

REDEVELOPMENT OF BWSC PARKING LOTS

Planning Department Public Meeting

Proposed Article 50 Draft Zoning Amendments



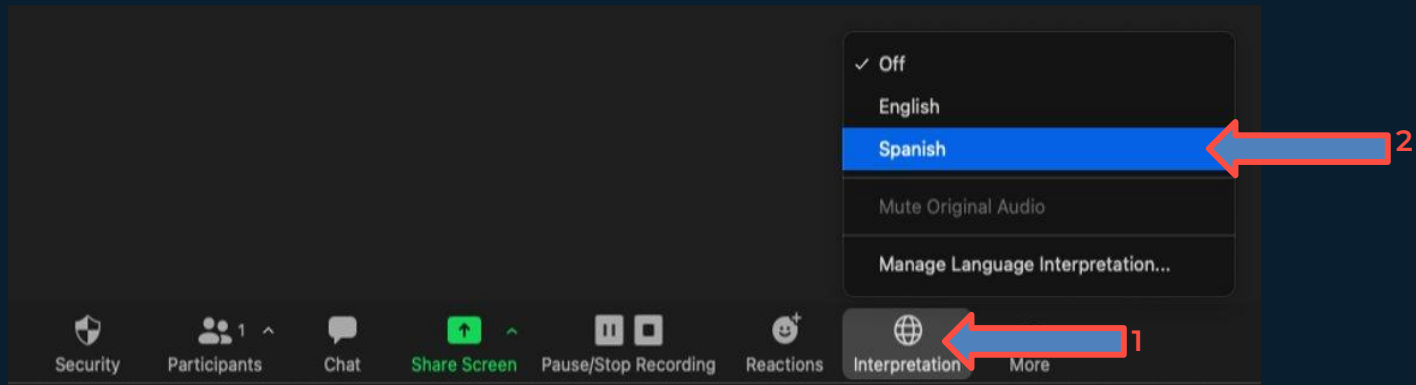
Planning Department

October 8, 2024

CITY of BOSTON

LANGUAGE INTERPRETATION

- **Simultaneous interpretation** is being provided for this meeting in **Spanish, Cape Verdean Creole, and Haitian Creole**. To switch to one of these audio channels, please select the “Interpretation” box at the bottom of the screen, then select the language you wish to hear.



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- For the Spanish audio channel, please select “Spanish.”
- For the Cape Verdean Creole audio channel, please select “Cape Verdean Creole.”
- For the Haitian Creole audio channel, please select “Haitian Creole.”
- *Ofrecemos interpretación en esta reunión. Oprima el icono de “Interpretation” que aparece en la parte de abajo de su pantalla y seleccione español. Desde su teléfono vaya a “more.”*

Zoom Meeting Info + Tips

- **The Planning Department will be recording this meeting** and posting it on the Planning Department's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and your camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activities different features.
- **Use raise hand function** (dial *9 followed by *6 to unmute if joining by phone) **and wait to be called upon** before asking your question or providing comment.



Mute/unmute



Raise hand to get in line to ask a question or provide comment



TABLE OF CONTENTS

1 **Redevelopment of BWSC Parking Lots (5 minutes)**

2 **Phase 1 Small Project (5 minutes)**

3 **Proposed Zoning (10 minutes)**

4 **Public Q&A/Comments (1 hour)**

MEETING FORMAT



- During the presentation, all microphones will be muted. However, if you have a clarifying question about something in the presentation, please submit your question through the “Q&A” tab and we will do our best to answer it while the presentation is in progress.
- Once the presentation is over, we will take questions and comments in two ways:
 - 2) Through the “Q&A” tab at the bottom of your screen.
 - 3) Or, you can raise your hand and we will take your questions verbally in the order that the hands were raised.


