

**MEMORANDUM**

**DECEMBER 19, 2013**

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

**FROM:** KAIROS SHEN, DIRECTOR OF PLANNING  
LARA MERIDA, DEPUTY DIRECTOR FOR COMMUNITY PLANNING  
CARLOS MONTANEZ, SENIOR URBAN PLANNER II  
MARY KNASAS, SENIOR PLANNER III

**SUBJECT:** ARTICLE 90: NEWMARKET INDUSTRIAL-COMMERCIAL  
NEIGHBORHOOD DISTRICT

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (the “BRA”) Board authorize the Director to petition the Boston Zoning Commission to adopt Article 90 and Map 6E (Newmarket Industrial-Commercial Neighborhood District) of the Boston Zoning Code (the “Code”).

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**INTRODUCTION**

Staff is requesting that the BRA Board petition the Zoning Commission to adopt a new article to the Zoning Code, Article 90 and Map 6E, to support the core Newmarket area of Boston. The product of seven (7) public Advisory Group meetings, Article 90 and Map 6E introduces updated land uses to the Zoning Code for Newmarket, the economic engine for production and distribution of essential goods and services in the city and region.

**BACKGROUND**

At the request of the Newmarket Business Association in 2012 to Mayor Thomas M. Menino, the Boston Redevelopment Authority (“BRA”) began a new initiative to update the Zoning Code to address outdated land uses established in the 1960s for the Newmarket core bounded by Southampton Street, Massachusetts Avenue, the Expressway Connector and the Fairmount rail corridor. The purpose of this new zoning article was to update the land use table zoning regulations for the core Newmarket industrial district. It was to reflect more contemporary uses of the present-day economy, ease permitting, retain and protect core industrial uses, and strengthen the identity of the core industrial district.

BRA staff spent the past year working with an 11-member Newmarket Business Advisory Group (“Working Group”) appointed by Mayor Thomas M. Menino. Members of the longstanding industrial business advocacy association as well as business owners who participated during the public working sessions were key in developing this article. The role of community participation in determining appropriate land use regulations and zoning is critical to the success of any zoning article. Overall, the Working Group met with BRA staff for seven (7) public Working Group meetings up through December 2013, and Article 90 and Map 6E was the end result of these meetings.

The Newmarket Industrial-Commercial Neighborhood District (“NIC” District) is the region’s economic engine for production and distribution of essential goods and services. It is a centrally located gateway that is in the heart of Boston with Easy access to Logan International Airport, downtown Boston, interstate highways 90 and 93, and major public transportation routes. Historically, the NIC District has been Boston’s established epicenter for food processing, distribution, other light manufacturing industries, and non-industrial compatible uses which support these industries. More recently, it has also become home to core public/private services; professional, scientific and technical businesses; and health care facilities. Moving forward the NIC district seeks to integrate innovate and environmentally friendly businesses, and create a diverse and expanding workforce

In summary, Article 90 will allow the Newmarket core, Boston’s backbone of essential industrial/commercial enterprises to continue to serve the city and region as a key employment district with streamlined permitting and complementary uses.

An appropriate vote follows:

**VOTED:** That the Boston Redevelopment Authority (“BRA”) authorize the Director to petition the Boston Zoning Commission to adopt Article 90 and Map 6E for Newmarket Industrial-Commercial Neighborhood District of the Boston Zoning Code (the “Code”), and in substantial accord, as presented to the BRA at its meeting on December 19, 2013.

**Attachments:**

- A - Article 90, Newmarket Industrial-Commercial Neighborhood District
- B - Map 6E Newmarket Industrial-Commercial Neighborhood District