



Welcome!  
PLAN: East Boston Community Meeting  
Finalizing the Plan and Next Steps!  
December 07, 2023

¡Bienvenidos!  
PLAN: East Boston Reunión Pública  
¡Finalización del plan y próximos pasos!  
Diciembre 07, 2023

# Welcome!

At this meeting we will:

- Discuss what we've heard and how we're responding
- Discuss next steps and early implementation

# ¡Bienvenidos!

En esta reunión, haremos lo siguiente:

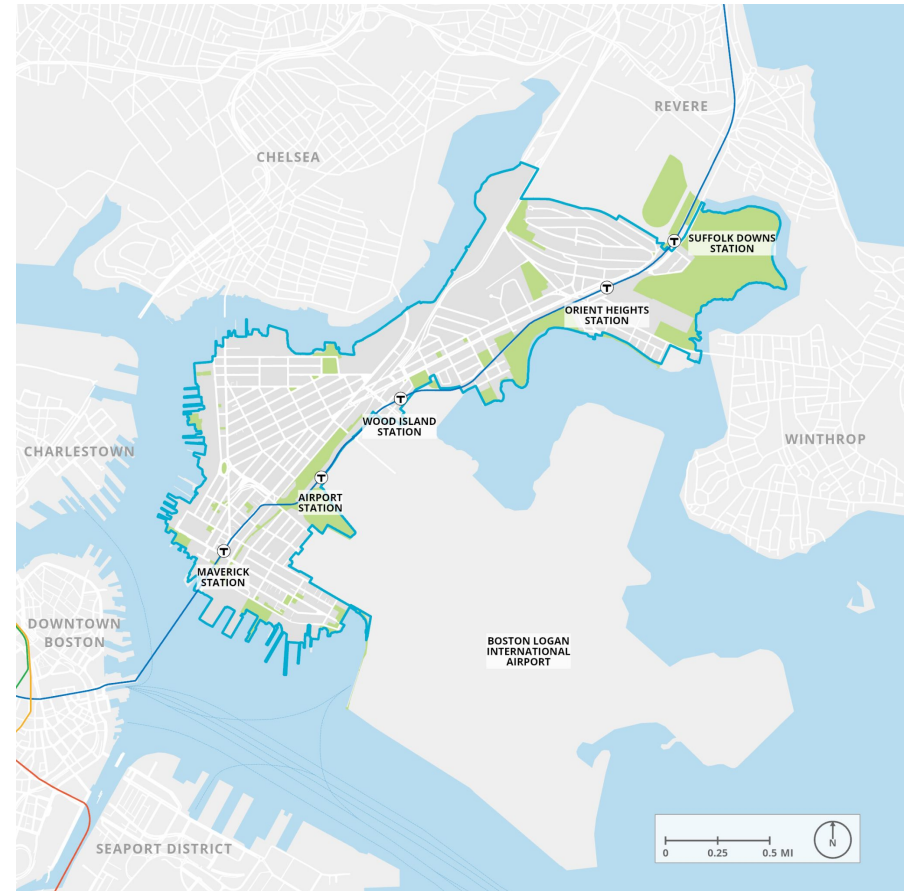
- Conversar sobre lo que hemos escuchado y cómo estamos respondiendo.
- Conversar sobre los próximos pasos y la implementación de plazo corto

# Introduction

PLAN: East Boston is a neighborhood-wide planning initiative to guide growth in East Boston.

## Introducción

PLAN: East Boston es una iniciativa de planificación para todo el vecindario para guiar el crecimiento en East Boston.



# Planning Goals

5 high-level planning goals provide strategic direction to the plan.

- Expand access to **housing** options
- Advance **climate** preparedness and promote a healthy **environment**
- Ensure access to **transportation** choices
- Support neighborhood **economies**
- Guide neighborhood growth that is predictable and contextual

# Objetivos de planificación

5 objetivos de planificación de alto nivel proporcionan dirección estratégica al plan.

- Ampliar el acceso a opciones de **vivienda**
- Avanzar la preparación para el cambio **climático** y promover un **medio ambiente** saludable
- Garantizar el acceso a opciones de **transporte**
- Apoyar las **economías** en los vecindarios
- Guiar el crecimiento del vecindario de manera predecible y contextual

# Community Engagement

After 5 years of community engagement, the BPDA published a draft of PLAN: East Boston on September 01, 2023.

## Participación de la comunidad

Después de 5 años de participación comunitaria, la BPDA publicó un borrador de PLAN: East Boston el 1 de septiembre de 2023.



# Summary of what we've heard

- Desire for more information about the City's commitments to anti-displacement
- Mixed opinion about proposed public realm recommendations on Border Street, Meridian Street, and Bennington Street north of Day Square
- Concern for some proposed dimensions related to residential zoning districts
- Desire for more information about proposed mixed-use zoning districts

# Resumen de lo que hemos escuchado

- Deseo para más información sobre los compromisos de la Ciudad en contra del desplazamiento
- Opiniones mixtas sobre las recomendaciones propuestas para el ámbito público en Border Street, Meridian Street y Bennington Street al norte de Day Square
- Preocupación por algunas dimensiones propuestas relacionadas con los distritos de zonificación residenciales
- Deseo de obtener más información sobre los propuestos distritos de zonificación de uso mixto

# Include information about the City's commitments to anti-displacement

The City has a robust set of strategies in place to support existing residents and businesses. The plan now spotlights how those policies directly support East Boston.

# Incluir información sobre los compromisos de la Ciudad contra el desplazamiento.

La Ciudad cuenta con un sólido conjunto de estrategias para apoyar a los residentes y negocios existentes. Actualmente, el plan destaca cómo esas políticas apoyan directamente a East Boston.

