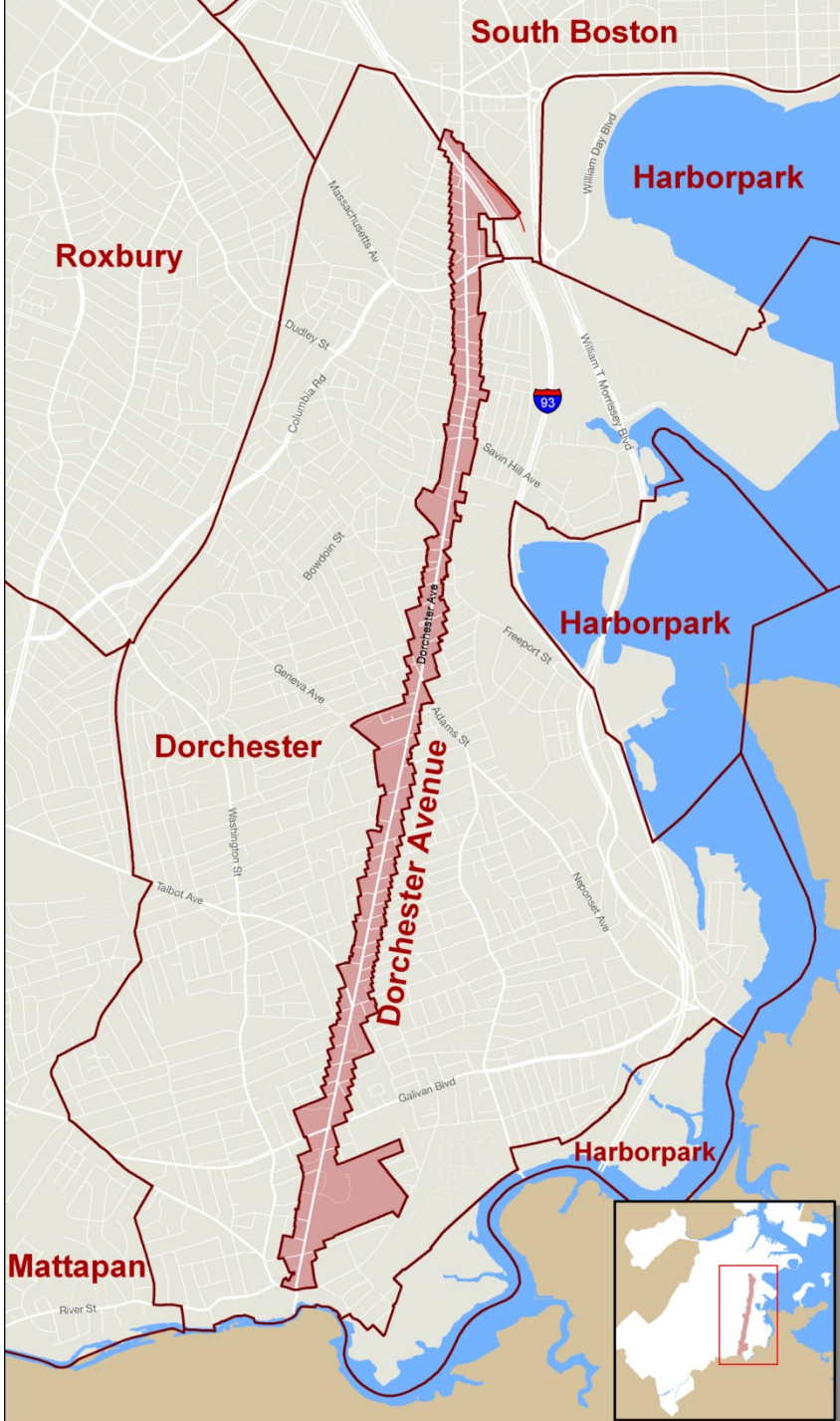


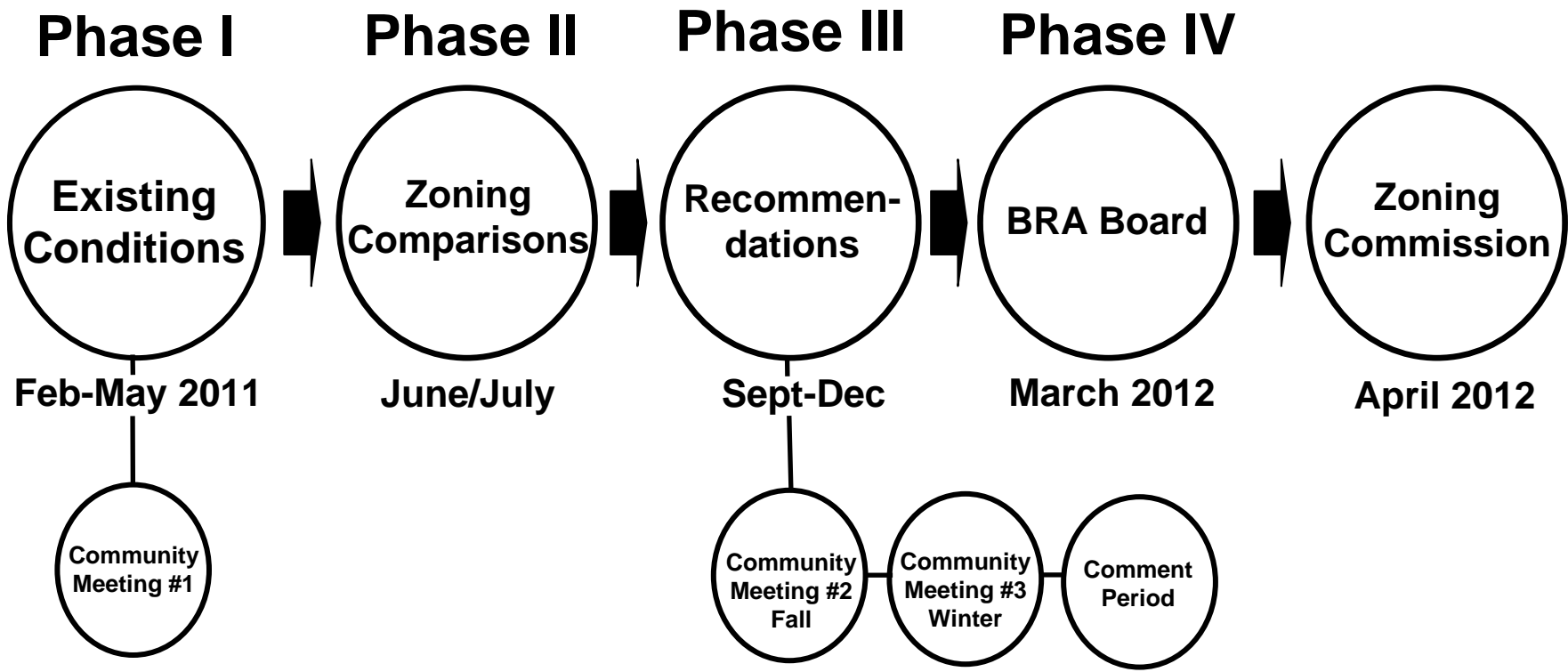
Dorchester Avenue Zoning Update

Community Meeting #3

Overview



Process



Zoning Advisory Group

Advising the BRA through the update process is a Mayoral-appointed Dorchester Avenue Zoning Update Advisory Group (AG). The AG provides representation for the residents, property owners, business owners and stakeholders along Dorchester Avenue.

