

PROPOSED AMENDMENTS: ARTICLE 68 AND MAP 4F - SOUTH BOSTON NEIGHBORHOOD DISTRICT

Public Meeting - September 22, 2026

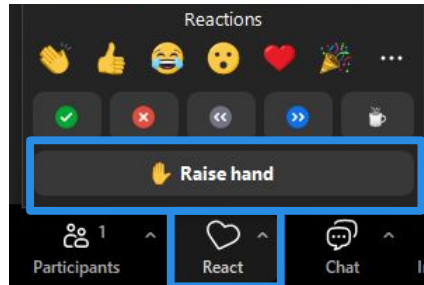


Planning Department

CITY of BOSTON

ZOOM MEETING INFO AND TIPS

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



Raise Hand



Mute/Unmute

Turn Video
On/Off

WELCOME & OVERVIEW

- 1 WELCOME AND INTRODUCTIONS

- 2 UNDERSTANDING ZONING AND PLANNED
DEVELOPMENT AREAS (PDAs)

- 3 PROPOSED ZONING CHANGES

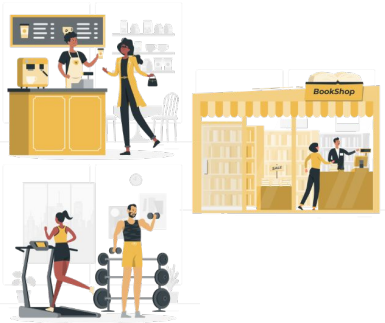
- 4 WHAT THIS AMENDMENT MEANS

- 5 NEXT STEPS

- 6 Q+A AND DISCUSSION

WHAT IS ZONING?

Zoning is a set of laws that are used to guide development by dictating the **allowed land use, shape, and density of a building or structure** in a given area. Some of what zoning regulates includes:



Land Uses

The types of activities allowed within a given area



Building Dimensions

How much space a building takes up, its height, and the open space around it



Other Regulations

Parking and loading, signage requirements, roof deck allowances, and many more

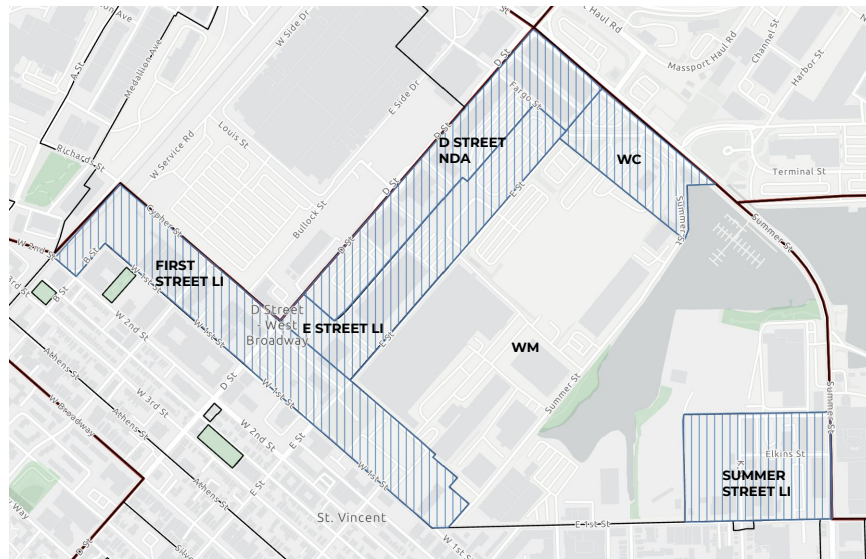
Zoning doesn't build or demolish anything; it acts as guides and limits to what people can build.

WHAT IS A PLANNED DEVELOPMENT AREA (PDA)?

A **Planned Development Area (PDA)** is a **zoning tool** that can leverage public benefits for large or complex projects, such as multi-building projects.

Where PDAs can be proposed:

- Land that is 1 acre or more
- Located within the
 - D Street Neighborhood Development Area (NDA)
 - Local Industrial (LI) Subdistricts
 - Waterfront Commercial (WC) Subdistricts



Boston Zoning Viewer: Where PDAs are currently allowed near the Reserved Channel.

New PDAs, changes to a PDA, and all Development Plans will still need to undergo the Article 80 community review process.

WHY ARE PDAS USEFUL AS A ZONING TOOL?

- PDAs establish a **framework** for large or complex projects
- PDAs provide **flexible zoning** to help leverage developments for public benefits.
- Public benefits include:
 - Increase in housing supply
 - New open spaces
 - Public realm improvements
- Without PDAs, there are less predictable outcomes and less community oversight



PDA 50 - 371-401 D Street



PDA 109 - 660 Summer / Marine Wharf



PDA 128 - 776 Summer

PROPOSED TEXT AMENDMENT

Section 68-24. - Establishment of Areas Within Which Planned Development Areas May be Permitted.

