



PLAN
South Boston
Dorchester Ave

PLACEMAKING & MOBILITY WORKSHOP

January 27, 2016

"Boston needs more housing. But there is no one-size fits-all solution. Every neighborhood has its own character. In some places, density is not only appropriate – it is badly needed."

- *Mayor Martin J. Walsh,
Chamber of Commerce December, 2014*

"People want to live in Boston. That's a good thing. But we need to shape growth as a community, not let it shape us. That's what residents are doing along the Red Line in South Boston...They're helping us plan vibrant, walkable streets, with affordable homes, diverse businesses, and great open space."

- *Mayor Martin J. Walsh,
State of the City January 19, 2016*

AGENDA

1. Schedule and process

2. BRA homework –

Public Benefits Testing: Value & Cost

3. Mobility & getting around

4. Placemaking & character

5. Table exercise



NEXT STEPS

JULY 30, 2015 “Talk to Us”

Open House

SEPTEMBER 14, 2015 “Walk and Bike With Us”

Study Area Tours

OCTOBER 1, 2015 “Imagine with Us”

Visioning Workshop

OCTOBER 26, 2015 “Plan with Us”

Streets & Blocks, Land Use Workshop

NOVEMBER 17, 2015 “Design With Us”

Height & Density, Open Space Workshop

DECEMBER 14, 2015 “What We Heard”

Recap Session/Dialogue

JANUARY 27, 2016 “Draft with Us”

Placemaking and Mobility Workshop

FEBRUARY 23, 2016 “Discuss with Us”

DRAFT Plan Session – Part 1

MARCH “Discuss with Us”

DRAFT Plan Session – Part 2

APRIL “Finalize with Us”

FINAL Plan Presentation

MAY & JUNE

Internally BRA Staff Draft Zoning Documents & Zoning Commission Meeting



PLAN Overview



***“Talk to Us” open house
July 30, 2015***

OPEN HOUSE COMMENTS

July 30, 2015

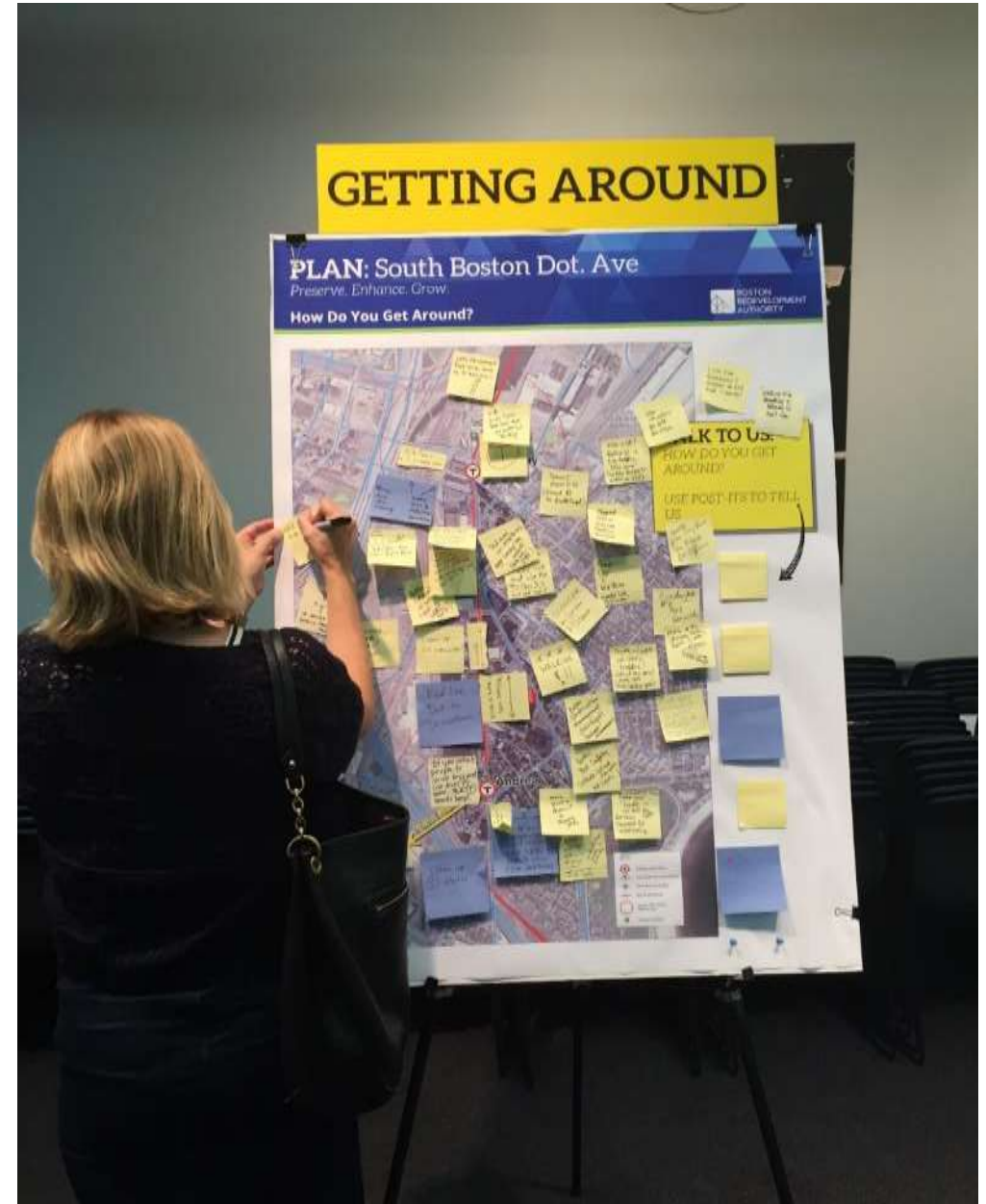
"Have places for middle class families to stay and thrive in South Boston."

"Green Space!"

"Take the focus off personal use vehicles + improve transit options. It's not 1950s."

"Worker housing that young professionals can realistically afford"

"Cyclist safety and comfort on this major route into downtown."



WALK AND BIKE TOURS COMMENTS

September 14, 2015

"I would also like to see some of the industrial character of the avenue preserved... Boston is proud of its history, and we should preserve it when at all possible."

"Open space needs to be looked at in the study area. If mixed use projects are being built, open space needs to be part of the overall vision."

"More connecting streets and a possible new grid pattern needs to be looked at carefully to allow traffic to flow through the area and for pedestrians."



VISIONING WORKSHOP

October 1, 2015

Open Space

Provide
Quality
Open
Space

Mobility & Getting Around

Provide
More
Parking

Reduce
Traffic
Congestion

Improve
Public
Transit

Housing

Provide
More
Residential
Uses

Create
More
Live/Work
Opportunities

Create
More
Amenities

(restaurants, pharmacy,
grocery etc.)

Provide
More
Cultural &
Civic Uses

(public art, artist
work/gallery spaces, li-
brary, performance
space etc.)

Streets, Sidewalks & Public Environment

Build
Walkable
Sidewalks
& Bikeable
Streets

Create
More
Streets &
Blocks

Economic Development

Preserve
Some
Industrial
Uses

Increase
Social
Equity

(Creating jobs and sup-
porting education and
workforce development to
broaden economic oppor-
tunity.)

Environment & Sustainability

Improve
Climate
Resilience

(Using natural resources
wisely while preparing for
the impacts of a
changing climate.)

Other

Additional
Priority



PLAN WITH US WORKSHOP

Planning Exercise

What's in Your Toolbox?

Category	Chips	Percentage
Residential	100	45%
Office	50	23%
Retail/Service	25	11%
Industrial	25	5%
Civic/Cultural/Art	10	5%
Open Space	10	10%

100 chips Residential

Examples: 1-2 family dwelling, apartment, condominium, elderly housing, assisted living, residential/commercial multi-unit

25 chips Industrial

Examples: industrial loft, light manufacturing/light & food processing, machine shop, automotive repair

25 chips Retail/Service

Examples: retail, veterinary hospital, laundry, hairdry, shopping center, supermarket, restaurant, fast-food, gas station, general retail, artist studio, day care, transportation

10 chips Civic/Cultural/Art

Examples: museum, art gallery, school, library, fire, police, social club, outdoor sports, theater, church, stadium

50 chips Office

Examples: bank, medical building, law firm, hi-tech, federal/state, commercial center, retail center, financial services

10 chips Open Space

Examples: park, plaza, sports field

Definition Source: based on City of Boston Assessing Department classifications

What's on Your Board?

Instructions:

- Step 1: Place as many chips on the board as you like
- Step 2: Work in a team and decide on the **location** for each use on the board
- Step 3: Decide on the **intensity** of each use (more chips = more intensity)
- Step 4: Take a picture of your board
- Step 5: Count your chips for each use*
- Step 6: Fill in the number of chips for each land use, make notes.

**You may wish to count the unused chips and subtract them from your total*

100 chips Residential

Examples: 1-2 family dwelling, apartment, condominium, elderly housing, assisted living, residential/commercial multi-unit

25 chips Industrial

Examples: industrial loft, light manufacturing/light & food processing, machine shop, automotive repair

25 chips Retail/Service

Examples: retail, veterinary hospital, laundry, hairdry, shopping center, supermarket, restaurant, fast-food, gas station, general retail, artist studio, day care, transportation

10 chips Civic/Cultural/Art

Examples: museum, art gallery, school, library, fire, police, social club, outdoor sports, theater, church, stadium

50 chips Office

Examples: bank, medical building, law firm, hi-tech, federal/state, commercial center, retail center, financial services

10 chips Open Space

Examples: park, plaza, sports field



DESIGN WITH US WORKSHOP

November 17, 2015



RECAP SESSION "WHAT WE HEARD"

December 14, 2015

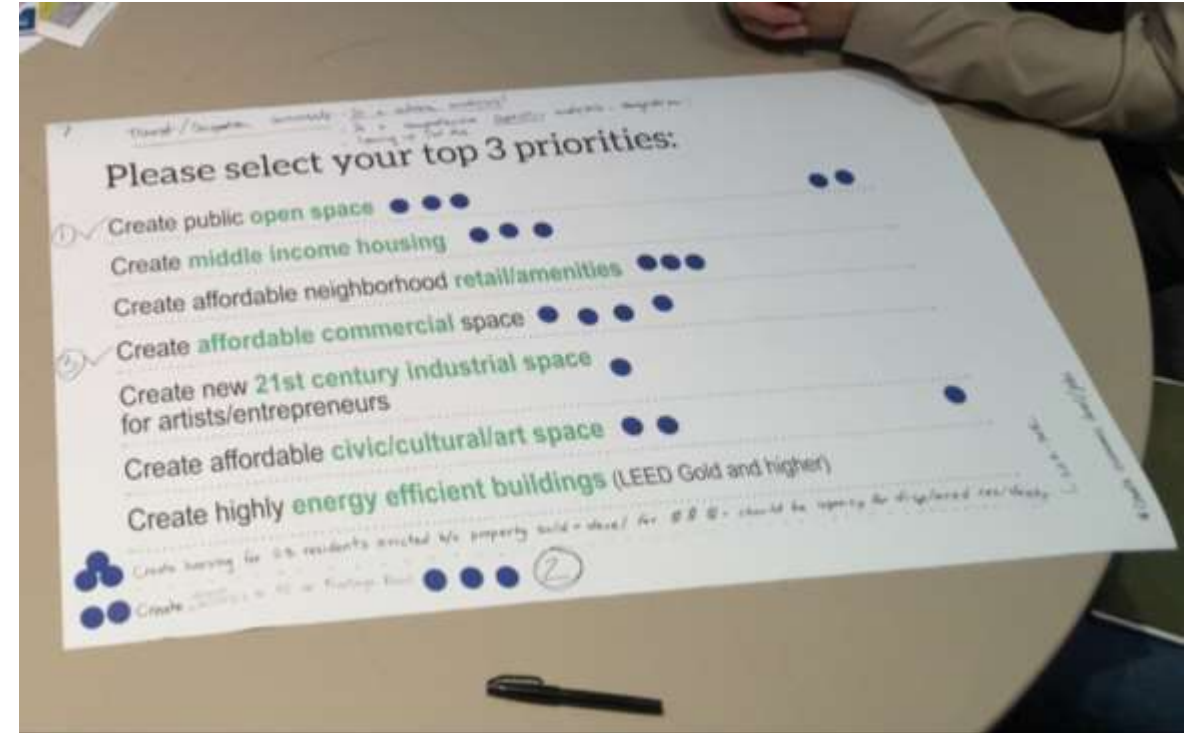


RECAP SESSION "WHAT WE HEARD"

December 14, 2015

Priority Exercise Results

1. **Create public open space** (36)
2. **Create middle income housing** (34)
3. **Create civic/cultural/art space** (26)
4. Create affordable neighborhood retail/amenities (21)
5. Create affordable commercial space (21)
6. Create new 21st century industrial space for artist/entrepreneurs (19)
7. Create highly energy efficient buildings (2)



2

BRA Homework



*“Imagine with Us” workshop
October 1, 2015*

HOMework

Underway with City and State agencies, consultant

Real Estate Market Analysis/Economic Feasibility – Consultant

Housing – Department of Neighborhood Development, Boston Housing Authority, Fair Housing

Economic Development – Mayor’s Office of Economic Development, Office of Business Development

Public Financing – Treasury, Assessing, Economic Development & Industrial Corporation (EDIC)

Public Facilities – Boston Public Schools, Boston Public Library, Boston Police Department, Boston Fire Department, Property & Construction Management

Open Space - Parks and Recreation

Arts & Culture – Arts Commission

Public Transportation – MBTA

Transportation – Boston Transportation Department, Boston Bikes, MassDOT

Public Works – Public Works Department, Public Improvement Commission

Water – Boston Water & Sewer Commission

Environment/Sustainability/Climate Change – Environment Department, Boston Landmarks Commission, Boston Public Health

Boston Centers for Youth & Families

Elderly Commission

Commission for Persons with Disabilities

PUBLIC BENEFITS TESTING: VALUE & COST

Diagram by Byrne McKinney & Associates

Value Created

- Land Use
- Development Density
- Building Heights
- Site Attributes
- Market Conditions



Costs to Development

- Significant new affordable housing
- New open space
- New streets and sidewalks
- New civic and cultural space
- Affordable 21st century low impact manufacturing/start ups
- New affordable local retail
- Green Buildings/LEED gold or higher.

ZONING TOOL: HEIGHT BONUSES AND BENEFITS

Conceptual Diagram



DEFINITIONS



Inclusionary Development Policy (IDP)

13% of units are **income restricted units**

income limit **70% AMI**



< \$55,150

Max Rent = \$1,246 / month
1-bedroom



< \$62,050

Max Rent = \$1,424 / month
2-bedrooms



< \$68,980

Max Rent = \$1,602 / month
3-bedrooms



Moderate-income units

income limit **120% AMI**



< \$94,550

Max Rent = \$2,137 / month
1-bedroom



< \$106,400

Max Rent = \$2,442 / month
2-bedrooms



< \$118,200

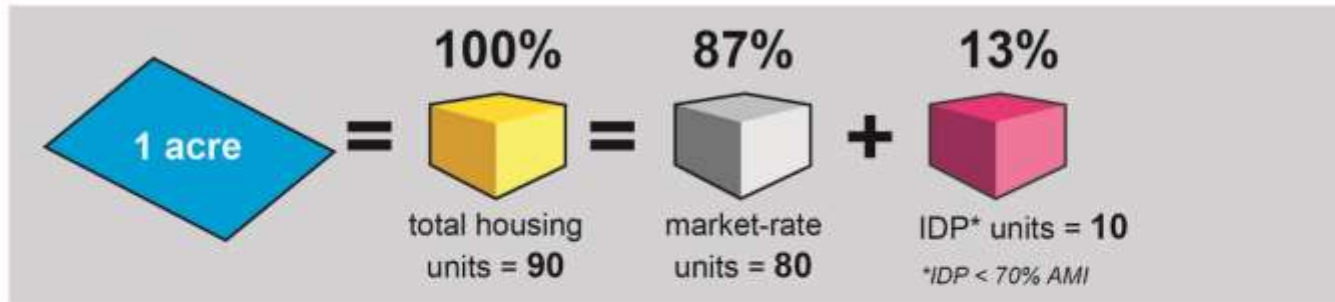
Max Rent = \$2,748 / month
3-bedrooms

BONUS DENSITY TESTING

ILLUSTRATIVE EXAMPLE

AS-OF-RIGHT DEVELOPMENT

FAR = 2



ILLUSTRATIVE EXAMPLE

BONUS FAR 5 DEVELOPMENT

FAR = 7

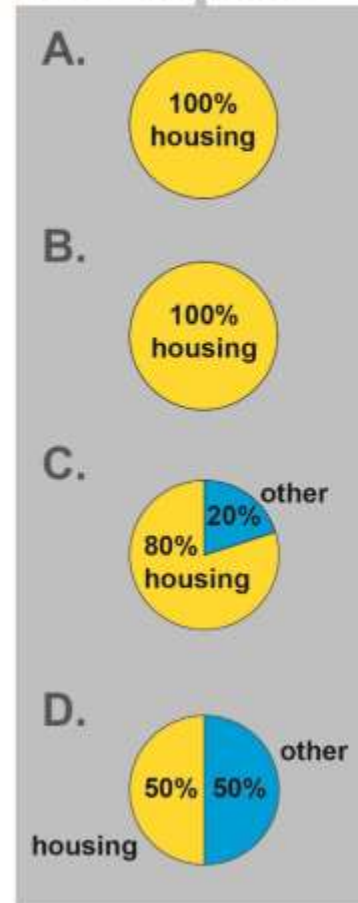


BONUS DENSITY TESTING

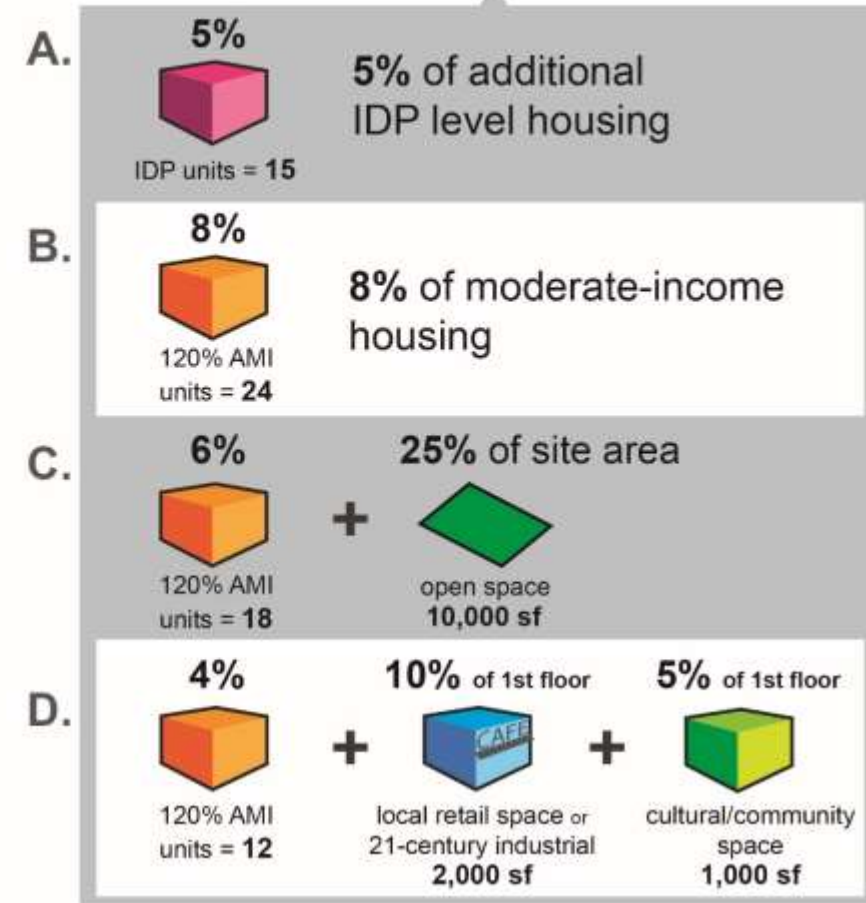
ILLUSTRATIVE EXAMPLE BONUS FAR 5 DEVELOPMENT FAR = 7



