

Greenway District Zoning Implementation Overview

MEETING

Thursday, July 11, 2013



CITY OF BOSTON
Thomas M. Menino
Mayor



Boston
Redevelopment
Authority
Peter Meade, Director

Consultants:
Utile, Inc.
Durand & Anastas
Noble & Wickersham

Who we are

BRA Team

Rich McGuinness, Deputy Director
for Waterfront Planning

Chris Busch, Senior Waterfront
Planner

Lauren Shurtleff, Senior Planner

Consultant Team

Utile

Matthew Littell, Principal

Noble & Wickersham

Jay Wickersham
Bennet Heart

Durand & Anastas

Tom Skinner

Agenda

Planning Context

Rich McGuinness, Deputy Director for Waterfront Planning, BRA

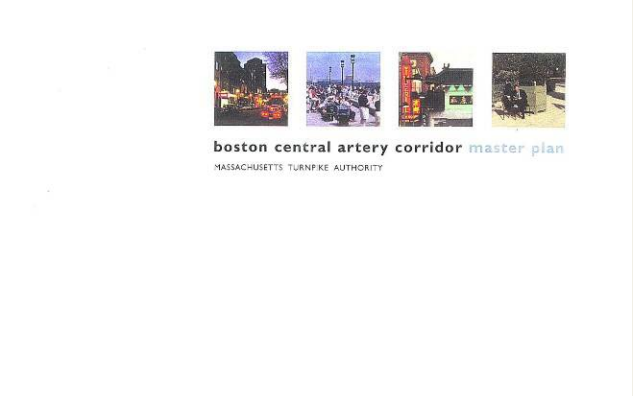
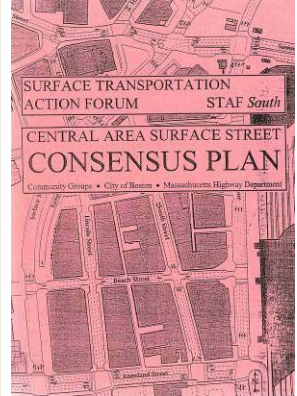
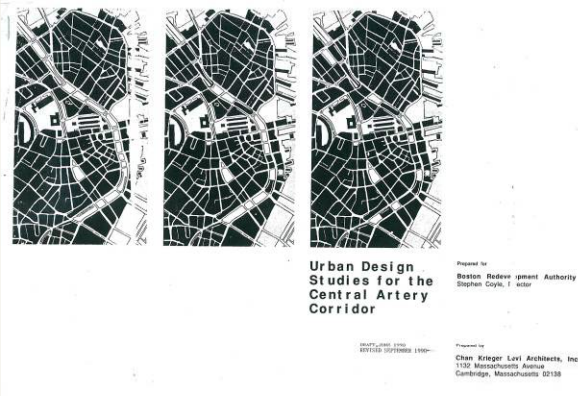
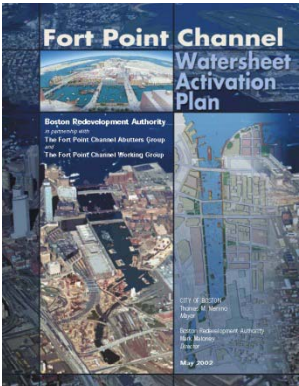
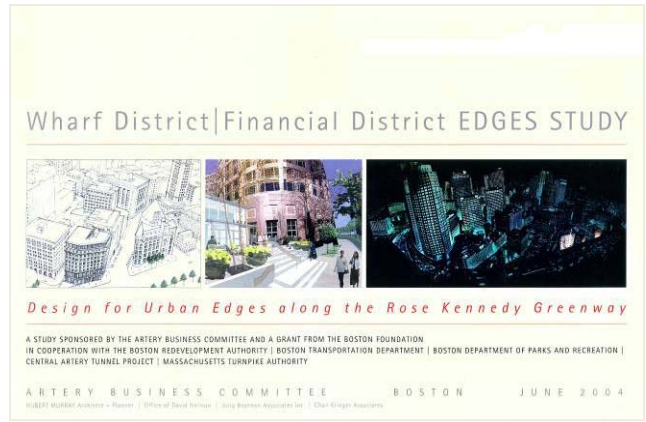
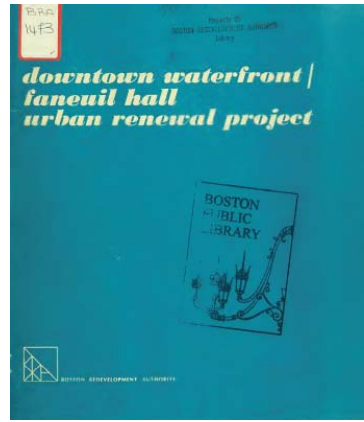
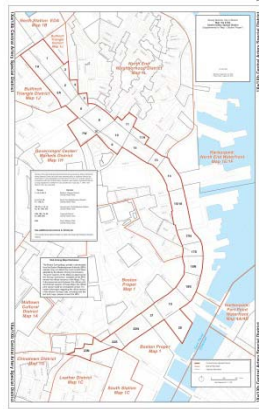
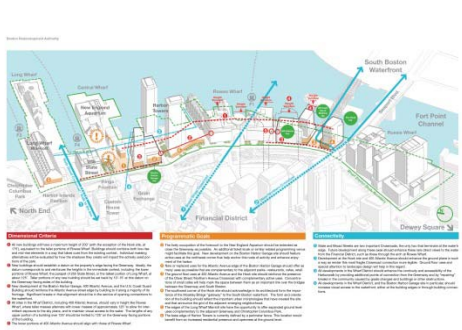
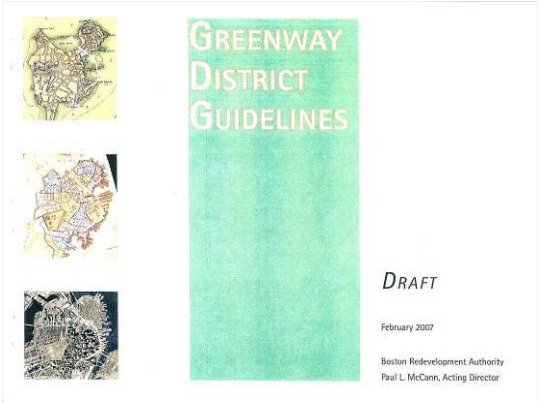
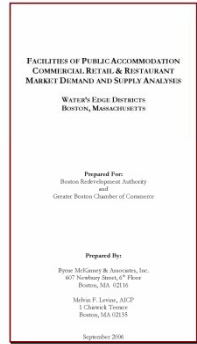
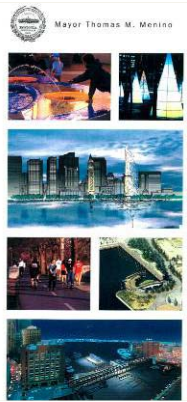
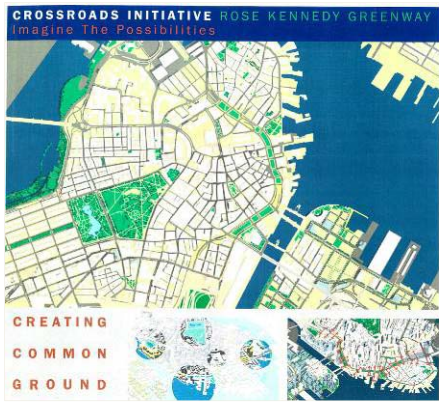
Project Context and Greenway Guidelines

Matthew Littell, Utile, Inc.

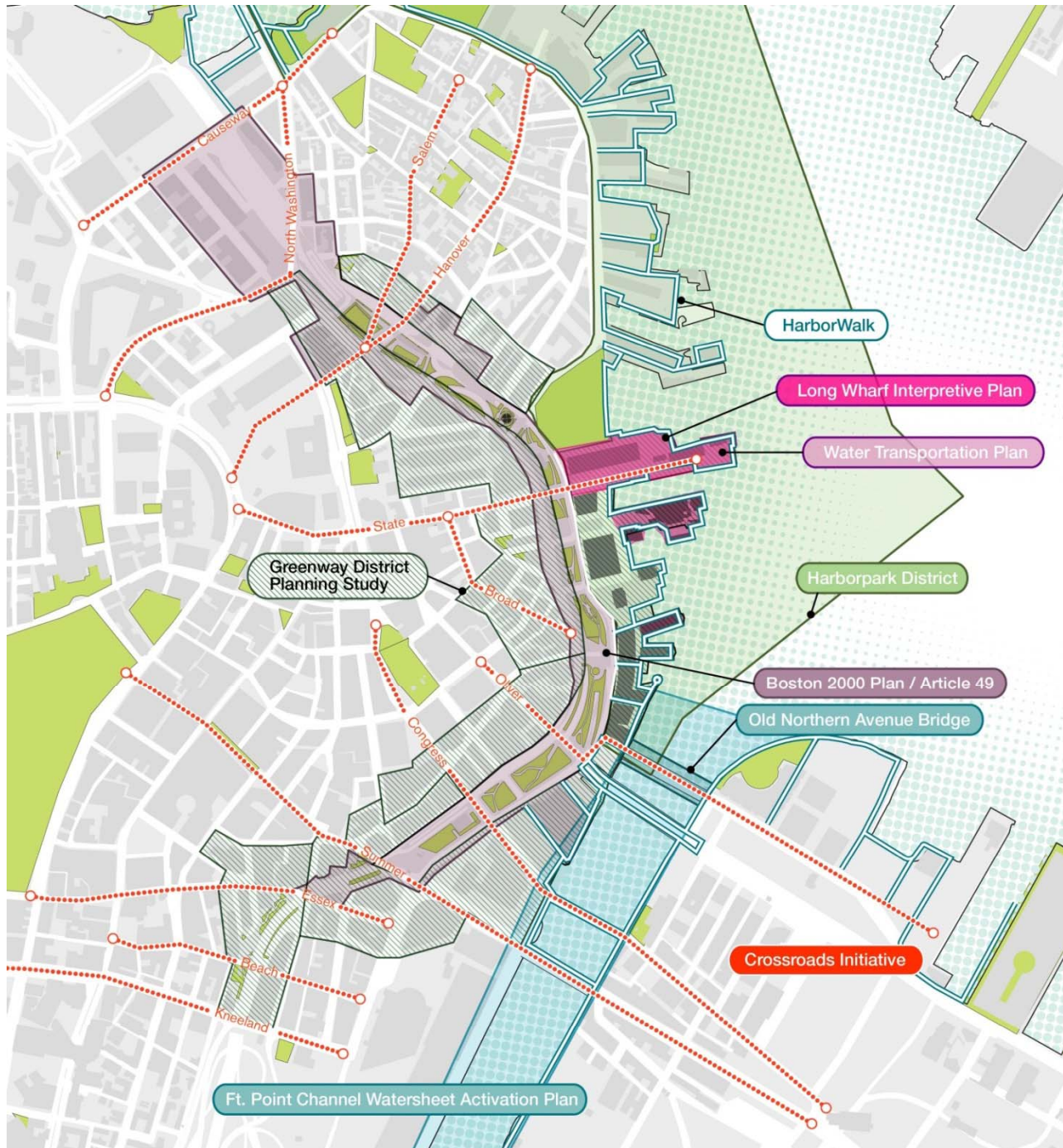
Zoning Strategy

Jay Wickersham, Noble & Wickersham

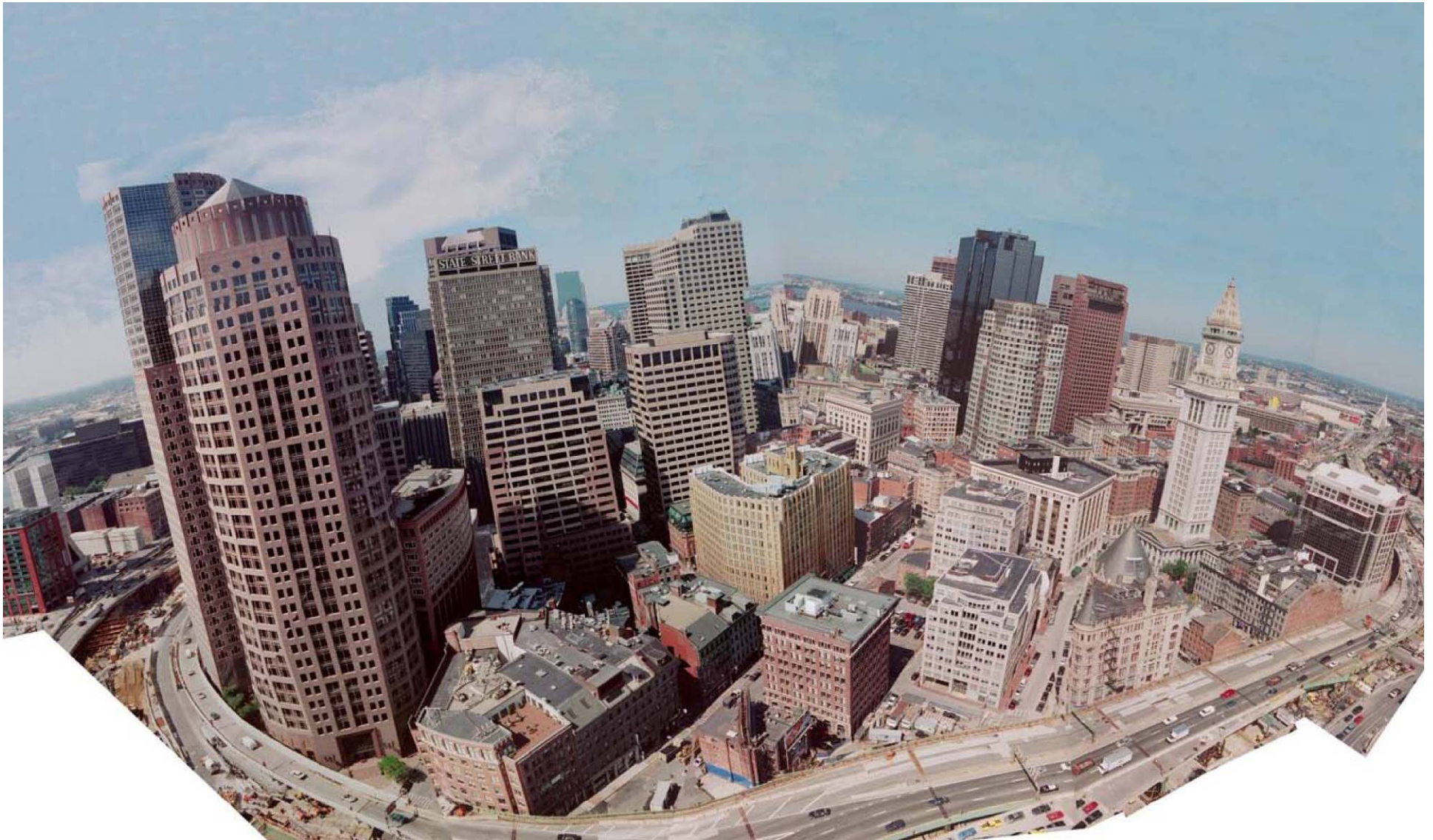
Planning Context



Planning Foundation



Greenway District Planning Study

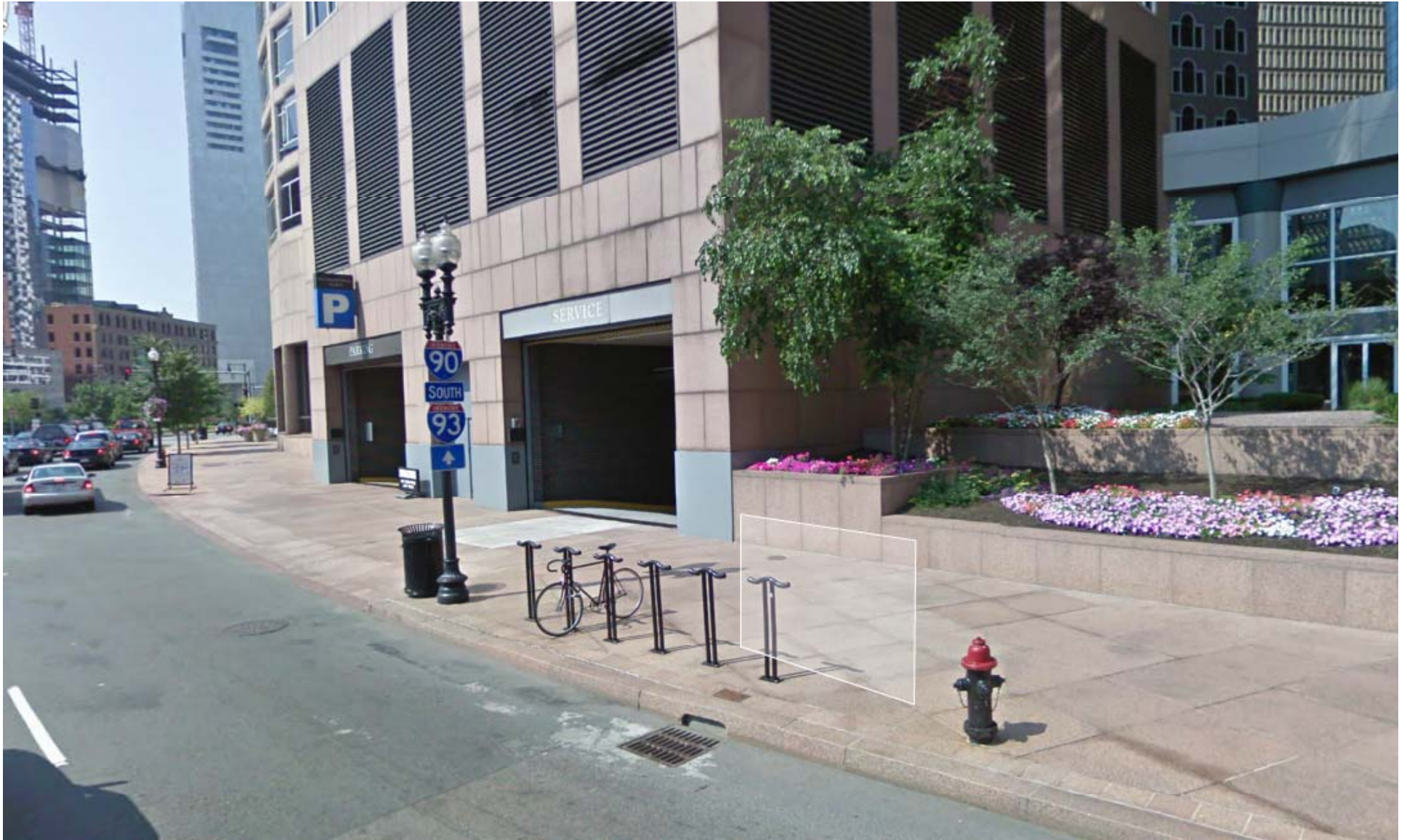


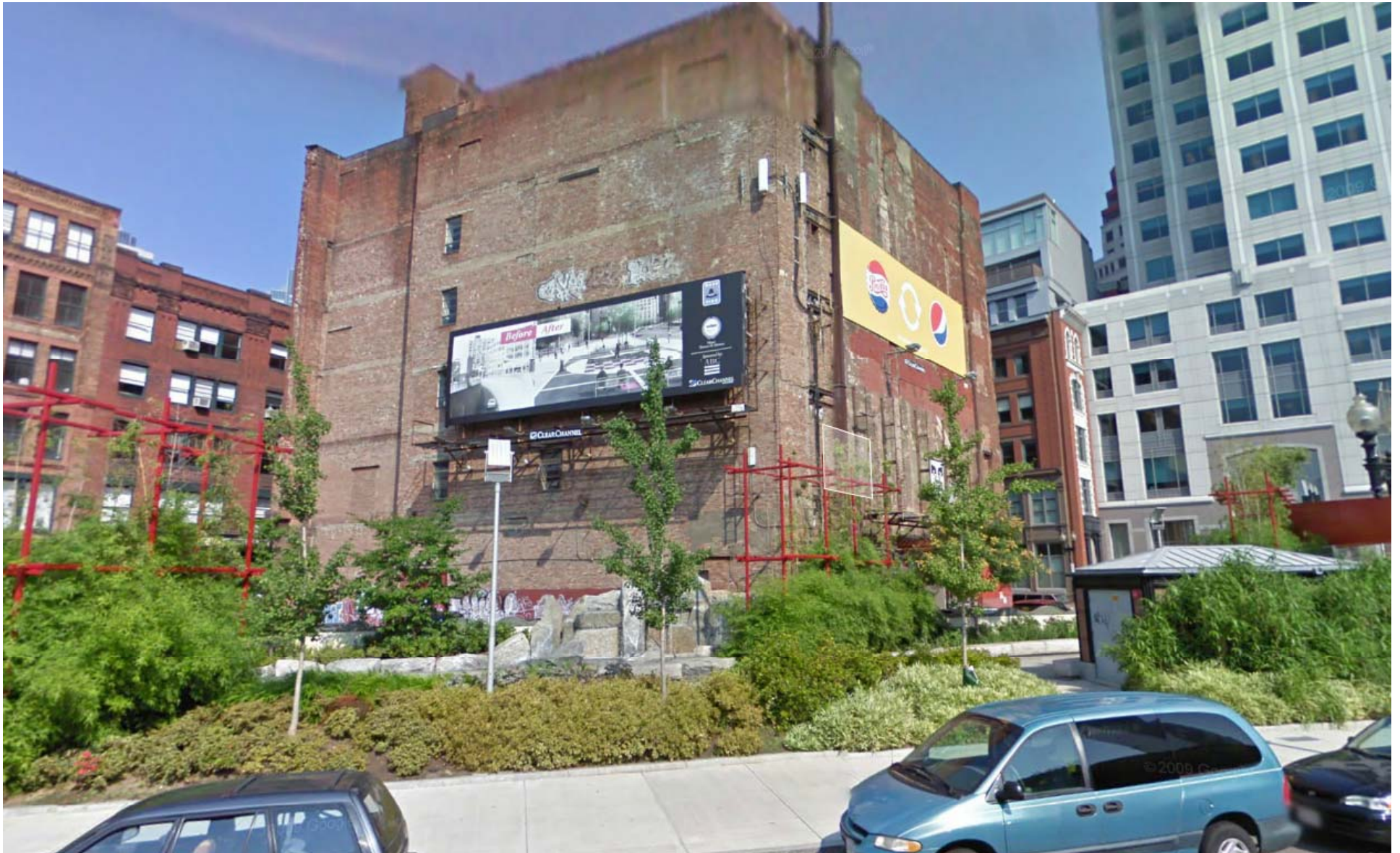










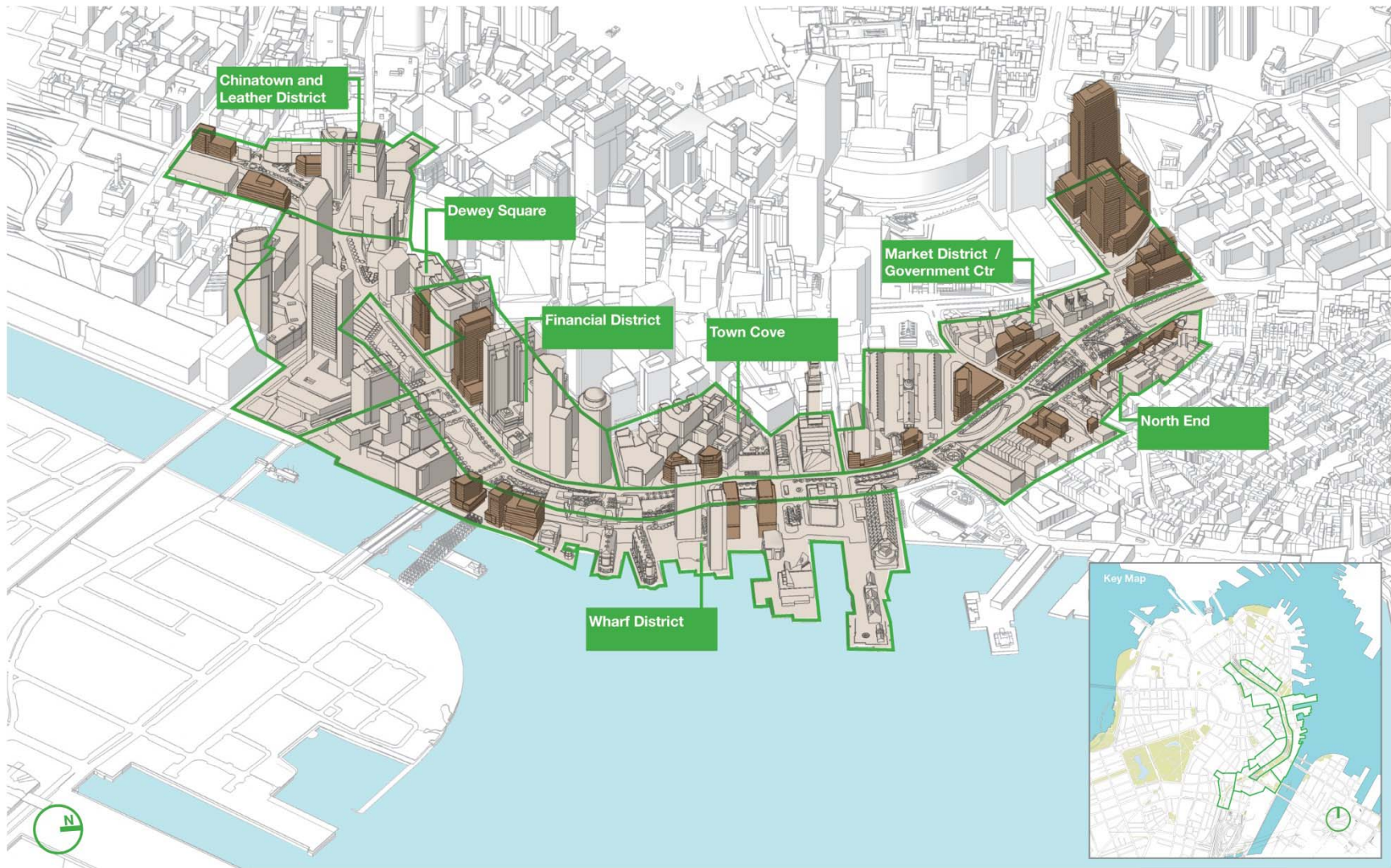








Building Form and Urban Design and Final Recommendations



03. District-Wide Guidelines

Ground Floor Program and Streetscape Activation

While appropriate heights and densities are regulated by subdistrict, the fulfillment of certain district-wide goals that aim to activate the ground plane around the Greenway will apply. To animate the parks and to achieve a greater ground-floor public accessibility in the district, the following will be required of all proposed development in the area:

Primary building entries should face the Greenway. New buildings, or substantially renovated buildings, should have primary entries facing the Greenway. Moreover, ground floor uses and orientations should relate to adjacent features and uses along the park (e.g., the Rings Fountain in the Wharf District, and the future Mary Soo Hoo Park in Chinatown). Where this may not be feasible due to particular arrangements of the streets or other constraints, buildings should provide retail, restaurants, cafes, or other publicly accessible active programming directly along the Greenway edge.

Buildings in excess of 50,000sf must provide publicly accessible ground-floor uses fronting the Greenway. These may include restaurants, cafes, retail, cultural institutions, or other uses that enhance the sense of the Greenway as a destination. Banks, offices and other uses that do not animate adjacent pedestrian zones will not be permitted along the Greenway edges.

Ground floor retail and restaurants will conform to design standards set forth in the Greenway Café Guidelines. Even where outdoor cafes are not provided, signage and awnings will be governed by the relevant sections of the Café Guidelines for these items (See Appendix).

Because these general guidelines may not capture the particularities of each site, further clarification on ground floor use can be obtained in the more specific subdistrict guidelines under “Programmatic Goals.”

Environmental Principles

Shadow

One of the objectives of the Greenway District development guidelines is to minimize the shadow impacts of new developments on the park parcels. Of particular concern are the shoulder seasons of early spring and late fall, when significant shadow impacts limit the use of the parks more dramatically, and when the microclimate most significantly affects the viability of the plantings.

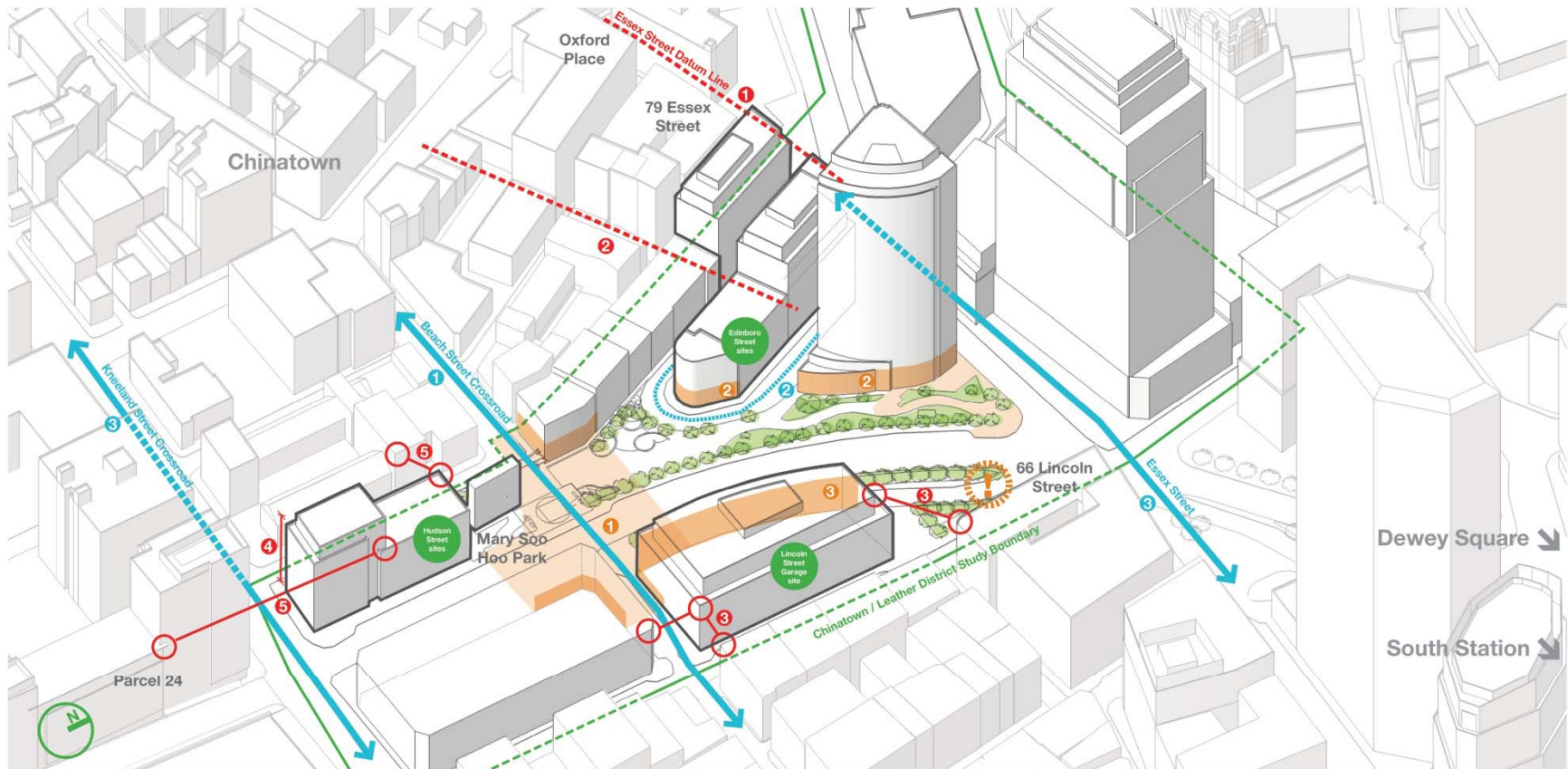
While sunlight on the park parcels should be preserved as much as possible, measures to protect it should also be balanced with the need for new development and active programming at the park’s edges. To this end, the following policy will be adopted:

New development along the Greenway will be required to minimize any shadow impacts over and above those shadows that might be cast by an as-of-right development scheme in conformance with current zoning. While the recommended limitation on heights listed by subdistrict in these guidelines already anticipates a reduced shadow impact, new proposals will be required to consider refinements to the building shapes for the purpose of minimizing shadow impacts on the Greenway park parcels.

Shadow impacts will be judged according to several factors, including the extent of the shadow as compared to what would be created by as-of-right build-out, its duration, seasonal reach, and the ground level uses it affects. Shadows on ramps, or other future building parcels, will not be considered as detrimental as those cast on park parcels, Harborwalk or other key parts of the public realm.

Wind

Because of the sensitive nature of the public spaces affected, proponents of projects that fall within the Greenway District and are subject to Article 80 Large Project Review will be required to submit wind study data for projects over 100’. The BRA currently requires buildings over 150’ to undergo physically-modeled wind tunnel analysis, but given the importance of maintaining welcoming microclimatic conditions in the Greenway District, detailed wind impact studies for projects 100’ and higher is appropriate in this area. Projects will be reviewed specifically for their impact on the park parcels, Harborwalk, or other key parts of the public realm to assess their impact on pedestrian comfort levels.



Dimensional Criteria

- 1 Edinboro Street sites – Maximum height 175'. Provide a 10' setback at a height aligning with the Oxford Place building fronting Essex Street (approximately 125').
- 2 Edinboro Street sites – Step down to the existing heights at the park-facing side to align with the step-down at the back sides of Oxford Place and 79 Essex Street. Encourage double street frontage on Edinboro and Kingston Streets in this location.
- 3 Lincoln Street Garage Site - 80' height at street edges to align with adjacent buildings, 100' maximum, to align with 66 Lincoln Street, or as limited by shadow impacts on the parks, with a 10' setback.
- 4 Hudson Street sites - 125' maximum height on Kneeland Street.
- 5 Hudson Street sites - Step down to the height of the adjacent Chinatown neighborhood scale and the low-rise portion of Parcel 24. Encourage double street frontage on Hudson Street and the Surface Artery.

Programmatic Goals

- 1 Concentrate active ground floor uses at the Beach Street Crossroads intersection.
- 2 Provide transparency and active uses at park edge and locate major building entries facing the park.
- 3 Mitigate the negative impacts on the pedestrian realm created by the I-93 on-ramp. Consider building over portions of it to bring active uses closer to Surface Artery.

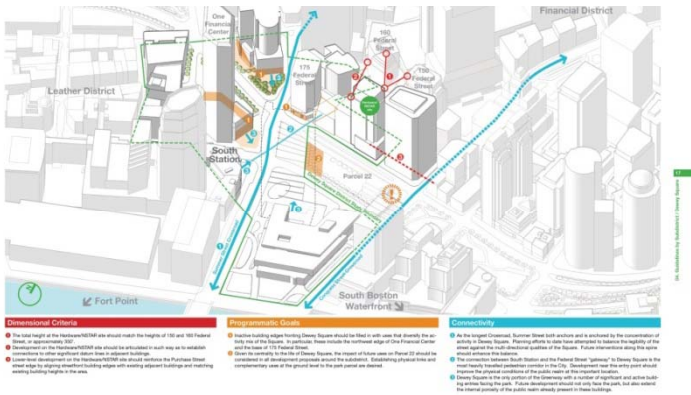
Connectivity

- 1 The continuity of the Beach Street Crossroad should be made more legible through the concentration of active uses along its edges and at the Surface Artery intersection.
- 2 Pedestrian traffic from the Financial District through Edinboro and Kingston Streets should be enhanced by redevelopment on the Edinboro Street sites.
- 3 Kneeland and Essex Streets provide clear southern and northern boundaries which delineate the district. These important thoroughways also link the area to important points both east and west such as the Common and South Station.

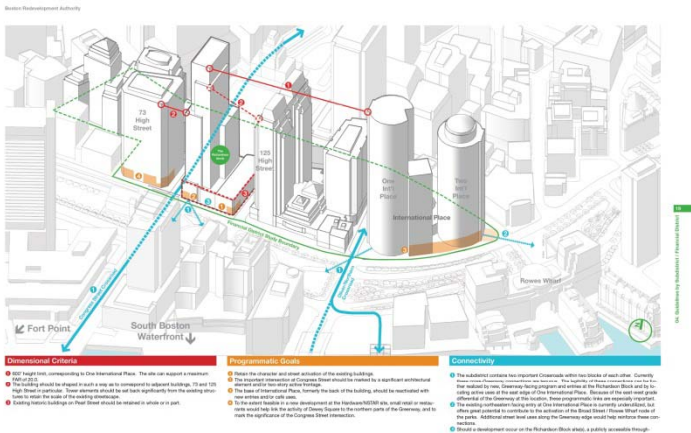
04. Guidelines by Subdistrict / Chinatown and Leather District 15

Chinatown and the Leather District

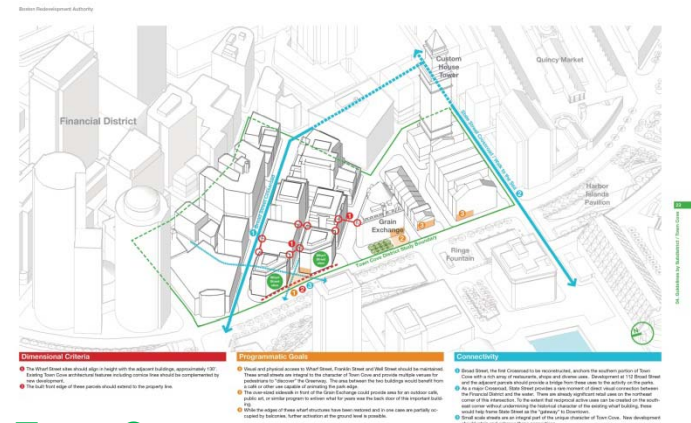




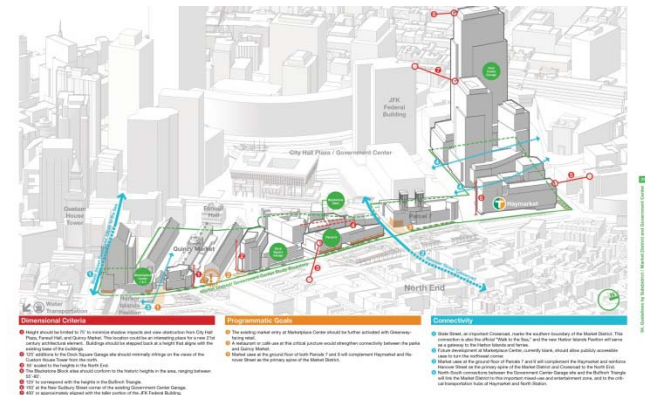
Dewey Square



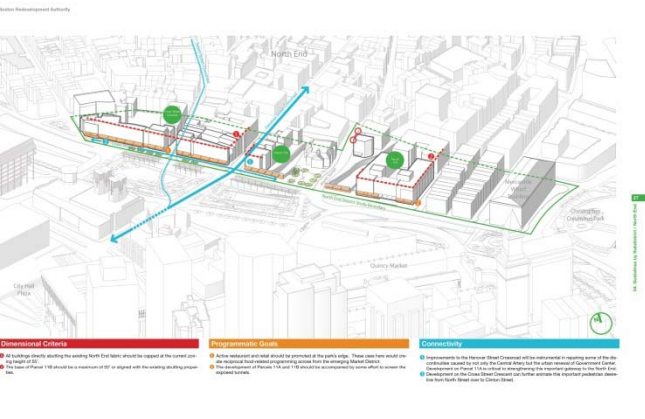
Financial District



Town Cove



Market District / Government Center



North End

Zoning Strategy

Existing Zoning Districts and Subdistricts



- NS Neighborhood Shopping Subdistrict
- OS-RC Recreation Open Space Subdistrict
- OSP Parkland Open Space Subdistrict
- OS-UP Urban Plaza Open Space Subdistrict
- District Boundary
- Subarea Boundary



Existing Zoning

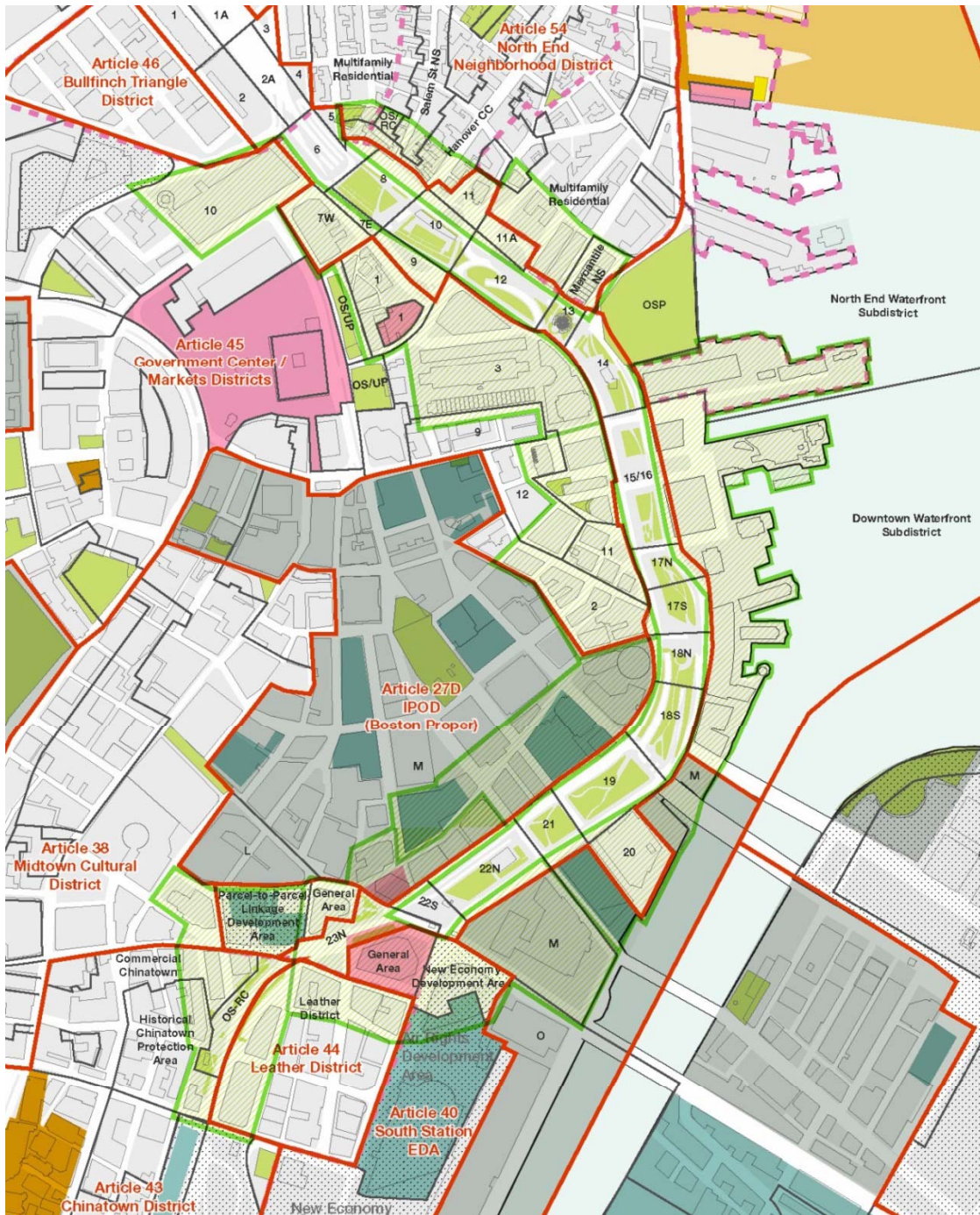
Districts and Subdistricts

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IPODs, PDAs, Overlays, etc.

- PDA
- Groundwater Conservation Overlay District
- Urban Renewal Area Overlay
- Institutional Overlays
- IPODs
- Areas in which PDAs may be permitted

- NS Neighborhood Shopping Subdistrict
- OS-RC Recreation Open Space Subdistrict
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- District Boundary
- Subarea Boundary



Existing Zoning

Districts and Subdistricts

+

IPODs, PDAs, Overlays, etc.

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Greenway District

-  PDA
-  Groundwater Conservation Overlay District
-  Urban Renewal Area Overlay
-  Institutional Overlays
-  IPODs
-  Areas in which PDAs may be permitted
-  Greenway District Planning Study
- NS** Neighborhood Shopping Subdistrict
- OS-RC** Recreation Open Space Subdistrict
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-  District Boundary
-  Subarea Boundary

Zoning District	Downtown IPOD [Art. 27D - subdistricts M & O]	South Station EDA [Art. 40 – general / New Econ. Dev. / Parcel to Parcel areas]	Chinatown [Art. 43 –historic / commercial subareas]	Leather District [Art. 44]	Government Center / Markets [Art. 45 – subareas 1, 2, 3, 10, & 11]	Central Artery [Art. 49 – subareas 7W, 9, 11, 11A, & 20]	North End / Downtown Waterfront [Art. 42A – N. End, Downtown subdistricts]	North End [Art. 54 – MFR, Hanover CC, Salem St. NS, & Mercantile NS subdistricts]
Maximum Height	125’ / 155’ (Bd. of Appeal) [M] 300’ / 400’ (Bd. of Appeal) [O]	300’ 465’ [P to P]	65’ [hist.] 80’ [com.]	80’ / 100’ (LPR)	Varies by lot [1] 65’ [2, 3] 80’ / 100’ (LPR) [10, 11]	80’ [7W] 55’ [9, 11, 11A] 235’ [20]	55’ [N. End] 55 – 155’ [D’town]	55’ [all subDs]
Maximum FAR	8 / 10 (Bd. of Appeal) [M] 13 / 15 (Bd. of Appeal) [O]	12 14 [P to P]	6	6 / 8 (LPR)	3 [1] 4 [2, 3] 6 / 7 (LPR) [10, 11]	7 [7W] 4 [9, 11, 11A] 5 [20]	2 [N. End] 4 [D’town]	3 [all subDs]
Other dimensional constraints*	None	Street wall ht., continuity; sky plane setbacks	Street wall ht., continuity, & transparency; sky plane setbacks	Street wall ht., continuity; display windows; sky plane setbacks; rooftop additions	Street continuity; display windows; maximum floor plates w/in PDAs	None (but see very detailed parcel-by-parcel design guidelines)	Waterfront setbacks; rooftop additions	Street wall continuity; display windows; roof structures and decks
Ground level use constraints	None	None	Linear frontage constraints	Defines permissible Ground Level Uses	Defines permissible Ground Level Uses	None (but uses generally very restricted)	Based on ch.91 use, open space standards	Location of main entrance
PDA performance standards**	PDAs allowed, but no special standards	PDAs allowed, but no special standards	Open space, shadows, wind, pedestrian connections	PDAs prohibited	Shadows, wind, pedestrian enhancements	PDAs not referenced	PDAs prohibited	PDAs prohibited
Design guidelines	No	No	Yes [43-21]	Yes [44-8]	Yes [45-17]	Yes [49-8]	Yes [42A-8]	Yes [54-17]
Large Project Review (LPR) [Art. 80]	50K GSF of new or enlarged floor area; 100K GSF of new use or substantial rehabilitation	Same as IPOD – among Downtown districts.	Same as IPOD – among Downtown districts.	Same as IPOD – among Downtown districts.	Same as IPOD – among Downtown districts.	LPR status unclear	10K GSF of new or enlarged floor area; 50K GSF of new use; 100K GSF of substantial rehabilitation	50K GSF of new or enlarged floor area; 50K GSF of new use; 100K GSF of substantial rehabilitation

Notes

* Examples of dimensional and use constraints used in other districts include: limiting maximum floor plate sizes and non-residential uses for towers (above 125 – 155’ height); defining protection subareas with additional height limits near the Boston Common; and specific shadow impact standards for PDAs. [All found in Midtown Cultural District, Art. 38]

** Under Article 80, wind impact analysis is discretionary for projects over 150’ height, or twice as tall as adjacent building; shadow impact analysis is discretionary.

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Greenway District Zoning Strategy

1 Overlay District

Create new overlay district to address issues such as:

- Ground level uses
- Design guidelines
- Performance standards (wind, shadow, pedestrian environment) for Article 80 reviews

Greenway District Zoning Strategy

1 Overlay District



Greenway District Zoning Strategy

1 Overlay District



2 Surgical Changes

Surgical changes to dimensional, density, and use restrictions within a limited number of existing districts

Greenway District Zoning Strategy

1 Overlay District



2 Surgical Changes



Greenway District Zoning Strategy

1 Overlay District



2 Surgical Changes



3 Downtown Waterfront

Zoning for the Downtown Waterfront, resulting from the Municipal Harbor Plan (underway). Compliance with Chapter 91, State legislation regulating waterfront development.

Greenway District Zoning Strategy

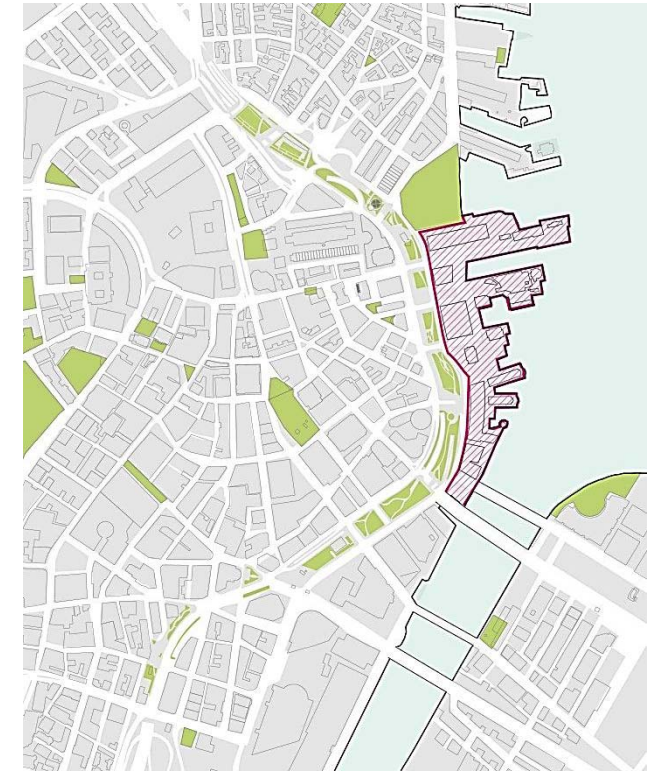
1 Overlay District



2 Surgical Changes



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Greenway Overlay District

Greenway Overlay District Goals

Activate the broader public realm in and surrounding the Greenway parks by identifying and strategically locating desired uses, particularly at ground level, that will contribute positively to the Greenway.

Preserve the character of the Greenway parks by setting design standards and guidelines for projects, to ensure that they are planned and designed in a manner that is compatible with recreational activities and horticultural life within the parks.

Ensure the long-term value of the public's investment in creating the Greenway parks by setting standards for the review of project impacts, to maximize the quality of the parks and extend their publicly beneficial effects into adjacent districts and neighborhoods.

Greenway Overlay District

The new overlay district will encourage these goals through:

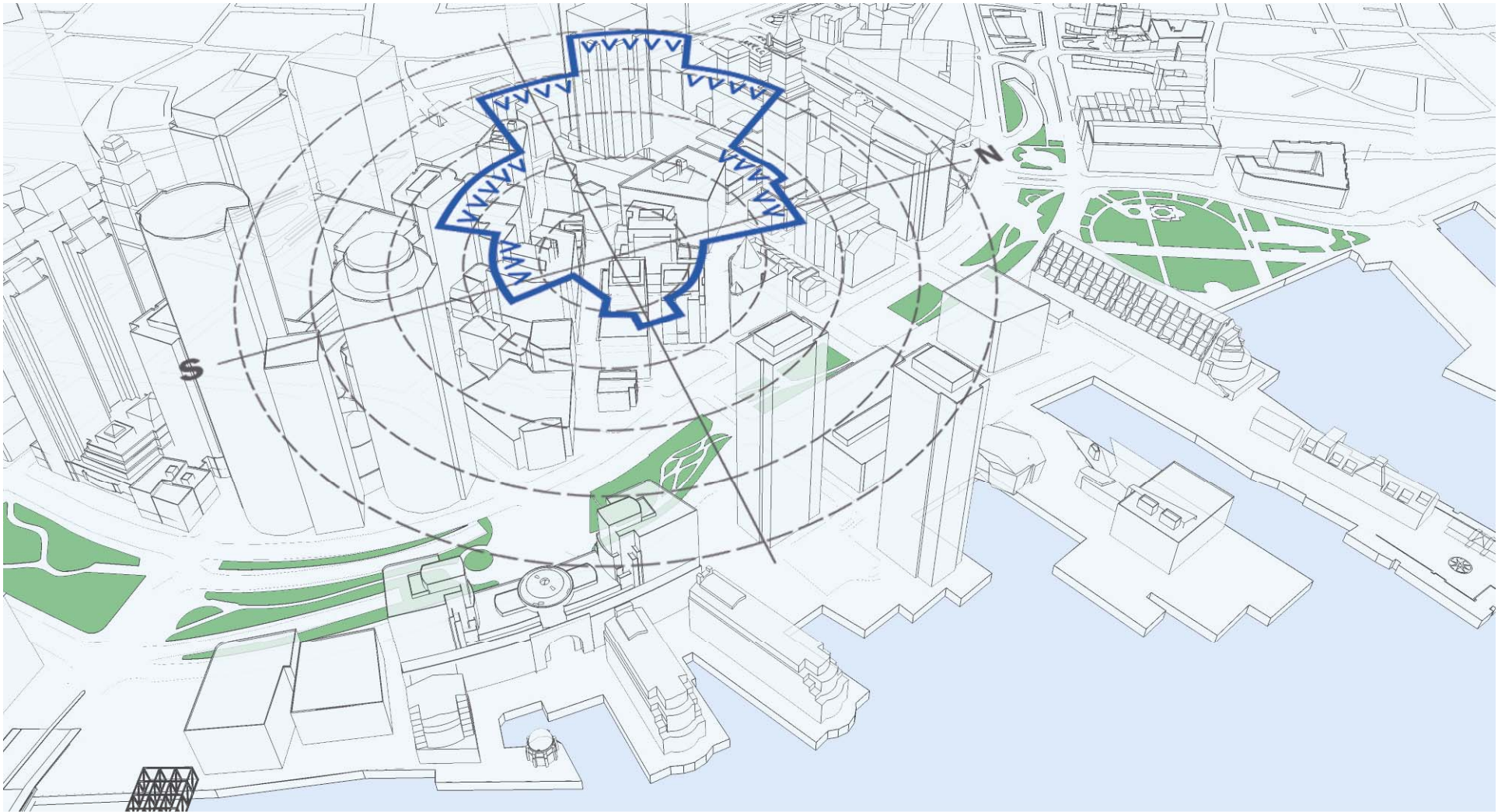
- General Design and Environmental Standards
- Ground Level Use Regulations
- Enhancement of the Pedestrian Environment
- Building Design Guidelines



Greenway Overlay District: Environmental Standards

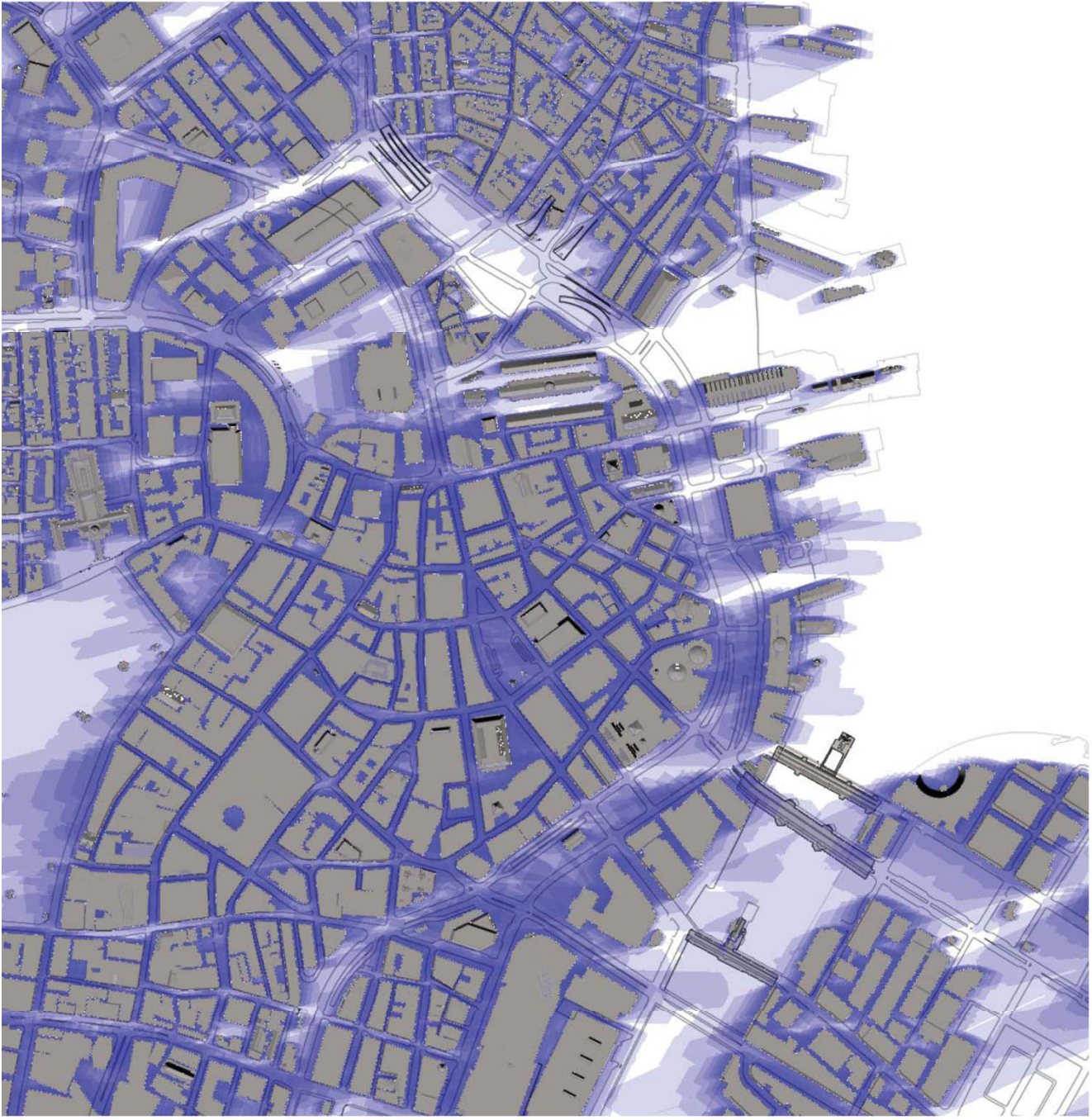
1. Shadow Criteria: Each Proposed Project shall be arranged and designed in a way to minimize, to the extent reasonably practicable, shadows on any portion of dedicated public parkland and publicly accessible open space, including the Greenway parcels. Shadow studies shall be conducted in connection with any Proposed Project demonstrating compliance with the foregoing standard.

2. Wind: Buildings shall be designed to avoid excessive and uncomfortable downdrafts on pedestrians. Each Proposed Project shall be shaped, or other wind-baffling measures shall be adopted, so that the Proposed Project will not cause ground-level ambient wind speeds to exceed the accepted Pedestrian Safety/Comfort Wind Standards. Wind tunnel or other appropriate means of testing shall be required for any Proposed Project over one hundred feet (100') in height.




Winter: Directional Distribution of Wind

Existing shadows



Existing Condition

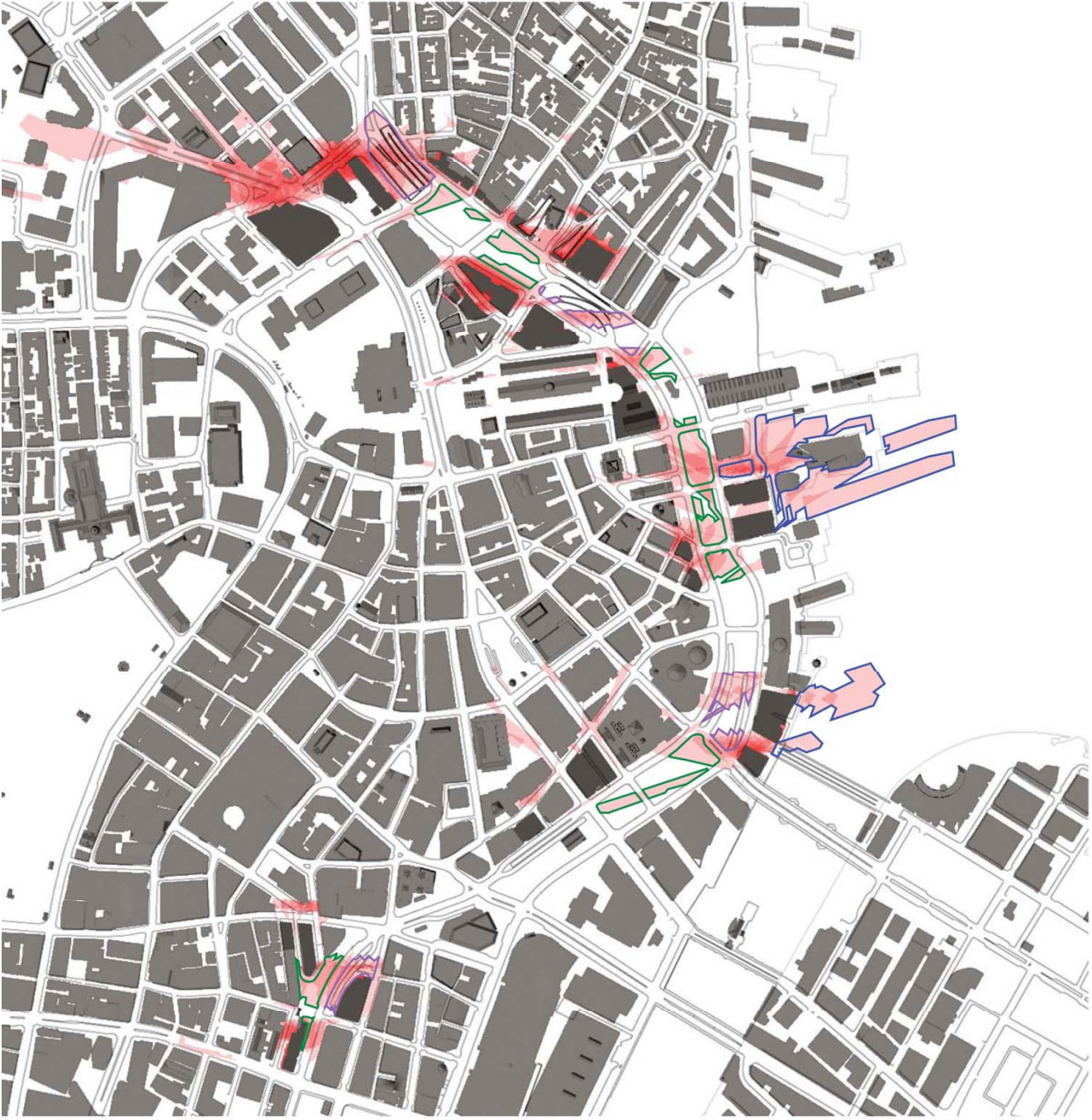
June 21 6:00 a - 5:00 p (sunrise 5:08 a, sunset 8:24 p)

- Existing shadows:
- Up to 1 hour
 - Up to 2 hours
 - Up to 3 hours
 - Up to 4 hours
 - Up to 5 hours
-  Boston Redevelopment Authority

Greenway District Planning Study

Net new shadows

- Water Sheet/
Harborwalk:
- Park Parcels:
- Ramp Parcels:



Scenario 2 Revised Massing 2-3-2010 from Utile

March/September 21 8:00 a - 5:00 p




Net new shadows:

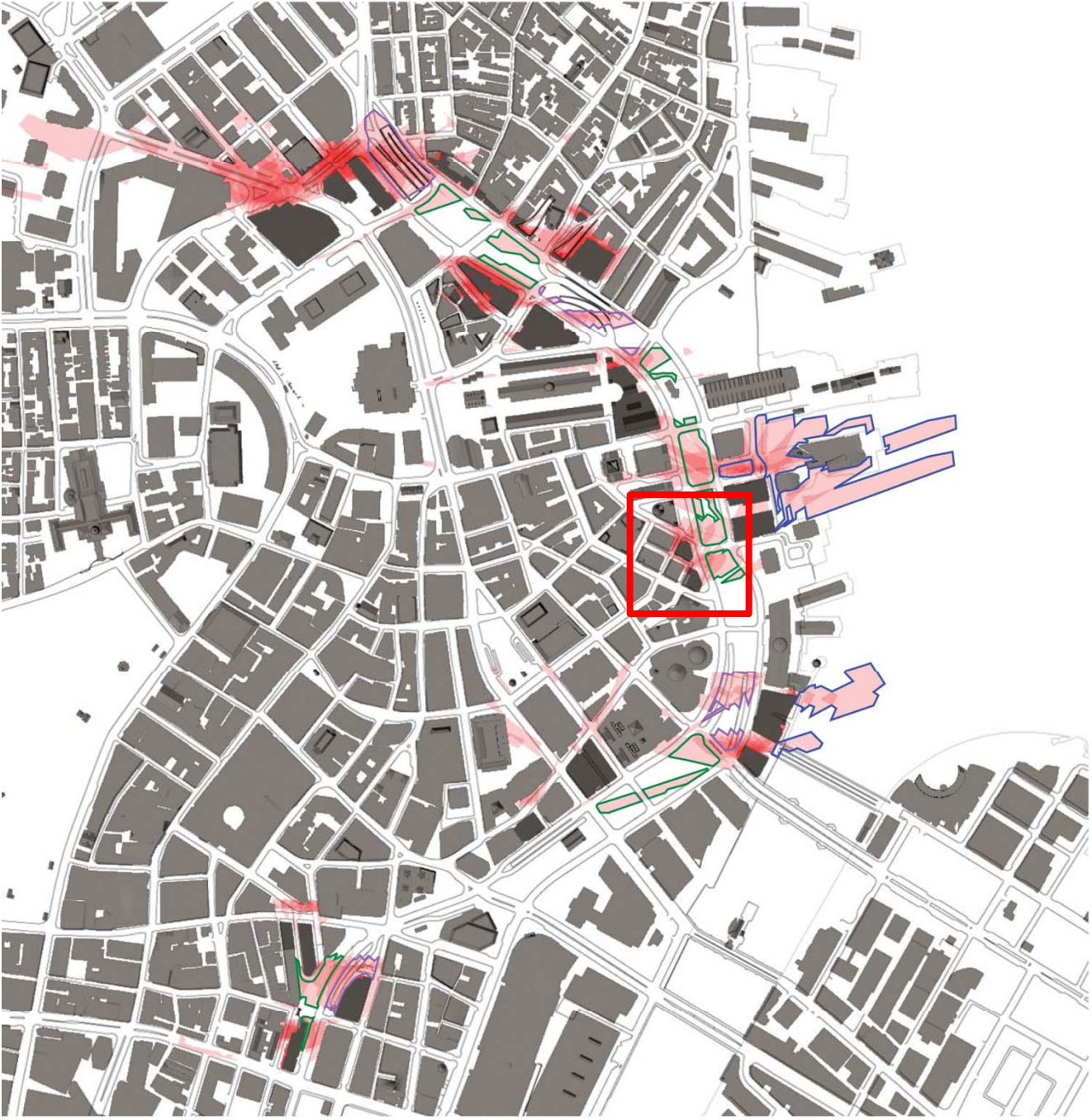
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Net new shadows

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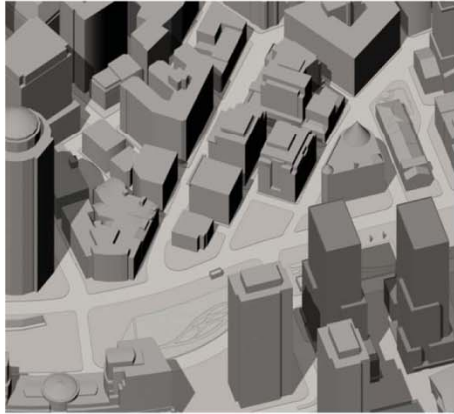
March/September 21 8:00 a - 5:00 p

- Net new shadows:
-  Up to 1 hour
 -  Up to 2 hours
 -  Up to 3 hours
 -  Up to 4 hours
 -  Up to 5 hours



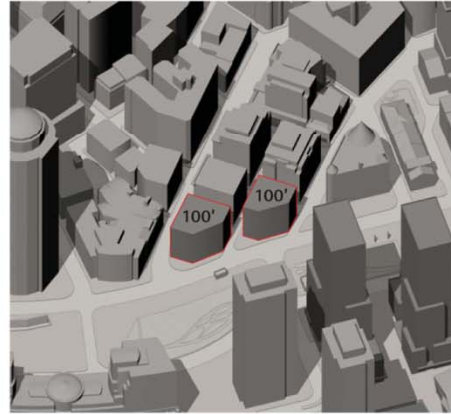
Existing

47'



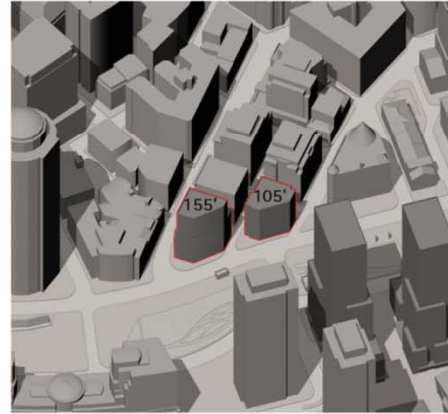
Current Zoning

100'



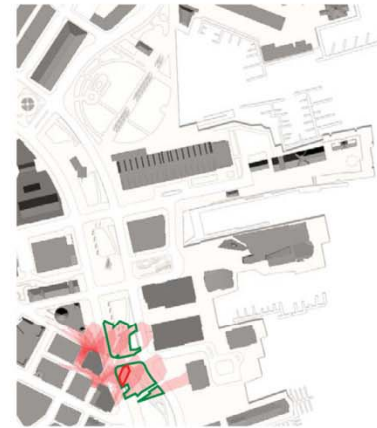
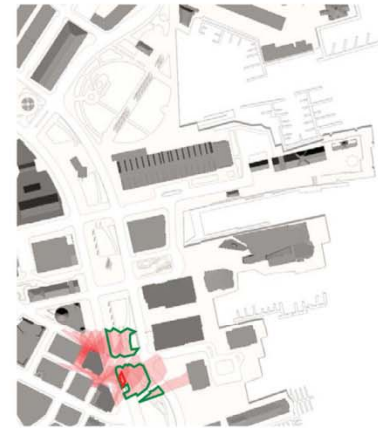
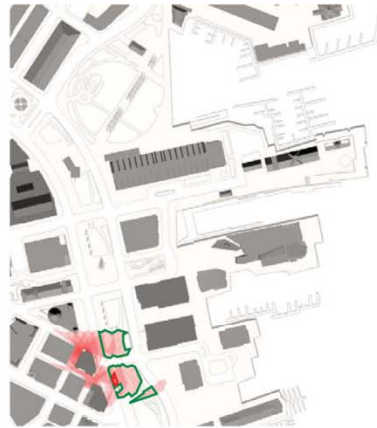
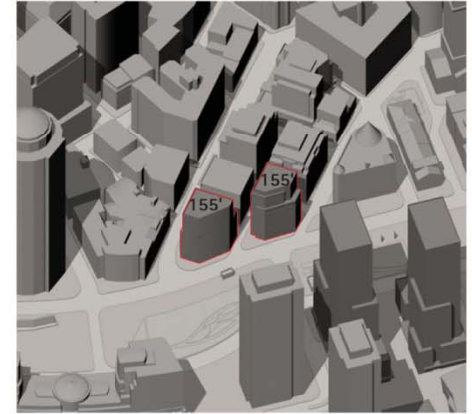
Scenario 1

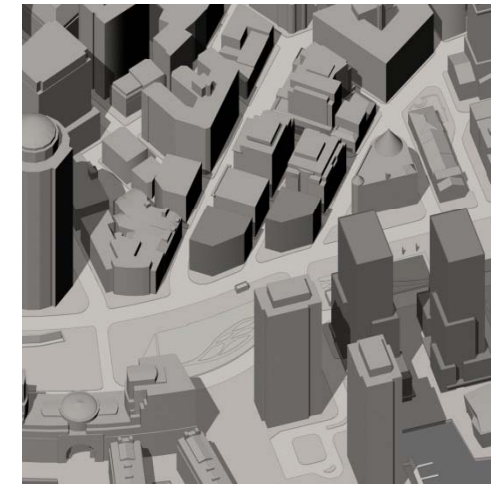
155'/105'



Scenario 2

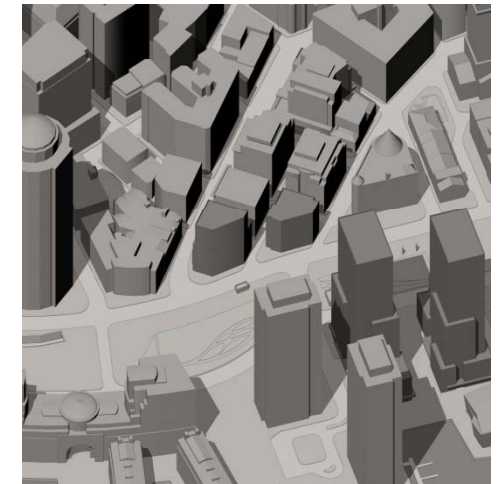
155'





