



Western Avenue Corridor Study and Rezoning

Draft Zoning Overview

August 24, 2022



**boston planning &
development agency**



bit.ly/westerncorridor
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Agenda

1. Recap of Planning Process & Zoning Recommendations
2. Proposed Zoning Changes
3. Next Steps & Discussion



1

Introductions & Housekeeping



Staff Introductions

Joe Blankenship: BPDA Transportation - joseph.blankenship@boston.gov

Kathleen Onufer: BPDA Downtown & Neighborhood Planning -
kathleen.onufer@boston.gov



Project Website

bit.ly/westerncorridor

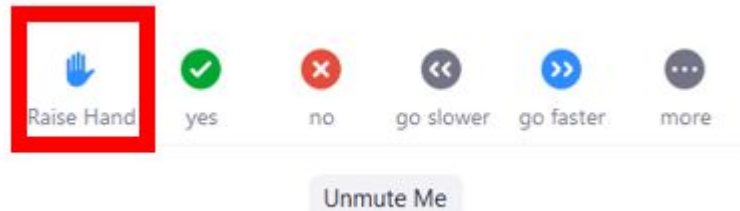
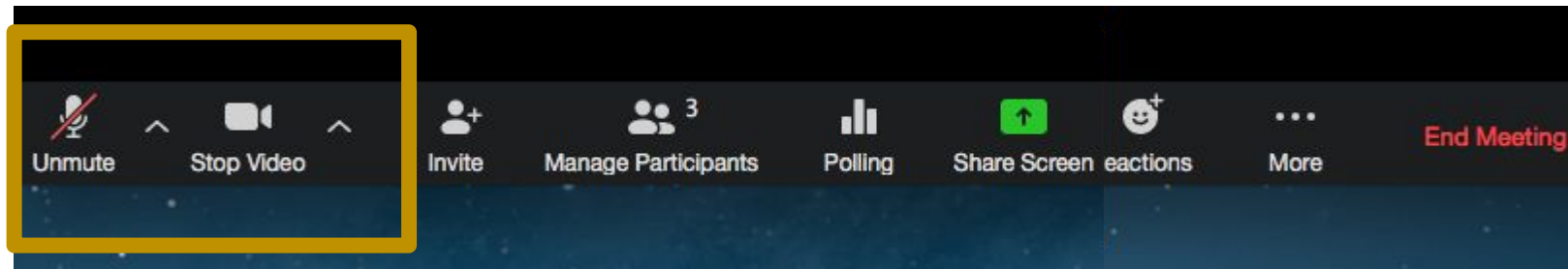
- Presentations (including tonight's!)
- Recordings from virtual meetings
- Project documents
- Draft report, draft zoning text, draft zoning maps



Zoom Tips

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

Clicking on these symbols activates different features:



Virtual Meeting Protocols

- Following the presentation there will be time for 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 the project team through **Joe Blankenship, joseph.blankenship@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.



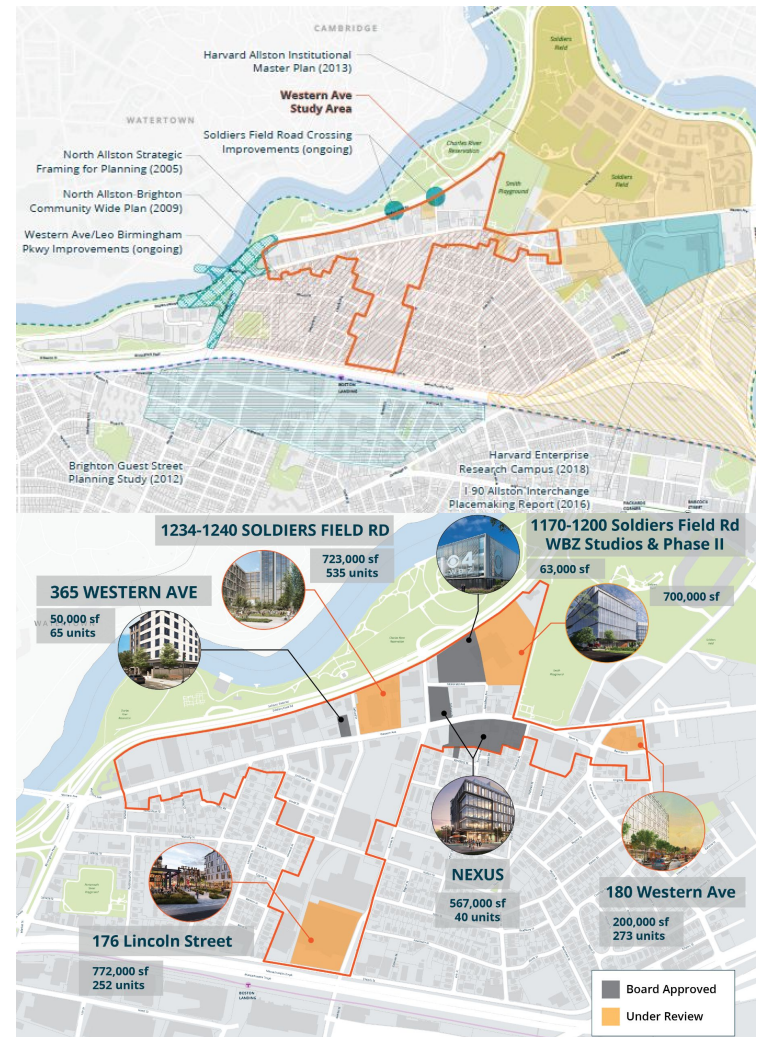
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Recap of Planning Process & Proposed Zoning Changes

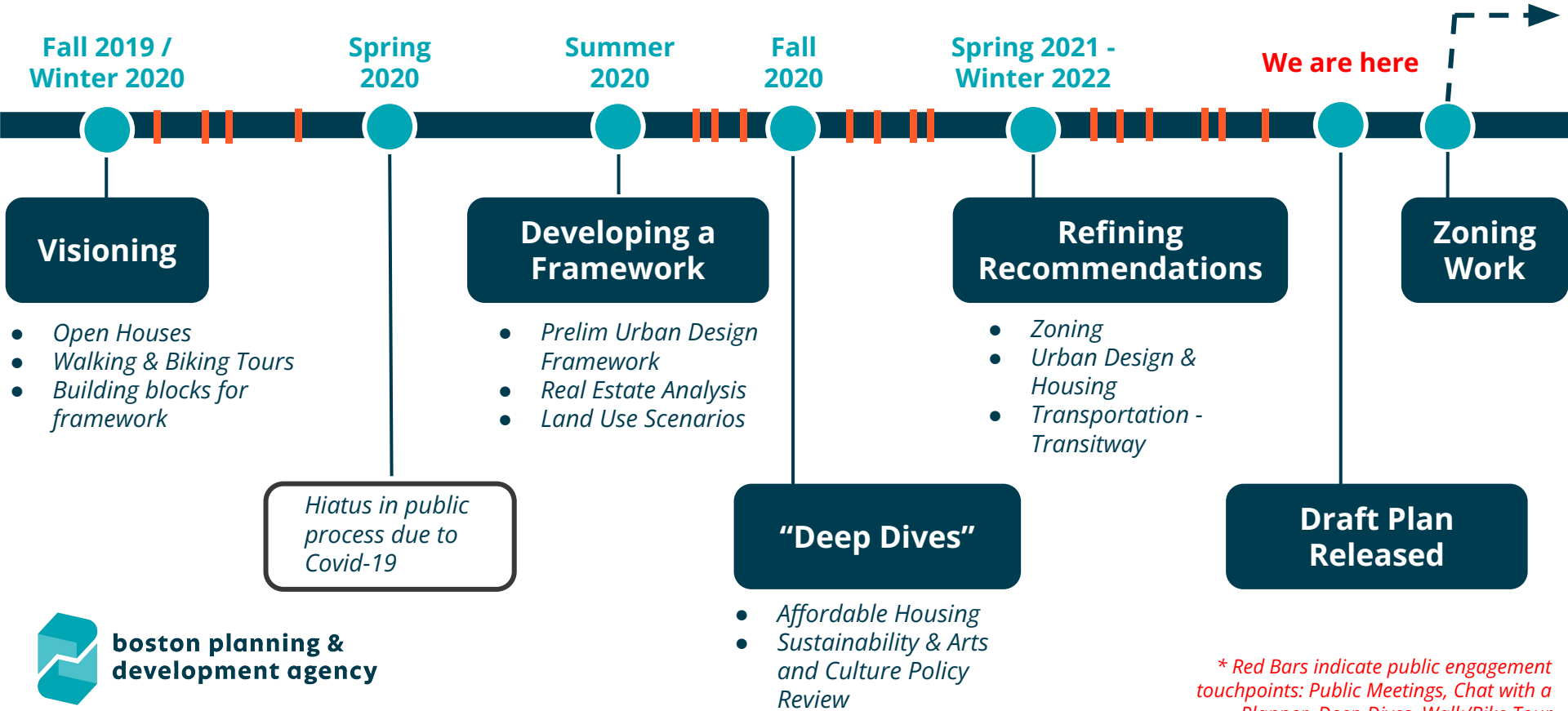


Why Plan

- Planning has occurred over the past two decades
- However, current zoning does not support community vision of:
 - More housing & jobs
 - Community retail
 - Active sidewalks & open space
 - Improved transportation
- Demand for new development
 - Over 3M SF recently approved or under current review



