

PLAN: South Boston Dot. Ave

Preserve. Enhance. Grow.

Study Vision



Study 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



Residential Mixed Use Commercial Community / Civic Use 21st-century Industrial Open Space

Conceptual Proposed Future Land Use Diagram

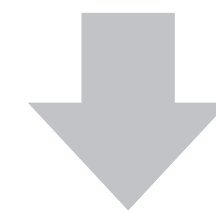
Conceptual Buildout 2030

Land Uses and Population

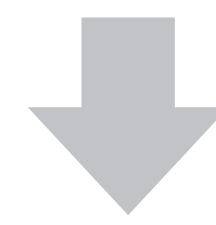
TYPES OF USES	AREA
Residential Uses	~6-8M sf
Other (Office, 21st-century Industrial)	~5-7M sf
Ground Floor Retail and Cultural Uses	~0.5-1M sf
Total	12-16M sf
Open Space	~8-12 acres
Roads and Sidewalks	~30-50 acres

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

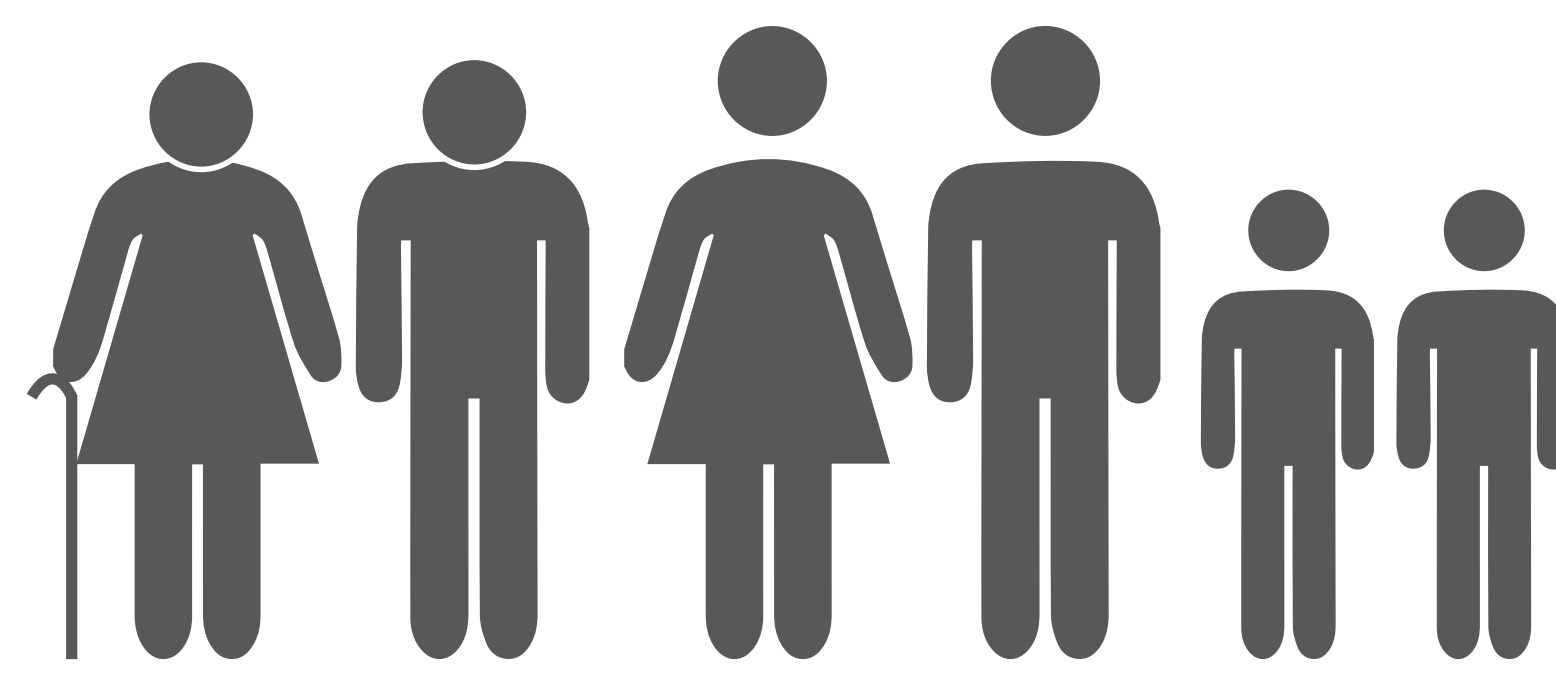
6 - 8 M sf of residential uses



6,000 - 8,000 residential units



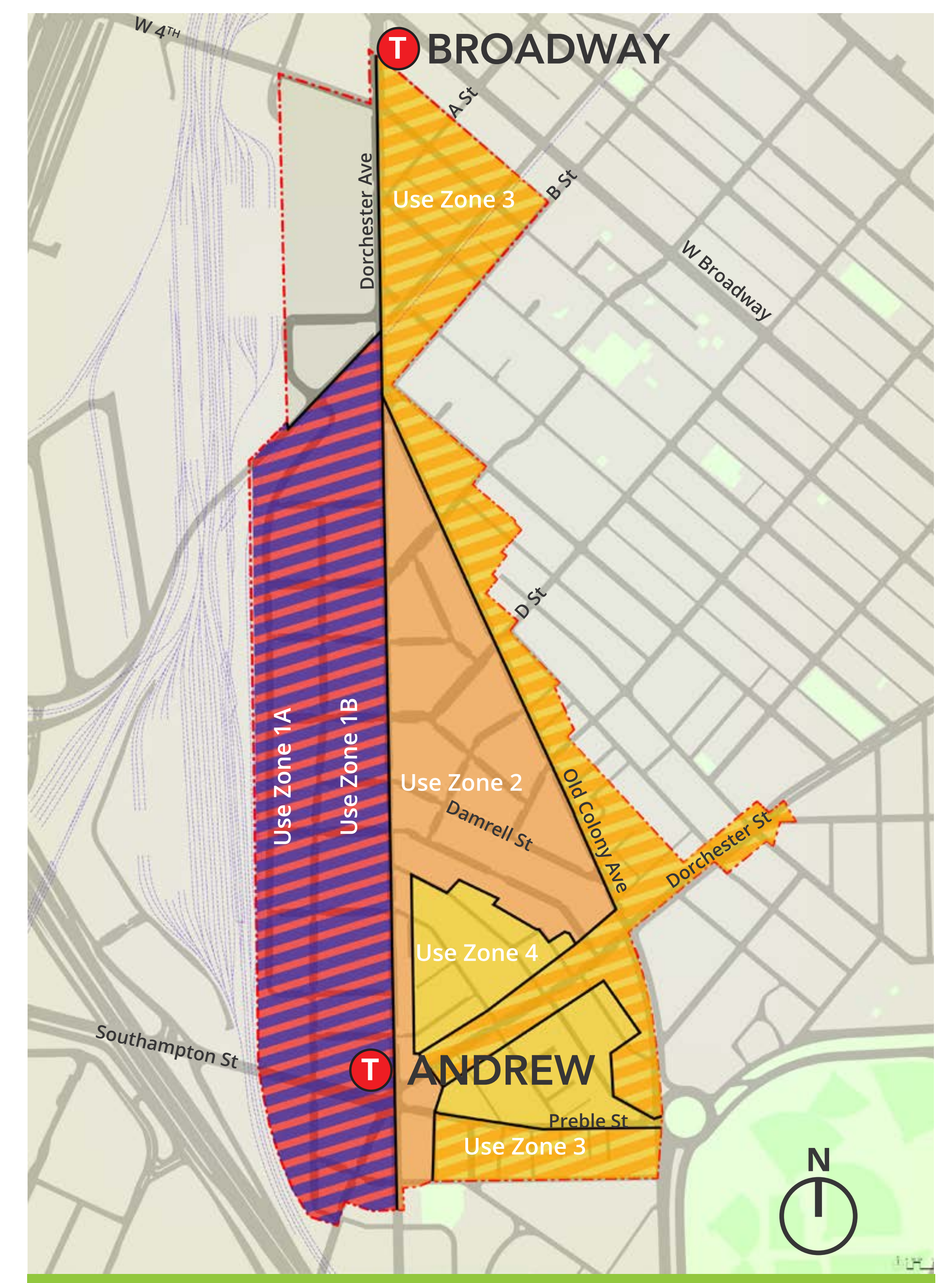
2.3 persons per household



~ 14,000 - 16,000 people

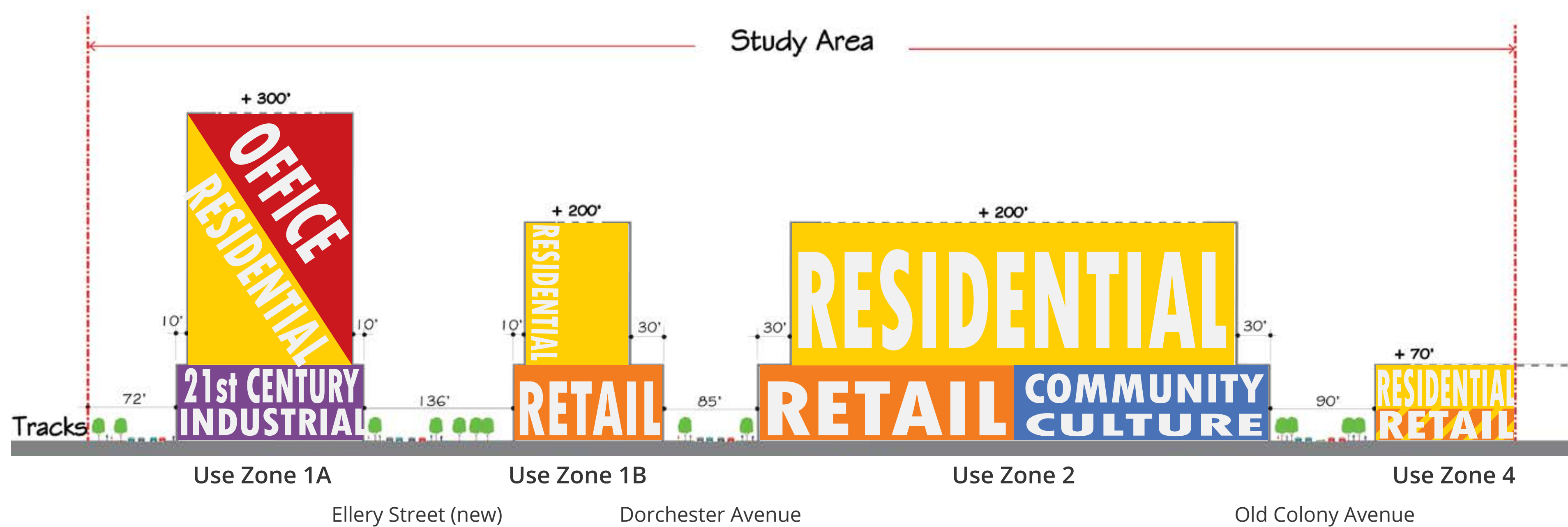
What is "21st Century" Industrial?

- **Green and clean technologies** - renewable energies, smart grid, fuel cells
- **Creative industries** - artist work studios, architectural and industrial design, game development
- **Incubators** - shared maker spaces for inventors of all kinds and combinations, small scale commercial kitchen space, contract or partner brewing



Use Zone 1A & 1B: Mixed Use + 21st-century Industrial Use Zone 2: Residential + 1st Floor Retail Use Zone 3: Residential + select 1st Floor Retail Use Zone 4: Residential, existing H2-40

