

# Meeting Recording

At the request of community members, the BPDA will be recording this meeting and posting it on the project webpage at [bostonplans.org/article64amendment](https://bostonplans.org/article64amendment) for those who are unable to attend the Zoom meeting live. 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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*Para escuchar la sesión en español, por favor utilice el canal en español*

**要收听普通话, 请加入普通话频道**

**要聽粵語會議, 請加入粵語頻道**

# Zoom Tips

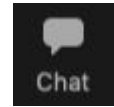
Welcome! Here are some tips on using Zoom for first-time users.

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

Clicking on these symbols activates different features:



Mute/unmute (please remain muted to limit background noise)



Chat to type questions throughout the presentation



Turn video on/off



In the chat box, select the raised hand icon to raise your hand to ask a question during Q&A



Listen to the presentation in a different language

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# Meeting Format

- Presentation followed by Q & A and comments.
- During the presentation, all microphones will be muted.
- Once the presentation is over, we will take questions and comments in two ways:



Through the **Chat tab** at the bottom of your screen; or



You can **raise your hand** and we will take your questions. You can unmute yourself when you are called.





South End Neighborhood District

# Article 64 Zoning Amendment

*Updating Affordable Cultural Space*

*11 May 2020*



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# 01

## Introductions



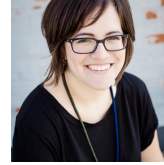
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# On the Call



**Bryan Glascock**

Deputy Director for Regulatory Planning and Zoning, BPDA



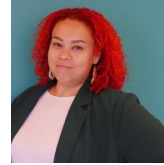
**Kara Elliott-Ortega**

Chief of Mayor's Office of Arts and Culture (MOAC)



**Jared Staley**

Planner II, South End  
Neighborhood Planner, BPDA



**Naida Faria**

Director of Administration and Finance, MOAC



**Bill Nickerson**

General Manager, Boston Local Development Corporation



**Kimberly Crucoli**

Mayor's South End Liaison,  
Office of Neighborhood Services



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# Harrison-Albany Plan

The Harrison-Albany Corridor Strategic Plan completed in June 2012 outlined new zoning regulations for Planned Development Areas (PDAs). Related to added height and density for PDA projects, the Plan **requires certain community benefits such as affordable commercial and/or cultural space.** Article 64 of the Boston Zoning Code was updated in 2012 to reflect the Harrison-Albany Corridor Strategic Plan.



# 02

South End Neighborhood District

## Article 64 Sections 29 and 41 Review



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# Current Article 64 Section 29

As currently outlined in the Harrison-Albany Corridor Strategic Plan and in Article 64 Section 29, the Proponent of any Proposed Project within a Planned Development Area (PDA) devoting any amount of Gross Floor Area to Non-Residential Uses must construct or cause the construction of either:

- 5% of bonus square footage for a **cultural entity or start-up business** whose eligibility for the program is to be determined by the BPDA, or
- A combination of 2.5% of bonus square footage for a **cultural entity or start-up business** and an equivalent additional contribution to the Harrison/Albany Corridor Business and Cultural Loan Fund administered by the Boston Local Development Corporation (BLDC)

# Current Article 64 Section 41

Article 64 Section 41 describes the eligibility requirements for affordable cultural space as:

- a 501c3 organization that has received funding from the **Massachusetts Cultural Council within five years prior to occupancy**, or whose cultural use has been determined by the Authority to meet the City's goals for creative economy

# Why is the Amendment Necessary?

The BPDA's aim is to “right-size” the zoning so that affordable cultural space is available to a larger number of groups. The existing zoning does not adequately do this for a few reasons:

- 5% of bonus square footage provides cultural space that is **often too big for the needs** of small cultural groups
- The Boston Local Development Corporation (BLDC) is **not legally permitted to manage funds** related to cultural entities
- Massachusetts Cultural Council funding is **a high threshold** for many cultural organizations that the zoning code originally aimed to support

# Article 64 Amendments

The amendments to Article 64 Sections 29 and 41 make 2 strategic moves:

- Names the **Mayor's Office of Arts and Culture** as the entity responsible for administering funds related to affordable cultural spaces
- Changes the eligibility requirement to those 501c3 organizations that have received **Boston Cultural Council** funding in the last five years prior to occupancy

# 04.

## Resources and Q&A



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# Review the Language

*The full zoning language can be reviewed online*

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.



**Review the Zoning  
Amendment  
Language**

# Comment on the Language

*All Comments will be Reviewed by the Article 64 Amendment Team*

### 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](mailto:bpdawebcontent@boston.gov).*

First Name:  Last Name:

Organization:  Email:

Street Address:  Address Line 2:

City:  State:

Phone: (  )  -  Zip:

Comments:

Characters: 6000



Send your  
comments here

# Additional Questions

For additional questions or comments, please contact:

**Jared Staley**

Planner II

South End Neighborhood Planner

[Jared.Staley@boston.gov](mailto:Jared.Staley@boston.gov)