Our Timeline To Date



BREATHE & ADAPT



CONNECT & MOVE



Planning Framework

LIVE & WORK

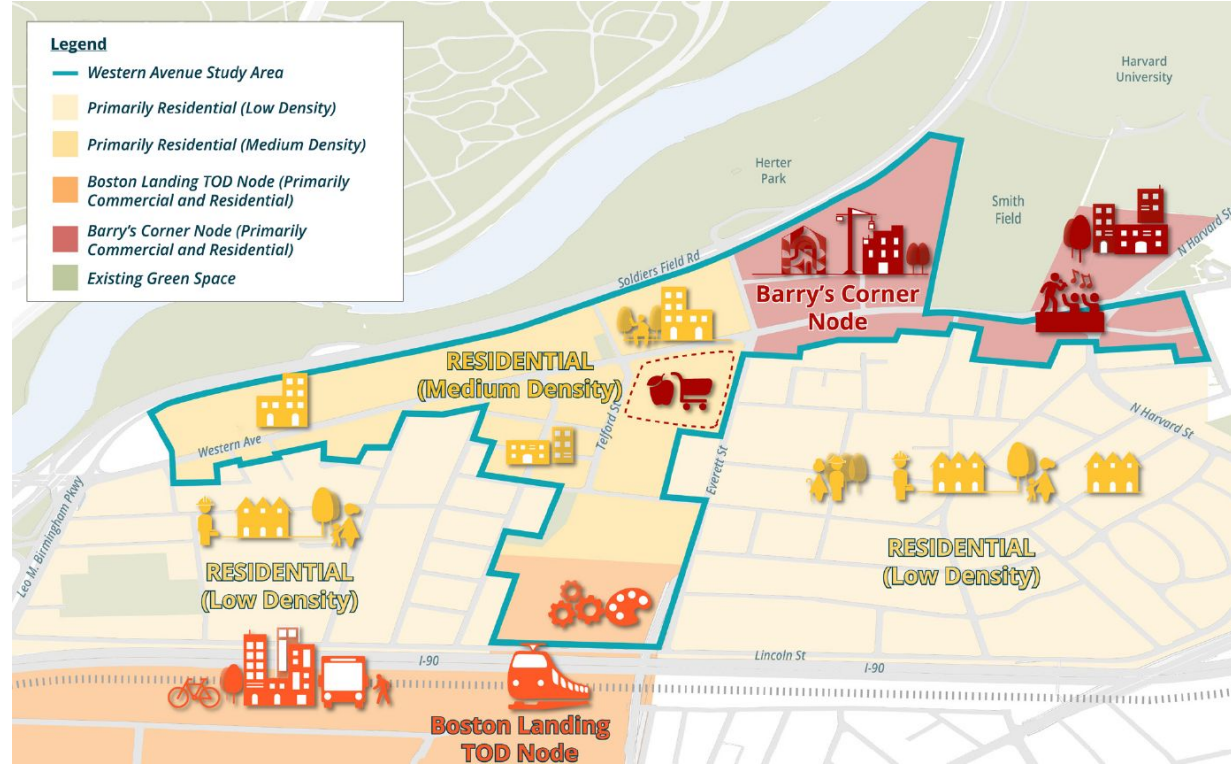


CREATE



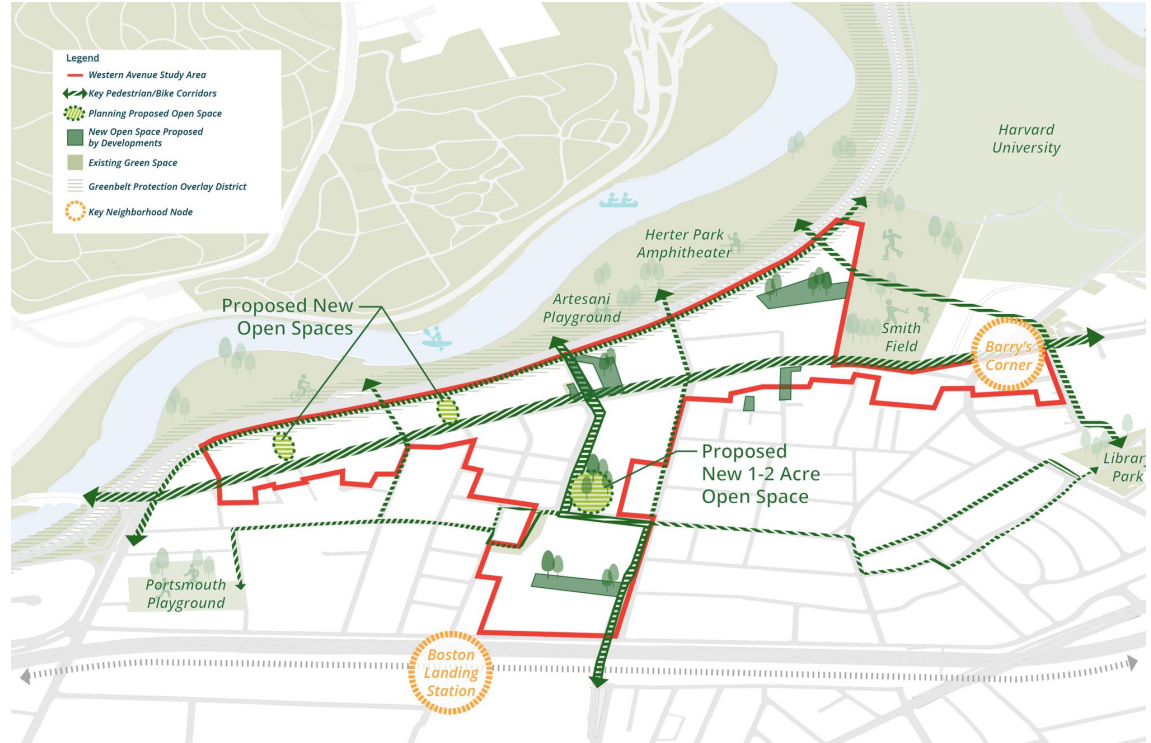
Live, Work, & Create

- Mixed-use at higher densities concentrated in Barry's Corner and Boston Landing TOD Node
- Residential development and cultural uses allowed everywhere
- Western Avenue as retail & multimodal corridor



Breathe & Adapt

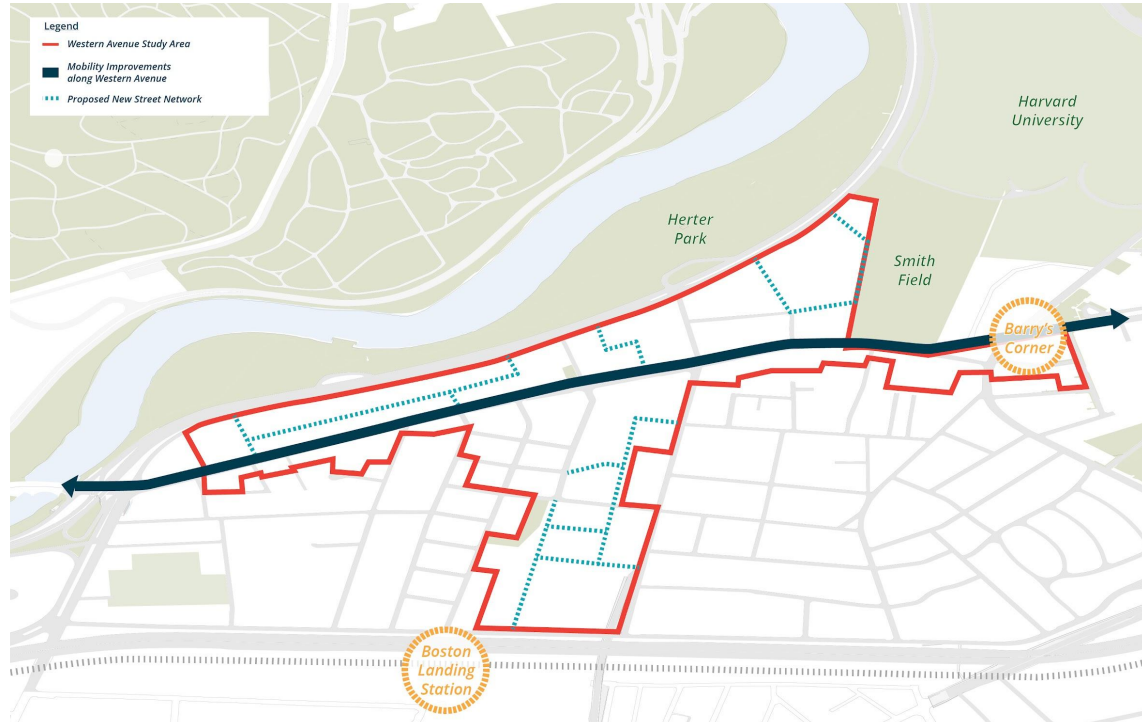
The planning framework envisions Western Avenue as a key multimodal corridor and seeks to improve connections to the Charles River & existing open space.



Connect & Move

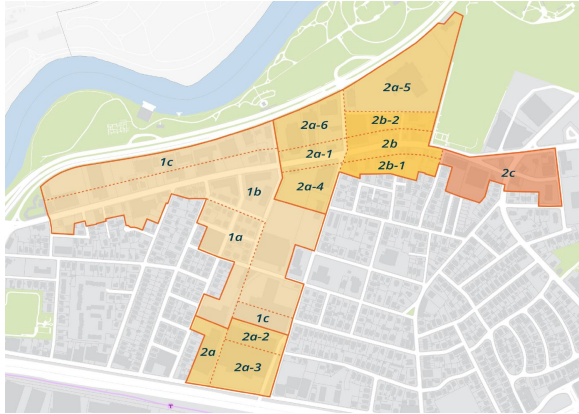
The planning framework envisions Western Avenue as an active, multimodal corridor.

- New street network and connections
- Strong Transportation Demand Management in Redevelopment
- New low-stress bikeway and Transitway on Western Ave



Implementation

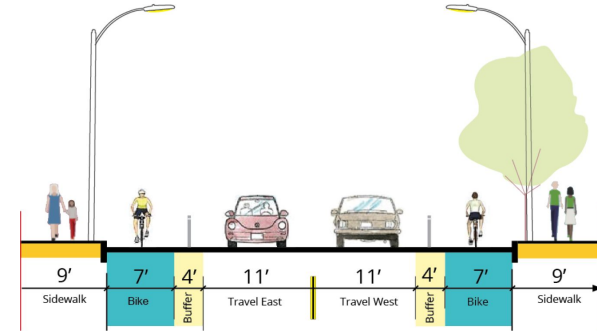
Implementing this Plan will occur via three key areas over time.



Zoning
Recommendations



Urban Design
Guidelines



Mobility
Recommendations



All of these regulations work in concert

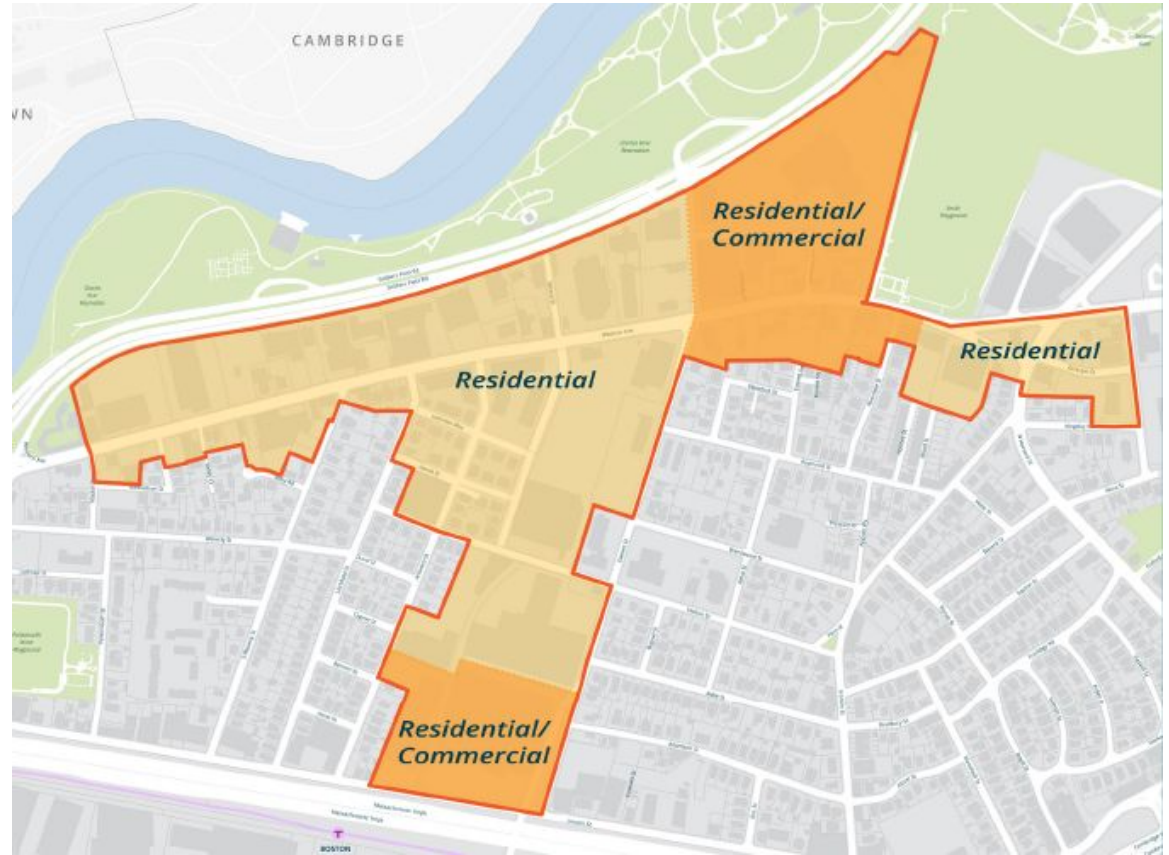


These are all written into the plan, and implemented through zoning

Zoning

The plan includes zoning limits on:

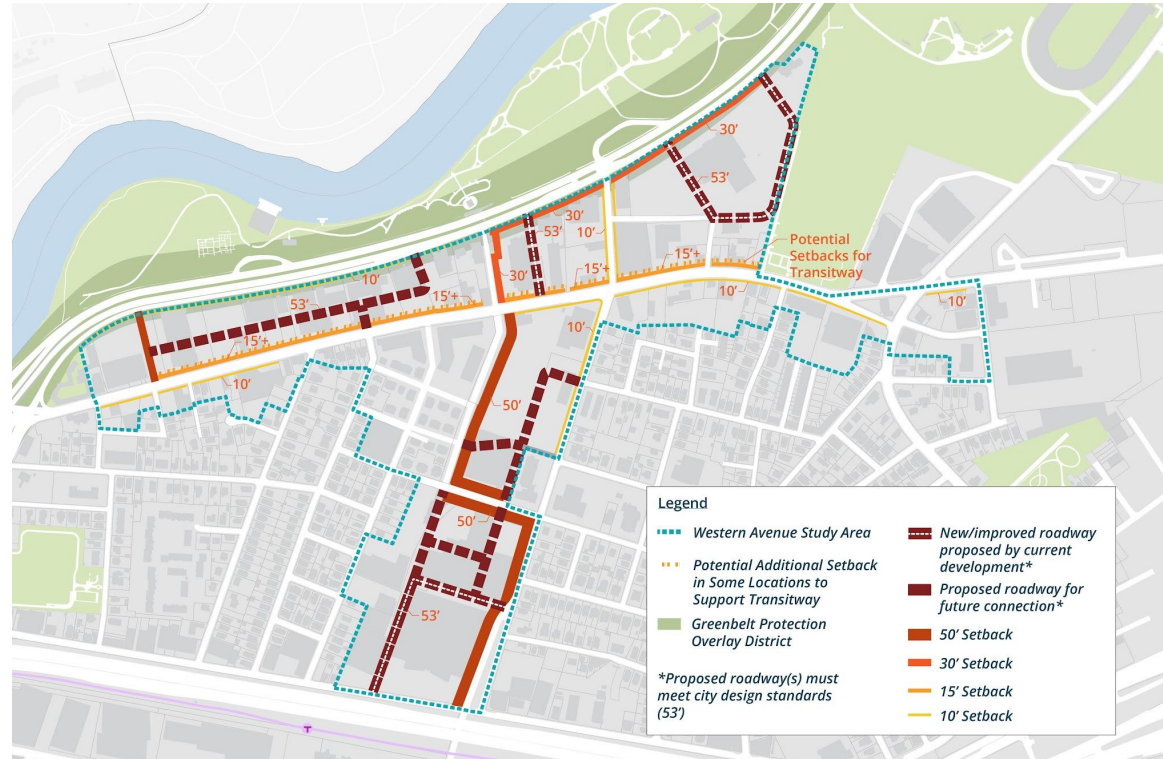
- Land Use
- Setbacks
- Lot Coverage
- Density
- Building Height



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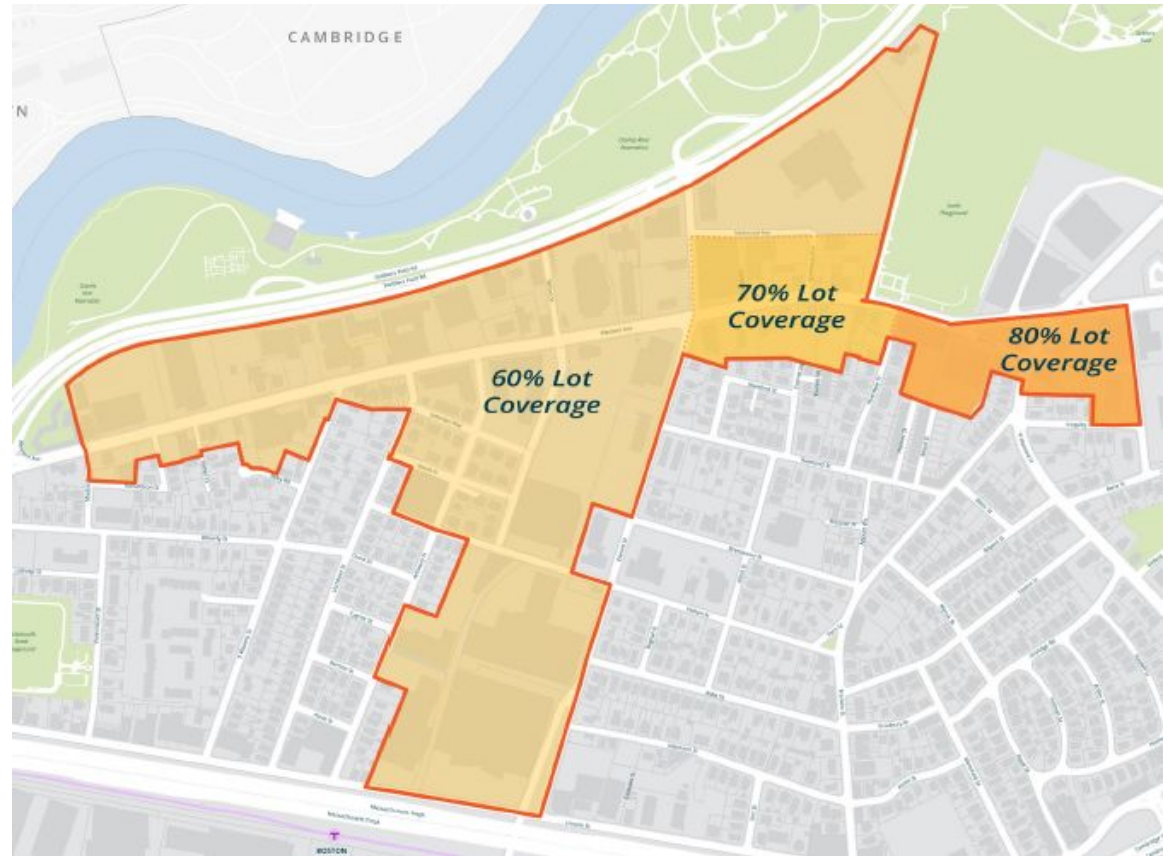
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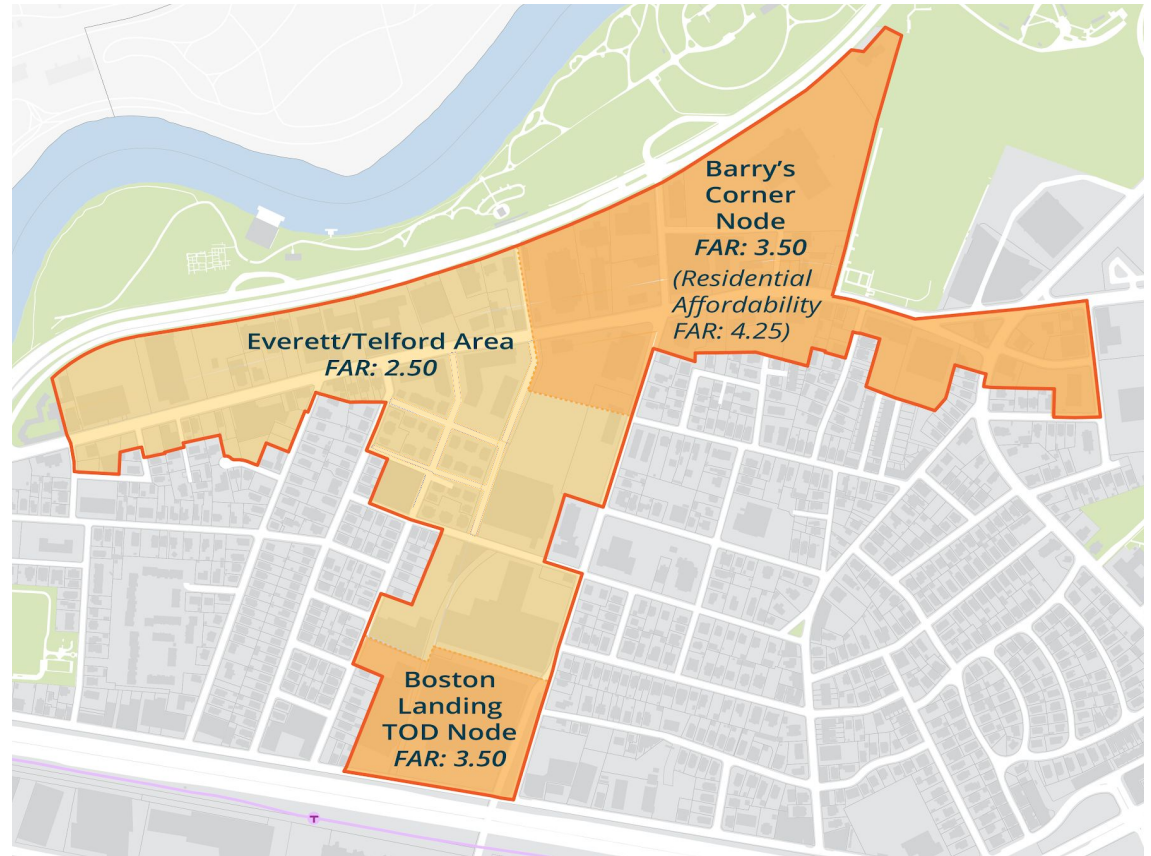
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Zoning

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- Land Use
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- Lot Coverage
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- Building Height



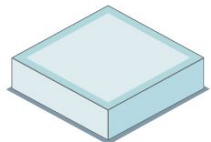
Zoning

What is Floor Area Ratio (FAR)?

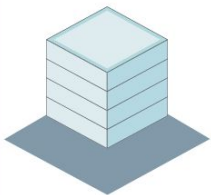
Floor Area Ratio (FAR) is the total square footage of all the floors of a building, divided by the total square footage of the land on which it sits.