Proposed Conceptual Land Use Diagram



Conceptual Land Use Section Diagram

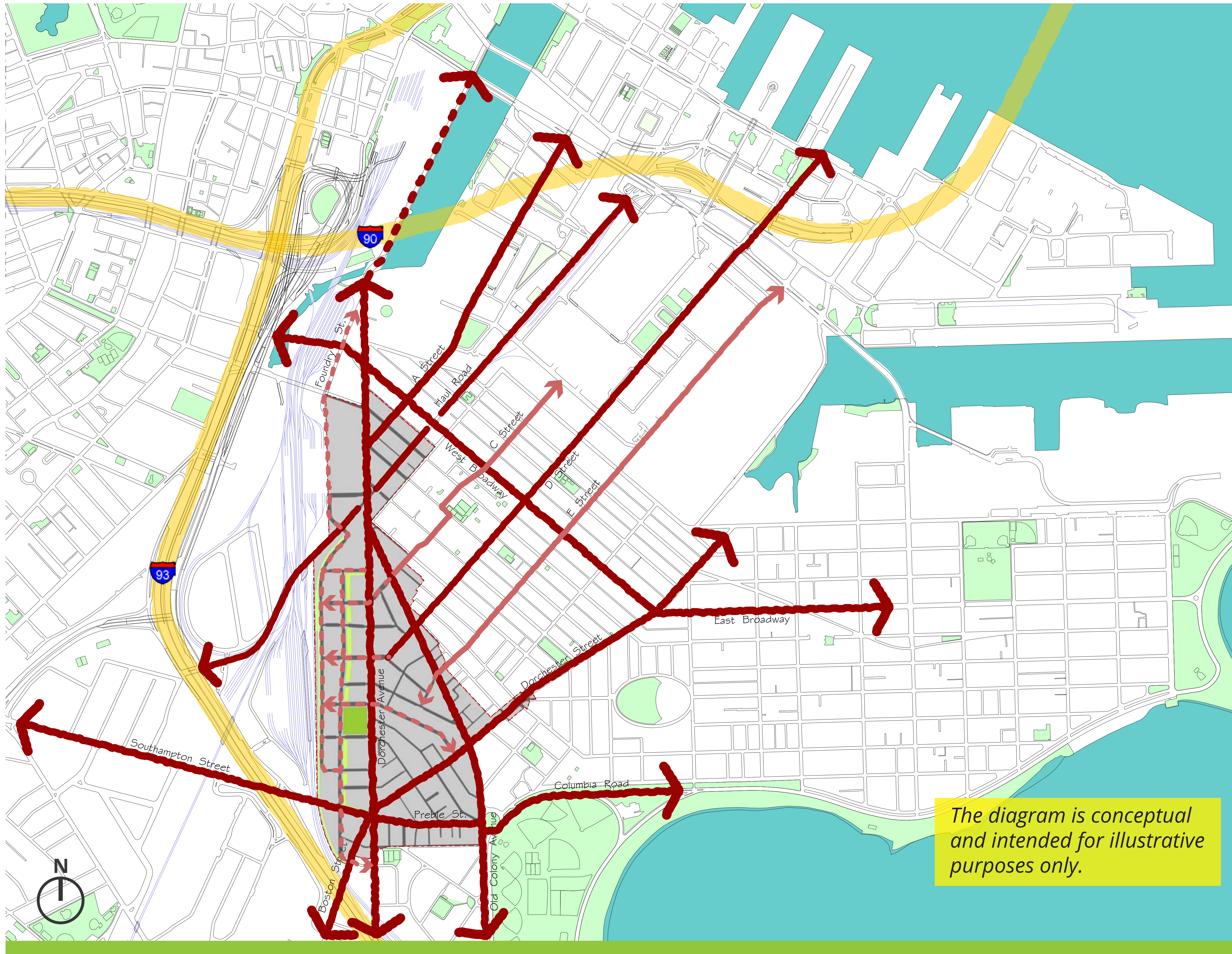
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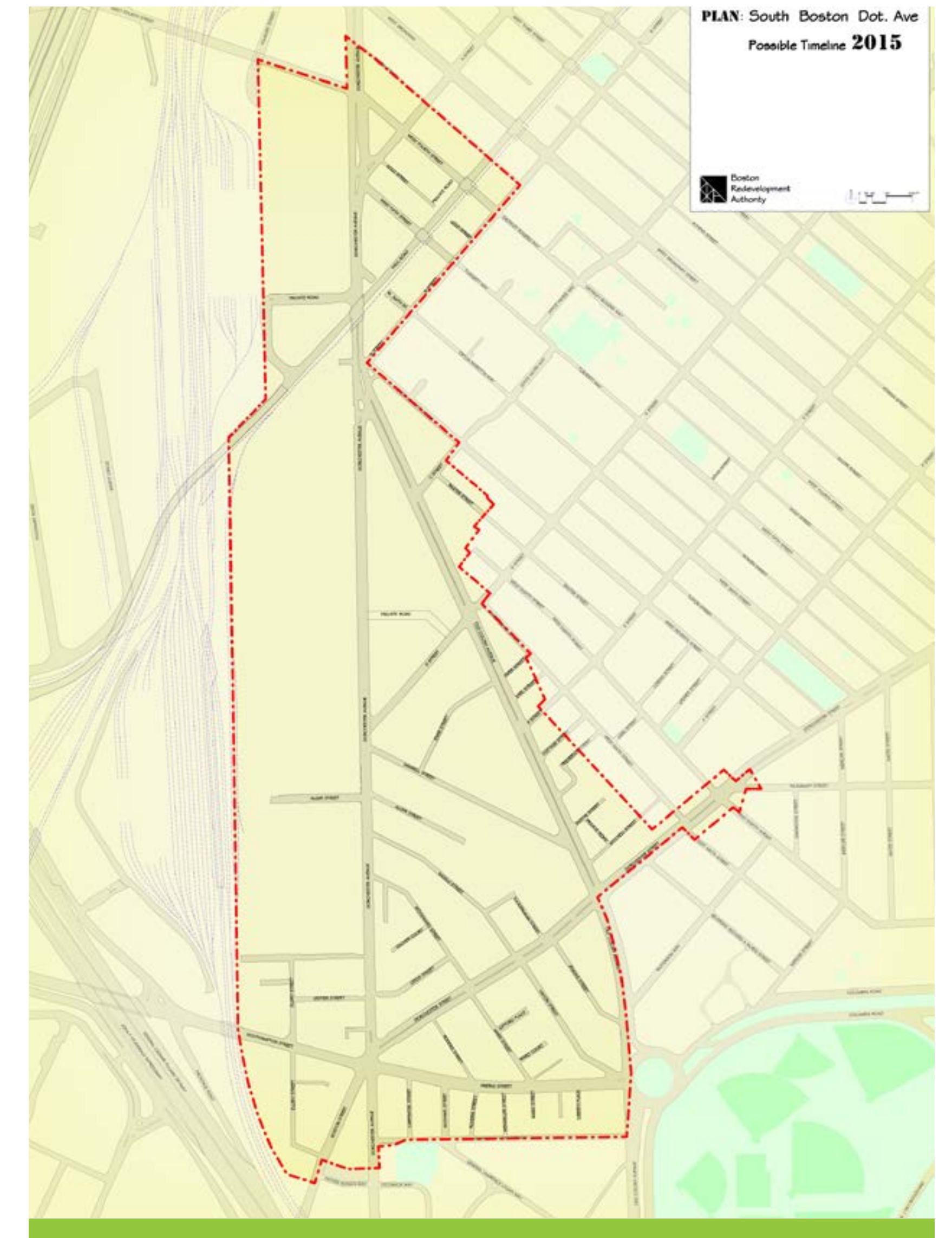
Mobility and Connectivity



Neighborhood Connections



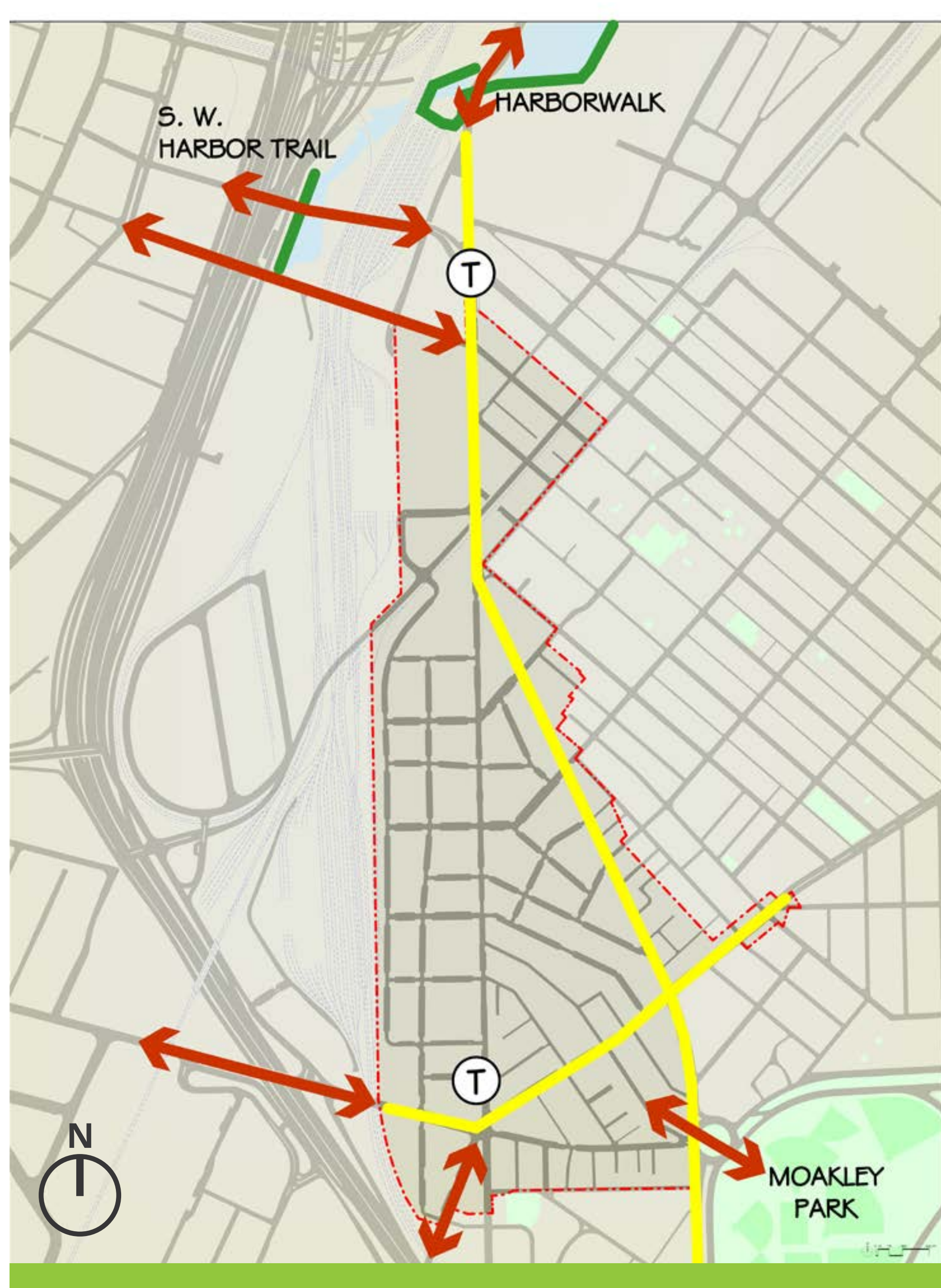
Future Desired Connections



Existing Street Grid Conditions

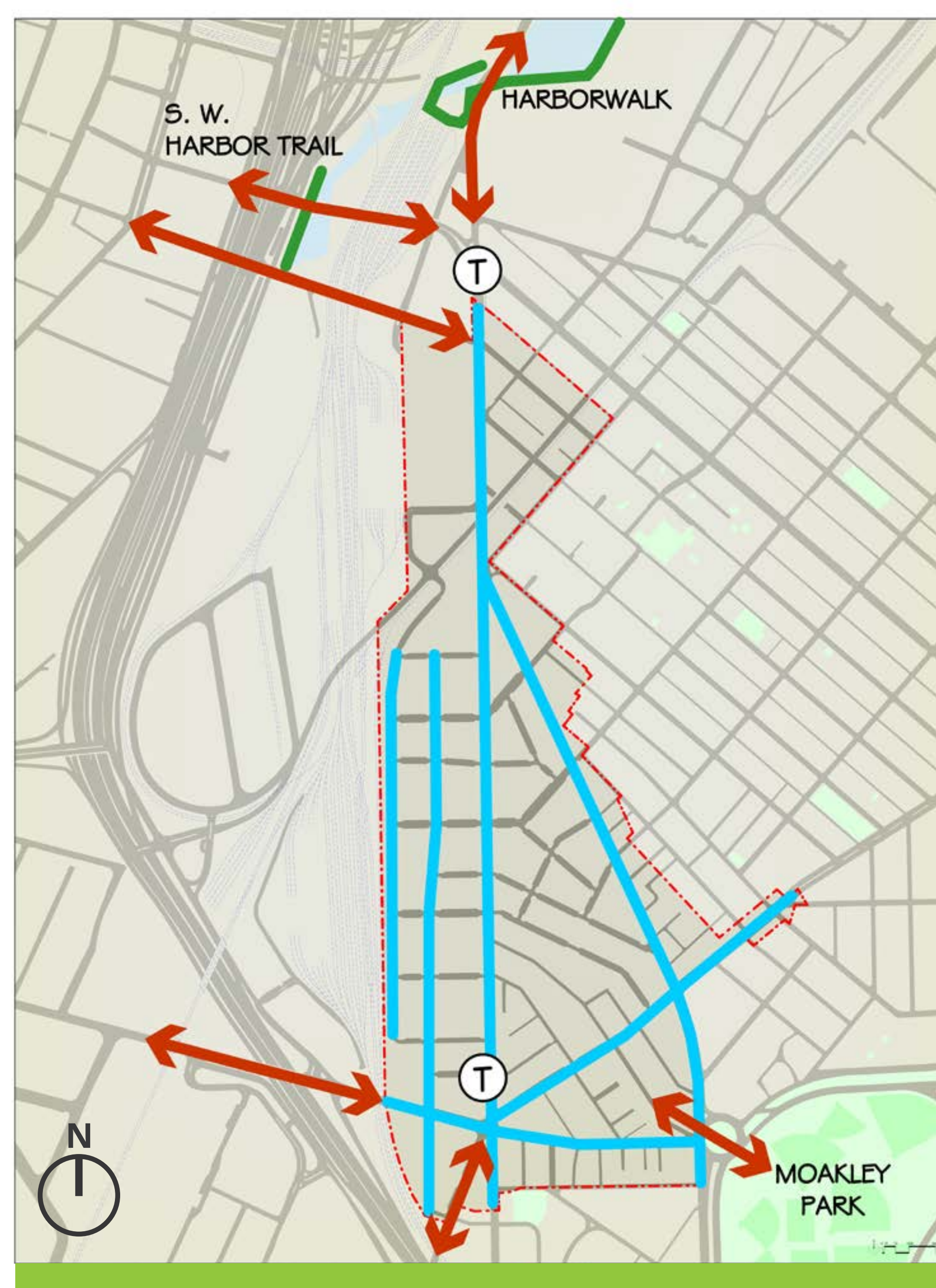
- Interstate/Tunnel
- Major Connections
- Secondary Connections
- New Connections

