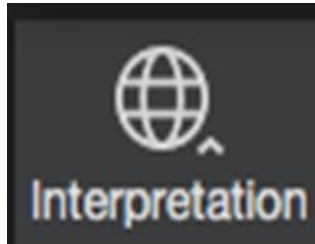


Fenway Zoning 101

*Understanding the Neighborhood's
Planning Context and Development Pipeline*

Language Interpretation Services

Simultaneous Cantonese and Mandarin interpretation services are being provided for this meeting. Please click on the following icon at the bottom and choose the appropriate language channel. An example of the icon is below.



Meeting recording

The BPDA will be recording this meeting and posting it on the BPDA's webpage for those who are unable to attend the Zoom meeting live. It is possible that participants may also 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.

Virtual meeting etiquette

- We want to ensure that this conversation is a pleasant experience for all, and that all community members/stakeholders are comfortable sharing their comments, questions, and feedback.
- Please be respectful and mindful of each other's time when asking questions/providing comments, so that all attendees can participate in the meeting.
- Please wait until all CAC members have had the opportunity to ask a question/provide a comment before providing additional questions/comments.

Meeting information

- The presentation for this evening is available to view on the webpage on the BPDA's website:
<https://www.bostonplans.org/planning/planning-initiatives/fenway-kenmore-planning>
- Comments may be submitted through the project webpage or emailed directly to Michael Sinatra (michael.a.sinatra@boston.gov) or Cyrus Miceli (cyrus.miceli@boston.gov).
- Meeting recording will be uploaded to the project webpage within 48 hours.

Meeting format

- All CAC members and city staff are panelists.
- Attendee microphones will be muted during the presentation.
- Once the presentation is over, questions/comments will be accepted in two ways:
 - Through the Q+A tab at the bottom of your screen; or
 - Raise your “virtual hand” and we will take your questions orally in the order which hands were raised.

Zoom tips

Welcome! Here are some tips for first-time Zoom users. **Your controls are at the bottom of the screen.**

Clicking on these symbols activates different features. ***(Phone users press *9 to raise hand and press *6 to unmute.)***



Mute/unmute (you will remain muted until a host gives you access)



Turn video on/off (your video will remain off until a host gives you access)



Ask clarifying questions (we will have discussion period at the end)



Raise hand to ask for audio/visual permission at the end of the presentation.

Welcome

Good evening!

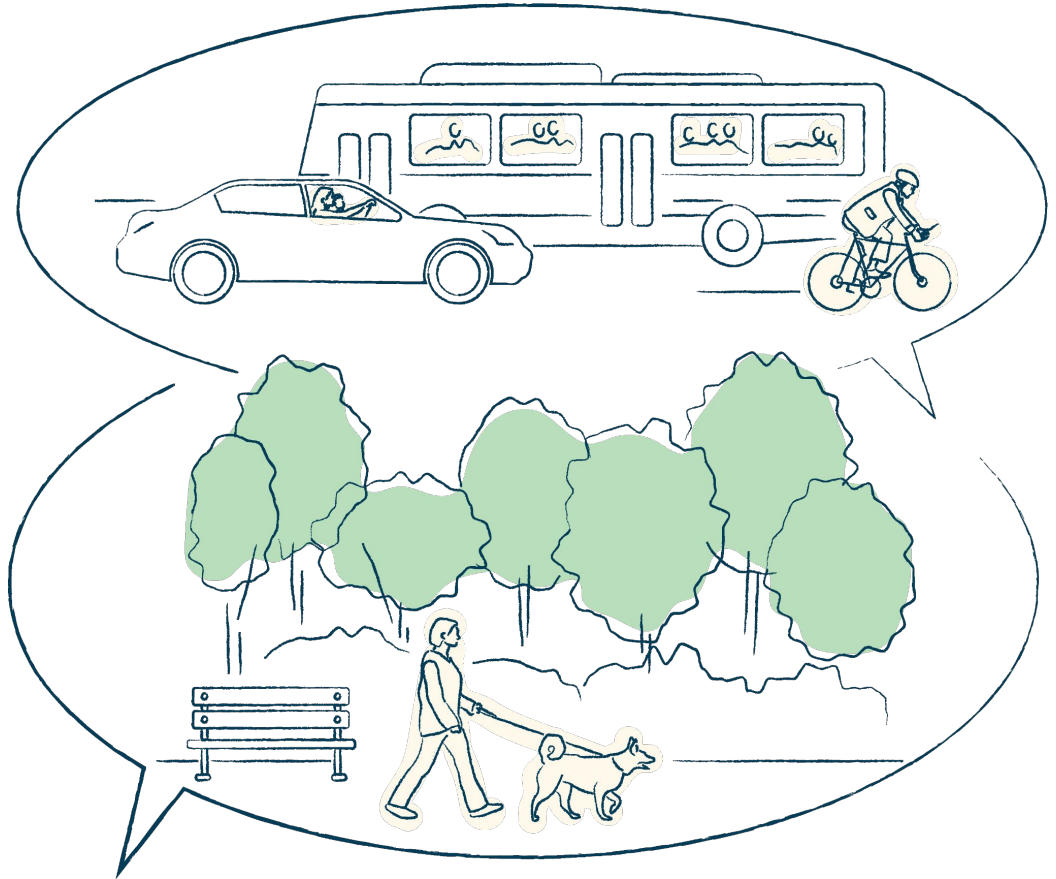
We are here tonight to discuss the status of Fenway's zoning article, why we're planning, and some next steps.

