



Charlestown Zoning Workshop #2

September 17, 2018



Agenda

1. Introduction
2. Review of June 25th
“Tools for Zoning Fluency”
3. FAR / Height Exercise
4. Options Discussion
5. Time for conversations
with City Hall staff



Charlestown Zoning Workshops

1. June 25th *Tools for Zoning Fluency*
2. Tonight: *Local Industrial District Zoning*
3. September 26th (6:00-8:00 PM): *Pulling It All Together*
Cambridge College, Room 1403
500 Rutherford Avenue
Charlestown, MA 02129

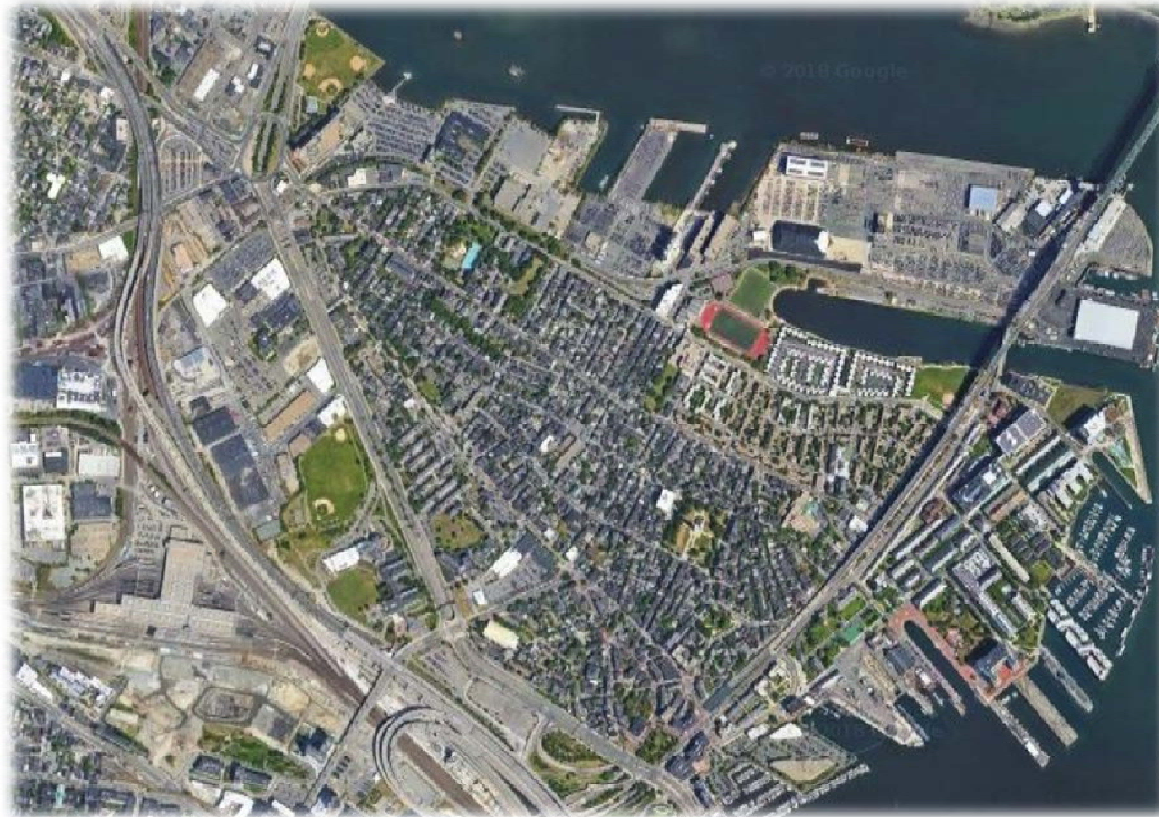
01

Review: Tools for Zoning Fluency



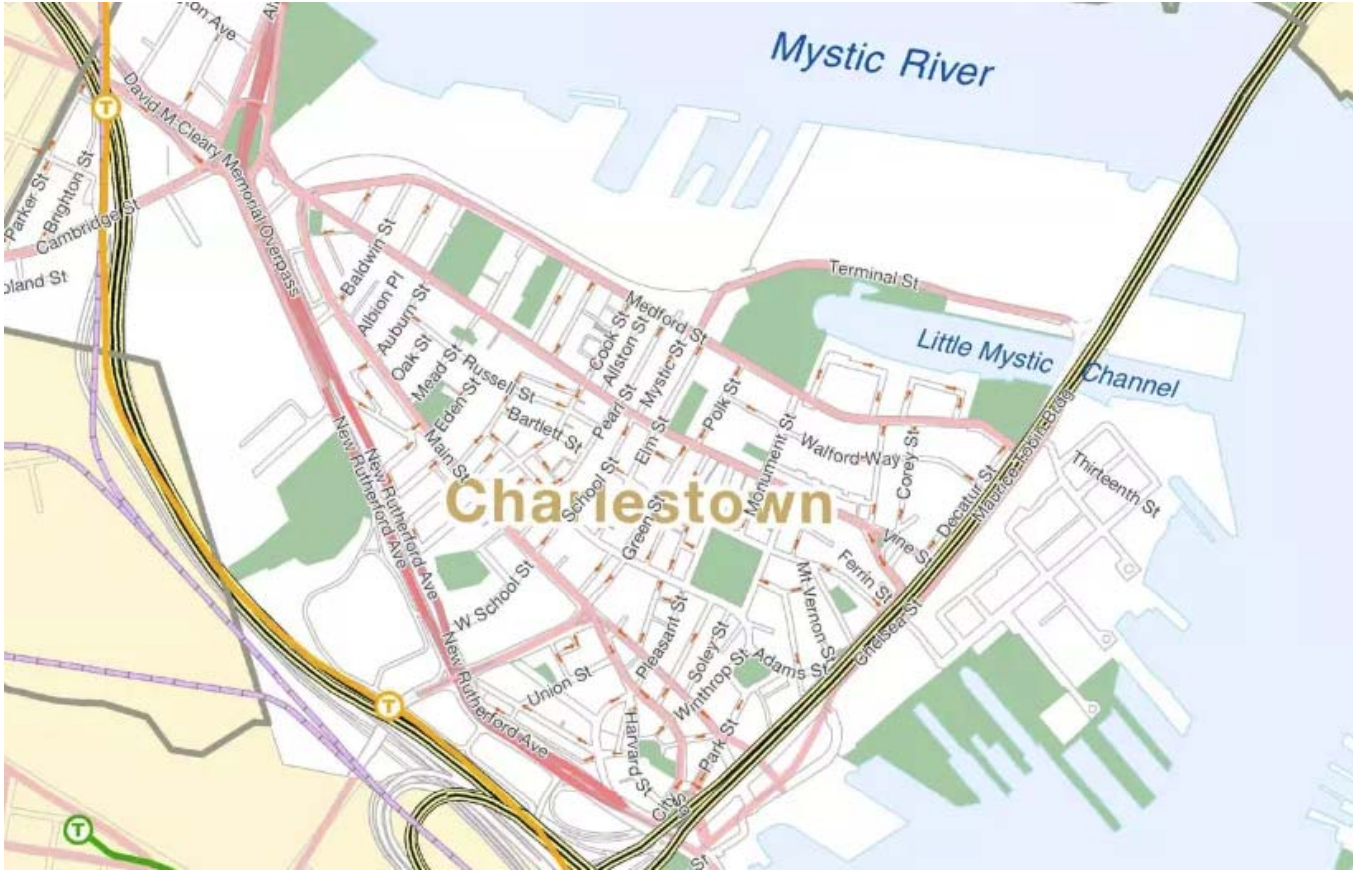
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Zoning Article 62



