Brian

Last Name: Murray

Organization: JP YIMBY

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: 1

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: The BPDA needs to prioritize the construction of the GREATEST total number of affordable units. The two major obstacles to this critical goal are: height restrictions, and infeasibly high affordability regulations placed on private developers. Obsessing over affordability percentages is a poison pill that will hurt unit output, rather than help. The BPDA, as of late, has lost its bearings, and has begun to pander too heavily to whatever group puts out the loudest and most emotional appeal, even if said appeal is misguided and contrary to proven planning principles and strategies. The BPDA must guarantee that the JP ROX plan is part of the solution to Boston's housing shortage, not yet ANOTHER obstacle to construction of as many regular, and affordable, units as possible. For these reasons, the BPDA should reject the erroneous building feasibility assumptions underlying the January revisions, and retool JP ROX based on a feasibility model that actually reflects the reality that exists, rather than the fiction we would all prefer. The job of the BPDA is to ensure an environment where new construction can keep up with demand, not to mollify particular groups that are unhappy with the difficult realities of the Boston housing situation, for which there is not easy silver bullet, but for which real progress is clearly possible when city authorities gain and maintain the confidence to do what they themselves know what is right and realistic.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 8:05 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 110

Form inserted: 1/25/2017 8:04:35 PM

Form updated: 1/25/2017 8:04:35 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Brian

Last Name: Murray

Organization: JP YIMBY

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Please accept comments after 5pm tonight, as many of us get off work after that time, and need a few moments to collect our thoughts. Thank you, Brian Murray



Marie Mercurio <marie.mercurio@boston.gov>

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## JP/Rox Plan

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Cathy - [REDACTED]  
To: marie.mercurio@boston.gov

Wed, Jan 25, 2017 at 9:06 AM

Dear Ms. Mercurio,

I'm writing in support of the October 2016 version of the JP/ROX plan. I think the plan represents the strongest possibility to promote the construction of new housing supply while allowing for some mandated "affordable" housing. I think raising the affordable housing mandate any higher than is represented in the OCT 2016 version of the plan will backfire and result in fewer overall units being built. The result will likely be higher rents and housing prices.

I thought the OCT 2016 plan was a thoughtful balance and stong effort.

Thanks for the opportunity to comment.

Best regards,  
Cathy Pollard

Sent from my iPhone

January 25, 2017

Marie Mercurio  
Boston Planning & Development Agency (BPDA)  
One City Hall Square  
Boston, MA 02201

Dear Marie,

As co-chair of the Chilcott Place/Granada Park Neighborhood Association, I have participated in endless Alliance meetings, with and without the BPDA, regarding concerns that CPGP N.A. shares with the larger Alliance.

I would like to emphasize a few of the issues that are of particular concern to my neighbors from Chilcott, Granada and Iffley.

### **Parking**

Parking and Traffic, late night dumpster backing onto the street, illegal parking on the sidewalk have all been the top issues on our meeting agenda for 25 years. With limited off street parking, it is a constant struggle. Seemingly small changes, like the success of CoCo's bar in attracting city wide clientele, can add additional late night noise and illegal parking. When the Police enforced parking restrictions on corners and fire lanes on Chilcott (there is no resident parking), this clientele shifted to Iffley, who then reported the same problems. This is not to malign Coco's – they did their best – but to emphasize that the parking capacity of the neighborhood is already exceeded, and illegal parking quickly becomes a life safety issue.

The expectation that everyone will bike and take the T overlooks the reality that families, the infirm, and those with jobs outside the central business district or outside the T or Commuter rail operating hours cannot use the T, and Uber is not always an option. Basing transportation and parking on students and young adults means that fewer can raise a family and age in place. Paid parking in new developments will surely encourage young professional residents to park their cars on the streets while they take the T to work. As pipeline projects progress before completion of parking studies and new strategies, these problems will become more severe and difficult to solve after the fact. Resident parking is not a solution unless other strategies are in place.

#### **I ask the following:**

- **That BPDA to establish regulations as city ordinance or as part of the individual project mitigation to prohibit residents of current pipeline and future projects with less than 1 space per unit from getting an on-street resident parking permit.**
- **That parking for retail customers and employees be considered when establishing required parking.**
- **That the city consider creating structured parking for daytime retail and nighttime resident needs.**

### **Height**

The ULI Rose Institute met with the city and residents just prior to the beginning of the planning process for Plan JP/Rox. The Rose Institute report recommend “infill construction” at the Egleston end of Washington Street. There are no large parcels between School Street and Columbus Avenue, which means that the proposed 5 stories would not be feasible unless developers evict existing tenants and businesses and consolidate properties. There is no option for service or deliveries unless developers expand into the residential neighborhoods behind them, or park on Washington Street. There is not enough depth to add any on site parking without alternating retail with parking lots along the street. Cars exiting from two existing parking lots, or backing out of driveways onto Washington already pose a threat. This block is gridlocked for long hours of the day. We don’t believe these areas have not been built up because tall buildings are not allowed, but because the area is not large enough to accommodate additional density with any kind of service access..

We didn’t push this issue through the Alliance even though both ESNA and CPGP participants advocated for 4 story maximums because we didn’t think it was feasible to build 5 stories with enforcement of the design guidelines. **If the guidelines are not enforced, and the developers are given free rein, then heights should be lowered to a maximum of 3 or 4 stories to reflect the size of the available parcels.**

### **Affordability**

Chilcott Place and Granada Park is a close knit neighborhood that reflects all that we love about Egleston Square. There is a great diversity of income, education, race and culture, but we are bound together as neighbors by mutual respect (and a bit of community gardening). So it has pained me to see neighbors who have lived on Chilcott for 25 years displaced by rising rents.as much as \$700 at a time. **Affordability goals must be set by what we need to do to house these families, not by the pro-forma of developers and standard practice.**

### **Feedback**

CPGP is a small area – 2 dead end streets – but regularly gets a turn-out of 10 to 15 people at its monthly meetings. However, especially after the approval of 3200 Washington, most residents don’t believe that their voices will be heard, and believe that efforts to influence change in the BPDA’s process is futile and a waste of their time. This is an opportunity to prove that the concerns of existing residents are heard at city hall. We support new housing, but it must be appropriately scaled and sited so that it is a contributing part of our neighborhood.

Sincerely,

Susan Pranger, Co-chair Chilcott Place Granada Park Neighborhood Association

Cc: Joan Becker, CPGP co-chair

Mayor Martin J. Walsh

Councilors O’Malley, Jackson, Wu, Flaherty, Pressley, Essaibi George

Representative Liz Malia, Senator Chang-Diaz



Marie Mercurio <marie.mercurio@boston.gov>

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## Stop the JP/Rox Plan until it's for the Community!

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Cortnay Varela [REDACTED]

Wed, Jan 25, 2017 at 11:08 AM

To: marie.mercurio@boston.gov

Cc: Keep it 100 for Real Affordable Housing and Racial Justice <eglestoneaffordablehousing@gmail.com>

Dear planners for the City of Boston,

The majority of people who live in JP/Roxbury make \$35,000 or less a year. These are teachers and musicians, child care workers and food workers, elders and their personal care attendants, these are the people who staff the city of Boston and make it thrive as a cultural heart of New England. Income is not going up anytime soon for these people, or the over 50% of people coming into the area who also make \$35,000 or less. And yet the current plan for development of this area calls for less than 30% of housing for folks making \$35,000 or less. People in the private market and who have Section 8 and other vouchers are not protected - rents are so high now it is extremely difficult for even people with vouchers to find housing.

Cities past and present have the capacity to plan, and have the capacity to use any number of measures to ensure their city is one that is alive and working and good for the people in it (or it fails as a city). The lack of the use of certain measures is itself the city planning. Cities can use zoning, rent control, land trusts and eminent domain, as just 4 options, to ensure the just and balanced running of the city. They can also deny permits and development that is unjust, segregationist, that pays sub-livable wages, or that displaces vast numbers of people. For instance, if the city wanted to, it could take over buildings that have been kept unused for ten years, or bank - foreclosed properties, and make these into affordable housing land trusts. It could deny permits to developers using construction workers or long-term labor at sub-union wages, that take money out of communities here rather than investing in them.

One clear result of the current plan is that it will displace many communities of color that are already struggling to stay under the city's lack of rent control. Many of these communities have helped build the heart, and literally the city, infrastructure up, of Boston, for generations. Any plan that displaces vast numbers of people of color is a plan for segregation.

We as a community of Boston have a choice, and you have a choice. Stop this plan, stop the segregation, and plan a JP/Roxbury that respects the communities and life within it, that takes care of its elders, its children, its workers, that allows for human and environmental dignity for generations to come. This is our city - please help take care of it, we pledge to take care of it, lest it soon be gone.

Along these lines, I fully support the 100% Egleston assessment of planning needs (although would personally also support 100% affordability for people making \$35,000 or less):

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Sincerely, and with appreciation for all of the good folks making this city live and breathe each day,

Cortnay Varela

After School Teacher,

Resident at [REDACTED] Jamaica Plain, MA, 02130



Marie Mercurio <marie.mercurio@boston.gov>

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## Stop the JP/Rox Plan until it's for the Community!

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Cortnay Varela [REDACTED]

Wed, Jan 25, 2017 at 12:00 PM

To: marie.mercurio@boston.gov

Cc: Keep it 100 for Real Affordable Housing and Racial Justice <eglestonaffordablehousing@gmail.com>

Ps as a personal note, regarding the current residents of JP/Roxbury, over 50% of whom make \$35,000 or less- many of these folks already pay 50% of their income toward rent- I do-, and in addition have to pay for essentials like child care, dental and medical bills, food, transportation, utilities, education. Seniors and people with disabilities getting by on Social Security, but living in the community (costing the state much less money than when institutionalized, and providing jobs for the community in PCA positions, health and domestic work), all of these people are at immediate risk of displacement under the current plan.

The heart of a city is its people.

Please do the right thing.

[Quoted text hidden]



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 4:50 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 101

Form inserted: 1/25/2017 4:50:39 PM

Form updated: 1/25/2017 4:50:39 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Danielle

Last Name: Sommer

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Roxbury

State: MA

Phone: [REDACTED]

Zip: 02119

Comments: I believe this plan does not do enough to preserve the diversity of our community. I would like to see increased affordability requirements and lowered AMIs throughout the plan. Housing is a human right and it is important that city go beyond acknowledging that to actually taking steps to create housing for all.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 3:30 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 96

Form inserted: 1/25/2017 3:29:31 PM

Form updated: 1/25/2017 3:29:31 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Diane

Last Name: Simpson

Organization: Brookside Neighborhood Assn.

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Many of the new buildings are too high in relation to the residential buildings that are already here. They do not have adequate step-backs or setbacks. The existing residential set backs need to apply in order to keep the new buildings from towering over the existing homes and in order to keep noisy commercial operations a reasonable distance away from their residential neighbors. The new buildings are picking up the wrong vocabulary. They are picking up an industrial vocabulary from an era that has gone bye-bye. They should be picking up the vocabulary of the residential buildings next door if that is the context. I'm not talking about Washington Street, I'm talking about buildings that are within the boundaries of the Brookside Neighborhood. Let's get rid of the "street wall" philosophy. BPDA planners are in love with it, but it does not allow enough greenery buffer around the buildings and it also creates a wind tunnel for bicyclists. Speaking of which, I have not heard about any improvements to the actual street that will facilitate bicycling. ok, that's all I have time for now. Diane



Marie Mercurio <marie.mercurio@boston.gov>

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## JP/Rox Plan

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Doris Reisig [REDACTED]  
To: marie.mercurio@boston.gov

Wed, Jan 25, 2017 at 3:58 PM

I am a long time resident and homeowner of Egleston Square. In September I will have been here 33 years!

Suffice it to say that the area is radically different from when I moved here. Despite the differences to date the area remains a somewhat diverse neighborhood with many long time residents.

I fear that the plans afoot...increased density, increased height, lack of affordable housing and insufficient protection for current residents...jeopardizes my neighborhood.

I am sad to see the extent of development that has already taken place in and around my neighborhood and am concerned about what is yet to come.

We need less density, height and more affordable options for new and current residents. I do not feel that the current plans have enough protection in them.

Doris Reisig  
[REDACTED]  
Roxbury MA 02119  
[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 6:00 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 105

Form inserted: 1/25/2017 6:00:53 PM

Form updated: 1/25/2017 6:00:53 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Mary

Last Name: Hickie

Organization: Emerald Necklace Conservancy

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02115

Comments: I am writing from the Emerald Necklace Conservancy to comment on the JP/Rox plan. We have reviewed the latest version of the plan and have a specific concern about the final Forest Hills segment that abuts the Casey Arborway, which is part of the Emerald Necklace. The Density Bonus Height Limits propose a height of 155' in this location. Our concerns about building height adjacent to the park typically relate to the impact on park users e.g. shadows and park experience. Although it is considered just a roadway, the Casey Arborway is a part of the Emerald Necklace and therefore new building adjacent to it would be subject to review by BPRD under the Parkway Ordinance, Section 7.4.10 of the Municipal Code allows for a maximum height of 70' within 100' of the Parkway. It seems that the proposed height in the JP/Rox Plan has not taken into account those guidelines. We ask that this be reviewed before any new zoning changes be made.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 3:01 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 95

Form inserted: 1/25/2017 3:00:21 PM

Form updated: 1/25/2017 3:00:21 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Emily

Last Name: Bauernfeind

Organization: Parkside Neighborhood Association

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: For the most part, I support of the current Plan's design guidelines. If there is any change to the guidelines, these must be publicized and open for for community input. But I do have a couple concerns: \* There is no open space allotments in the current Plan. While we are lucky to have Franklin Park nearby, this park cannot uphold the open space needs of an entire community — especially without the resources needed to uphold this cornerstone of the city's Emerald Necklace. \* The build-out proposed by the Plan will increase JP residential density by 150%. Therefore, a study of the Washington Street and nearby streets to assess the transportation/utility infrastructure should be implemented. I don't want to see traffic on my street (Forest Hills Street, especially between Glen and Brookley) any worse than it already is! Currently, it is either bumper to bumper, spewing soot into my and my neighbor's windows, or drivers are speeding in excess of 40 mph. Children live on this street. They wait for the bus on this street. In the last few months we've had car accidents as drivers try to leave their (blind, mind you) driveways and side streets and dogs hit by speeding cars. This is unacceptable. \* The affordability of the housing opportunities are concerning. Here are some facts: the new housing in Plan JP/Rox will be forhouseholds making about \$100,000-\$125,000 a year, and less than 5% will be affordable for households making less than \$35,000 a year. Only an estimated 35-40% of residents in new housing will be people of color. This endangers the existing make-up of our community, increasing displacement and adversely affecting low-income households. It means I would never have been able to move into my neighborhood had I not bought when we did! I want my daughter to grow up in a neighborhood rich in diversity of all kinds—that's why we choose to live in the city. I fear the current housing plan will leave many people out. Thank you for hearing me out.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 12:13 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 86

Form inserted: 1/25/2017 12:12:59 AM

Form updated: 1/25/2017 12:12:59 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Eryn

Last Name: Rosenblum

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: I support the JP/Rox Plan, and I appreciate all the engagement efforts that the city has made during this process. I am excited about many elements of this plan and the many ways it addresses increasing housing, improving affordability, strengthening local businesses, and supporting our whole community. I know there have been many concerns about preserving the character of the neighborhood in contrast to adding more housing. However, I think it is also vitally important that we increase the housing supply in our community, including both market rate and income-based housing, to improve affordability and ensure that a diversity of people are still able to live here for years to come. I am concerned by some of the most recent changes that have already been made to reduce the amount of new housing, by reducing or removing density bonuses, particularly in a community that has experienced and will continue to experience significant growth (and a commensurate rise in housing prices), and along a corridor that is so close to rapid transit service. I think it is incredibly important to meet these housing needs and temper the rapidly rising cost of housing in our community; we should welcome more people here, not fewer. If there is a good place to provide moderate/higher density housing, it is in a walkable, bikeable, transit-accessible environment close to shops, schools, and other amenities - our community. I urge the planning team to ensure that the final JP/Rox plan reflects these needs, and not concede to requests for less density. Thank you for your time and all of your hard work.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 5:00 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 102

Form inserted: 1/25/2017 4:59:42 PM

Form updated: 1/25/2017 4:59:42 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Helen

Last Name: Matthews

Organization: Green St. Renters Association

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Hello all at the BPDA and City departments working on Plan JP/Rox, As a member of the Green St. Renters Association and Alliance of Neighborhood Associations in the Plan JP/Rox area, I fully support the comments that the Alliance is submitting today. I'd like to reiterate that the Plan and all related documents and materials must be published in Spanish immediately. The feedback process for Plan JP/Rox has been biased around race and national origin, because only English speakers have had access to the full drafts of the Plan. In a neighborhood where, in some sections, the largest demographic is Spanish-speaking, and where many small business owners are Spanish-speaking, and where we can expect that many of the greatest pitfalls and benefits of the Plan will fall on the shoulders of the Spanish-speaking community, it's crucial to fund the publication of the Spanish version immediately. Additionally, I personally feel it's important to re-emphasize the need for the following 5 demands of the Alliance: 1) We want the City/BPDA to help stop displacement in our neighborhood by committing to helping nonprofits purchase 250 existing apartment units over the course of the plan (15+ years) and converting them to deed-restricted affordable housing. 2) We want the City/BPDA to hold developers to standards around displacement. In the Article 80 application process (what developers fill out when they want to build), there should be a checklist that helps implement these standards (the proposed language of the checklist is still under development with the community). 3) We want new zoning codes to protect - and grow - the artist live/work spaces in our neighborhood. 4) We want community advice and oversight as Plan JP/Rox is implemented. We want a Community Oversight/Advisory Committee that meets at least quarterly with the neighborhood and the BPDA/City over the next 15+ years. 5) We want 55% of new housing construction in our neighborhood to be affordable for an average income level of 40% AMI (about \$40,000 for a family of four), which is proportionate to current incomes in our neighborhood. Thanks for your continued responses to the Alliance of Neighborhood Associations. Helen Matthews, Green St. Renters Association

To: Marie Mercurio, BPDA  
From: Henry Barbaro  
Re: PLAN: JP/ROX  
Date: 1/25/17

Please accept the following as my comments on the Final Draft of the JP/ROX Plan (dated 1/9/17), as drafted by the Boston Planning & Redevelopment Agency (BPDA). Although I have submitted comments on previous drafts (dated 8/22/16 and 10/13/16) of the JP/ROX Plan, and have attended various public meetings, I continue to have a variety of grave concerns about the Plan. For my "final" comment letter, I am including new and/or unaddressed concerns, as follows.

- 1) I object to the proposed zoning that would allow 15-story residential towers at Forest Hills. Even one 15-story building at this location would have a permanent detrimental impact on the viewsheds from Franklin Park, the Arnold Arboretum, and Forest Hills Cemetery -- three of the most significant historic open spaces in the City of Boston -- which provide recreation, enjoyment, and solace to residents and tourists alike. Such a large-scale construction project likely will require review by the Boston Landmarks Commission to assess visual impacts to Franklin Park, which is the crowning jewel in Olmsted's Emerald Necklace and has been designated as a City Landmark. If State or Federal permits are required, then the Massachusetts Historical Commission will need to review the project for visual impacts to the National Historic Landmark Arnold Arboretum and to Franklin Park and Forest Hills Cemetery, both of which are listed in the State and National Registers of Historic Places.
- 2) An important paradox is that although the Plan purports to prevent the displacement of existing residents (see p.40), a significant number of residents will be displaced when two-, three-, and six-family buildings are demolished to make way for the enormous multi-unit buildings, as allowed under the Plan's new zoning districts.
- 3) The Plan is not objectively written. Rather than frame the discussion only on what BPDA hopes for and the theoretical positive effects, the Plan needs to describe all adverse impacts and be transparent about the trade-offs that are being faced by the area's existing residents. The Plan gives the overwhelming impression that everything is going to be better, especially for the people who live here now. But the Plan should be written more like an Environmental Impact Report, with objective analyses of the negative impacts to the neighborhoods as a result of the proposed zoning changes.

An example of this biased writing can be found in the Open Space section of the Plan (see p.102). This section misleads the reader by emphasizing that there will be more open spaces. But the reality is that the build-out of the Plan will reduce the per capita ratio of open space by somewhere around 40%. The Plan should be clear about this significant impact to the quality-of-life for all present and future residents.

- 4) The Plan has a distinct lack of any meaningful traffic analysis and is essentially promoting housing densities that will further exacerbate traffic congestion and Boston's incremental trend toward choking on its own growth -- thereby lowering the quality of life for existing residents. The Plan should include traffic studies for the surrounding collector streets before housing densities are proposed to be significantly increased. Otherwise implementing the recommendations of the Plan will likely impose more misery (e.g., traffic congestion, travel delays, higher accident rates, air quality degradation, noise) on the area's residents.

5) The Plan is overly optimistic about alternative modes of transportation for the residents of the Study Area, and that automobiles need not be the focus. This seems unlikely for the following reasons.

Biking (or walking) - Biking is a viable way to get around but, for the great majority, only when the weather is mild and dry. Walking also has a much more limited range (travel distance). MBTA -- Subway travel is a good option, although it is regularly delayed/overwhelmed for a variety of reasons, such as a subway car(s) breaking down, due to winter weather or electrical outages, or there is a health emergency, or there are too few subway cars, or the cars are unevenly spaced (i.e., unadjusted timing). Moreover, even when the subway is running smoothly, there still is a large percentage (perhaps double) of people that choose to drive their cars for personal, scheduling, and/or access reasons.

6) The Plan pushes too much growth and development too fast, with a 60% increase in housing density in only 15 years. The growth of the JP/ROX area should be more incremental so that City services and infrastructure can keep pace with the growth of residential areas.

Thank you for this opportunity to comment on this critical plan that will have a marked impact on the quality of life for those living today in the Jamaica Plain/Roxbury neighborhoods. Please let me know if you have any questions.

Henry Barbaro

[REDACTED]  
Jamaica Plain, MA 02130  
[REDACTED]

Cc: Brona Simon, Massachusetts Historical Commission  
Roseanne Foley, Boston Landmarks Commission  
Margaret Dyson, Boston Parks and Recreation



Marie Mercurio <marie.mercurio@boston.gov>

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## Protect Jamaica Plain

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Hilary Allen · [REDACTED]

Wed, Jan 25, 2017 at 12:23 PM

To: marie.mercurio@boston.gov

Dear neighbors:

When I moved to Jamaica Plain 10 years ago, I had class privilege that allowed me to afford not only to live in the neighborhood, but also to purchase a condo. Since the time I have watched as the speculative housing market and developers have prevailed over families who have made JP what it is. Building a neighborhood that allows people of different incomes and wealth to live together makes us strong. Displacement makes for weak neighborhoods that do not serve the city. The Plan JP/Rox is not ready to pass because it does not protect our communities!

