

Charlestown Zoning Workshop #3

September 26, 2018



**boston planning &
development agency**

Charlestown Zoning Workshops

1. June 25th *Tools for Zoning Fluency*
2. September 17th: *Local Industrial District Zoning*
3. Tonight: *Pulling It All Together*
Cambridge College, Room 1403
500 Rutherford Avenue
Charlestown, MA 02129

Planned Development Area

What

A PDA is a zoning tool for a large or complex project on a large piece of land. FAR and/or height can be capped in an area where PDA's are allowed.

Where

A PDA is allowed if:

- at least one acre of land
- in a Local Industrial zoning district

Community Participation

New PDA's, changes to a PDA, and all associated Development Plans must undergo a community review process for: building dimension, open space, public amenities, and transportation.

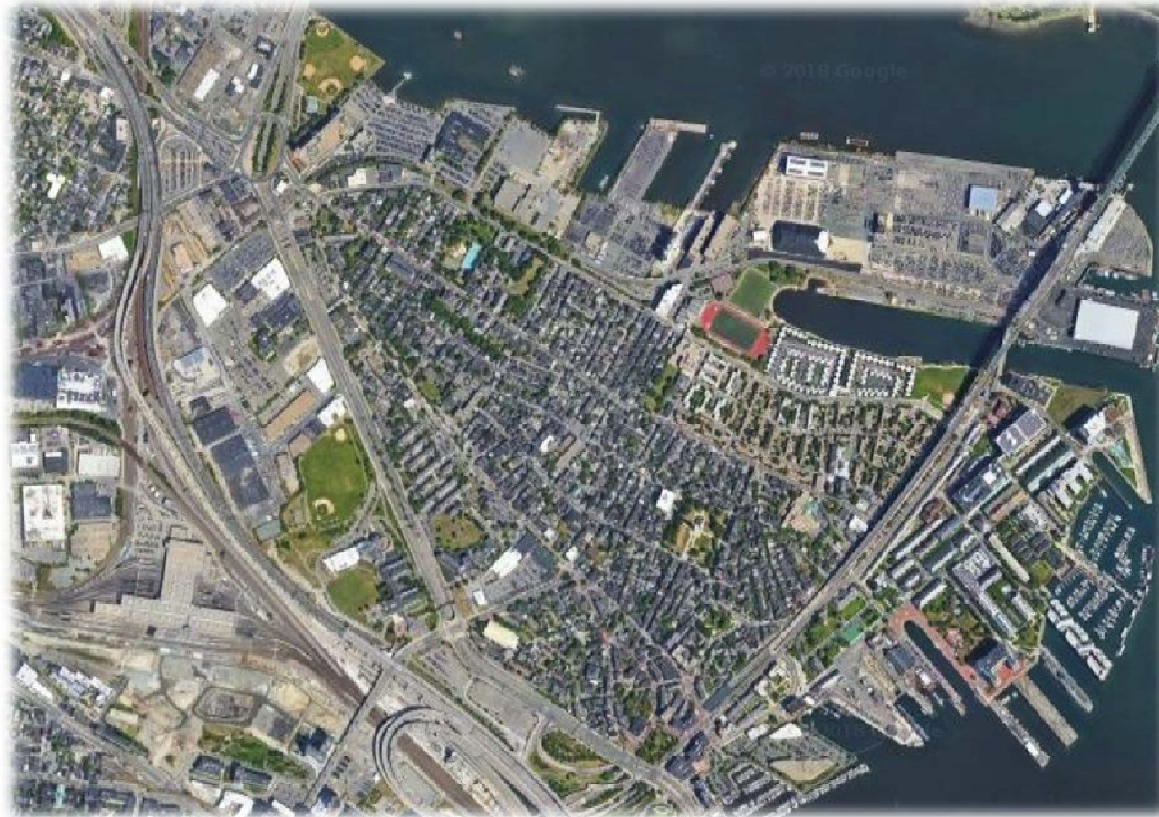
Options to Study

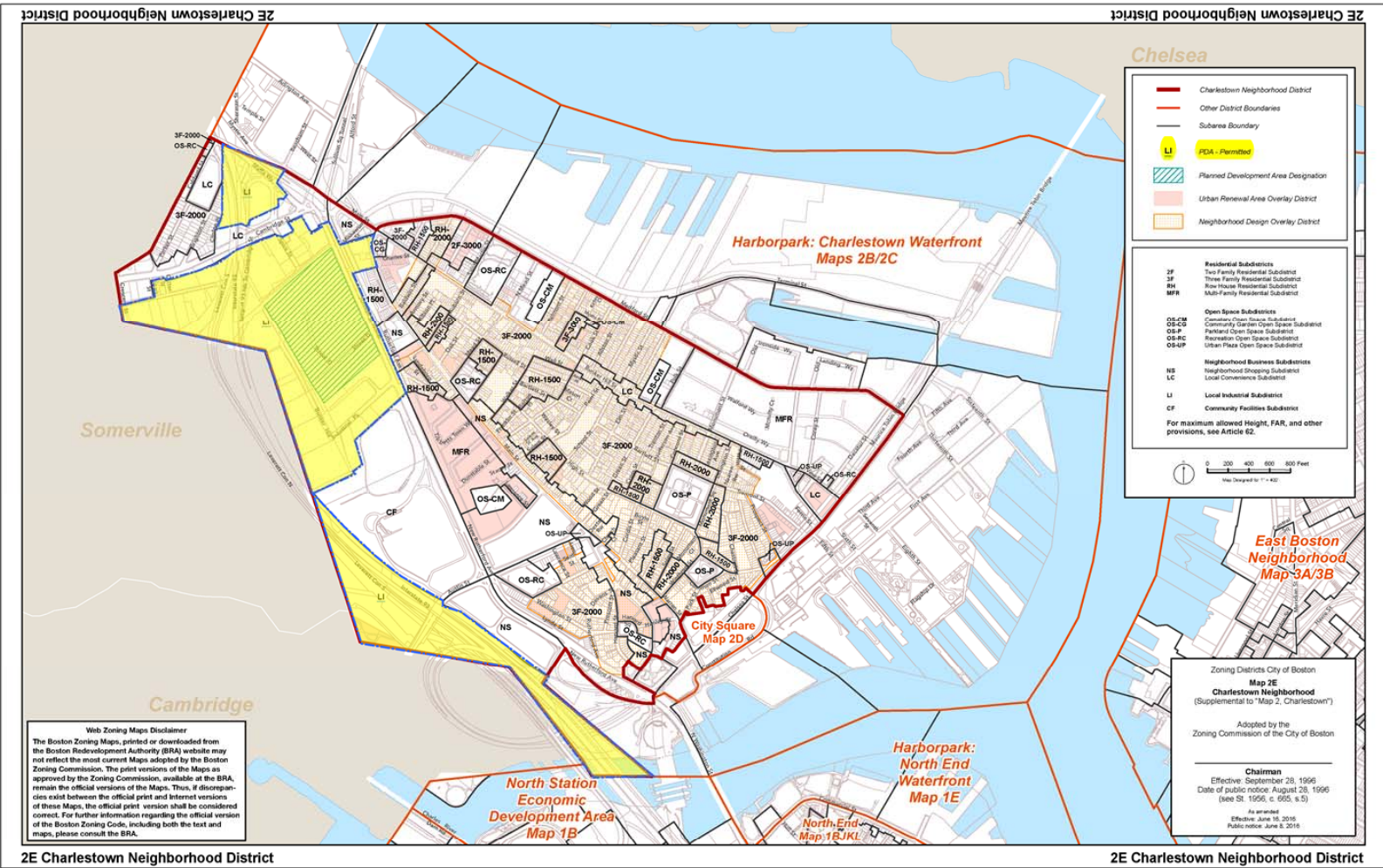
- Study: Floor Area Ratio Limit Only
- **Study: Floor Area Ratio Limit *and* Height Limit**

