

MEMORANDUM

FEBRUARY 14, 2013

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

**FROM:** KAIRSO SHEN, CHIEF PLANNER  
RICHARD McGUINNESS, DEPUTY DIRECTOR FOR WATERFRONT  
PLANNING  
JEFFREY M. HAMPTON, SENIOR LAND USE PLANNER III

**SUBJECT:** DOWNTOWN INTERIM PLANNING OVERLAY DISTRICT (IPOD)  
EXTENSION

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**SUMMARY:** This Memorandum requests authorization for the Director to petition the City of Boston Zoning Commission (“Zoning Commission”) to extend the Downtown Interim Planning Overlay District (IPOD) for one year in order to complete the planning and rezoning of the Downtown.

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The Downtown Interim Planning Overlay District (IPOD) was established on September 25, 1987, for a period of two years and subsequently extended to expire on March 24, 2013. The majority of the Downtown IPOD has now been rezoned, with new permanent zoning regulations adopted for the following districts:

- Midtown Cultural District (including Hinge Block amendments)
- North Station Economic Development Area
- South Station Economic Development Area
- Huntington Avenue/Prudential Center District
- Chinatown District
- Leather District
- Government Center/Markets District
- Central Artery Special District
- Bulfinch Triangle District
- Cambridge Street North District
- Bay Village Neighborhood District

Article 27D of the Boston Zoning Code, which governs the Downtown IPOD, requires the production of comprehensive planning policies, development controls, and design guidelines for each subdistrict and Special Study Area. Additional time is necessary to complete this effort for the entire district.

It is therefore recommended that the Director be authorized to petition the Zoning Commission to extend the time period for the expiration of the Downtown IPOD for a period of one year from the current expiration date of March 24, 2013, in order to allow sufficient time to complete the planning and design analysis, the community review process and the zoning regulations for the districts that remain, and to allow sufficient time for hearings by the Boston Redevelopment Authority and the Zoning Commission.

Areas remaining to be rezoned include: Beacon Hill/Back Bay, Cambridge Street South, and the Financial District.

An appropriate vote follows:

**VOTED:** That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to extend the time period for the expiration of the Downtown Interim Planning Overlay District, excluding those areas for which final zoning has already been adopted, from March 24, 2013 to March 24, 2014, in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its meeting on February 14, 2013.