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Many thanks,

Hilary Allen

[REDACTED] JP



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 11:16 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 90

Form inserted: 1/25/2017 11:15:08 AM

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Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Jacob

Last Name: Bor

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Roxbury

State: MA

Phone: [REDACTED]

Zip: 02119

Comments: 1) I am a bit concerned about the reliance on very big developments, which tend to create uniformity, and the lack of attention to the quality public space. Both JP and Roxbury are beautiful old neighborhoods and I would like to see the plans knit together these neighborhoods through the creation of public space (parks, plazas, commercial areas, pass-throughs, playground, interesting architecture, preservation of older buildings, community art space, continuation of SW corridor on Amory side of tracks, pedestrian path to Marcella playground). Currently, Amory st is a dead zone. But it won't be much better if we just have a series of big box Soviet apartment buildings (like they just built on Washington st near forest hills). We need to create a welcoming space that knits the JP and Rox neighborhoods together. 2) We need more affordable housing at a range of incomes, and not just one-bedrooms. 3) Higher density (towers) are OK in a few spots where there are no abutters, e.g. along Columbus next to Walgreens, along Amory, but parking access needs to let out to Columbus, not Amory, which is already a traffic disaster in the mornings. 4) The language that I heard at the meetings was that we had to make a choice between affordable housing and thoughtful architecture and community amenities. This is a false choice. The other parameters are the profits of the developers and the profits of the current landowners (of the large light industrial properties). The current landowners who have speculated on these properties have no rights to massive profits at the expense of community goals. And the developers who claim that they can't build on a low profit margin need to be pushed. Furthermore, investment in community amenities and attractive buildings will increase the market value of the market apartments. And retaining the socioeconomically diverse character of the neighborhood is important to its identify (which has attracted lots of people). The idea of a simple trade-off is wrong. Thank you for engaging in this community process. Sincerely, Jacob 30 Atherton St. Lifetime Ward 11 resident



Marie Mercurio <marie.mercurio@boston.gov>

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## Public Comment on JP/ROX

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Jared Weinstein <[REDACTED]>  
To: marie.mercurio@boston.gov

Tue, Jan 24, 2017 at 3:28 PM

Dear Ms. Mercurio,

I would like to make a comment on JP/ROX, but the website has timed out. Here it is:

The brief version of my comment is: Don't listen to the NIMBYists.

As your study proves, the area has a huge demand for housing, and I don't see any reason why there shouldn't be a huge number of units built along the Washington Street corridor. To offer a counterweight to those who are complaining about traffic and parking: I do not own a car, I walk and bike and take public transit, and I would like as much as possible for that corridor to resemble a human-scaled neighborhood, rather than just a passage for cars and auto-centric businesses. Fortunately, those concerns seem to have found a voice in your plan.

Finally, what would it take to put a large grocery store in that neighborhood? I would give my left arm for one! Instead I have to leave the neighborhood to do all my usual shopping.

Many thanks for the huge amount of research it must have taken to put together this plan.

Best,  
Jared Weinstein

[REDACTED]  
Jamaica Plain, MA



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 12:08 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 91

Form inserted: 1/25/2017 12:07:18 PM

Form updated: 1/25/2017 12:07:18 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Jason

Last Name: Heinbeck

Organization: Resident

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone [REDACTED]

Zip: 02130

Comments: My comments are focused on the area around the intersection of Montebello Rd and Washington St. I believe it is vital to raise the density to around 3-4 story buildings, with housing above and active retail spaces on the street level. I appreciate the guidelines in the JP/Rox plan for maintaining a semi-public space and sidewalk at the fronts of the buildings, making the streets more active. The last thing I would want to see is a "dead" facade built up and aligned with the sidewalk, with no chance of activity. For safety, and quality of life considerations, we want public activity at the street level. We want activity during the day and into the evening! This is vital. Any buildings over 3 stories need to step back as well. Washington street is tight, and we want to make sure light and air can still penetrate all the way down to street level. There is currently a great deal of automotive traffic on Washington, and air and sunlight that can be preserved should be preserved. And any green, including trees between the sidewalk and road, and fully-public green spaces are needed as well. Thanks so much.



Marie Mercurio <marie.mercurio@boston.gov>

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## Action needed on Plan JP/Rox - protect affordable housing

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Jen Brown [REDACTED]

Wed, Jan 25, 2017 at 12:58 AM

To: marie.mercurio@boston.gov

Dear Marie,

I work in Jamaica Plain and am writing regarding the Plan JP/Roxbury that the city has been debating. As a clinical social worker, I work with primarily low-income people and people of color - those most directly and disproportionately impacted by lack of affordable housing and gentrification in JP/Roxbury/Egleston. Every day, I meet with clients who are struggling to afford rent, have recently received an eviction notice after many years in their low-income apartment, or whose landlord sold their building to a private realty company and are being displaced. It is vital that we ensure JP/Roxbury remain inclusive and accessible for people of low and middle incomes, as well as racially, culturally and economically diverse - not just for high income earners. I stand with community groups like Neighborhood Alliance and Keep It 100 for Real Affordable Housing and Racial Justice in requesting changes to the current Plan JP/Roxbury.

**Affordable housing, including lower income levels and preventing displacement is incredibly important.** As it stands, the current Plan JP/Rox is not inclusive of all income levels, especially those in lower income brackets, and needs revision before it should be passed. Specifically, here are some of the aspects of the plan that I and other community members believe must be changed to be inclusive of all, especially our most vulnerable residents:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish.**

I urge you to consider the requests to the plan as listed above in order to ensure equitable housing and economic policies for all JP/Roxbury residents. Thank you in advance for your time and consideration.

Sincerely,  
Jen

Jen Brown, MSW, LICSW  
[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 12:33 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 93

Form inserted: 1/25/2017 12:32:36 PM

Form updated: 1/25/2017 12:32:36 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Jennifer

Last Name: Uhrhane

Organization: SNA member

Email: [REDACTED]

Street Address [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: HOUSING -remove 15-story density bonus areas, and make them contingent on future transportation studies and more appropriate design guidelines. -explore solutions to make 55% of new housing affordable -strengthen affordability requirements for private developers so that 35% of typical private developments are affordable (or, if the City agrees to use lower income levels for the requirements, 30%)- require affordable units to be on-site and not moved elsewhere. -increase affordability percentages on existing non-profit pipeline projects -increase the plan for non-profit units on new sites/converted buildings -buy up all of the city's foreclosures and convert them (in partnership with area non-profits) to affordable rentals/condos or affordable owner occupied multifamily rentals. -purchase all the land parcels leftover from creating the Orange line from the MBTA and build affordable houses, condos and apts. -lower the income levels for affordable units to closer to an average of \$39,000 for a family of four (known as "40% AMI or 40% area median income"), with affordable housing for a range of incomes from less than \$25,000 to \$70,000 a year -use funding for vouchers and strong outreach to voucher-holders so that half of affordable units go to voucher-holders. -include strong anti-displacement standards in the Article 80 process for existing residents ARTISTS go farther than "encouraging" or "allowing" artist housing/maker spaces/studios: put FUNDING behind them. -create incentives for builders to build them and building owners to convert these spaces -require new developments to include such spaces and provide guidance for what kinds of features these spaces need -when new proposals are made for the buildings in the Stonybrook neighborhood area along Stonley Road and Stedman Street, enforce the designation in plan:jp/rox as "Artist / Maker Live Work Area: Cluster alternative live work building types." -create \*affordable\* artist units/studios/maker spaces -go farther than "encouraging" and "providing opportunities" for public art: FUND them. BUSINESSES get the economic development department heavily involved in development review: -make sure that all the transit oriented developments include retail space on their first floors to host needed basic retail needs of new residents -make sure that developers create enough square footage 1st floor retail space to house these retail needs. - connect the developers with prospective business tenants - matchmake! -specifically, a GROCERY store is

NECESSARY on Washington street to support the thousands of new people coming in addition to the existing population. if there is no grocery store, traffic gridlock will bring this area to a standstill, as people will have to drive elsewhere for their weekly groceries or other basic services/products, and new residents will see the need to bring cars - both of these things will make low parking ratio projects fail. -REACH out to grocery store reps and get something on Washington - Traders Joes?? -make sure that developers of the LAZ parking lot create enough square footage on their 1st floor space to house a grocery store. they have too much housing and not enough retail. -include strong anti-displacement standards in the Article 80 process for local business owners -heavily fine/tax existing retail space owners in JP (Mordechai Levin) who chronically keep their spaces empty and impose ridiculously high rent hikes on existing tenants to drive them out. encourage them to rent their spaces at a rate approachable for local businesses

ACCESSIBILITY \*\*The City must translate the plan into Spanish and provide an adequate public comment period after this translation is available.\*\*



Marie Mercurio <marie.mercurio@boston.gov>

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## Re: PLAN: JP/ROX Comment Period Close 1/25/17

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Jessica Petriello [REDACTED]  
To: Marie Mercurio <marie.mercurio@boston.gov>

Wed, Jan 25, 2017 at 7:27 PM

Hello Marie,

I already submitted the message below to the link on the website. I just wanted to thank you for reengaging with the community, extending the process, and raising the percentage of affordable housing in the final plan. I understand this was a difficult process, and I think your agency made the ethical choice of extending it.

Kind Regards, JP

Dear Marie Mercurio, Senior Planner II:

First, I'd like to thank you and the BRA for extending the planning process for the JP/Rox plan, and for engaging with several local community organizations. I'd also like to thank you for creating a document outlining the changes to the plan, as well as adding more details to the updated plan. These are all positive developments that are appreciated.

My main concern about the initial plan was that I did not believe the need for affordable housing was seriously addressed. In the new plan, I believe the goal of 30-40% of affordable housing is reasonable, especially due to the number of stakeholders involved in this project.

As a renter who makes under \$50,000 per year, I am at risk of displacement. I appreciate the acknowledgement of the importance of minimizing displacement of local residents. Partially in reference to my own income and the income of other local residents, I would like to see lower income levels for some of the affordable housing. I believe that private developments should include 40% and 60% AMI, and that non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders. I think this is especially important due to the AMI of residents in the neighborhoods of JP and Roxbury.

I would also like to see the plans translated into Spanish for our Spanish-speaking residents.

Again, thank you for engaging with the community in this process.

Kind Regards,

Jessica Petriello  
[REDACTED]  
Jamaica Plain, MA 02130

On Fri, Jan 20, 2017 at 2:37 PM, Marie Mercurio <marie.mercurio@boston.gov> wrote:

Thank you for your continued interest and commitment to PLAN: JP/ROX! We had over 180 people attend our event this past Wednesday night!

For those of you who were there, we appreciated you taking the time to attend, speaking up with your comments, or providing them in writing to us. There is still time to [submit your feedback](#) at our website, or just respond to this email. **The comment period will close on this final draft of PLAN: JP/ROX by January 25, 2017.**

If you are receiving this email, you will also be notified about our next steps for PLAN: JP/ROX.

Thanks again for being a part of the community process that has shaped the plan to where it is today! The plan is online [here](#) and is also available for viewing at the Egleston Library and Egleston YMCA.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 7:25 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 107

Form inserted: 1/25/2017 7:25:16 PM

Form updated: 1/25/2017 7:25:16 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Jessica

Last Name: Petriello

Organization: Ms.

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Dear Marie Mercurio, Senior Planner II: First, I'd like to thank you and the BRA for extending the planning process for the JP/Rox plan, and for engaging with several local community organizations. I'd also like to thank you for creating a document outlining the changes to the plan, as well as adding more details to the updated plan. These are all positive developments that are appreciated. My main concern about the initial plan was that I did not believe the need for affordable housing was seriously addressed. In the new plan, I believe the goal of 30-40% of affordable housing is reasonable, especially due to the number of stakeholders involved in this project. As a renter who makes under \$50,000 per year, I am at risk of displacement. I appreciate the acknowledgement of the importance of minimizing displacement of local residents. Partially in reference to my own income and the income of other local residents, I would like to see lower income levels for some of the affordable housing. I believe that private developments should include 40% and 60% AMI, and that non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders. I think this is especially important due to the AMI of residents in the neighborhoods of JP and Roxbury. I would also like to see the plans translated into Spanish for our Spanish-speaking residents. Again, thank you for engaging with the community in this process. Kind Regards, Jessica Petriello [REDACTED] Jamaica Plain, MA 02130



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan JP/Rox is not enough

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Jill Nuding [REDACTED]

Wed, Jan 25, 2017 at 3:35 PM

To: marie.mercurio@boston.gov

I am writing you to voice my concern as a resident of Jamaica Plain and a social worker who works in Jamaica Plain/Egelston area. Myself and many in my community strongly believe the JP/Rox plan is not enough. The housing crisis in Boston is crippling our communities and families. I see clients daily who are on the verge of homelessness, or have to move out of Greater Boston (thereby limiting their access to community services). When community members are so hopeless they cannot access a roof over their heads, that they are considering sex work, or in some cases self harm or suicidal thoughts, this is a serious public health concern. Housing is impacting the health and well-being of our communities.

We are asking for following changes:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**

**Please protect our communities.**

**Respectfully Yours,**

**Jill Nuding**



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 4:03 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 99

Form inserted: 1/25/2017 4:03:27 PM

Form updated: 1/25/2017 4:03:27 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Joan

Last Name: Hazard

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: A few requests: please fund a transportation and parking study for the area to help make a plan for transportation improvements and parking strategies to handle the increased density; I support Good Jobs and want the city to support local hiring, have developers honor the Boston Residents Jobs Policy, and explore ways to link residents with downtown jobs; I support strong design guidelines that help higher, denser buildings fit in with existing 1-3 story homes—new buildings should be required to follow the height, setbacks, and step backs in the Plan; I support design guidelines that encourage the use of high-quality materials and design (the new low-income building on Amory St. is an ex. of a building that screams "cheap because of low rents"). Thx for all the changes agreed to up to now.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 8:41 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 87

Form inserted: 1/25/2017 8:40:57 AM

Form updated: 1/25/2017 8:40:57 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: John

Last Name: Cupples

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: While I am not opposed to a moderate increase of residential density and continued enhancements of small businesses oriented to servicing the neighborhood, I do think the traffic volume on Washington Street is of major concern. All initiatives should be balanced with means to make traffic flow on Washington Street more efficient. Also, consideration should be given to controls on hazardous cargo (e.g., fuel), either by re-routing, or limitations to off-peak hours, or other risk mitigation measures.



Marie Mercurio <marie.mercurio@boston.gov>

(no subject)

Wed, Jan 25, 2017 at 3:33 PM

To: marie.mercurio@boston.gov

Cc: matthew.omalley@cityofboston.gov, carolynroyc@gmail.com, rep.lizmalia@hou.state.ma.us, sonia.chang-diaz@masenate.gov

Marie, Carolyn and Matt: Resending, first email was not complete.

—Original Message—

From: [REDACTED]

To: marie.mercurio <marie.mercurio@boston.gov>

Cc: matthew.omalley <matthew.omalley@cityofboston.gov>; [REDACTED]

Sent: Wed, Jan 25, 2017 2:53 pm

Dear Marie Mercurio,

I am a life long resident of the Parkside neighborhood. I have seen many changes but none like what is happening as of late.

When is it that enough is enough. Developers want to maximize their number of units and thus their profits. Parking and traffic issues are already a problem in the area.

When the projects are completed local residents are left with limited sunshine, more stress on our aged infrastructure, and exacerbated traffic and parking issues.

When all is said and done the developers go back to their homes in the suburbs, away from the clutter of the city. Local residents are then left to deal with these problems that effect the ebb and flow of their daily lives, not the developers.

We would like to see the following happen

- Fund a Transportation & Parking Study for our area to help make a plan for transportation improvements and parking strategies to handle the increased density
- Support a Strong Stabilization Plan to prevent displacement of residents and small business owners due to increased rents or new development
- Make more housing more affordable for families with a range of incomes from \$25,000 - \$70,000 a year
- Support Good Jobs, support local hiring, have developers honor the Boston Residents Jobs Policy, and explore ways to link residents with downtown jobs
- Support strong design guidelines that help higher, denser buildings fit in with existing 1-3 story homes, and that new buildings should be required to follow the height, setbacks, and setbacks in the Plan

We do support improvements in our neighborhood but not at the cost of our quality of

John and Suzanne Grenier

[REDACTED]  
Jamaica Plain, MA 02130  
[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 4:03 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 100

Form inserted: 1/25/2017 4:03:27 PM

Form updated: 1/25/2017 4:03:27 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Jonah

Last Name: Rapino

Organization: I live on Green st. in JP

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Despite the good intentions of the BPDA, I feel that the plan JP/Rox is going to hurt rather than help my neighborhood unless more of the plan is changed to reflect the needs of the people in the neighborhood. You have received a lot of feedback and have made very few and too small changes. I'd like to highlight these changes below. 1) We want the City/BPDA to help stop displacement in our neighborhood by committing to helping nonprofits purchase 250 existing apartment units over the course of the plan (15+ years) and converting them to deed-restricted affordable housing. 2) We want the City/BPDA to hold developers to standards around displacement. In the Article 80 application process (what developers fill out when they want to build), there should be a checklist that helps implement these standards (the proposed language of the checklist is still under development with the community). 3) We want new zoning codes to protect - and grow - the artist live/work spaces in our neighborhood. 4) We want community advice and oversight as Plan JP/Rox is implemented. We want a Community Oversight/Advisory Committee that meets at least quarterly with the neighborhood and the BPDA/City over the next 15+ years. 5) We want 55% of new housing construction in our neighborhood to be affordable for an average income level of 40% AMI (about \$40,000 for a family of four), which is proportionate to current incomes in our neighborhood. Why isn't Marty Walsh, Charlie Baker and the rest willing to do more to save our neighborhood from massive gentrification. It isn't wanted by the people who live here. It's only wanted by developers and upper income people who want to displace people already living here so that they can get what they want because they want it. Jonah



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**JPNC Further Comments re: JP/Rox Plan**

Kevin Moloney [REDACTED]

Wed, Jan 25, 2017 at 2:53 PM

To: Brian.Golden@boston.gov

Cc: john.dalzell.bra@cityofboston.gov, Marie.Mercurio.bra@cityofboston.gov, alan benefeld [REDACTED], marie turley [REDACTED] jpnc Google Group

[REDACTED] richard heath [REDACTED] peter shanley - Gazette [REDACTED] chris helms [REDACTED]

Dear Mr. Golden:

In three letters to the BPDA, dated November 28, November 29 and December 28, 2016 (copies attached) the Jamaica Plain Neighborhood Council requested changes to the draft JP/Rox Plan.

The issues raised in the letters remain outstanding in the current draft of the Plan. We request that the changes requested in the attached letters be made before the Plan goes to the BPDA board for approval.

The outstanding issues are:

(1) Increased commitment by the BPDA to housing affordability;

(2) Commitment by the BPDA to finalize the Design Guidelines within the Density Bonus Areas in the form of specific dimensional requirements as amendments to Article 55 of the Zoning Code; and,

(3) Correct Density Bonus Area heights to comply with the Neighborhood Alliance requests. (The Alliance asked that the BPDA reduce heights from five stories to four on three Washington Street parcels just south of the corner with Green Street in order to match the rest of the block. Instead, the BPDA increased the height of all parcels on Washington that abut Union Avenue to five stories.)

Very  
truly  
yours,

Jamaica Plain  
Neighborhood Council

/s/ Kevin F. Moloney, Chair

Kevin F. Moloney

[REDACTED]

Jamaica Plain

Massachusetts 02130-3428

Tel.: [REDACTED]

e-mail: [REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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## JP/Rox Plan

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Kate Hudson-Mendes [REDACTED]

Wed, Jan 25, 2017 at 6:31 AM

To: marie.mercurio@boston.gov

Affordable housing, including lower income levels, and preventing displacement is important to racial and economic justice. The city has taken important steps towards these and with more negotiations, this Plan can pass and be supported by the surrounding communities. The Plan is NOT ready to pass as is. Please consider the following:

- **Increase the affordable housing goal** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St. (15 story buildings are more expensive to build and may result in smaller affordability percentages).
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you for your time,

Kate Hudson-Mendes



Marie Mercurio <marie.mercurio@boston.gov>

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## Egleston development goals

---

Katherine Sittig-Boyd [REDACTED]

Wed, Jan 25, 2017 at 1:19 PM

To: marie.mercurio@boston.gov

Hello Ms. Mercurio,

I'm writing in regard to the current plan to develop JP and Roxbury. As the plan currently exists, it is insufficient inasmuch as there are not enough initiatives/measures to ensure that the established people and families in the Egleston neighborhood will have the means to remain in their homes.

In any development plan, especially one that will disproportionately impact lower-income communities and living spaces which include affordable housing, it is critical to prevent displacement. Maintaining places for people who live in Egleston means improved stability for children attending schools, business owners being able to continue running locally owned establishments, and individuals having a place to call home without undue financial burden.

I write in support of Keep It 100 Egleston and in support of the following updates to the plan to make it more suitable for passing:

- Increase the affordable housing goals to 56% (from 36% currently)
- Require 35% for private developers (or 30% if the City uses lower income levels)
- Add more units of non-profit housing in pipeline projects, future projects, and new sites
- Lower income levels in the plan's affordable housing
- Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders
- Create strong anti-displacement commitments, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers
- Include lower appropriate heights near Jackson/Green Street/Forest Hills
- Include good job policies and programs
- Translate the plan into Spanish and make it widely accessible to Spanish-speaking individuals/communities

Thank you for your time and attention.

Katherine Sittig-Boyd



Marie Mercurio <marie.mercurio@boston.gov>

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## Petition Signatures - Protect Jamaica Plain, Roxbury, & Egleston and Racial & Economic Justice

---

**Keep it 100 for Real Affordable Housing and Racial Justice**  
<eglestoneaffordablehousing@gmail.com>  
To: marie.mercurio@boston.gov

Wed, Jan 25, 2017 at 4:52  
PM

Dear Ms. Mercurio,

Attached is a petition that 557 people signed from January 17, 2017 to January 25, 2017, not including additional signatures on petitions we will scan and send at a later date. Also attached is the list of signers in a separate document.

In a conversation with Lara Merida on January 24, 2017, she said that the BPDA would also review comments received after January 25, 2017. We plan to submit additional petition signatures as well as photos in a "photo petition."

- Keep It 100 for Real Affordable Housing and Racial Justice

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### 2 attachments



**Petition Text 2017-01-25.pdf**  
286K



**Petition Signatures 2017-01-25.pdf**  
369K

Below is a petition that 557 people signed from January 17, 2017 to January 25, 2017, not including additional signatures on petitions we will scan and send at a later date. Please see the list of signers in a separate document.

In a conversation with Lara Merida on January 24, 2017, she said that the BPDA would also review comments received after January 25, 2017. We plan to submit additional petition signatures as well as photos in a “photo petition.”

## **Protect Jamaica Plain, Roxbury, & Egleston and Racial & Economic Justice**

To:

- Mayor Marty Walsh
- Brian Golden, Director of the Boston Planning and Development Agency
- Sheila Dillon, Director of Department of Neighborhood Development
- State Senator Sonia Chang-Díaz
- State Representatives Jeffrey Sánchez and Liz Malia
- City Councilors Ayanna Pressley, Anissa Essaibi-George, Michael Flaherty, Matt O'Malley, Tito Jackson, and Michelle Wu

From October to January, the City has made some welcomed positive changes to Plan JP/Rox in key areas that many organizations in the Neighborhood Alliance have identified: height/density/design, affordability, displacement, and transportation, jobs. However, we believe strongly that the plan still is not sufficient in protecting the diversity and character of the neighborhood or promoting racial and economic justice. We urge the City to make continued improvements and continue negotiations with the community.

We are invested in creating a plan that works for the Jamaica Plain, Roxbury, and Egleston communities, especially renters, abutters, low-income residents, people of color, and small businesses who will be most affected by the changes. Groups like the Neighborhood Alliance and Keep It 100 for Real Affordable Housing and Racial Justice have worked hard to analyze information and solutions, helping the City correct key information and find ways to strengthen the plan. Community members have negotiated with the City in good faith and have made progress to create a plan that supports growth while protecting the neighborhood. We feel with further discussion and changes before the board vote, we can reach middle ground on these final issues to create a plan that community members, especially people most affected by the changes, can support.

We support further improvements, discussion, and negotiations around the following issues: (1) appropriate height/density/design guidelines from Green Street to Forest Hills and in Jackson Square, (2) increased affordability goals for the overall neighborhood, private requirements, and non-profit developments, (3) lower average income levels for affordable units, (4) displacement prevention standards and strategies including converting market-rate units into affordable units, (5) transparency, commitments, and monitoring for good jobs in the neighborhood and connections to good jobs citywide, and (6) translating the plan into Spanish.

