

MEMORANDUM

JULY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: RICHARD McGUINNESS, DEPUTY DIRECTOR FOR WATERFRONT
PLANNING
LAUREN SHURTLEFF, SENIOR PLANNER I
MARYBETH PYLES, SENIOR LAND USE COUNSEL
JEFFREY M. HAMPTON, SENIOR LAND USE PLANNER III

SUBJECT: GREENWAY OVERLAY DISTRICT (ARTICLE 49A)

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA") authorize the Director to petition the Boston Zoning Commission to adopt Article 49A and corresponding text and map amendments to the Boston Zoning Code (the "Code") for the establishment of the Greenway Overlay District.

BACKGROUND

In July, 2010, the BRA adopted the Greenway District Use and Development Guidelines ("Guidelines"), after a two-year planning process. The objective of the study was to create a set of guidelines specifically for the parcels adjoining the Greenway.

The purpose of this zoning Article is to establish the zoning regulations for the Greenway Overlay District and memorialize the recommendations contained within these Guidelines.

The goals and objectives of this Article will:

- (1) Activate the broader public realm in and surrounding the Greenway parks by identifying and strategically locating desired uses, particularly at the ground level that will contribute positively to the Greenway;
- (2) Preserve the character of the Greenway parks (environmentally, aesthetically, and economically) by setting design standards and guidelines for projects, to ensure that they are planned and designed in a manner that is compatible with the recreational activities and horticultural life within the parks;
- (3) Ensure the long-term value of the public's investment in creating the Greenway parks by setting standards for the review of project impacts, to maximize the quality of the parks and extend their publicly beneficial effects into adjacent

districts and neighborhoods; and

- (4) Balance the development pressures in the Greenway Overlay District with other growth areas and development opportunities in the City of Boston as a whole.

RECOMMENDATION

BRA staff recommends that the Director be authorized to petition the Boston Zoning Commission to adopt Article 49A, Greenway Overlay District, of the Code and corresponding zoning text and map amendments for the Greenway Overlay District.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt Article 49A, Greenway Overlay District, of the Boston Zoning Code (the "Code") in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its meeting on July 16, 2013.