Anne Riley

Arlene Lopes

Bob Susi

Desmond Ronan

Ed Crowley

Eileen Fenton

Leonard Osborne

Hang Nina Nguyen

Tam Le

Jane Howard

John Gallagher

Karen Henry-Garrett

Marisa Coleman

Mike Mackan

My Lam

Richard O'Mara

Rosanne Foley

Sub-District Recommendations

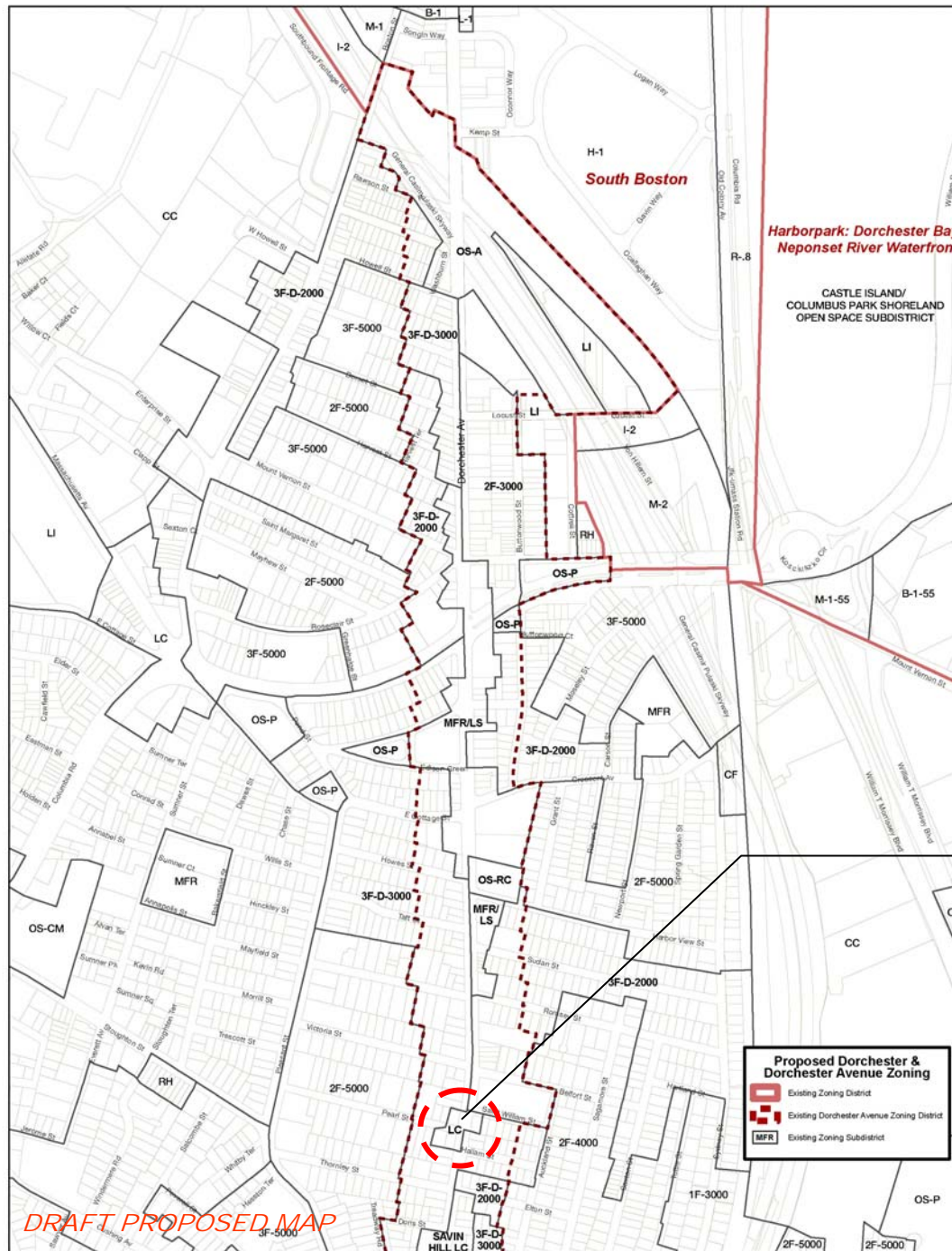
Proposed Updated Zoning Map



Dorchester Avenue Zoning Update

Sub-District Change #1

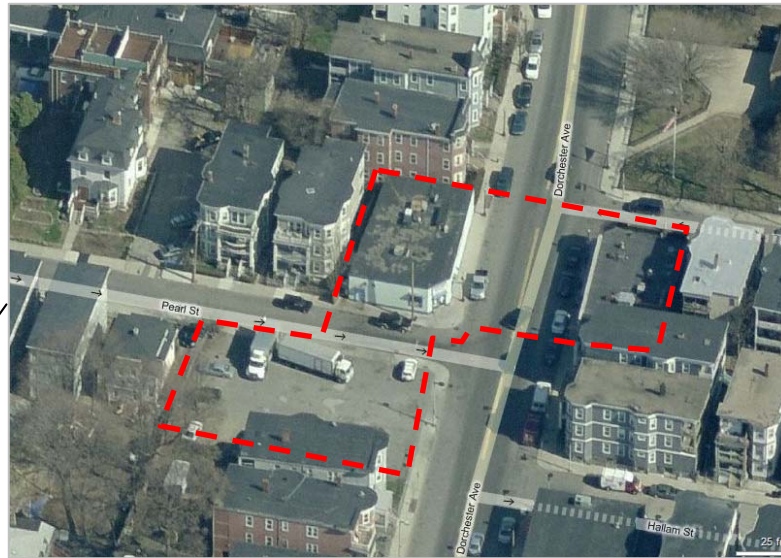
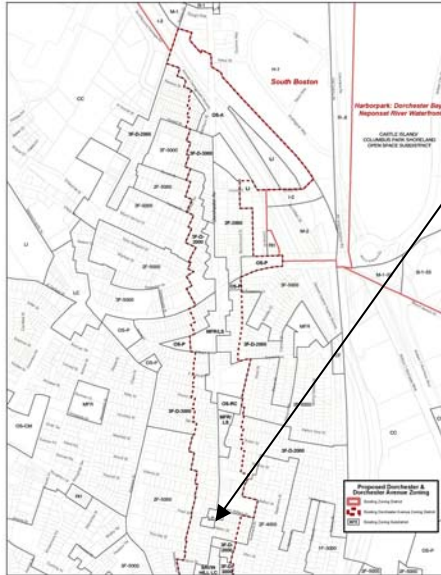
I-93 to Savin Hill