Tonight's agenda

- Overview of the basics of zoning in the Fenway, including how it works and where it came from
- Overview of neighborhood's development pipeline
- Discuss the relationship between zoning in West Fenway and the neighborhood's development pipeline

Planning considers where we are today, where we want to be tomorrow and how to get there from here.

There are many different kinds of planning. Neighborhood planning considers infrastructure like open space and transportation as well as land uses and patterns of development.



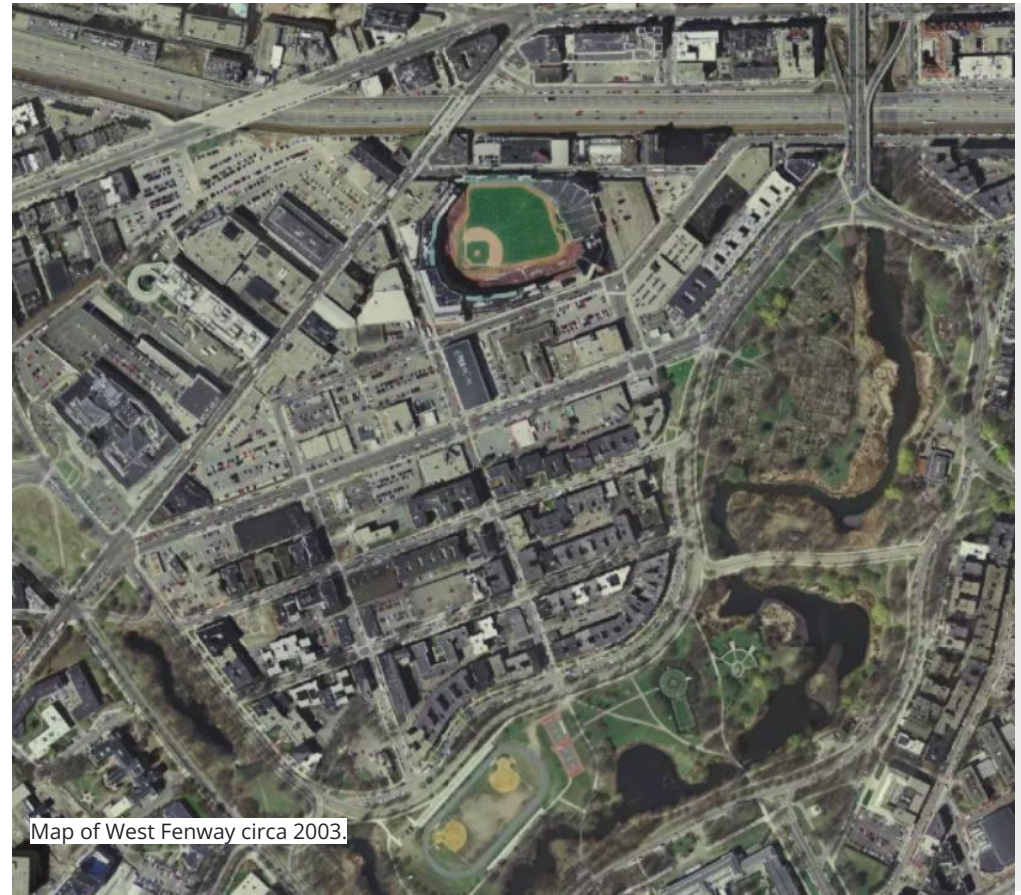
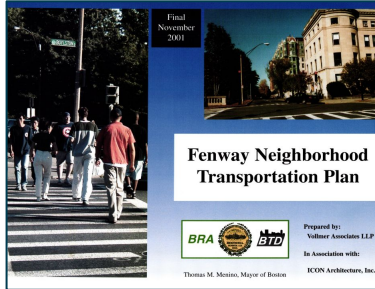
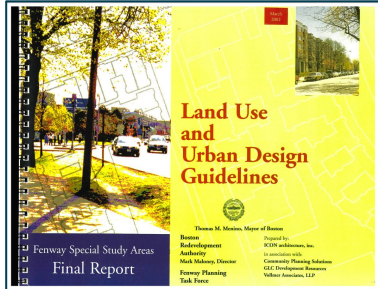
Fenway today is a vibrant, mixed-use neighborhood host to several renowned cultural, educational, medical and sports institutions, and home to approximately 38,000 residents.



