



Western Avenue Corridor Study and Rezoning Community Meeting

August 26, 2020



**boston planning &
development agency**



bit.ly/westerncorridor
[@bostonplans](https://twitter.com/bostonplans)

Project Website

bit.ly/westerncorridor

- Presentations (including tonight's!)
- Recordings from virtual meetings
- Zoning Toolkit
- Additional content (e.g. reports) to be posted



Agenda

1. Housekeeping
2. Introduction to Building Types
3. Applying the Urban Design Framework
4. Towards Land Use Scenarios
5. Q&A and Discussion



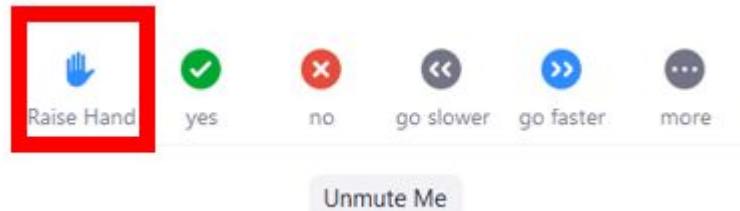
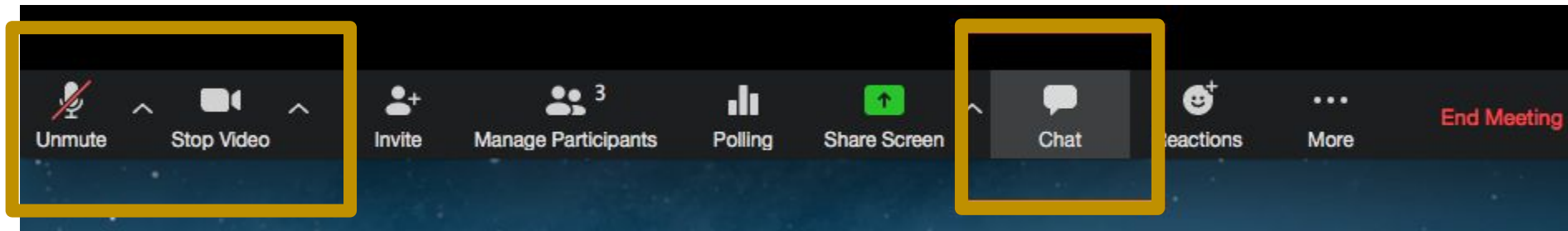
1

Housekeeping

Zoom Tips

Your controls should be available at the bottom of the screen.

Clicking on these symbols activates different features:



Virtual Meeting Protocols

- During the presentation you can ask questions through the chat feature. Depending on the question, we will answer it in writing in the chat box, verbally, or wait until the Q&A period.
- During verbal Q&A, please be respectful of each other's time so that all may participate in the discussion.
- You can always set up a conversation with Gerald Autler, Gerald.Autler@boston.gov.



Meeting Recording

- The BPDA will be recording this meeting and posting it on its website at bit.ly/WesternCorridor. The recording will include the presentation, Q&A, and public comments afterwards.
- Also, it is possible that participants may be recording the meeting with their phone cameras or other devices.
- If you do not wish to be recorded during the meeting, please turn off your microphone and camera.



COVID-19 Resources

Stay up-to-date with COVID-19 related announcements, City of Boston reopening plans, and resources for you and your community at:

boston.gov/coronavirus



The screenshot shows the City of Boston website page for COVID-19 resources. The page features the City of Boston logo and Mayor Martin J. Walsh's name in the top left. The main heading is "CORONAVIRUS DISEASE (COVID-19) IN BOSTON". Below the heading, there is a paragraph of text: "The state has updated guidance on the Reopening Massachusetts website. We also continue to update City-specific guidance for Boston on our reopening website." The date "July 12, 2020" is displayed. On the right side, there is a "PUBLISHED BY: PUBLIC HEALTH COMMISSION" logo. Below that, there is a "MULTILINGUAL CONTENT" section with links for Arabic, Kriolu (Cabo Verdean creole), Chinese, French, Haitian Creole, Portuguese, and Russian. At the bottom, there is a "TOPICS" section with links for "COVID-19 UPDATES" and "LATEST PRESS CONFERENCE". The date "BOSTON (AS OF FRIDAY, JULY 10)" is also present. The main statistics are "13,673 CASES | 9,683 RECOVERED".

2020 Census Update & Reminder

Key Dates:

August 11 - Doorknocking begins.

September 30 - Last day to respond.

Quick Facts:

As of 7/7, 52.2% (about 175,800) of Boston's households have responded.

In 2010, the final response rate was 64.4%.

The Census has never been more accessible. You can respond:

Online (my2020census.gov)

Over the phone, or by mail.

13 different languages available.

Boston depends on your

household to respond. For every person not counted, **nearly \$2,400** per year in federal funding is **lost** for the next ten years.



Team: Core BPDA Planning



Gerald Autler



Rosa Herrero



Kennan Rhyne



Charlotte Ong

Team: Other BPDA

- Community Engagement: Mark McGonagle
- Urban Design: Jeong-Jun Ju, Matt Martin
- Zoning: Bryan Glascock, Jeff Hampton
- Development Review: Nupoor Monani
- Legal: Matt Fitzgerald
- BPDA Transportation and Infrastructure: Tad Read, Jack Halverson
- Mapping: Carolyn Bennett, Piaotian Jin, Alla Ziskin
- Smart Utilities: Manuel Esquivel