District-wide Connections - Pedestrian, Bike, and Transit



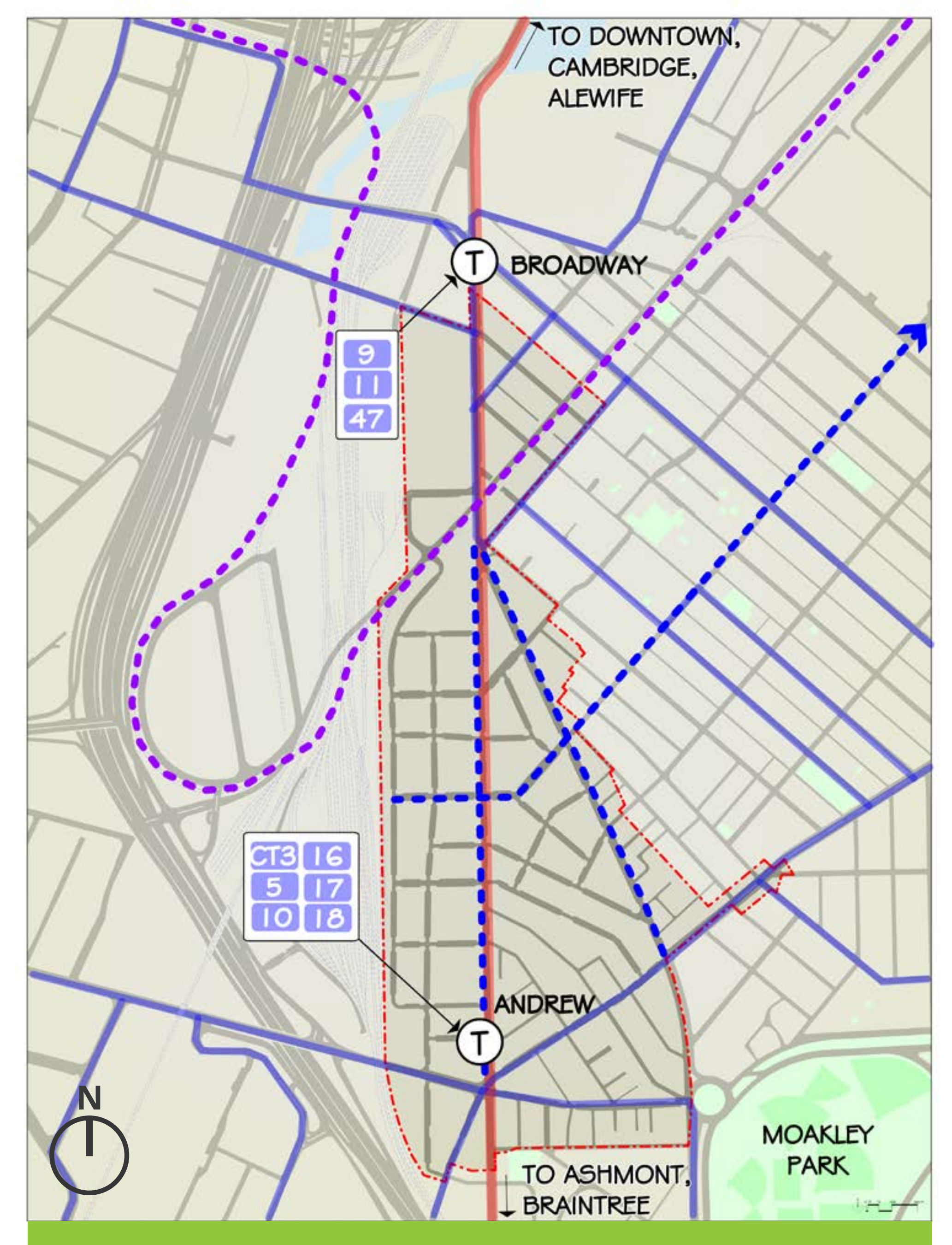
- Major Connections to be Improved
- Street being Redesigned to Knit Neighborhood Together

Future Pedestrian Connections



- Major Connections to be Improved
- Minimum Protected Cycle Track Network

Future Bike Connections



- Potential Bus Route
- Track 61

Future Transit Connections

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Placemaking and Street Character



Conceptual Street Drawings



A Conceptual Drawing of Future Dorchester Avenue: "Amenities Corridor"



C Conceptual Drawing of Future Old Colony Ave



D Conceptual Drawing Along Tracks: "Service Corridor"

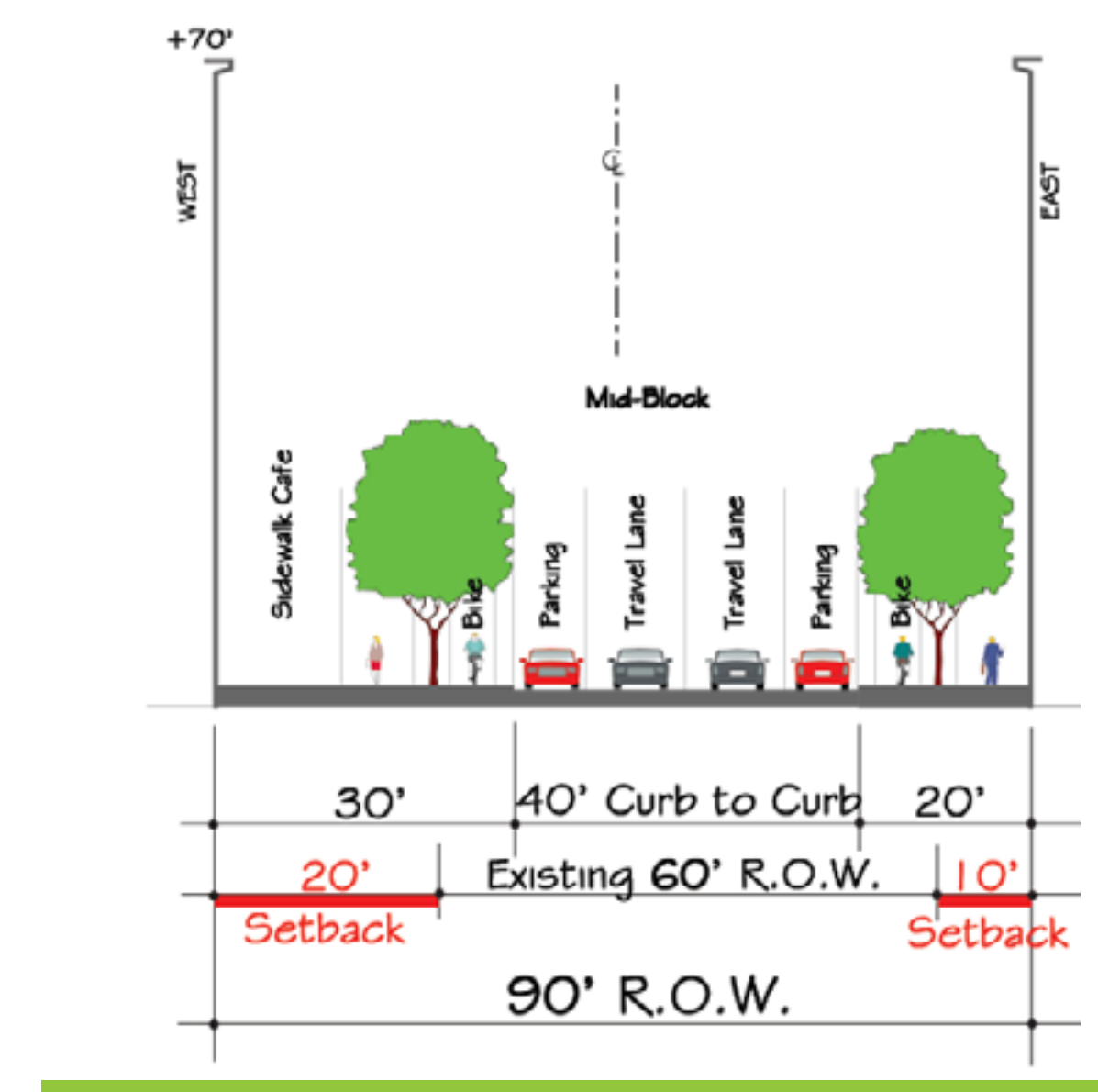


E Conceptual Drawing of Future Ellery Street (New): "Green Corridor"

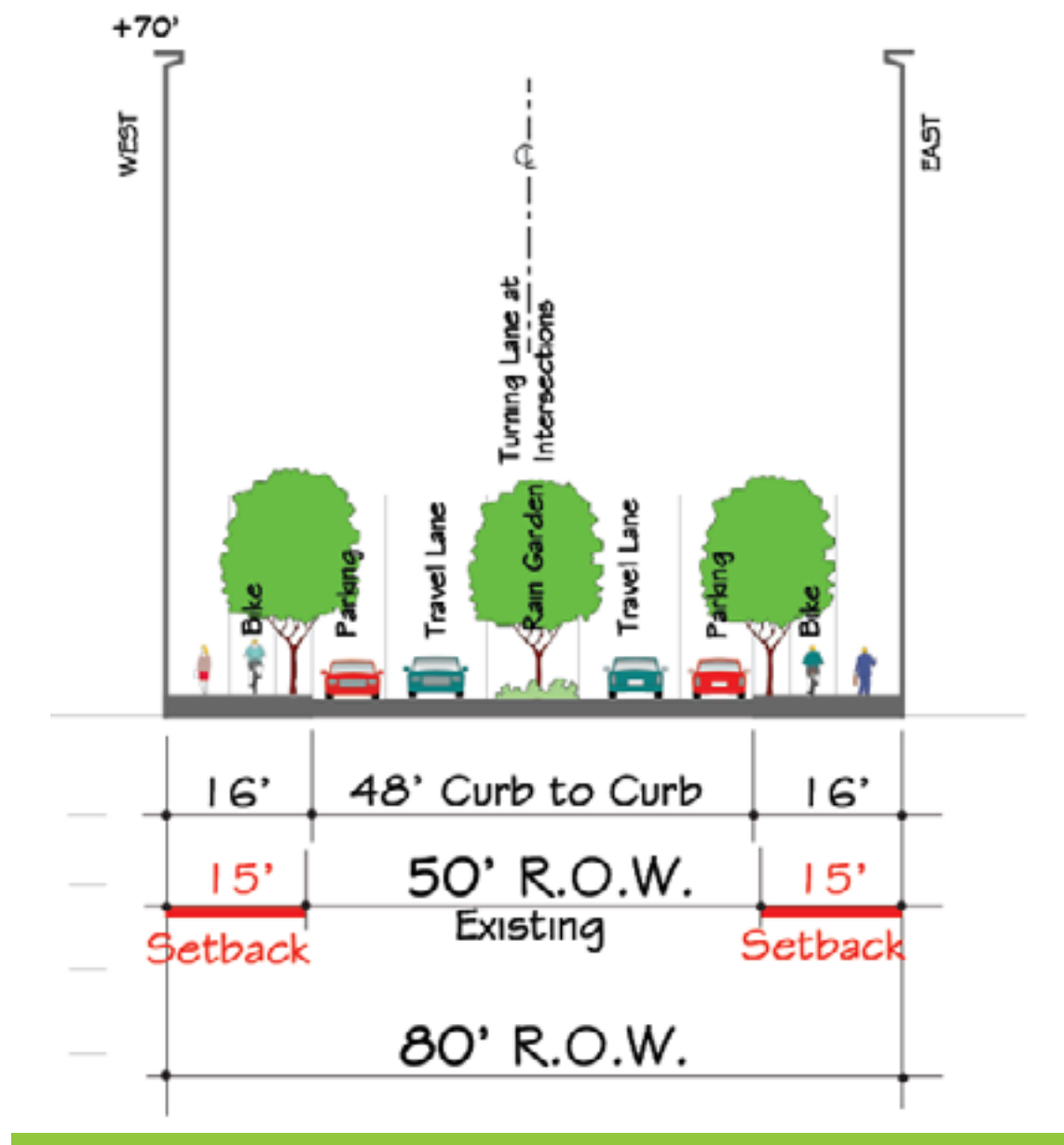
Conceptual Street Right-of-Ways (R.O.W.)



