

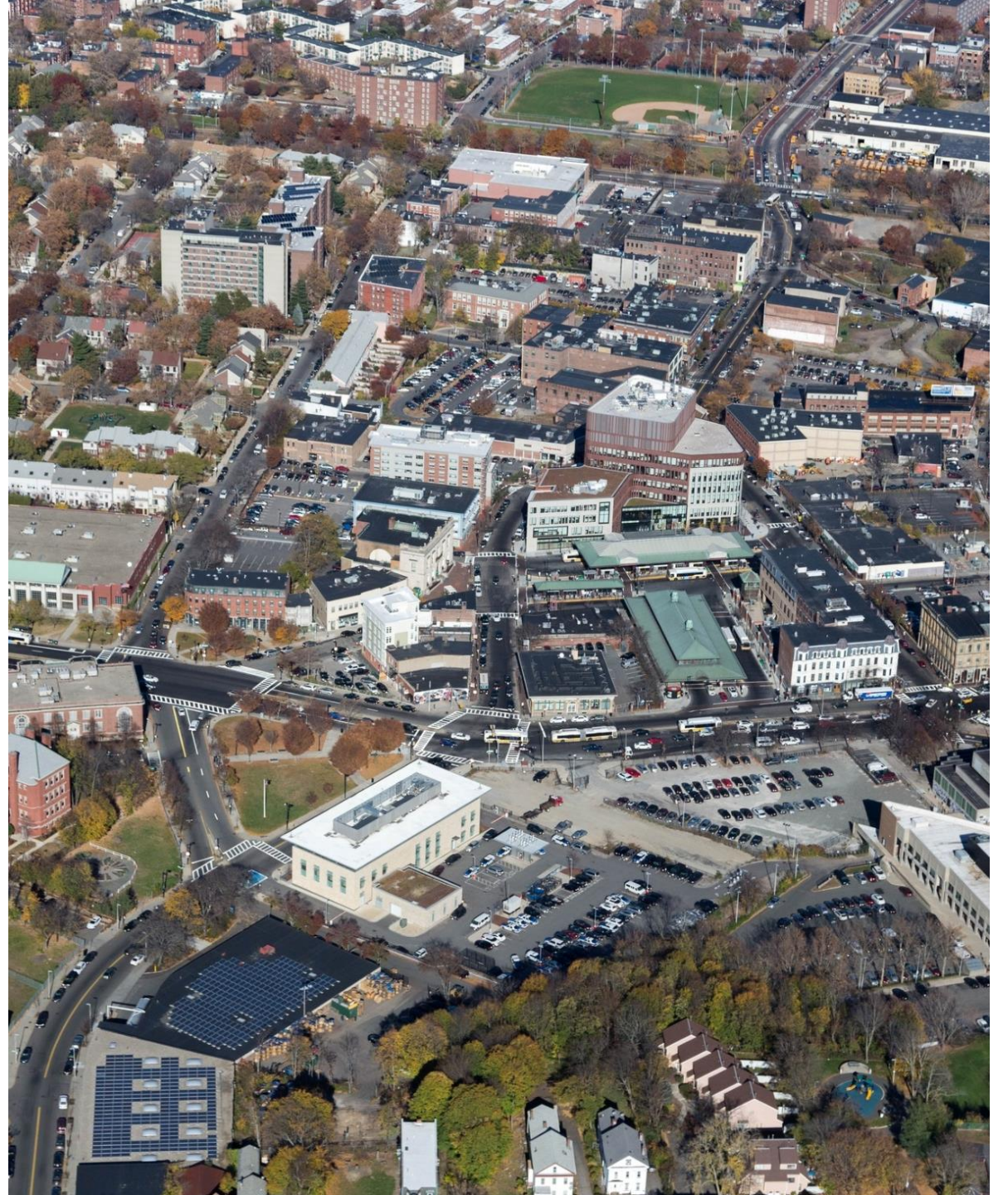
Article 50 Zoning Discussion: Rio Grande Development

