

# ARTICLE 50 ZONING AMENDMENTS

Boston Zoning Commission



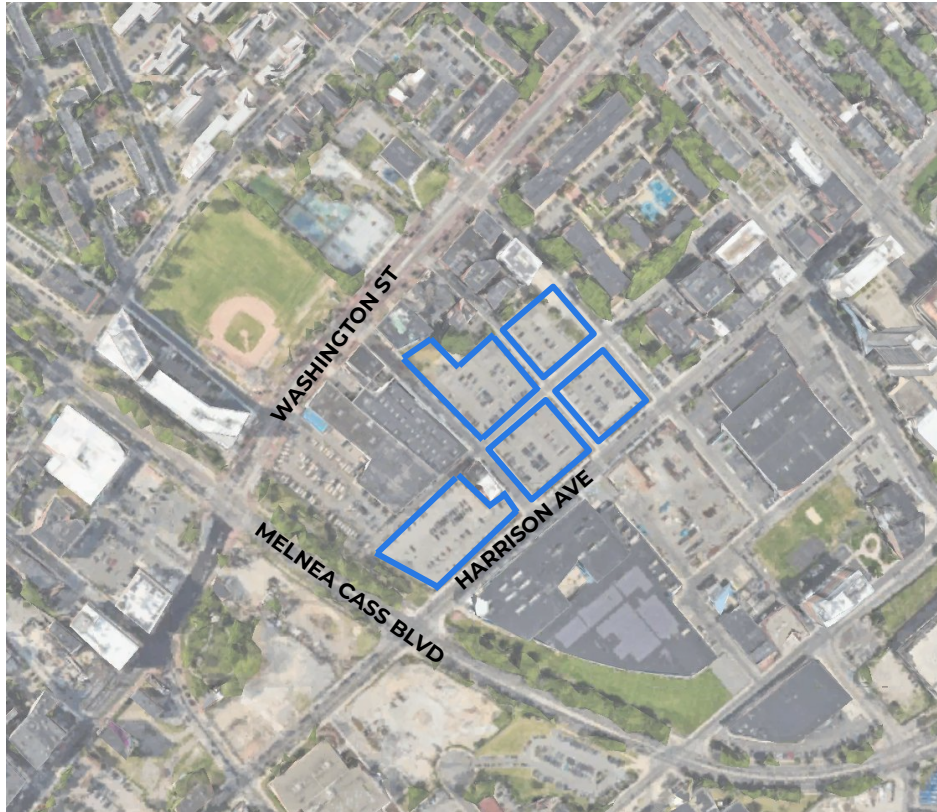
Planning Department

December 11, 2024

**CITY of BOSTON**

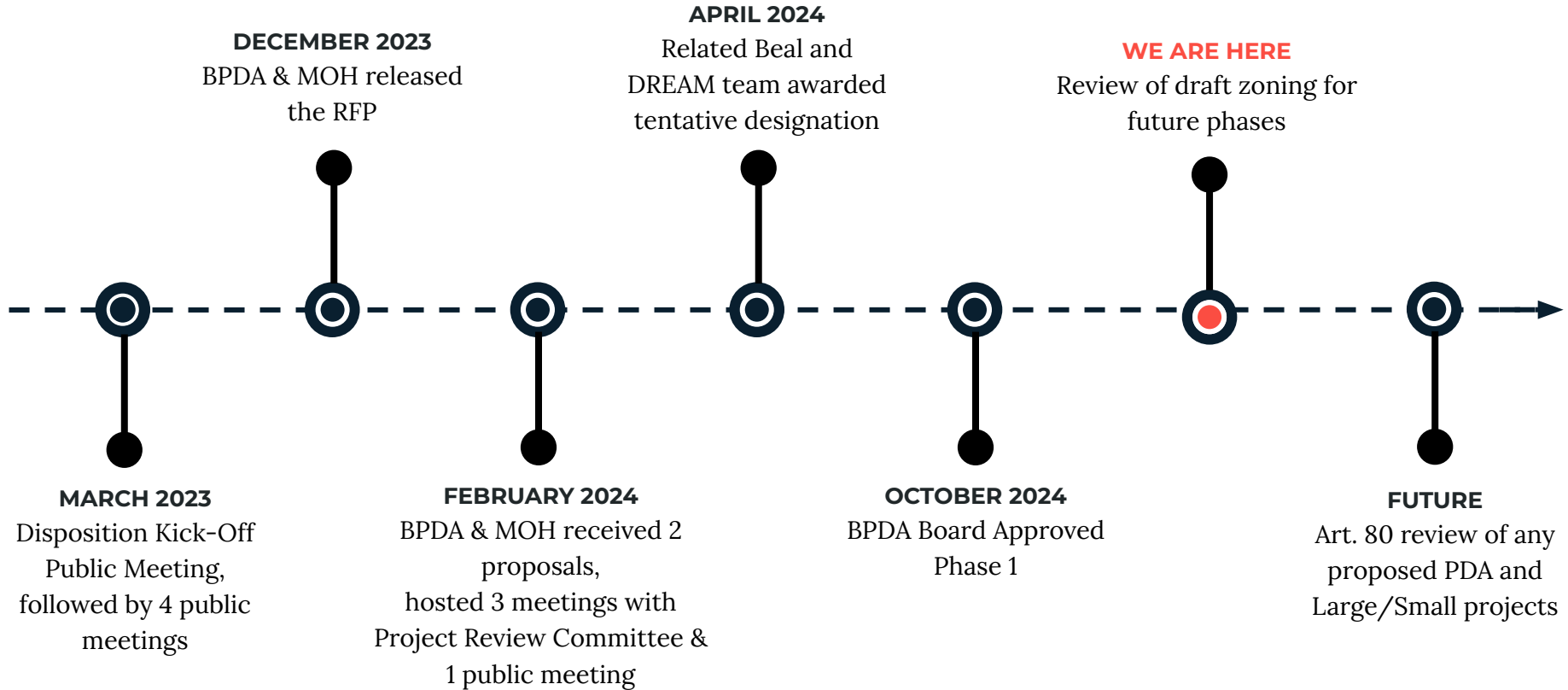
# SITE CONTEXT

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- 16 publicly-owned parcels totalling approximately 4.5 acres collectively known as the Boston Water & Sewer Commission (BWSC) Lots
- Currently used as 5 surface parking lots
- Identified as high-priority opportunity site in City's 2022 public land for public good land audit

# REDEVELOPMENT OF BWSC LOTS: TIMELINE



# RFP DEVELOPMENT OBJECTIVES



- Consistency with Roxbury Strategic Master Plan and PLAN: Nubian Square planning goals
- Development of Equitable Housing
- Creation of Affordable Housing
- Creation of Wealth through Homeownership
- Development of Senior Housing
- Creation of Alternative Pathways to Homeownership, including Rent-to-Own Models
- Improvements to the Roxbury Community's Ownership of Assets, Capital, Healthy Environment, and Access to Public Services
- Creation of Community Infrastructure
- Provision of Neighborhood Services
- Ground Floor Activation
- Attention to Urban Heat Island Effects + Health
- Creation of Public/Open Space
- Healthy Development
- Investment in Equitable Mobility
- Commitment balancing the streets for sustainable modes of transportation
- Commitment to Diversity and Inclusion

# MULTI-PHASE DEVELOPMENT

## Proposal:

- 402 Income-restricted housing units
  - Rental and homeownership
  - Range from 30% to 120% Area Median Income
- 490,000 square feet including retail and community space
- More than an acre of green space

## Phase 1:

- 45 homeownership units
- Expedited timeline in order to utilize federal American Rescue Plan Act (ARPA) funding to build new affordable homeownership units

