

Public Meeting on

Linkage and Lab Uses Zoning Update

Boston Planning and Development Agency

Mayor's Office of Housing

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/linkage 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.**

Zoom Tips

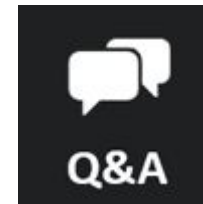
Welcome! Here are some tips on using Zoom for first-time users.

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)



Q&A to type questions throughout the presentation



Listen to the presentation in a different language



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



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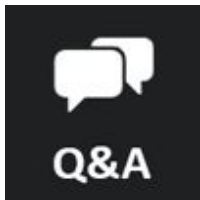
Para escuchar la sesión en español, por favor utilice el canal en español

要收听普通话, 请加入普通话频道

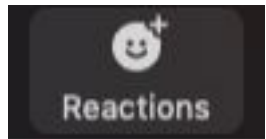
要聽粵語會議, 請加入粵語頻道

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 **Q&A 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.



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Presenters



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The background is a detailed, light blue wireframe illustration of a city's urban layout, showing various building footprints, streets, and a central park area. A dark blue horizontal band is superimposed over the middle of the image, containing the main text.

What is a linkage policy?

What is a linkage policy?



Boston's Linkage Policy is a development impact exaction/fee charged to large commercial development.

New commercial uses create new jobs, which means that there is also a need to house those new workers.

In addition, to assure that current Boston residents can get some of those new jobs, job training is required.




New Jobs



**More
Housing
More Job
Training**

History of the Linkage Policy

- **1983: Boston adopts housing linkage policy.**
- **1986: Neighborhood Housing Trust created.**
- **1986: Boston adopts jobs linkage policy.**
- **1987: Neighborhood Jobs Trust created.**
- **1987: Legal authority codified into law by Chapter 371 of the Acts of 1987**
- **Fees increased in 2002, 2006, 2013, and 2018.**
- **2019: City Council passes Home Rule Petition that would allow Boston to change Linkage Policy without state legislative action.**
- **2021: State Legislature passes Home Rule Petition, adopted as Chapter 365 of the Acts of 2020.**
- **2021: Current fees established.**
- **2022: Current nexus/feasibility study initiated.**

The background of the slide is a dark blue wireframe map of a city, showing building footprints, streets, and parks in a light blue color. The map is viewed from an elevated perspective.

Current Linkage Policy

Current Policy

- Applies to projects with 100,000 or more of square feet of commercial space.
- The first 100,000 square feet of space is exempt from the fee.
- Fees
 - \$13.00/square foot for housing
 - + \$2.39/square foot for jobs
 - \$15.39/square foot total
- Housing Payments:
 - Seven annual, equal payments
 - First payment is made at time of building permit (downtown), or the earlier of 24 months after construction start or at certificate of occupancy (rest of city)
- Jobs Payments:
 - Two annual, equal payments
 - First payment is made at time of building permit



Current Policy: Example

Example:

Commercial Square Footage: 250,000
100,000 Square Foot Exemption: - 100,000
Square Footage covered by Fees: 150,000

Housing Contribution:

Square Footage: 150,000
Fee/Square Foot: x \$13.00
Housing Fee \$1,950,000

Jobs Contribution:

Square Footage: 150,000
Fee/Square Foot: x \$2.39
Jobs Fee \$358,500

Outcomes

Since its inception in 1986, the Neighborhood Housing Trust has awarded more than \$227 million dollars in linkage funds for affordable housing, creating 9,183 new income-restricted housing units and preserving 6,057 existing income-restricted housing units.

Since its inception in 1987, the Neighborhood Jobs Trust has received over \$55 million in linkage funds for job training, which provides industry-recognized job training and education programs crucial to economic mobility including the Tuition Free Community College program.

The background of the slide is a dark blue aerial wireframe map of a city, showing building footprints, streets, and parks in a light blue color. The map is centered and covers the entire area.

