

MEMORANDUM

January 17, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: KAIROS SHEN, CHIEF PLANNER
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PLANNING
LAUREN WILLIAMS, PROJECT MANAGER

SUBJECT: TEXT AND MAP AMENDMENTS TO THE ROXBURY
NEIGHBORHOOD DISTRICT

SUMMARY: This Memorandum requests authorization for the Director to petition the Boston Zoning Commission to adopt text and map amendments with respect to the Bartlett Yard parcel and Parcel 9 in the Roxbury Neighborhood District.

This Memorandum requests that the Boston Redevelopment Authority (the "BRA" or "Authority") authorize the Director to petition the Boston Zoning Commission to amend Article 50 (Roxbury Neighborhood District) and "Map 6A/6B/6C, Roxbury Neighborhood District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, to remove the Housing Priority Overlay District from the Bartlett Yard parcel and Parcel 9 in the Roxbury Neighborhood District and to amend the underlying zoning on the Bartlett Yard parcel from "3F-4,000", indicating a Three-Family Residential Subdistrict, to Dudley Square EDA, indicating an Economic Development Area and making the parcel Planned Development Area eligible.

Recent interest and activity in this area to redevelop these sites has encouraged Authority staff review of the limitation of the existing zoning governing the Bartlett Yard parcel and Parcel 9 in the Roxbury Neighborhood District. The proposed text and map amendments establish a more flexible zoning law to facilitate mixed-use redevelopment on the sites, encourage economic development, and enliven the district and knit together the surrounding neighborhoods in a vibrant, mixed-use manner.

RECOMMENDATION

Based on the foregoing, the Authority staff recommends that the Authority approve the proposed text and map amendments to the Roxbury Neighborhood District zoning.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt text and map amendments to Article 50 and Map 6A/6B/6C (Roxbury Neighborhood District), amending the underlying zoning for the Bartlett Yard parcel and Parcel 9 in the Roxbury Neighborhood District to remove the Housing Priority Overlay District from the Bartlett Yard parcel and Parcel 9 in the Roxbury Neighborhood District and to amend the underlying zoning on the Bartlett Yard parcel from "3F-4,000", indicating a Three-Family Residential Subdistrict, to Dudley Square EDA, indicating an Economic Development Area and making the parcel Planned Development Area eligible, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on January 17, 2013.