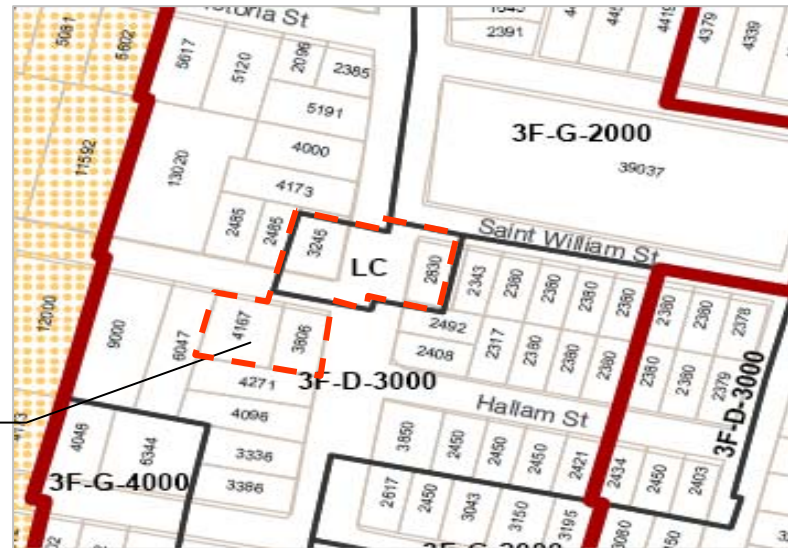
Sub-District Change #1
LC expanded to adjacent two parcels

Sub-District Change #1

I-93 to Savin Hill



Aerial View

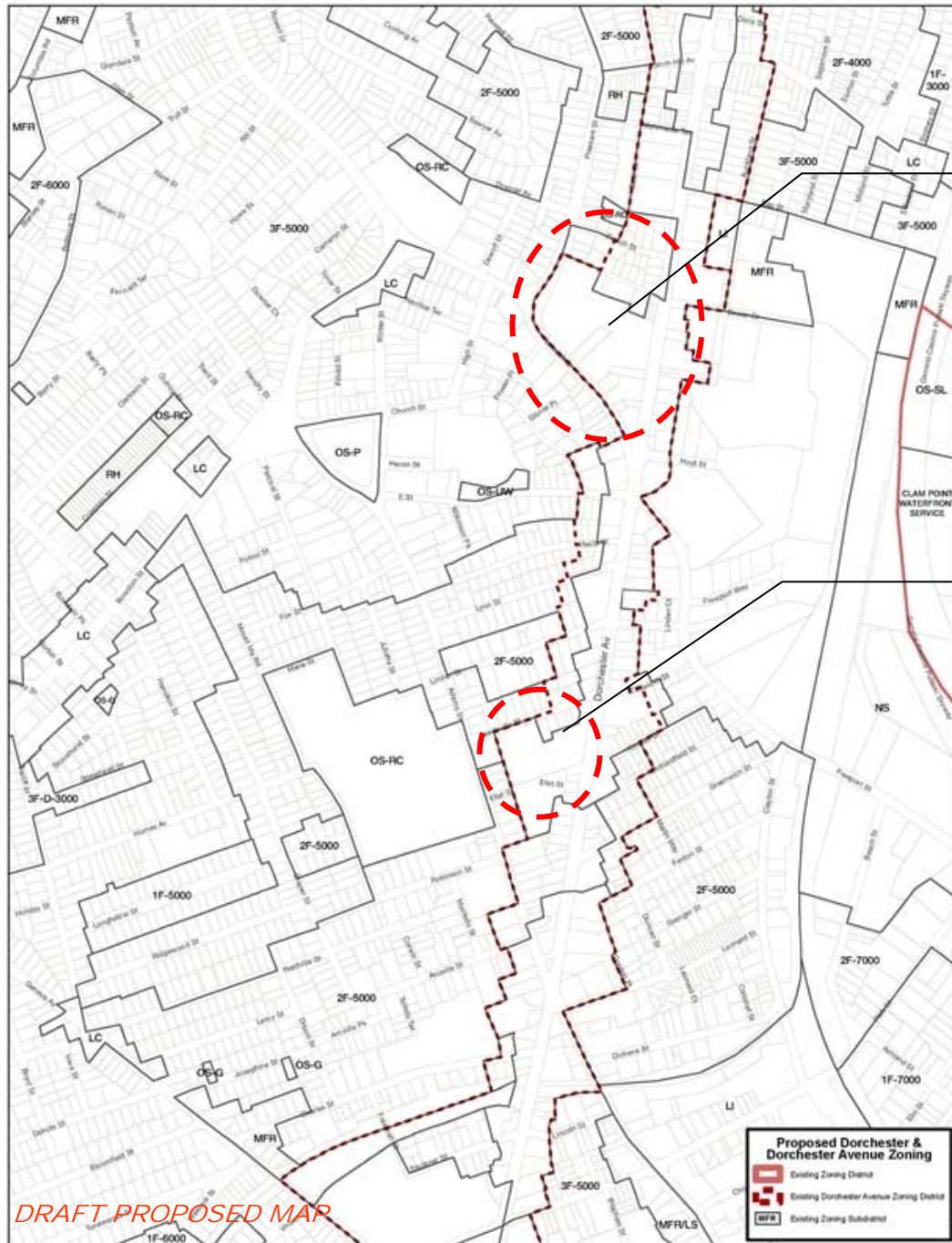


Existing Zoning

Sub-District Change #1
LC expanded to two adjacent parcels

Sub-District Change #2 & #3

Savin Hill to Fields Corner



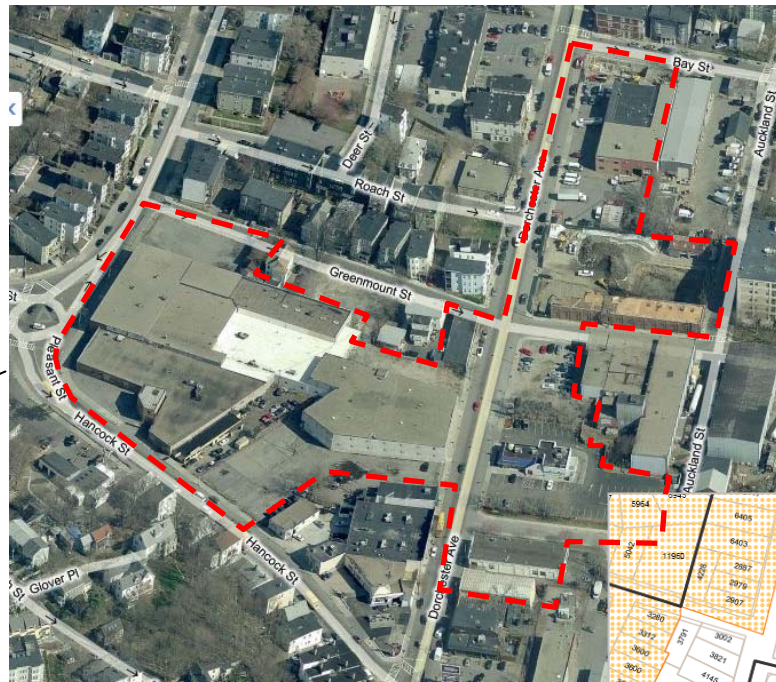
Sub-District Change #2
LI changed to NS,
combined with Glovers
Corner NS