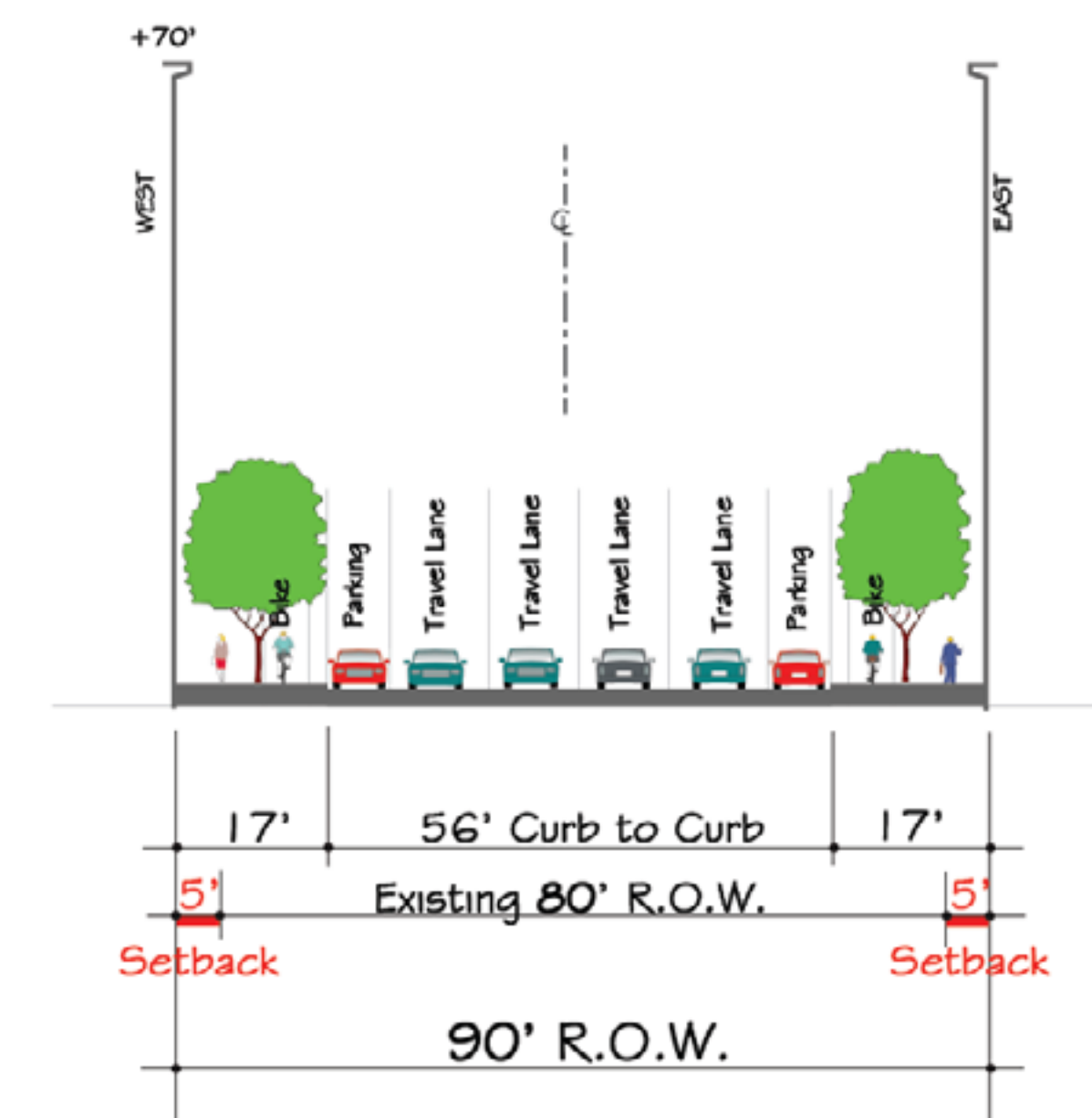
Map Key



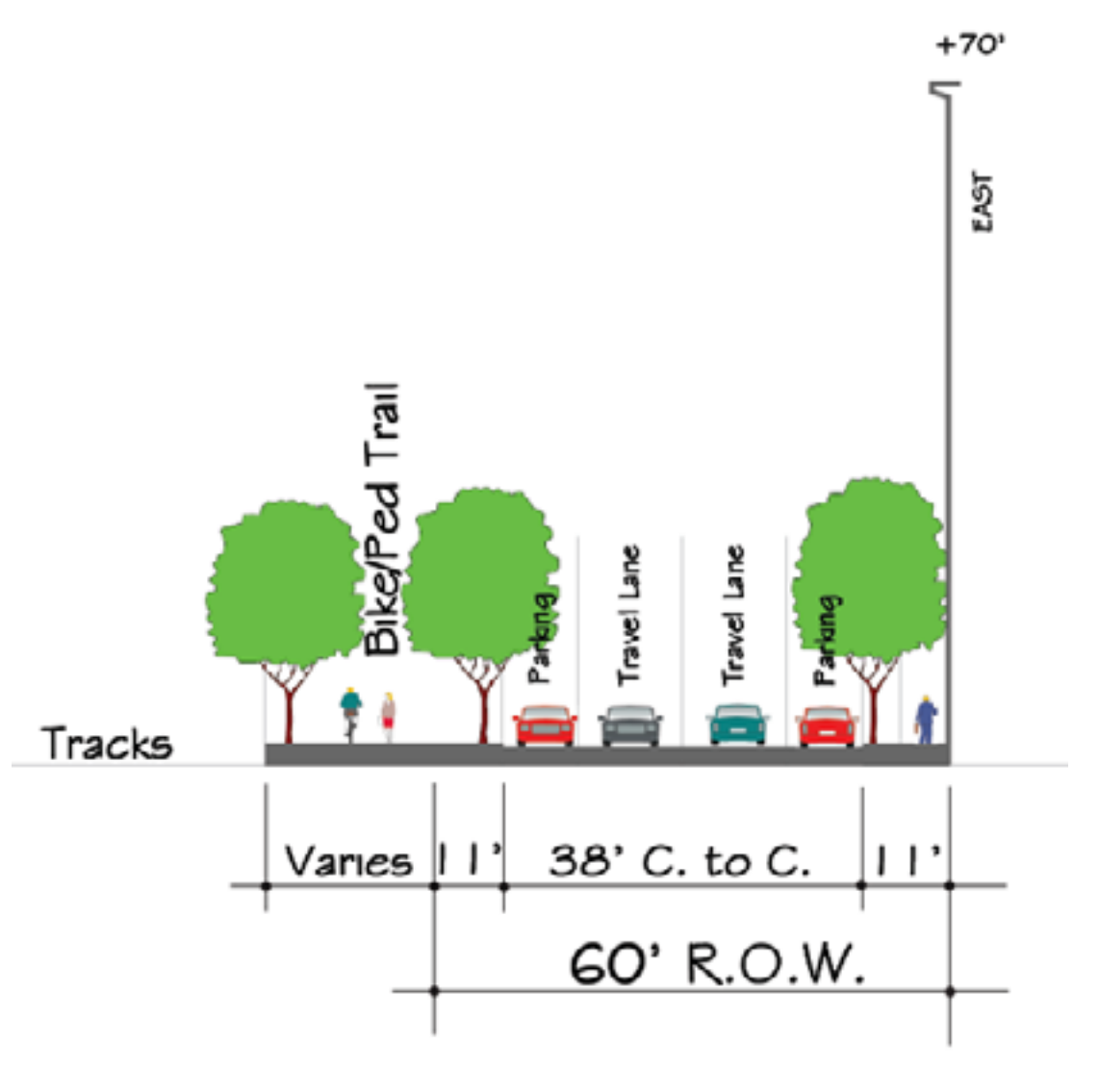
A Dorchester Avenue



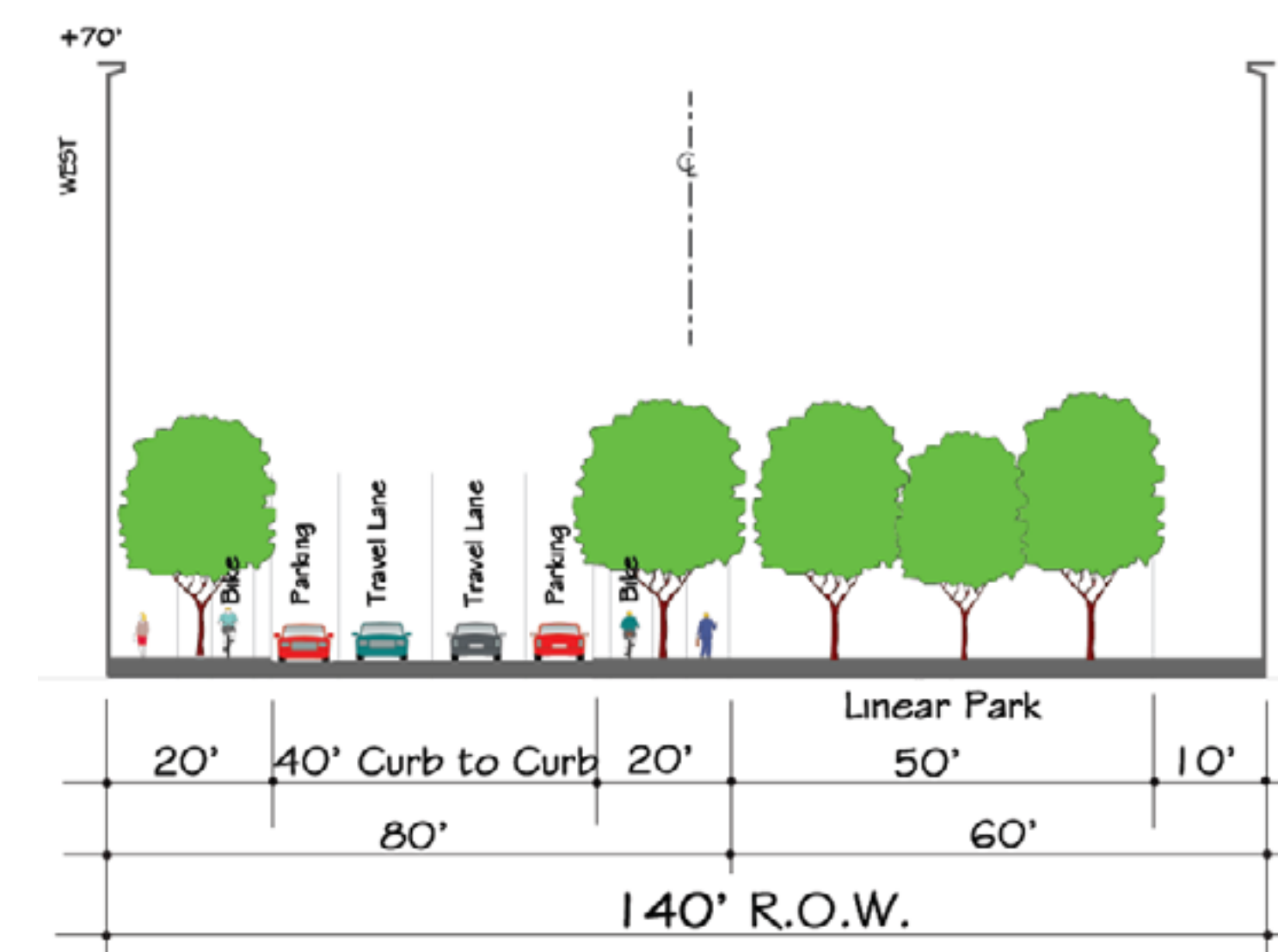
B D Street



C Old Colony Avenue



D Edge Road Along the Tracks



E Ellery Street (new) "Green Corridor"



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

Frontage Zone: provides space for outdoor activities and cafes

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

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

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

Cycle Track: bicycle facility physically separated from traffic and pedestrians

Conceptual Street Diagram of Future Dorchester Avenue

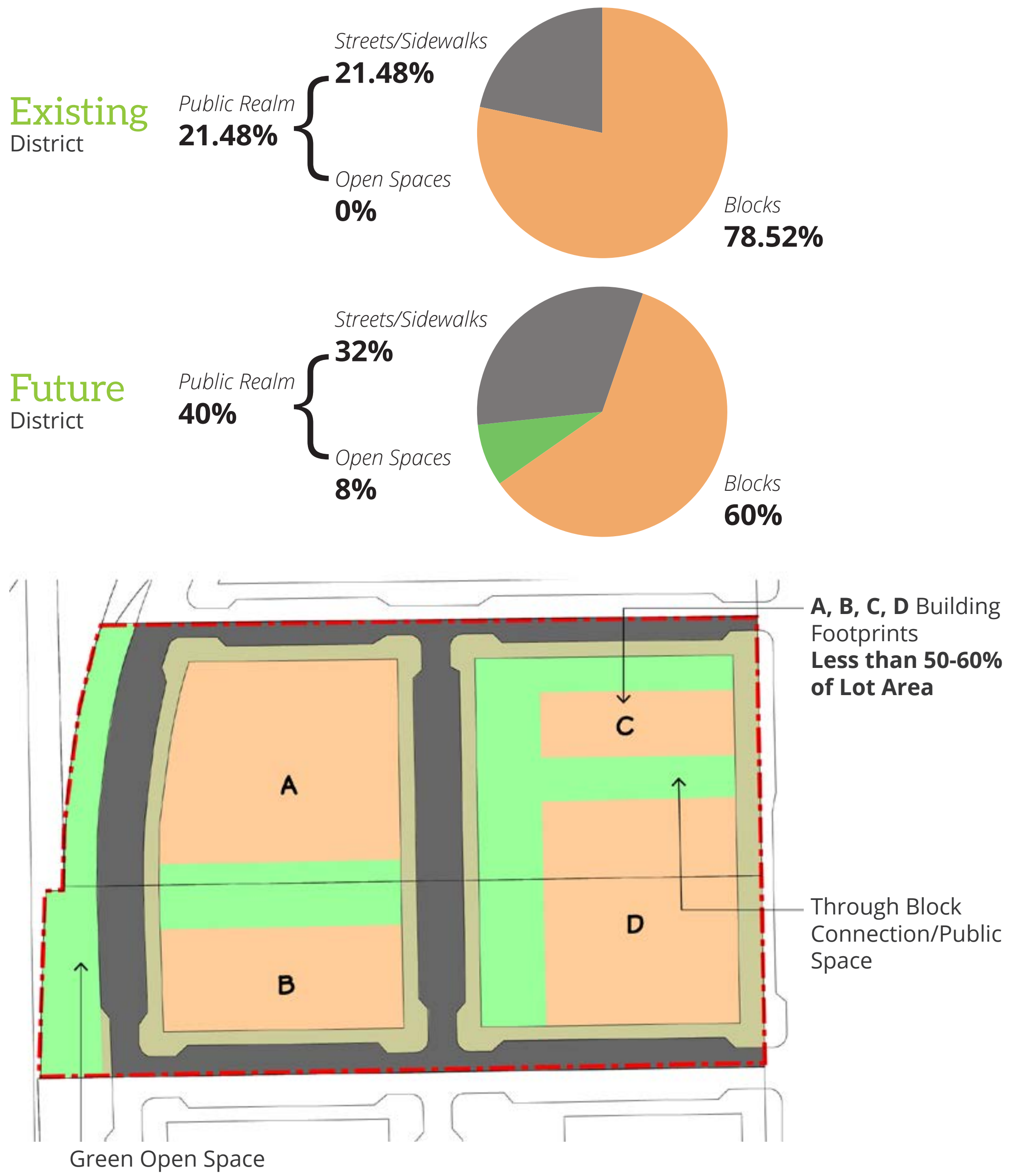
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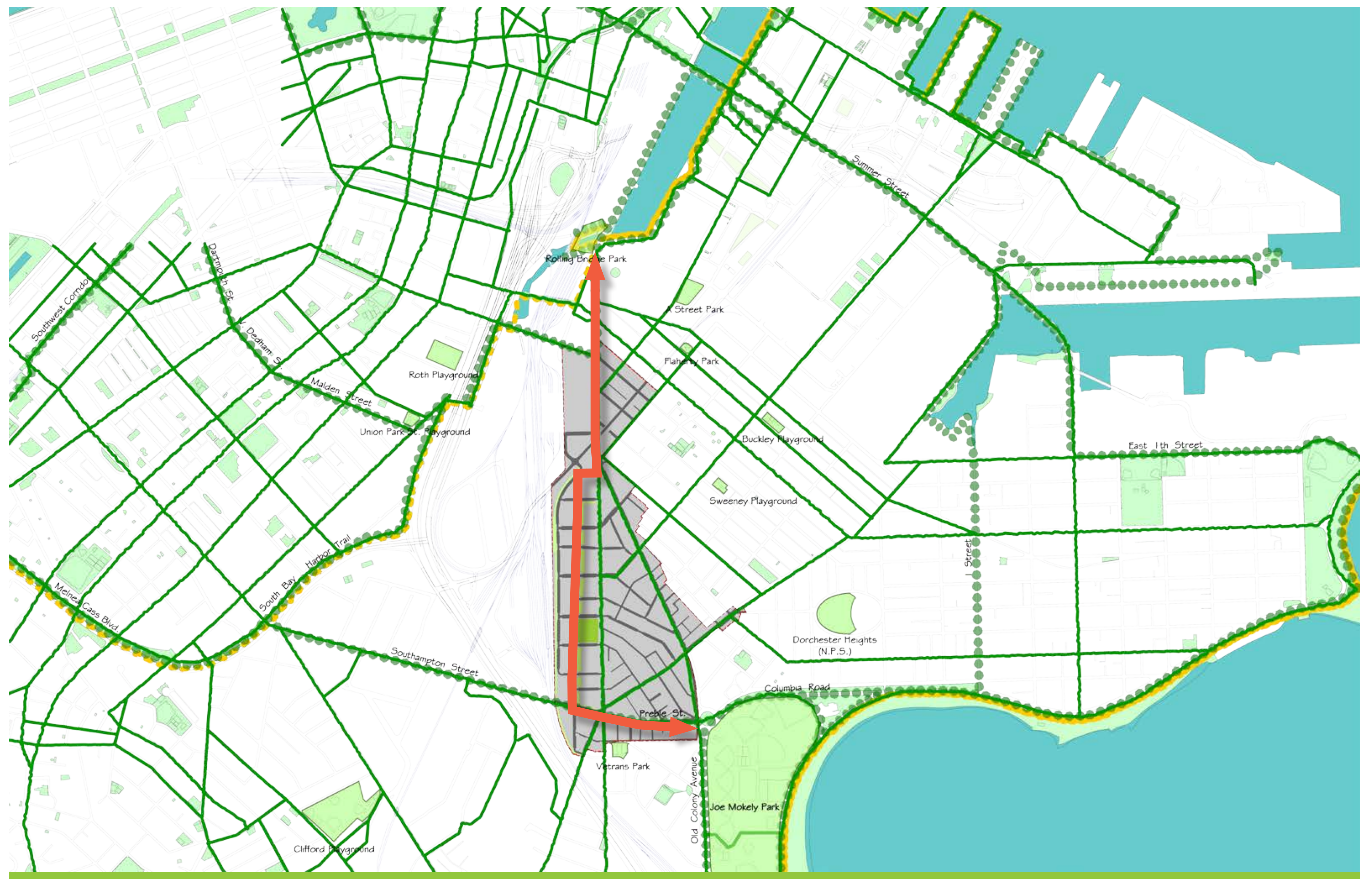
Open Space



