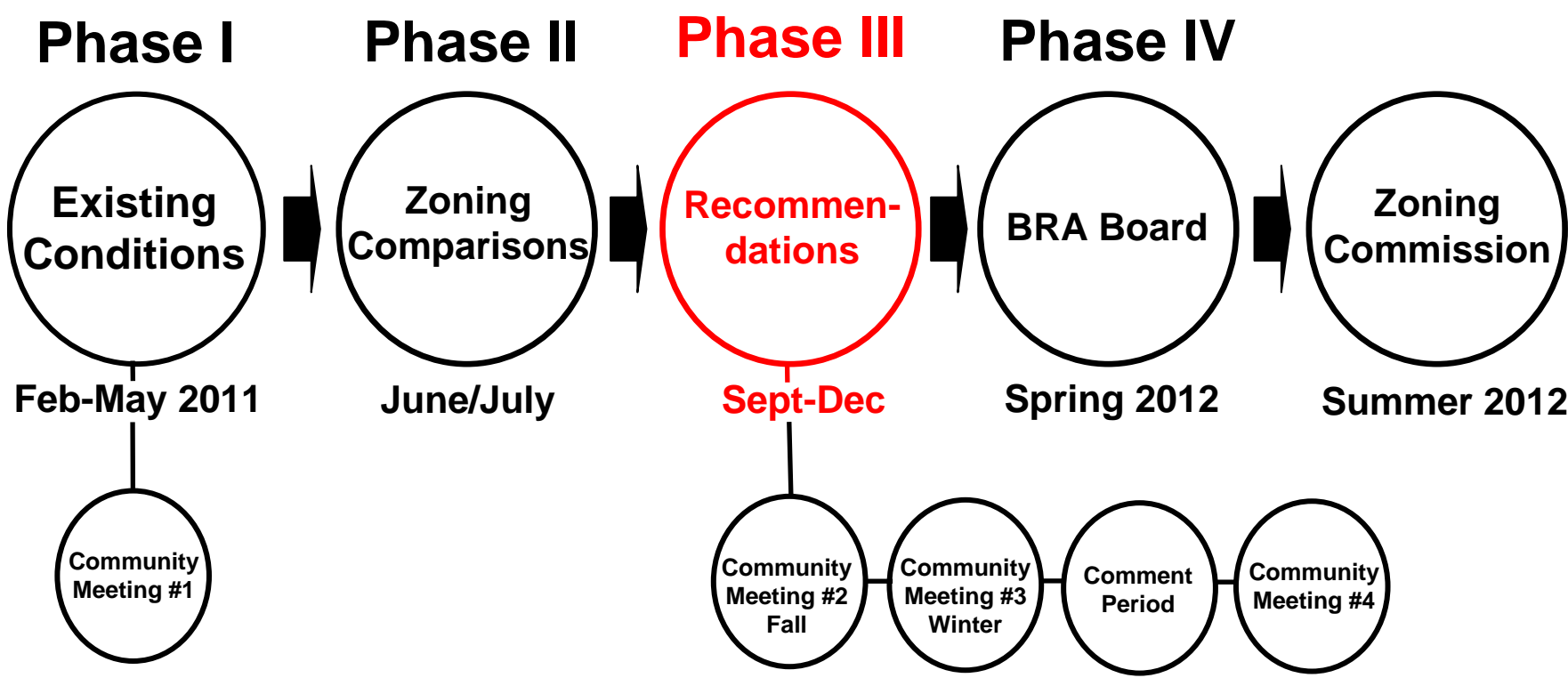


Dorchester Avenue Zoning Update

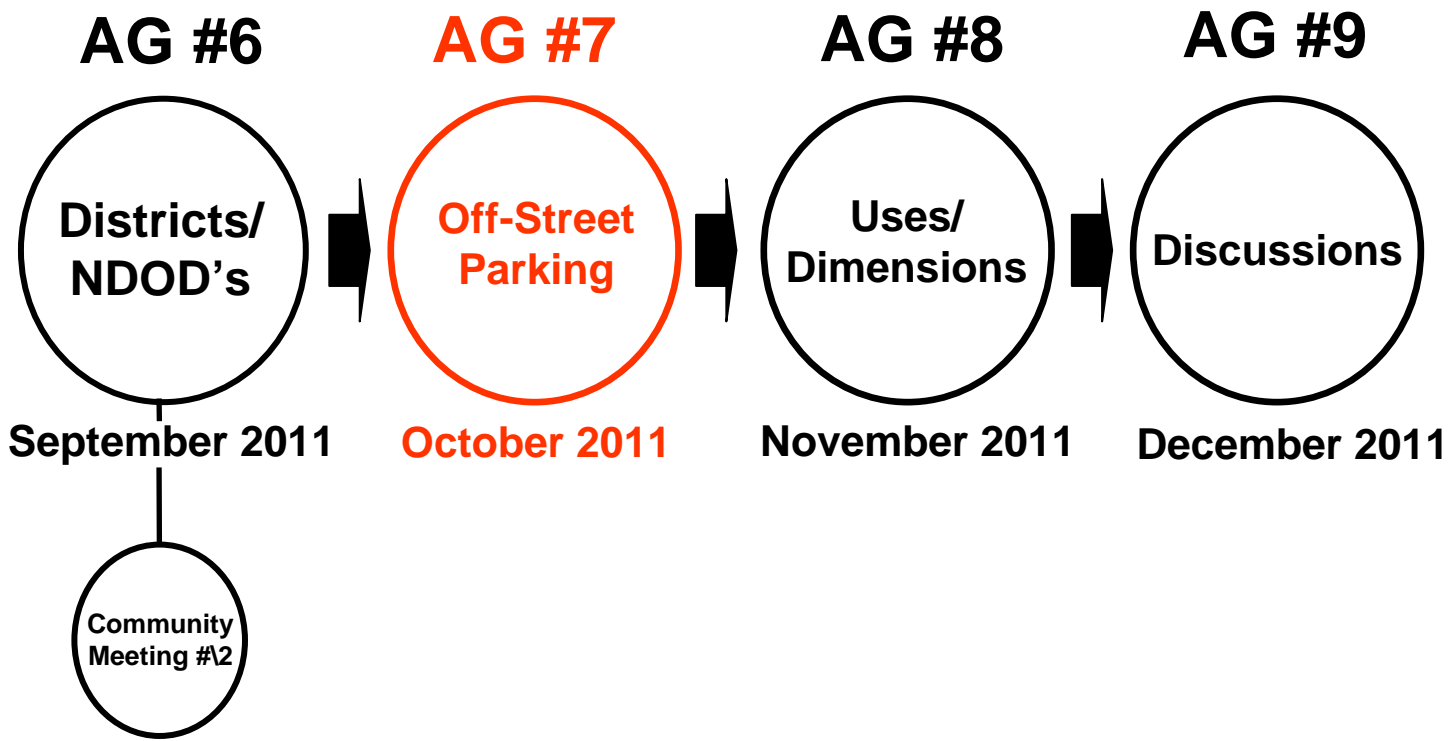
AG Meeting #7

www.dotavzoning.org

Proposed Process



