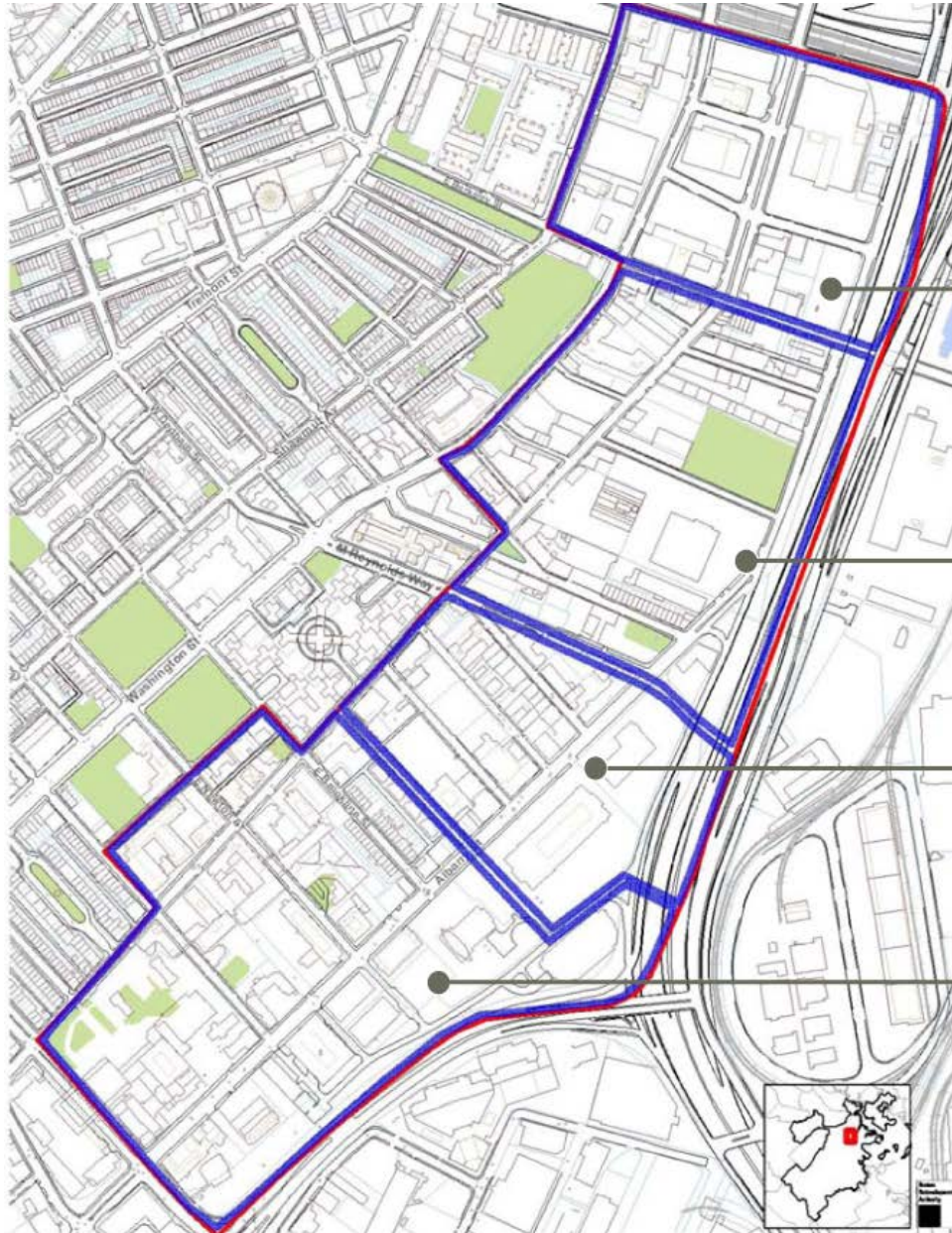






- 
- **GUIDE FUTURE GROWTH THROUGH COLLECTIVE VISION**
 - **BALANCE MARKET INTERESTS VS. NEIGHBORHOOD CONCERNS**
 - **LAND USE CONTROL**
 - **UPDATE CURRENT ZONING**
 - **REGULATE BUILD-OUT TO TRANSPORTATION CAPACITY**
 - **CREATE NEW CONNECTIONS**
 - **ENHANCE PUBLIC TRANSPORTATION**