Aerial image of West Fenway in foreground

The most recent neighborhood-wide planning effort for the Fenway was undertaken 20 years ago.

At the time, the Fenway was a very different neighborhood.



The planning effort focused primarily on addressing land use and density controls established in the 1950s.

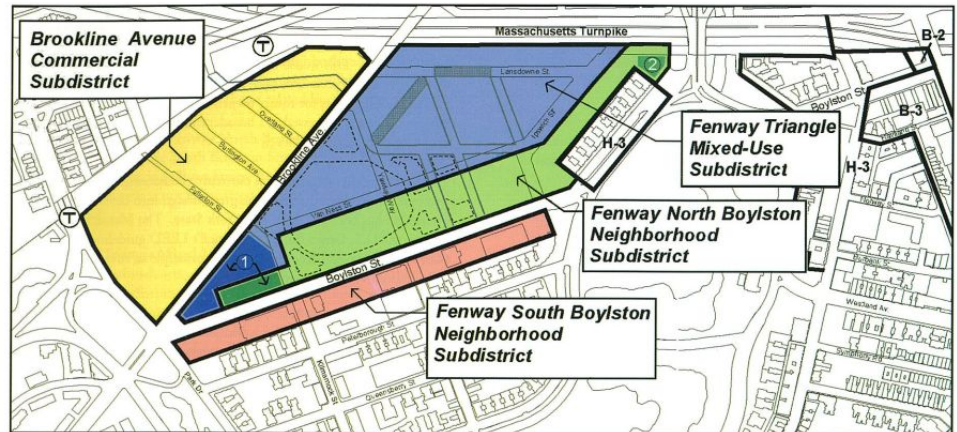
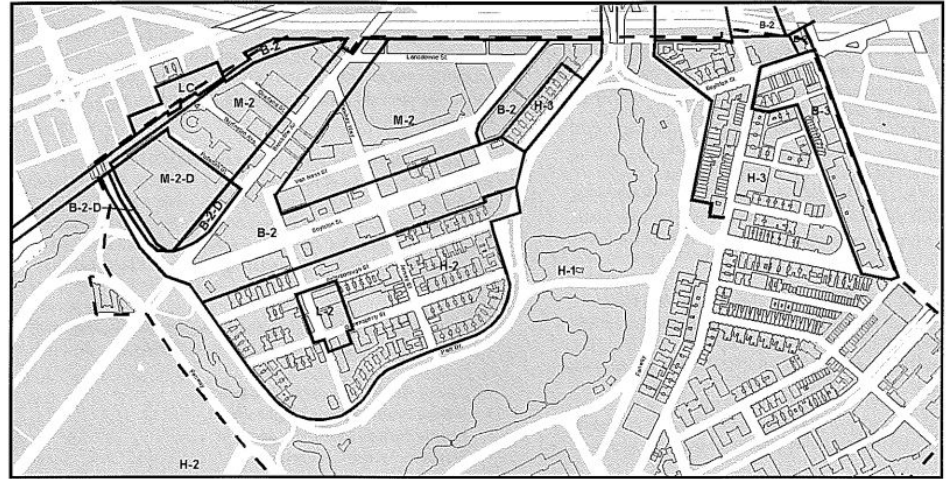
Existing land use and density controls were established when the Fenway was dominated by manufacturing and low-density business uses.