CURRENT TEXT:

Planned Development Areas ("PDAs"), as described in Section 3-1A.a, are permitted within the D Street Neighborhood Development Area, Local Industrial Subdistricts, and Waterfront Commercial Subdistricts. The purposes for establishing the areas specified above...

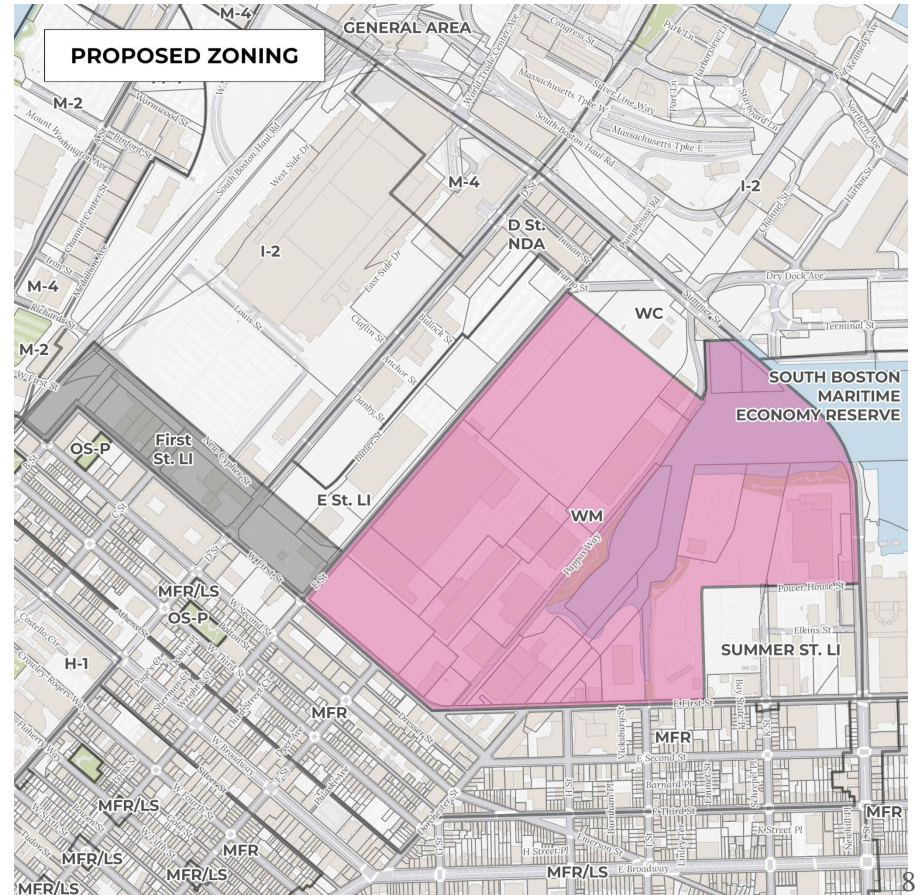


PROPOSED AMENDMENT:

Planned Development Areas ("PDAs"), as described in Section 3-1A.a, are permitted within the D Street Neighborhood Development Area, Local Industrial Subdistricts, ~~and~~ Waterfront Commercial Subdistricts, **and Waterfront Manufacturing Subdistricts**. The purposes for establishing the areas specified above...

SUMMARY

- Adds Waterfront Manufacturing (WM) to the list of subdistricts where PDAs are allowed
- No other text amendments