## Future Phases:

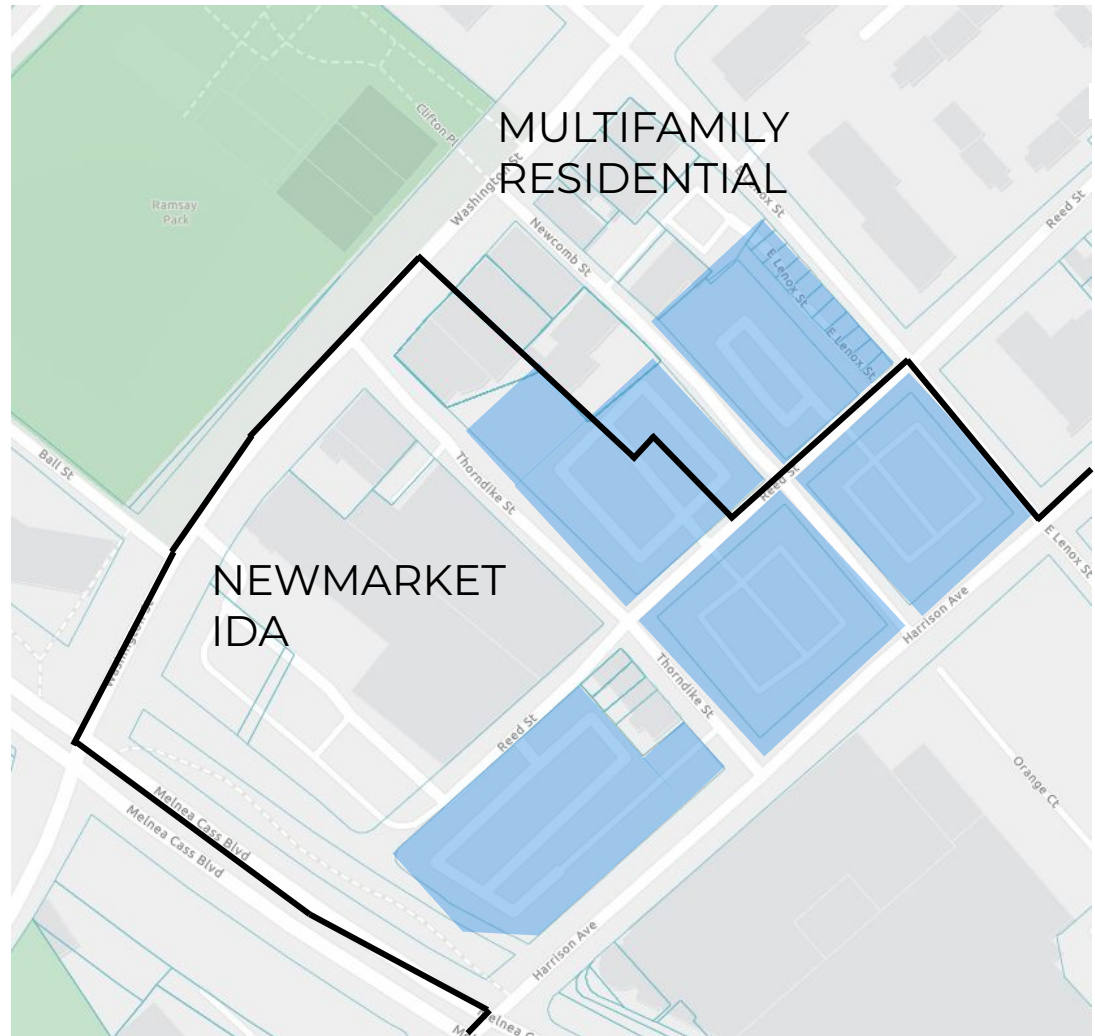
- Longer term
- Comprehensive approach to design, programming, construction