Zoning Article 62

Contemporary



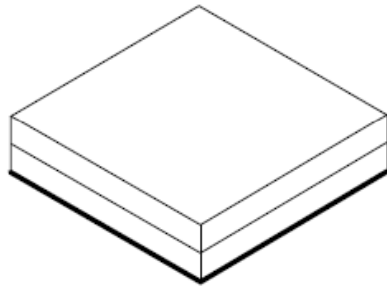




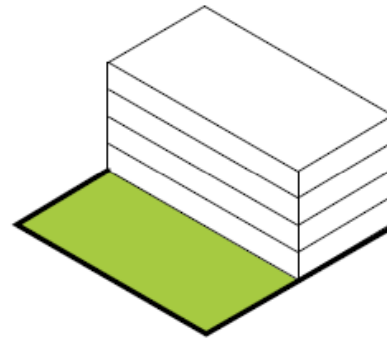
Dimension

Floor Area Ratio

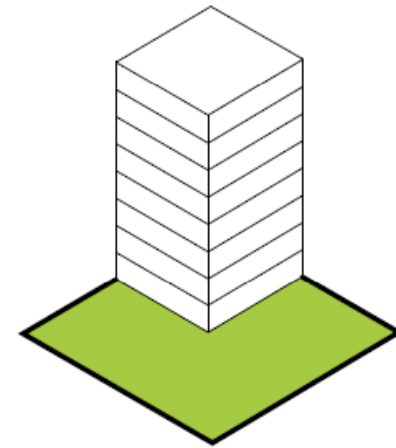
FAR = 2.0



2 stories
covers
100% of the lot



4 stories
covers
50% of the lot

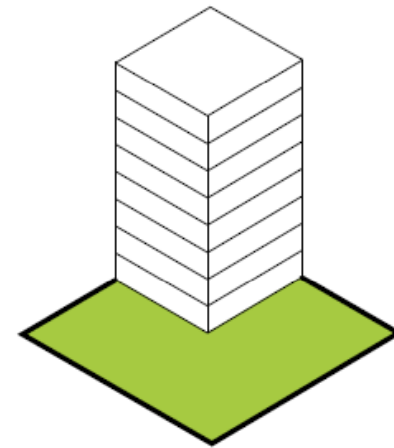
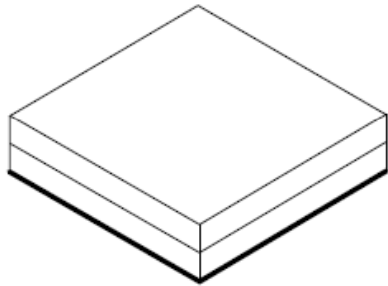


8 stories
covers
25% of the lot

Dimension

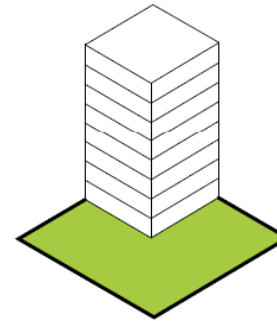
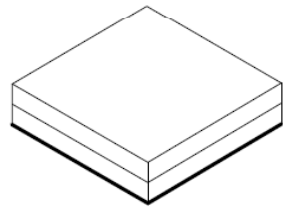
Floor Area Ratio

FAR = 2.0



Dimension

Floor Area Ratio
FAR = 2.0

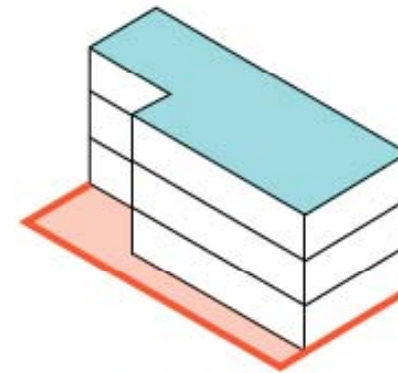


FAR = building square footage = # of people = transportation (number of cars...)

Building Height = land for open space, plazas, streets, on-street parking



Dimension



Lot area 1600sf
Living area 3,160sf

Typical Residential 3-family
FAR 2.0

02

Zoning for Local Industrial Area



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Planned Development Area

What
A PDA is a zoning tool for a large or complex project on a large piece of land. FAR and/or height can be capped in an area where PDA's are allowed.

