



PLAN

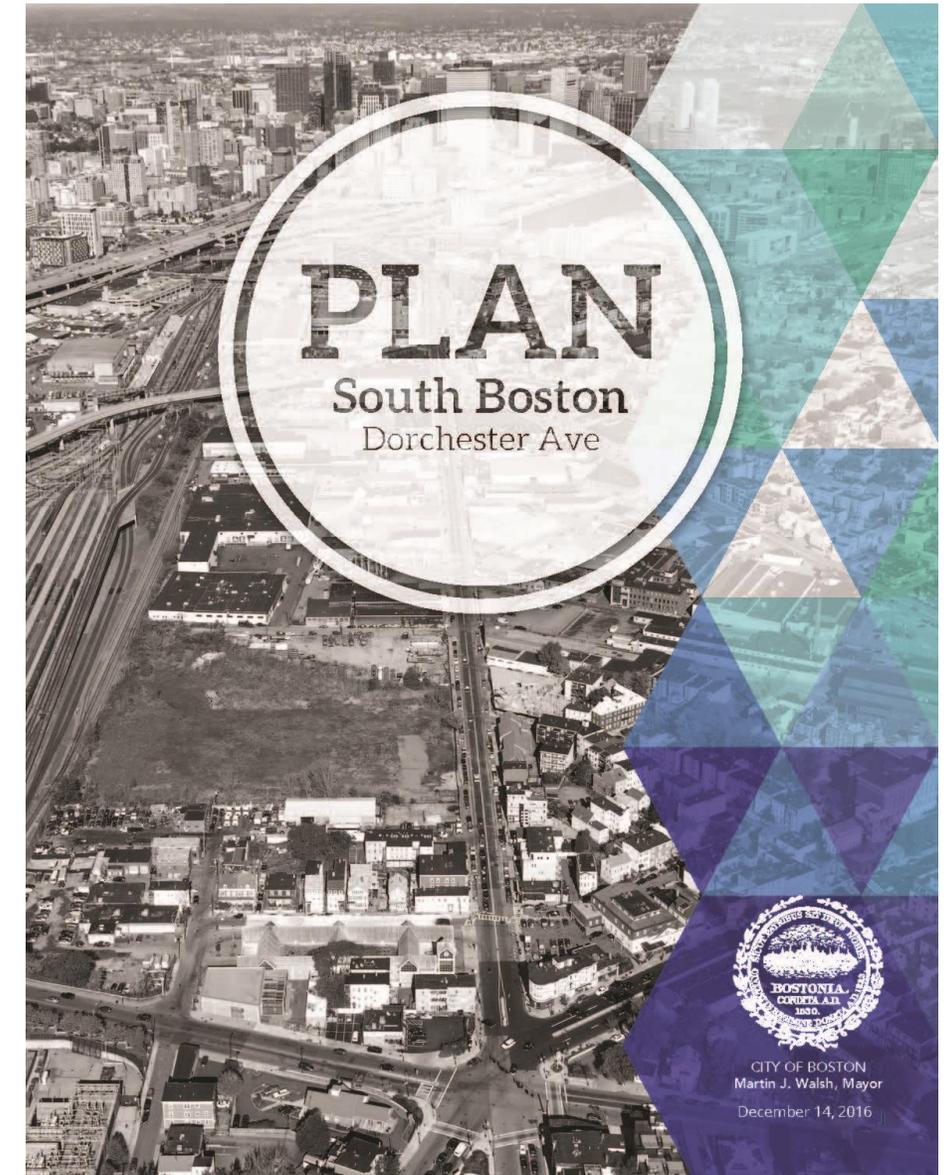
South Boston  
Dorchester Ave

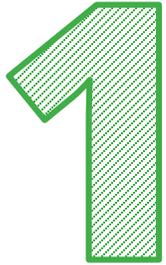
# ZONING SESSION

May 2, 2017

## AGENDA

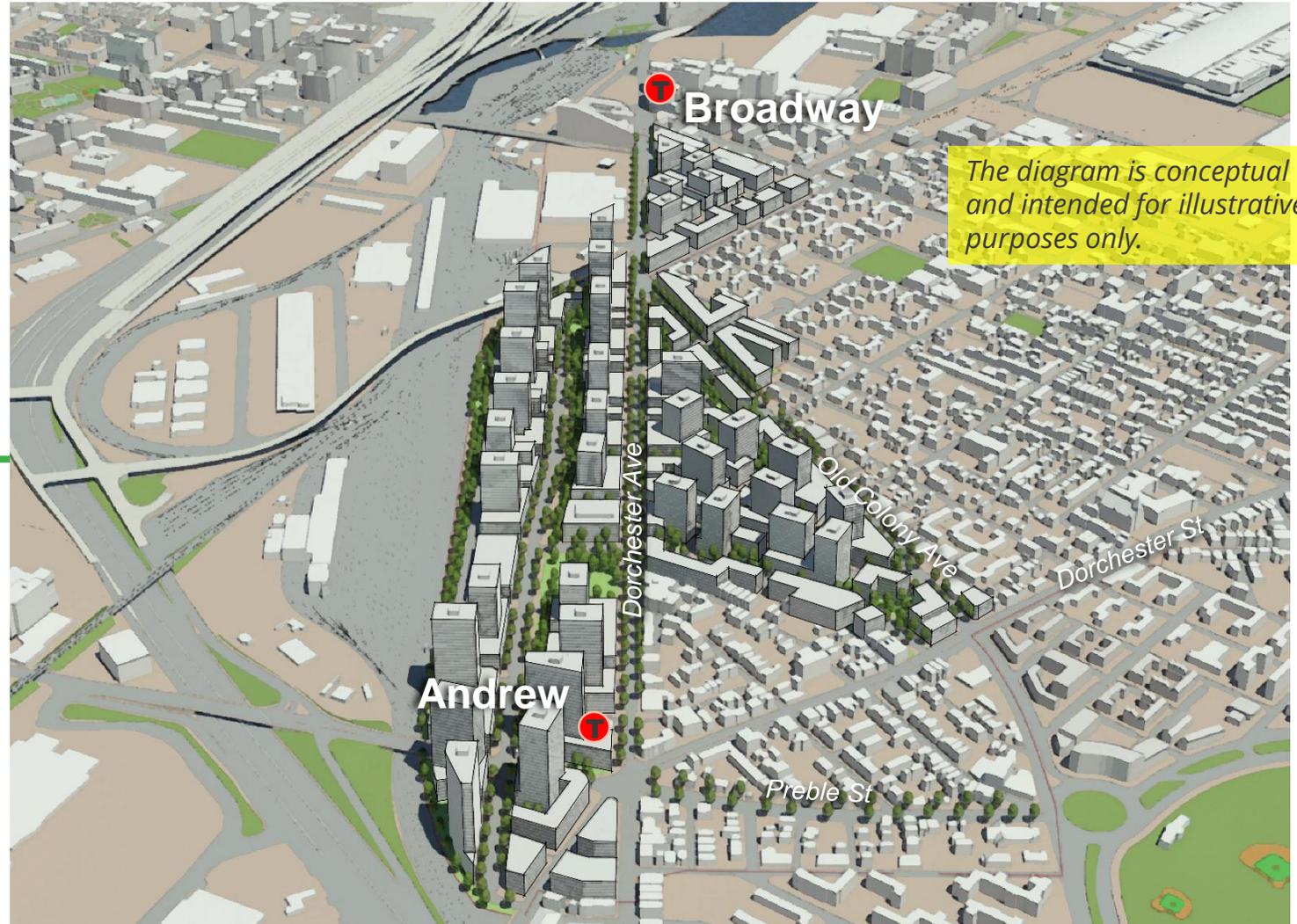
1. Recap of Approved Plan
  - a. Plan Background
  - b. Plan Goals and Vision
  - c. Plan Framework & Implementation
  - d. What we heard
2. Zoning Framework
  - a. Why rezone the study area?
  - b. Translating guidelines into zoning
  - c. Zoning for community benefits
3. Next Steps
4. Conversation & Discussion





## Recap of Approved Plan

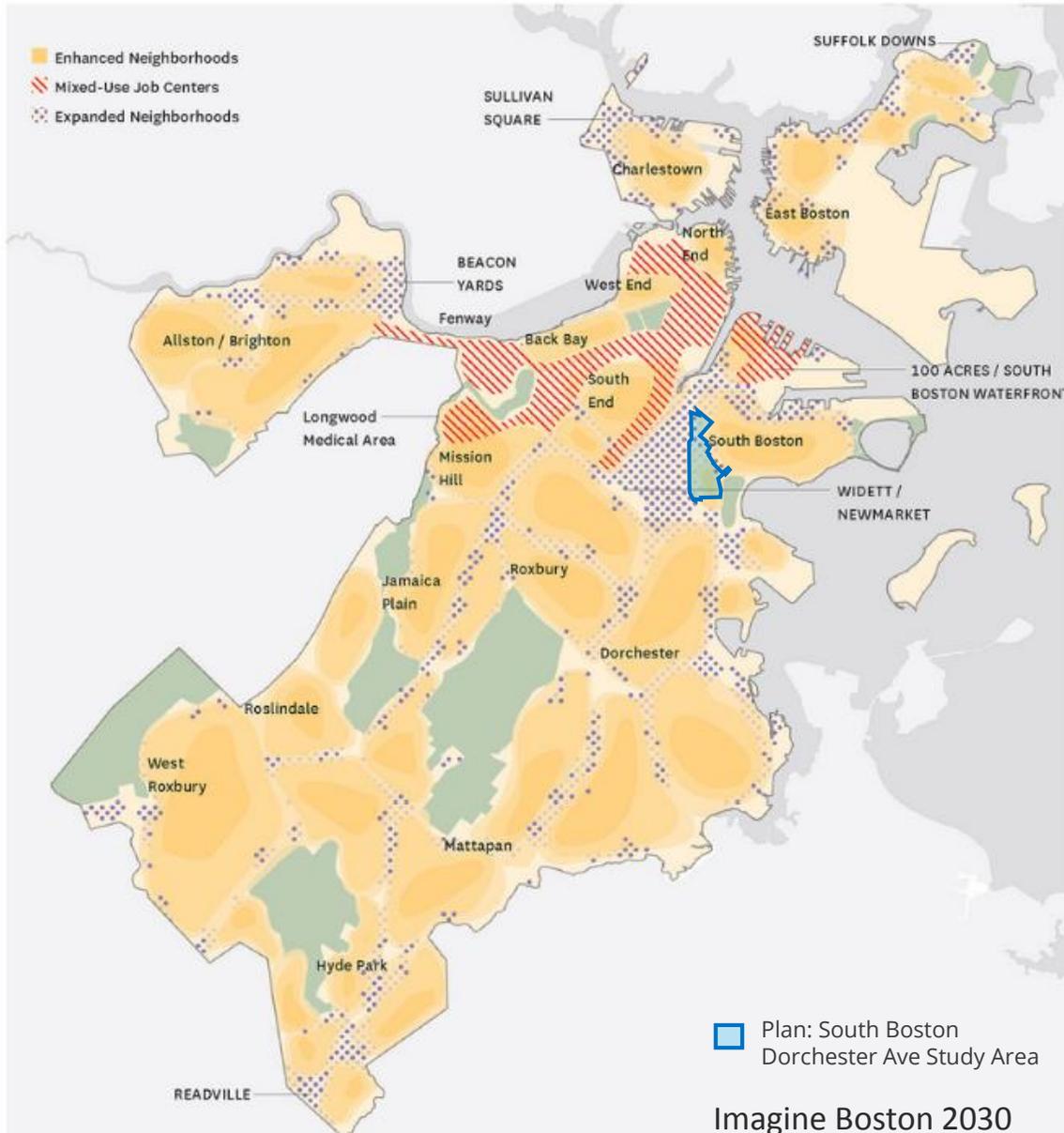
- Plan Background
- Plan Goals and Vision
- Plan Framework & Implementation
- What we heard



Conceptual Illustrative Buildout

# PLAN: South Boston Dorchester Avenue

Preserve. Enhance. Grow.



*"People want to live in Boston...*

*...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*

## INTER-DEPARTMENTAL GROUP

**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

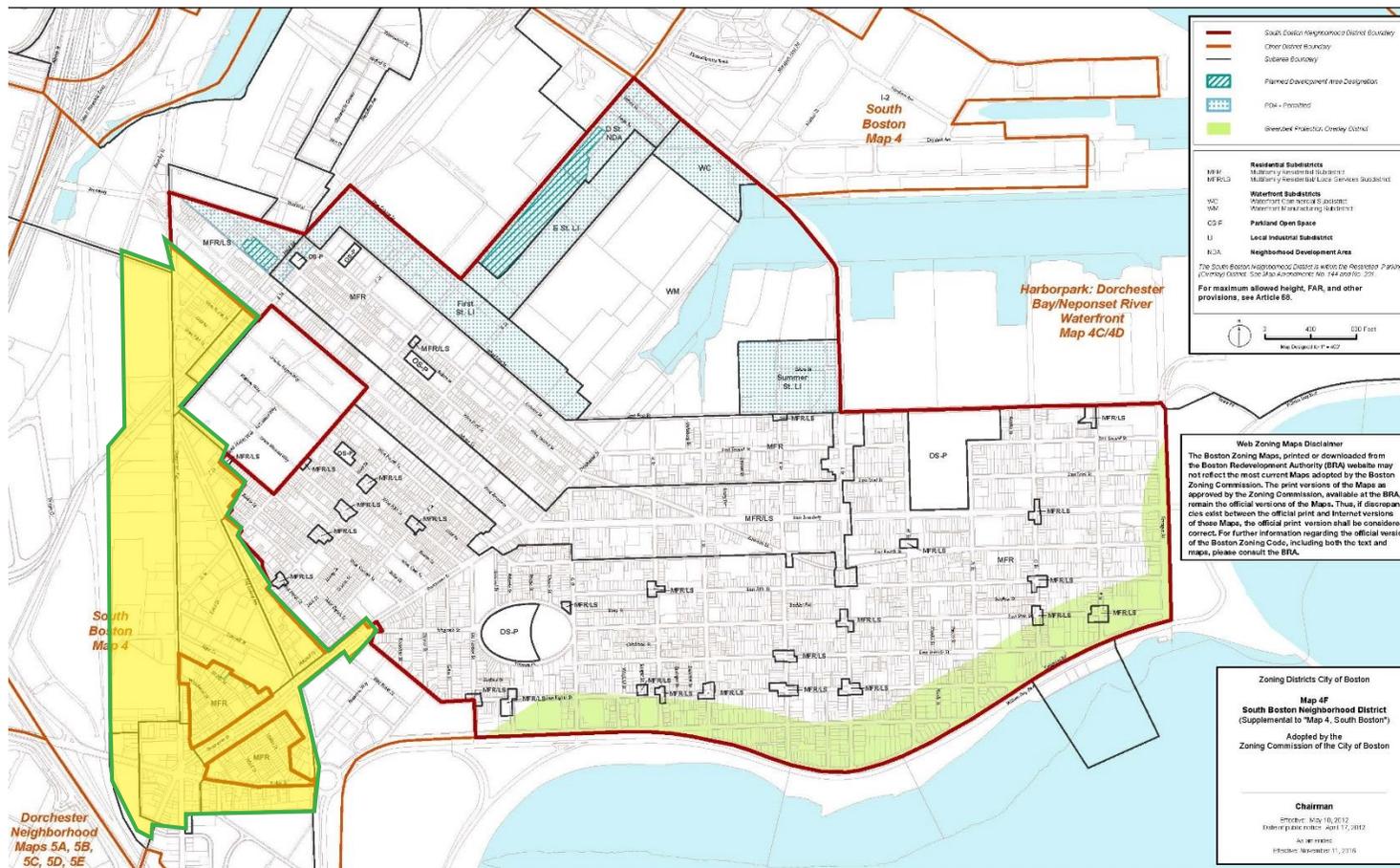
**Environment/Sustainability/Climate Change** – Environment Department, Boston Landmarks Commission, Boston Public Health

**Boston Centers for Youth & Families**

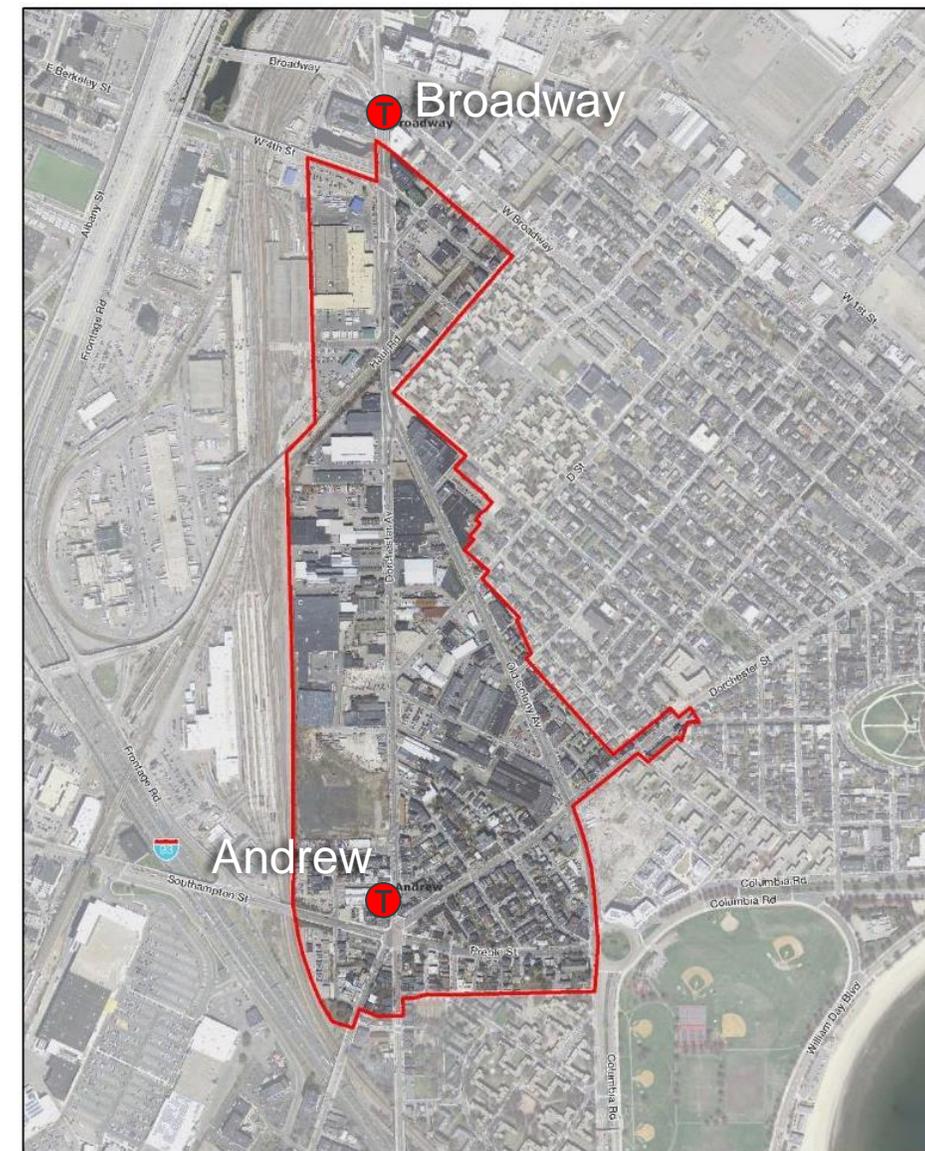
**Elderly Commission**

**Commission for Persons with Disabilities**

## STUDY AREA BOUNDARY



South Boston Zoning Map



Study Area Boundary

## SCHEDULE

**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/Dialogue Session*

**JANUARY 27, 2016 “Draft with Us”**

*Placemaking and Mobility Workshop*

**FEBRUARY 23, 2016 “Discuss with Us”**

*Mobility & Getting Around Workshop*

**APRIL 5, 2016 “Review with Us”**

*Elements of Plan & Implementation Strategies*

**MAY 19, 2016 – “Finalize with Us”**

*Open House - Presentation of Plan*

**MAY 19, 2016 - Draft Plan Released**

**JUNE 8, 2016 – Revised Draft Plan Released**

*Public Comments Period until June 23*

**NOVEMBER 1, 2016 - Final Draft Plan Released**

*Public Comment Period until November 21*

**DECEMBER 15, 2016 – Plan Approved by BPDA Board**

**MAY 2, 2017 – Zoning Session**

## PLANNING PROCESS

### OPEN HOUSES, WORKSHOPS, Walk & Bike Tours



## PLANNING PROCESS

### Visioning Workshop

#### 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, library, 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 supporting education and workforce development to broaden economic opportunity.)

#### Environment & Sustainability

Improve Climate Resilience

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

#### Other

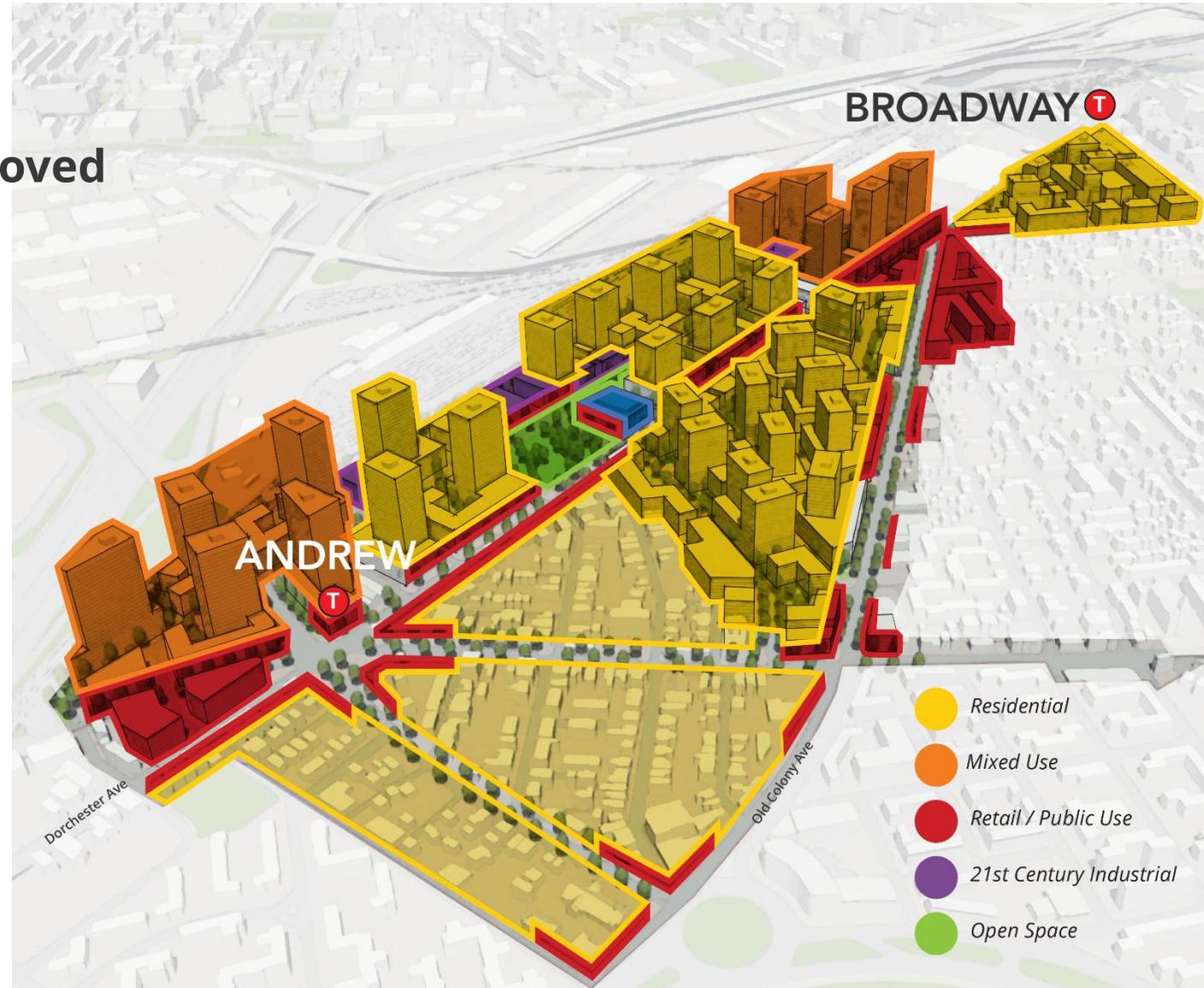
Additional Priority



Prioritization and Trade-offs Exercise

## VISION

- **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
  - Middle Income Housing
  - Smaller housing units preserving existing character

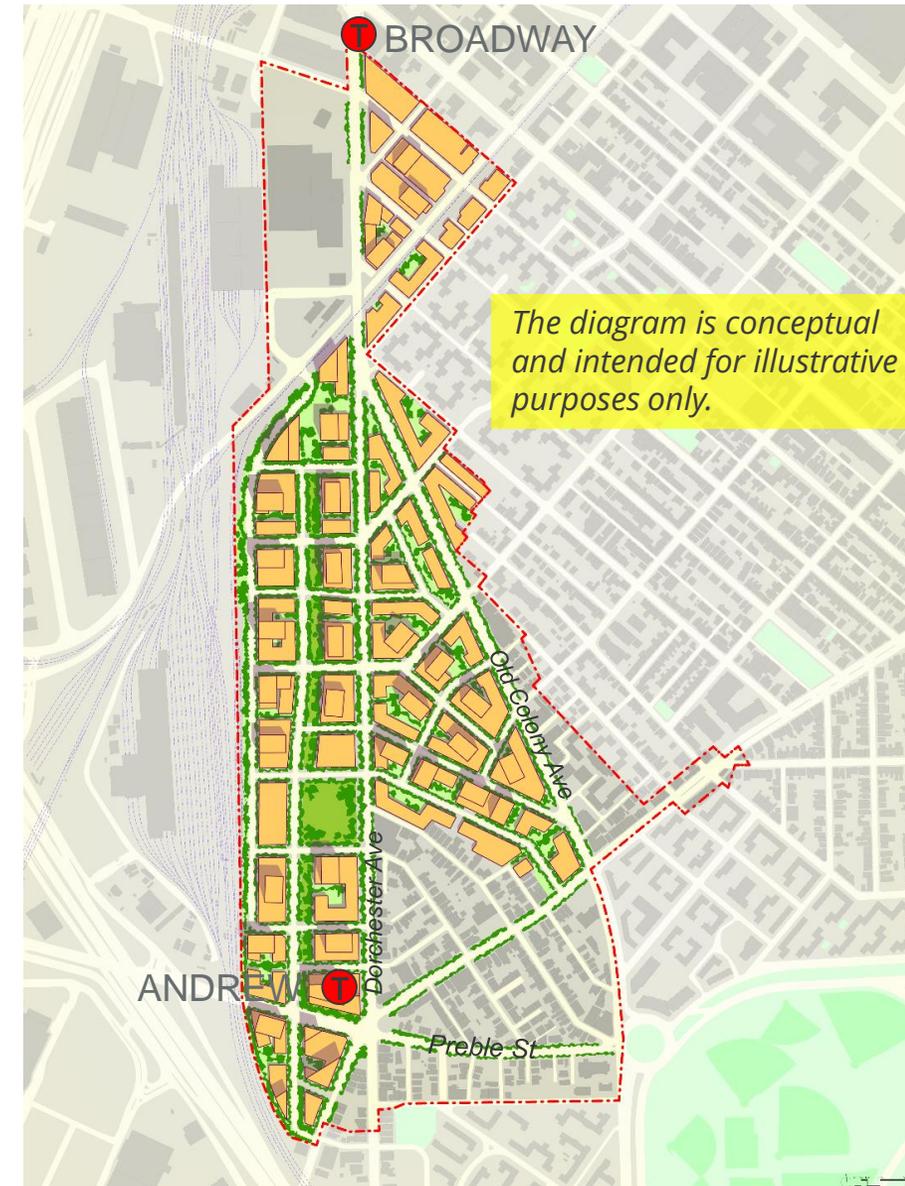


## FRAMEWORK - LAND USE & OPEN SPACE

TYPES OF USES	AREA*
Residential Uses	~6-8M sf
Other (Office, 21st-century Industrial)	~5-7M sf
Ground Floor Retail and Cultural Uses	~0.5-1M sf
<b>Total</b>	<b>12-16M sf</b>
Open Space	~8-12 acres
Roads and Sidewalks	~30-50 acres

\* The square footage (sf) and acreage ranges are only intended to convey ranges and are not absolute minimums and maximums

\*There is the assumption that residential and commercial uses will be split 50/50



Illustrative Buildout

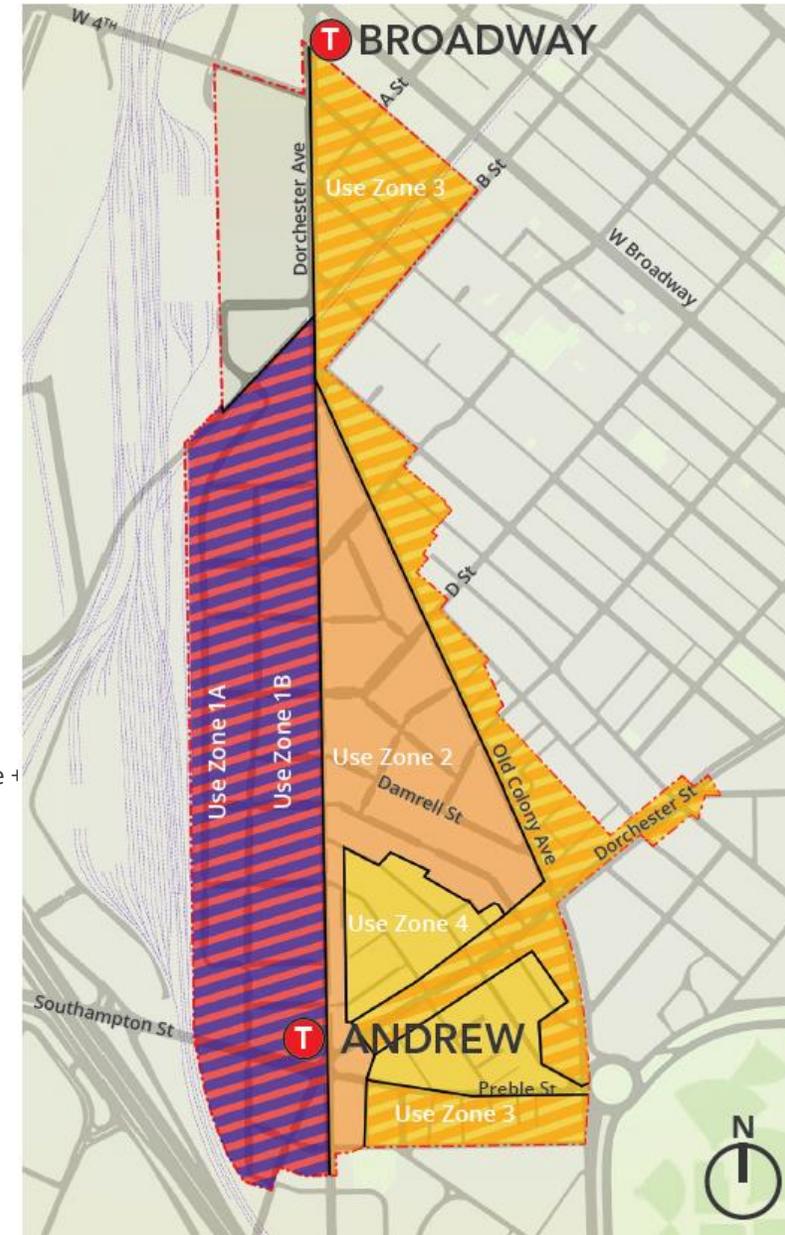
## FRAMEWORK - LAND USE & OPEN SPACE

### Proposed Land Use



Conceptual Drawing of Future Green Corridor

-  Use Zone 1A & 1B: Mixed Use + 21<sup>st</sup> - century Industrial
-  Use Zone 2: Residential + 1<sup>st</sup> Floor retail
-  Use Zone 3: Residential + select 1<sup>st</sup> Floor Retail
-  Use Zone 4: Residential, existing MFR



## FRAMEWORK - MOBILITY & CONNECTIVITY

### Conceptual Future Connections

- Enhance connectivity across the rail corridors and I-93 to the west
- Improve bike/pedestrian connectivity to downtown and Moakley Park
- Dorchester Ave and D Street provide important pedestrian connectivity
- Create a connection down Dorchester Avenue across Fort Point Channel to Summer Street



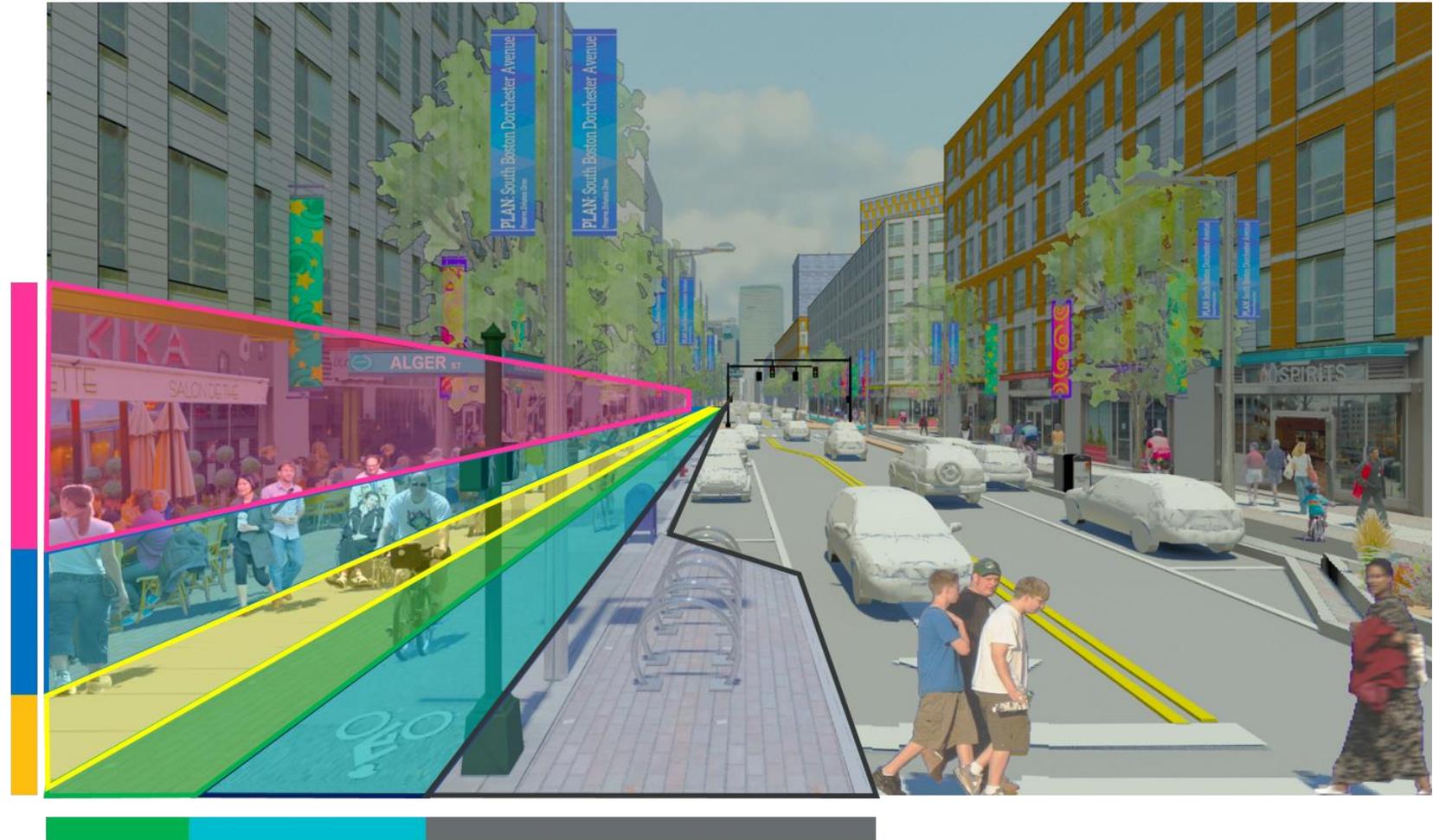
## FRAMEWORK: NEIGHBORHOOD CHARACTER

### Complete Street

**Streetwall:** active and transparent street wall with retail or other public uses

**Frontage Zone:** provides buffer for pedestrian zone from streetwall

**Pedestrian Zone:** reserved for unrestricted pedestrian movement and accessible to all.



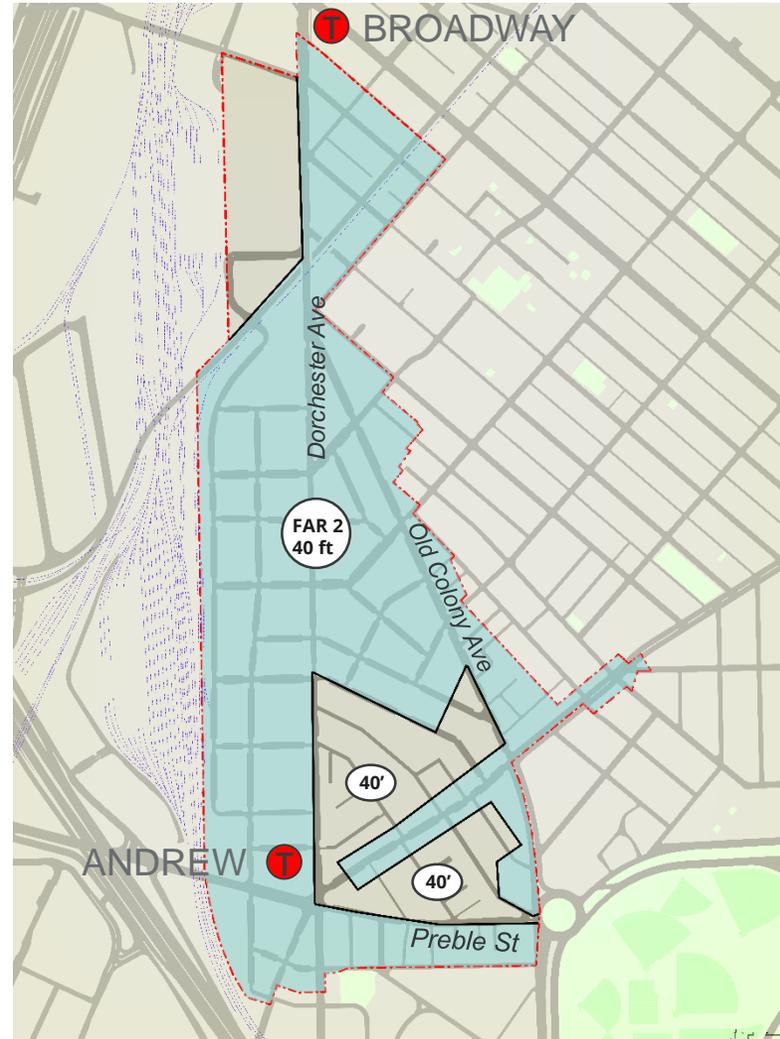
**Greenscape/Furnishing Zone:** provides space for trees, lights, signage, and bike racks, etc.

**Cycle Track:** bicycle facility physically separated from traffic and pedestrians

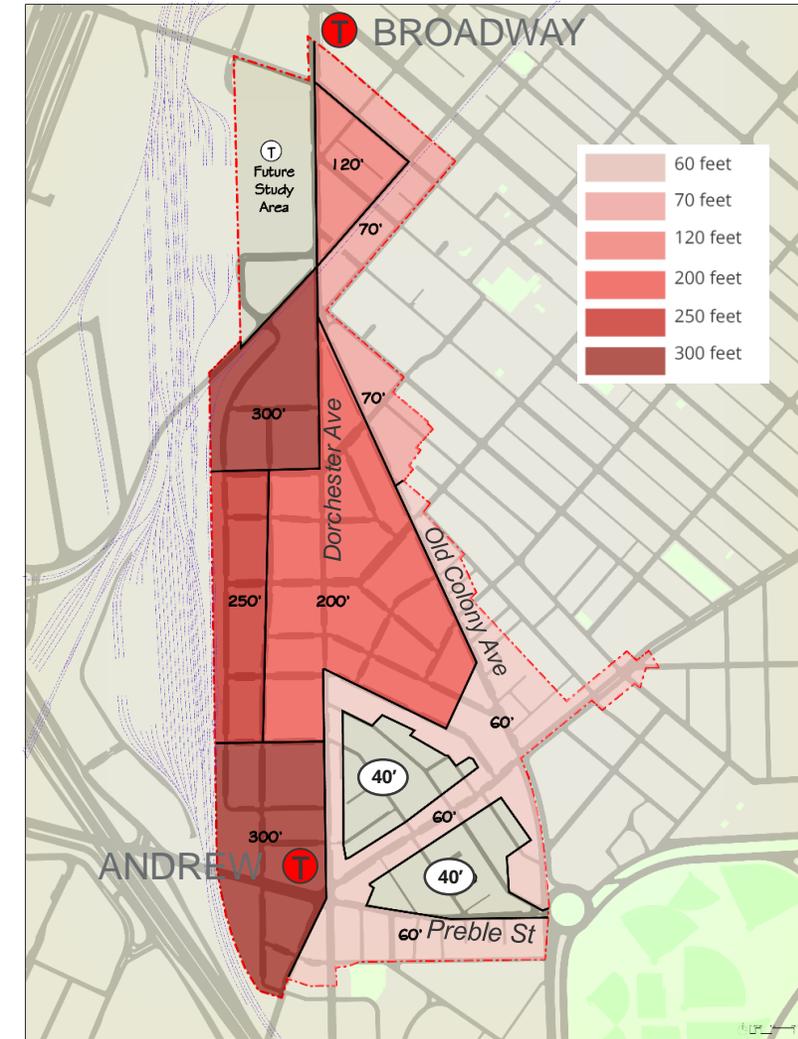
**Curb Zone:** provides barrier between traffic and sidewalk activities, can accommodate some signage, meters, bike racks.

## IMPLEMENTATION: DENSITY BONUS ZONING

### Height Diagrams



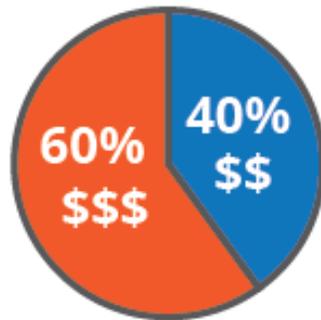
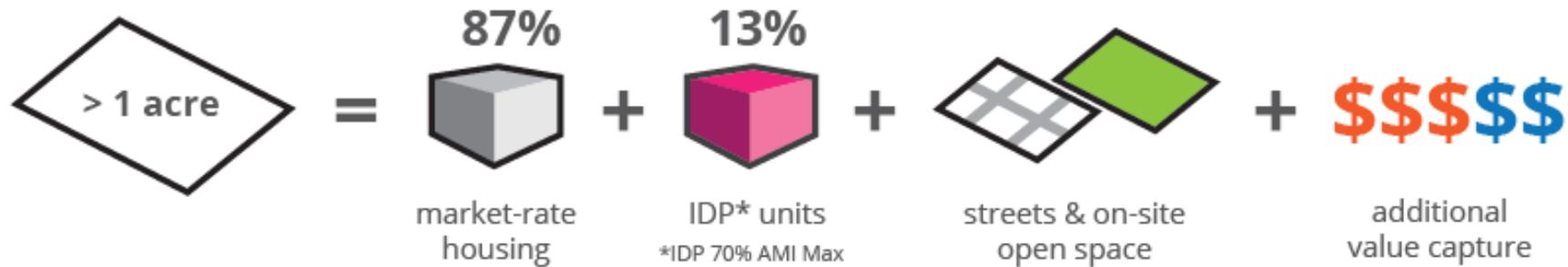
Proposed As-of-right heights



Proposed Density Bonus Heights

## IMPLEMENTATION: DENSITY BONUS FORMULA

### Residential Example



**\$\$\$ Housing**  
60% of Value



or



**Bonus Rental**  
4% at 100% AMI

**Bonus Sales**  
4% at 120% AMI

+

**\$\$ Other Benefits**  
40% of Value



or



or



or



**Local Retail Space**  
18% of 1st floor

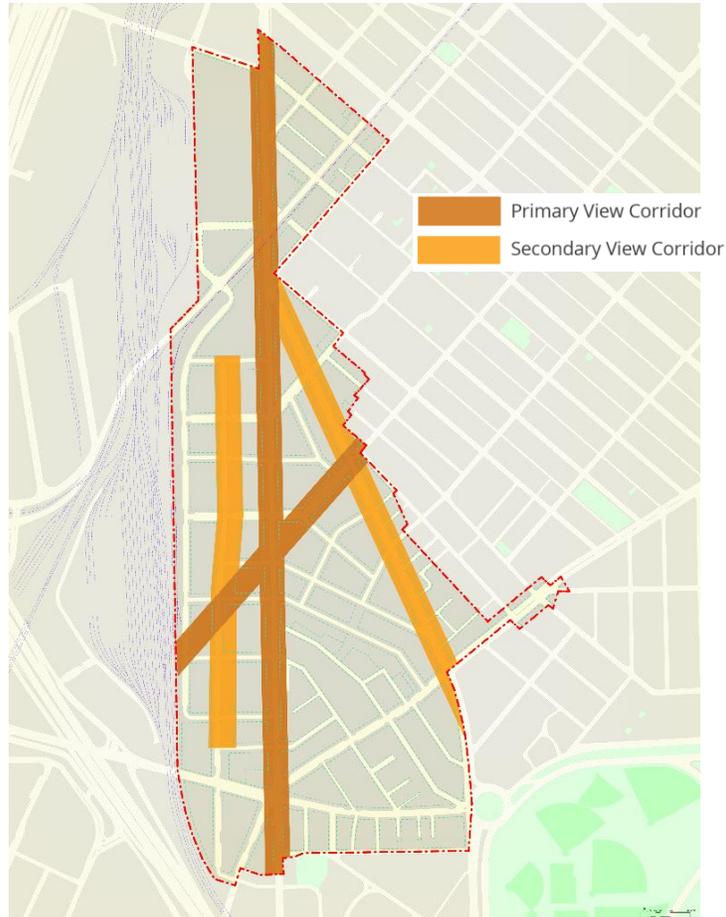
**21st-century industrial**  
18% of 1st floor

**Cultural/Community Space**  
13% of 1st floor

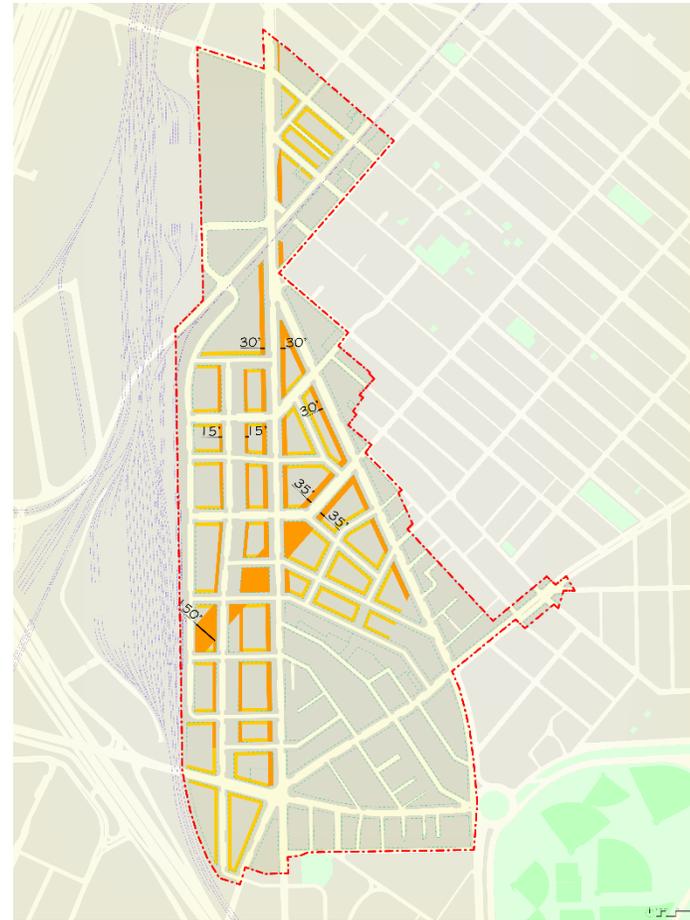
**Additional Open Space**  
for the district



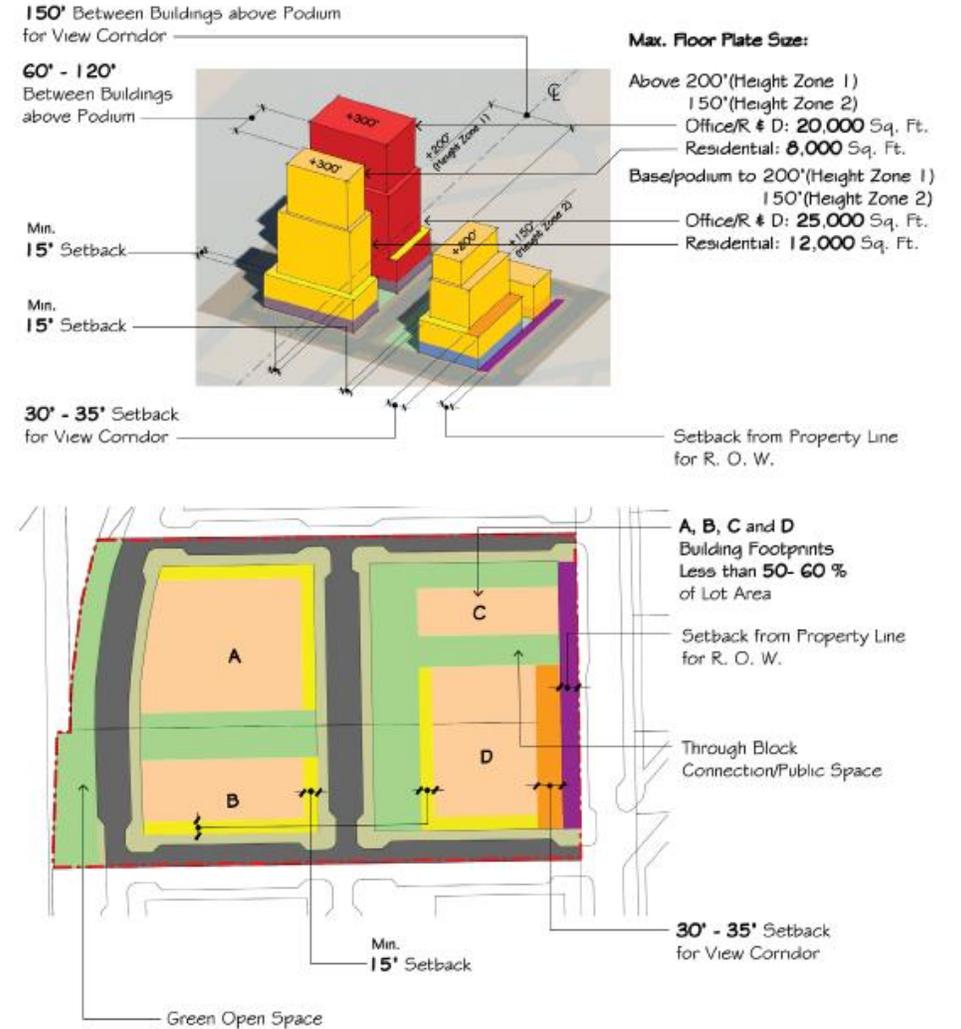
## IMPLEMENTATION: URBAN DESIGN RECOMMENDATIONS



View Corridors Diagram



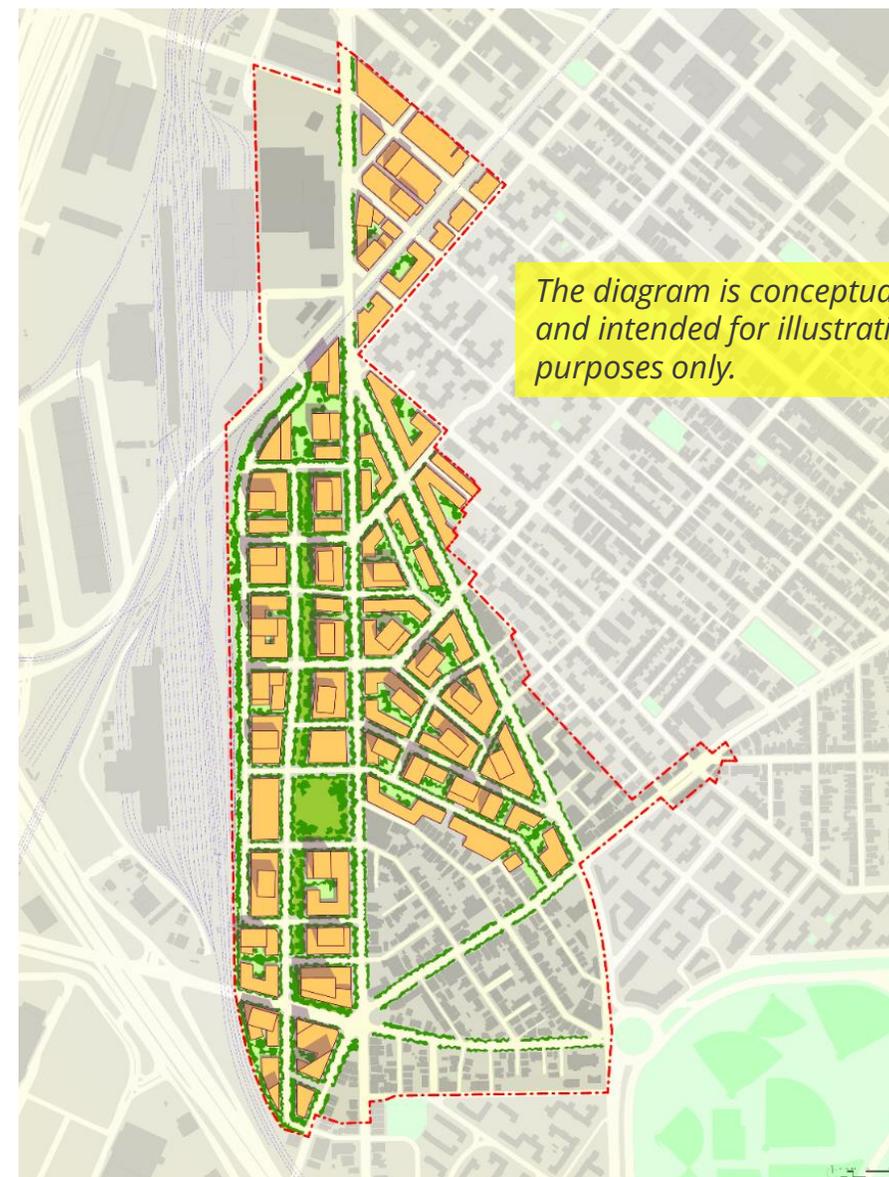
Building Massing Stepback Diagram



## IMPLEMENTING THE VISION



*Conceptual Drawing of Future Dorchester Avenue*



*Illustrative Buildout*

# 2

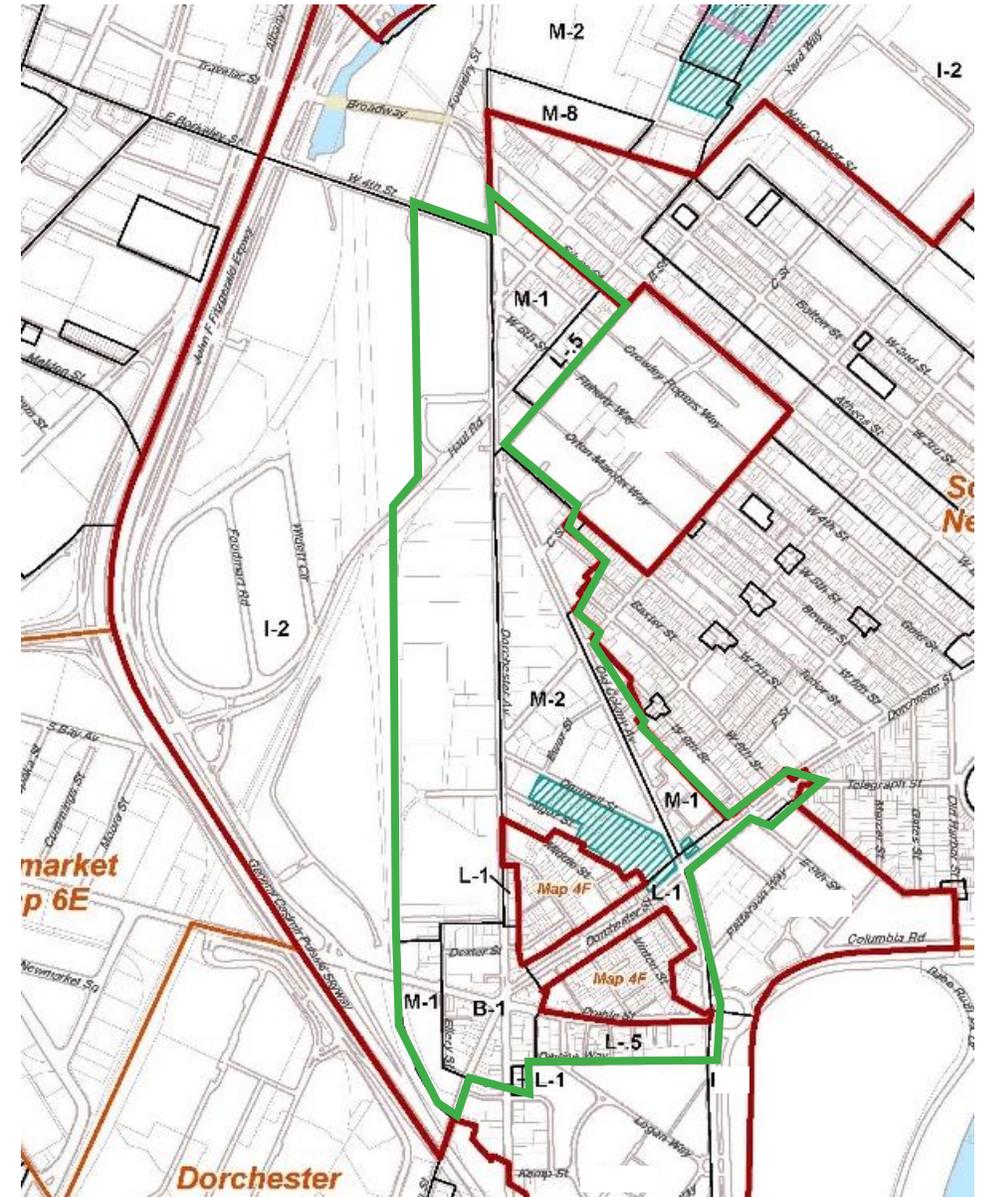
## Zoning Framework

Why rezone the study area?  
Translating guidelines into zoning  
Density Bonus Zoning for Benefits



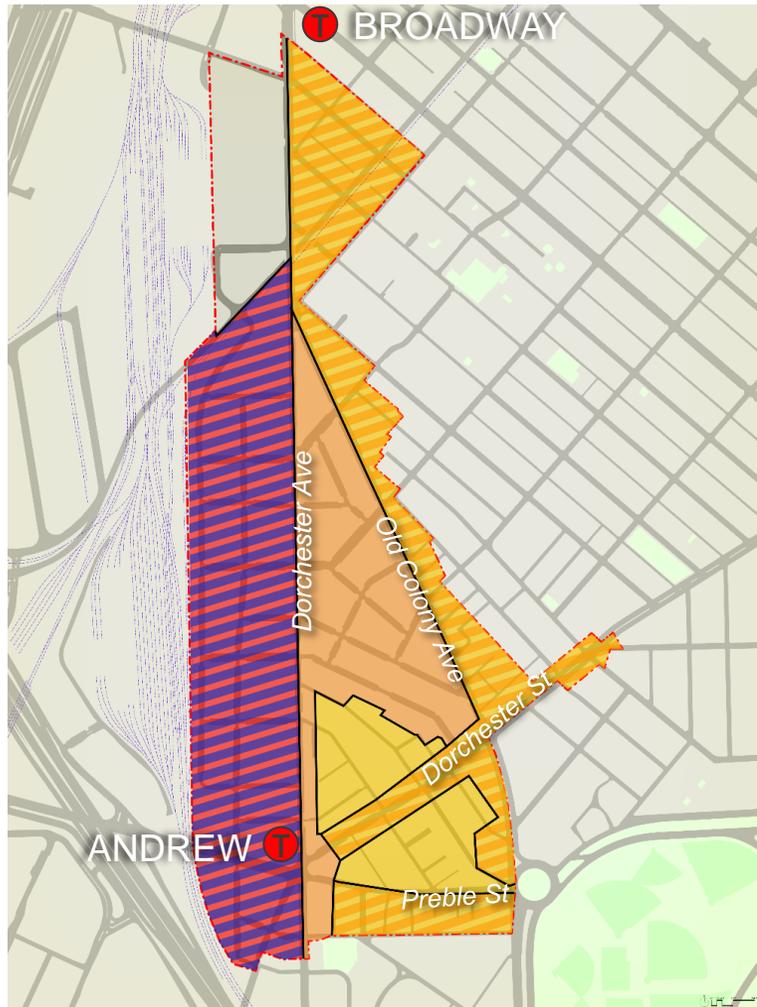
## WHY REZONE THE STUDY AREA?

- Current zoning does not allow for the mix of uses and amenities defined in the Plan
- Types of Uses – residential, commercial, industrial, etc.
- Size, Form & Scale – height, massing, setbacks
- Design Guidelines & Requirements
- Parking & Loading Requirements

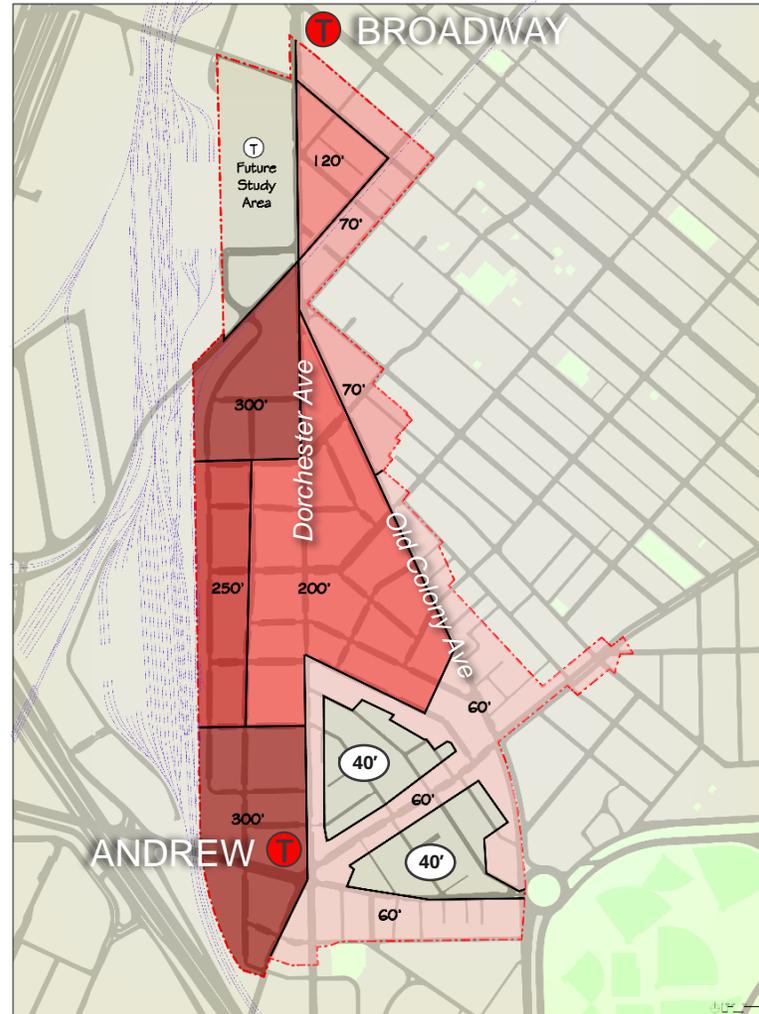


South Boston Zoning Map

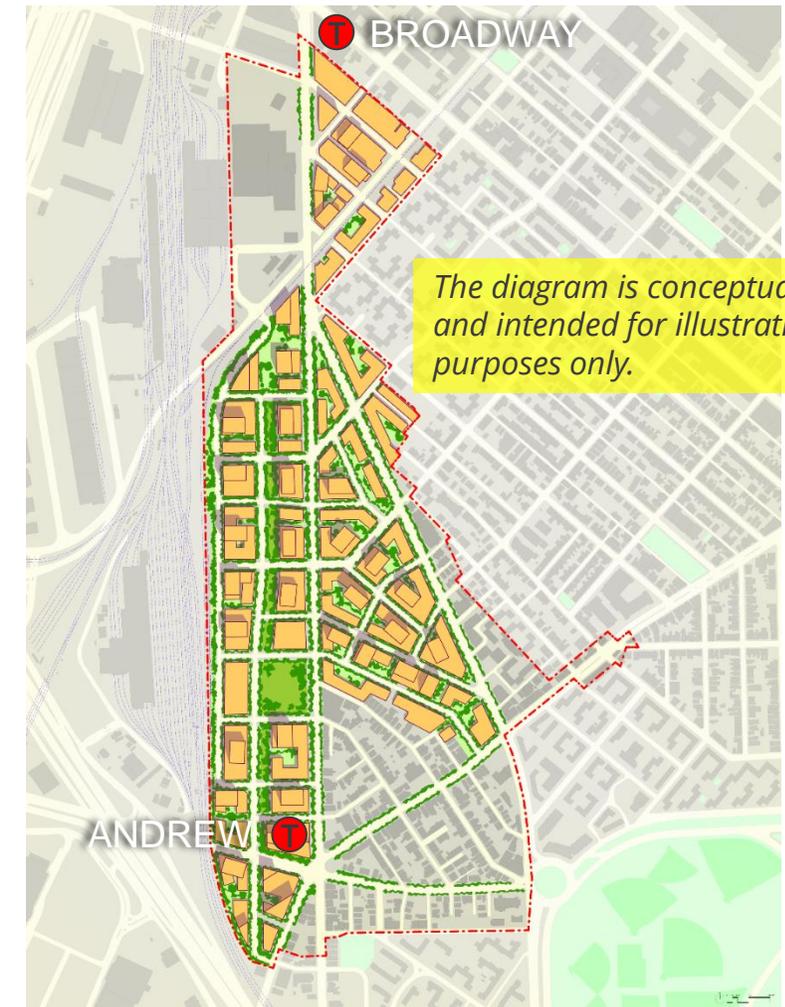
## TRANSLATING RECOMMENDATIONS INTO ZONING LANGUAGE



Conceptual Land Use Diagram

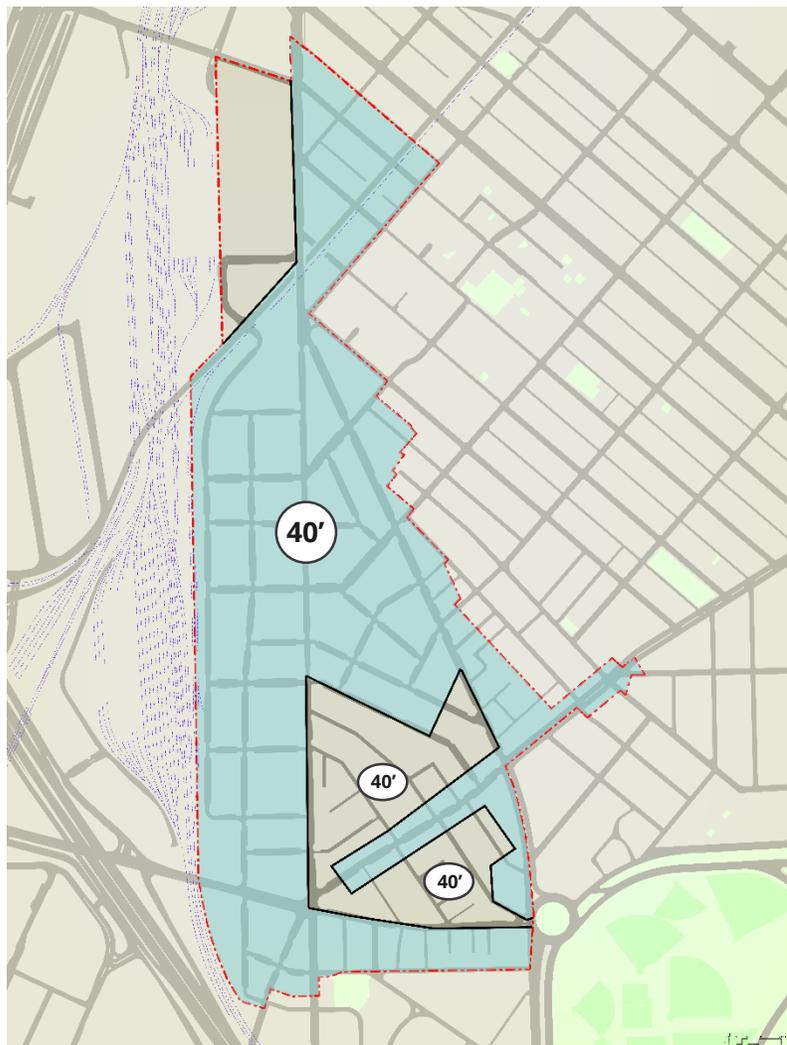


Density Bonus Heights Diagram

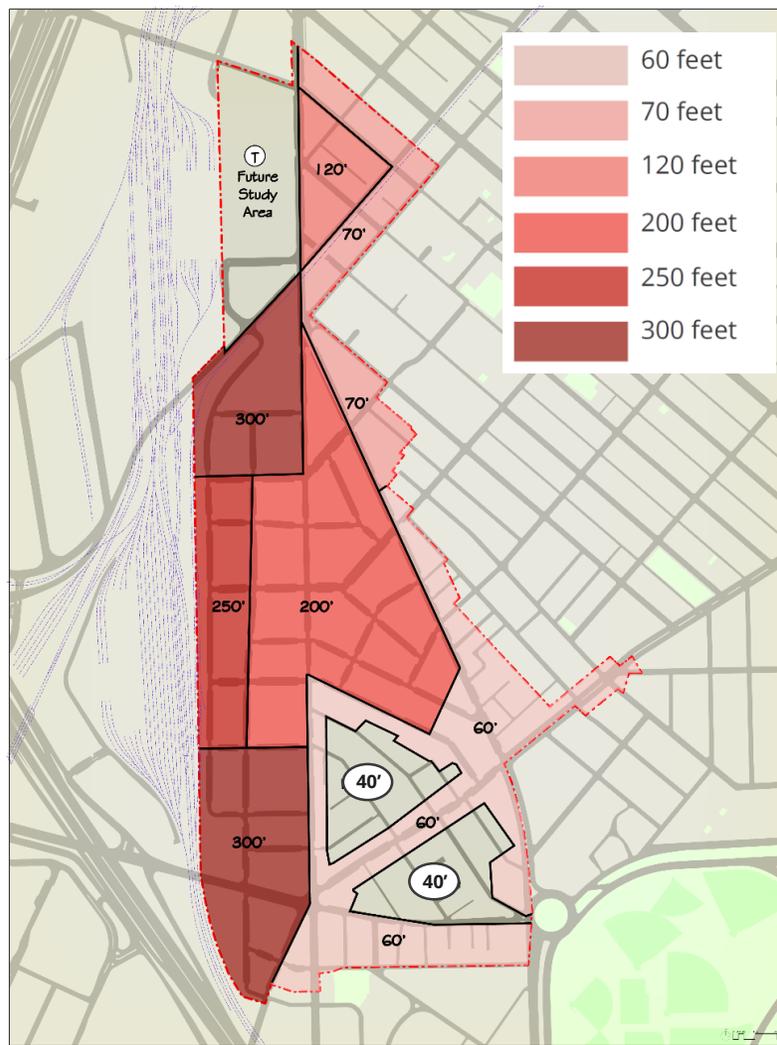


Illustrative Buildout

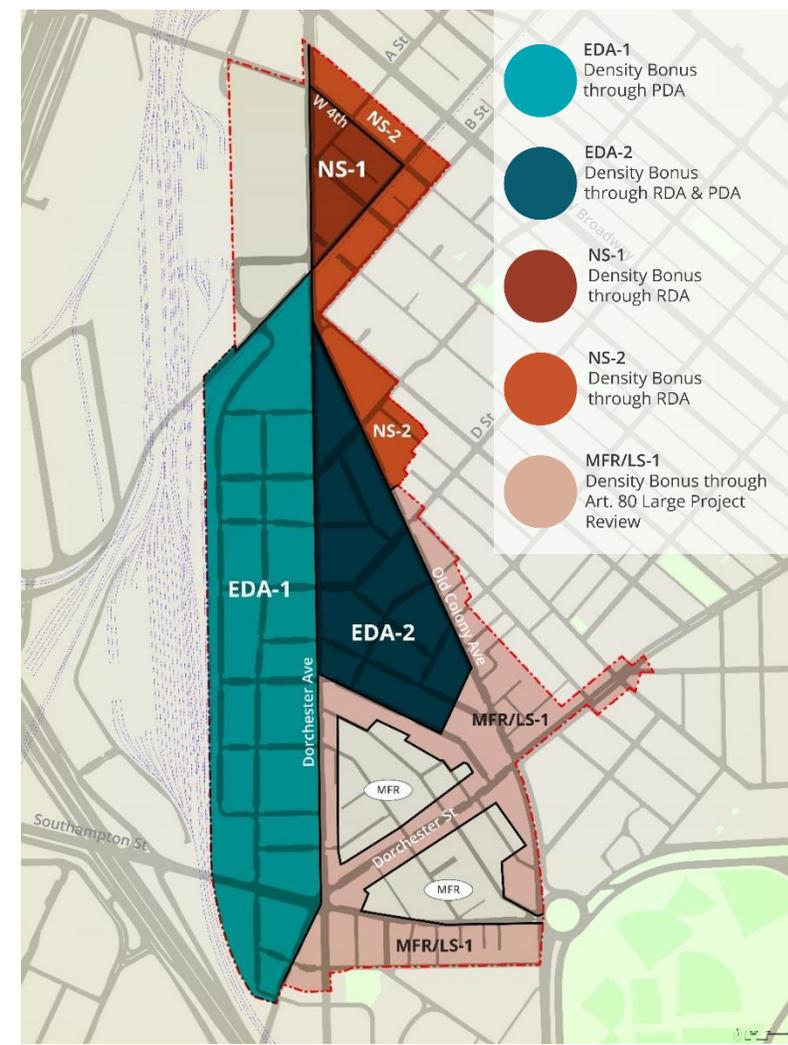
## PROPOSED ZONING DISTRICT HEIGHTS & USES



Proposed As-of-right heights



Proposed Density bonus heights



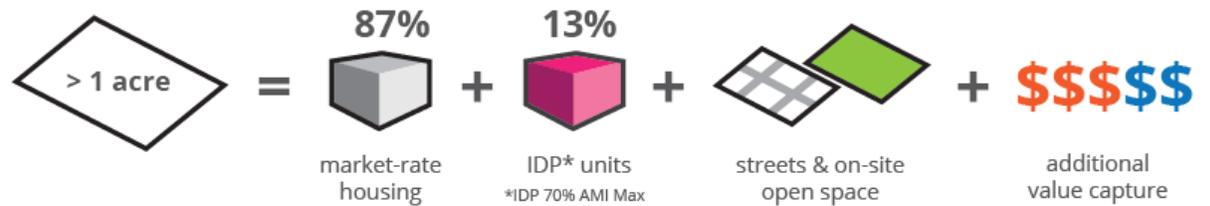
Proposed use sub-districts

## TOOLS FOR COMMUNITY BENEFITS

### Development Review

The term “development review” refers to four separate types of review. The regulations for all four types of review appear in Article 80 of the Boston Zoning Code. They include:

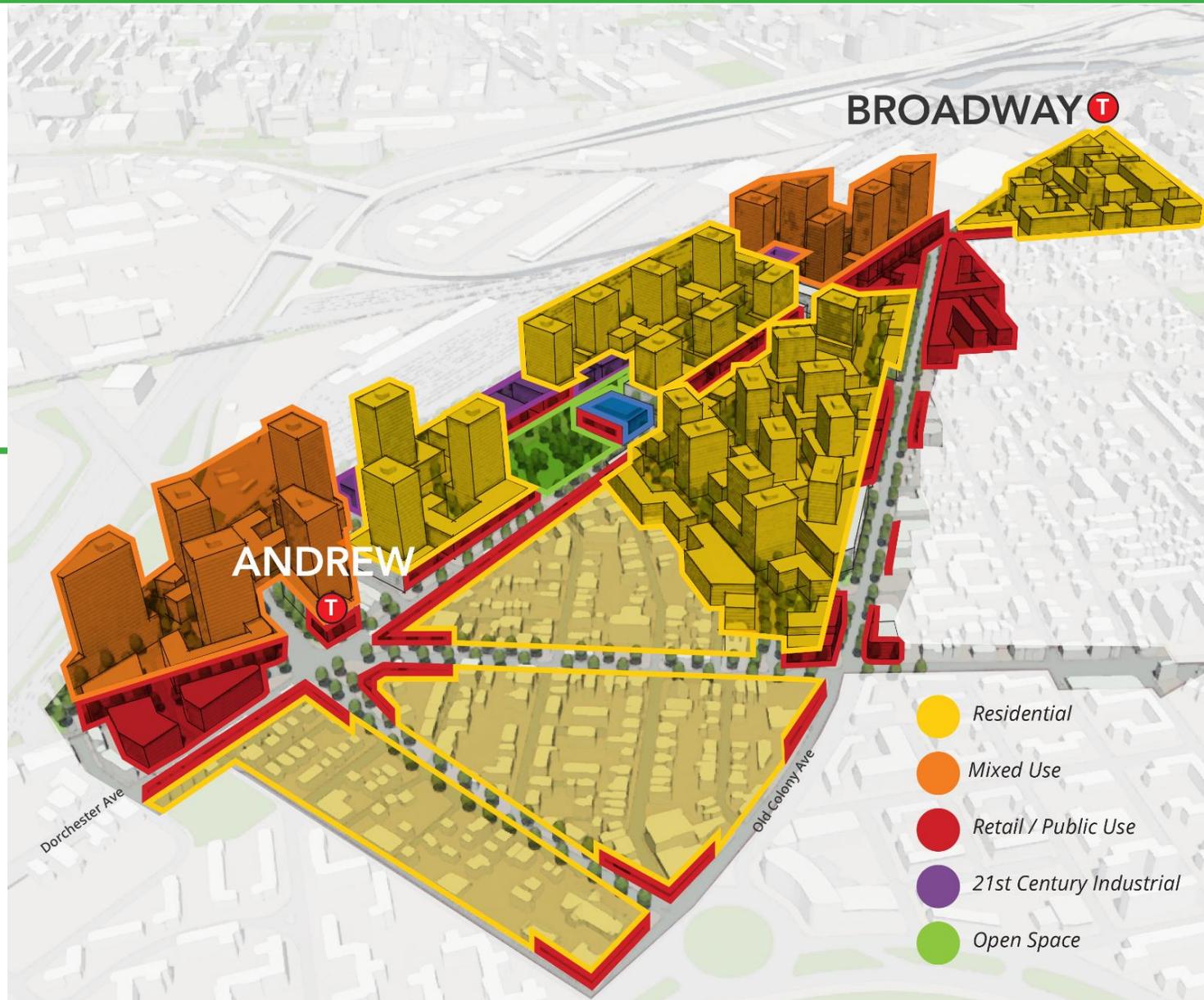
- Large Project Review
- Small Project Review
- Planned Development Area (PDA) Review
- Residential Development Area (RDA) Review



<b>\$\$\$ Housing</b> 60% of Value	<b>\$\$ Other Benefits</b> 40% of Value
Bonus Rental 4% at 100% AMI	Local Retail Space 18% of 1st floor
or	or
Bonus Sales 4% at 120% AMI	21st-century industrial 18% of 1st floor
	or
	Cultural/Community Space 13% of 1st floor
	or
	Additional Open Space for the district

# 3

## Next Steps



## PROPOSED SCHEDULE

- **Zoning Session 1** - May 2, 2017 – *Planning Study Recap and Zoning Framework*
- **Zoning Session 2** – July, date TBD - *Review of Draft Zoning Language*
- **Public Comment period** – August & September – *Share Comments Draft Zoning Language*
- **Zoning Session 2**– September Date TBD – *Open House and final review of Zoning Language*
- **BPDA Public Hearing/Board Vote** – October, date TBD
- **Zoning Commission Public Hearing** – November, date TBD

# 4

## Conversation & Discussion



*Conceptual Drawing of Future Dorchester Avenue*