

On the Dot: Phase 1B

Boston Zoning Commission

June 12, 2024

ON
THE
DOT[®]



Trademark



HOWARD STEIN HUDSON

HALVORSON
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utile



Live



Work



Connect



Sustain



\$16M

Linkage Funds

- Direct Support for 94 Units of Affordable Senior Housing
- 5,000 sf of local, Affordable Retail Shops

1.4M

SF of Commercial Space

- 60,000 sf of New Retail
- 2,000+ New Permanent Jobs Created

1.16

Acres of Community Open Space

- 62%+ Public Realm Space within the Site
- Over 150 New Trees

725

Linear Feet of Flood Protection

- Elevating 8+ Acres to 21.0+
- 3 All-Electric, LEED Gold Certified Lab Buildings

Context

65 Ellery, 75 Ellery, 505 Dorchester Avenue
South Boston



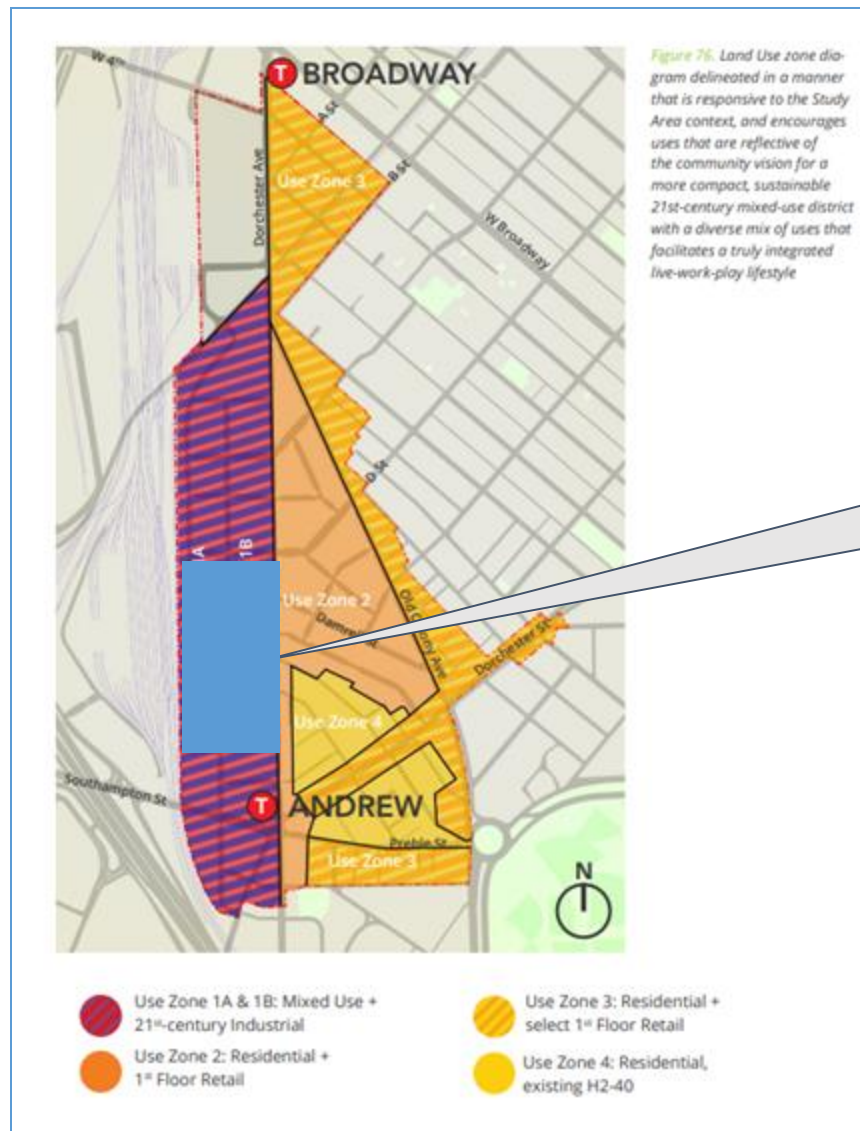
Resources guiding staff review of proposed project:

- Zoning
 - Planned Development Area (PDA) Number 144, CORE on the Dot
 - Article 25A - Coastal Flood Resilience Overlay District (CFROD)
- Planning
 - PLAN: South Boston, Dorchester Avenue ('PLAN: Dot Ave') use and dimensional recommendations

Planning Context

PLAN: Dot Ave

Adopted December 2016



Zones 1A and 1B

- Dimensions: height and lot coverage
 - Some of the greatest heights and densities in the PLAN area
- Uses
 - Appropriate uses include residential, ground floor retail, commercial offices/R+D, and civic/cultural uses
- Street network
 - Creation of new public right-of-ways and expansion and improvement of existing right-of-ways
- Open space/public realm
 - Priority for a consolidated public open space