Planned Development Area

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A PDA is a zoning tool for a large or complex project on a large piece of land. FAR and/or height can be capped in an area where PDA's are allowed.

Where

A PDA is allowed if:

- at least one acre of land
- in a Local Industrial zoning district

Planned Development Area

What

A PDA is a zoning tool for a large or complex project on a large piece of land. FAR and/or height can be capped in an area where PDA's are allowed.

Where

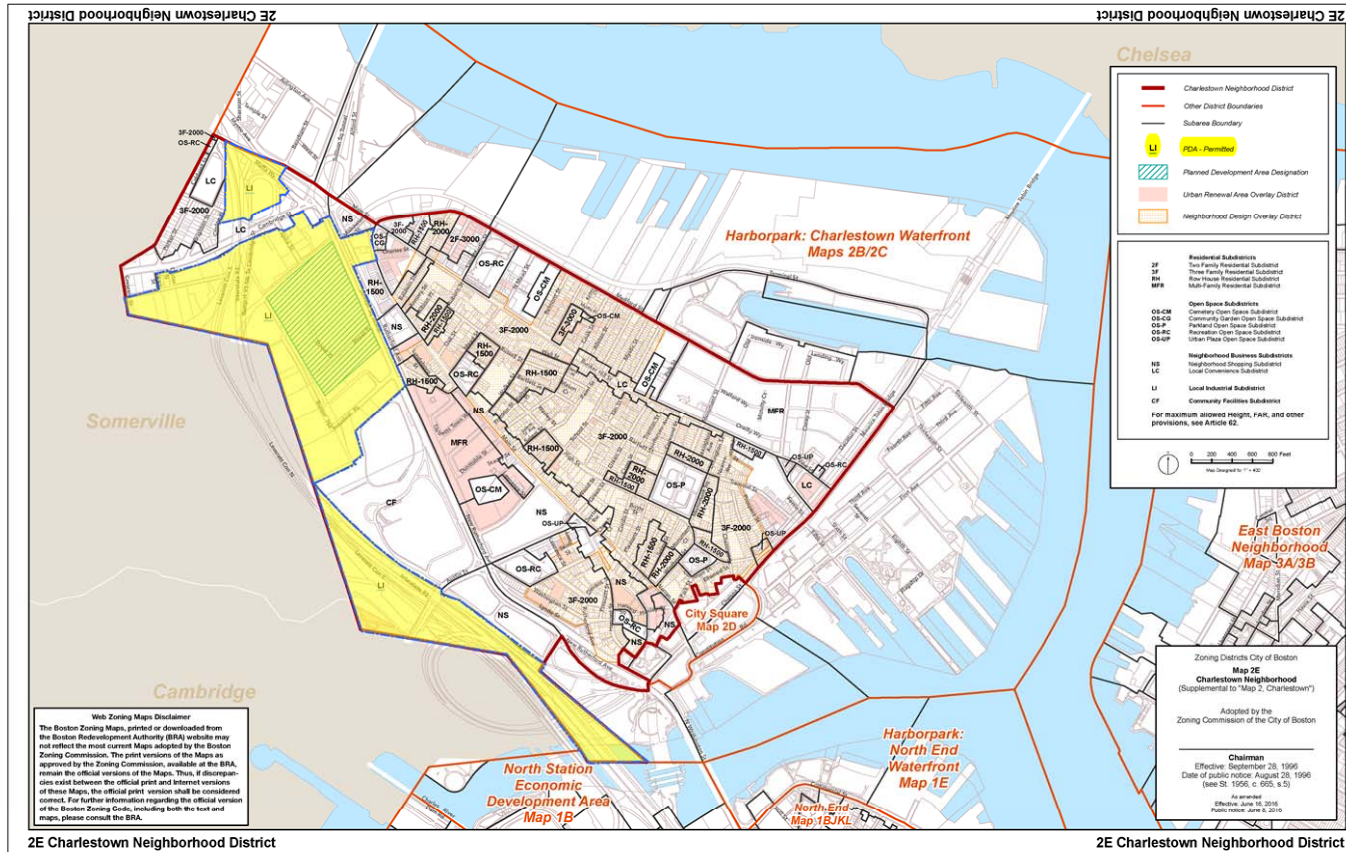
A PDA is allowed if:

- at least one acre of land
- in a Local Industrial zoning district

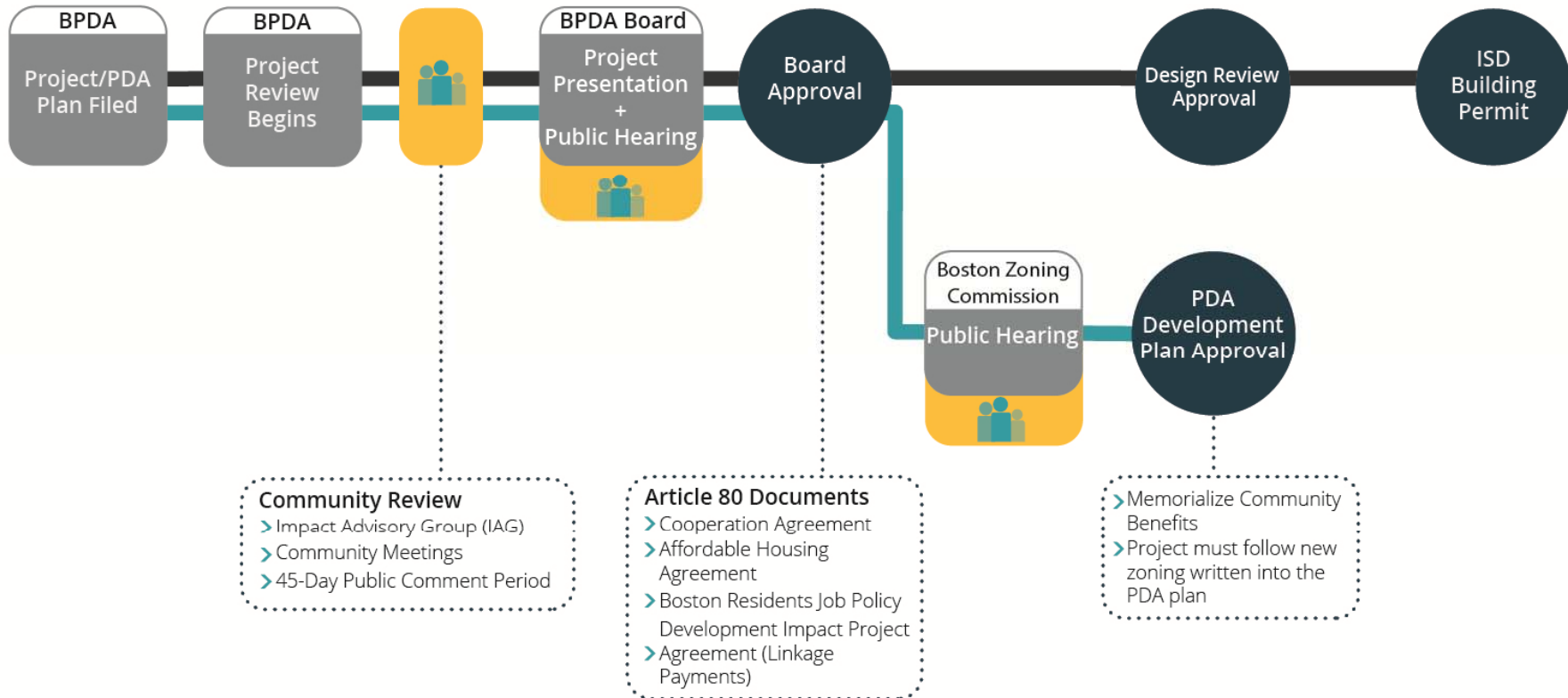
Community Participation

New PDA's, changes to a PDA, and all associated Development Plans must undergo a community review process for: building dimension, open space, public amenities, and transportation.