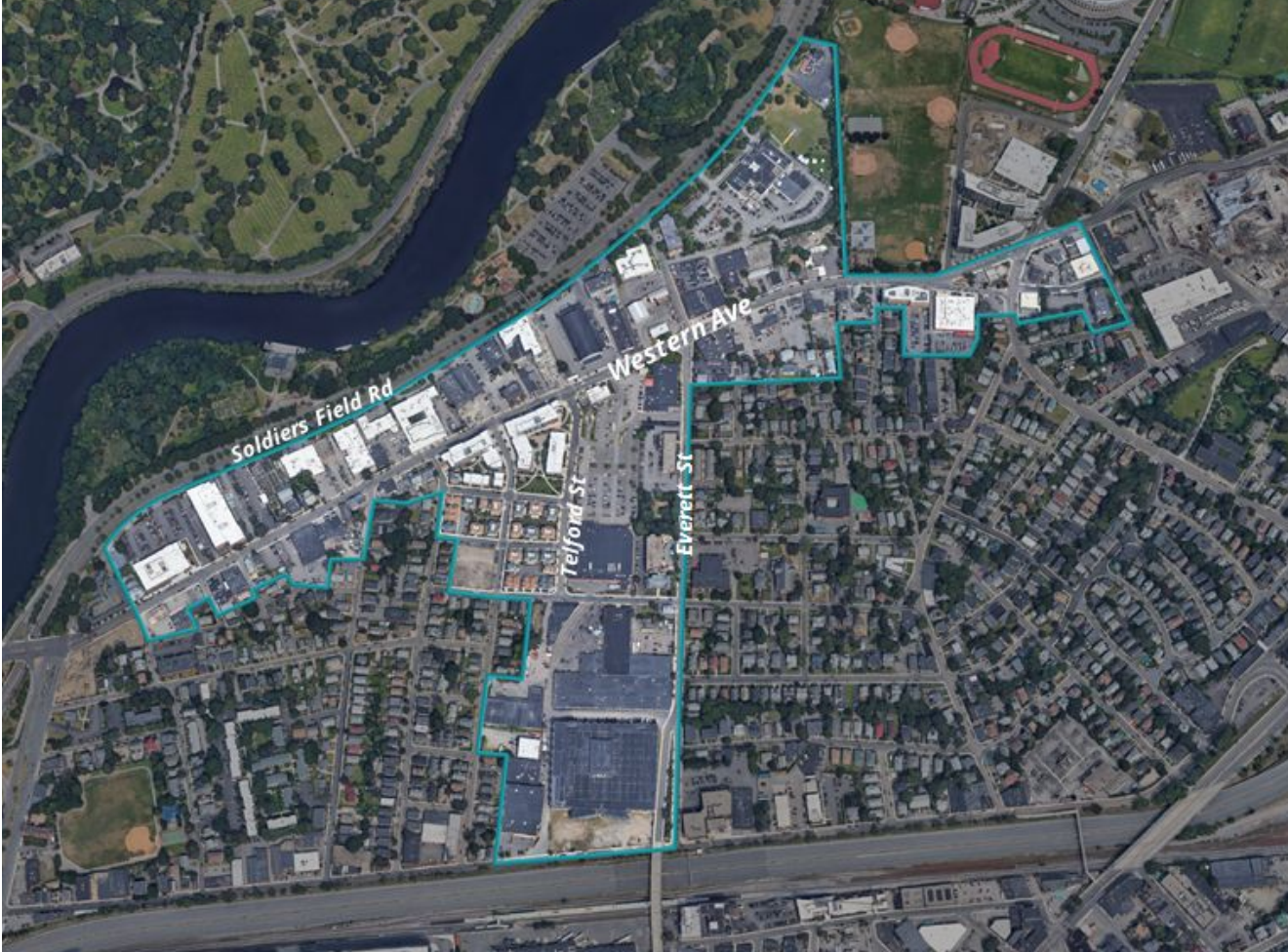


Team: City of Boston and Consultants

- Other City of Boston:
 - Parks, Public Works, Transportation, ONS (Conor Newman)
- Consultants:
 - Jon Stover and Associates (financial analysis)
 - Kittelson (transportation)

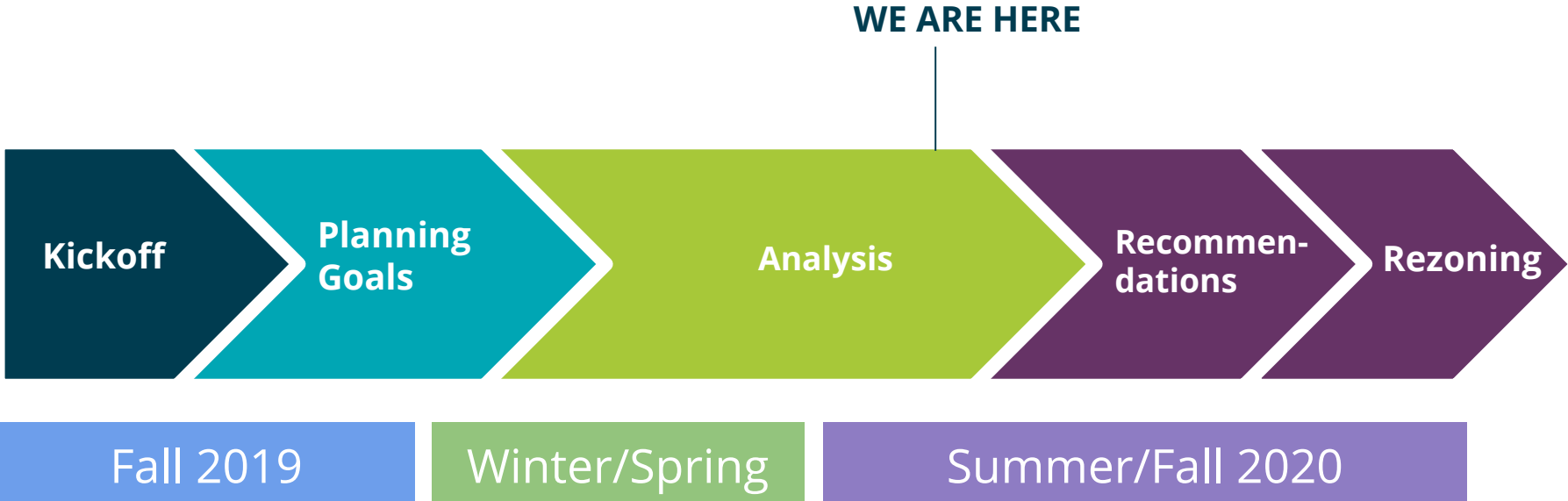


Study Area



**boston planning &
development agency**

Timeline



Next Steps: September and October

- September 14, 30 (tentative dates)
 - Development scenarios
- October 14, 28 (tentative dates)
 - Transportation and financial analysis
 - Recommendations for zoning

