

PLAN: East Boston

Open House and Information Session

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Planning

Zoning

Interim Planning Overlay District

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What is planning

Planning involves **creating a shared vision** for where we want to be in the future.

It **maps out the path** to implement that vision.

What is planning

*Planning for cities focuses on **context**, and the link between the character of neighborhoods and quality of life.*

What is planning

Planning is an **interdisciplinary field** dedicated to systematic and creative approaches to improving communities and places.

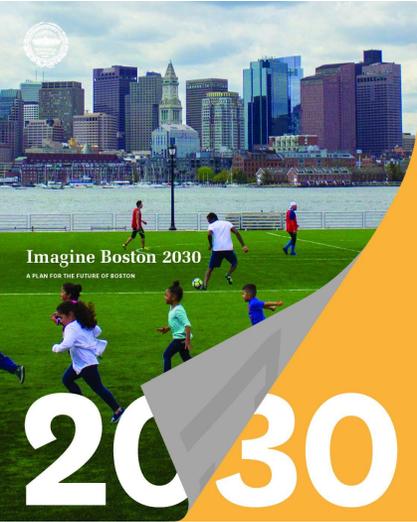
Who plans

*The planning process requires the **participation of all the stakeholders in a community** to be meaningful and sustainable.*

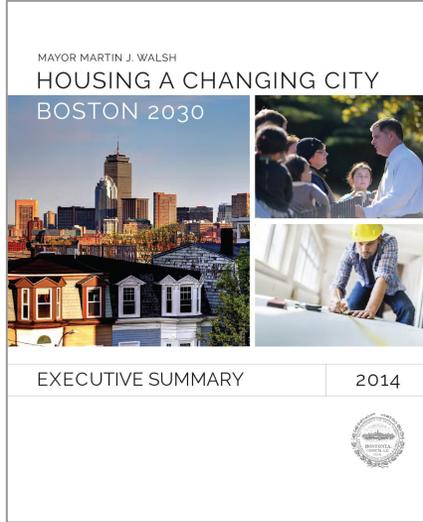
Why do we plan

*Planning will produce a **framework** to predictably shape the future of our neighborhoods and will identify opportunities to **preserve, enhance** and **grow**.*