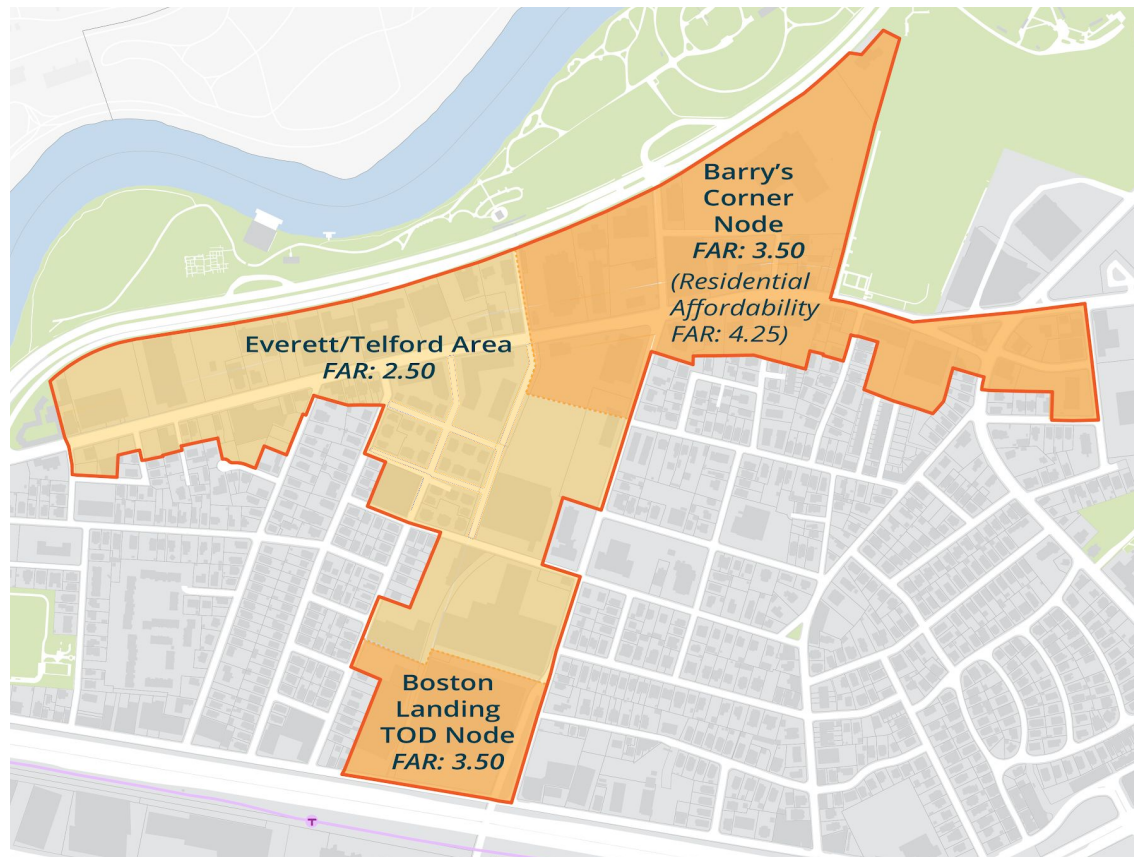
Lot Dimension: 100' x 100'
Lot Area : 10,000 SQ FT.



FAR: 1.0 x (10,000 GSF)
Building Footprint: 10,000 SQ FT
Building Height: 10 Feet
Lot Coverage - 100%



FAR: 1.0 x (10,000 GSF)
Building Footprint: 2,500 SQ FT
Building Height: 40 Feet
Lot Coverage - 25%



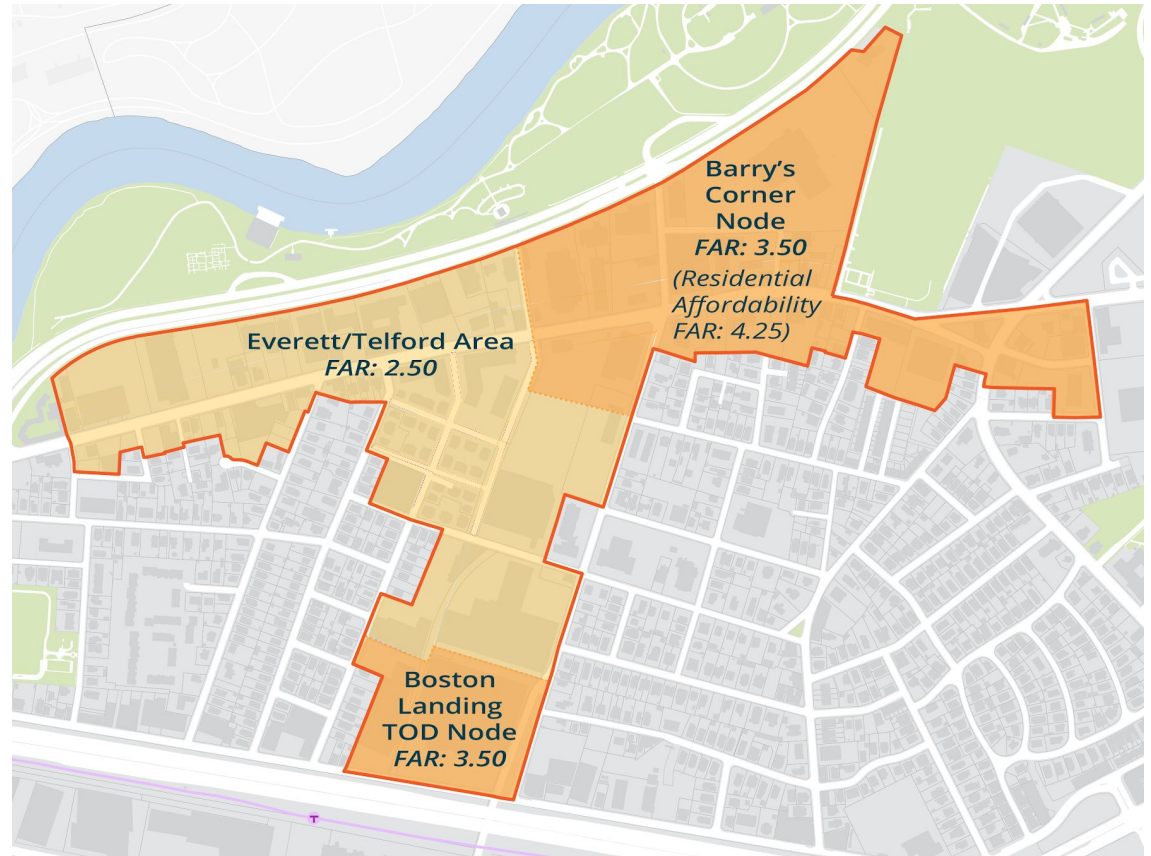
Residential Affordability Incentive

	FAR	On-site Affordability Requirement
Boston Landing TOD Node	<p>Max. 3.5</p> <p>All residential projects approved through a Planned Development Area will be subject to these requirements</p>	No fewer than 17% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.*
Everett / Telford Area	<p>Max. 2.5</p> <p>All residential projects approved through a Planned Development Area will be subject to these requirements</p>	No fewer than 15% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.*
Barry's Corner Node	<p>Max 3.5</p>	Non-residential projects are limited to FAR 3.5. No fewer than 15% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.*
	<p>Affordability Incentive 3.5 - 4.0</p> <p>Within the residential incentive zone, all projects approved through a Planned Development Area with an FAR between 3.5 and 4.0.</p>	No fewer than 17% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.*
	<p>Affordability Incentive 4 - 4.25</p> <p>Within the residential incentive zone, all projects approved through a Planned Development Area with an FAR between 4.0 and 4.25. Non-residential projects are limited to FAR 3.5</p>	No fewer than 20% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.*

Density

Possible change:

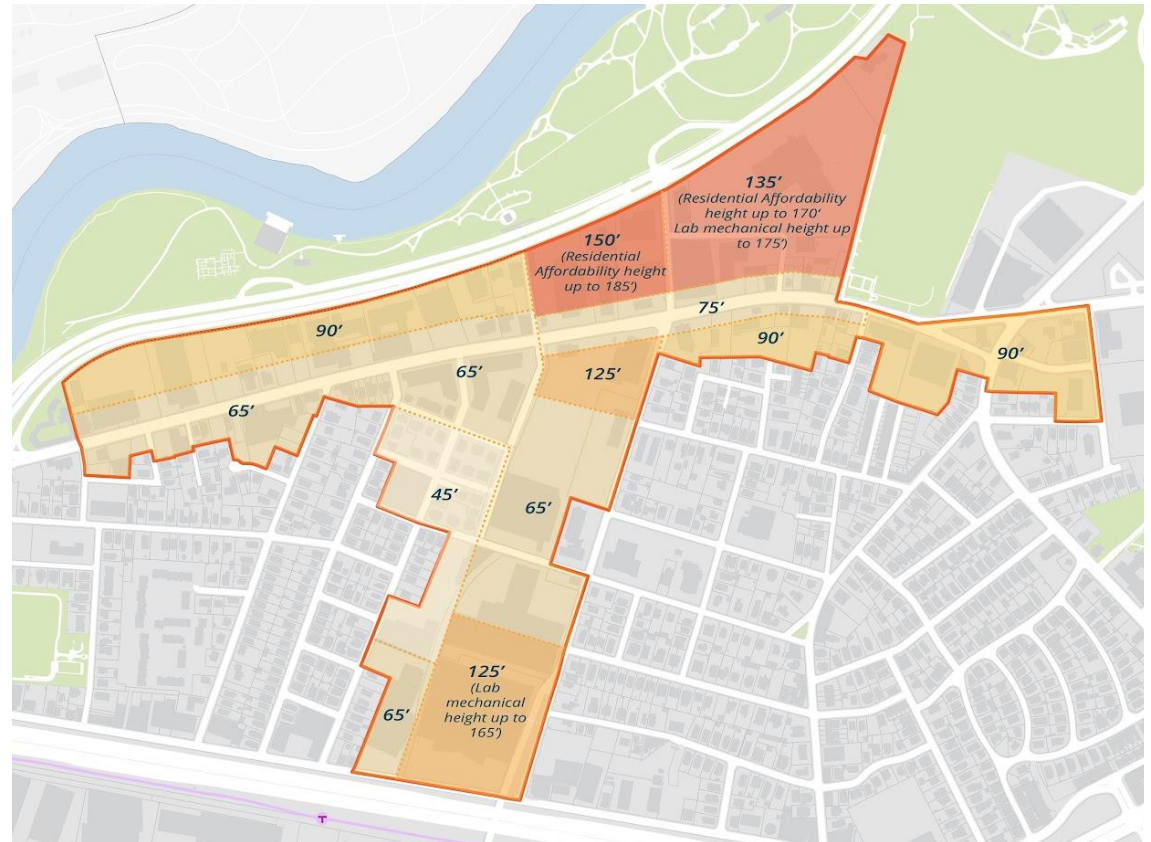
- Apply residential affordability bonus to the Boston Landing Node, same as other node areas



Zoning

The plan includes zoning limits on:

- Land Use
- Setbacks
- Lot Coverage
- Density
- Building Height

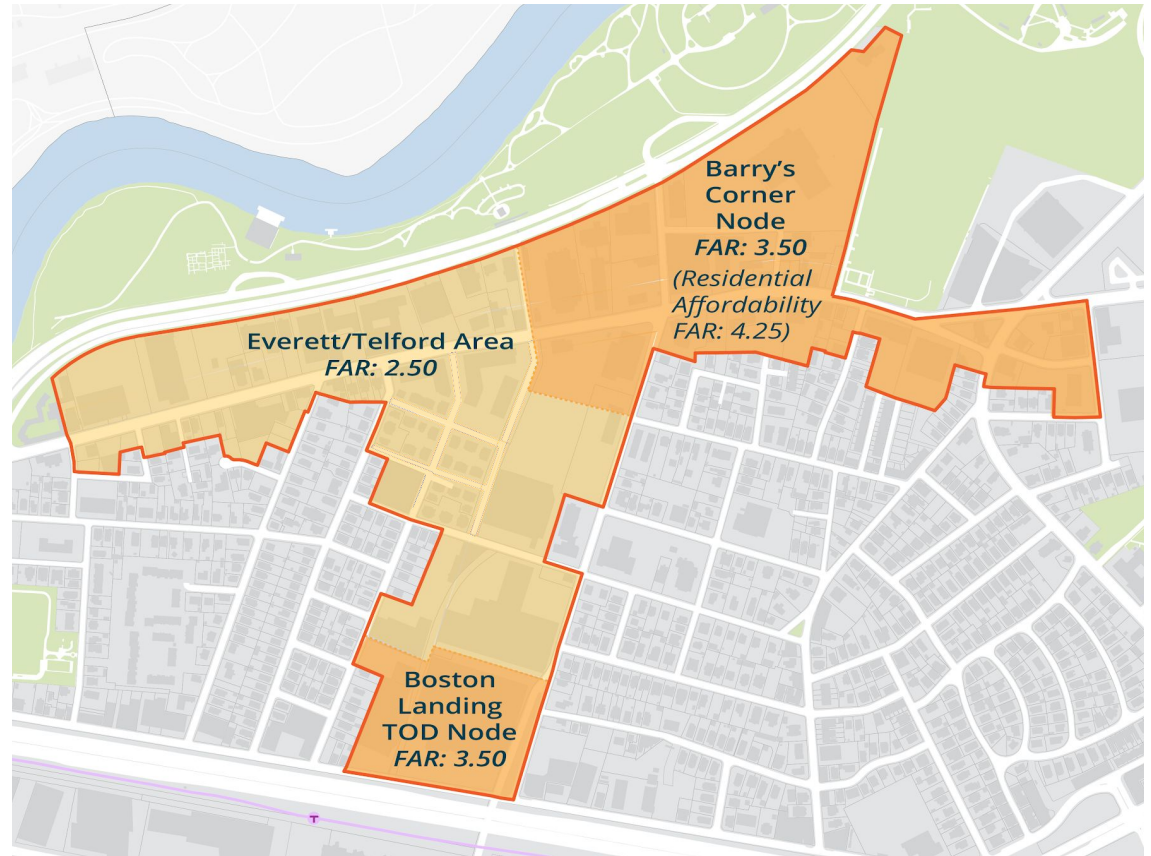


Plan notes that 5' of additional height may be appropriate during design review for retail spaces to accommodate higher floor-to-floors of restaurants and other uses.

Zoning

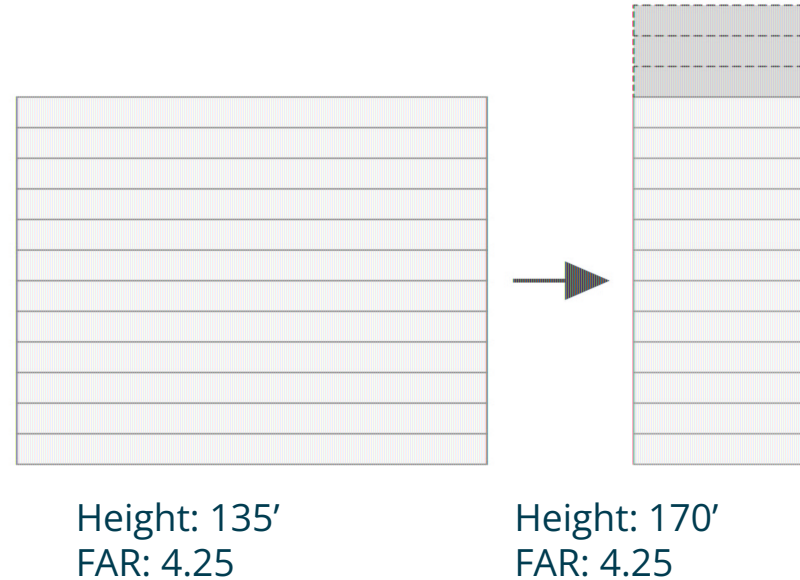
The plan includes zoning limits on:

- Land Use
- Setbacks
- Lot Coverage
- Density
- Building Height



Residential Affordability Incentive

- Considering 35' of additional height for **≥ 20% affordable** residential buildings (will update concurrently with Citywide Inclusionary Development Study)
- Density, lot coverage & FAR remain unchanged
- Buildings with bonus height must be limited to small area of the site and must comply with urban design guidelines

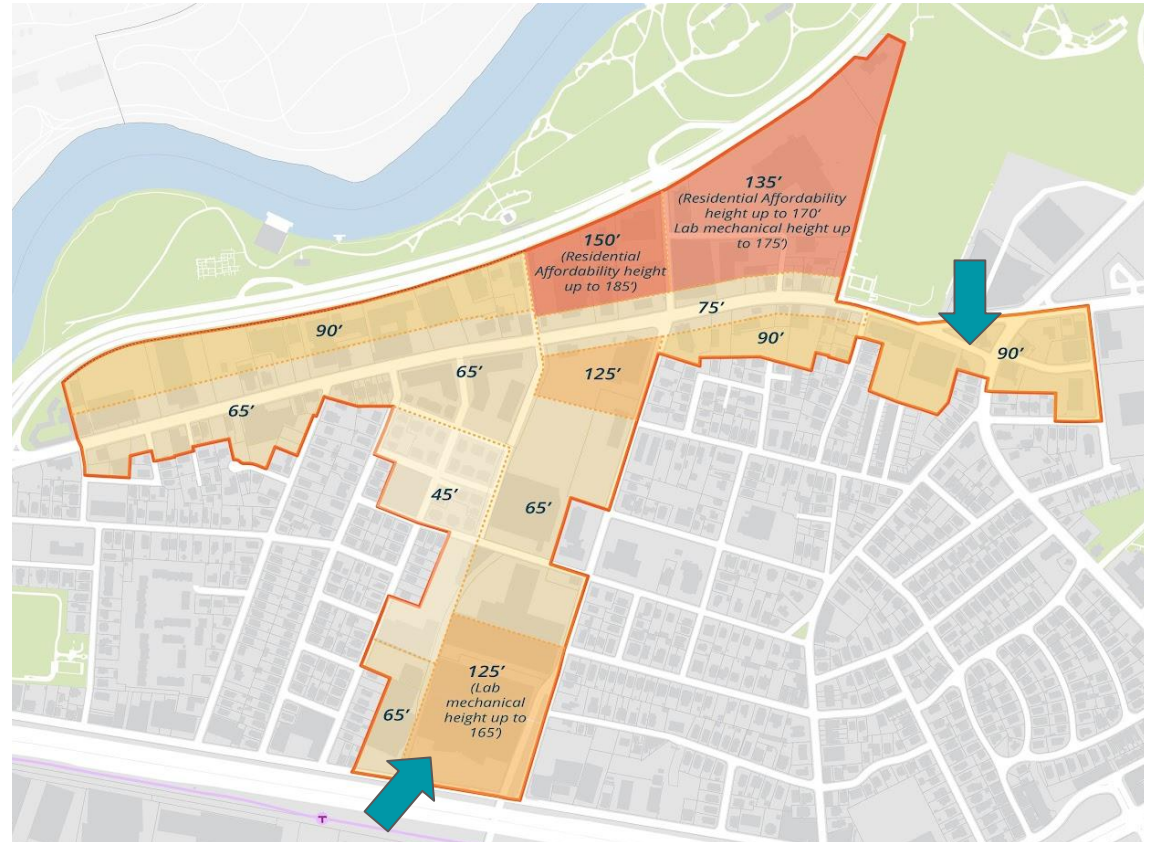


Example

Height

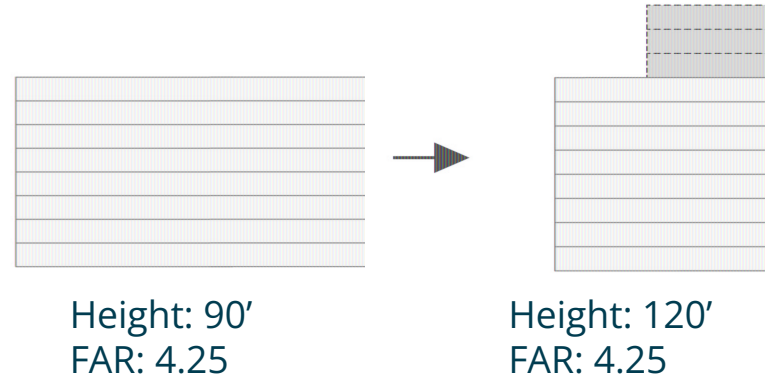
Possible changes:

- Extend residential affordability height where density incentive proposed
- Limited area of site could be 165 in Boston Landing
- Limited area of site could be 120 in Barry's Corner



Residential Affordability Incentive

- Considering 35' additional height for **$\geq 20\%$ affordable** residential buildings (will update concurrently with Citywide Inclusionary Development Study)
- Density, lot coverage & FAR remain unchanged
- Buildings with bonus height must be limited to small area of the site and must comply with urban design guidelines



**Example if
Extended**



Refinement: Rooftop Mechanical Limits

- Laboratory uses only will have new limits on mechanical equipment
- Mechanical cubic volume based on 80% roof coverage and 25' height
- All occupiable height limits remain unchanged; maximum mechanical height will be 40' above occupiable height limit
- Design Review to ensure no negative impact on public realm

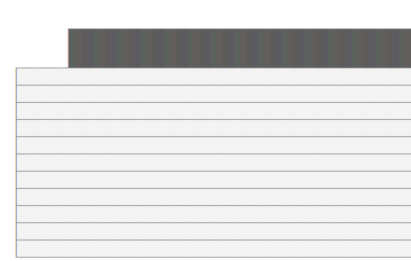


Image: Rendering of approved NEXUS project & rooftop mechanical design

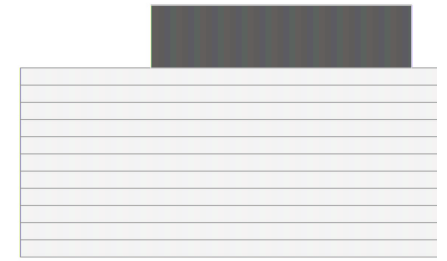


Refinement: Rooftop Mechanical Limits

- Rooftop mechanical equipment limits will be set by a cubic volume calculation based on 80% roof coverage and 25' in height
- Maximum equipment height would be limited to 40' overall to allow design variation and to lessen design impact on the public realm with less rooftop coverage