01

Review

Zoning: Preserve Historic Charlestown

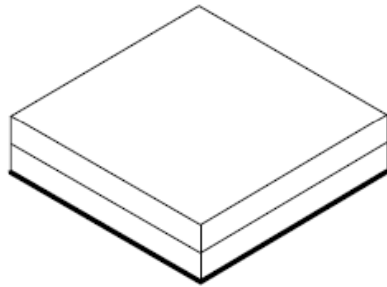




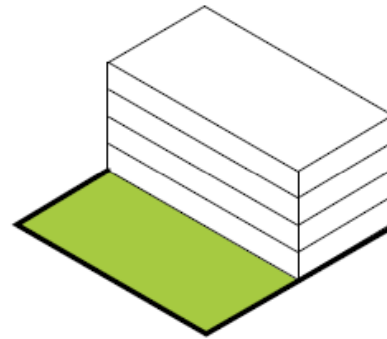
Zoning: FAR (Density)

Floor Area Ratio

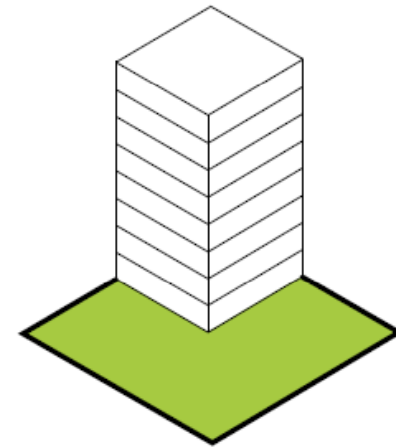
FAR = 2.0



2 stories
covers
100% of the lot

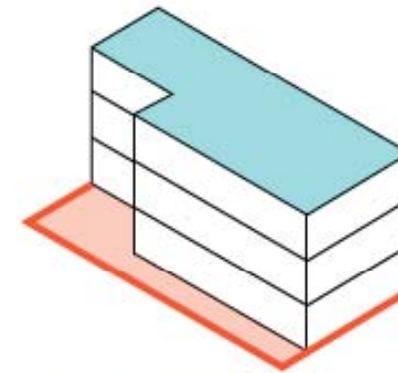


4 stories
covers
50% of the lot



8 stories
covers
25% of the lot

Zoning: FAR (Density)



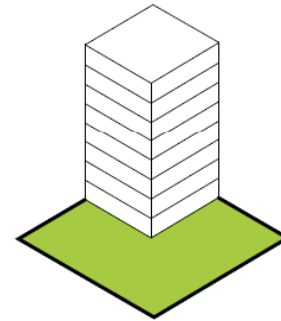
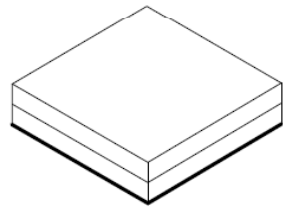
Lot area 1600sf
Living area 3,160sf

Typical Residential 3-family
FAR 2.0

Zoning: FAR (Density)

Floor Area Ratio

FAR = 2.0



FAR = density = square footage = # of people = transportation

Building Height = land for open space, plazas, streets, on-street parking

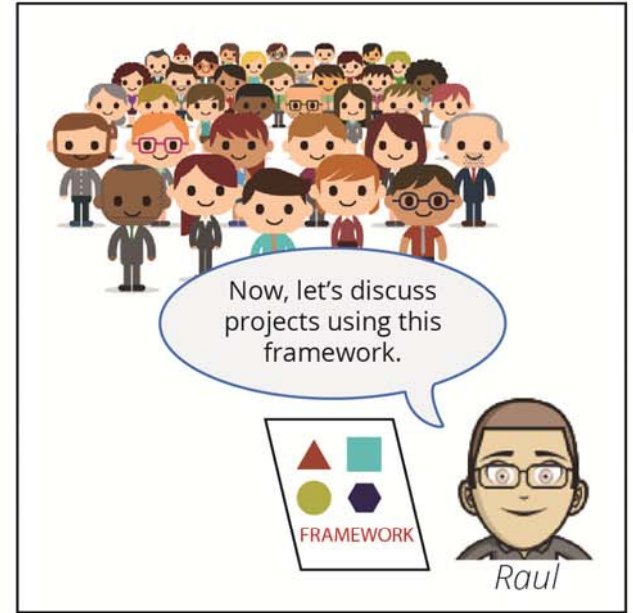
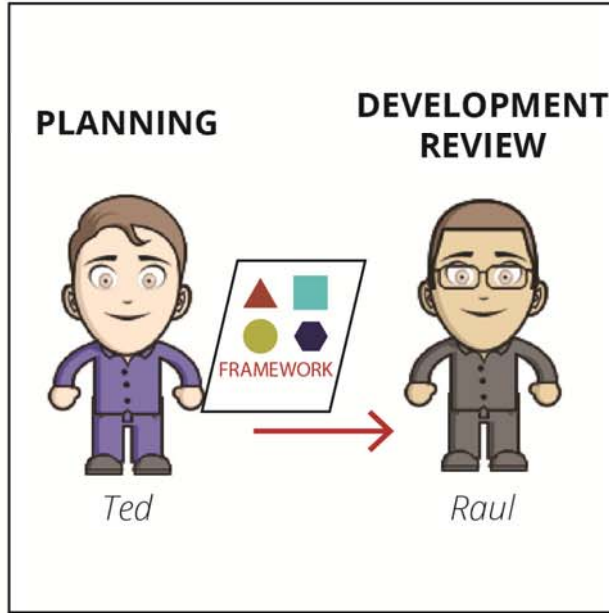
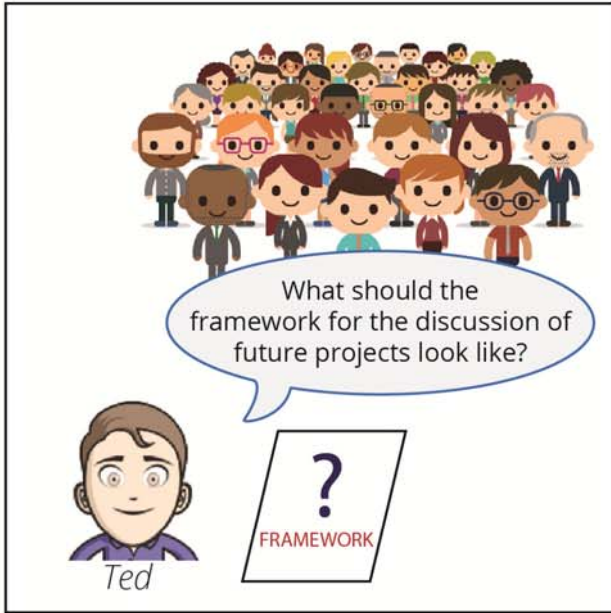