Summary of Compliance

65 Ellery, 75 Ellery, 505 Dorchester Avenue
South Boston

Zoning	<ul style="list-style-type: none">- Complies with use and dimensional recommendations from PLAN: Dot Ave- Consistent with PDA Master Plan Overlay
Planning	<ul style="list-style-type: none">- Dimensions: Complies with maximum heights and lot coverage- Uses: Mixed use commercial offices / research & development with ground floor retail- Public Realm/Open Space: Provision of consolidated, publicly accessible open space (approx. 1.5 acres) within 2.92 acres of publicly accessible open space sitewide
Transportation	<ul style="list-style-type: none">- Street Network: Provides building setbacks to meet Complete Streets standards and PLAN: Dorchester Avenue street grid- Bike Parking & Bike Share: Provides space and payments for three 19 dock bike share stations to meet Bike Parking Guidelines- Mitigation: \$5 per square foot of off-site transportation mitigation funds, consistent with Master Plan

OTD PDA MASTER PLAN EXISTING SITE CONTEXT



Back Bay

South End

Newmarket
Square

Widett
Circle

Amtrak
Southampton
Yard

National
Development
Project 323-
365 Dot Ave

Phase 1
9 Acres MP

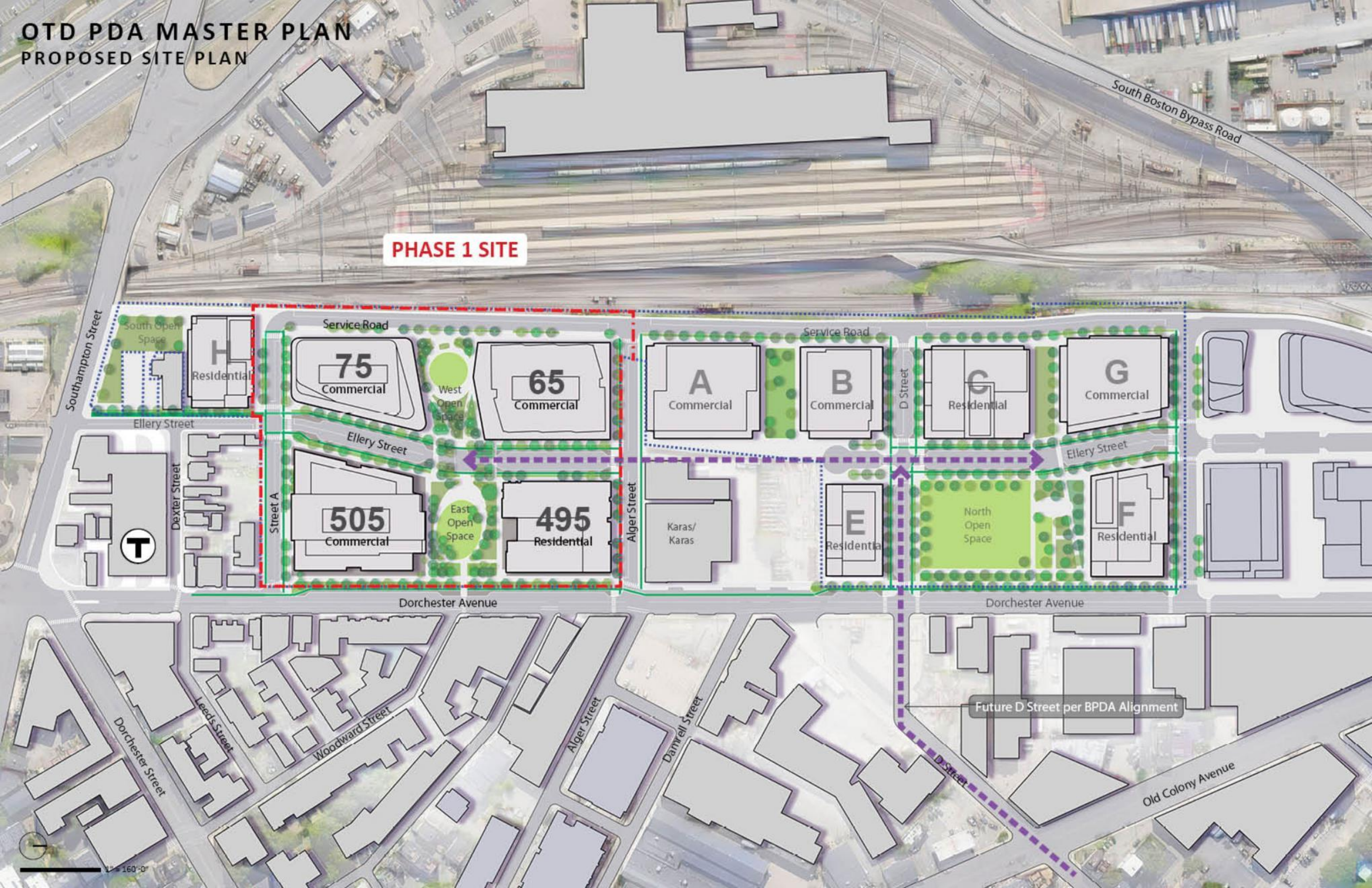


Washington
Village



OTD PDA MASTER PLAN PROPOSED SITE PLAN

PHASE 1 SITE



South Boston Bypass Road

Southampton Street

Service Road

Service Road

Residential

75
Commercial

65
Commercial

A
Commercial

B
Commercial

C
Residential

G
Commercial

Ellery Street

Ellery Street

Ellery Street

Dexter Street

Street A

505
Commercial

495
Residential

Alger Street

Karas/
Karas

E
Residential

North
Open
Space

F
Residential

Dorchester Avenue

Dorchester Avenue

Future D Street per BPDA Alignment

Dorchester Street