25' mechanical with 80% rooftop coverage



40' mechanical with 50% rooftop coverage



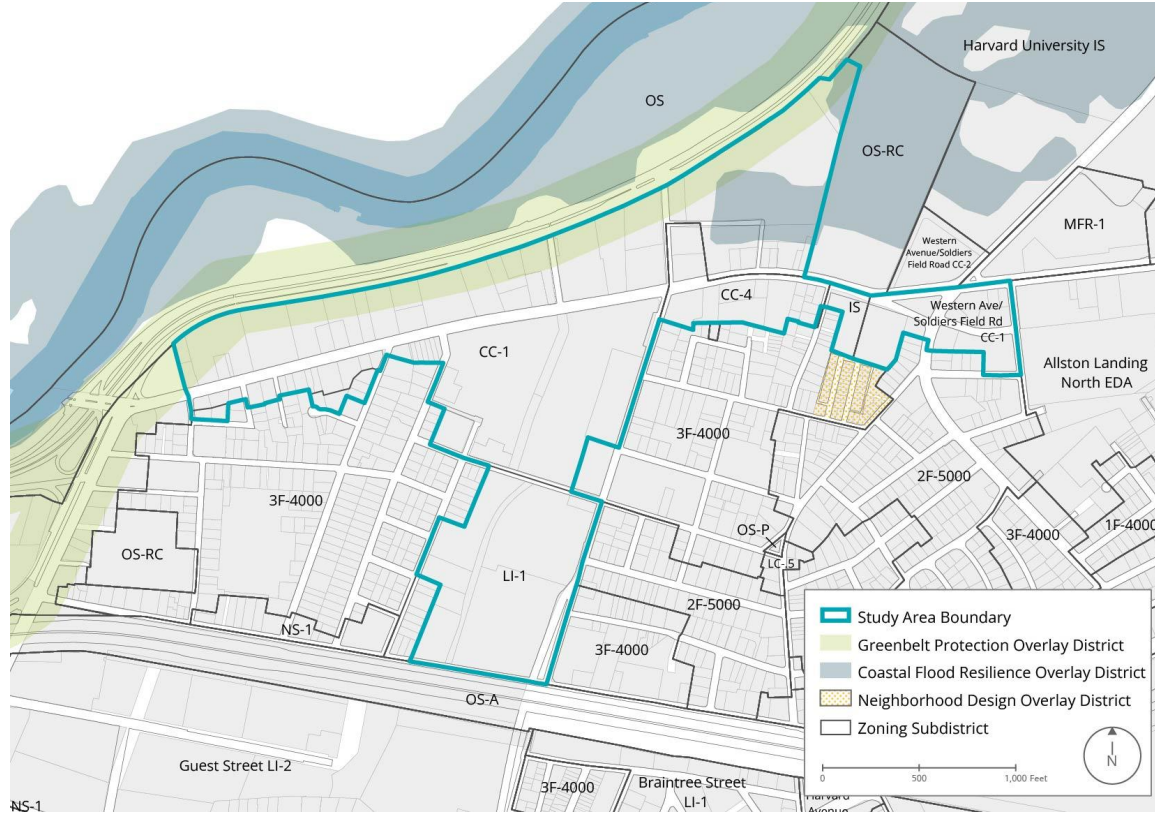
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Proposed Zoning Changes



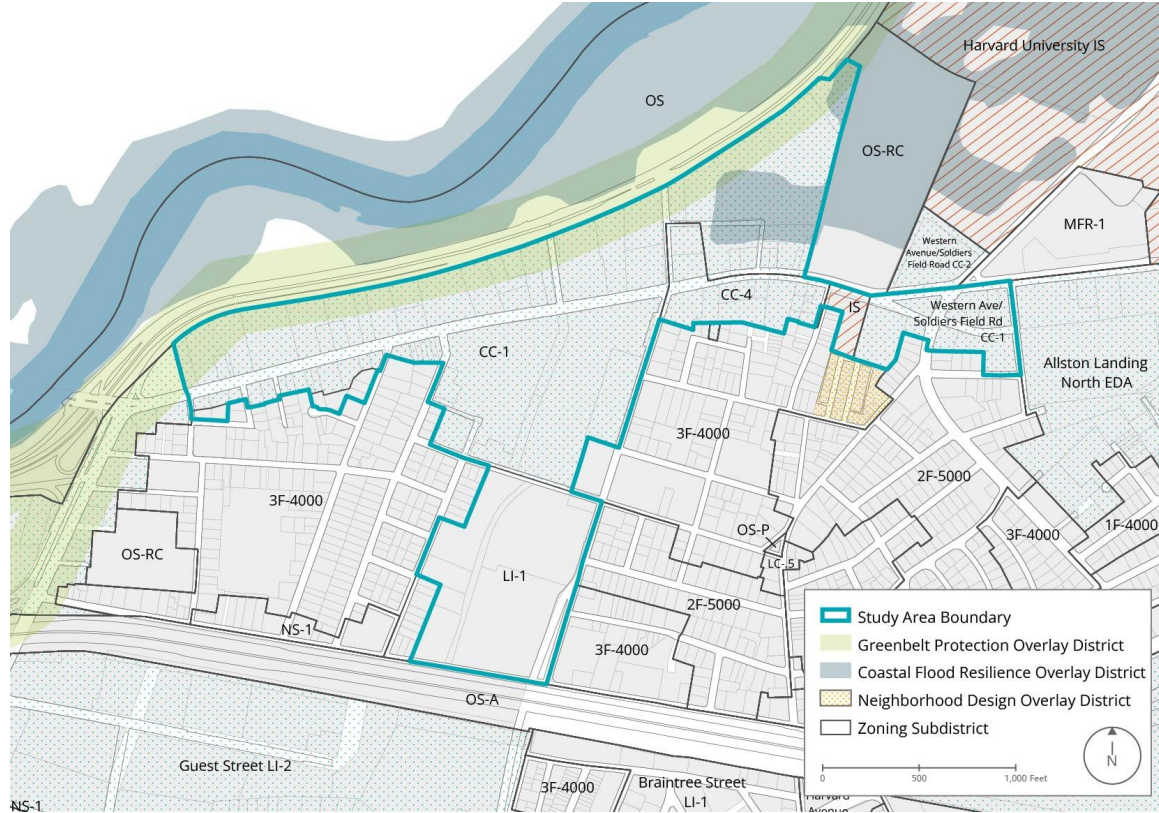
Current Zoning

- Limited Coastal Flood Resiliency Overlay District (unchanged)
- Greenbelt Protection Overlay District along Soldiers Field Road (unchanged)
- Neighborhood Design Overlay District (unchanged)



Current Zoning

- Most of study area is in PDA-eligible Western Ave/SFR CC-1 or CC-4 (Community Commercial)
- Institutional Subdistrict (in Harvard IMP)
- LI-1(Local Industrial) near Boston Landing node



Base Zoning Changes

- Antwerp St houses:
Rezone from LI to
3F-4000



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Rezone from LI to
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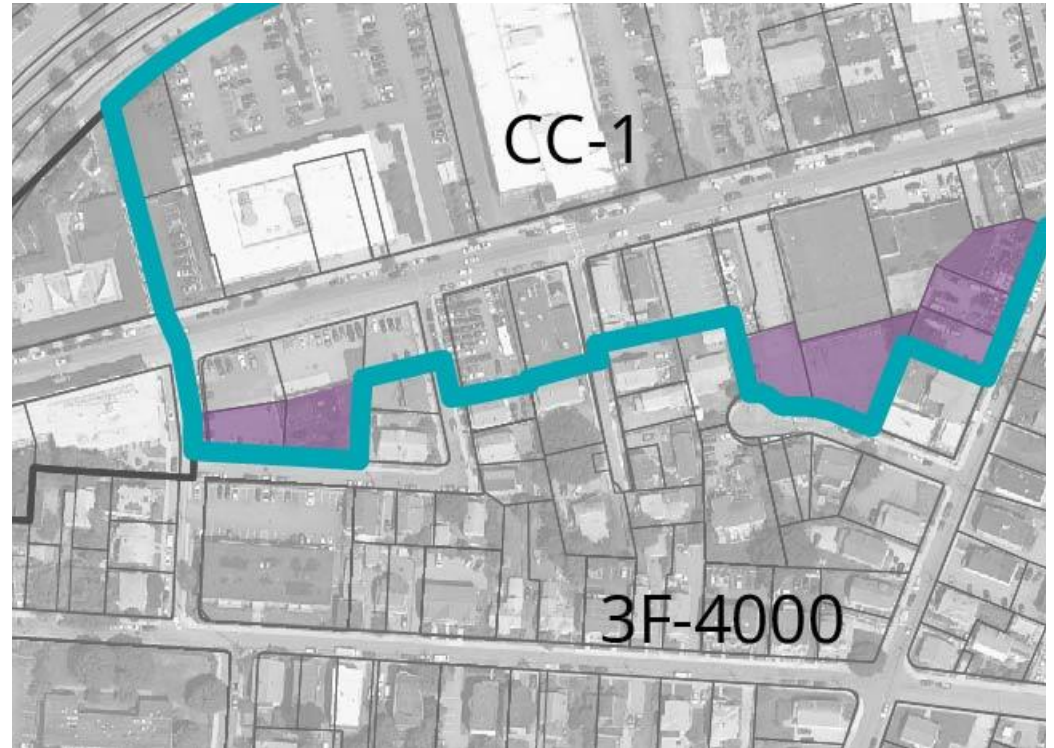
Base Zoning Changes

- Western Ave parking lots: Rezone from 3F-4000 to CC-1, make PDA-eligible



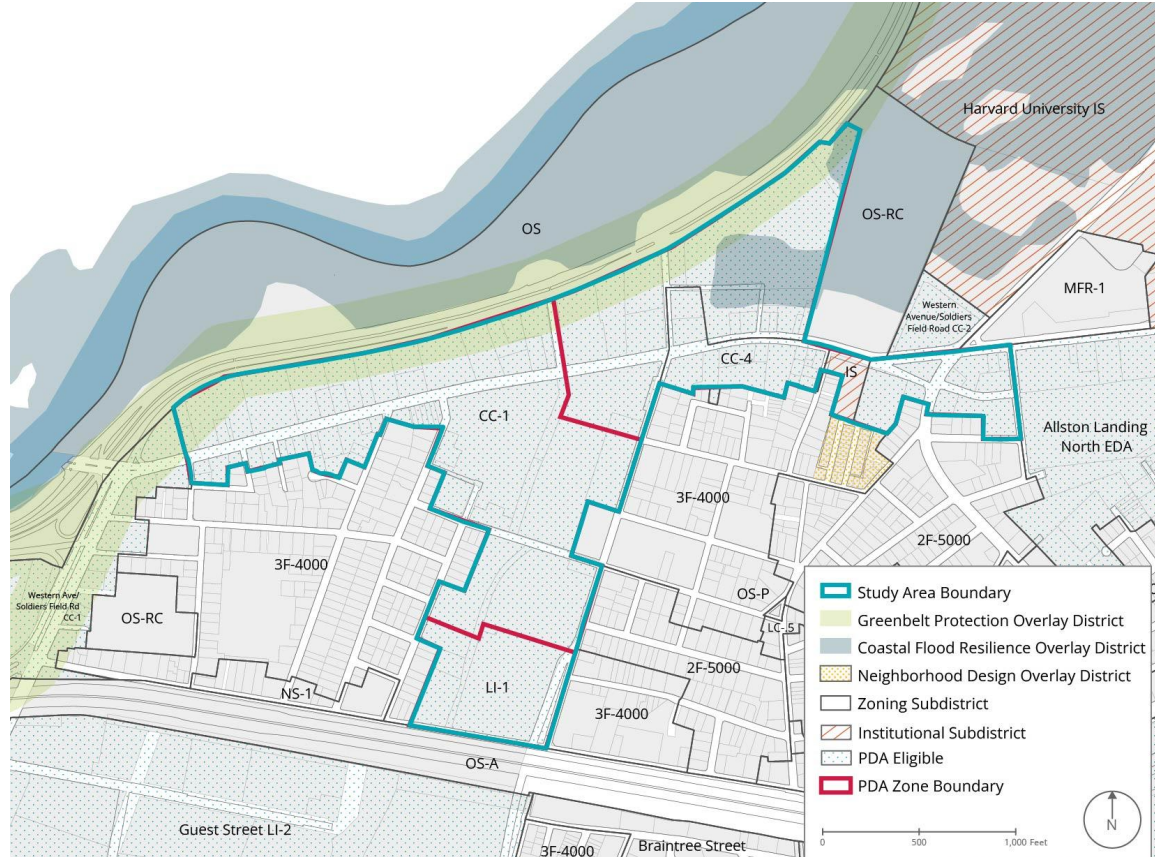
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Base Zoning Changes