- **Height/Density/Design.** After respecting the wishes of abutting residents, the BPDA has increased allowed height from 4 to 5 stories on Washington Street south of Green Street. The BPDA should reverse this change, which results in minimal additional housing units and affordability and is not appropriate given the scale of the abutting neighborhood. In addition, the BPDA should remove 15-story density

bonus areas where developers can apply to build higher, and make them contingent on future transportation studies and more appropriate design guidelines. 15-story buildings are more expensive to construct, may not be financially feasible, and result in smaller affordability percentages.

- **Affordability.** The City has increased its overall affordability goal from 30% to 35%. We think we can achieve additional affordability and request that the City explore solutions to make 55% of new housing affordable. The City should strengthen affordability requirements for private developers so that 35% of typical private developments are affordable (or, if the City agrees to use lower income levels for the requirements, 30%). The City should increase affordability percentages on existing non-profit pipeline projects (by 100 units) and future plans at Arborway Yard (to 75%), and increase the plan for non-profit units on new sites/converted buildings (to 520-600 new units and 250 converted-market rate units, up from 393 units).
- **Income Levels.** The City should lower the income levels for affordable units to closer to an average of \$39,000 for a family of four (known as “40% AMI or 40% area median income”), with affordable housing for a range of incomes from less than \$25,000 to \$70,000 a year. The plan’s income levels for affordable units are currently 70% AMI for some private units, an average of 50% AMI for “bonus” private units, and 60% AMI for non-profit units.<sup>1</sup> The City should decrease these incomes by 10% AMI (to averages of \$59,000 and \$39,000 in private developments, and \$49,000 in non-profit developments). The City should also use funding for vouchers and strong outreach to voucher-holders so that half of affordable units go to voucher-holders.
- **Displacement Prevention.** Working with the Office of Housing Stability, community members have made progress and are looking forward to continued dialogue to finalize: strong anti-displacement standards in the Article 80 process, a commitment to convert 250 market-rate units into affordable units, strengthened plans for outreach to and tracking of tenants at risk of displacement, and a strong oversight process for its displacement prevention plan.
- **Jobs.** The City should require developers to be transparent about their jobs plans, hire from the local neighborhood, participate in monitoring of Boston Residents Jobs Policy requirements, and develop a pilot program to link residents to good jobs downtown and additional job centers citywide.
- **Spanish Translation.** The City must translate the plan into Spanish and provide a public comment period after this translation is available.

#### Background Information:

Our community and city are strong because of our racial and economic diversity. In the Jamaica Plain/Roxbury/Egleston area, 2/3 of residents are people of color and small local businesses anchor the community. About 50% of the area makes less than \$35,000 a year, and 70% of the area makes less than \$70,000 a year. Across the city, most workers make less than \$35,000 a year and most households make less than \$54,000 a year.

In contrast, 65% of the new housing in Plan JP/Rox will be for households making about \$100,000-\$125,000 a year, and less than 5% will be affordable for households making less than \$35,000 a year. Only an estimated 35-40% of residents in new housing will be people of color. Citywide, the City currently only meets half of the affordable housing needs of households making less than about \$30,000 a year. Only 15% of new housing citywide will be affordable to households making less than \$50,000 a year, leaving 50,000 households at those income levels without affordable housing. The majority of very low-income households are not protected.

New affordable housing at neighborhood income levels, not new housing that is 65% market-rate, is needed to stabilize the neighborhood and protect its diversity even as it gains new residents. Strong commitments around a

displacement prevention plan and good jobs also prevent existing residents from being forced out. New housing should fit the scale appropriate to the neighborhood to respect residents and abutters, and rely on solutions beyond simply density to increase affordable housing. Finally, to make community review of the plan more equitable to people most impacted by the plan, the plan must be made available in Spanish.

Name	Address	City	ZIP
John Walkey	[REDACTED]	East Boston	02128
Benjamin Trolio	[REDACTED]	Dorchester	02124
Lauren Miller	[REDACTED]	Boston	02121
Lori Hurlebaus	[REDACTED]	Dorchester	02122
Mary Hansen	[REDACTED]	New Bedford	02740
Jeremy Hanson-Gutiérrez	[REDACTED]		
Ruthy Rickenbacker	[REDACTED]	Boston	02130
Anne Erde	[REDACTED]	jp	02130
Ellen Tibby	[REDACTED]		
Emily Payrits	[REDACTED]	Saint Cloud	53079
Cassie Hurd	[REDACTED]	Allston	02134
Doris Reisig	[REDACTED]	Roxbury	02119
Brian Curran	[REDACTED]	Roslindale	02131
Danielle Sommer	[REDACTED]	Boston	02119
Jen Douglas	[REDACTED]	Jamaica Plain	02130
Lisa Marie Garver	[REDACTED]	Brockton	02302
Ann Gilmore	[REDACTED] Jamaica Pln		02130
Jessica Toglia	[REDACTED]		
Erica Brien	[REDACTED]	Jamaica Plain	02130
Gerry Scoppettuolo	[REDACTED]	Malden	02148
Nk Acevedo	[REDACTED]		02122
Robert Folan	[REDACTED]	Boston	02115-4624
Andrew Curtis	[REDACTED]		02130
Joanie Parker	[REDACTED]	Jp	02130
Joanna Gattuso	[REDACTED]	Boston	02130
Omer Hecht	[REDACTED]	Boston	02130
Claire Lindquist	[REDACTED]	Cambridge	02140
Shaya French	[REDACTED]	Roxbury	02119
Douglas Goodman	[REDACTED]	Arlington	02474
Cole Parke	[REDACTED]	Boston	02130
Adam Wehrkamp	[REDACTED]	Boston	02115
Ryan Manganelli	[REDACTED]	Brookline	02446
Tracy Curtin	[REDACTED]	Boston	02130
Emily Shuster	[REDACTED]	Northampton	01060
Simona Lang	[REDACTED]		
meghan hynes	[REDACTED]	Boston	02119
Leigh Chandler	[REDACTED]	Roxbury Crossing	02120
Emily Kirkland	[REDACTED]	Somerville	02143
Alison Gottlieb	[REDACTED]	Boston	02130
Shannon Fuller	[REDACTED]		02124
Hilary Allen	[REDACTED]	Boston	02130
Joanna Olivetti	[REDACTED]		02130
Erika Nauda	[REDACTED]	Melrose	02176

Name	Address	City	ZIP
Mandie Wilson	██████████ Jamaica Pln		02130
Kyra Norsigian	██████████	Newton	02467
Melanie Jessel		Cambridge	02141
Jill Cowie			02131
Anna Mudd	██████████	Manchester	03102
Martha Karchere	██████████	Jp	02130
Laura Foner	██████████	Jamaica Plain	02130
Angela Borges		Boston	02130
Mary Catherine Curley			02143
Maria Christina Blanco	██████████		
Casie Horgan	██████████	Boston	02130
Maggie Capwell	██████████		01960
Ian Trefethen	██████████	Jamaica Plain	02130
M Weintraub		Boston	02130
Amy B			
Brendon Wood	██████████	Jamaica Plain	02130
Kaitlin Nichols	██████████		95391
Chris P		Hyde park	
Ronald Goldman			
Cortnay Varela		Boston	02130
Zach Kent		Boston	02130
Molly Richard	██████████	Boston	02130
Esther Montgomery	██████████	Roxbury Crossing	02120
Alex Falcon	██████████	Jamaica Plain	02130
Matthew Delligatti	██████████		02130
Rob Gestone			
Emily Radwin		Cambridge	02139
Michelle Maddex			02135
Ellen Zahniser	██████████	Jamaica Plain	02130
Lenny Somervell	██████████	Boston	02130
Eli Latto		Boston	02130
Cynthia Peters		Boston	02130-2224
Brianna Gaddy		Chelsea	02150
Audrey Harrer		Boston	02130
William Ruhm	██████████	Jamaica Plain	02130
Donna Tremonte	██████████	Boston	02130
Dick Monks			
Christopher Collins	██████████	Roxbury	02119
rachel rizzo	██████████	Boston	02130
Eric Prescott	██████████	Boston	02130
Emily Ike	██████████	Roxbury	02119
helen matthews	██████████		
lisa thompson	██████████		02130
Neil Horsky			

Name	Address	City	ZIP
Holly Josephs			02143
Samuel Bosch		Jamaica Plain	02130
Hannah Weiner	Jamaica Pln		02130
Hannah Weiner	Jamaica Pln		02130
Bianca Blakesley		Boston	02130
Jackie Jahn			07003
Jonah Rapino	Jamaica Pln		02130
Alex Calabrese		Boston	02128
Daniel Lentini		Jamaica Plain	02130
Monika Plioplyte		Boston	02130
Solomon Lutze		Somerville	02143
Samuel Schwartz		Somerville	02144
Zoe Jeka			
Sarah Jenkins		Somerville	
Keith Man			
Elizabeth Cantor			
Mallory Hanora		Dorchester	02125
Jessica Toglea		Jamaica Plain	02130
Jocelyn Schur		Westport	06880
Jenna Connolly			02135
Lisa Martin		Cambridge	02140
Katherine Ouellette		Boston	02127
Nora Puricelli			
Arpi Karapetyan			02134
Harriet Low		New York	10002
Rebecca Kranz			
Kate Frisher			02115
Sarah McGonigle		Dorchester	02124
Andrea Clardy		Jamaica Plain	02130
Philip Stango		Allston	02134
Rosemary Scott-Fishburn			
Jen Brown			
Samantha Schneider		Boston	02130
Shira Tiffany		Boston	02130
Caitlin Endyke		Brookline	02446
Dana Jay Bein		Cambridge	02139
Kim Perrella			
Sonya Page		Jamaica Plain	02130
Jana Pohorelsky			
Meredith Stivers		Brookline	02446
Enid Eckstein			
Stephanie Aines		Watertown	02472
Jose Jimenez			

Name	Address	City	ZIP
Lawrence Reichle	██████████ y Cambrid	ge	02139
Jillian Scheer		Boston	02130
Helen Bennett	██████████	Boston	02130
Ari Keigan	██████████	Waltham	02453
Sofia Owen		Boston	02125
Rebecca Looman	██████████	Brookline	02446
Shannon O'Malley	██████████		02119
Emily White			
Sarah Kanouse	██████████	Boston	02130
Iakota		Cambridge	02138
Cynthia Heiland		acton	
Joanna Ruhl	██████████	Providence	02908
Sarah Byrnes		Boston	02131
A Whitaker	██████████		
Tanya Hoke			
Mary Joy Patchett	██████████	Jamaica Plain	02130
David Robinson			
Laura Santel		Cambridge	02139
Kara Kuntz		Watertown	02472
Sarah Pascarella	██████████	Somerville	02145
Annette Macaluso	██████████	Roslindale	02131
Rachel Flood Page	██████████		02130
Judith Leemann		Boston	02130
Julie Moskowitz	██████████	Boston	02116
Michelle Pernini	██████████	Jp	02130
Anya Quenon		Cambridge	02139
Anne La			
Tatiana Martinez	██████████	Hyde park	02136
Kimberly Boutin	██████████	Medford	02155
Jen Kiokī½		Boston	02130
Emmeline Cordingley			02135
Emily Anderson		Boston	02130
Miranda Mammen		Cambridge	02139
Scout Perry	██████████	Boston	02135
alex auriema		Cambridge	02138
myles green	██████████	Orange City	32763
Emilia Deimezis	██████████	boston	02130
Damian Lima		Arlington	02474
Angela Schroder	██████████	Havelock	28532
Erica Gordon		Boston	02130
Laura Pattison	██████████	Roslindale	02131
Charlotte Alger		Boston	02125
William Wheeler	██████████	Georgetown	01833
Kevin Odell			02124
Cas Thomas		Boston	02130-3939

Name	Address	City	ZIP
Julia Juster		Cambridge	02139
Korin Roehm	██████████		
Jesselyn Dreeszen Bowman			
Emily Arkin		Medford	02155
Clara Bieck	██████████	Boston	02130
Katherine Connelly		Boston	02119
Candace Esslinger		Belmont	
Asher Bruskin	██████████	Jamaica Plain	02130
Molly Ryan		Dorchester	
Mary Sharon Kaminski	██████████		02130
Antonia Buckley			
Michaela Grenier		Roxbury	02119
Jenn Baldvins		Boston	
Rosevan Vickery		Somerville	02143
Emily Gonzalez		Boston	02130
Kevin Micka		Boston	02130
Lauren Shear	██████████	East Hampton	11937
Katharine Shields	██████████	Jamaica Plain	02130
Hannah Maniates	██████████	Brighton	02135
Kyle Ahlers			
Telli Davoodi			
mike gintz	██████████	somerville	02143
Riley R		Boston	02115
Alison Kronstadt			02122
Meaghan Harrigan	██████████	Somerville	02143
Kelly Washburn			
Gabriel Schwartz		Boston	02130
Andrew Hamilton		Boston	02130
Abigail Machson-Carter		Boston	02131-4603
Robin Jacks	██████████	West Roxbury	02132
Alice Saunders	██████████	Jamaica Plain	02130
Clara McCreery	██████████	Somerville	02144
Jana Pickard-Richardson	██████████	Montebello Rd	02130
Johnny Lapham	██████████	Arlington	02474
Jeanne Koopman			02139
Mary Ann Kopydlowski	██████████	Jamaica Plain	02130
Leah Shafer			02143
Elizabeth Schubert	██████████	Quincy	02169
Eleanor Fort		Boston	02130
Cara Rotschafer	██████████	Boston	02131
Morgan Grenier	██████████		02135
Rachel Bishop		Providence	02909
Erich Hagan	██████████	Jp	02130
Allyssa Prutzman		Boston	02130
Kristina Aikens		Medford	02155

Name	Address	City	ZIP
Jennifer Yanco			
Tracey Newman			
Cassie Sodergren		Brighton	02135
Jenna Steckel			
Julia Reddy		Boston	02119
Grace Atherton		Somerville	02144
Laurie Brandt		Somerville	02144
Kevin Crotty		Boston	02116
Samantha Hale			
Debra G		Ashland	01721
Cameron Cashin			
Jordan Horowitz		Boston	02130
Trevor Culhane		Somerville	02143
Lindsay Metivier		Jp	02130
elly kalfus			
Miriam Priven			
Mika Brown		Boston	
Stephen Fleming		Cambridge	02141
David Cordes		Boston	02130
Lyle Allen			92111
Aimee Sands		Boston	02130
John Brown			
Nikoleta Papadopoulos		Jamaica Plain	02130
Jessica Green		Boston	02130
Amanda Chaloupka		Boston	02130
Penelope Taylor			
Laura			
Stephanie Chambers		Boston	02130
Kassi Stein		Cambridge	02141
Nabeela Vega			
Caroline Yezer		Cambridge	02139
Ruth Page		Boston	02130
Ruth Page			02446
Alex Walker		Watertown	02472
Amanda Zhang		Jamaica Plain	02130
Kaitlyn Van Buskirk			
Christlene DeJean		Boston	02136
Lynne Layton			02446
Anne Calabresi		Jamaica Plain	02130
Scott Glidden			02446
Amelia Mitter-Burke			02130
Elizabeth West			02465
Raimi Marx		Boston	02130
Amanda Montel			
Ariadne Nelson		Boston	02134
Greta Greenleaf		Wakefield	01880

Name	Address	City	ZIP
Stephanie Geheran	[REDACTED]		02131
Xavier Quinn	[REDACTED]	Jamaica Plain	02130
Susan Sommer	[REDACTED]	Cambridge	02138
Anabel Vazquez	[REDACTED]	Jamaica Plain	02130
Marika Faytell		Boston	02130
Samuel Oldshue		Boston	02130-4016
Rachel Green			02124
Jill Ragusa	[REDACTED]	Jamaica Plain	02130
Elizabeth Zoob		Boston	02131
Brittany Tuttle		Brookline	
Luke Abdow			
Emily Tragert		Roslindale	
Lily Kofke			
Rosie Ranauro	[REDACTED]		
Julian Rauter			
Amy Katzen			
Kate Oldshue	[REDACTED]	Boston	02130
Rebecca Stouff			
Patricia Gonzalez	[REDACTED]		53704
Melissa Sturtevant	[REDACTED]	Boston	02130
Caleb Cole	[REDACTED]	Maynard	01754
Nancy Sanchez		Boston	
Sydney Kinchen	[REDACTED] Jamaica Pln		02130
Elizabeth Smith	[REDACTED]	Boston	02113
Nadav David			
Alexandria Petteruti		Boston	02130
Joanna Tam		Boston	02130
William Gurner		Boston	02131
Aubri Esters		Boston	02113
Alex Miklowski	[REDACTED]		02130
Lily Rosenthal	[REDACTED]	Somerville	02143
Chloe Frankel	[REDACTED]	Boston	02130
Anne Hamilton	[REDACTED]		02130
Kate Gorton		Worcester	01606
Talia Sternberg	[REDACTED]	Boston	02119
Rochelle Porper	[REDACTED]	Swampscott	01907
Gloria Colon		Boston	02119
patricia feeley		Boston	02130-1838
Katherine Everett	[REDACTED]		02130
Frank Sepulveda	[REDACTED]	Boston	02130
Tom Kieffer	[REDACTED]	Jp	02130
Elizabeth Peck			
Verónica Patiño			

Name	Address	City	ZIP
Alissa Brandon		Cambridge	02139
Paul Koskins		North Arlington	07031
John Cushing		Jamaica Plain	02130
Alec Wysoker		Cambridge	02139-2713
Seth Rosenau		Boston	02120
Jess Schmid		Jamaica Plain	02130
Amy Arrington		Boston	02130
Sarah Ganzhorn		Somerville	02144
gracie jackson			
Gabriela DeMarco		Boston	02131
Abbie Weeks		Jamaica plain	02130
A. Campbell Payne			
Stephen DeMarco			
Joshua McLinden			02134
Joshua Oppenheim-Rothschild		Belmont	02478
Lisa Andrews			
Julia Chartove		Cambridge	02141
Timothy Chen		Boston	02130
Stephanie Guidry		Boston	02130
David Leach		Brighton	
Elizabeth Wieman		Roslindale	02131
Christine McFadden			62958
Julia Connor		roslindale	02131
Sue Cibulsky		Jamaica Plain	02130
Heron Russell		Boston	02130
Ada Horne		Boston	02130
Gm Goldleaf		Boston	02130
Sharon Bort		Boston	02130
Elizabeth Kripke		Jamaica Plain	02130
Sienna Conti		Brighton	02135
Shanadeen Begay		Boston	02130
Zenaida Peterson		Boston	02124
Lily Huang			
Hilary Burgin		Boston	02130
Sarah Levy		Boston	02124
Tara Venkatraman			
Aaron Wolfson		Boston	02130
Linda Dryden			
Zoey Memmert-Miller		Boston	02130
Rebecca Leung		Boston	02130
John Dickens		Amherst	01002
Reva Levin		Boston	02130
Katherine Laveway		Boston	02130
Michele Ross		Boston	02130
Crysta Song		Boston	02130

Name	Address	City	ZIP
Julian Dormitzer	[REDACTED]	Jamaica Plain	02139
Lianna Burton	[REDACTED]	Boston	02130
Rachel Kahn	[REDACTED]	Boston	02130
Erin Winsor	[REDACTED]		
Constance Dunn	[REDACTED]	Boston	02130
Claudia Lent	[REDACTED]		02135
Bob Bradshaw	[REDACTED]	Jamaica Plain	02130
Julie Perlin	[REDACTED]	Jamaica Plain	02130
Anne St Goar	[REDACTED]	Cambridge	02138
Carolyn Royce	[REDACTED]		
Sara Kilroy	[REDACTED]	Boston	02130-3617
Jennifer Phaiah	[REDACTED]	Jamaica Plain	02130
Tim Dean	[REDACTED]	Boston	02130
Chelsea Noriega	[REDACTED]	Boston	02130
Morgan McMahan	[REDACTED]	Boston	02130
Rachel Vogel	[REDACTED]	Boston	02135
Teresa Roberts	[REDACTED]	Boston	02130
Christine Saliba	[REDACTED]	Boston	02215
jennifer uhrhane	[REDACTED]	Boston	02130
Jill Havens	[REDACTED]	Jamaica Plain	02130
Dylan Bush	[REDACTED]	Mansfield	02048
Jane Seymour	[REDACTED]	Providence	02906
Amy Koski	[REDACTED]		02135
Holly Woods	[REDACTED]	Boston	02119
Rose Gallogly	[REDACTED]	Boston	02131
Joan Leib	[REDACTED]	Somerville	02145
jen obrien	[REDACTED]	Somerville	
Isabel Kunkle	[REDACTED]		
Chelsea Clarke	[REDACTED]	Roslidale	
Emily Blatter Boyer	[REDACTED]		02459
Greg Buckland	[REDACTED]	Boston	02130
Lillian Terry-Welsj	[REDACTED]	Boston	02135
Katie Shnideman	[REDACTED]	Boston	02113
Olivia Larkin	[REDACTED]	Boston	02130
Batya Franklin	[REDACTED]	Jamaica Plain	02130
Rebekka Lee	[REDACTED]	Boston	02130
Brita Zitin	[REDACTED]	Dorchester	
Royce Abel	[REDACTED]	Boston	02130
Kristen Higgins	[REDACTED]	Salem	01970
Rhiannon Varmette	[REDACTED]		02124
Eden MacAdam-Somer	[REDACTED]	Roslindale	
Elizabeth Nguyen	[REDACTED]	Boston	02130
Erica Long	[REDACTED]	Boston	02135
Daisy Brown	[REDACTED]	Boston	02109
Jonathan Nankof	[REDACTED]	Roxbury	02119

Name	Address	City	ZIP
Audra Friend	[REDACTED]	Dorchester	02125
Lauren Leone	[REDACTED]		
Marcelle Abi-Esber	[REDACTED]	Topsfield	01983
Sarah Eley	[REDACTED]	Jamaica Plain	02130
Steph Trilling	[REDACTED]	Boston	02130
Stephanie Simard	[REDACTED]		
Rachel Payne	[REDACTED]	Boston	02119
Rose Lenehan	[REDACTED]		
Jesse Heasley	[REDACTED]	Boston	02130
Clare Mehta	[REDACTED]	Boston	02130
Katharine McShane	[REDACTED]	Jamaica Plain	02130
Kimberly King	[REDACTED]	Millville	01529
Shula Ornstein	[REDACTED]	Boston	02130
Allison Baker	[REDACTED]		
Miriam Zichlin	[REDACTED]		02115
Em Gamber	[REDACTED]	Boston	02130
Eleanor Doig	[REDACTED]	concord	01742
Carolyn Lewenberg	[REDACTED]	Boston	02119
Caro Lyn	[REDACTED]		
Valerie Rugulo	[REDACTED]	Jamaica Plain	02130
Abigale Reisman	[REDACTED]		07901
Leah Brill	[REDACTED]	Boston	02215
Sarah Lynn	[REDACTED]	Danvers	01923
Kellen Zakula	[REDACTED]	Jamaica Plain	02130
Rosie Sandberg	[REDACTED]	boston	02130
Larissa Pienkowski	[REDACTED]	Boston	02119
Hayley Mandel	[REDACTED]	Boston	02119
Linda Alila	[REDACTED]	Jamaica Plain	02130
Steph Foster	[REDACTED]	Brookline	02446
Rebecca Hallowell	[REDACTED]		
Kathlyn Oco	[REDACTED]		
Katherine Sittig-Boyd	[REDACTED]	Roxbury	02119
Eddie S	[REDACTED]		
Rebecca Santos Seetahal	[REDACTED]	Jamaica Plain	02130
Sam Luckey	[REDACTED]		02130
Calliope Desenberg	[REDACTED]	Wellesley	02481
William Spencer	[REDACTED]	Beverly	01915
Kyle Hadley	[REDACTED]	Boston	02130
Jess Waters	[REDACTED]	Roxbury	02119
Mary Commisso	[REDACTED]		02135
Karey Kenst	[REDACTED]	Jp	02130
Chester Rath	[REDACTED]		11385
Armide Storey	[REDACTED]	Roxbury	02119
Branden Kornell	[REDACTED]		
Monica Alves	[REDACTED]		
Madeline Kidd	[REDACTED]	Somerville	02143