Sub-District Change #3
3F-3000 to NS, combined
with Glovers Corner NS

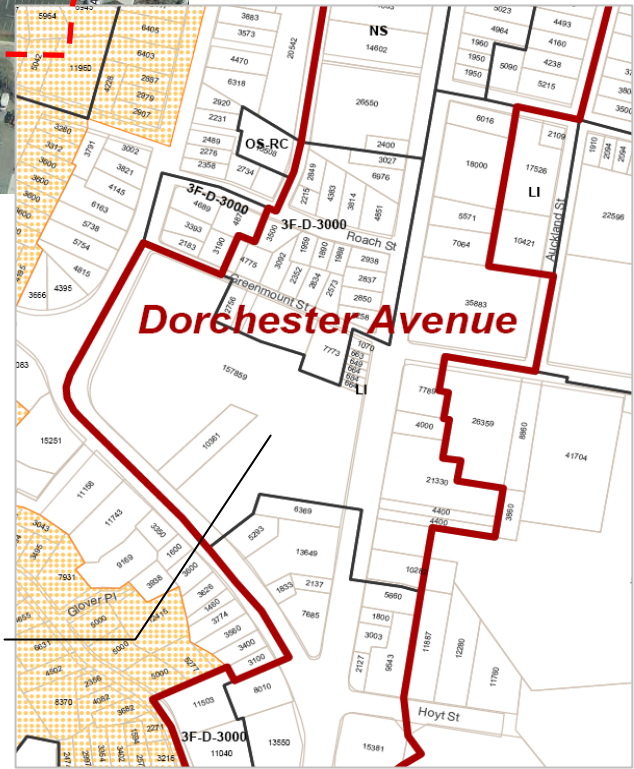
DRAFT PROPOSED MAP

Sub-District Change #2

Savin Hill to Fields Corner



Aerial View

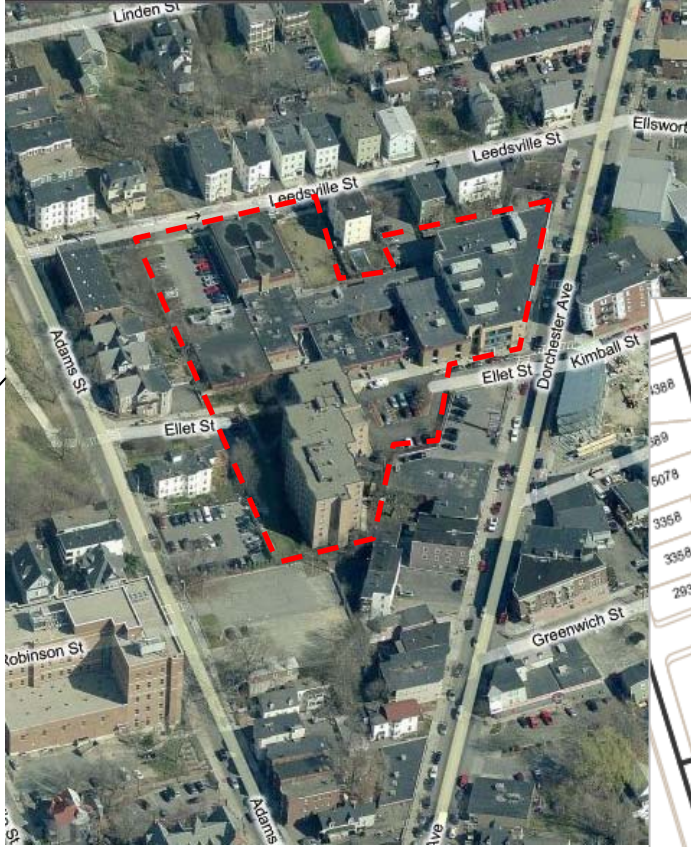
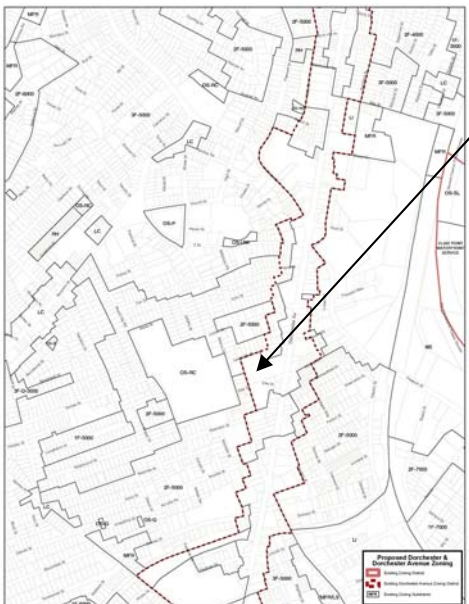