ALLOCATION OF VALUE CAPTURE TO BENEFITS



ILLUSTRATIVE EXAMPLES FOR VALUE CAPTURE DISTRIBUTION



3

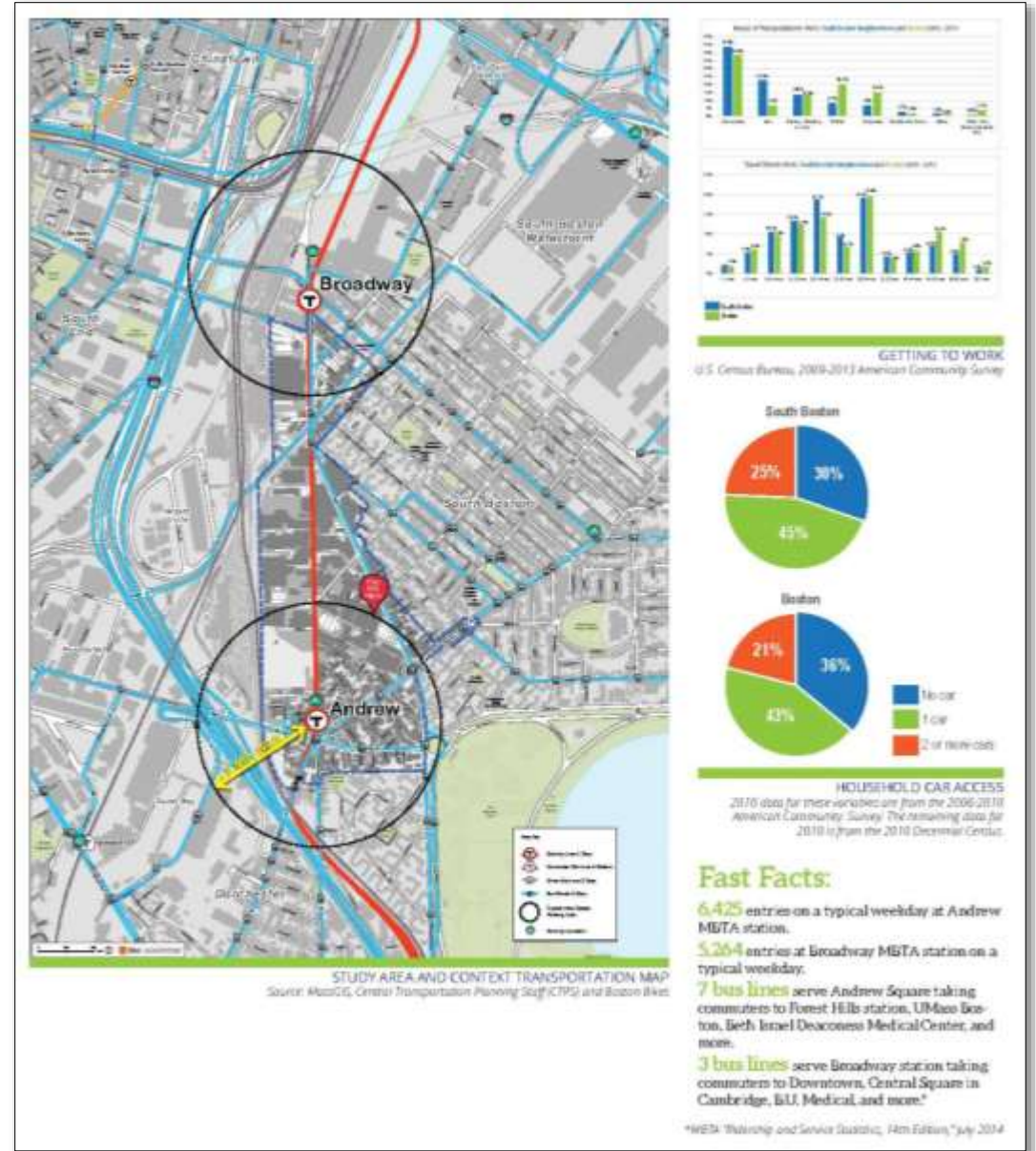
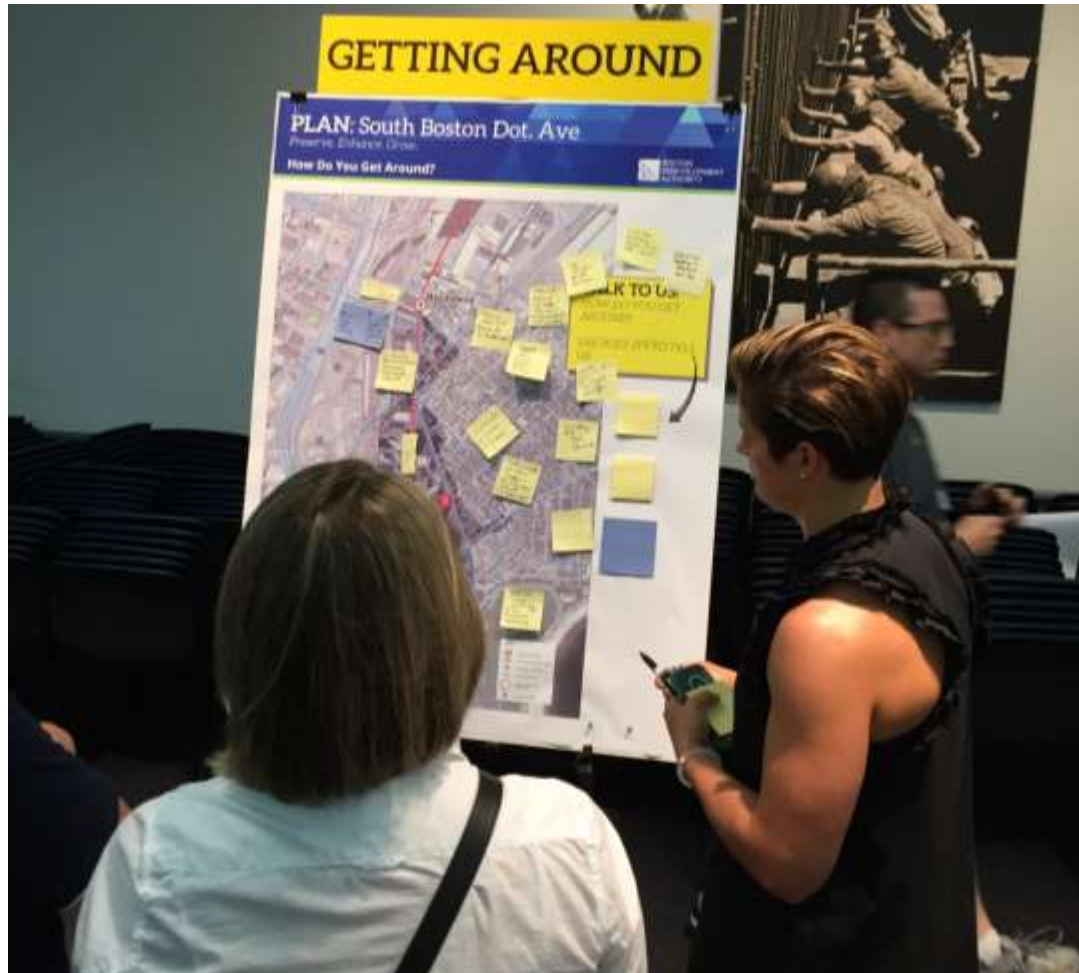
Mobility



***“Talk to Us” open house
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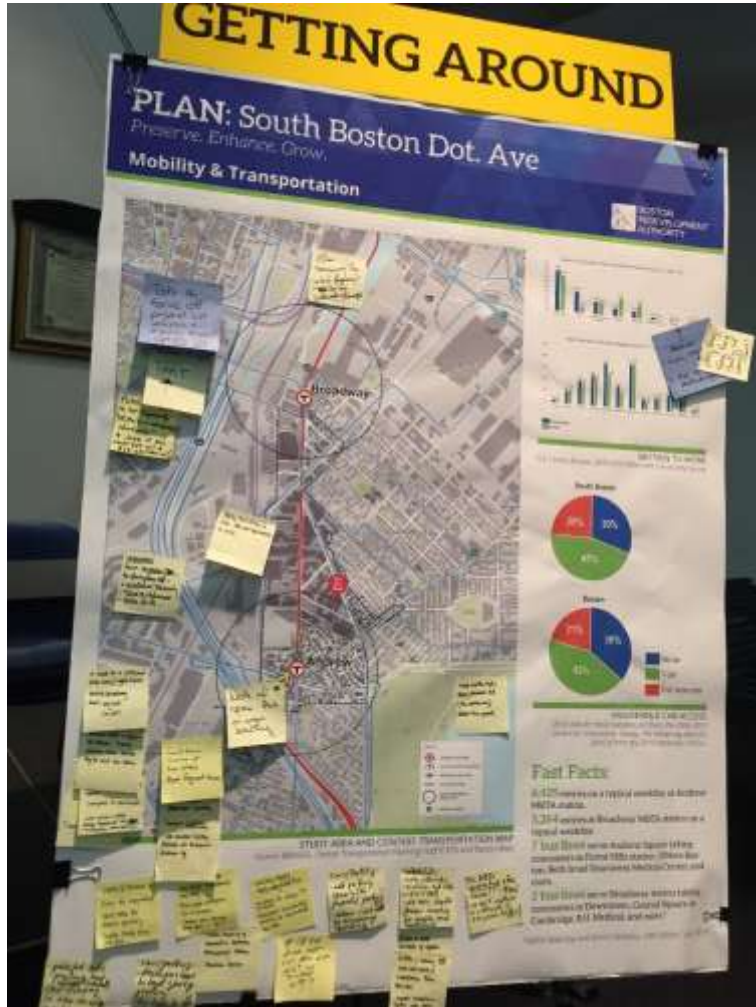
OPEN HOUSE COMMENTS

Mobility and Transportation Board

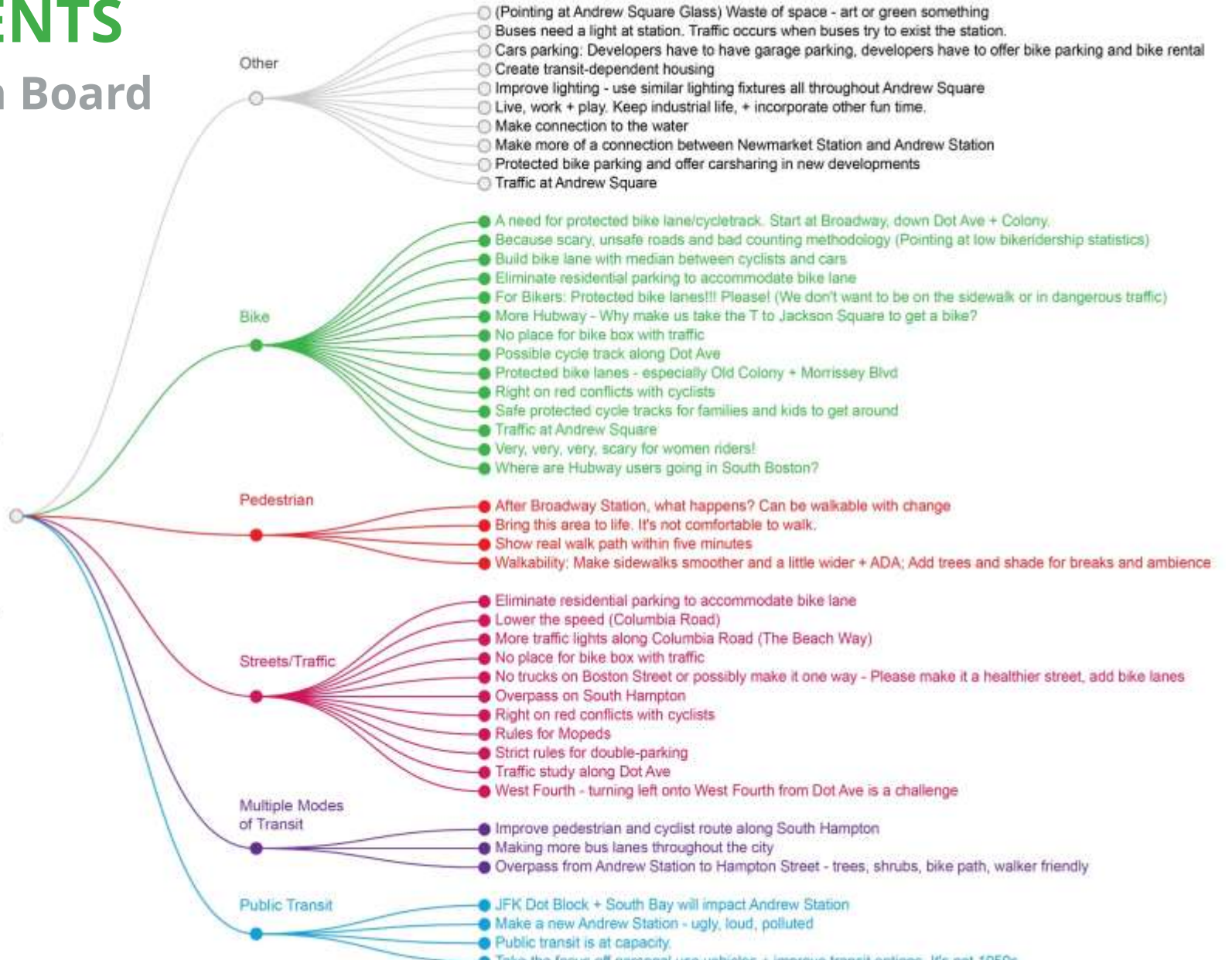


OPEN HOUSE COMMENTS

Mobility and Transportation Board

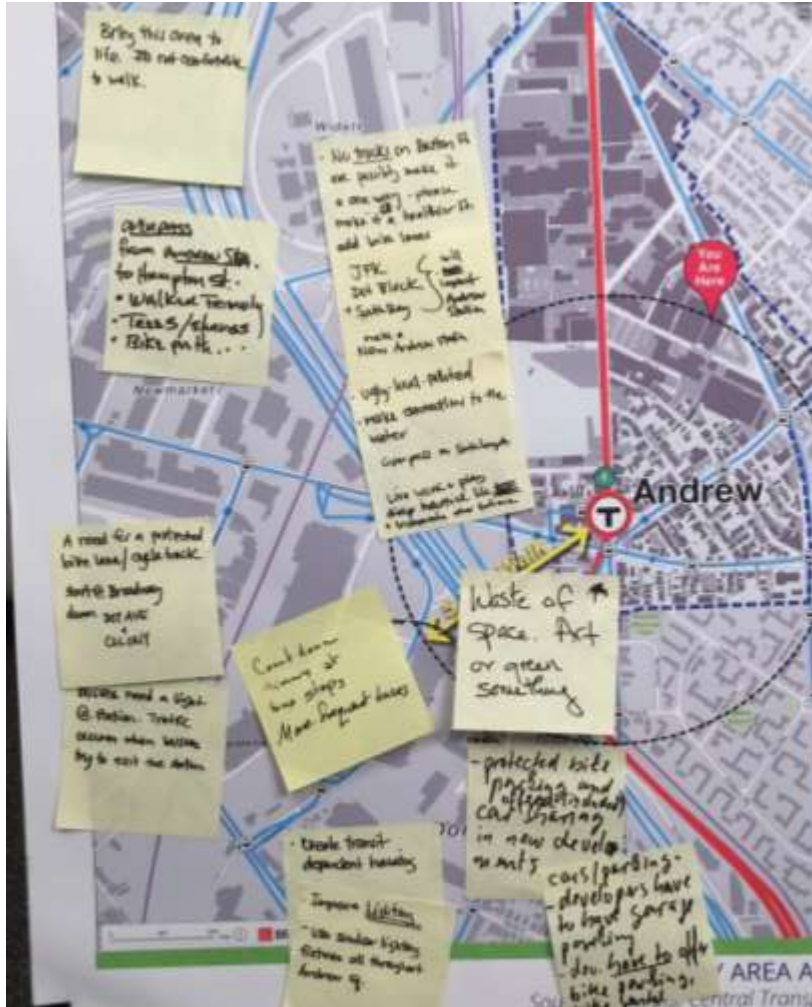


Mobility and Transportation



OPEN HOUSE COMMENTS

How do you get around the Study Area?