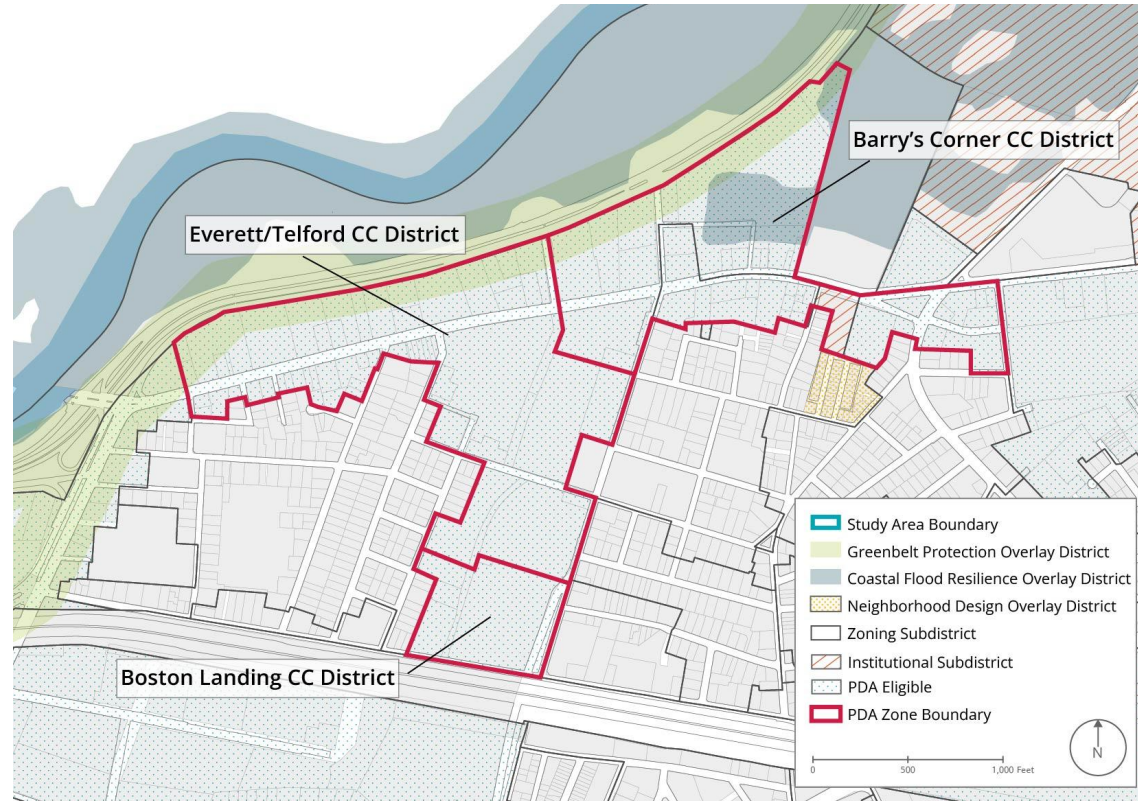
- Rezone Local Industrial to CC-1
- Add to areas that are PDA-eligible
- Create three PDA-eligible zones with density limits that match the plan



PDA Eligibility

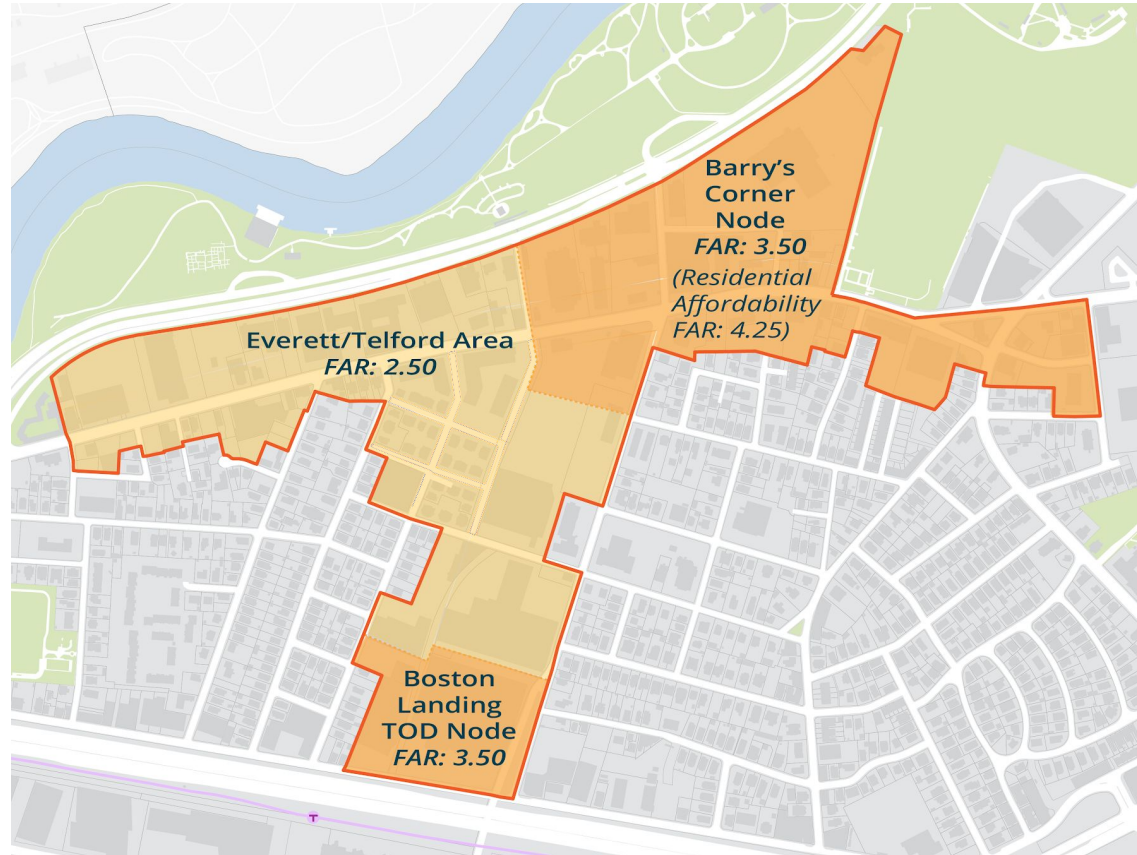
Break into 3 new districts with limits from plan:

- Barry's Corner CC District
- Boston Landing CC District
- Everett/Telford CC District



PDA Limits

- Includes FAR limits by use and affordability in plan



Why is the zoning changing in two stages?

- Criteria for PDA eligibility - including limits - are essential and urgent
- Potential for neighborhood-wide or citywide approach (defining cultural uses, defining lab uses, limiting rooftop mechanicals)
- Addressing base community commercial zoning at later stage - want to carefully consider, study, and avoid any negative impacts on existing uses and small businesses
- Avoid sub-parcel mini-spot zoning for height and other features



Included in plan to provide guidance for PDAs and variances

- Lot coverage maximums
- Setbacks and future right-of-way connections
- Height, including height guidance across a site/parcel
- More specific use guidance for cultural uses and balance of residential, including labs limited to nodes
- Parking maximums



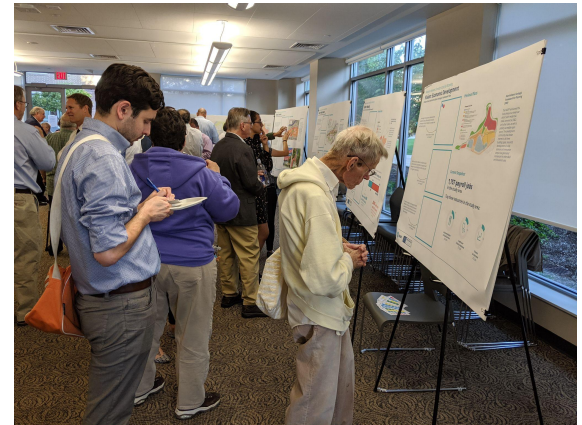
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Next Steps & Discussion



Next steps

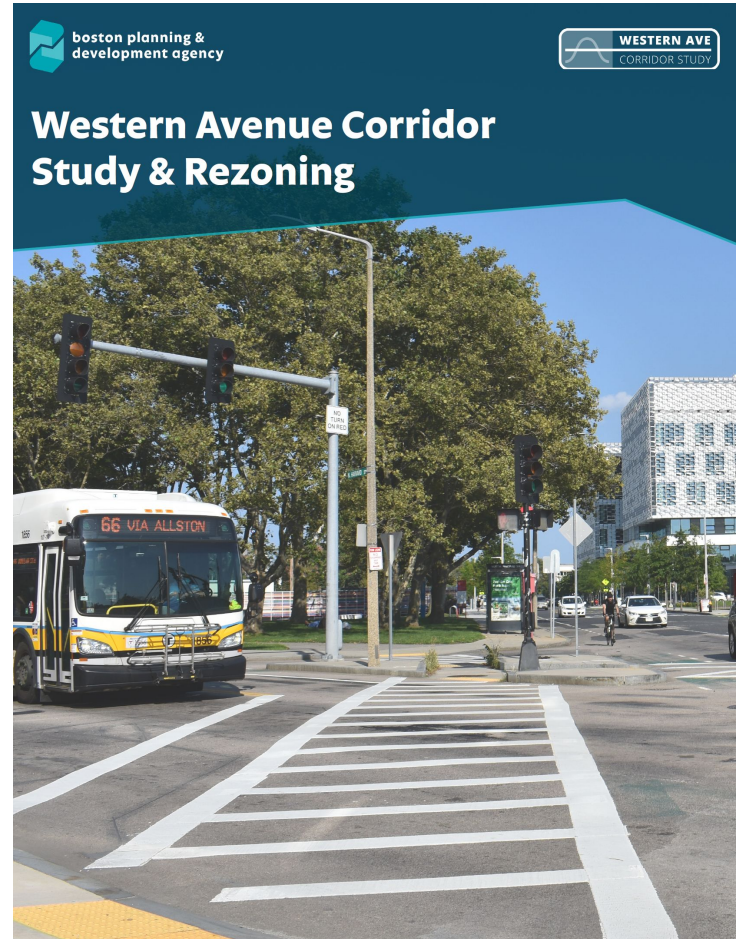
- Released draft plan in July
- 30+ day comment review period ends Aug 31
- Office Hours w/ Staff
 - August 31, Honan Library, 6 PM
- Follow-Up/Closeout public meeting
 - Wednesday, Sept 7, 6 PM
- Potential BPDA Board consideration - September
- Potential Zoning Commission vote - October



Draft Report and Zoning

We want your input!