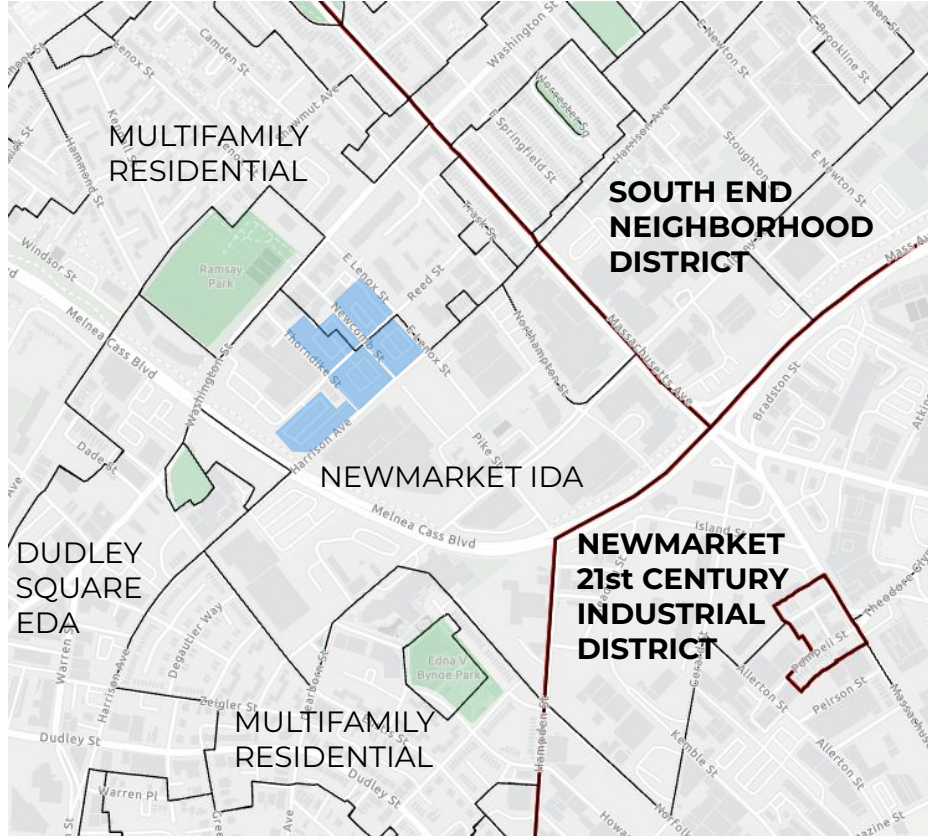
# EXISTING ZONING

## Article 50 Roxbury Neighborhood

- Most of the parking lots are within the Newmarket Industrial Development Area (IDA)
- The northernmost parking lot and a portion of the westernmost lot is within is within the Multifamily Residential sub district



# EXISTING ZONING

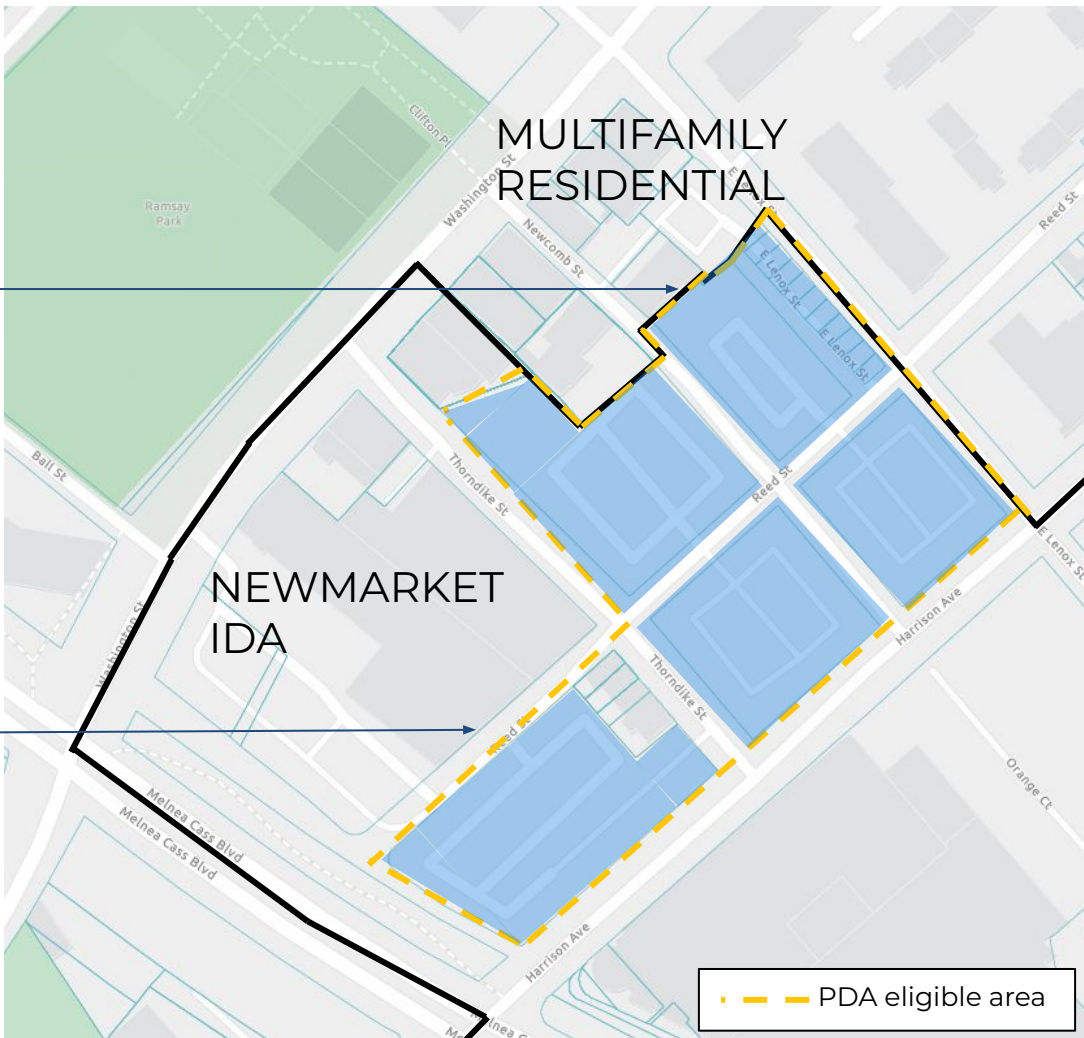


# PROPOSED ZONING



Rezone the northwestern BWSC parking lot from Multifamily to Newmarket IDA to include all BWSC parcels in one subdistrict