Leeds Street

Woodward Street

Alger Street

Damrell Street

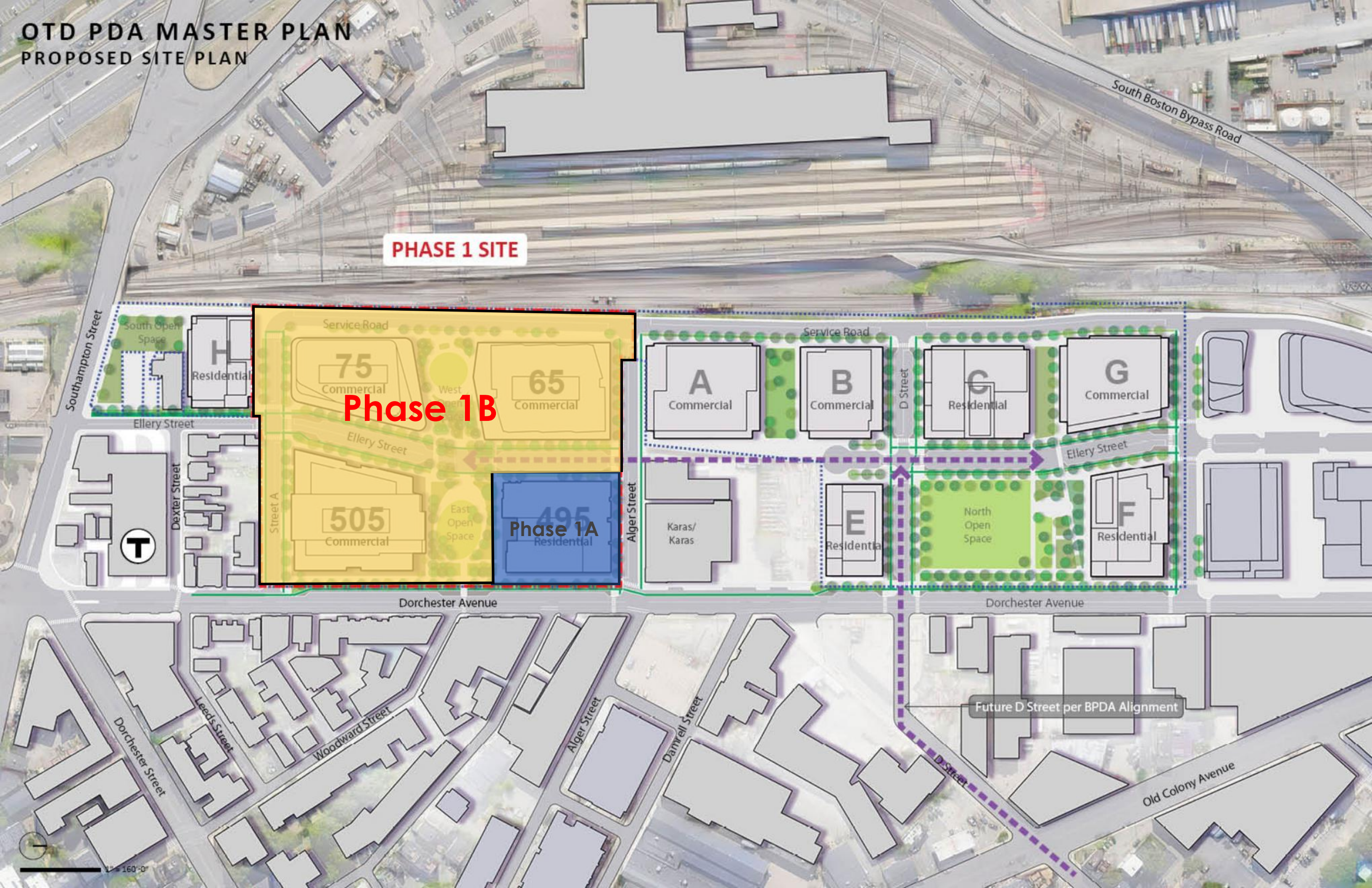
Old Colony Avenue

OTD PDA MASTER PLAN
PROPOSED SITE PLAN

PHASE 1 SITE

Phase 1B

Phase 1A



South Boston Bypass Road

Southampton Street

Residential

Service Road

75

Commercial

65

Commercial

Phase 1B

A

Commercial

B

Commercial

C

Residential

G

Commercial

Ellery Street

Ellery Street

Ellery Street

Dexter Street

Street A

505

Commercial

East Open Space

Phase 1A

495

Residential

Alger Street

Karas/
Karas

E

Residential

North Open Space

F

Residential

Dorchester Avenue

Dorchester Avenue

Future D Street per BPDA Alignment

Dorchester Street

Leeds Street

Woodward Street

Alger Street

Damrell Street

Old Colony Avenue



1" = 160'-0"

Criteria	PLAN: Dot Ave	
	Recommended	Proposed
Site (Zone 3)		
Lot Coverage Maximum	50%	43% (avg.)
Public Open Space Minimum	12.5%	33% ^c
Street Section (FT)		
Dot Ave. Setback	20'	20' +
Ellery St. ROW	80' ^a	84'
Street "A" ROW	50'	72' +
Alger St. ROW	50'	68' +
Service Road ROW	60'	57'
Podium Stepback (FT)		
Dot Ave.	30'	30'-90'
Service Road	0'	5'-10'
All Other Streets	15'	0'-15'
Building Heights (FT)		
Building Heights Maximum	200'-300'	196'-217'
Podium Height Maximum	90' ^b	77'-82'
Podium Street Frontage Length (LF)		
Maximum Linear Feet (LF)	300'	263'
Podium Floorplates (SF)		
All	Unlimited	30,000-52,100
Tower Floorplates (SF)		
Commercial/R&D/Lab	20,000-25,000	25,200-39,800
Residential	8,000-12,000	14,300-15,400



Plan Dot Ave Compliance Chart



9.1 Acres | 1.4m GFA

**CONCEPTUAL SITE PLAN
PHASE 1 - 9.1 AC MP**

- Residential Lobby
- Retail
- R&D/ Lab
- BOH/ MEP
- Loading
- Parking
- Circulation
- Loading Entry/Exit
- Main Entrance
- Garage Entry/Exit