Proposed Linkage Policy

Study Process



- **Feb 2022: Request for proposals released**
- **April 2022: Karl Seidman/Consult Econ hired**
- **December 2022: Nexus/Feasibility study released**
 - Overview of Boston's Linkage Program and Prior Studies
 - Economic and Demographic Trends
 - Impacts of Development on Jobs and Housing
 - Impact of Linkage Fees on Development
 - Labs
 - Office
 - Hotel
 - Policy Options and Recommendations

Proposed Linkage Policy



- **Threshold and exemption lowered to 50,000 square feet**
- **Rates will differ between lab and other commercial uses**
- **Increases will be phased in over two years**
- **First half of payment made at building permit, remaining payment at Certificate of Occupancy**
- **New policy does not apply to any projects that have already filed with BPDA as of the date of adoption**

Proposed Linkage Policy: Summary of Changes

Policy Area	Current Policy	1st Year Increase	2nd Year Increase
Jobs Linkage	\$2.39/sf	Lab: \$3.59/sf Commercial: : \$3.08/sf	Lab: \$4.78/sf Commercial: \$3.76/sf
Housing Linkage	\$13.00/sf	Lab: \$19.50/sf Commercial: \$16.17/sf	Lab: \$26.00/sf Commercial: \$19.33/sf
Total Linkage	\$15.39/sf	Lab: \$23.09/sf Commercial: s: \$19.25/sf	Lab: \$30.78/sf Commercial: \$23.09/sf
Square Footage Trigger	100,000 SF	50,000 SF	50,000 SF
Square Foot Exemption	100,000 SF	50,000 SF	50,000 SF
Payment Schedule Jobs Trust:	2 equal, annual payments, triggered by permit	First half payment at permit, remaining payment at COO	First half payment at permit, remaining payment at COO
Payment Schedule: Housing Trust	7 equal, annual payments (triggered at either permit or COO, depending on location)	First half payment at permit, remaining payment at COO	First half payment at permit, remaining payment at COO



Proposed Policy: Example (2023 Rates)

Example:

Commercial Square Footage: 250,000
50,000 Square Foot Exemption: - 50,000
Square Footage covered by Fees: 200,000

Housing Contribution, Lab Use:

Square Footage: 200,000
Fee/Square Foot: x \$19.50
Housing Fee \$3,900,000

Jobs Contribution, Lab Use:

Square Footage: 200,000
Fee/Square Foot: x \$3.59
Jobs Fee \$718,000

Housing Contrib, Commercial (Non-Lab): Jobs Contribution, Commercial:

Square Footage: 200,000
Fee/Square Foot: x \$16.17
Housing Fee \$3,234,000

Square Footage: 200,000
Fee/Square Foot: x \$3.08
Jobs Fee \$616,000



Lab Uses

Lab Uses Zoning Amendment

Purpose:

- Fix unclear and outdated language
- “Carve out” pure research lab from other lab uses (such as clinical and health and safety testing)
 - higher linkage rate:
 - impact on land value
 - impact on jobs
 - general land use considerations

Redline definitions 1

Research and Development Uses. ~~Basic laboratory; or product development or prototype manufacturing~~
Research Laboratory.

Research Laboratory. A building, room, or workplace used for the development, conduct, or observation of **scientific experimentation or research**, including but not limited to the medical, chemical, physical, or biological disciplines. Some area must be dedicated to uses which **require specialized facilities and/or built accommodations** designed for the development, conduct, or observation of scientific experimentation or research – including but not limited to wet laboratory facilities, clean rooms, controlled environment rooms, and facilities with high-frequency ventilation. **May include area dedicated to other lab dependent uses** – including but not limited to office, storage, and prototype manufacturing.

Accessory Research Laboratory. Subject to the provisions of **Article 10**, a Research Laboratory wholly incidental to another use and with a **maximum gross floor area of 50,000 square feet**, including space dedicated to lab dependent mechanical equipment.

