



Western Avenue Corridor Study and Rezoning

Plan Content Update

Sept 7, 2022



bit.ly/westerncorridor
@bostonplans

Agenda

1. Introductions & Housekeeping
2. Reminder of Planning Process
3. Recap of Feedback Received & Proposed Plan Adjustments
4. Proposed Zoning Changes (public hearing)
5. Next Steps & Discussion



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Introductions & Housekeeping



Welcome Chief Arthur Jemison

Arthur Jemison

Chief of Planning & Director of the BPDA



**boston planning &
development agency**

Staff Introductions

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

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

Meera Deean: BPDA Urban Design: meera.deean@boston.gov

Matt Martin: BPDA Urban Design: matt.martin@boston.gov



Project Website

bit.ly/westerncorridor

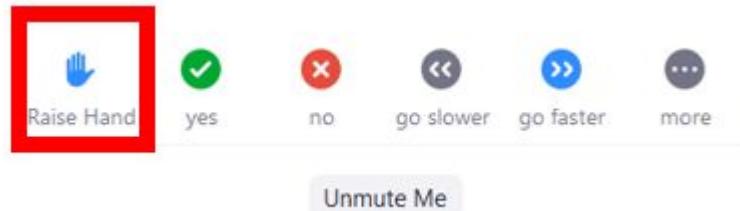
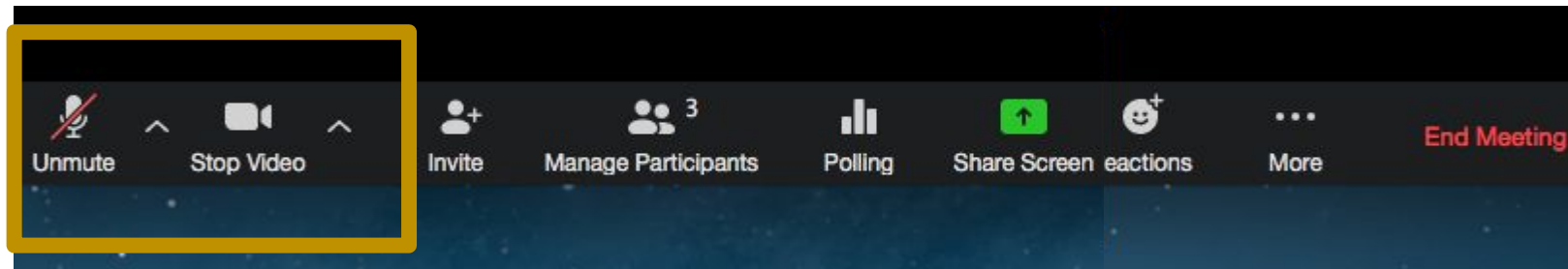
- Presentations (including tonight's!)
- Recordings from virtual meetings
- Project documents
- Draft report, draft zoning text, draft zoning maps



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.



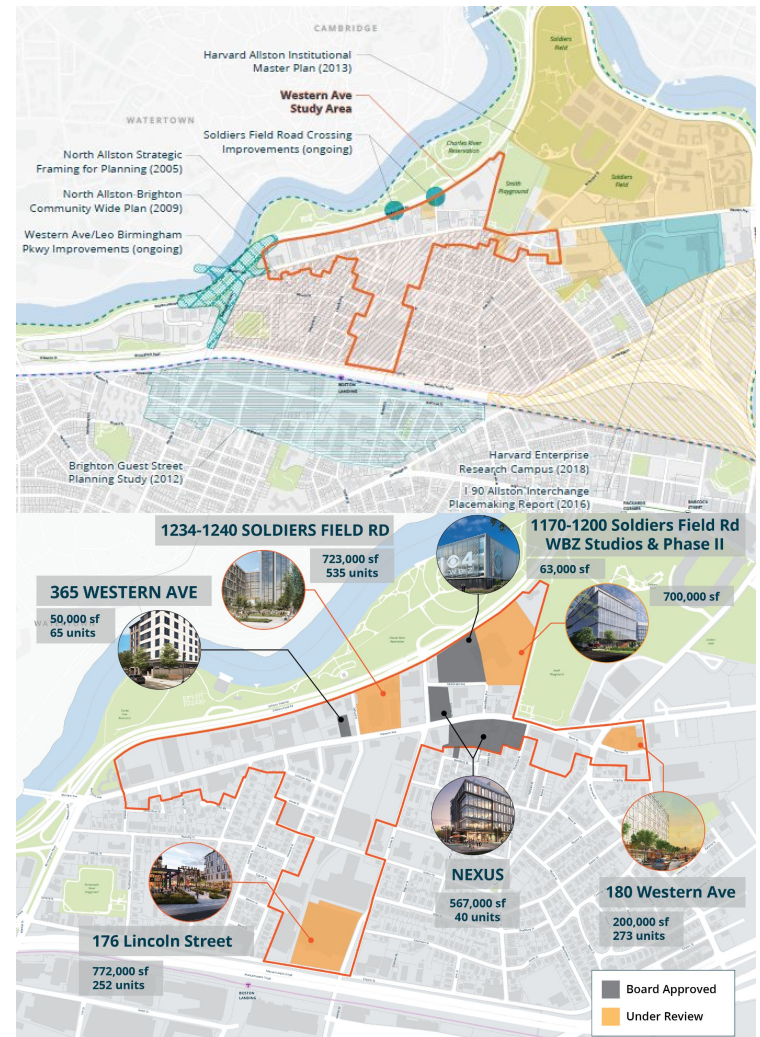
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Reminder of Planning Process