Agenda

1. Site Context
2. Zoning
3. Discussion



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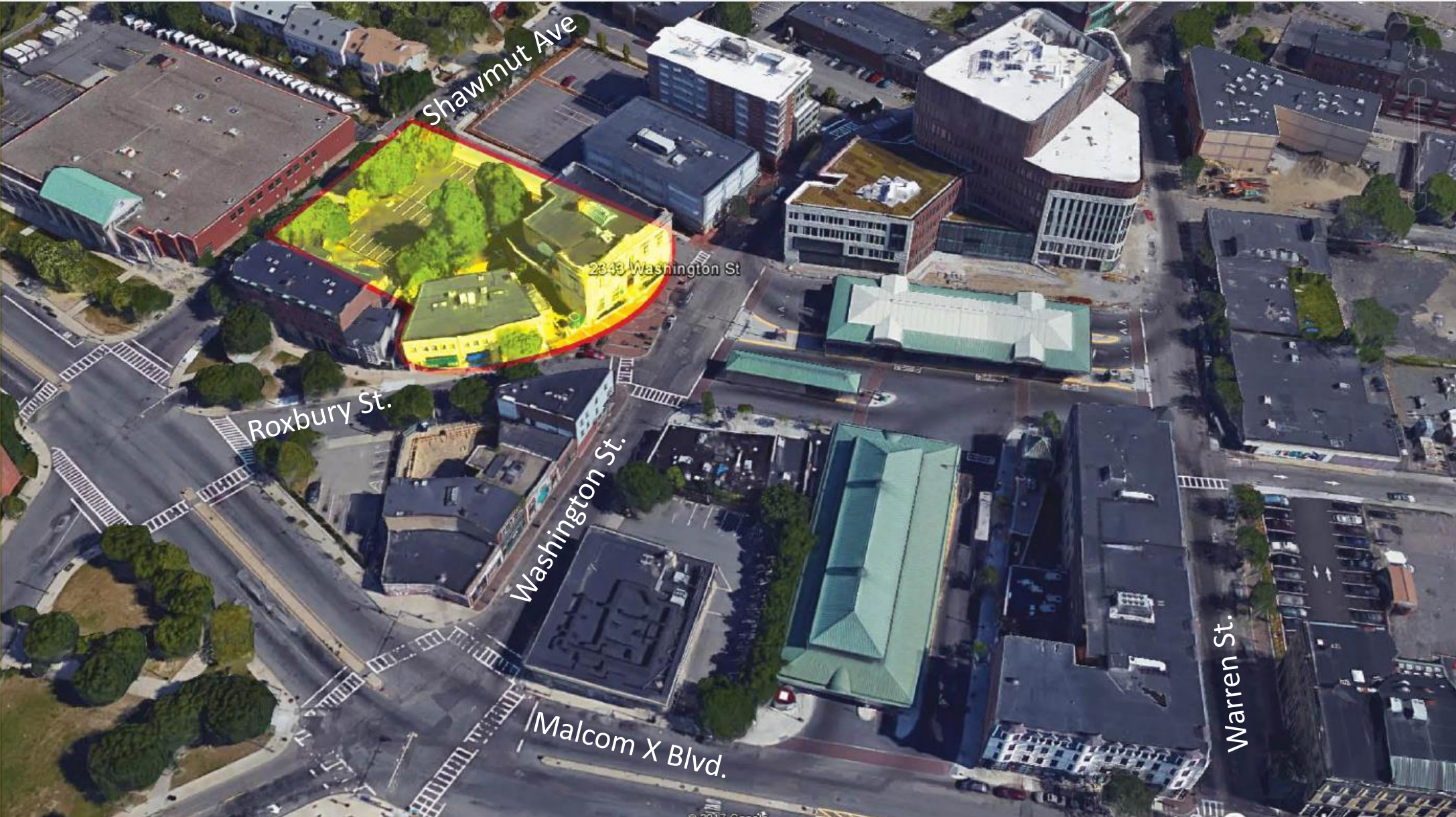
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Site Context