02

Process



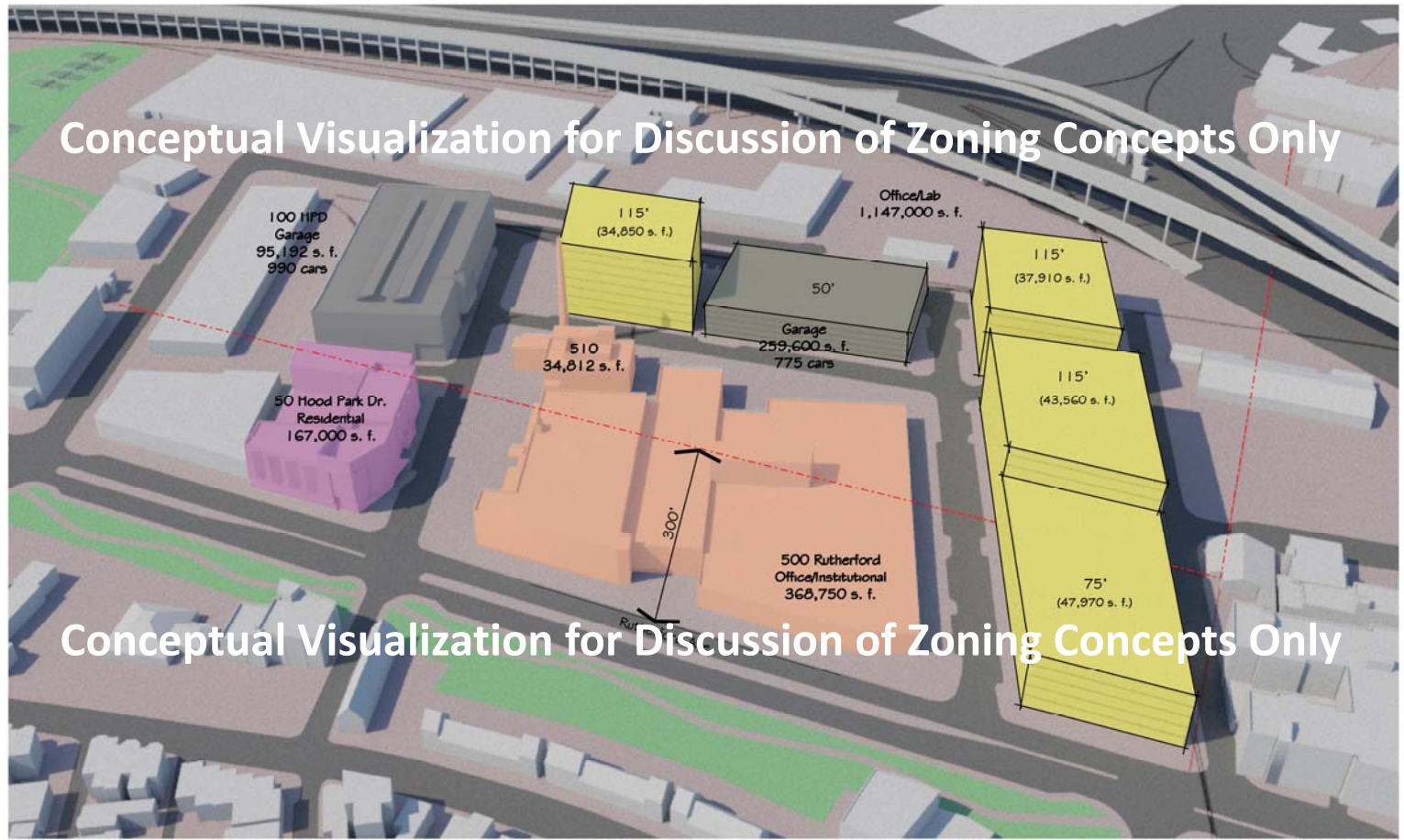
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03

Visualization

Conceptual Visualization for Discussion of Zoning Concepts Only



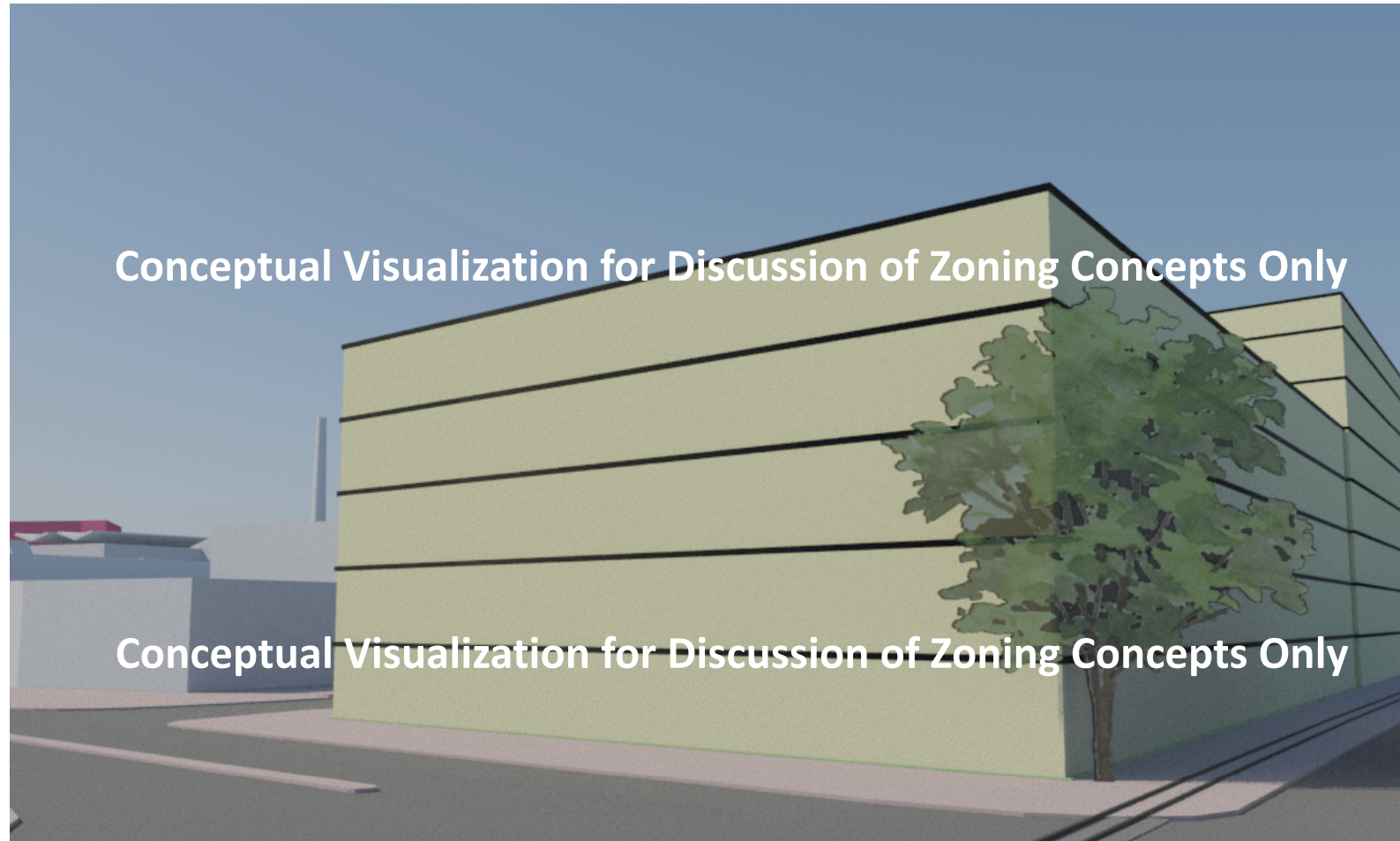
Conceptual Visualization for Discussion of Zoning Concepts Only