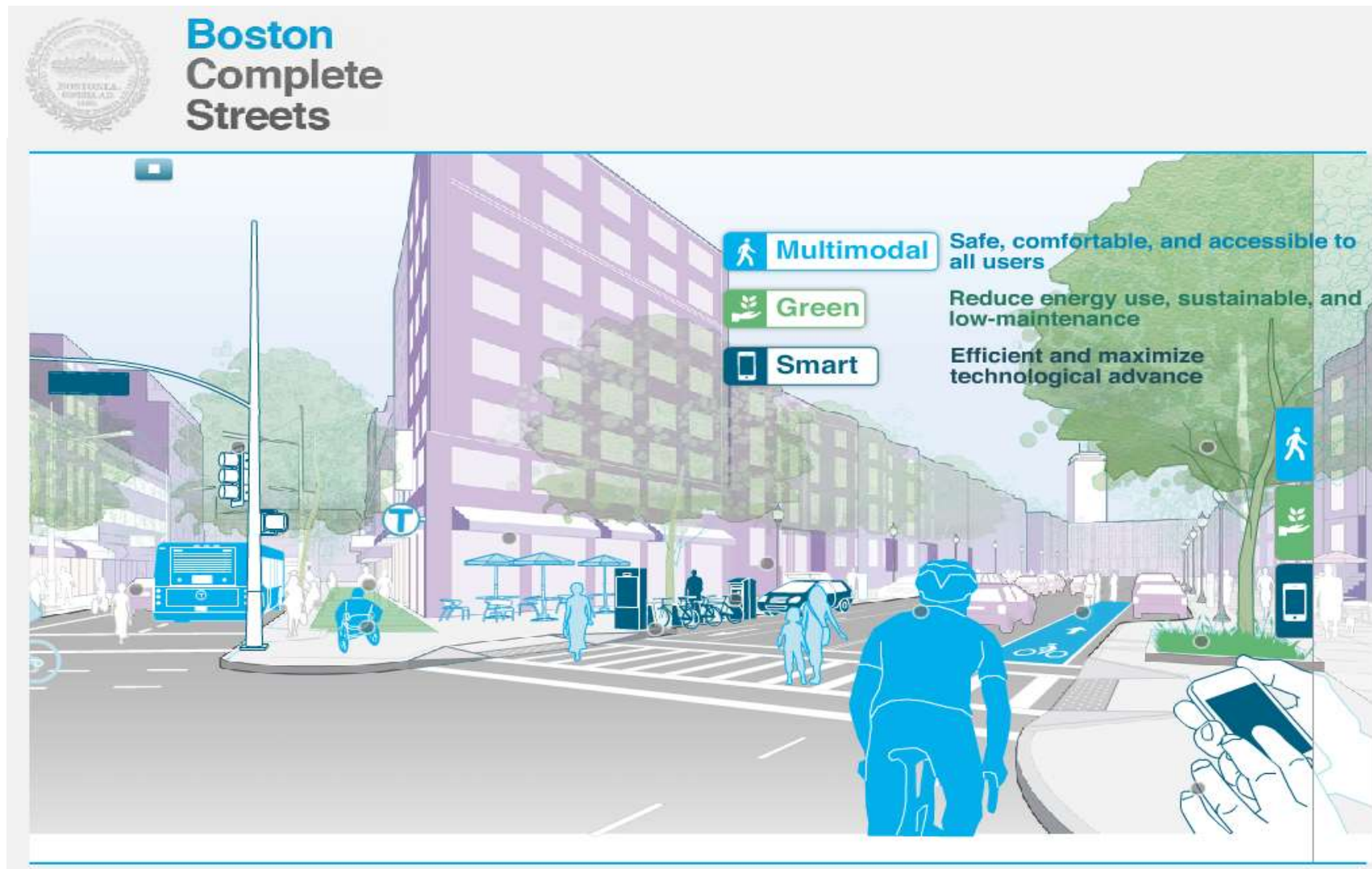
How do you get around the Study Area?



WHAT'S GOING ON IN THE STUDY AREA?

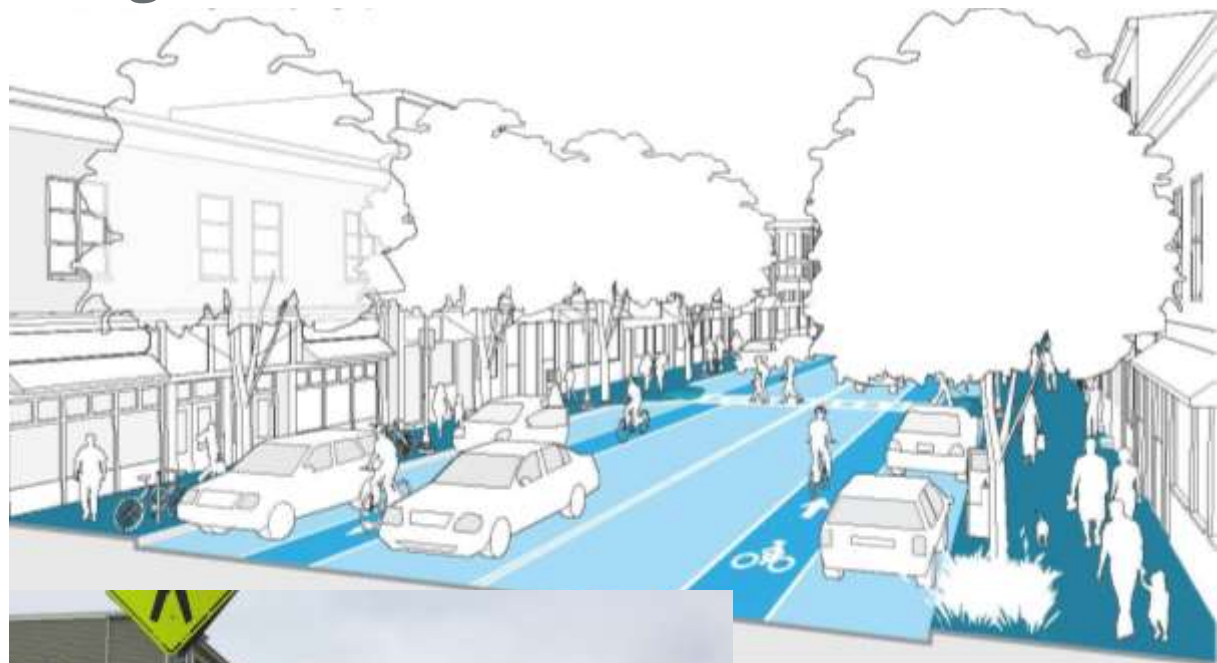
1. Complete Streets
2. Go Boston 2030
3. Vision Zero
4. Slow Streets Program
5. Greenlinks
6. Boston Bikes Plan

BOSTON COMPLETE STREETS



BOSTON COMPLETE STREETS

Neighborhood Main Street



Dorchester St



Dorchester Ave



Old Colony Ave

GO BOSTON 2030



goboston2030.org

GO BOSTON 2030

Vision



Your Vision

Go Boston 2030 envisions a city in a region where all residents have better and more equitable travel choices, efficient transportation networks that foster economic opportunity, and taken steps to prepare for climate change.

Whether traveling by transit, on foot, on a bike, or by car, Bostonians will be able to access all parts of the city safely and reliably.

GO BOSTON 2030

Primary Goals and Targets

Access

Goal

Make Boston's neighborhoods interconnected for all modes of travel.

Target

Every Boston household will be within a 10 minute walk of a rail station or key bus route, Hubway station, and car-share.

Safety

Goal

Collaborate on design and education to substantially reduce collisions on every street.

Target

Eliminate traffic fatalities in Boston.

Reliability

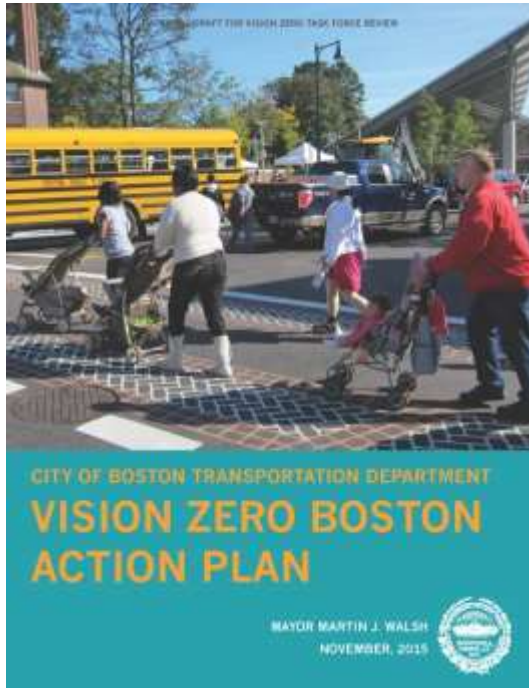
Goal

Prioritize making travel predictable on Boston's transit and roadway networks.

Target

MBTA customers will experience waits and travel times that are longer than what is scheduled only 10% of the time.

VISION ZERO BOSTON



Vision Zero Boston promises action in four critical areas:



**REDUCING SPEEDS
AND BUILDING
SAFER STREETS.**



**TACKLING
DISTRACTED AND
IMPAIRED DRIVING.**



**ENGAGING
BOSTONIANS WITH
VISION ZERO.**



**HOLDING
OURSELVES
ACCOUNTABLE FOR
RESULTS.**

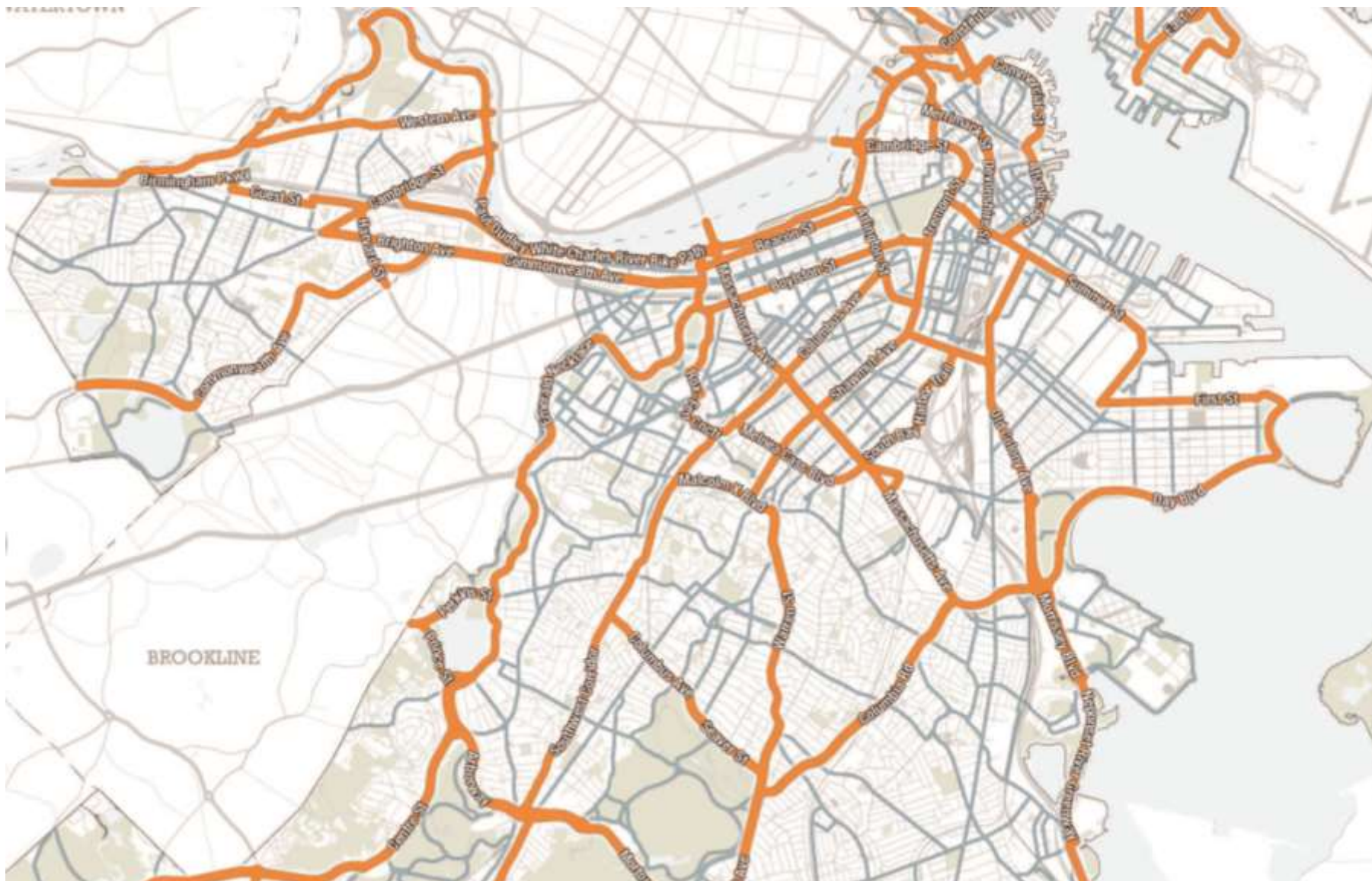
visionzeroboston.org/input

BTD SLOW STREETS PILOT

NEIGHBORHOOD SLOW STREET PILOT ZONES*



BOSTON BIKE NETWORK PLAN



GREENLINKS

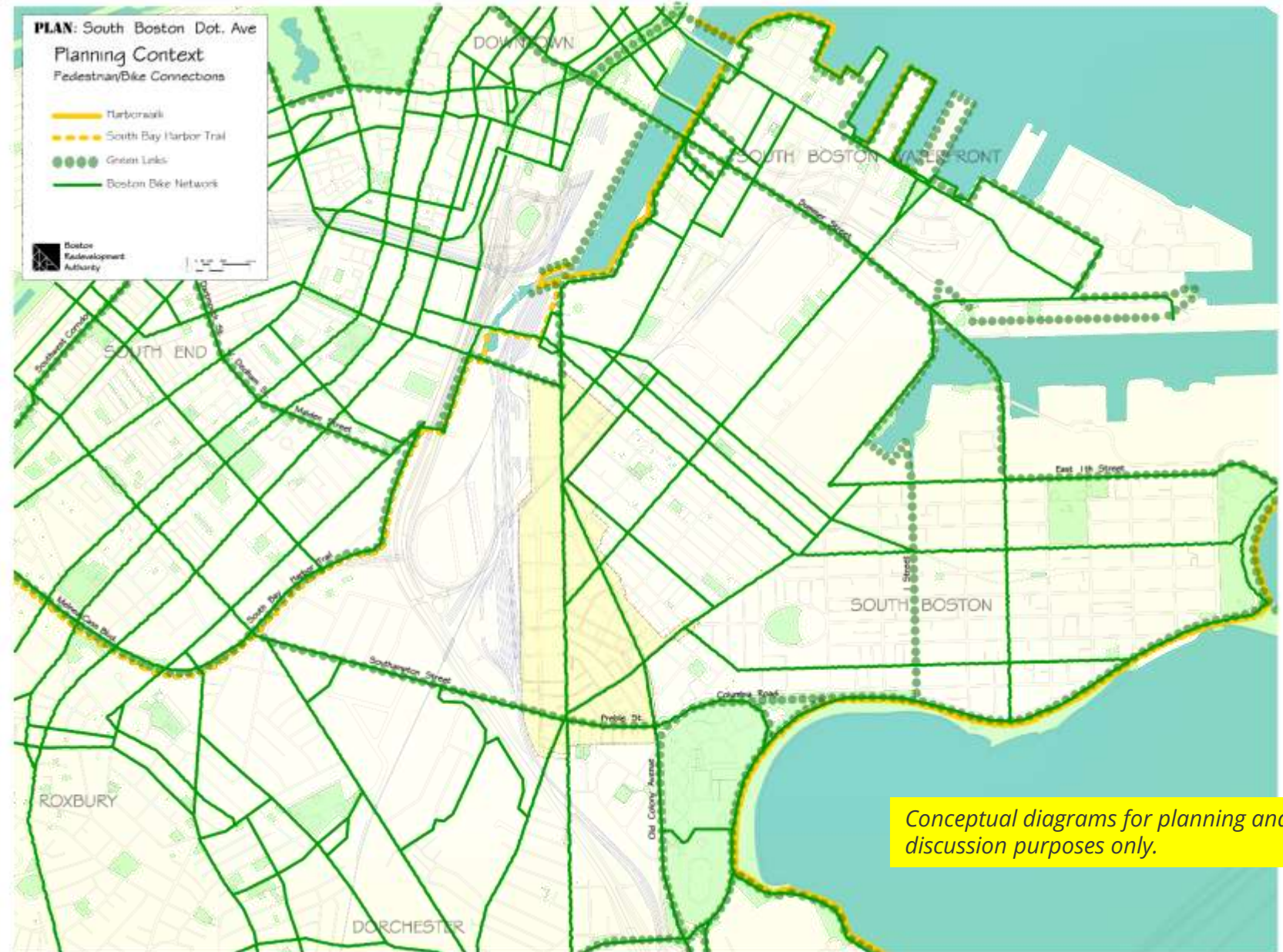


NETWORK/ CONNECTIVITY

Bicycle & Pedestrian Network

Build On Past & Current Efforts

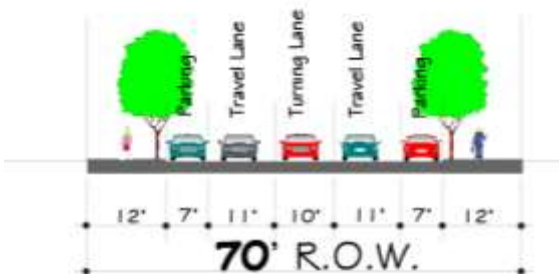
- Harborwalk
- South Bay Harbor Trail (future)
- Green Links program (future)
 - Establish enhanced pedestrian and bicycle accommodations to connect open space and major bike/ped networks
 - Southamptn/Preble Streets corridor
- Boston Bikes Network Plan
 - Dorchester Ave (existing lanes)
 - Old Colony Ave
 - D Street
 - Southamptn/Preble Streets
 - Dorchester Street



STREETS: TESTING



TYPE A



TYPE B



TYPE C



4

PLACEMAKING & CHARACTER



*“Plan with Us” workshop
October 26, 2015*

PLACEMAKING & CHARACTER

Open House Comments July 30, 2015

- “**Vibrant, safe, accessible** mixed-used development supported by smart public transportation and biking options”
- “**People friendly** streetscape with shops”
- “**Accommodate** business, industry and residential along Dot. Av.”
- “**Mixed-use** on the east side can be incorporated into better streets that connect with Old Colony”
- “An area **filled with cultural events** that the local artists create”

WHAT IS PLACEMAKING?