Redline definitions 2

~~**Accessory Scientific Laboratory.** A scientific laboratory accessory to an elementary or secondary school, university, hospital, or custodial care facility, whether or not on the same lot, provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke, and vapor are effectively confined to the lot or so disposed of as not to be a nuisance or hazard to health or safety; and provided also that no noise or vibration is perceptible without instruments more than fifty (50) feet from the lot or any part of the lot.~~

~~**Scientific Laboratory.** A facility devoted to the testing and analysis of scientific and applied research hypotheses through experimentation. No manufacturing is conducted on the premises except for experimental or testing purposes or the development of prototypes.~~

Clinic. A place for the medical or similar examination and treatment of persons as outpatients or laboratory space dedicated to health care diagnostic procedures and routine testing.

General Office. The use of a structure or land principally for office space. Such use shall not involve manufacturing, repair, or storage warehousing of materials, goods, or products for the retail or wholesale market which are physically located on the premises.

Redline definitions 3

Light Manufacturing . Manufacturing typically having low impacts on the surrounding environment. Light manufacturing includes the design, development, compounding, processing, fabrication, altering, assembly, finishing, packaging, repairing, servicing, renting, testing, handling, or transfer of products. Examples of light manufacturing include, but are not limited to, the manufacture of such products as:

- Ceramic products, including pottery and glazed tile;

- Construction equipment and products;

- Gas, diesel, and electrical machinery, equipment, or supplies;

- Electronic and communication products, including, but not limited to, computer equipment, sound equipment, and household appliances;

- Fish or other food products, except processing;

- Instruments for engineering, medical, dental, diagnostic, scientific, photographic, optical, or other similar professional use;

- Metal and wood products;

- Office equipment or machinery;

- Pharmaceutical or diagnostic products, **excluding design and development**;

- Cosmetics and toiletries;

- Textile products including, but not limited to, products from the following:

 - canvas, burlap, cotton, knit goods, rope, and twine;

 - Photographic supplies, including processing solutions; and

 - Supplies related to printing or engraving.

Performance standards as defined in this Article, are applicable to light manufacturing.

Redline Use Tables

Base Code

Use Item No. 24

~~Scientific research and teaching laboratories not conducted for profit and accessory to a use listed under Use Item No. 16, 16A, 18, 22, or 23, whether or not on the same lot, provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke and vapor are effectively confined to the lot or so disposed of as not to be a nuisance or hazard to health or safety; and provided also that no noise or vibration is perceptible without instruments more than fifty feet from the lot or any part of the lot~~ Research Laboratory.

S	R	H	L	B	M	I	W	MER
F	F	C*	C*	C*	C*	C*	C*	F

*Except A if accessory to Use Item No. 16 and also A if accessory to Use Item No. 22 and at least one of the provisos in the footnote of Use Item No. 22 is met.

Use Item No. 48

~~Research laboratory;~~ radio or television studio

S	R	H	L	B	M	I	W	MER
F	F	F	A	A	A	A	C	F

Neighborhoods

Neighborhood Use table

~~Clinical laboratory~~

~~Product development or prototype manufacturing~~

A = Allowed, C = Conditional, F = Forbidden

Residential. S = Single, R = General, H = Apartment

Business. L = Local, B = General

Industrial. M = Restricted, I = General, MER = Maritime Economy Reserve, W = Waterfront

Lab Uses Zoning Amendment Summary

Article 2

- Add new “Research Laboratory” definition
- Add new “Accessory Research Laboratory” definition
- Edit “Clinic” definition

Article 2A

- Add new “Research Laboratory” definition
- Add new “Accessory Research Laboratory” definition
- Delete “Scientific Laboratory” definition
- Delete “Accessory Scientific Laboratory” definition
- Edit “Clinic” definition
- Edit “General Office” definition
- Edit “Light Manufacturing” definition
- Edit “Research and Development Uses” definition

Neighborhood Use Tables (Articles 50-73)

- Delete “Product development or prototype manufacturing”
- Delete “Clinical Laboratory”

Base Code Use Tables (Article 8 Table A)

- Replace Use Item No. 24 (currently “Scientific research and teaching laboratories”) with “Research Laboratory”
- Delete “Research Laboratory” from Use Item No. 48

Additional Information

Review full language and submit public comments at bostonplans.org/linkage

Public comments will be accepted on the proposed amendment until Wednesday February 1st, 2023 (extended).

Thank you!

*for more information about this amendment
visit: bostonplans.org/linkage*