- Building Roof Line
- Building Ground Floor Line
- Property Line



Phase 1B

**Phase 1A
Ave**

**505 Dot
Ave**

**75 Ellery
Street**

**65 Ellery
Street**

Service Road

Ellery Street

Dorchester Avenue

Street A

Alger Street



65 Ellery St

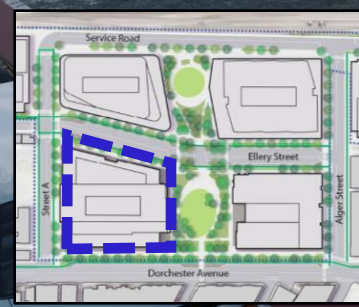
Concept: Schooner



75 Ellery Street

Concept: Water Lily

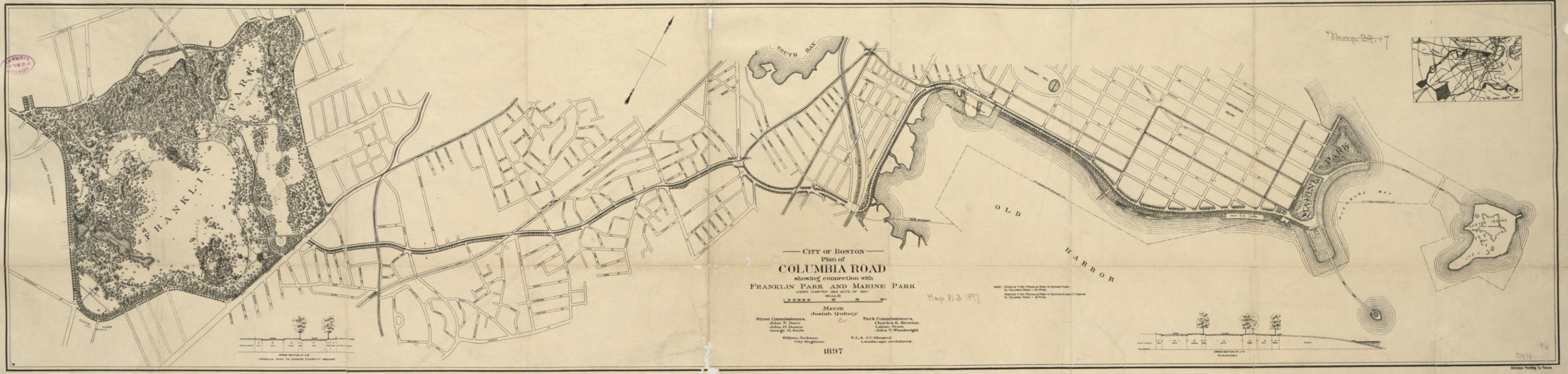