Local Industrial Zoning



Planned Development Area (PDA) Review Process



Legend

Large Project Review Process

Planned Development Area Process



Community Input

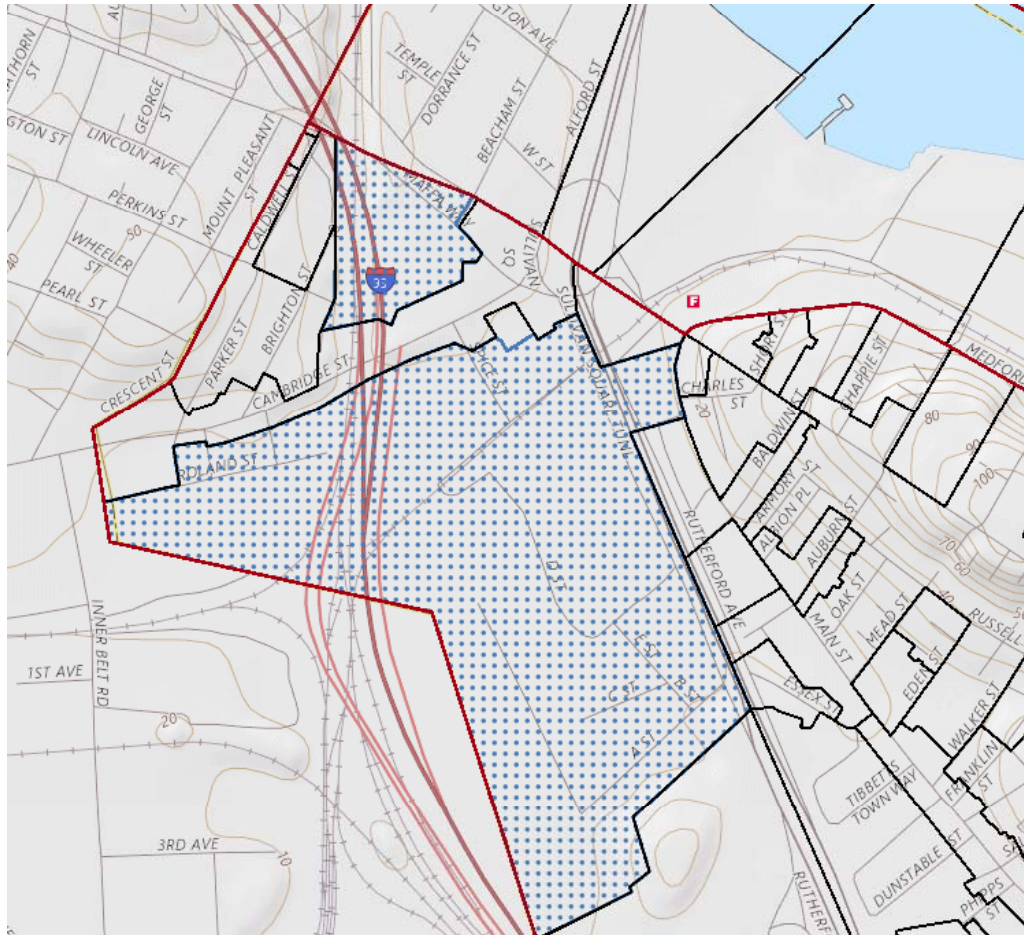


Meeting or Action



Approval Milestone

PDA's in Charlestown



Current PDA's in Charlestown

PDA 108

32 Cambridge Street

PDA 51

Hood Business Park



Hood Park

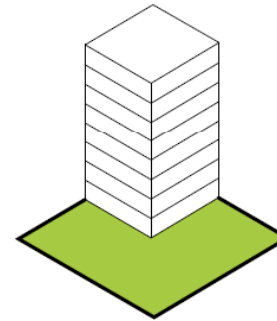
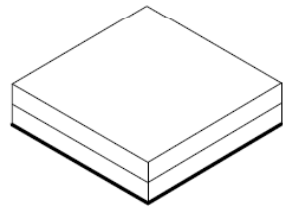


03

Exercise

Dimension

Floor Area Ratio
FAR = 2.0



FAR = building square footage = # of people = transportation (number of cars...)