MEETING INFORMATION



- The presentation for this evening is available to view on the project webpage on The Planning Department's website
(<https://www.bostonplans.org/planning-zoning/zoning-initiatives/amendments-related-to-redevelopment-of-public-land>)
- Comments may be submitted through the project webpage or emailed directly to ella.wise@boston.gov
 - The comment period for this project is open through October 18, 2024
- Meeting recording will be uploaded to the project webpage within 48 hours

VIRTUAL MEETING ETIQUETTE



- We want to ensure that this conversation is a pleasant experience for all.
 - The host will mute all participants during the presentation to avoid background noise.
 - Please be respectful of each other's time.
 - We ask that participants limit their questions so that all may participate in the discussion.
 - You can always set up a conversation with Senior Planner, Ella Wise, by emailing ella.wise@boston.gov for further discussion.
- 

IMPROVING OUR DEVELOPMENT REVIEW PROCESS



LEARN MORE + SHARE YOUR FEEDBACK

*The Planning Department recently released an **Action Plan** sharing our draft recommendations to make Boston's Article 80 development review process more predictable, timely, and transparent.*



READ THE ACTION PLAN

Check out the [Article 80 Modernization website page](#) to read the Action Plan and learn about our draft recommendations



SHARE YOUR FEEDBACK

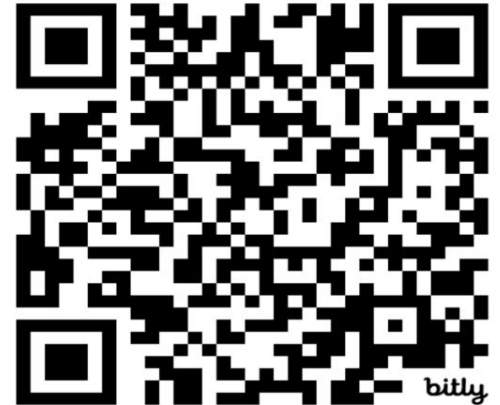
Help us refine our recommendations by completing our [online survey](#) or [submitting a comment letter](#)



LEARN MORE

Join us at one of our public meetings (more info coming soon!) or at one of the upcoming community events Planning Department staff will be attending. More information on our [project page](#).

SCAN THE QR CODE TO
REVIEW ACTION PLAN



bitly



PROPOSED REDEVELOPMENT OF BWSC PARKING LOTS



OVERVIEW

Request for Proposals (RFP)

- The purpose of the RFP was for the redevelopment and long-term ground lease of the parking lots owned by the Boston Water and Sewer Commission
- There are 16 disposition parcels known collectively as the Boston Water and Sewer Commission Parking Lots.
- These parcels represent approximately 191,528 square feet



RFP DEVELOPMENT OBJECTIVES



Following feedback from the community process and input from City Staff when creating the RFP, the following development objectives were established.

- 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

SELECTED PROPOSAL

Based on feedback from the Project Review Committee, public, and City staff, the Planning Department chose Related Beal & DREAM's proposal.

- **Gross Building SF:** 487,254
- **Rentable SF:** 356,719
- **Rental Units:** 323
- **Homeownership Units:** 79
- **Retail SF:** 5,000
- **Community Space SF:** 15,000
- **Parking:** 45,000 SF, 138 structured parking spaces
- **Public Space:** 1.17 acres of green space



Conceptual rendering looking north from Harrison Avenue, across the Central Green, towards Buildings 3, 1, and 2 (from left to right)