Fenway Park, Brookline Avenue and Boylston Street, 1975
<https://ark.digitalcommonwealth.org/ark:/50959/8p58pf10n>

The plan established four special study areas.

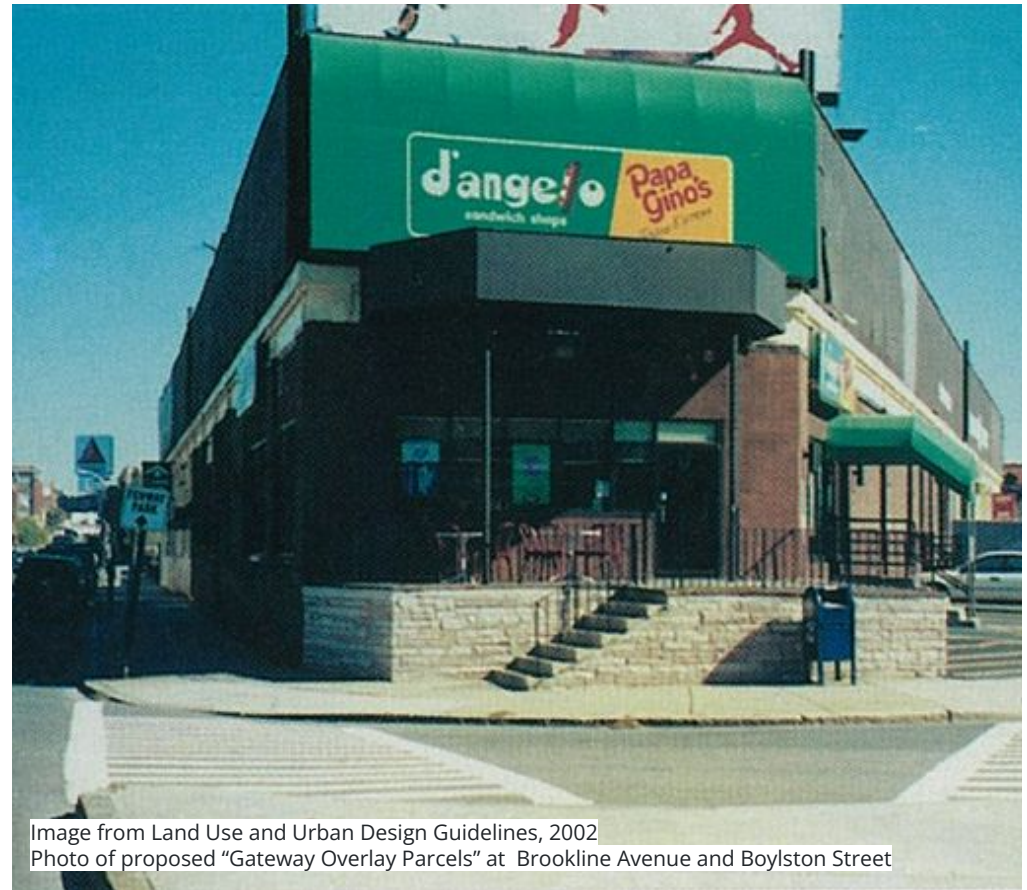
1. Fenway South Boylston Neighborhood Subdistrict
2. Fenway North Boylston Neighborhood Subdistrict
3. Fenway Triangle Mixed-Use Subdistrict
4. Brookline Avenue Commercial Subdistrict