Why do we plan



Imagine Boston 2030



Department of Neighborhood Development



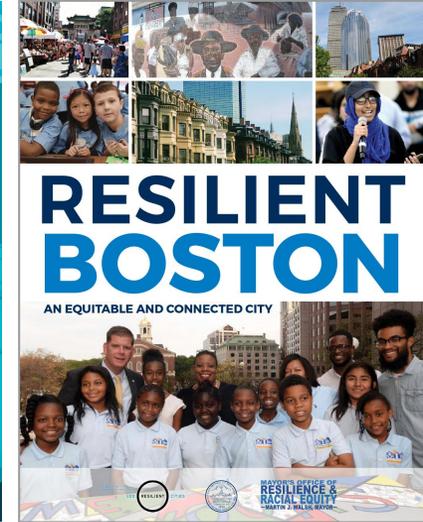
Mayor's Office of Arts and Culture



Boston Department of the Environment



Boston Department of Transportation



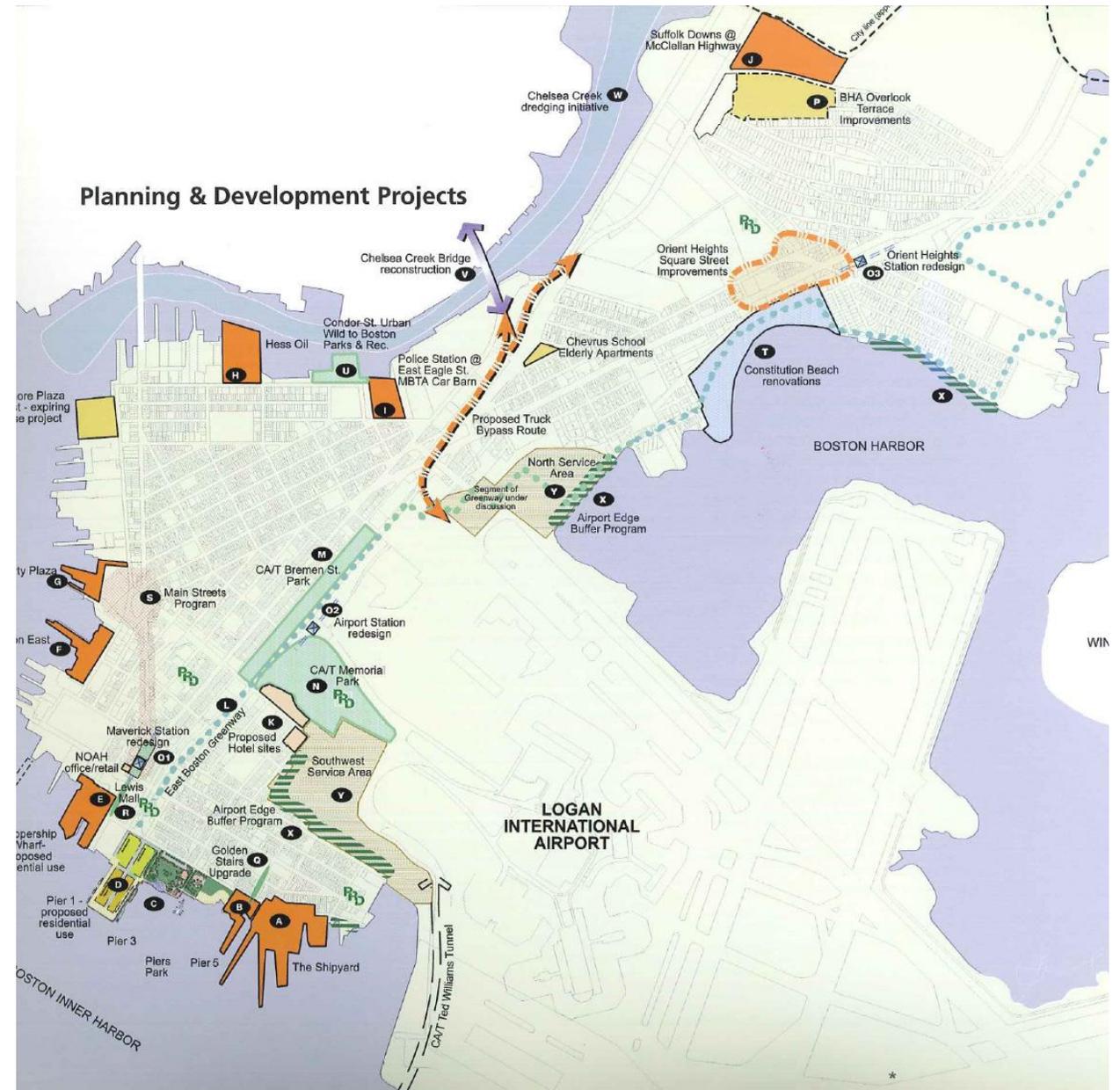
Mayor's Office of Resilience and Racial Equity

Why do we plan

- A - The Shipyard** will be repositioned to decrease its impacts on the adjacent community and to allow for pedestrian access through the facility.
- B - Pier 5** will be utilized for additional marina related development to complement the adjacent 180 slip recreational marina.
- C - A conceptual design** for Piers Park Phase II at Pier 3 illustrates a water fountain feature, expanded sailing activities, and active recreation areas.
- D - A request for proposals for Pier 1** will offer a major redevelopment opportunity for one of the most desirable properties on the waterfront.
- E - Clippership Wharf development proposal** (adjacent to the Massport Pier 1) has shown preliminary intentions of developing a mixed-use residential program on the site and should be a major component of waterfront development.
- F - Boston East** is a vacant 4.8 acre parcel owned by the City. Seaport bond funding has been secured to clean up dilapidated piers and derelict piles at the site.
- G - Liberty Plaza Waterfront** in Central Square is the proposed site of a new ferry dock. Passenger water transportation facilities currently available in East Boston include active and inactive boarding docks as well as layover berthing and vessel repair locations.
- H - Hess Oil** site has undergone soil testing which has identified a number of contaminants. The owners of the site, Hess Oil Corp., have presented their findings to the Chelsea Creek Action Group and will continue to inform the community on future redevelopment issues.
- I - MBTA Car Barn** - The City has proposed a new police facility at the former MBTA car barn site on East Eagle Street. The project will include a new police station, a two-bay Emergency Medical Service (EMS) area, a public park and a police boat docking area. The City of Boston Public Works Department will have new administrative offices, a new vehicle storage garage and salt shed on the site.

