



**OVERVIEW OF DRAFT DOWNTOWN
ZONING MAPS | *JANUARY 8, 2025 DRAFT***

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1. January 8, 2025 Draft Zoning Map
2. State Shadow Regulations Supersede Zoning
3. Comparison of January 2025 Draft to Previous Maps
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DOWNTOWN SKYLINE DISTRICTS

SKY-LOW-D



Prioritizes preservation of existing structures and scale with greater height and form regulations.

MAXIMUM HEIGHT:

155' or Shadow Law, whichever is lesser

SKY-R



Incentivizes strategic insertion of residential development to enable reinvestment along key corridors and subsidize preservation and reuse.

MAXIMUM HEIGHT:

155'

**Residential incentive height: Shadow Law limit until 500'*

SKY



Maximizes mixed-use development opportunities near major transportation assets.

MAXIMUM HEIGHT:

Shadow Law or Critical Airspace Limit, whichever is lower

ACROSS ALL DISTRICTS: Decentivize demolition and incentivize reuse of existing buildings

DOWNTOWN ZONING: JANUARY 8, 2025 DRAFT



SKY-LOW-D

Prioritizes preservation of existing structures and scale with greater height and form regulations.

- 155' or Shadow Law, whichever is lesser

SKY-R

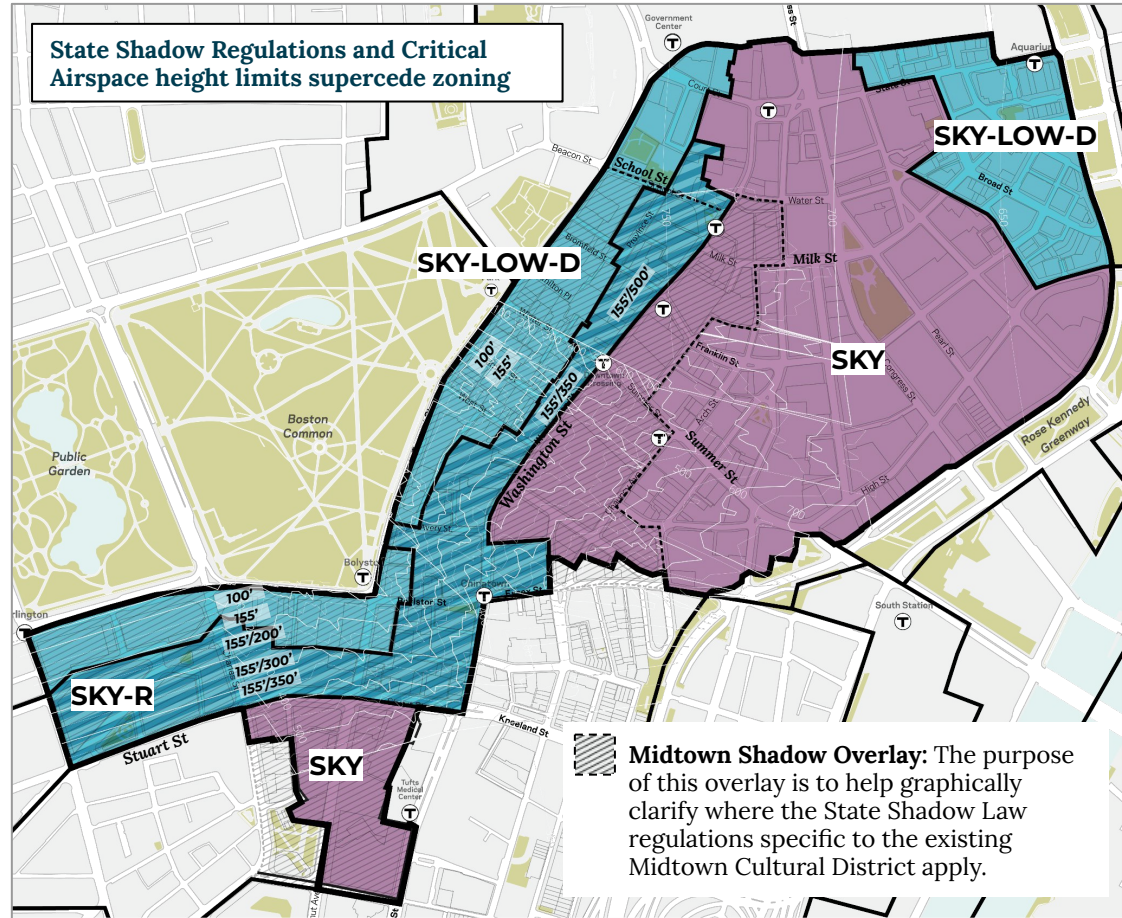
Incentivizes strategic insertion of residential development to enable reinvestment along key corridors and subsidize preservation and reuse.

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- Incentive for 60% residential: Shadow Law limit until 500'

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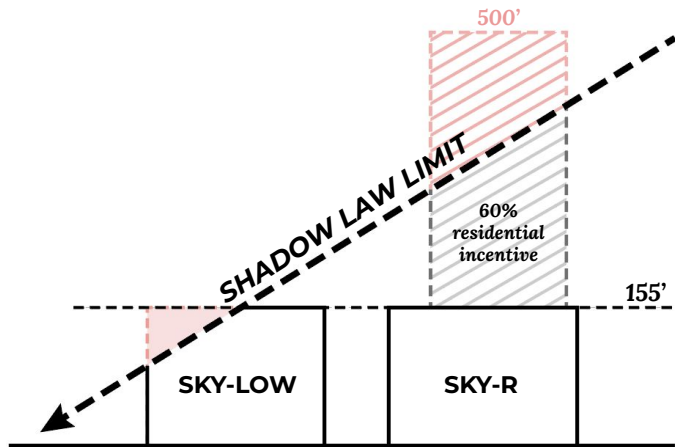
- Shadow Law Limit/Critical Airspace limit, whichever is lesser



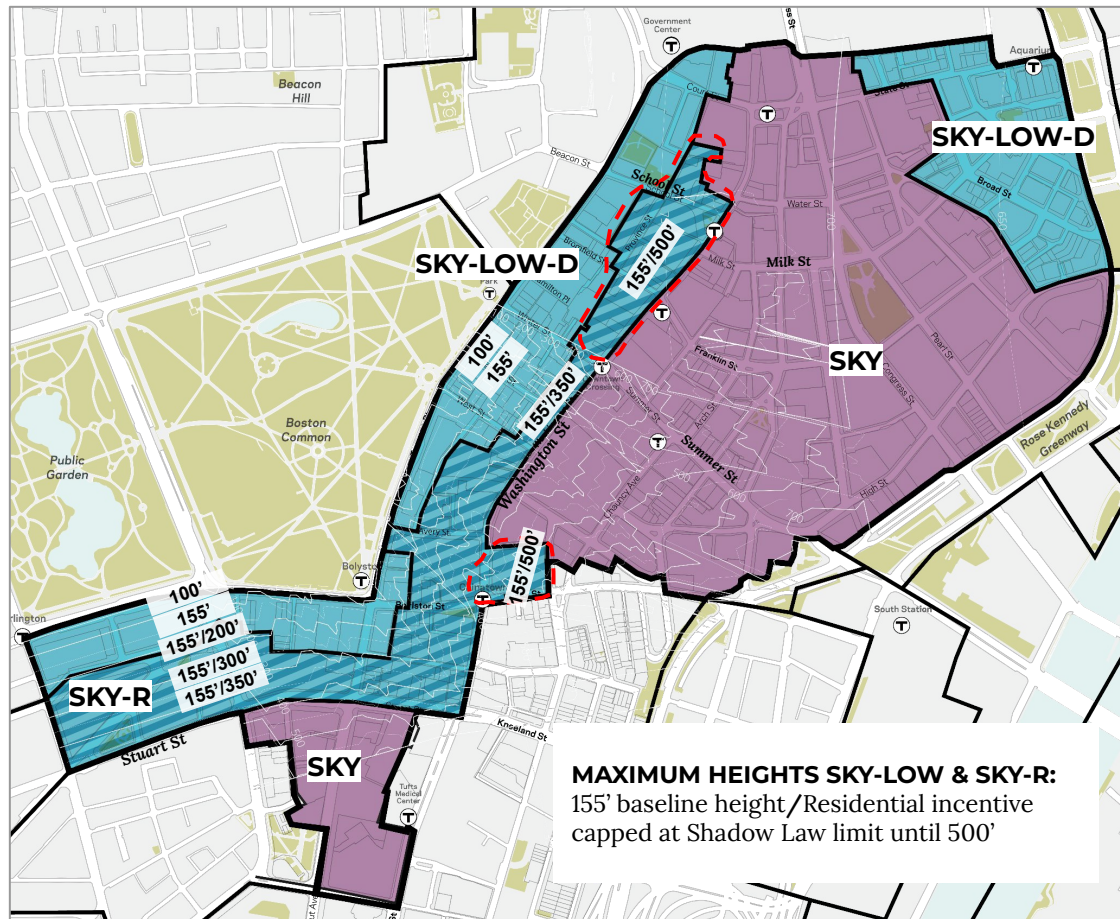
STATE SHADOW REGULATIONS SUPERSEDE ZONING HEIGHTS



The map on the right shows SKY-LOW and SKY-R height limits as they are capped by Shadow Law. The vast majority of SKY-R cannot reach 500' with the residential height bonus.