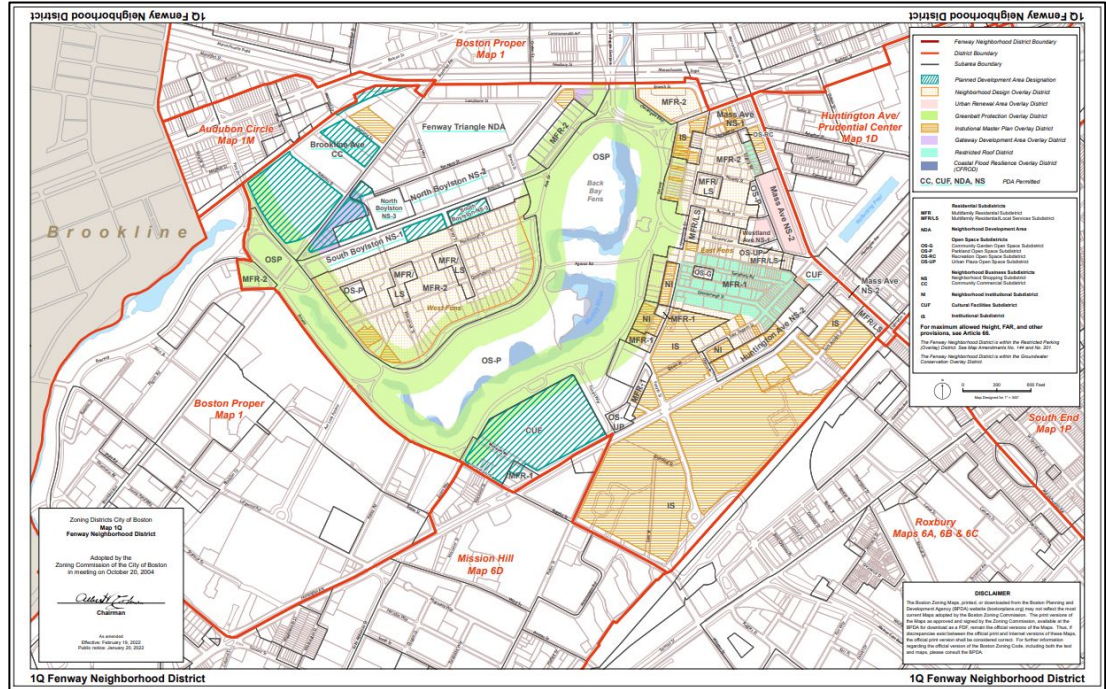
The plan established two overlay districts.

The overlay districts were intended to provide greater flexibility in exchange for greater public benefit.

- Gateway Districts
- Planned Development Areas



The plan was codified by changes to the neighborhood zoning article adopted in 2004.



Zoning regulates what property owners can and cannot do with their property.

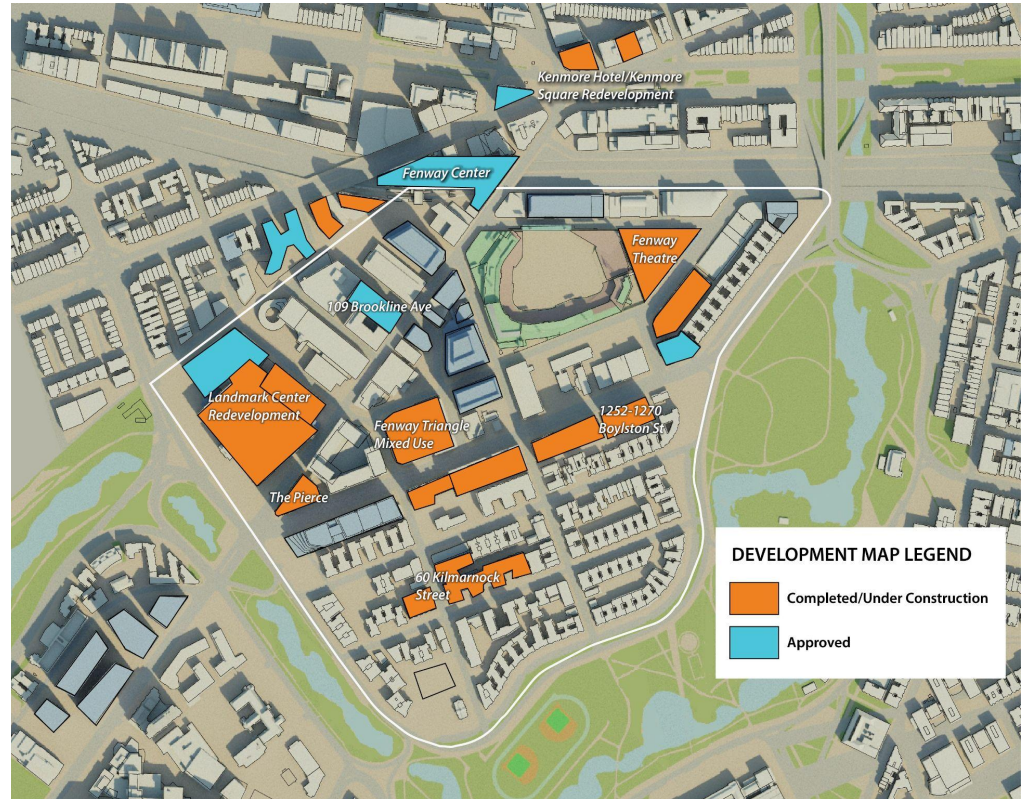
Historically, the primary purpose of zoning was to segregate uses that were thought to be incompatible. Zoning abstracts features of buildings and groups them by shared characteristics. There are three main parts to zoning.