Rutherford Avenue
at D Street



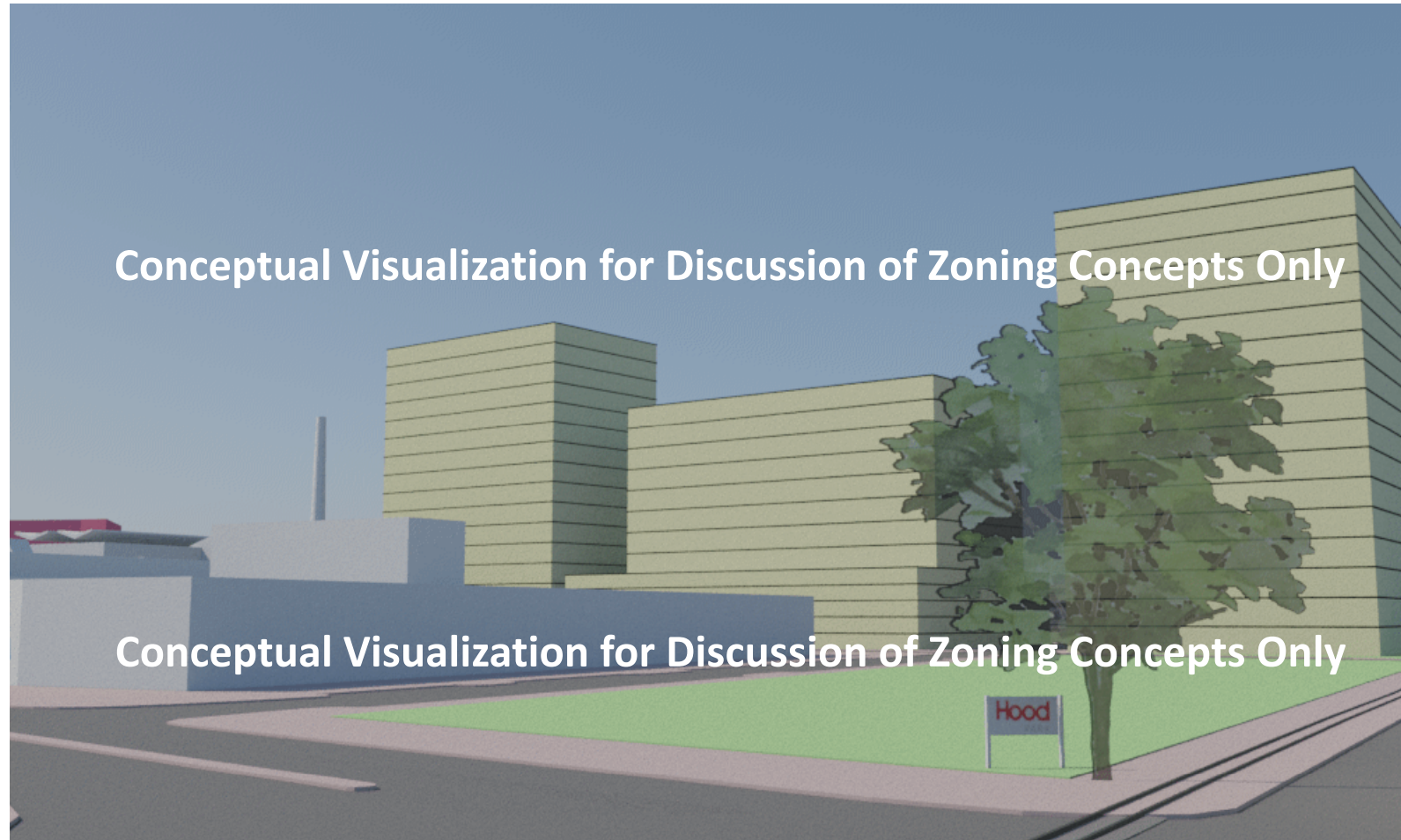
Rutherford Avenue
at D Street

150 feet



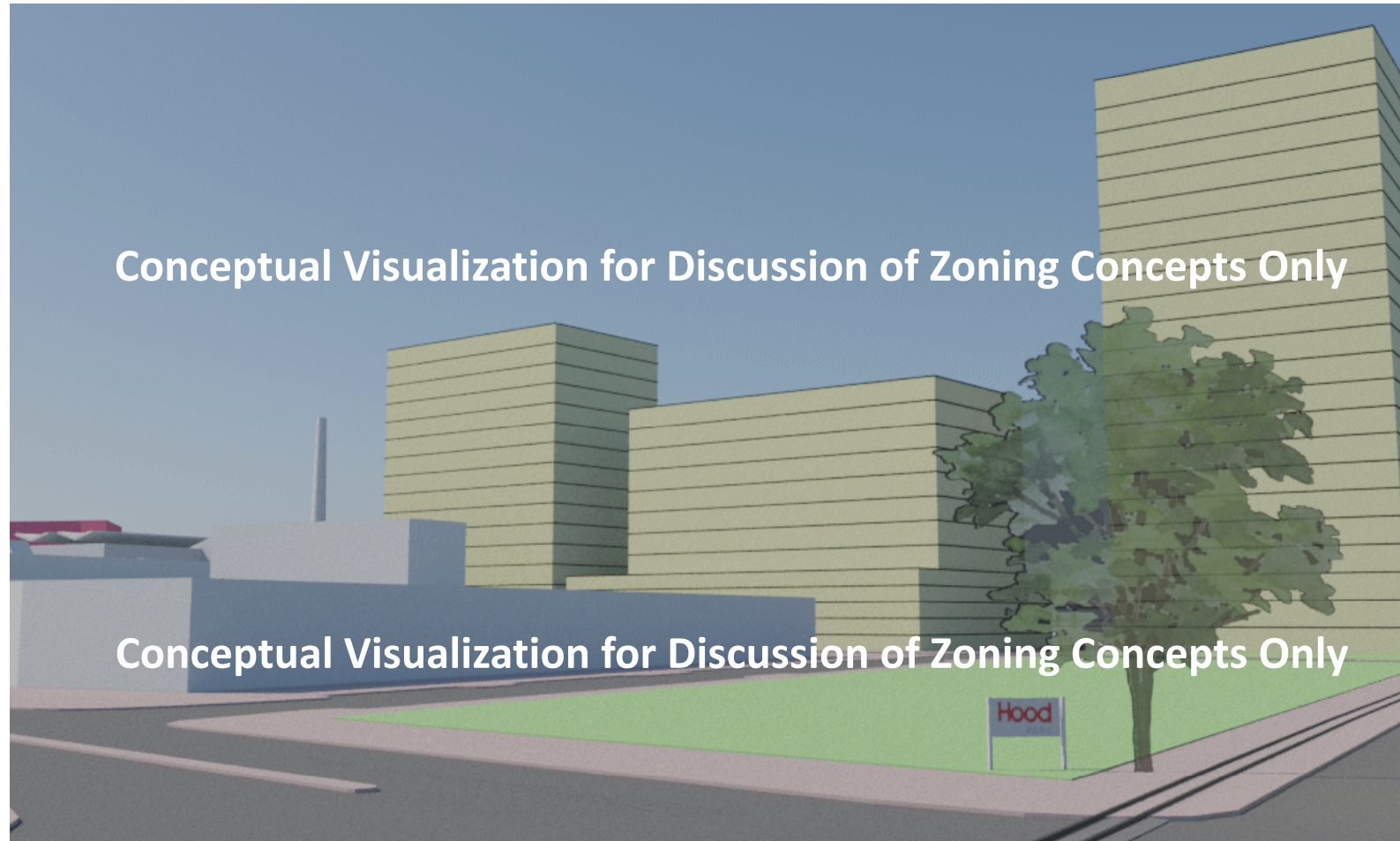
Rutherford Avenue
at D Street

250 feet



Rutherford Avenue
at D Street

350 feet



04

Views

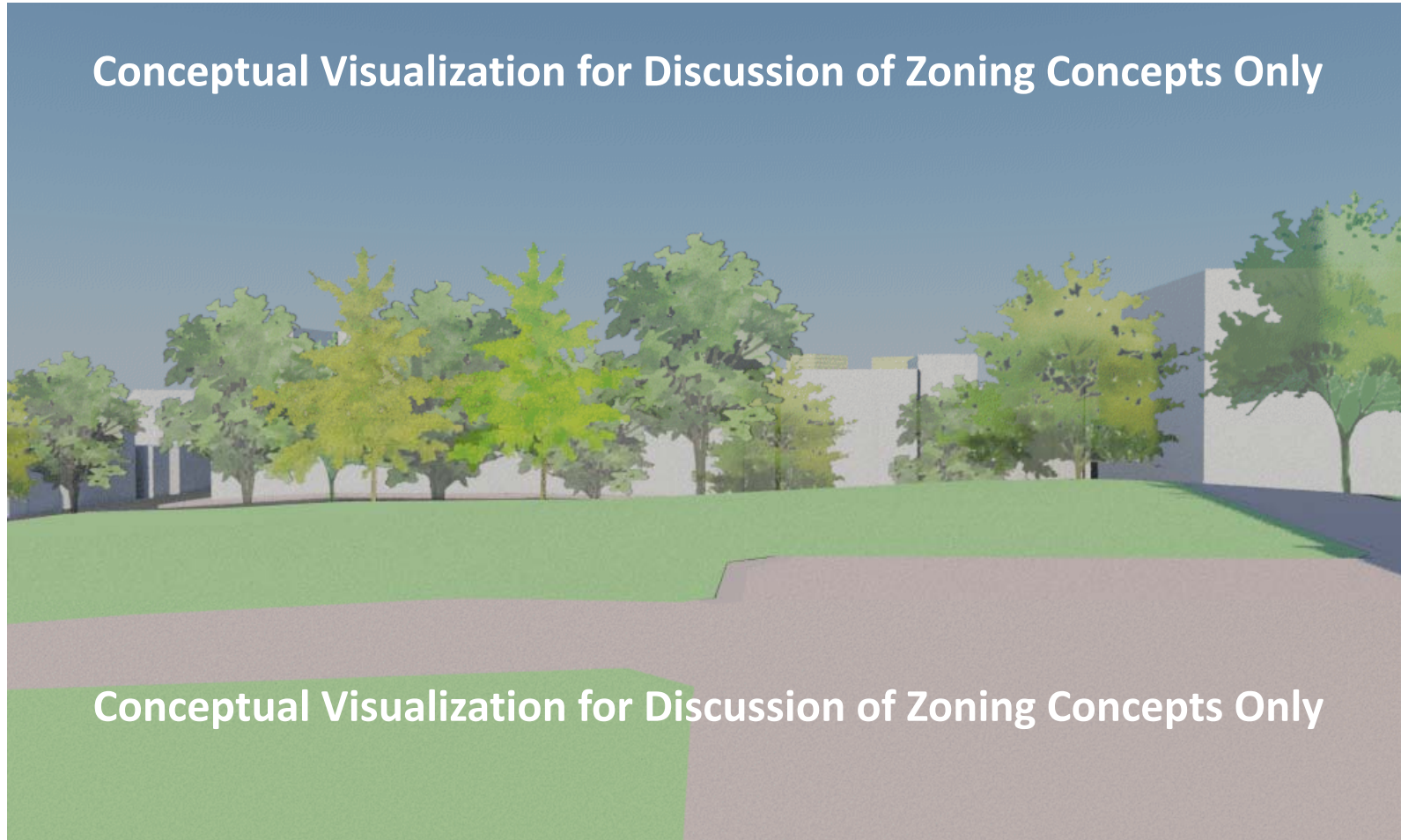
Base of Bunker Hill Monument



Conceptual Visualization for Discussion of Zoning Concepts Only

Base of Bunker Hill Monument

250 feet

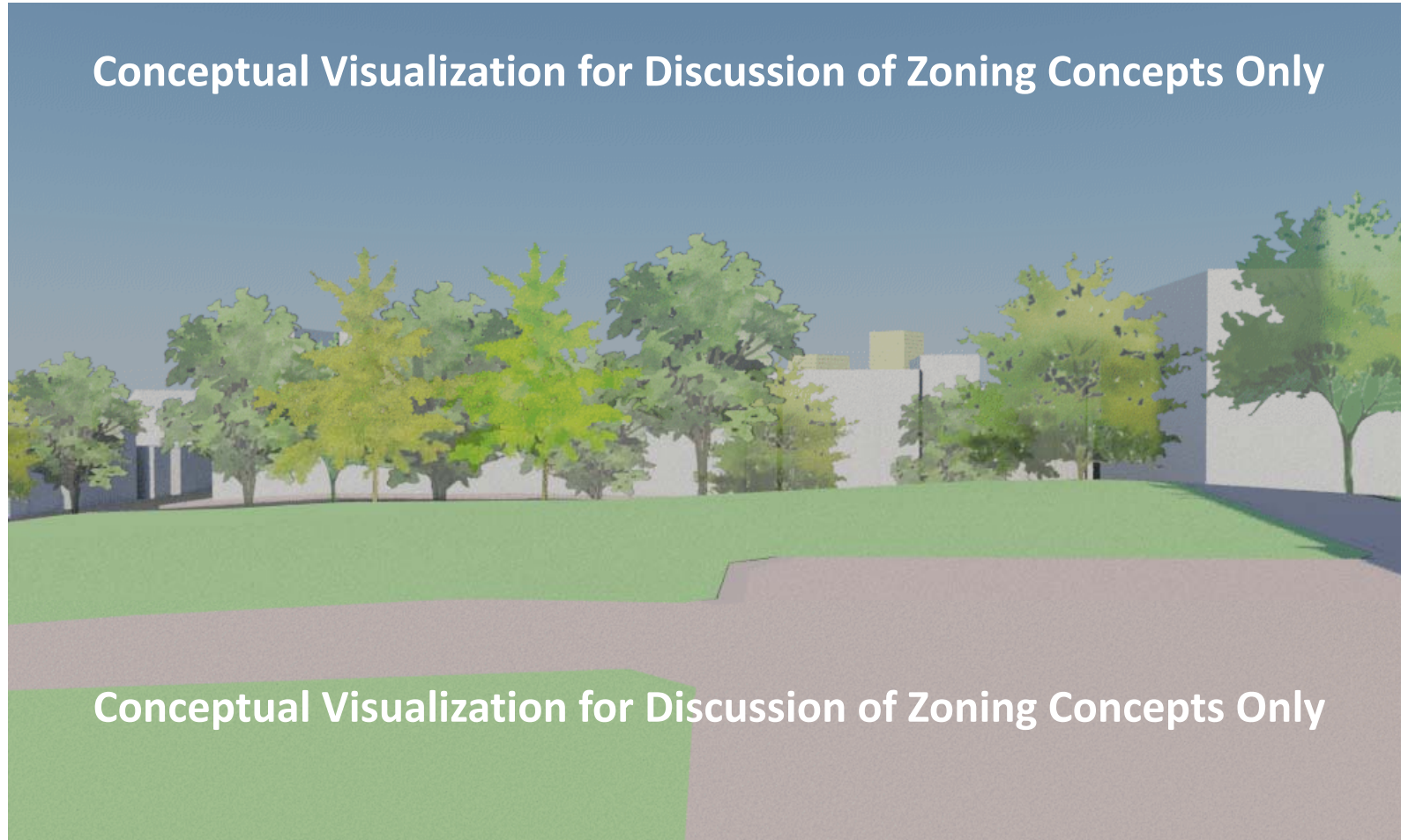