New York Streets

- *physical/economic link - downtown, Chinatown, & South End*

SOWA

- *vibrant mixed-use neighborhood*

Back Streets

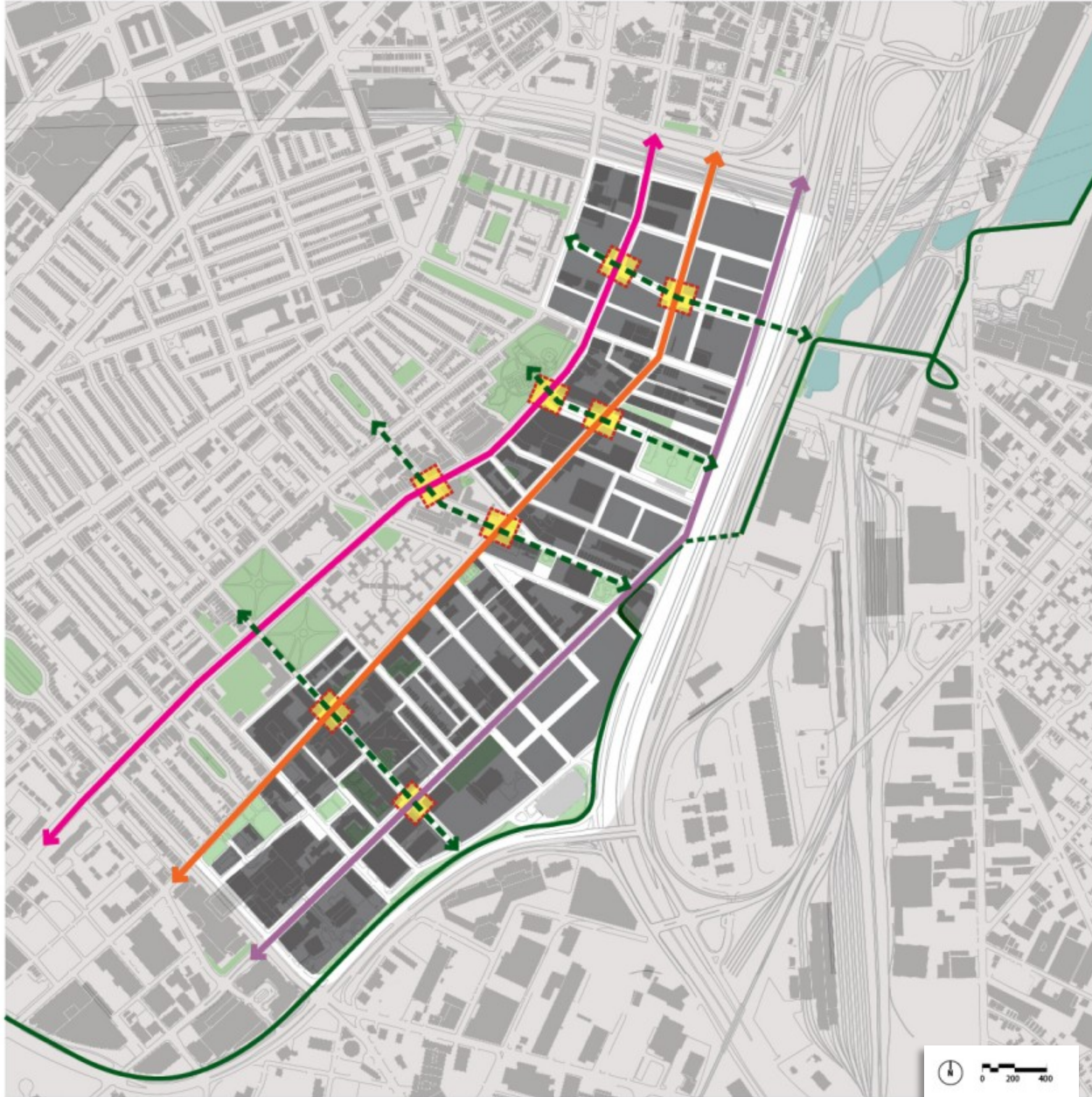
- *preserve light industrial uses*

Medical Area

- *blend hospital & universities' historic & modern campus with adjacent residential & light industrial uses*



PUBLIC REALM FRAMEWORK



- Retail Corridor
- Creative Use Corridor
- Wholesale/Medical Use Corridor
- Primary Green Corridor
- Place-Making Opportunity
- Block



