

# PLAN: East Boston

Advisory Group Meeting - 2023 06 29

# Agenda

- Review edits to recommendations for Neighborhood Residential areas
- Review remaining PLAN timeline
- Preview scope of draft recommendations to Waterfront and Evolving Industrial areas

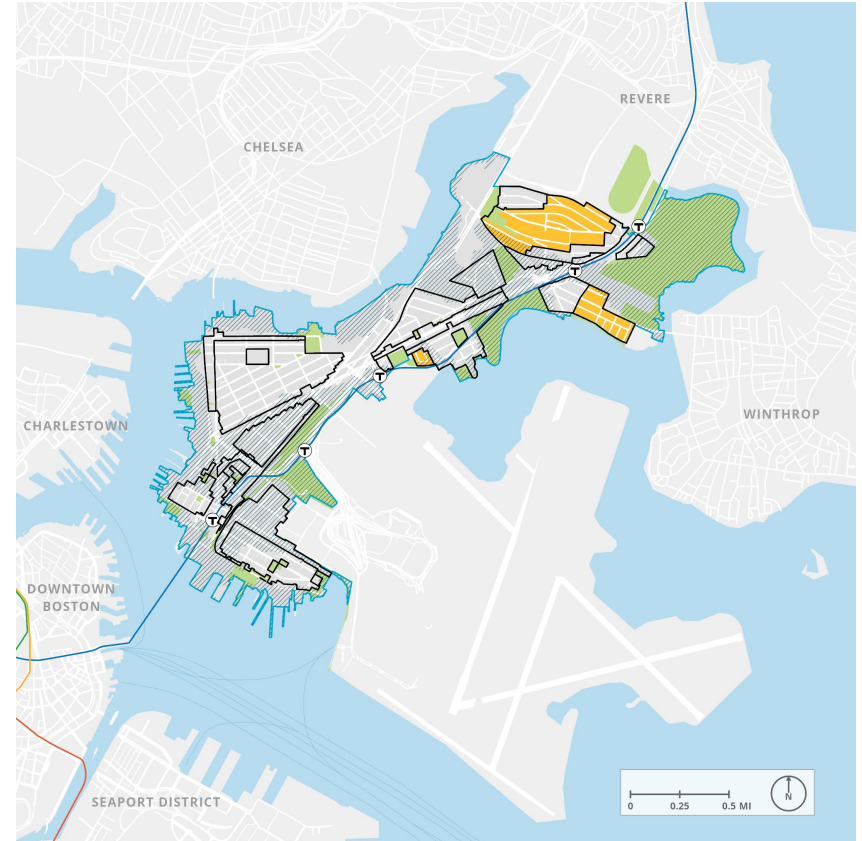
# Updates to Neighborhood Residential recommendations

## Reduction of building size

- Decreased allowed building height down from 3 stories to 2 - ½ stories
- Decreased allowed lot coverage from 50% down to 40%
- ~~Decreased maximum floorplate sizes down from 3,000 square feet to 2,000 square feet~~
- **Set maximum allowed GFA at 5,000 square feet**

## Cap allowed number of units by subdistrict

- ~~Up to 3-4 units in parts of Orient Heights and Bayswater furthest away from transit~~
- **Up to 2 units in parts of Orient Heights and Bayswater furthest away from transit**
- Citywide update to ADU policy could add an additional unit to all Neighborhood Residential areas