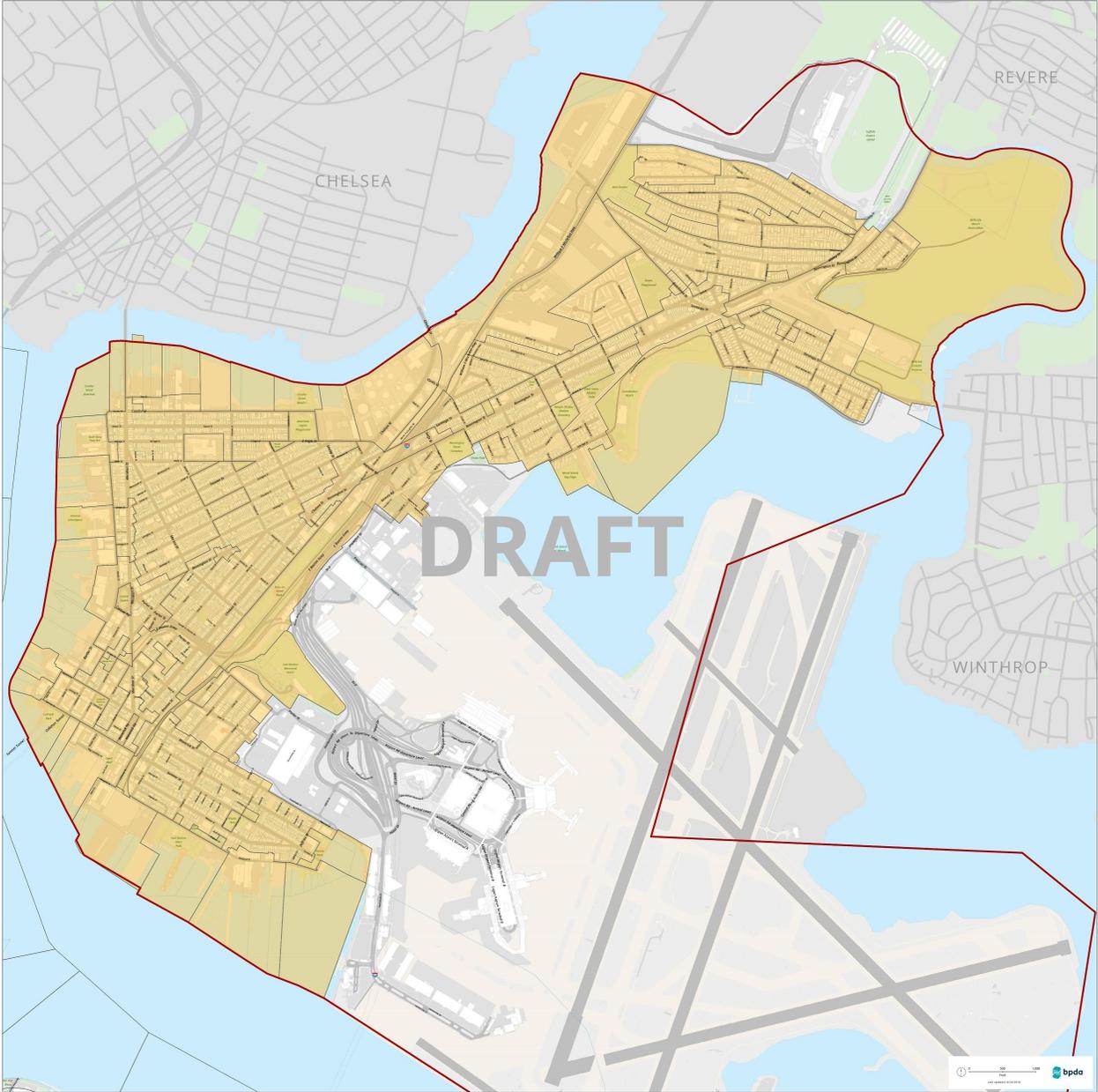
- J - Suffolk Downs-McClellan Highway corridor** offers opportunities for development of new and expanded non-water dependent industrial facilities.
- K - Proposed Hotels** - Two hotel developments have been proposed at Cottage and Porter Streets. The two projects, currently undergoing BRA review, would create approximately 650 guest suites.
- L - East Boston Greenway Phase I** implementation reuses the former Connal right-of-way for a planned pedestrian/bike connection throughout East Boston. Phase I is funded with \$850,000 and started in the fall of 1999, and will run a 1/2 mile from Marginal to Porter Street.
- M - CA/T Mitigation: Bremen Street Park** will replace the existing parking lot with a linear park, complementing the Greenway section running alongside the park.
- N - CA/T Mitigation: Memorial Stadium park improvements** will reconnect Memorial Stadium and its adjacent land to the Gove Street neighborhood by rerouting the elevated Route 1/Airport access roads further north, thus adding much-needed open space and physical access to the community.
- O - MBTA Blue Line Modernization Program** involves improvements to the Maverick, Airport and Orient Heights T stations to accommodate six car trains.
 - O1 - MBTA Maverick Station improvements** will reconfigure Maverick Station to include a new headhouse and redesigned sidewalks to better accommodate riders, pedestrians, buses, and other vehicles.
 - O2 - MBTA Airport Station redesign** will move the station further north in conjunction with the CA/T mitigation projects, Bremen Street Park, and Memorial Stadium Park improvements.
 - O3 - MBTA Orient Heights Station redesign** involves improvements to the Orient Heights Station to improve streetscape and traffic circulation, including the relocation of the busway from Barnes Avenue to Bennington Street in order to reduce impacts on abutters.