Open Space and Public Realm



Conceptual Drawing of Public Realm along Ellery Street (New)



- Harborwalk
- South Bay Harbor Trail
- Green Links
- Boston Bike Network
- Connection between Fort Point and Moakley Park

Conceptual Drawing Neighborhood Scale Open Space Network



- Central Open Space
- Linear Parks
- Edge Parks
- Pocket Parks/Courtyards
- Pedestrian Network

Conceptual Diagram District Scale Open Space Network



Conceptual Drawing of Linear Open Space along Ellery Street (new)



Conceptual Drawing of Active Park



Left: South Boston Street Festival
Right: SOWA market Food Trucks

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Height and Density



Existing and Design Process



Conceptual Underlying Zoning Height Diagram



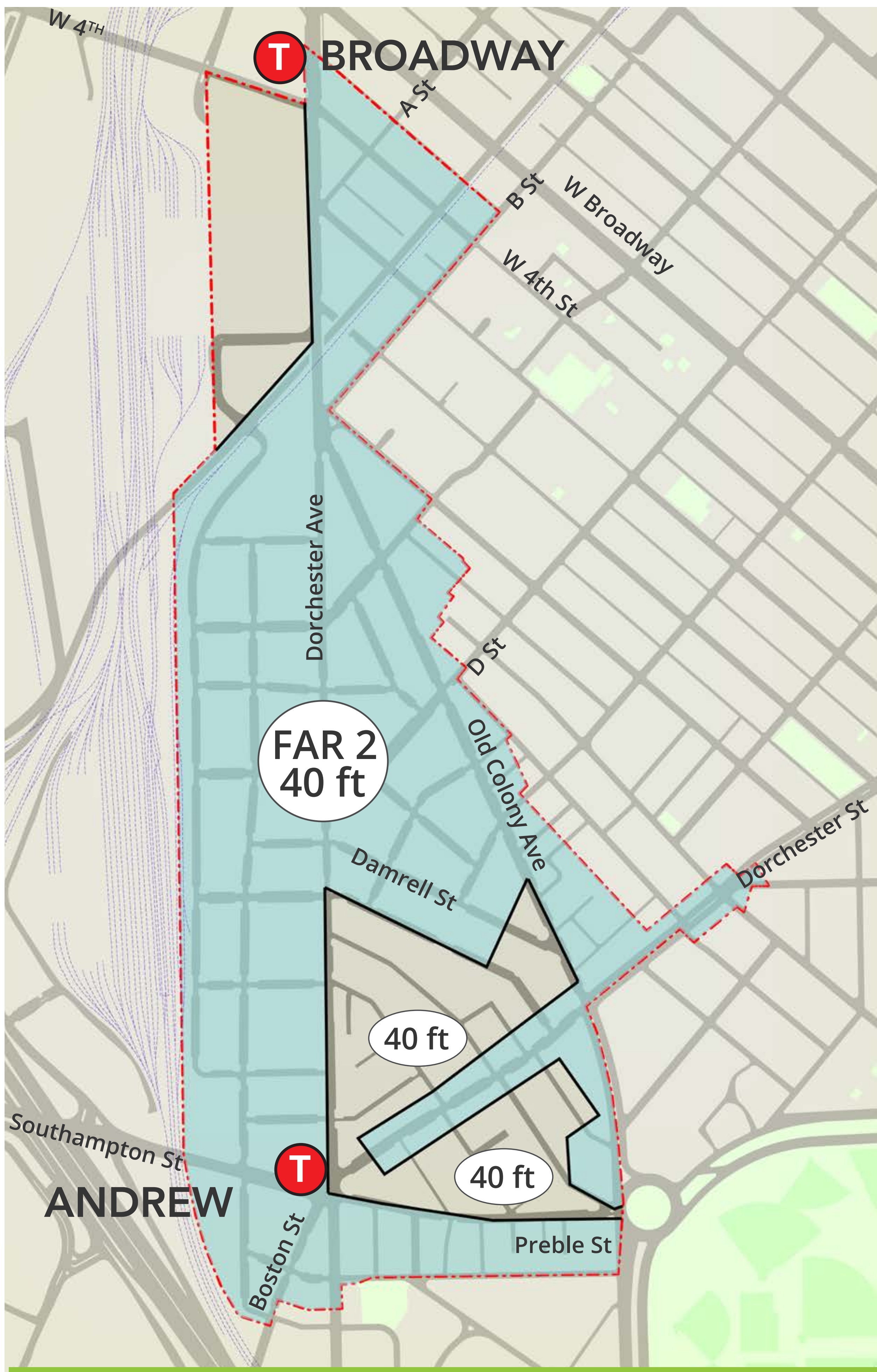
Conceptual Bonus Height Diagram

Conceptual Buildout

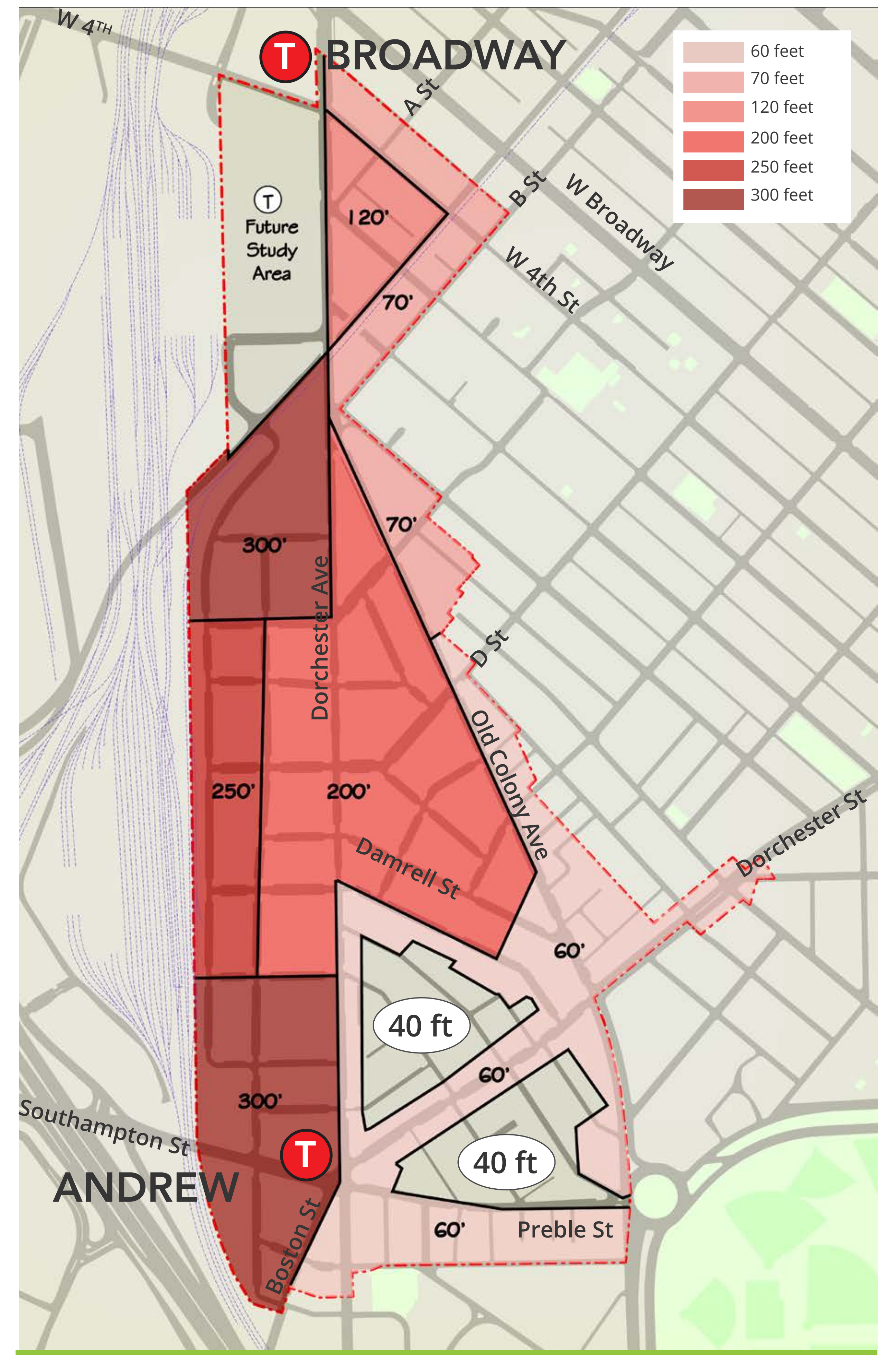


The diagram is conceptual and intended for illustrative purposes only.

Conceptual Buildout Diagram



Proposed As-of-Right Height Diagram



Proposed Density Bonus Height Diagram

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Placemaking and Neighborhood Character



Streets as Places



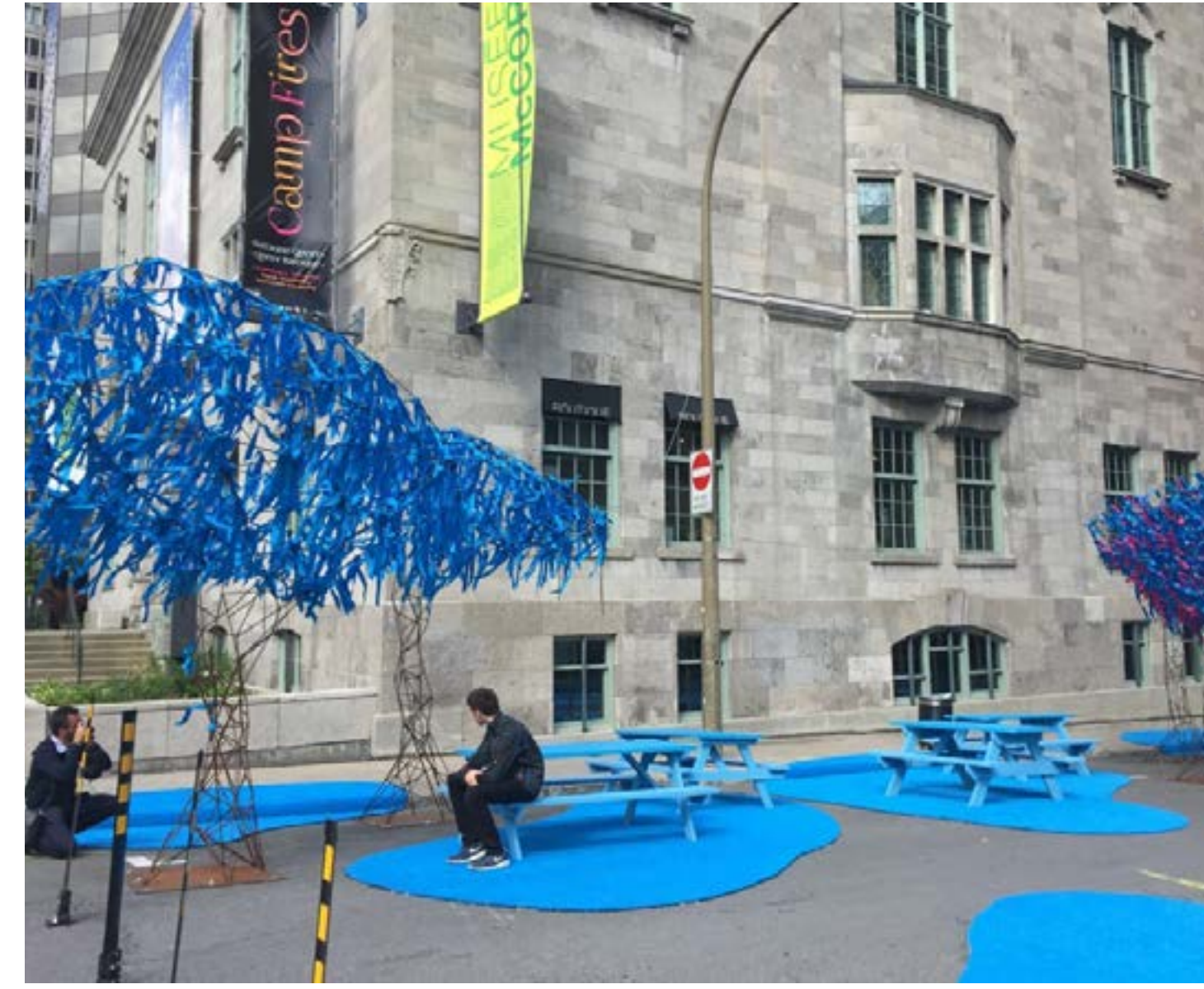
Street Seats Parklet reimagines parking spaces, New York City