Sub-District Change #2
LI changed to NS,
combined with Grovers
Corner NS

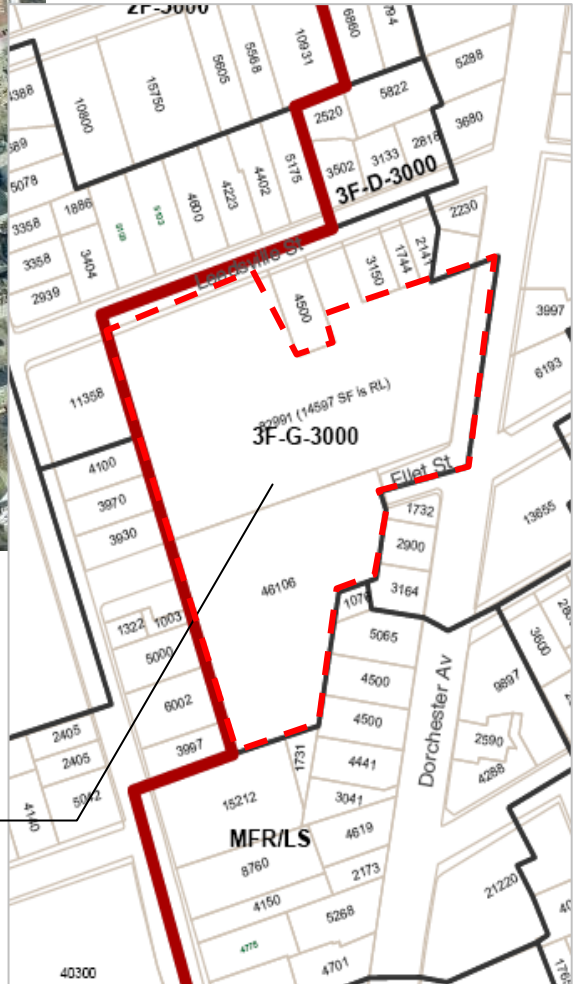
Existing Zoning

Sub-District Change #3

Savin Hill to Fields Corner



Aerial View



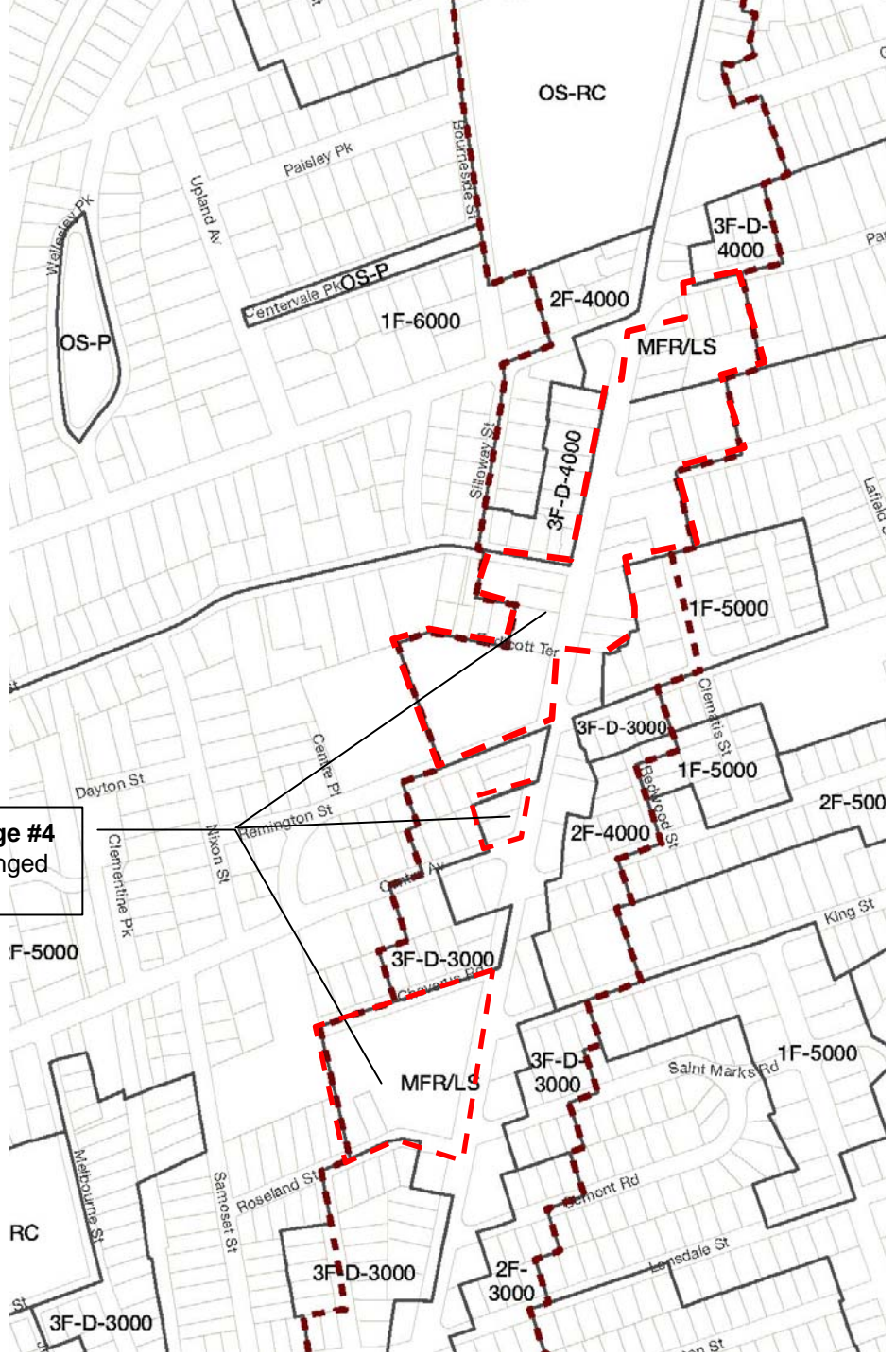
Existing Zoning

Sub-District Change #3
Majority of existing 3F-3000 to NS, combined with Glovers Corner NS

Sub-District Change #4

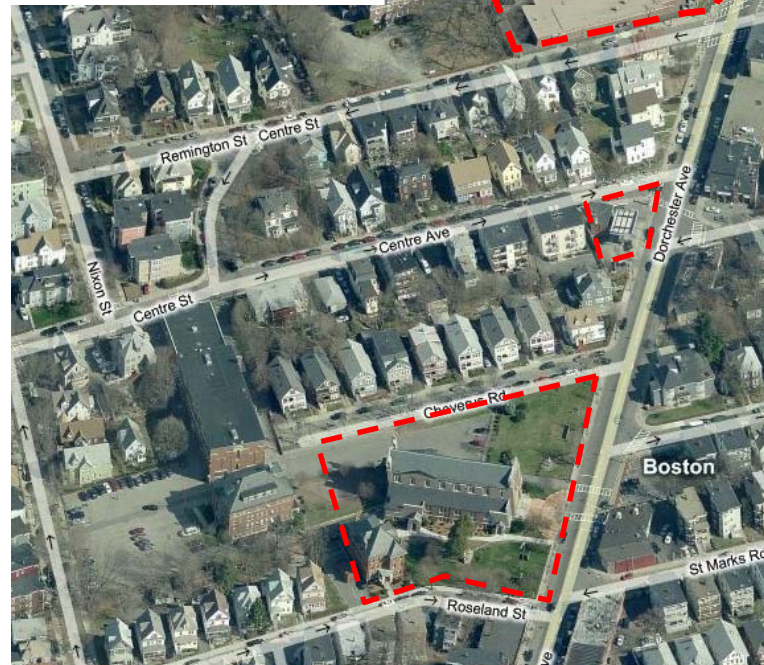
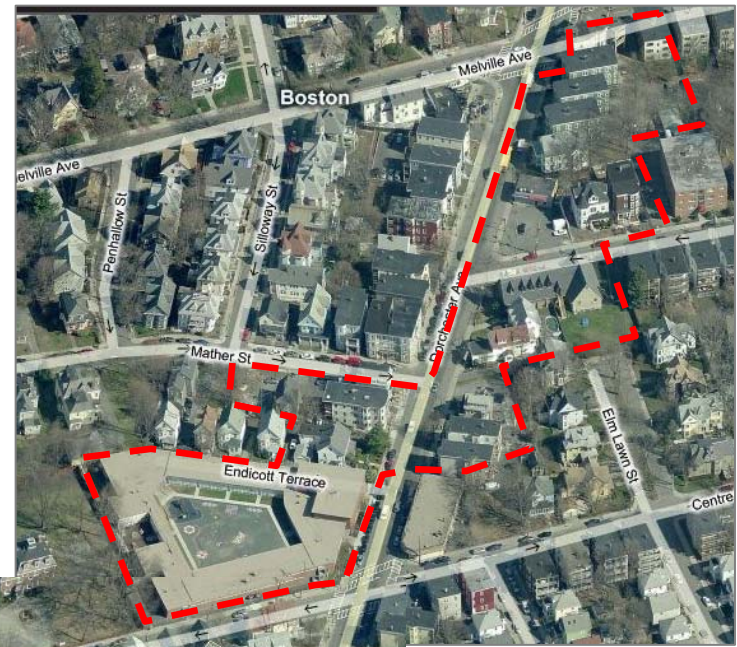
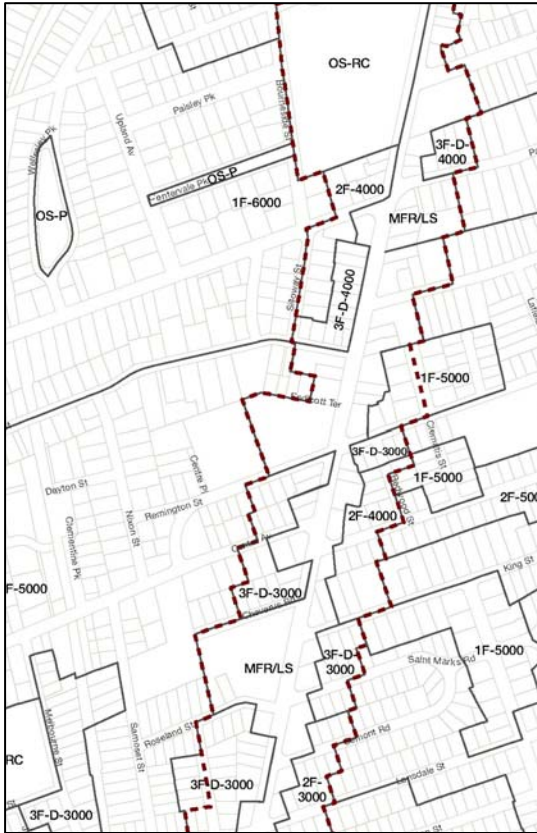
Fields Corner to Peabody Square
(St. Mark's Area)