NOTE: The State Shadow Regulation height limits shown to the right are rough approximations. Height limits can vary even within a parcel and site-by-site shadow analysis is necessary.



MAXIMUM HEIGHTS SKY-LOW & SKY-R:
155' baseline height/Residential incentive capped at Shadow Law limit until 500'

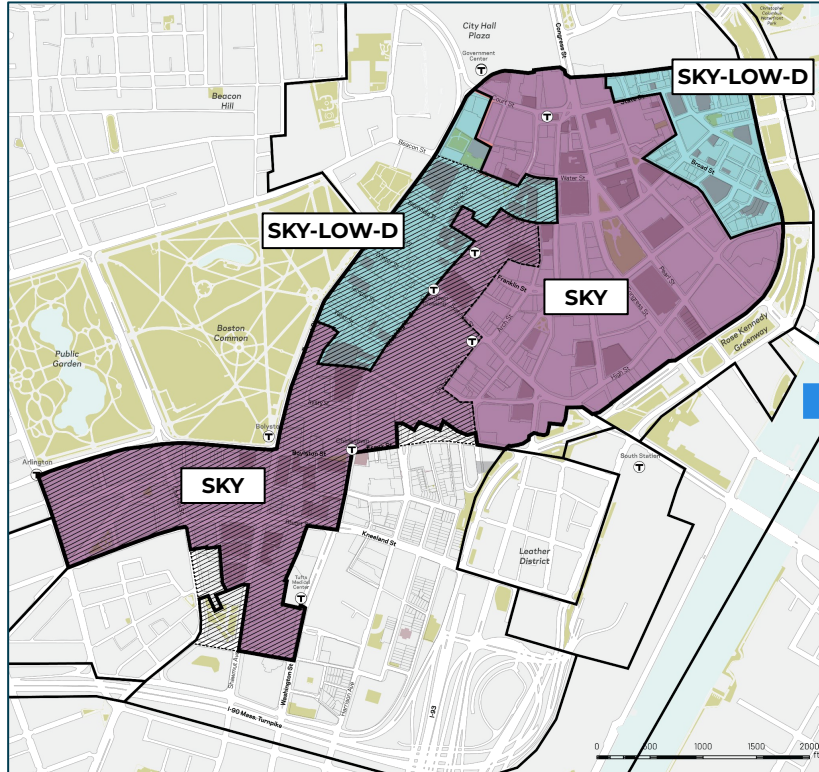
COMPARISON OF JANUARY 8 2025 DRAFT TO APRIL 2024 DRAFT

COMPARISON OF APRIL 2024 TO JANUARY 2025 DRAFT

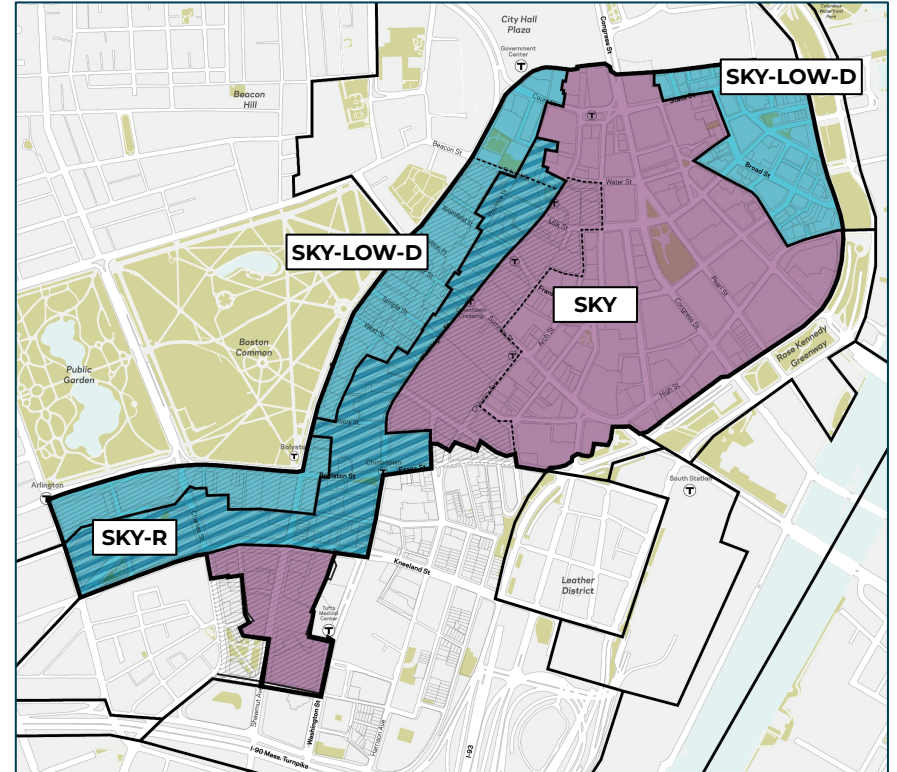


The updated district map introduces SKY-R along key areas to prioritize housing growth and adaptive reuse, allowing previously proposed heights in parts of SKY only for residential projects.

