Project Website

bit.ly/westerncorridor

- Presentations (including tonight’s!)
- Recordings from virtual meetings
- Zoning Toolkit
- Additional content (e.g. reports) to be posted
Agenda

1. Housekeeping
2. Introduction to Building Types
3. Applying the Urban Design Framework
4. Towards Land Use Scenarios
5. Q&A and Discussion
1
Housekeeping
Your controls should be available at the bottom of the screen. Clicking on these symbols activates different features:

- **Unmute**
- **Stop Video**
- **Invite**
- **Manage Participants**
- **Polling**
- **Share Screen**
- **Chat**
- **Raise Hand**
- **Unmute Me**
Virtual Meeting Protocols

- During the presentation you can ask questions through the chat feature. Depending on the question, we will answer it in writing in the chat box, verbally, or wait until the Q&A period.
- During verbal Q&A, please be respectful of each other’s time so that all may participate in the discussion.
- You can always set up a conversation with Gerald Autler, Gerald.Autler@boston.gov.
The BPDA will be recording this meeting and posting it on its website at bit.ly/WesternCorridor. The recording will include the presentation, Q&A, and public comments afterwards.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices.

If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
COVID-19 Resources

Stay up-to-date with COVID-19 related announcements, City of Boston reopening plans, and resources for you and your community at: boston.gov/coronavirus
Key Dates:
August 11 - Doorknocking begins.
September 30 - Last day to respond.

Quick Facts:
As of 7/7, 52.2% (about 175,800) of Boston’s households have responded.
In 2010, the final response rate was 64.4%.

The Census has never been more accessible. You can respond:
Online (my2020census.gov)
Over the phone, or by mail.
13 different languages available.

Boston depends on your household to respond. For every person not counted, nearly $2,400 per year in federal funding is lost for the next ten years.
Team: Core BPDA Planning

Gerald Autler

Rosa Herrero

Kennan Rhyne

Charlotte Ong
Team: Other BPDA

- Community Engagement: Mark McGonagle
- Urban Design: Jeong-Jun Ju, Matt Martin
- Zoning: Bryan Glascock, Jeff Hampton
- Development Review: Nupoor Monani
- Legal: Matt Fitzgerald
- BPDA Transportation and Infrastructure: Tad Read, Jack Halverson
- Mapping: Carolyn Bennett, Piaotian Jin, Alla Ziskin
- Smart Utilities: Manuel Esquivel
Team: City of Boston and Consultants

- Other City of Boston:
  - Parks, Public Works, Transportation, ONS (Conor Newman)

- Consultants:
  - Jon Stover and Associates (financial analysis)
  - Kittelson (transportation)
Study Area
Timeline

- Kickoff
- Planning Goals
- Analysis
- Recommendations
- Rezoning

Fall 2019 | Winter/Spring | Summer/Fall 2020
Next Steps: September and October

- September 14, 30 (tentative dates)
  - Development scenarios
- October 14, 28 (tentative dates)
  - Transportation and financial analysis
  - Recommendations for zoning
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Building Types
Analytical Process

Building Types → Applying Urban Design Framework → Financial Modeling → Development Scenarios
Definition: Floorplate

- Floorplate: Square footage on an individual floor of a building
Definition: Massing

- Massing: The way the three-dimensional volumes of a building are arranged
Lab/Life Sciences

- **Minimum** floorplate ~25,000 sf
  - Flexibility to reconfigure lab modules with mechanical systems and circulation
- Intensive mechanical system requirements = large mechanical penthouses
Lab/Life Sciences

- Buildings tend to be rectangles of at least 120’ x 210’
  \[ (120 \times 210 = 25,000) \]
- ~6 stories most feasible height*
- 15’ floor-ceiling heights + 30’ mechanical penthouse
  - 6-story residential building = ~70’ feet
  - 6-story lab building = ~120’

*Based on feasibility analysis done by Jon Stover & Associates for Western Ave Study
Office

- Floorplates can be smaller than lab, but are typically larger than residential
- ~6 stories most feasible height*
- Lower floor-ceiling heights than lab, smaller mechanical
- Can be integrated into lab buildings

*based on feasibility analysis done by Jon Stover & Associates for Western Ave Study
Residential

- Dimension of building limited by maximum distance from windows
- 65’ width of building allows for efficient **double-loaded corridors**
- Massing more flexible than lab

*Radius, 530 Western Avenue*
Residential

- Up to 6-7 stories typically wood frame over concrete podium.
  - “Stick,” “Five over one/two”
  - Podium may contain parking, retail, green space on roof.
- Beyond seven stories steel (light or structural) construction and additional fire systems typically required.
  - Financial implications
  - Changing technology and codes
Residential

Continuum, Allston

Lantera at Boston Landing
Quiz 1

Radius at 530 Western Avenue was probably built with:

A. Wood
B. Steel
C. Something round
D. Broken plates
Applying the Urban Design Framework
Analytical Process

1. Building Types
2. Applying Urban Design Framework
3. Financial Modeling
4. Development Scenarios
Definition: Floor Area Ratio

