



December 28, 2016

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

Dear Mr. Golden:

I write on behalf of the Jamaica Plain Neighborhood Council concerning the JP/Rox Plan ("Plan").

We understand that, since our November 29, 2016, letter to you, there has been some evolution in the "Design Guidelines" that are proposed to be applicable within the Density Bonus Areas ("DBAs") in the Plan. To the extent these changes relate to the maximum building heights that are to be allowable within the DBAs, and conform to the proposed changes proposed by the "JP Alliance," the JPNC supports such changes.

We also wish to reiterate in the strongest terms that, other than as to height and Floor Area ratio, any Design Guidelines that are to be applicable within the identified DBAs must be finalized in the form of specific dimensional requirements that are ultimately enforceable and enforced as amendments to Article 55 of the Zoning Code.

In our November 29 letter, we outlined one simple way to achieve that objective, involving the creation of an "Affordable Housing Density Bonus Overlay District" within Article 55, applicable only to the DBAs.

In whatever way the goal is achieved within the Plan and its implementation, it is vital to our neighborhood that

**Jamaica Plain Neighborhood Council, c/o Kevin F. Moloney, Chair,
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existing zoning provisions relating to dimensionality and use not be converted into mere "Design Guidelines" waivable without variance, community input, or public process entirely at the BPDA's discretion.

If changes to the underlying/existing dimensional zoning in the proposed DBAs are thought to be appropriate as part of Plan JP/ROX, then those changes should be set out in the proposed Plan prior to board approval and in the subsequent implementing amendments to Article 55.

Thank you for your continued efforts in this matter.

Very truly yours,

Jamaica Plain
Neighborhood Council

A handwritten signature in black ink, appearing to read 'Kevin F. Moloney', written over a light gray rectangular background.

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