Name	Address	City	ZIP
Noah McKenna	[REDACTED]	Jp	02130
Kerry Rubenstein	[REDACTED]	Boston	02130
Rezaul Hassan	[REDACTED]		11238
Elissa Kaufman		Somerville	02143
Jacquelyn Westby	[REDACTED]		60025
Lucy Sweeney	[REDACTED]		02113
Keeley Tobler			
Diana Taylor	[REDACTED]	Boston	02125
Elise Symer	[REDACTED]	Cambridge	02139
Brent Lo		Arlington	02474
Alexandra Dowd	[REDACTED]	Providence	02906
Melissa Howard			02135
Ben Potrykus		Somerville	02143
Emily Tulman			02134
Cecilia Elhaddad		Boston	02130
Billy Squire	[REDACTED]	Boston	02130
Jordan Bensley	[REDACTED]		11221
Zoe Peters			
Kristin Doyle	[REDACTED]	Dedham	02026
Akailah Jennings		Boston	02130
Anna Leah Eisner			02134
Lucas Gonzalez Milliken		Boston	02130
Alana Ounan			
Teasha Feldman-Fitzthum		Somerville	02143
Lance Eaton		Beverly	01915
Bridgette Hausman			
Angela Rubenstein		Boston	02130
Ruby Stardrum			
Elizabeth Kingfield	[REDACTED]	Somerville	02144
Rev. Dr. Michelle Walsh			
Marguerite Cooke		Boston	02130
Nora Cullen	[REDACTED]	Boston	02130
Evan Hubbard	[REDACTED]		02130
Shaw Pong Liu	[REDACTED]	Hubbard St	02130
Travis Bliss	[REDACTED]	Boston	02130
Claire Weigand		Somerville	02144
Juliana Scherer			
Allegra Heath-Stout	[REDACTED]	Somerville	02143
Jonathan McCurdy	[REDACTED]	Jamaica Plain	02130
Scott Mizrachi		Boston	02130
Alain Davis			
Max Witt			
Hilary Wolkan	[REDACTED]	Malden	02148
Erin McLaughlin	[REDACTED]	Salem	01970
Mary Southworth			
Ariel Friedman		Boston	02130

Name	Address	City	ZIP
Jenna Nackel	[REDACTED]	Roslindale	02131
Angela Vo	[REDACTED]	Dorchester	02122
Jasmine Whitney	[REDACTED]	Boston	02119
Marie Comiskey	[REDACTED]	Boston	02131
Caitlin Kenney	[REDACTED]	Roxbury	02119
Matthew Lieber	[REDACTED]	Jp	
Rachel Scarano	[REDACTED]		
Kate Hudson-Mendes	[REDACTED]		
Loz Carver	[REDACTED]		
Adrianna R	[REDACTED]		
Maia Gokhale	[REDACTED]		
Renata Bule	[REDACTED]		
Kira Cartwright	[REDACTED]	Brighton	
Madeline Zappala	[REDACTED]	Needham	02492
Andrew Fitzpatrick	[REDACTED]		
Mitch Kellaway	[REDACTED]		
Juliet Olivier	6 [REDACTED] Jamaica Pln		
Carolyn Gibney	[REDACTED]		02125
Evan Soken	[REDACTED] Jamaica Pln		02130
Gina Capra	[REDACTED]	Somerville	02145
Elizabeth Melo	[REDACTED]		
Rachel Leiken	[REDACTED]		02446
Katherine Turk	[REDACTED] Jamaica Pln		02130
Robert Klein	[REDACTED]		
Laurie Hutcheson	[REDACTED]	Jp	02130
Willow Burke	[REDACTED]		
Elizabeth Starr	[REDACTED]		02421
Emily Trono	[REDACTED]		
Cara Ciminello	[REDACTED]		
Rebecca Joseph	[REDACTED]	Jamaica plain	
Sophy Bishop	[REDACTED]	Boston	02130
Claire Duvallet	[REDACTED]	Boston	02114
Matt Picard	[REDACTED]		02130
Kiki Fluhr	[REDACTED]		
Eric Fosbury	[REDACTED]		02148
Joseph Anderson	[REDACTED]		02130
Nicole Baldvins	[REDACTED]		02130
Catherine Mills	[REDACTED]		02119
Natalie Miller	[REDACTED]		02148
Kristina Cohen	[REDACTED]	Brighton	
Juliet Carey	[REDACTED]		
Karissa Fernandez	[REDACTED]		
Tracy Brown	[REDACTED]	Jamaica Plain	

Name	Address	City	ZIP
Lyra de Castro	[REDACTED]		
Monica Ek	[REDACTED]		
Rachael Falk			
Sarah Hesseltine	[REDACTED]	Winterport	04496
ivanna bergese			02134
Elizabeth Meravi	[REDACTED]		
Ellen Bechtel	[REDACTED]		
John Wass	[REDACTED]	Boston	
Anna Cohen			02130
Elizabeth Clutts	[REDACTED]	Jamaica Plain	02130
Tracy Bindel			02130
Shannon Bodwell	[REDACTED]		
Elise Yost	[REDACTED]	Jamaica Plain	02130
Nina Robinson			02130
Celeste Schimmenti	[REDACTED]	Jamaica Plain	
Jackie Do			
Laura Hughes			02130-3671
Su Cousineau	[REDACTED]	Jamaica Plain	02130
Su Cousineau			
Susanna Bohme			02121
Susanna Bohme			
Pam Nicholas	[REDACTED]		
Jillian Tuck			



Marie Mercurio <marie.mercurio@boston.gov>

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## Email 1 of 4: Photo Petition for Public Comment on Plan JP/Rox

---

**Keep it 100 for Real Affordable Housing and Racial Justice**

<eglestonaffordablehousing@gmail.com>

To: marie.mercurio@boston.gov

Wed, Jan 25, 2017 at 5:31 PM

Dear Ms. Mercurio,

Attached please find photos of people who support making sure Plan JP/Rox protects Jamaica Plain, Roxbury, & Egleston and Racial & Economic Justice, and who want the plan to change to prioritize real affordability, appropriate density, diversity, good jobs, and no displacement.

Today we will send 52 photos in four separate emails to include in the record of public comments. This is the first of the 4 emails, which includes Photos 1-15.

Thank you.

- Keep It 100 for Real Affordable Housing and Racial Justice

---

### 15 attachments



photo-petition-1.jpg  
54K

 photo-petition-2.jpg  
86K



photo-petition-3.jpg  
81K



photo-petition-4.jpg  
85K



**photo-petition-5.jpg**  
79K



**photo-petition-6.jpg**  
88K

 **photo-petition-7.jpg**  
109K



**photo-petition-8.jpg**  
92K



**photo-petition-9.jpg**  
78K



**photo-petition-10.jpg**  
84K

 **photo-petition-11.jpg**  
79K

 **photo-petition-12.jpg**  
75K



**photo-petition-13.jpg**  
75K

 **photo-petition-14.jpg**  
73K



**photo-petition-15.JPG**  
94K



Marie Mercurio <marie.mercurio@boston.gov>

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## Email 2 of 4: Photo Petition for Public Comment on Plan JP/Rox

---

**Keep it 100 for Real Affordable Housing and Racial Justice**

<eglestonaffordablehousing@gmail.com>

To: marie.mercurio@boston.gov

Wed, Jan 25, 2017 at 5:33

PM

Dear Ms. Mercurio,

This is the second of 4 emails including photos to include in the record of public comments on Plan JP/Rox. It includes Photos 16-30.

—

Attached please find photos of people who support making sure Plan JP/Rox protects Jamaica Plain, Roxbury, & Egleston and Racial & Economic Justice, and who want the plan to change to prioritize real affordability, appropriate density, diversity, good jobs, and no displacement.

Today we will send 52 photos in four separate emails to include in the record of public comments.

Thank you.

- Keep It 100 for Real Affordable Housing and Racial Justice

---

### 15 attachments



**photo-petition-16.JPG**

96K



**photo-petition-17.JPG**

95K

**photo-petition-18.JPG**

108K



**photo-petition-19.JPG**  
90K



**photo-petition-20.jpg**  
123K



**photo-petition-21.jpg**  
81K

 **photo-petition-22.jpg**  
94K



**photo-petition-23.jpg**  
79K

 **photo-petition-24.jpg**  
100K

 **photo-petition-25.jpg**  
70K



**photo-petition-26.jpg**  
114K

 **photo-petition-27.jpg**  
87K



**photo-petition-28.jpg**  
71K

 **photo-petition-29.jpg**  
95K



**photo-petition-30.jpg**  
77K



Marie Mercurio <marie.mercurio@boston.gov>

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## Email 3 of 4: Photo Petition for Public Comment on Plan JP/Rox

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**Keep it 100 for Real Affordable Housing and Racial Justice**

<eglestonaffordablehousing@gmail.com>

To: marie.mercurio@boston.gov

Wed, Jan 25, 2017 at 5:34 PM

Dear Ms. Mercurio,

This is the third of 4 emails including photos to include in the record of public comments on Plan JP/Rox. It includes Photos 31-45.

Attached please find photos of people who support making sure Plan JP/Rox protects Jamaica Plain, Roxbury, & Egleston and Racial & Economic Justice, and who want the plan to change to prioritize real affordability, appropriate density, diversity, good jobs, and no displacement.

Today we will send 52 photos in four separate emails to include in the record of public comments.

Thank you.

- Keep It 100 for Real Affordable Housing and Racial Justice

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### 15 attachments



photo-petition-31.jpg  
77K



photo-petition-32.jpg  
86K

photo-petition-33.jpg  
120K



photo-petition-34.jpg  
89K



photo-petition-35.jpg  
100K



photo-petition-36.jpg  
89K



photo-petition-37.jpg  
105K



**photo-petition-38.jpg**  
93K



**photo-petition-39.jpg**  
105K



**photo-petition-40.jpg**  
86K



**photo-petition-41.jpg**  
96K



**photo-petition-42.jpg**  
78K



photo-petition-43.jpg  
78K



photo-petition-44.jpeg  
94K



photo-petition-45.jpeg  
84K



Marie Mercurio <marie.mercurio@boston.gov>

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## 4 of 4: Photo Petition for Public Comment on Plan JP/Rox

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**Keep it 100 for Real Affordable Housing and Racial Justice**

<eglestonaffordablehousing@gmail.com>

To: marie.mercurio@boston.gov

Wed, Jan 25, 2017 at 5:36

PM

This is the fourth of 4 emails including photos to include in the record of public comments on Plan JP/Rox. It includes Photos 46-52.

Attached please find photos of people who support making sure Plan JP/Rox protects Jamaica Plain, Roxbury, & Egleston and Racial & Economic Justice, and who want the plan to change to prioritize real affordability, appropriate density, diversity, good jobs, and no displacement.

Today we will send 52 photos in four separate emails to include in the record of public comments.

Thank you.

- Keep It 100 for Real Affordable Housing and Racial Justice

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### 7 attachments



photo-petition-46.jpeg  
81K



photo-petition-47.jpeg  
71K



photo-petition-48.jpeg  
87K



**photo-petition-49.jpeg**  
78K



**photo-petition-50.jpeg**  
81K



**photo-petition-51.jpeg**  
81K



**photo-petition-52.jpeg**  
96K



Marie Mercurio <marie.mercurio@boston.gov>

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## Protect JP/Roxbury/Egleston Square

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Larissa Pienkowski [REDACTED]  
To: marie.mercurio@boston.gov

Wed, Jan 25, 2017 at 1:07 PM

Hello,

I'm a resident in Egleston Square and I'm emailing you in support of the Keep it 100 for Real Affordable Housing and Racial Justice petition. **As it stands currently, Plan JP/Rox does not protect the community currently living in these areas and is not ready to pass.**

As an Egleston resident, I support the following demands:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish.**

Boston has one of the highest homeless and at-risk-of-homelessness populations in the country. If Plan JP/Rox does not take special care to prevent displacement (particularly for lower income levels), the number of homeless families will skyrocket. Furthermore, JP, Roxbury, and Egleston Square all having thriving cultures, local economies, and community-building efforts that are at risk of being whitewashed and completely eradicated if you do not address our aforementioned demands. When families are displaced, it destroys the social fabric of our community and creates instability within the family.

If you care about serving the city of Boston and maintaining the integrity of these communities more than profits and personal gain, please include the aforementioned demands within Plan JP/Rox.

Thank you.

Warmly,  
Larissa

—

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Larissa M. Pienkowski, BSW  
Simmons College '15

[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

---

## Plan JP/ROX needs more time and is NOT ready to pass

---

Lisa Thompson [REDACTED]  
To: marie.mercurio@boston.gov

Wed, Jan 25, 2017 at 12:19 PM

Dear Marie Mercurio,

I have been to many JP/ROX planning meetings. I appreciate the community process and some of the changes that have been made based on the community feedback. And, I feel strongly that the plan does not protect the community and is NOT ready to pass. I have heard many folks voice strong opinions about more affordability, lower/more appropriate building heights, and anti-displacement measures to maintain and grow our strong community. I share these opinions. I moved to this neighborhood because of its social justice values. These values and measures we are asking for are just; and they help build racial and economic diversity, and a healthier overall community.

The plan still needs to:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you,

Lisa Thompson

[REDACTED]  
Jamaica Plain, MA



Marie Mercurio <marie.mercurio@boston.gov>

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## JP/Roxbury Washington St. corridor

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Loie Hayes [REDACTED]

Wed, Jan 25, 2017 at 12:37 PM

To: marie.mercurio@boston.gov, john.dalzell@boston.gov

Hi Marie and John,

I support the goal of keeping the JP/Roxbury Washington St. corridor affordable, as defined by keeping 70% of new affordable housing units pegged to current neighborhood income levels, an average of \$35,000/yr.

Thanks for your attention to fighting gentrification.

—

Loie Hayes

[REDACTED]  
Boston, MA 02120

[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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## Public Comment on Plan JP/Rox

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Lyra de Castro [REDACTED]

Wed, Jan 25, 2017 at 1:08 PM

To: marie.mercurio@boston.gov

Hello there,

I hope you are well. I wanted to reach out to you as a community member and a resident of Egleston square. I wanted to begin by saying that this plan does not protect our communities and is not ready to pass. As Boston continues its march to large scale development we find ourselves in a moral quandary to expand housing and meet the demand for housing that serves people who are wealthy and to protect the low in come housing for those already in our communities. Though, this is not a quandary at all the only moral choice here is to protect our communities. The importance of clear housing policies is paramount because we are not talking about abstracts effects but people's real lives, home, and communities. For this reason, we as a community and as legislators must move only policies that preserve these communities. It is what keeps our cities alive and vibrant. It is what makes people fall in love with Boston. The stories that are in these streets and buildings deserve to be preserved and passed on. For these reason here are a few simple asks:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

I hope that this gives you reason to reconsider.

All the best,  
Lyra

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Lyra de Castro  
Simmons College, Class of 2016  
BA in Sociology  
[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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## Affordable Housing in Jamaica Plain

---

Mallory Hanora [REDACTED]

Wed, Jan 25, 2017 at 4:07 PM

To: marie.mercurio@boston.gov

Good afternoon,

I am writing with deep concern about developments planned for Jamaica Plain. I am a former resident of Jamaica Plain, who had to move because I could no longer afford to live there.

I would like to see truly affordable housing - this means housing that meets the needs of families who are already living in Jamaica Plain, especially Egleston, who are making between \$30,000 and \$40,000 a year. I would like to see significantly more housing available at 40% of area median income so that working class families don't get pushed out.

I recognize that the city has increased it's affordable housing goal from 30% to 35%. I would like to see this increased to 55%. There has been significant construction for housing for for wealthy and even middle class families. There's been lots of buildings for students coming here to live for a few years.

Poor and working class families are being left behind. I don't want to see more Boston residents pushed out of town and out of the neighborhoods where their families have lived for decades. I don't want to lose the racial and cultural diversity that makes our city worth living in. I don't want city policy that only protects the interests of white and well-to-do families.

Boston has one of the highest rates of wealth disparities in the entire country. That means that medians and averages often overlook the families that are struggling the most. I want to see the city of Boston defend our working class sisters and brothers and make sure we can all have warm, safe homes.

Beyond that, I hope the Walsh administration will take responsibility for preventing displacement with both city legislation and policies with developers.

Thank you,

Mallory Hanora  
Dorchester



Marie Mercurio <marie.mercurio@boston.gov>

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## Re: PLAN: JP/ROX Comment Period Close 1/25/17

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Maria Christina Blanco [REDACTED]  
To: Marie Mercurio <marie.mercurio@boston.gov>

Wed, Jan 25, 2017 at 10:10 PM

Thank you for your request for feedback from community members. I live at 65 Cornwall St. #110, and have been primarily a resident of the JP/Roxbury area since 1997. I am a single mother with a household income that has varied between \$20,000- \$40,000 over the past 12 years that I have lived at my current address. I am a member of Keep It 100 and of the Brookside Neighborhood Association.

I am writing to support the platform of the Neighborhood Alliance (copied in below my signature), to stand by JPND, Egleston Sq Main Streets, and City Life/Vida Urbana's recommendations for supporting local businesses (put forth in a Sep 2016 [letter to the JP Gazette](#) that I was a signatory to), and to raise my own concerns.

I am particularly concerned about maintaining the current economic and racial diversity of the neighborhood where I have raised my daughter. The plan as it stands is explicitly designed to favor luxury housing and turn my family demographically into a minority in the neighborhood where people of color and people of modest income been the majority for decades. Because the anti-displacement policies that would be needed to offset displacement driven by speculative increases on land values, home sale prices, and rents are not in place, Plan JP/Rox would have the perverse effect of accelerating gentrification-driven displacement even as its stated goal is to stabilize housing in the City overall based on supply-and-demand theory. In addition to the harmful impacts of displacement on those who can't afford to stay, I also [fear the consequences](#) for those of us who are able to stay as we become outnumbered by new residents with greater economic, racial, and political privilege and power.

In addition to the need to create roadmaps, goalposts, and infrastructure to ensure that the Acquisition-Conversion targets mentioned in the Neighborhood Alliance platform below are met in a timely way and do not just remain theoretical, citywide policies like Just-Cause Eviction also need to be put in place, and developer standards need to be put into place as well (parallel to the standards established for banks wishing to be eligible to hold deposits from the City in the "[Invest In Boston](#)" ordinance adopted in 2013 - see attachment.)

The impact of commercial displacement needs to be addressed in the plan, especially considering the economic and social consequences for our existing community, which depends on the culturally and linguistically appropriate products and services small businesses bring to our neighborhood, and on the employment opportunities they provide for local residents.

Sincerely,

Maria Christina Blanco  
Community Organizer & Health Worker  
[REDACTED] Jamaica Plain MA 02130  
[REDACTED]

"Ser Zapatista no es estar armado ni estar en la montaña ni siquiera estar en Chiapas; sino que ser Zapatista es buscar una nueva forma de vida, una nueva forma de relacionarse."  
- Subcomandante Marcos

**\*\*Please note as of December 2016 I am no longer employed as a community organizer by City Life/Vida Urbana, but I remain connected with the organization as a volunteer. The new staff community organizer working with Spanish-speaking and Washington St Corridor-area displacement cases at CL/VU is Alex Ponte-Capella, [REDACTED]**  
[REDACTED]



### **Neighborhood Alliance Platform**

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish.**

### **JP/ROX, Egleston Square Main Street, City Life/Vida Urbana Plan JP/Rox Recommendations for Supporting Local Businesses**

1. The plan, and all drafts prior to completion, must be translated into Spanish, and other languages, so that business owners who speak languages other than English can read the plan.
2. The plan must include a commitment from the City to mediate disputes between small businesses and developers, as it did for Mejia and the other owners. Small business owners have few legal recourses and a seat at the negotiating table is key to their survival.
3. The plan should provide for funding to help small businesses cope with threats of displacement: from legal fees to marketing if they have to move. These costs could sink an otherwise viable business.
4. Small businesses have advocates – local nonprofits and residents. Area residents, the customers and backbone of any successful business, have anti-displacement proposals that impact these businesses. The plan must recommend ways to enhance the roles of all these stakeholders.
5. Similar to the Office of Housing Stability, the plan should call for an Office of Small Business Stability. Just as helping families be secure in their homes benefits the community as a whole, supporting small businesses to adapt and thrive will strengthen our economy.

On Fri, Jan 20, 2017 at 2:35 PM, Marie Mercurio <[marie.mercurio@boston.gov](mailto:marie.mercurio@boston.gov)> wrote:

Thank you for your continued interest and commitment to PLAN: JP/ROX! We had over 180 people attend our event this past Wednesday night!

For those of you who were there, we appreciated you taking the time to attend, speaking up with your comments, or providing them in writing to us. There is still time to submit your feedback at our website, or just respond to this email. **The comment period will close on this final draft of PLAN: JP/ROX by January 25, 2017.**

If you are receiving this email, you will also be notified about our next steps for PLAN: JP/ROX.

Thanks again for being a part of the community process that has shaped the plan to where it is today! The plan is online here and is also available for viewing at the Egleston Library and Egleston YMCA.

Marie Mercurio and the JP/ROX Team



Boston, Massachusetts  
Office of Boston City Councilor At-Large  
Felix G. Arroyo

The “Invest in Boston” ordinance will ensure that *the City of Boston’s monies are invested in banks that invest in Boston*. It will help stimulate the local economy by providing incentives for financial institutions to offer affordable loans to qualified home buyers and small businesses to gain the City of Boston’s deposits. Another main component of this ordinance is increased consumer protection such as preventing city depository institutions from engaging in discrimination, excessive interest rates, and predatory lending. *When banks invest in Boston*, we will see more jobs, a stronger housing market and revitalized small business districts.

“Invest in Boston” *means*:

1. **Small Business Lending** – Small business lending leads to job creation. Based on Small Business Administration data of small business loans, one job is created for every \$76,000 - \$87,000 lent to a small business.<sup>1</sup>
2. **Qualified Home Buyer Lending** – Creating housing ownership opportunities for qualified home-buyers helps all Americans by stabilizing the market.
3. **Home Refinancing** – Providing home owners struggling in unfavorable mortgage rates the opportunity to make a loan modification allows all hard working residents to maintain payments at a fair value for their homes.
4. **Large Development Projects** – Supporting development projects is essential to the revitalization of our communities and creating jobs for our skilled trades workers.
5. **Foreclosure Prevention** – Our financial institutions should be a part of the foreclosure crisis and not a part of the problem. Engaging in foreclosure prevention means engaging with our residents until there is a just solution.
6. **Community Reinvestment** – Contributions to our local organizations, neighborhood groups, and community centers make a significant impact on growth.
7. **Local Hiring** – Turning our local economy around relies on hiring locally. Our financial institutions need to reflect that in their own hiring practices.
8. **Personal Financing** - Community investment goals describing proposed policies to deal with the credit needs of our residents ensures loans are being made and credit starts flowing again.
9. **Compliance with Usury Laws** – Ensuring banks meet Massachusetts usury law to prohibit excessive interest rates.
10. **Non-retaliatory Practices** – There must be protection for an employee that brings forth information about financial institutions committing fraud, waste or abuse of City funds in order to keep our process honest.