BUILDING DESCRIPTIONS

SUMMARY

Building 1 A

Affordable Homeownership

45 Units

Building 2

Senior Affordable

94 Units

Building 3

Affordable Rental

100 Units

Building 4

Affordable Rental

129 Units

Building 1 B

Affordable Homeownership

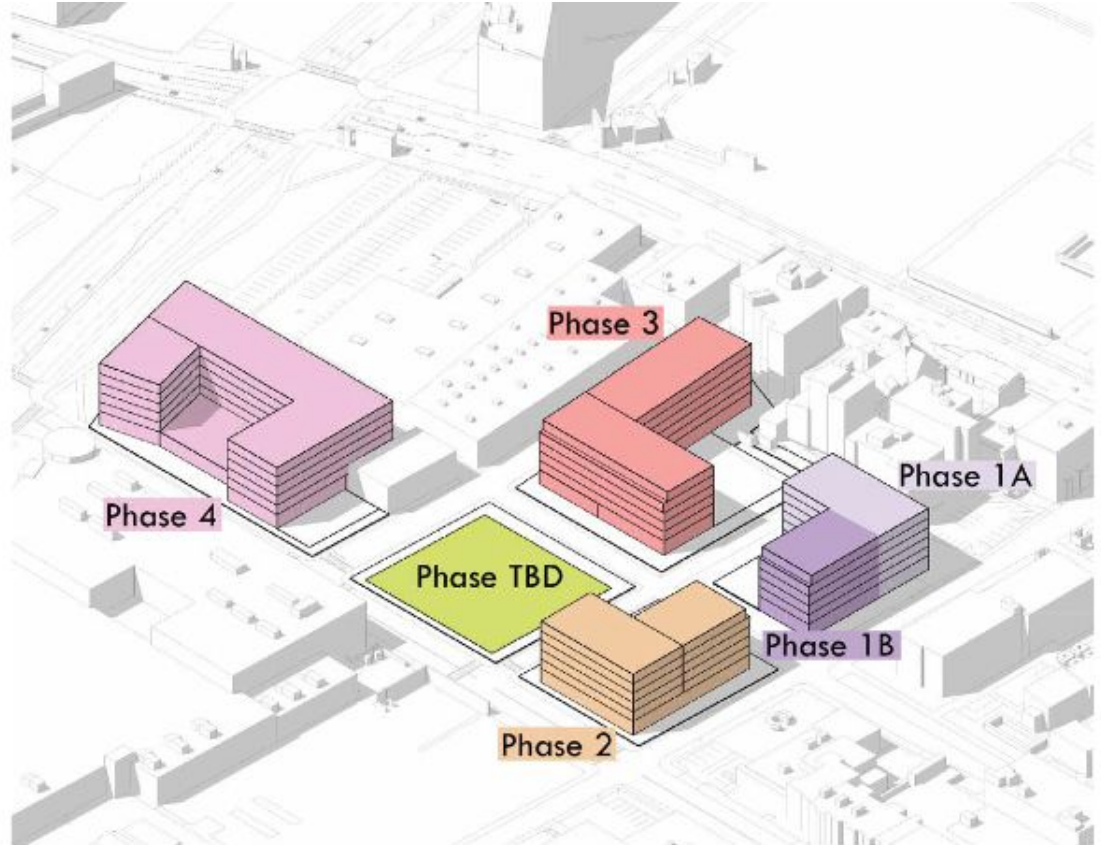
34 Units

Open Space / Green Space

50,968 SF

Parking

138 Spaces



MULTI-PHASE DEVELOPMENT

Phase 1:

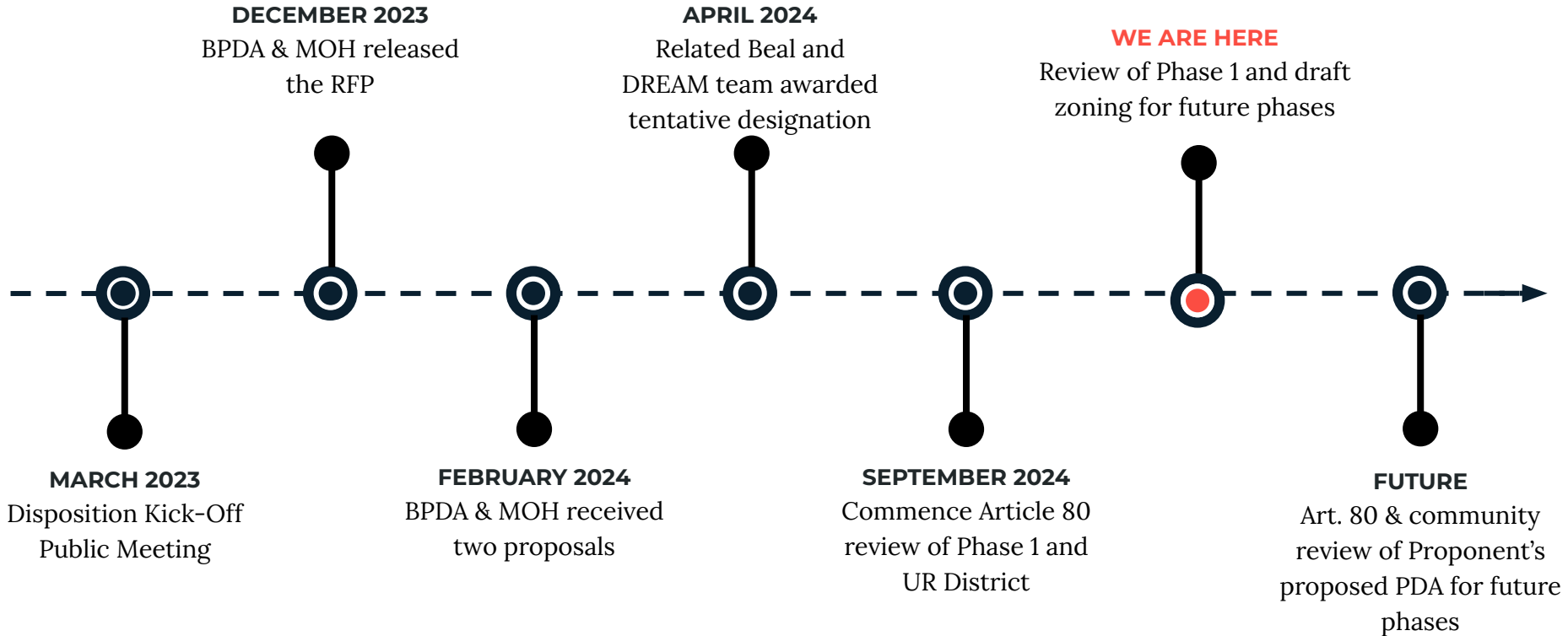
- Expedited timeline in order to utilize federal American Rescue Plan Act (ARPA) funding to build new affordable homeownership units