# Spotlight on preserving existing affordable housing

The Acquisition Opportunity Program protects the City's rental housing stock from market forces by distributing loans to responsible investor-owners to buy occupied, multi-family rental properties.

## Enfoque en la preservación de viviendas asequibles existentes

El Programa de Oportunidades de Adquisición protege viviendas de alquiler en la ciudad contra las fuerzas del mercado, con la distribución de préstamos a inversores-propietarios responsables para comprar propiedades de alquiler multifamiliares que ya están ocupadas.



A property in the Blue Line Portfolio purchased by the East Boston Neighborhood Trust with financial support from the Acquisition Opportunity Program.

Una propiedad en el portafolio Blue Line comprada por el East Boston Neighborhood Trust con apoyo financiero del Programa de Oportunidades de Adquisición.



# Increase funding to the East Boston Housing Stabilization Trust

The Trust presents a unique opportunity to pool resources including funding and land to preserve affordable housing in East Boston.

# Aumentar los fondos para la Fundación de Estabilización de Vivienda de East Boston

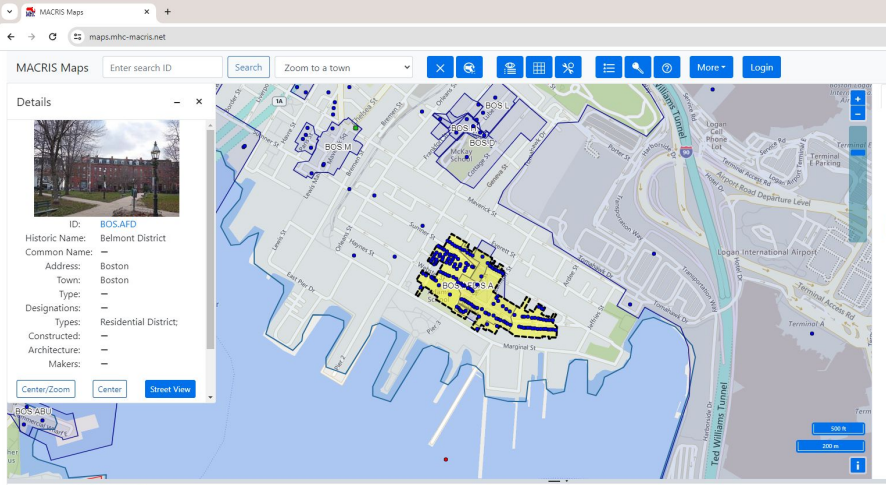
La fundación presenta una oportunidad única para aunar recursos, incluyendo fondos y terrenos, para preservar viviendas asequibles en East Boston.

# Strengthen recommendations to preserve existing structures

The Office of Historic Preservation is working to update the inventory of historic structures in East Boston. Work will start in Jeffries Point and Orient Heights.

## Fortalecer recomendaciones para preservar las estructuras existentes

La Oficina de Preservación Histórica está trabajando para actualizar el inventario de estructuras históricas en East Boston. El trabajo comenzará en Jeffries Point y Orient Heights.



The screenshot shows the MACRIS Maps web application. The main map displays a portion of East Boston, with several areas highlighted in blue and yellow. A details panel on the left provides information for a specific area:

- ID: BOS.AFD
- Historic Name: Belmont District
- Common Name: —
- Address: Boston
- Town: Boston
- Type: —
- Designations: —
- Types: Residential District
- Constructed: —
- Architecture: —
- Makers: —

Below the map, there is a table titled "Inv Areas" with a "View Areas (1)" button. The table contains one entry:

#	Demolished?	MHC #	Historic Name	Common Name	Address	Designations	Use Types
1		BOS.AFD	Belmont District		Boston		Residential District

**Pull back transportation recommendations for corridors and include more information about implementation throughout.**

**Reducir las recomendaciones de transporte para los corredores e incluir más información sobre la implementación.**

# Remove envisioned reconfigurations of Border, Meridian, and Bennington Streets

The City and funding partners will advance more detailed engagement, analysis, and design in these corridors starting in 2024.

## Eliminar las reconfiguraciones previstas de las calles Border, Meridian y Bennington

La Ciudad y colaboradores financieros van a avanzar participación comunitaria, análisis y diseño más detallados para estos corredores a partir de 2024.