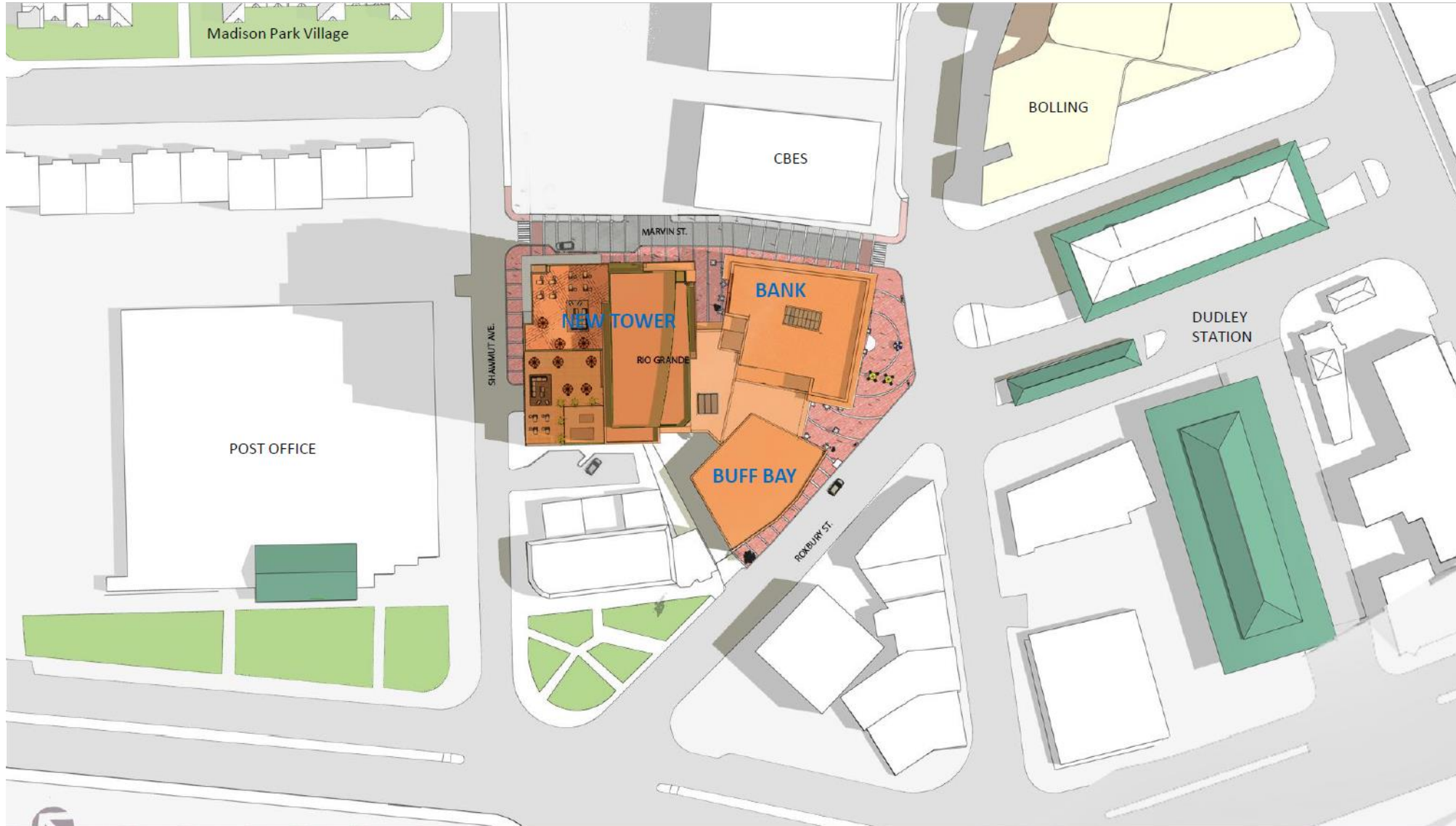


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Site Context



Proposed Program for Project



Potential Project Benefits from a Proposed PDA Development

Potential benefits may include; but not be limited to:

- Enhanced infrastructure/public realm
- Increased economic development opportunity
- Affordable housing creation