April 10, 2024 draft



January 8, 2025 draft

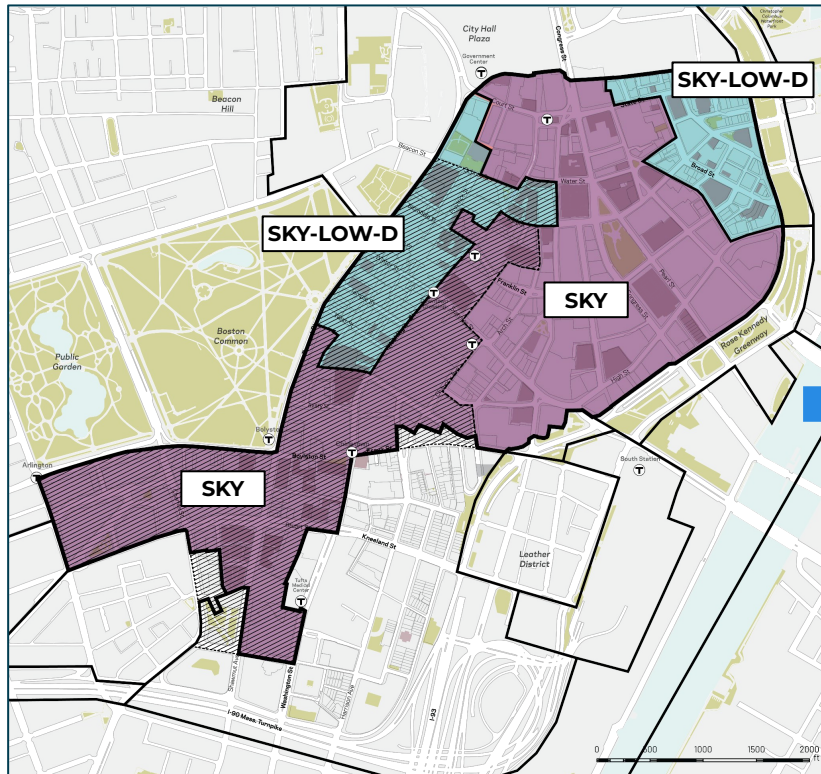


COMPARISON OF APRIL 2024 TO JANUARY 2025 DRAFT

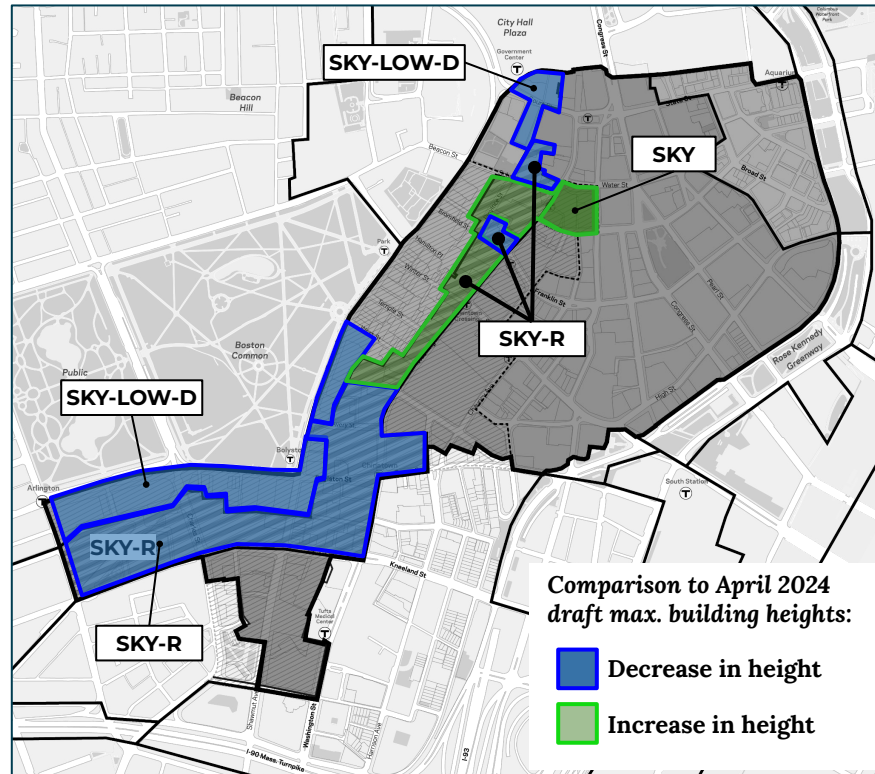


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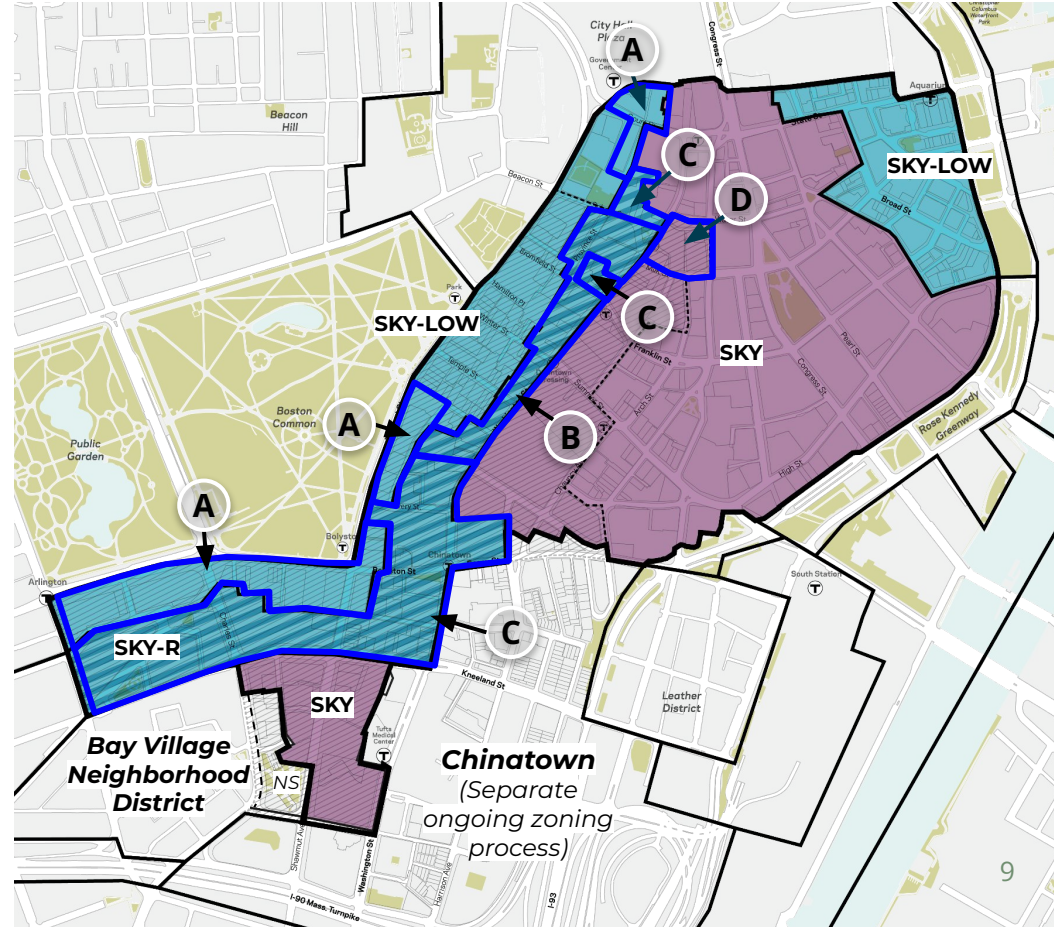
Comparison to April 2024 draft max. building heights:

- Decrease in height
- Increase in height

UPDATES TO APRIL 2024 DRAFT DISTRICT MAP

Overview of changes from previous draft:

- A** Extends SKY-LOW along the Common and Public Garden to maintain small historic scale [*Lowers height limit and floor plate max*]
- B** Moves areas from SKY-LOW to SKY-R to enable residential development along west side of Washington St. [*Raises height limit for residential projects*]
- C** Moves areas from SKY into SKY-R, lowering permissible height and prioritizing residential development
- D** Moves developed and landmarked sites into SKY
- E** Align Adult Entertainment District with parcel boundaries and remove from Chinatown District



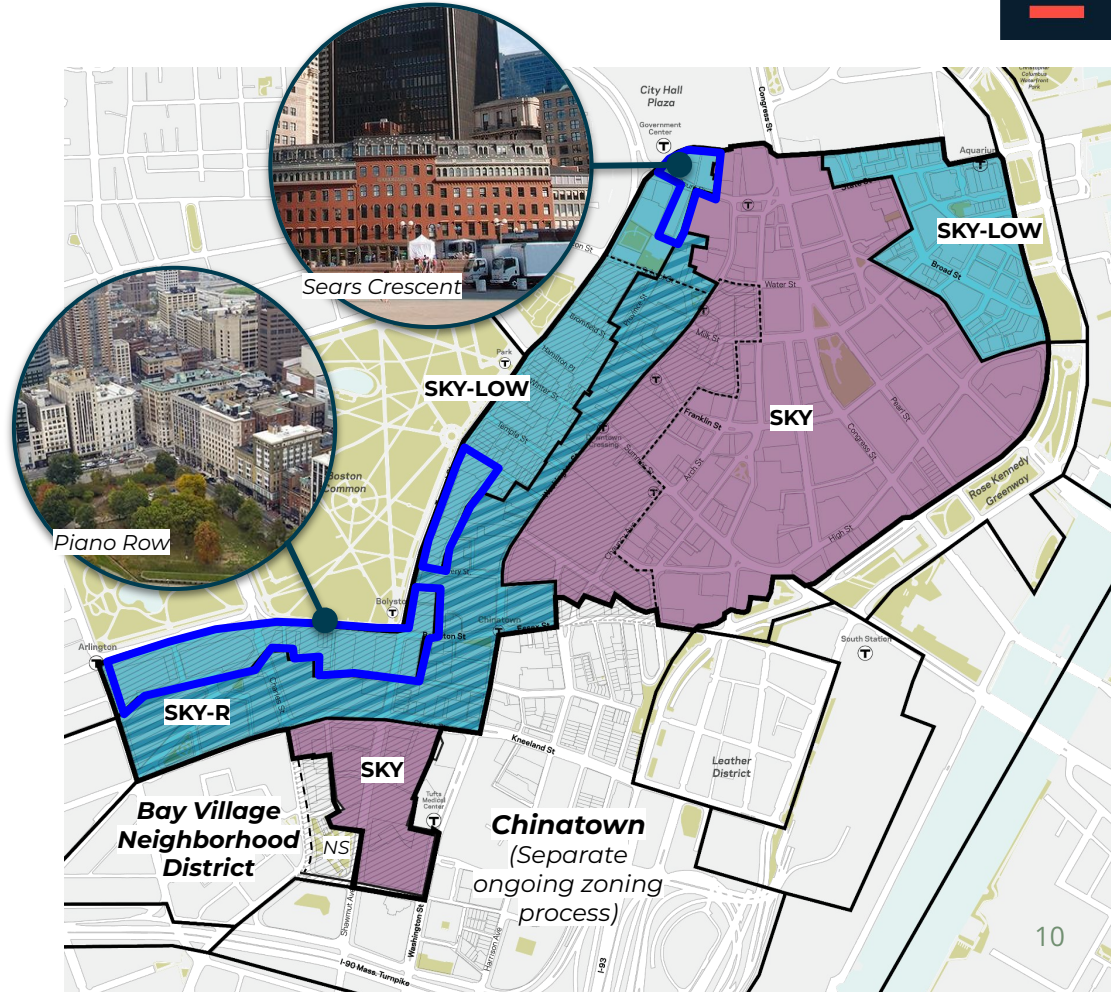
UPDATES TO APRIL 2024 DRAFT DISTRICT MAP



