



RECAP SESSION/DIALOGUE

December 14, 2015

"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

AGENDA

1. SCHEDULE AND PROCESS

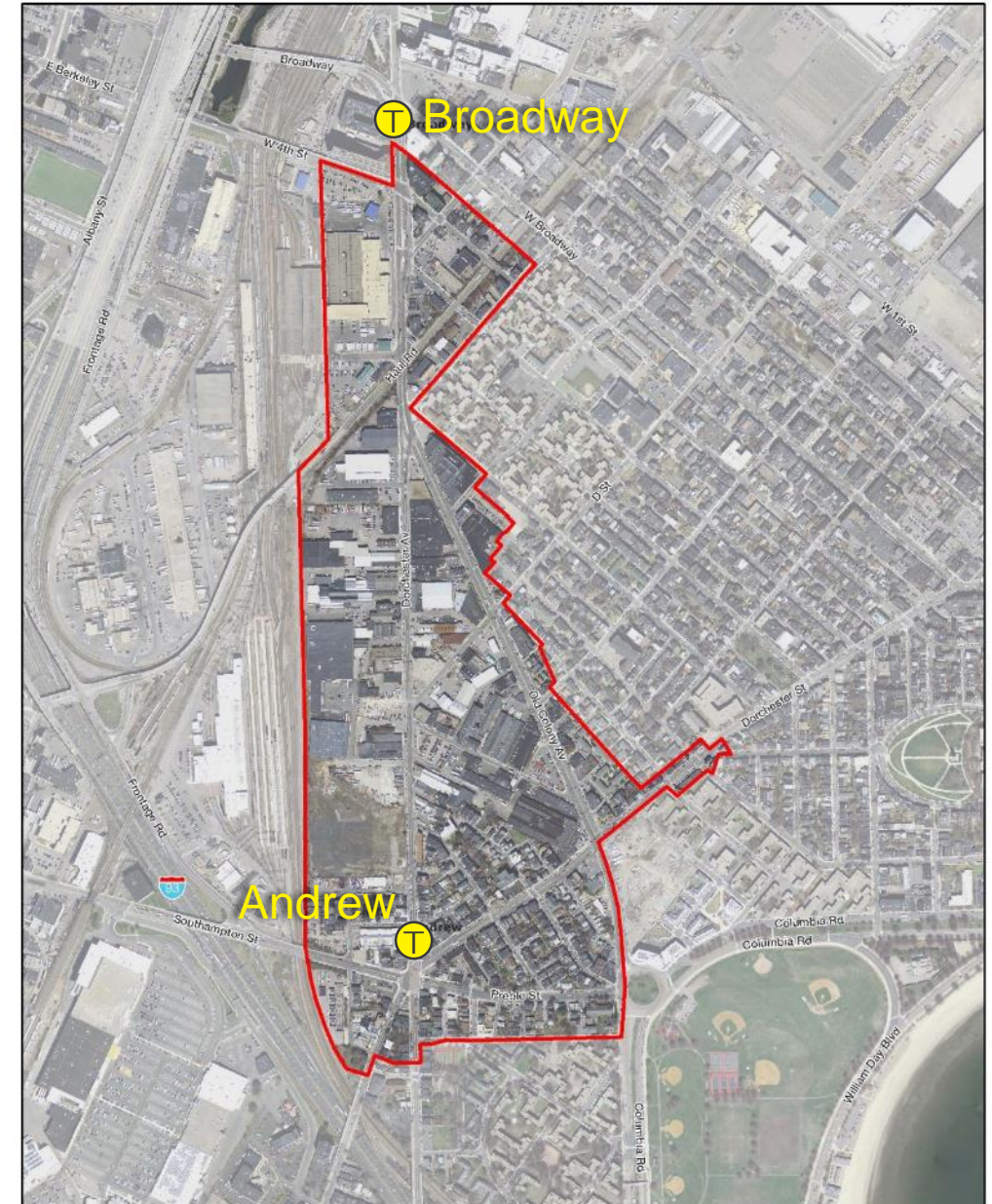
2. WHAT WE HEARD – Recap

- Vision
- Streets and Blocks
- Open Space
- Land Use
- Height and Density

3. BRA HOMEWORK

4. DIALOGUE

- Benefits Prioritization Exercise
- Report Back
- Next Steps





PROCESS & SCHEDULE



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

OPEN HOUSE COMMENTS

July 30, 2015

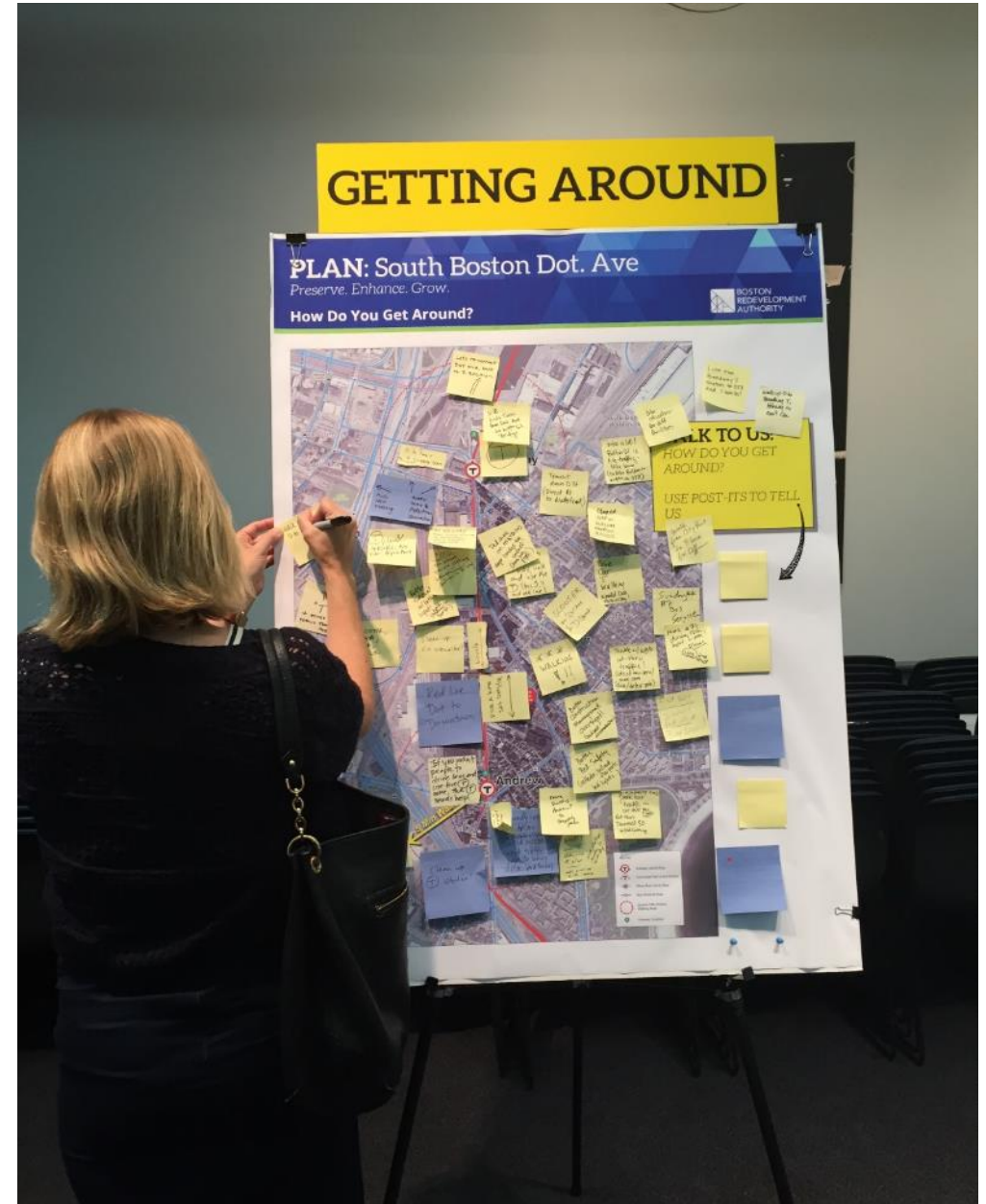
"Have places for middle class families to stay and thrive in South Boston."

"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

Placemaking & Neighborhood Character

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

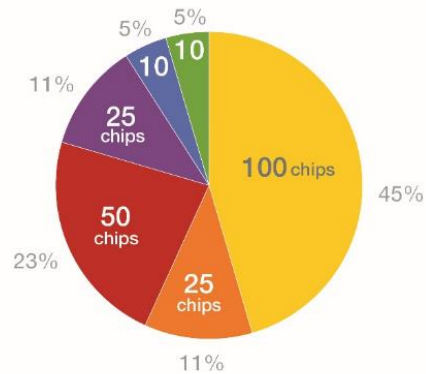
Additional
Priority



PLAN WITH US WORKSHOP

October 26, 2015

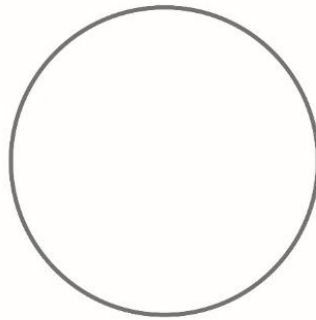
What's in Your Toolbox?



 100 chips	Residential <i>Examples: 1,2,3-family dwelling, apartment, condominium, elderly housing, assisted living, residential/commercial multi-use</i>	 25 chips	Industrial <i>Examples: industrial loft, light manufacturing/R & D, food processing, machine shop, artist/maker space</i>
 25 chips	Retail/Service <i>Examples: hotel, veterinary hospital, laboratory, laundry, shopping center, supermarket, restaurant, fast food, gas station, general retail, artist studio, day care, training/education</i>	 10 chips	Civic/Cultural/Art <i>Examples: museum, art gallery, school, library, fire, police, social club, incubator space, theater, church, stadium</i>
 50 chips	Office <i>Examples: bank, medical building, law firm, hi-tech, funeral home, commercial condo, real estate, financial services</i>	 10 chips	Open Space <i>Examples: park, plaza, sports field</i>

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*

 Residential <i>Examples: 1,2,3-family dwelling, apartment, condominium, elderly housing, assisted living, residential/commercial multi-use</i>	 Industrial <i>Examples: industrial loft, light manufacturing/R & D, food processing, machine shop, artist/maker space</i>
 Retail/Service <i>Examples: hotel, veterinary hospital, laboratory, laundry, shopping center, supermarket, restaurant, fast food, gas station, general retail, artist studio, day care, training/education</i>	 Civic/Cultural/Art <i>Examples: museum, art gallery, school, library, fire, police, social club, incubator space, theater, church, stadium</i>
 Office <i>Examples: bank, medical building, law firm, hi-tech, funeral home, commercial condo, real estate, financial services</i>	 Open Space <i>Examples: park, plaza, sports field</i>



DESIGN WITH US WORKSHOP

November 17, 2015



PLAN CALENDAR

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 “Choose with Us”

Plan Scenarios Session

FEBRUARY “Discuss with Us”

Preferred Plan Draft Session

MARCH Plan Production

(Internally BRA Staff Draft Plan Document)

APRIL “Finalize with Us”

Final Plan Presentation

MAY & JUNE

Internally BRA Staff Draft Zoning Documents & Zoning Commission Meeting

2

WHAT WE DID & HEARD



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

VISION



VISION

Based on shared priorities

■ A walkable neighborhood with improved public transportation

- Walkable sidewalks and bikeable streets
- Less traffic congestion
- Cycling opportunities for people of all ages

■ A neighborhood with amenities

- Retail and other services
- Civic/Cultural/Art spaces
- New and varied open spaces

■ A diversity of housing types

- Live/work opportunities
- Tall apartment buildings
- Smaller housing units preserving existing character

IDENTIFIED BENEFITS

Provided by Development

- Create **new streets and sidewalks**
- Create public **open space**
- Create **middle income housing**
- Create affordable neighborhood **retail/amenities**
- Create **affordable commercial** space
- Create new **21st century industrial space** for artists/entrepreneurs
- Create affordable **civic/cultural/art space**
- Create highly **energy efficient buildings** (LEED Gold and higher)



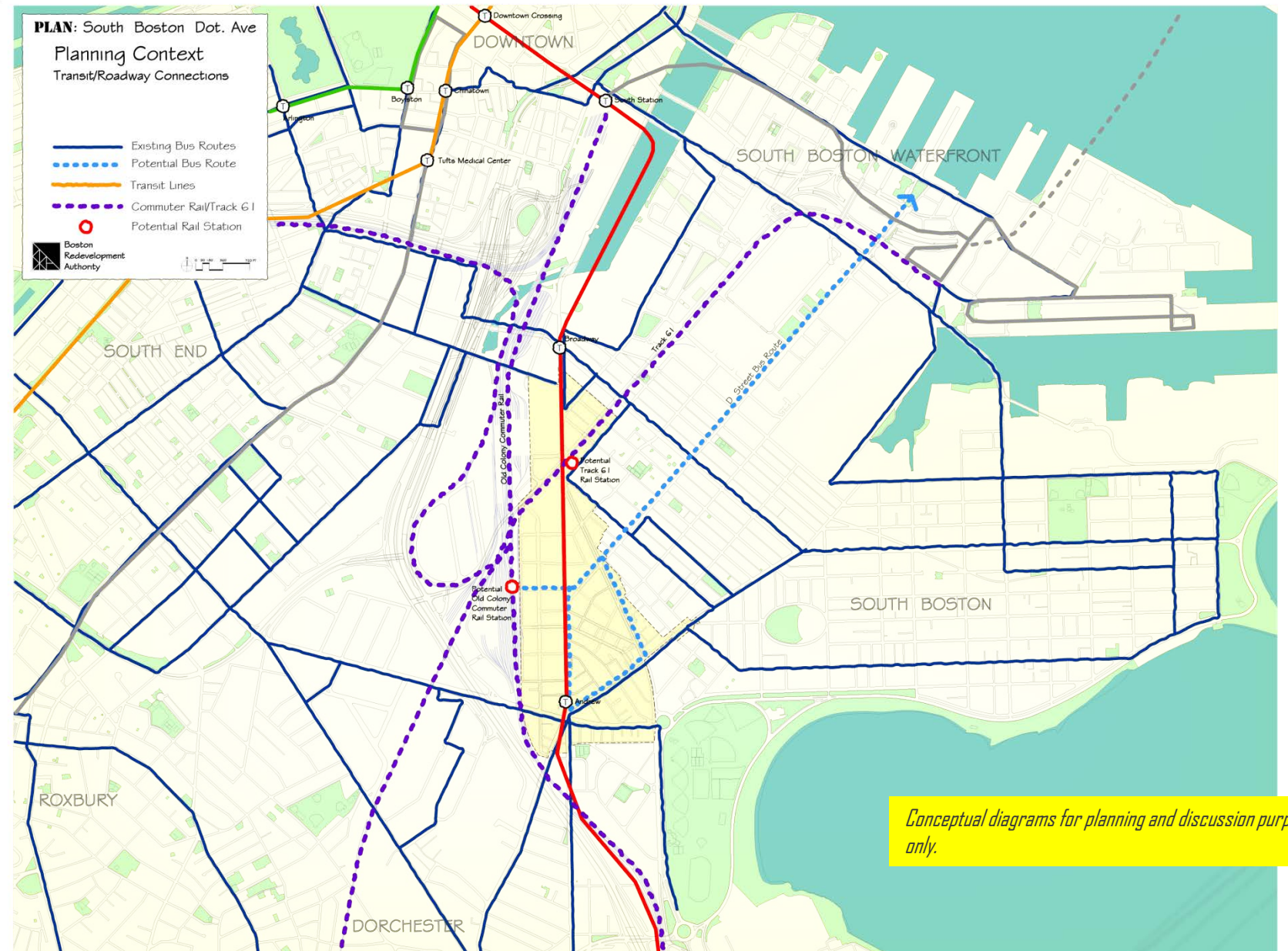
STREETS & BLOCKS

NETWORK/ CONNECTIVITY

Transit Network

Future Service Ideas

- Provide D Street bus service to connect to Waterfront, MCCA & Andrew Station
- Track 61 rail service connecting to the Waterfront, South End and Back Bay
- Create new commuter rail station on Old Colony Line?

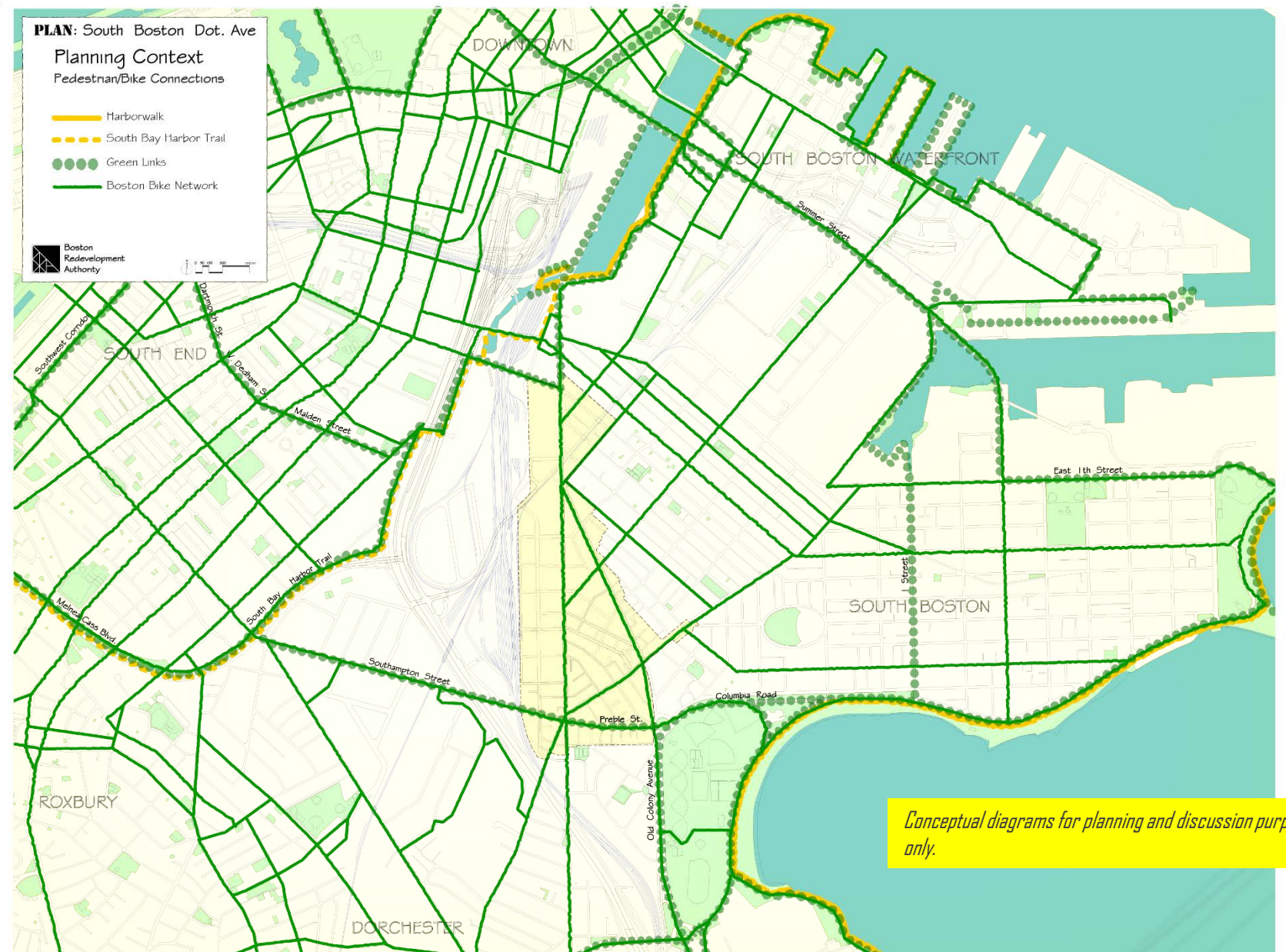


NETWORK/ CONNECTIVITY

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



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



The roads shown are conceptual and intended to illustrate a suggested network. Each location, layout, and dimension to be determined through this planning process.