Squares and Parks



Shared recreation amenities, public art, and multimodal path, Superkilen, Copenhagen

Public Art



Public Art Installation, Montreal

Multi-Purpose Places



A sub-level park and flood resiliency tool that fills up with runoff during heavy rains, Rotterdam



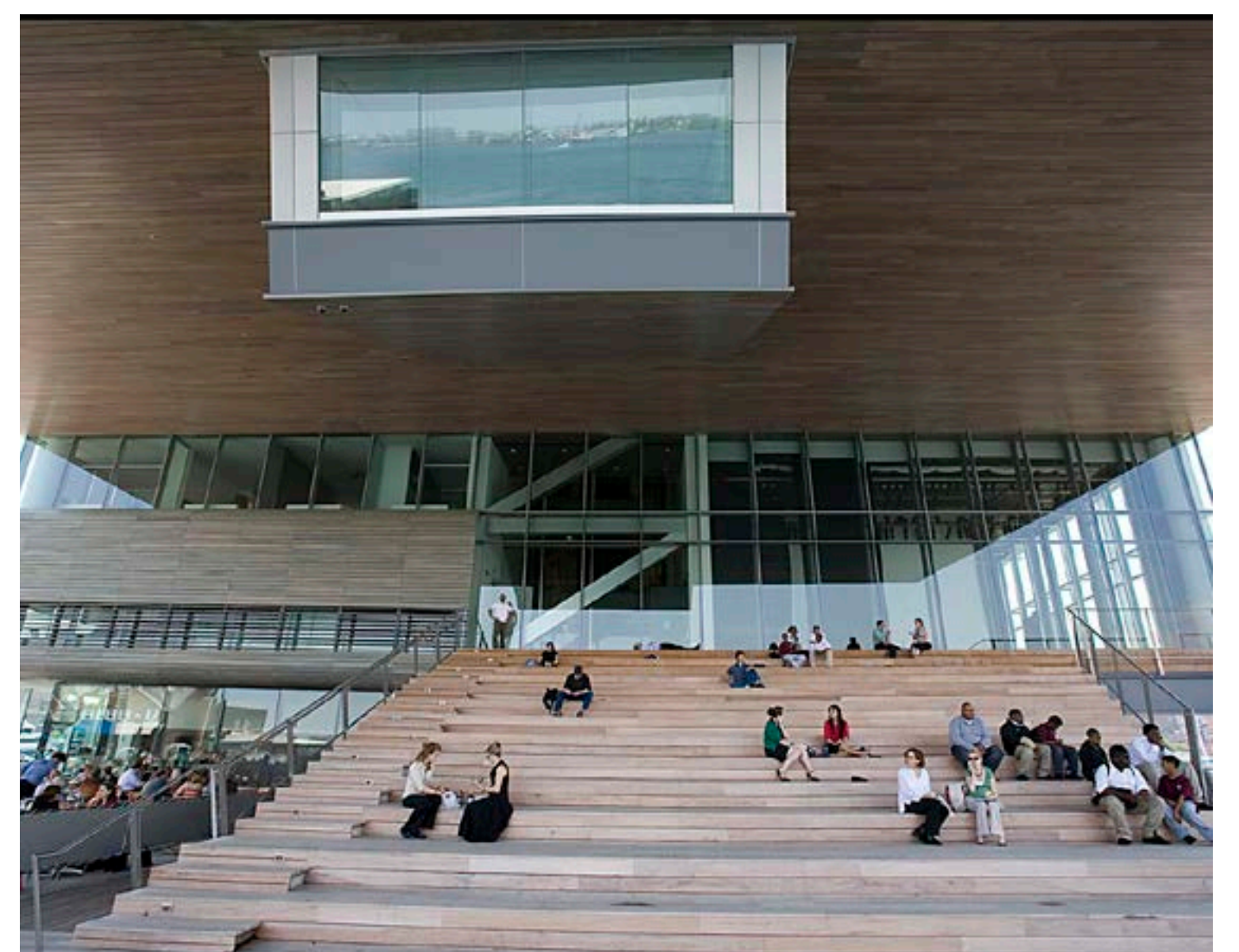
Memorial Drive temporary closure for pedestrian and bike use, Cambridge



Union Square Farmers Market, Somerville



Flipped Art's Tiny Studio hosts community projects directly on the sidewalk, Des Moines



Public space is integrated in the ICA's building design, South Boston Waterfront

Open Space, Public Realm Precedents

Urban Design Guidelines

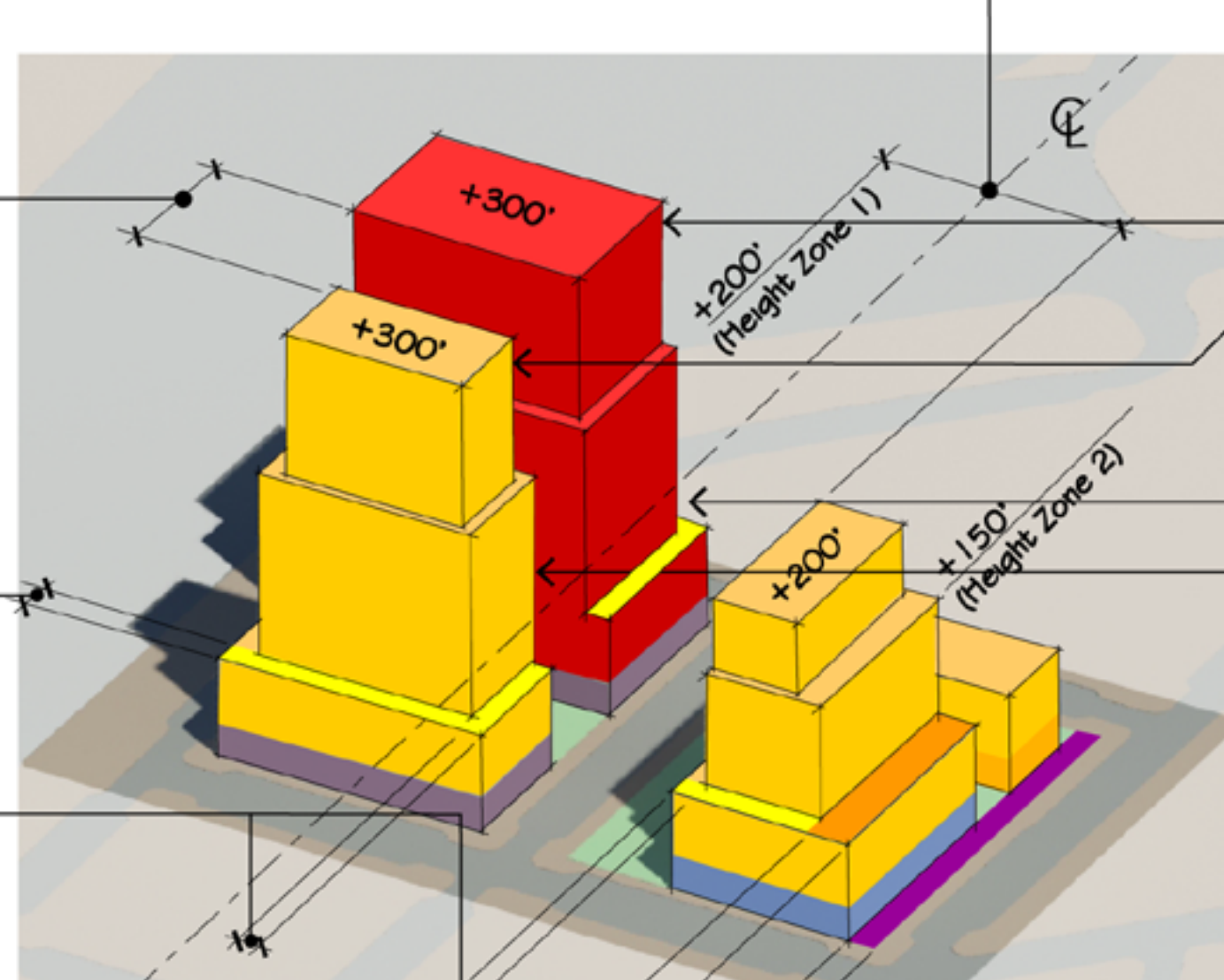
150' Between Buildings above Podium for View Corridor

60' - 120' Between Buildings above Podium

Min. 15' Setback

Min. 15' Setback

30' - 35' Setback for View Corridor



Max. Floor Plate Size:

Above 200' (Height Zone 1)
150' (Height Zone 2)
Office/R & D: 20,000 Sq. Ft.
Residential: 8,000 Sq. Ft.

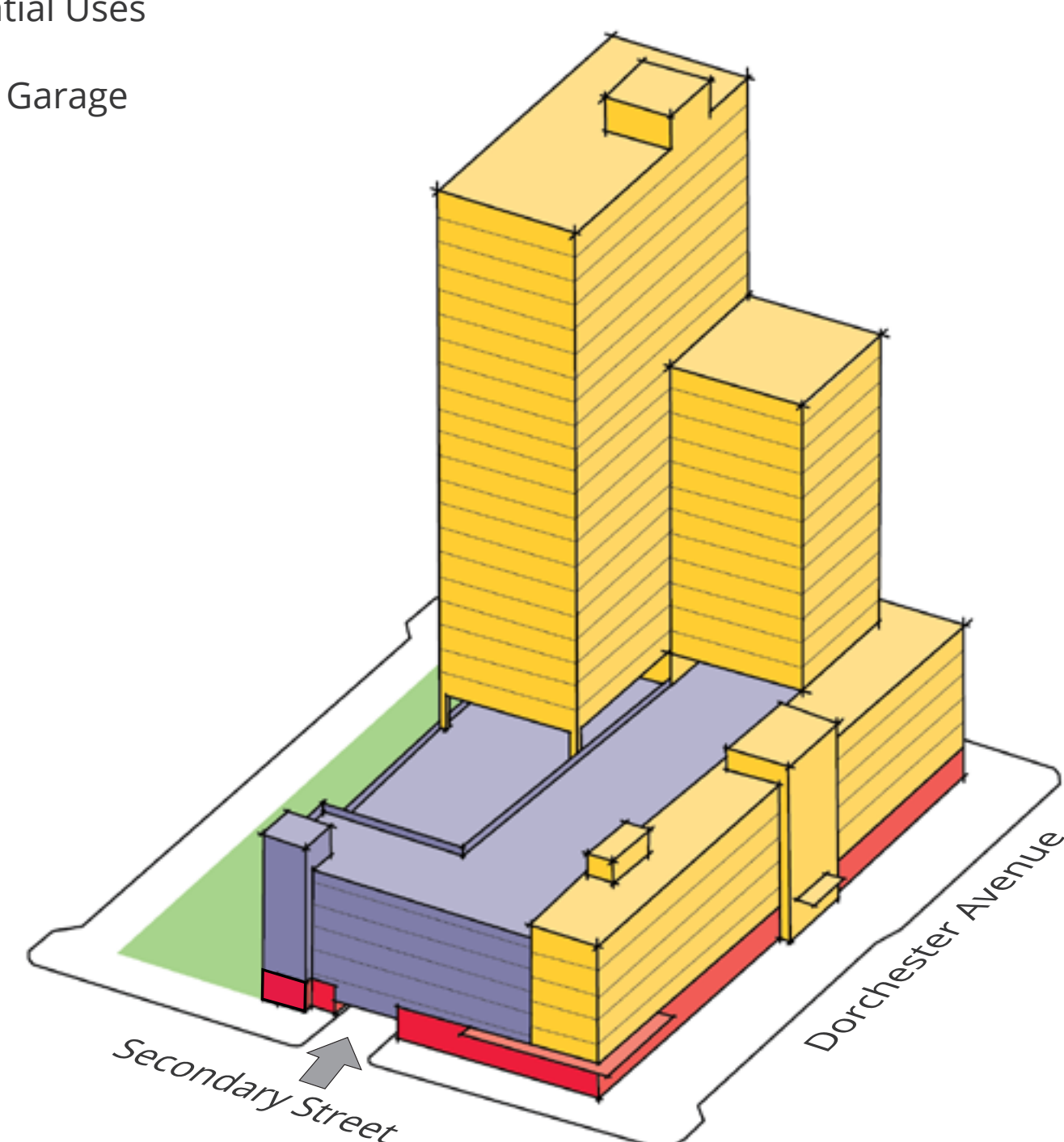
Base/podium to 200' (Height Zone 1)
150' (Height Zone 2)
Office/R & D: 25,000 Sq. Ft.
Residential: 12,000 Sq. Ft.