Subdistrict Change #4
3F-3000/4000 changed to MFR/LS



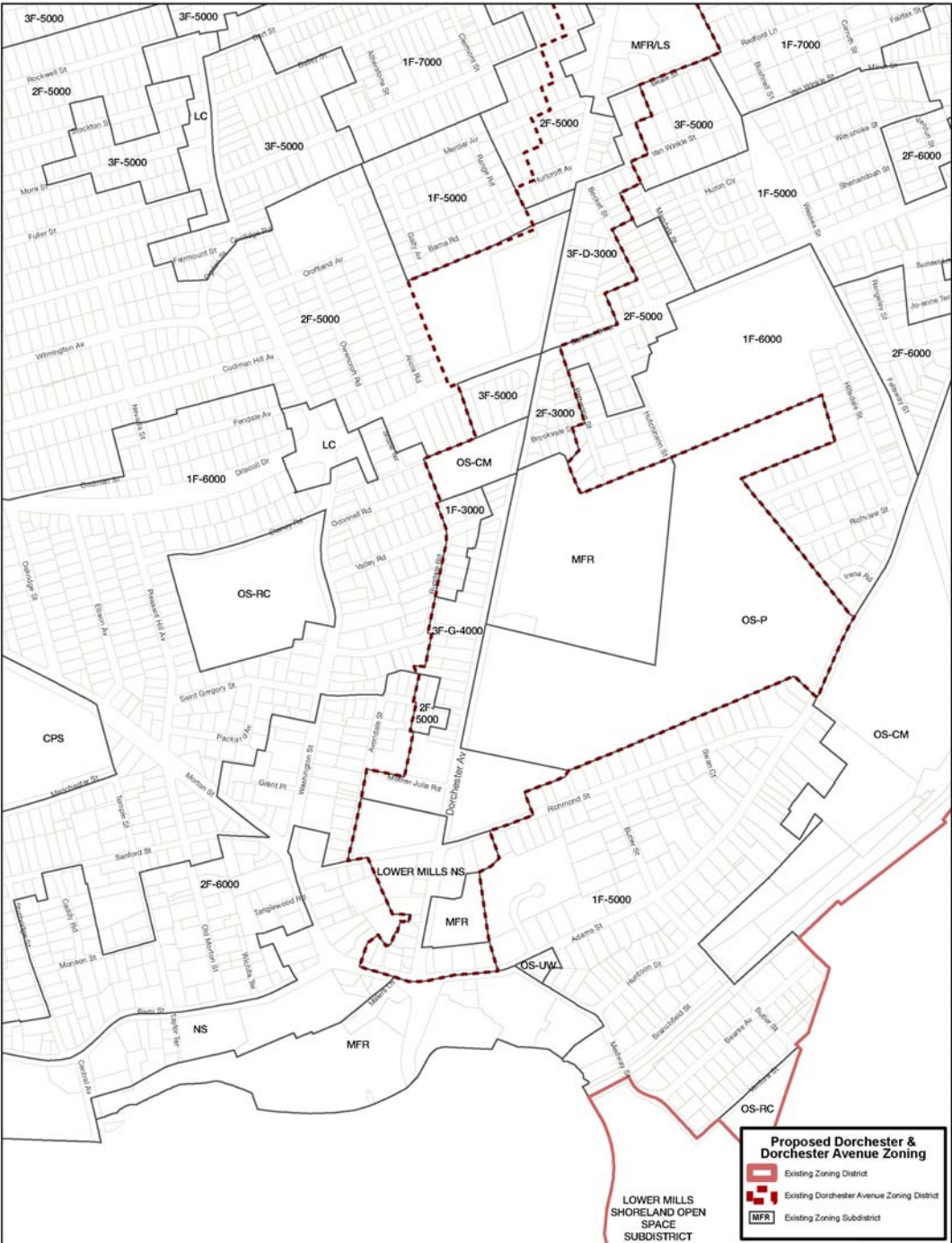
Sub-District Change #4

Fields Corner to Peabody Square
(St. Mark's Area)






No Changes

Peabody Square to Lower Mills



Proposed Dorchester & Dorchester Avenue Zoning

-  Existing Zoning District
-  Existing Dorchester Avenue Zoning District
-  Existing Zoning Subdistrict