PRECEDENT

Columbia Point Master Plan



PRECEDENT

Columbia Point Master Plan

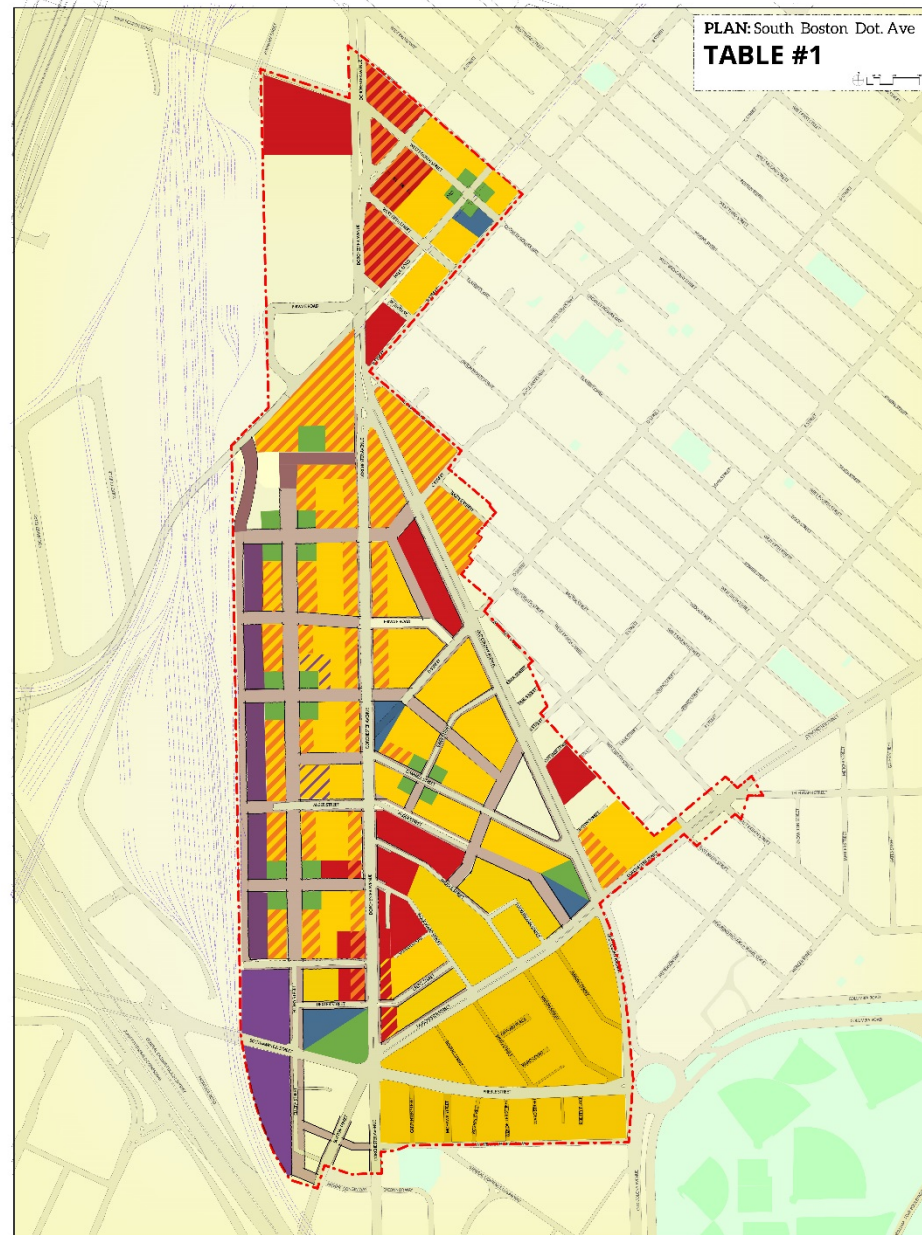
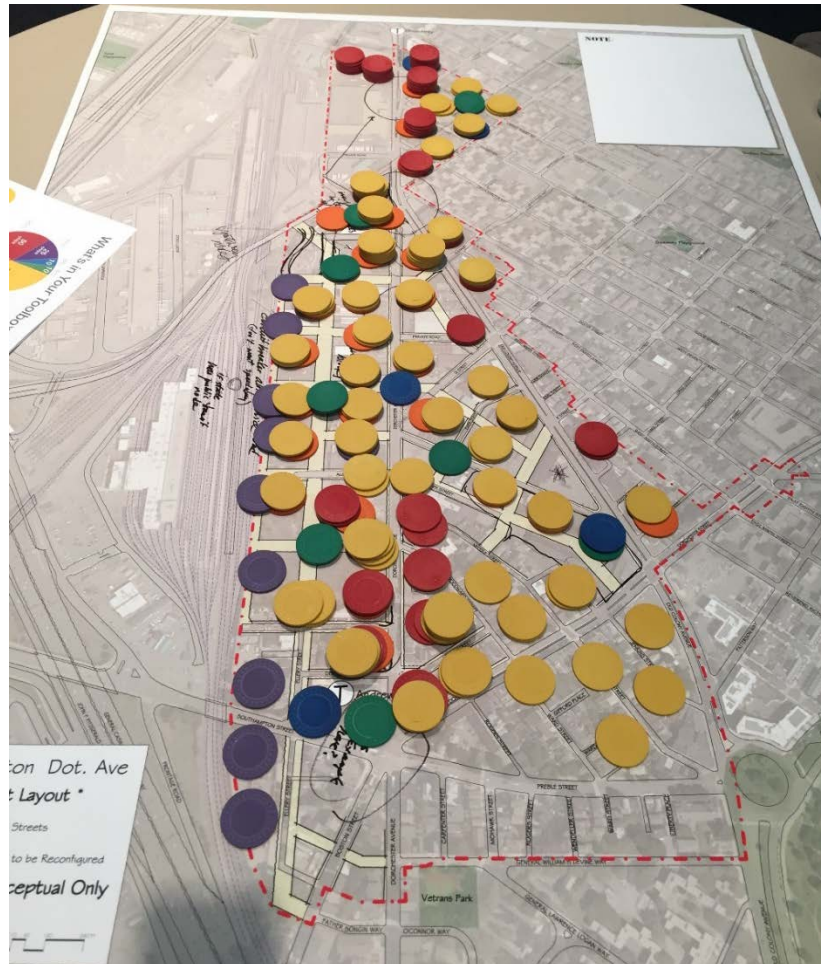


LAND USE



TABLE 1

Images and Notes



“Create gateway nodes”

“Create a 21st century Broadway”

“Create mixed-use everywhere”

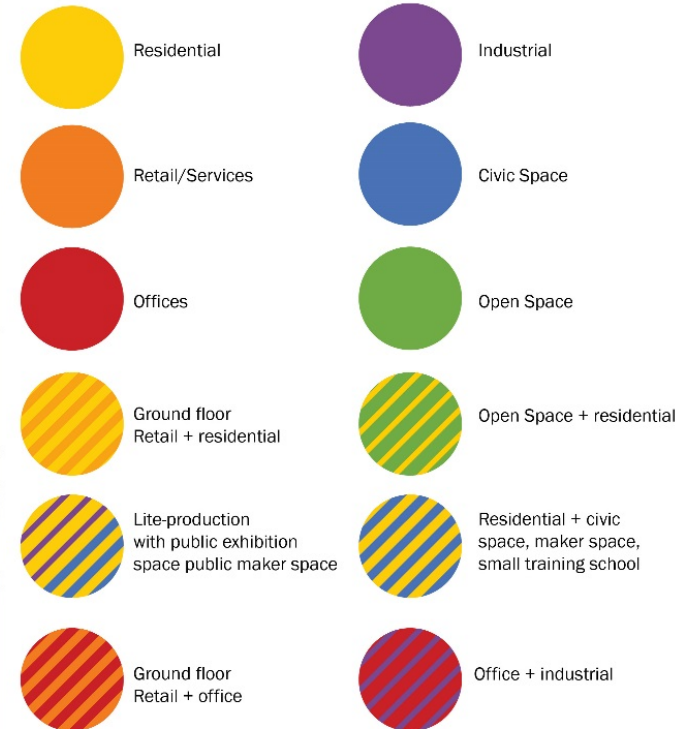
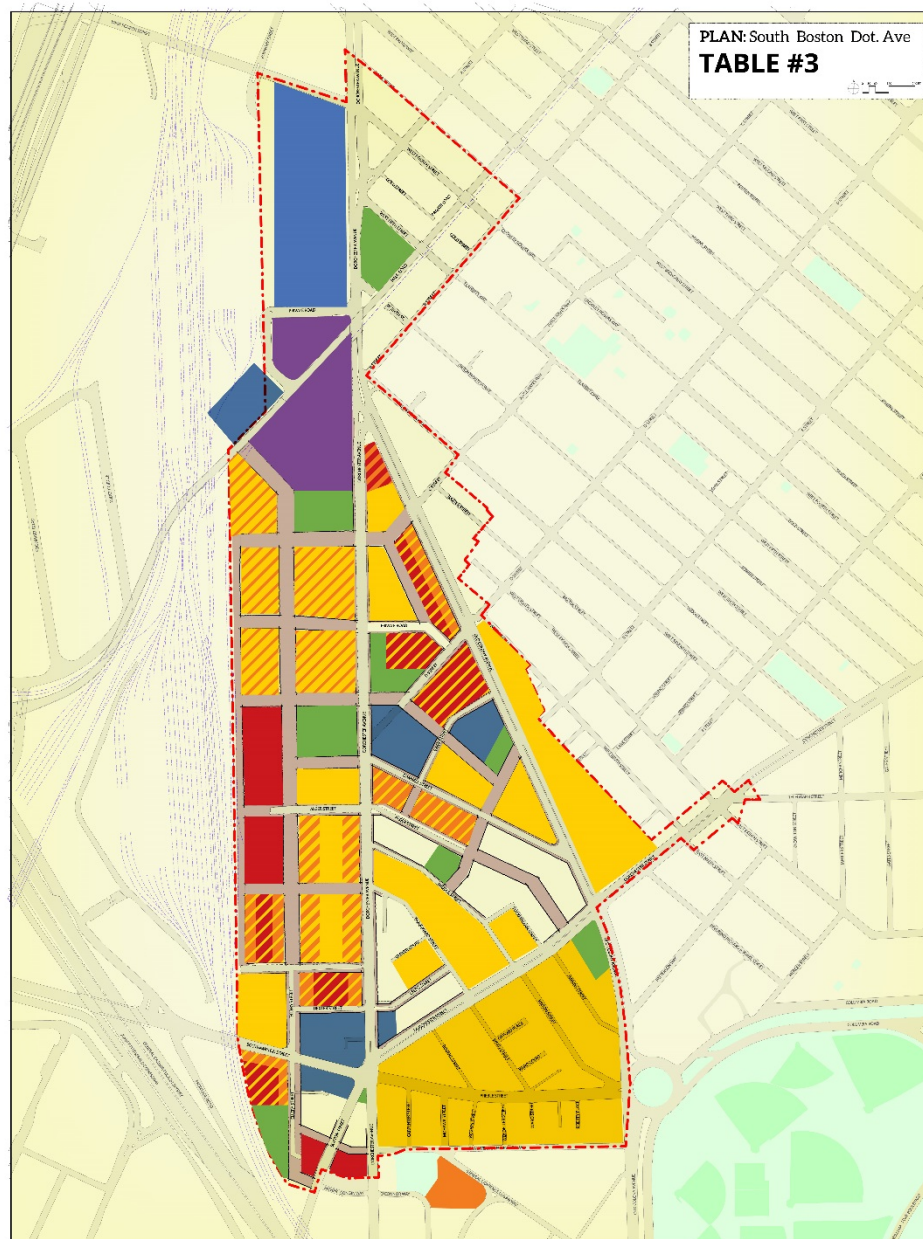
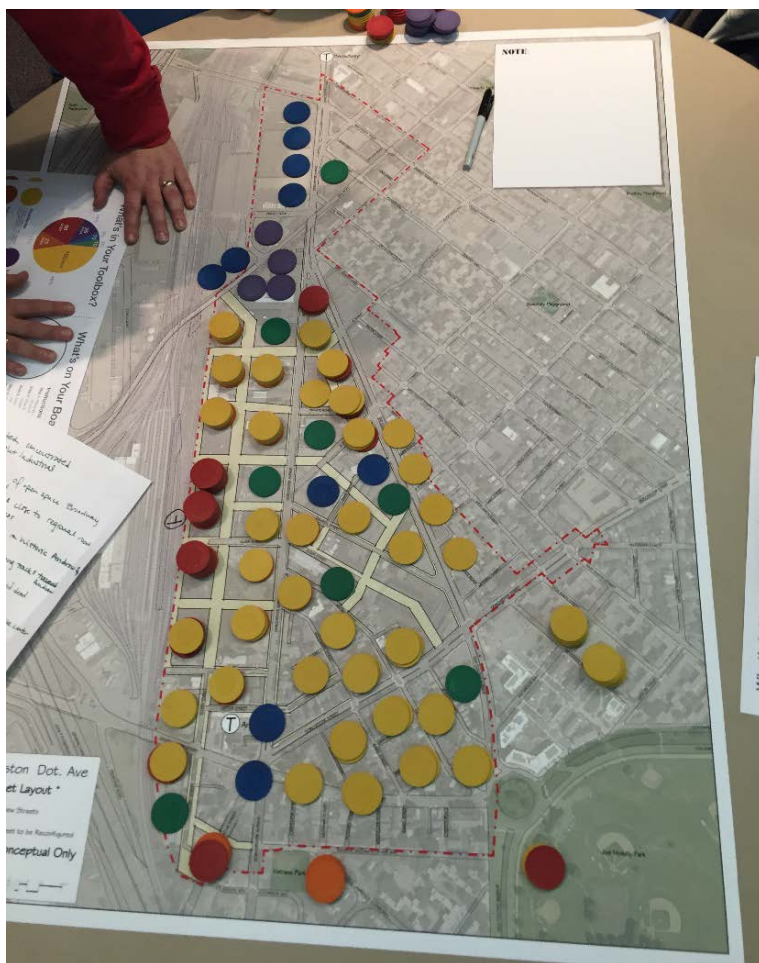


TABLE 3

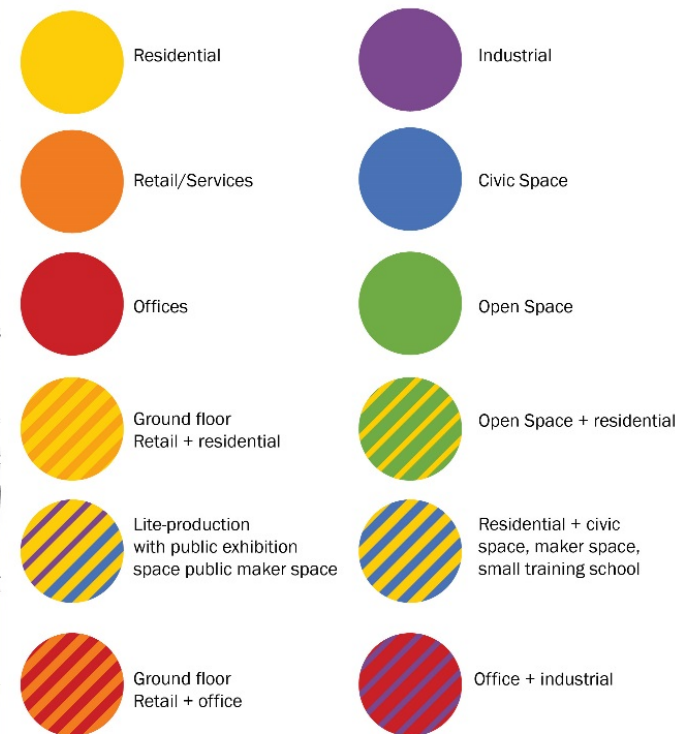
Images and Notes



“Necklace” of open space from Broadway to Moakley Park”

“Preserve residential in historic Andrew Square”

“Limited concentrated light industrial”



LAND USE CONCEPT

Most Common Themes from Land Use Exercise

Open Space

- Distribution of open space with larger parcels west of Dorchester Ave

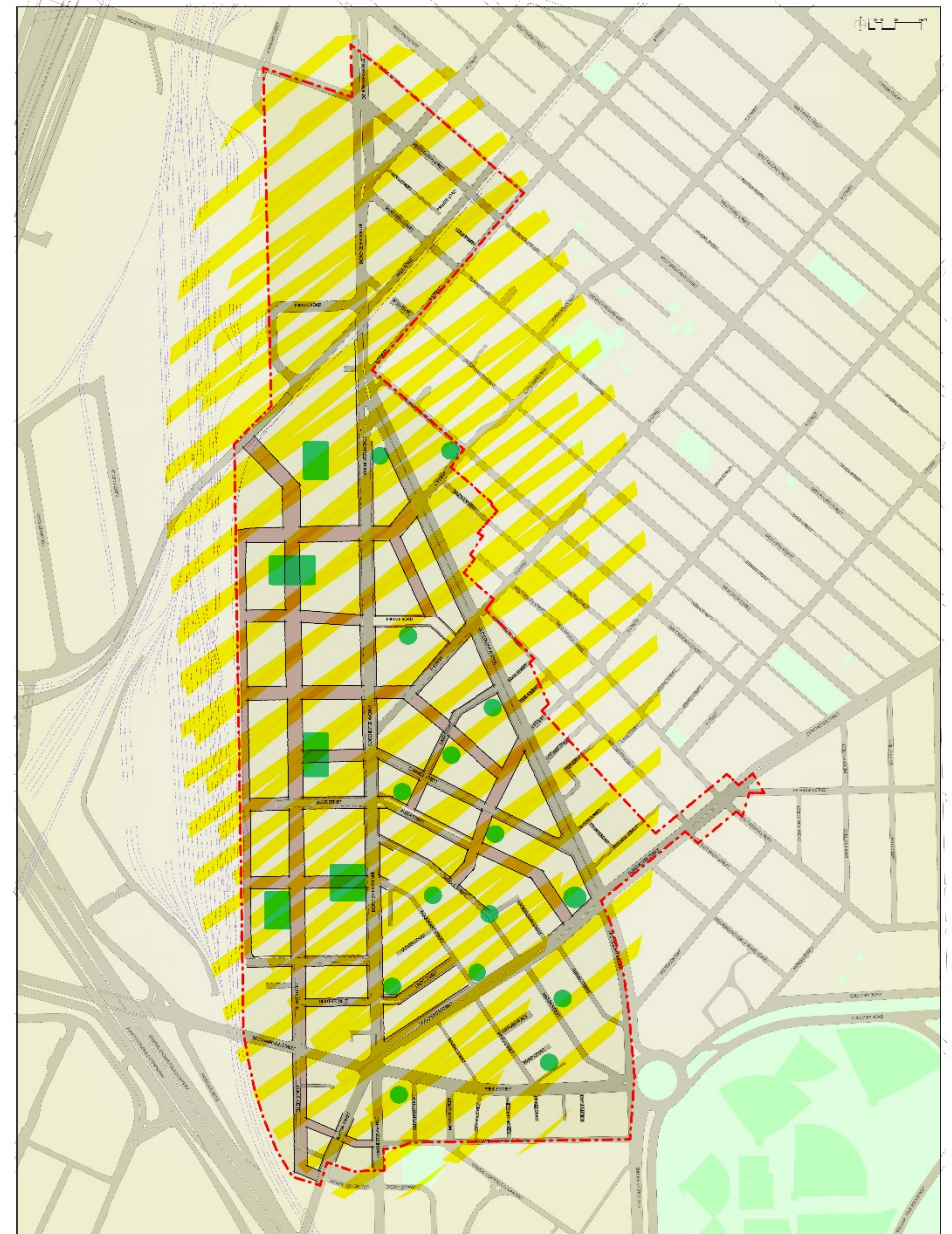
Civic/Cultural

- Civic uses concentrated in 2-3 locations in proximity to residential uses/transit nodes

Residential

- Significant increase in residential uses across study area

This concept is ***informed*** by the input from “Plan with Us” workshop exercise



LAND USE CONCEPT

Most Common Themes from Land Use Exercise

Mixed-Uses

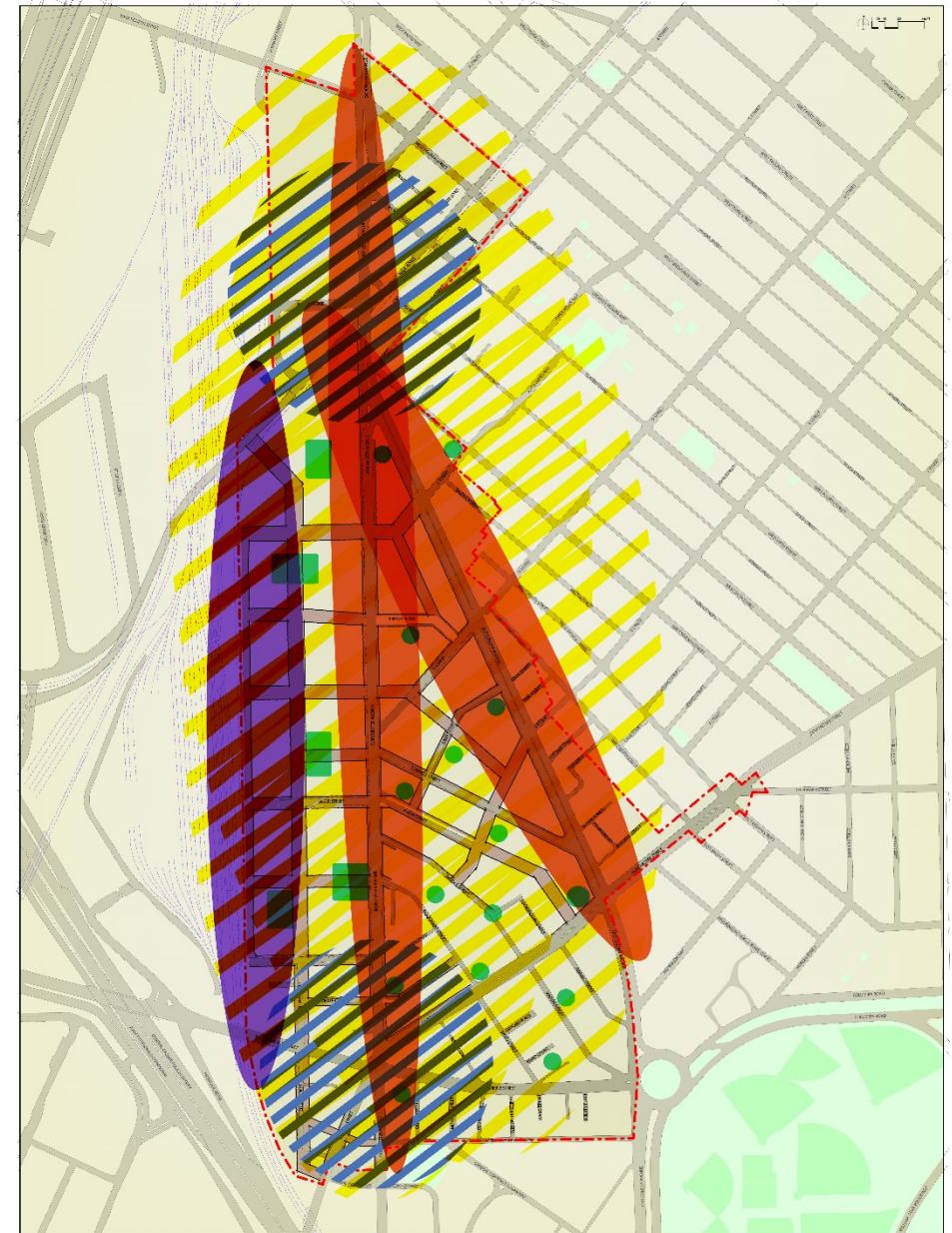
- Mixed uses North-South along tracks
- Creation of North and South gateways through a higher density and concentration of uses

Industrial

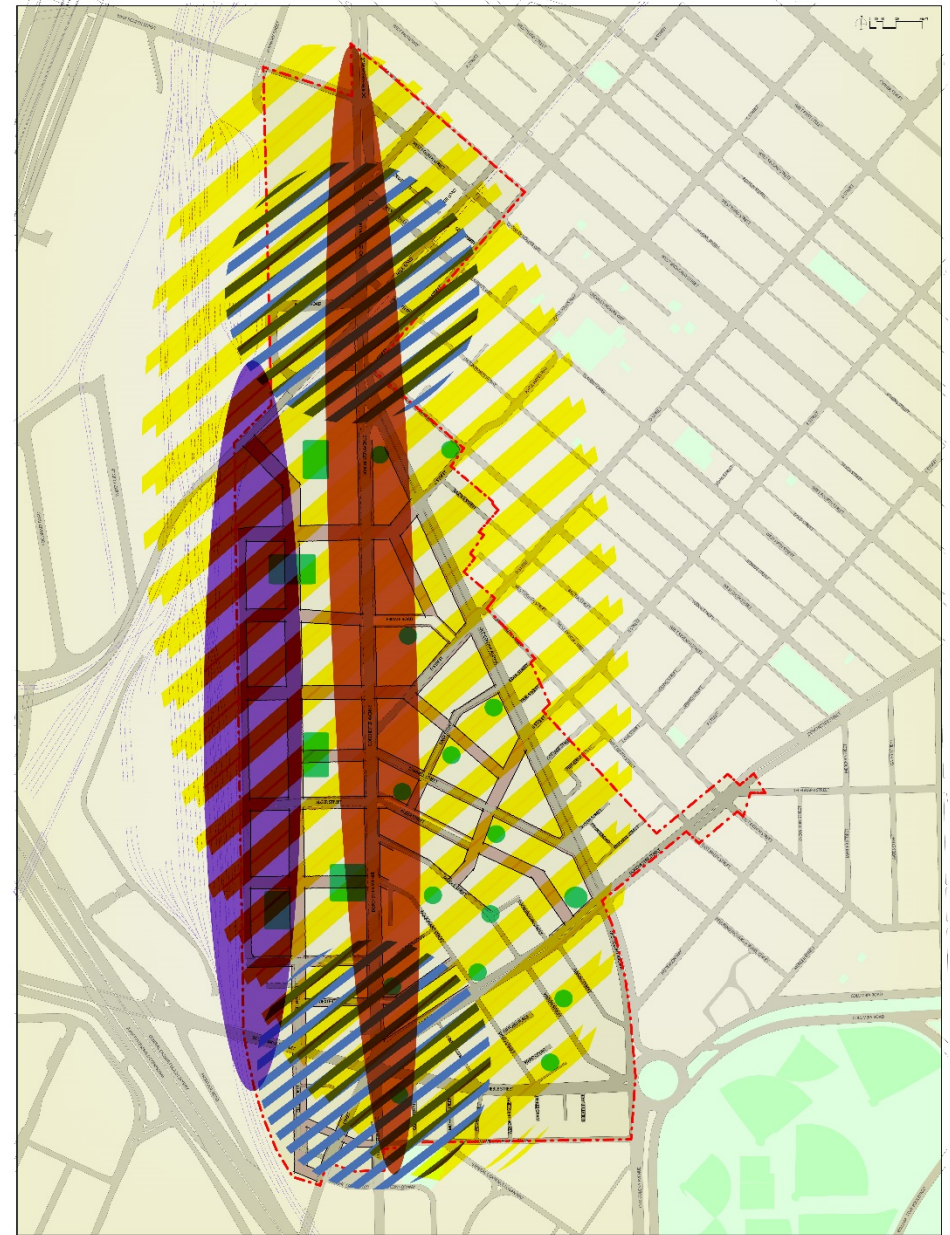
- Significant reduction in industrial uses
- Industrial uses distributed along the tracks

Retail/Services

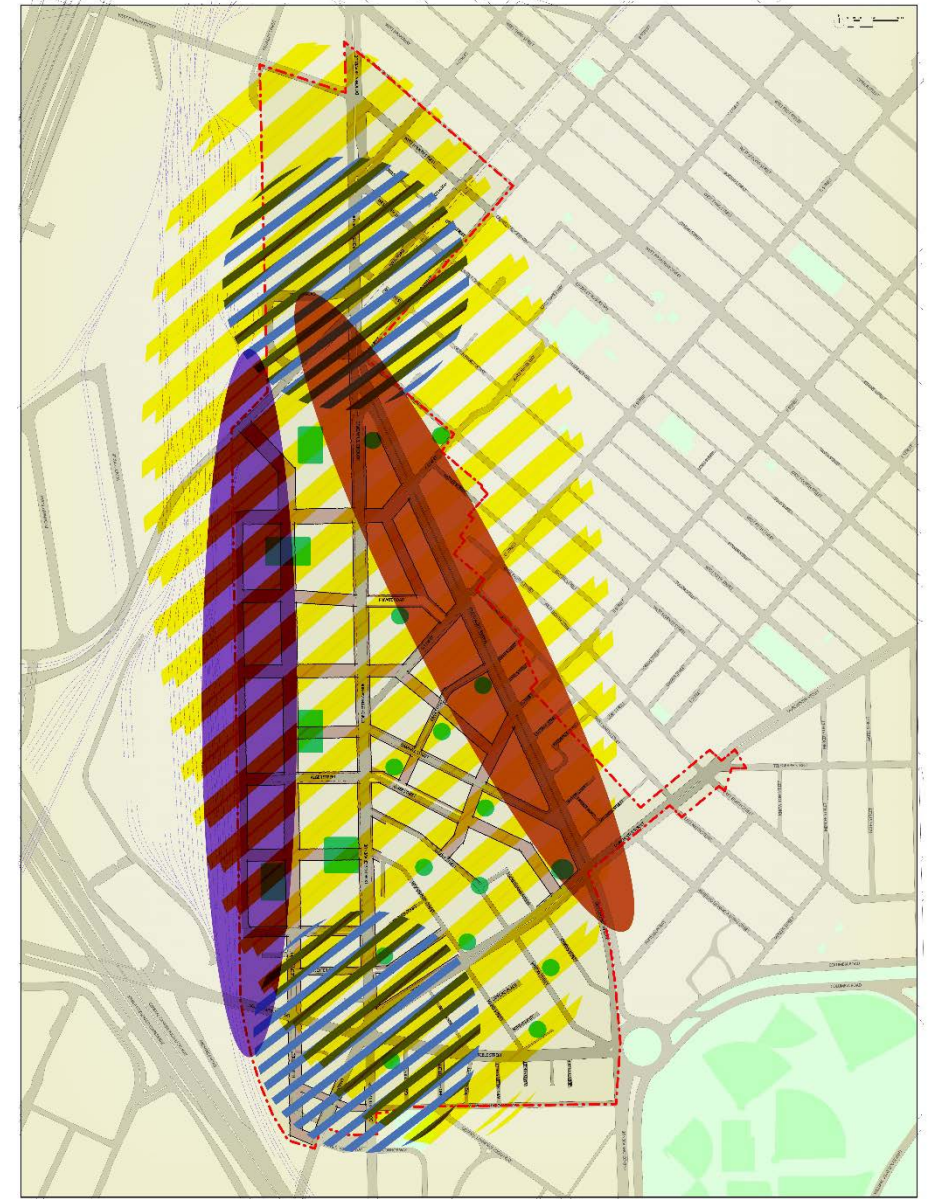
- Ground floor amenities and retail along corridors



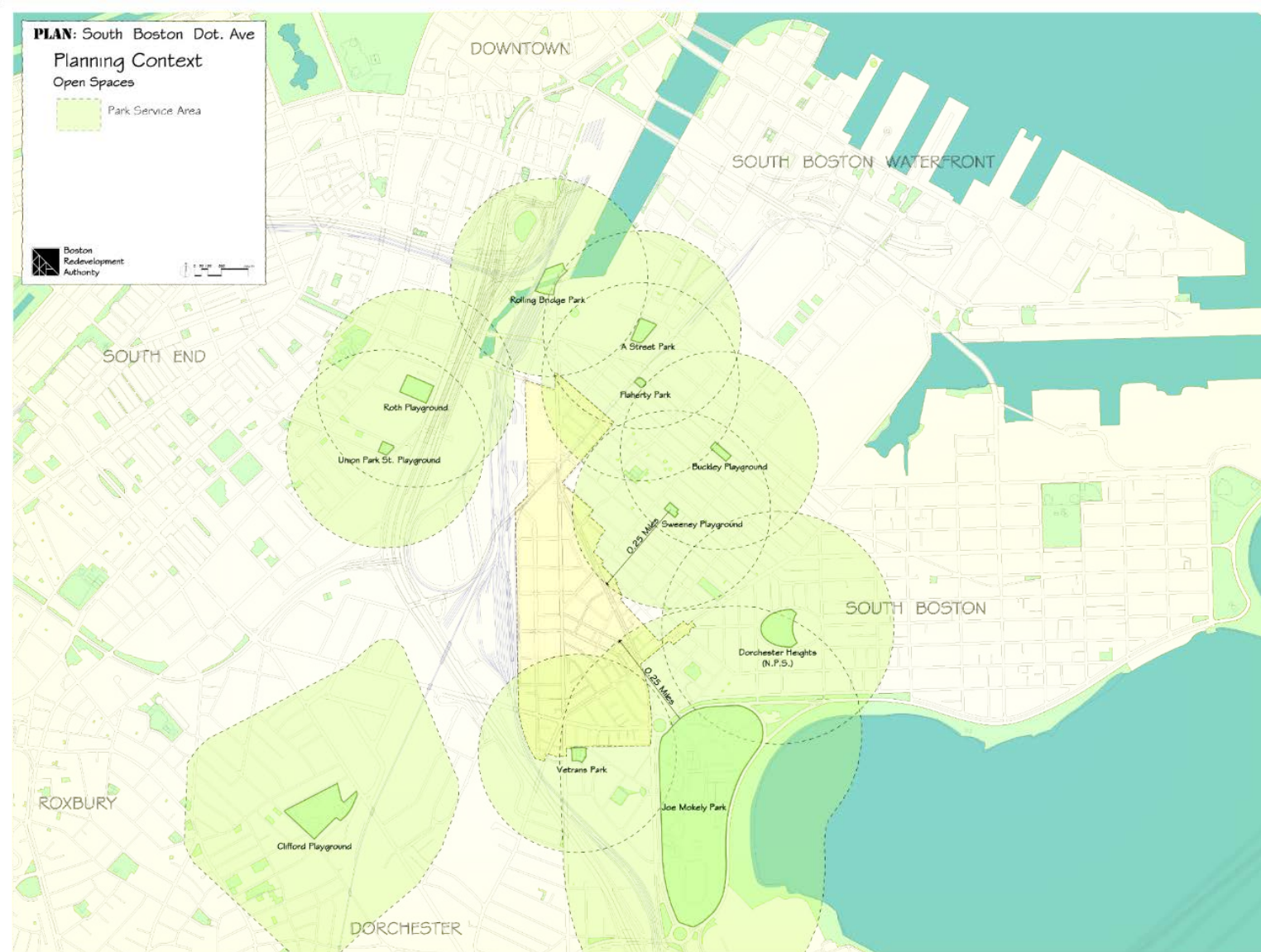
LAND USE CONCEPT



LAND USE CONCEPT



PARK ¼ MILES WALK ZONE

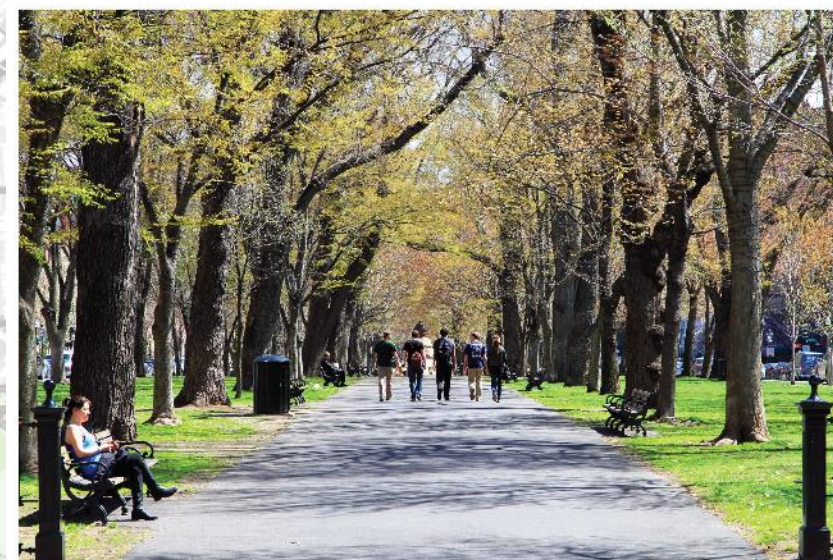
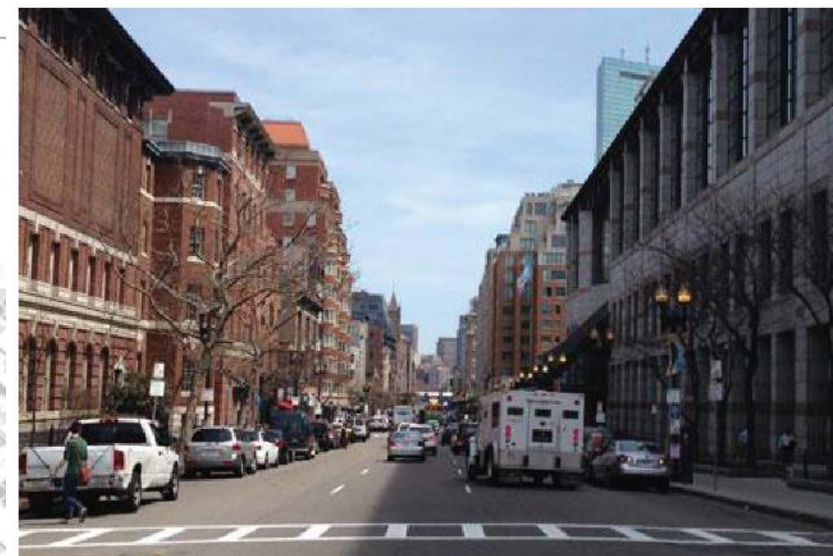
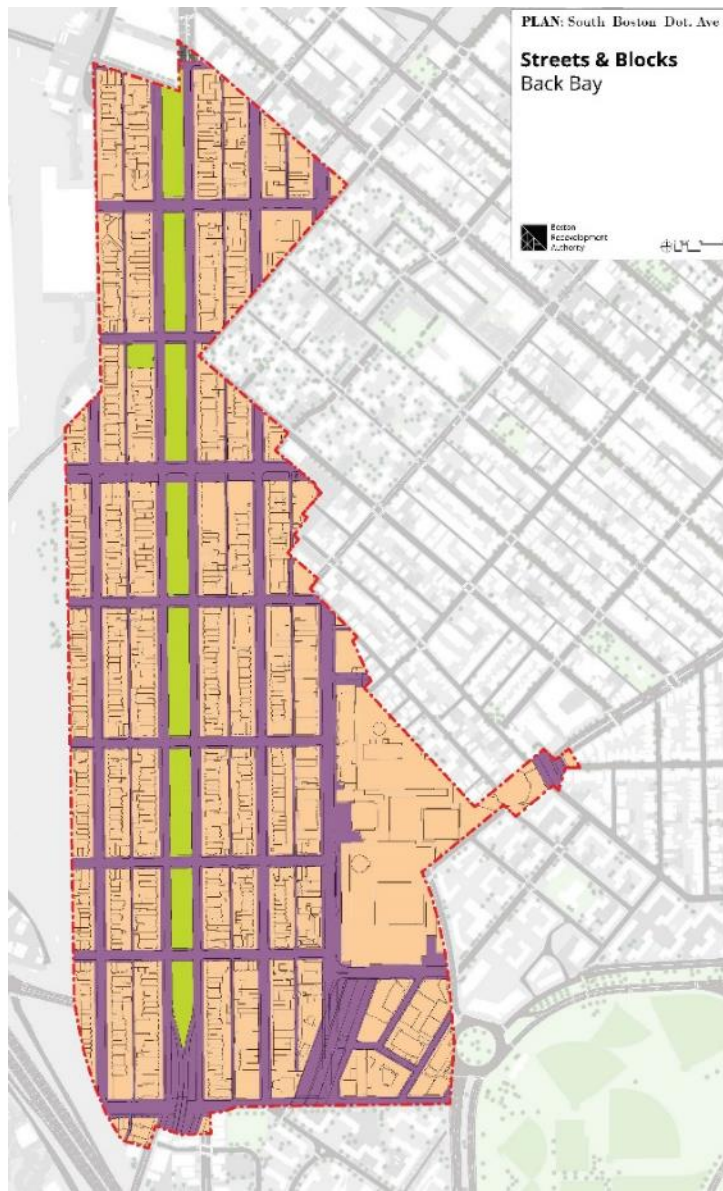
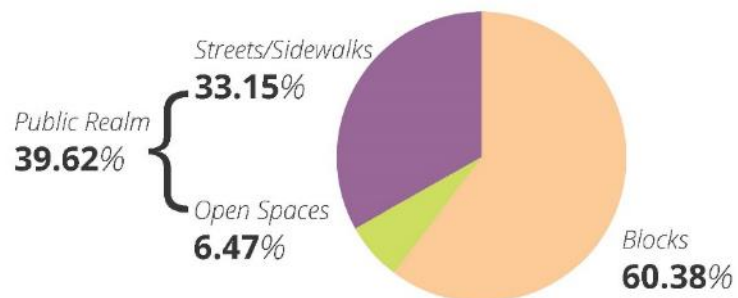


LINEAR OPEN SPACE

Back Bay Scale Comparison

Observations

- Provides connectivity to larger open spaces
- Small, linear nature limits the type of programming to a passive recreation
- May be challenging to implement

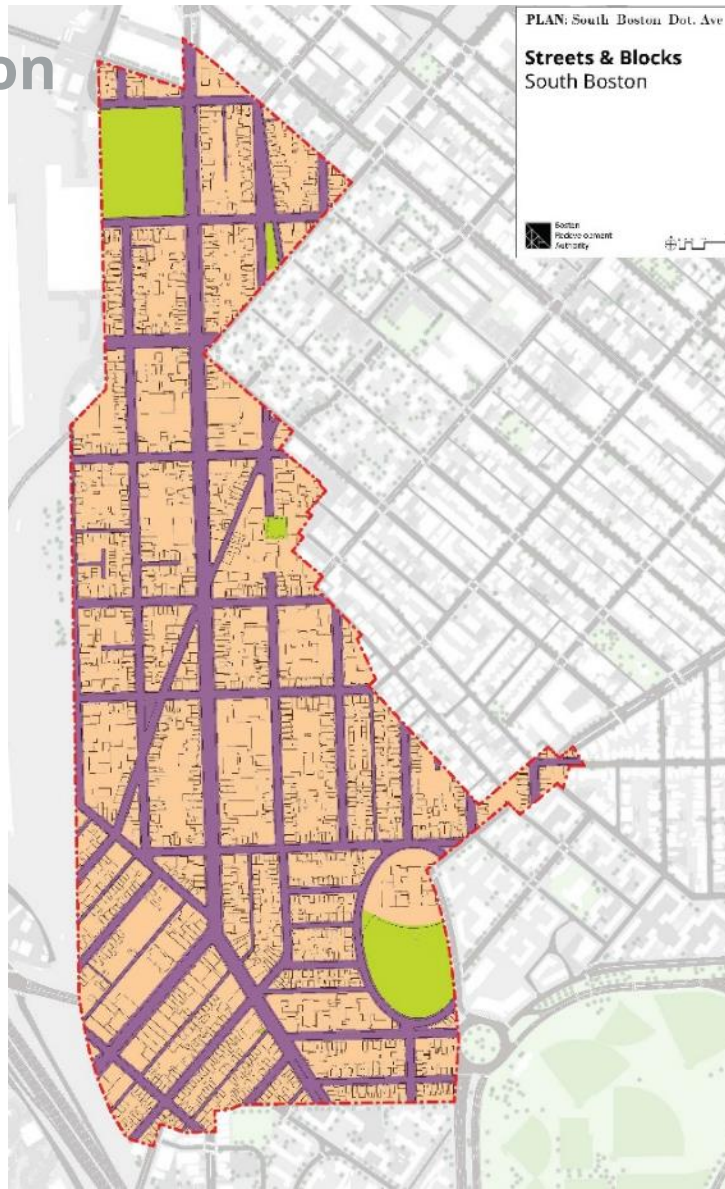
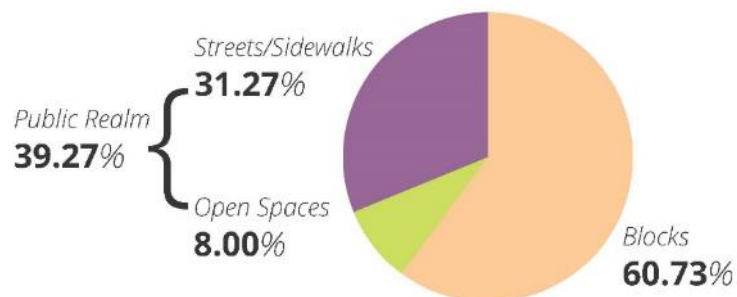


ANCHOR OPEN SPACES

South Boston Scale Comparison

Observations

- Provides a larger overall green space, which allows for greater flexibility in program
- Providing access and connection between open spaces becomes a higher priority
- Large scale open space will compete with development pressure

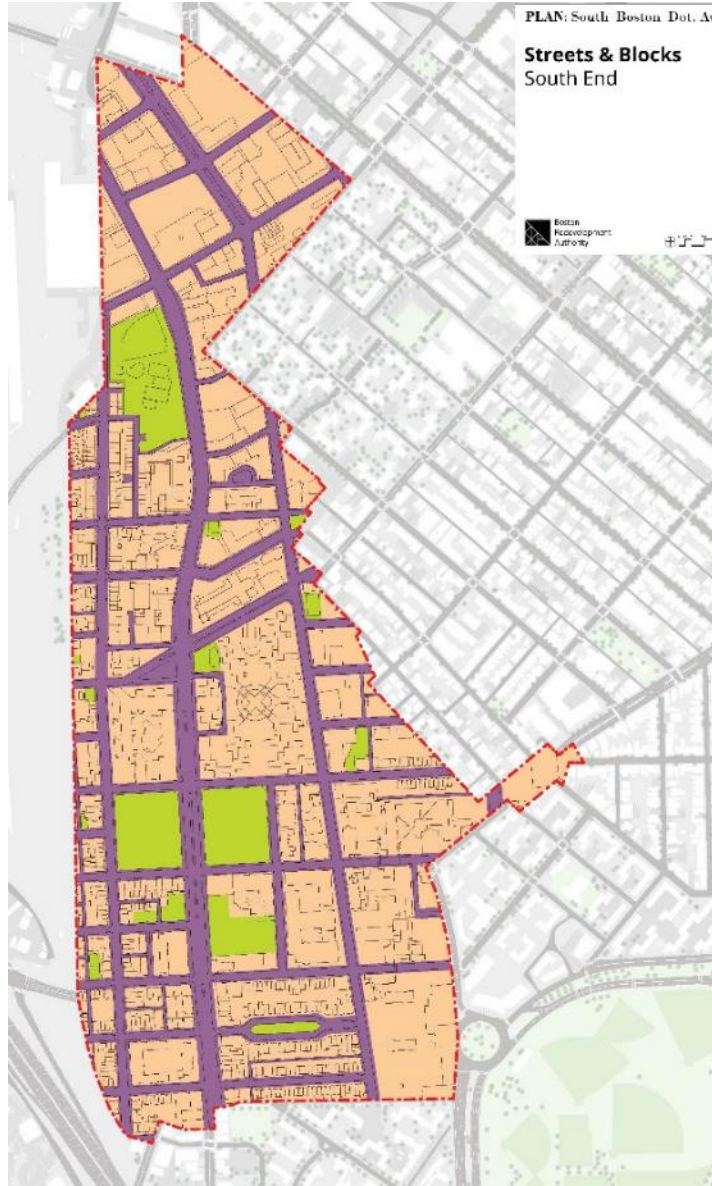
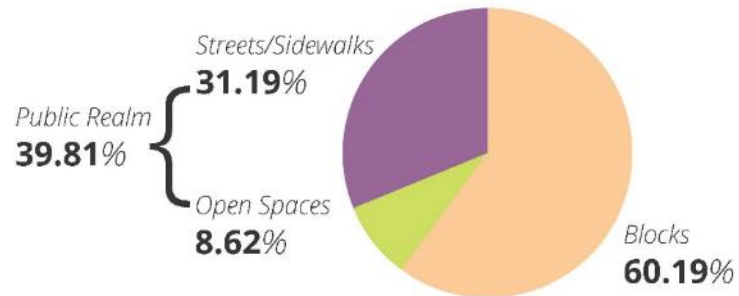


NEIGHBORHOOD NETWORK

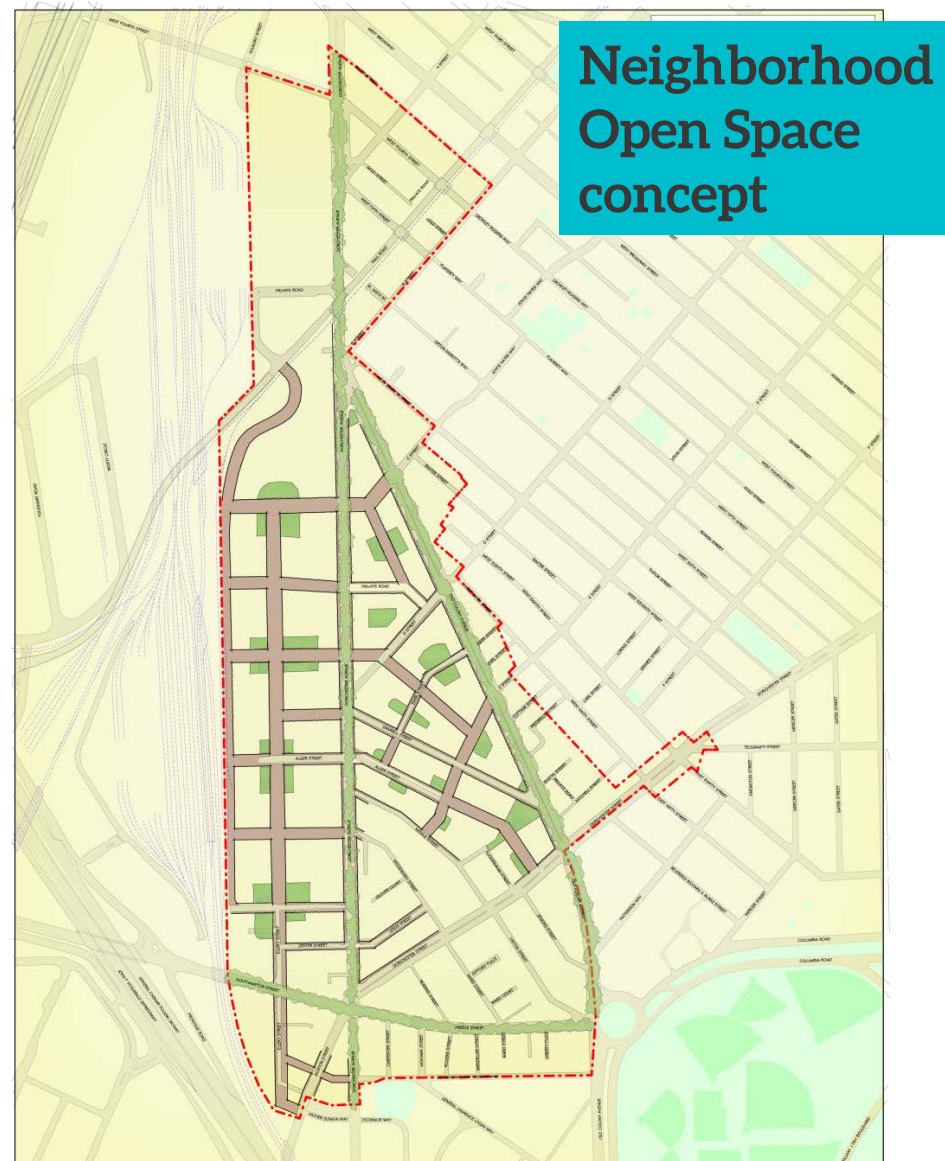
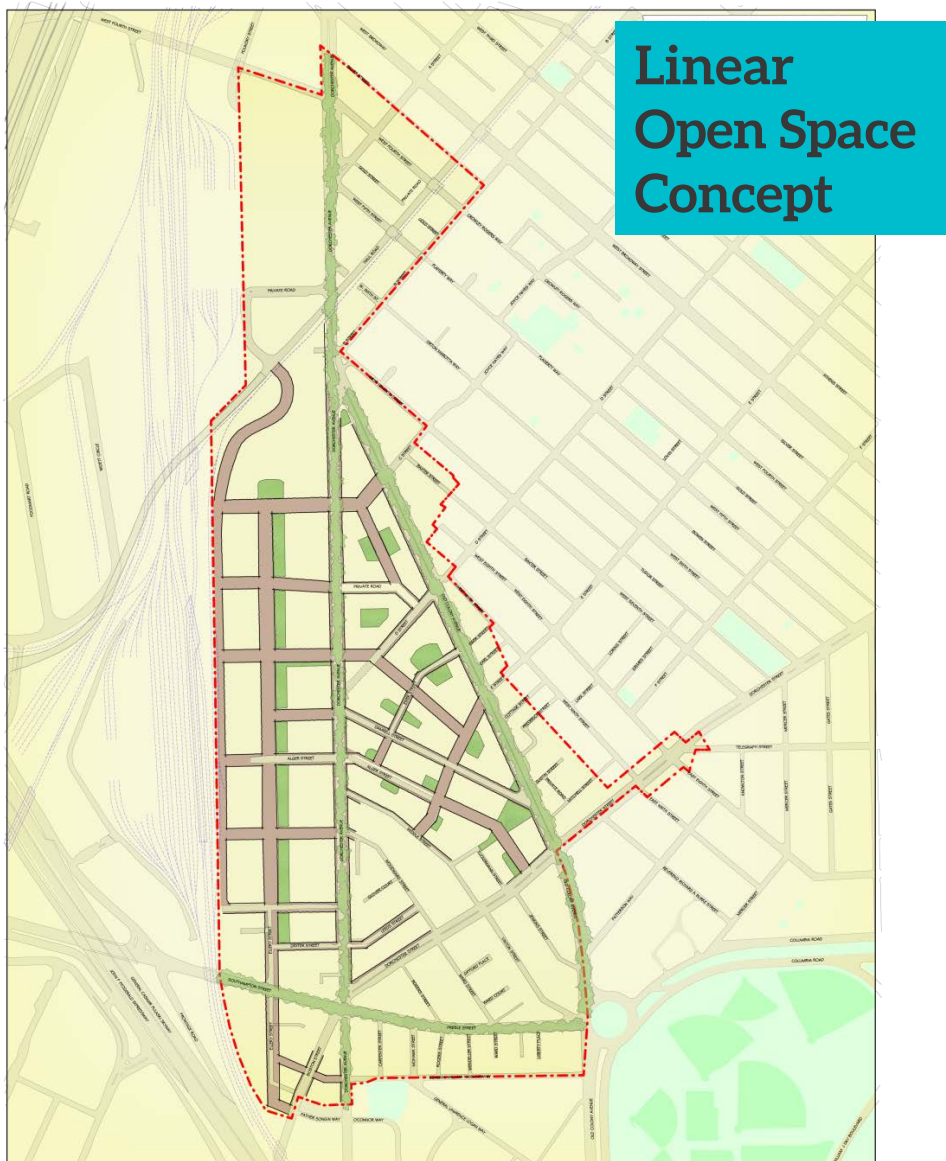
South End Scale Comparison

Observations

- Provides a variety of spaces and sizes for program
- More equally distributes open space through the district
- Take advantage of hard to develop parcels where pieces of the network get developed as the district develops



OPEN SPACE CONCEPTS



PROS & CONS EXERCISE – LINEAR CONCEPT

“Design with Us” Select Comments

TABLE #	PROS	CONS
Table 1	If it were residential uses nice to use/ look upon High proximity Continuous activity	
Table 2	Can have tot lot hybrid, like Clarendon Street Play Lot in Back Bay Can create path to look at downtown	
Table 3	More pedestrian friendly (for walking) Lends more to retail strip w/shops Better for walking/dog walking	
Table 4		sun/shadows, limits what side of street gets parks
Table 5	Corridor park offers good opportunities for walking	Boulevard style new streets will offer better walking, open space would be better spent as larger parks
Table 6	Might get more use by the wider community, not just surrounding residents Better to have one big park Don't want just broken up small spaces	Might not become linear if developers choose not to develop their segment: since there is not a single coordinated developer or public entity developing the park
Table 7	Enjoyable to walk/bike along the linear park	Doesn't connect to anything Can take a generation to complete
Table 8	Group likes the connectivity that the linear parks would create. Retail spilling out into the linear open space would be a desirable feature.	Very formal

PROS & CONS EXERCISE – NEIGHBORHOOD CONCEPT

“Design with Us” Workshop

TABLE #	PROS	CONS
Table 1	Opportunity for different types of parks (romantic, active, skate-parks) More exciting, more variety	No 'continuous activity' i.e. walking/running
Table 2	Can have variety People can gather, hang out near home	
Table 3	Allows more opportunity to assemble more of a destination Allows opportunity to close roads for pedestrians – festivals/community gatherings	Bisected by roads
Table 4	Neighborhood Concept allows for two sided placemaking – along new street parallel to Dot Av	
Table 5	Need to combine some small parks to offer better mix of scales	Some parks not large enough Larger parks
Table 6	Would create multi-dimensional street, break it up Will work if there are at least one or two spaces that are big enough	Difficult to maintain Doesn't create legitimate large, usable recreational space Mainly only used by nearby residents
Table 7	You get it faster – as development will be phased	If the parks are too small and tucked away in the private development, will they feel private and not open to the general neighborhood?

ADDITIONAL OPEN SPACE CONCEPT

A Street Park

South Boston Waterfront, Boston, MA

MAX. WIDTH 278'

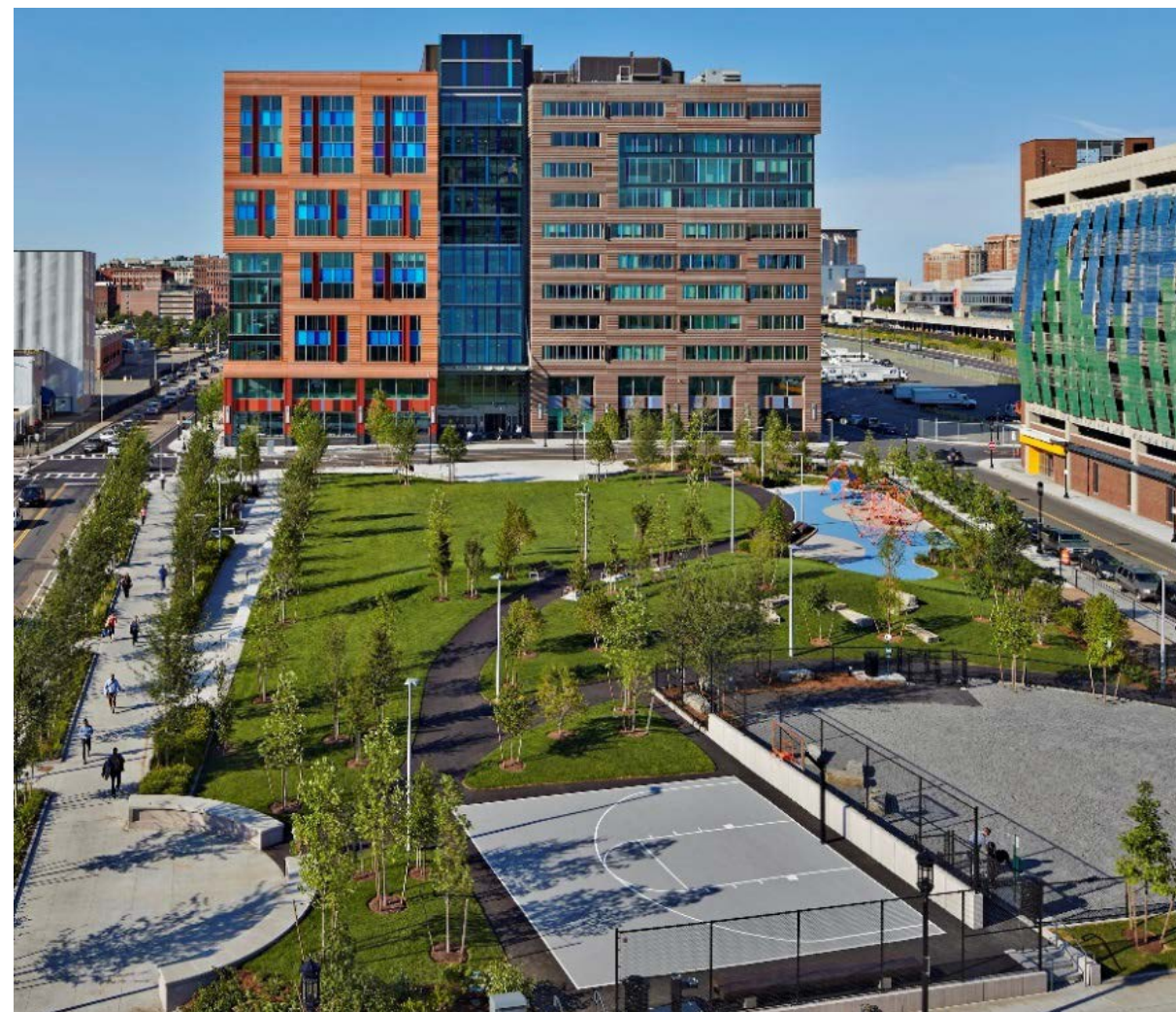
MAX. LENGTH 358'

ACREAGE 1.83

OWNERSHIP Private



1.83
Acres





HEIGHT

&

DENSITY

URBAN DESIGN TOOLS: SCREENING

3-story high building in the foreground can screen 15-story building one block away



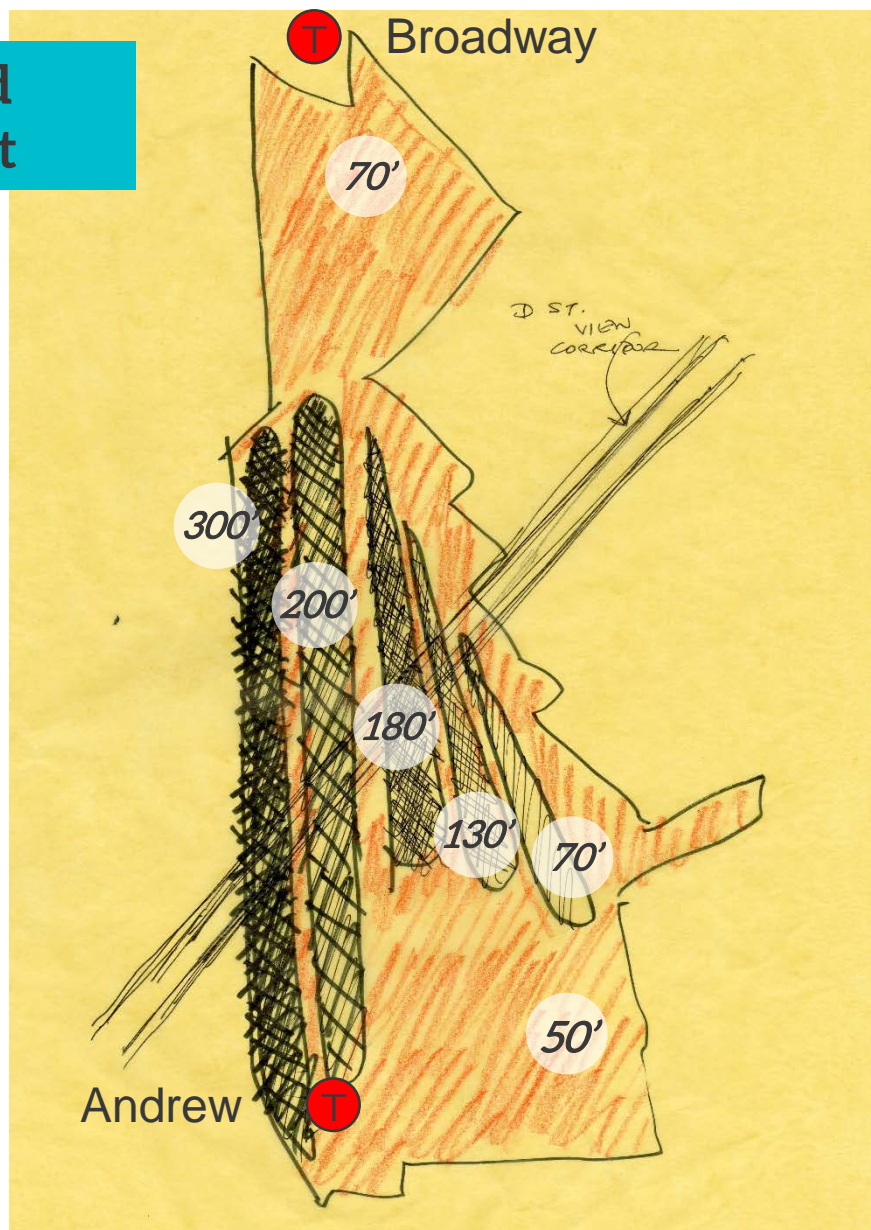
VIEW CORRIDOR

View corridors can be left open to provide visual relief

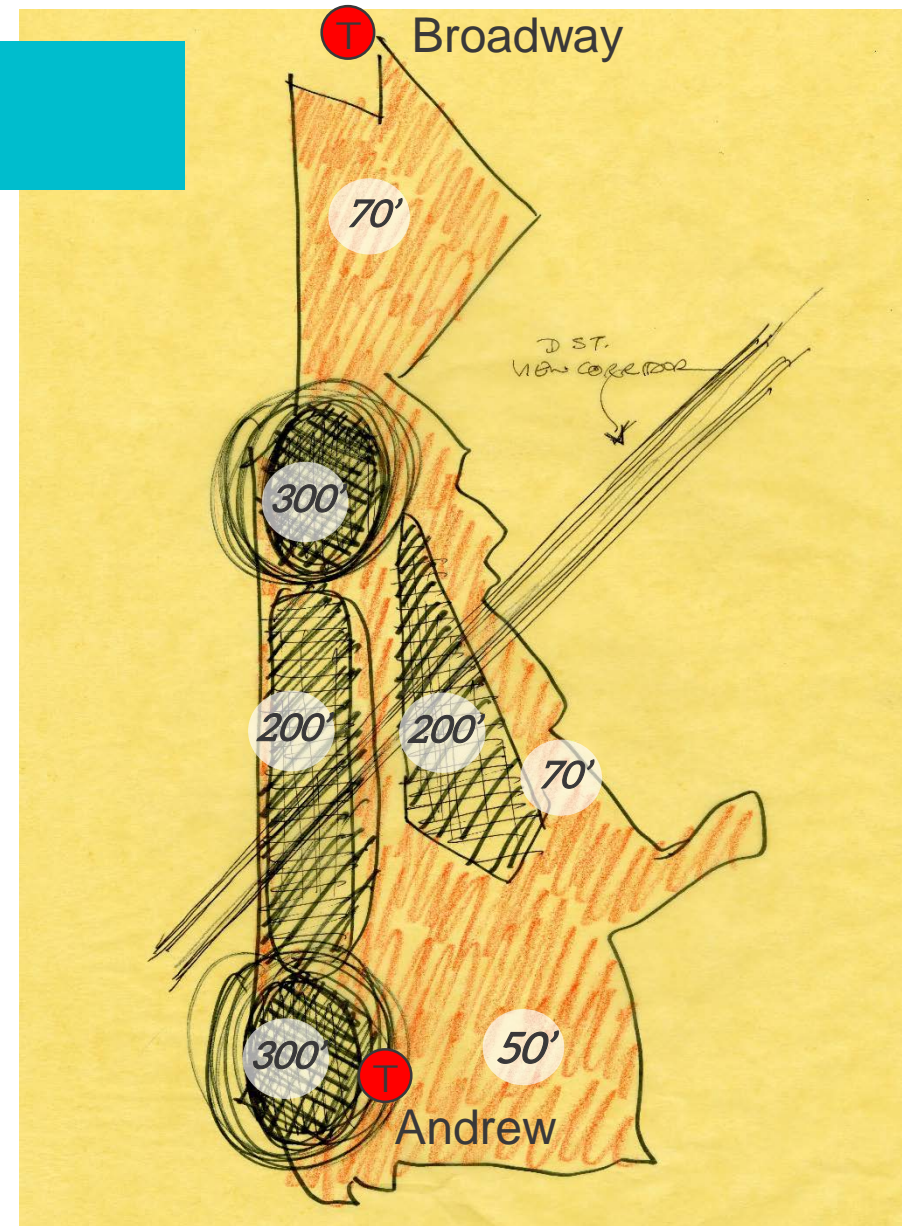
View corridors can be used to create a focal element at the end



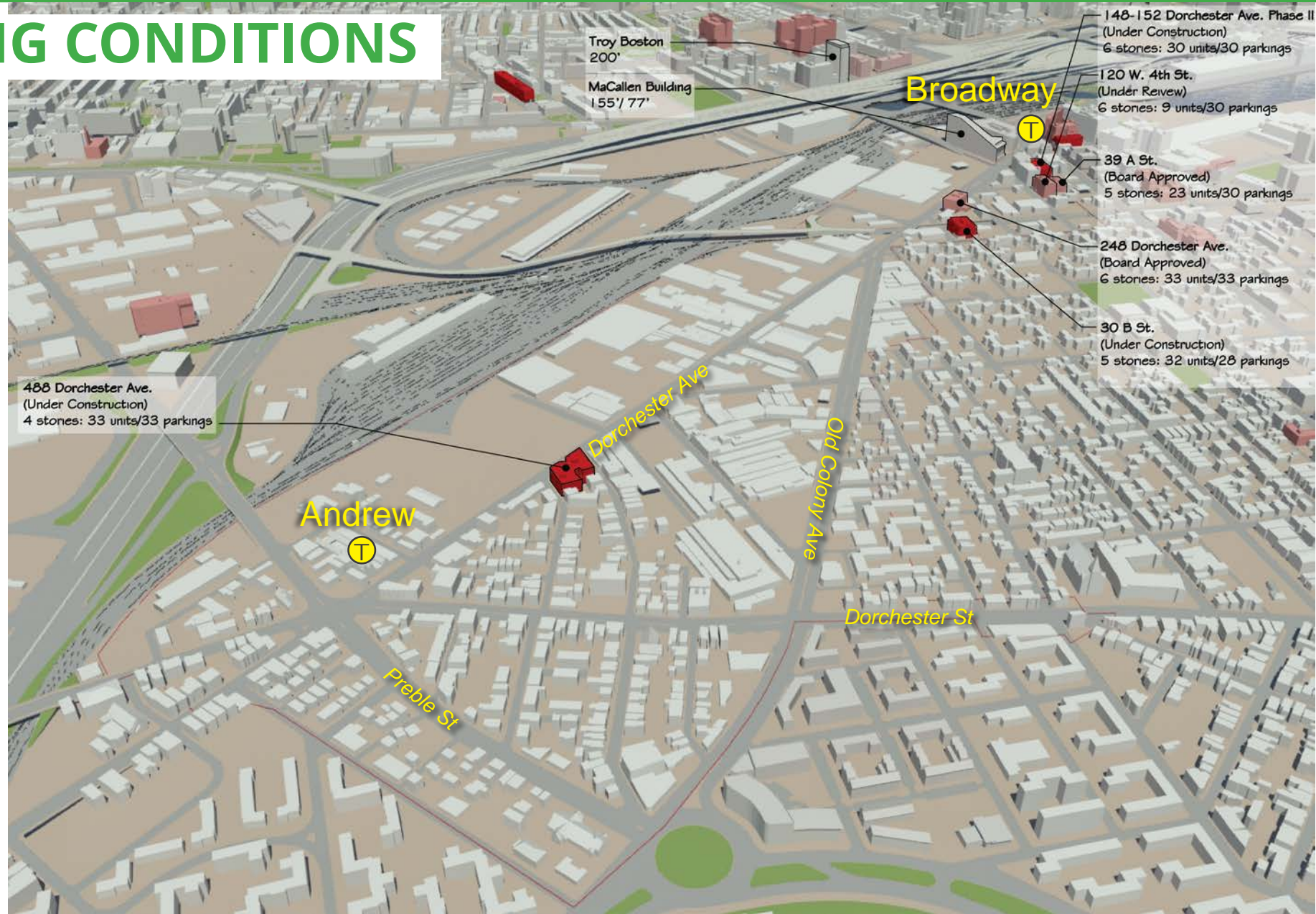
Stepped Concept



Barbell concept

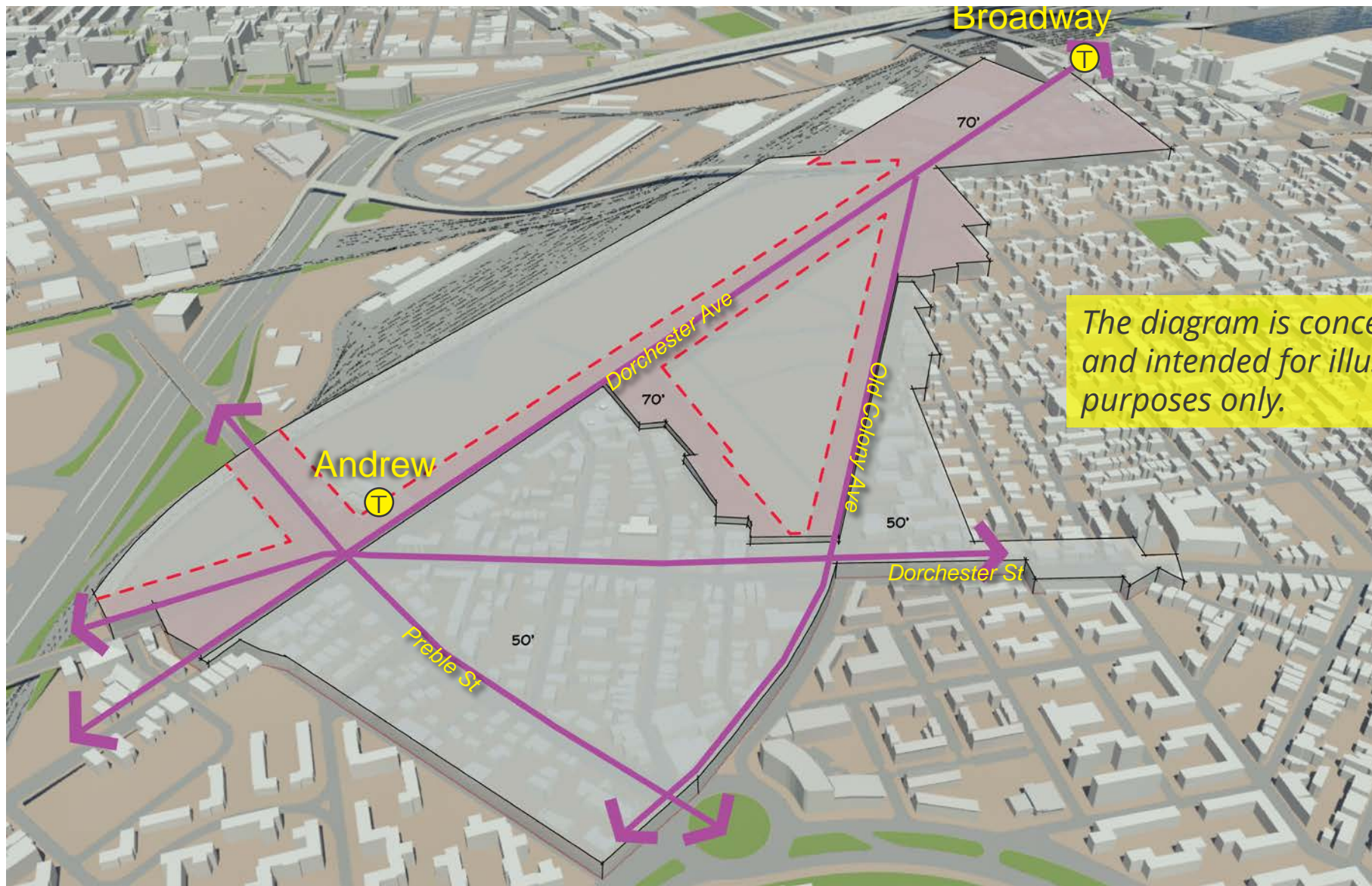


EXISTING CONDITIONS



STEPPED CONCEPT

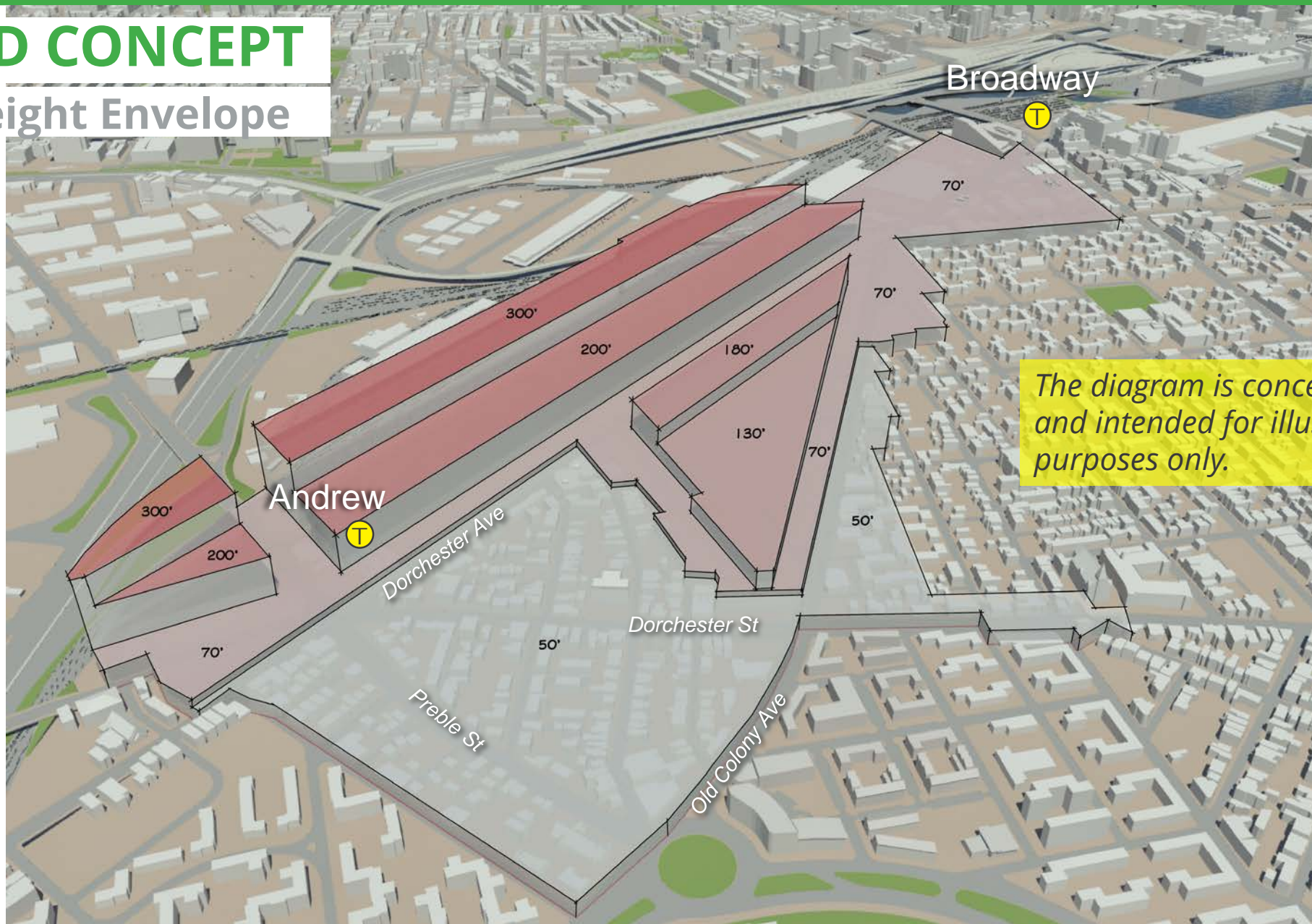
Set-backs



The diagram is conceptual and intended for illustrative purposes only.

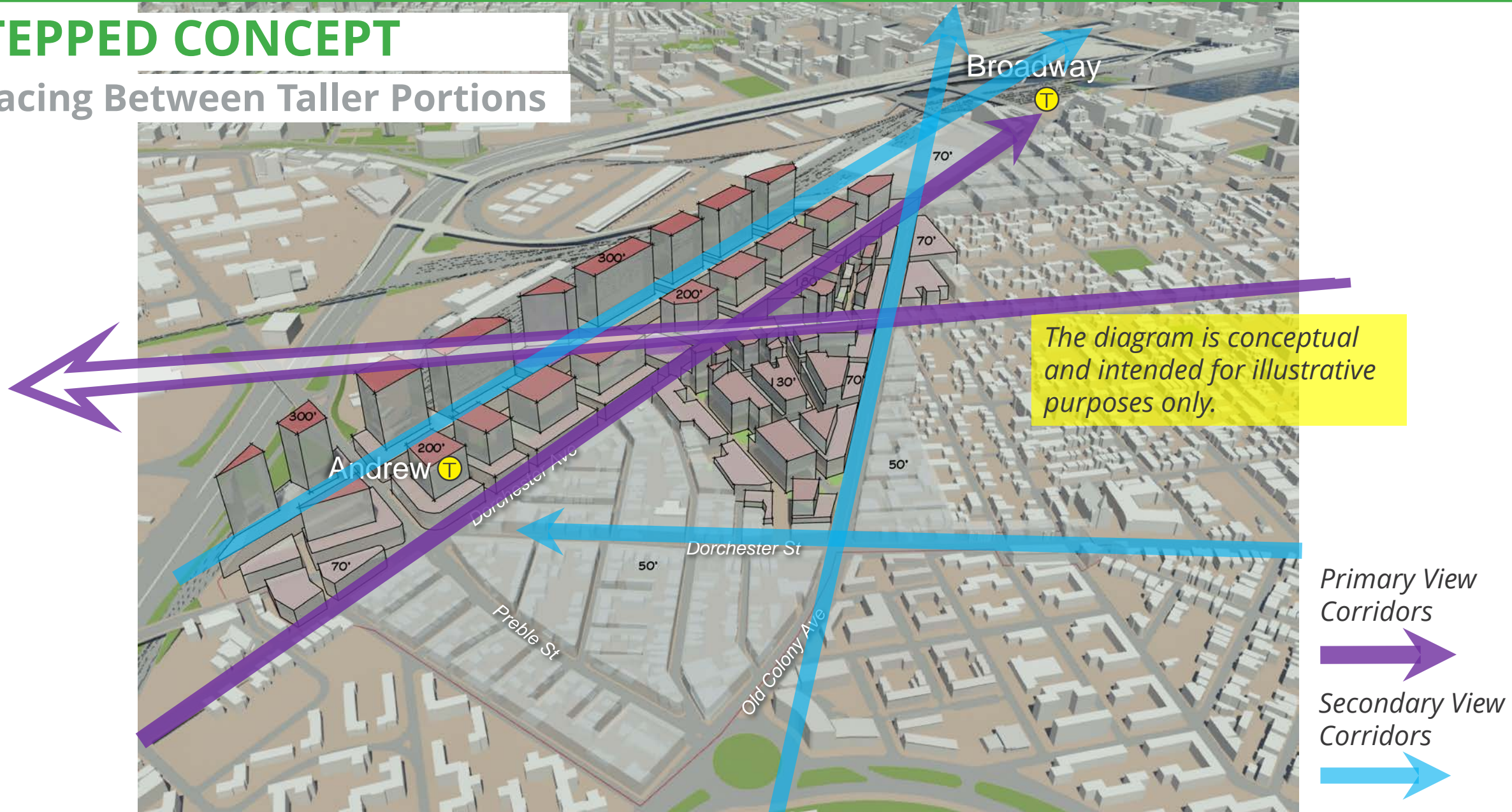
STEPPED CONCEPT

Zoning Height Envelope



STEPPED CONCEPT

Spacing Between Taller Portions



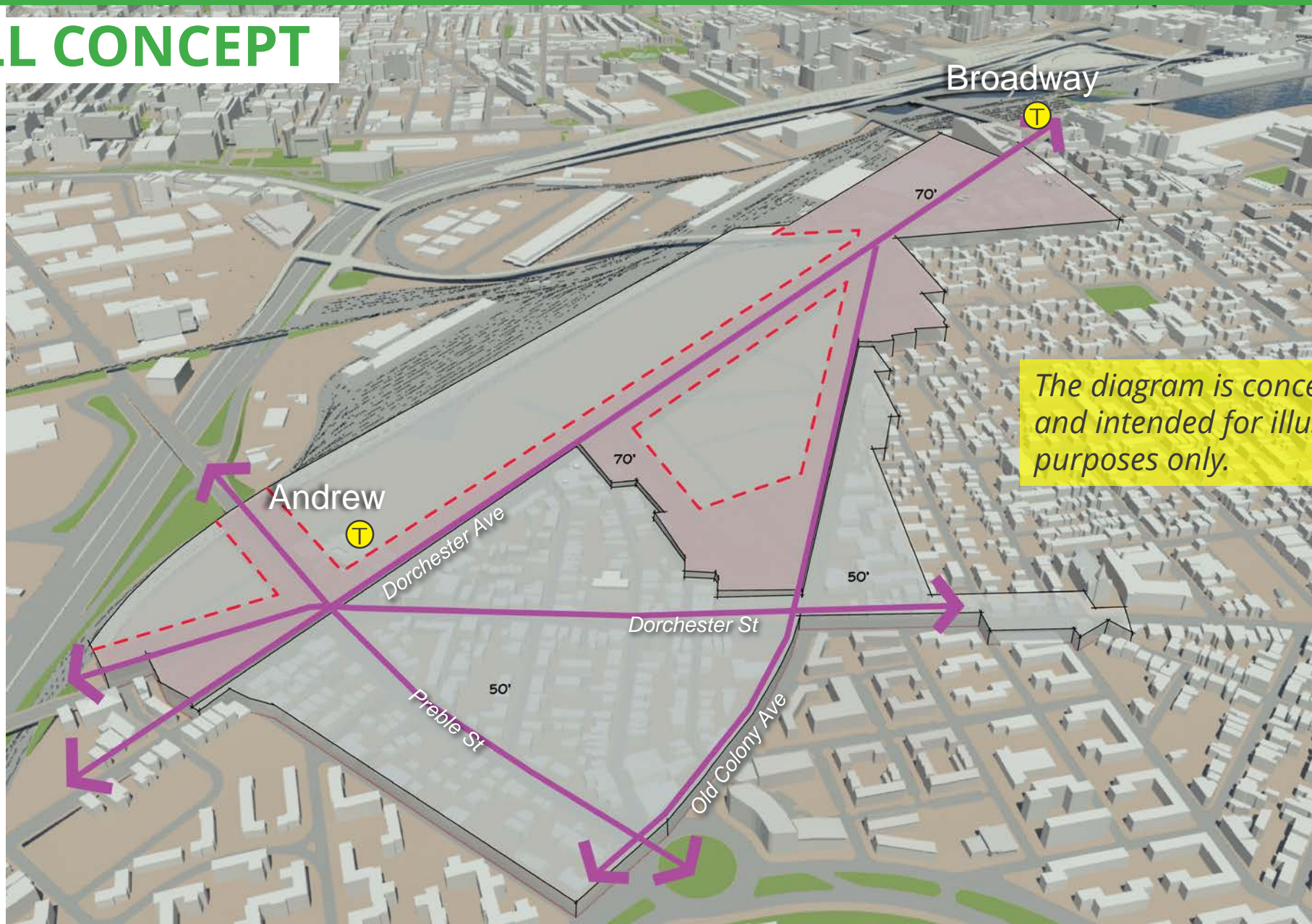
PROS & CONS EXERCISE – STEPPED CONCEPT

Design with Us Workshop

TABLE #	PROS	CONS
Table 1	Makes the city look more organized View corridor Blends into neighborhood More @ 300' = more benefits	Pushes benefits away from neighborhood
Table 2 - 4	<i>No Comments</i>	<i>No Comments</i>
Table 5	Height/impacts are further from neighborhood	Shading from the west Large wall along the western side of the study area
Table 6	Acts as a sound barrier	Pushes benefits away from neighborhood
Table 7	Wide sidewalks Set-backs from the neighborhood are welcome Stepping up is nice and less massive than the barbell concept	Pushes benefits away from neighborhood Danger of creating a wall of similar looking architecture
Table 8		If greater height means more affordable housing by railroad tracks, would placing affordable housing next to the tracks be desirable? Heights will compromise quality of open space – better to concentrate heights around T.

BARBELL CONCEPT

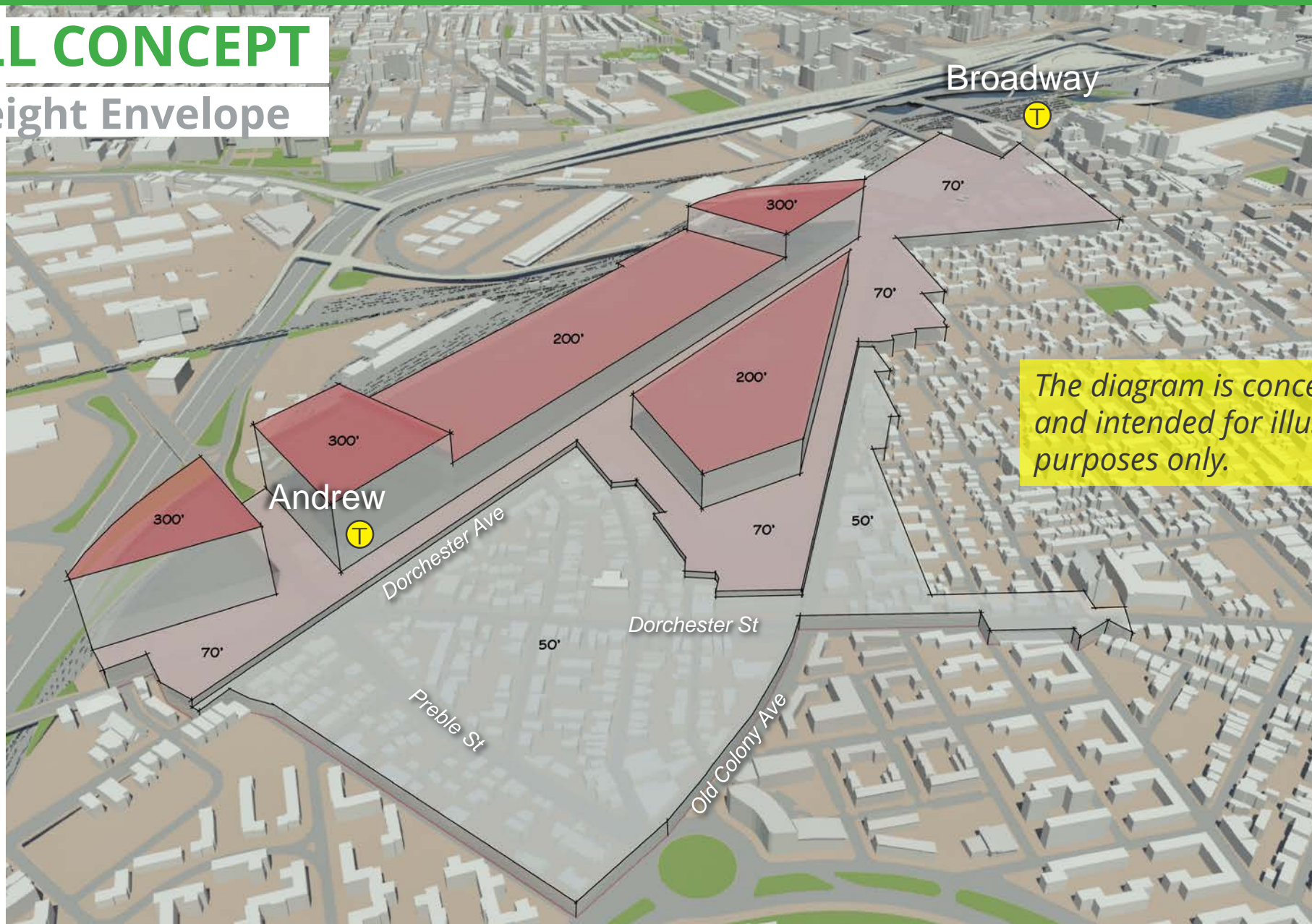
Set-backs



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BARBELL CONCEPT

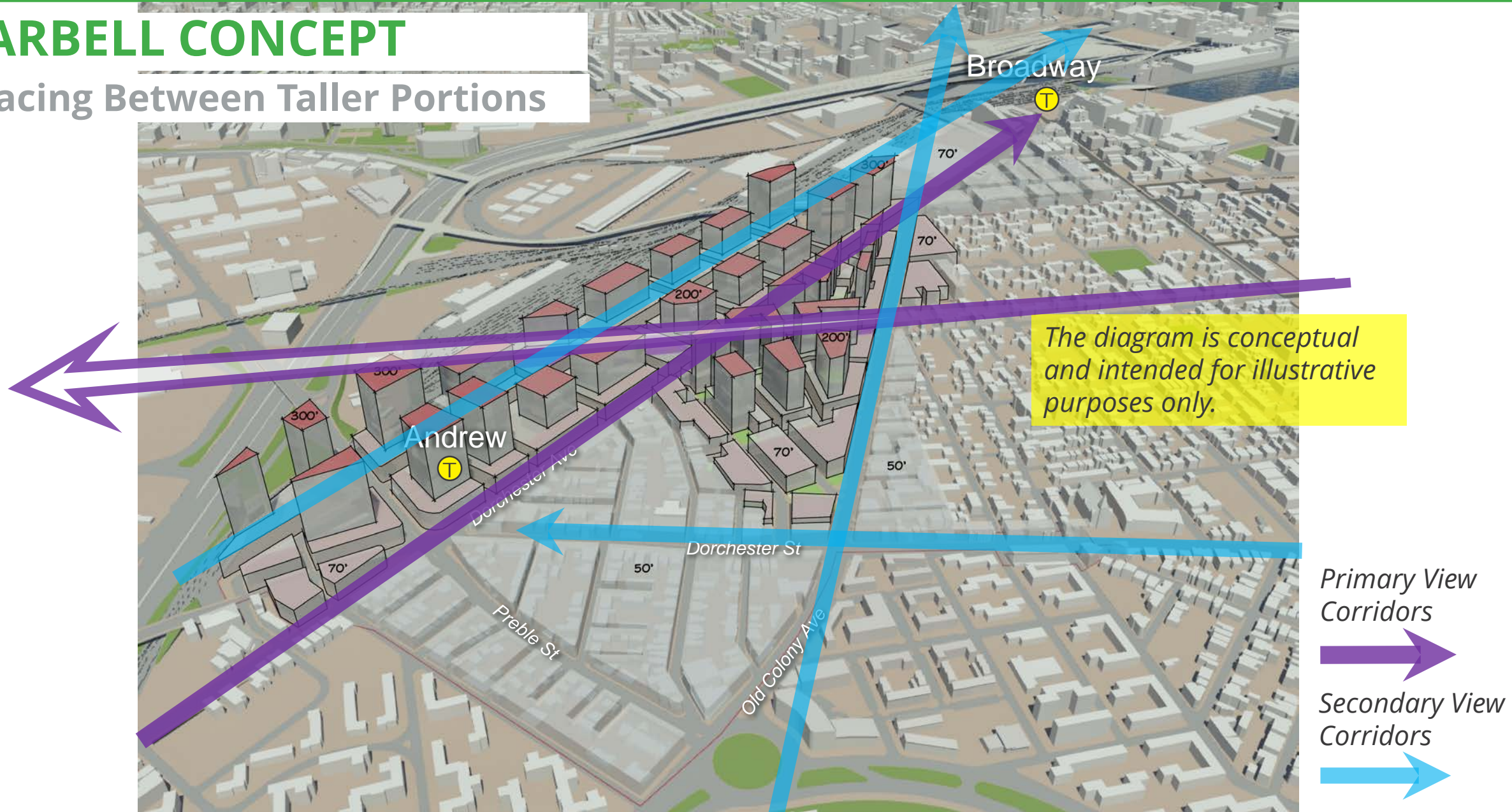
Zoning Height Envelope



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BARBELL CONCEPT

Spacing Between Taller Portions



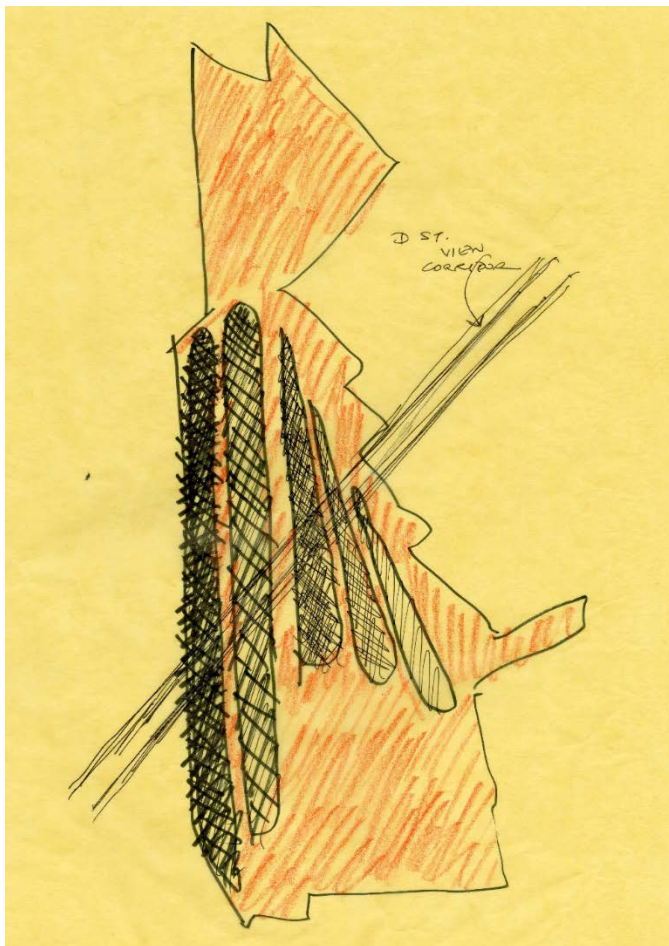
PROS & CONS EXERCISE – BARBELL CONCEPT

Design with Us Workshop

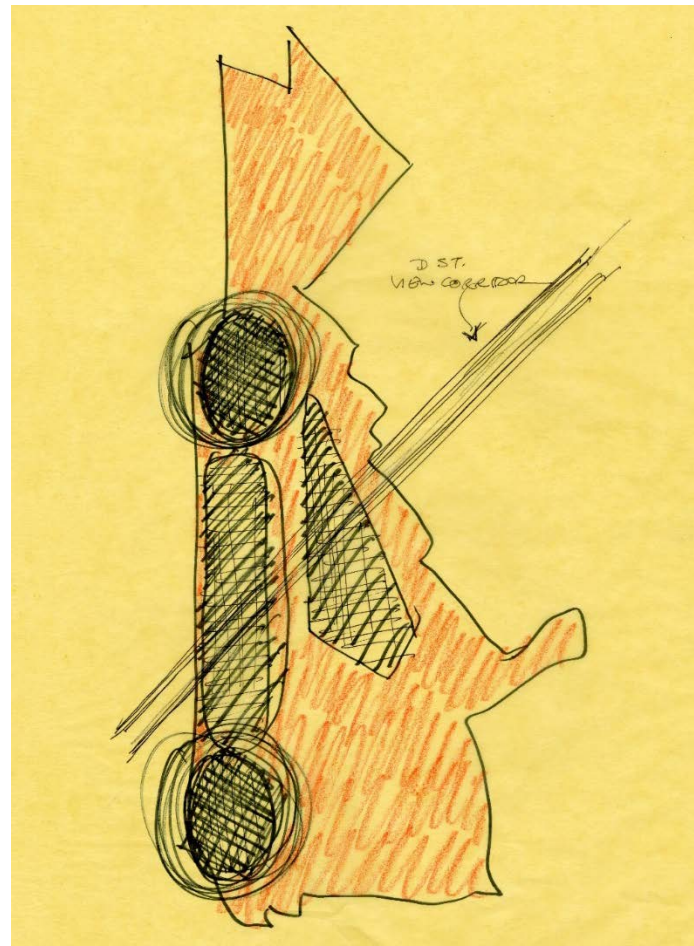
TABLE #	PROS	CONS
Table 1	View corridor More amenities closer to residents More transit access	Northern density isn't near station Stations underneath make foundations expensive Parcel assembly is very difficult
Table 2	Height is dispersed, have views More separation between high elements	Feels unsafe
Table 3	Density closer to T More aesthetically interesting	Big height close to Andrew Square existing residential
Table 4		Northern end with Cabot Yard doesn't really fly if the publically owned MBTA site doesn't get redeveloped
Table 5	Walkability T.O.D. (Transit Oriented Development) Allows for more light into the center of the study area	Too tall in Old Colony Ave. triangle Cabot Yard, what is possible here? Height could be added there.
Table 6	Different than Seaport because it has unique corridor, height variation Gives opportunity to have parks in the middle	200' (triangle) might be too much of a shadow for residents who live in the existing residential
Table 7	21 st century industrial near haul road is a great idea Height is good as long as we get amenities	Why Cabot Yards are not included in the barbell concept, they are so close to Broadway. Move barbell closer to Broadway
Table 8	Makes more sense to have concentrate development by T. Development should be mixed-use	

PLAN: South Boston Dorchester Avenue

Preserve. Enhance. Grow.

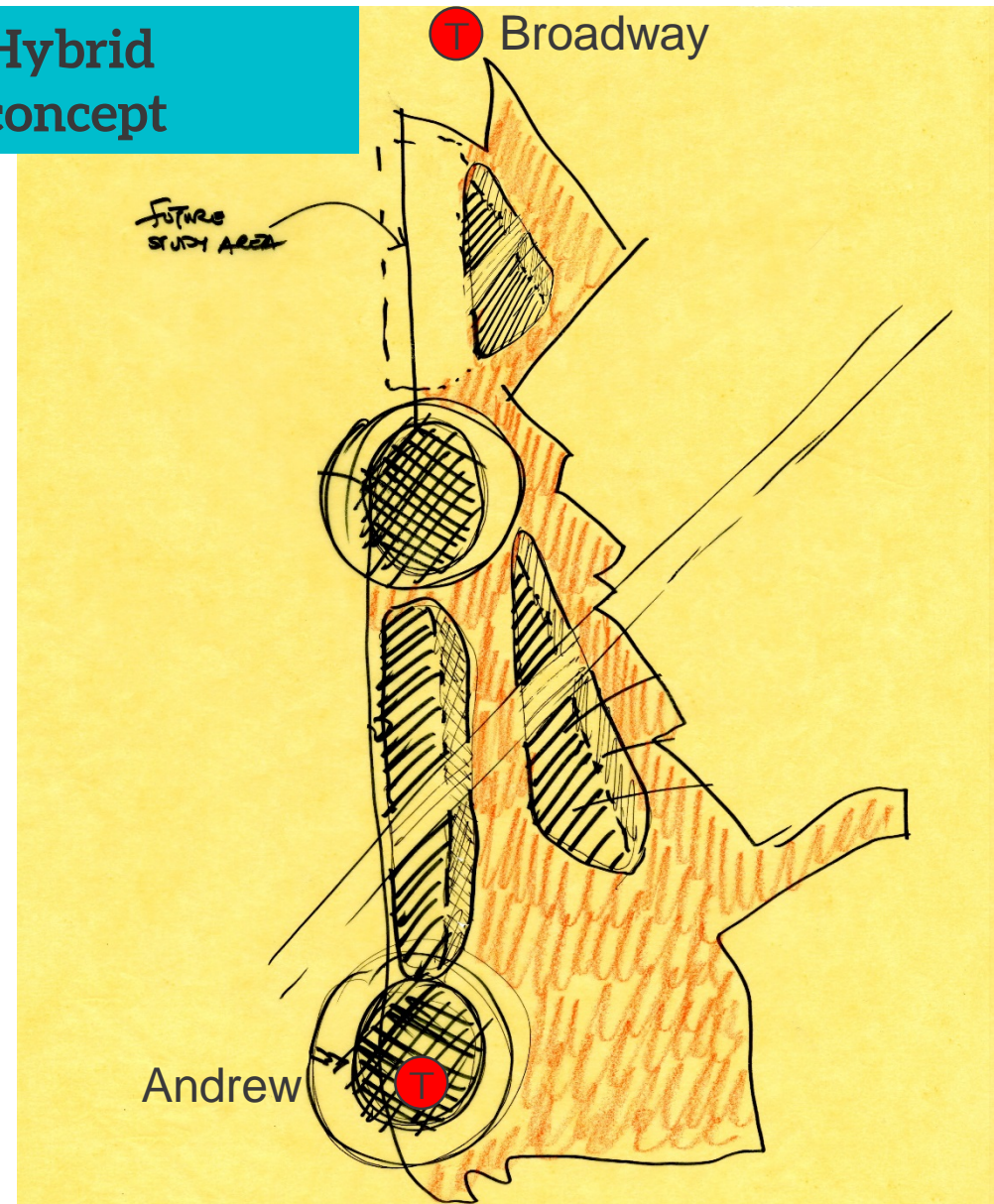


**Stepped
Concept**



**Barbell
concept**

Hybrid concept



3

BRA HOMEWORK

“Plan with Us” workshop
October 26, 2015



BRA HOMEWORK

What Are We Testing?

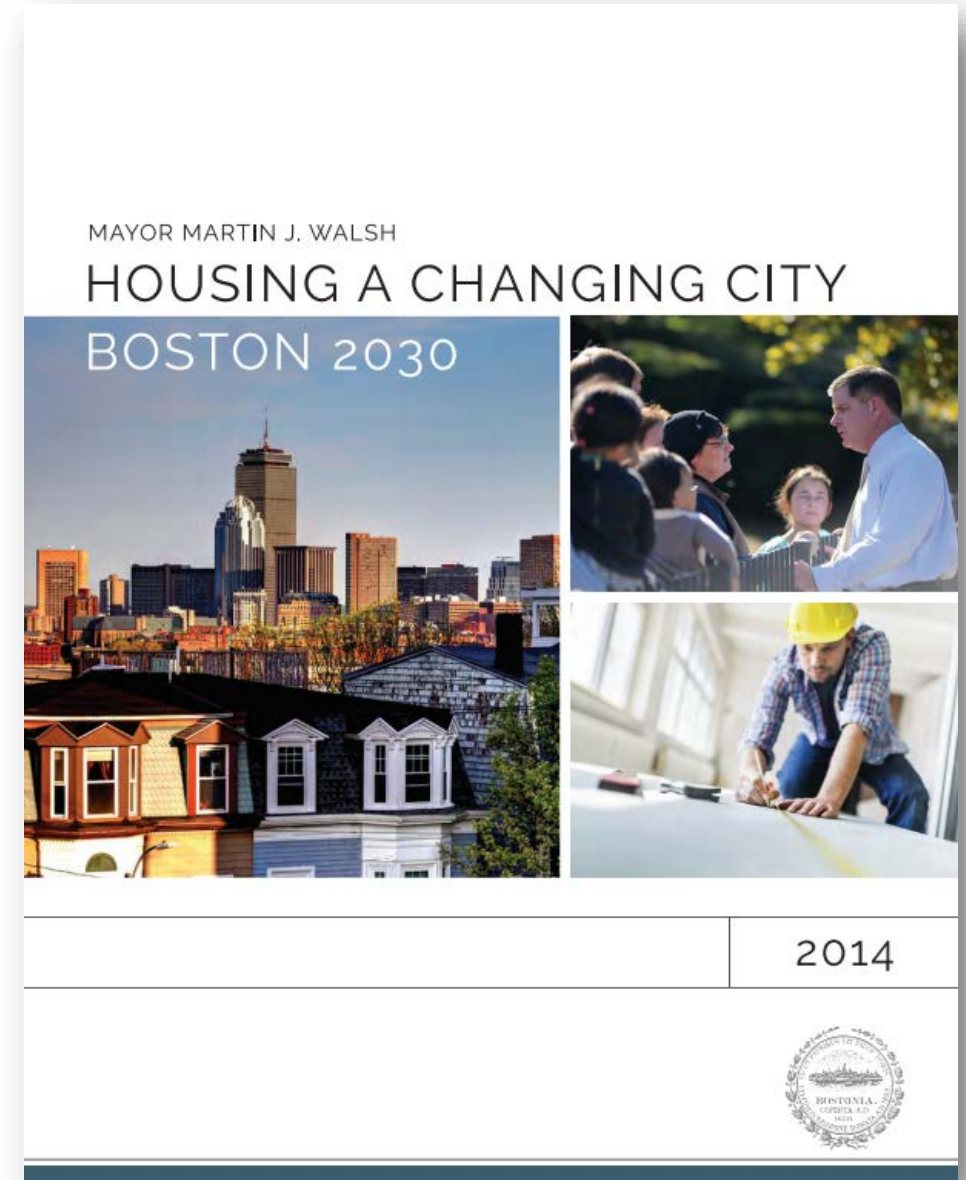
- **Housing**
- **Open Space**
- **Streets**
- **Density**
- **Lot Coverage**
- **Development Cost and Public Benefit Analysis**

HOUSING 2030

Mayor Walsh's commitment:

"A Boston where housing is accessible and affordable to people of all incomes & backgrounds"

- To accommodate for growth we must build 53,000 new units of housing by 2030
- The Mayor's plan to get there is centered on 4 key themes:
 - Champion low-income affordability
 - Strengthen options for the middle class
 - Assist Boston's senior households
 - Manage Boston's student population



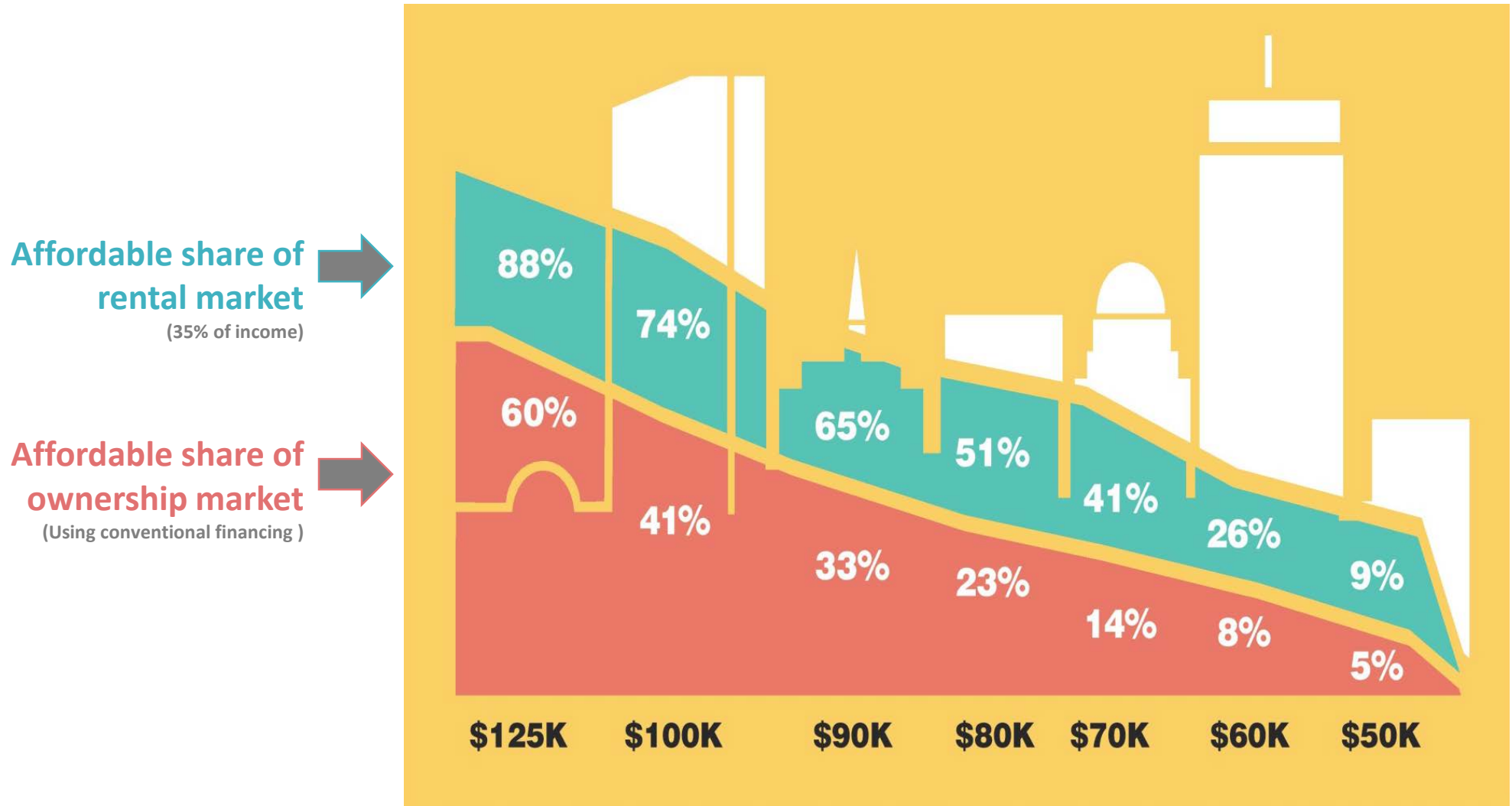
HOW DO WE MEASURE AFFORDABILITY

Households are considered **cost-burdened** if they are spending more than **35%** of their pre-tax income on housing

INCOME	Max Affordable Rent (at 35% of Income)	Max Affordable Purchase Price (using conventional financing)*
\$125,00	\$3,646	\$550,000
\$80,000	\$2,333	\$371,000
\$60,000	\$1,750	\$268,000
\$40,000	\$1,167	\$165,000
\$20,000	\$583	n/a

*Purchase prices are estimates, as varying, interest rates, insurance costs, condo fees, other debts, and the down payment amount can all change the amount affordable.

HOUSING AFFORDABILITY IN BOSTON



HOUSING: INCLUSIONARY DEVELOPMENT POLICY

WHAT IS THE INCLUSIONARY DEVELOPMENT POLICY (IDP)?

- First created in 2000
- New policy approved December 10, 2015
- Policy applies to new construction of ten units or more and project requires zoning relief

Who does IDP serve?

While public funds (federal, state, and local) support a range of programs for low-income households, IDP requires that private developers provide units for **moderate- to middle-income households**.

- Rental units are made available to households earning up to 70% of Area Median Income (AMI).
- Homeownership units are made available to households earning 80% and 100% of AMI. Half of the units for 80% AMI and the other half for 100% AMI households.