EXISTING ZONING & LANDMARKS

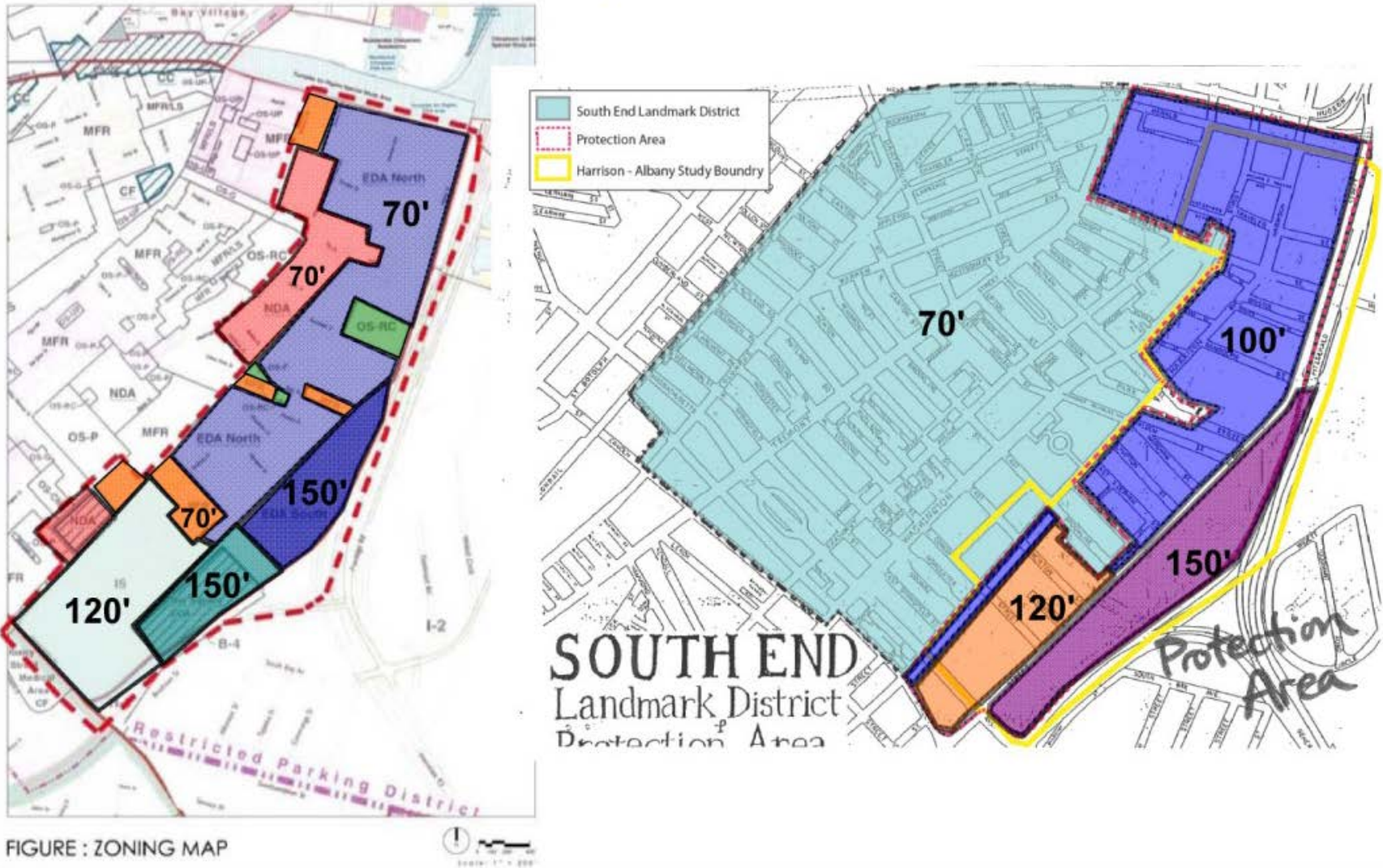