Conceptual Visualization for Discussion of Zoning Concepts Only

Conceptual Visualization for Discussion of Zoning Concepts Only

Base of Bunker Hill Monument

350 feet



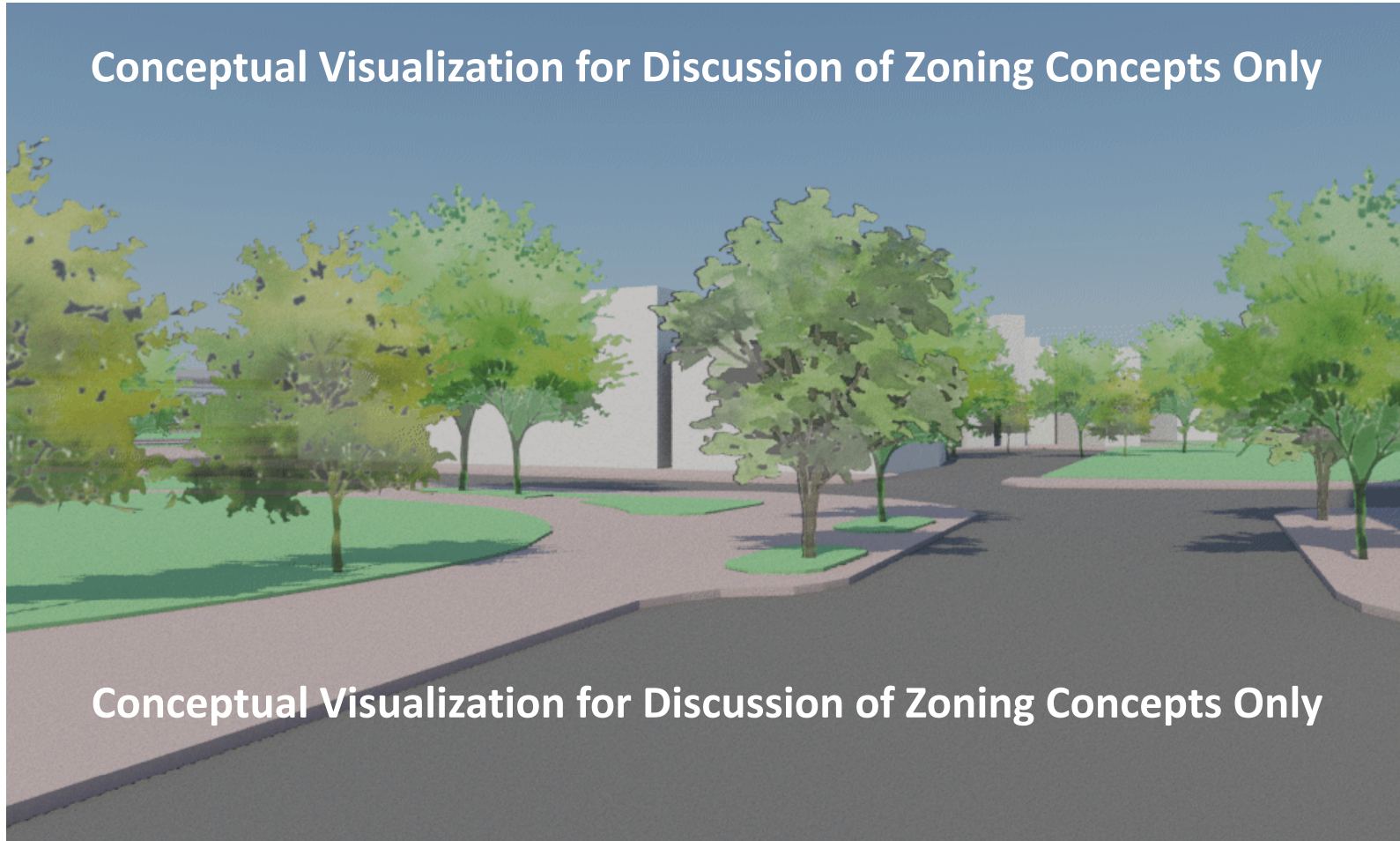
City Square



Conceptual Visualization for Discussion of Zoning Concepts Only

City Square

250 feet

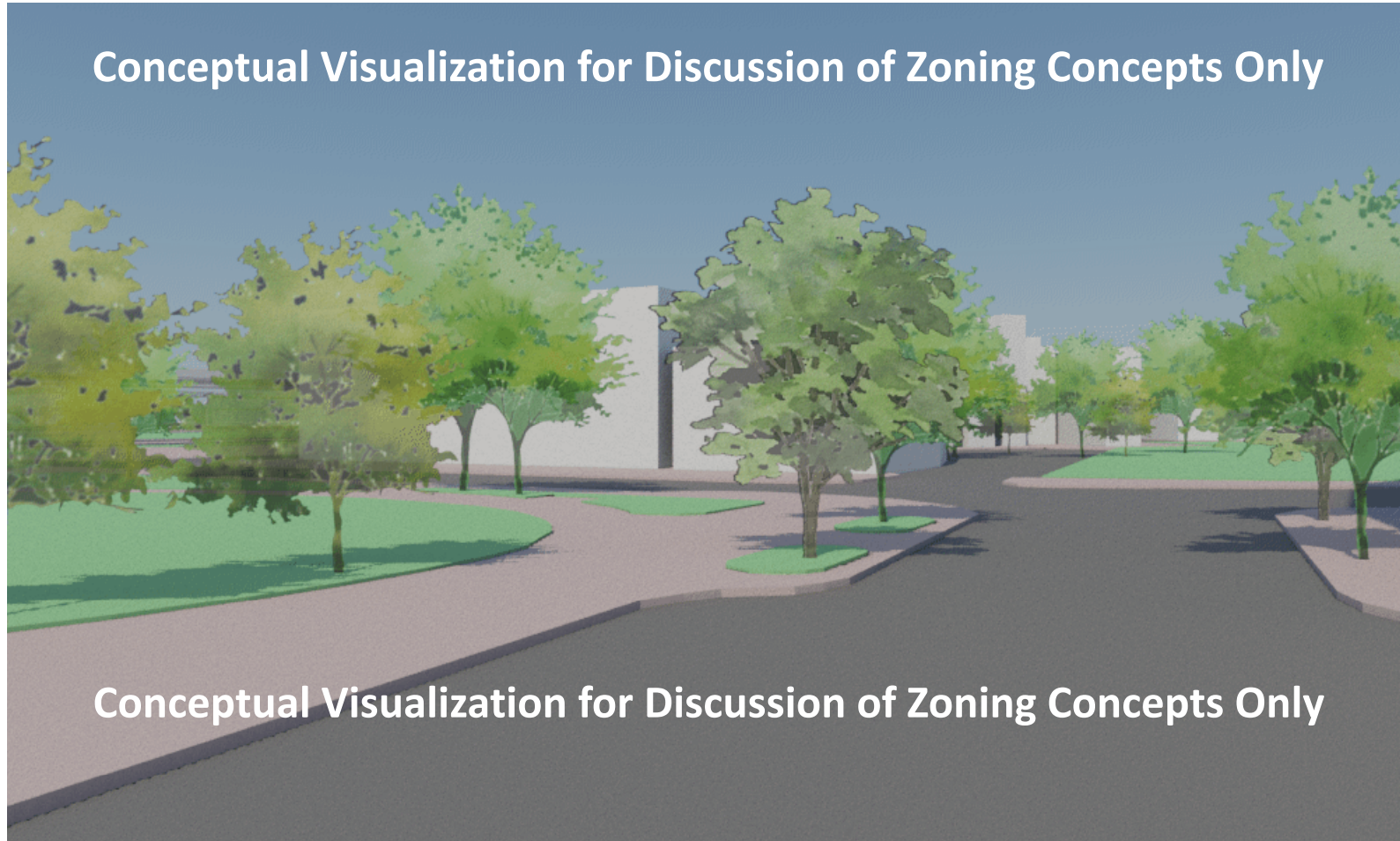


Conceptual Visualization for Discussion of Zoning Concepts Only