505 Dot Avenue

Concept: Industrial Port



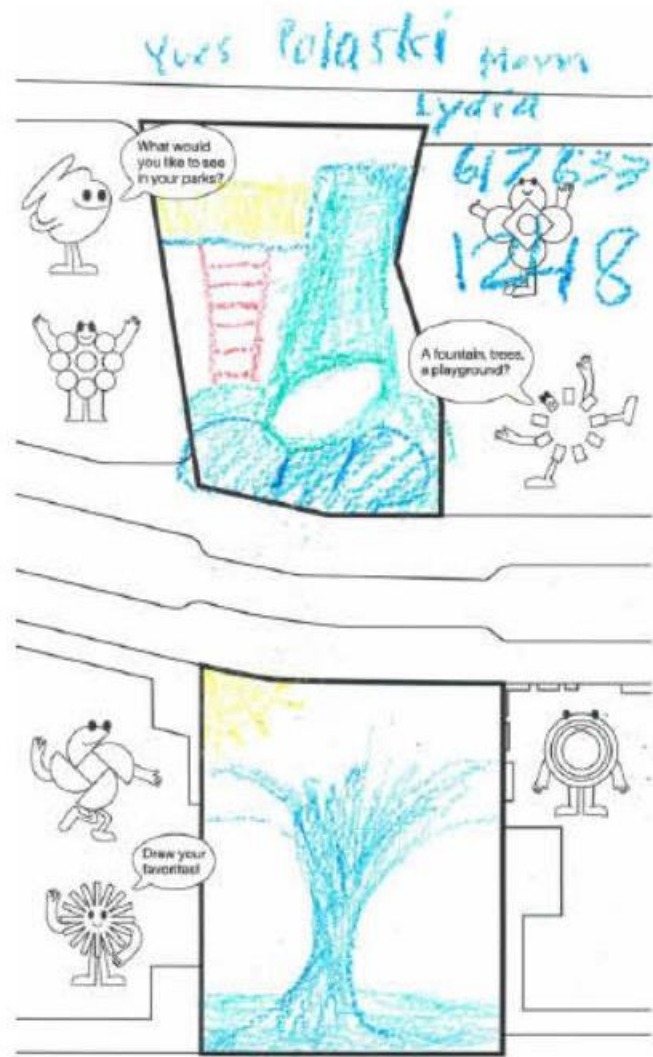


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The Emerald Bracelet



Open Space Community Forum



What activity would you like included in East or West Park?



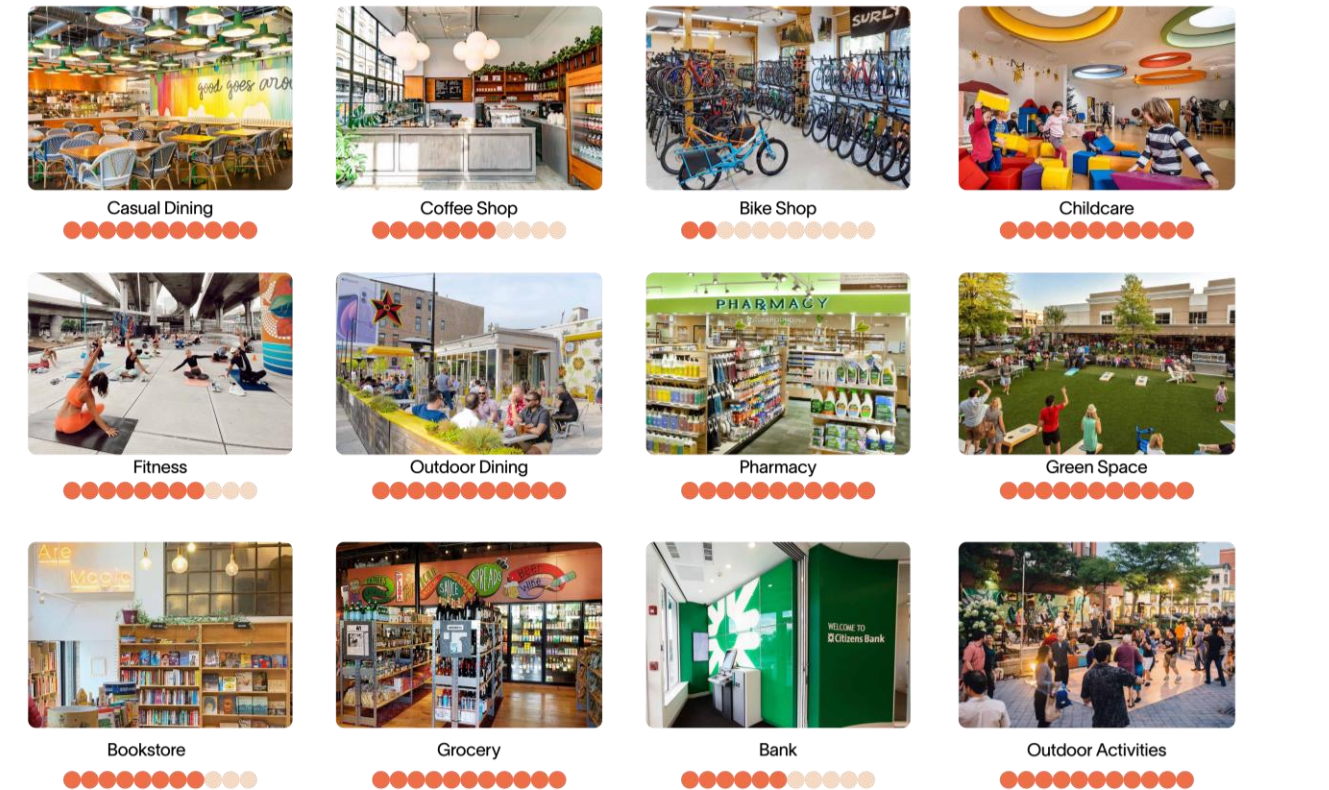
What would play look like in East and West Park?