Phase 2, 3, 4, 5:

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



PROJECT TIMELINE



PHASE 1 SMALL PROJECT

2

PHASE 1

Phase 1 will benefit from Federal American Rescue Plan Act (“ARPA”) funds that must be designated by year-end 2024.



PHASE 1 URBAN RENEWAL

URBAN RENEWAL MINOR MODIFICATION

- A Minor Modification is necessary to amend the boundaries of Parcel 35 to include the entire Phase 1 Project Site;
- As well as modify Section 602, “Table of Land Use Requirements”, to change the permitted land uses for Parcel 35 to residential, commercial, retail, and open space uses.

URBAN RENEWAL OVERLAY DISTRICT (U-DISTRICT)

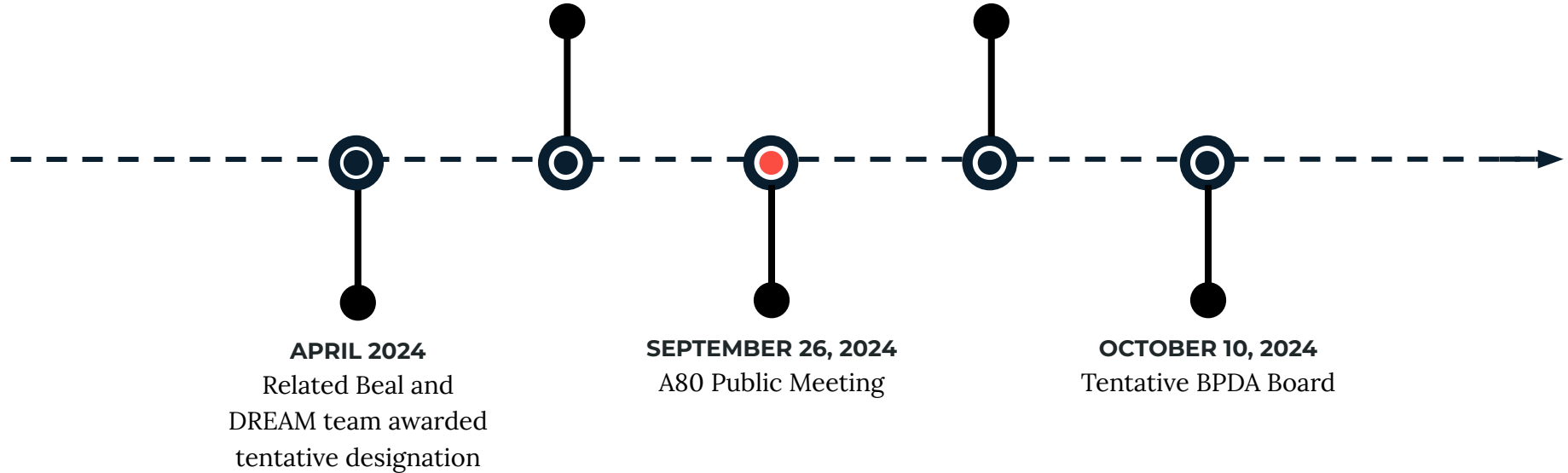
- The U-District tool is being used in order to meet the 12/31/24 federal funding deadline for ARPA fund use to get affordable homeownership development on this parcel.
- Without this tool being used at this time, the City would not be able to meet the federal timeline for the ARPA funds.