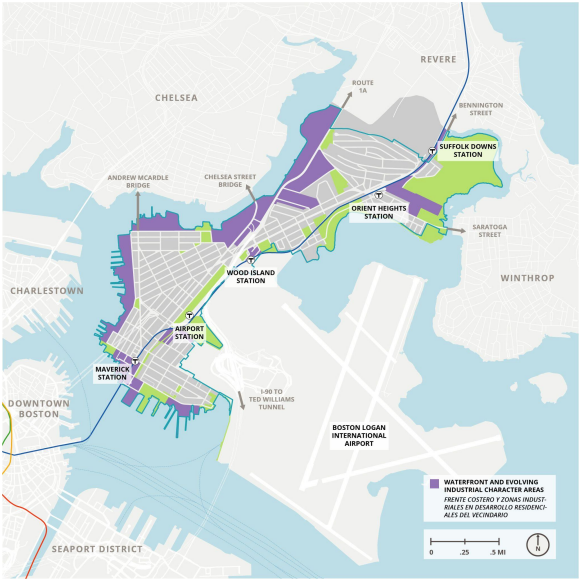
# PLAN Outlook



Squares & Corridors  
Recommendations released May 20, 2021



Neighborhood Residential  
Recommendations released October 19, 2022 and revised March 02, 2023



Waterfront & Evolving Industrial Areas  
**WE'RE HERE!**

# Waterfront & Evolving Industrial Areas

These areas have historically prioritized the needs of industry and infrastructure, however land uses in these areas are changing.

Many of these areas require substantial investment in public infrastructure including streets, sidewalks, publicly accessible open spaces, and, critically, flood resilience.



# Waterfront Subdistricts

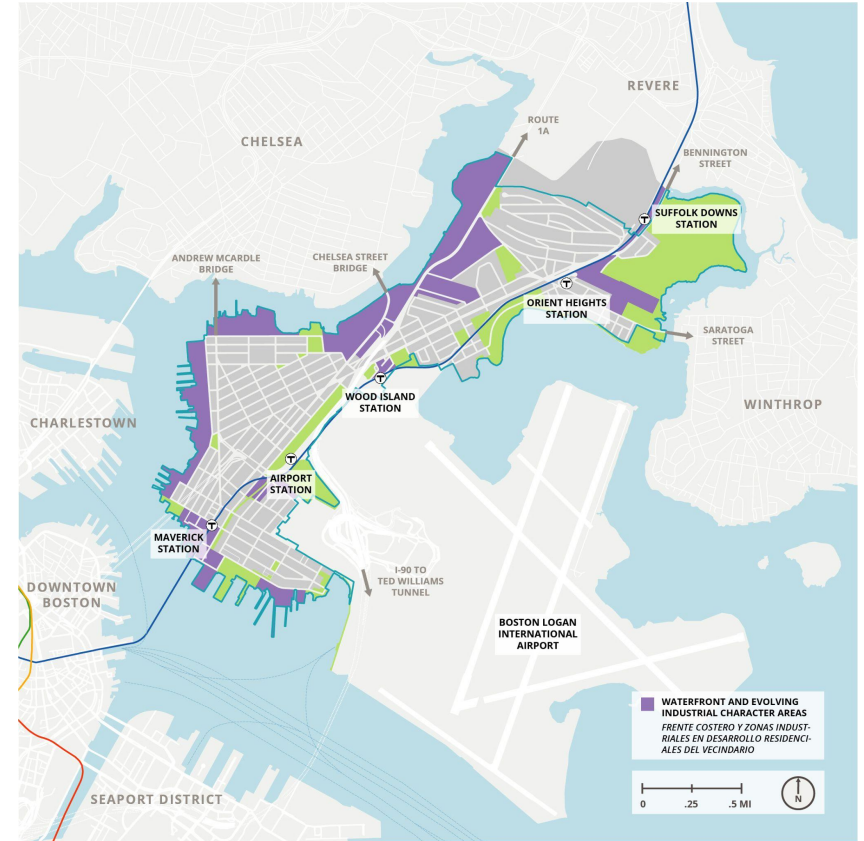
- Waterfront Service ("WS")
- Waterfront Manufacturing ("WM")
- Maritime Economy Reserve ("MER")
- Waterfront Commercial ("WC")
- Waterfront Residential ("WR")
- Waterfront Community Facilities ("WCF")





# Economic Development Area Subdistricts

- McClellan Highway EDA. The McClellan Highway EDA is intended as a focal point for environmentally sound economic growth and development of retail, office, research and development, and light industrial and manufacturing uses which benefit from the area's close proximity to the City, the international airport, and major highway access.
- Saratoga Street EDA. The Saratoga Street EDA is located between the Orient Heights MBTA Station and the Suffolk Downs MBTA Station and borders the MDC's Belle Isle Marsh Reservation and Saratoga Street. The purpose of this EDA is to foster research and development activities and office uses. The proximity of the Belle Isle Marsh Reservation and the two MBTA stations offers opportunities to benefit economic activities and adjacent residential uses by improving the area's access to open space and transportation.