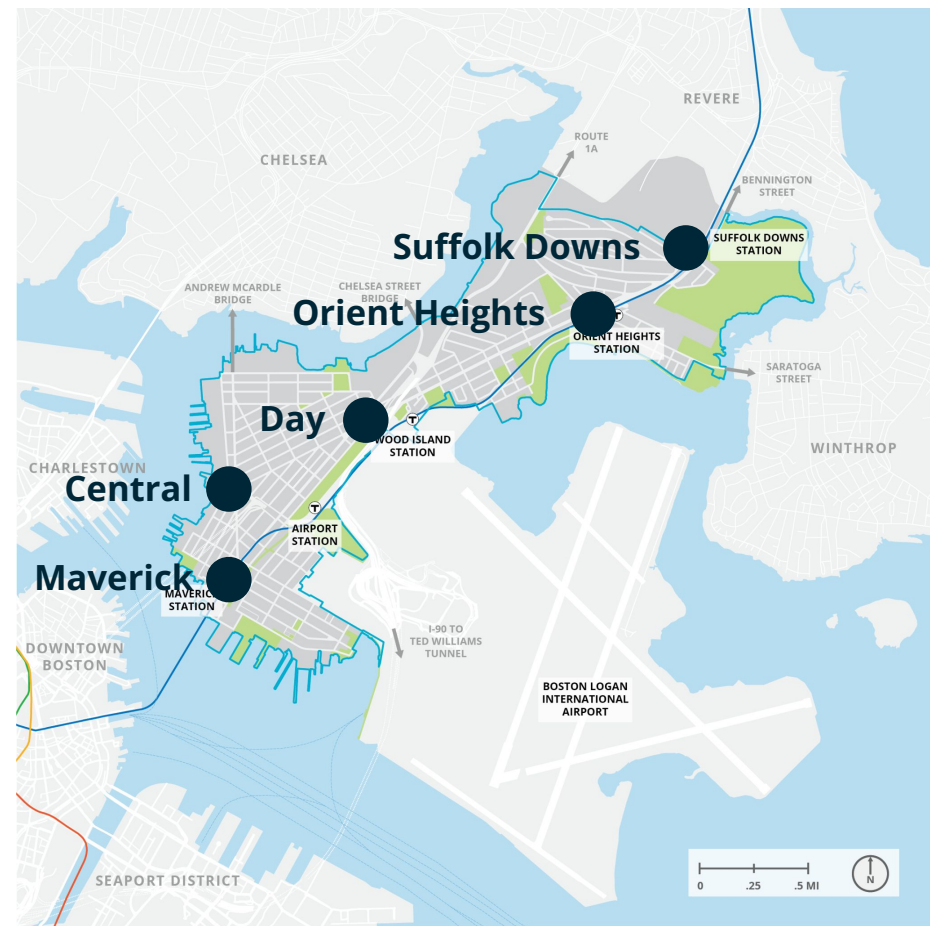


# Keep vision for squares and add more information about implementation

Visions for Squares received broad support. The plan will communicate where elements of these visions are being implemented in the near term.

**Mantener la visión de las plazas y agregar más información sobre la implementación.**

La visión para las plazas recibió amplio apoyo. El plan comunicará dónde se están implementando elementos de estas visiones a corto plazo.

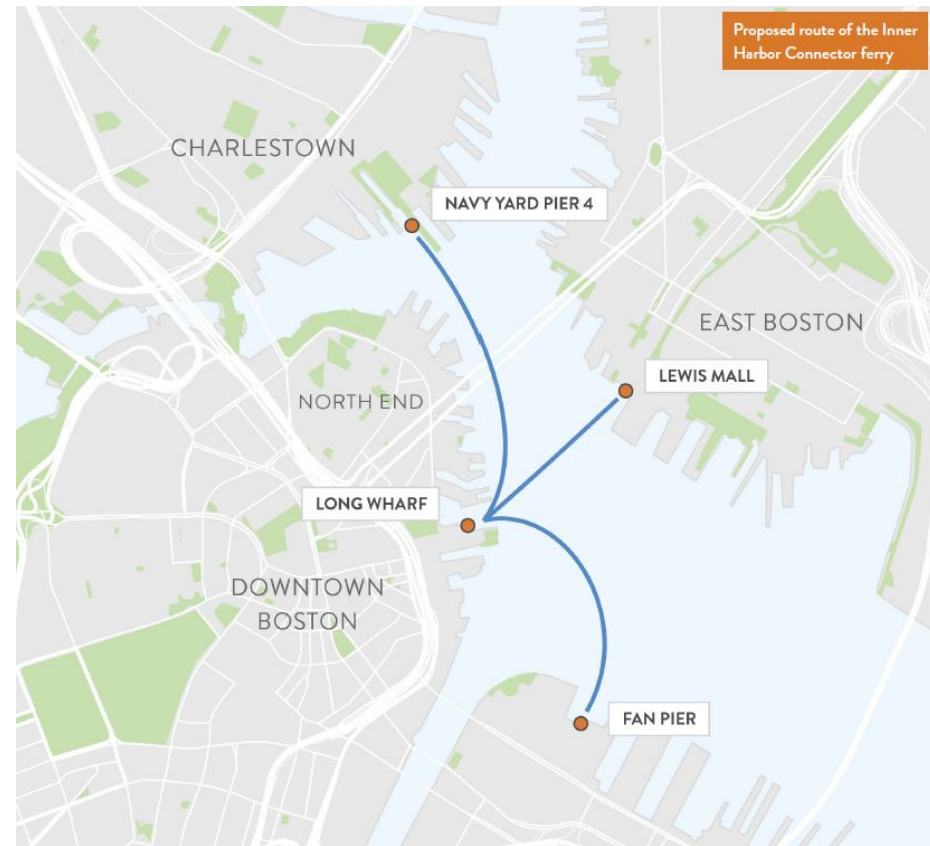


# Amplify ferry service recommendations

The City recommends implementation of the proposed Inner Harbor Connector ferry service. Study of additional connections is warranted.

## Ampliar las recomendaciones del servicio de ferry (transbordador)

La Ciudad recomienda la implementación del servicio de ferry propuesto, Inner Harbor Connector. Se justifica el estudio de conexiones adicionales.



# Adjust proposed residential zoning

Draft zoning for residential subdistricts was first shared with the community in October 2022. Revisions to the recommendations were shared in February 2023.

# Ajustar la zonificación residencial propuesta

El borrador de zonificación para subdistritos residenciales se compartió por primera vez con la comunidad en octubre de 2022. Las revisiones de las recomendaciones se compartieron en febrero de 2023.