HOUSING: INCLUSIONARY DEVELOPMENT POLICY

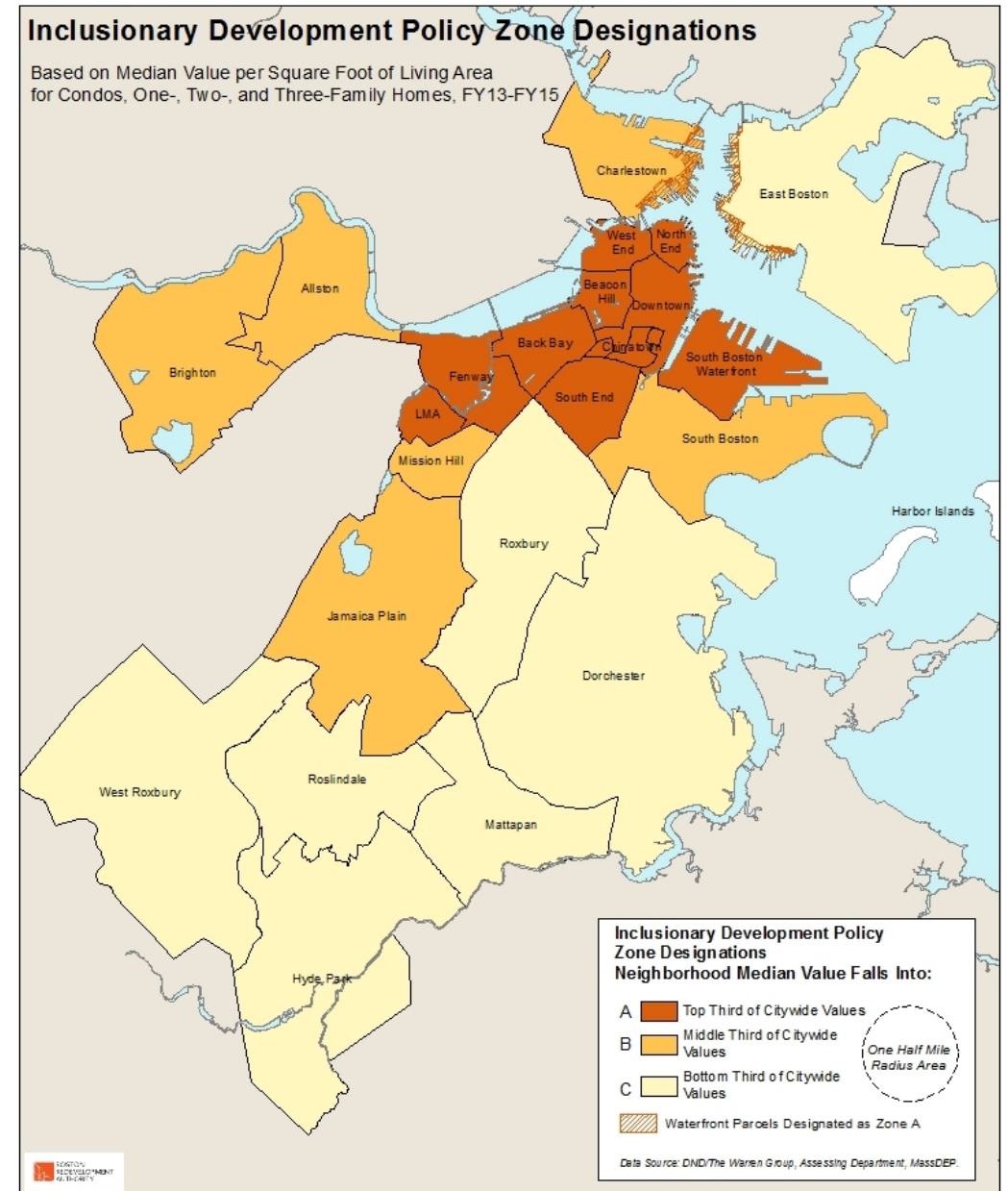
IDP Unit Income Limits

Household Size	70% AMI	75% AMI	80% AMI	90% AMI	100% AMI
1	\$48,250	\$51,700	\$55,150	\$62,050	\$68,950
2	\$55,150	\$59,100	\$63,050	\$70,900	\$78,800
3	\$62,050	\$66,500	\$70,900	\$79,800	\$88,650
4	\$68,950	\$73,900	\$78,800	\$88,650	\$98,500
5	\$74,450	\$79,800	\$85,100	\$95,750	\$106,400
6	\$80,000	\$85,700	\$91,400	\$102,850	\$114,250

HOUSING: IDP

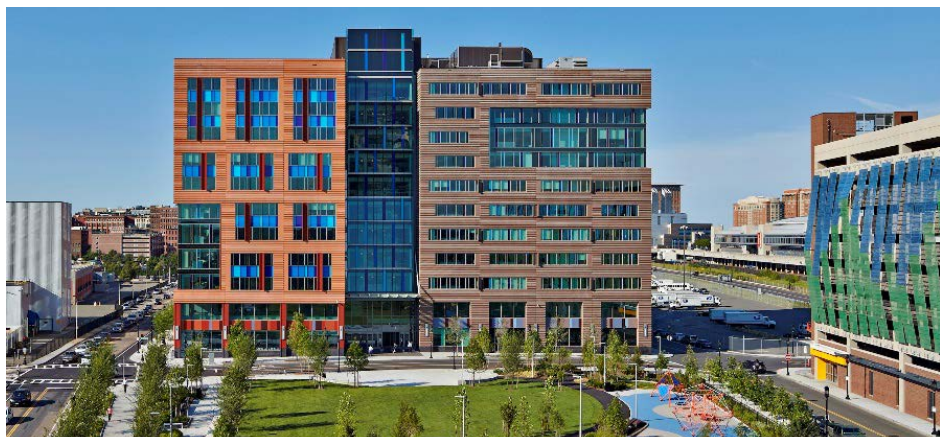
New Policy 2015

- Creates three zones
- PLAN: South Boston Dot Ave is in Zone B
- Developer required to reserve 13% of units as IDP/income restricted units
- With BRA approval, developer can:
 - Create 18% of units off-site within ½ mile of project
 - Make contribution to affordable housing fund at minimum of \$300,000 per unit, based on 18% of units.

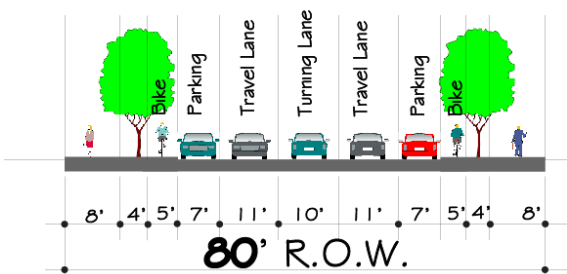


What is **inclusionary zoning**?

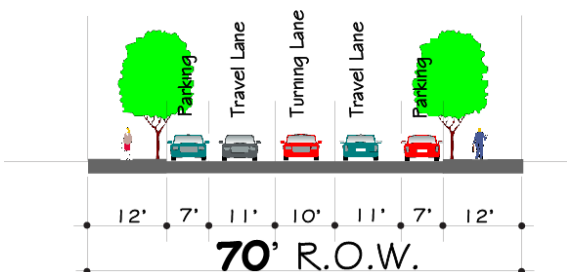
OPEN SPACE: TESTING



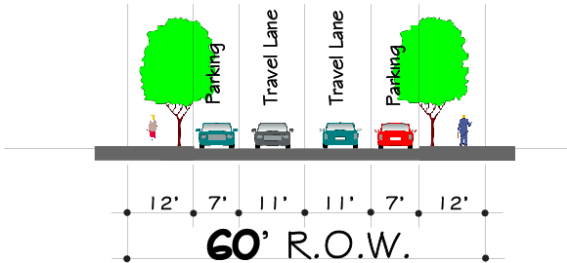
STREETS: TESTING



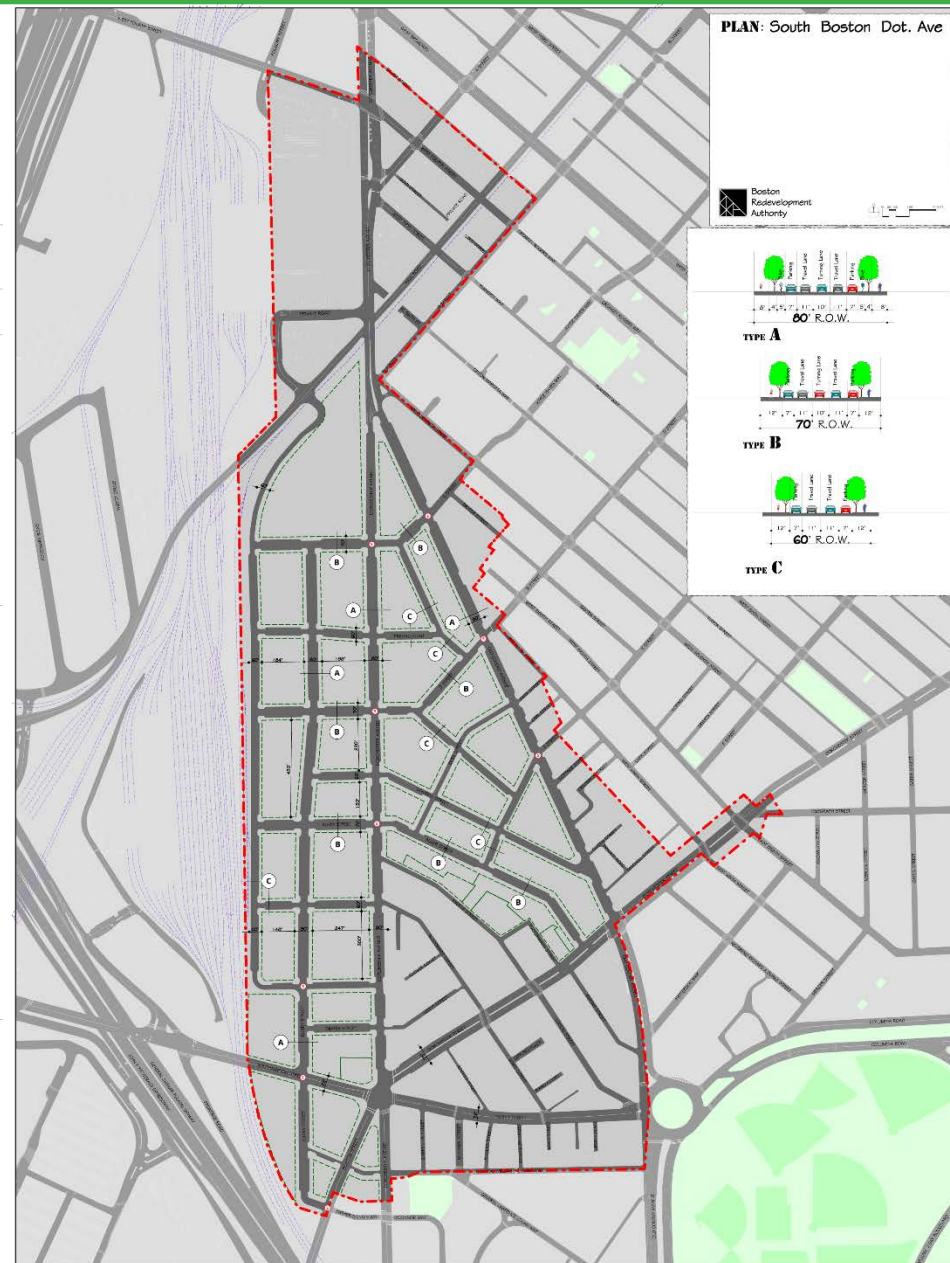
TYPE A



TYPE B

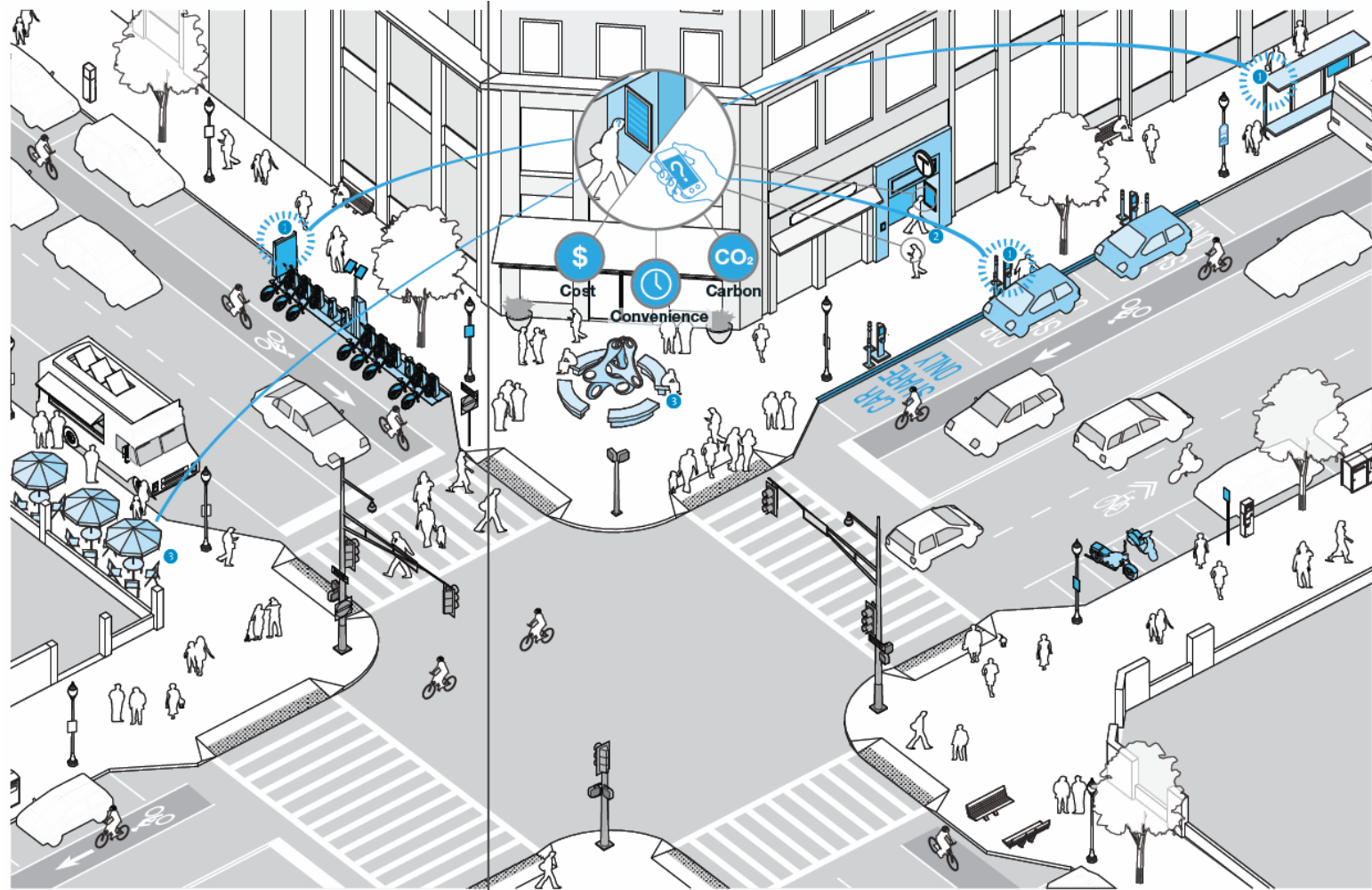


TYPE C



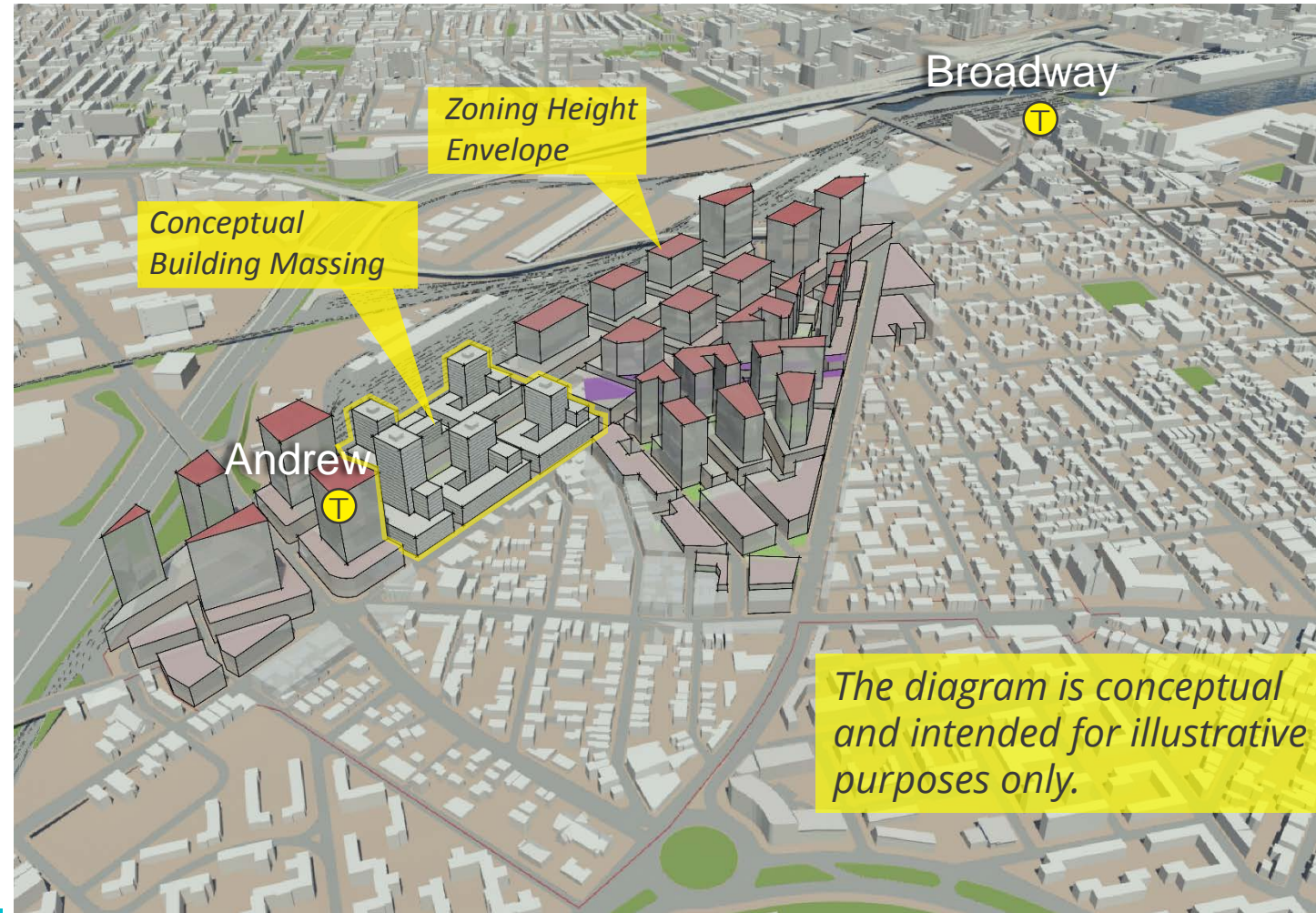
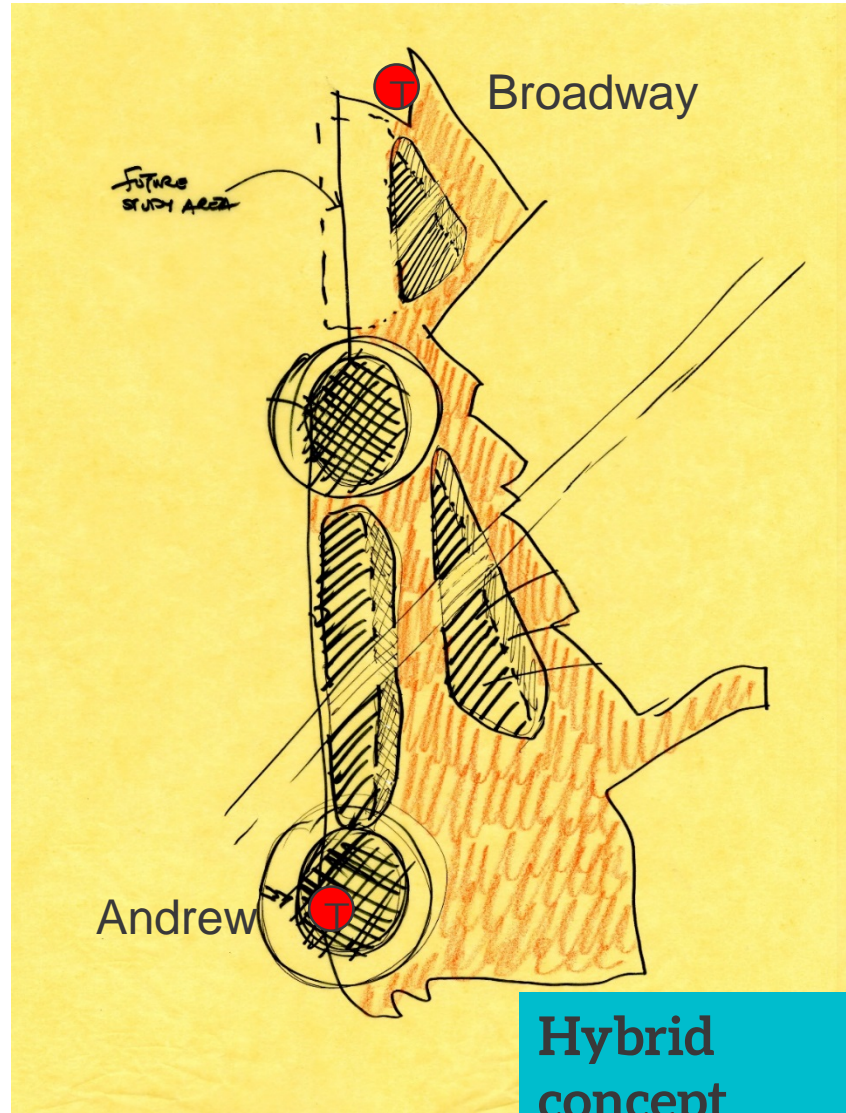
STREETS: TESTING