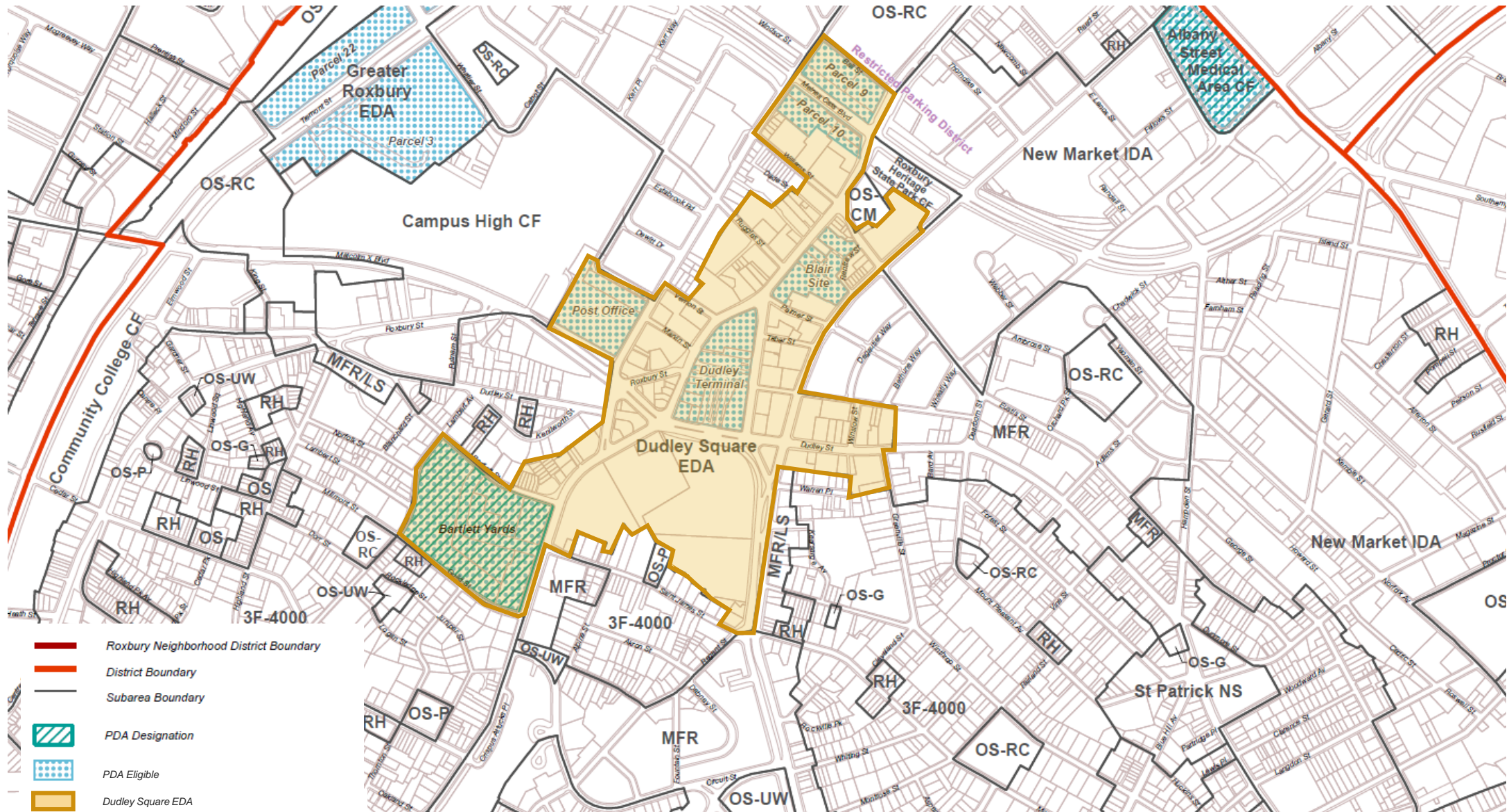
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Zoning



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Existing Zoning – Dudley Square Economic Development (EDA)



Dudley Square EDA

SECTION 50-9: Dudley Square EDA

The establishment of the Dudley Square Economic Development Area ("EDA") recognizes the extent to which, historically, Dudley Square has served as a regional business and commercial center.