Overview of changes from previous draft:

Extends SKY-LOW along the Common and Public Garden to maintain small historic scale

- SKY → SKY-LOW
- Decreases height limit to 155' and floor plate max



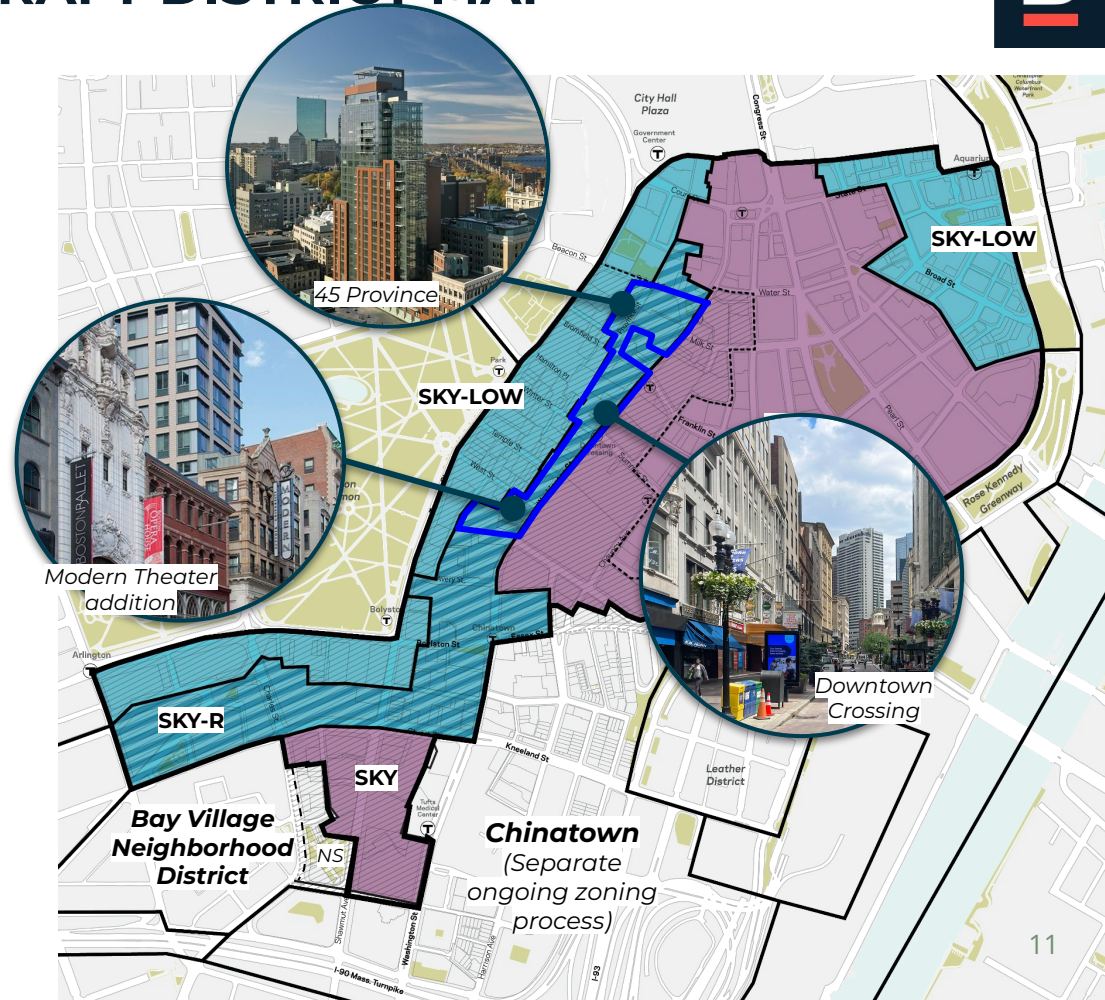
UPDATES TO APRIL 2024 DRAFT DISTRICT MAP



Overview of changes from previous draft:

Moves areas from SKY-LOW to SKY-R to enable residential development along west side of Washington St.

- SKY-LOW → SKY-R
- Residential height incentive up to Shadow Law limit until 500'

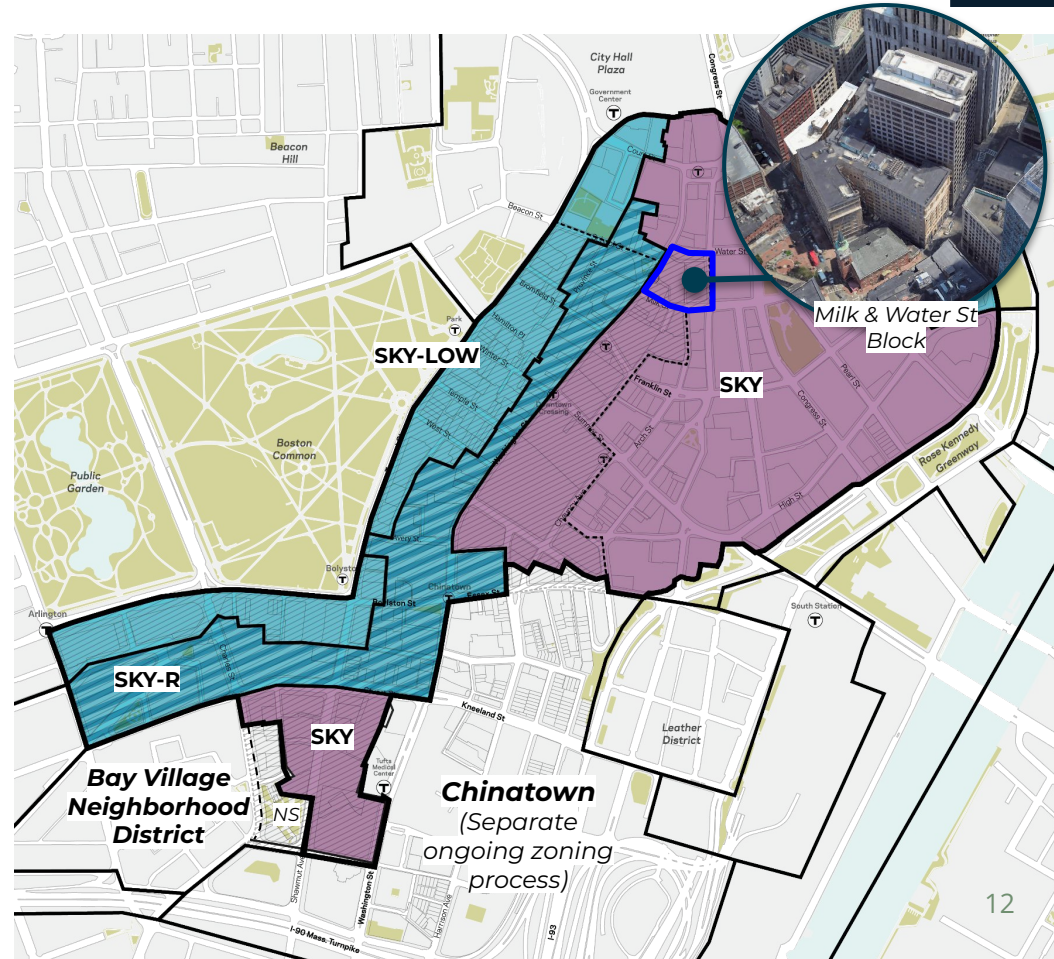


UPDATES TO APRIL 2024 DRAFT DISTRICT MAP

Overview of changes from previous draft:

Moves developed and designated landmarked sites into SKY

- **SKY-LOW → SKY**
- **Increase in height from 155' to Shadow Law limit**



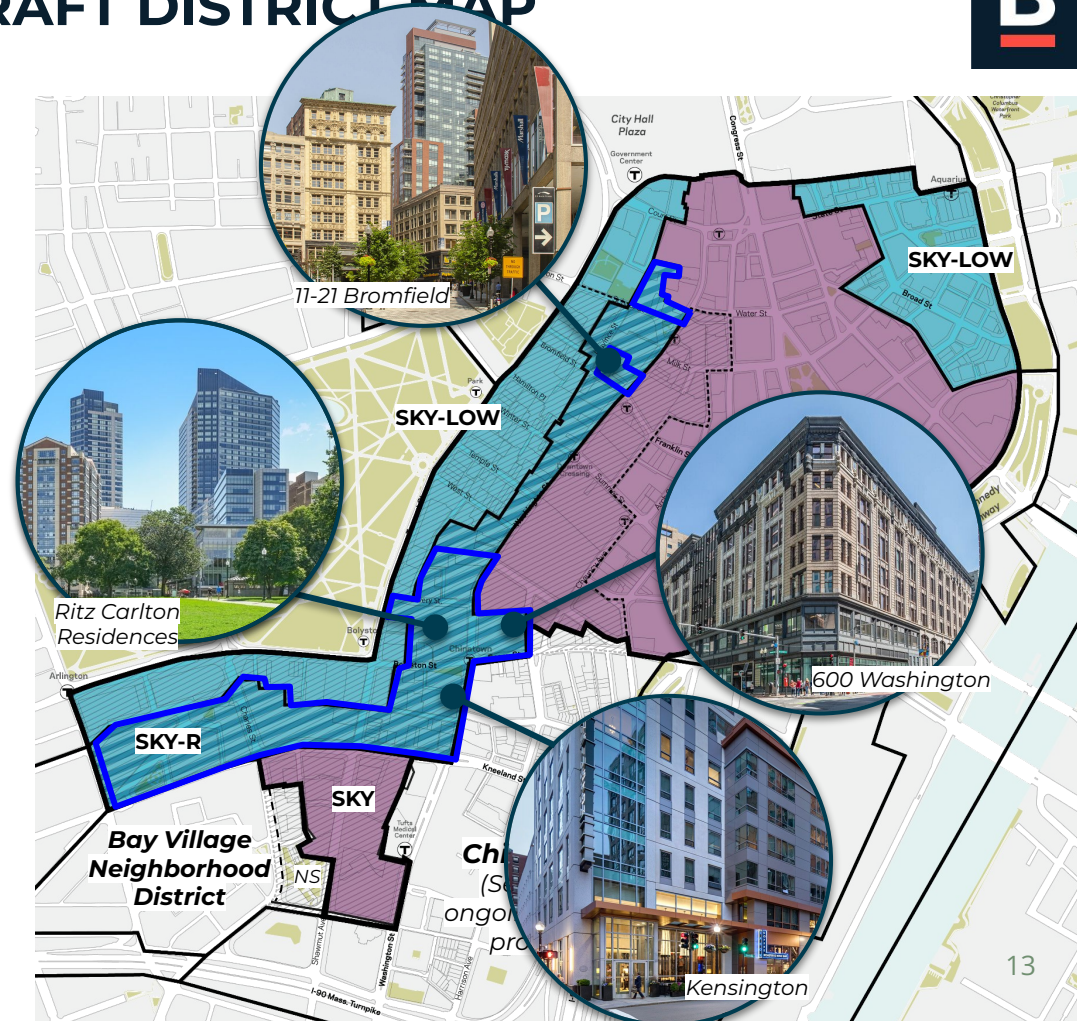
UPDATES TO APRIL 2024 DRAFT DISTRICT MAP



Overview of changes from previous draft:

Moves areas from SKY into SKY-R, lowering permissible height and prioritizing residential development.

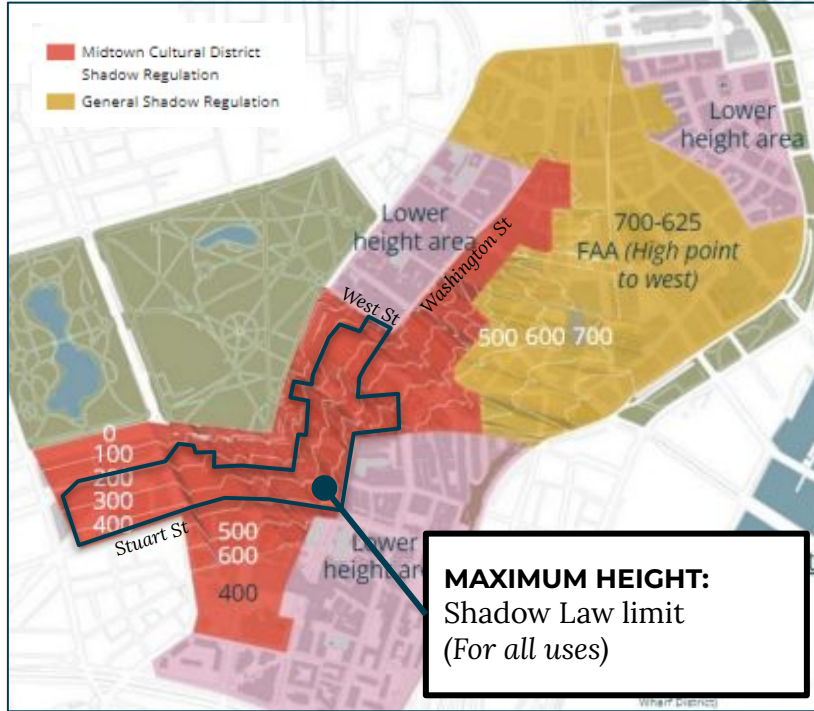
- SKY → SKY-R
- Decreases height limit to 155'; Shadow Law limit until 500' (previously allowed for all uses) is only allowed for residential projects



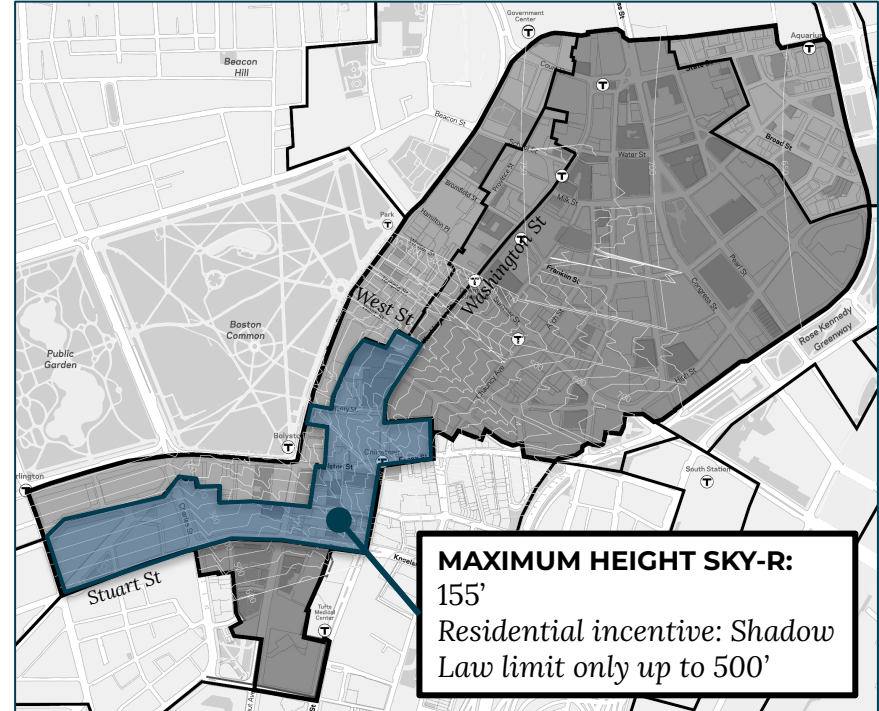
SKY-R BELOW WEST ST COMPARED TO PREVIOUS MAPS



PLAN: Downtown: January 2020 Scheme



Draft Zoning: January 8, 2025 Map



Below West St the January 2025 draft is a “down-zoning” from previous maps: Decreases height limit to 155’; Shadow Law limit until 500’ (previously allowed for all uses) is only allowed for residential projects

APPENDIX: 2018-2025 DOWNTOWN PLANNING AND ZONING MAPS

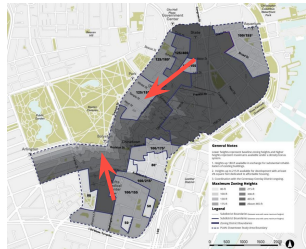
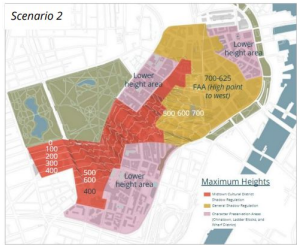
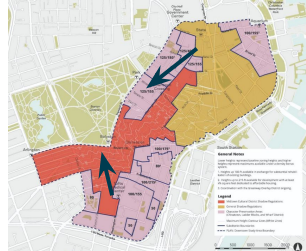
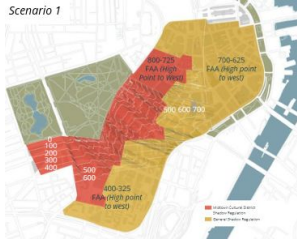
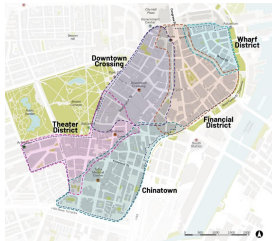
DOWNTOWN PLANNING AND ZONING MAPS



PLAN: DOWNTOWN PROCESS

Existing conditions analysis

Draft development scenarios



Existing conditions analysis (2018-2020) determining character areas based on:

- Land use
- Built form
- Parcel size
- Building age
- Historic & community significance
- Public realm
- Access to transportation

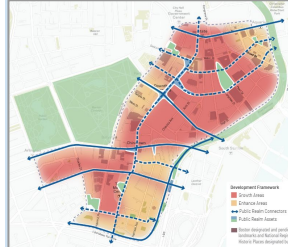
Scenarios 1 & 2 (2020)

2 rough schemes: (1) maximized growth, (2) lower height zones for cohesive historic character areas

Scenario 3 (2022)

Refinement of scenario 1 & 2, stepping down in height from State St to the Ladder Blocks along Washington St

APPROVED PLAN: DOWNTOWN



BPDA Board Approved PLAN (2023)

Spatial framework highlighting growth, preservation, open space, and public realm goals.