# Changes to proposed residential zoning (EBR) - made the names more intuitive

Renamed subdistricts using height as key descriptor

EBR-1 → EBR-2.5 Residential 2-½ story, up to 2 units

EBR-2 → EBR-3 Residential 3-story, up to 6 units

EBR-3 → EBR-4 Residential 4-story

# Cambios en la zonificación residencial propuesta (EBR): hicimos que los nombres fueran más intuitivos

Subdistritos renombrados usando la altura como descriptor

EBR-1 → EBR-2.5 Residencial 2-½ pisos, hasta 2 unidades

EBR-2 → EBR-3 Residencial 3-pisos, hasta 6 unidades

EBR-3 → EBR-4 Residencial 4-pisos



# Changes to proposed residential zoning (EBR) - map changes

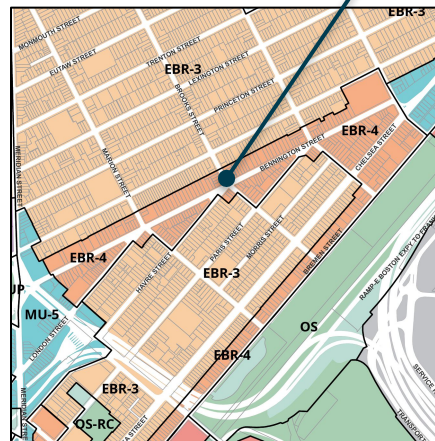
- Characterize most of Bennington Street as a 4-story residential subdistrict allowing ground floor retail (EBR-4)

## Cambios a la zonificación residencial propuesta (EBR) - cambios en el mapa

- Caracterizar la mayor parte de Bennington Street como un subdistrito residencial de 4 pisos que permite usos de comercio en la planta baja (EBR-4)



Existing 4-story mixed-use  
125 Bennington Street

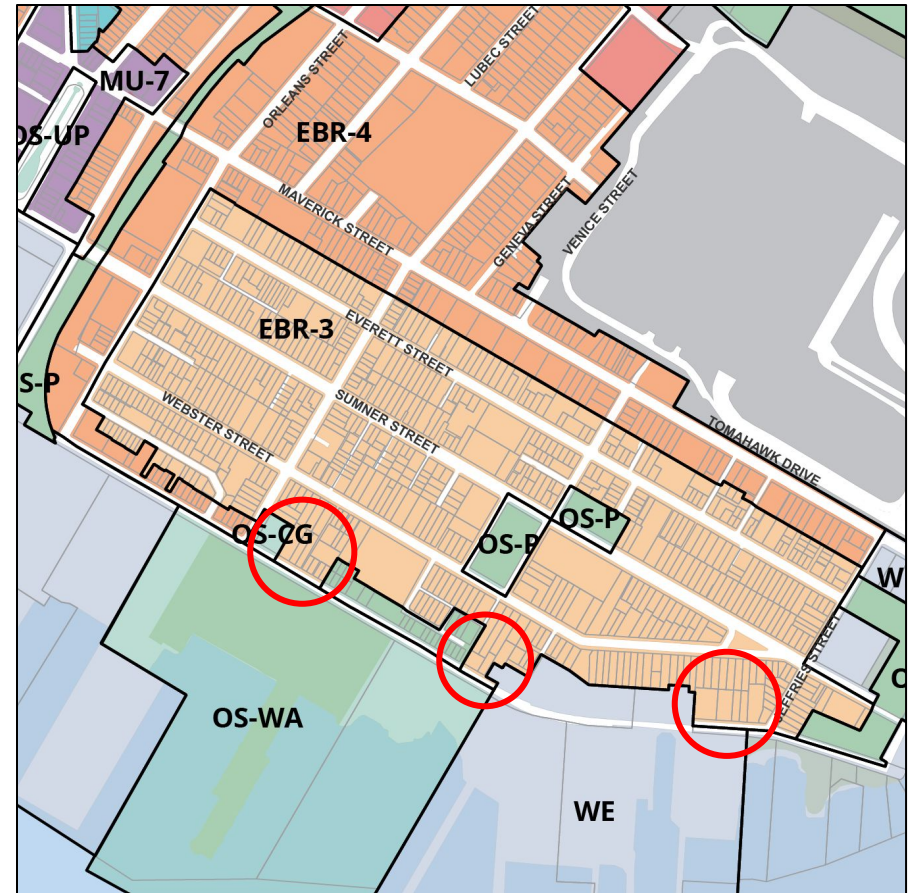


# Changes to proposed residential zoning (EBR) - map changes

- Return a small portion of Marginal Street to 3-story residential subdistrict (EBR-3)

## Cambios a la zonificación residencial propuesta (EBR) - cambios en el mapa

- Regresar una porción pequeña de Marginal Street a un subdistrito residencial de 3-Pisos (EBR-3)

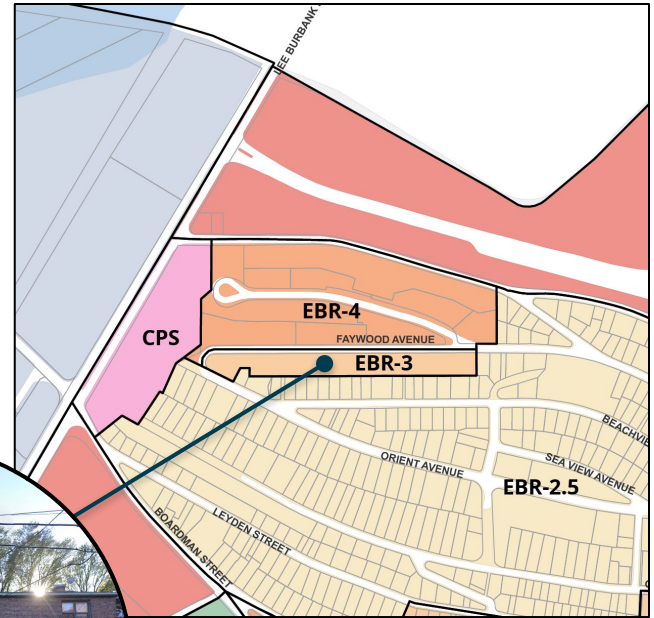


# Changes to proposed residential zoning (EBR) - map changes

- Create a subdistrict (EBR-3) along Faywood Avenue between 2- $\frac{1}{3}$  story and 4-story residential subdistricts