Proposed AG Meetings



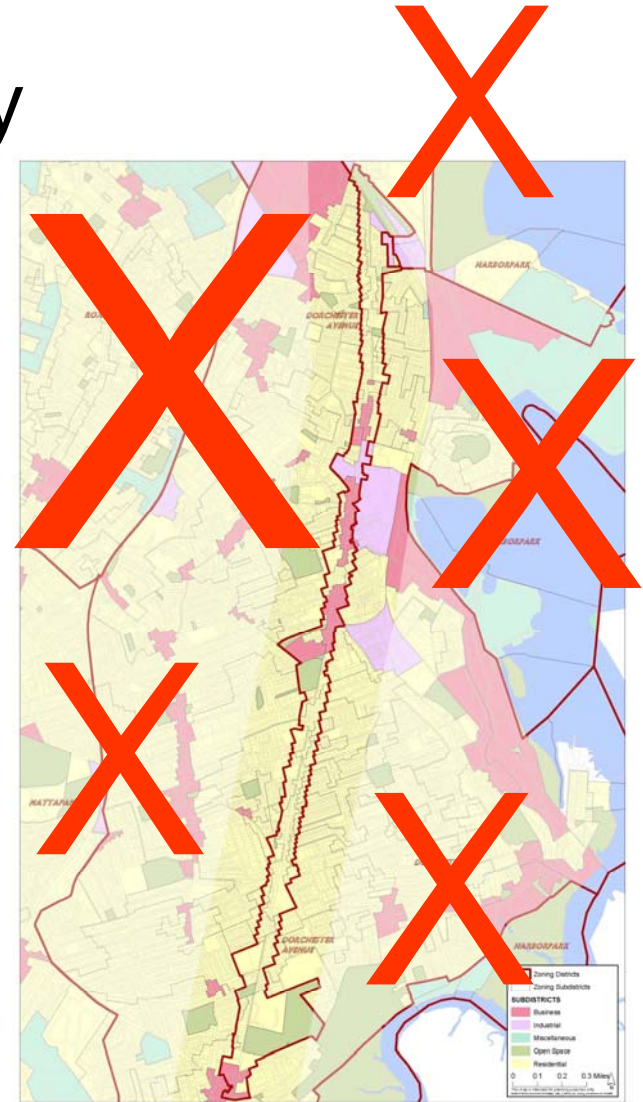
Off-Street Parking

- Minimum Ratios:
Appropriate for large-scale development, not infill**
- Existing zoning inconsistent