PHASE 1 PROJECT TIMELINE

SEPTEMBER 6, 2024
A80 SPRA Filing

OCTOBER 7, 2024
A80 Comment Period
End Date





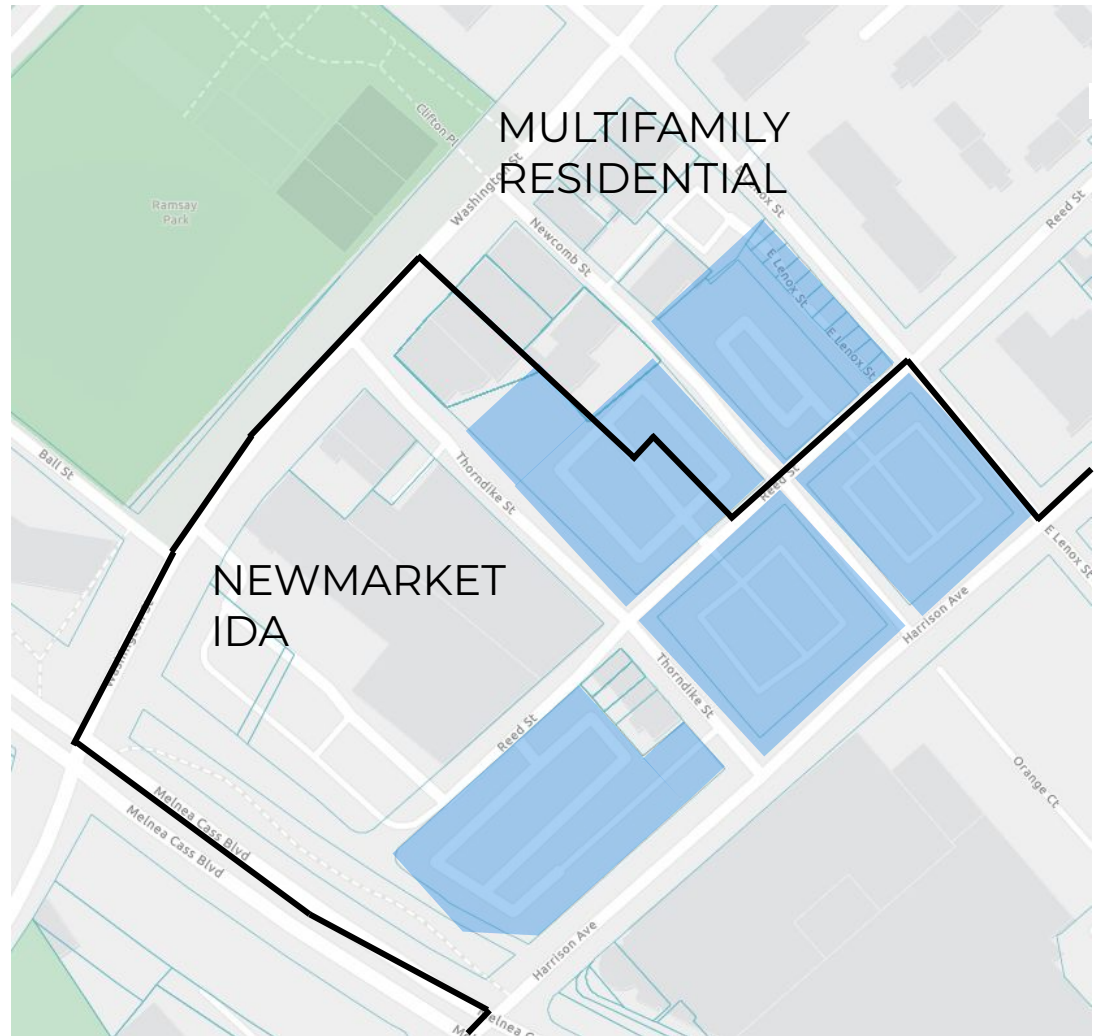
PROPOSED ZONING FOR FUTURE PHASES

3

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 the Multifamily Residential sub district