What type of art elements would you like to see incorporated in East and West Park?



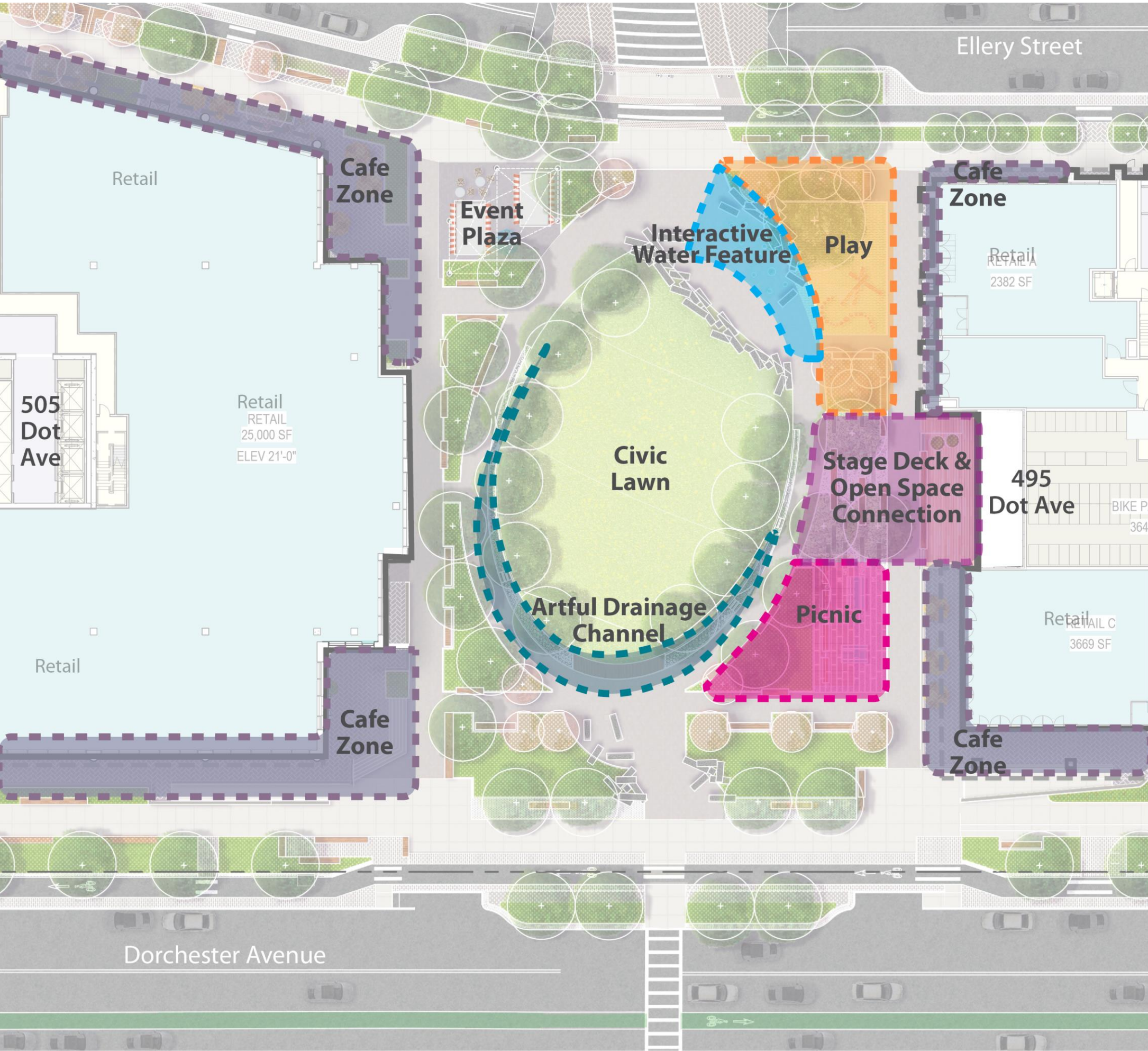
What Retail Amenities are Important to You?