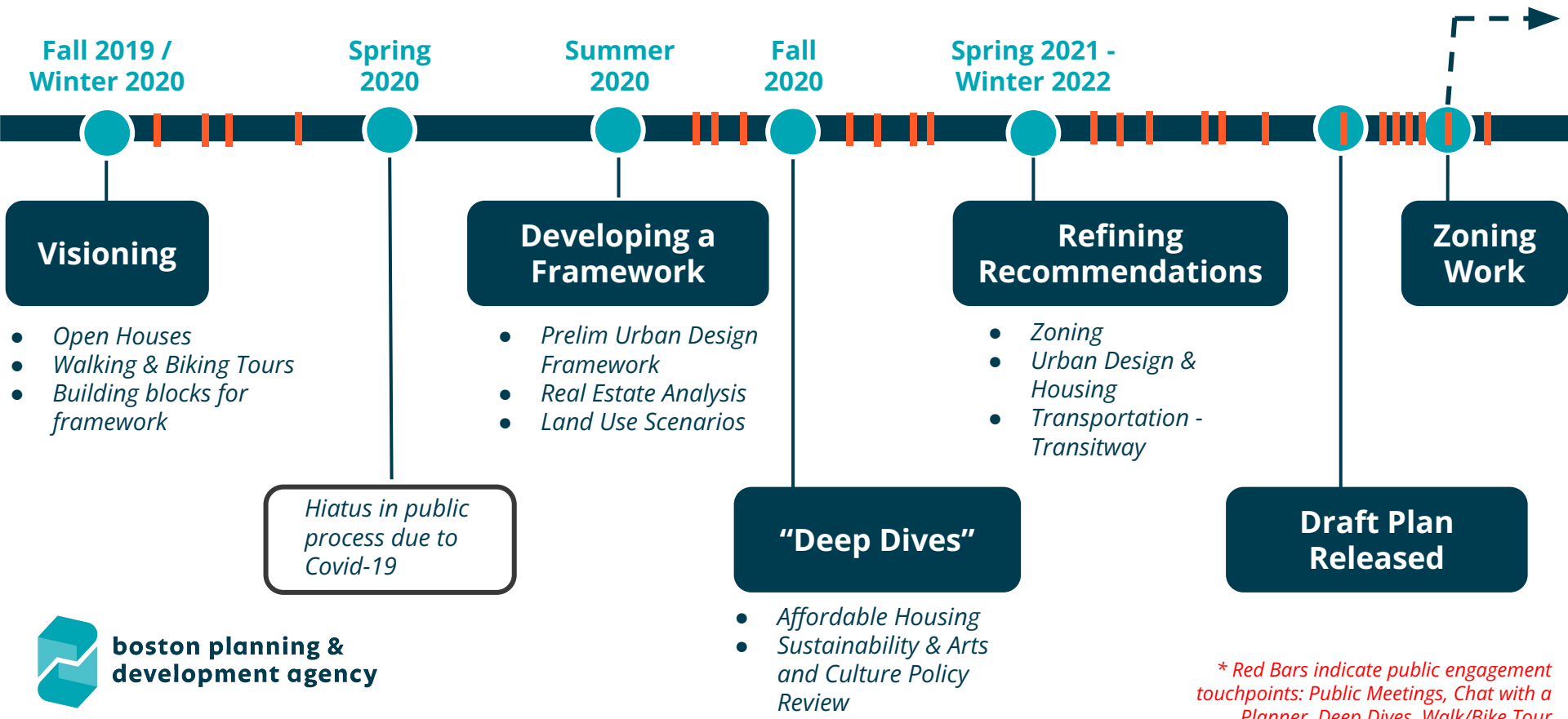
Why Plan

- 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

We are here



BREATHE & ADAPT



CONNECT & MOVE



Planning Framework

LIVE & WORK

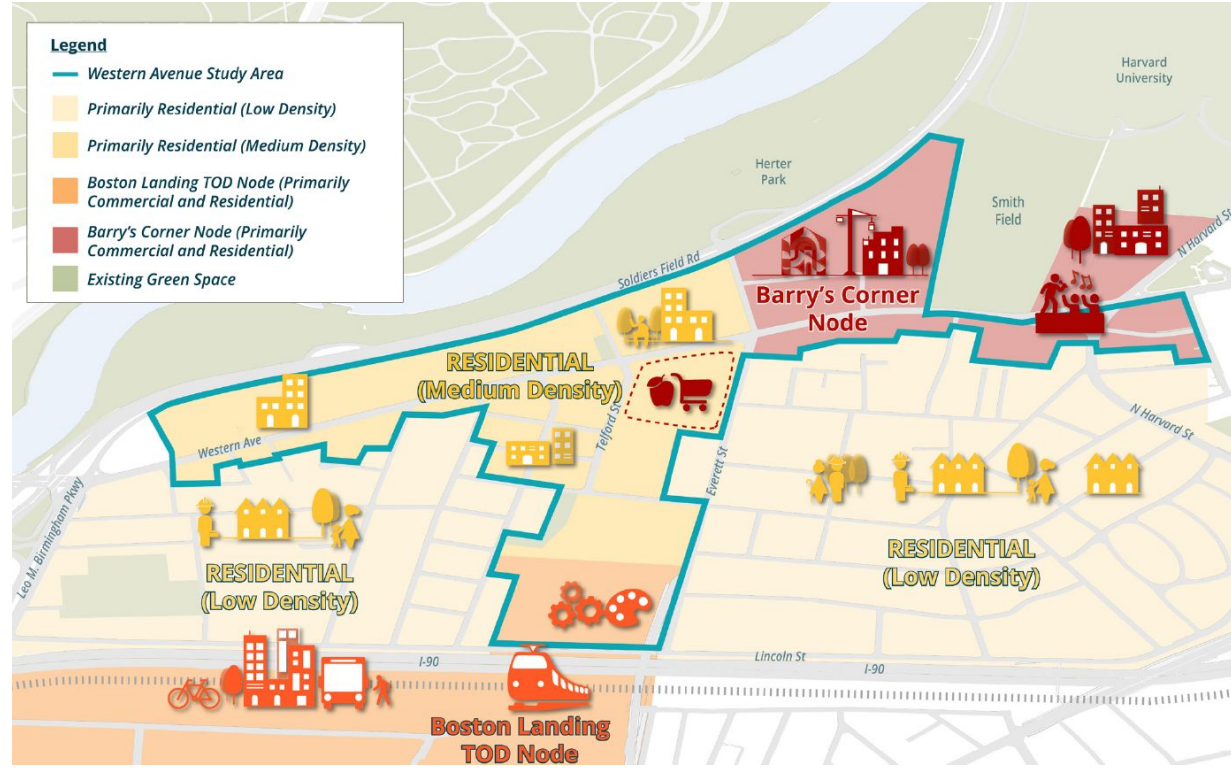


CREATE



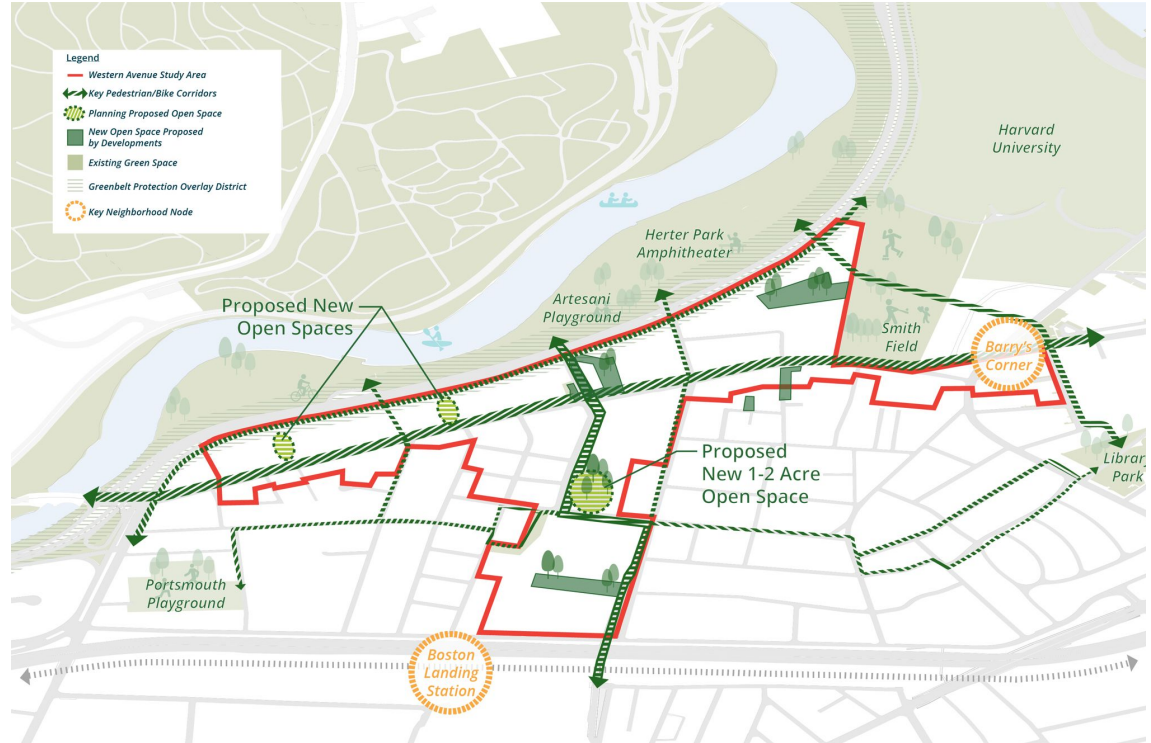
Live, Work, & Create

- 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

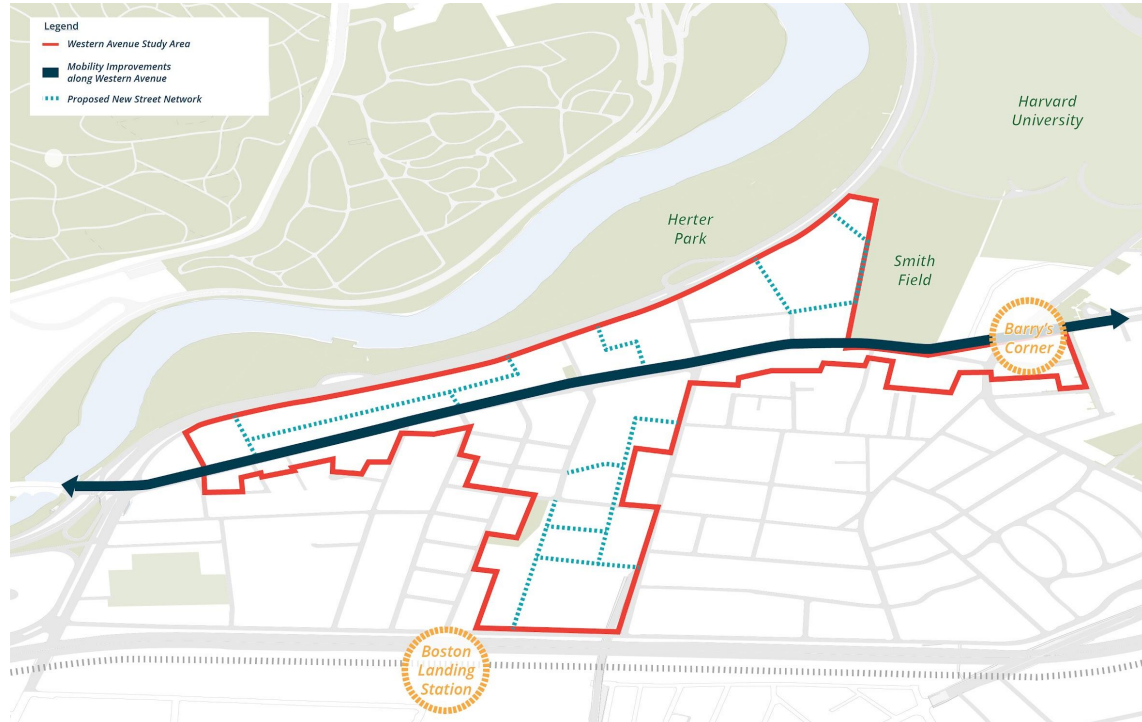
The planning framework envisions Western Avenue as a key multimodal corridor and seeks to improve connections to the Charles River & existing open space.



