

MEMORANDUM

AUGUST 15, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: RICHARD McGUINNESS, DEPUTY DIRECTOR FOR WATERFRONT
PLANNING
LAUREN SHURTLEFF, SENIOR PLANNER I
MARYBETH PYLES, SENIOR LAND USE COUNSEL
JEFFREY M. HAMPTON, SENIOR LAND USE PLANNER III

SUBJECT: TEXT AND MAP AMENDMENTS TO THE GOVERNMENT
CENTER/MARKETS DISTRICT

SUMMARY: This Memorandum requests authorization for the Director to petition the Boston Zoning Commission to adopt text and map amendments to create the Wharf Street Restricted Growth Area within the Government Center/Markets District.

In July, 2010, the Boston Redevelopment Authority ("BRA") adopted the Greenway District Use and Development Guidelines ("Guidelines"), after a two-year planning process. The objective of the study was to create a set of guidelines specifically for the parcels adjoining the Greenway. On July 16, 2013, the BRA adopted Article 49A, Greenway District Overlay District, creating a new overlay district to codify the recommendations in the Guidelines. However, there were also more specific recommendations in the Guidelines for numerous parcels that were to be addressed through amending the applicable underlying zoning. Two such parcels, referred to as the "Wharf Street sites", located in the Town Cove area of the India Street Restricted Growth Area, are identified in the Guidelines.

The Guidelines state that the Wharf Street sites are located amidst "pre-war scaled commercial buildings... arranged around a tight cluster of small blocks and narrow streets... ." The Guidelines call for "preserving the scale, character and historic street patterns that mark Town Cove as a district and legible Boston neighborhood" and propose dimensional criteria for the Wharf Street sites in order to achieve this goal.

This memorandum requests that the BRA authorize the Director to petition the City of Boston Zoning Commission to amend Article 45, Government Center/Markets District, and "Map 1H, Government Center/Markets District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, to create the new "Wharf Street Restricted Growth Area" for the Wharf Street sites. The proposed text amendment to Article 45 sets forth that the maximum building height will be one hundred (100) feet and a maximum Floor Area Ratio ("FAR") of eight (8) will be

allowed; provided that any Proposed Project shall be allowed a maximum building height of one hundred and thirty (130) feet and a maximum FAR of thirteen (13) if such Proposed Project is subject to or has elected to comply with Large Project Review and receives a Certification of Consistency pursuant to Section 80B-6 of the Boston Zoning Code. The proposed map amendment to Map 1H identifies the Wharf Street sites as Area 11A and the Map Key will show the "Wharf Street Restricted Growth Area" as Area 11A and set forth the above referenced maximum heights and FARs.

On August 8, 2013, a community meeting was held regarding the proposed text and map amendments.

RECOMMENDATION

Based on the foregoing, BRA staff recommends that the Board approve the recommended text and map amendments to the Government Center/Markets District and that the Director be authorized to petition the Boston Zoning Commission to adopt said text and map amendments.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt a text amendment to Article 45, Government Center/Markets District, of the Boston Zoning Code ("Code") and a map amendment to Map 1H, Government Center/Markets District," of the series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, as amended, to create the new "Wharf Street Restricted Growth Area", all in substantial accord with the text and map amendments presented to the Boston Redevelopment Authority at its meeting on August 15, 2013.