**CONCEPTUAL SITE PLAN
PHASE 1 - 9.1 AC MP**



EASTERN OPEN SPACE PROGRAM



Nature Play/Landmark Tree



Interactive Water Feature



Picnic Shelter

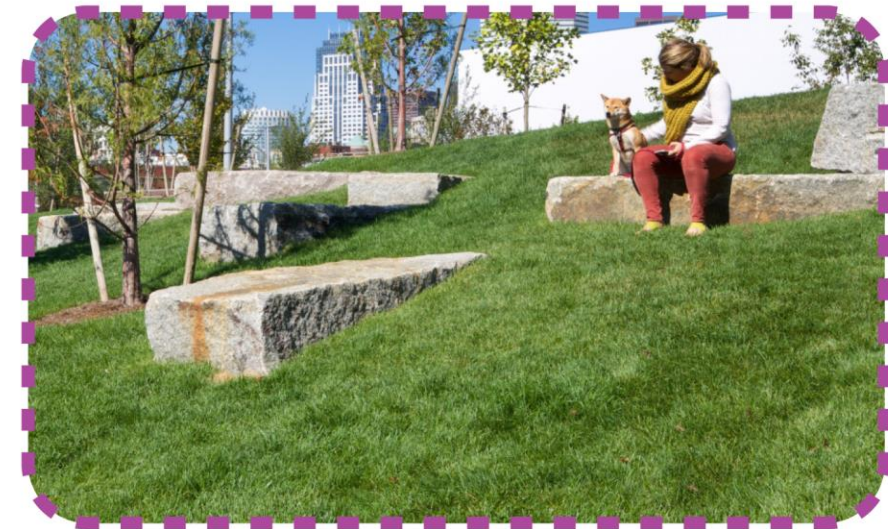
East Open Space Entrance & Central Lawn



East Open Space Picnic Area



WESTERN OPEN SPACE PROGRAM



Seating Lawn



Sitting Garden/Garden Edge



Arbor Rooms

West Open Space Sitting Garden



West Open Space Lawn





Existing Dot Ave At Street A Looking North



Proposed Dot Ave At Street A Looking North

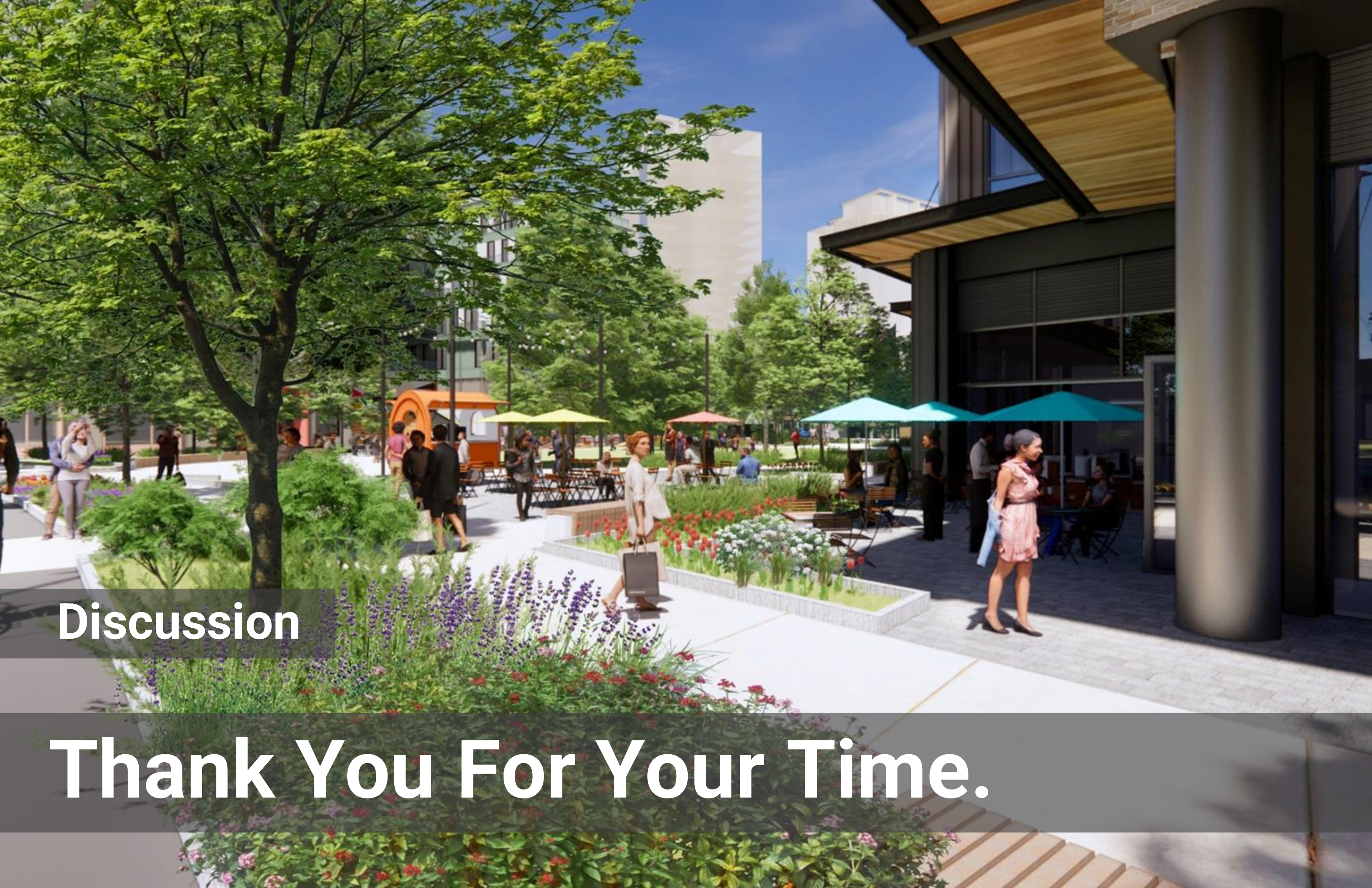
Consistency with PDA Requirements

- Phase 1B, 65 Ellery Street, 75 Ellery Street, and 505 Dorchester Avenue Project is located on an approximately 343,820 sf portion of PDA Master Plan area (includes Phase 1B and 1C areas described in the PDA Master Plan)
- Not included in a residential zoning district: Project is located within industrial zoning districts (I-2 and M-1)
- No specific zoning requirements for PDAs in underlying zoning districts
- Project improvements further the goals contained in PLAN: *South Boston Dorchester Avenue*, and PLAN: *South Boston Dorchester Avenue Transportation Plan (2021)*
- On April 11, 2024, the BPDA approved the Phase 1B Development Plan, finding that the Development Plan conforms to the general plan of the City and specifically the above-mentioned Plans for South Boston Dorchester Avenue, and that nothing in the Development Plan would be injurious to the neighborhood or otherwise detrimental to the public welfare.
- In finding no injury or detrimental effects to the neighborhood or public welfare, the BPDA determined that the project described in the Development Plan:
 - Activates a long-distressed area with office, lab and other commercial uses and ground floor retail spaces
 - Creates approximately 1 acre of new open space, along with the planting of approximately 150 new trees in an area that currently has no trees
 - Fosters the much needed environmental clean up of a contaminated industrial area
