

MEMORANDUM

SEPTEMBER 12, 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 which would make Planned Development Areas ("PDAs") allowed in specific areas of the Government Center/Markets District.

This memorandum requests that the Boston Redevelopment Authority (the "BRA" or "Authority") 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 establish four (4) areas where PDAs may be permitted.

On January 16, 1991, the BRA Board adopted text and map amendments for the proposed final zoning for the Government Center/Markets District. One of the adopted provisions allowed the establishment of one area where a PDA was permitted – the site of the existing Brooke Courthouse.

In July, 2010, the 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.

Recent interest and activity in this area to develop larger parcels of land, including the area bounded by New Chardon Street, Cambridge Street, Staniford Street, and Merrimac Street; and the area bounded by New Chardon Street, John

F. Fitzgerald Surface Road, New Sudbury Street, and Bowker Street, has encouraged Authority staff to review the limitation of only one existing area where PDAs may be permitted.

The proposed text and map amendments will expand the areas in which PDAs may be permitted from one (1) area to four (4) areas and will establish a more flexible zoning law to encourage large-scale redevelopment on sites in the Government Center/Markets District while ensuring high-quality design by providing planning and design controls, and encouraging economic development which enlivens and activates the Rose Fitzgerald Kennedy Greenway and knits together the surrounding neighborhoods in a vibrant, mixed-use manner. Authority staff has determined that there should be four (4) areas within the Government Center/Markets District where PDAs should be permitted. The areas to be included are the existing Brooke Courthouse, the Government Center Garage site, the Dock Square Garage site, and the area around the eastern end of Faneuil Hall Marketplace, bounded by Clinton Street, John F. Fitzgerald Surface Road, and State Street.

Recommendation

Based on the foregoing, the Authority staff recommends that the Board approve the recommended additions to the areas where PDAs may be permitted in the Government Center/Markets District. This is consistent with other planning initiatives undertaken in other areas of Downtown, including the Midtown Cultural District, Chinatown and the South Station Economic Development Area.

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 45 and Map 1H, with respect to areas where PDAs may be permitted, in substantial accord with the text and map amendments submitted to the Boston Redevelopment Authority at its meeting on September 12, 2013.