Connect & Move

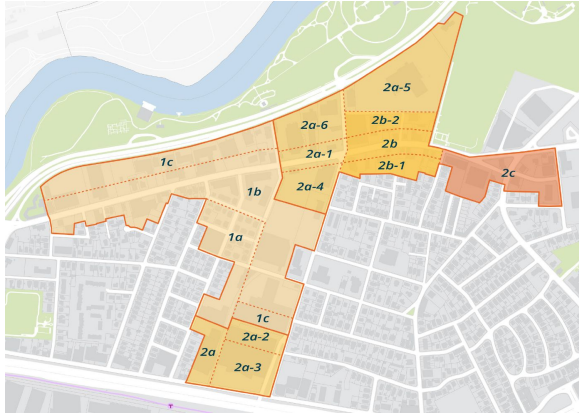
The planning framework envisions Western Avenue as an active, multimodal corridor.

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



Implementation

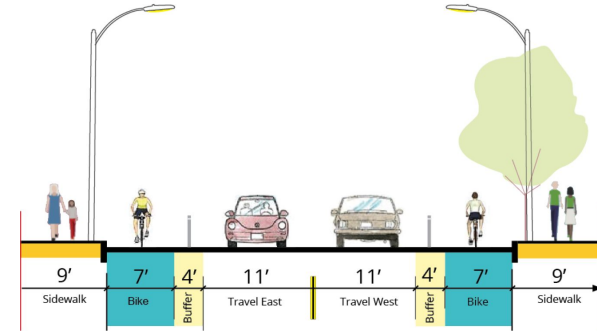
Implementing this Plan will occur via three key areas over time.



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

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Recap of Feedback Received & Proposed Plan Adjustments



Feedback Received

Over the month of August:

- 4 listening sessions
 - 2 in-person
 - 2 virtual
- 1 informational zoning meeting
- Numerous emails and submitted letters



Feedback Received

People were encouraged by:

- Desire for the creation of a vibrant corridor
- Focus on housing
- Creative approaches to transportation
- Movement toward swift zoning
- Supporters of height and bike lanes



Feedback Received

Types of feedback we heard included:

- Topics the WACRZ plan can address
- Citywide or neighborhood-wide planning issues
- Projects that require collaboration with other City or State agencies
- Project / development specific issues



Feedback Received

These topics were of primary points of discussion:

- Issues the WACRZ Plan can directly address:
 - Height & density at Barry's corner
 - Affordability approach - expand and clarify - not solely a plan question - both citywide and project-specific
 - Noting illustrative future aspirations vs. known planned improvements



Feedback Received

These topics were of primary points of discussion:

- Issues that are important, but can not be addressed solely through the WACRZ Plan:
 - Open space and parks at a neighborhood scale
 - Transportation impacts from development
 - Loss of parking on Western Ave to advance multimodal transportation on Western Ave
 - Desire for more clarity on the Transitway
 - Construction management at a district scale



Proposed Plan Adjustments



Zoning

The plan includes zoning limits on:

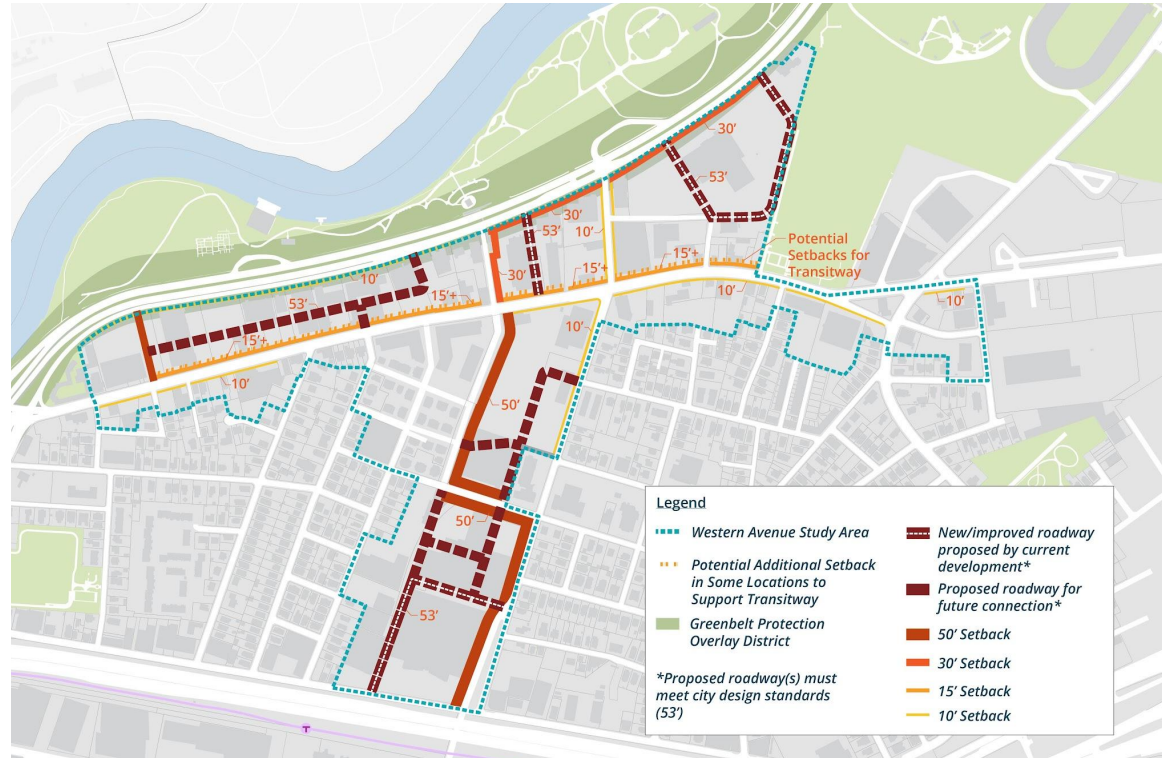
- Land Use
- Setbacks
- Lot Coverage
- Density
- Building Height