with other city regulations**
- Overburdened streets, underutilized existing assets**
- Conclusions**

Commercial Parking Ratios

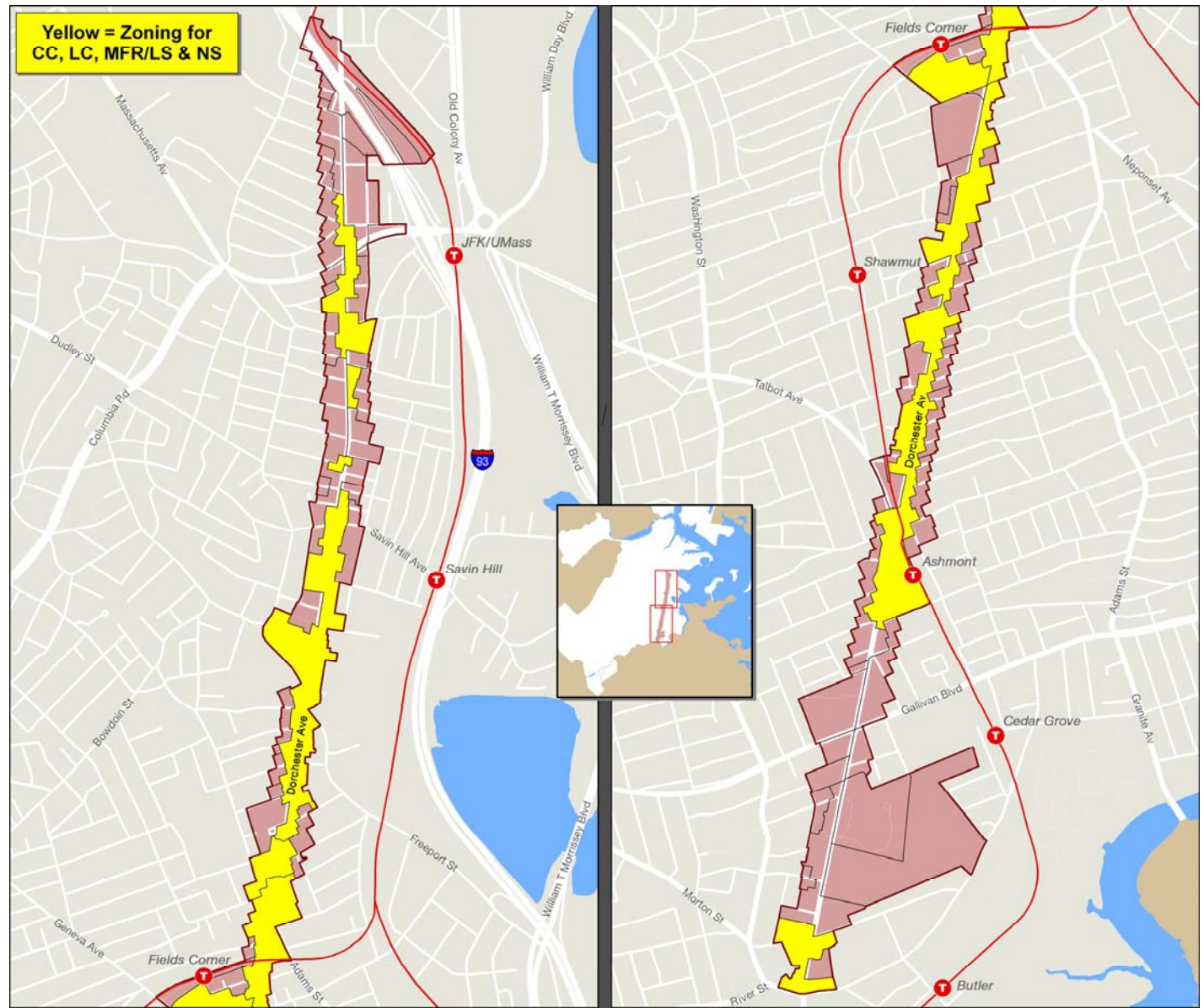
Scope:

- Commercial Sub-districts Only
- Dot Ave in Dorchester Only



Commercial Parking Ratios

Scope:



Commercial District Parking

-Minimum Ratios:

Appropriate for large-scale development, not infill

-Existing zoning inconsistent with other city regulations

-Overburdened streets, underutilized existing assets

-Conclusions

Black: Dorchester Avenue

Red: Dorchester Neighborhood

Current Ratios

	Space(s) per 1,000 Square Feet of <u>Gross Floor Area</u>		If there are seats <u>(spaces per seat)³</u>	If there are no seats (spaces per 1,000 square feet of public <u>floor area in structures)³</u>
<u>Banking and Postal Uses</u>	1.0	<u>Cultural Uses</u>		
<u>Community Uses</u>	1.0	Auditorium, Cinema, Concert Hall, Theatre	0.2	1.0
<u>Educational Uses</u>		All other cultural uses	0.1	1.0
Day Care Center	0.7	<u>Entertainment and Recreational Uses</u>	0.15	4.0
Elementary School or Secondary School	0.7		.3	
Middle School (through 9th Grade)	0.7	<u>Funerary Uses</u>		
Kindergarten	0.7	Funeral home	0.1	3.0
Other Educational Uses	1.0	Mortuary chapel	0.1	3.0
<u>Health Care Uses</u>	1.0	All other funerary uses	none	none
<u>Industrial Uses</u>	0.5	<u>Open Spaces Uses</u>		
<u>Office Uses</u>	2.0	Stadium	-	20.0 N/A
		All other	0.2	6.0 2.0
		<u>Places of Worship</u>	0.1	3.0
<u>Public Service Uses</u>		<u>Restaurant Uses</u>	0.15	4.0
Courthouse	2.0	Other	.3	.5
Police Station	1.5		.15	
Fire Station	1.0			
All other Public Service Uses	0			
<u>Research and Development Uses</u>	0.5			
<u>Retail Uses</u>	2.0			
<u>Service and Trade Uses</u>	2.0			
<u>Storage Uses, Major</u>	0.5			
<u>Transportation Uses</u>	0.25			
<u>Vehicular Uses</u>	0.5			
<u>Wholesale Uses</u>	0.25			