*“Placemaking is a **community-based** process that capitalizes on a local community’s assets, inspiration, and potential, and it results in the **creation of quality public spaces** that contribute to people’s health, happiness, and well being.”*



WHAT IS PUBLIC SPACE & PUBLIC REALM?

*Any place, space or building **accessible and open to all** members of the community whether publicly or privately owned. This may include streets, sidewalks, courtyards, building setbacks, parks, plazas and even buildings (like a library or a lobby).*

PLACEMAKING STRATEGIES

1. Build **streets as places**
2. Create squares and parks as **multi-use destinations**
3. Design **buildings to create places**
4. Provide opportunities for **public art and culture**
5. Design places for **diverse retail & other community uses**
6. Link a **public health** agenda to a **public space** agenda

1. IMPROVE STREETS AS PLACES

Rethink Street Parking



Street Seat program. New York City.



Parklet. Montreal, Quebec.

1. IMPROVE STREETS AS PLACES

Temporary Street Closure



Memorial Drive, Cambridge, MA.



Times Square, New York City

1. IMPROVE STREETS AS PLACES

Support small businesses that activate streets.



Davis Square, Somerville



Roslindale Square (Birch St Bistro, Sophia's Grotto, Village Sushi)

2. CREATE SQUARES AND PARKS AS MULTI-USE DESTINATIONS



Techtown, Detroit.
Source: sasaki.com

2. CREATE SQUARES AND PARKS AS MULTI-USE DESTINATIONS

Temporary Public Programs to Activate Open Spaces



Paris Beaches. Paris, France.



Lawn on D. South Boston.

3. DESIGN BUILDINGS TO SUPPORT PLACES



Oslo Opera House, Oslo, Norway



Institute for Contemporary Art, Boston

4. PROVIDE OPPORTUNITIES FOR PUBLIC ART AND CULTURE



"Crisscross Signal Spire" by Meejin Yoon, Dudley Square, Boston.



Montreal, Quebec.

5. DESIGN PLACES FOR COMMERCE & COMMUNITY USES



SOWA Market, South End



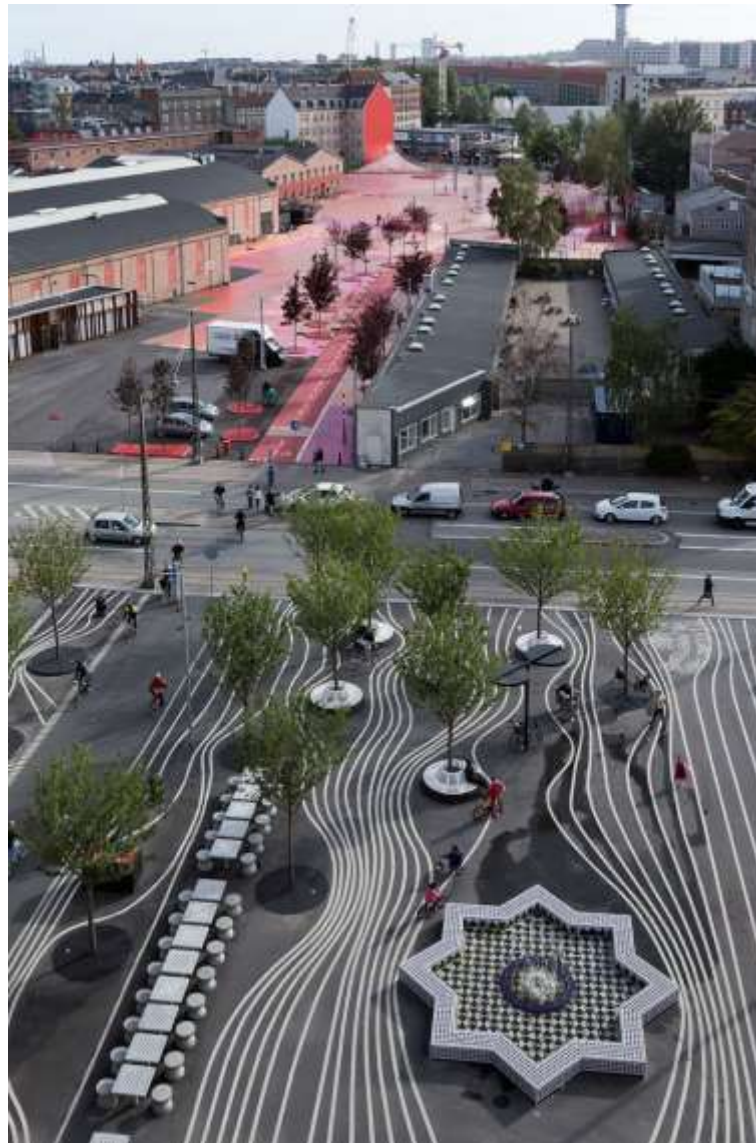
South Boston Street Festival

6. LINK A PUBLIC HEALTH AGENDA TO A PUBLIC SPACE AGENDA



6. LINK A PUBLIC HEALTH AGENDA TO A PUBLIC SPACE AGENDA

Copenhagen, Denmark



PLACEMAKING: STUDY AREA

Existing Network

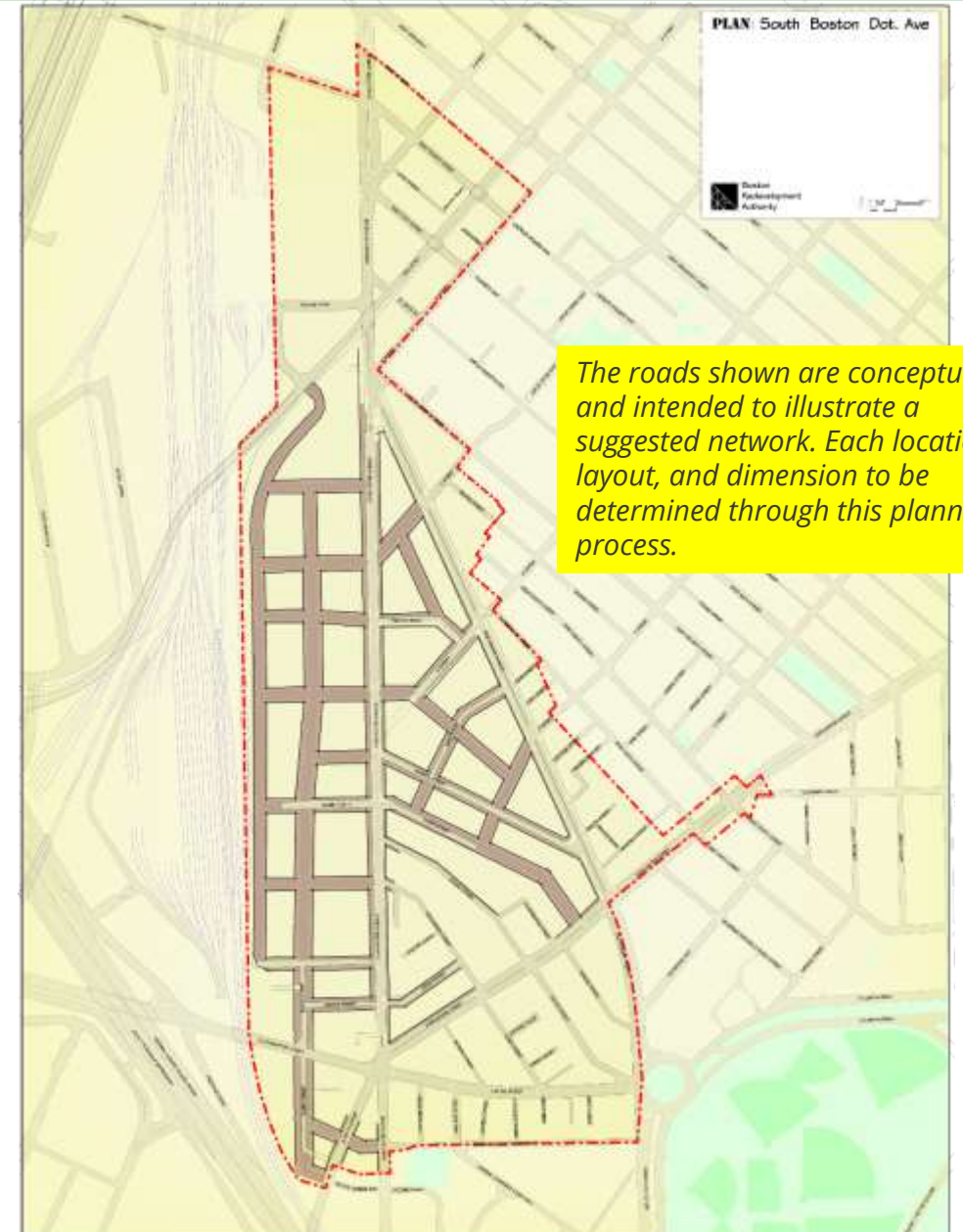
- Dorchester Avenue
- Old Colony Avenue
- D Street
- Dorchester Street
- Southampton & Preble Streets



COMMUNITY FEEDBACK

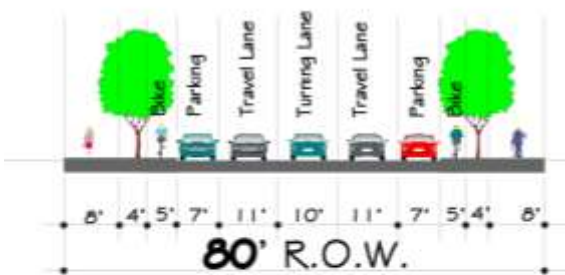
Based on “Plan With Us” Workshop

- Connection to South Boston Bypass/Haul Road adjusted
- Additional suggestions made are more suitable to future formal and detailed design review processes, such as:
 - Breaking up of blocks with additional connections
 - Detailed intersection design and roadway geometries
- New streets not to be built in lieu of “complete streets” improvements to existing roads