While it still serves that function, there are **opportunities for new construction** and for rehabilitation of existing structures to **further expand opportunities for commercial and retail development in this center.**

In addition, **much related retail and commercial activity will be generated as a result of growth and development in the Greater Roxbury EDA.**

As a result, the Dudley Square EDA will provide opportunities for neighborhood business development which can provide jobs and entrepreneurial opportunities to the Roxbury community.



Existing Dudley Square EDA Regulations

TABLE C - Roxbury Neighborhood District – Economic Development Area Subdistricts
Dimensional Regulations

See Table Footnotes: (1), (2)

	Dudley Square EDA
Maximum Floor Area Ratio	2.0
Maximum Building Height	55 ⁽¹⁾
Maximum Lot Size	none
Maximum Usable Open Space	none
Minimum Lot Width	none
Minimum Lot Frontage	none
Minimum Front Yard ⁽²⁾	none ⁽²⁾
Minimum Side Yard	none
Minimum Rear Yard	20

⁽¹⁾ For maximum Building Heights and Floor Area Ratios in established **Planned Development Area** in the Dudley Square EDA and Greater Roxbury EDA, see [Section 50-14](#) (Planned Development Areas: Use and Dimensional Regulations).

Purpose for establishing PDAs within the Roxbury Neighborhood District:

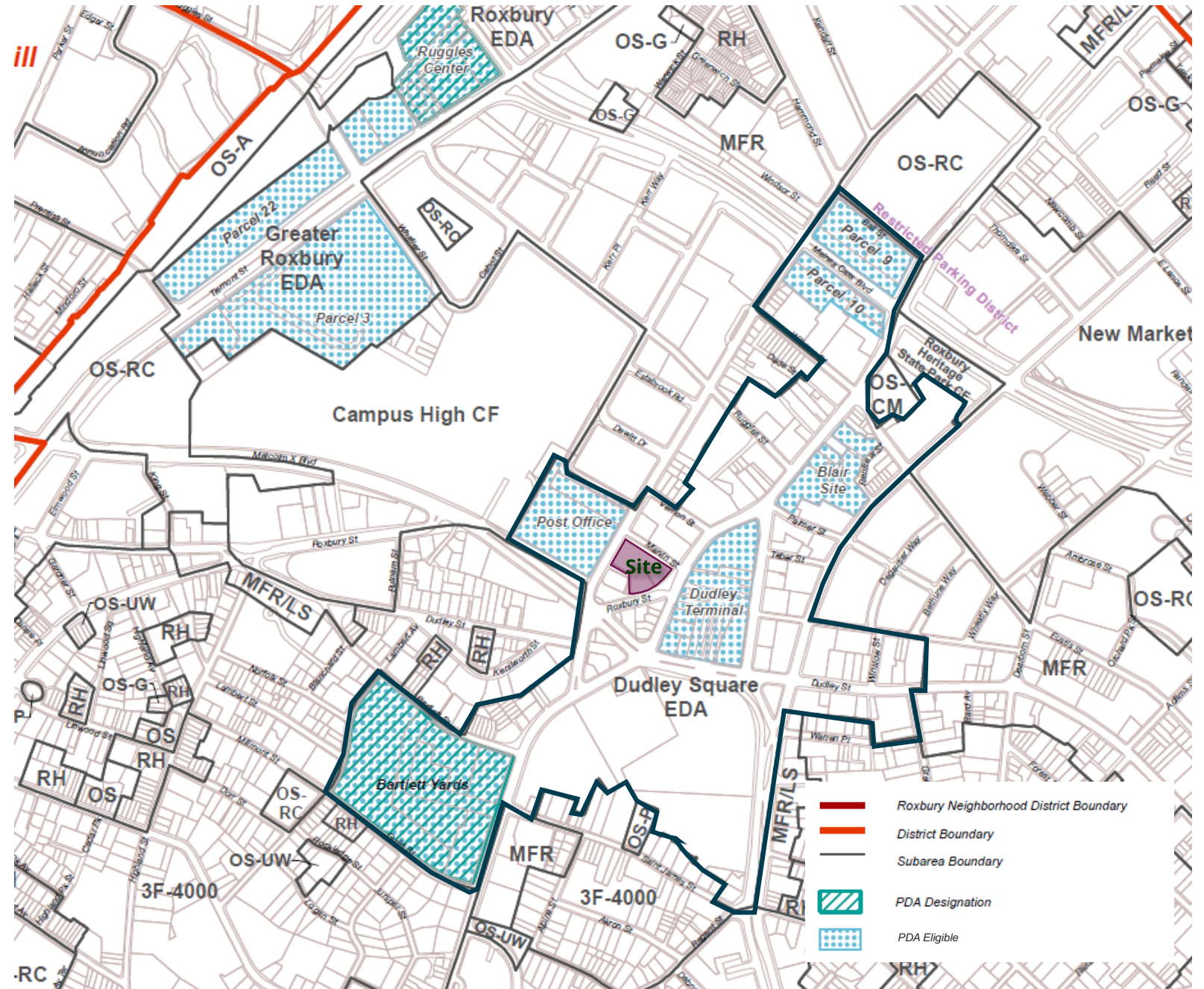
- to establish a more flexible zoning law and encourage private development on underutilized sites in the Roxbury Neighborhood District while ensuring quality design by providing planning and design controls;
- to encourage economic development and commercial expansion; and to
- provide connections for Roxbury to the downtown economy.