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<sup>1</sup> Center for State Innovation, “Estimating Job Effects of Moving Massachusetts Deposits from Large Banks to Community Banks,”

# **“INVEST IN BOSTON” SCORING SYSTEM**

## **CATEGORIES**

The Scoring System is based on a 100 point scale split into five categories of 20 points per category. It is the duty of the Municipal Banking Commission to specify how the 20 points for each category will be determined. The categories are performance in:

- **Residential and Mortgage Lending**
- **Small Business Lending**
- **Community Reinvestment**
- **Personal Lending**
- **Boston Resident Lending and Hiring**

## **PLEDGES & PENALTIES**

The Commission may add or subtract points from a bank’s rating based on the following factors:

- **Just Cause Evictions**
- **Community Reinvestment**
- **Non-retaliatory Practices**
- **Usury Laws**
- **Predatory Lending**
- **Discrimination**
- **Redlining**
- **Unreasonable Percentage of Default**
- **Excessive Charge of Overdraft Fees as determined by the Commission**
- **Use of Unfair Marketing Practices targeted at Financially Vulnerable Populations as determined by the Commission**

## **RANKINGS**

Upon completion of the scoring by the Municipal Banking and Community Reinvestment Commission, the Collector-Treasurer may:

1. **Increase or maintain the value of City banking services that rate in the top 25%,**
2. **Maintain or decrease the value of City banking services that rate between the 25<sup>th</sup> and 75<sup>th</sup> percentiles, and**
3. **Terminate City banking services that rate in the bottom 25%.**

Each financial institution will also be required to demonstrate its financial strength to the Collector-Treasurer as part of the Request for Proposal process.

The Collector-Treasurer may also take additional steps “consistent with sound fiscal practice and applicable law, as may be necessary or desirable.”

## MUNICIPAL BANKING AND COMMUNITY REINVESTMENT COMMISSION

The City of Boston's present Linked Deposit Ordinance has a Municipal Banking and Community Reinvestment Commission, but the Commission has not met in several years.

Under the "Invest in Boston" ordinance, the Commission has been modified to include community members and leaders. In addition, the Commission is empowered to finalize the scoring system laid out in "Invest in Boston" as well as analyze the data and information submitted by prospective financial institutions. Consistent with the Councilor's mission to foster "collaborative politics," the Commission's community members would bring unique expertise to the Commission relevant to the goals set out in "Invest in Boston."

The Commission would include seven voting members—6 appointed by the Mayor and 1 by the City Council—and three ex-officio members.

The Mayor's six appointees with voting rights would include representatives from:

- An organization that seeks to address community reinvestment needs,
- A non-profit organization which seeks to address housing needs,
- An individual residing in a neighborhood most affected by redlining activities or underserved by traditional financial institutions,
- The business community, so long as that individual is not employed by a financial institution seeking to contract with the city for banking services or designated as a city depository,
- A public or quasi-public agency that has experience in providing loans in city of Boston neighborhoods, and
- A labor organization or union.

The City Council President would also appoint one voting member from the general public.

Ex-officio members include the Collector-Treasurer of the City of Boston or his/her designee and two members of the Boston City Council appointed by the City Council President.

The Commission would be required to meet publicly at least twice per year. Additionally, the Commission would be required to issue an annual public report evaluating financial institutions based on the data that these financial institutions provide to the Commission.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 12:13 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 92

Form inserted: 1/25/2017 12:12:32 PM

Form updated: 1/25/2017 12:12:32 PM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: martha

Last Name: karchere

Organization: ESNA

Email: [REDACTED]

Street Address [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: We need a Transportation & Parking Study for our area to help make a plan for transportation improvements and parking strategies to handle the increased density We need a Strong Stabilization Plan to prevent displacement of residents and small business owners due to increased rents or new development Pleaseo make more housing more affordable for families with a range of incomes from \$25,000 - \$70,000 a year Good Jobs are critical and please support local hiring, have developers honor the Boston Residents Jobs Policy, and explore ways to link residents with downtown jobs We need strong design guidelines that help higher, denser buildings fit it with existing 1-3 story homes, and that new buildings should be required to follow the height, setbacks, and setbacks in the Plan



Marie Mercurio <marie.mercurio@boston.gov>

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## JP/Rox Plans

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Mary Glenn [REDACTED]  
To: marie.mercurio@boston.gov

Wed, Jan 25, 2017 at 8:54 PM

Hello Marie,

We are pleased to see more affordability, and sensible setbacks and stepbacks for our community, in the most recent JP/Rox plans. I want to register my support for those ideas as major changes are planned in our neighborhood.

Thank you.

Mary Glenn  
Robeson Street,  
Jamaica Plain



Marie Mercurio <marie.mercurio@boston.gov>

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**(no subject)**

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**Michael Horan** [REDACTED]  
To: marie.mercurio@boston.gov

Wed, Jan 25, 2017 at 6:33 PM

Just don't build so high or so much!!!!



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan JP/Rox

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NANCY HAVELKA <[REDACTED]>

Wed, Jan 25, 2017 at 5:01 PM

Reply-To: NANCY HAVELKA <[REDACTED]>

To: marie.mercurio@boston.gov

While I am glad that some concessions were made for the residents of the study area most affected by this plan, I would applaud further creative strategies to provide housing of LESS HEIGHT AND DENSITY that is TRULY AFFORDABLE AT A RANGE OF INCOMES. Design guidelines that include height limitations, setbacks and setbacks are important to integrate new development with the existing one, two and three story buildings on either side of this section of Washington Street.

My little neighborhood near the old Franklin Brewery building has already been thrown under the bus. Two new projects of 5 and 6 stories on Washington Street at Iffley Road and Montebello Road are wedged between the surrounding neighborhoods of 1, 2, and 3 story buildings. The 5 story building seriously overpowers 2 and 3 story buildings downhill from it. The 6 story building impinges on abutting tripe deckers and cuts off the neighborhood behind it. This plan does not yet protect the neighborhoods on either side of Washington Street from further over-development of this sort.

I don't think that enough attention has been paid yet to transportation, parking and traffic in the neighborhood. It's disingenuous to think that the proximity of the orange line is enough to warrant so much more traffic and less parking. Repairing the orange line to it's capacity will only ensure we are still underserved.

I am also concerned that the specified affordability goals will be not be sufficient to protect the current residents of this community where 70% of the residents cannot afford the proposed market rates.

January 25, 2017

Marie Mercurio  
Boston Planning & Development Agency (BPDA)  
One City Hall Square  
Boston, MA 02201

Dear Marie,

The “Neighborhood Alliance” is a coalition of long standing existing Neighborhood Associations in the JP/Rox area. Throughout Plan JP/Rox process, the Alliance have gotten input and shared updates at neighborhood association meetings and the JP Neighborhood Council. This letter is a summary of the Alliance’s collective concerns. Attached are more detail responses on Design/Height, Jobs, Stabilization, Transportation and Affordability.

### **WHY ARE THE DETAILS OF THE PLAN IMPORTANT?**

The goal of the plan is to guide growth while protecting the diversity and character of the existing residential community. The proposed strategy is to designate growth zones and protect existing residential neighborhoods.

The specific heights and related Design Guidelines are especially important because in JP/Rox, unlike South Boston, the DBA areas are mostly directly adjacent to 1-3 family zones. Height limitations, setbacks and step backs are important to ensure that new developments do not overpower existing 1, 2 and 3 story homes, many of which are downhill of the new projects. The Alliance supports increased density, but has advocated for consistent policies that better integrate the new housing into the existing community. Even with the design guidelines and height limits proposed in the January 9<sup>th</sup> draft, the BPDA estimates that housing in the JP/Rox boundaries will increase from approximately 2,500 units existing today to approximately 6,300 units over the next 15 to 20 years. 1,300 of the estimated 3,800 new units are already permitted or under construction.

At the same time, residents are concerned that the overall goal of 35% affordable housing will be insufficient to protect the current residents in a community where 70% of the residents cannot afford the proposed market rate housing. Aggressive and creative strategies must be pursued to provide private and non-profit housing affordable to a broad range of new and existing residents, including low income, working class, artists, teachers, social service and health care providers, fire fighters, and other working people who fall below the income required for market rate units. BPDA estimates that you need to have an income of at least \$112,500 a year to rent a 2-bedroom market rate unit at \$2983 per month with Utilities for about \$ 142 per month for total of \$3,125 per month).

There appears to be plenty of room for new density to coexist with increased affordability AND strong design guidelines and height limitations.

### **Design Guidelines and Height**

The Neighborhood Alliance has successfully advocated for changes that are included in the January 2017 Plan JP/Rox that will guide future zoning changes. The January Plan includes strong Design Guidelines to protect abutting residents, has increased the number of affordable units and has not substantially reduced the projected overall number of new units, when compared to the September and October draft Plans.

We agree with the following changes to the plan:

- The allowable DBA height was reduced where 6 story DBAs were directly abutting 1-3 family homes.
- The allowable DBA height was reduced from 5 to 4 stories on congested Green Street to protect the existing historic character, single room occupancy and other existing affordable income housing.
- BPDA restored the requirement for a 20-foot rear setback that currently exists. (A 20-foot setback was required in earlier drafts, but was reduced to 10 feet in September without discussion.) Setback, step back and open space requirements must remain and be enforced.

**We continue to ask for the following revisions to the Plan.**

- **Height on Washington Street** – The proposed DBA on the west side of Washington Street that directly abuts the 2 and 3-story homes on Union Ave was increased recently from 4 to 5 stories even though the abutting neighborhood has consistently asked for 4 stories. We ask that the allowable DBA height be reduced to 4 stories to provide a reasonable transition to this small pocket neighborhood, consistent with the changes to 4 stories that were made where DBAs abut portions of the Stonybrook and Brookside neighborhoods. We ask that the height of the DBA at the corner of Green and Washington be reduced from 6 to 5 stories.
- **15 story buildings** – Hi-rise buildings are not currently economically feasible because any building over 7 stories requires more expensive steel construction as well as additional life safety features. This additional cost makes it even less feasible to provide high levels of affordability. So, there is time to consider the results of the proposed transportation, parking and Infrastructure studies before authorizing this concentrated density. Specific guidelines should be appropriate to the scale of a 15-story building and its neighborhood context.
- **Density** – The 2016 “State of the Built Environment: Greater Boston’s Infrastructure” reported that the region suffers from neglected maintenance of its roadways and public transit system. Projected improvements will restore the systems to their designed capacity, but not address the planned growth. The plan should include a mechanism to monitor the ongoing impact of increased density on this infrastructure, and to make adjustments to the allowable density if required.

### Affordability

The BPDA and DND have increased the affordability goals for developers, and the city's commitment to overall affordability, however these goals are insufficient to meet the existing population's needs and do not reflect the range of incomes needed for new residents here or citywide.

- **We ask that the City increase affordability goals for both for-profit and non-profit units**, lower AMI levels affordability percentages, and identify more creative strategies to provide housing that is truly affordable at a range of incomes. See the Affordability attachment for more specific details and recommendations.
- **The Department of Neighborhood Development (DND)** has increased funding for affordable housing, and has increased their overall target from 30% to 35% deed restricted housing out of all new construction (for profit and non-profit). We ask that DND continue to work with the community to explore creative strategies to increase access to affordable housing, as recommended by the attached Affordability Comments.

### Transportation, Stabilization, and Jobs

Plan JP/Rox should include stronger recommendations for action on Transportation, Infrastructure, Stabilization, and Jobs, strategies that will be implemented by other City Departments to support the zoning changes proposed by the Plan. We expect that the BPDA and other city agencies will continue to work with the Alliance member groups and other neighborhood stakeholders to further strengthen the language in the plan, define active steps to define and implement those strategies.

- **Transportation:**

The Boston Transportation Department (BTD) has agreed to request a budget for a Traffic and Parking study for the entire JP/Rox area, and to meet regularly with the Alliance and other community members to identify and prioritize transportation improvements. We ask that the city prioritize both short term improvements and approval of this budget to identify long term issues and solutions.

- **Stabilization:**

The City's Office of Housing Stabilization (OHS) and the Department of Neighborhood Development (DND) have worked with Alliance members to include a draft Stabilization Plan in Plan JP/Rox, and have committed to an on-going process with the Alliance members, City Life and other neighborhood stakeholders to develop and monitor a comprehensive Stabilization Plan to be sure that existing residents and small businesses who want to remain in the area are not displaced by new development or rising rent. There has been positive discussion with DND and OHS to develop a stabilization plan for the corridor that can serve as a model for the city to protect existing residents and small businesses from displacement.

The Alliance most ardently requests that the following two strategies be added to the Plan JP/Rox before it goes the BPDA's Board for approval : 1) goal of an acquisition of at least 250 units for conversion to deed restricted housing and 2) BPDA adopt an Article 80 checklist that requires developers to report on the direct evictions and mitigations plans on their new

developments. Working with OHS, DND and OED, we anticipate that the JP/Rox Plan will include more specific language and commitments to continuing development and community oversight of the ongoing Stabilization Plan.

- **Jobs:**

The City's Office of Economic Development (OED) has begun to meet with the Alliance and JP Jobs Coalition to strengthen monitoring and implementation of policies to improve access to good jobs. We ask for continued, positive discussion with the City's Office of Economic Development and BPDA for specific strategies that encourage good jobs, including data collection through Article 80 filings, exploring ways to support local hiring, and exploring establishment of a pilot program for job access. Refer to the attachment on Jobs for more specific requests.

We look forward to seeing a strong PLAN JP/ROX and to continuing work on the zoning, stabilization, jobs, transportation and affordability plans.

Sincerely,

Susan Pranger and Carolyn Royce, On behalf of the Neighborhood Alliance

Contact: [REDACTED]

Neighborhood Alliance Members:

- Asticou/Martinwood/South Street Neighborhood Association
- Brewery District Neighborhood Crime Watch Group
- Brookside Neighborhood Association
- Chilcott Place Granada Park Neighborhood Association
- Egleston Square Neighborhood Association
- Green Street Renters Association
- JP Good Jobs Committee
- Keep It 100 for Real Affordable Housing and Racial Justice
- Parkside Neighborhood Association
- Stonybrook Neighborhood Association
- Union Avenue Neighborhood Association
- Westminster/Wardman Tenant Association

Attachments:

Neighborhood Alliance Comments on Design Guideline and Height, dated 1/25/2017

Neighborhood Alliance Comments on Jobs Issues dated 1/25/17017

Neighborhood Alliance Comments on Affordability dated 1/25/2017

Cc: BPDA: Brian Golden, Sara Meyerson, John Dalzell, Lara Mérida

DND: Sheila Dillion

Mayor Martin J. Walsh

Councilors O'Malley, Jackson, Wu, Flaherty, Pressley, Essaibi George

Representative Liz Malia, Senator Chang-Diaz

We believe that the plan's increase to 36% total affordability, and the increase to a 30%/35% affordability requirement for bonus units, is a positive step, toward making the strong affordability commitments needed to protect the neighborhood. The changes reflect some recognition from the City that there are stronger ways to capture increased value from rezoning, that strong affordability requirements can work by being absorbed to more predictable land values that are not driven up by speculation, and that strong affordability requirements can help pace production and moderate land values which also allows for non-profits to compete for purchasing parcels. The changes also reflect movement toward a plan that does not primarily rely on new market-rate housing as a mechanism for decreasing local rents; this "filtering" effect of new supply works more effectively on a regional level and over the long term, and does not effectively support lowest-income households on a local basis.

Many of the changes resulted from more detailed analysis from the Alliance and Keep It 100. The City corrected its calculations on parcels at Arborway Yard and non-profit sites, and it clarified that a commitment of about 400 non-profit units would be in addition to units at Arborway Yard. Based on these recalculations and clarifications, we explained that the City could reach for this "low-hanging fruit" and increase the affordability commitment to 35%, but that the City could and should do more. We continue to request that the City increase the overall affordability goal beyond 35% and closer to 55%.

In addition, the plan's current affordability commitments still do not sufficiently protect the diversity and affordability of the neighborhood. About 50% of the households in the area make less than \$35,000 a year, and 70% of the area makes less than \$70,000 a year. 2/3 of the current population are people of color. Across the city, most workers make less than \$35,000 a year and most households make less than \$54,000 a year.

In contrast, 64% of the new housing in Plan JP/Rox will be for households making about \$100,000-\$125,000 a year, and less than 5% will be affordable for households making less than \$35,000 a year. Based on race and income statistics from Boston, only an estimated 35-40% of residents in new housing will be people of color. Citywide, the City currently only meets half of the affordable housing needs of households making less than about \$30,000 a year. Only 15% of new housing citywide will be affordable to households making less than \$50,000 a year, leaving 50,000 households at those income levels without affordable housing. The majority of very low-income households are not protected.

### **Current Proposal**

Our current proposal to the City is to explore a goal that 55% of all new housing is affordable, up from the 36% in the plan now. In an effort to find middle ground with the City, this is smaller than our previous requests of 60-70%.

We also continue to advocate that affordable units are affordable at an effective average income level of 40% AMI, about \$40,000 for a family of four. This would involve setting a goal of 50% AMI in private developments (a mix of 40% and 60% AMI units) and non-profit developments, and setting a goal that half the units at 50% AMI and above go to voucher holders.

The City can achieve 55% affordable housing as follows:

- Increase private developers' affordability requirements for a 2.0 FAR building to 35% (or 30% if the City uses the lower income levels we are proposing). This would increase the number of private affordable units by about 182 (or 115 at lower income levels) over the course of the plan.
- Increase the goal of 393 non-profit units (outside Arborway Yard and pipeline projects) to about 800, including 250 units converted from market-rate units to affordable units.
- Increase the affordability percentage on existing non-profit pipeline projects in Jackson Square and 125 Amory Street, adding 100 units.
- Increase the goal for affordable units at Arborway Yard to 75%.

Note that these solutions involve alternatives to increasing density. Although we believe that additional growth and density in the neighborhood can be part of a positive plan, this is only the case if there are stronger affordability goals and protections, and if the density is appropriate to the scale of the neighborhood and respects abutters' needs. Many tenants we have worked with live in the density bonus areas in the plan, meaning that without strong affordability protections, they may be at risk of displacement as construction and renovation happens at the sites where they live.

See the below chart for how the solutions would get us to a 55% overall affordability goal.

	Current Plan		Proposed Additions		Proposal	
	Deed-Restricted	Total Units	Deed-Restricted	Total Units	Deed-Restricted	Total
<b>NEWLY PLANNED DEVELOPMENT</b>						
Private Development	245	1350	115 (to 182)*	0	360 (to 427)	1350
Arborway Yard	372	744	186	0	558	744
Non-Profit Development	393	393 (193 on sites now owned by non-profits, 200 new)	127 (to 207)**	127 (to 207)	520 (to 600)	520 (to 600)
Conversion of Market-Rate to Affordable	0	0	250	0***	250	0
<b>EXISTING PROJECTS IN PIPELINE</b>						
Private Development	109	757	0	0	109	757
Publicly Subsidized Projects	254	539	100	0	354	539
<b>BOTH NEW PLANNED DEVELOPMENT AND EXISTING PIPELINE</b>						
Total	1373	3783	778 (to 925)	127 (to 207)	2151 (to 2298)	3910 (to 3990)
Total Percentage					2151/3910 = 55%	

\* The 182 number is the increase if requirements are increased by about 13.5% (from 21.5% to 35%), if the City keeps the required income levels as currently defined. The 115 number is the increase if requirements are increased by about 8.5% (from 21.5% to 30%), if the City uses lower income levels.

\*\* If the City sets a smaller goal for acquisition and conversion than 250, the number of units of new construction on additional sites would need to go up.

\*\*\* Here we don't include converted market-rate units as added units in the denominator of total new housing. With this logic, each converted unit adds contributes about twice as much toward the 55% goal as a newly constructed unit. This makes it easier for the City to get to the 55% goal by converting market-rate units, which is a priority because it stabilizes existing residents.

### **Request for Meetings and Data**

After several months of requests, the City has not provided full data detailing how it generated the numbers in the top chart on Page 63, which estimates the number of units at various income levels. Especially because these numbers have changed, we are requesting a fuller accounting of these numbers.

In early January, the City agreed to hold a followup meeting with the Alliance about proposed affordability changes. As of January 25, no meeting is scheduled. In the interest of finding middle ground and creating a plan that works for the City and community, we urge the City to schedule this meeting and have enough time before a board vote to consider the proposed changes. The Alliance has also requested that Brian Golden and Sheila Dillon can participate in conversations about proposed changes to help finalize the plan.

Although the Alliance and Keep It 100 have met with the Mayor, in discussions with him Keep It 100 has repeatedly asked for him to attend a larger community meeting, not only hold private meetings. We continue to believe that his attendance at a community meeting about Plan JP/Rox would be beneficial.

### **Private Developers' Requirements**

While the City has begun looking at its assumptions in its financial model, we believe that there are key assumptions that can still be adjusted:

- Based on talking with developers and looking at developers' survey responses, construction costs fall in more of a range from \$225-\$250/sf.
- Soft costs are an average of 16% for developers according to developer survey responses.
- The affordable vacancy rate is closer to 0%, not 3%.

We ask that the City adjust these variables in the model and increase the affordability requirements. Even if the variables are not adjusted all the way to the lowest values we are sharing here, we think that the City can increase affordability requirements substantially.

We have also heard that market research has pegged the rent levels at Forest Hills Commons at \$3.75/sf, not \$3.41/sf. Higher projected rent levels significantly increase the amount of possible affordable housing. We may work on a model that incorporates this information, but even without changing rent levels we believe that this gives even more reason that the City should be more assertive

adjusting the above variables and increasing affordability.

### **Income Levels**

The City has not decreased the average income levels that qualify for affordable housing in its plan despite the data that show a need for low-income housing and despite repeated requests and community feedback with multiple solutions. Less than 5% of new housing will be for households making less than 30% AMI, while 64% will be affordable only for households making close to \$100,000. We urge the City to change the plan and ensure that new housing is equitably distributed, including households and families at lower income levels who are disproportionately people of color.

In the October draft, the City originally forecasted that many non-profit units would be at 50% AMI, and also set a goal that deed-restricted units in the area would be at an average of 50% AMI. These calculations and this language have been removed; we think that 60% AMI non-profit units were mistakenly counted at 50% AMI, and staff suggested that the language about overall deed-restricted units meant to refer only to density bonus units. However, the goals behind that language actually were more appropriate for the plan. There should be a goal of an average of 50% AMI income levels / rents for deed-restricted units, with outreach and funding for voucher holders to bring the effective average affordability to 40% AMI.

#### *Income Levels in Private Developments*

The plan's affordability requirements for private developers include units at average income levels of 70% AMI and 50% AMI. A developer could make bonus units available at 30% AMI by building some bonus units at 30% AMI, 50% AMI, and 70% AMI instead of three units at 50% AMI. However, this comes at the expense of a 50% AMI unit that now becomes less affordable.

If instead the income levels for affordable units were set at 60% AMI and 40% AMI, this would allow a larger range of income levels, at deeper levels. For example, instead of three units at 40% AMI, a developer could build one at 30% AMI, one at 40% AMI, and one at 50% AMI. This makes a unit affordable to someone at 30% AMI without having to offset with a unit over 50% AMI; it also makes a unit affordable to someone at 40% AMI, an income between typical rental subsidy levels and 50% AMI. Likewise, instead of three units at 60% AMI, a developer could build one at 50% AMI, one at 60% AMI, and one at 70% AMI. This provides a more deeply affordable unit at 50% AMI.