Make the BWSC parking lots eligible for a Planned Development Area





# PROPOSED ZONING

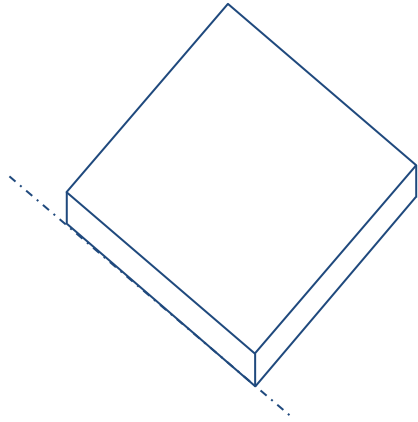
**TABLE 2 Roxbury Neighborhood District - Planned Development Areas Dimensional Regulations**

	Maximum Building Height	Maximum FAR	Maximum Lot Coverage
Bartlett Yards	70'	2	N/A
Blair Site	65'	2	N/A
Douglass Plaza	65'	3	N/A
Dudley Terminal	65'	2	N/A
<u>BWSC Lots</u>	<u>125'</u>	<u>N/A</u>	<u>70%</u>
Northeastern Garage	65'	3	N/A
Parcel 3	275'	6.5	N/A
Parcel 9	65'	3	N/A
Parcel 10	65'	3	N/A
Parcel 22	65'	3	N/A
Post Office	65'	2	N/A
Rio Grande	300'	9	N/A
Ruggles Center	225'	6	N/A
School Athletic Track Facility	65'	3	N/A

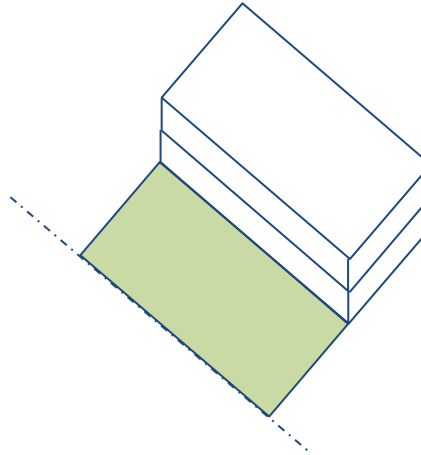
# FAR vs. Lot coverage

*Lot coverage, rather than FAR, ensures provision of open space.*

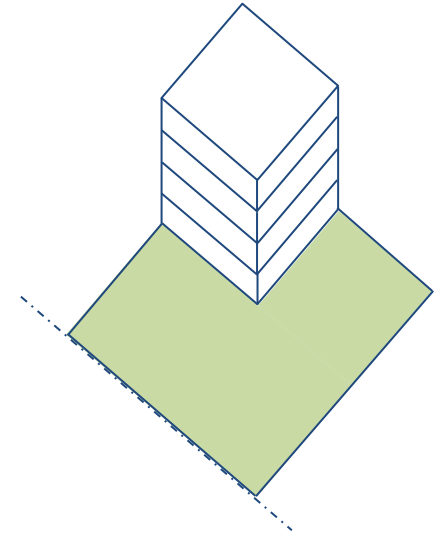
Floor Area Ratio (FAR) **1.0**



Lot coverage **100%**



Lot coverage **50%**



Lot coverage **25%**

# REASONS FOR PROPOSED ZONING



## **MOST RELIABLE TOOL TO DELIVER ON RFP GOALS**

- Future of Urban Renewal tools is uncertain

## **BALANCE OF FLEXIBILITY AND GUIDANCE**

- Ensures development can deliver on the requirements of the RFP
- Allows proposal to evolve in response to City staff and public feedback throughout the Article 80 development review process

## **FAMILIAR APPROACH**

- Used to implement PLAN: Nubian goals for other public land in Roxbury

## **COMPREHENSIVE APPROACH**

- Holistic design of remaining parking lots

# COMMUNITY ENGAGEMENT PROCESS



**RELEASE DRAFT ZONING &  
30-DAY COMMENT PERIOD**

September 17

**FOLLOW-UP MEETING  
WITH COMMENTERS**

October 28

**BPDA BOARD**

November 14



**PUBLIC MEETING #1**

October 8

**2 PUBLIC  
OFFICE HOURS**

November 7 & 8

**BOSTON ZONING  
COMMISSION PUBLIC  
HEARING**

December 11