What is a Planned Development Area (PDA)?

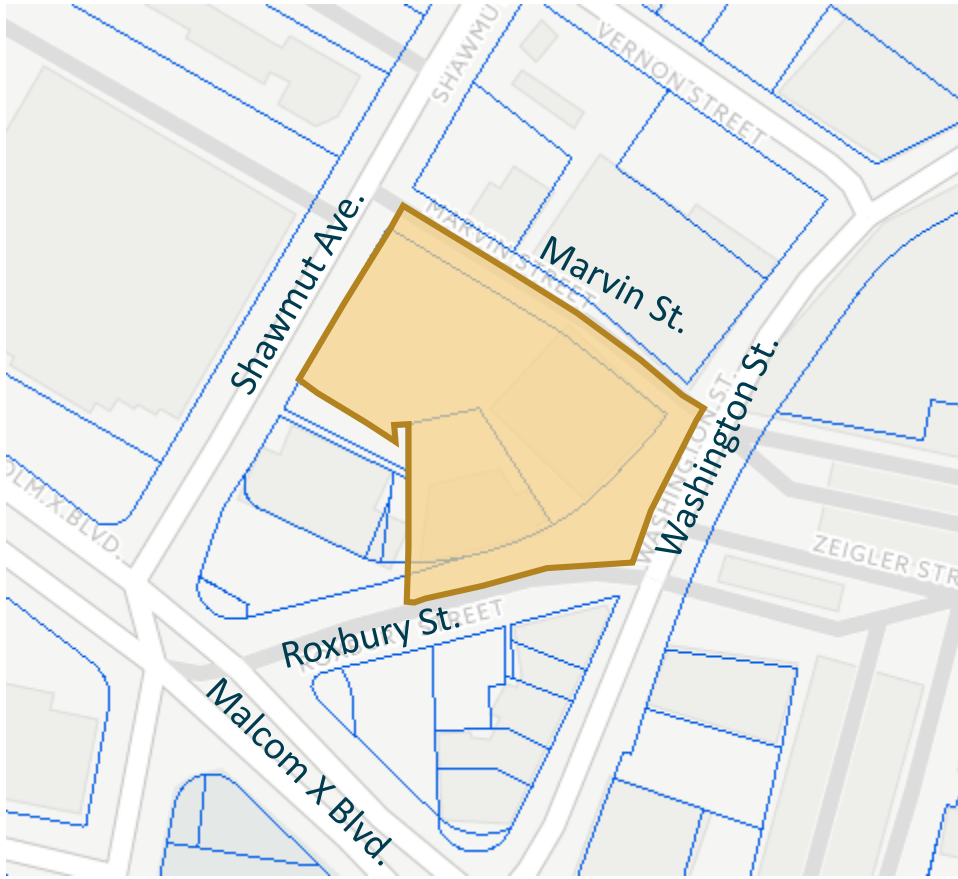
- A Planned Development Area (PDA) is an overlay **zoning district**.
- No project may be built in a PDA unless it is described in detail in an approved PDA Development Plan.
- A PDA Development Plan must **specify the proposed location, dimensions, and appearance of all buildings** in the PDA, as well as all **proposed uses, parking, and landscaping**.
- Development Plan must provide for **specific public benefits**. These public benefit commitments are enforced by an agreement that the applicant must sign with the BPDA.