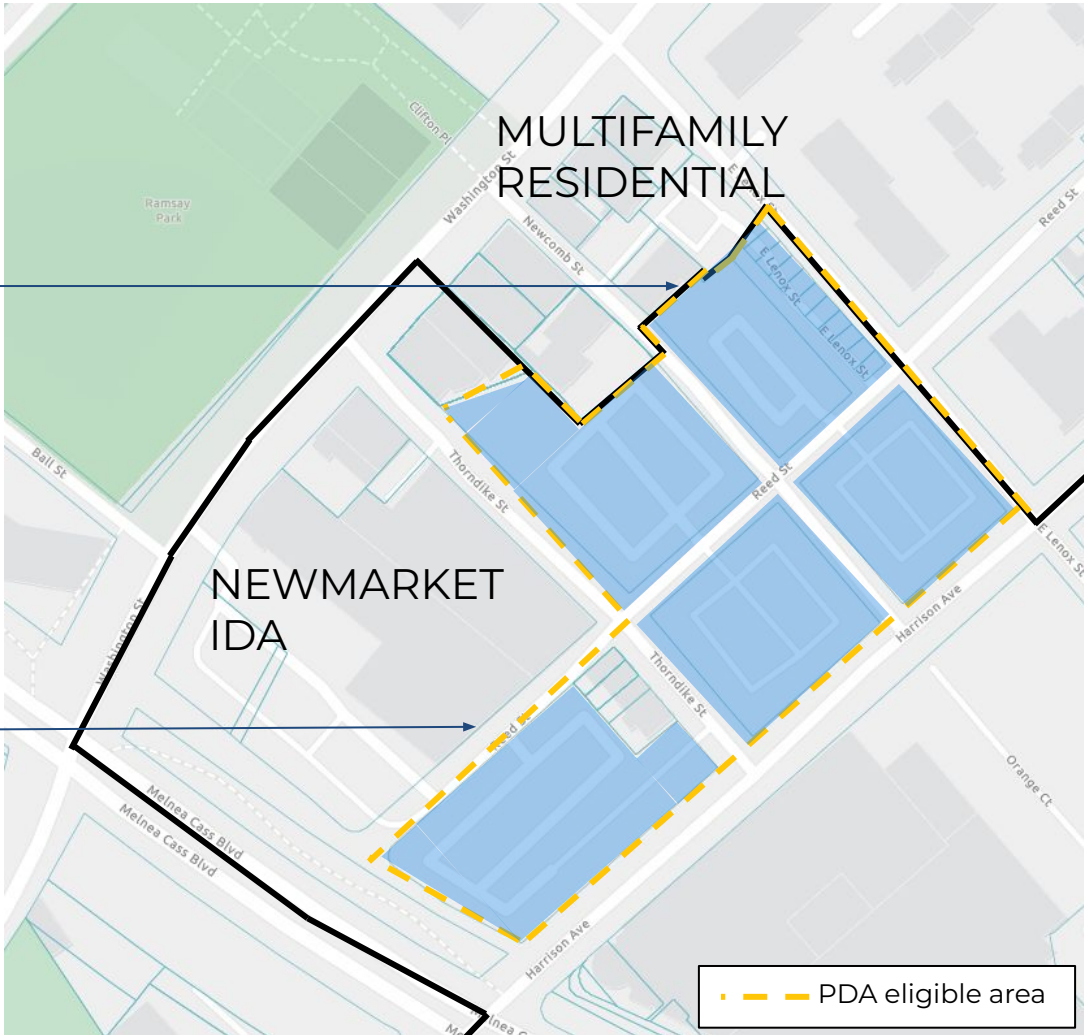


PROPOSED ZONING



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

BENEFITS OF PROPOSED ZONING



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

COMPREHENSIVE APPROACH

- Holistic design of remaining parking lots

PROCESS



RELEASE DRAFT ZONING & COMMENT PERIOD

- Release draft zoning text and map amendments in mid-September
- **30-day public comment period commences**

PUBLIC MEETING #1

- Virtual public meeting to introduce, answer questions, and receive feedback on draft zoning text and map amendments
- **Opportunity for public comment**

PUBLIC MEETING #2

- Planning Department staff will incorporate feedback from 30-day comment period and Public Meeting #1
- Virtual public meeting to present the final zoning text and map amendments
- **Opportunity for public comment**

BPDA BOARD

- November 14, 2024
- Reviewed for recommendation for Boston Zoning Commission approval

BOSTON ZONING COMMISSION

- December 12, 2024
- **Opportunity for public comment**
- Reviewed for adoption

THANK YOU

We appreciate your time and hope you enjoyed this presentation.

HAVE QUESTIONS?

Ella Wise

ella.wise@boston.gov

Ebony DaRosa

ebony.darosa@boston.gov

OR VISIT:

bostonplans.org