Black: Dorchester Avenue

Red: Dorchester Neighborhood

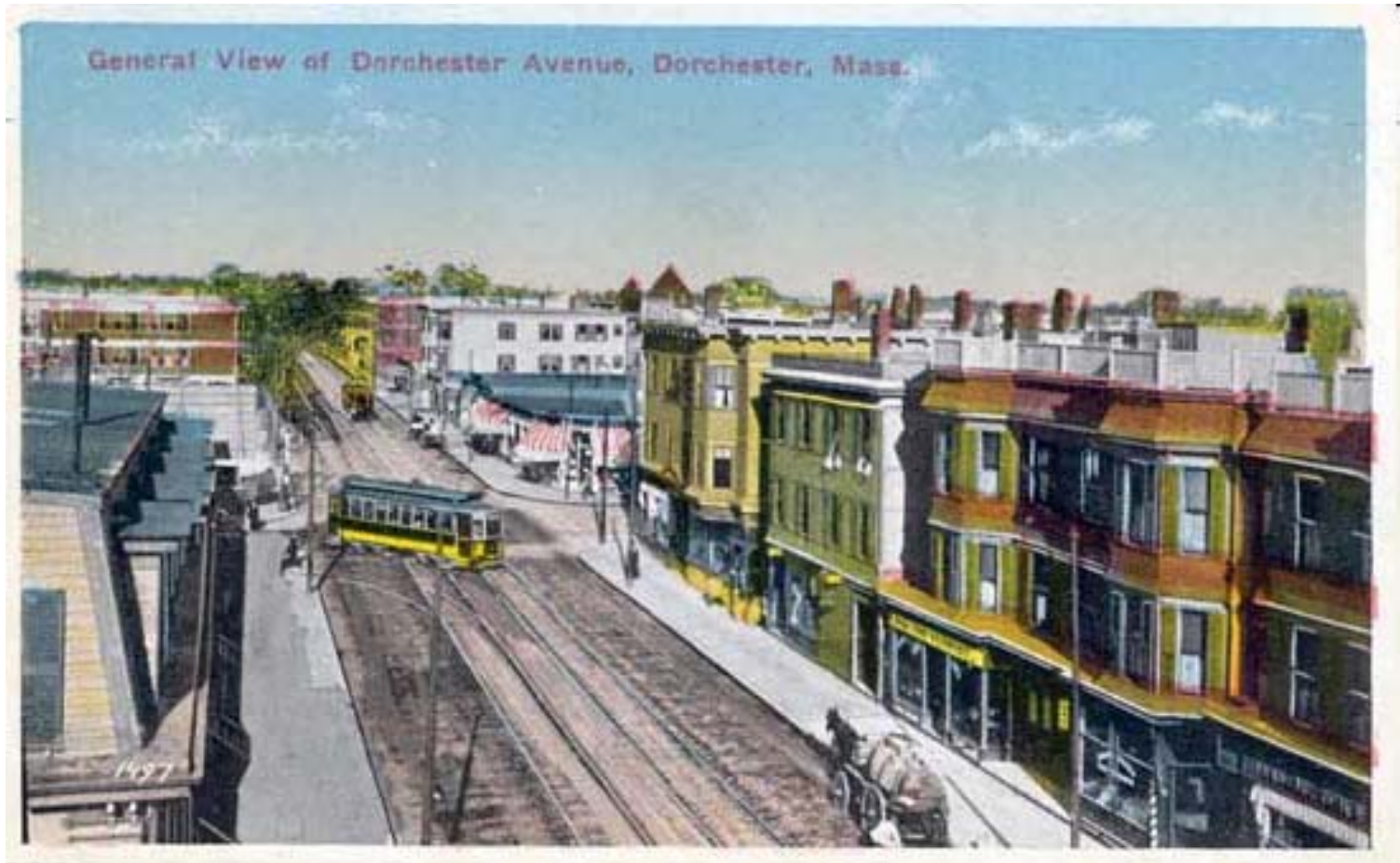
Parking Ratios

{large scale} vs. {infill}



Parking Ratios

{large scale} vs. {infill}



Minimum Parking Ratios

{established city}

Impediment To:

-Change of Use

e.g. new mom & pop

-New Infill Buildings

that are consistent with neighborhood



Commercial District Parking

-Minimum Ratios:

Appropriate for large-scale development, not infill

-Existing zoning inconsistent with other city regulations

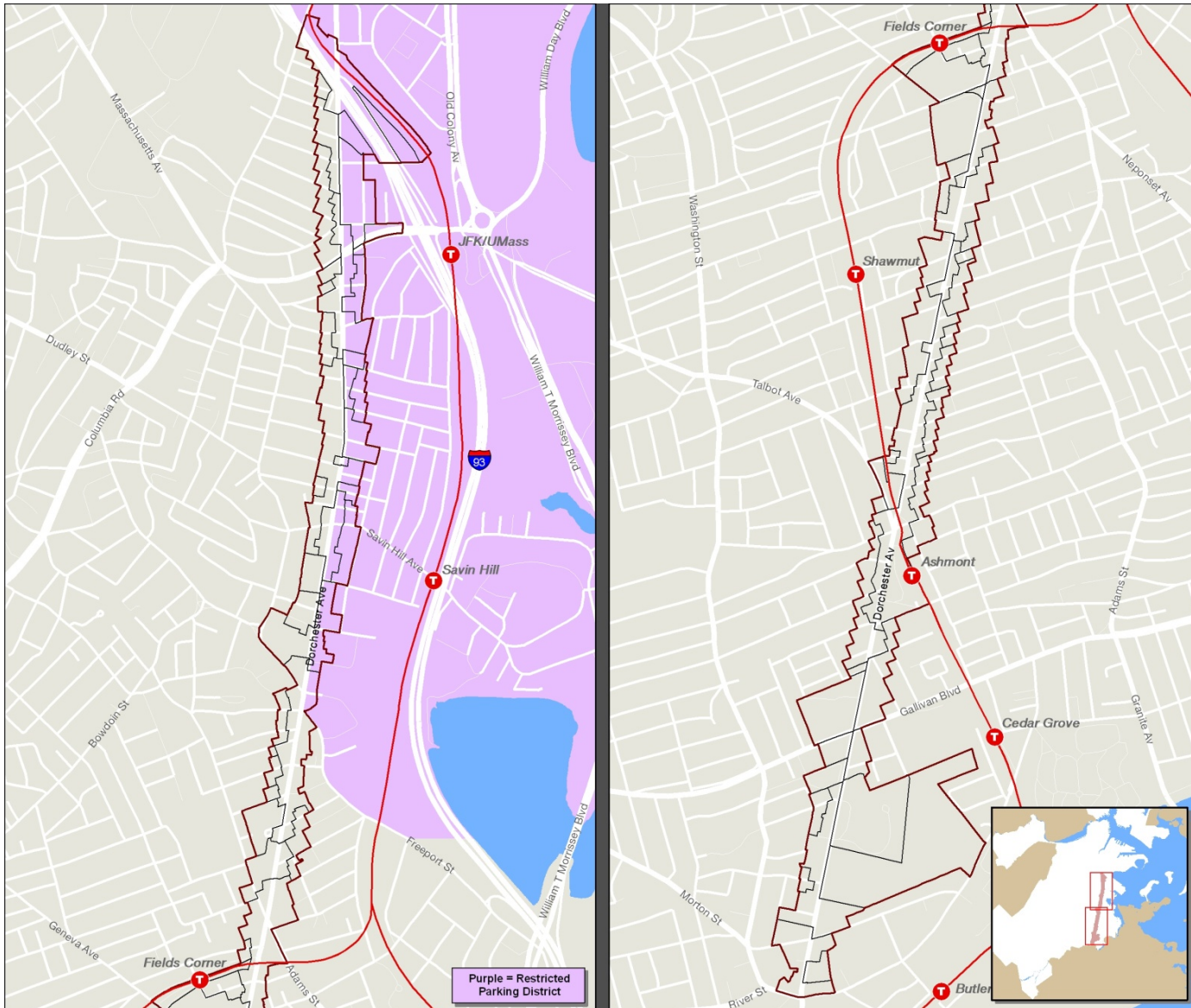
-Overburdened streets, underutilized existing assets

-Conclusions

Black: Dorchester Avenue

Red: Dorchester Neighborhood

Inconsistent With: Existing Zoning & Transportation Regs.



Inconsistent With: Existing Zoning & Transportation Regs.

PARKING REQUIREMENTS IN EXISTING ZONING	PROPOSED PARKING RATIO GOALS	PUBLIC TRANSPORTATION ACCESS
DORCHESTER		
<ul style="list-style-type: none"> • Restricted Parking District in the Savin Hill area • Ongoing rezoning • Office/Retail: 1.0-2.0 spaces/1,000 square feet • Residential: 0.5-1.0 spaces/unit based on housing type and Floor Area Ratio • Restaurant: 4.0 spaces/1,000 square feet 	<p style="text-align: center;"><u>Distant from MBTA Station</u></p> <ul style="list-style-type: none"> • Non-residential: 1.0-1.5 spaces/1,000 square feet • Residential: 1.0-1.5 spaces/unit based on housing type <p style="text-align: center;"><u>Near MBTA Station</u></p> <ul style="list-style-type: none"> • Cost of parking for employees should be equal to or greater than transit cost • Non-residential: 0.75-1.25 spaces/1,000 square feet • Residential: 0.75-1.25 spaces/unit based on housing type 	<ul style="list-style-type: none"> • Red Line • Commuter Rail at JFK/UMass • Local MBTA bus routes • Proposed Urban Ring • Proposed improved Fairmount Line

**** From Access Boston 2000-2010
Transportation Plan***

Future Transportation Guidelines



Commercial District Parking

-Minimum Ratios:

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-Conclusions

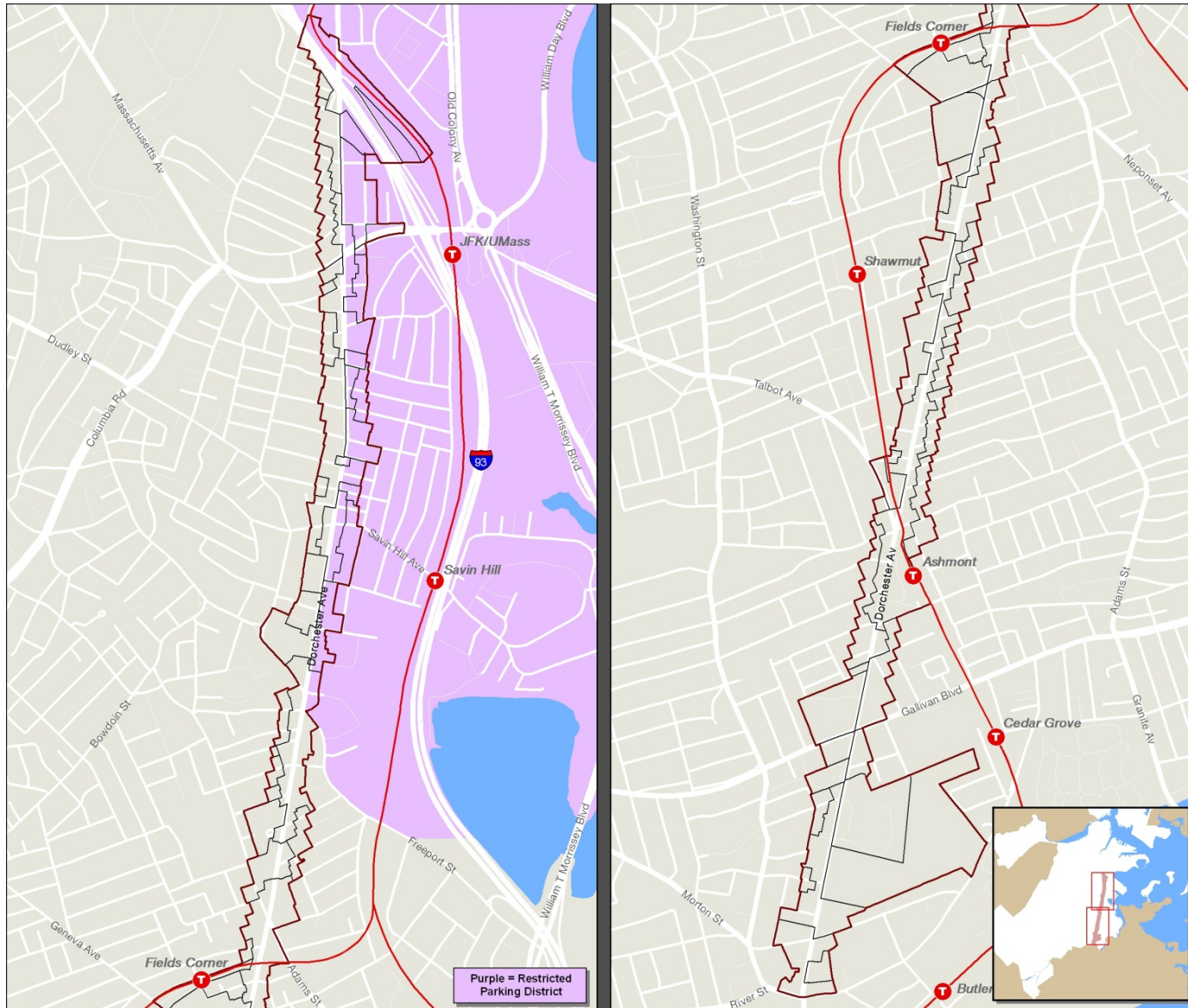
Black: Dorchester Avenue

Red: Dorchester Neighborhood

The Avenue: already burdened



The Avenue: already burdened



Existing Parking: underutilized

Glovers Corner



Existing Parking: underutilized

Glovers Corner

(off-street parking indicated in red)