- Floor area ratio (FAR): built square footage divided by square footage of land area
A five-story lab building with a 30,000 square foot floorplate on a 50,000 square foot parcel has an FAR of:

A. 0.6
B. 3.0
C. 1.5
D. It depends on the size of the mass spectrometers
Definition: Lot Coverage

- Lot coverage: percentage of the development site occupied by buildings, parking, service areas
- Zoning can limit lot coverage in order to reserve land area for public realm elements such as:
  - Setbacks
  - Streets
  - Pedestrian connections
  - Plazas or other open spaces
  - Parks
Lot Coverage limits in South End Zoning

For all Proposed Projects in a PDA, the development footprint shall not cover more than **eighty percent (80%)** of the lot. The remaining **twenty percent (20%)** shall be designed and built to ensure public access or enhance the public realm. Public realm features include, but are not limited to:

a) a street
b) a pedestrian way
c) an alley that would be a through-block connection
d) a place-making space, such as a plaza, open space, or a park
Lot Coverage

How Lot Coverage Works

Property for Redevelopment

Setbacks

Through-Block Street

Lot Coverage: Public Realm Benefit

Development Footprint

Development Footprint

Development Footprint

Pedestrian Way

Open Space & Place-Making
Lot Coverage works with the Urban Design Framework to ensure Robust Public Realm.
Lot Coverage works with the Urban Design Framework to ensure Robust Public Realm.

*Footnote: New Connections shown particularly for the area west of Telford between Western Ave and Soldiers Field Rd don’t necessarily represent vehicular access, exact locations or number of new connections.
Lot Coverage works with the Urban Design Framework to ensure Robust Public Realm.

Pedestrian Way

Open Space & Place-Making
Lot Coverage

Lot Coverage works with Development to ensure Robust Public Realm.

Lot Coverage: Development Footprint
- Building Footprint
- Internal Courtyard
- Surface Parking
- Loading & Service

Lot Coverage: Public Realm Benefit
- Setback
- thru-Street
- Pedestrian Way
- Open Space & Place-Making
Lot Coverage

Lot Coverage affects Floor Area Ratio (FAR) while working with Development Opportunity.

No Lot Coverage: Development Footprint 100%

Lot Coverage: Development Footprint 70% (for example)

Single Story: FAR 1.0

Single Story: FAR 0.7

5-Story: FAR 5.0

5-Story: FAR 3.5
Factors Impacting FAR

FAR can be regulated directly by zoning, but is also a function of:

- Zoning regulations: height, lot coverage, step-backs
- Dimensional considerations: e.g. residential dimensions
- Parking: how much; surface vs. structured vs. underground

All these factors work together to affect how much square footage can be built on a site. Regulations can be crafted to control the variables we care most about while still enabling economically feasible development.
Towards Development Scenarios
“Do we want development that makes a profit or that allows residents to thrive?”
Reframing of Question

“How do we enable development that allows residents to thrive?”
What Do Residents Need to Thrive?

- High-quality stable housing they can afford
- Jobs
- Open space
- Access to retail and other services
- Mobility options
- Education and job training
How Can Development Help Provide Those?

- Property taxes
- Housing development
  - Housing units
  - Inclusionary development
  - Transportation, open space, retail and services, etc.
- Commercial development
  - Jobs
  - Jobs linkage for workforce development
  - Housing linkage for affordable housing development
  - Transportation mitigation and improvements
At a future meeting I want to learn more about (choose all that apply):

A. Inclusionary Development Policy
B. Housing linkage
C. Jobs linkage
D. All
E. None
Development Scenarios

- # Housing Units
- # Affordable Units
- # Jobs
- Linkage $$
- Transportation Implications (and mobility improvements)
Towards Development Scenarios

1. Further define subarea character:
   ○ Use planning goals as framework
   ○ Land use(s)
   ○ Building form (height, step-backs, etc.)
   ○ Refine subarea boundaries

2. Define several different scenarios that prioritize different outcomes

3. Determine buildout and implications
Towards Development Scenarios

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Development Scenarios

Subarea Character:
- Planning Goals
- Land Use(s)
- Building Form

# Housing Units
# Affordable Units
# Jobs
Linkage $$
Transportation Implications (and mobility improvements)
# Subarea Character (Work in Progress)

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<td>Multimodal connections on Western and to river</td>
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Feedback

The characterization of the subareas:

A. Is on the right track
B. Needs more work
C. I’ll make some comments during the discussion
D. I’ll submit feedback in writing
5

Q&A and Discussion
Community Conversation

- Write your question in the chat.

OR

- Raise your hand or use chat to indicate you’d like to speak.
- Unmute microphone when called on by moderator.
- Please allow everyone space to participate.
- If you are joining only by phone, unfortunately, you will not be able to ask questions.
Zoom Tips

Your controls should be available at the bottom of the screen. Clicking on these symbols activates different features: