

**East | West FIRST Street**

**Planning & Rezoning**

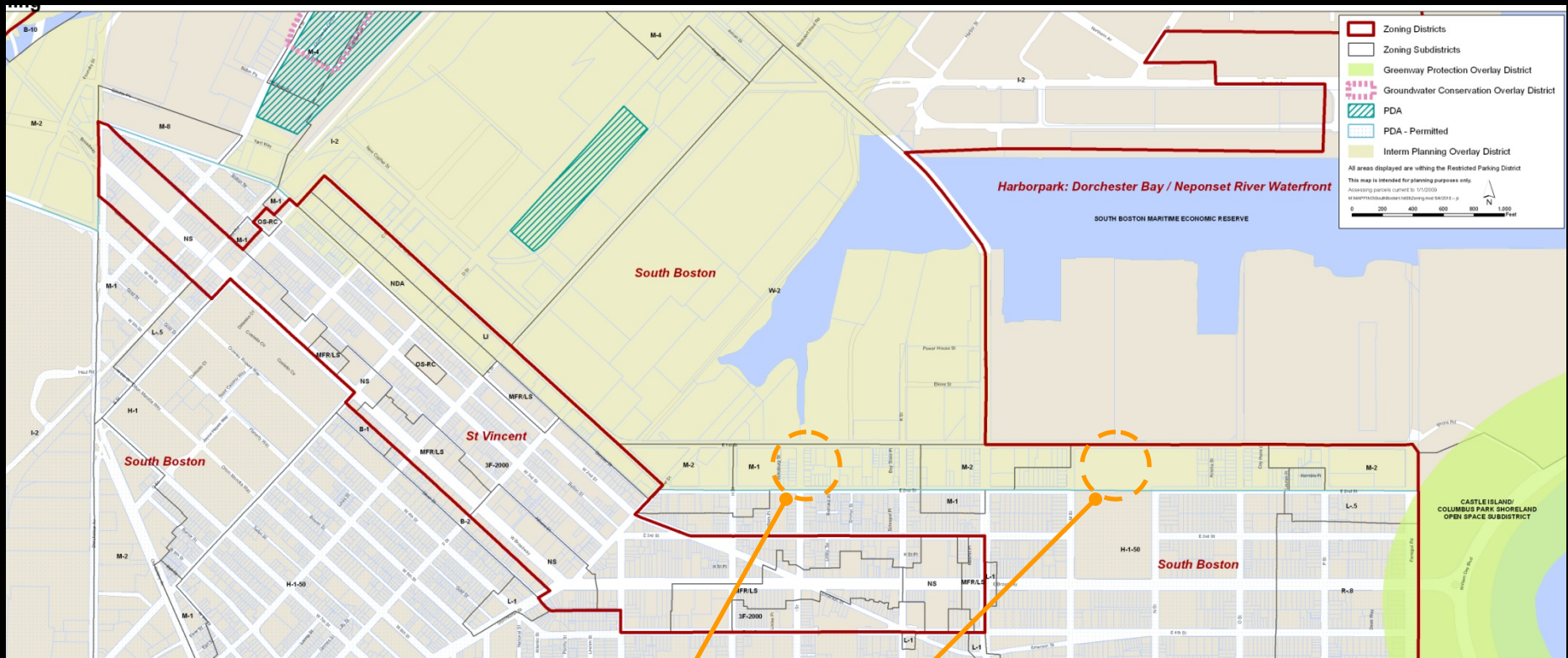
**Community Meeting: June 22, 2011**



# PLANNING CONTEXT



# PLANNING CONTEXT: underlying zoning





# EXISTING CONDITIONS: uses





# EXISTING CONDITIONS: changing uses

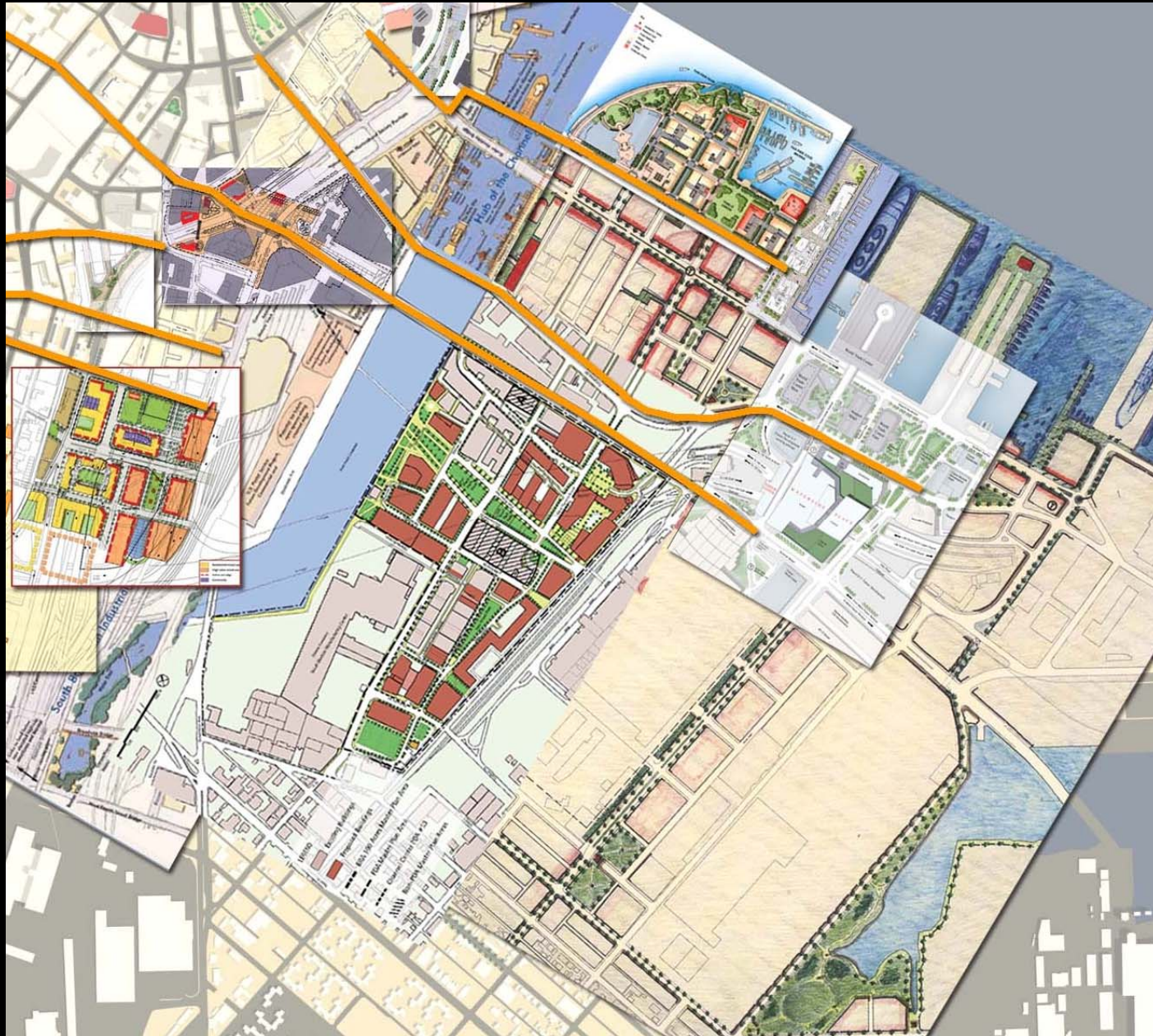


# EXISTING CONDITIONS: streetscape



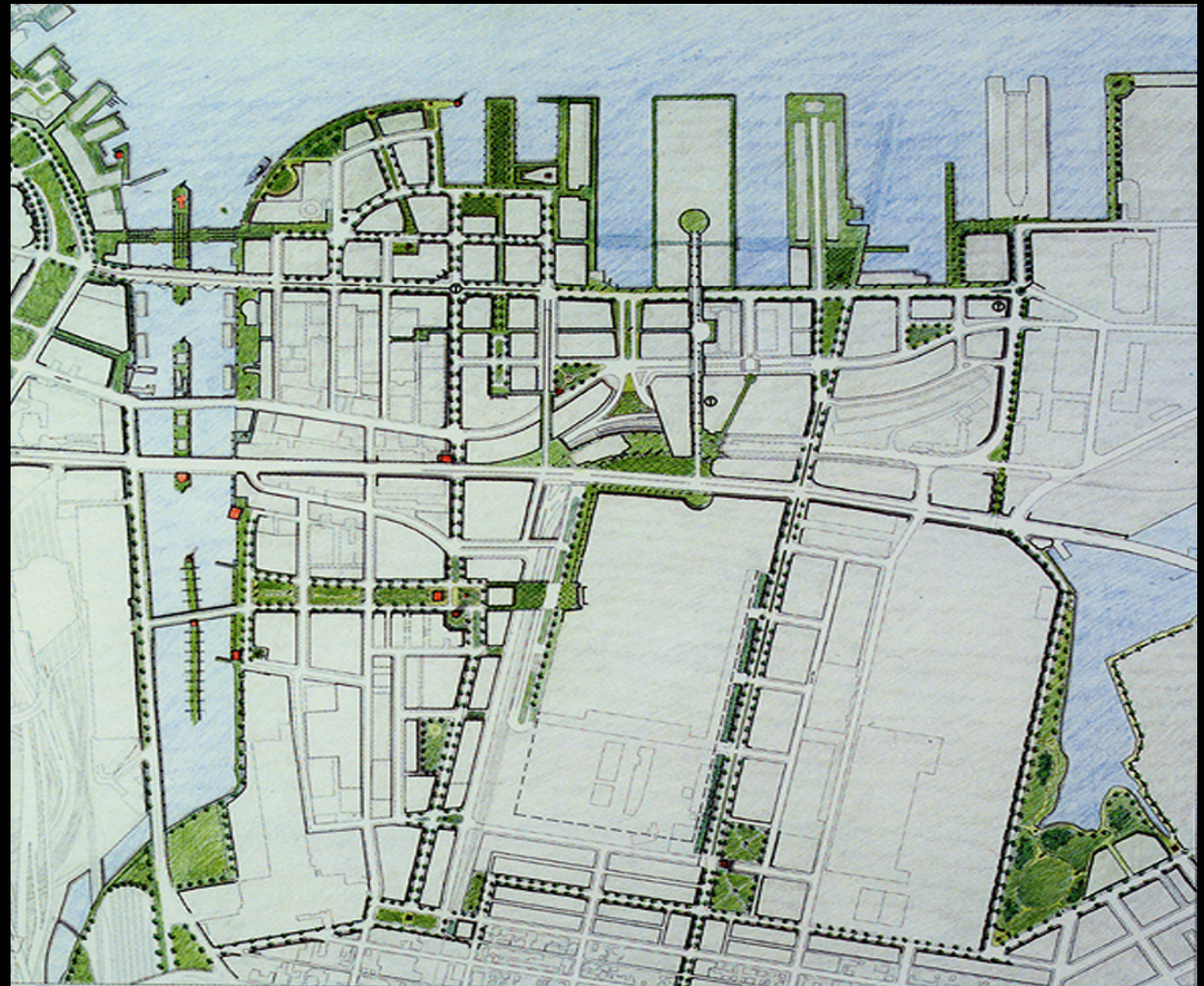


# PLANNING CONTEXT: prior planning

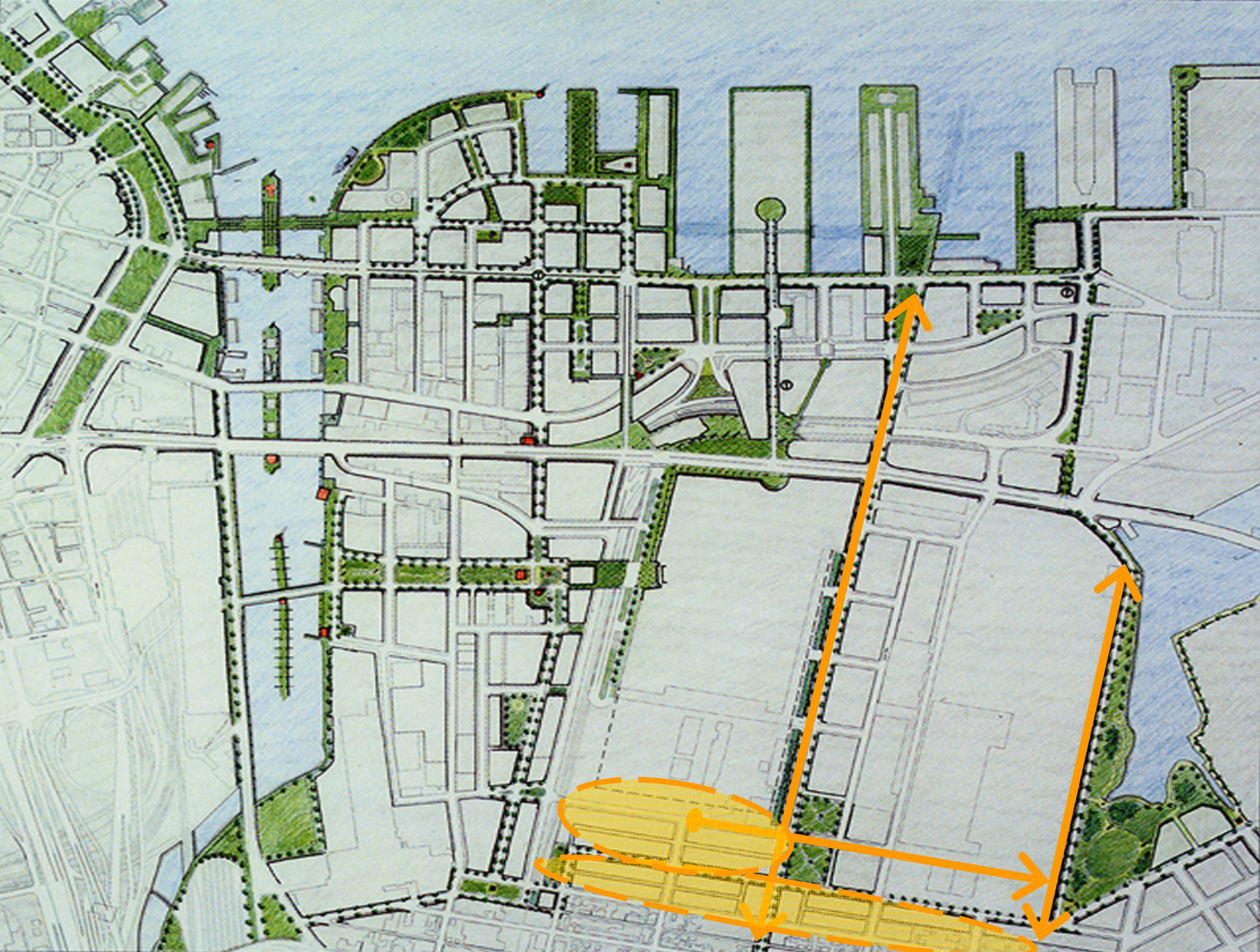


# Recognition of the Seaport Public Realm Plan

- Promote Boston Harbor as a shared Natural Resource
- Preserve and enhance the port of Boston
- Plan the waterfront as a vital, mixed use neighborhood
- Develop the waterfront as an integral part of Boston's economy
- Enhance the South Boston Community



# Seaport Public Realm Plan



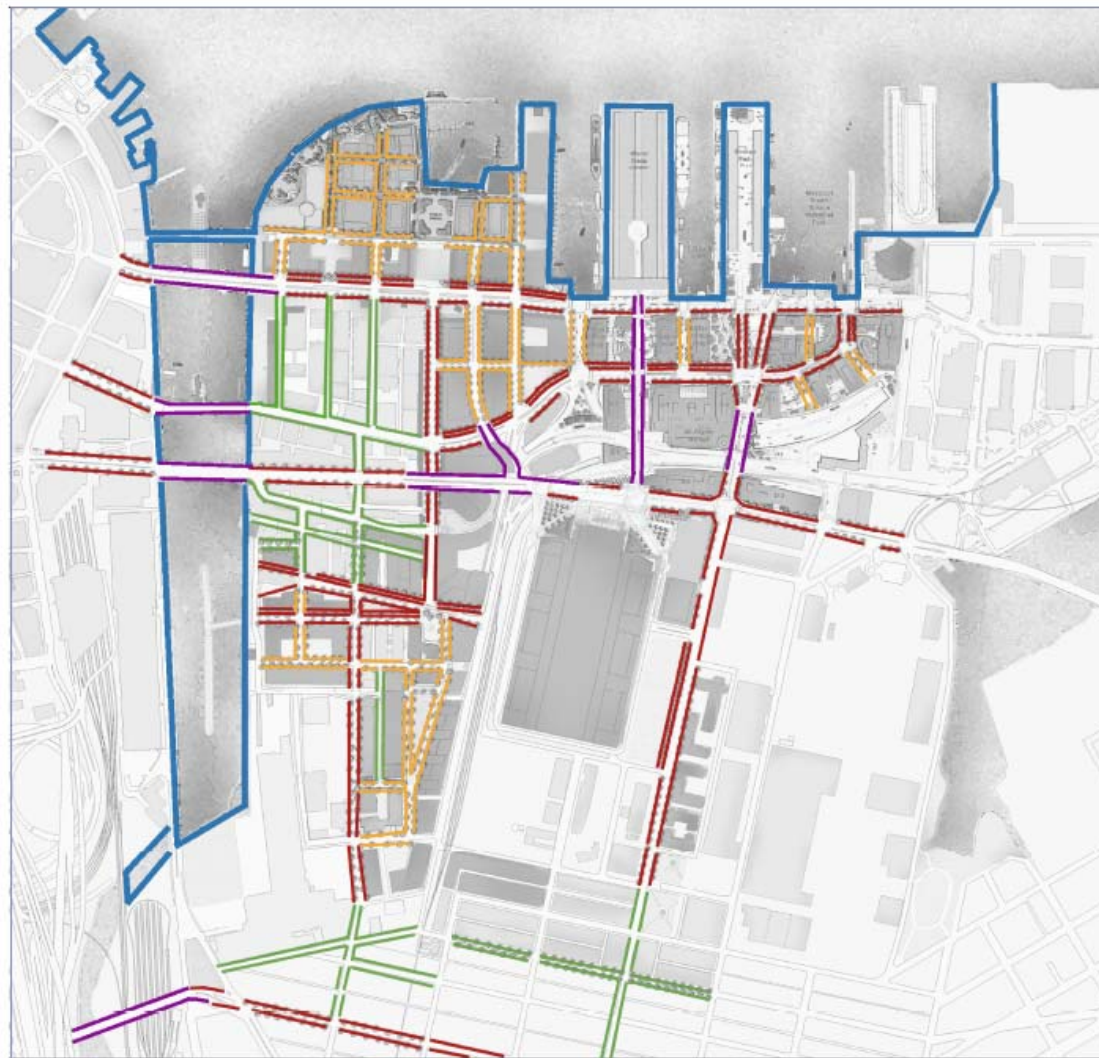
# Seaport Public Realm Plan

## South Boston Streetscape Overview

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### STREETSCAPE TYPES

- Type A
- Type B
- Type C
- Bridges
- Harbor Walk

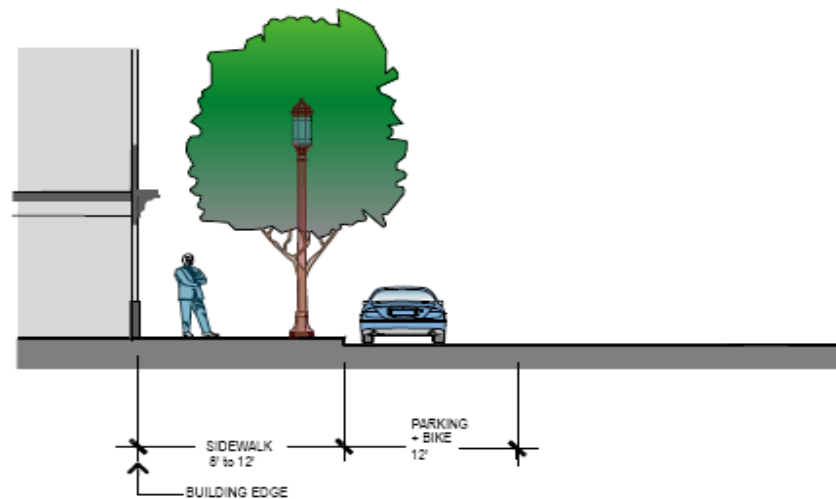
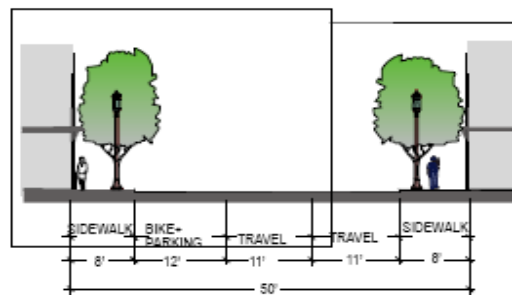
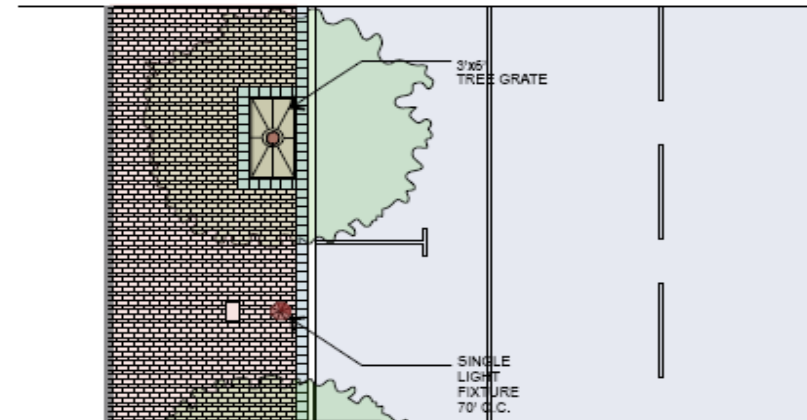
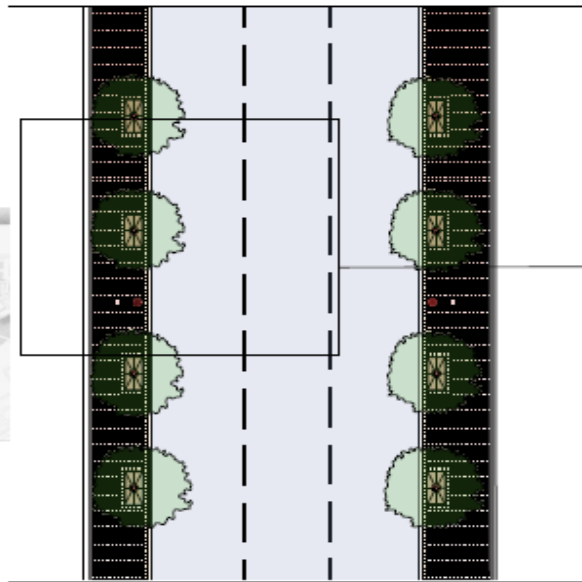
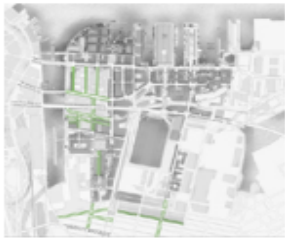


# Seaport Public Realm Plan

## South Boston Streetscape

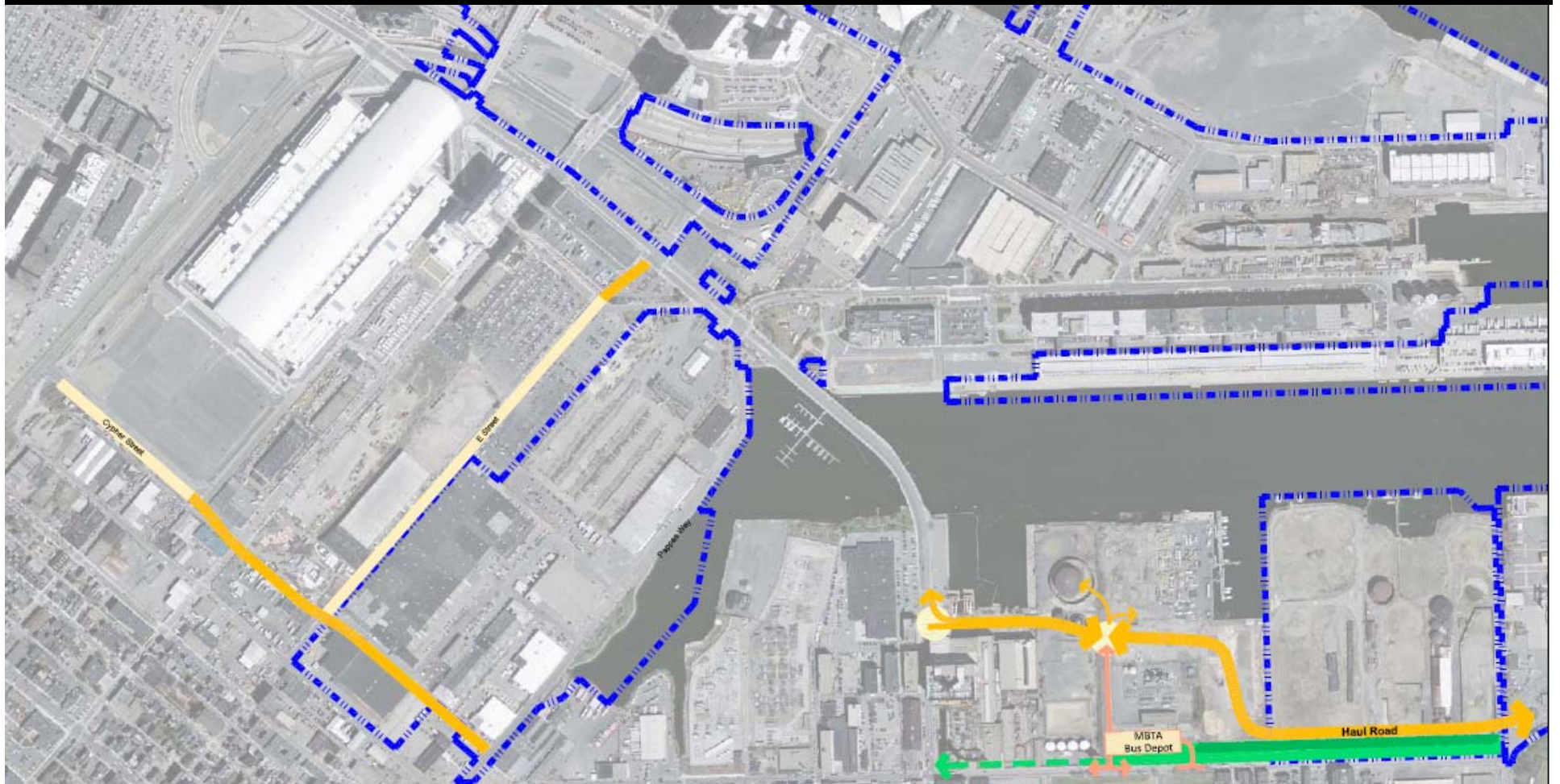
### TYPE C STREETS

**Single Row of Trees**  
Typical for existing Boston Wharf Streets with narrow R.O.W.s  
e.g. Pittsburgh Street

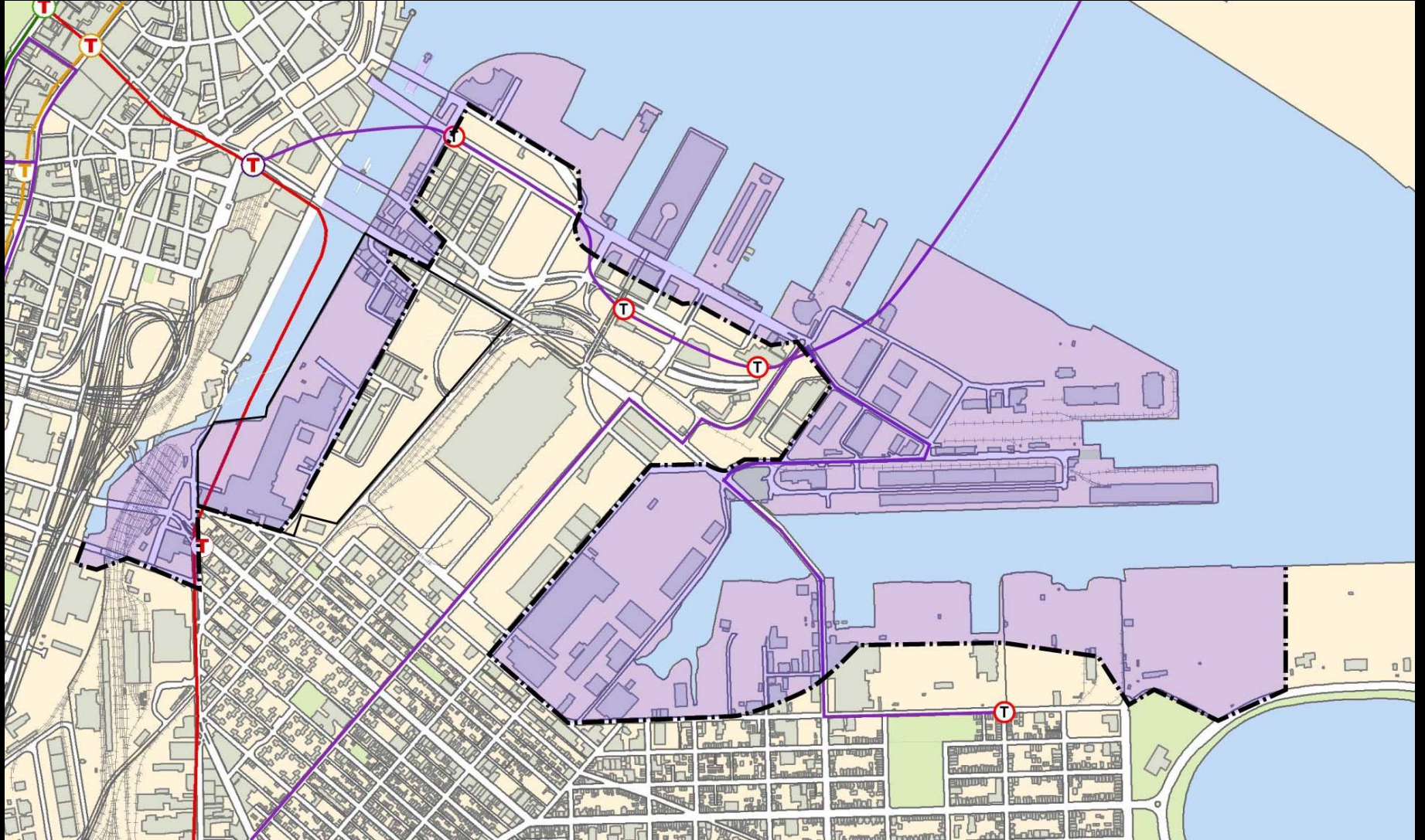


Pittsburgh Street Section

# PLANNING CONTEXT: truck access



# Waterfront Chapter 91 Jurisdiction



# Waterfront

- Enhance open space
- Avoid privatization of the shoreline
- Minimize adverse effects of wind and shadow
- Identify substitutions and quantifiable offsets to ensure enforceability
- Promote offsets that are valued by the public consistent with the opinions expressed in public comments
- Ensure the developments are carried out in a manner that protects public rights in both filled and flowed tidelands





# Waterfront: Port of Boston Plan

- Promote and encourage the development of the seaport economy
- Maintain maritime jobs and preserve essential port properties for active maritime industrial uses
- Provide the waterside and landside public infrastructure to support the future growth of the industrial seaport
- Promote the port as a component of the Boston tourist trade
- Redevelop appropriate portions of the port for a mixed Harbor-wide economy



\*ARTICLE 68

**SOUTH BOSTON NEIGHBORHOOD DISTRICT**  
(\*Article inserted on Month Day, Year\*)

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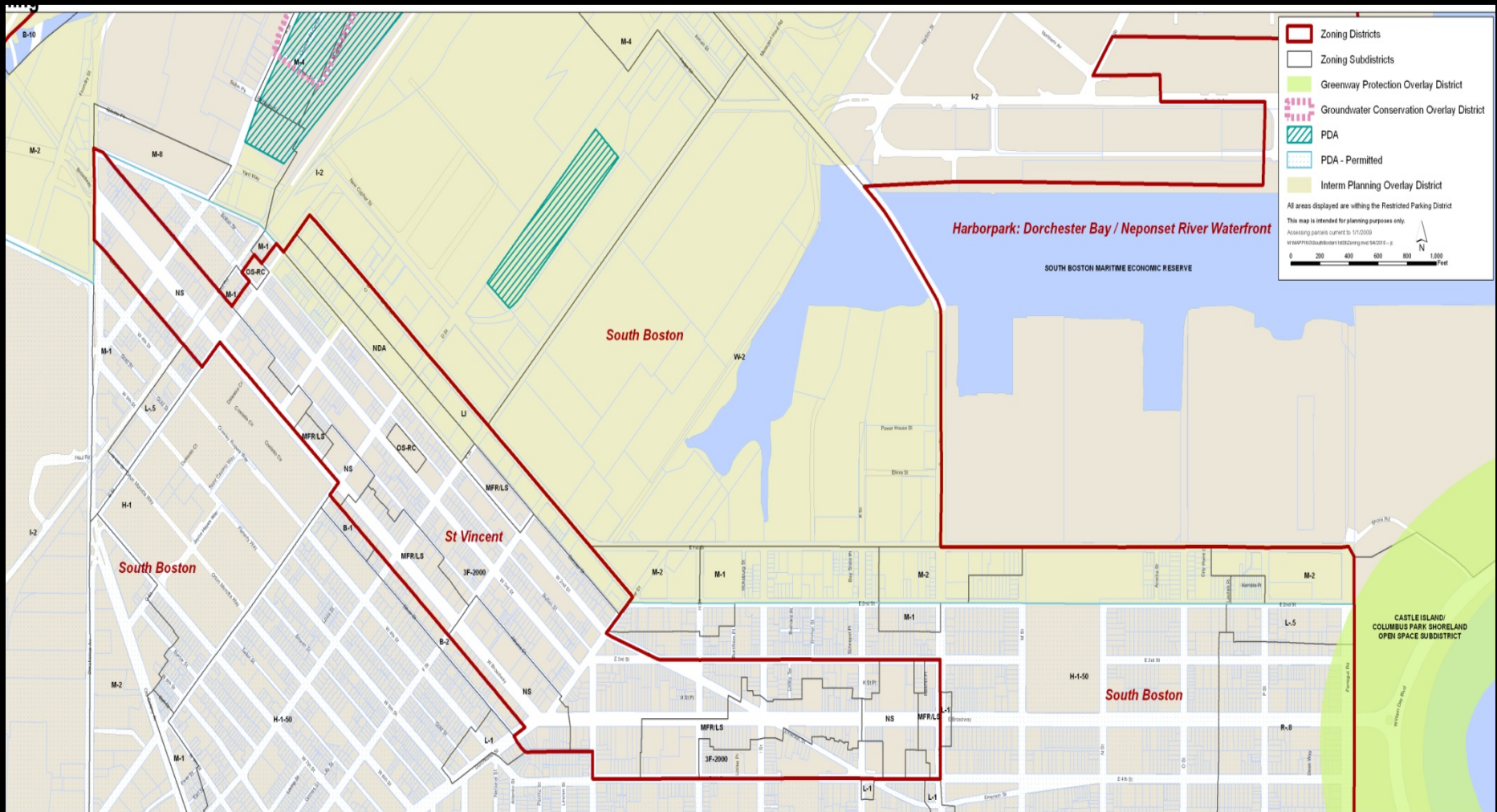
# STATEMENT of PURPOSE

The purpose of this Article is to establish the zoning regulations for the South Boston Neighborhood District as required by the provisions of the South Boston Waterfront Interim Planning Overlay District, Article 27P of this Code. This Article builds upon the planning that resulted in the Seaport Public Realm Plan and the visioning of the First Street Working Group and the South Boston Community. The visioning built upon the general planning goal of protecting residential uses while encouraging commercial and industrial growth where appropriate. Pursuant to the Seaport Public Realm Plan, **First Street is envisioned as a walkable mixed-use residential scale street. Development along First Street will include setbacks to provide additional sidewalk area and street trees, creating a pleasant pedestrian environment. First Street is where residential uses to the south will transition to local commercial and industrial uses to the north. On the south side of First Street, active retail and commercial uses are envisioned on the first floor of the buildings to activate the streetscape and provide services to residents in the area. The north side of First Street is envisioned as a mix of local industrial and commercial uses providing employment in the neighborhood.**

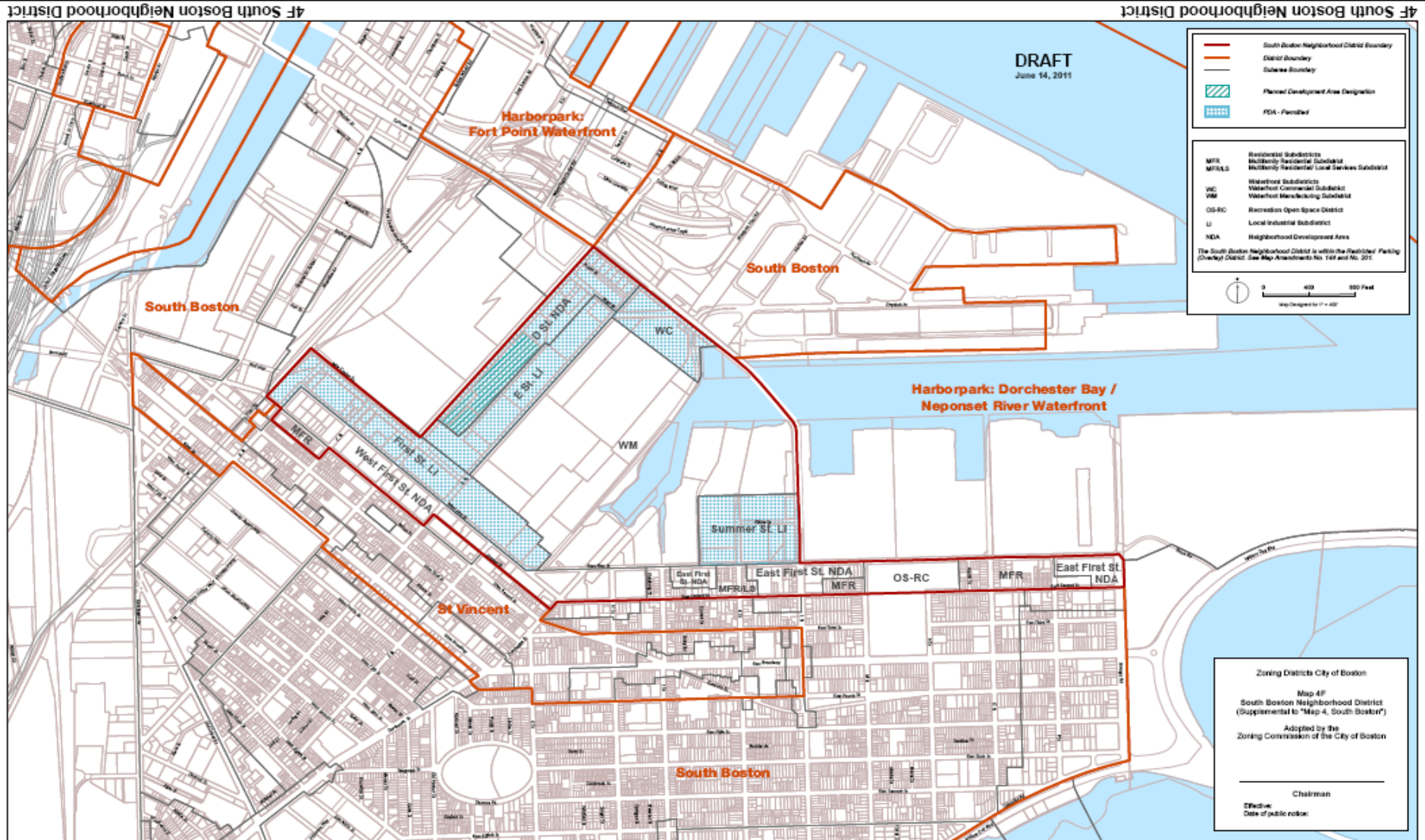
# GOALS and OBJECTIVES:

- To provide adequate density controls that reflect and protect established residential areas; and provide opportunities for growth where appropriate; to protect and promote both the working port and residential uses;
- To provide an appropriate mix of uses that provide a transition from the established residential areas to the working port and local industrial uses that provide jobs to the City's residents;
- To retain and develop affordable, moderate income, and market rate housing compatible with adjacent areas, particularly for families;
- To promote the viable neighborhood economy; to preserve, maintain and create open space;
- To protect the environment and improve the quality of life; to promote the most appropriate use of land; and to promote the public safety, health, and welfare of the people of Boston.

# PHYSICAL BOUNDARIES: South Boston IPOD



# PHYSICAL BOUNDARIES: Article 68 MAP



# COMMUNITY PARTICIPATION

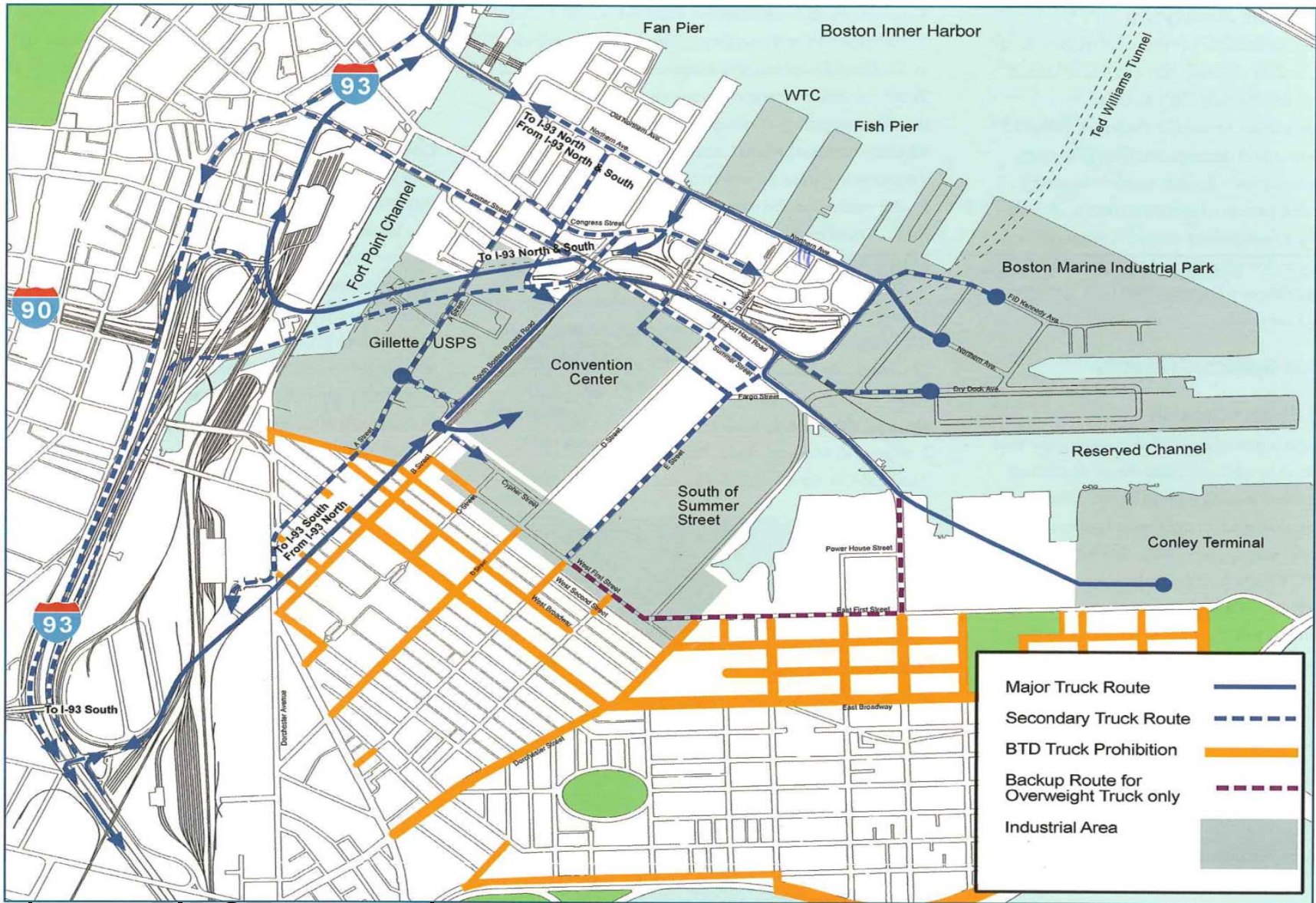
- Kick Off:
  - Walking Tour (May 3, 2010) & 2 Charettes (May 5 & 8, 2010)
- One Year Planning Process
  - 11 Working Group Sessions (open to the public)
    - May 8, 2010
    - June 1, 2010
    - June 15, 2010
    - July 13, 2010
    - September 21, 2010
    - October 5, 2010
    - October 19, 2010
    - November 8, 2010
    - March 30, 2011
    - April 20, 2011
    - June 8, 2011
  - 1 Community Meeting

# ANALYSIS

- Transportation Planning
- Existing Density
- Proposed Uses
- Discussions with Existing Businesses
- Approved Projects



# Context: Transportation Planning



east | west FIRST street planning

# Context: Existing Density

## I-K Street Block

	ADDRESS	LAND AREA	GFA	FLOORS	FAR
a	541 e. First	900	1,274	3	1.4
b	4 Bay State pl	820	2,080	3	2.5
c	135-137 K st	890	3,848	3	4.3
d	624-626 e. Second	2,562	6,172	3	2.4
e	598-600 e. Second	7,513	9,676	3	1.3
f	12 I st	1,722	3,600	3	2.1



# Zoning Basics USES

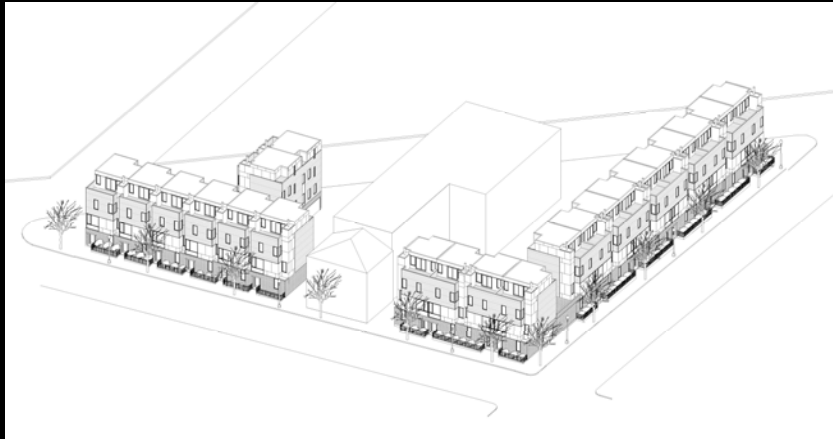
- Each District has a Use chart that lists uses
- Uses are either Allowed (A), Conditional (C) or Forbidden (F) in a District
- Allowed uses are considered appropriate in the district and can get a building permit
- Conditional uses may or may not be appropriate in the district and have to go through the Board of Appeals process
- Forbidden uses are not appropriate in the district unless there are special circumstances. These uses have to go through the Board of Appeals process
- When granting variances, the Board of Appeals has to consider whether special circumstances or conditions exist, there is substantial hardship, and that there is no detriment to the neighborhood

	Multifamily Residential (MFR)
<u>Banking and Postal Uses</u>	
Automatic teller machine	F
Bank	F
Drive-in bank	F
Post office	F
<u>Community Uses</u>	
Adult education center	F
Community center	F
Day care center	F
Day care center, elderly	F
Library	A
Place of worship; monastery; convent; parish house	A
<u>Cultural Uses</u>	
Art gallery	F
Art use	F
Auditorium	F
Cinema	F
Concert hall	F
Museum	F
Public art, display space	F
Studios, arts	F
Studios, production	F

# Discussions with Existing Businesses

- **Existing Businesses**
  - **Amramp**
  - **Accurate Fasteners**
  - **Casey & Hayes**
  - **Distillery**
  - **Pappas**

# Context: Approved Projects



	Height	FAR
Signal Bldg	53'	2.66
West Square	46'	2.8
Channel Wharf	61'	2.8
First + First	35'	1.5
Distillery	77'	2.46



# Proposed Subdistricts

# Residential Subdistricts: MFR



## PROPOSED ZONING:

Multifamily Residential

Max Height: 35 feet

Max FAR: 1.5

## EXISTING ZONING:

	L-.5	M-2	H-1-50
Max Height:	35 feet	None	50 feet*
Max FAR:	0.5	2.0	1.0

\* Board of Appeal may, subject to provision, grant permission for a building to exceed the maximum height

# Residential Subdistricts: MFR



M Street and  
L Street (approx)

## PROPOSED ZONING:

Multifamily Residential

Max Height: 35 feet

Max FAR: 1.5

## EXISTING ZONING:

H-1-50

Max Height: 50 feet\*

Max FAR: 1.0

\*Board of Appeal may, subject to provision, grant permission for a building to exceed the maximum height



# Residential Subdistricts: MFR



C Street and  
B Street

PROPOSED ZONING:  
Multifamily Residential  
Max Height: 35 feet  
Max FAR: 1.5

EXISTING ZONING:  
St. Vincent: 3f-2000  
Max Height: 35 feet  
Max FAR: 1.0

# Residential Subdistricts: MFR / LS



K Street and  
Vicksburg Street

## PROPOSED ZONING:

Multifamily Residential/Local Service

Max Height: 35 feet\*

Max FAR: 1.5

\*35 feet for buildings fronting on Second Street and 45 feet  
for buildings fronting on First Street.

## EXISTING ZONING:

M-1

Max Height: 35 feet

Max FAR: 1.0

# Neighborhood Development Areas: E First Street NDA



## PROPOSED ZONING:

### East First Street NDA

Max Height: 35 feet\*

Max FAR: 2.0

\*35 feet for buildings fronting on Second Street and 45 feet for buildings fronting on First Street.

In the instance of a through lot, the dividing line between height limits shall be 50% of the length of the lot between First and Second Streets

## EXISTING ZONING:

M-2

Max Height: None

Max FAR: 2.0

# Neighborhood Development Areas: E First Street NDA



M Street and  
K Street (approx)

## PROPOSED ZONING:

East First Street NDA

Max Height: 35 feet\*

Max FAR: 2.0

\*35 feet for buildings fronting on Second Street and 45 feet for buildings fronting on First Street.

In the instance of a through lot, the dividing line between height limits shall be 50% of the length of the lot between First and Second Streets

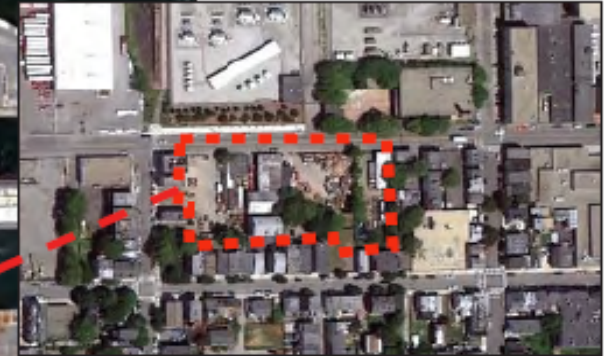
## EXISTING ZONING:

M-2

Max Height: None

Max FAR: 2.0

# Neighborhood Development Areas: E First Street NDA



K Street and  
I Street (approx)

## PROPOSED ZONING:

### East First Street NDA

Max Height: 35 feet\*

Max FAR: 2.0

\*35 feet for buildings fronting on Second Street and 45 feet for buildings fronting on First Street.

In the instance of a through lot, the dividing line between height limits shall be 50% of the length of the lot between First and Second Streets

## EXISTING ZONING:

M-1

Max Height: 35 feet

Max FAR: 1.0

# Neighborhood Development Areas: W First Street NDA



## PROPOSED ZONING:

### West First Street NDA

Max Height: 35 feet\*

Max FAR: 2.0

\*35 feet for buildings fronting on Second Street and 45 feet for buildings fronting on First Street.

In the instance of a through lot, the dividing line between height limits shall be 50% of the length of the lot between First and Second Streets

## EXISTING ZONING:

	M-1	M-2	S.V. NDA	S.V. LI
Max Height:	35 feet	None	35 feet*	35 feet
Max FAR:	1.0	2.0	1.0	1.0

\*45 feet for any Residential Use that is designated "A" or "C" in Table B of Article 13 of the Boston Zoning Code

# Neighborhood Development Areas: D Street NDA



## PROPOSED ZONING:

D Street NDA  
Max Height: 65 feet  
Max FAR: 2.0

## EXISTING ZONING:

	I-2	M-4	H-4
Max Height:	None	None	None
Max FAR:	2.0	4.0	4.0

# Local Industrial Subdistricts: First Street LI



## PROPOSED ZONING:

First Street Local Industrial

Max Height: 45 feet\*

Max FAR: 2.0

\*35 feet for buildings fronting on Second Street

## EXISTING ZONING:

W-2

Max Height: None

Max FAR: 2.0

I-2

Max Height: None

Max FAR: 2.0



# Local Industrial Subdistricts: E Street LI



## PROPOSED ZONING:

E Street Local Industrial

Max Height: 65 feet

Max FAR: 2.0

## EXISTING ZONING:

I-2

Max Height: None

Max FAR: 2.0

# Local Industrial Subdistricts: Summer St. LI



## PROPOSED ZONING:

Summer St. Local Industrial

Max Height: 50 feet

Max FAR: 3.0

## EXISTING ZONING:

W-2

Max Height: None

Max FAR: 2.0

# Waterfront Subdistricts: Waterfront Commercial



## PROPOSED ZONING:

Waterfront Commercial

Max Height: 65 feet

Max FAR: 2.0

## EXISTING ZONING:

W-2

Max Height: None

Max FAR: 2.0

# Waterfront Subdistricts: Waterfront Manufacturing



## PROPOSED ZONING:

Waterfront Manufacturing

Max Height: 65 feet\*

Max FAR: 2.0

\*50 feet for buildings fronting on First Street

## EXISTING ZONING:

W-2

Max Height: None

Max FAR: 2.0

# Open Space Subdistricts



Acadia Street  
and M Street

## PROPOSED ZONING:

Open Space-Recreation

Max Height: N/A

Max FAR: N/A

## EXISTING ZONING:

H-1-50

Max Height: 50 feet\*

Max FAR: 1.0

\*Board of Appeal may, subject to provision, grant permission for a building to exceed the maximum height

# Open Space Subdistricts

## Open Space – Recreation (OS-RC)

### Christopher Lee Playground

**SECTION 33-10.** Recreation Open Space Subdistricts. Recreation open space (OS-RC) subdistricts shall consist of land appropriate for and limited to active or passive recreational uses, including walkways, physical education areas, children's play areas, swimming pools, skating rinks, and sporting areas, or a combination thereof, where such uses are administered by the Boston Parks and Recreation Department, the Metropolitan District Commission, or any nonprofit organization established for the Purposes of carrying out the land uses allowed in this article; such land may include Vacant Public Land.

*(ARTICLE 33 - OPEN SPACE SUBDISTRICTS)*



# PDA (Planned Development Areas)

## What is a PDA?

A Planned Development Area is an overlay zoning district. The Zoning Commission may approve a request to establish a PDA where a development that is well suited to its location cannot be accommodated by the general zoning for the area. For example, a PDA may be appropriate where a development involves a large building, a cluster of buildings, or a mix of uses.

## What is included in a PDA?

A PDA Development Plan must specify the proposed location, dimensions, and appearances of all buildings, as well as all proposed uses, parking and landscaping.

# Planned Development Areas

- **Eligibility**
  - Sites > 1 acre
- **Benefits include**
  - More flexible zoning law; supersedes underlying zoning except
    - Maximum Height for First Street & Summer Street LI = 60'
    - Maximum FAR for First Street & Summer Street LI = 3.0
  - Public benefits such as publicly-accessible open space, streetscape improvements, creation of jobs
- **Eligible Areas**
  - D Street NDA
  - Local Industrial Subdistricts
  - Waterfront Commercial Subdistricts



# Residential Districts

MFR/LS = Medium density, Multifamily areas with a variety of housing types (one, two, three, multi) with ground floor commercial uses

## Allowed Uses

Single Family, Two Family, Three Family, Multi-Family, Elderly Housing, Local Retail, Barber/Beauty, Tailor, Dry Cleaning

## Conditional Uses

Day Care, Professional Office, Bank, Restaurant/Café

## Forbidden Uses

Lodging House, General Office, Research, Hotel, Motel, Manufacturing, Industrial, Trade School



# Mixed Use Districts

NDA = Neighborhood Development Area  
Buffer area separating residential areas  
from industrial areas



## Allowed Uses

Multi-Family, Office, Barber/Beauty, Tailor, Local Retail, Wholesale, Photographer Studio, Restaurant, Café, Carpenter, Art Gallery

## Conditional Uses

Trade School, Museum, General Retail, Light Manufacturing, Clinic, Electrician Shop

## Forbidden Uses

Hospital, Wrecking Yard, Junk Yard, Bed & Breakfast, Restricted Industrial Uses, Warehousing, Animal Hospital, Outdoor Storage

# Industrial Districts

LI = Local Industrial

Encourage the preservation of existing manufacturing and industrial uses in a manner that is sensitive to and preserves the quality of life in surrounding neighborhoods, encourages new job opportunities

## Allowed Uses

Manufacturing, Office, Retail, Research, Warehousing, Restaurant, Laundry, Tailor, Printing Plant, Fitness Center, Trade School, Gas Station

## Conditional Uses

Car Rental, Museum, Bus Servicing, Kennel, Indoor/Outdoor Car Sales, Art Gallery, Restaurant

## Forbidden Uses

Residential, Junk Yard, Restricted Industrial Uses, Clinic



# Proposed Design Review and Guidelines:

- **General Design Guidelines to Preserve the Existing Character of Study Area**
  - Site Planning
  - Design and Architecture
  - Landscape
  - Roof Structures
  - Signage
- **Specific Design Requirements for Commercial and Industrial**
  - Street Wall Continuity
  - Display Window Regulations
  - Screening and Buffering

# Proposed Parking Regulations:

- **Residential**
  - 1 space per residential unit
- **Office / Retail / Service**
  - 2 spaces per 1000 sf Gross Floor Area

## Next Steps:

- Public comment period ends **July 22, 2011**
- BRA incorporates community comments into 2<sup>nd</sup> draft
- Final draft of the zoning article and map are presented at a public hearing in **August** to the BRA Board for recommendation to the Boston Zoning Commission
- The recommended draft zoning and map are presented at a public hearing in **September** for Boston Zoning Commission approval
- Article 27P: South Boston Waterfront Interim Planning Overlay District is lifted. **Article 68 is in effect**