As our group demonstrated with analysis beginning in June, it is possible to design policies with lower AMI levels. The City's current financial model supports a 30% requirement for bonus units at 50% AMI, for example, and it also supports a 27.5% requirement for bonus units at 40% AMI. We are not advocating to decrease the affordability percentage in order to reach lower AMI levels, because we believe that the assumptions in the financial model can be changed to support both higher percentage requirements and lower AMI levels, but the point is that it is possible to reach lower AMI's without a large change to the required affordability percentage.

#### *Income Levels in Non-Profit Developments*

In the October draft, the City originally forecasted that many non-profit units would be at 50% AMI before correcting its forecast in January. 50% AMI would be a strong goal that the City should actually adopt. For example, JPNDC's proposed development at 25 Amory St (Building M) includes 36% of units at the 30% AMI level, and the rest at 60% AMI, for an average AMI level of 49.2%. A development with 25% units at 30% AMI, 25% units at 50% AMI, and 50% units at 60% AMI would also have an average AMI level of 50% AMI.

Setting a 50% AMI goal in non-profit developments would give a stronger goal to complement the Department of Neighborhood Development's current commitment to prioritize funding for developments that include 50% AMI units.

### *Vouchers*

Based on citywide data, the City estimates that 19% of households in the 70% AMI deed-restricted IDP units make less than 30% AMI. Many if not all likely use vouchers to pay the 70% AMI rents.

We ask that the City increase this to a 50% goal for units at 50% AMI and above. This could be done through a combination of more aggressive outreach to households with vouchers, as well as providing funding to both non-profit and for-profit developers to attach additional vouchers to IDP units.

In discussions with the City, City staff agreed with the value that housing is a human right. When asked how this should be reflected in policy, they said that as an example, the Federal government must provide funding for rental subsidies and vouchers for the lowest-income households. But local governments need to do everything possible to uphold housing as a human right as well. This means maximizing the ability of households with 30% AMI, including voucher holders, to remain in the JP/Roxbury/Egleston area and in Boston rather than relocate outside of the city because of the difficulty of finding an apartment that accepts their voucher.

In addition, it is critical that more households making 30% AMI can live in the new for-profit buildings. It is unjust to have a "separate and unequal" policy where only about 5% of the units in expensive buildings are available at the lowest income levels, and instead lowest-income households are instead directed to non-profit developments. It reinforces the sense that the plan is building walls, gated communities, and de facto poor doors within a neighborhood increasingly built for new, wealthier residents. In addition to lowering the income levels to 60% and 40% AMI in new affordable units in for-profit developments, using vouchers is one of the main mechanisms for ensuring that lowest-income households can be integrated into the new housing.

There are examples of how to do this well. About 40% of JPNDC's units that are not set aside at 30% AMI, are occupied by mobile voucher holders. In Cambridge, about 50% of deed-restricted units are occupied by mobile voucher holders.

Multiple groups have advocated for similar solutions. The Boston Tenant Coalition has called for more aggressive outreach to connect voucher holders with IDP units. Urban Edge has asked for project-based

vouchers to be available to all developments that are 5 units and above. Massachusetts Alliance for HUD Tenants is advocating for a City-funded voucher program, and Mayor Walsh has expressed preliminary support.

### **Acquisition and Conversion of Market-Rate Housing**

The City sets a goal of 200 affordable units on "sites to be identified" including possibly converting existing market-rate units into permanently affordable housing, or finding sites for new construction. In addition to 193 units on potential sites already owned by non-profits, this is 393 units. This is comparable to the 402 goal that the City had in its October plan. As explained previously, we are asking that this goal be increased to about 800.

Regardless of the total number, currently there is no specific goal within the 393+ units for converting market-rate units into permanently affordable housing; none, some, or all of the 393+ units might involve acquiring and converting market-rate units as opposed to new construction. We ask that the City set a goal of supporting non-profits to acquire and convert 250 units, or 10% of the current 2500 units in the area. This gives stronger assurance that current residents will not be displaced. We have shared with the City many examples of current buildings where people can afford lower rents but may be in jeopardy of displacement.

### **Funding**

Since October, the City included a moderate increase in its funding commitment to build affordable housing in the neighborhood. There are many existing and potential sources of funding that could support even further investment to reach the goals we are requesting.

For example, the City's IDP fund took in about \$49 million this year. The City has set a goal of \$51 million in local affordable housing funding a year. The Community Preservation Act has just passed, which could provide about \$16 million a year for affordable housing.

We have also requested that the City look at new revenue -- for example, passing a speculation tax or using property taxes or taxes on sales from high-end condos like those at Millennium Tower. We have also suggested using property taxes on new developments locally and citywide, PILOT funds, and special income sources such as the sale of City property including Winthrop Square to support affordable housing. The City should commit to passing new mechanisms to obtain revenue and use it for affordable housing across the city and this neighborhood.

The City's share of the funding needed to achieve housing goals in the neighborhood is about \$4 million a year, which is moderate compared to the overall goal for the City's housing budget, and given that about 4,000 units will be built here -- a large portion of the citywide plan for housing.

### **Clearer Language on City Commitment**

The October version of the plan included the language (in bold in the original, "**The City will commit to ensuring that at full buildout no less than 30% of the new housing constructed in this area is**

**affordable housing, and will seek to exceed this goal if at all possible.”** The January version of the plan uses weaker language, stating that, **“As a result of this planning process, 35% of all new future housing units ... will be income restricted affordable housing.”** The City should return to the language of the October plan and make clear it is committing to a strong floor percentage (which should be closer to 55%). As the City and community track development over the next 15-20 years, if the pace of market-rate housing is outstripping the planned pace or the City is not meeting its goals of securing Arborway Yard or additional sites, it is important that it create an action plan to meet its commitment.

#### **Finalizing a Plan That Protects the Community and Guides Growth**

Thank you for reviewing these proposals. We are concerned that the current plan does not sufficiently protect affordability and diversity, and we believe that it is critical that the City make changes to affordability before passing the plan, in addition to changes about displacement, height/density, and jobs. We also believe that it is critical that the City translates the plan into Spanish and provides a public comment period after this translation is available. We hope that the City can work with the community to find middle ground and finalize a plan that both protects the community and guides growth.

January 25, 2017

### **THE IMPORTANCE OF STRONG DESIGN GUIDELINES AND HEIGHT LIMITATIONS**

The goal of the plan is to guide growth while protecting the diversity and character of the existing residential community. The strategy proposed by the BPDA is to designate growth zones that will serve to protect existing residential neighborhoods increasing market rate housing and providing incentives to build more affordable housing. “Density Bonus Areas” (DBA) would allow greater height and density in exchange for a larger percentage of deed restricted affordable housing.

The specific heights and related Design Guidelines are especially important in JP/Rox because most of the “growth zones” in JP, unlike those proposed in South Boston, are narrow strips directly adjacent to the existing 1-3 family subdistricts that they are designed to protect. Height limitations, setbacks and step backs are important to ensure that new developments do not overpower these existing 1, 2 and 3 story homes, many of which are downhill of the new projects. The Alliance supports increased density, but has advocated for consistent policies that better integrate the new housing into the existing community especially along transitional edges.

Even with the design guidelines and height limits proposed in the January 9<sup>th</sup> draft, the BPDA estimates that housing in the JP/Rox boundaries will increase from approximately 2,500 units existing today to approximately 6,300 units over the next 15 to 20 years. 1,300 of the estimated 3,800 new units are already permitted or under construction. There appears to be plenty of room for new density to coexist with increased affordability AND strong design guidelines and height limitations.

#### **1. Enforce the Design Guidelines**

Page 192, Implementation/Design Guidelines & Public Realm, indicates that “All future projects in the Study Area should closely follow the set of urban design guidelines recommended in PLAN: JP/ROX.” This language is not sufficient. It is critical that the proposed guidelines are included in and enforced by zoning language, and not be at the discretion of the BPDA or Developers. The BPDA has been reluctant to require different heights in existing zoning districts, and typically defended the height based on the largest parcels in the subdistrict. Not all parcels in each subdistrict are suitable for this maximum height. It is critical that the maximum height be allowed only where the requirements for setbacks, step backs and open space have first been met. The proposed setbacks and step backs provide important protections for these properties.

#### **2. Limit density to the DBA zoning subdistricts**

Dense development has already been proposed in areas outside the boundaries of the proposed DBA zoning subdistricts. It is critical that the plan explicitly prohibit developers from attempting to enlarge the DBA area by consolidating parcels within the DBA with adjacent parcels outside the DBA, in adjacent residential areas.

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### **3. Maintain and Improve the protections provided by Design Guidelines**

The guidelines have been described by some as being too restrictive and “suburban”, but the step backs and setbacks are in fact minimal and appropriate to a residential neighborhood in the city. The proposed setbacks and step backs provide the only transition from proposed 4 and 5 story buildings to existing 2 - 3 story homes.

- The front yard street setbacks are zero to ten feet from the property line in all conditions except where the first floor holds residences. Unlike many existing buildings where the first floor is up several steps, new residential buildings will likely be built with the first floor at grade, to provide wheelchair accessible entrances. These new residential buildings require a front yard setback to provide privacy to first floor residents. Sidewalk setbacks are “preferred” and not mandatory, and therefore provide little real protection.
- Rear yard setbacks of 20 feet are now limited to only those locations where the abutter is in a 1-3 family zoning subdistrict. (Both existing zoning and the original draft Plan JP/Rox required 20-foot rear yard setbacks throughout.) This 20-foot setback must not be reduced as it provides the most important buffer for 2 and 3 story homes, especially those that are down-hill of 5 story buildings.
- Step backs at upper floors have been reduced from earlier drafts. Step backs are intended to mitigate the impact of tall buildings on adjacent homes, and to break up the canyon effect on the streets, which are all narrow, with the exception of Columbus Avenue. Step backs were originally proposed to be 8 feet in the earliest drafts. In spite of several neighborhood requests that the step backs be increased to 10 or 20 feet, the step backs were actually *reduced to 5 feet in the September draft*. This depth will “break up” the façade, but will not cause the upper floors to recede. Any further reduction in depth or length of step backs will encourage box like structures and unbroken 60 and 70-foot-high walls; deeper step backs are more appropriate.

### **4. Proposed height limits**

The whole purpose of the plan was to identify where height and density are appropriate. The heights proposed in the January 9<sup>th</sup> draft must not be increased; additional reductions should be adopted. The proposed plan already increases the density by 150%. In many cases, the amount of affordable housing provided by increasing the top floor footprint by 5 feet or adding a single floor is minimal – 1 or 2 units, and not sufficient to mitigate the impact of a 5<sup>th</sup> or 6<sup>th</sup> floor on abutting homes.

- A few 6 story DBAs have been reduced to 5 stories so that no 6 story DBA is abuts a 1-3 story residential subdistrict. This is an important “rule” that we support.
- The proposed DBA on the west side of Washington Street that directly abuts the 2 and 3-story homes on Union Ave was increased recently from 4 to 5 stories even though the abutting neighborhood has consistently asked for 4 stories. We ask that the allowable DBA

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height be reduced to 4 stories to provide a reasonable transition to this small pocket neighborhood, consistent with the changes to 4 stories that were made where DBAs abut portions of the Stonybrook and Brookside neighborhoods. We ask that the height of the DBA at the corner of Green and Washington be reduced from 6 to 5 stories.

- The height on Green Street from Amory to Washington, exclusive of the corners, has been reduced from a 5 story DBA to a 4 story DBA, which we support. Opponents to this change reference the proximity of this area to the Green Street T. However, this congested stretch of Green Street includes both historic 3 and 4 story buildings and existing but unrestricted affordable housing. Allowing more height will incentivize the demolition of these existing buildings. Limiting the height to 4 stories will hopefully encourage more appropriately sized infill construction. Green Street and the adjacent sidewalks are both very narrow, with building built tight to the sidewalk property line. With existing parking on one side, it is barely possible for two cars to pass. With the proposed increase in sidewalk width and bicycle lanes, there is much activity competing for a limited area of real estate. Higher transit oriented density is more appropriately shifted to the uphill east side of Washington Street, which is only a block away from the T.
- 15 story buildings are proposed in locations where they are not directly adjacent to residences, but will nonetheless impact the residential neighborhoods. Here the concern is less about height and more about the impact of concentrated density in areas where a concentration of 6 story projects are already proposed. It seems like an easy concession to make the two 15 story DBAs contingent on completion of the proposed study on transportation, given that the BPDA has agreed that high rise construction is not currently economically feasible, but may be in the future. We also note that 15 story buildings will have much more presence on the street, and more impact on the area than the 4 to 6 story projects. The design of these tall buildings should be more creative, and subject to different design criteria than buildings that are a third of their height. For example, a step back depth of only 5 feet is woefully insufficient for a building of this height. Either different guidelines should be developed for high rise buildings, or there should be a more rigorous design review with community approval.

#### **5. Build in a mechanism to respond to growth**

Some fear that these restrictions will cool the market and stunt growth. Others fear that the market will adjust, and growth will continue unabated for 15 to 20 years. The estimated growth of 3,800 new units is not the “maximum buildout”, it is the estimated buildout. It includes only the scenarios deemed “likely” by the BPDA, not all of the parcels within the DBA, and none of the parcels outside the DBA. Yet we are seeing projects proposed in both areas. We have also seen that the City is careful not to create a perception of “taking” by changing the underlying zoning to something more restrictive than currently exists. We are concerned that without some kind of stated time or density limitation, the BDPA will be unable to reduce the allowable bonus density if it finds that the area gets more development than the neighborhood can absorb.

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## **6. Incentivize higher affordability**

More overall housing does produce more affordable housing – but only to an extent. Increased property values have made it difficult for CDC's to compete with for-profit developers for the limited available land. There is little to no city owned land, and city acquisition of the promised MBTA Arborway Yards is tenuous at best. If strict requirements for for-profit development do cool the market, it is likely that CDC's and other non-profit developers might benefit, since they are willing to accept lower profits and pursue more creative funding strategies.

Additional attention should also be given to strategies that incentivize higher levels of affordability. CDC's have raised their concerns regarding potential negative impact on the feasibility of their projects if required to work within the proposed height limits and design guidelines. We acknowledge these concerns, but do not think design guidelines should be eased across the board.

We are also concerned that there are few incentives (other than mission) to encourage any developer, for-profit or not, to achieve levels of affordability higher than the required minimum. (Some incentives are provided by the city by prioritizing funding for non-profit projects with higher affordability.) It is critical that abutters not suffer because their abutters are non-profit. That said, it seems as though there might be room to discuss options that consider greater affordability – in excess of 50% - as mitigation for some flexibility in the design guidelines and height. These requirements should not be waived outright; there must be a rigorous design review and abutter approval process that identifies alternative strategies for integrating projects with substantially increased affordability into the neighborhood. We propose that this issue be discussed with the CDCs, community, and BPDA to find a solution that supports the construction of housing that is more substantially affordable housing while maintaining the protections to abutting homes.

### **IN SUMMARY: Do not trade good design and planning for minimal increases in housing**

The JP/Rox community has expressed overwhelming support for a reasonable increase in density, for housing for new residents of all backgrounds and economic levels. However, the plan can and must achieve a balance that does not maximize growth at a disproportionate burden to existing residents.

Some of these issues, such as the impact of topography, how height is measured, exceptions for still higher affordability, enforcement of the guidelines and providing mechanisms for review and changes to the zoning, could potentially be explored in the next “zoning language” phase. However, it is critical that the plan's intent be strong and clear, that protections not be reduced, and that affordability be maintained and encouraged.

## **Neighborhood Alliance Comments on Jobs Issues in 1/9/17 Draft of PLAN:JP/ROX**

**1.25.17**

Prepared by Weezy Waldstein/JP Jobs Coalition

Thank you for your listening and inclusion of many points in the Context and Issues sections of the Framework for Jobs & Business.

We would like the following to be added:

### **Context**

P70. Greater emphasis should be placed on the fact that while there are significantly higher education levels, the income levels are low and below both Jamaica Plan and the citywide median. The body of the text appears to have a typo as it says the median earnings are above city median while the chart says the median is below.

The city has documented that for residents there can be higher levels of education and lower levels of income than for suburban people who work in Boston. This mismatch appears to be related to what is now being considered “occupational segregation” in which certain demographics have been and still are being tracked into lower wage industries and occupations. To the extent this is true in the study area, it provides an important opportunity for a programmatic intervention, and so is worth noting.

There is no information about what existing job quality in the study area. If this information is not available, that by itself is an important point that supports one of our proposals and should be noted.

### **Issues**

P78. It appears that you have separated the issues related to businesses from the issues related to jobs. However, the business section is labeled “Community” and should be labeled “Business.” “Jobs” issues relate to individual residents. “Business” issue related to the firms in the study area. While there is some overlap, since so few residents work in the study area, it is particularly important to separate the two sections.

### **Recommendations**

P82. The section on recommendations for jobs is called “Workforce Development.” Workforce development has traditionally meant those services meant to improve the skill set of individuals as employees in service to employers. We have a much broader view of the changes that are needed, including (1) improving job quality for currently low quality jobs and (2) connecting already skilled people to good quality jobs. We think calling the section Workforce Development continues placing the blame for low wages on workers having limited value, when in fact much of the problem is that employers are not paying a fair return for the skills they are hiring. Using the name “Workforce Development” hides the problems of needing to improve job quality and job access.

P84. The emphasis on career pathways needs additional nuance. Many entry level jobs allow position progression to higher levels of responsibility, but do not ever allow for a progression to family-sustaining jobs. Many higher-level positions in many industries and occupations do not provide family sustaining jobs. We need to make sure we are not training and tracking residents into poor quality employment.

P84. Many training programs today are employer-focused—providing the training needed for specific positions or are One-Stops open to all with minimum available services. We think that residents who are at risk of displacement and in deed-restricted housing need special job access to counter the rising rents and other costs facing them due to public policy decisions and public investment in transit. We think this programming needs to be “resident-centered”, based in the study area and focus on both

connecting low-income/high-skill residents to better jobs and all residents to “1<sup>st</sup> Source” access to employment opportunities downtown and in other Boston job centers.

**IMPLEMENTATION**

P175. The first two Workforce Development recommendations are indeed workforce development proposals, but they benefit employers first and foremost and should be in the Business section.

The following IMPLEMENTATION commitments should be added:

TOPICS	TIME FRAME	RESPONSIBILITY	STRATEGY
<p><b>Jobs Information Transparency.</b> All developers in the Plan: JP/Rox footprint coming before the city shall provide information on their projected job impacts, including information listed below. This is for both construction and permanent jobs, disaggregated by job titles:</p> <ul style="list-style-type: none"> <li>▪ Job title(s)</li> <li>▪ Number total</li> <li>▪ Number to be filled</li> <li>▪ Wages per hour</li> <li>▪ Number of hours (full time/part time)</li> <li>▪ Benefits</li> <li>▪ Jobs stability (seasonal, temporary, stable shifts, etc.)</li> <li>▪ Expectations of local recruiting/hiring for jobs to be filled</li> <li>▪ Willingness to post new openings locally</li> <li>▪ Willingness to participate in regular community monitoring of BRJP construction hiring</li> </ul> <p>This information shall be provided no later than at the Project Notification Form (PNF) stage, possibly by filing a required check list as part of the PNF. This check list will be required to be updated as changes are made in the development proposal.</p>	Short	BPDA	To be including in zoning changes
<p><b>Study Area Job Postings:</b> All developers in the Plan: JP/Rox footprint coming before the city shall be requested to post all job openings at a small number of designated locations at least 2 weeks prior to other public notice. Site and process for posting to be developed by OED.</p>	Short	BPDA, OED	

TOPICS	TIME FRAME	RESPONSIBILITY	STRATEGY
<p><b>BRJP, Living Wage Monitoring:</b> All developers in the Plan: JP/Rox footprint coming before the city shall be notified that they are expected to participated in regular monitoring meetings covering BRJP but also other city requirements if appropriate, if asked. This monitoring may include community residents. A question about developer willingness to participate shall be include in the PNF checklist.</p>	Short	BPDA, OED	
<p><b>Resident-centered 1<sup>st</sup> Source Pilot Program:</b> The city will convene a program design committee composed of city policy and program specialists, workforce development specialists, and community residents to identify 1 or more specific goals for intervention and proposed design for each goal within 2 months of the plan’s approval. The city will identify funding for at least one pilot from NJT or other funding under its control.</p>	Short	OED	Program



Marie Mercurio <marie.mercurio@boston.gov>

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**Re: PLAN: JP/ROX Comment Period Close 1/25/17**

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Oren elow [REDACTED]  
Reply-To: oren elow [REDACTED]  
To: Marie Mercurio <marie.mercurio@boston.gov>

Wed, Jan 25, 2017 at 3:49 PM

Can we actually say that our City elected officials, including BPDA are doing all that they can in their plot for the development of affordable housing on vacant land under the Baker's administration?

It seems as if the Baker's administration . . . is slow to move when it comes to supporting the urgency for affordable housing; and if it were not for the non-paid community volunteer advocates who care about their community, its safety, and what its future look like little would be done for the communities.

Yes, the Plan somewhat looks promising for JP, [Jamaica Plain], but what about ROX, [Roxbury]? That small part of Roxbury, which the Plan proposed in its Plans got a mustered seed of attention; including the commercial tenants at Egleston Square whom do not have a chance of being part of Egleston Square commercials if they own no properties, have little returns on their bottomline, and cannot speak English.

Furthermore, there is no African American representation speaking up on these community issues, if it weren't for Alvin Shigg, we would have none. Because of my health I had to drop out a lot of my community advocate volunteer work except my membership with ESMS and its Economic Development Committee. However, I still have my digital platform, in other words, my computer.

My whole push as an advocate is to get our leaders to be fair and equal -- and ask them to do just that.\

Thanks for your work in this matter and I am looking forward to see you fighting more for equality.

Oren Elow  
Member of ESMS  
ESMS EDC  
[REDACTED]

On Friday, January 20, 2017 10:35 AM, Marie Mercurio <marie.mercurio@boston.gov> wrote:

Thank you for your continued interest and commitment to PLAN: JP/ROX! We had over 180 people attend our event this past Wednesday night!

For those of you who were there, we appreciated you taking the time to attend, speaking up with your comments, or providing them in writing to us. There is still time to [submit your feedback](#) at our website, or just respond to this email. **The comment period will close on this final draft of PLAN: JP/ROX by January 25, 2017.**

If you are receiving this email, you will also be notified about our next steps for PLAN: JP/ROX.



Marie Mercurio <marie.mercurio@boston.gov>

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## Re: urgent

Paola Faoro [REDACTED]

Wed, Jan 25, 2017 at 2:01 PM

To: marie.mercurio@boston.gov

Cc: Joan Becker [REDACTED], nancy havelka [REDACTED], Susan Pranger  
[REDACTED]

Dear Mrs. Mercurio

It is funny that just one the day after our last Plan JP/Rox meeting last week, I had to call the police to tow a vehicle which was blocking our driveway at 6AM. The reason: there was not one single available parking space on my street and this person had to park on the only empty spot - a driveway exit. This only proves that all that 'beautiful' talk about how we can instigate bikes and public transport by not providing people with parking areas is a joke.

I've been in the JP area for 5 years, I for the first 4 I did not need a car because I, as well, strongly believe in a more sustainable way of life - or at least while this is possible. But after changing jobs last year, I now have to commute to the suburbs and the only way for me to get to work is by owning a car. **Do we really expect that people who move to JP shall NEVER need cars therefore we DO NOT NEED TO PLAN for that? Do we expect people never to grow their families or change jobs, facts that can put them into a similar situation as I had?**

Of course not. Unfortunately, with the exception of New York City, the American lifestyle is simply not prepared for this argument. While in many European cities such as London and Paris the whole public transport infrastructure is built to support this, in Boston this is still the exception for the lucky ones who can both live and work within the central area. For anyone who may have their own business or need to commute to their jobs, owning a car is not merely a luxury, but an essential need.