- P - Overlook Terrace**, the BHA housing project in Orient Heights, will receive a \$7 million major renovation which will include unit upgrades and site improvements.
- Q - The Golden Stairs** within Jeffries Point are being refurbished as part of ongoing open space improvements being conducted by Boston's Parks and Recreation Department.
- R - Lewis Mall** proposed landscape improvements will alleviate pavement problems and enhance an area used for outdoor activity for the elderly residents of the Boston Housing Authority's Heritage Homes.
- S - City of Boston Main Streets Program** (within the Maverick and Central Square area) continues to promote businesses within East Boston through marketing, signage, and physical improvements such as facade improvements.
- T - MDC Constitution Beach renovations** will renovate the bath houses, parking and general landscaping to improve the already-unique beach environment.
- U - Condon Street Urban Wilds** has been transferred to the City of Boston Parks and Recreation Department which will begin clean-up of contaminants and develop a new 5-acre park on the site.
- V - Chelsea Creek Bridge reconstruction** started in 1999 will improve truck circulation in this heavy industrial area along the Chelsea Creek.
- W - Chelsea Creek dredging** is scheduled to be complete in 2000 will enhance the capabilities of deep draft ship access by dredging the Creek all the way to Revere.
- X - Massport's Airport Edge Buffer Program** projects include access from the Greenway for views of Wood Island Marsh in the North Service area, beautification of the shoreline along Bayswater Street, and better access and landscaped screening outside the Southwest Service area.
- Y - Massport North Service Area** - preliminary plans suggest the North Service area would be reserved for kitchen/catering and the Southwest Service area for car rental facilities.