## Cambios a la zonificación residencial propuesta (EBR) - cambios en el mapa

- Crear un subdistrito residencial (EBR-3) a lo largo de Faywood Avenue entre 2- $\frac{1}{3}$  Pisos y 4-Pisos



Existing BHA Redevelopment  
Along Faywood Avenue

# Changes to proposed residential zoning (EBR) - made changes to dimensions

- Increase side yard requirements for EBR-3 subdistricts to 3 feet (previously 2-½ feet)
- Increase the lot width required to allow up to 6 units for EBR-3 subdistricts to 55' (previously 50')

# Cambios en la zonificación residencial propuesta (EBR) - cambios dimensionales

- Incrementar la separación requerida al lado de la línea de propiedad a 3 pies (previamente 2-½ pies) para subdistritos EBR-3
- Incrementar el requerimiento de la anchura del lots a 55 pies (previamente 50 pies) para permitir hasta 6 unidades para los subdistritos EBR-3

## Include information about mixed-use zoning

Previously to be included in citywide reform referred to as “Squares and Streets.” Will now be included in Article 53 and appears as “MU” in draft zoning maps and tables.

## Incluir información sobre zonificación de uso mixto

Anteriormente iba a ser incluido en la reforma de la ciudad llamada “Plazas y Calles.” Ahora se incluirá en el Artículo 53 y aparecerá como “MU” en los borradores de mapas y tablas de zonificación.

# Mixed-use zoning

Mixed-use zoning allows for a range of residential and commercial uses to coexist in the same place.

## Zonificación de uso mixto

La zonificación de uso mixto permite que una variedad de usos residenciales y comerciales coexistan en el mismo lugar.

Ejemplo de uso comercial en la planta baja  
Acompañado por usos residenciales en los pisos de arriba



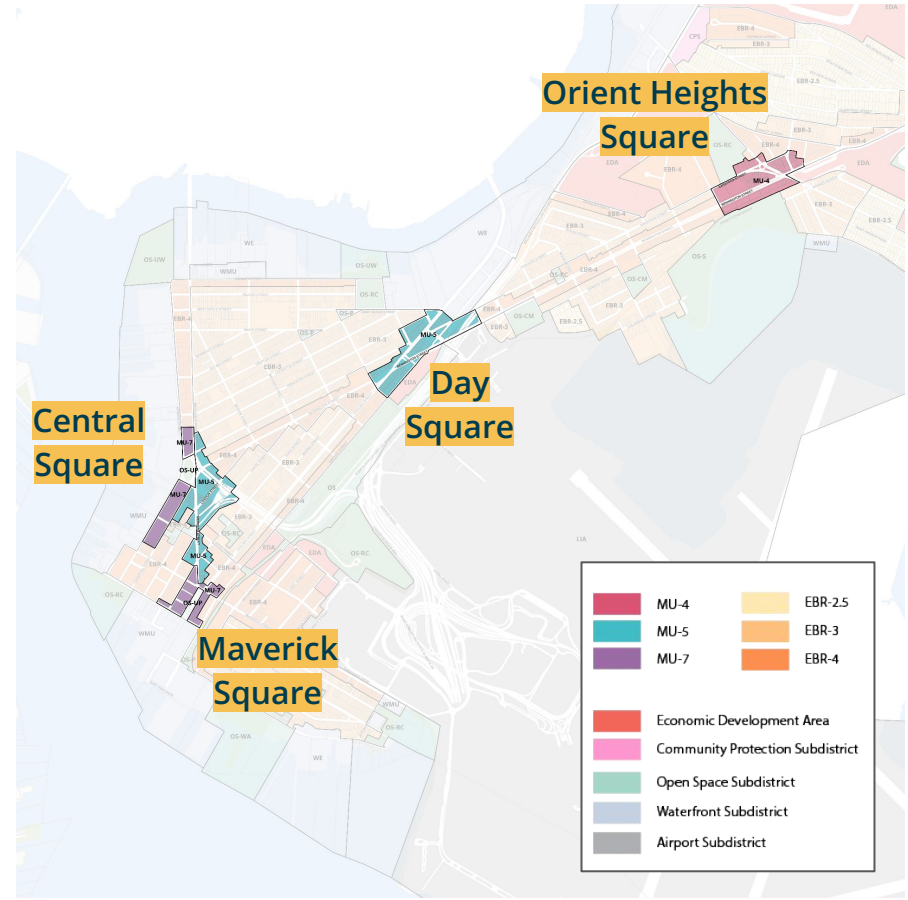
Example of ground floor retail (corner store)  
supported by residential uses above

# Mixed-use zoning

Mixed-use zoning is concentrated around major transit hubs where active ground floor uses are supported by higher density.

## Zonificación de uso mixto

La zonificación de uso mixto está concentrado alrededor de centros de tránsito principales donde los usos activos de la planta baja están respaldados por una mayor densidad.



# Mixed-Use Zoning

## MU-4

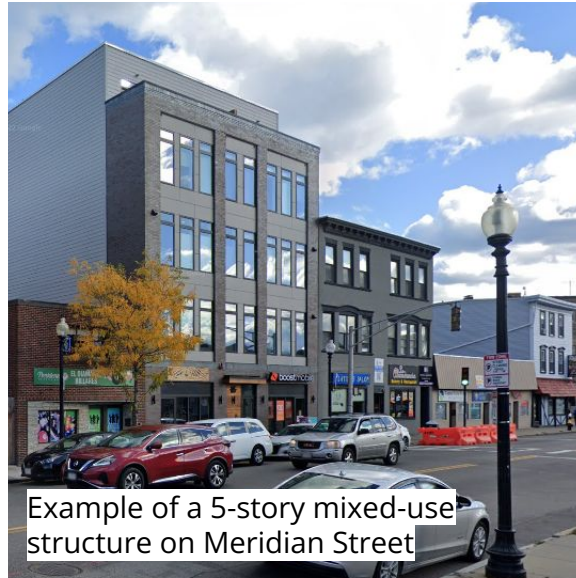
4-story mixed-use district that allows ground-floor commercial uses