I also highly disagree with the proposed building heights for the new zoning. **Building zones should be included incrementally in order to create an acceptable transition between the current and old areas.** The current proposals are enforcing 7-story buildings to be built besides 3-story buildings, AND with diminished margins between them.

In summary, I'd like to express myself and say that I strongly oppose the high density being proposed for the JP/Rox area specially in what it refers to:

- parking areas
- increasing the already heavy traffic on washington street
- zoning in which any building height is not incremental (e.g a 4-story building by a 3-story building **IS** incremental; a 7-story building zone by a 3-story building zone **IS NOT**)

I hope these arguments will be considered during the revision of the final plan.

Best,

Paola



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 3:31 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 97

Form inserted: 1/25/2017 3:30:21 PM

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Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: patricia

Last Name: clifford

Organization: parkside neighborhood assoc

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: jamaica plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: I have lived at 12 Glade Ave since 1979. I am absolutely against any buildings along the Washington St corridor that are over 4 stories. That is way out of scale with the surrounding neighborhood. Buildings with that many units will radically change the character of the neighborhood. this is not NYC. It is Boston, a livable city. Bringing in that many residents at such a fast pace will overwhelm the infrastructure. The MBTA for example, can barely handle the number of riders present now and there are no plans for larger vehicles to transport the additional potential riders. If these buildings do not have adequate parking, then all residents will be dependant on public transportation which is not ready for this!!!! The traffic is already untenable during the day. I request a moratorium on all of this new construction. It is too much, too quickly!!!!!!!



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 5:06 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 104

Form inserted: 1/25/2017 5:05:57 PM

Form updated: 1/25/2017 5:05:57 PM

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Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Remigio

Last Name: Picone

Organization: Dana Farber Cancer Institute

Email: [REDACTED]

Street Address [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: At moment Washington Street is heavily trafficked with a lot of on-street parking and a few public bus lines. A doubling of the building height would hugely increment the traffic and affect the quality of life around the area. My suggestion is to avoid any increment above 4 stories of the building height, increase green spaces and apply a strict regulation to the minimum distance between the old and new constructions so avoiding subtraction/stealing of light and view from preexisting buildings.



Marie Mercurio <marie.mercurio@boston.gov>

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## PLAN JP/ROX COMMENT

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Reva [REDACTED]  
To: Marie Mercurio <marie.mercurio@boston.gov>

Wed, Jan 25, 2017 at 12:34 PM

Hi Marie,

Thanks for your continued help on Plan JP/ROX. As a neighbor, I know you are also working to support a livable, vital JP community, and I applaud the BPDA for its commitment to community input. I'd like to briefly reiterate my support for the latest version of the Plan.

1. I hope the final guidelines as presented in the Plan are not compromised. If they are changed, please allow for additional community input.
2. Given the average incomes in our community, I support greater emphasis on affordable units, working with the CDCs on any waivers needed to maximize their affordable building plans.
3. I support the current setbacks and setbacks in the Plan. (I wish setbacks, which are minimal, would be increased but realize the BPDA believes this impacts developer's profit margin.)
4. I support the current Plan's Design Guidelines to support abutting residents and to help preserve the existing neighborhood 2-3 story community appeal.
5. I support a detailed transportation/infrastructure plan to accommodate the probable 150% increase in residential population with the proposed Plan build-out.

Sincerely,

Reva Levin

[REDACTED] JP



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning for JP/Roxbury development

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Robert Crabtree [REDACTED]

Wed, Jan 25, 2017 at 10:32 AM

To: marie.mercurio@boston.gov

Cc: priscilla ellis [REDACTED]

We write to express our concerns and hopes with respect to certain aspects of current planning for development in the JP/Roxbury corridor along Washington Street between Forest Hills and Egelston Square.

We are long-time home owners on Olmstead Street (running from Peter Parley to Forest Hills Street near the intersection with Washington Street), a neighborhood that has been rich in diversity, vibrant in its families' active connection to the issues that affect not only our own area but Jamaica Plain and Roxbury as a whole, and thoughtful and balanced in its attention to the espoused goals of the City in its work around development. We have not seen any absolute "not in my neighborhood" opposition to the goals of providing needed housing and small business opportunities along Washington Street, but we have seen much intelligent thought and advocacy among our friends and neighbors devoted in these last 2-3 years to minimizing the most harmful potential consequences of development that ignores or trivializes the inevitable increases in traffic, parking demands, and environmental damage. Please note that this street and immediately neighboring streets are currently already bursting with new construction as previously vacant lots on Peter Parley Road, Forest Hills Street, and other nearby streets are developed with multi-family buildings in the works. That amount of development is already significantly impacting our neighborhoods as traffic, parking, noise, and other consequences follow, and we see these consequences as a harbinger of much greater impacts to follow from the amount of development that is contemplated in the larger area around us. We know that the Mayor and his administration want to preserve and enhance the quality of life in this City, and we hope that that concern will not be sacrificed as the City works with developers to meet the imperatives of planning for more quality housing and opportunities for business in Jamaica Plain and Roxbury.

We ask that the City take the time and devote the necessary resources to provide a Transportation & Parking Study for our area to help make a plan for transportation improvements and parking strategies to handle the increased density. (By the way, while some of our neighbors may not agree, we personally would support the City if it were to impose a significant City-wide fee on at least any second or third automobile's parking stickers, though this would obviously not, by itself, solve the parking and transportation management problems that will flow from the new housing and business that has been contemplated in plans to date.)

We ask that a robust stabilization plan be developed and implemented to prevent displacement of residents and small business owners due to increased rents or new development

We ask that the City ensure that more housing be made available that will be affordable for families with incomes between \$25,000 - \$70,000 a year

We ask that the City require developers to honor the Boston Residents Jobs Policy, and explore ways to link residents with downtown jobs

And we ask that the City insist on strong design guidelines that help higher, denser buildings fit in with existing 1-3 story homes, that new buildings be required to follow the height, setbacks, and step-backs in the Plan and that all state-of-the-art environmental options are required and enforced to ensure, to the extent possible, that new construction minimizes the toll on water, air and soil, and that buildings maximize recycling of resources, use sustainable methods and materials in construction and use, and minimize noise, light, air, water and soil pollution.

Thank you, and many thanks also to all who work within the administration to ensure that the concerns we and our neighbors are raising will be fully addressed,

Bob Crabtree and Priscilla Ellis



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 6:17 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 106

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Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Roscoe

Last Name: Giles

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: My thoughts are based on discussions with the Alliance and the meetings / discussions we have had so far:  
- Please be sure to continue the study and planning for parking and transportation improvements if there are to be increases in density.  
- More affordable housing for incomes from 25-70K  
- A stabilization plan to stop pushing out existing families and businesses  
- Good jobs and local hiring for jobs in our neighborhood.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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**kentico@cityofboston.gov** <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 11:24 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 111

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Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Sarah

Last Name: Freeman

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: To whom it may concern: I hope the JP/Rox planning will include ongoing improvements to multi-modal transportation. Adding much-needed housing is important, but there must also be adequate options for travel to & from these new homes. Thank you for the opportunity to comment.



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 4:02 PM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 98

Form inserted: 1/25/2017 4:02:15 PM

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Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: seth

Last Name: davis

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

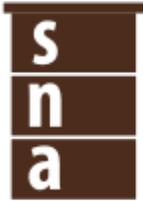
City: Jamaica plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: I am in favor of new rules that allow for increased density and prioritize transit options other than cars. I think that new development will need to be taller and denser, with lower parking requirements to address challenges facing the neighborhood.



# STONYBROOK NEIGHBORHOOD ASSOCIATION

jamaica plain, ma 01230 | snainjp@gmail.com | sna-jp.org

Brookley • Burnett • Dungarven • Forest Hills • Gartland • Kenton • Lotus • Meehan  
Plainfield • Rockvale • Rossmore • Shurland • Stedman • Stonley • Washington • Williams

## PLAN JP/ROX: The Future of the Washington Street Corridor

The Boston Planning and Development Agency's (BPDA) PLAN JP/Rox proposes **vastly increased density** between Forest Hills, Egleston Square, and Jackson Square, which **threatens the character, diversity, and quality of life** of neighborhoods along Washington Street and Columbus Avenue. Current infrastructure cannot sustain such increased density, yet infrastructure expansion is not accounted for. Moreover, PLAN JP/Rox does not provide for the creation of enough truly affordable housing.

The Stonybrook Neighborhood Association (SNA) agrees that Boston needs more housing. Toward that end, we have worked with developers, through many hours of neighbors' volunteered time, for BPDA approval of large residential projects (former Flanagan & Seaton site; 76 Stonley Road). However, PLAN JP/Rox needs further refinement to meet its stated goals of guiding balanced growth and maintaining neighborhood character.

### **The PLAN, By the Numbers – Why we are concerned:**

- PLAN JP/Rox presents scenario build-outs for the redevelopment of the east side of Washington between Forest Hills and Green Street that will add hundreds of units of new housing.
- This would add to the 1,328 units already planned, under review, or under construction within a half mile of the SNA neighborhood.

Approximate # of existing housing units in SNA neighborhood before MetroMark: ~400 units

The BPDA has responded to some neighborhood concerns, for example, by:

- Removing the density bonus area (DBA) from Stedman Street
- Reducing the 15-story DBA at Washington and Arborway
- Reducing maximum height on Green Street from 5 to 4 stories

The SNA asks the City to make additional improvements:

- Increase the % of new housing that is affordable; lower income levels to qualify for affordable units
- Reduce maximum height to 4 stories on Washington Street abutting Union Ave
- Make 15-story buildings contingent on transportation study and better design guidelines
- Establish transportation, stabilization, and good jobs plans



Marie Mercurio <marie.mercurio@boston.gov>

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## Planning Comment Submission: PLAN: JP/Rox

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kentico@cityofboston.gov <kentico@cityofboston.gov>

Wed, Jan 25, 2017 at 9:28 AM

To: John.Dalzell@boston.gov, Marie.Mercurio@boston.gov, BRAWebContent@boston.gov

CommentsSubmissionFormID: 88

Form inserted: 1/25/2017 9:28:11 AM

Form updated: 1/25/2017 9:28:11 AM

Document Name: PLAN: JP/Rox

Document Name Path: /Planning/Planning Initiatives/PLAN: JP-Rox

Origin Page Url: /planning/planning-initiatives/plan-jp-rox

First Name: Soo

Last Name: HONG

Organization:

Email: [REDACTED]

Street Address [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Great need to provide parking for increased density in the area. It's also important that we preserve the character of the neighborhood—that developers design buildings in ways that reflect the existing architectural history of the neighborhood. Greatest concern of mine is that development will push out longtime residents and small business owners who would not be able to survive increased rents or new development. Already, too many people of color have been displaced further down Washington Street/Hyde Park Ave from Egleston Square. This is one of the few city neighborhoods that provides affordable living for a diverse group of families. There are local organizations that have collaborated for community improvement. Please let JP/Rox keep the vibrant community life it has maintained.



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan JP/Rox

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Su Cousineau [REDACTED]  
Reply-To: Su Cousineau [REDACTED]  
To: "marie.mercurio@boston.gov" <marie.mercurio@boston.gov>

Wed, Jan 25, 2017 at 4:06 PM

Dear Ms Mercurio,

I'm writing to add comment to Plan JP/Rox considerations

I **strongly** support the following recommendations developed by community leaders:

- Increase the affordable housing goals to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- Lower income levels in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create strong anti-displacement commitments, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower appropriate heights near Jackson/Forest Hills/Green St.
- Include good job policies and programs.
- Translate the plan into Spanish.

**Additionally, as a JP resident going on 30 years**, who was founding director of the local parent-run KidsArts program working with many JP/Rox families and as a current small business owner/ community healer in JP, I have been literally heart-broken at some of the changes in our communities. **\*Nearly all\*** of my personal community (long time residents) and colleagues have been forced out of JP and surrounding area for lack of **\*affordable\*** housing. It is painfully obvious that people of color, the long-standing Latino community, social activists, artist and LGBTQ community have been hit especially hard. It's been brutal to see the very individuals and groups responsible for the desirability of these areas to then be priced out, one by one. It's shameful. I fully support our City doing the **MAXIMUM** to protect what is left of the diversity of our vibrant neighborhoods by adopting the above recommendations.

Thank you so much for your consideration and all your hard work.

Sincerely,  
Su Cousineau

[REDACTED]  
JP



Marie Mercurio <marie.mercurio@boston.gov>

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## PLAN JP/Rox Comments

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Susan Cibulsky [REDACTED]

Wed, Jan 25, 2017 at 6:25 PM

To: Marie Mercurio <marie.mercurio@boston.gov>

Hi Marie,

I appreciate that the BPDA has spent long hours listening to the community's concerns, even postponing the Board's vote on PLAN JP/Rox to allow more time. Further, I appreciate that you have responded to some of those concerns.

In particular, thank you for:

- Raising the affordability requirement for density bonuses and increasing the overall affordability provided for in the Plan.
- Removing the DBA from Stedman Street, a heavily used, narrow, private way three blocks east of Washington Street.
- Reducing the footprint of the 15-story DBA on Washington Street at the Arborway.
- Reducing the maximum height of the DBA on Green Street, a very heavily used, narrow street containing historic buildings.
- Not placing 6-story DBAs next to 1-3 story residential neighborhoods.

However, I urge you to consider additional modifications to the Plan that would improve the protections provided to our community in JP and Roxbury.

Specifically,

- Please continue to explore means of both expanding the number of affordable housing units to be built and lowering the income levels that would qualify for affordable units. For specific recommendations, see proposals submitted by the group Keep it 100 for Affordable Housing.
- Consider completely removing the 15-story height allowance at the Arborway, reducing the maximum height allowed to 6 stories. I feel that 15-story buildings are not appropriate for our neighborhood, even in close proximity to a T station. That area, near the Forest Hills T station, is already in the process of accommodating many hundreds of new units and I am concerned about how we will absorb the additional density from 15 stories.
- Reduce the maximum height allowed in the DBA on the west side of Washington Street abutting Union Avenue from 5 stories to 4, as requested by the Union Ave Neighborhood Association, and as BPDA had established in previous versions of the Plan.
- Enforce the design guidelines by incorporating them into the zoning code.
- Increase the depth of step-backs. The Stonybrook Neighborhood Association and the Alliance have long argued for deeper step-backs to better mitigate the effects of more massive buildings introduced into our neighborhoods of 1-3 family homes.
- Ensure that the City and residents of JP/Rox have opportunities for long-term engagement and oversight of implementation of the Plan, including making significant changes when warranted.

Thank you for considering my input and for your hard work on the Plan.

Respectfully,

Sue Cibulsky



Marie Mercurio <marie.mercurio@boston.gov>

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## Pass Jim Brooks Stabilization Act

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Tracy Bindel [REDACTED]

Wed, Jan 25, 2017 at 3:07 PM

To: marie.mercurio@boston.gov

Dear Marie,

I'm writing to you today as a JP resident who wants to keep JP affordable. For me, living in a neighborhood that is accessible to many income levels is incredibly important because I want to be in community with people who are like me and different from me. As someone who hopes to raise a family in JP, this act is incredibly important for me personally as I am considering buying a home here. Jamaica Plain needs more affordable housing because people here are what makes this place special and we need your help to keep Jamaica Plain accessible to these people. Here are some specific requests:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you,  
Tracy Bindel

[REDACTED] Jamaica Plain, MA



January 4, 2017

Brian Golden, Director  
Boston Planning and Development Agency  
One City Hall Plaza  
Boston, MA 02201

Re: Plan JP/Rox

Dear Mr. Golden:

Urban Edge has reviewed the October 2016 Version of the JP/Rox Plan, as well as the December 2016 Summary of Proposed Changes, and offers the enclosed comments for your consideration.

We want to share our thinking as you move to conclude your community engagement process on this initiative. As you know, the outcome of the JP/Rox Plan will guide the preservation, enhancement, and growth of our Roxbury and Jamaica Plain neighborhoods for generations to come. For this reason, it is of the utmost importance that together we get this plan right by making the following improvements pertaining to affordability, inclusionary development, displacement mitigation, transportation strategy, and implementation analysis intervals.

**It is paramount for Urban Edge that the subsidy tools outlined in the Plan's strategy to increase the number of income-restricted affordable units come to fruition.**

The December Summary moves to an overall affordability goal from 30% to 35% and states that all new units created under the density bonus will be affordable at an average 50% AML, which is a positive change. Further explanation of how the plan will actually achieve the income-restricted affordable housing units in potential future projects, which constitute a key element in achieving the overall affordability goal of 40%, would provide needed clarity.

Progress in the plan has similarly been made on the prioritized Affordable Housing Project Financing and Section 8 Project Based Assistance. It is obvious that the City will invest its own resources into these two tools--and that is to be applauded. The plan, however, needs to explain: the dollar amount; number of projects; and number of Section 8 vouchers that will be awarded each year, specifically in the JP/Rox area.

The October Version speaks to funds for both the acquisition of market rate housing and vacant/underutilized land. Both of these funds would be for City-wide utilization and we respectfully request an estimate of dollars to be spent in the JP/Rox Plan area to be included in the plan. The December Summary states that the Land Banking financing program will launch this

winter 2016/2017. We would appreciate an update as to whether this is still on track with its launch date.

We commend the updated information on the Arborway Yard in the December Summary and appreciate the clear commitment to ensure that at least 50% of the units at this site are income-restricted. We noted that the December Summary is silent on the Roxbury Community College (RCC) parcels. We remain concerned about the actual implementation of affordable housing on these two sites. The JP/Rox Plan would benefit from more information about when and how this planning process involving RCC and State leadership dispositions will take place.

We are encouraged by the City's Preservation Preference and proud that our project at 52 Montebello Road in Jamaica Plain will be the City's first pilot for this preference. We are happy to report that we marketed in the neighborhood for these units in the fall of 2016, close to 400 applications have been received to date, and we will complete the lottery for this property in the winter of 2016/2017.

In the vein of increasing affordable housing opportunities in the JP/Rox area, Urban Edge encourages the City to continue to look at the impacts of policy implementation. For example, we request that more thought is given to the implications of the step-back requirements outlined in the JP/Rox Plan, the goal of which seems to be to provide wide sidewalks for a number of reasons. Such requirements have the potential to have a negative impact on the number of affordable units that are feasible to be developed on smaller sized lots.

**It is also important to Urban Edge that the affordable housing set-asides from private development sites through IDP or through the creation of a Density Bonus option becomes a reality.**

It is encouraging that the October Version of the JP/Rox Plan explains a strategy for the City to include inclusionary development into the base zoning. Please let us know how we can be helpful in moving the required legislation forward with the State in the 2017 session, which commences January 20, 2017.

The October Version assumes density bonuses at 1.0 FAR as opposed to earlier versions which indicated bonuses at 2.0 FAR and also include a deeper level of affordability. This is a move in the right direction, though we question whether such bonuses should start at 0.0 FAR for commercial and industrially zoned parcels where residential uses are not currently allowed and whether higher affordability percentages can be obtained in the two proposed zones that will allow buildings up to 15 stories.

**Urban Edge wants to ensure that the legal, financial, and other types of assistance described in the plan for individuals facing displacement move forward.**

Urban Edge recognizes that the plan includes efforts to promote homeownership among low and moderate income residents (e.g. first time home-buyer assistance, foreclosure prevention, home repair/renovation). The plan also describes strategies to provide legal, financial, and other types of

assistance for individuals facing displacement (i.e. eviction assistance, case management, coordinated housing search). Urban Edge possesses strong and well-regarded experience with designing and implementing many of these programs and we would like to work together with the City on the programmatic build-out for the JP/Rox Plan.

**Urban Edge advocates for the Plan to deliver on its transportation and connectivity strategies.**

It is promising to see the updates on transportation in the December Summary. A (Mobility Action Plan) MAP may be a good idea in the near future, but an evaluation of the transportation impacts of the proposed development is needed immediately. We request more information on what the plan would be if the Boston Transportation Department's capital budget request is not granted as we believe such a transportation plan, and implementation of it, is critical.

The City's Complete Streets Guidelines outlines ranges of acceptable sidewalk widths that recognize key contextual issues. The JP/Rox Plan "Sidewalks and Setbacks" section should similarly include a range.

**Finally, it is crucial to Urban Edge that time, energy, and resources are spent thoughtfully implementing the JP/Rox Plan.**

The December Summary describes periodic implementation check-ins as happening on an annual basis. We believe that a quarterly update that reports progress on all key programmatic components of the plan would be more appropriate given the rapidly accelerating pace of development in our community. These reports should be widely disseminated and given to the media.

Urban Edge appreciates the opportunity to be part of the City's process to develop the JP/Rox Plan. We note that improvements have been made to initial JP/Rox Plan, yet we still question some of the elements of the current plan. As you know, and the neighborhood has been told by the BPDA, JP/Rox is much more than just new zoning. We hope the City continues to include a wide variety of stakeholders in its planning for JP/Rox and implore the City to implement the goals and strategies we have outlined above in the JP/Rox Plan.

Please contact me at (617) 989-9311 or at [fshea@urbanedge.org](mailto:fshea@urbanedge.org) with any questions or concerns.

Sincerely,



Frank Shea  
Chief Executive Officer



Marie Mercurio <marie.mercurio@boston.gov>

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## JP/Rox Affordable Housing plan

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Julie Barnes [REDACTED]

Thu, Jan 26, 2017 at 10:23 AM

To: marie.mercurio@boston.gov

To Whom it May Concern,

I am a Boston resident & small business owner writing with serious concern for affordable housing in the areas where I live and work. I have been priced out of JP where I lived for 10 years & am seeing nonprofits & community agencies close or move away from the neighborhood due to skyrocketing rents. The clients I serve, low-income people with chronic diseases, are losing their homes & ending up in shelters in greater numbers which for many puts their lives in danger.

As far as details for the housing plan, I urge you to:

- **Increase the affordable housing goals to 55%** up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**

Many thanks,

Julie Barnes  
Same Boat Consulting  
Roslindale, MA

January 25<sup>th</sup>, 2017

Mr. Brian Golden  
Director  
Boston Planning & Development Agency  
Boston City Hall, 9<sup>th</sup> Floor  
One City Hall Square  
Boston, Massachusetts 02201

Dear Mr. Golden,

The Union Avenue Neighborhood Association (UANA), in collaboration with a number of neighborhood associations abutting the PLAN JP/Rox study area, first requested the study under the previous administration. We all worked with the BRA staff to move the study forward under the Walsh Administration in the summer of 2015.

As supporters of the planning process for many years, the Union Avenue neighborhood is very invested in a successful outcome of the planning effort for our community and embraces the plan JPROX vision:

**To guide growth that strengthens the community and respects the physical character of the existing residential areas**

Union Avenue is an economically and racially diverse small residential area abutting Green, Washington and Amory Streets. Our housing stock consists primarily of 1, 2 and 3 story residential wood frame buildings. There are two unique 4-story buildings that bracket Union Avenue on Green Street. These buildings, once hotels, now provide single occupancy rentals for more than one hundred people.

We have been responding extensively to the BPDA Plan drafts beginning with the first in July, 2016 and we appreciate that the most recent January 9, 2017 draft has reduced the building height on Green Street from 5 to 4 stories. As residents with standing in zoning, we are however, distressed to see that with the reduction on Green Street, the BPDA has increased the height on Washington Street from 4 stories to 5 stories abutting the residents on Union Avenue. It was at 4 stories in the September draft forward up until the latest January draft document. We request in the final plan that the height along all of Washington Street abutting Union Avenue be returned to 4 stories.