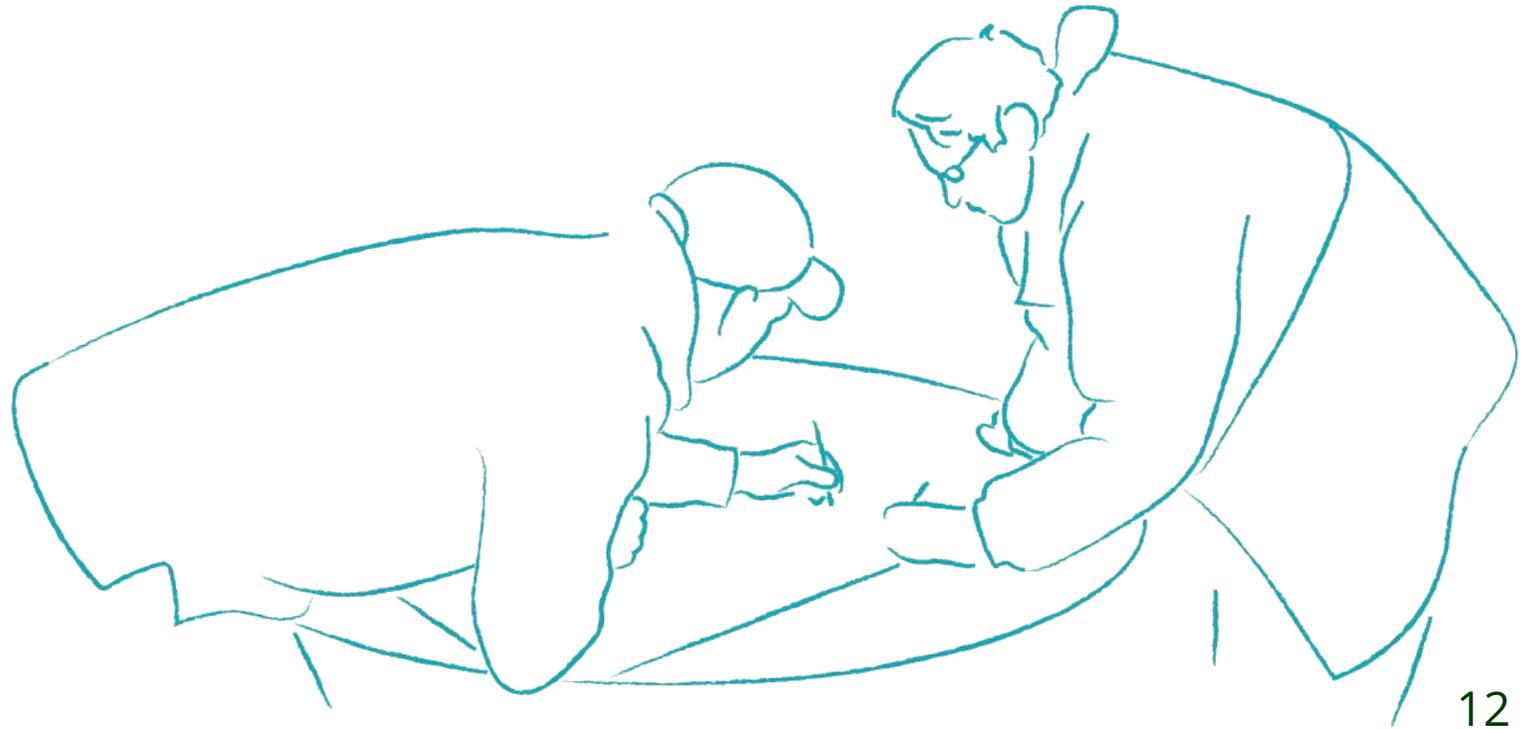
Where will we plan

- East Boston Neighborhood Boundary
- PLAN East Boston Study Area



How do we plan

*Planning relies on the use of both **quantitative and qualitative analysis**, combined with direct **community engagement**.*



How do we implement the plan

*The primary tools of planning are **policy, urban design guidelines and zoning.***

Planning

Zoning

Interim Planning Overlay District

What is zoning

Zoning intends to **protect and enhance** neighborhoods from the development of buildings or uses that are incompatible with their **surrounding context**.