Example of a 4-story mixed-use structure in Orient Heights Square

## MU-5

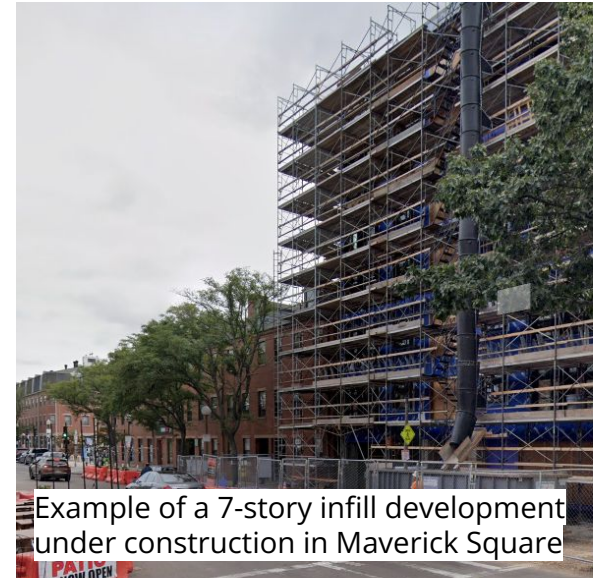
5-story mixed-use district that allows ground-floor commercial uses



Example of a 5-story mixed-use structure on Meridian Street

## MU-7

7-story mixed-use district that requires ground-floor commercial uses



Example of a 7-story infill development under construction in Maverick Square



# Simplifying Use Tables

Automatic teller machine	Bakery	Private club
Bank	Cannabis Establishment	Private club not serving alcohol
Drive-in bank	General retail business	Private club serving alcohol
Post office	Liquor store	Restaurant with entertainment
Adult education center	Local retail business	Social, recreational, or sports center
community center	Outdoor sale of garden supplies	Concert hall
day care center	Pawnshop	Clinic

**Challenge:** Over 250 individual uses; difficult to navigate the zoning code and apply the use regulations.

**Opportunity:** Consolidate uses and improve their definitions; remove obsolete

**uses**

Musical instrument repair	non-commercial establishment	Art use
Art metal craft shop	amusement game machines in noncommercial establishment	Agency or professional office
Dormitory not accessory to a use	Bar	General office
fraternity	Bar with live entertainment	Office of wholesale business
Adult bookstore	Restaurant with live entertainment, not operating after 10:30 p.m.	back office
	Restaurant with live entertainment, operating after 10:30 p.m.	Golf driving range
	Bowling alley	grounds for sport, private
	Billiard parlor	open space
	Dance hall	open space recreational building
	Drive-in theatre	outdoor place of recreation for profit
	Fitness center or gymnasium	Stadium
		Automatic telephone exchange
		telecommunications data distribution center

Artists' mixed-use	Take-out restaurant	Photographer's studio
Courthouse	Animal hospital	Plumber's shop
Fire station	Barber or beauty shop	Radio/television repair
Outdoor payphone	Body art establishment	Taxidermist shop
Penal institution	Caterer's establishment	Upholsterer's shop
Police station	Check cashing business	Welder's shop
Pumping station	Container redemption center	Airport

**Desafío:** Existen más de 250 usos individuales; Es difícil navegar el código de zonificación y aplicar las normas de uso.

**Oportunidad:** Consolidar usos y mejorar las definiciones; eliminar usos obsoletos.

Multi-family dwelling	Storage of dumpsters not accessory or ancillary to a main use, nor used in conjunction with the ongoing operation of a permitted site with explicit legal use and occupancy as a dumpster repair facility, waste hauling contractor, or site assigned and licensed solid waste management facility	supplies
One family detached dwelling	Temporary dwelling structure	Indoor sale of automobiles and trucks
One family semi-attached dwelling	Three family detached dwelling	Indoor sale of motor vehicles
Orphanage	Townhouse	Outdoor sale of new and used motor vehicles
Rowhouse	Transitional housing or homeless shelter	Parking garage
Temporary dwelling structure	Transitional housing	Railroad passenger station
Three family detached dwelling	Two family detached dwelling	Parking lot
Two family detached dwelling	Two family semi-attached dwelling	Rental agency for cars
Drive-in restaurant	Restaurant	Rental agency for trucks
		Repair garage
		Truck servicing or storage
		Wholesale business
		Machine shop

# Mixed-Use Zoning

	MU-4	MU-5	MU-7
<b>Building Height (max)</b>	4 stories (50')	5 stories (65')	7 stories (85')
<b>Building Lot Coverage (max)</b>	70%	70%	90% / (70% on the largest lots)
<b>Building Floor Plate (max)</b>	8,000 sqft	15,000 sqft	20,000 sqft
<b>Permeable Area of Lot (min)</b>	15%	15%	None / (15% on the largest lots)
<b>Outdoor Amenity Space (min)</b>	None	20%	20%
<b>Front Yard Setback (min)</b>	6'	2' - 4'	2' - 4'
<b>Side Yard Setback (min)</b>	0' - 14'	0' - 15'	0' - 15'
<b>Rear Yard Setback (min)</b>	10' - 15'	10' - 15'	5' - 15'