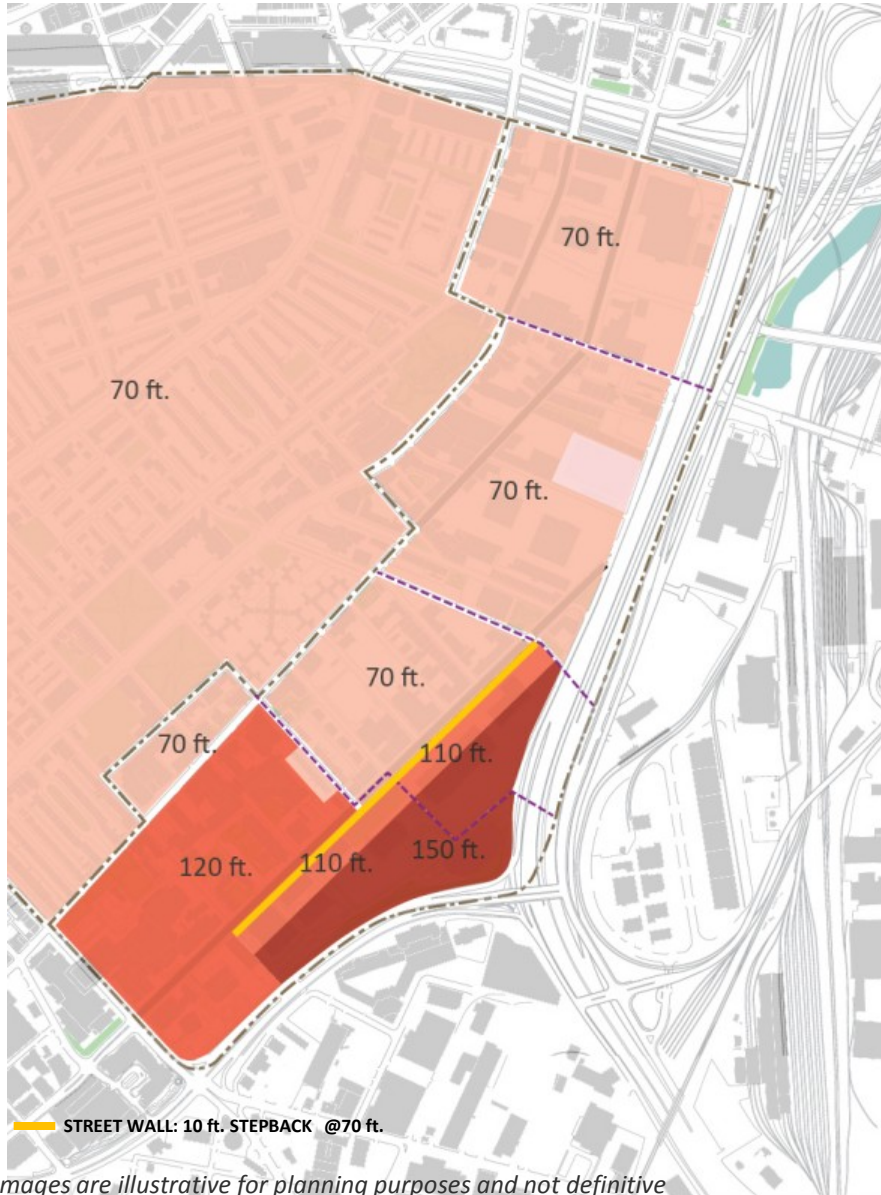