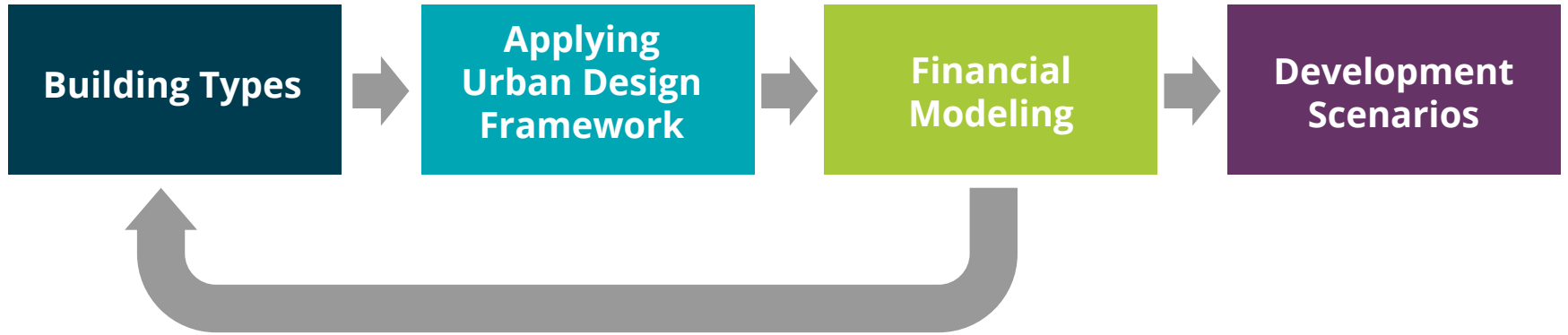


2

Building Types



Analytical Process



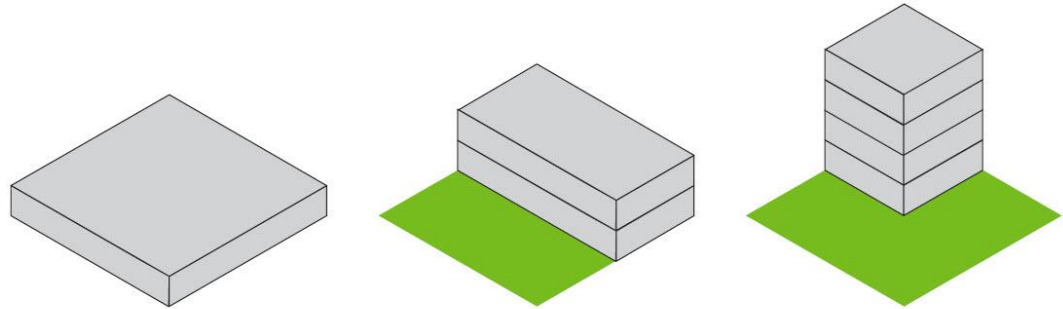
Definition: Floorplate

- Floorplate: Square footage on an individual floor of a building



Definition: Massing

- Massing: The way the three-dimensional volumes of a building are arranged



Lab/Life Sciences

- Minimum floorplate ~25,000 sf
 - Flexibility to reconfigure lab modules with mechanical systems and circulation
- Intensive mechanical system requirements = large mechanical penthouses



Lab/Life Sciences

- Buildings tend to be rectangles of at least 120' x 210'
 $(120 \times 210 = 25,000)$
- ~6 stories most feasible height*
- 15' floor-ceiling heights + 30' mechanical penthouse
 - 6-story residential building = ~70' feet
 - 6-story lab building = ~120'



Building 400-500, Cambridge Discovery Park



Office

- Floorplates can be smaller than lab, but are typically larger than residential
- ~6 stories most feasible height*
- Lower floor-ceiling heights than lab, smaller mechanical
- Can be integrated into lab buildings



1380 Soldiers Field Road (built 2000)



Residential

- Dimension of building limited by maximum distance from windows
- 65' width of building allows for efficient **double-loaded corridors**
- Massing more flexible than lab



Radius, 530 Western Avenue

Residential

- Up to 6-7 stories typically wood frame over concrete podium.
 - “Stick,” “Five over one/two”
 - Podium may contain parking, retail, green space on roof.
- Beyond seven stories steel (light or structural) construction and additional fire systems typically required.
 - Financial implications
 - Changing technology and codes



A CLT building in Portland, Oregon



Wood frame building in San Diego



Residential



Continuum, Allston



Lantera at Boston Landing

Quiz 1

Radius at 530 Western Avenue was probably built with:

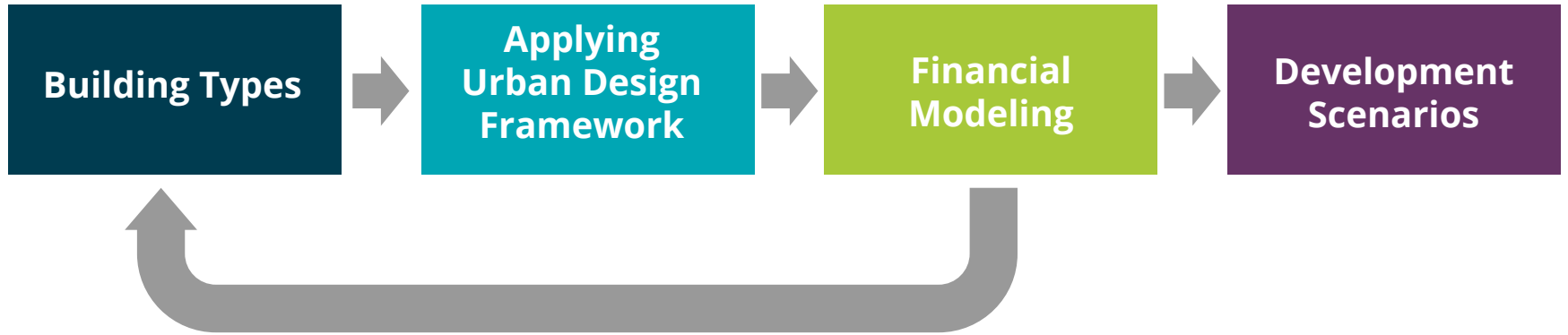
- A. Wood
- B. Steel
- C. Something round
- D. Broken plates



3

Applying the Urban Design Framework

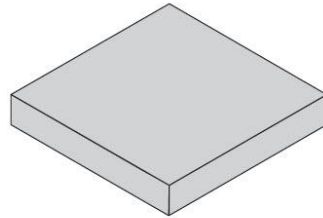
Analytical Process



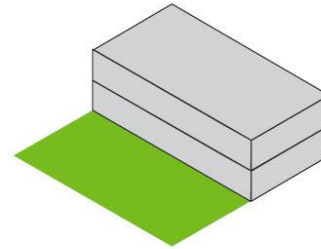
Definition: Floor Area Ratio

- Floor area ratio (FAR): built square footage divided by square footage of land area

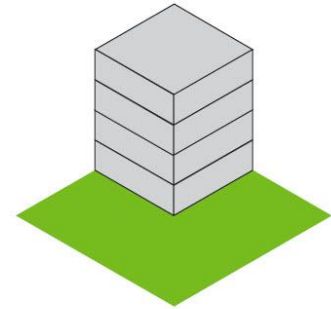
Floor Area Ratio (FAR)
An Example of 1.0 FAR



1-story 100% Lot Coverage



2-story 50% Lot Coverage



4-story 25% Lot Coverage



Quiz 2

A five-story lab building with a 30,000 square foot floorplate on a 50,000 square foot parcel has an FAR of:

- A. 0.6
- B. 3.0
- C. 1.5
- D. It depends on the size of the mass spectrometers



Definition: Lot Coverage

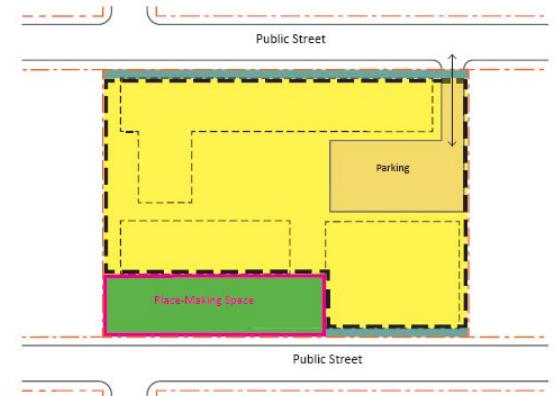
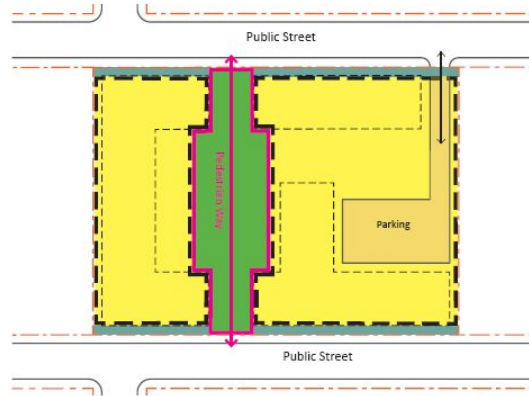
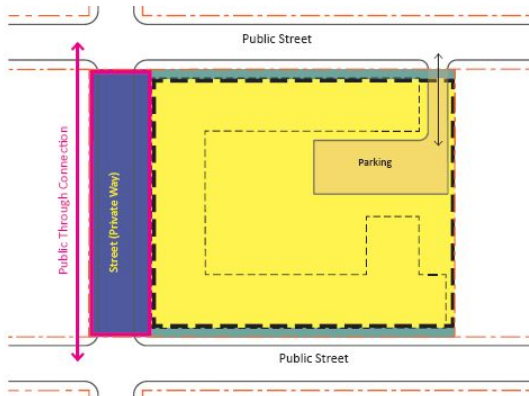
- Lot coverage: percentage of the development site occupied by buildings, parking, service areas
- Zoning can limit lot coverage in order to reserve land area for public realm elements such as:
 - Setbacks
 - Streets
 - Pedestrian connections
 - Plazas or other open spaces
 - Parks



Lot Coverage limits in South End Zoning

For all Proposed Projects in a PDA, the development footprint shall not cover more than **eighty percent (80%)** of the lot. The remaining **twenty percent (20%)** shall be designed and built to **ensure public access or enhance the public realm**. Public realm features include, but are not limited to:

- a) a street
- b) a pedestrian way
- c) an alley that would be a through-block connection
- d) a place-making space, such as a plaza , open space, or a park



Lot Coverage

Ineligible for Lot Coverage
Public Realm Benefit

Ineligible for Lot Coverage
Public Realm Benefit

Open Space

Thru-Block Street

Pedestrian Way

Setback

Antwerp St

Telford St

Open Space

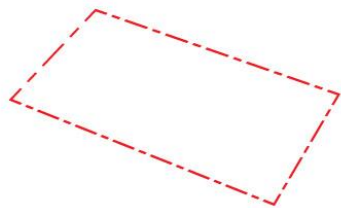
Justinian Way



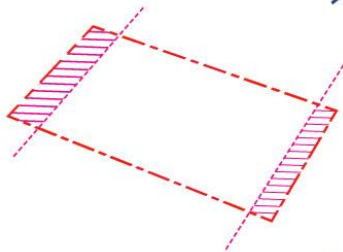
Lot Coverage

How Lot Coverage Works

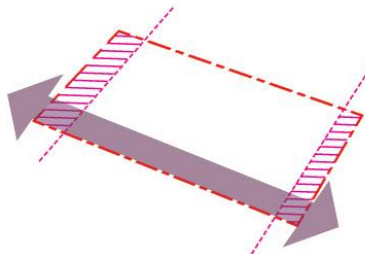
Property for Redevelopment



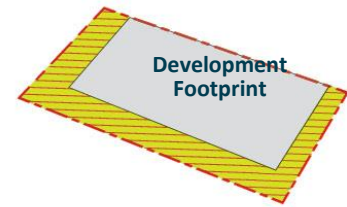
Setbacks



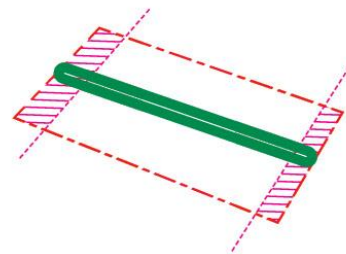
Through-Block Street



Development Footprint

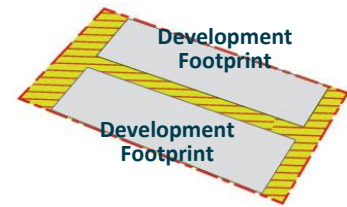


Pedestrian Way

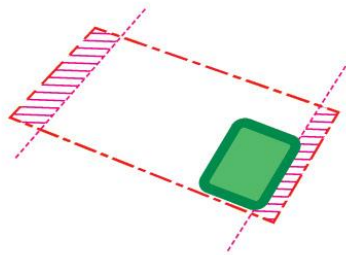


Development Footprint

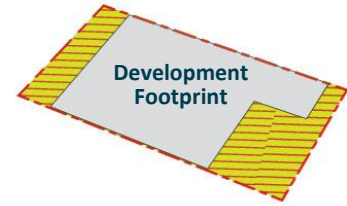
Development Footprint



Open Space & Place-Making



Development Footprint



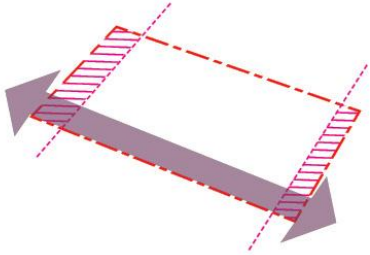
Lot Coverage:
Public Realm Benefit



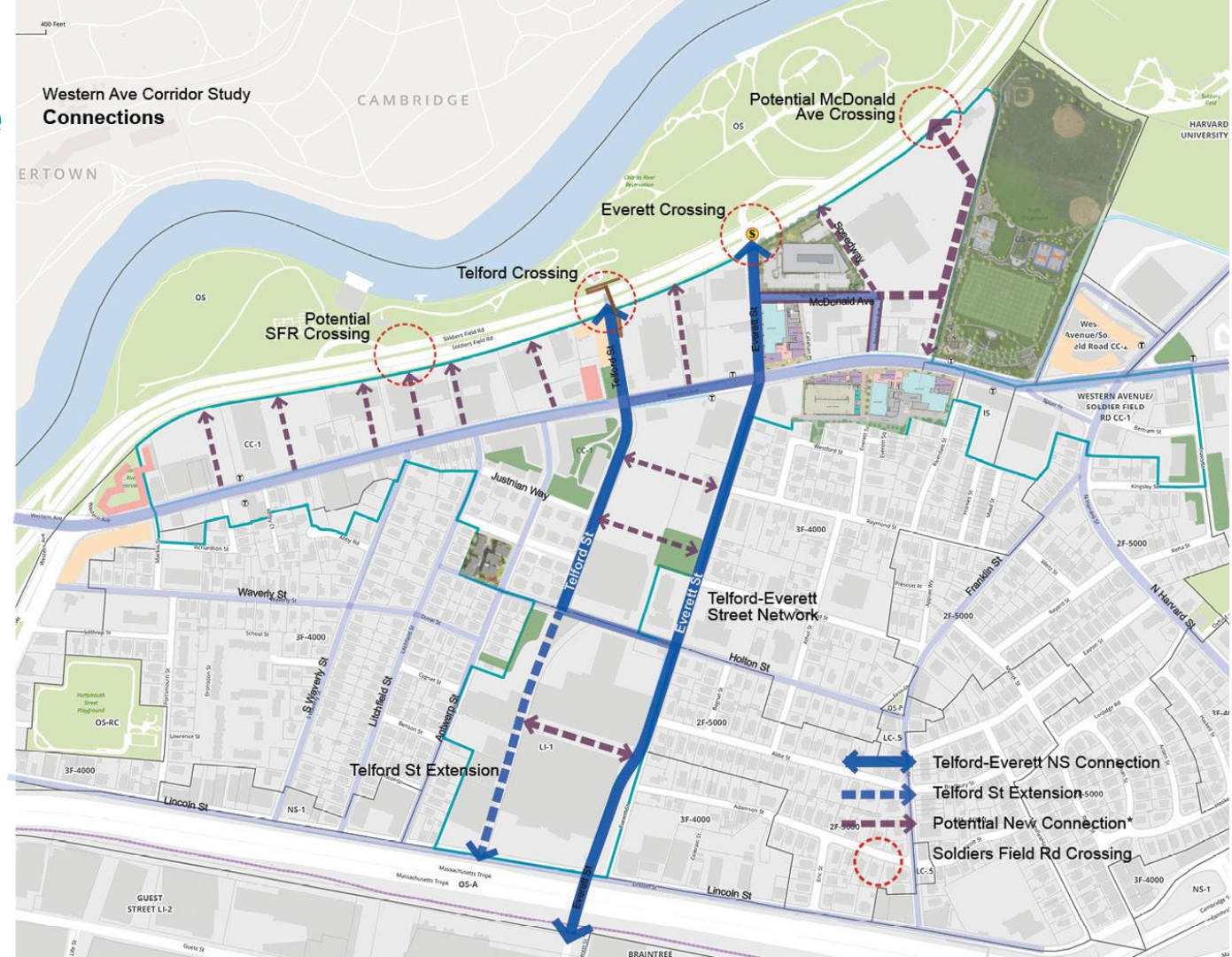
Lot Coverage

Lot Coverage works with the Urban Design Framework to ensure Robust Public Realm.

Through-Block Connection



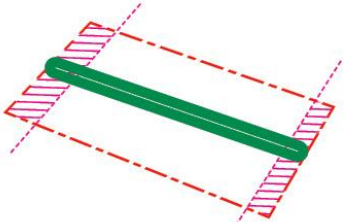
**Footnote:
New Connections shown particularly for the area west of Telford between Western Ave and Soldiers Field Rd don't necessarily represent vehicular access, exact locations or number of new connections.*



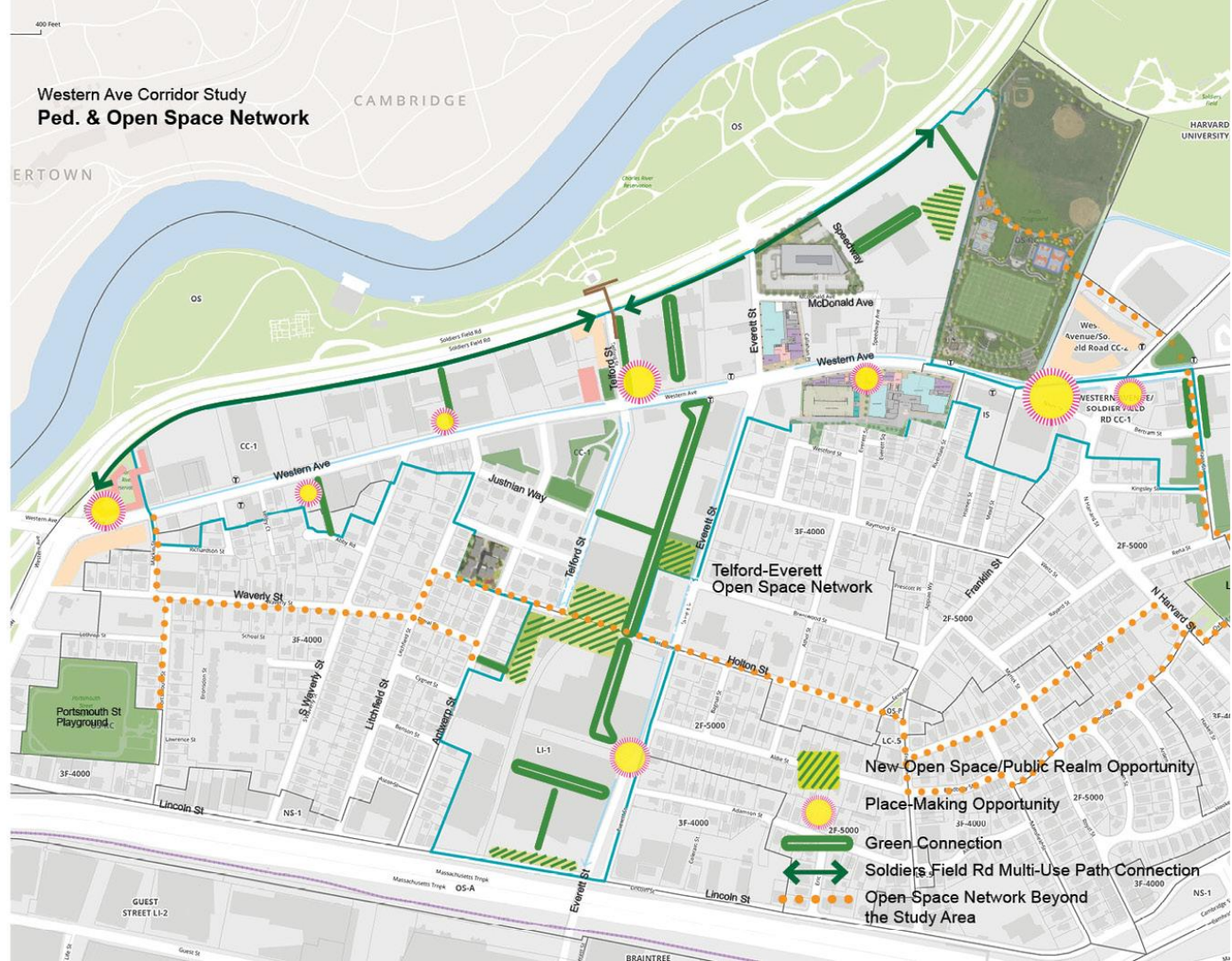
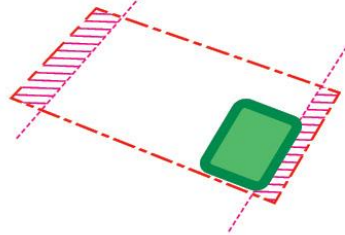
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Pedestrian Way