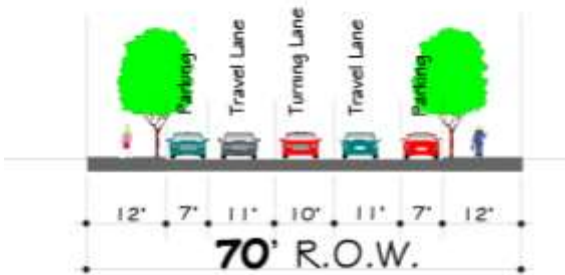


STREETS: TESTING

Placemaking



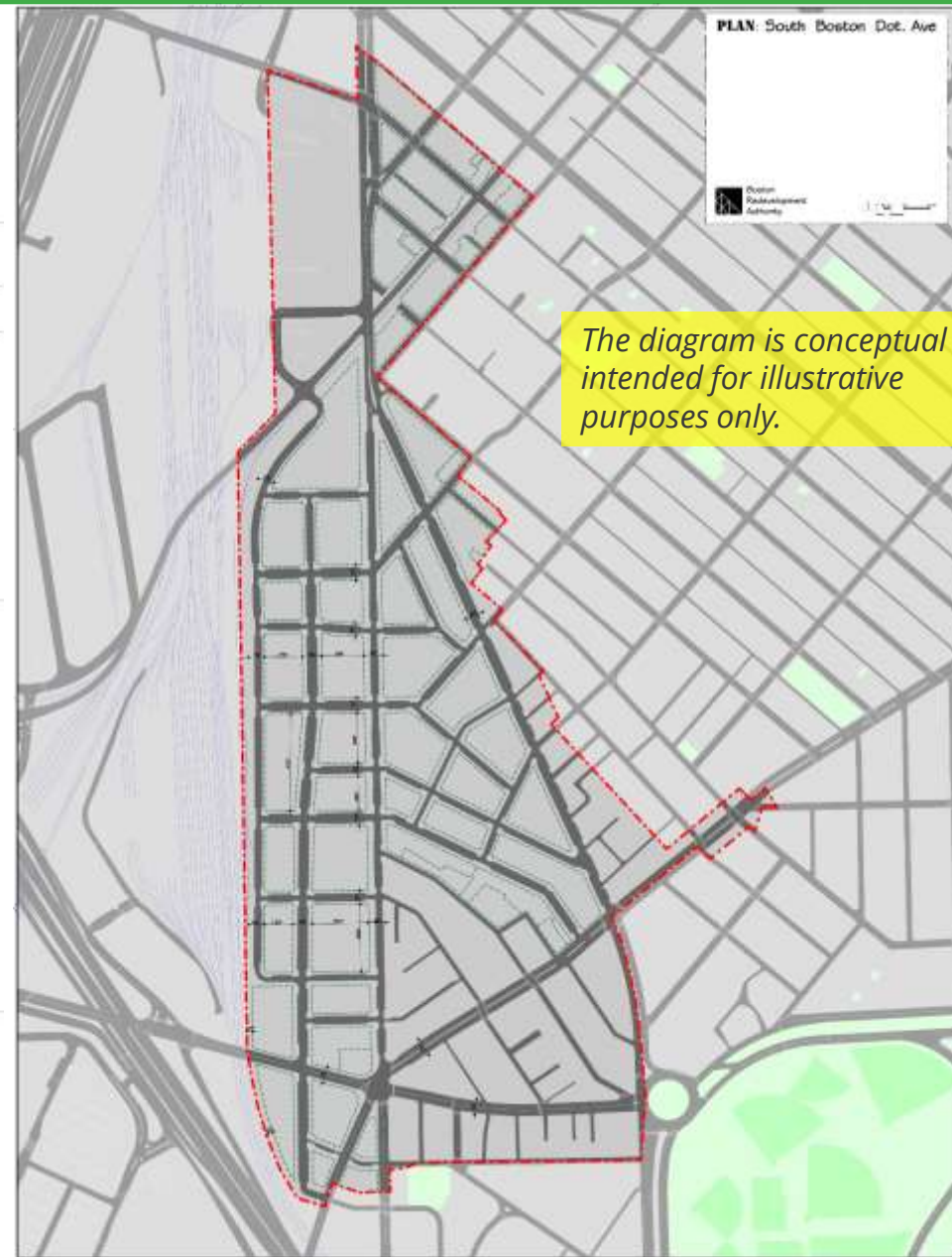
TYPE A



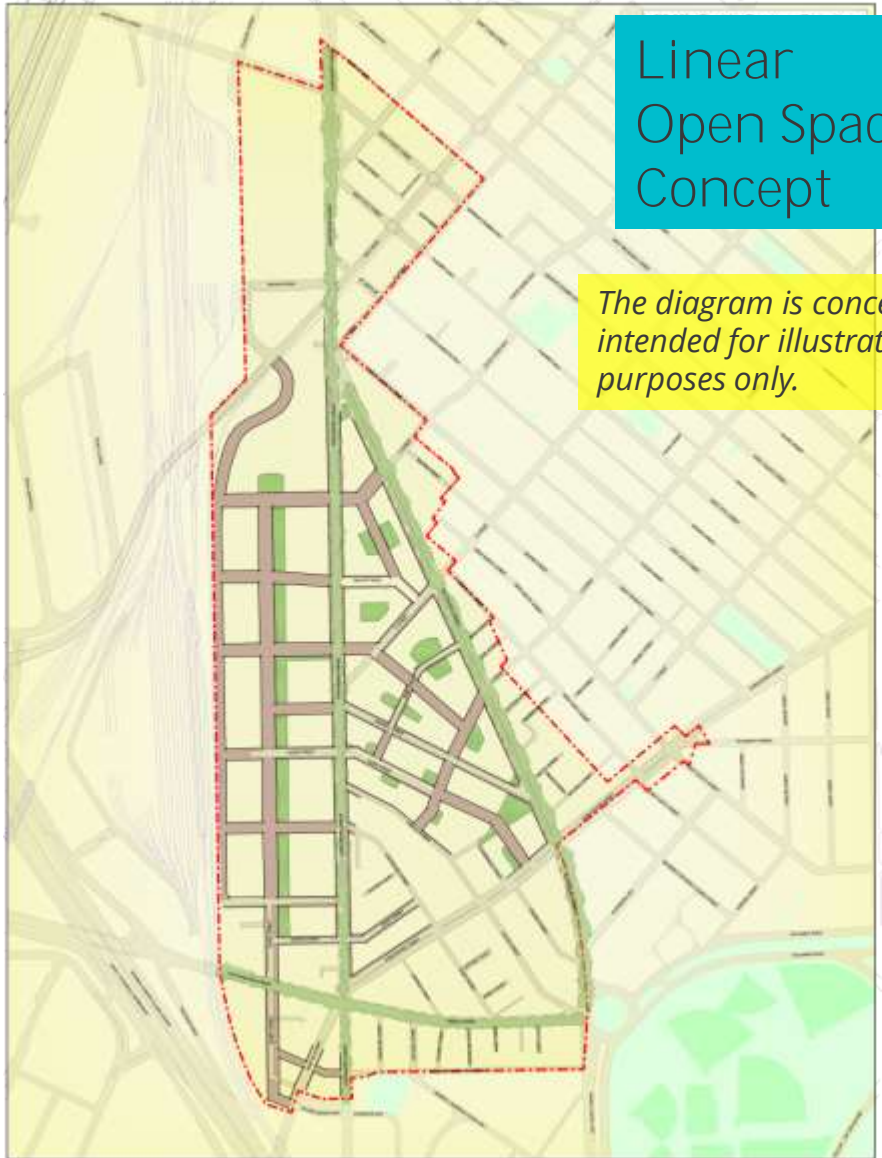
TYPE B



TYPE C

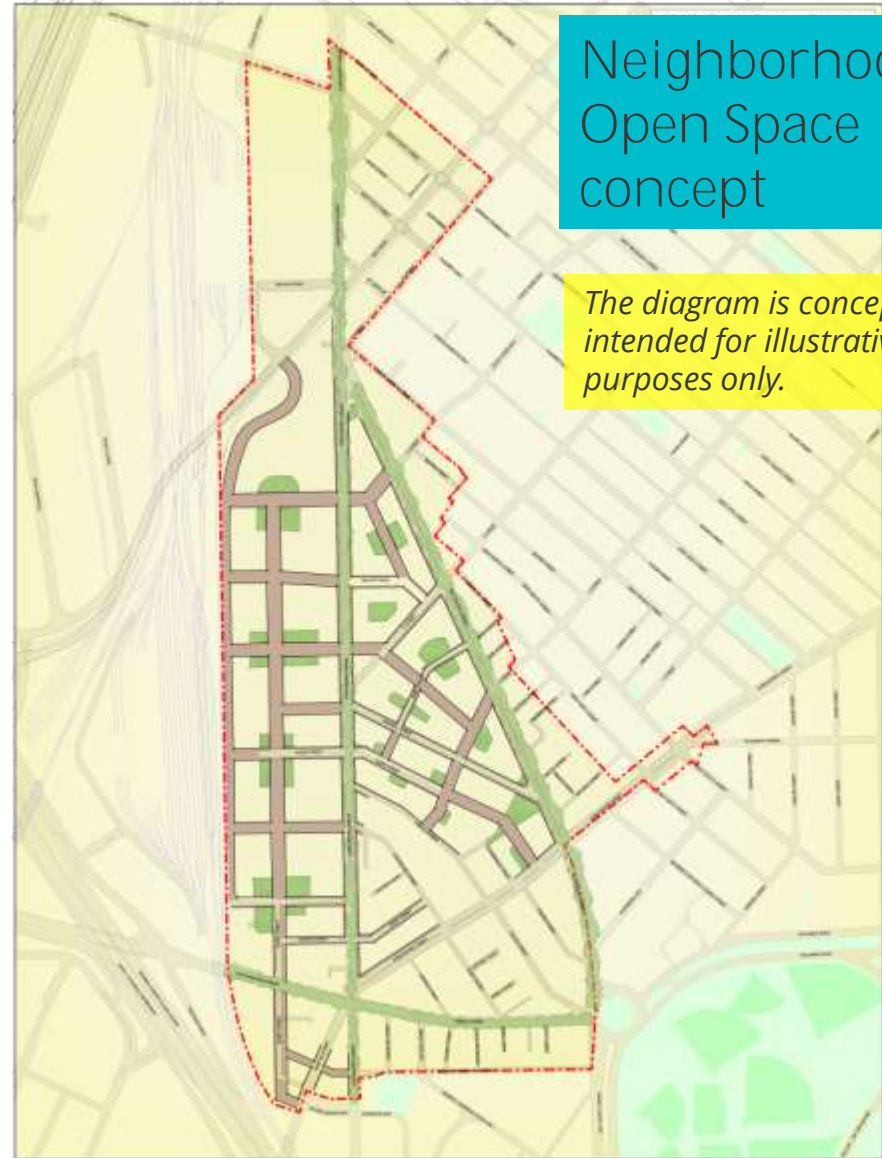


OPEN SPACE CONCEPTS



Linear
Open Space
Concept

The diagram is conceptual and intended for illustrative purposes only.

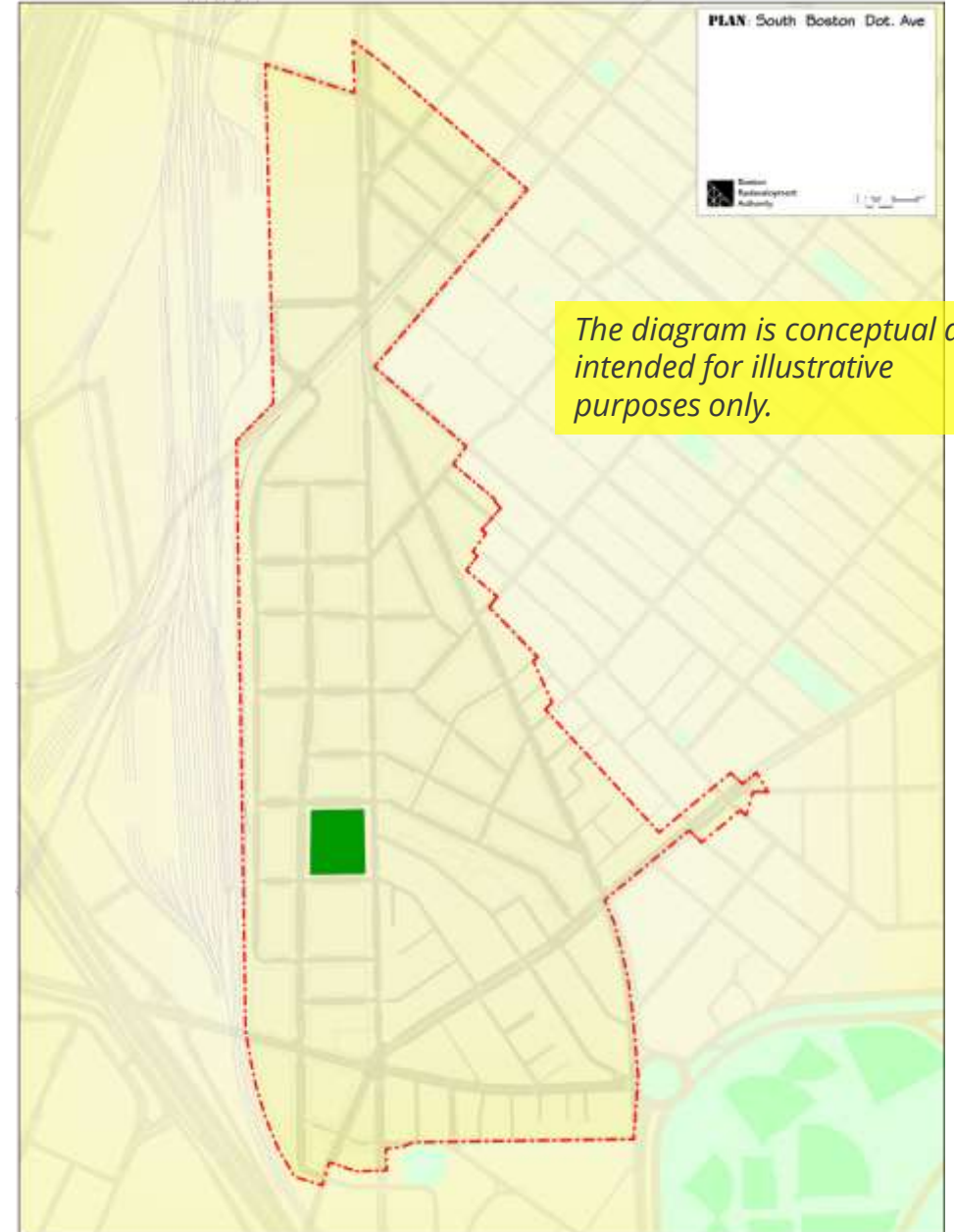


Neighborhood
Open Space
concept

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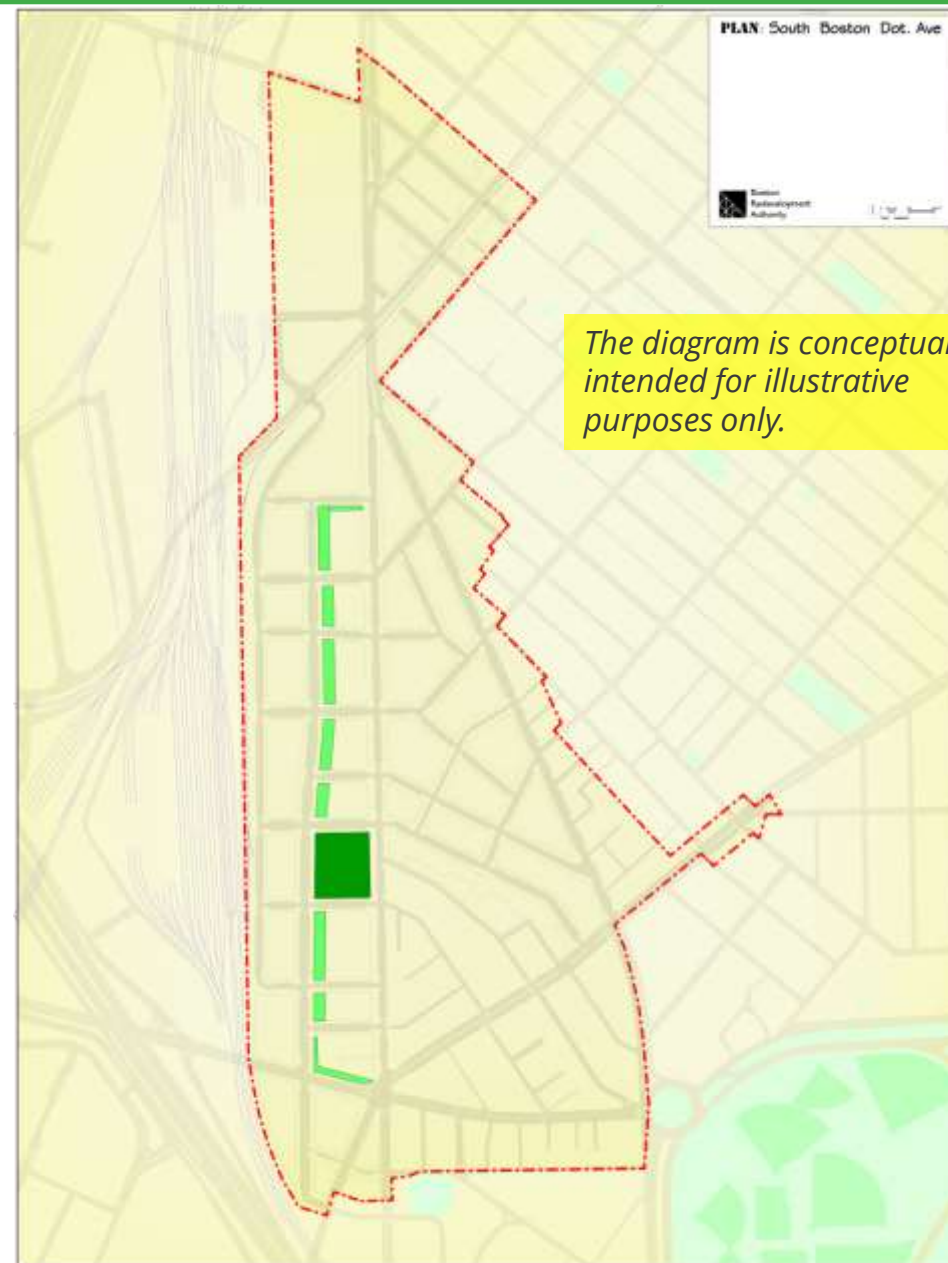
OPEN SPACE CONCEPT

Central Open Space



OPEN SPACE CONCEPT

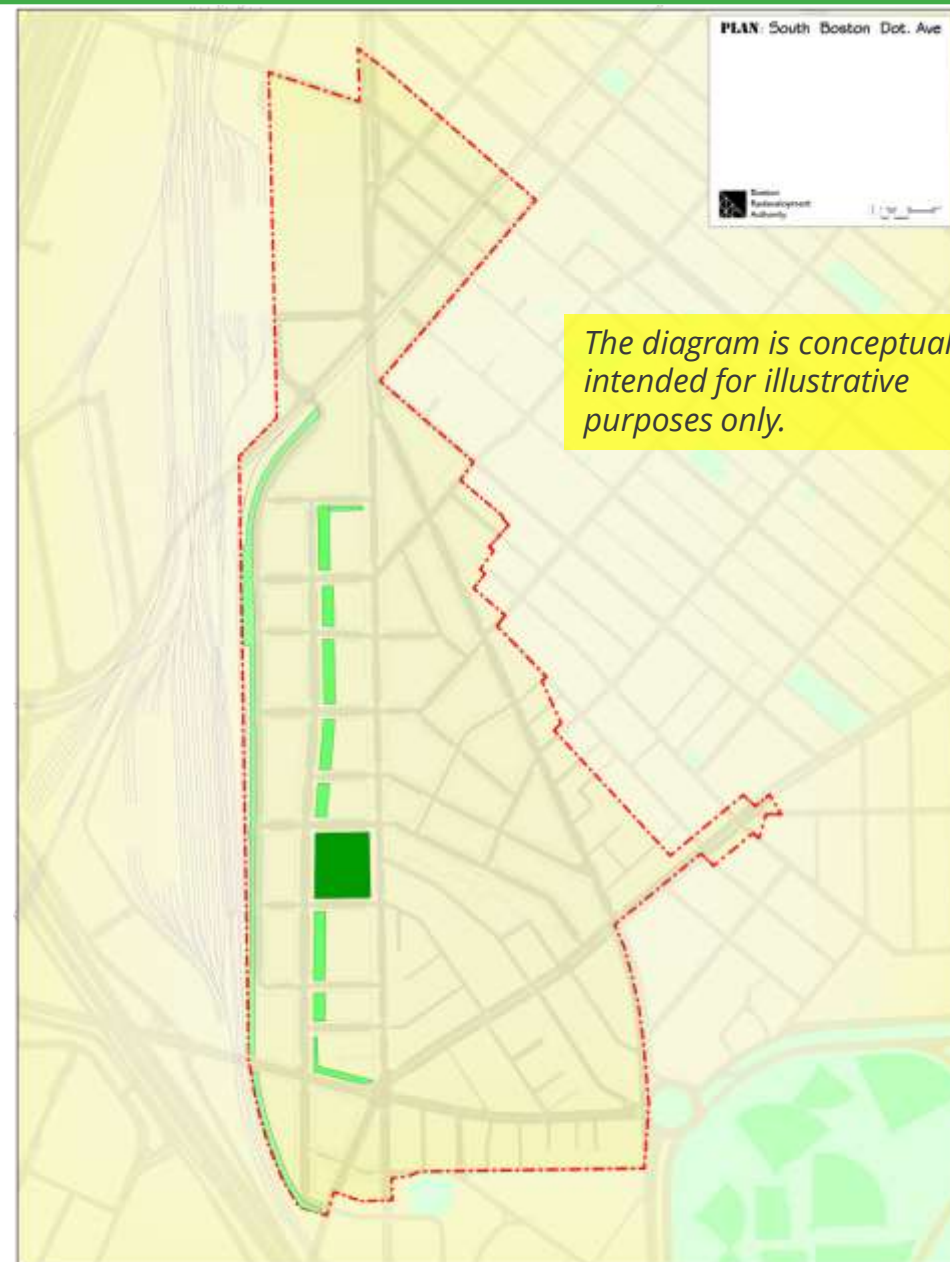
Lineal Parks



OPEN SPACE CONCEPT

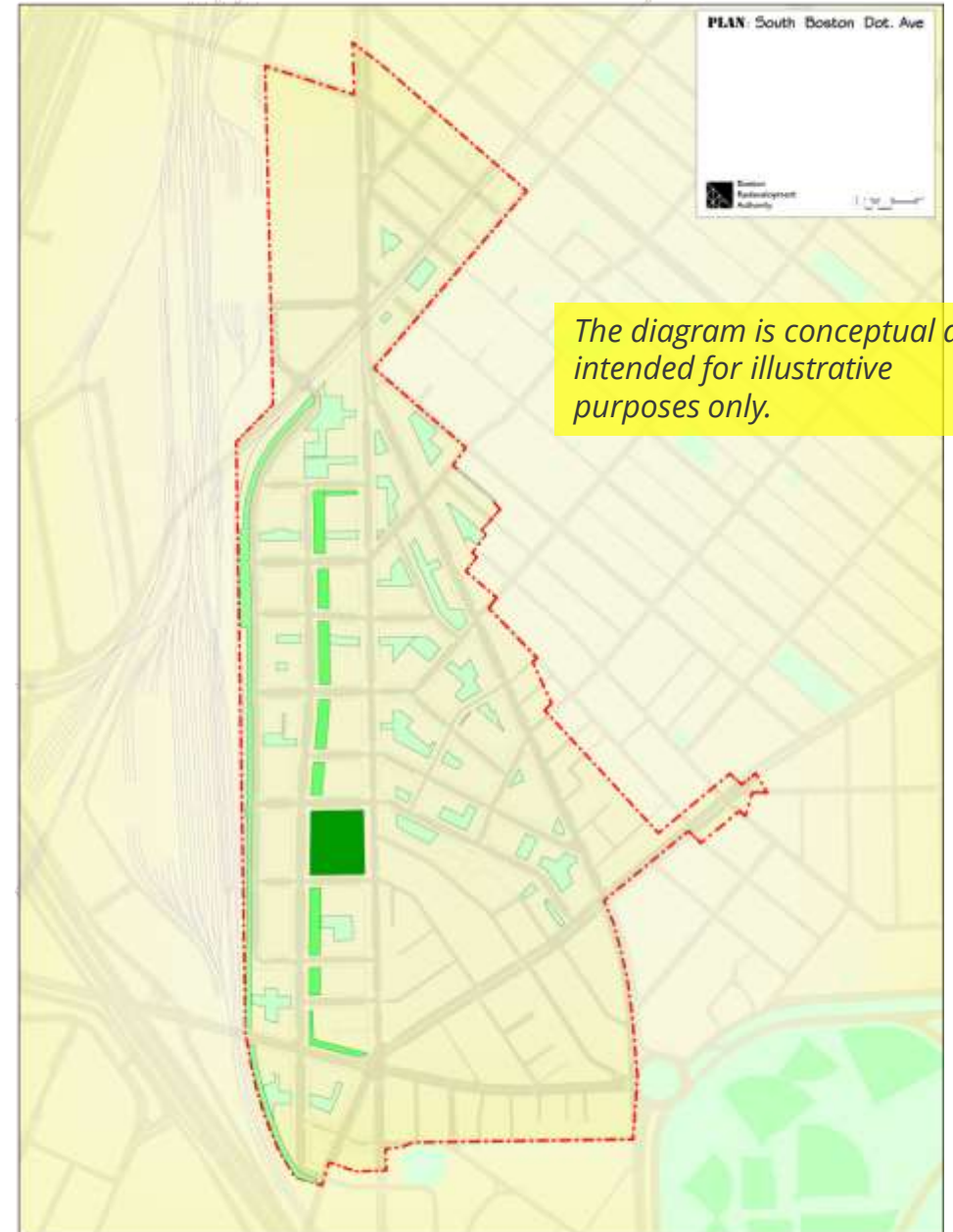
Edge Parks

- Buffer to the tracks
- Opportunities for dealing with climate change, such as:
 - Manage storm water
 - Site for renewable energy
- Uninterrupted multi-use track
- Opportunity for public arts



