



第 64 条分区修订

更新经济适用文化空间 2020 年 5 月 11 日



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01

简介



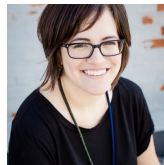
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与会人员



Bryan Glascock

分区与监管规划局常务局长
， BPDA



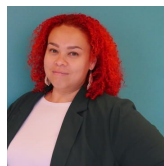
Kara Elliott-Ortega

市长文化艺术办公室（MOAC）主
任



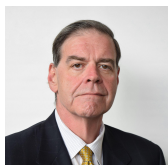
Jared Staley

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总经理， Boston Local
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市长 South End 联系员，
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Harrison-Albany 计划

2012 年 6 月完成的 Harrison-Albany 走廊
战略计划概述了规划开发区 (PDA) 的新分区
规定。针对 PDA 项目新增的高度和密度, 该
计划**要求提供某些社区福利, 例如经济适用
性商业和/或文化空间。**



02

第 64 节第 29 和第 41章回顾



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第 64 节第 29 章当前的内容

根据当前 Harrison-Albany 走廊战略计划和第 64 条第 29 章所述，对于将任何总建筑面积用于非居住用途的 PDA，其中任何拟定项目的提议者必须建造或促使建造：

- 5% 的额外面积，用于**文化实体或初创企业**，是否符合资格由 BPDA 决定，或
- 2.5% 的额外面积，用于**文化实体或初创企业**，外加捐助 Boston Local Development Corporation (BLDC) 管理的 Harrison/Albany 走廊商业和文化贷款基金

第 64 节第 41 章当前的内容

第 64 条第 41 章将经济适用文化空间的资格要求定义为：

- 501c3 机构，**在进住前五年内获得了马萨诸塞州文化委员会的资助**，或管理局已确定它在文化方面满足城市的创意经济目标要求。



为什么修订是必要的？

BPDA 旨在划分大小适宜的分区，以便向众多群体提供经济适用文化空间。几项原因导致现有分区尚不足以达到这一效果：

- 对于小文化群体的需求来说，5% 的额外面积提供的文化空间**通常过大**
- Boston Local Development Corporation (BLDC) **不具备管理与文化实体有关基金地法律资格**
- 对于许多分区法令最初旨在支持的文化机构来说，马萨诸塞州文化委员会的资助门**槛过高**

第 64 条修订

对第 64 条第 29 节和第 41 节的修订做出了 2 项战略性的调整：

- 任命**市长艺术和文化办公室**负责管理与平价文化空间有关的基金
- 更改了对 501c3 机构的资质要求，即在入驻之前的近五年内已获得了马萨诸塞州文化委员会资助地机构



04.

资源和问答



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查看用语

可以在线查看完整的分区用语

Section 64-29. - Planned Development Areas: Use and Dimensional Regulations. **DRAFT**

Redlined Version For Discussion Purposes Only

1. **Use Regulations.** A Proposed Project within a PDA shall comply with the use regulations applicable to the underlying subdistrict for the location of the Proposed Project, except as those regulations are expressly modified by an approved Development Plan.
 - (a) Specific Requirements for Proposed Projects Incorporating Only Residential Uses.
The Proponent of any Proposed Project within a PDA devoting one hundred percent (100%) of the Gross Floor Area to Residential Uses must construct or cause the construction of either:
 1. Affordable Housing, as defined in Section 64-41.1, in an amount equivalent to no less than twenty percent (20%) of the Dwelling Units included within the Proposed Project, with all such Affordable Housing located on-site; or
 2. A combination of such Affordable Housing and another significant contribution, consisting of: (a) on-site Affordable Housing in an amount equivalent to no less than ten percent (10%) of the Dwelling Units included within the Proposed Project; and (b) an equivalent contribution to the Inclusionary Development Program Fund, administered by the Authority, and/or the creation of off-site Affordable Housing, the combination of which shall be the equivalent of 10 percent (10%) of the Dwelling Units included within the Proposed Project.



查看分区修订用语

对用语的意见

第 64 条修订团队会查看所有意见

Share Your Thoughts

We want to hear from you! All questions, comments and ideas are welcome. Comments are received and reviewed by members of the Article 64 Zoning Amendment team.

To submit a comment in a language besides English, please email bpdawebcontent@boston.gov.

First Name:	<input type="text"/>	Last Name:	<input type="text"/>
Organization:	<input type="text"/>	Email:	<input type="text"/>
Street Address:	<input type="text"/>	Address Line 2:	<input type="text"/>
City:	<input type="text"/>	State:	<input type="text" value="Massachusetts"/>
Phone:	(<input type="text"/>) <input type="text"/> - <input type="text"/>	Zip:	<input type="text"/>
Comments:	<input type="text"/>		

在此处发送您的意见



其他问题

如有其他问题或意见，请联系：

Jared Staley

II 级规划员

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