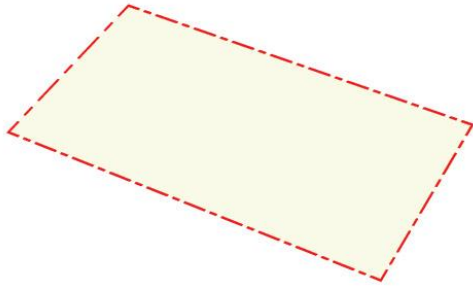


Open Space & Place-Making

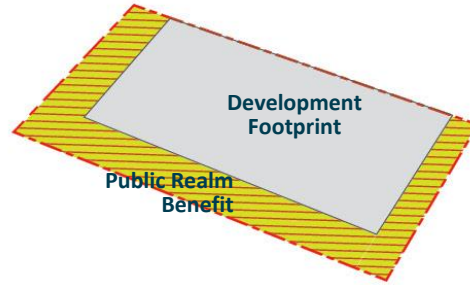


Lot Coverage

Lot Coverage works with Development to ensure Robust Public Realm.

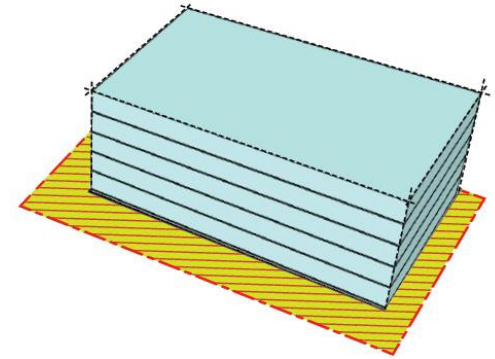


Property for Redevelopment



Lot Coverage:
Public Realm Benefit

- Setback
- thru-Street
- Pedestrian Way
- Open Space & Place-Making



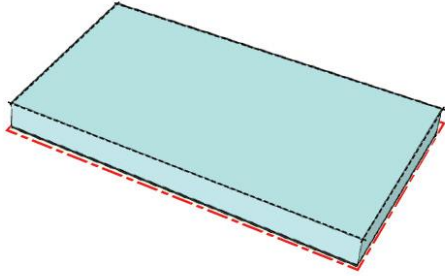
Lot Coverage:
Development Footprint

- Building Footprint
- Internal Courtyard
- Surface Parking
- Loading & Service

Lot Coverage

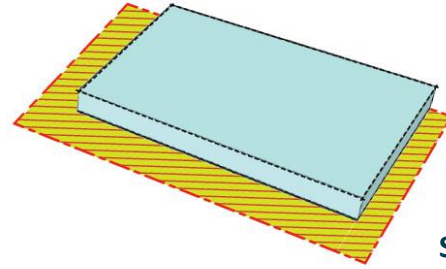
Lot Coverage affects Floor Area Ratio (FAR) while working with Development Opportunity.

No Lot Coverage: Development Footprint 100%

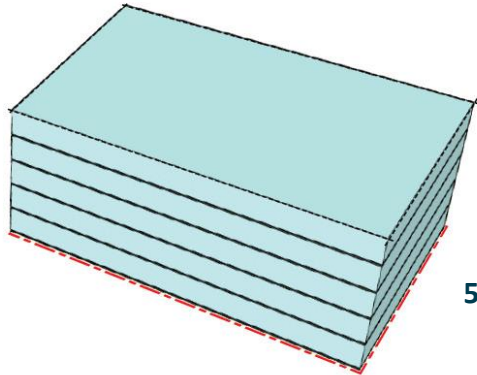


Single Story: FAR 1.0

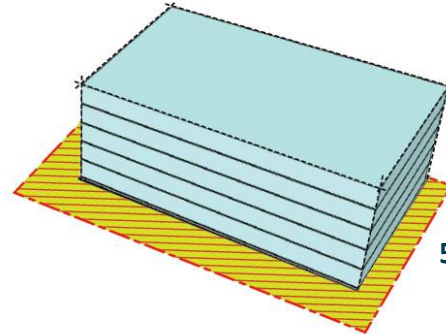
Lot Coverage: Development Footprint 70% (for example)



Single Story: FAR 0.7



5-Story: FAR 5.0



5-Story: FAR 3.5

Factors Impacting FAR

FAR can be regulated directly by zoning, but is also a function of:

- Zoning regulations: height, lot coverage, step-backs
- Dimensional considerations: e.g. residential dimensions
- Parking: how much; surface vs. structured vs. underground

All these factors work together to affect how much square footage can be built on a site. Regulations can be crafted to control the variables we care most about while still enabling economically feasible development.



4

Towards Development Scenarios

Question Posed by Resident at August 12 Meeting

“Do we want development that makes a profit or that allows residents to thrive?”



Reframing of Question

“How do we enable development that allows residents to thrive?”



What Do Residents Need to Thrive?

- High-quality stable housing they can afford
- Jobs
- Open space
- Access to retail and other services
- Mobility options
- Education and job training



How Can Development Help Provide Those?