Draft posted on website at
bit.ly/WesternCorridor



Thank you

Questions & Discussion

Refinement: Overall Building Height

- Example of 150' building with 35' residential affordability incentive height shown in red
- Example of laboratory equipment height in 25' tall scenario shown in purple



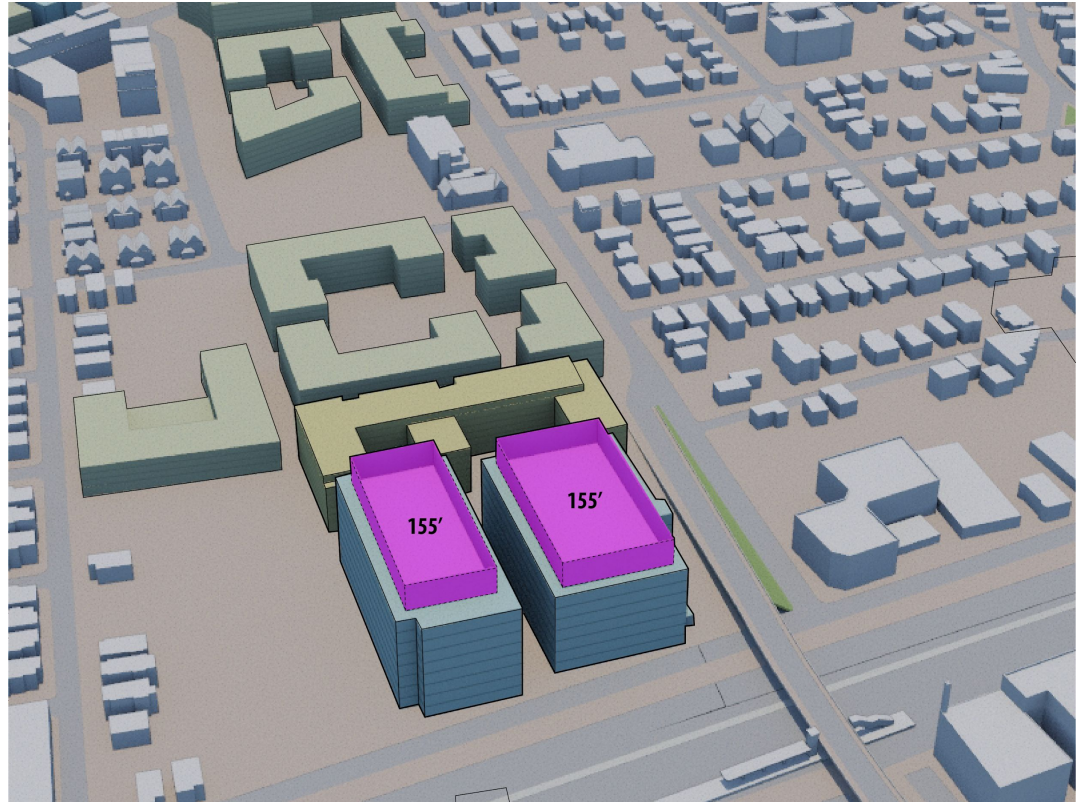
Building Height: Barry's Corner

- Example of 40' tall mechanical height scenario resulting in less rooftop coverage (40% for example)
- Residential affordability incentive height illustrated for 20% affordable buildings only



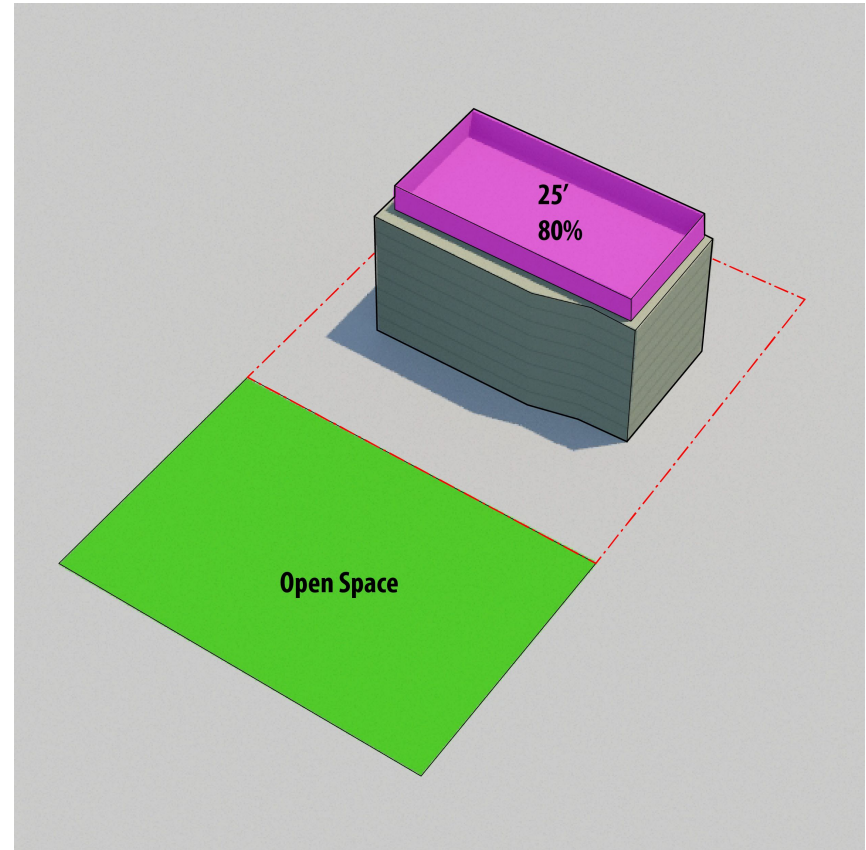
Building Height: Boston Landing TOD

- Laboratory mechanical with 80% roof coverage
25' illustrated in purple



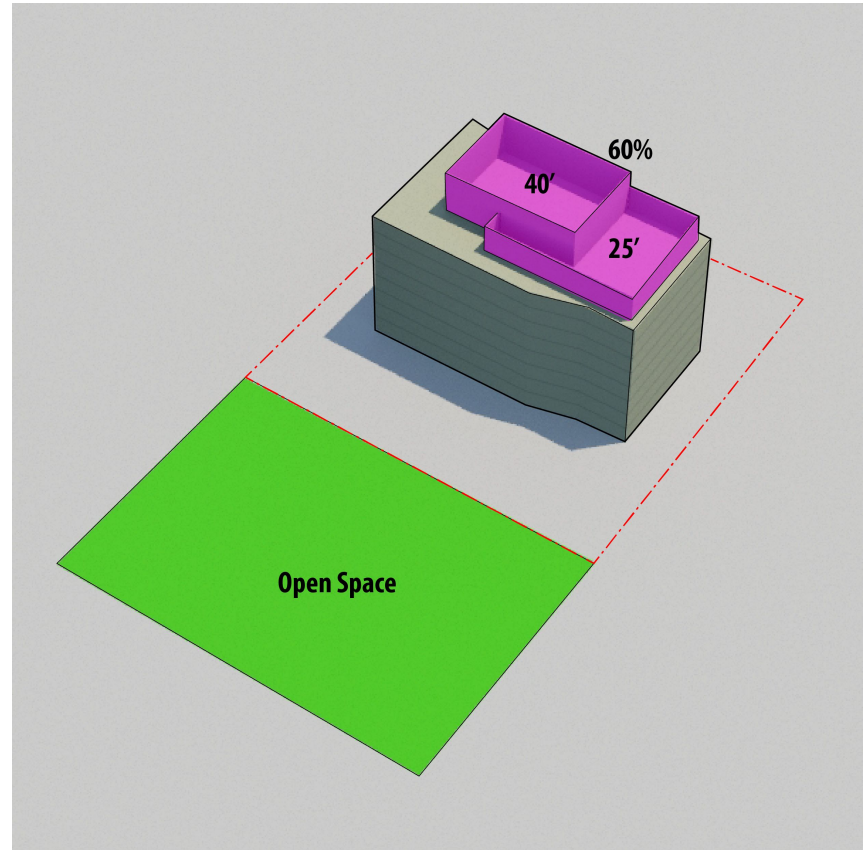
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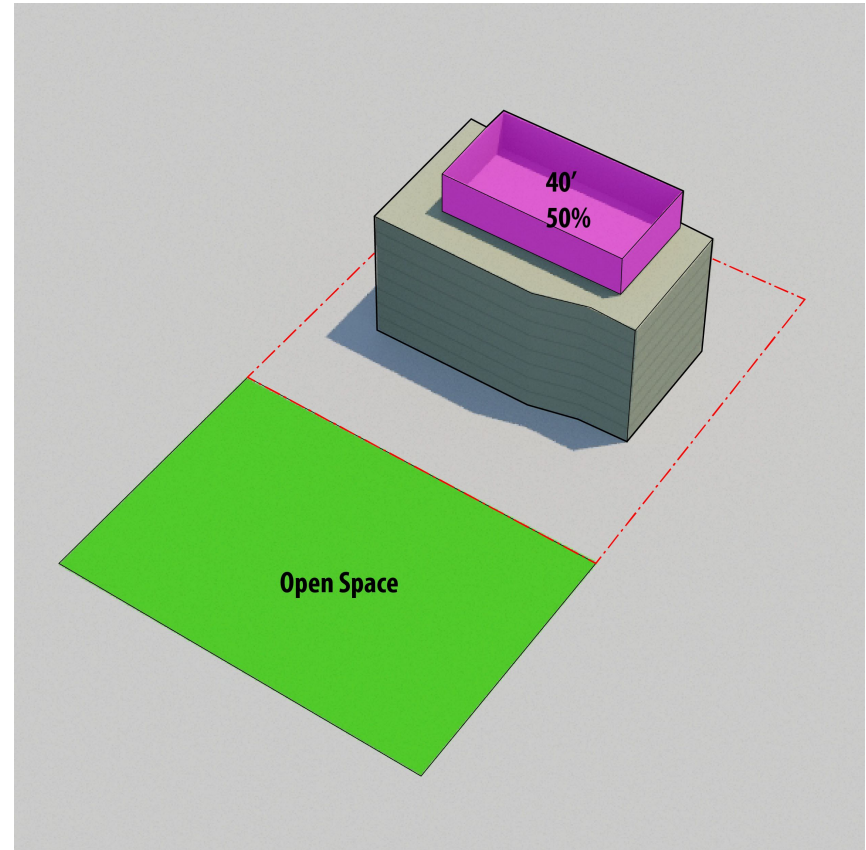
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