OPEN SPACE CONCEPT

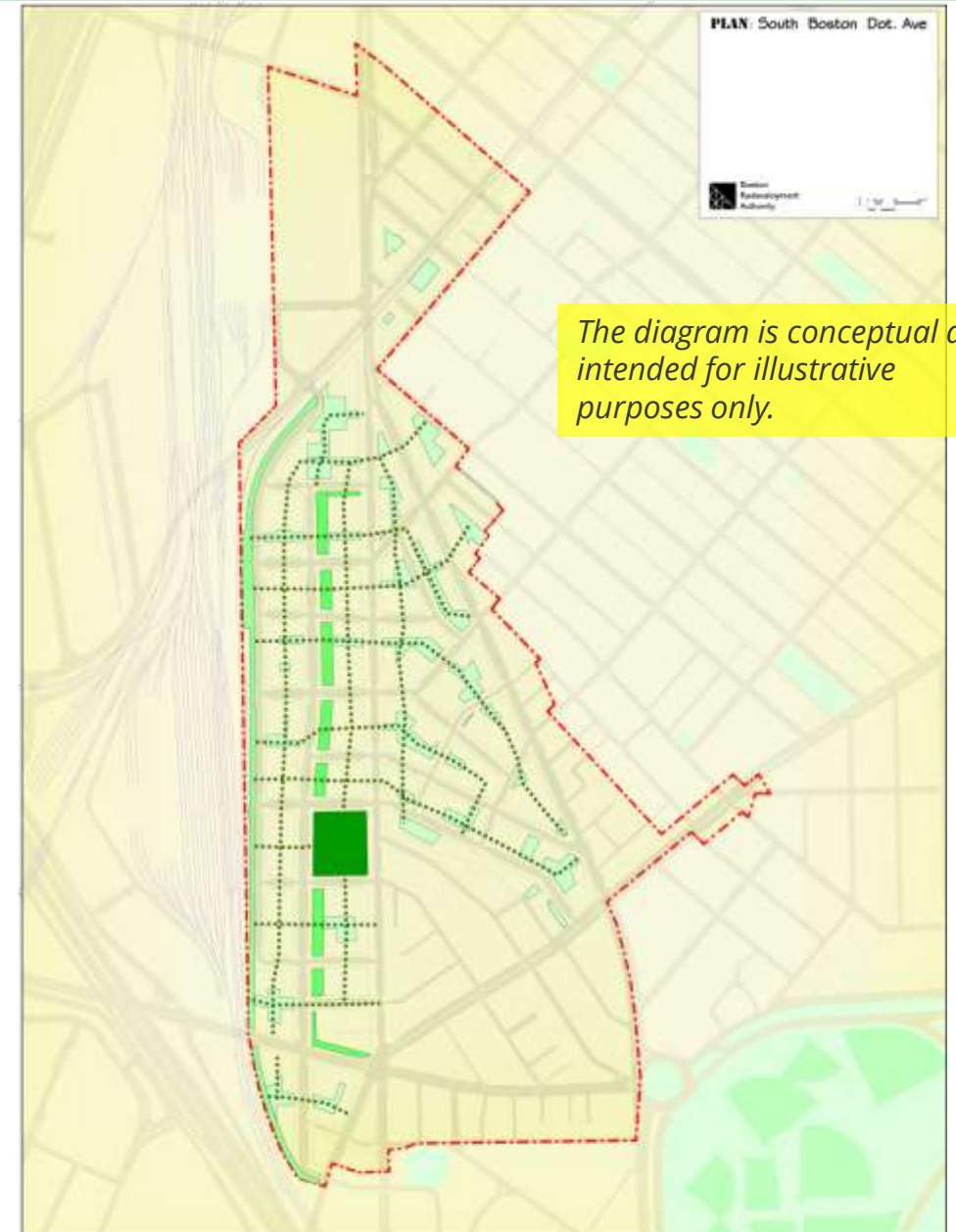
Pocket Parks/Courtyards



OPEN SPACE CONCEPT

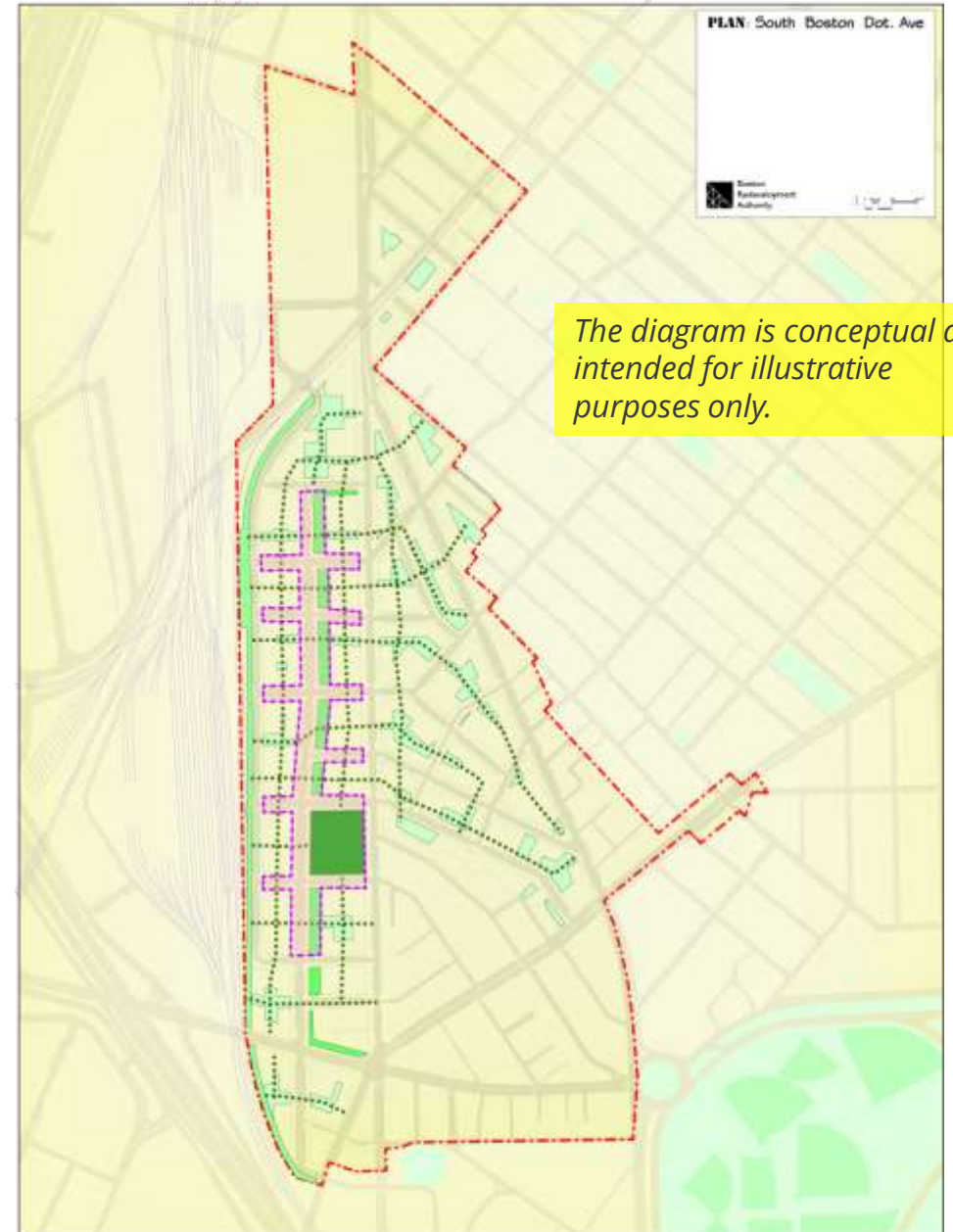
Pedestrian Network

- Connect pocket parks, courtyards, building lobbys and passages on the ground into a pedestrian network.



OPEN SPACE CONCEPT

Shared Space



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LAND USE CONCEPT

Most Common Themes from Land Use Exercise

Mixed-Uses

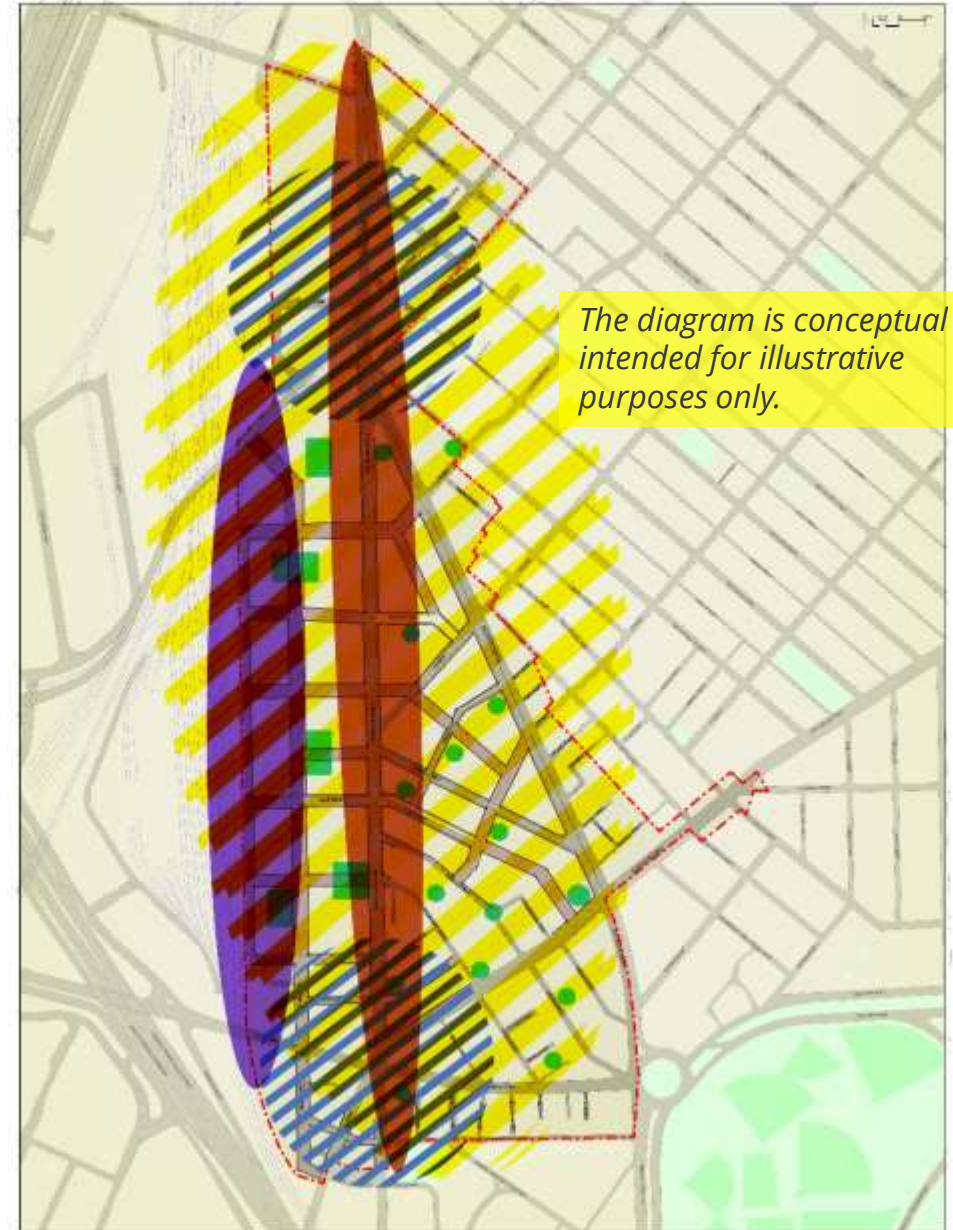
- Mixed uses North-South along tracks
- Creation of North and South gateways through a higher density and concentration of uses

Industrial

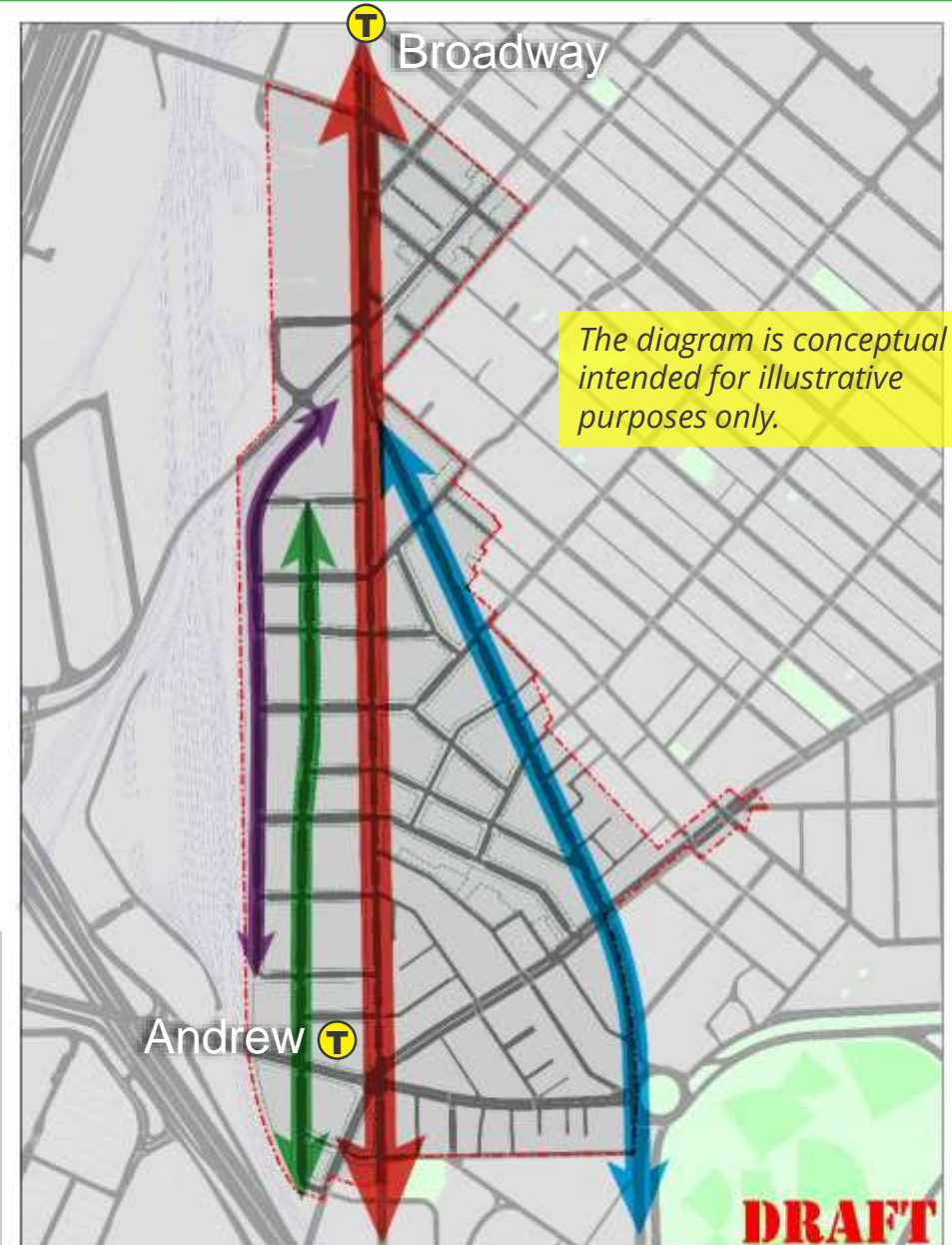
- Significant reduction in industrial uses
- Industrial uses distributed along the tracks

