

## ^ARTICLE 87A

### OLMSTED GREEN SMART GROWTH OVERLAY DISTRICT

(^Article inserted on January 9, 2008)

SECTION 87A-1. **Purpose.** The purposes of this article are to establish the Olmsted Green Smart Growth Overlay District and to encourage smart growth within the City of Boston.

SECTION 87A-2. **Definitions.** For purposes of this article, the definitions set forth in Article 87 shall apply. To the extent that there is any conflict between such definitions and the 40R Enabling Laws, the terms of the 40R Enabling Laws shall govern. Except as specifically set forth in Article 87, the definitions of Article 2A shall apply to SGODs.

SECTION 87A-3. **Establishment.** The Olmsted Green Smart Growth Overlay District (OGSGOD) is a special purpose overlay district that is superimposed over the Underlying Zoning district. The OGSGOD is a land area of forty-two and one-half (42.5) acres abutting the east and west sides of Morton Street in the Mattapan section of the City, a portion of which is the former Boston State Hospital campus. The boundaries of the OGSGOD are shown on the maps numbered 8A and 8B, entitled "Greater Mattapan Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," as amended. There are three (3) subdistricts within the OGSGOD, identified as: (a) four (4) acres known as the "Olmsted Community Subdistrict"; (b) fourteen and one-half (14.5) acres known as the "Olmsted East Mixed Use Subdistrict"; and (c) twenty-four (24) acres known as the "Olmsted West Residential Subdistrict."

SECTION 87-A-4. **Applicability.** An Applicant may seek development of a Proposed Project located within the OGSGOD in accordance with the 40R Enabling Laws, Article 87 and the provisions of this article. In such case, notwithstanding anything to the contrary in the Zoning Code, such Proposed Project shall not be subject to any other provisions of the Underlying Zoning. An Applicant seeking development of a Proposed Project within the OGSGOD shall seek Plan Approval from the Authority in accordance with Article 87 and this article.

SECTION 87A-5. **Permitted Uses.** The following uses shall be permitted as-of-right, subject only to Plan Approval by the Authority:

Use	Olmsted East Mixed Use Subdistrict	Olmsted West Residential Subdistrict	Olmsted Community Subdistrict
<u>Residential Uses</u>			
Two and three-family housing	Allowed	Allowed	Not Allowed
Multifamily housing	Allowed	Allowed	Not Allowed
Senior housing with or without supportive services	Allowed	Not Allowed	Not Allowed
<u>Community Uses</u>			
Community Center, which may include a job training facility, recreation facility, daycare, and youth and senior programs	Not Allowed	Not Allowed	Allowed
Mental health rehabilitation facility	Allowed	Not Allowed	Not Allowed
Gallery, exhibit or museum facilities	Allowed	Not Allowed	Not Allowed
Food production uses, including a farm, garden, food production center and/or incubator and food-oriented retail	Allowed	Not Allowed	Not Allowed
<u>Accessory Uses</u>			
All uses ordinarily incidental to a lawful main use, including parking whether or not located on the same lot as the use which they support; a management office; and a community common area	Allowed	Allowed	Allowed

**SECTION 87A-6. Housing and Housing Affordability.** Any Proposed Project within the OGSOD shall comply with the housing and affordability provisions of Section 87-6 of Article 87. For all Proposed Projects within the OGSOD, not less than twenty percent (20%) of housing units shall be Affordable Housing.

**SECTION 87A-7. Dimensional and Density Requirements.** Notwithstanding anything to the contrary in the Code, dimensional requirements applicable to the OGSOD are as follows:

1. Bulk. The maximum Floor Area Ratio (FAR) for the Olmsted Community Subdistrict shall not exceed 0.8. The FAR for all other subdistricts within the OGSGOD shall not exceed 0.5. In calculating FAR: (i) lot area shall include any new streets provided in connection with a Proposed Project and existing or proposed wetland areas; (ii) two or more contiguous lots developed as part of a common scheme by single or related owners or pursuant to a written density allocation agreement between owners shall be considered a single Proposed Project; and (iii) subdivision re-subdivision, or the creation of a condominium or other ownership structure shall not cause non-compliance with the maximum applicable FAR regardless of whether the FAR of an individual parcel or component exceeds the FAR limit set forth above.
  
2. Residential Density. The following residential densities shall be permitted as-of-right, subject only to Plan Approval by the Authority:

Density	Olmsted East Mixed Use Subdistrict	Olmsted West Residential Subdistrict
Minimum allowable as-of-right density for two- and three-family housing	12 units per acre for Developable Land	12 units per acre for Developable Land
Minimum allowable as-of-right for multi-family housing	20 units per acre for Developable Land	20 units per acre for Developable Land
Maximum allowable density for two- and three-family housing and for multifamily housing	46 units per acre for Developable Land	27 units per acre for Developable Land

For multifamily residential, the total maximum allowable residential density for both the Olmsted East Mixed Use Subdistrict and the Olmsted West Residential Subdistrict shall be thirty-two (32) units per acre of Developable Land, as defined in Chapter 40R. Residential density shall be calculated for the entirety of each subdistrict regardless of whether the residential density of individual parcels or Proposed Projects within a subdistrict meets the minimum density set forth in this subsection 87A-7.2.