Conceptual Visualization for Discussion of Zoning Concepts Only

City Square

350 feet



Conceptual Visualization for Discussion of Zoning Concepts Only

Navy Yard

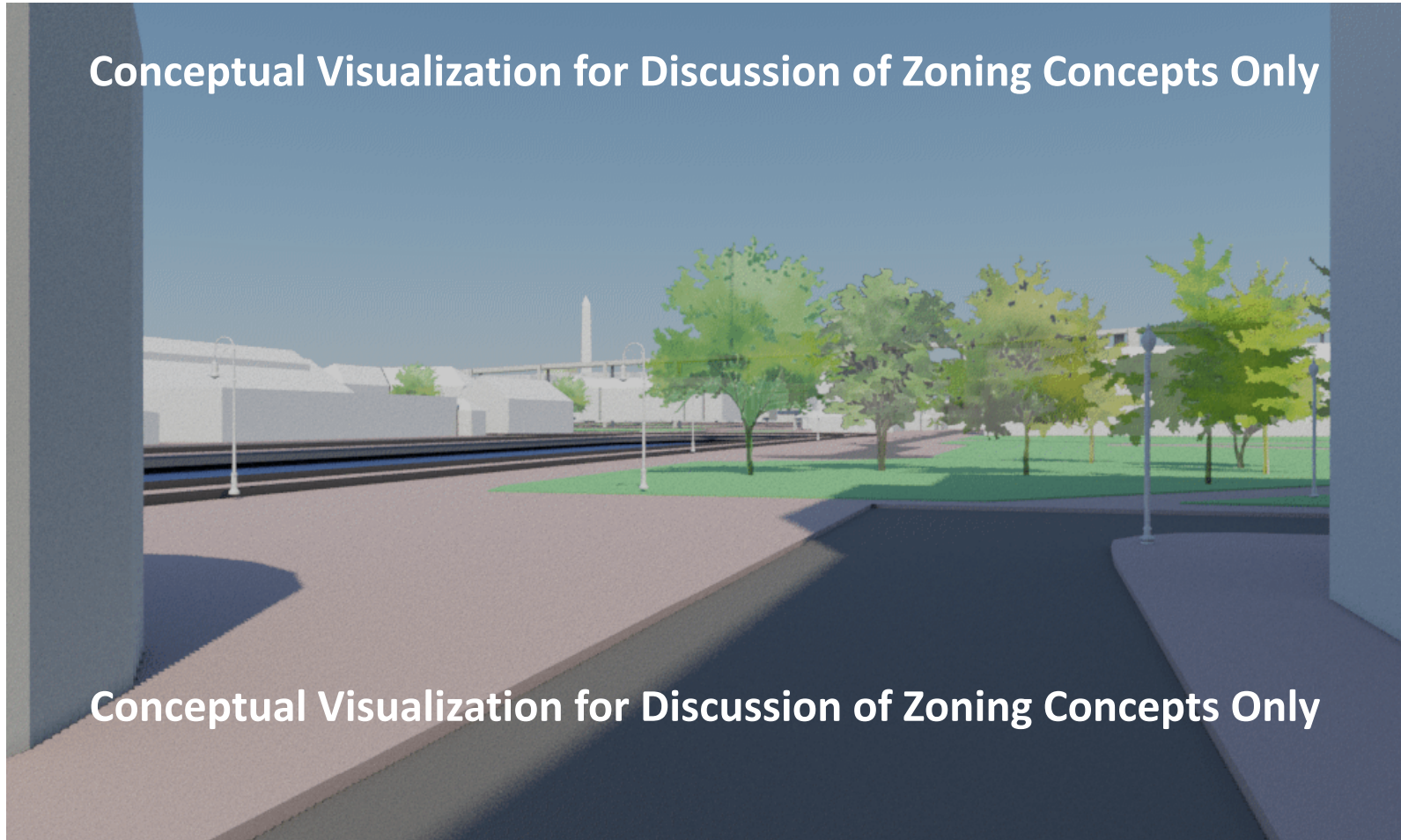


Conceptual Visualization for Discussion of Zoning Concepts Only

Navy Yard

250 feet

Conceptual Visualization for Discussion of Zoning Concepts Only

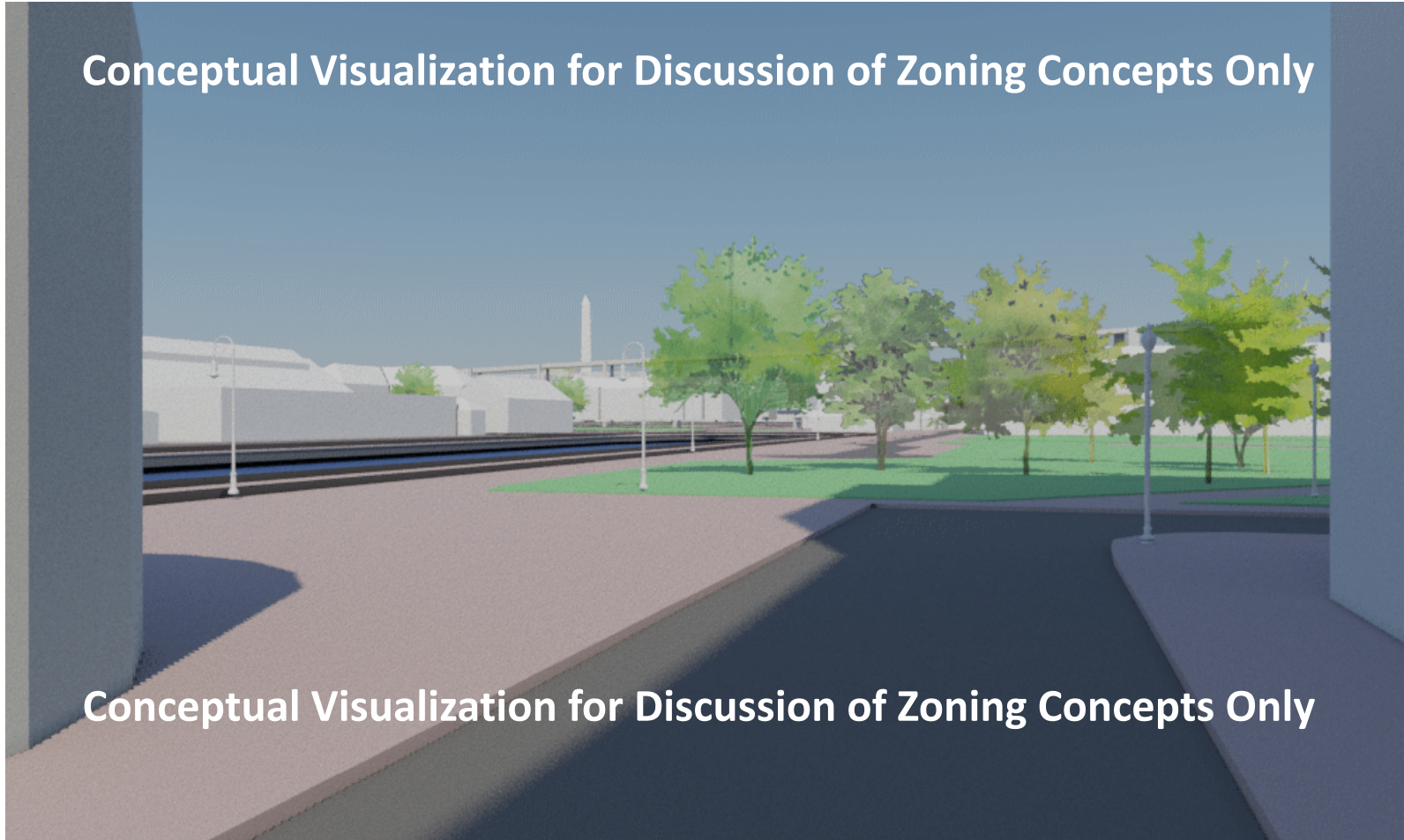


Conceptual Visualization for Discussion of Zoning Concepts Only

Navy Yard

350 feet

