



**boston planning &
development agency**

Urban Renewal

54-56 Belmont Street Urban Renewal Parcel R-9B
In The Charlestown Urban Renewal Plan Area,
Project No. Mass- R-055
(parcel ID# 0201518000)

Boston Zoning Code for 54-56 Belmont Street Charlestown:

Zoning District:

Article 62 Charlestown Neighborhood

Zoning Subdistrict:

3F- 2000 (maximum 3 units, on a minimum 2000 square foot lot)

Subdistrict Type:

Three family residential

Overlays:

NDOD (Neighborhood Design Overlay District)

UR (Urban Renewal)

Proposed project height and density:

- 54-56 Belmont Street conforms to Boston zoning code.
- This proposal is for 3 residential units with a building height of 35 ft. and an FAR (floor area ratio) of 1.99. This is consistent with the regulations for this particular parcel in this subdistrict.

Purpose of Zoning Code:

- The Boston Zoning Code establishes the structure for our City's built environment.
- Boston's zoning code allows for projects that conform to dimensional and use regulations to move forward without presenting to Boston's Zoning Board of Appeals .
- Projects that seek to build outside of Boston's zoning code require some process depending on the use and scale of the project.

54 - 56 Belmont Street

Charlestown Urban Renewal Plan:

- In September 2016, the Commonwealth's Department of Housing & Community Development approved a 6 year extension to the Charlestown Urban Renewal Plan.
- For 54-56 Belmont Street, the Boston Redevelopment Authority is required to adopt a minor modification under the Charlestown Urban Renewal Plan.

- The Charlestown Urban Renewal Plan Parcel R-9 has an FAR (floor area ratio) of 1.
- 54-56 Belmont Street proposal has an FAR (floor area ratio) of 1.99.
- The project requires a minor modification be adopted by the BRA changing the maximum FAR to 1.99.
- This does not have any impact on the Boston Zoning Code as this proposal requires no variances and remains consistent with the Charlestown neighborhood zoning article 62 and Article 80.

In addition, The BPDA will authorize an Amended and Restated Land Disposition Agreement (LDA).

- The current LDA sites a two-family residential occupancy
- The LDA will be amended to reflect a three-family occupancy
- This will be presented to the board with the request for the adoption of a minor modification.

Neighborhood Design Overlay District

- The purpose of a Neighborhood Design Overlay District is to ensure that new buildings and large additions to existing buildings are compatible with historic streetscapes.
- Only applies to the portion of a building that is visible from the public street on which the building is located.
- A BPDA architect conducts a review of design details to ensure they are compatible with historic streetscape.
- NDOD review is conducted by BPDA at the request of the Inspectional Service Department.
- Inspectional Services only requests this type of review after confirming that a proposal does not require zoning relief. For this reason, the BPDA architect can only request changes to design details such as color of trim or window style. The BPDA cannot use the NDOD review process to request changes to dimension or use that are allowed by zoning.
- Full text of NDOD process can be found in Article 80, section 80E of the zoning code.

So why are we here?

- Urban Renewal is complex. There are land disposition agreements, affordable housing covenants, deed restrictions and other forms of regulatory agreements that have implications for both public and private parcels throughout Charlestown and other Boston neighborhoods that fall within an Urban Renewal Plan .
- Keeping with the new vision of the BPDA and the Walsh administration's commitment to transparency, it is important that residents are kept informed not only on the historical implications of urban renewal but urban renewal in application.
- 54-56 Belmont Street is an example of how Urban Renewal interfaces with development projects, even those that are consistent with the City of Boston zoning code.
- The request for an Urban Renewal minor modification for 54-56 Belmont Street will likely go before the BPDA Board January XX, 2017.

Thank you for your time and attention.



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