Zoning

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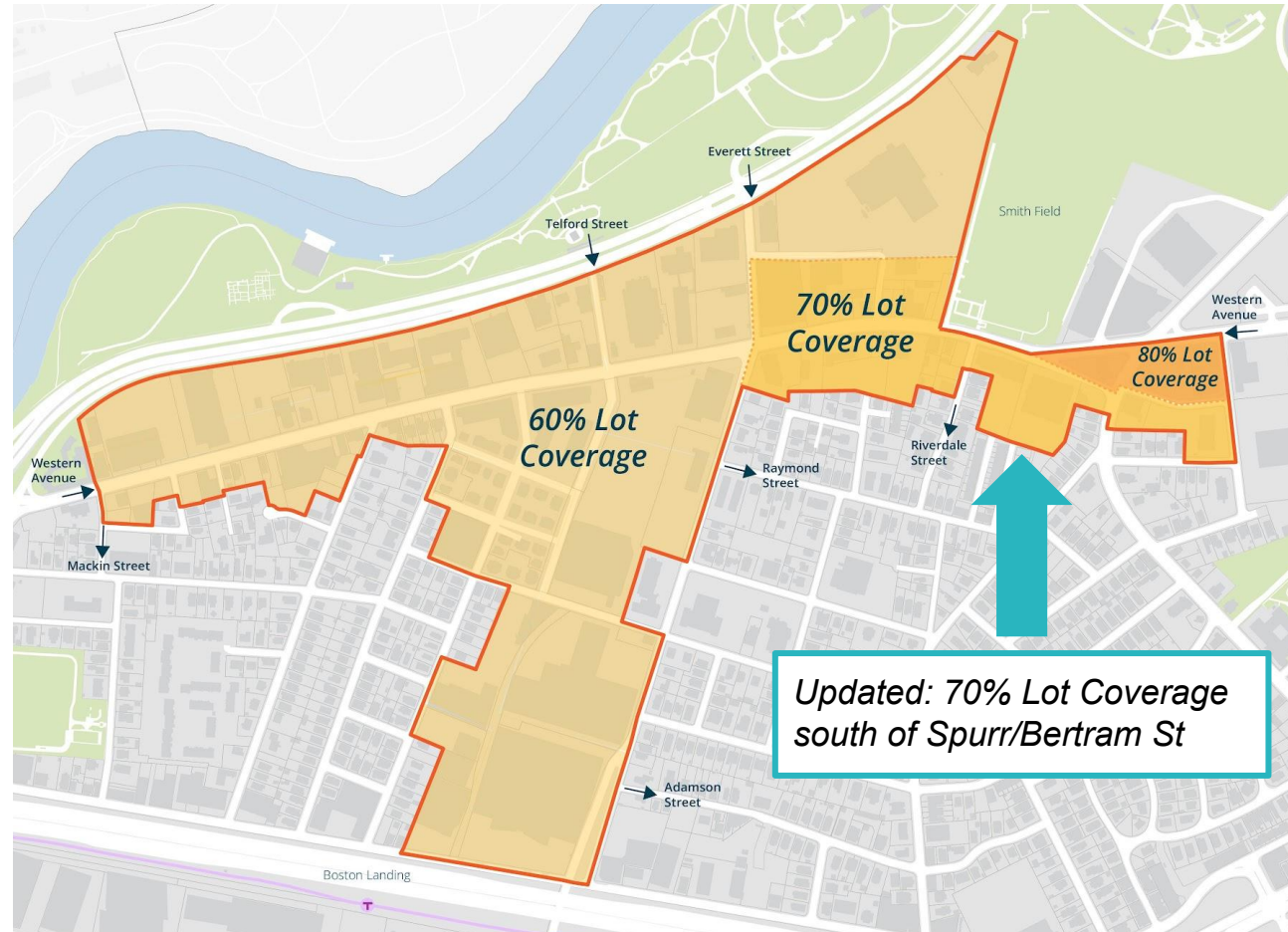
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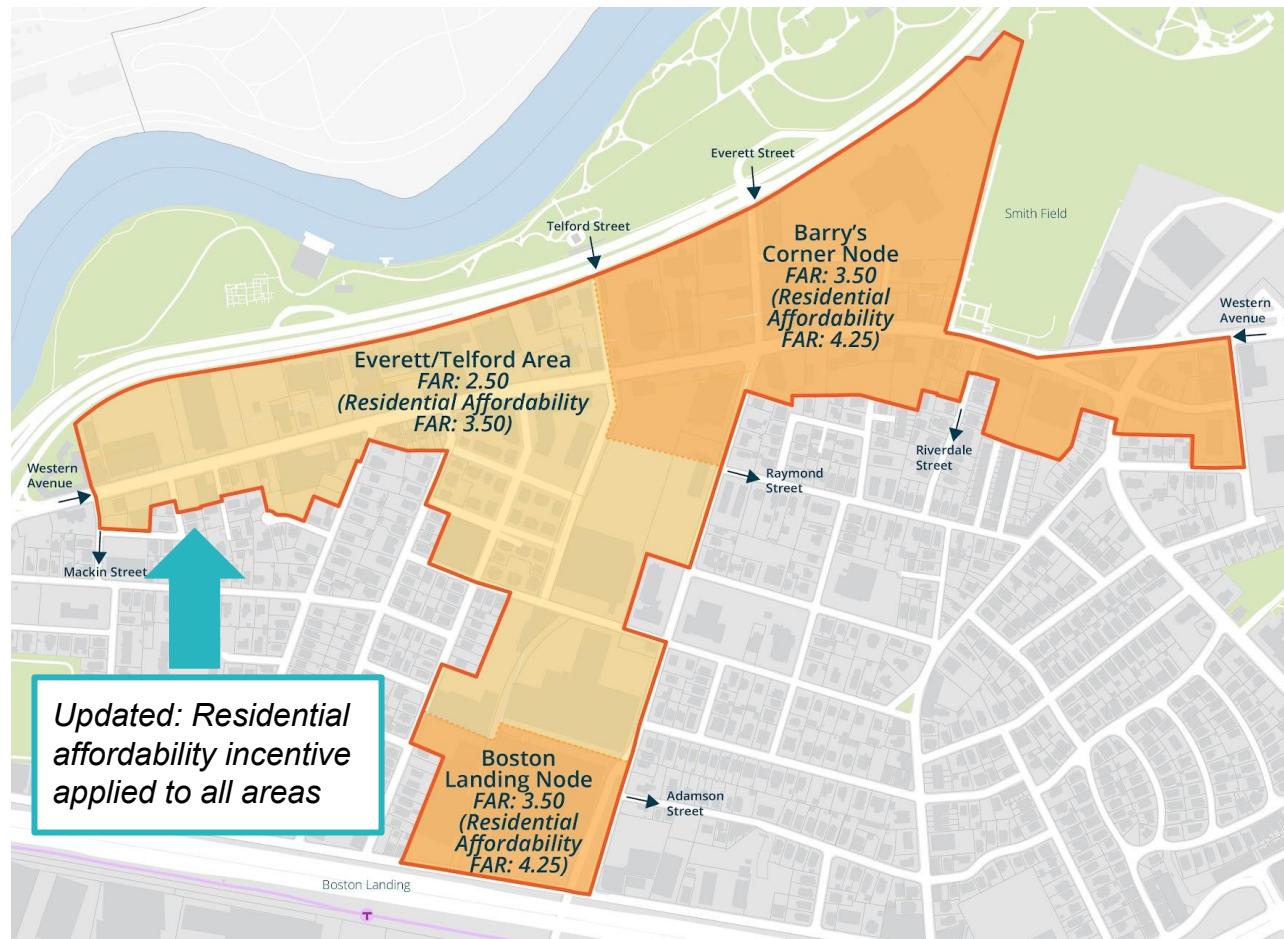
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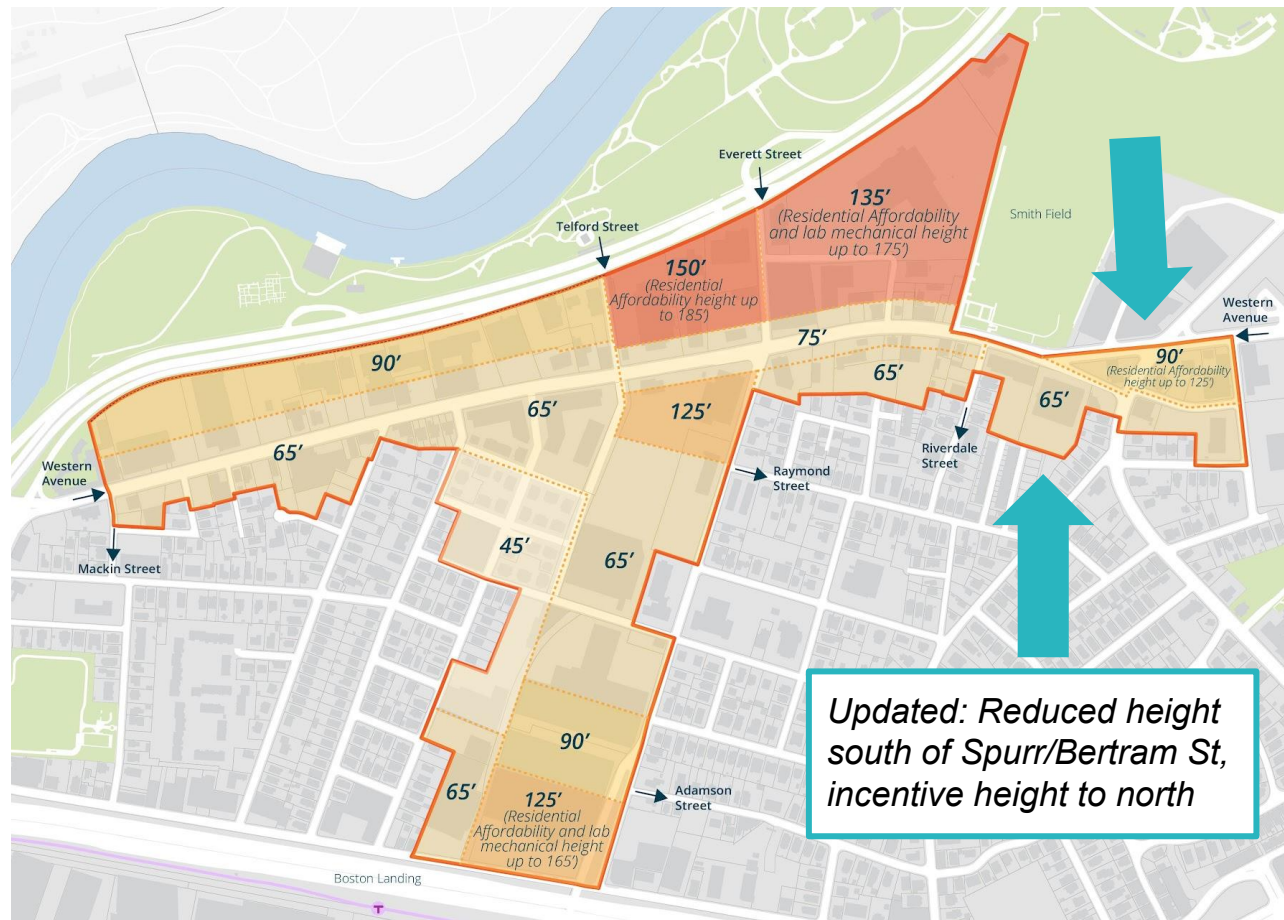
- Land Use
- Setbacks
- Lot Coverage
- Density
- Building Height