# Community Engagement



2019 11 21  
Community Workshop hosted by BPDA



2020 06 29  
Vision Chelsea Creek event hosted by Harborkeepers



# Waterfront & Evolving Industrial Areas

## Land Use and Built Form

- Ban heavy impact uses and ensure that remaining production land be preserved for uses that support essential economic activity.
- Appropriately transition building scale.
- Encourage adaptive reuse of existing structures.

## Public Realm

- Advance coastal resilience infrastructure.
- Increase open space and public access to the waterfront.
- Improve transit access.

# Waterfront & Evolving Industrial Areas

State-level regulations prioritize water-dependent industrial uses along much of the East Boston waterfront, and supersede zoning regulations.

The East Boston and Chelsea Creek Designated Port Area boundaries were revised in 2022.



Massachusetts Office of Coastal Zone Management  
251 Causeway Street, Suite 800  
Boston, MA 02114  
www.mass.gov/czm

## East Boston Designated Port Area (DPA)

For planning purposes only. In the event of conflict between this map and the accompanying written description, CZM shall issue a written clarification pursuant to the Designated Port Area (DPA) regulations at 301 CMR 25.00.



- Point of Beginning
- Point of Ending
- Chapter 91 Presumptive Line

- - - Municipal Boundary
- ▭ Assessor's Parcel
- - - Adjacent DPA Boundary



Base map: MassGIS Color Ortho Imagery, 2021.  
Map coordinate system: North American Datum of 1983, Massachusetts State Plane Coordinate System, Maitland Zone (FIPS zone 2001), meters.