The 5 story buildings along Washington Street represent almost twice the height of the old orange line, which, when dismantled, opened-up the neighborhood and enlivened community life. These proposed 5 story heights will give Washington Street a canyon like effect and will dwarf the residents that the proposed height will abut. To remain at 5 stories these buildings would be 57% taller than the 3 story residences on Union that share the same block. This is the equivalent of a person 5'6" tall looking up at a person 8'10" tall. A 4 story building would only be 29% taller than the 3 story residences (a 5'6" person looking up at someone 7'2" tall). We ask that the BPDA not overwhelm Union

Avenue, a neighborhood only 1 block long and 1-½ blocks wide, along the half-block shared with Washington Street. The differential from 3 to 4 stories (which the neighborhood has supported) is both significant and far more in balance with neighborhood scale.

BPDA has told UANA that businesses requested the additional height to increase customers (to, as of yet, undeveloped businesses). UANA is aware that others support more density on Washington Street. At public meetings, residents have often said that the success of a business depends primarily upon the quality of the business and whether its products and services fill a need in the neighborhood.

Within the business catchment area along Washington Street, there are already thousands of residents who form a strong residential base and thousands are expected to move in with the current projections for JP/Rox. The nominal number of units that one additional story would provide would have little effect on this customer base while having a substantial impact on the abutting neighbors.

As a member of the Alliance of the neighborhood Associations that abut Washington Street, we want to reiterate our support of the other requests being submitted by the Alliance, including:

Strengthening the design guidelines,

Continuing to develop strategies to strengthen the efforts to increase more and more deeply affordable units in the study area,

Continuing and codifying the standards and commitments to prevent displacement,

And policies and programs for neighborhood stabilization and for good jobs.

The overall objective sought by residents is a respectful balance among the many needs the Plan is moving toward successfully achieving.

Much progress has been made and we hope that these final changes will keep the JPROX vision such that it: ***strengthens the community and respects the physical character of the existing residential area.***

**We request that the BPDA reduce the height along Washington Street where it abuts Union Avenue by one floor, from 5 stories to 4 stories and reduce the 6 story heights proposed for the Corner of Green and Washington Streets to 5 stories. This request has the support of the Neighborhood Alliance as well as the Jamaica Plain Neighborhood Council. We respectfully request yours.**

Sincerely,

Cathie Wilder  
Union Avenue Neighborhood Association

See below for members of the Union Avenue Neighborhood Association who have either emailed their agreement or have signed the neighborhood petition:

Name	Street #
Larry Hanscomb	19
Fred Vetterlein	26
Julie Smith-Bartoloni	40
Guido Bartoloni	40
David McGaffin	23
Pamela Yellin	23
Ellen Konsevick	43
J. Kevin Reilly	43
Robert B. Smith	23
Laney Monsey	23
Connie Yopez	148 Brookside Ave Ext
Kellen Mazzarella	148 Brookside Ave Ext
Jeff Balter	21
Cathie Wilder	41
Marie Turley	32
Janet Yardley	34
Ann Sinclair	27
Bill Banfield	36
Krystal Banfield	36
Eric Wei	150 Brookside Ave Ext
Edith Murnane	148 Brookside Ave Ext
Vivian Gainer	150 Brookside Ave Ext
Samantha Strode	150 Brookside Ave Ext
Rick Strode	150 Brookside Ave Ext
RelliKasollia	21 R
Krina Patel	21 R
Naomi Mulvihill	17
Jessie Auger	17
Ruben van Leeuwen	10
Steven Yule	38 C
Jennifer Yule	38 C
Robert Mondoux	46
Shirley Grohs	58
Nancy Keller	43
Elizabeth Bagdon	43
Kate Gleeson	10 #2
Michelle Davidson Schapiro	10 #1
Rebecca Schapiro	10 #1
Gavin O'Brien	13
Jeanne Yeh	13 #3
Kerri Marmol	14

Mary Ellen Strom	20
Daniel Carlson-Strom	20
Adrienne Clark	28
Scott Knowles	28
Kyle Kellogg	43 #1
Relli Baldwin	43 #2
Wesley Morgan King	43 #2
Loretta Connolly	19
Christina Freeman	38 B
Jerami Davidson	38 B
Dan Sarmiento	36 B
Alan Benenfeld	36 B
Rachel Paxton	48
Duncan Maru	42
Sheela Maru	42
Kate Gleeson	10 #2
Shane O'Brien	12
Joshua Marmol	14 F
Rita L. Dow	43
Yoko Nakatani	16
Will Silvio	16

cc: Hon. Martin Walsh, Mayor  
 Representative Liz Malia  
 Representative Jeffrey Sanchez  
 Councilor Matthew O'Malley  
 Jullianne Doherty, MONS  
 John Dalzell, BPDA  
 Marie Mercurio, BPDA  
 Sara Myerson, Director of Planning  
 Lara Merida, Deputy Director for Community Planning  
 Andrew Baldizon  
 Jessie Zimmerer



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan JP Rox - please keep it

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Jim Recht <jmrecht@gmail.com>

Thu, Jan 26, 2017 at 10:57 PM

To: marie.mercurio@boston.gov

Cc: "eglestonaffordablehousing@gmail.com" <eglestonaffordablehousing@gmail.com>

Dear Ms. Mercurio:

I am writing to you as a citizen of the Commonwealth and as a physician employed by one of Boston's largest human service agencies. My office is just a few blocks from Egleston Square, and the majority of my patients and their families live within a 2 mile radius, in Roxbury, JP and Dorchester.

I support the demands of Keep It 100% for Egleston, in particular the following:

1. It's really crucial that the city increase affordable housing goals to 55% (up from 36%).
2. We need more units of non-profit housing in future projects and new sites.
3. My patients and their families, along with the rest of our community, will benefit from lower income levels in the plan's affordable housing.
4. I urge the city to create and enforce anti-displacement standards for developers.

Thank you for your consideration!

Sincerely,  
James Recht, MD

881 Washington St., Suite 1, Boston, MA 02108



Marie Mercurio <marie.mercurio@boston.gov>

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## Comments on JP/Rox plan

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Ruthy Rickenbacker <ruthy.rickenbacker@gmail.com>  
To: marie.mercurio@boston.gov

Fri, Jan 27, 2017 at 9:50 AM

Hi Marie,

I'm writing to ask you to improve the affordability goals and anti-displacement commitments in the JP/Rox plan. I live in JP (176 Hyde Park Avenue) and share neighbors' concerns that the numbers laid out in the proposal will result in the displacement of a community of mostly people of color. Thank you for taking more time to review the plan. Below are some of the most important changes that would improve the plan and protect the neighborhood.

- Increase the affordable housing goals to 55%. Also, require at least 35% for private developers and add more units of non-profit housing in pipeline projects, future projects, and new sites.
- Lower the income levels in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create strong anti-displacement commitments, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower appropriate heights near Jackson/Forest Hills/Green Street.
- Include good job policies and programs.
- Translate the plan into Spanish.

These are the basic requirements of a plan that prioritizes current residents instead of potential newcomers. Please make these changes in your plan to establish a baseline protection for the community. Then, please continue to build on this work to ensure deeper and more expansive affordability across JP and the rest of the city.

Thanks,

Ruthy Rickenbacker



Marie Mercurio <marie.mercurio@boston.gov>

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## Plan JP/Rox Comment

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Ian Trefethen [REDACTED]  
To: "marie.mercurio@boston.gov" <marie.mercurio@boston.gov>

Fri, Jan 27, 2017 at 11:17 AM

Hello Marie Mercurio and the City of Boston,

I am a resident of Jamaica Plain and I am writing today to say that 'Plan JP/Rox' does not protect the community enough and is not ready to pass.

In the future, I think we're going to look back on the current practices of development in Boston the same way we now look back on the practice of redlining, which is now universally regarded as a form of racism that governments actively promoted.

Focusing on affordable housing and preventing displacement are issues of justice.

We have a real opportunity to prevent further harm and displacement. I enthusiastically support the recommendations made by community groups roots in JP & Roxbury:

- Increase the affordable housing goals to 55% up from 36%. Require 35% for private developers (or 30% if lower income levels are used). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- Lower income levels in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create strong anti-displacement commitments, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.

Thank you for your attention to this important issue of racial and economic justice.

-Ian Trefethen  
[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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## Comment on Plan JP/Rox

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Lucas [REDACTED]

Fri, Jan 27, 2017 at 3:13 PM

Reply-To: Lucas <[REDACTED]>  
To: "marie.mercurio@boston.gov" <marie.mercurio@boston.gov>

Dear Marie Mercurio,

I write to ask that you include the following changes to the Plan JP/Rox. I was a renter in Jamaica Plain and was forced to move my family, including an infant son, when our landlord raised our rent by an astounding \$500 each month - a 50% increase. My family were among the lucky few who had financial means to find housing elsewhere, and now reside in Roxbury near the developments in Dudley Square. As you work to promote development in Egleston and in Dudley, I ask that you carefully consider policies that will ensure that the benefits of development accrue to the people already living there. These communities are vibrant and joyful because of the people that live there, and we have a responsibility to honor and preserve the contributions they make to the community. If the cost of home ownership is allowed to rise beyond the financial means of anyone but investors, then fabric of the community starts to unravel while rents go up. Success should be measured by the quality of life and diversity of residents, not by property values. Please consider these changes and others that are directed toward preserving diversity and ensuring that even the poorest among us are valued and given the opportunity to contribute to Boston's vibrant communities.

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you,  
Lucas Orwig

[REDACTED]



Marie Mercurio <marie.mercurio@boston.gov>

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## Economic Justice in our Neighborhood

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elena belle white <[REDACTED]>  
To: marie.mercurio@boston.gov

Fri, Jan 27, 2017 at 4:26 PM

To Whom it May Concern,

I am very concerned about the gentrification of my neighborhood. Affordable housing in the city of Boston - JP and Roxbury specifically - is getting more and more scarce. People are being displaced. Just this week Mayor Walsh made a strong statement about how this city is home to many immigrants and he pledged to do everything in his power to protect immigrant families that are vulnerable and being threatened by the proposals coming down from the president's administration. I was proud to hear Mayor Walsh assert that immigrant communities will always have a home here in Boston. That's great, as long as they can afford to live here. The issue of affordable housing is a slow (yet painful) way we are displaying our cities most vulnerable populations.

The planning process for the Washington St. corridor is not ready to pass. We respectfully ask that you:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.

**Translate the plan into Spanish.**

Many thanks,  
Elena White (Jamaica Plain resident)

[REDACTED]  
[REDACTED]

—  
*Love is our true destiny. We do not find the meaning of life by ourselves alone, we find it with another.*  
~ Thomas Merton

## Boston Community Ventures

PO Box 300700

Jamaica Plain, MA 02130

Marie Mercurio  
Senior Planner, Boston Redevelopment Authority  
One City Hall Square  
Boston, Ma 02201

Jan 25, 2017

As a longtime local developer with a strong commitment to the future of the Jamaica Plain and Roxbury neighborhoods, and in particular to the area specified in the JP/Rox planning area, Boston Community Ventures is grateful for the thoughtful and determined effort that the Boston Redevelopment Authority (Boston Planning and Development Authority) undertook to reach its new planning document, Plan JP/Rox.

We responded with comments after the October 2016 draft was issued and would now like to comment on the January 2017 version of the proposed changes, which we cannot support.

We understand the challenges of securing affordable housing for residents at all income levels and ensuring population diversity. While the Framework for Housing document accurately concludes that, "In the long term, rents will only moderate when the supply of housing meets or exceeds housing demand," there are many obstacles to creating that supply in a short period.

The Plan issued in October embraced the laudable and ambitious goals for our neighborhood of doubling the number of affordable and deed-restricted units, assisting those at risk of displacement, expanding the supply of market-rate housing, and promoting home ownership.

In particular, the goals included adding more than 1,000 units of affordable housing, with an emphasis on helping residents earning 50 percent or below of the area median income.

Many of the multiple strategies outlined, such as increases in the use of subsidies and making underutilized land available, are promising. And the creative expansion of the Inclusionary Development Policy to include incentives for modest increases in density is a change we believe will have significant and relatively quick results. Subsidies have played a role in making housing more affordable and will continue to do so, and we concur that tying an increase in deed-

restricted affordable housing to simultaneous increase in the number of market-rate units is a most promising solution to the excess demand.

However, a number of the significant changes inserted into the January version of the proposed zoning changes for the neighborhoods are unworkable, in our opinion, and would not achieve the goals of JP/Rox.

In particular, we believe requiring 30 percent affordability in projects utilizing the density bonus will render them unfinanceable, as the margins of completing projects with developer-subsidized affordable units are already so narrow. We believe that the increase in setbacks for side and back yards works against designing feasible projects, as do the requirements for even wider sidewalks – in some places more than 16 feet.

Perhaps most concerning is the introduction of community discussion into the process of determining setbacks. While we enthusiastically support public participation, this provision would surrender decision making on a building's dimensions to a political process instead of sound planning.

We think other changes between the October and January version also are inadvisable, including requiring a project's "stepback" at the fourth floor. We believe innovative and appropriately designed buildings can resolve the "massing" issues that are envisioned.

Thank you for considering our comments, and we strongly urge the BPDA to embrace the proposed zoning changes made public in October, not the most recent ones.

Sincerely,

Boston Community Ventures, Inc.



Marie Mercurio <marie.mercurio@boston.gov>

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## Increase affordable housing

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Elly Kalfus <[REDACTED]>  
To: marie.mercurio@boston.gov

Fri, Jan 27, 2017 at 5:40 PM

Hi,

I am writing to call for more affordable housing in JP/Roxbury. I work in criminal justice reform and have witnessed how the lack of affordable housing hurts people in dramatic ways - making them unable to go to school, keep a job, keep a family together, and more. Affordable housing and crime rates are very interconnected, and the best way to keep crime down, and give people more stable foundations, is by enabling them to meet their basic needs, especially housing and health. I ask that you:

- **Increase the affordable housing goals** to 55% up from 36%. Require 35% for private developers (or 30% if the City uses lower income levels). Add more units of non-profit housing in pipeline projects, future projects, and new sites.
- **Lower income levels** in the plan's affordable housing. Private developments should include 40% and 60% AMI, non-profit developments should have a goal of 50% AMI, and set a goal of half the units going to voucher-holders.
- Create **strong anti-displacement commitments**, including making 250 market-rate units permanently affordable and creating anti-displacement standards for developers.
- Include lower **appropriate heights** near Jackson/Forest Hills/Green St.
- Include **good job policies and programs**.
- **Translate the plan into Spanish**.

Thank you,  
Elly Kalfus  
[REDACTED]

Marie Mercurio  
Boston Planning and Development Agency  
City Hall Plaza - 9<sup>th</sup> Floor  
Boston, MA 02201

January 27, 2017

RE: Comments on January 9, 2017 Plan JP/Rox

Dear Marie:

Many positive advances have been made to the Plan since its first draft in July 2016. Kudos to the staff of the BPDA, to other city departments, and to the neighborhood communities for their extraordinary undertakings and for critical groundwork for an evolving partnership. I believe the work of the last six months with Plan JP/Rox will greatly inform the planning process as it extends to other neighborhoods.

Although not initially anticipated, it is clear to most that the several extensions toward closure were instrumental in moving the Plan toward becoming both increasingly comprehensive and responsive both to City issues, policies and programs as well as to neighborhood community concerns -- concerns that go well beyond just development but reach into the fabric and heart of what makes each neighborhood so rich and diverse, and why the citizens who live there want to have that fabric retained and expanded in a balanced, progressive manner.

Some general concerns on scale and mission are followed by specific comments on the Plan.

#### Scale

There is the expression "too much of a good thing". How does either the BPDA or a neighborhood know the tipping point? Neither really can because sheer numbers and cold metrics of how dense the city can build do not address the warmth and heart of the neighborly fabric of why people live here and want to stay here in the first place. No amount of "this is good for you" type of exhortation can replace the knowledge, understanding, and sensitivity that those actually living in the neighborhood have of the local community. This is not to imply that neighborhoods do not want change, only that change has to occur gradually to build a comfort level and to better understand when a tipping point is being approached and quality lost. At what point does growing gentrification and economic imbalance, height and density become counter to the scale, character, quality of life and livability of a neighborhood it purports to improve? A built environment cannot be undone. It has been said that the Plan will stretch out for 15-20 years. Perhaps it will take that long but mostly the pace of development already occurring has exceeded projections and every new building is rapidly begetting others.

Traditionally, neighborhoods mostly change gradually with the random occurrence of housing and business vacancies and replacements (leaving aside September 1 for housing). Newcomers get to know their new neighbors and neighborhood over time as greater appreciation and respect develop. By contrast, the Plan anticipates growth occurring not by a unit or two here or there over time but by the dozens all at once whenever a new building is completed, and those buildings are concentrated along a corridor. ***It is more likely that a denser corridor will de facto become its own neighborhood rather than becoming part of the abutting neighborhoods.*** Configurations play a bigger role than many might realize. I

lived for 37 years in the anonymity of medium to large urban apartment complexes and the development of neighbor relationships in those configurations is far more difficult than in the 17 years I've now lived in my JP home where the quality and scale of the neighborhood is far more conducive to building neighborly relationships. Interactions last longer than an elevator ride. When neighborhoods speak of preserving quality and scale it's on deeper levels than just a design guideline metric. The design guidelines greatly influence the built environment and explicitly and implicitly set a tone as to whether that environment is welcoming or overbearing, is open or closed, is uplifting or depressing. It's why density and scale must have balance. It's why so many neighborhoods are rightfully concerned about that balance or its loss. Scaling up is not the only important direction; one must know when to scale down.

### Mission

I am heartened by the BPDA's new mission, especially of openness and transparency but it can be fully realized only when taken to heart and embraced throughout the organizational culture. It is achievable neither by mandate nor overnight. It takes time. Neighborhood communities realize that and are eager to welcome and encourage it.

The timeframe for Plan JP/Rox has occurred on a cusp between missions and is still on that cusp. This has caused tension as the A for authority changes to the A for agency. Some staff feel their professionalism and expertise has been called into question while some in the community feel that their local community and career knowledge and expertise is overlooked. Some community members believe that planning should be left to the authority of experts while some staff show an agency of instrumentality through willingness to learn from the communities being served and openly acknowledge the breadth and depth of its knowledge base. There is no blame here -- only the reality of city departments and neighborhood communities in the throes of change. In my career I have been through a few institutional organizational developments, rebrandings, and refocussing of mission. Rarely are they easy. Planning and democracy are both messy.

I have been to several panels and workshops in the last three years, some sponsored by city agencies, that were devoted to achieving greater quality and sophistication in urban design in a way that would break Boston out of a mold. It was extraordinary how much a consensus of panelists and audience members stressed that communities need to be directly involved in their future, that there's a professional and local knowledge base that is largely untapped, given pro-forma voice, or ignored.

Successfully moving beyond the cusp requires earning community trust with a demonstrably genuine openness to community participation and involvement and acknowledgment that it is the community that is being served. The concept that a community often knows best what it needs has to be embraced. In that role the BPDA needs to be a trusting, enlightened and guiding leader. That is not easy as most organizational environments contain political and other influential constraints and pressures. Nevertheless, it is a necessary early step to successfully carrying out a mission and achieving goals.

### Plan JP/Rox

The Neighborhood Alliance and cognate organizations have identified remaining areas where Plan JP/Rox is in need of further improvement. I fully support those recommendations. That I am concentrating on only a few issues largely related to the built environment does not take away from the importance of others.

### Step-Backs

The Table on page 144 has an ambiguity and needs clarification. The intention from discussions and as shown in the accompanying illustration is that the fourth floor of a 4 story building that abuts a residential neighborhood is stepped-back. But the Table says NONE for the 1 to 4 Floor Level and there is no footnote for that line comparable to (a). If it is because "Floor Level" means something different from "Floor" that will not be obvious to most people.

The 5' (reduced from 8') average depth of step-back on facades facing residential zones is insufficient. It should be at least 10' and preferably 15' to meaningfully make the step-back visually recede from abutting residences. Developers are rarely inclined to design to more than the minimum, leading to contentions in the review process.

### Urban Design and Public Realm Recommendations

Design guideline metrics should be included in the recommendations (pages 192-193) before the Plan is Board approved and moves into the zoning phase. The recommendations are too loose with its 'shoulds' and 'considers'. This is not to say that site- and development-specific constraints are unimportant. Rather the starting point must be the recommendations. There are other ways to consider and account for constraints and variations. The permissiveness and looseness of the language opens 'loopholes' and leaves the neighborhoods unprotected.

Specifically, rework the language of the recommendations on:

-- following the guidelines by: specifying the elements and metrics of the set; ensure that all projects follow the set.

-- step-backs: this is a requirement, not a consideration, when abutting residential neighborhoods; step-backs are important design elements on other facades and sites, too.

-- shadow studies: language is much too weak as a consideration; and such studies are important to more than just abutters.

-- Forest Hills and Jax Square as attractive "gateways": this has no definition and seems meaningless; surely, all T station areas also are 'gateways' as are roads into Egleston; and why shouldn't all development in the area be made attractive?

-- encourage use of varying materials to match the historical context of the area and/or existing fabric: this is fine to a point but it tends to promote a numbing sameness and is much too limiting by not also encouraging design that is creative, innovative, and complementary with (not merely matching) the existing context and fabric; to not expand the objective of the encouragement would be a huge loss to the neighborhood environment.

-- encourage design that creates physical and/or visual separation along the facade: as above, this is fine to a point, but just a separation of elements is limiting; there's a strong need to encourage design that is creative, innovative, with complementarity among its elements; the plan needs to encourage architecture that moves beyond the same tired graceless cookie-cutter elements that still continue to define all too much construction these days.

### Arts and Culture Recommendations

Several recommendations under Arts and Culture have close ties to Urban Design and Public Realm. There should be a two-way cross reference or some other acknowledgment of that.

### Washington Street - Union Avenue

The DBA55 along all of the western side of Washington that abuts the 2 and 3 story residences on Union Avenue should be returned to the DBA 45 that it was from September until recently. The neighborhood has long supported 4 stories in this location. At 5 stories, they overwhelm. It represents a 57% differential in height. On a human scale, it is the equivalent of a 5'6" tall person looking up at a person 8'10" tall. At 4 stories, a 27% differential, that 5'6" person would be looking up at someone 7'2" tall. The differential at 4 stories is both significant and also far more in balance with neighborhood scale.

The BPDA has said that businesses have requested the additional height to increase their potential customer base. The same argument was put forward about congested Green Street before heights were lowered from 5 to 4 stories. The success of a business, however, largely depends upon the quality and management of the business and whether its products and services fulfill neighborhood needs. There are at least many-fold hundreds and probably well-over over a thousand residents already living within a five minutes walk of this area before adding the population from the thousands of new units under construction or planned. The small number of potential customers that might come from an added 5<sup>th</sup> floor in this immediate area pales by comparison.

The BPDA has also said that the change to 5 stories on the western side of Washington is a better transition from the 6 stories proposed on the eastern side of Washington. That shifts the burden of a two-story height differential from across commercial Washington Street to the transition between the existing 2 and 3 story residential neighborhood occupying the same block as the western side of Washington. This change in perspective is misplaced, especially so in a plan that is supposed to respect neighborhood scale.

### Plan Implementation Progress, Review and Revision

The Plan, meant to be a living document, still does not address how the community and the Jamaica Plain Neighborhood Council will be notified of Plan progress, and by what processes and frequency they will be actively involved in reviewing that progress and any subsequent revision of the Plan. Fostering a trusting and lasting partnership with the community is made difficult without incorporating such elements into the Plan.

Thank you for permitting me to comment.

Sincerely,  
Alan

Alan Benenfeld



cc: John Dalzell  
Lara Merida