Zoning

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



Plan notes that 5' of additional height may be appropriate for Art 80 projects accommodate higher floor-to-floors of restaurants and other uses in retail spaces.

Residential Affordability Incentive

Updated: Applies to all areas

**All inclusionary development recommendations are subject to update with the forthcoming Mayor's Office of Housing Inclusionary Development Study, expected fall 2022

	Floor Area Ratio	On-site Affordability Requirement
Everett / Telford Area	Max. 2.5	Non-residential projects are limited to FAR 2.5. No fewer than 15% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.*
	Affordability Incentive 2.5 - 3.0 Within the residential incentive zone, all projects approved through a Planned Development Area with an FAR between 2.5 and 3.0.	No fewer than 17% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.*
	Affordability Incentive 3.0 - 3.25 Within the residential incentive zone, all projects approved through a Planned Development Area with an FAR between 3.0 and 3.25.	No fewer than 19% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.*
	Affordability Incentive 3.25 - 3.5 Within the residential incentive zone, all projects approved through a Planned Development Area with an FAR between 3.25 and 3.5.	No fewer than 20% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.*
Barry's Cordern Node and Boston Landing Node	Max 3.5	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.*
	Affordability Incentive 3.5 - 4.0 Within the residential incentive zone, all projects approved through a Planned Development Area with an FAR between 3.5 and 4.0. Non-residential projects are limited to FAR 3.5.	No fewer than 17% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.*
	Affordability Incentive 4.0 - 4.25 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	No fewer than 20% total residential square footage provided in IDP units - affordable to households averaging 60% AMI.*

Additional Narrative to Be Added

- Further detail on affordable and fair housing priorities
 - Greater affordability for a mix of housing sizes and incomes
 - Innovative models, including all-affordable projects
- Further detail on priorities for community benefits
 - Greater affordability for mix of housing sizes and incomes
 - Cultural uses
 - Locally-owned, minority, and small businesses



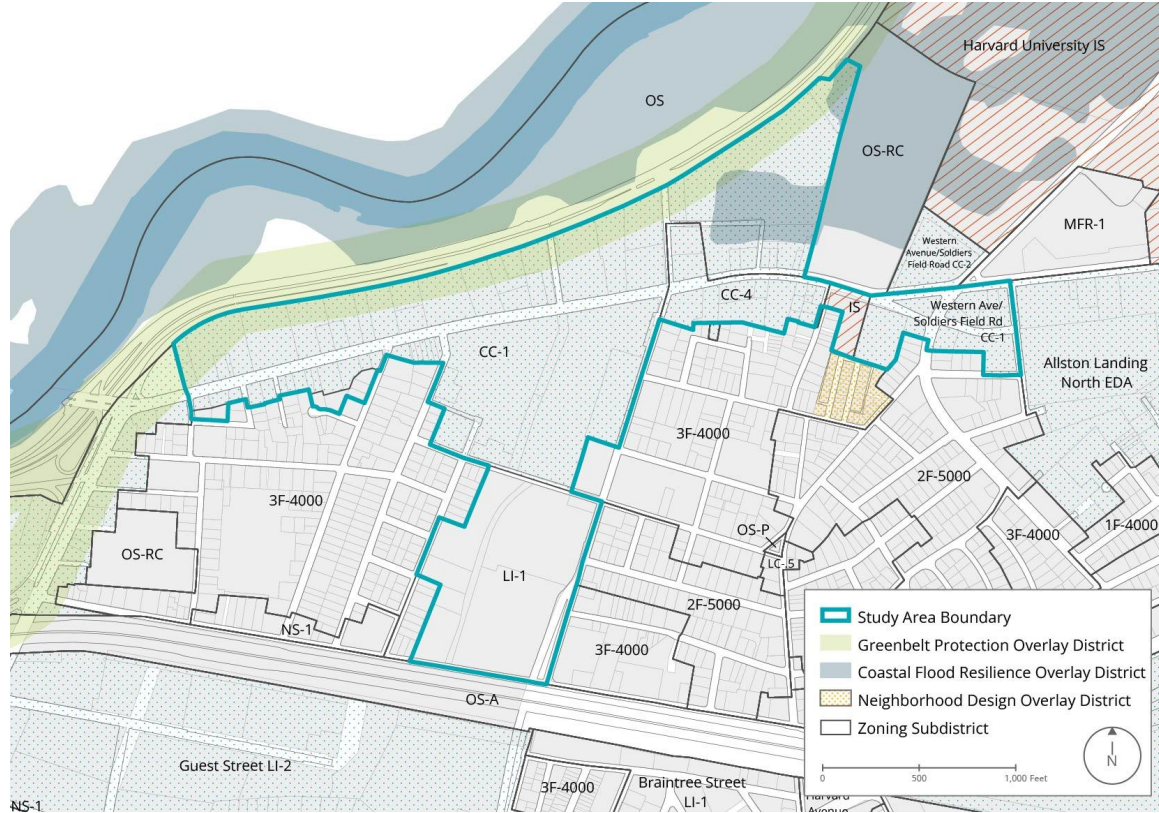
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Proposed Zoning Changes (public hearing)



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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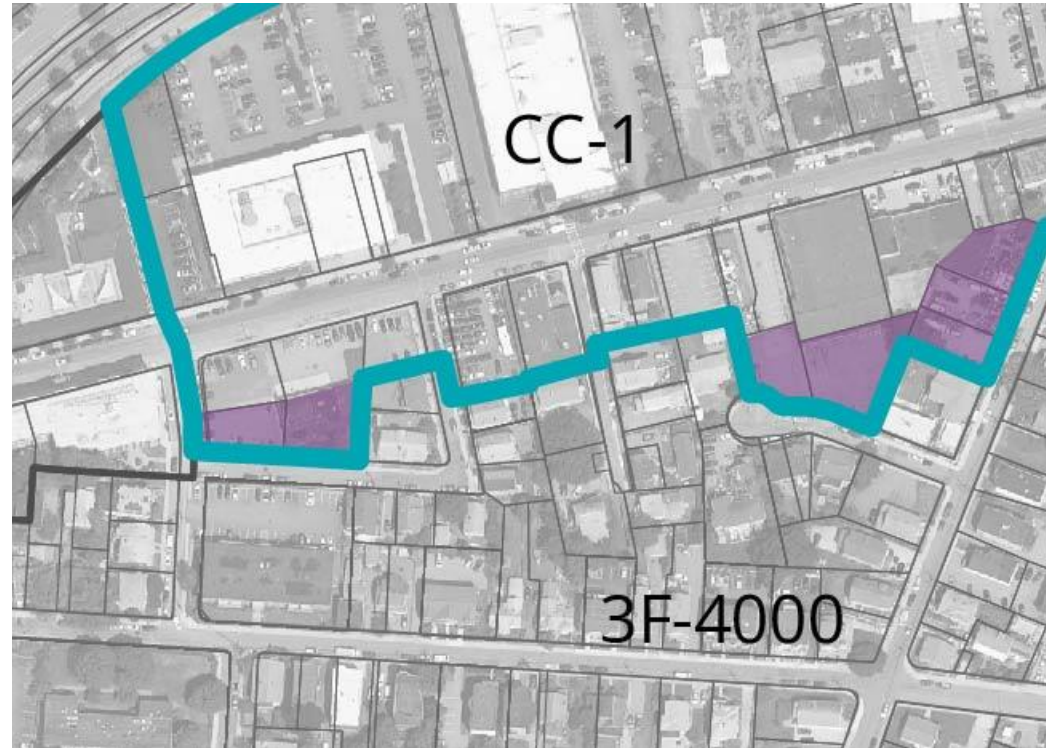
Base Zoning Changes

