

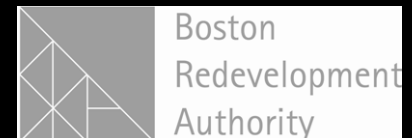


Advisory Group Working Session - Rezoning

September 27th 2011



City of Boston
Thomas M. Menino
Mayor



Translate Completed Plan Into Zoning



*ARTICLE ~~67~~ 69
~~ROSLINDALE NEIGHBORHOOD DISTRICT~~
 (*Article inserted on June 25, 2008*)

HYDE PARK

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Schedule

Sep	Public Meeting: Advisory Group -Present 1 st version of draft Article 69 and Map 12 to community
Oct	Public Meeting: Advisory Group -Respond to questions from September meeting -Article 69: review follow-up items and updates
Nov	Public Meeting: Community Wide Meeting -Present draft final Article 69 and Map 12 -Public questions and comments -Start of 2 week comment period
Jan	Public Hearing: BRA Board Meeting -Presentation to the BRA Board to ask for Article 69 and Map 12 to go to Boston Zoning Commission
Feb	Public Hearing: Boston Zoning Commission -Hearing to present Article 69 and Map 12 for adoption

Tonight & Next Public Meeting

**Opportunity to ensure that staff
has accurately translated
recommendations from
Strategic Master Plan into the
new zoning code**

Zoning

- Nearly all neighborhoods have specific neighborhood zoning articles
- Hyde Park is currently included in Base Code, originally written to apply to all neighborhoods
- Regulates:
Uses & Dimensions; Parking; Urban Design
- Specifications taken directly from
Neighborhood Strategic Plan
- Same format as standard contemporary neighborhood zoning article

Uses (Tables A & B; Pages 29 & 41)

- Use chart:
 - Format originates from other standard contemporary articles
 - Derived from feedback throughout the strategic planning process
- No change to residential areas
- Updates to allow contemporary uses
(e.g. photo studios, artist mixed use, bed & breakfast)
- Updates to uses allowed in industrial areas (p. 44)

Dimensions (Tables C, D, E; Page 55-60)

- Dimensional tables based on Strategic Plan
- No change to residential areas
- LI-1 and LI-2 for industrial areas to differentiate different floor-area-ratios for different areas
- CC-1 and CC-2 for commercial areas to differentiate different floor-area-ratios for different areas
 - No height change for Cleary
 - Five foot change for Logan

Riverfront Protection Overlay (P. 12)



- 200' Buffer
- Non-residential Only
- Design Review (BRA / BCC)



Neighborhood Design Overlay (Pgs. 12 & 13)

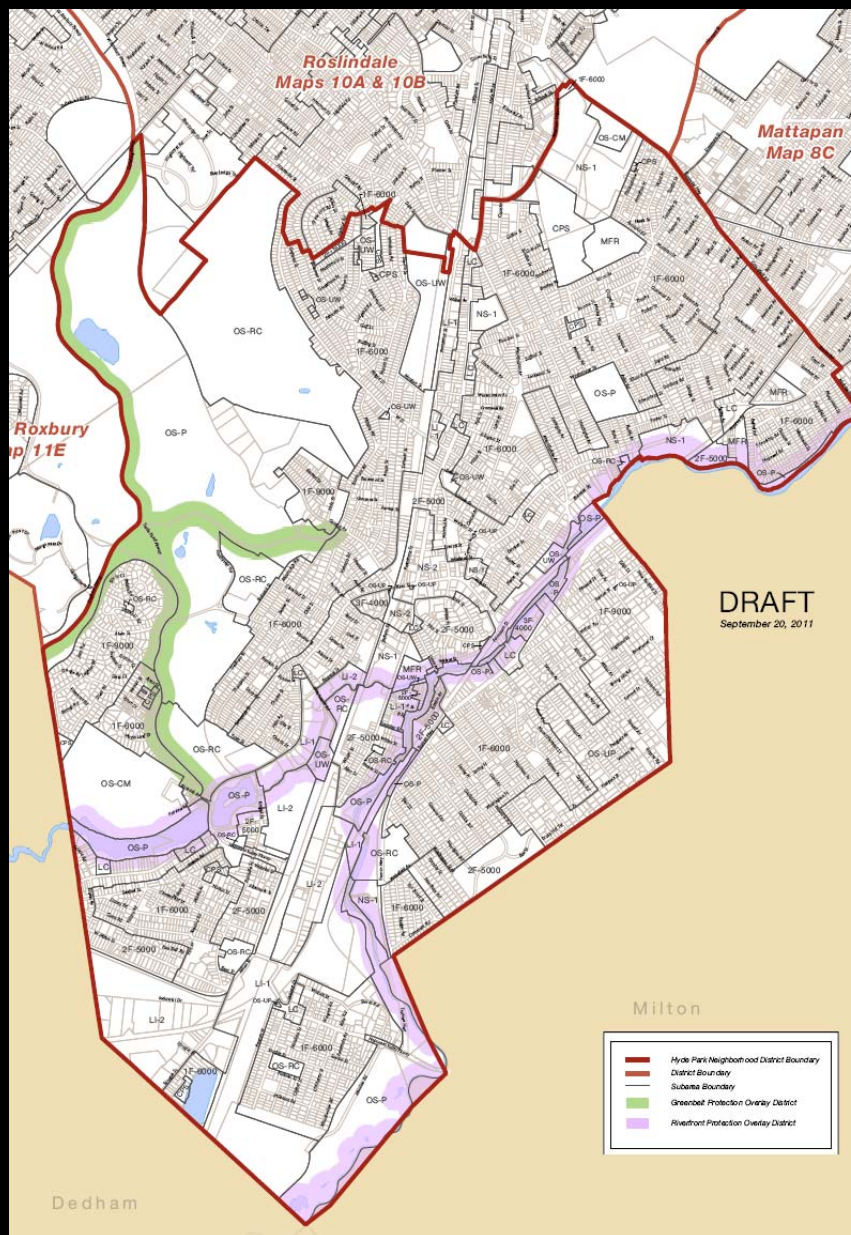
- Five Areas
- Design Review (BRA / BLC)
- Work in Progress...



As of Right Design Review (P. 14)

- 750 sf Threshold**
- Design Review (BRA)**
- 2-week Abutter Notification**

Map 12 (see maps taped to wall for detail)



Review: Planning to Zoning

A. Planning

20 Public meetings over 2 years:

May 2009	Commence
June 2009	One-year community update
June 2010	Community update
July 2011	Final planning phase Advisory Group

Neighborhood Strategic Plan Completed

B. BRA Board Approval of Plan: August 16, 2011

C. Format Zoning Code

Staff drafts zoning article and map: specifications are taken directly from Neighborhood Strategic Plan

D. Public Hearings to Approve

BRA Board & Zoning Commission

Next Steps

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Thank you for coming

Project Website: www.tinyurl.com/hpzoning

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