Setback from Property Line for R. O. W.

Urban Design Guideline Diagram



- Commercial/Cultural Uses
- Residential Uses
- Parking Garage



Left: Examples of how parking garages should either be screened or wrapped with active uses
Right: Parking Garage Design Guideline Diagram



Illustrative Site Plan of conceptual future buildout streets and open space

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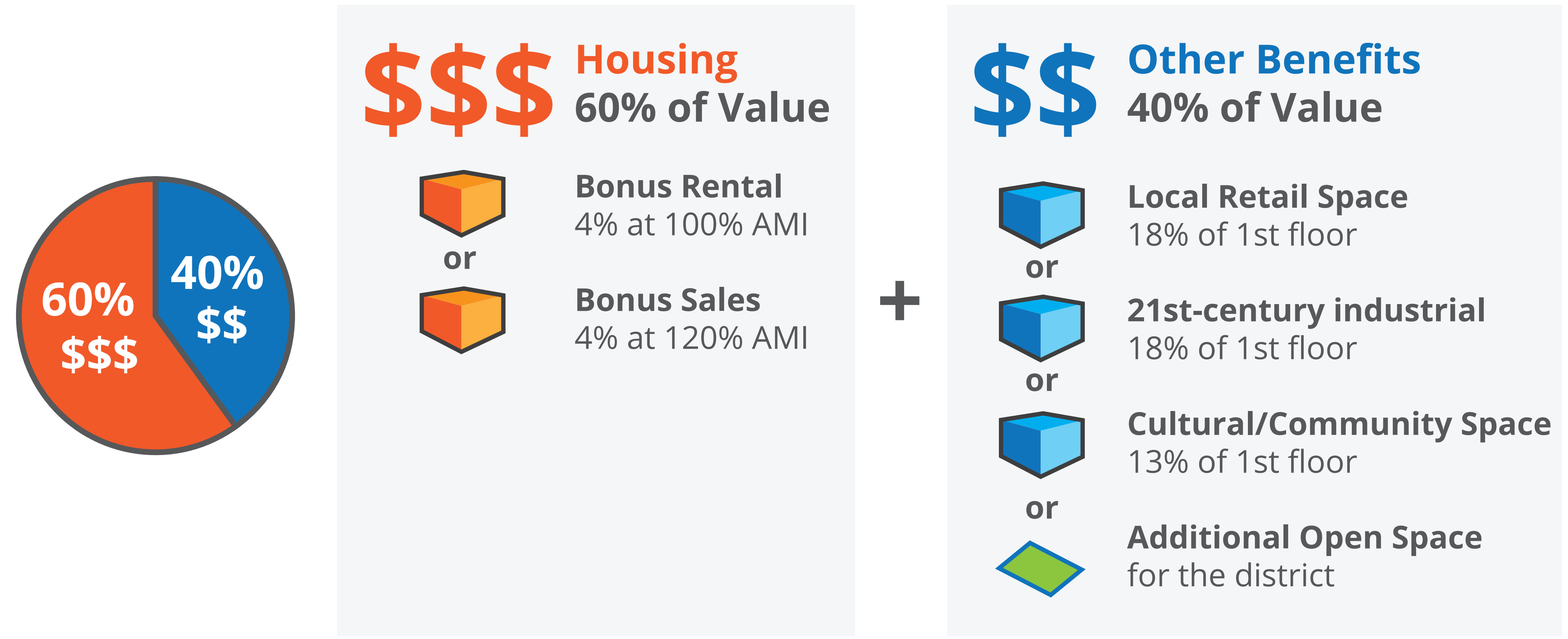
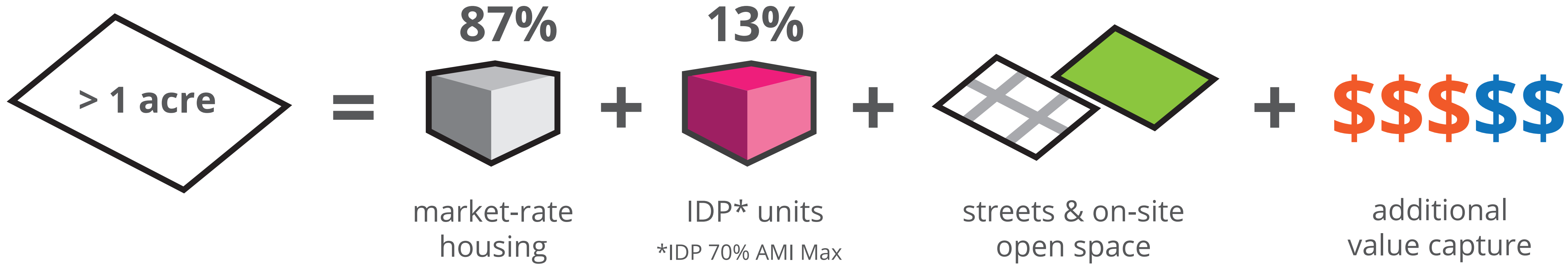
Density Bonus and Urban Design Benefits



Density Bonus Formula

Residential Project Components

Illustrative Example



HH Size/Bedrooms	IDP Rental 70% AMI Income Max	IDP Sales 80% AMI Income Max
1-bedroom	Income < \$54,950 Max Rent = \$1,242	Income < \$62,800 Max Sales = \$175,900
3-bedroom	Income < \$68,700 Max Rent = \$1,597	Income < \$78,500 Max Sales = \$236,000

HH Size/Bedrooms	IDP Sales and Density Bonus Rental 100% AMI Income Max	Density Bonus Sales 120% AMI Income Max
1-bedroom	Income < \$78,500 Max Rent = \$1,774 Max Sales = \$228,500	Income < \$94,200 Max Sales = \$280,800
3-bedroom	Income < \$98,100 Max Rent = \$2,281 Max Sales = \$303,100	Income < \$117,750 Max Sales = \$370,200

Example household sizes, prices, and affordability levels

Inclusionary Development Policy (IDP): Through this program, the City of Boston leverages private development to support income-restricted/affordable housing without the need for public subsidies. Boston's IDP applies to any proposed residential project that: Has ten or more units, and requires zoning relief, or is financed by the City, or is built on property owned by the City.

Urban Design: Streets, Sidewalks, and Open Space Improvements



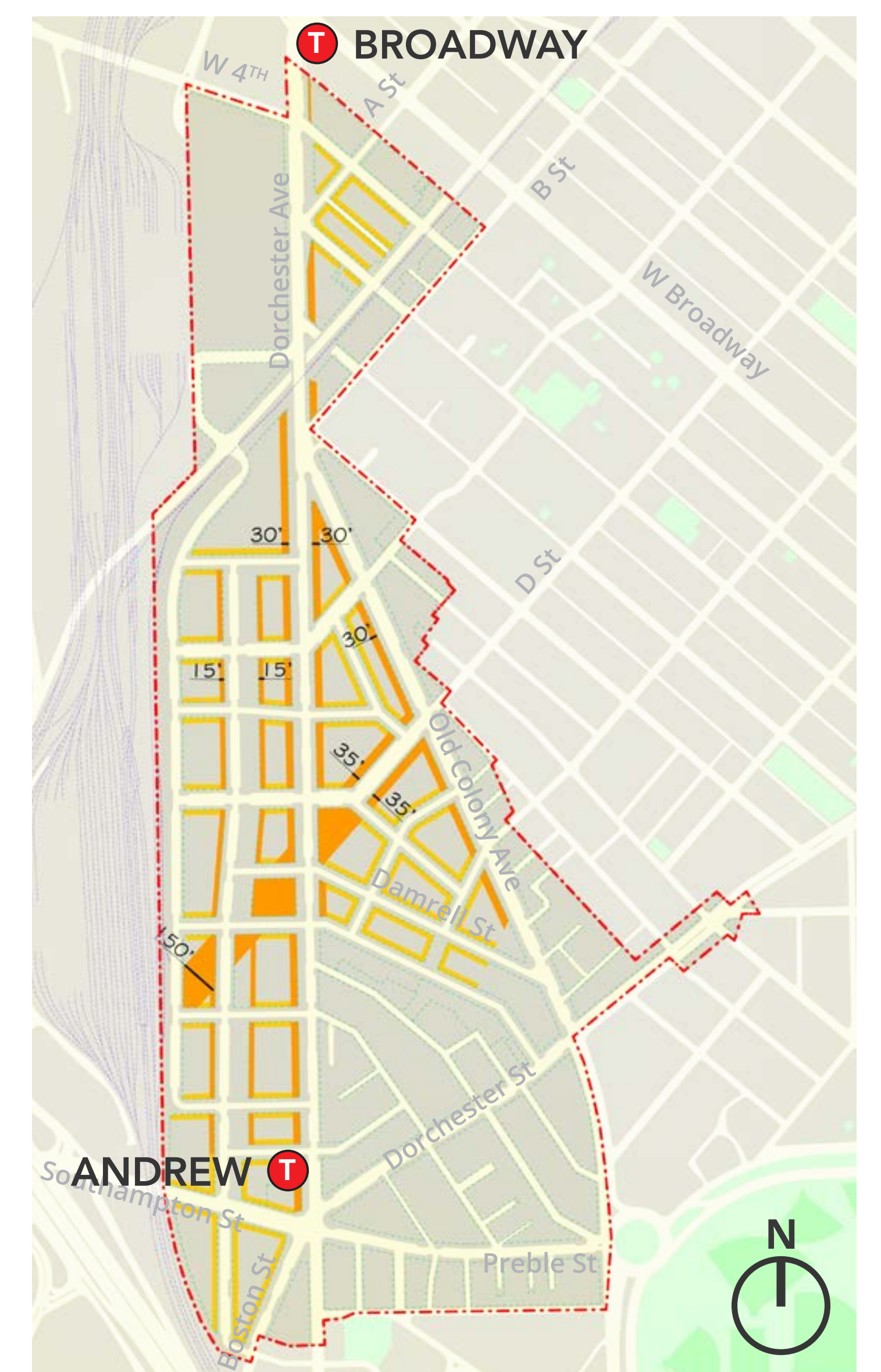
Conceptual Drawing of Future Ellery Street (New): "Green Corridor"



Conceptual Drawing of Future Dorchester Avenue: "Amenities Corridor"



Primary View Corridor
Secondary View Corridor



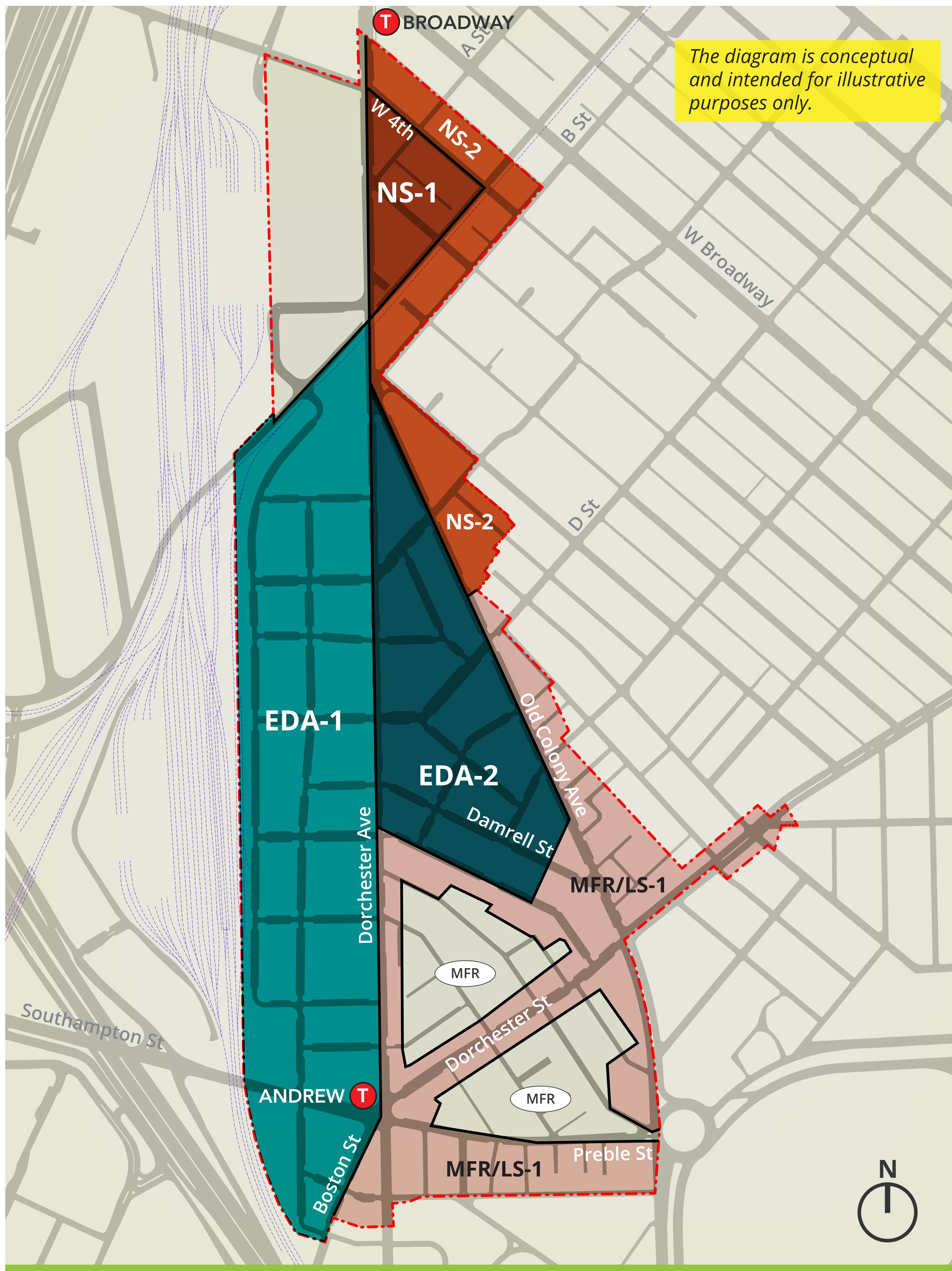
Stepback for View Corridor
15' Stepback
Build-to Lines