NDOD Recommendations

St. Margaret's/Boston Street NDOD

King Square NDOD

Melville/Wellesley Park NDOD

Pleasant Street North NDOD

Ashmont Hill NDOD

Jones Hill NDOD

St. Marks/Mather Street NDOD

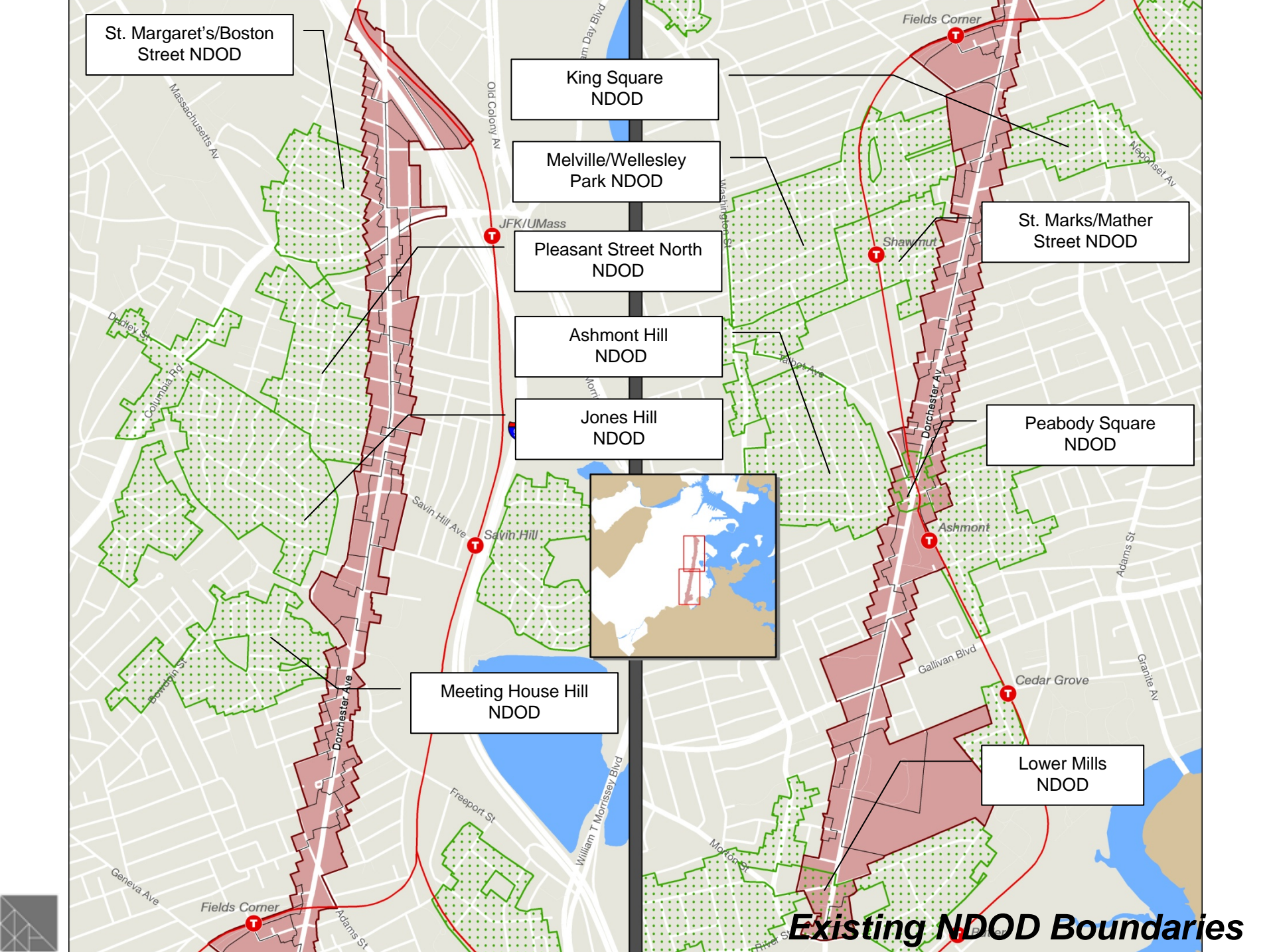
Peabody Square NDOD

Meeting House Hill NDOD

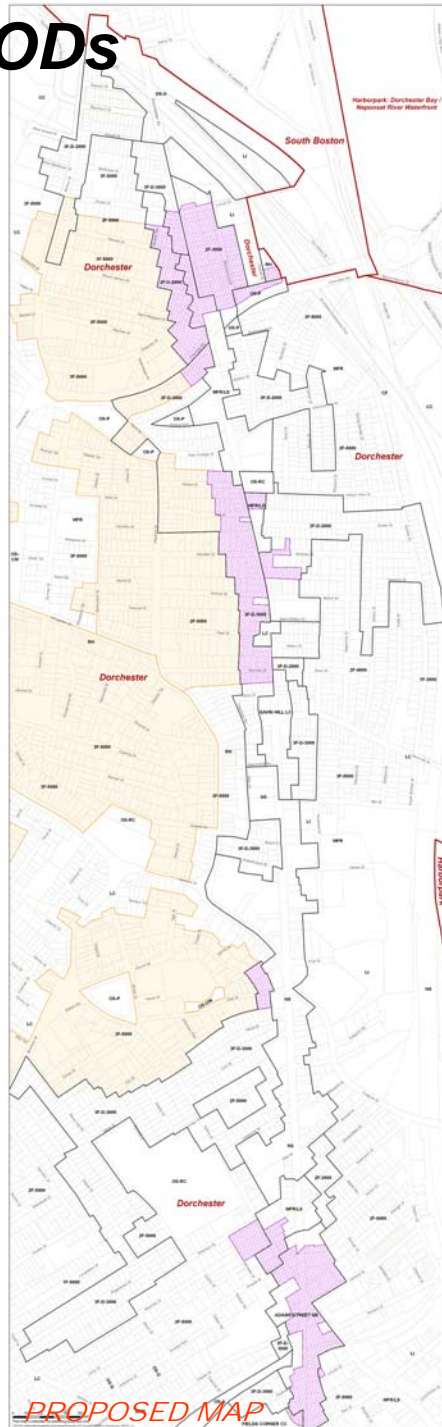
Lower Mills NDOD



Existing NDOD Boundaries



Extended NDODs



Off-Street Parking Recommendations

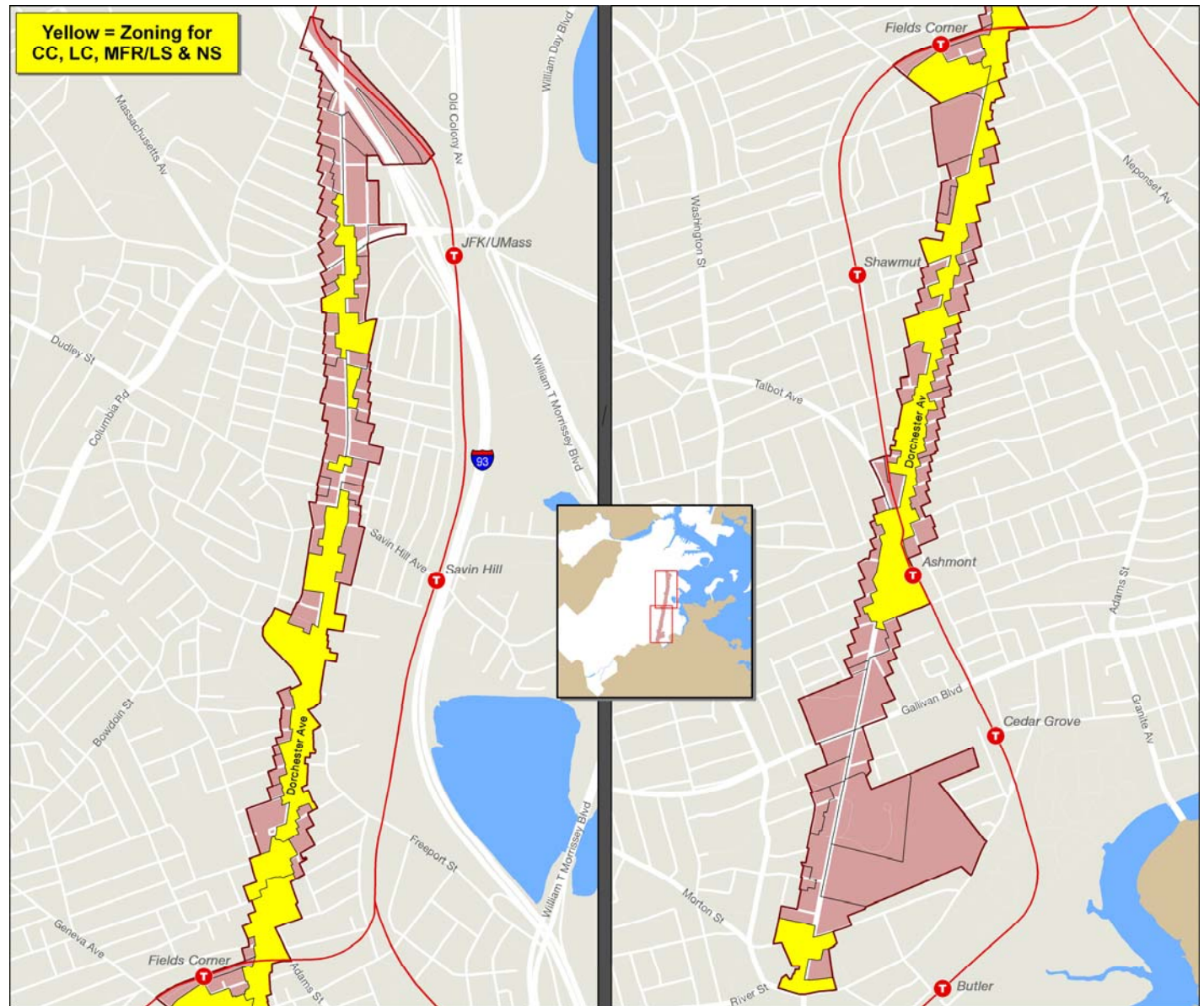
Proposed Commercial Parking Updates

Scope:

-Areas in yellow only →

-Residential Sub-districts: *No changes*

-Only on Dot Ave
(does not apply to the rest of Dorchester)



Ratios



Minimum Parking Ratios



Impediment To:

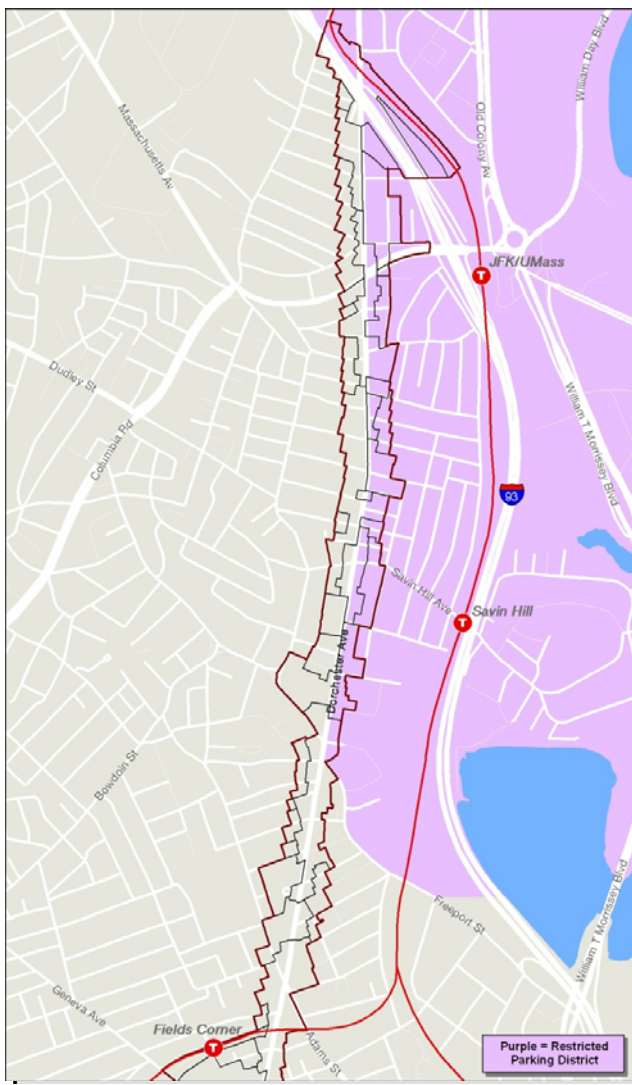
-Change of Use

e.g. new mom & pop

-New Infill Buildings

that are consistent with neighborhood

Minimum Parking Ratios



Inconsistent With:

- Existing Zoning
- Transportation Department Guidelines

PROPOSED PARKING RATIO GOALS	PUBLIC TRANSPORTATION ACCESS
DORCHESTER	
<p><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><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 <p>* From Access Boston 2000-2010 Transportation Plan</p>

Existing Parking: underutilized

Lower Mills

(off-street parking indicated in red)



Existing Parking: underutilized

Glovers Corner

(off-street parking indicated in red)



Use Regulation Recommendations

Use Regulations—*Dot Ave vs Dorchester*

- **Dorchester Ave is *less* restrictive in residential areas**

- Day Care Centers, Funerary Uses, Group Residences, Nursing Homes, Bed & Breakfast, Public Service Uses (Fire & Police Stations), Elderly Housing, Lodging Houses, Orphanages, Homeless Shelters, and Accessory Home Day Care