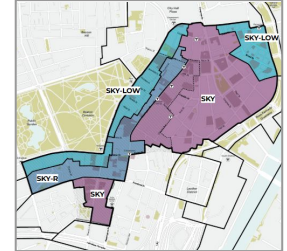
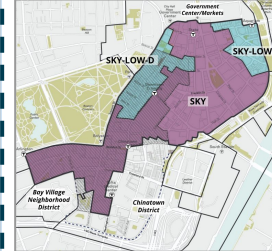
See PLAN for additional maps on:

- Character Areas
- Open Space & Public Realm Improvements
- Mobility Improvements

DRAFT ZONING PROCESS

Draft zoning maps

WE ARE HERE



Draft zoning 1 (April 8, 2024):

Proposed draft zoning amendment creating SKY-Low and SKY Districts

Draft zoning 2 (Jan 8, 2025):

Introduces SKY-R with focus on residential growth along critical corridors Downtown.






(lowers some areas of previously SKY, and raises some areas of previously SKY-LOW)

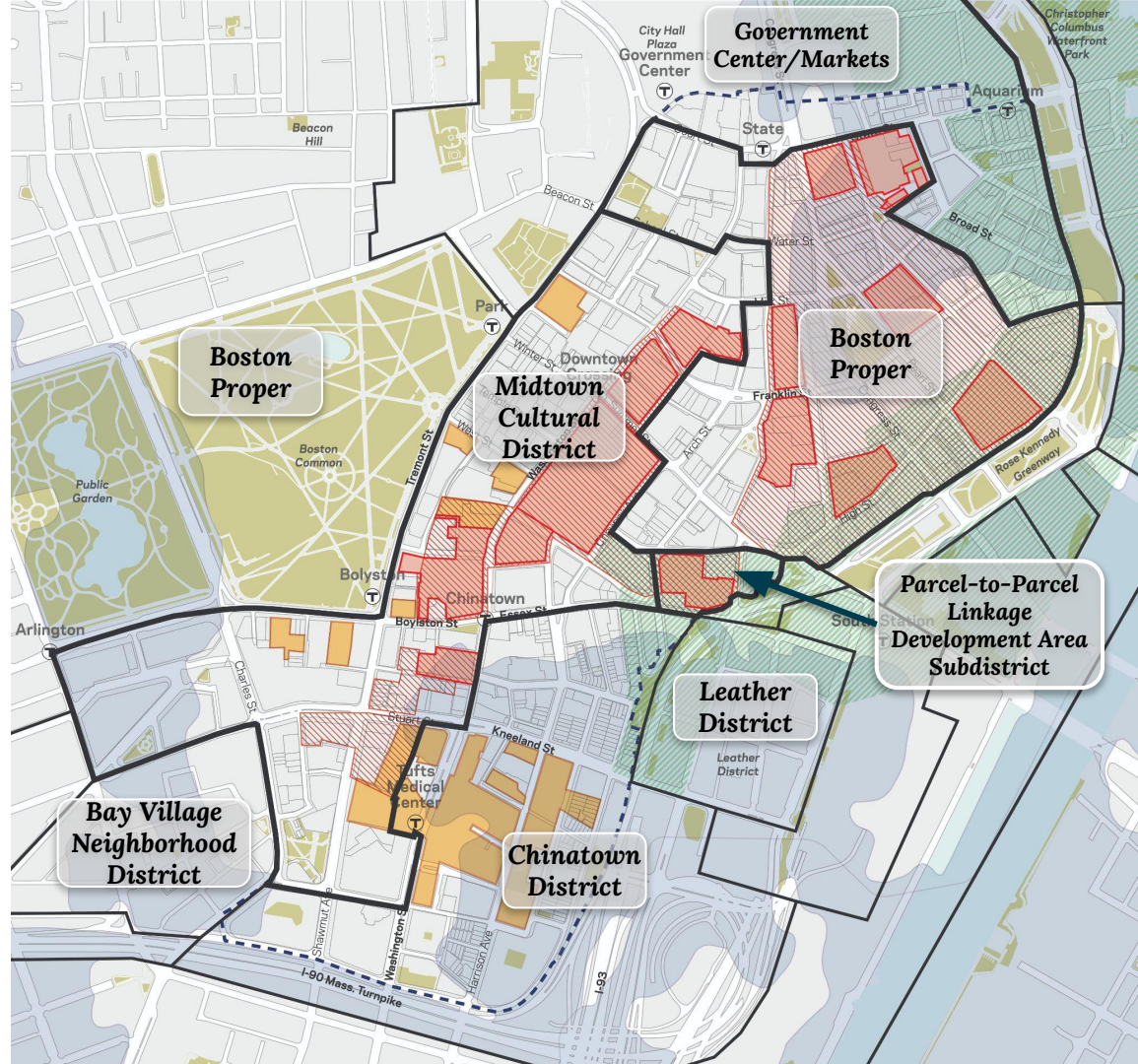
EXISTING ZONING

Zoning Districts:

- Midtown Cultural District (Article 38)
- South Station Economic Development Area (Article 40) (*Parcel-to-Parcel Linkage Development Area Subdistrict*)
- Government Center/Markets (Article 45)
- Bay Village Neighborhood (Article 63)
- Chinatown (Article 43) (*boundary changes to be determined with ongoing Chinatown Rezoning Process*)

Overlays and existing plans:

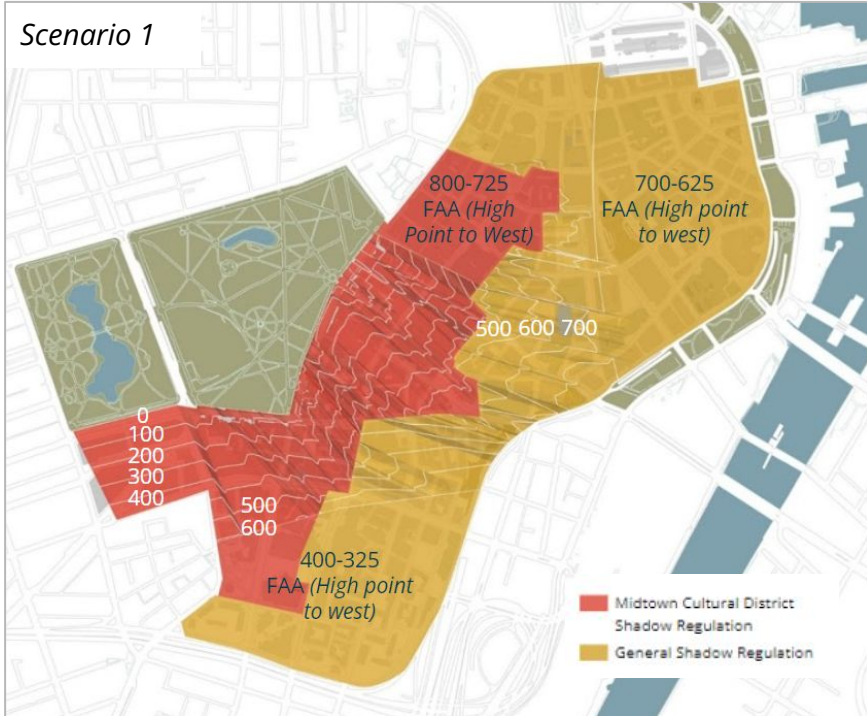
-  14 existing PDAs
-  Institutional Master Plans
-  Greenway Overlay District
-  Coastal Flood Resilience Overlay District (CFROD)
-  Existing Planned Development Area (PDA) eligible areas