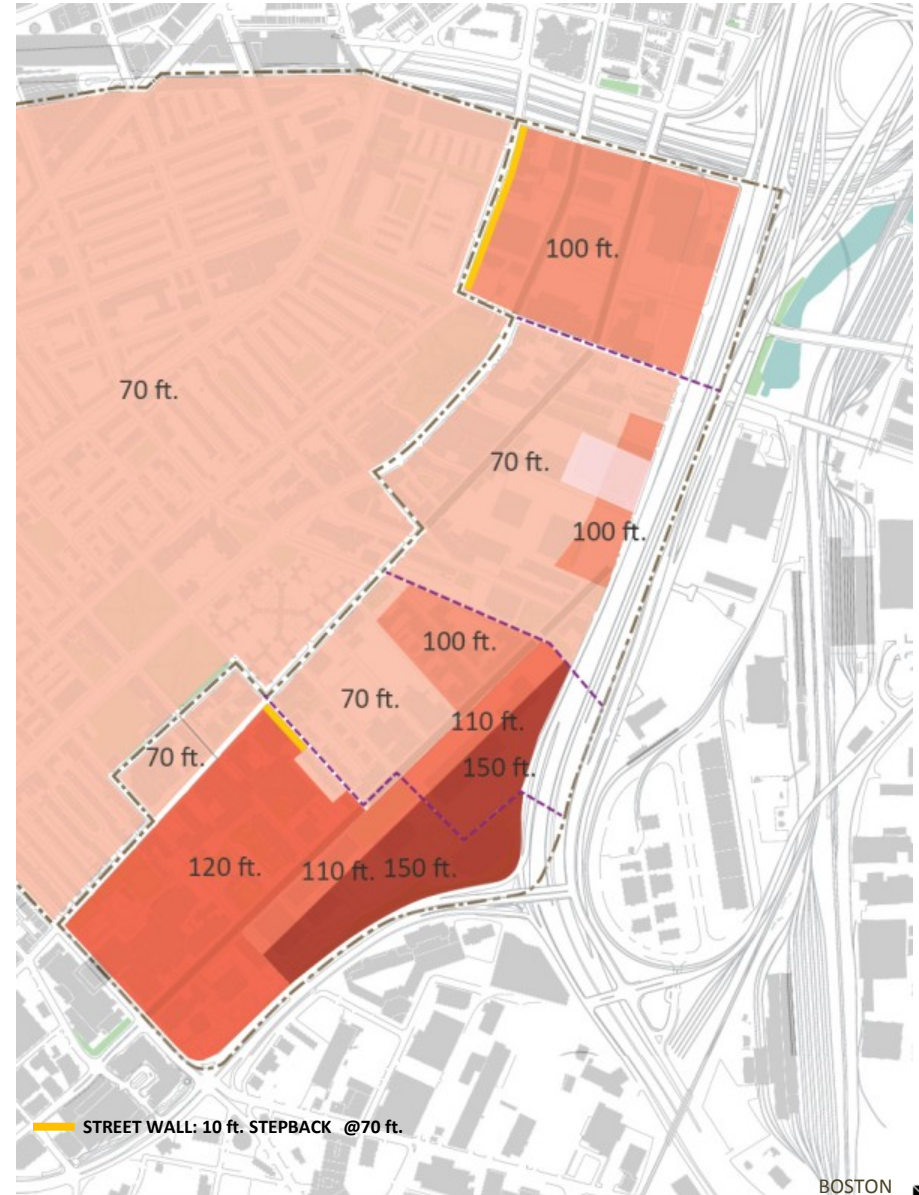
FIGURE : ZONING MAP



EXISTING AS-OF-RIGHT HEIGHTS



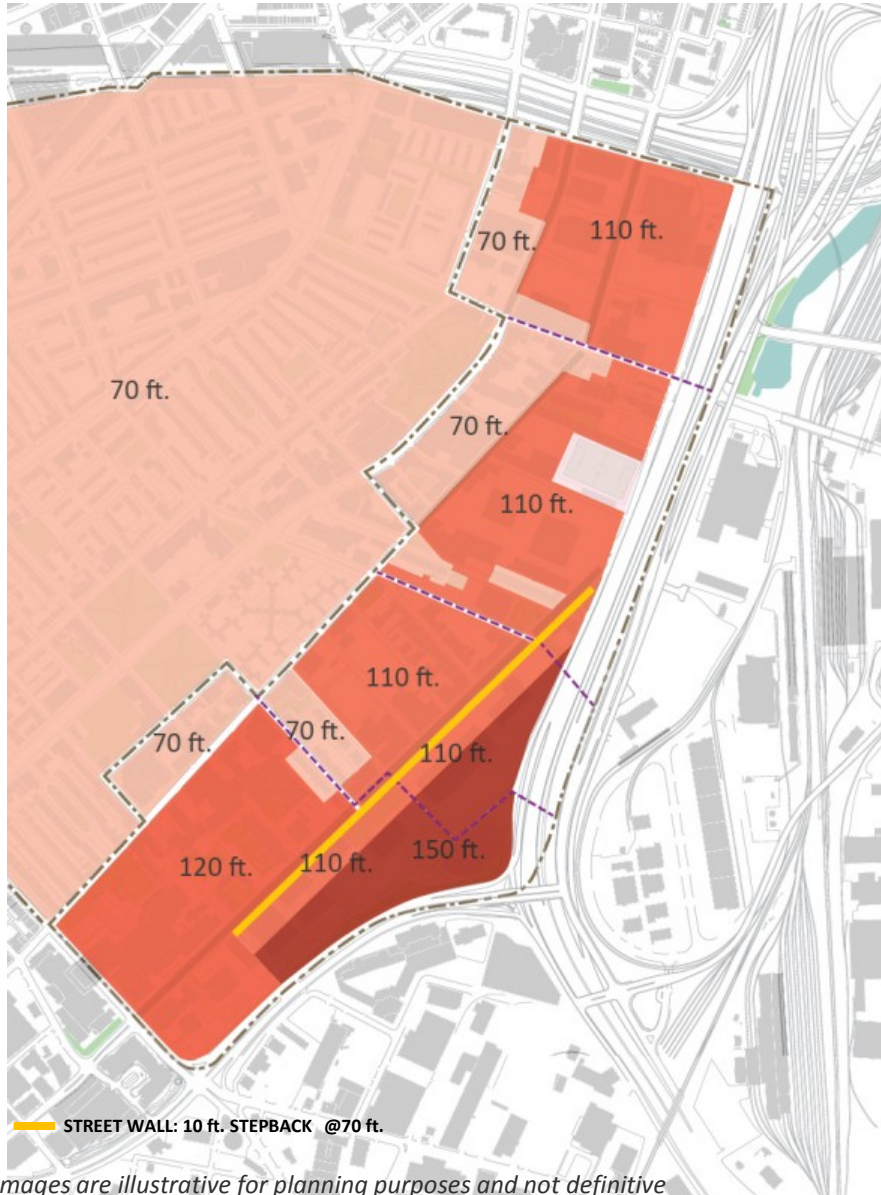
PROPOSED AS-OF-RIGHT HEIGHTS



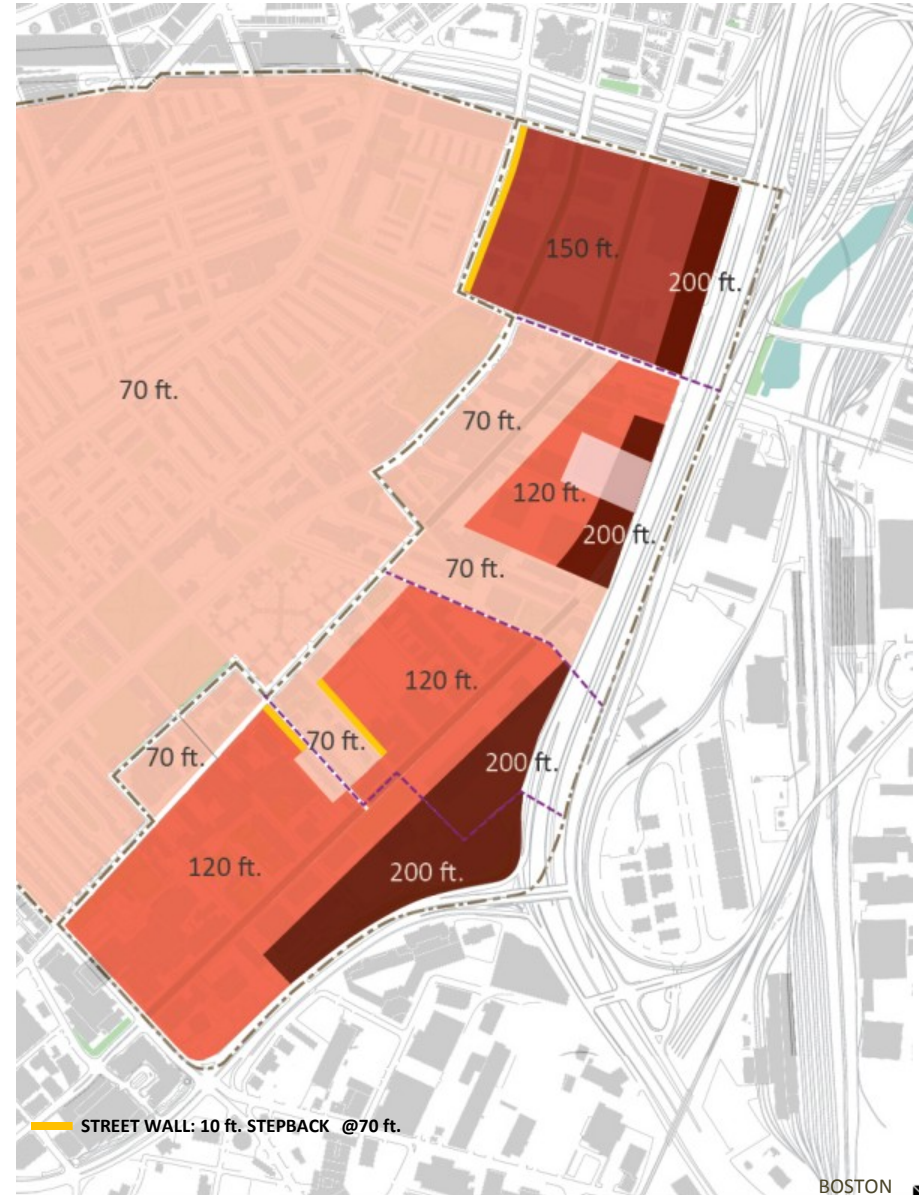
- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent



EXISTING PDA HEIGHTS



PROPOSED PDA HEIGHTS



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PLANNED DEVELOPMENT AREAS (PDAs)

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.

- Eligibility
 - Sites > 1 acre
- Benefits include
 - More flexible zoning law; supersedes underlying zoning except
 - Public benefits such as publicly-accessible open space, streetscape improvements, creation of jobs
- Eligible Areas
 - EDA, NDA, CF, CC



USE AMENITY: One of the following use amenities must be included in a PDA project.

Affordable Housing

20% of the project’s residential units must qualify as affordable housing according to the **Inclusionary Development Program** of the City of Boston.

OR

Affordable Cultural Space

5% of the bonus square footage must be provided on site to a cultural group whose eligibility for the program is TBD by the BRA.

OR

Affordable Commercial Space

5% of the bonus square footage must a) be provided on site to a start-up business whose eligibility for the program is TBD by the BRA or b) its equivalent value must be provided to a program/loan fund.

