

JP/Rox and BSq 2 Comparison Chart (v4)

General Info	JP/ Rox	BSq 2	Comments
Lot Area (sf)	n/a	10,000	not including area of BSq 2 "dog-leg" along Amory St
Zoning District	LC	LI	LC = local convenience LI = local industrial
RDA	allowed	n/a	RDA = residential development area (10,000 sf min)
RDI	allowed	n/a	RDI = residential development incentive
			JP/ Rox not codified into zoning law, no RDA or RDI
Use Regulations	JP/ Rox	BSq 2	Comments
Art Gallery/ Artist Studios	A/C	A	A = allowed, C = conditional, F = forbidden
Theatre	C	A	
Bank	C	A	
Day Care	A	C	
Health Clinic	C	A	
Residential Multi-family	A	F	residential allowed in LC on 2nd story and above
Professional Office	A	A	40% maximum allowed in LI district
Restaurant/ Bar	A/C	A/A	
General Manufacturing	F	A	

Bakery/ Liquor/ Retail	A/C/A	A	
Welder/ Carpenter/ Upholsterer	F/C/A	A	
Auto Sales/ Gas Station/ Parking Lot	F/F/C	A	
Barber/ Kennel/ Laundry	A/F/A	A	
Dimensional Regulations	JP/ Rox	BSq 2	Comments
Floor Area Ratio (FAR)	1.0	3.0	incl 1st floor commercial, but not garage
Building Height	55-0	64-0	750 sf on 6th floor for one duplex unit
Lot Size (min sf)	none	10,000	
Lot width (min)	none	103'	
Front Yard (min)	none	4'	
Side Yard (min)	none	7'	
Rear Yard (min sf)	20'	5.5'	BSq 2 has no residential abutters
Unit Data	JP/ Rox	BSq 2	Comments
Total Residential Units	n/a	20	
Ownership (condos)	n/a	15	
Rental	n/a	5	on 2nd floor
3-bedroom Units	n/a	11	
2-bedroom Units	n/a	6	
1-bedroom Units	n/a	3	
Studio units	n/a	0	
Commercial Units	n/a	2	developer subsidized for artists and/or small businesses
Total Residential + Commercial Units	n/a	22	
Affordability	JP/ Rox	BSq 2	Comments

Gross SF Residential	10,000	24,650	2.46 residential FAR
Total Residential Affordable Units	4.6	5	JP/ Rox recommends 30% affordability above 1.0 Residential FAR
3-bedroom Units	n/a	3	Inclusionary Development Policy (IDP) requires 13% affordability
2-bedroom Units	n/a	0	40.6% units at 13% + 59.4% at 30% = 23.1%
1-bedroom Units	n/a	2	
studio units	n/a	0	
Commercial Units	0	3	
Total Affordable Units	4.6	8	incl developer subsidized commercial space
Total % of Residential Affordability	23.1%	25.0%	by unit count (13.3% condo, 60% rental)
Total % of Affordability (by sf)	23.1%	24.5%	by sq ft (3 - 3 bd, 0 - 2 bed, 2 - 1 bed)
Transportation	JP/ Rox	BSq 2	Comments
Off-street Parking - Residential	20	17	1.0 spaces per unit = <i>maximum</i> per JP/ Rox, 0.75 spaces per BTD
On-street Parking - Commercial	3	6	BSq 2 parking along Amory St in relocated sidewalk area
Bicycle spaces	20	20	BSq 2 incl 12 indoor and 12 outdoor spaces
Sidewalks	7' to 16'6	10 to 14'	BSq 2 approx average sidewalk width (6' currently)
Loading Dock	none	none	
Create Semi-Public Areas	yes	yes	400 sf plaza area at the entry of BSq 2
Arts & Business	JP/ Rox	BSq 2	Comments
Increase Artist work space	yes	yes	subsidized commercial space
Attract New Businesses	yes	yes	3600 sf new retail space
Encourage Affordable Biz Space	yes	yes	create affordable artist and/or small business space(s)
Create Co-working Space	yes	no	
Green Building	JP/ Rox	BSq 2	Comments
Transit Oriented Development (TOD)	yes	yes	across the street from MBTA subway station
Photo-Voltaic (PV) Array	yes	yes	solar panel array on the roof (9.7kW min)
Electric Vehicle (EV) Charging	yes (5%)	yes (30%)	BSq 2 to provide 30% of garage spaces w EV power
Street Trees	yes	yes	BSq 2 to plant 3-4 urban sidewalk trees
Bicycle spaces	yes	yes	24 total spaces at BSq 2

Green Roof	yes	no	
LEED	yes	yes	BSq 2 LEED certifiable only