Existing Parking: underutilized

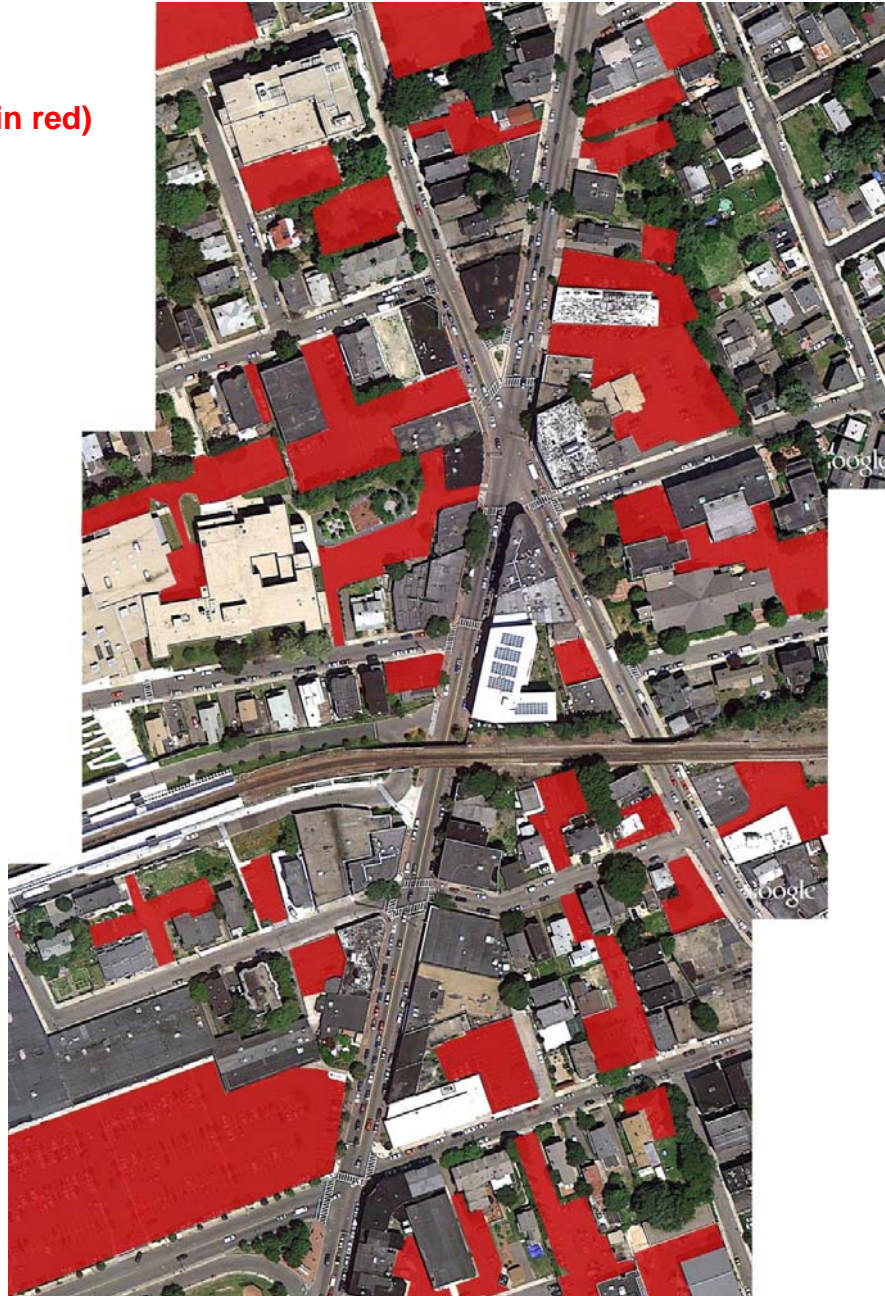
Fields Corner



Existing Parking: underutilized

Fields Corner

(off-street parking indicated in red)



Existing Parking: underutilized

Lower Mills



Existing Parking: underutilized

Lower Mills

(off-street parking indicated in red)



Commercial District Parking

-Minimum Ratios:

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-Conclusions

Black: Dorchester Avenue

Red: Dorchester Neighborhood

Minimum Ratios

-Minimum Ratio

-Allowing the market to decide...

Will people buy my coffee even if I don't have a large lot in front? Should I decide what is appropriate for my business or should a government-imposed math formula?



Minimum Ratios

{minimum of zero}

To help enable

-Change of Use

e.g. new mom & pop

-New Infill Buildings

that are consistent with neighborhood



Maximum Ratios

What is a parking maximum?

What will a parking maximum accomplish?



Implementation



Next Meetings

AG Meeting #8—November 16th

AG Meeting #9—December 14th

WEBSITE: www.dotavzoning.org

BRA ALERTS: www.bostonredevelopmentauthority.org

BRA ZONING INFO:

www.bostonredevelopmentauthority.org/zoning/zoning.asp