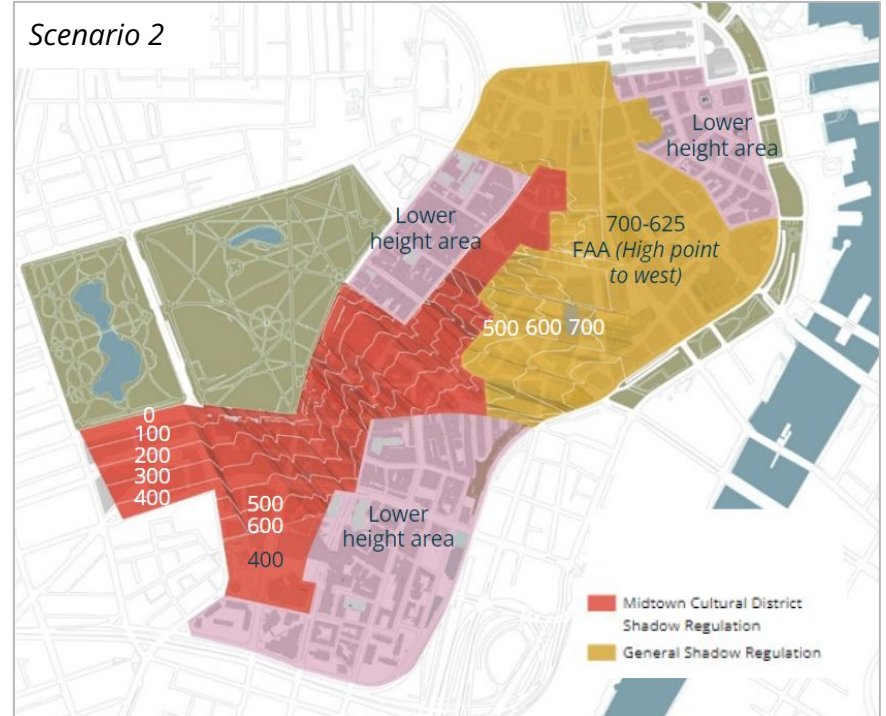
PLAN: DOWNTOWN

January 2020 Draft Scenarios

Scenario 1



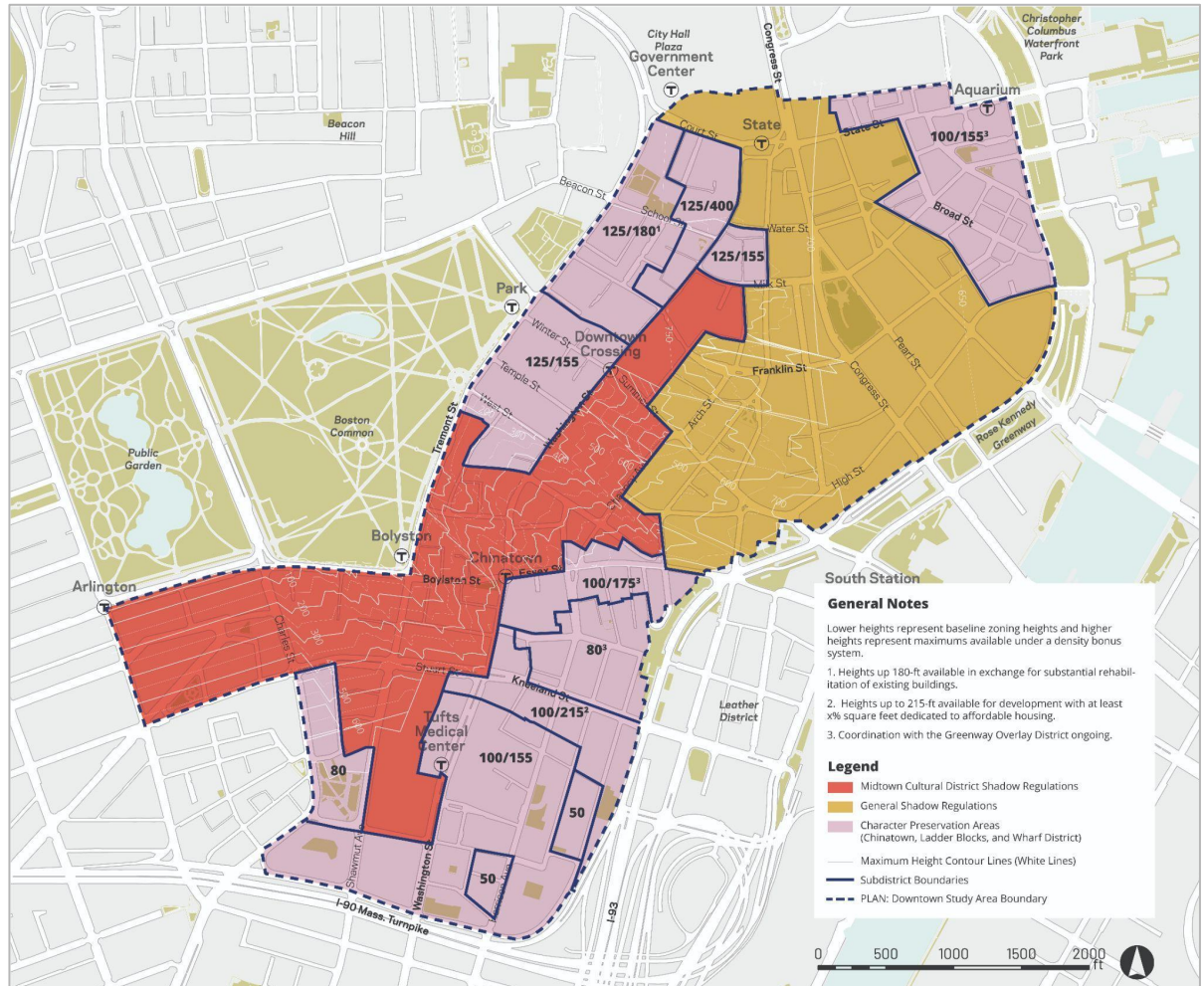
Scenario 2



Note: Draft scenarios not included in the approved PLAN: Downtown

PLAN: DOWNTOWN

January 17, 2022 Draft Scenario



Note: Draft scenario not included in the approved PLAN: Downtown

PLAN: DOWNTOWN

December 2023

APPROVED PLAN: DOWNTOWN

DEVELOPMENT FRAMEWORK



DOWNTOWN ZONING: APRIL 10, 2024 DRAFT



SKY-LOW-D

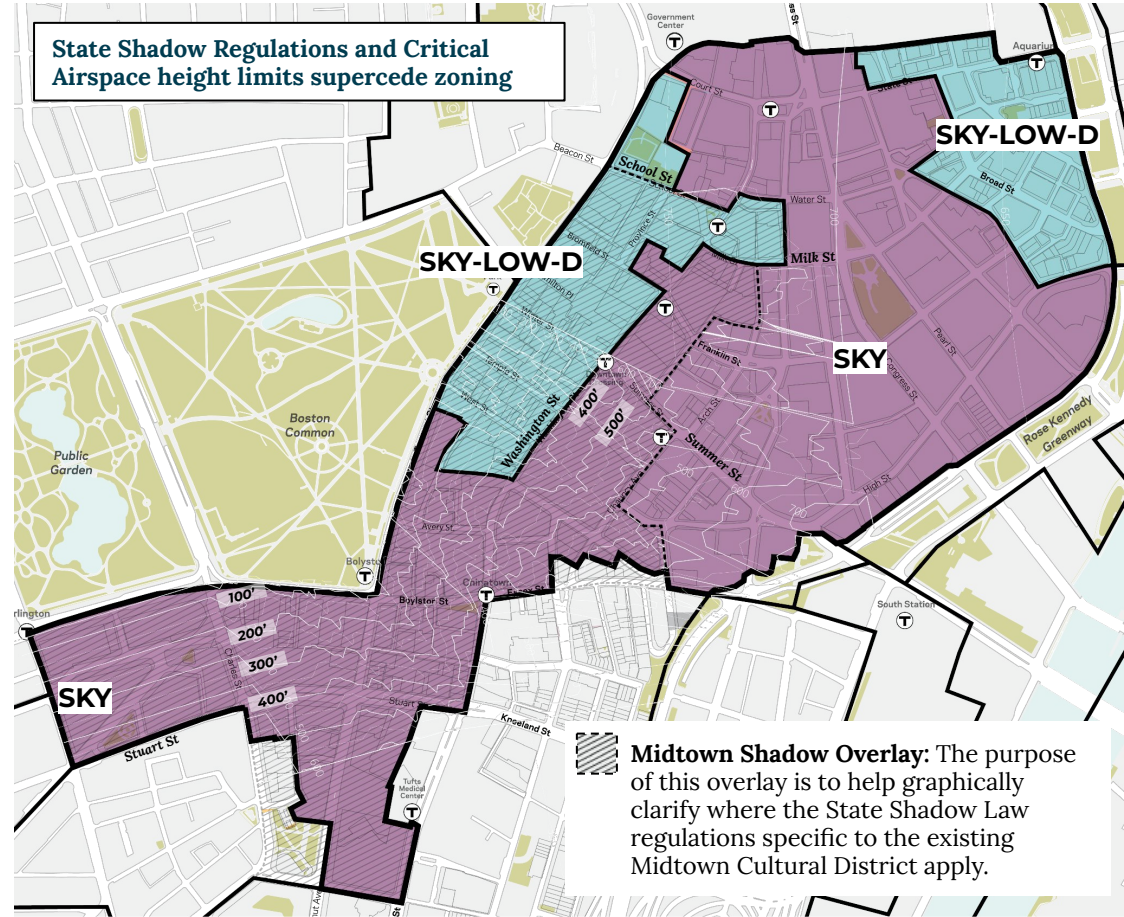
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DOWNTOWN ZONING: JANUARY 8, 2025 DRAFT