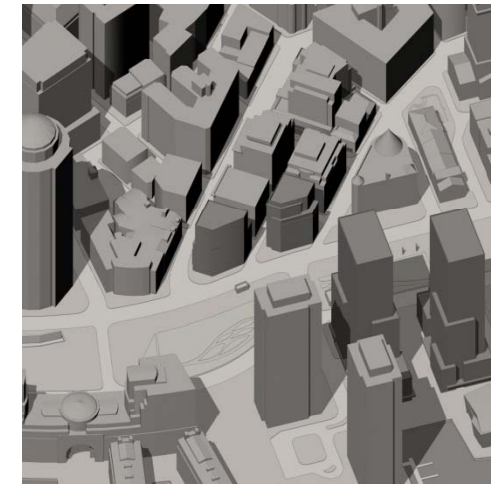
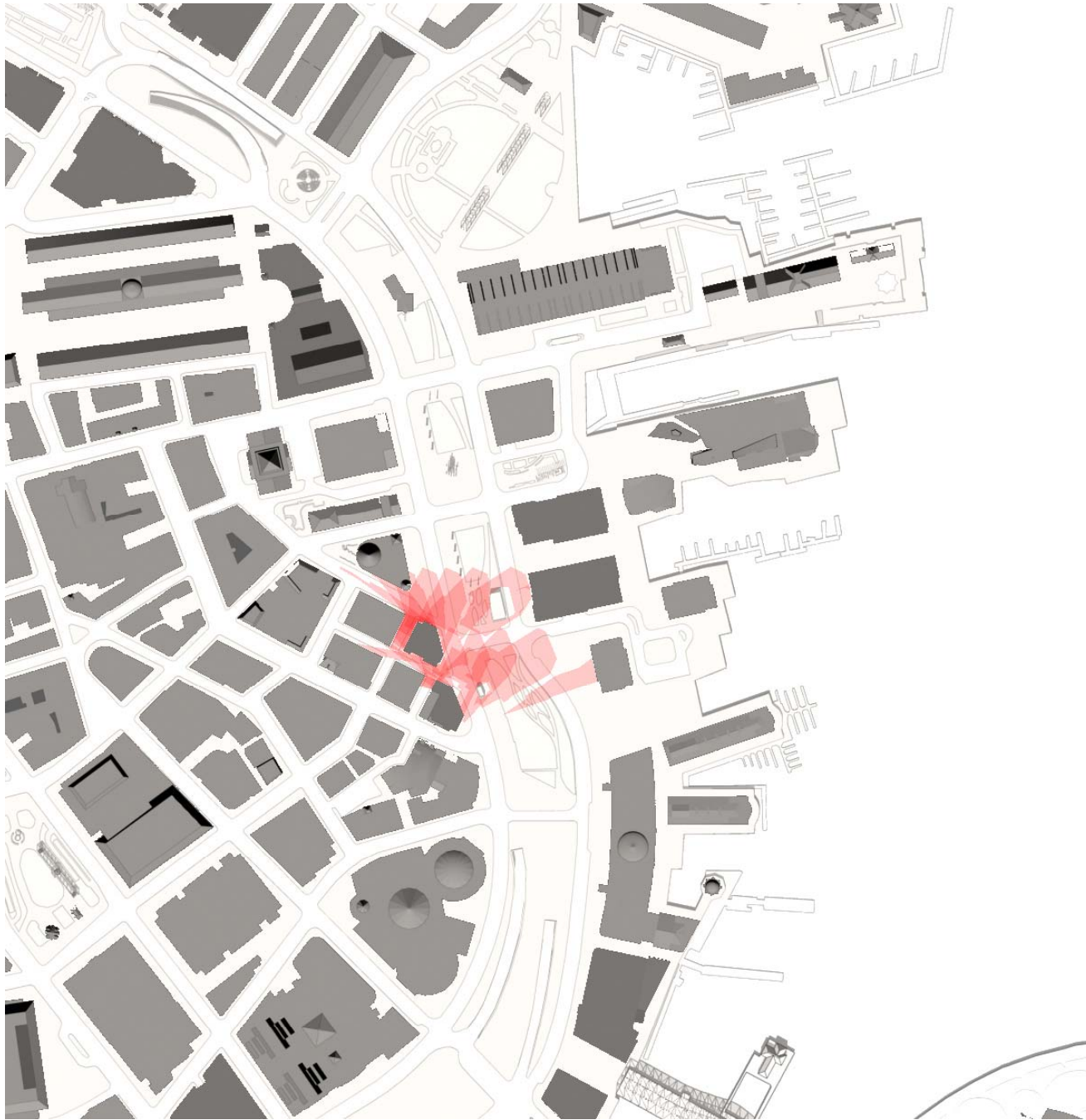
Allowable Heights -
Existing Zoning

Shadow Criteria: Each Proposed Project shall be *arranged and designed in a way to minimize*, to the extent reasonably practicable, *shadows on any portion of dedicated public parkland and publicly accessible open space*, including the Greenway parcels. Shadow studies shall be conducted in connection with any Proposed Project demonstrating compliance with the foregoing standard.



Scenario 1- 105', 155'

Shadow Criteria: Each Proposed Project shall be ***arranged and designed in a way to minimize***, to the extent reasonably practicable, ***shadows on any portion of dedicated public parkland and publicly accessible open space***, including the Greenway parcels. Shadow studies shall be conducted in connection with any Proposed Project demonstrating compliance with the foregoing standard.



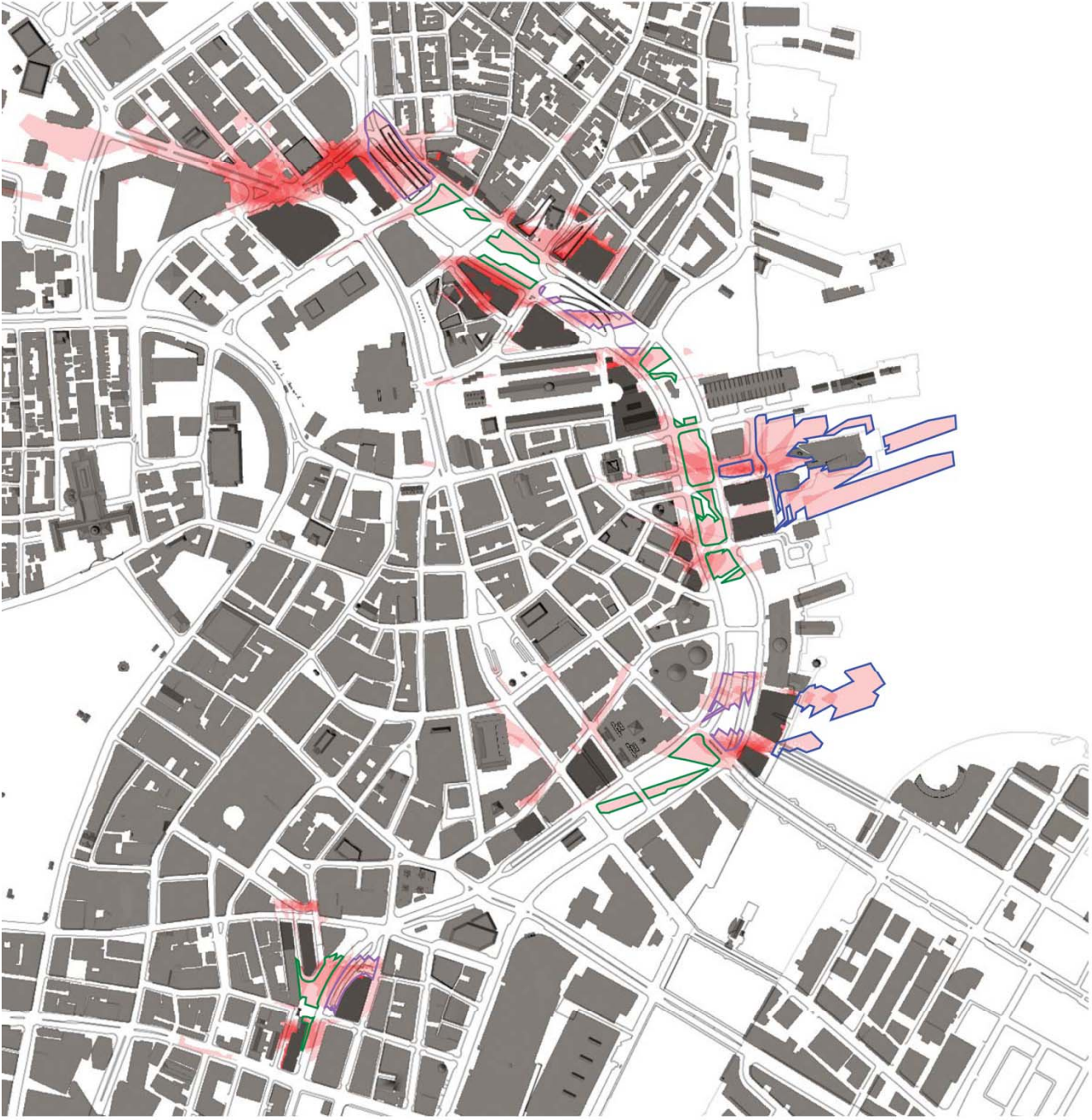
Scenario 2- 155'

Shadow Criteria: Each Proposed Project shall be *arranged and designed in a way to minimize*, to the extent reasonably practicable, *shadows on any portion of dedicated public parkland and publicly accessible open space*, including the Greenway parcels. Shadow studies shall be conducted in connection with any Proposed Project demonstrating compliance with the foregoing standard.

Greenway District Planning Study

Net new shadows

- Water Sheet/
Harborwalk:
- Park Parcels:
- Ramp Parcels:



Scenario 2 Revised Massing 2-3-2010 from Utile

March/September 21 8:00 a - 5:00 p

Net new shadows:

- Up to 1 hour
- Up to 2 hours
- Up to 3 hours
- Up to 4 hours
- Up to 5 hours



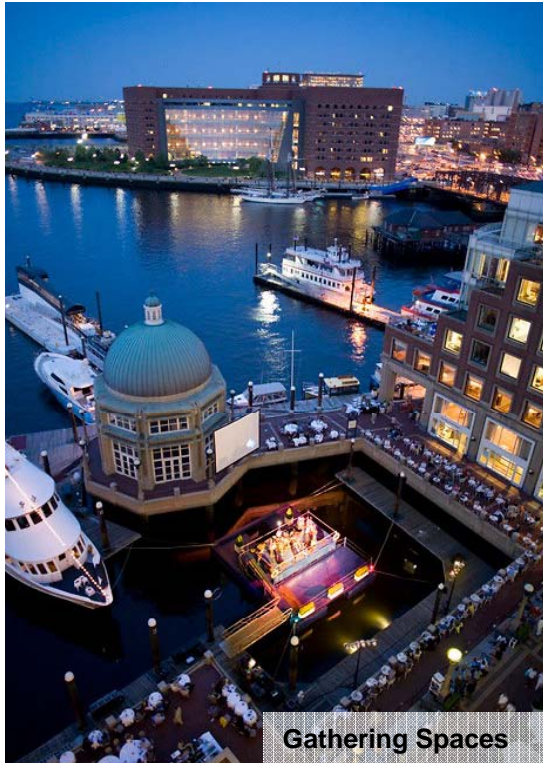
Greenway Overlay District: Enhancement of Pedestrian Realm

A Proposed Project shall be designed to enhance the pedestrian environment in and adjacent to the Greenway, by:

- (a) **supporting and enhancing pedestrian connections** to the Greenway parks by locating active ground-level uses and primary building entrances to front on the Greenway.
- (b) designing open spaces, sidewalks, and street improvements to **improve pedestrian flow and increase pedestrian safety**, enhancing connections to the Greenway parks, and supporting the connectivity of the Crossroads streets into adjacent neighborhoods and the waterfront.
- (c) **providing open spaces** within proposed projects that accommodate pedestrian activities, cafes, and other active uses, and which complement and enhance the character and active use of the Greenway parks;
- (d) ensuring that open spaces have materials, landscaping, public art, lighting, and furniture that **complement the physical design of the Greenway parks** and enhance the pedestrian environment; and
- (e) providing **appropriate management and maintenance** of open spaces within the Proposed Project.



Street Trees



Gathering Spaces



Public Art



Public Transportation



Outdoor Seating



Greenway Overlay District: Ground Level Uses and Design

The new overlay district will provide consistent standards for:

- Ground-level uses
- Street wall continuity
- Display windows
- Building entrance locations
- Signage
- Outdoor cafes



Greenway Overlay District

“Greenway Parcel” means the following parcels listed in Article 49: Parcels 6, 8, 10, 12, 13, 14, 15, 16, 17N, 17S, 18N, 18S, 19, 21, 22N, 22S, and 23N.



Greenway District Priority Frontages

“Priority Greenway Frontage” means the frontage of a Proposed Project that fronts on any Greenway Parcel.



Greenway District Priority Frontages + Crossroads Initiative




Greenway District Priority Frontages + Crossroads Initiative



Greenway District Priority Frontages

- + Crossroads Initiative
- Areas exempt from Entry Location Requirement

 Area exempt from Entry Location Requirement



Greenway Overlay District