Retail/Services

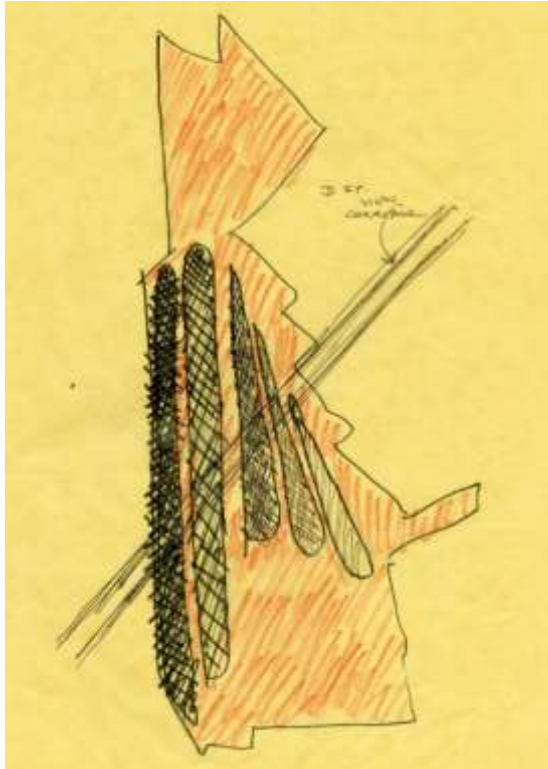
- Ground floor amenities and retail along corridors



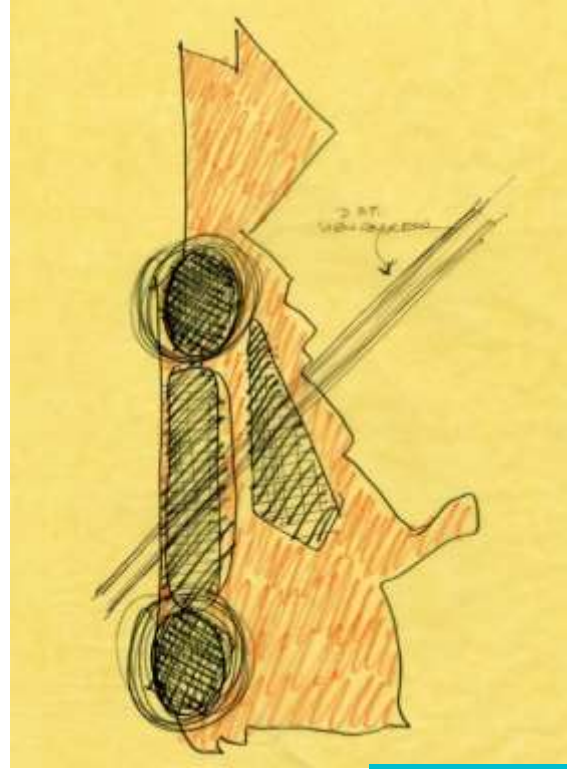
CORRIDOR CHARACTER CONCEPTS



DENSITY CONCEPT

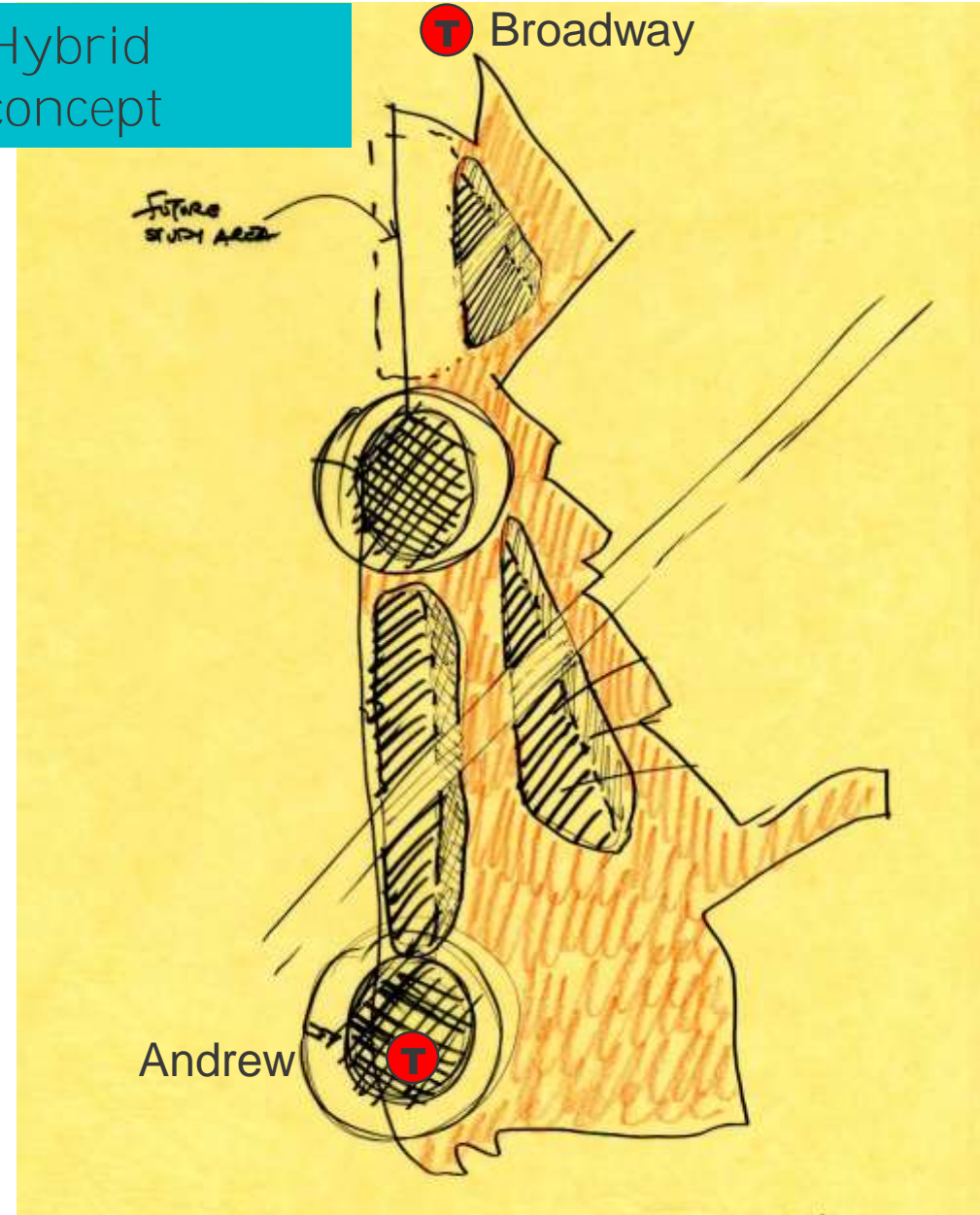


Stepped
Concept



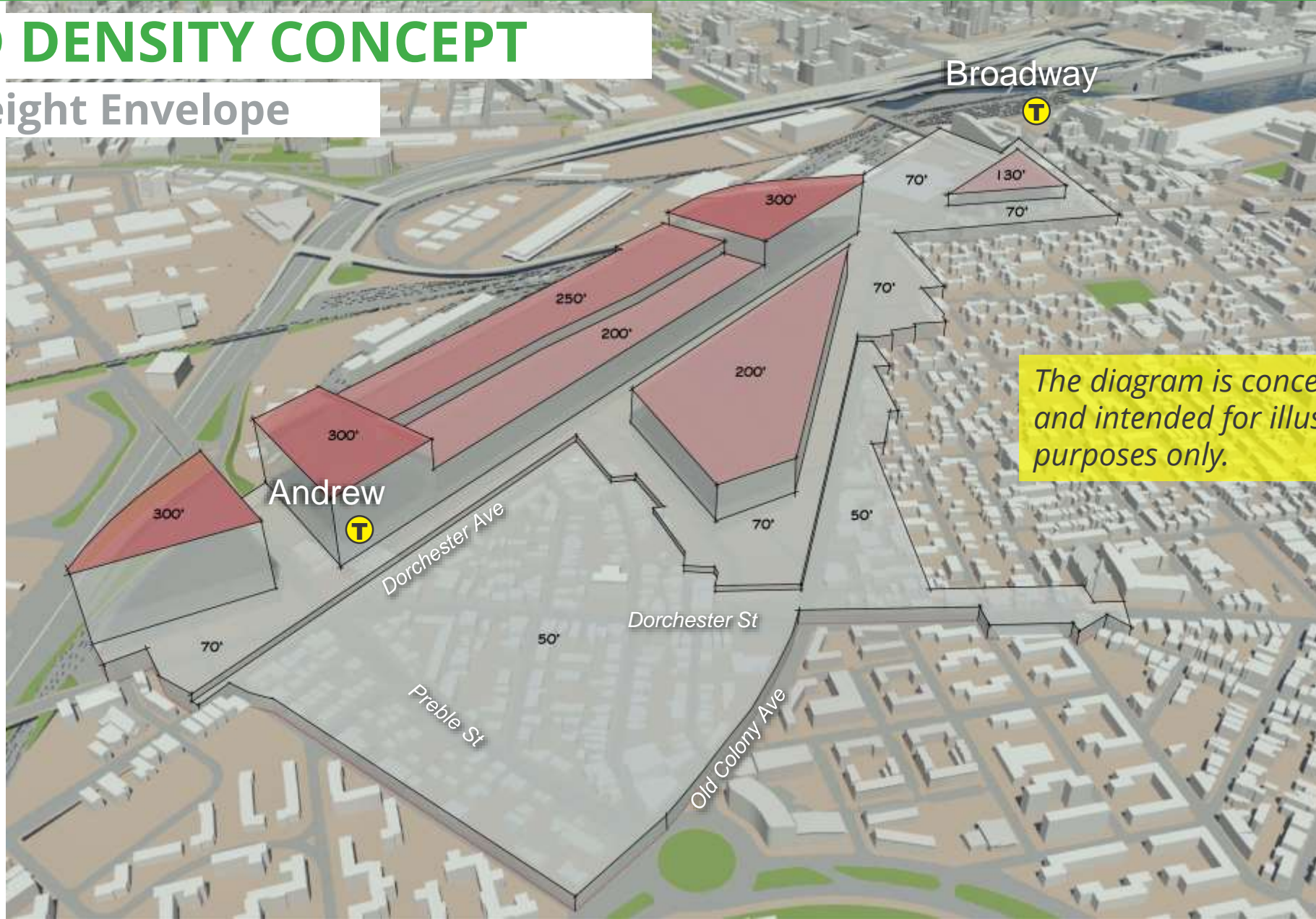
Barbell
concept

Hybrid
concept



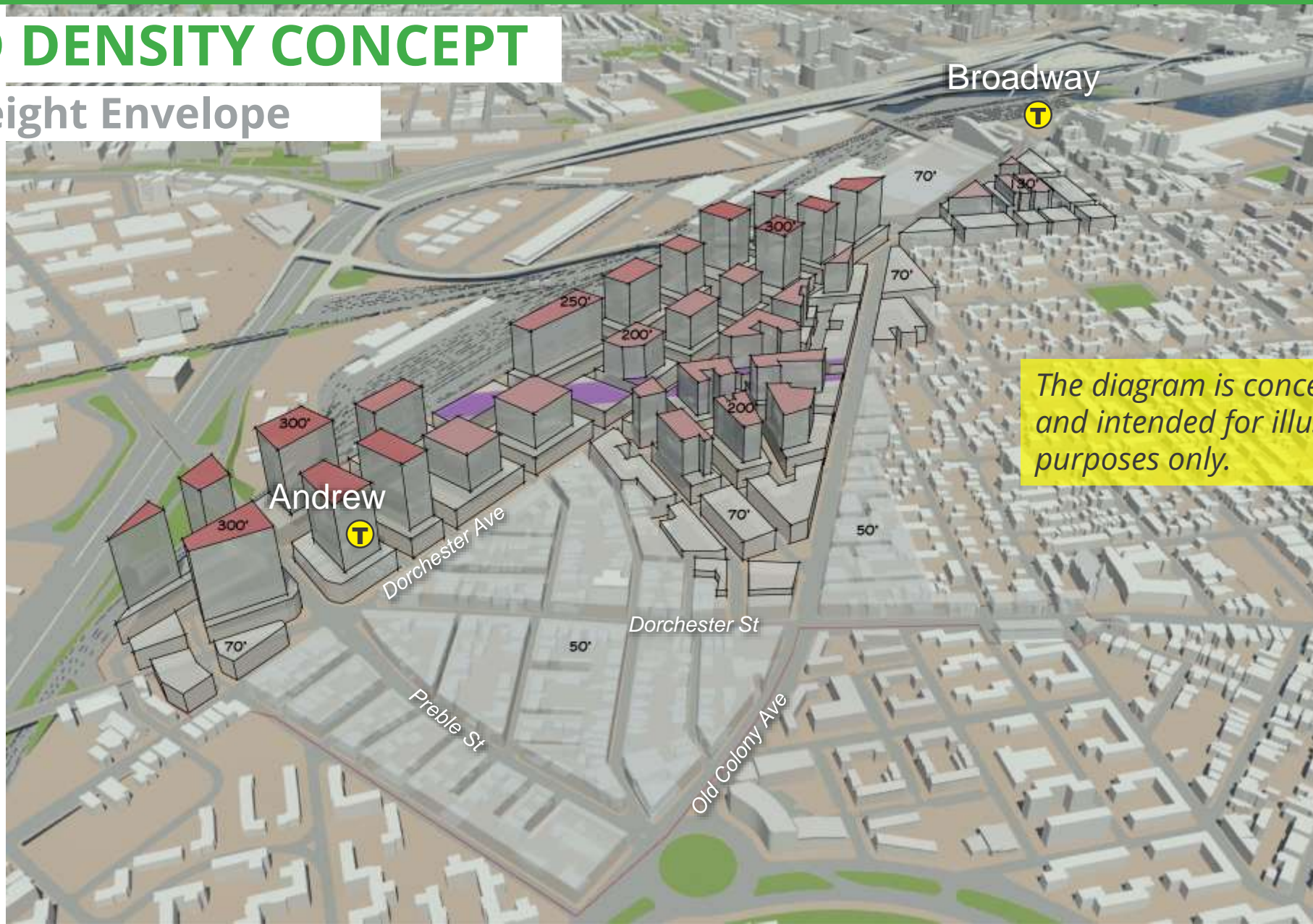
HYBRID DENSITY CONCEPT

Zoning Height Envelope



HYBRID DENSITY CONCEPT

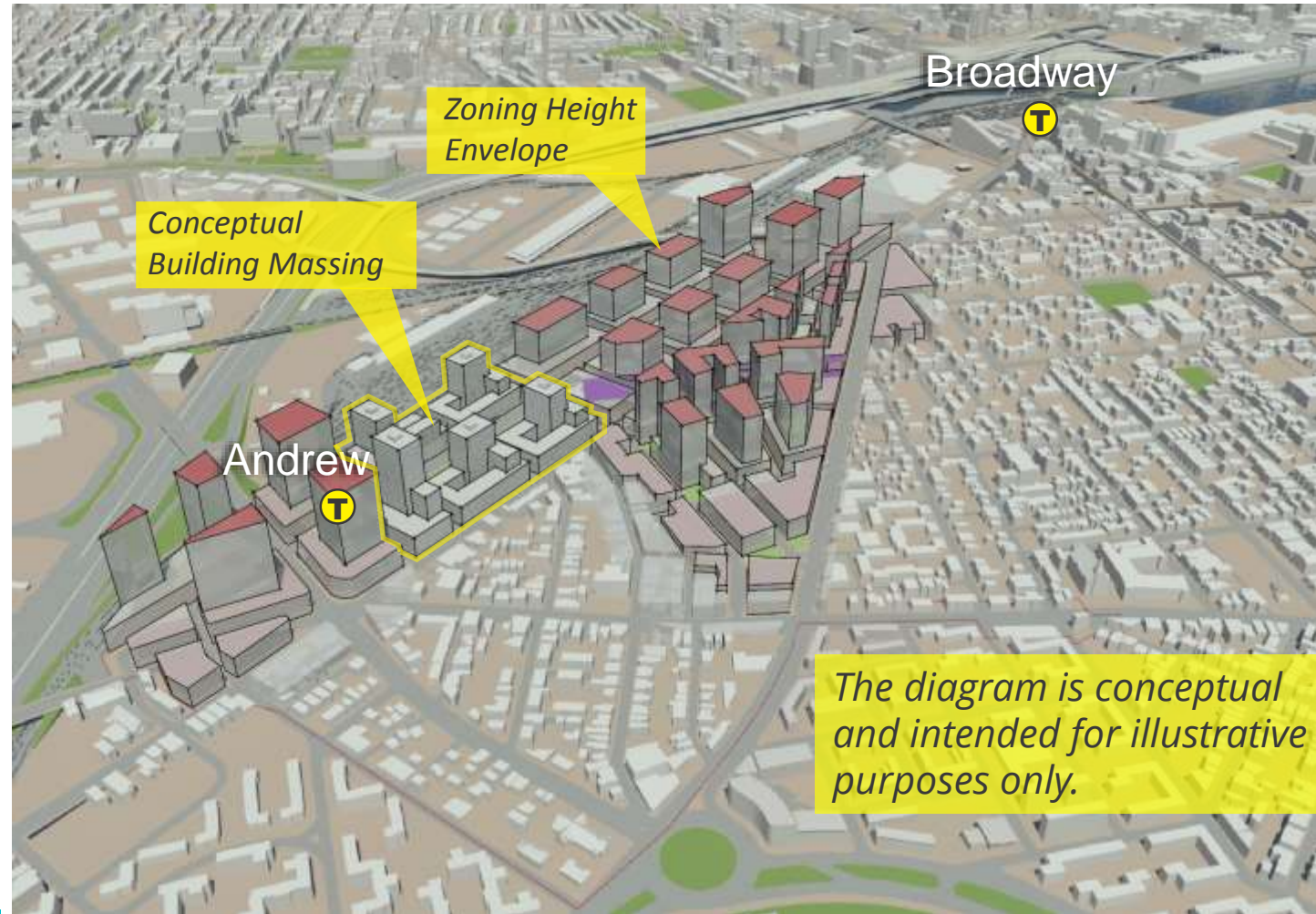
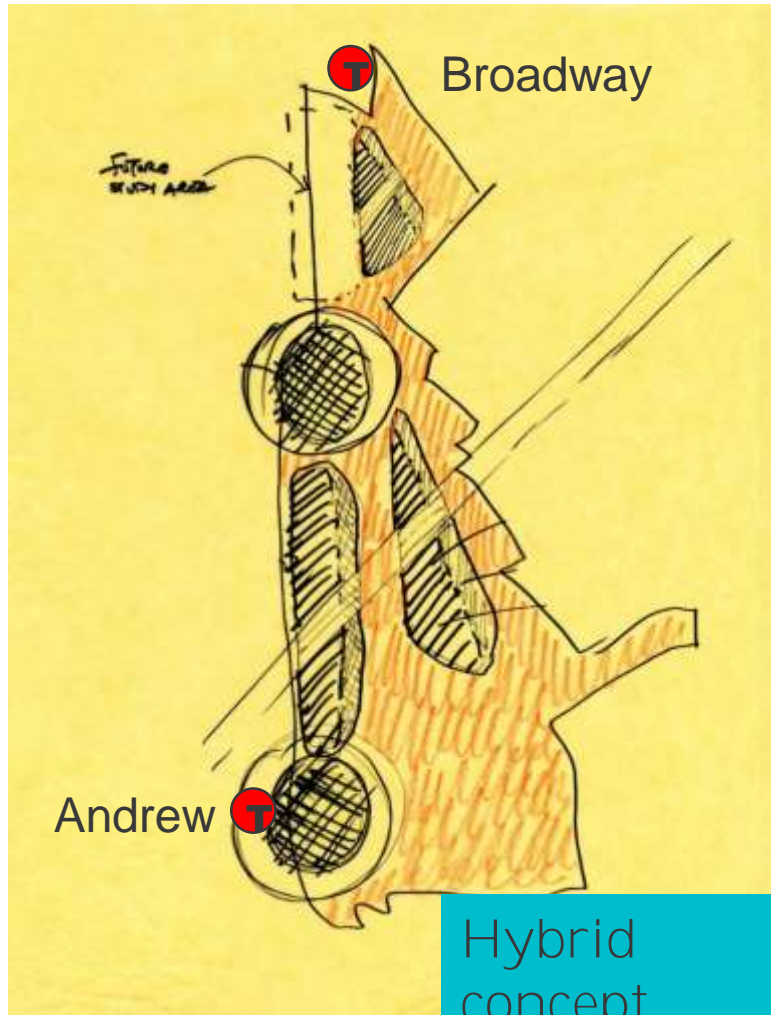
Zoning Height Envelope