- Property taxes
- Housing development
 - Housing units
 - Inclusionary development
 - Transportation, open space, retail and services, etc.
- Commercial development
 - Jobs
 - Jobs linkage for workforce development
 - Housing linkage for affordable housing development
 - Transportation mitigation and improvements



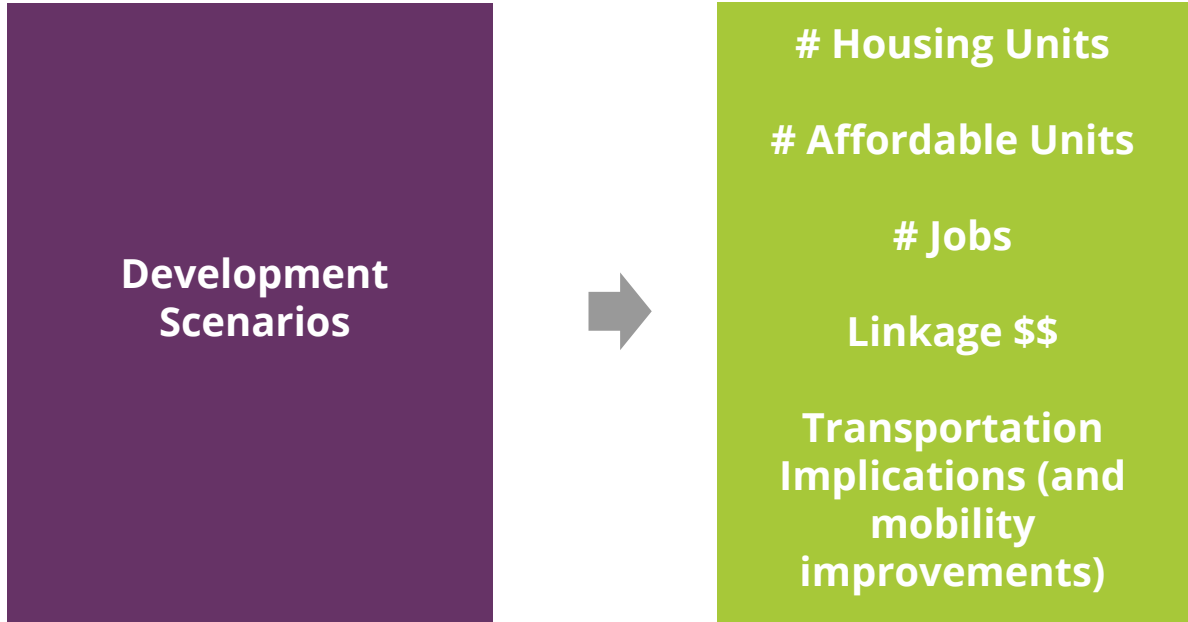
Feedback

At a future meeting I want to learn more about (choose all that apply):

- A. Inclusionary Development Policy
- B. Housing linkage
- C. Jobs linkage
- D. All
- E. None



Development Scenarios



Towards Development Scenarios

1. Further define subarea character:
 - Use planning goals as framework
 - Land use(s)
 - Building form (height, step-backs, etc.)
 - Refine subarea boundaries
2. Define several different scenarios that prioritize different outcomes
3. Determine buildout and implications



Towards Development Scenarios

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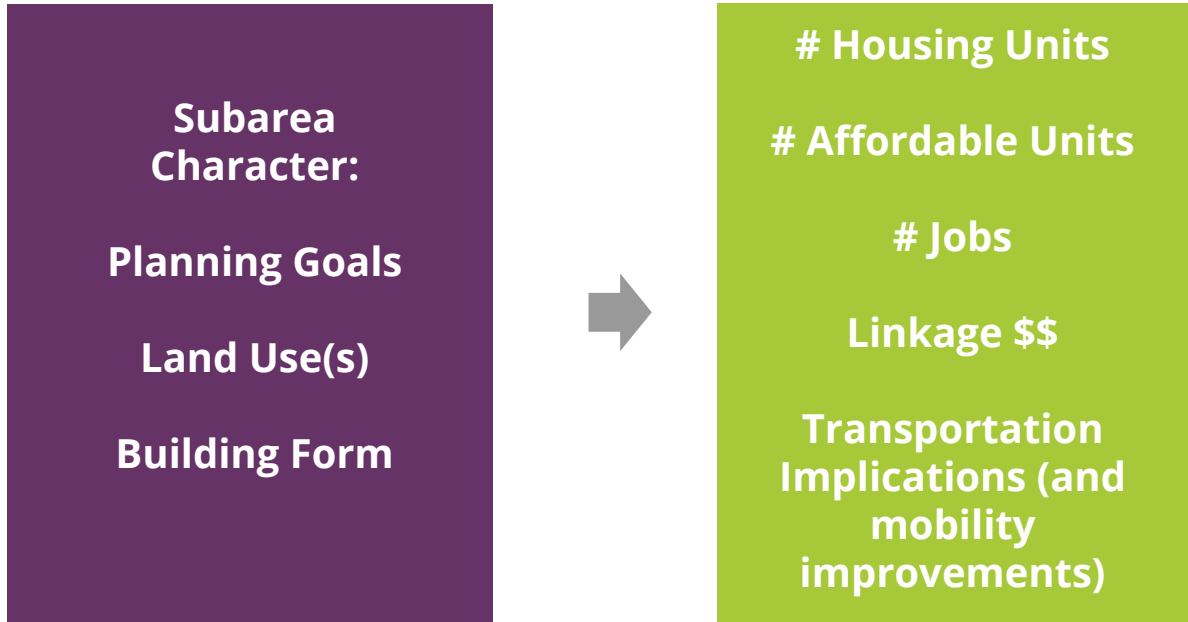
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Development Scenarios