Subsequent development largely reflects the priorities established by that planning and rezoning effort.

Since Article 66 adoption (2004), the BPDA has approved 7 million square feet of development:

- 2.5 million GFA of residential uses
- 4.5 million GFA of commercial uses

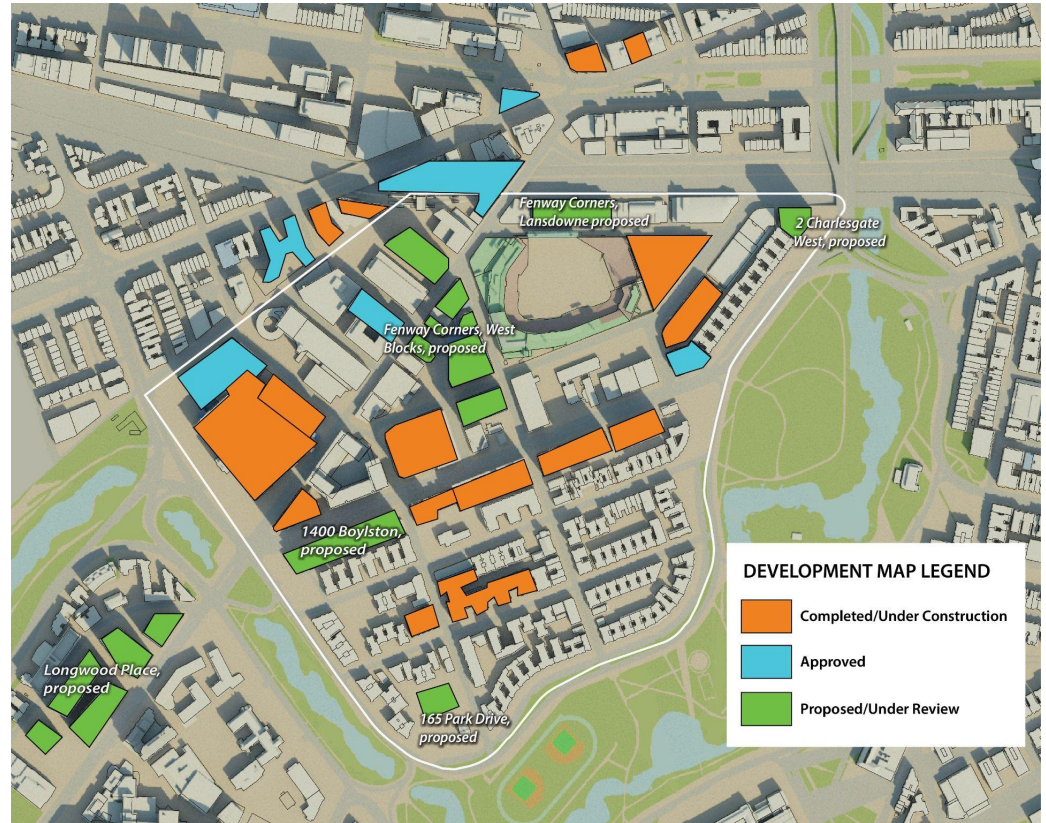


There are four projects currently under review.