 - Creates neighborhood connectivity with significant new roadways, pedestrian improvements and other transportation benefits
 - Fosters sustainability with 3 new all-electric, LEED Gold certified commercial buildings with limited carbon footprints
 - Provides significant linkage contribution for much-needed affordable housing, jobs training, and access to employment opportunities
 - Portion of housing linkage funds to be used to assist with the funding of the affordable housing component of 495 Dorchester Avenue (Phase 1A), approved by the Commission on February 28, 2024

Phase IB Community Benefits

The Development will provide substantial public benefits to the City of Boston and the surrounding neighborhood. These benefits will include:

- Enable **extensive environmental stabilization and remediation** of land that was utilized for decades as a metal scrap yard that is currently under regulatory oversight by the Federal EPA and Massachusetts DEP;
- Provide **two (2) new privately developed, publicly accessible open spaces of over 50,000 total square feet**
- Three (3) new **LEED Gold, all-electric lab office buildings** to foster sustainability;
- Improve resiliency by **raising the Project Site grades** and complying with flood district requirements;
- Provide **activation, lighting, and security** to an at-risk and transitional former industrial area that has been noted as potentially “unsafe” at times in community meetings;
- Significantly improve **pedestrian safety** with new wider sidewalks, crosswalks, curbs, bike lanes and street trees along Dorchester Avenue and Alger Street to comply with the City of Boston Complete Streets guidelines;
- Provide over \$6.5MM in off site transportation and resiliency benefits to the surrounding neighborhood including a new signalized pedestrian crossings at Dorchester Avenue
- Planting of over 150 new trees to create a new tree canopy and reduce heat island effect and improve air quality



Discussion

Thank You For Your Time.