Zoning **regulates the type** and **size** of development.



What is zoning

Zoning is **informed by planning**.

When zoning is strictly applied, zoning **produces greater predictability** in the built environment.



Development

There have been **58 ZBA cases** in East Boston in 2018.

There are currently **16 active Article 80 projects.**





**boston planning &
development agency**

Planning

Zoning

Interim Planning Overlay District

What is an Interim Planning Overlay District

*The Interim Planning Overlay District (IPOD) is **temporary zoning code** adopted by the City for a geographic area which is undergoing a longer term planning or zoning process.*

It ensures that projects seeking approval in the near term will meet the goals of the longer term planning or zoning process, rather than continuing current development patterns.

What does that mean

The IPOD will send more projects to the Zoning Board of Appeals.

*The IPOD **will not change** the current ZBA process for community input.*

How will the IPOD work

The IPOD will increase public review of proposed new development by requiring all development projects that

A. erect a building with more than 1,000 GSF

B. extend a building by more than 1,000 GSF

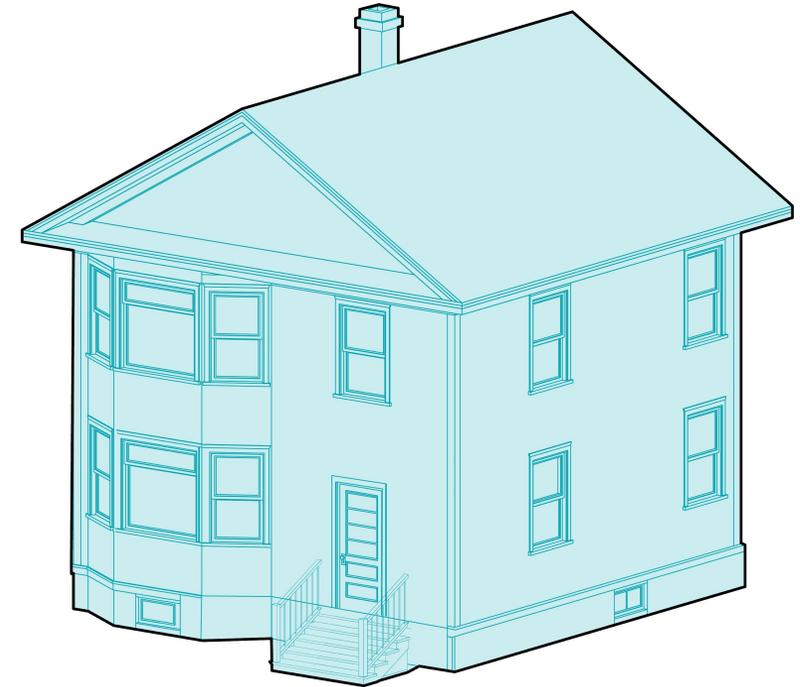
C. alter the exterior cornice line, street wall or height of an existing building

to submit to the Zoning Board of Appeals, even if the project would not have required zoning relief.