These project include:

- 1400 Boylston Street (PROPONENT)
- Fenway Corners (PROPONENT)
- 2 Charlesgate West (PROPONENT)
- 165 Park Drive (PROPONENT)

Collectively, these projects proposed an additional 3 million square feet of development throughout West Fenway.



1400 Boylston Street (Star Market)

Project

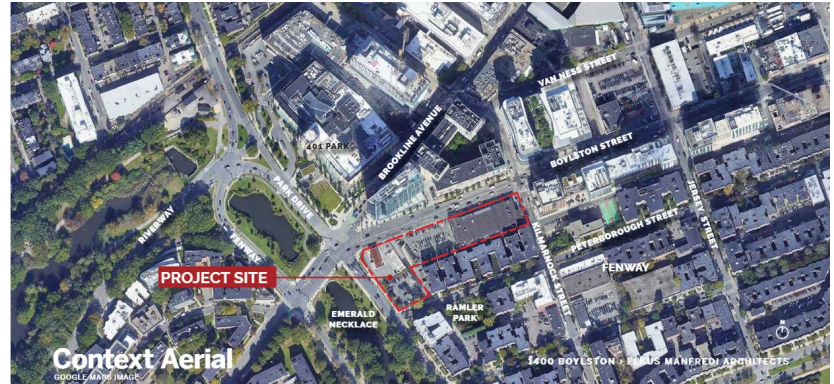
- 553,000 sf project that will replace the existing Star Market with a lab/office building.
 - 498,000 square feet of office / R&D
 - Additional retail / restaurant and civic / cultural space

Dimensions

- 182' build height with 5.34 FAR

Zoning

- Subdistrict: South Boylston NS-1 – exceeds dimensional requirements (150' and 7.0 FAR allowed)
- PDA-eligibility sunset in 2012 and requires 60% residential uses. Zoning change would be required to make the site PDA eligible and compliant.



165 Park Drive

Project

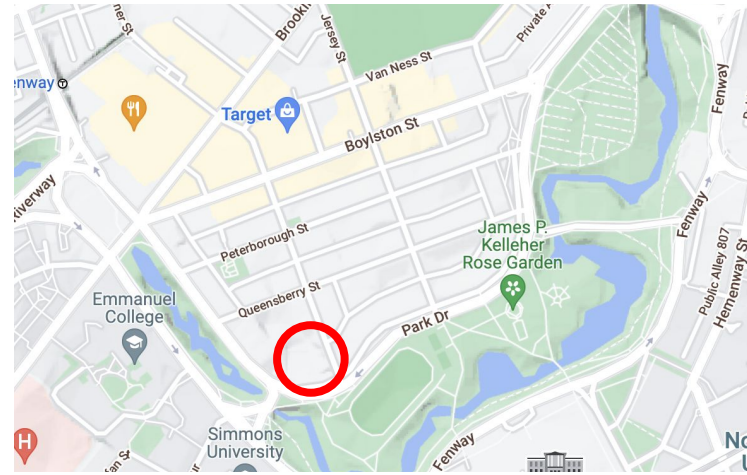
- 106,700 sq ft including 111 residential units. The existing Holy Trinity Orthodox Cathedral to remain on property and continue operations.

Dimensions

- 7 story

Zoning

- MFR-2 Residential Subdistrict and is also located within the Neighborhood Design Overlay District, the Greenbelt Protection Overlay District, and the Groundwater Conservation Overlay District. The project LOI indicates the project intends to comply with all dimensional and use requirements applicable to the project site.