Building Stepbacks above Podium for Creation of View Corridor

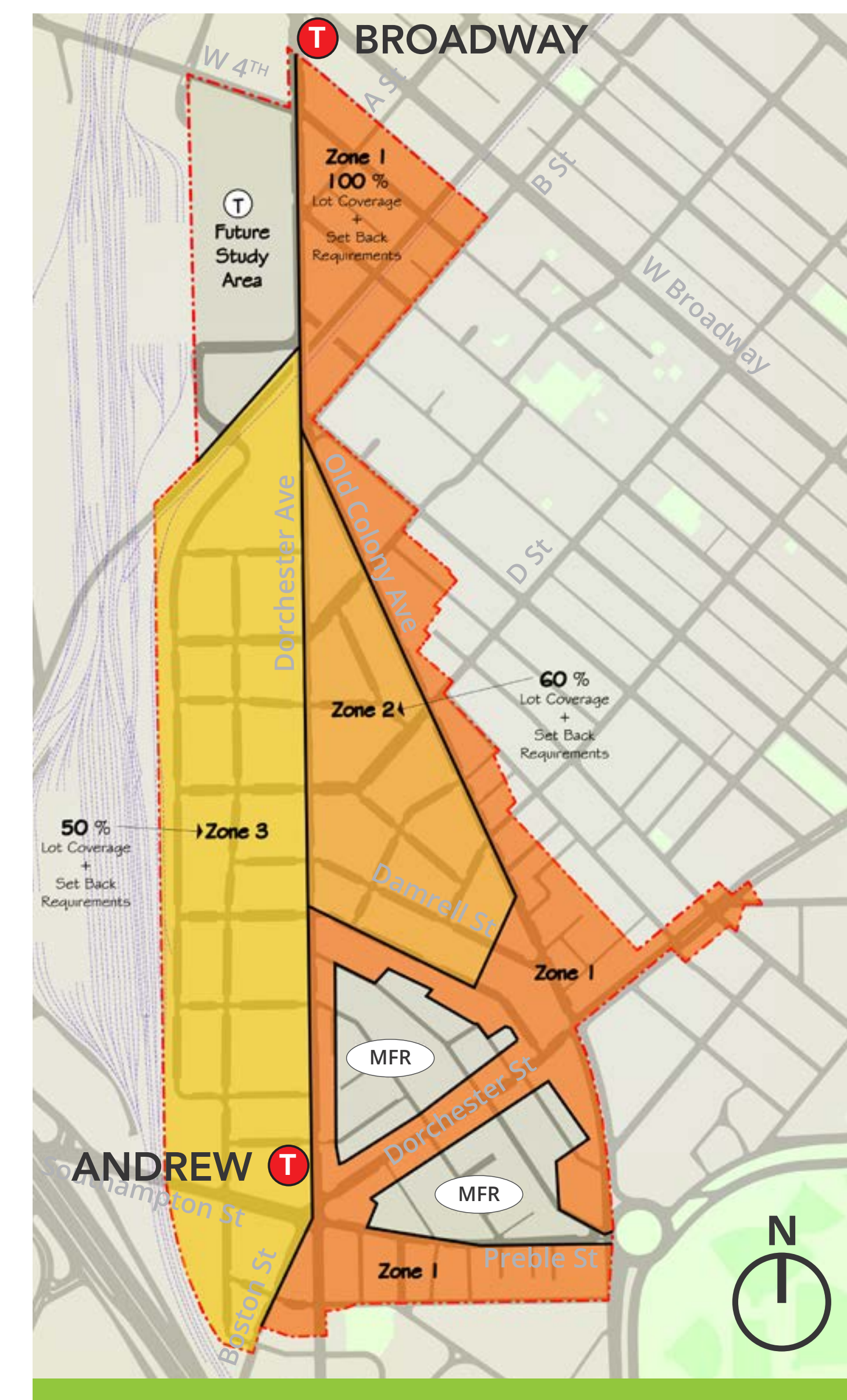
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Proposed Zoning Elements



Proposed, Conceptual Zoning Diagram



Lot Coverage Diagram

- Zone 1 - 100% Lot Coverage + Setback Requirements
- Zone 2 - 60% Lot Coverage + Setback Requirements
- Zone 3 - 50% Lot Coverage + Setback requirements
- MFR MFR - Base Residential Zoning

- EDA-1 Density Bonus through PDA
- EDA-2 Density Bonus through RDA & PDA
- NS-1 Density Bonus through RDA
- NS-2 Density Bonus through RDA
- MFR/LS-1 Density Bonus through Art. 80 Large Project Review

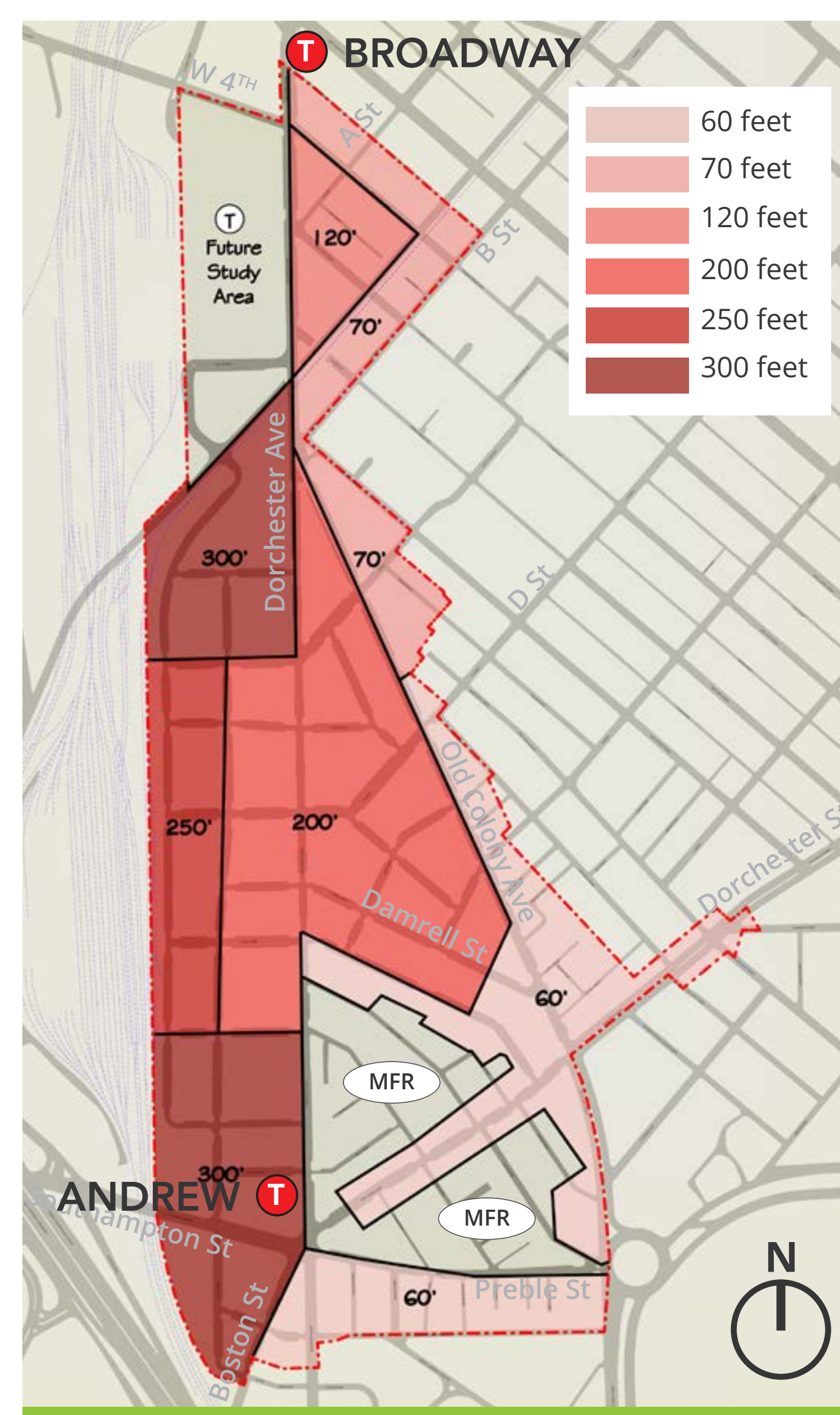


Property Line Setback Diagram

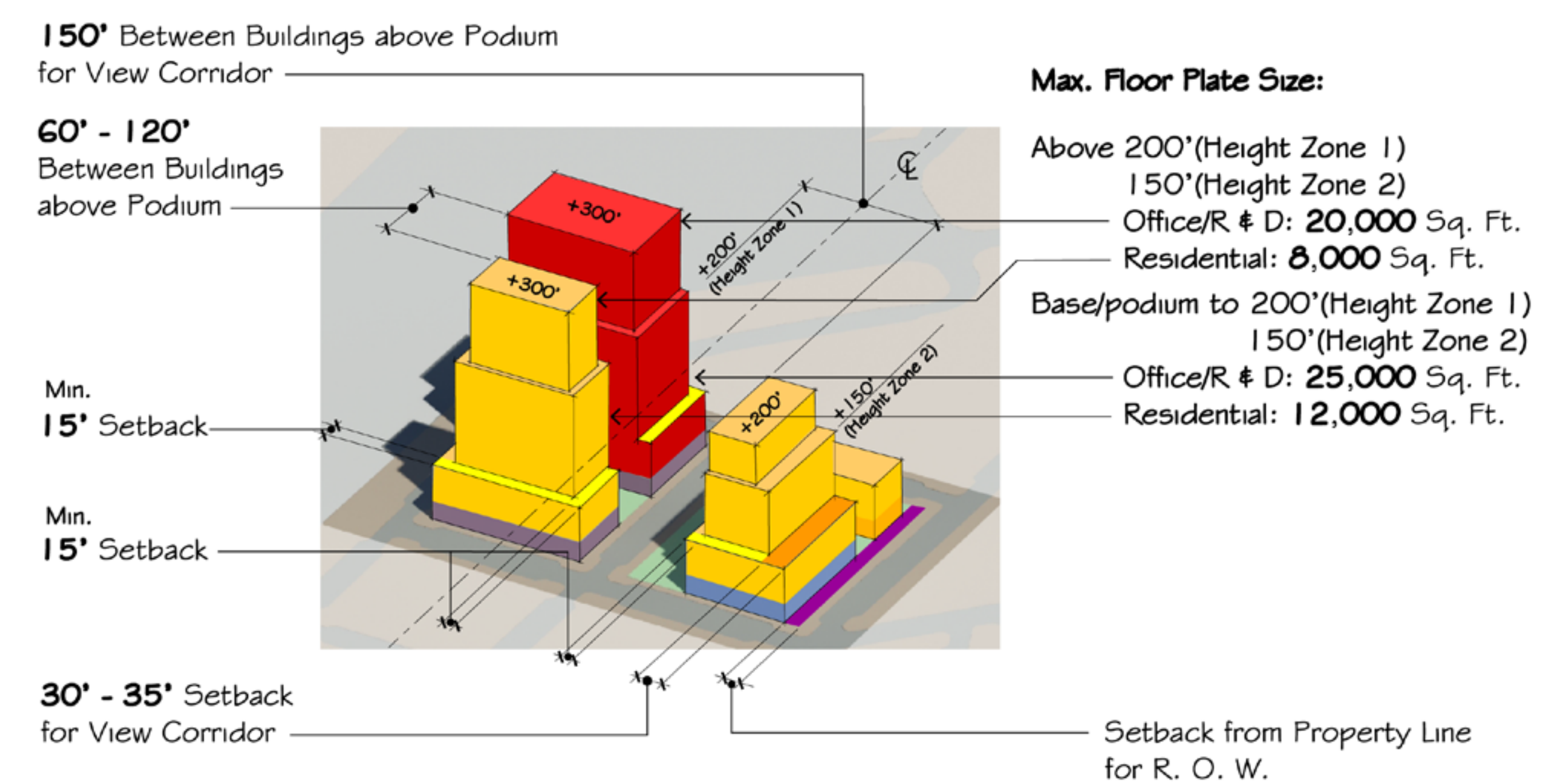
- Setbacks for Additional R.O.W. for Existing Streets
- R.O.W. for Dimensions for New Streets



Proposed As-of-Right Height Diagram



Proposed Density Bonus Height Diagram



200 FEET HEIGHT ZONE	BUILDING HEIGHT	AVERAGE FLOOR PLATE	> 200 FEET HEIGHT ZONE	BUILDING HEIGHT	AVERAGE FLOOR PLATE
Commercial/R&D/Lab/Industrial*	70-150 ft	25,000 sf	Commercial/R&D/Lab/Industrial*	70-200 ft	25,000 sf
Commercial/R&D/Lab/Industrial*	150-200 ft	20,000 sf	Commercial/R&D/Lab/Industrial*	200-300 ft	20,000 sf
Residential	70-150 ft	12,000 sf	Residential	70-200 ft	12,000 sf
Residential	150-200 ft	8,000 sf	Residential	200-300 ft	8,000 sf

Floor Plate Limitations by Use

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Talk to Us



What is Your Zoning Question?

Grab a sticky-note and post your zoning question here!