How will the IPOD work

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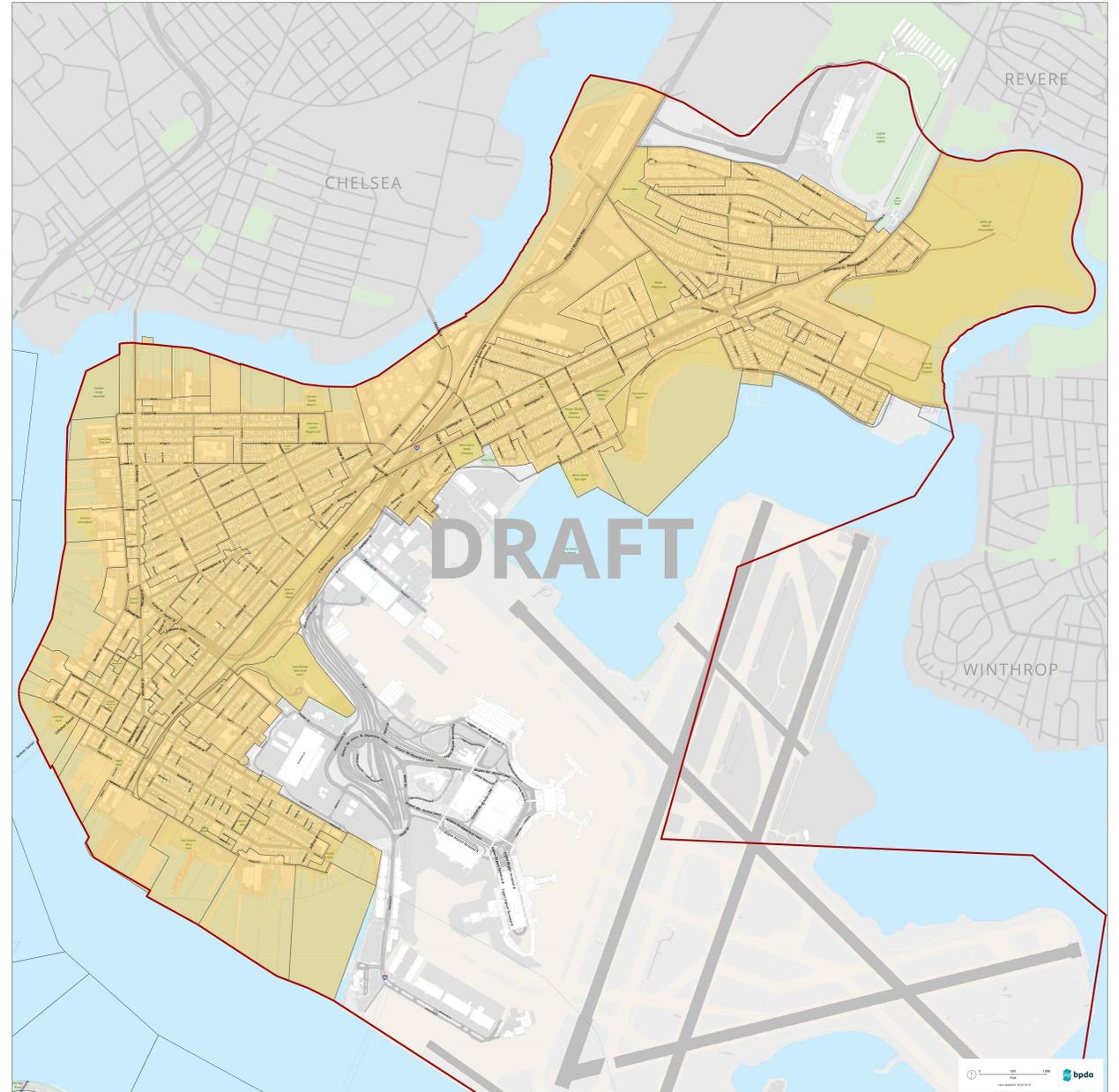
How will the IPOD work

- A. erect a building with more than 1,000 GSF*
- B. extend a building by more than 1,000 GSF*
- C. alter the exterior cornice line, street wall or height of an existing building***



Where will the IPOD effect

- East Boston Neighborhood Boundary
- East Boston IPOD



When will the IPOD start

CITY PRESENTS
DRAFT IPOD
TO COMMUNITY

BZC HEARING

CITY PRESENTS
DRAFT ZONING
TO COMMUNITY

BZC HEARING



CITY PRESENTS
DRAFT IPOD
TO BPDA BOARD

PUBLIC PLANNING PROCESS
TO DRAFT UPDATED ZONING

CITY PRESENTS
DRAFT ZONING
TO BPDA BOARD

Next Steps

Please save the date

Wednesday, November 14, 2018

In the meantime, get involved

bit.ly/PlanEastBoston