# Maverick Square

## MU-7

7-story mixed-use district that requires ground-floor commercial uses

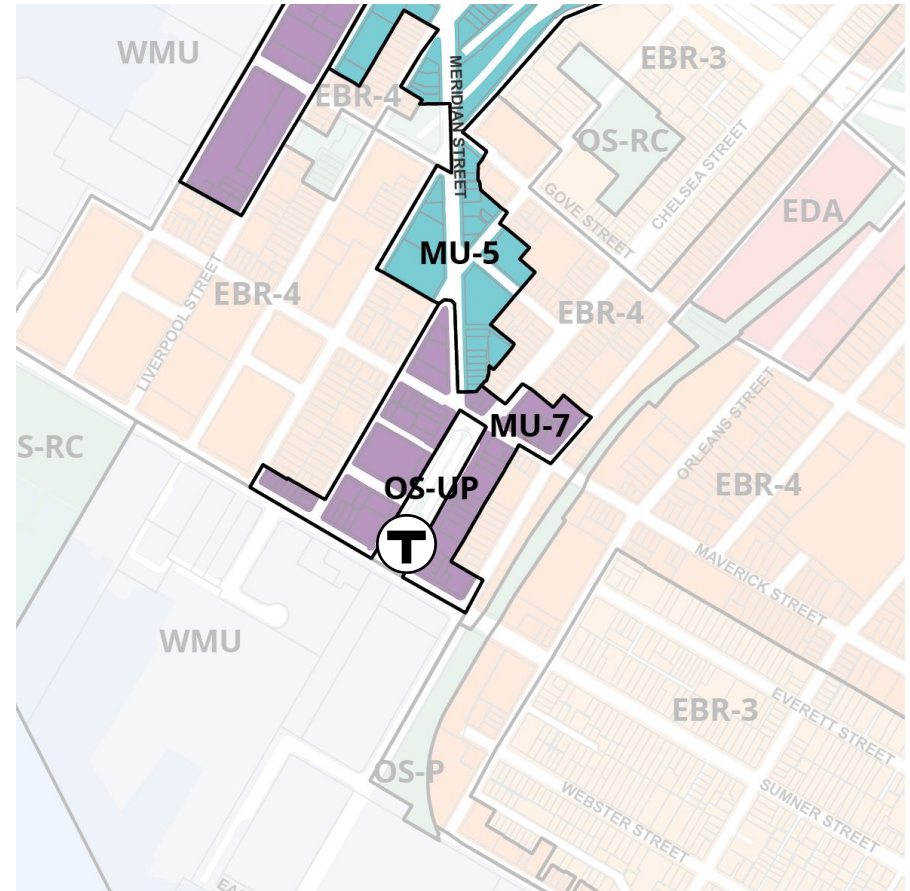
## MU-5

5-story mixed-use district that allows ground-floor commercial uses



Example of 7-story infill building under construction in Maverick Square

Ejemplo de estructura de relleno de 7-Pisos bajo construcción en Maverick Square



# Central Square

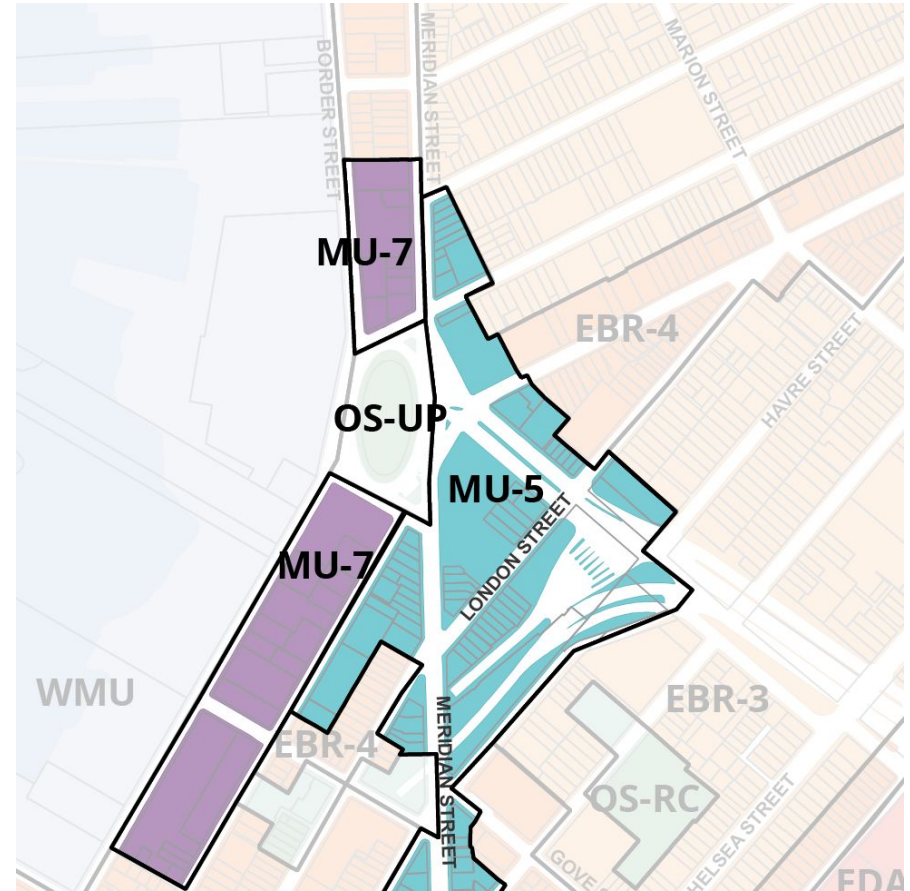
## MU-7

7-story mixed-use district that requires ground-floor commercial uses



## MU-5

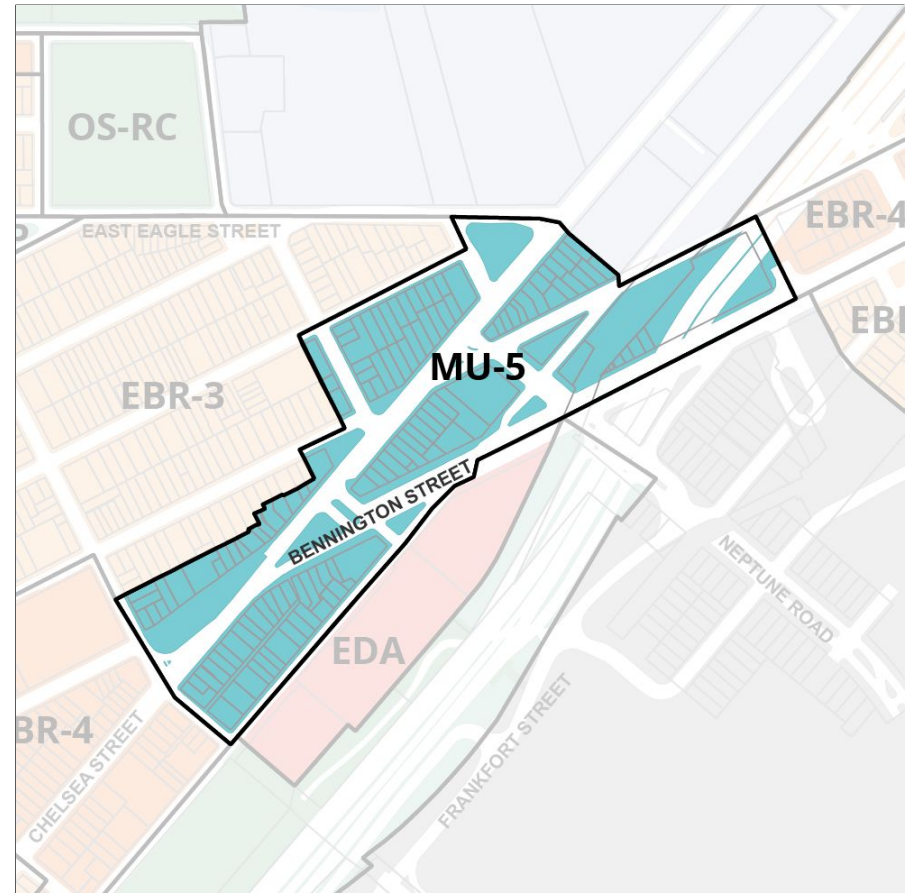
5-story mixed-use district that allows ground-floor commercial uses



# Day Square

## MU-5

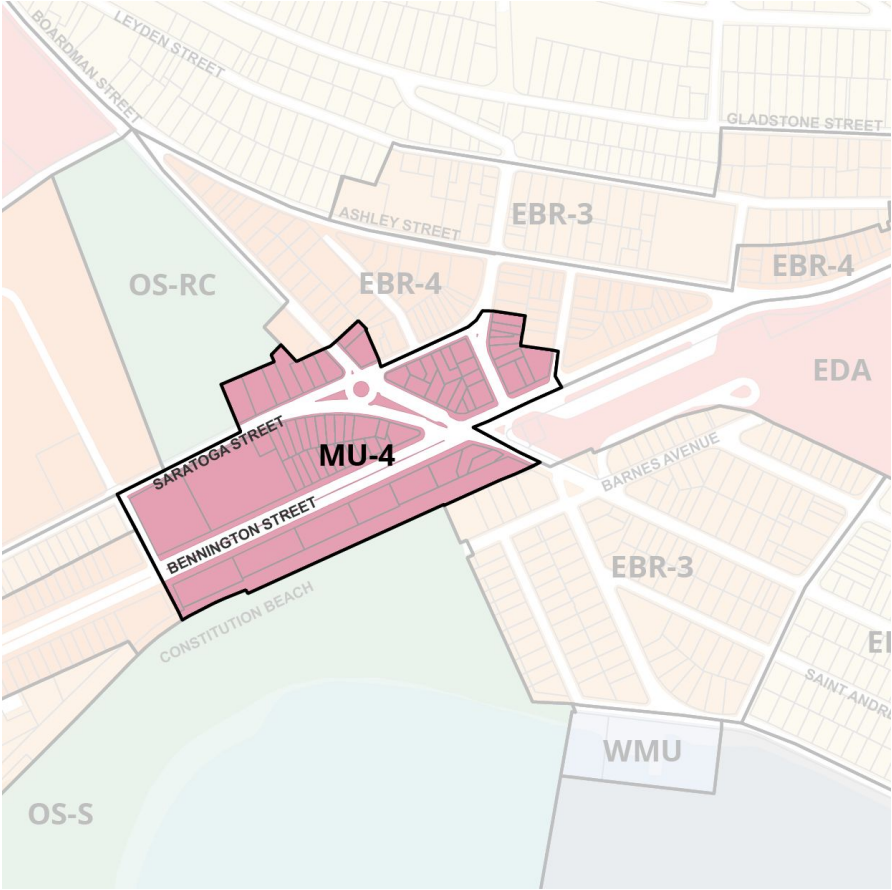
5-story mixed-use district that allows ground-floor commercial uses



# Orient Heights Square

## MU-4

4-story mixed-use district that allows ground-floor commercial uses



# Next Steps

12/8 Post updated zoning “one-pager,” maps, and tables to the project website

12/23 Close the comment period

01/05 Publish the final version of the plan

01/18 Anticipated BPDA Board Meeting

02/14 Anticipated Boston Zoning Commission

# Proximos Pasos

12/8 Publicar resumen de actualizaciones de zonificación incluyendo mapas y tablas al sitio de web del proyecto

12/23 Cerrar el periodo de comentario

01/05 Publicar la version final del plan

01/18 Previsto reunión del concejal de la BPDA

02/13 Previsto reunión de la comisión de zonificación