



November 29, 2016

Brian Golden, Director  
Boston Planning & Development Agency  
City Hall, 9th Floor  
One City Hall Square  
Boston, Massachusetts 02201

**COPY**

Dear Mr. Golden:

I write on behalf of the Jamaica Plain Neighborhood Council concerning the current version of the JP/Rox Plan ("Plan"), to advise the BPDA of the following recommendations voted by the JPNC at the November 22, 2016, meeting of the Council.

1. The Zoning Map changes proposed on pp. 122 and 123 of the draft final Plan should be approved by the BPDA board.
2. The Density Bonus Areas ("DBAs") shown on p. 129 of the Plan should be amended to comply with the specific JP Neighborhood Alliance ("Alliance") proposed changes shown on Exhibit A annexed hereto. These changes should be made prior to the approval of the final Plan by the BPDA board.
3. Prior to Plan approval by the BPDA board, the proposed "Design Guidelines" in the draft final Plan that are to be applicable within the identified DBAs should be finalized in the form of specific dimensional requirements, and promulgated as amendments to Article 55 of the Zoning Code. One way to achieve this is to: (a) create an "Affordable Housing Density Bonus Overlay District" within Article 55, applicable only to the DBAs; and (b) set out specific dimensional requirements within the DBAs. This would make it clear that while the BPDA would have the authority, without complying with the variance process, to waive the building height and FAR requirements in the DBAs in compliance with the provisions and requirements of the

**Jamaica Plain Neighborhood Council c/o Kevin F. Moloney, Chair,  
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Plan's Density Bonus Program, dimensional requirements as to frontage, front yard setbacks, side yard setbacks, rear yard setbacks, step-backs at specified building heights, lot size, open space, and use (such as Neighborhood Shopping, Multi-Family Residential, Light Industrial) would remain as zoning requirements under Article 55, subject to the existing BPDA/community/ZBA process. They would not be converted into "Design Guidelines" that are waivable without a variance at the BPDA's sole discretion. If changes to the underlying/ existing dimensional zoning in the proposed DBAs are thought to be reasonable and appropriate as part of Plan JP/ROX, then those changes should be included in the proposed Plan prior to board approval and in the subsequent implementing amendments to Article 55. The new height maximums for the DBAs should be included within the definition of the Affordable Housing Density Overlay District, so that current dimensional restrictions as to height under Article 55 would remain applicable within a DBA in the absence of a waiver by the BPDA under the provisions of the Plan Density Bonus program.

4. As implied in ¶3, above, step-backs at specified building heights should be finalized with particularity as to dimension and percentage, and included in the dimensional amendments to Article 55 applicable within the DBAs.
5. As provided in Article 55, any amendments to Article 55, including Zoning Map amendments and the creation of new Density Bonus Areas, must be approved by JPNC prior to submission to the Zoning Commission for approval.<sup>1</sup> To facilitate this process, the BPDA should engage in an open and collaborative process with the JPNC and its Zoning

1 Section 55-2 of the Zoning Code provides, in part: "In accordance with Section 27J-7 of this Code, which requires production of comprehensive planning policies, development controls, and design guidelines for the Jamaica Plain Neighborhood District, the Commission shall recognize the Jamaica Plain Neighborhood Plan, when adopted by the Boston Redevelopment Authority, following approval by the Jamaica Plain Neighborhood Council, as the general plan for the Jamaica Plain Neighborhood District."

In addition, §55-6 of the Zoning Code states: "This Article has been developed with the extensive participation of the Jamaica Plain Neighborhood Council and its Zoning Committee, together with civic and neighborhood associations, business and trade groups, and residents. The role of community participation in determining appropriate land use regulations and zoning is critical to the success of any zoning article or development plan. To continue that role, the Jamaica Plain Neighborhood Council and its Zoning Committee, and the Jamaica Plain civic and neighborhood associations, business and trade groups, and residents, shall continue to play an ongoing role in advising the City on land use planning for Jamaica Plain."

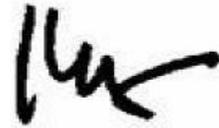
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Committee and others in the community, allowing the community sufficient time and opportunity both to review, and to offer substantive comments on, the specific proposals for Zoning Code changes drafted by the BPDA in order to implement the JP/ROX Plan.

Very truly yours,

Jamaica Plain  
Neighborhood Council



Kevin F. Moloney, Chair

cc: Hon. Martin Walsh, Mayor  
Representative Liz Malia  
Representative Jeffrey Sanchez  
Councilor Matthew O'Malley  
Jullieanne Doherty, MONS  
John Dalzell, BPDA  
Marie Mercurio, BPDA