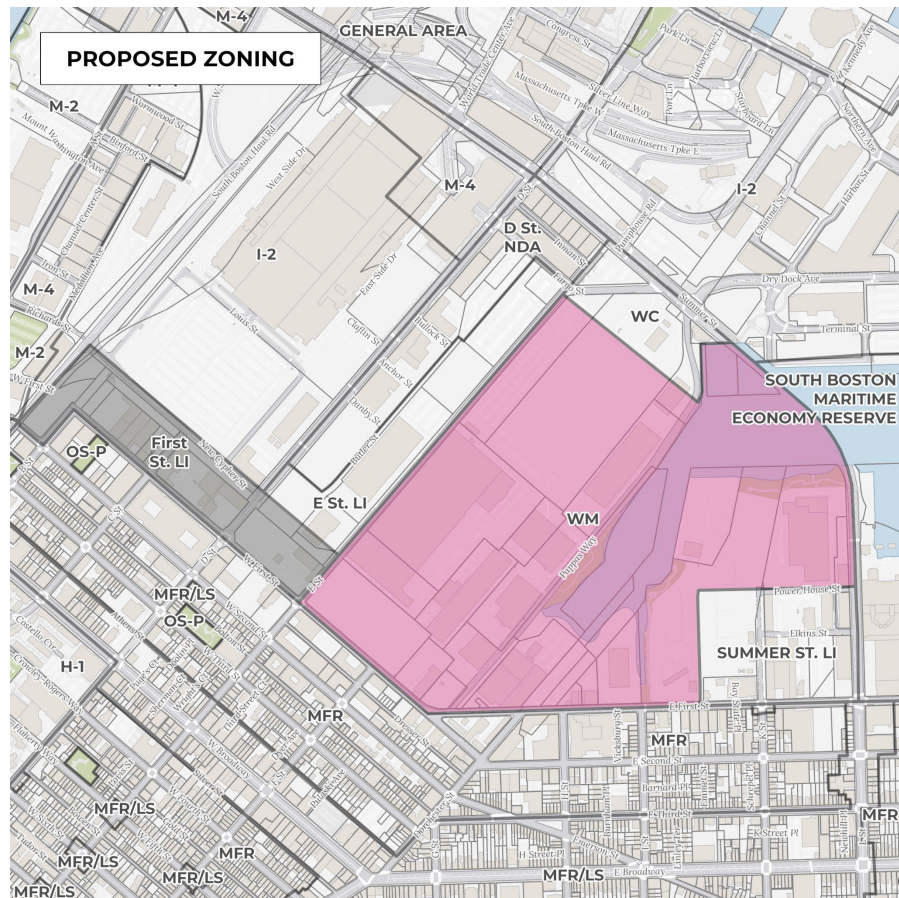
WHAT THE PROPOSED AMENDMENT MEANS

What the proposed amendment **does do**:

- Changes the subdistrict boundary between the First Street Local Industrial (LI) and Waterfront Manufacturing (WM)
- Allows for PDAs to be proposed within the WM Subdistrict

What the proposed amendment **does not do**:

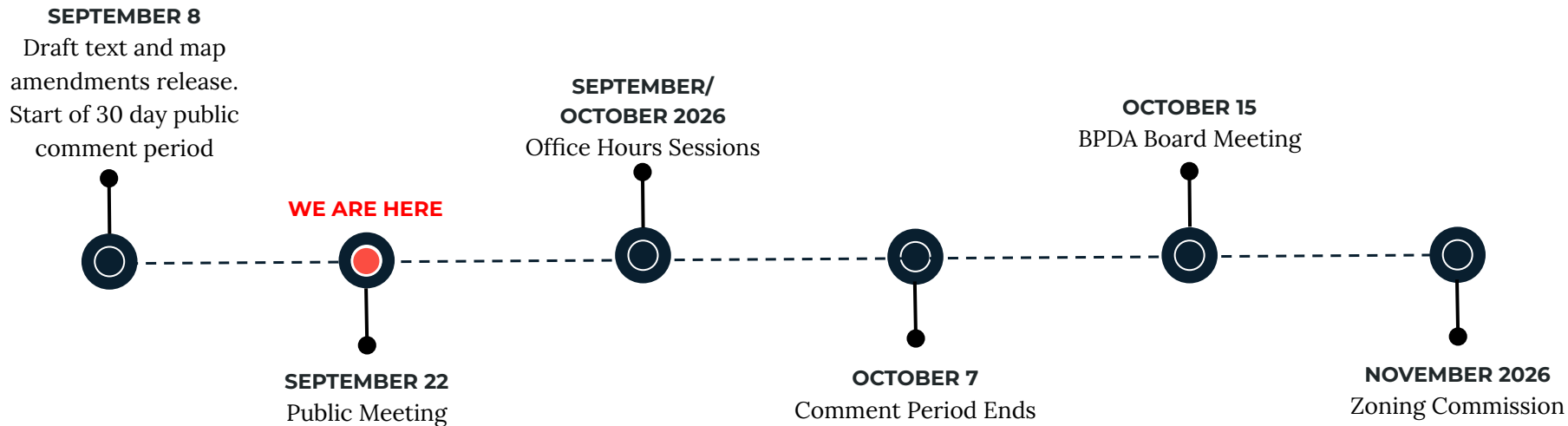
- Does not create and approve PDAs
- Does not approve the proposal that is undergoing the Article 80-C process
 - This will still undergo the community review process



WHAT'S NEXT



Please be sure to email any comments to Michelle.Yee@boston.gov by October 7, 2026.



THANK YOU

HAVE QUESTIONS?

MICHELLE YEE

Michelle.Yee@boston.gov

UPCOMING EVENTS

- September 28, 2026 - Office Hours #1 (Virtual)
- October 1, 2026 - Office Hours #2 (Virtual)

SUBMIT COMMENTS TO MICHELLE.YEE@BOSTON.GOV BY OCTOBER 7, 2026

OR VISIT:

<http://bosplans.org/Art68Map4FUpdates>