Building Height = land for open space, plazas, streets, on-street parking

04

Options Discussion

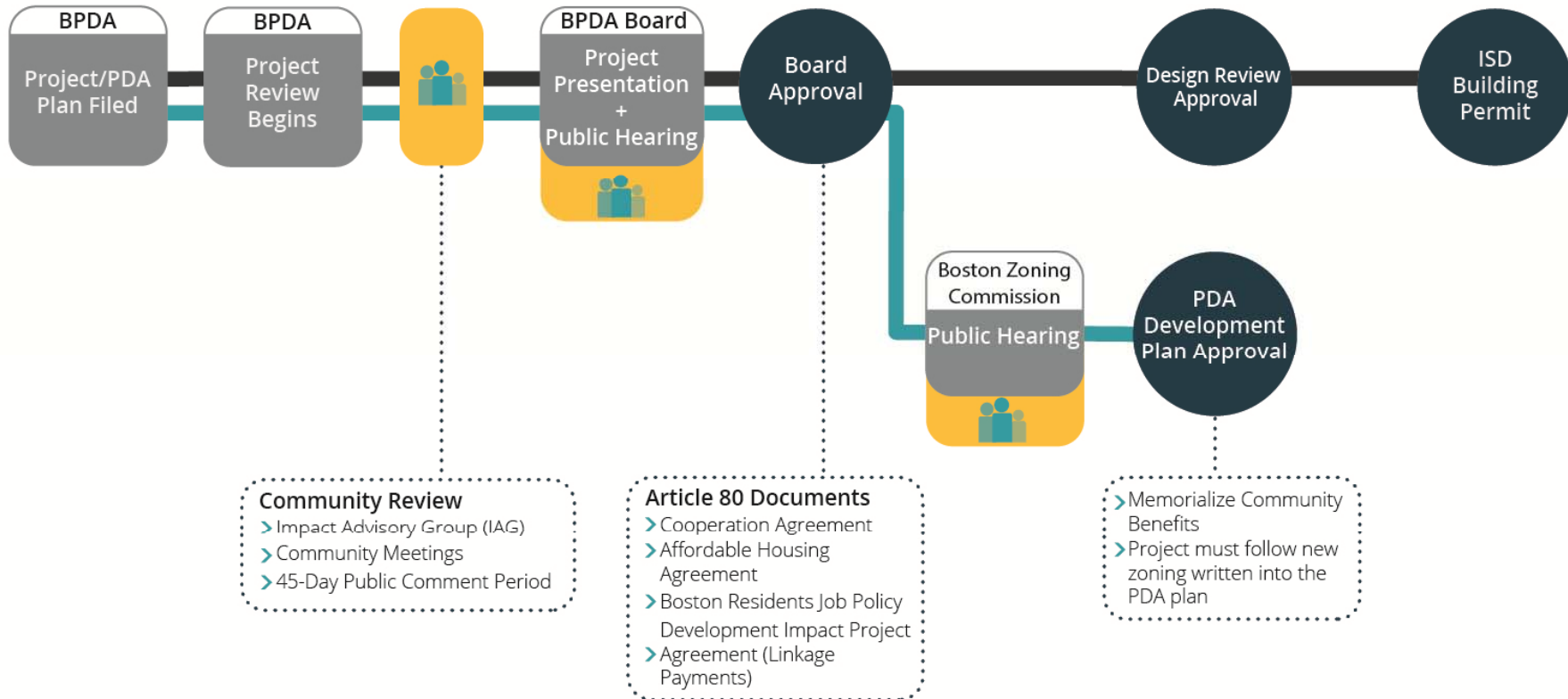


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Options to Study

- **Study: Floor Area Ratio Limit Only**
- **Study: Floor Area Ratio Limit *and* Height Limit**

Planned Development Area (PDA) Review Process



Legend

— Large Project Review Process

— Planned Development Area Process

Community Input

Meeting or Action

Approval Milestone

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