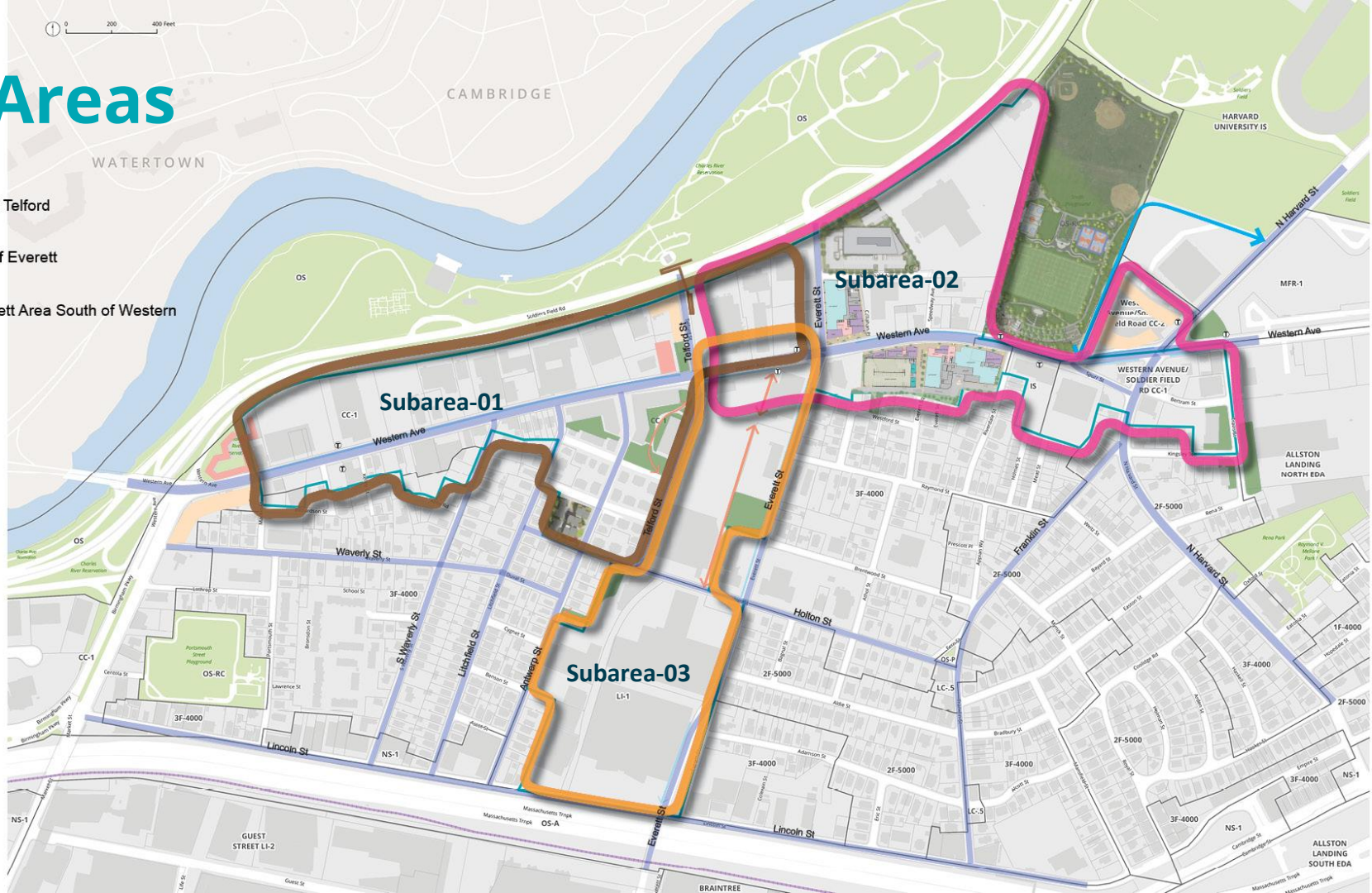
Sub-Areas



Area East of Telford

Area West of Everett

Telford-Everett Area South of Western



CAMBRIDGE

WATERTOWN

Subarea-02

Subarea-01

Subarea-03

HARVARD UNIVERSITY IS

ALLSTON LANDING NORTH EDA

ALLSTON LANDING SOUTH EDA

BRAINTREE



OS

Soldier's Field Bld
Soldier's Field Bld

Telford St

Western Ave

Everett St

McDonald Ave
McDonald Ave

Speedway

CE-1

Justlan Way

Telford St

Waverly St

GF 4000

Brentwood St

3E-4000

Subarea Character (Work in Progress)

Subarea	Characteristics/Goals	Height, Use
1. West of Everett	Multimodal connections on Western and to river	Moderate height on south; mid to high on north; lab and residential uses north of Western
2. East of Telford	Multimodal connections on Western and to river, more intensive activation	Mix of uses desirable; mid-rise height
3. Everett/Telford South of Western	Ample new green space, enhanced circulation	Transition from industrial to residential moving north; mid-rise character
Everett/Telford Node	Anchor active corridor, connect to river, public realm opportunity	Mid to high on north, mid-rise on south; incentivize retail node both sides

Subarea Character (Work in Progress)

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Everett/Telford Node	Anchor active corridor, connect to river, public realm opportunity	Mid to high on north, mid-rise on south; incentivize retail node both sides

Feedback

The characterization of the subareas:

- A. Is on the right track
- B. Needs more work
- C. I'll make some comments during the discussion
- D. I'll submit feedback in writing



5

Q&A and Discussion

Community Conversation

- Write your question in the chat.

OR

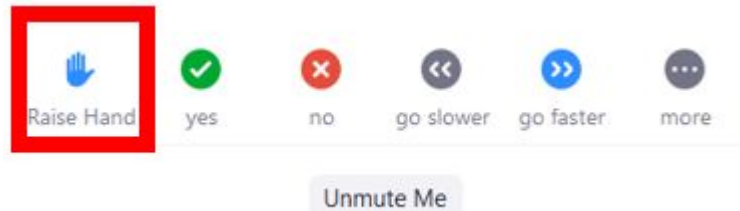
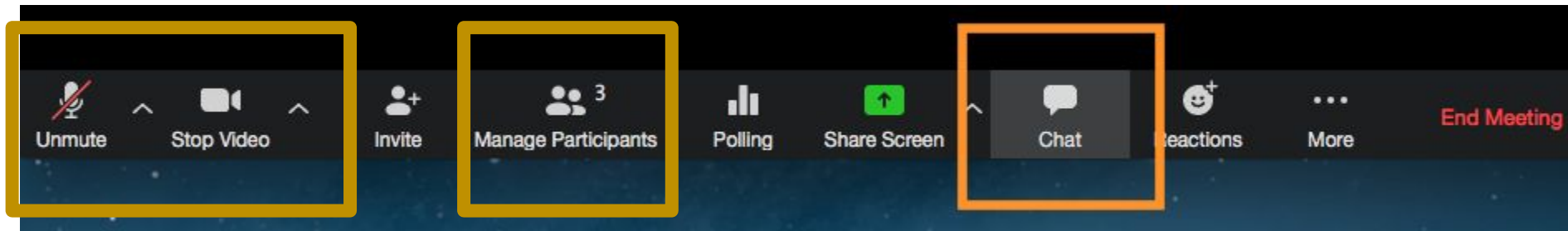
- Raise your hand or use chat to indicate you'd like to speak.
- Unmute microphone when called on by moderator.
- Please allow everyone space to participate.
- If you are joining only by phone, unfortunately, you will not be able to ask questions.



Zoom Tips

Your controls should be available at the bottom of the screen.

Clicking on these symbols activates different features:



Thank you

CONTACT US:

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#westernave