3. Height. The maximum building height allowed for any Proposed Project is as follows: (a) fifty-five (55') feet in the Olmsted East Mixed Use Subdistrict; (b) forty-five (45') feet in the Olmsted West Residential Subdistrict; and (c) sixty-five (65') feet in the Olmsted Community

Subdistrict. For purposes of this section, rooftop mechanical equipment, whether or not screened, tower elements or penthouses normally built above the roof and not used or designed to be used for human occupancy, and structures and facilities providing access to rooftop space shall not be included in calculating building height, provided that such structures and equipment do not exceed, in the aggregate, one third of the total roofed area of any building. In addition, for purposes of this section, skylights shall not be included in calculating building height.

SECTION 87A-8. **Parking.** The off-street and on-street parking requirements shall be as follows:

<u>Subdistrict</u>	<u>Parking Spaces</u>
Olmsted Community Subdistrict	A minimum of 1 space per 1,000 square feet of gross floor area and a maximum of 2 spaces per 1,000 square feet of gross floor area
Olmsted East Mixed Subdistrict	For residential uses, a minimum of 0.8 spaces per residential unit and a maximum of 1.5 spaces per residential unit.  For non-residential uses, a minimum of 0.5 spaces per 1,000 square feet of gross floor area and a maximum of 2 spaces per 1,000 square feet of gross floor area
Olmsted West Residential Subdistrict	A minimum of 1 space per residential unit and a maximum of 1.8 spaces per residential unit

On –street parking created on new streets constructed as part of a Proposed Project shall count toward the above off-street parking requirements. Parking for a main use is not required to be located on the same lot as the use it serves provided appropriate lease or other legal arrangements are made for the use of such parking.

SECTION 87A-9. **Plan Approval.** The design and layout of off-street parking and loading as well as signage and landscaping requirements shall be determined in the course of Plan Approval. Plan Approval for a Proposed Project shall be subject to the design standards attached hereto as Appendix A. Plan Approval under this article shall constitute compliance with the Greenbelt Protection Overlay District.

## APPENDIX A

### Design Guidelines:

- (a) Vehicular access and egress to and from a site should minimize traffic impacts on the adjacent roadways and provide safe visual access for drivers and pedestrians.
- (b) Parking, storage, and disposal areas should not be located in the front of buildings, unless there are special circumstances, such as existing building locations or site conditions, that make it necessary. Wherever practicable, such areas should be located behind buildings. Parking, storage, and disposal areas should be adequately screened from public view by suitable fencing and vegetation.
- (c) For new or rehabilitated residential buildings, the removal or alteration of any historic architectural feature is discouraged.
- (d) New or rehabilitated commercial buildings should reflect and complement the patterns of height, siting, and architectural character of historically distinctive commercial buildings in the surrounding area.
- (e) For industrial buildings, siting and design of new construction and rehabilitation of existing buildings should be compatible with pedestrian activity. Where the provision of windows in the Street Wall is impracticable, articulation of the Street Wall by other means is encouraged. Where a Front Yard is required between the sidewalk edge and the Street Wall, such Front Yard should include an adequate landscaped buffer.
- (f) In the rehabilitation of residential or commercial buildings, deteriorated architectural features should be repaired rather than replaced, wherever possible and appropriate. In the event that replacement is necessary, the new material should be compatible with the existing in composition, design, texture, and appearance. Repair or replacement of missing architectural features should be based, where appropriate, on accurate duplication of original features of the building to be rehabilitated or those of other buildings of the same style and period.
- (g) Contemporary design for residential structures shall not be discouraged, if such design is compatible with the size, material, and character of the surrounding neighborhood environment.
- (h) For new residential construction, a façade facing a Street should not consist of blank walls without windows.

- (i) For new residential construction, overall building height and massing, relationships of primary buildings to secondary buildings, and landscape elements all should be consistent with the surrounding architecture and environment.
- (j) Open spaces, building entrances, shop fronts, shop windows, shop entrances, terraces, gardens, arcades, and similar elements should be designed to enhance pedestrian activity and should encourage an active street life. Blank walls, without windows facing onto pedestrian areas, should be avoided to the extent practicable in building design. Consistency with existing structures should be considered in the design of cornice and roof lines and wall articulation, including the design of bays and fenestration.
- (k) Storefronts and display windows should be open and welcoming to the shopper and stroller. Façade treatments, building materials, and design details should be in keeping with the area's finest commercial architecture. Street Wall continuity should be maintained.
- (l) Setbacks, corners treatments, and other design details should be used to minimize the sense of the bulk structures.
- (m) Roofs of buildings should be designed to minimize the visibility of roof structures normally built above the roof and not designed to be used for human occupancy, such as headhouses and mechanical equipment.
- (n) A zone for signs on the building façade should be established, defined by a change in façade color and/or materials, or by an articulation of the façade, and all permanent signs mounted on the building façade should be located within such sign band. In buildings with multiple stores, the sign bands should be subdivided so that each section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the building façade. Internally lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign.
- (o) Landscaping and screening should be used to make business and industrial subdistricts more attractive, and to provide screening between business, industrial, and residential uses.
- (p) If a security grate is to be used on a building, it should be a grille rather than a roll-up steel door. Such security grate should be mounted inside rather than outside the building, of practicable, and if it must be mounted on the outside of the building, the box or other housing for such grate should be concealed in an appropriate manner. Security grates should be integrated into the design of the façade.