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HYBRID DENSITY CONCEPT: TESTING

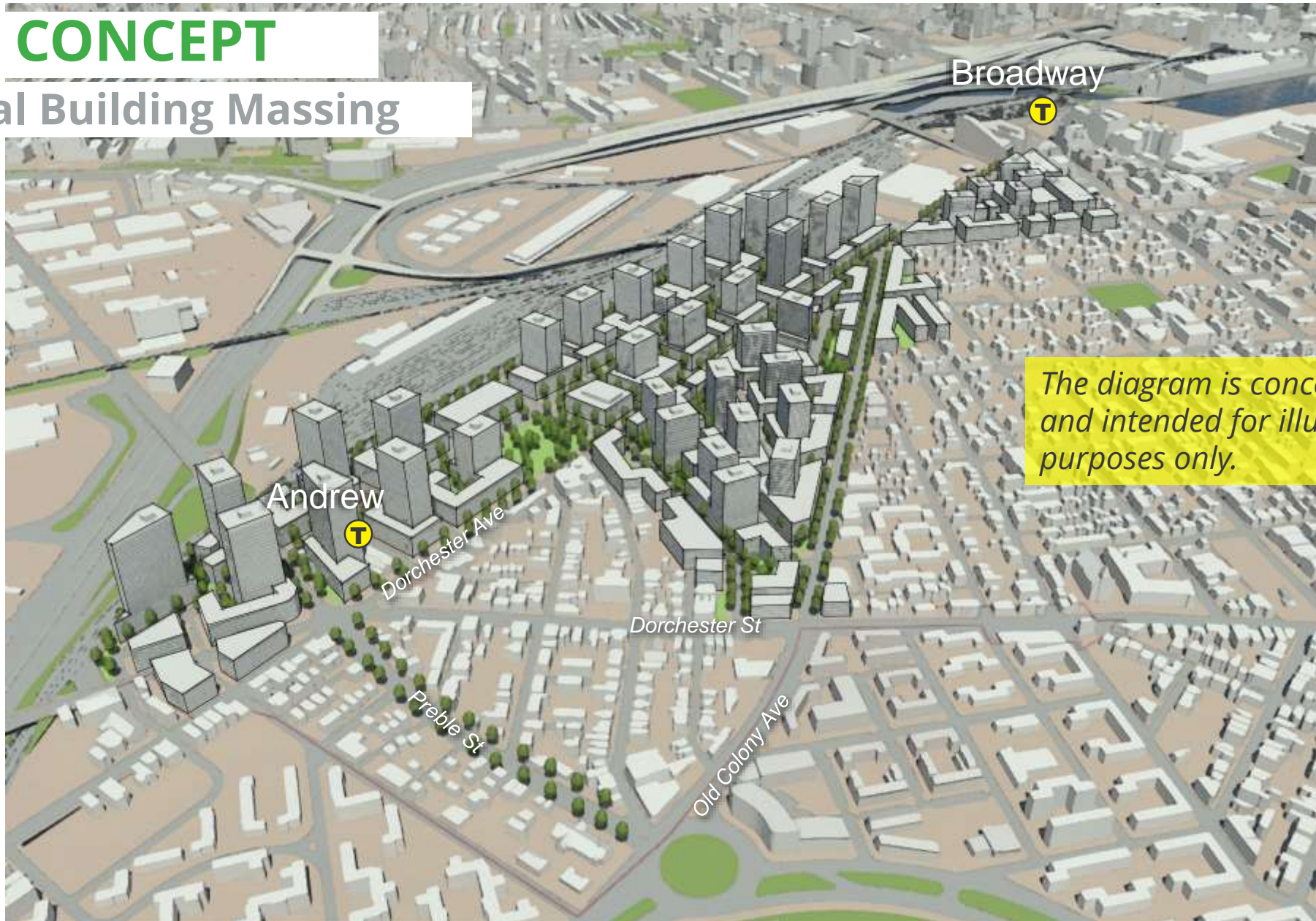
Massing testing



Conceptual Building Massing (white)

HYBRID CONCEPT

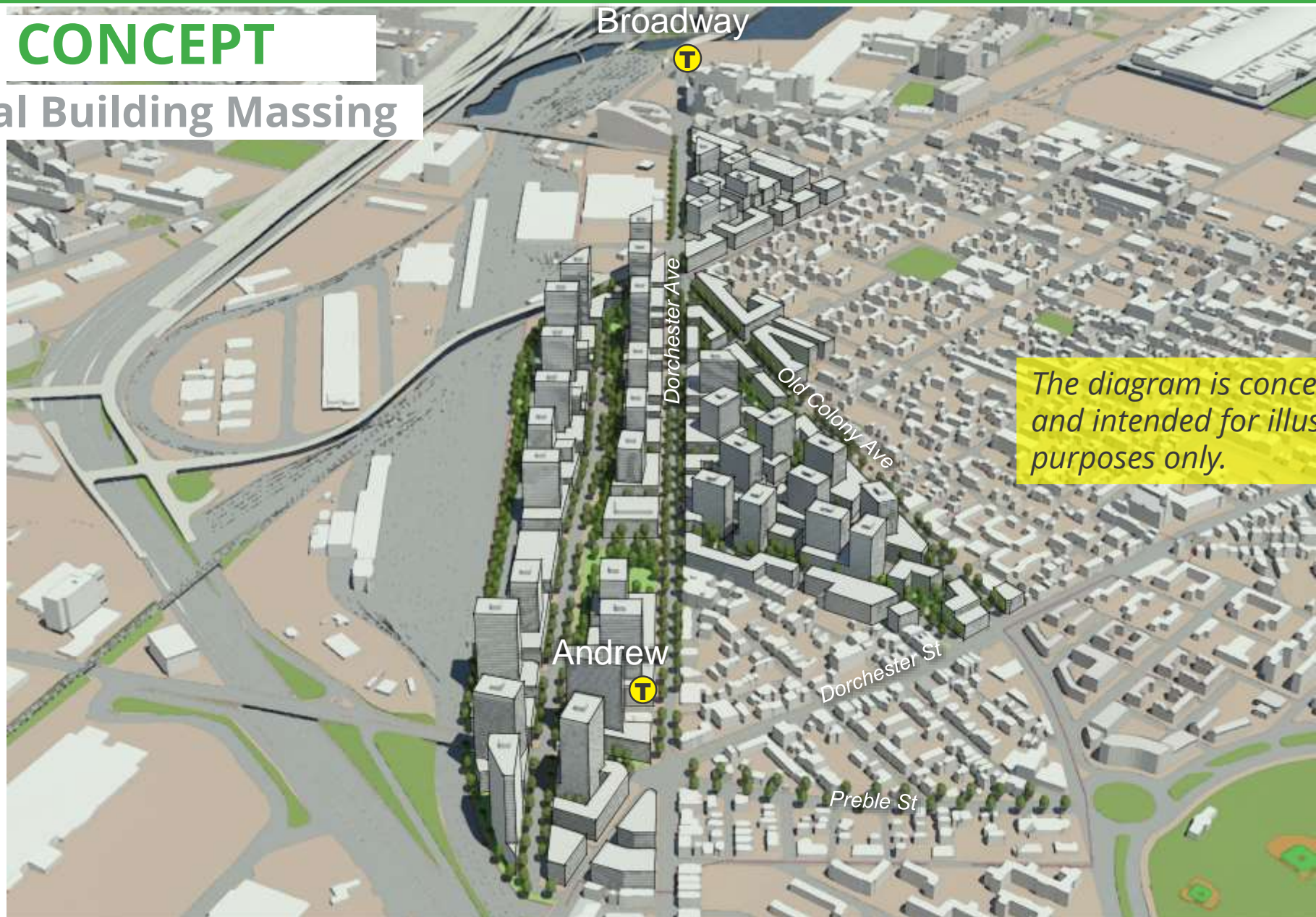
Conceptual Building Massing



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HYBRID CONCEPT

Conceptual Building Massing



The diagram is conceptual and intended for illustrative purposes only.

DOT AV 2015



DORCHESTER AVE 2030

CONCEPTUAL VIEW



CENTRAL OPEN SPACE 2030

CONCEPTUAL VIEW



The diagram is conceptual and intended for illustrative purposes only.

CENTRAL OPEN SPACE 2030

CONCEPTUAL VIEW



The diagram is conceptual and intended for illustrative purposes only.

NEW STREET 2030

CONCEPTUAL VIEW



The diagram is conceptual and intended for illustrative purposes only.

NEW STREET 2030

CONCEPTUAL VIEW



The diagram is conceptual and intended for illustrative purposes only.

D STREET VIEW 2030

CONCEPTUAL VIEW



The diagram is conceptual and intended for illustrative purposes only.

INDUSTRIAL MIXED-USE STREET 2030

CONCEPTUAL VIEW



The diagram is conceptual and intended for illustrative purposes only.

PLAN: South Boston Dorchester Avenue

Preserve. Enhance. Grow.



The diagram is conceptual and intended for illustrative purposes only.

5

Design Exercise

“What We Heard” Recap Session December 14, 2015



BENEFITS DISTRIBUTION EXERCISE

15 minutes

Benefits Distribution Exercise - 01/27/2016

Priority Exercise Results

Recap Session 12/14/2015

1. Create public open space
2. Create middle income housing
3. Create civic/cultural/art space
4. Create affordable neighborhood retail/amenities
5. Create affordable commercial space
6. Create new 21st century industrial space for artist/entrepreneurs
7. Create highly energy efficient buildings

Notes:

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ILLUSTRATIVE EXAMPLE BONUS FAR 5 DEVELOPMENT FAR = 7

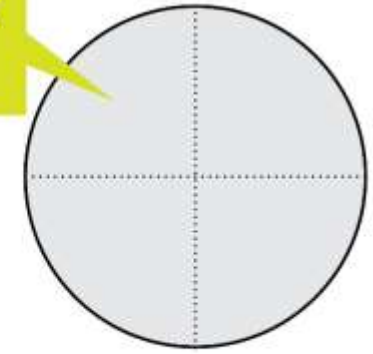


Definitions

Income Level	Max Rent	Max Rent
Low Income (70% AMI)	< \$55,150 Rent = \$1,240 / month	< \$94,550 Max Rent = \$1,137 / month
Moderate Income (120% AMI)	< \$62,050 Rent = \$1,533 / month	< \$106,400 Max Rent = \$2,462 / month
High Income	< \$68,980 Rent = \$1,661 / month	< \$118,200 Max Rent = \$3,748 / month

CREATE YOUR OWN PIE OF BENEFITS

housing other



ALLOCATION OF VALUE CAPTURE TO BENEFITS

- A. 100% housing
- B. 100% housing
- C. 80% housing, 20% other
- D. 50% housing, 50% other

ILLUSTRATIVE EXAMPLES FOR VALUE CAPTURE DISTRIBUTION

- A. 5% of additional IDP level housing
IDP units = 15
- B. 8% of moderate-income housing
120% AMI units = 24
- C. 6% of 120% AMI units = 18 + 25% of site area open space 10,000 sf
- D. 4% of 120% AMI units = 12 + 10% of 1st floor local retail space or 21-century industrial 2,000 sf + 5% of 1st floor cultural/community space 1,000 sf

STREETS CHARACTER EXERCISE

15 minutes

Street Character Exercise - 01/27/2016



1. Dorchester Avenue: "Amenities Corridor"



2. Old Colony Avenue

Notes:

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3. Road along the tracks: "Service Corridor"

WHAT DO YOU THINK?

Notes:

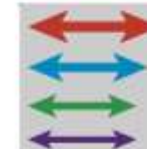
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Which street is the primary retail corridor?



OPEN SPACE CHARACTER EXERCISE

15 minutes

Open Space Character Exercise - 01/27/2016



1A. Active Open Space Concept



1B. Passive Open Space Concept



2. New Street: "Green Corridor"



2A. New Street: "Green Corridor"
Temporary Street Closure

Notes:

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**WHAT DO YOU
THINK?**

Notes:

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REPORT BACK

15 minutes

Open Space Character Exercise - 01/27/2016



1A. Active Open Space Concept

2. New Street, "Green Corridor"

3. Active Open Space Concept

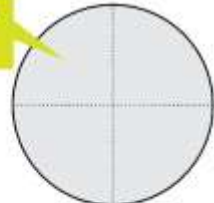
2A. New Street, "Green Corridor"

Benefits Distribution Exercise - 01/27/2016

- Priority Exercise Results**
Review Session: 12/14/2015
1. Create public open space
 2. Create middle income housing
 3. Create civic/cultural/art space
 4. Create affordable neighborhood retail/amenities
 5. Create affordable commercial space
 6. Create new 21st century industrial space for artists/entrepreneurs
 7. Create highly energy efficient buildings

CREATE YOUR OWN PIE OF BENEFITS

Housing Other



Notes:
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ILLUSTRATIVE EXAMPLE BONUS FAR 5 DEVELOPMENT FAR = 7



Definitions

100% Bonus FAR 5 Units = 100 Value = \$50,000,000	87% Bonus FAR 5 Units = 87 Value = \$43,500,000
100% Bonus FAR 5 Units = 100 Value = \$50,000,000	87% Bonus FAR 5 Units = 87 Value = \$43,500,000
100% Bonus FAR 5 Units = 100 Value = \$50,000,000	87% Bonus FAR 5 Units = 87 Value = \$43,500,000

ALLOCATION OF VALUE CAPTURE TO BENEFITS



ILLUSTRATIVE EXAMPLES FOR VALUE CAPTURE DISTRIBUTION

- A. 5% of additional IDP level housing
IDP units = 16
- B. 8% of moderate-income housing
120% Bonus Units = 24
- C. 6% of 26% of site area
120% Bonus Units = 24
Open Space 10,000 sf
- D. 4% of 10% of 1st floor + 5% of 1st floor
120% Bonus Units = 12
Local retail space or 21 century industrial space 2,900 sf
National/International space 1,000 sf

WHAT DO YOU THINK?

Street Character Exercise - 01/27/2016



1. Dorchester Avenue, "Nonstop Corridor"

2. Dill Colony Avenue

3. Road along the tracks, "Service Corridor"

WHAT DO YOU THINK?

Notes:
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Which street is the primary retail corridor?



Notes:
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NEXT STEPS

JULY 30, 2015 “Talk to Us”

Open House

SEPTEMBER 14, 2015 “Walk and Bike With Us”

Study Area Tours

OCTOBER 1, 2015 “Imagine with Us”

Visioning Workshop

OCTOBER 26, 2015 “Plan with Us”

Streets & Blocks, Land Use Workshop

NOVEMBER 17, 2015 “Design With Us”

Height & Density, Open Space Workshop

DECEMBER 14, 2015 “What We Heard”

Recap Session/Dialogue

JANUARY 27, 2016 “Draft with Us”

Placemaking and Mobility Workshop

FEBRUARY 23, 2016 “Discuss with Us”

DRAFT Plan Session – Part 1

MARCH “Discuss with Us”

DRAFT Plan Session – Part 2

APRIL “Finalize with Us”

FINAL Plan Presentation

MAY & JUNE

Internally BRA Staff Draft Zoning Documents & Zoning Commission Meeting