SKY-LOW-D

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SKY-R

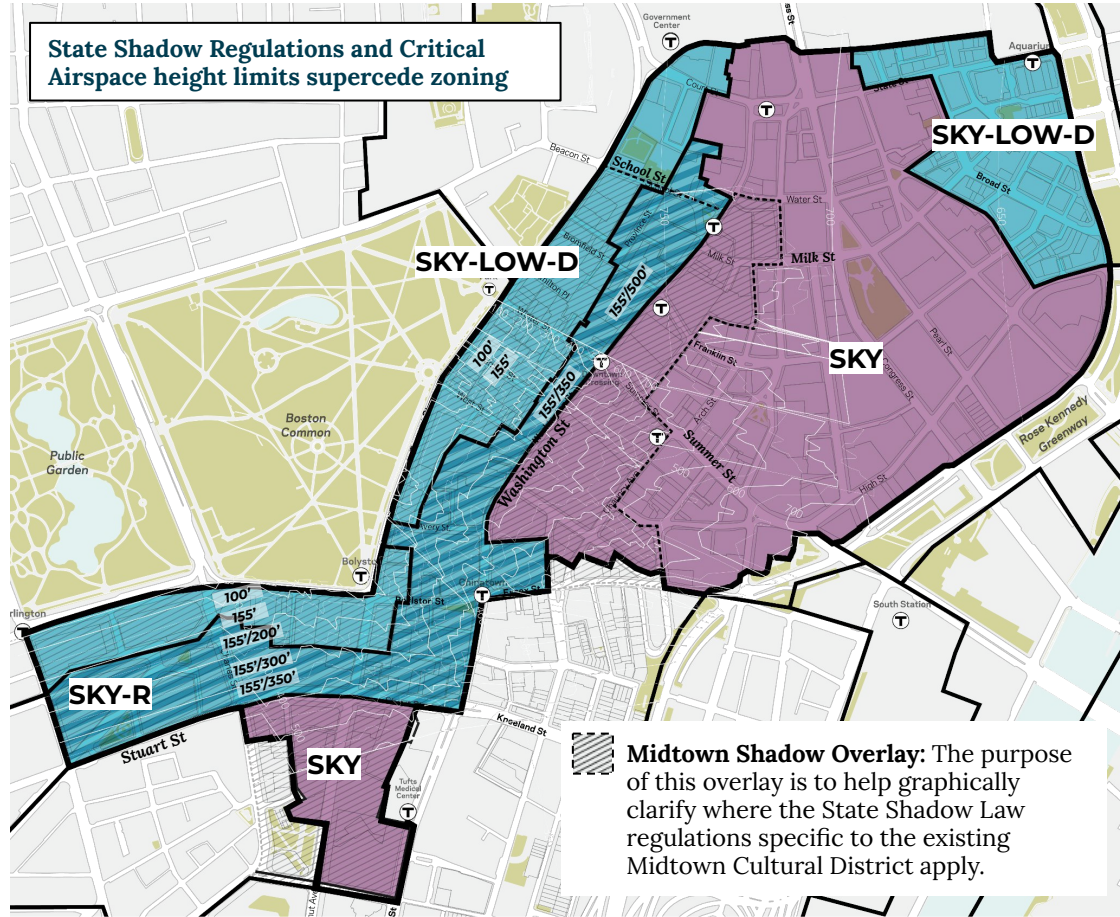
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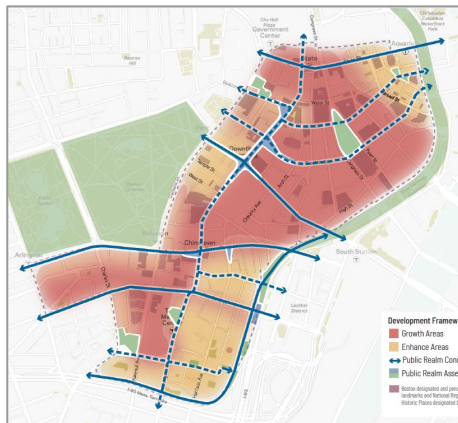
PLAN DOWNTOWN: NEW HOUSING FOCUS GROWTH AREA



As a critical area for residential growth and adaptive reuse, the update to PLAN: Downtown introduces a housing focus growth area:

GROWTH AREA: HOUSING FOCUS

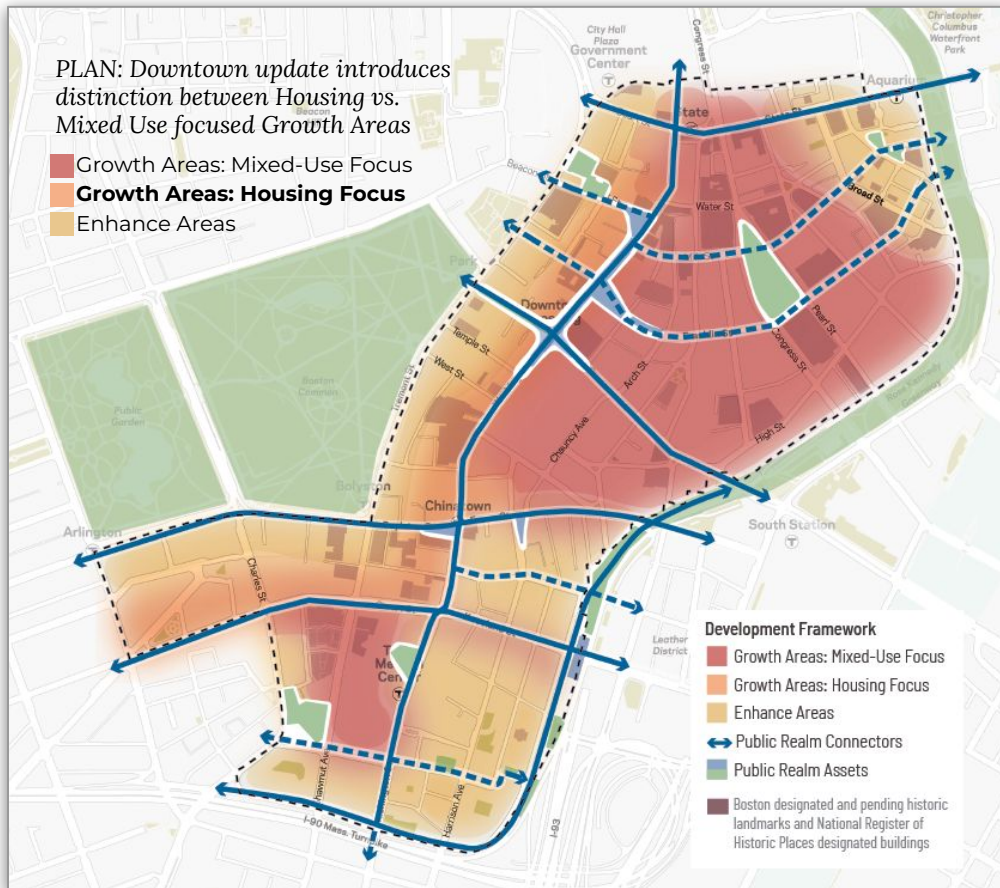
Encourage adaptive reuse, preserve historic facades, and ensure taller buildings provide needed residential growth.



2023 Development Framework

PLAN: Downtown originally only identified two types of areas: "Enhance Areas" and "Growth Areas"

- Growth Areas
- Enhance Areas



PLAN: Downtown Development Framework Update