Complete Streets Standards



New and existing roads to adopt Boston Complete Streets standards

DENSITY: TESTING

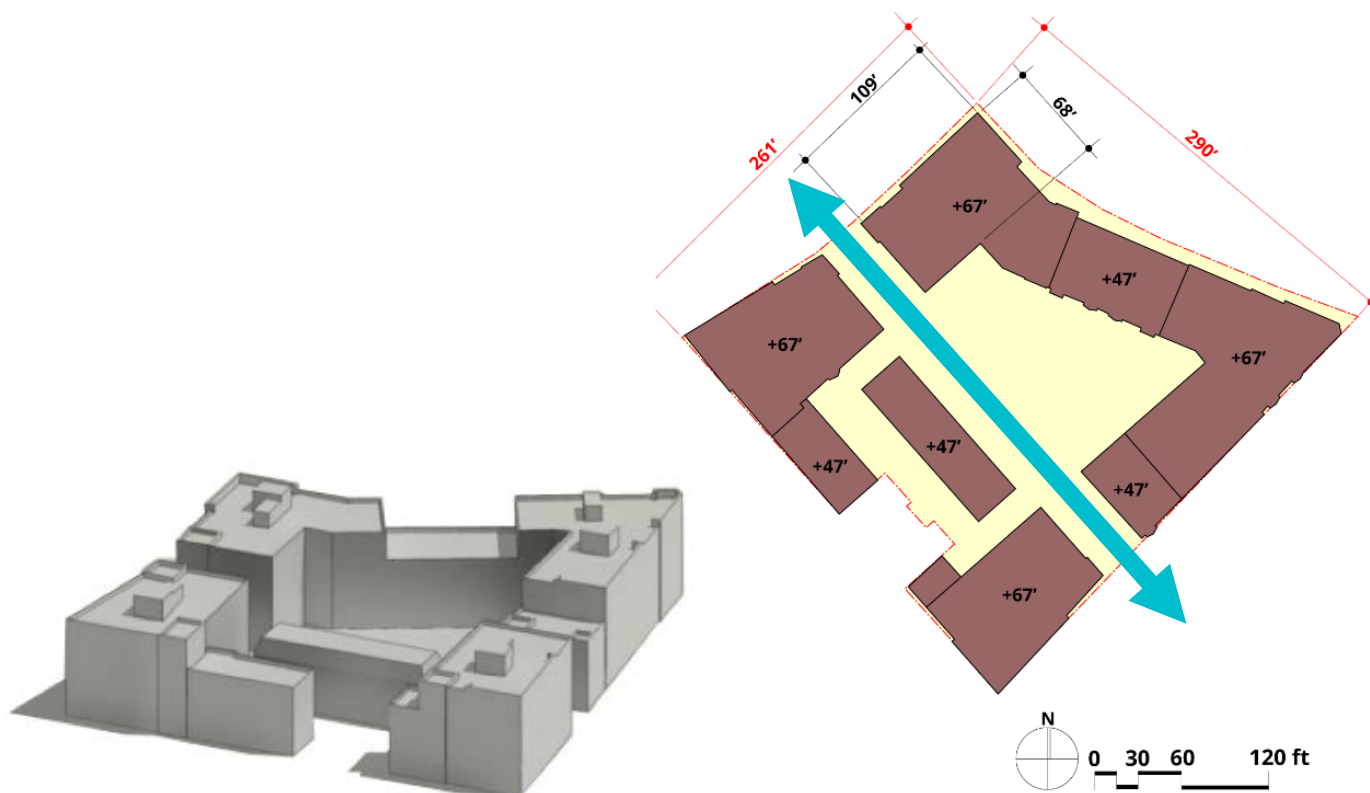


Conceptual Building Massing (white)

LOT COVERAGE PRECEDENT

Rollins Square, South End

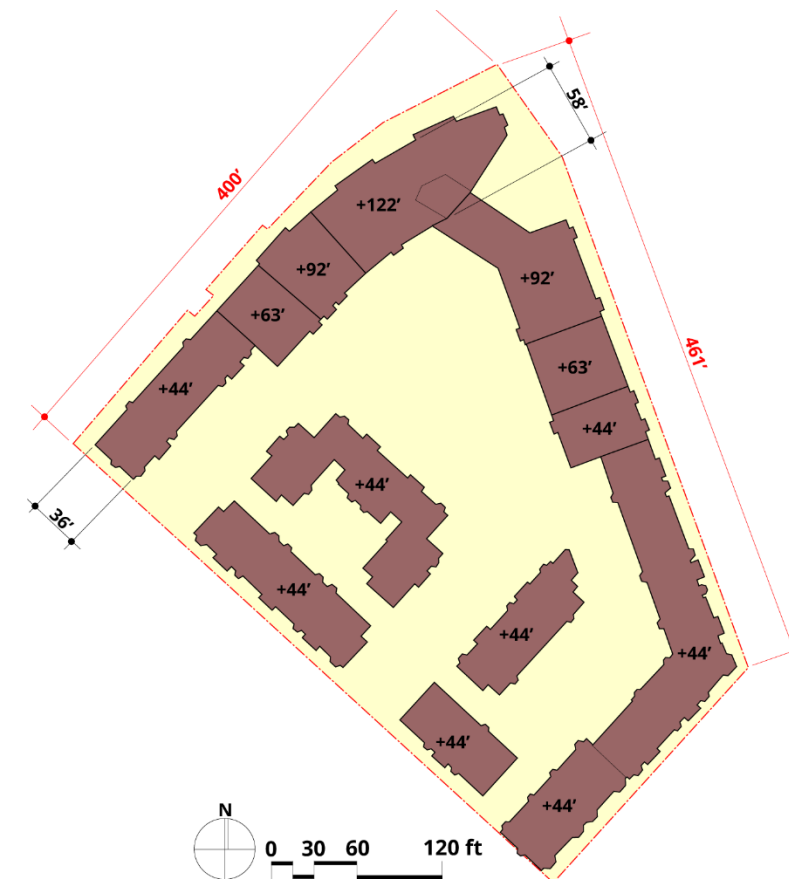
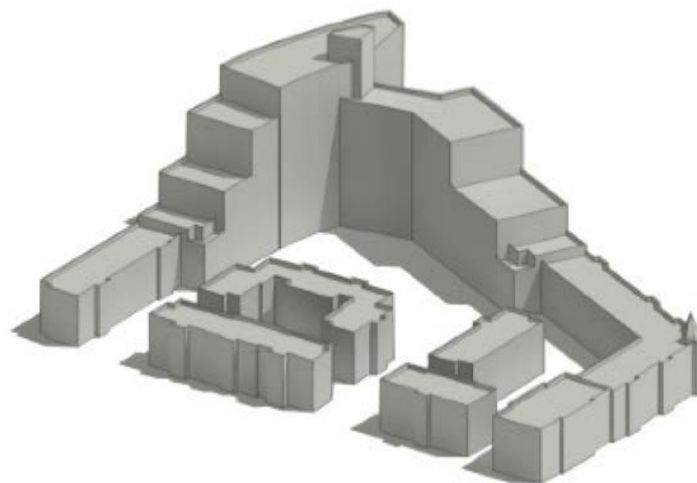
60% Lot coverage



LOT COVERAGE PRECEDENT

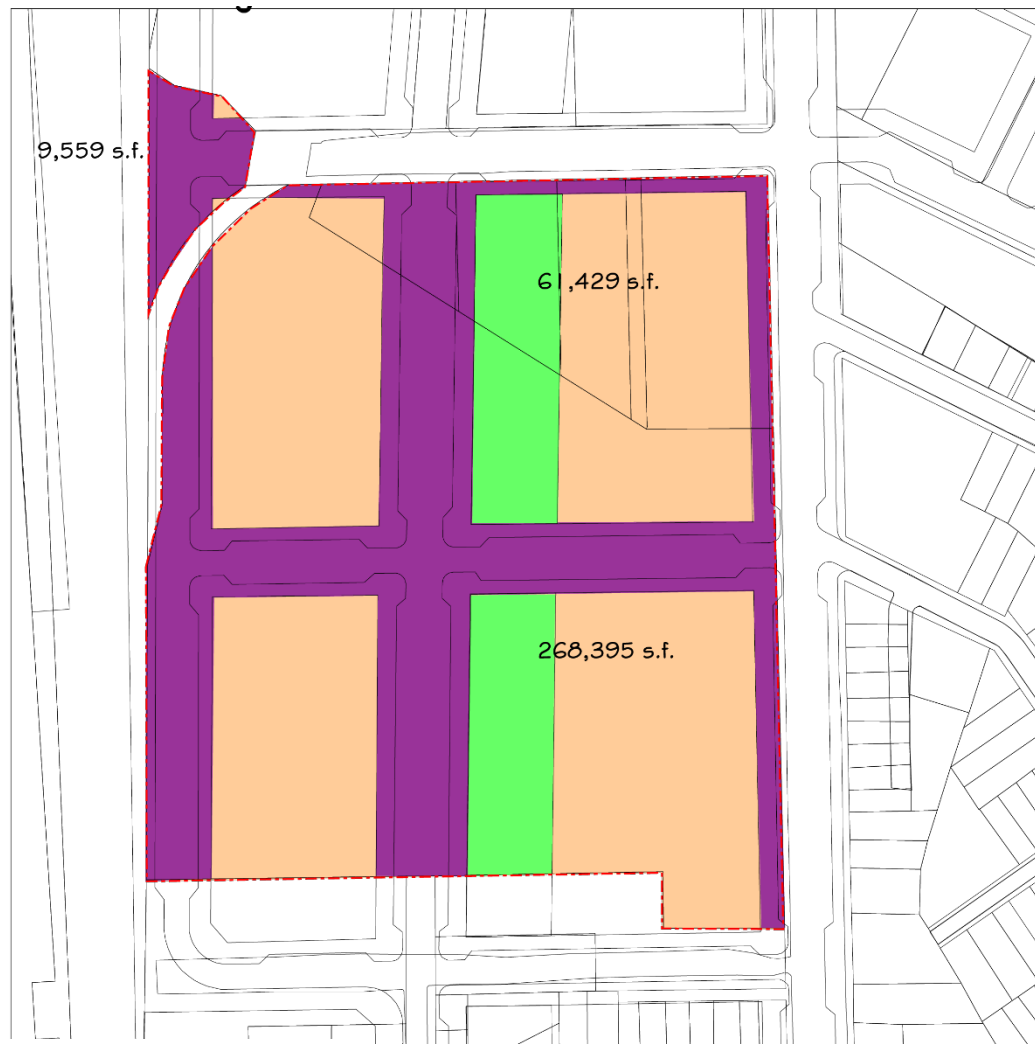
Tent City, South End

43% Lot coverage

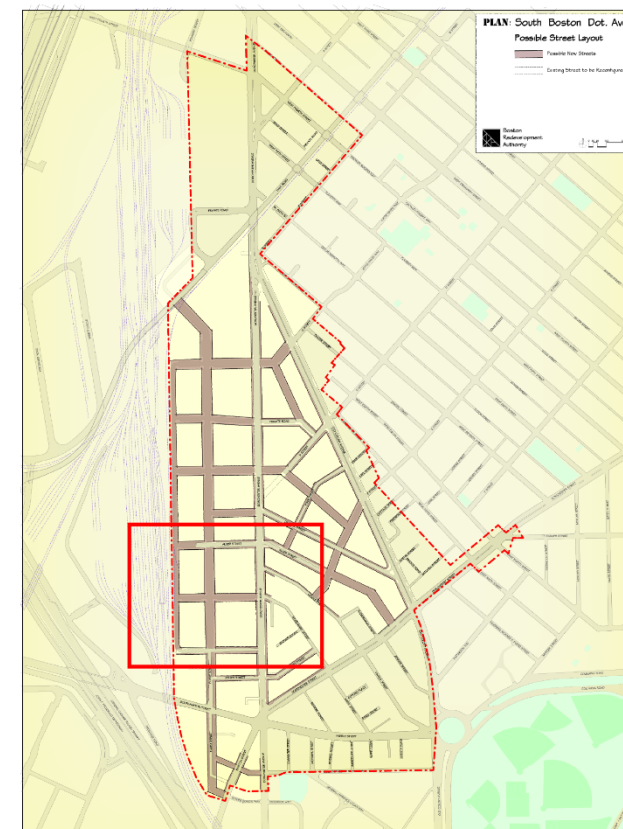


LOT COVERAGE TESTING

51% Coverage

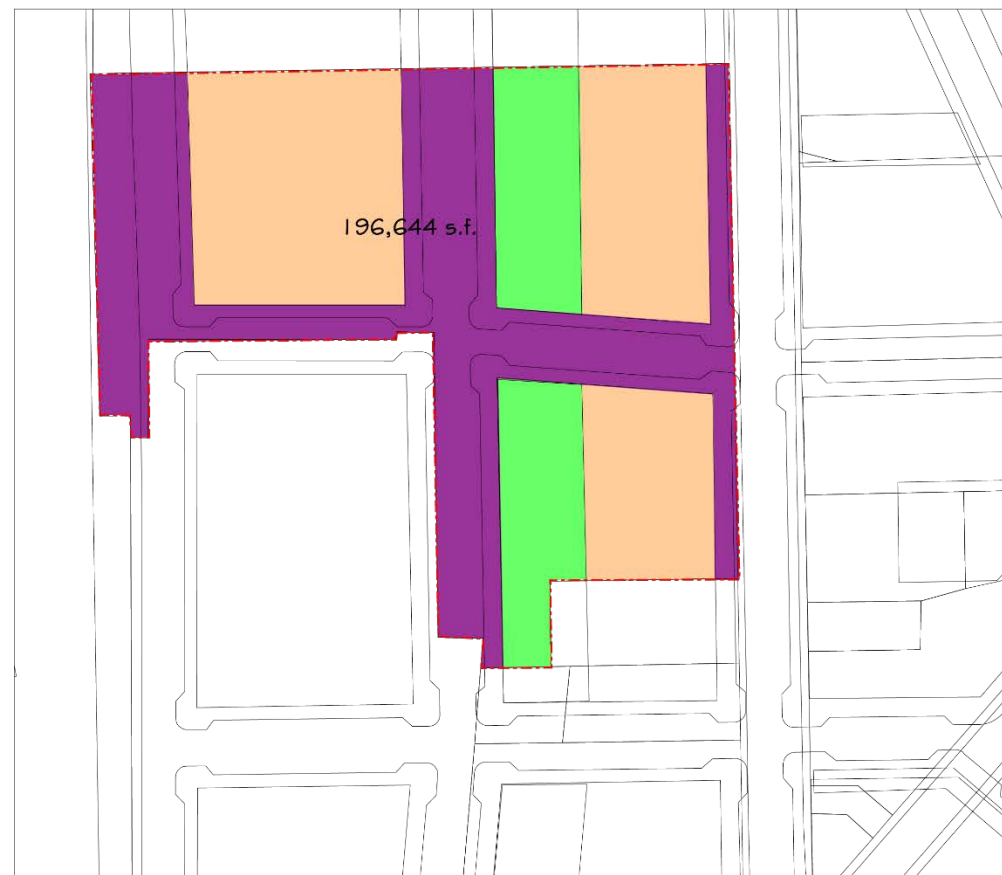






	Parcel Areas:	339,383 s.f.	
	Streets & Sidewalks:	120,391 s.f.	36 %
	Open Spaces:	44,388 s.f.	13 %
	Developable Areas:	174,604 s.f.	51 %

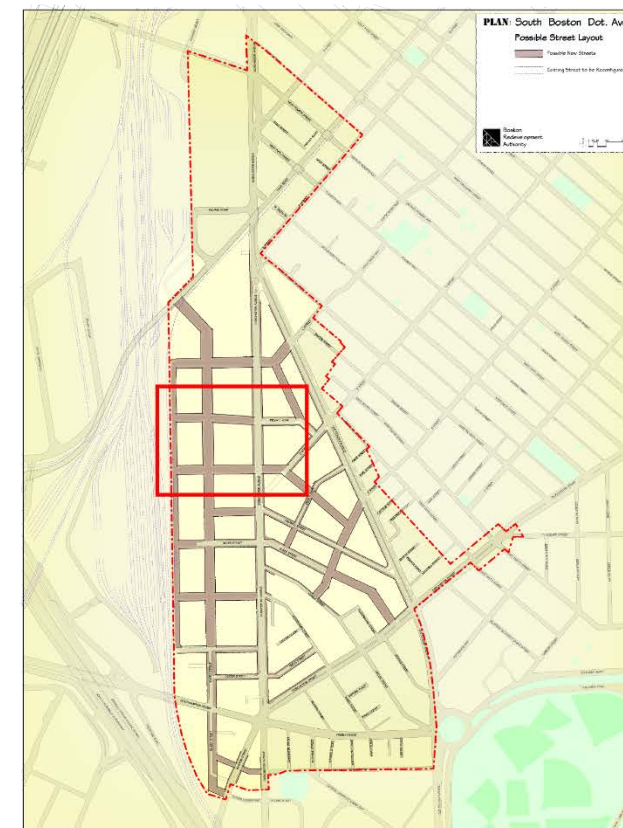


LOT COVERAGE TESTING

42% Coverage

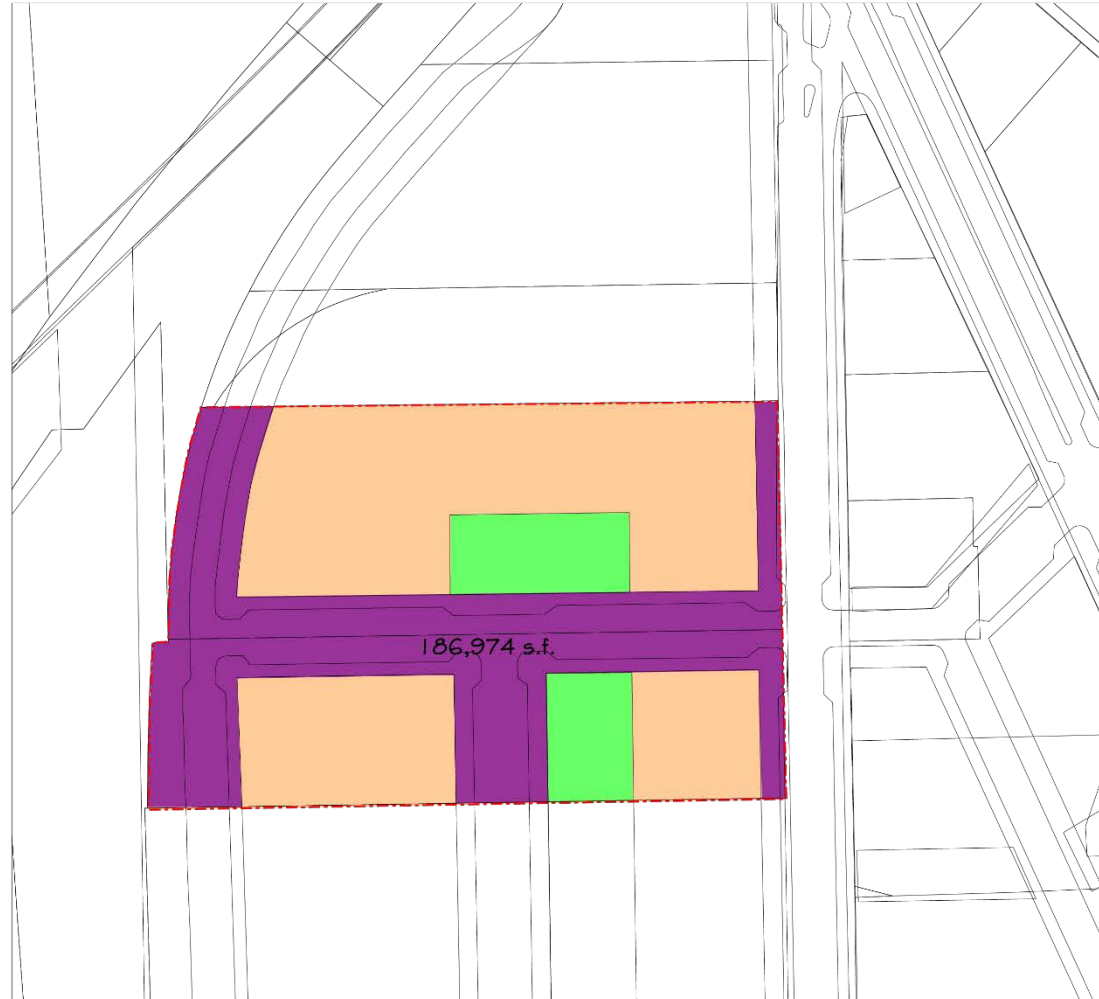


	Parcel Areas:	196,644 s.f.	
	Streets & Sidewalks:	81,256 s.f.	41 %
	Open Spaces:	32,440 s.f.	17%
	Developable Areas:	82,948 s.f.	42%

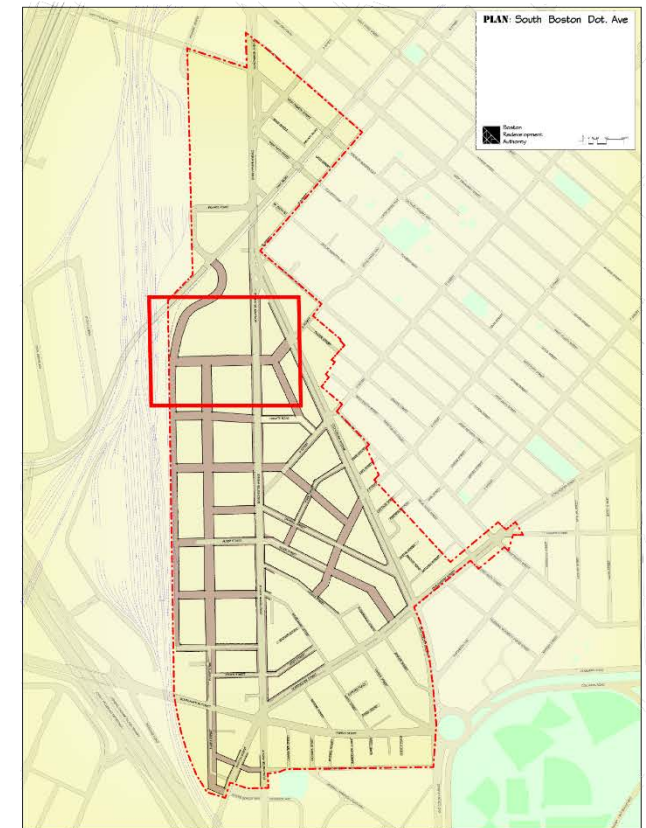


LOT COVERAGE TESTING

52% Coverage



	Parcel Areas:	186,974 s.f.	
	Streets & Sidewalks:	70,487 s.f.	38%
	Open Spaces:	19,474 s.f.	10%
	Developable Areas:	97,013 s.f.	52%



ZONING TOOL: HEIGHT BONUSES AND BENEFITS

Conceptual Diagram



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 (middle income) 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.

DUE DILIGENCE

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

4

Prioritization Exercise



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

IDENTIFIED BENEFITS

Pick Top Three from the Green Bullets

- Create **new streets and sidewalks**
- Create public **open space**
- Create **middle income housing**
- Create affordable neighborhood **retail/amenities**
- Create **affordable commercial** space
- Create new **21st century industrial space** for artists/entrepreneurs
- Create affordable **civic/cultural/art space**
- Create highly **energy efficient buildings** (LEED Gold and higher)

PRIORITIZATION EXERCISE

45 minutes

Instructions

1. Select top 3 benefits
2. Continue the dialogue and record comments about specific benefits
3. Report back

- Create public **open space**
- Create **middle income housing**
- Create affordable neighborhood **retail/amenities**
- Create **affordable commercial** space
- Create new **21st century industrial space** for artists/entrepreneurs
- Create affordable **civic/cultural/art space**
- Create highly **energy efficient buildings** (LEED Gold and higher)

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 “Choose with Us”

Plan Scenarios Session

FEBRUARY “Discuss with Us”

Preferred Plan Draft Session

MARCH Plan Production

(Internally BRA Staff Draft Plan Document)

APRIL “Finalize with Us”

Final Plan Presentation

MAY & JUNE

Internally BRA Staff Draft Zoning Documents & Zoning Commission Meeting