December 2022



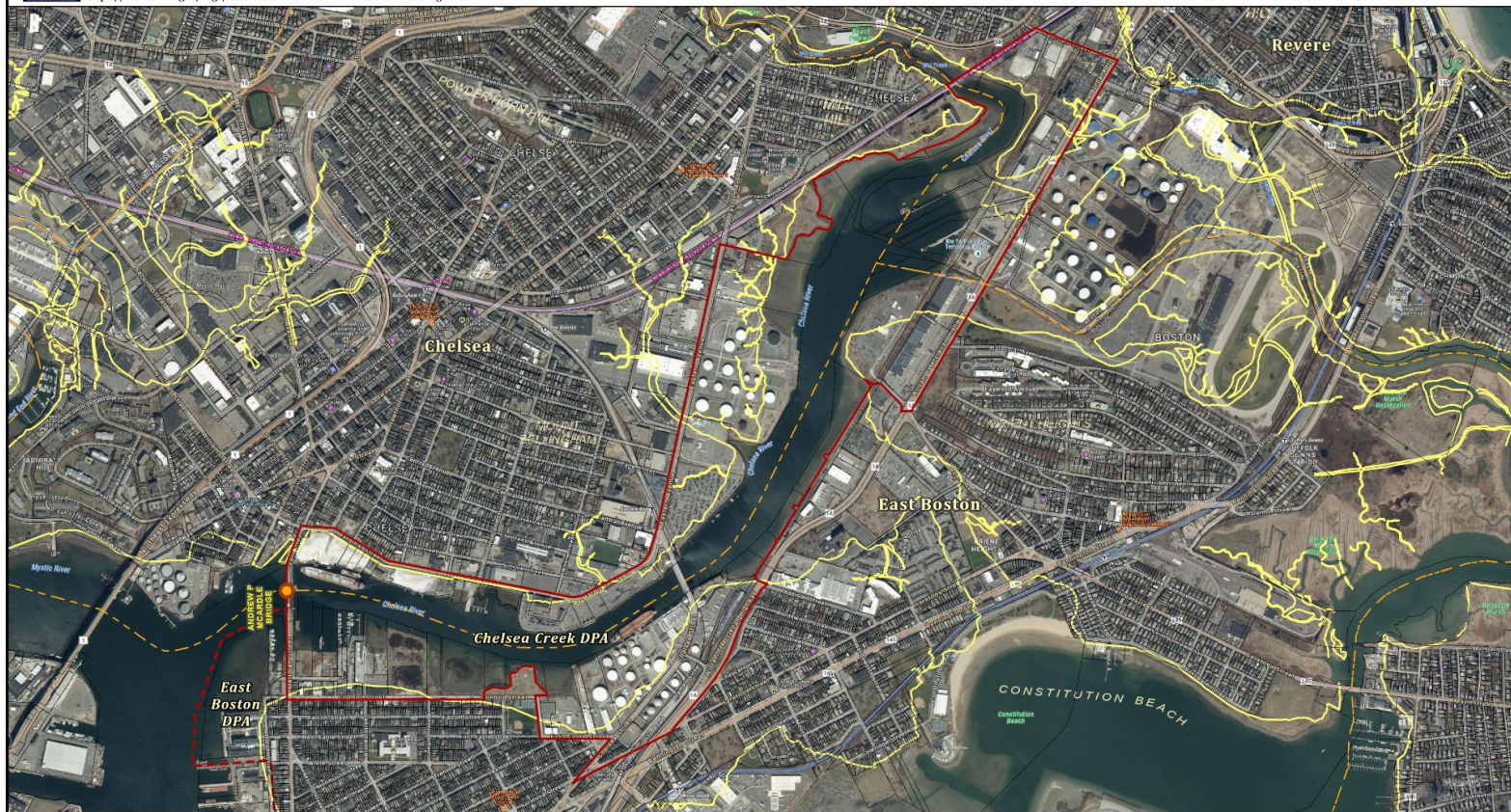


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<https://www.mass.gov/orgs/massachusetts-office-of-coastal-zone-management>

## Chelsea Creek Designated Port Area (DPA)

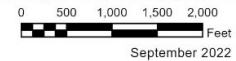
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- Municipal Boundary
- Designated Port Area Boundary
- - Adjacent DPA Boundary
- Chapter 91 Presumptive Line
- Point of Beginning
- Assessor Parcels
- Point of Ending



Basemap: 2021 MassGIS Aerial Imagery  
Map coordinate system: North American Datum of 1983,  
Massachusetts State Plane Coordinate System,  
Mainland Zone (FIPS zone 2001), meters.



# Waterfront & Evolving Industrial Areas - Subareas

- Marginal Street and the Inner Harbor Waterfront
- Border Street and the Inner Harbor Waterfront
- Condor Street and the Lower Chelsea Creek Waterfront
- McClellan Highway EDA and the Upper Chelsea Creek Waterfront
- Saratoga Street Economic Development Area and the Belle Isle Marsh Waterfront



# PLAN Outlook

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|-------------|---|
| July 18     | Community Meeting ENG<br>Waterfront & Evolving Industrial Areas - Inner Harbor  |
| August 02   | Community Meeting SPN<br>Waterfront & Evolving Industrial Areas - Inner Harbor  |
| August 09   | Community Meeting ENG<br>Waterfront & Evolving Industrial Areas - Chelsea Creek |
| August 16   | Community Meeting SPN<br>Waterfront & Evolving Industrial Areas - Chelsea Creek |
| August 22   | Community Meeting<br>Release Full Draft / Begin final 30-day comment period     |
| October 03  | Community Meeting<br>Close out  |
| October 12  | Expected BPDA Board Meeting   |
| November 08 | Boston Zoning Commission  |