Existing PDA Eligible Parcels Within Dudley Square EDA

- Bartlett Yards
- Blair
- Dudley Terminal
- Parcel 9
- Parcel 10
- Post Office



Proposed PDA Site within Dudley Square EDA



Article 50 PDA Regulations

SECTION 50-14 - Planned Development Areas: Use and Dimensional Regulations.

Dimensional Regulations. A Proposed Project within an established PDA shall comply with the Building Height and FAR standards set forth in Table 2 of this Article. The Building Height and FAR for such a Proposed Project shall not exceed the maximum Building Height and FAR standards stated in Table 2.

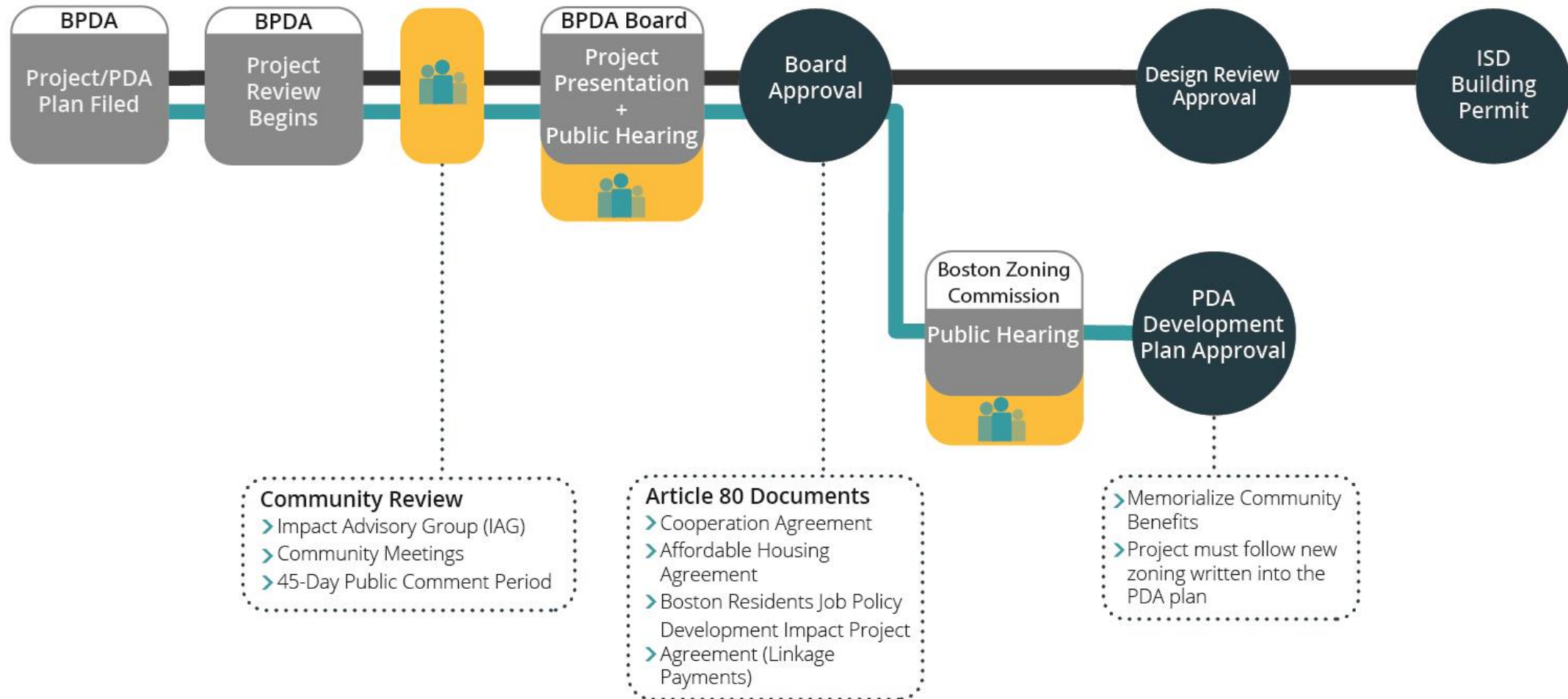
Existing Table 2 Dimensional Regulation Examples:

	Maximum Building Height	FAR
Bartlett Yards	70'	2
Parcel 3	275'	6.5

Proposed Table 2 Addition:

	Maximum Building Height	FAR
2343-2345 Washington Street	300	8

Planned Development Area (PDA) Review



Legend

- Large Project Review Process
- Planned Development Area Process
- Community Input
- Meeting or Action
- Approval Milestone

Rio Grande Proposed Project and Zoning Timeline

- **June 27, 2017:** Article 80: IAG/Public Meeting #1 - Project Intro: Overall Program and Discussion
- **July 25, 2017:** Article 80: IAG/Public Meeting #2 - Design and Transportation
- **August 22, 2017:** Article 80: IAG/Public Meeting #3 - Housing Program and Transportation/Parking
- **September 19th:** Article 80: IAG/Public Meeting #4 - Zoning and Community Benefits
- **October 10, 2017:** Article 50 Zoning Discussion
 - 30 Day Comment Period
- **October 24, 2017** Article 80: IAG/Public Meeting #5 - Project Overview, Mitigation and Benefits
- **November 16, 2017 (proposed):** BPDA Board Vote to petition Boston Zoning Commission for approval of text and map amendment
- **December 13th (proposed):** Public Hearing at Zoning Commission

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Discussion



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To Learn More

www.bostonplans.org

<http://www.bostonplans.org/projects/development-projects/rio-grande>

The screenshot displays the website for the Rio Grande project. The header includes the agency logo and navigation links: About The BPDA, Contact Us, Get Involved, News, and Calendar. A secondary navigation bar lists Neighborhoods, Planning, Zoning, Work with Us, Development (highlighted), Housing, and Research & Maps. The main content area features a sidebar for Development projects, a central 3D architectural rendering of the Rio Grande Tower, and a right-hand panel with project details. The project details include the address (2343-2345 Washington Street), neighborhood (Roxbury), land and building square footage, uses (Office, Ownership, Rental, Residential, Retail), and 211 residential units. A Project Phase section indicates the project is currently 'Under Review'.

Development
Development Projects
What is Development Review?
Capital Construction
Compliance

Rio Grande

Viewing Overview

Project Stats RSS

Address:
2343 - 2345 Washington Street

Neighborhood:
Roxbury

Land Sq. Feet:
34,000 sq ft

Building Size:
293,193 sq ft

Uses:
Office / Ownership / Rental / Residential / Retail

Residential Units:
211

Project Phase

Letter of Intent
 Under Review

Project Description:
Project Site The Rio Grande Tower (the "Project") will be located at 2343-2345 Washington Street in the Roxbury Neighborhood

Rio Grande Project Zoning Analysis

	Dudley Square EDA Zoning Requirement	Proposed Project
Maximum F.A.R.	2.0	8.4
Maximum Building Height	55	296.5'
Minimum Lot Area	None	34, 200 SF
Minimum Usable Open Space	None	6,088 SF (app)
Minimum Lot Width	None	120 Feet +/-
Minimum Frontage	None	207 Feet +/-
Minimum Front Yard	None	0"
Minimum Side Yard	None	N/A
Minimum Rear Yard	20 Feet	N/A
Off-Street Parking (Condo)	N/A	.75 Spaces/unit
Off- Street Parking (Rental)	N/A	.3 Spaces/unit
Off- Street Parking (Commercial)	N/A	.75 Spaces/1,000 SF
Off – Street Parking (Retail)	N/A	0
Off- Street Loading	1 Bay	1 Bay