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



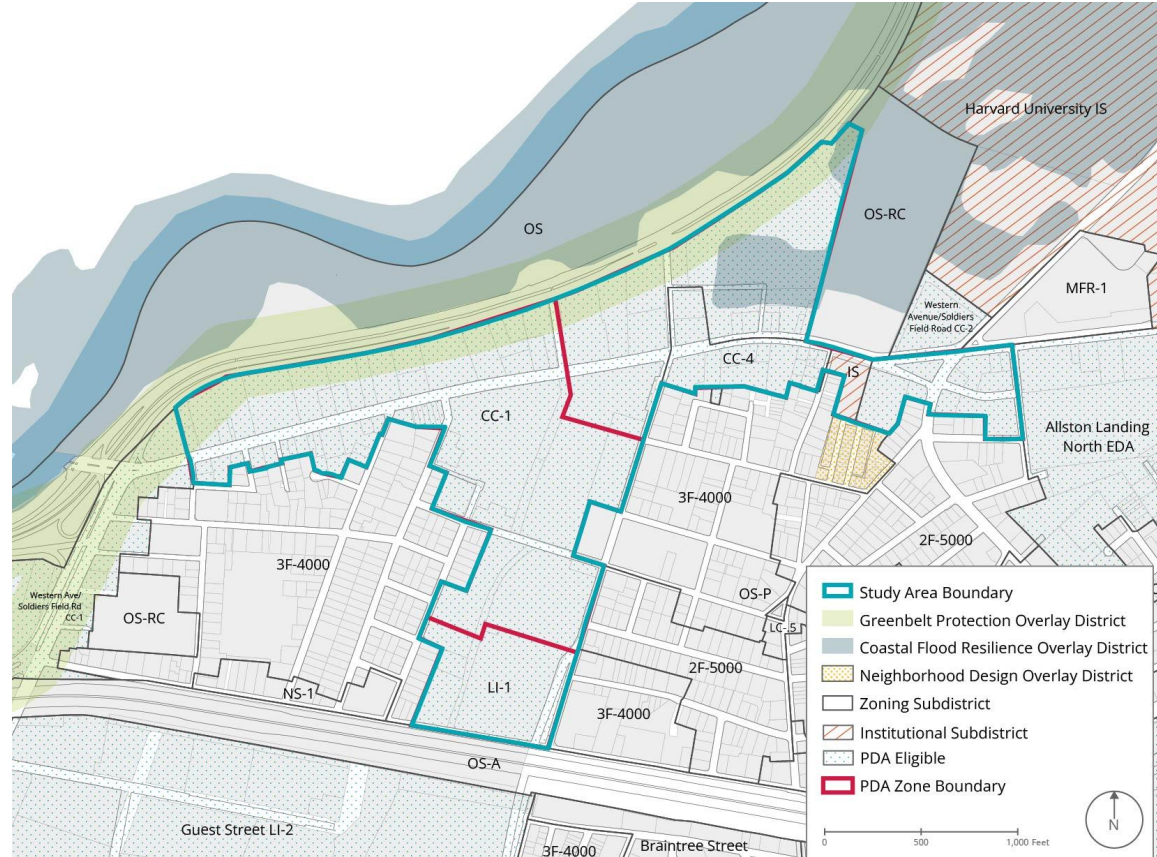
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Base Zoning Changes

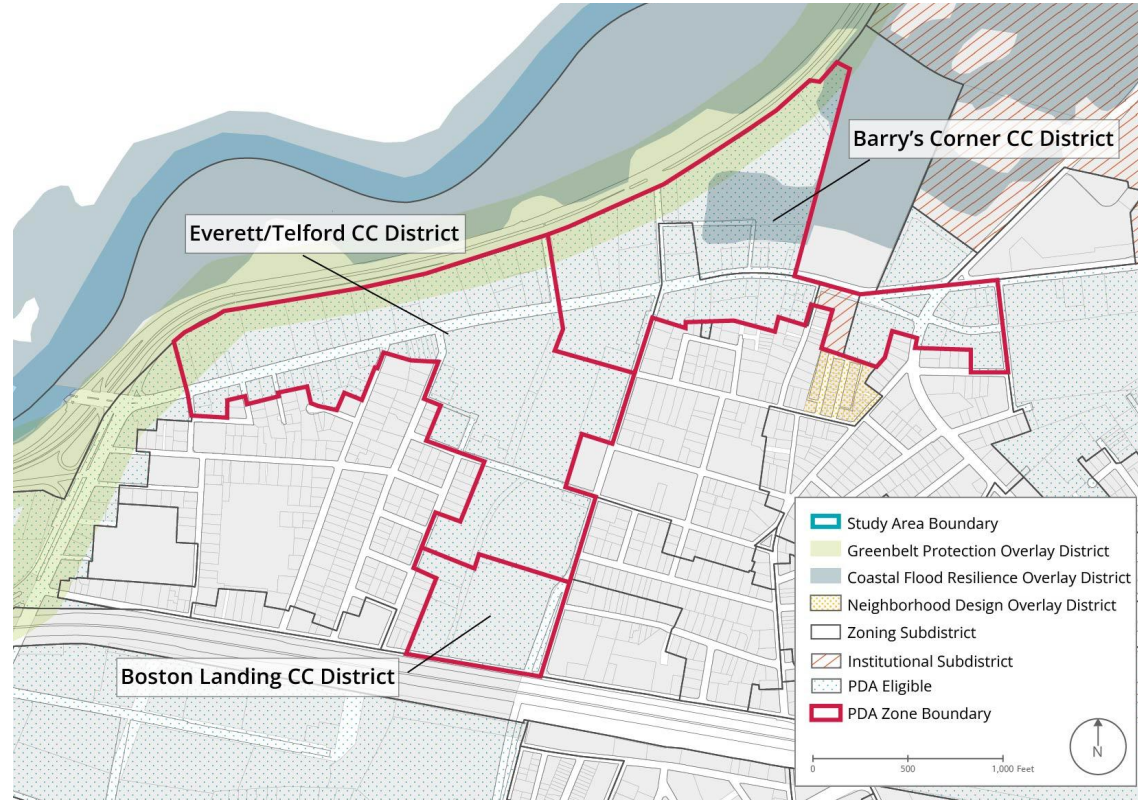
- Rezone Local Industrial to CC-1
- Add to areas that are PDA-eligible
- Create three PDA-eligible zones with density limits that match the plan