OR

Mixed-Use Projects

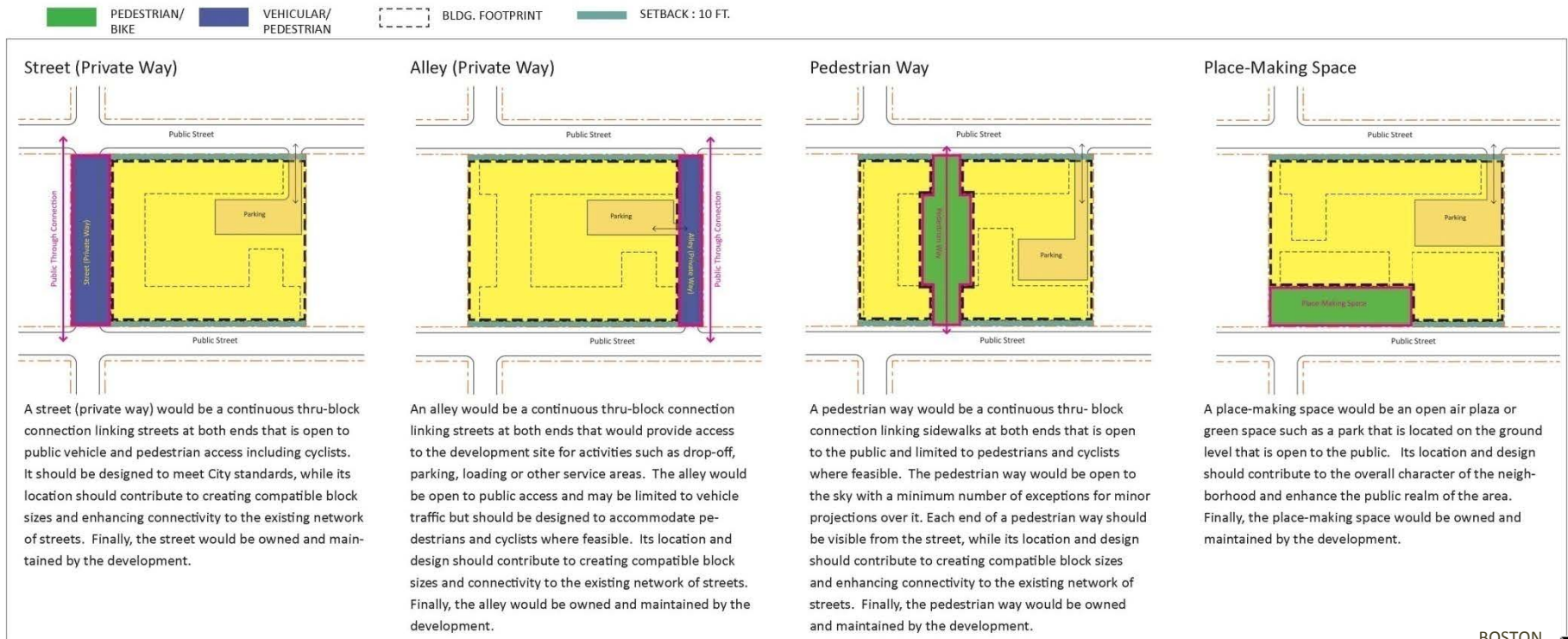
For mixed use projects, an equivalent combination of the aforementioned amenities may be combined pursuant to the BRA’s approval.



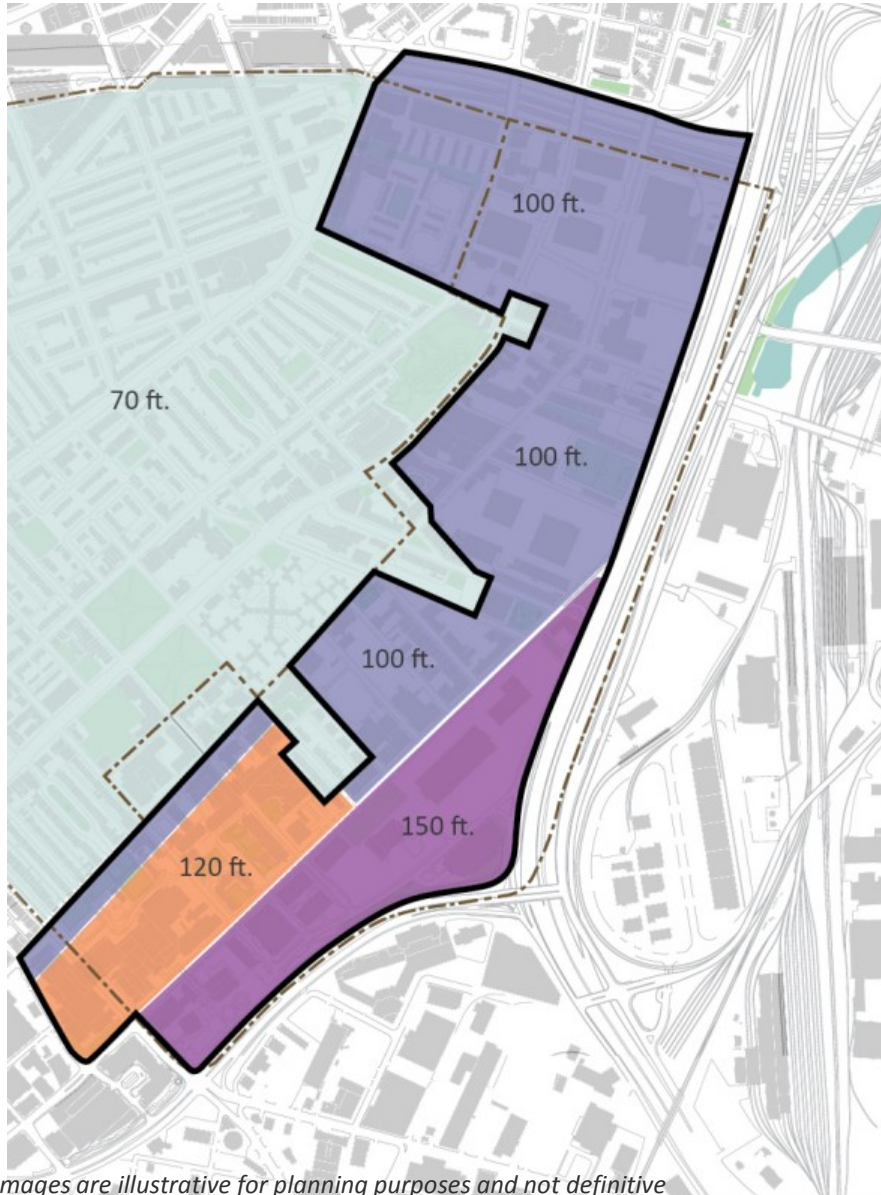
LOT COVERAGE:

The Harrison Albany Corridor Strategic Plan (HACSP) recommends a pedestrian friendly public realm that includes a finer grain of city blocks allowing for enhanced transportation access and circulation. To realize the goal put forth by the HACSP, it's recommended that for parcels one acre or more the development footprint would not cover more than 80% of the lot. The remaining 20% of the lot would be designed and built to ensure public access or enhance the public realm and will be determined through the Article 80 review process.

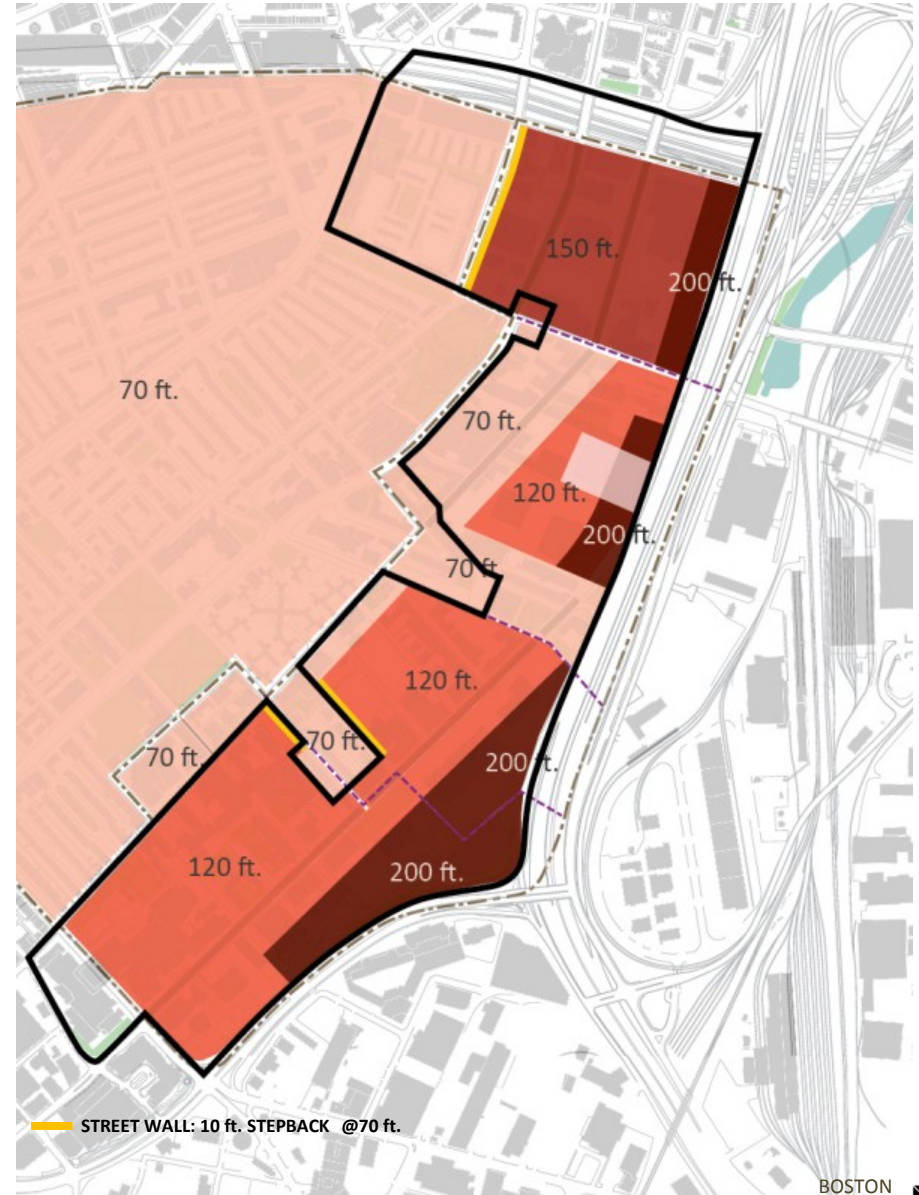
Development features that would be counted towards the overall development footprint of 80% include building footprints, structured parking, surface parking, and service area(s). Public Realm features to be built and maintained by the development that would be counted towards the overall public realm footprint of 20% include: (See diagrams)



EXISTING PROTECTION AREA HEIGHTS



PROPOSED PDA HEIGHTS



STREET WALL: 10 ft. STEPBACK @70 ft.

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