- **Dorchester Ave is *less* restrictive in business & industrial areas**

- Adult Education/Community Centers, Art Uses, Auditoriums, Production Studios, Trade Schools, Bars with Live Entertainment, Restaurants with Live Entertainment, Funeral Homes, Health Care Uses, Research and Development Uses, Group Residences, Homeless Shelters, Take-Out Restaurants, Outdoor Sale of Garden Supplies, Barber or Beauty Shop, Catering, Check Cashing, Trade Uses,

- **Dorchester Ave is *more* restrictive in residential areas**

- None

- **Dorchester Ave is *more* restrictive in business & industrial areas**

- Uses in Local Industrial Subdistricts and Artists' Mixed-Use

Wrap-Up & Next Steps

Recommendations Review

Subdistricts

- *Use Dorchester Neighborhood Sub-districts*
- *Change LI sub-district in Glover's Corner to NS*
- *Extend MFR/LS sub-district south of Fields Corner*

NDOD's

- *Extend existing NDOD's where applicable*
- *New NDOD in Fields Corner*

Use Regulations

- *Use Dorchester Neighborhood Use Regulations in Residential Sub-Districts*
- *Use Dorchester Neighborhood Use Regulations in Commercial Sub-Districts, with exceptions*

Recommendations Review

Off-Street Parking

- *Use Dorchester Neighborhood Off-Street Parking Regulations in Residential Sub-Districts*
- *Initiate New Parking “Minimums” & “Maximums” in Dorchester Avenue Business Sub-Districts*

Next Steps

➤ **Recommendations—30 Day Comment Period**

Comments Due by Friday, February 24, 2012

Via mail or email

➤ **BRA Board Meeting—March 2012**

➤ **Boston Zoning Commission—April 2012**

WEBSITE: www.dotavzoning.org

BRA ALERTS: www.bostonredevelopmentauthority.org

BRA ZONING INFO:

www.bostonredevelopmentauthority.org/zoning/zoning.asp