PDA Eligibility

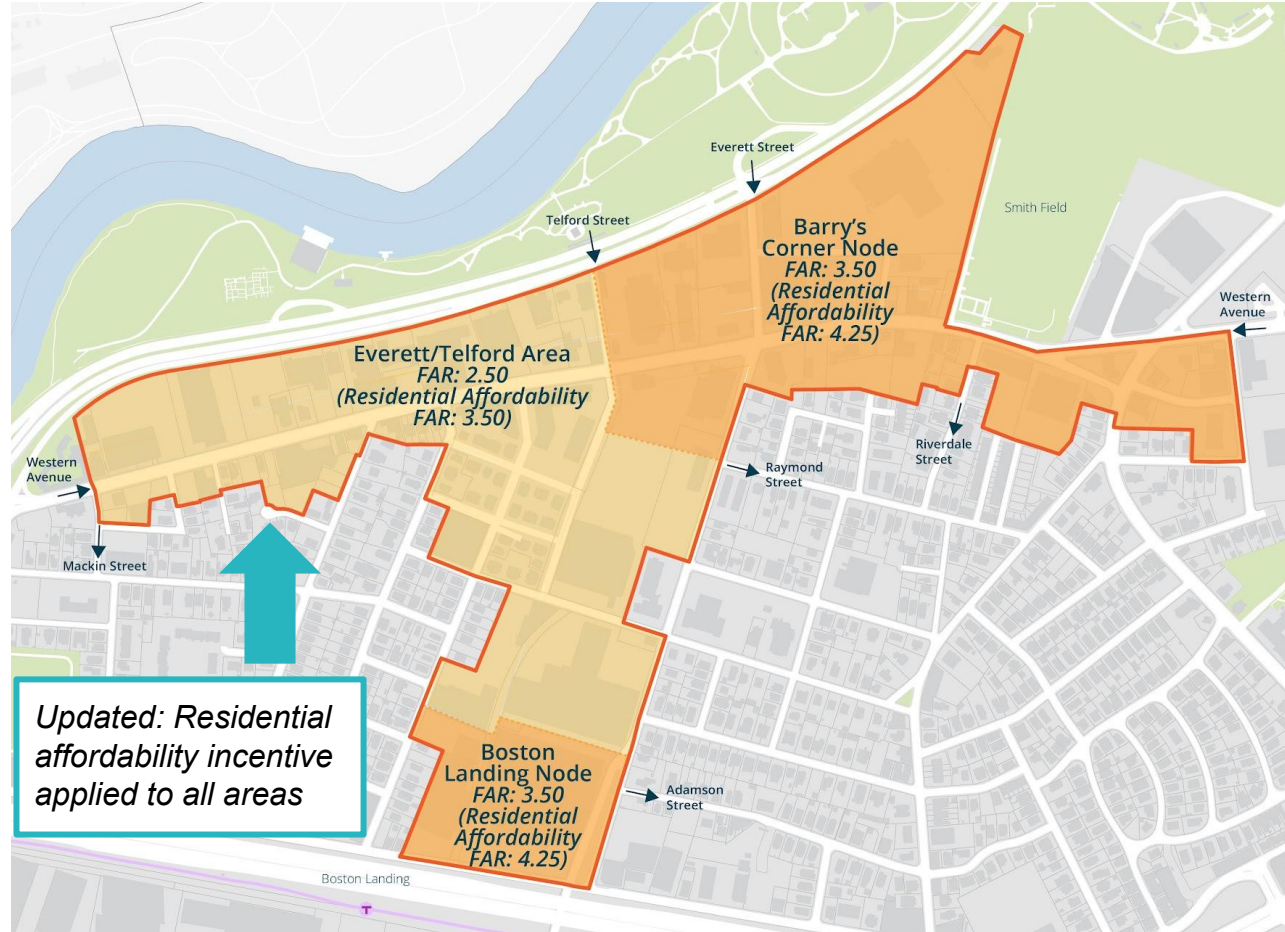
Break into 3 new districts with limits from plan:

- 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 density limits - are essential and urgent
- Potential for neighborhood-wide or citywide approach (defining cultural uses, defining lab uses, limiting rooftop mechanicals)
- Avoid sub-parcel mini-spot zoning for height and other features



Why is the zoning changing in two stages?

- Addressing base community commercial zoning at later stage - want to carefully consider, study, and avoid any negative impacts on existing uses and small businesses
 - **One exception and update:** adding multi-family dwelling as an allowed use to Article 51, Table B: Community Commercial Subdistricts Second Story & Above Residential Uses (currently a conditional use)



Included in plan to provide guidance for PDAs and Art 80, including 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



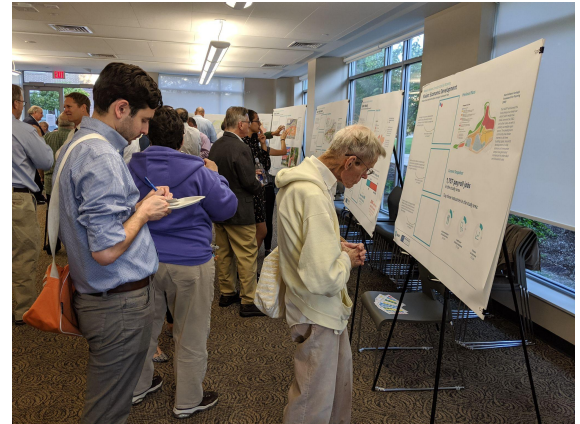
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Next Steps & Discussion



Next steps

- Follow-Up/Closeout public meeting
 - Thursday, September 29th at 6pm
- Potential BPDA Board consideration - October
- Potential Zoning Commission vote - November

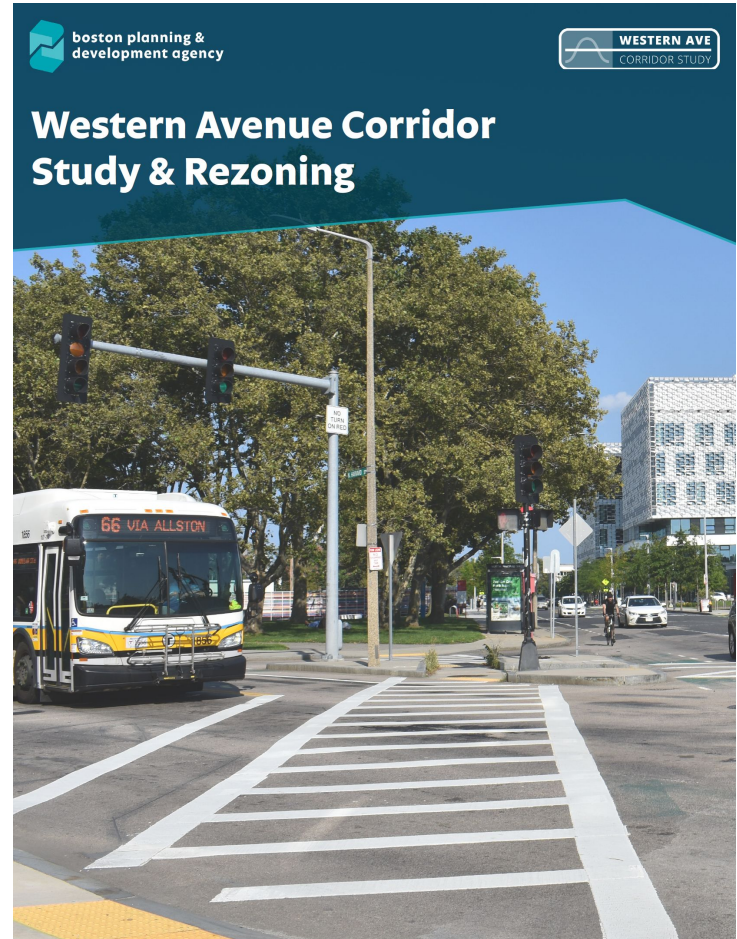


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Images: Fall 2019 Open House

Draft Report and Zoning

Draft posted on website at
<https://www.bostonplans.org/planning/planning-initiatives/western-avenue-corridor-study-and-rezoning>