Fenway Corners

Project

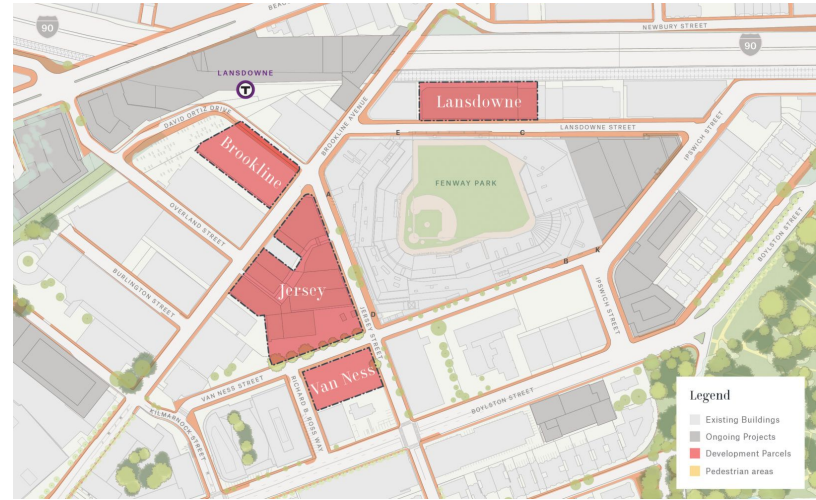
- 5.32 acre site comprised of 4 blocks around Fenway Park. Total development of 2.1 million square feet including
 - 1.6 million square feet of office / R&D,
 - 213,000 square feet of residential (216 units),
 - 212,000 square feet of retail, and
 - 1,800 parking spaces.
- Reconstruction of 3.7 acres of roads, sidewalks, public realm

Dimensions

- Buildings from 40' to 270' build height and 9.55 aggregate FAR

Zoning

- Subdistrict: Fenway Triangle NDA, Brookline Ave CC, North Boylston NS-2 – exceeds dimensional requirements (150' and 7.0 FAR allowed)



2 Charlesgate West

Project

- 254,000 square feet of mixed use programming, mostly residential (400 units)
- 75 below grade parking spaces

Dimensions

- 229' build height with 13.7 FAR

Zoning

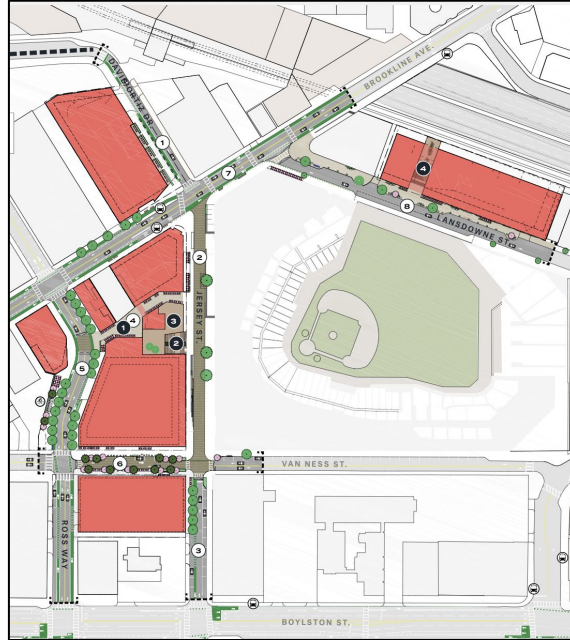
- Subdistrict: North Boylston NS-2, Charlesgate Gateway – exceeds dimensional requirements (135' allowed with 9.0 FAR)



Three of these projects would require changes to zoning.



1400 Boylston Street



Fenway Corners



2 Charlesgate West

This is an important opportunity to revisit some big questions.

- What aspects of West Fenway's existing zoning work well / are still relevant? Are there features of West Fenway's zoning that could better serve development that is in line with neighborhood values?
- The 2002 plan specifically addressed the types of uses to be encouraged in a mixed-use development. Are these still the right uses?
- New zoning was designed to leave enough flexibility for changing market dynamics and public preferences. Are the limits in place still achieving that goal?

What are next steps?

Rather than ask the community to consider exceptions on a case by case basis, we propose revisiting aspects of West Fenway's zoning, including appropriate uses, building height and density collectively, in a community process led by the BPDA.

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graph LR; A[Consider zoning changes that would affect allowed Uses, Height and PDA-eligibility] --> B[Consider Zoning Changes that would affect Allowed Density]; B --> C[Fenway-Kenmore Transportation Action Plan  
Expected launch January 2023 / Expected duration 4 years];
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Consider zoning changes that would affect allowed Uses, Height and PDA-eligibility

Consider Zoning Changes that would affect Allowed Density

**Fenway-Kenmore Transportation Action Plan
Expected launch January 2023 / Expected duration 4 years**