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



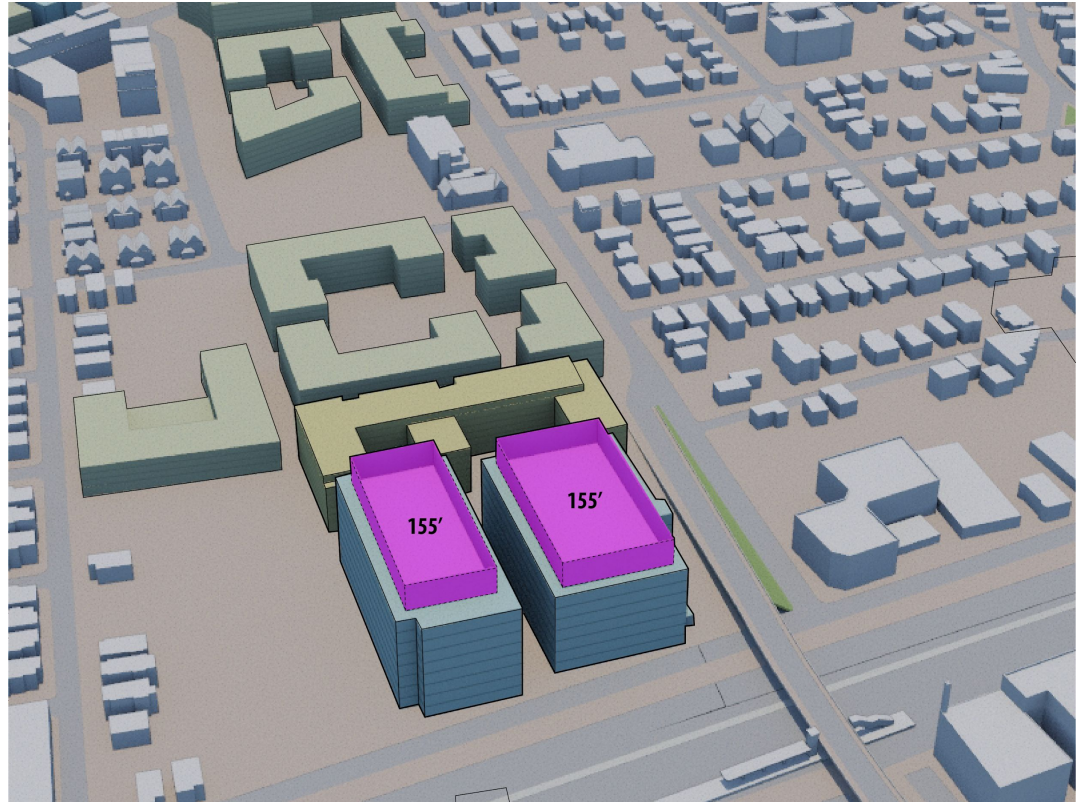
Building Height: Barry's Corner

- 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



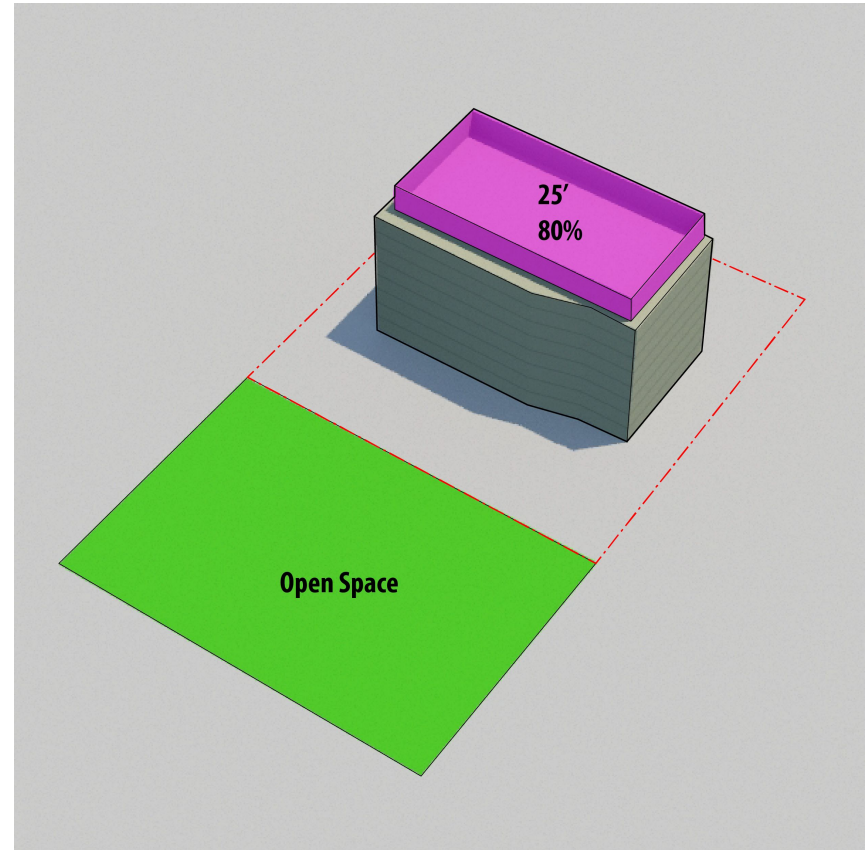
Building Height: Boston Landing TOD

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



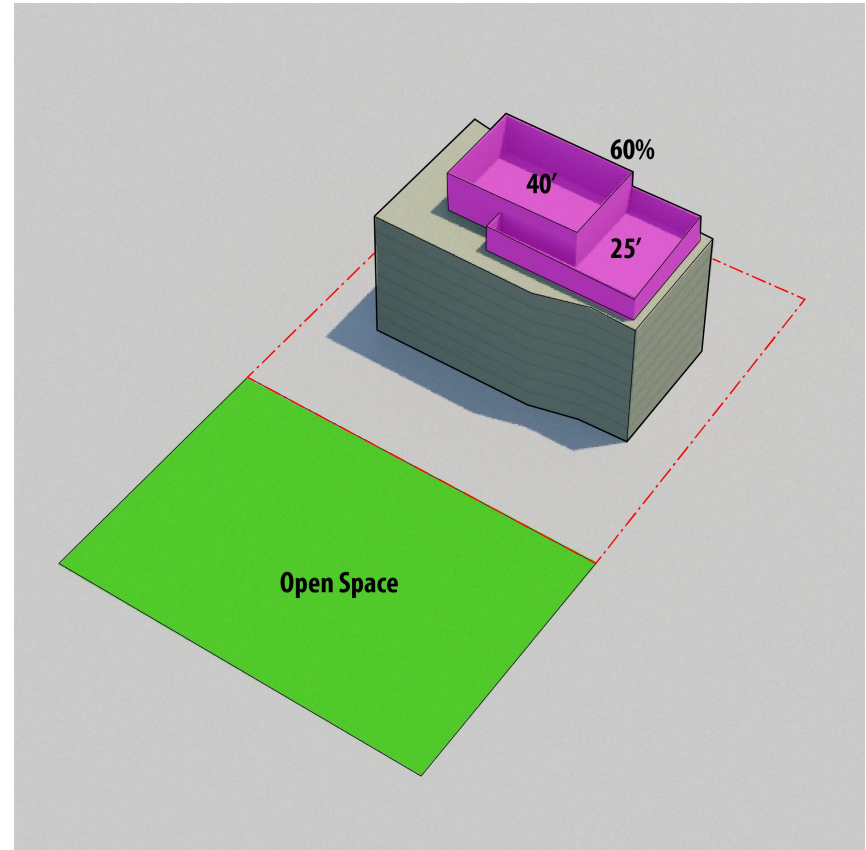
Refinement: Rooftop Mechanical Limits

- 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



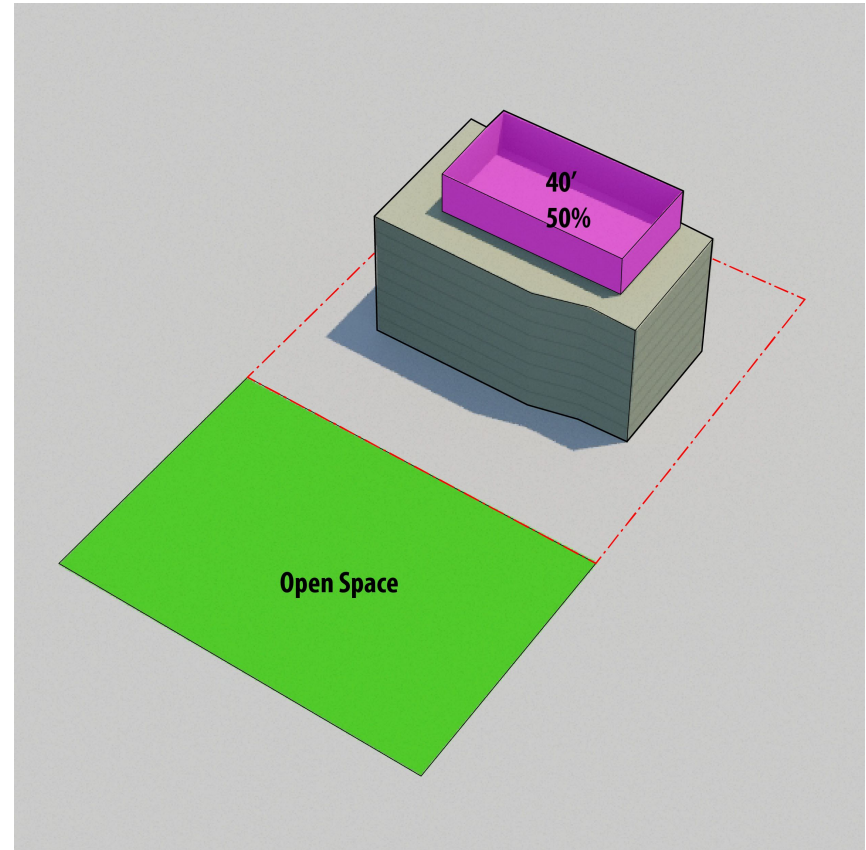
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