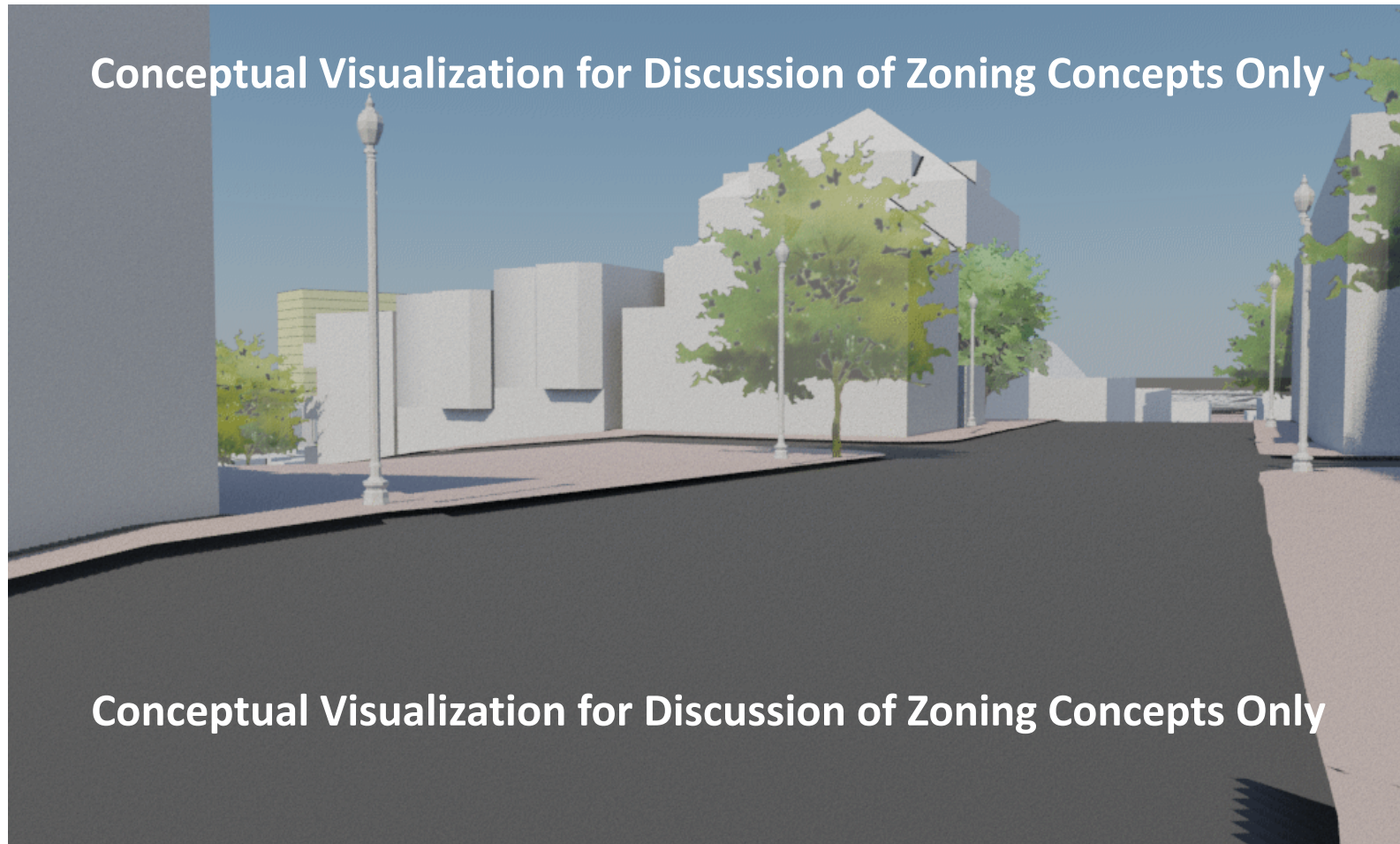
Conceptual Visualization for Discussion of Zoning Concepts Only



Bunker Hill Street
at Bunker Hill Court
(Top of Forty Flights)



Conceptual Visualization for Discussion of Zoning Concepts Only

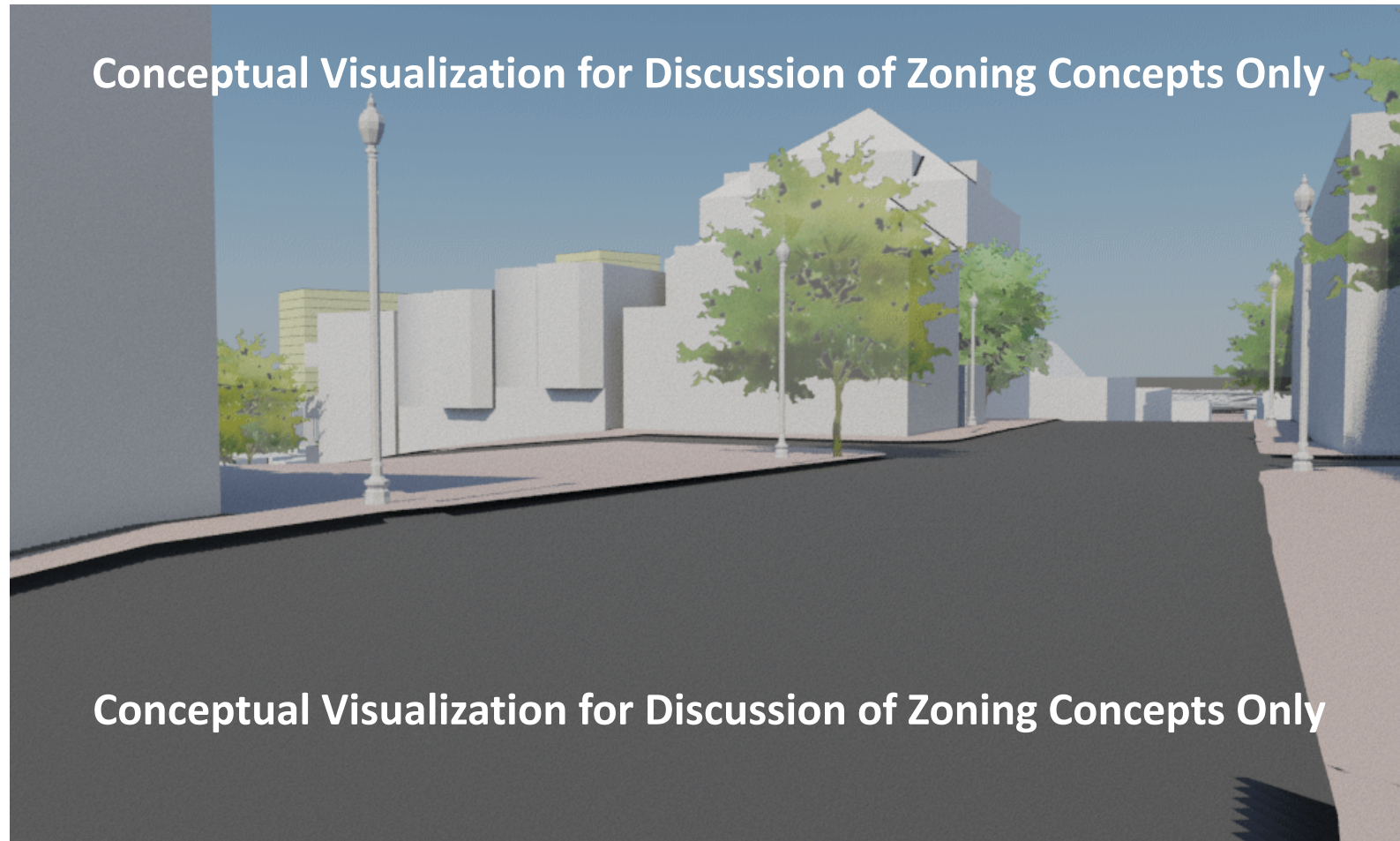


Conceptual Visualization for Discussion of Zoning Concepts Only

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250 feet

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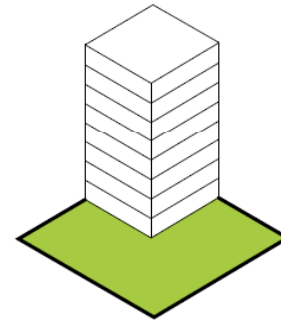
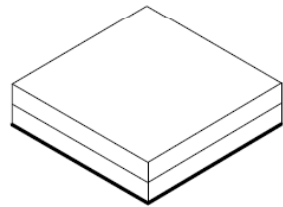
Bunker Hill Street
at Bunker Hill Court
(Top of Forty Flights)

350 feet

05

Allowing a Conversation

Zoning: FAR (Density)



FAR = density = square footage = # of people = transportation

Building Height = land for open space, plazas, streets, on-street parking

The Conversation

Holding Constant:

- Density
- FAR
- People
- Building size

Discussing:

- New open space
- Building shape



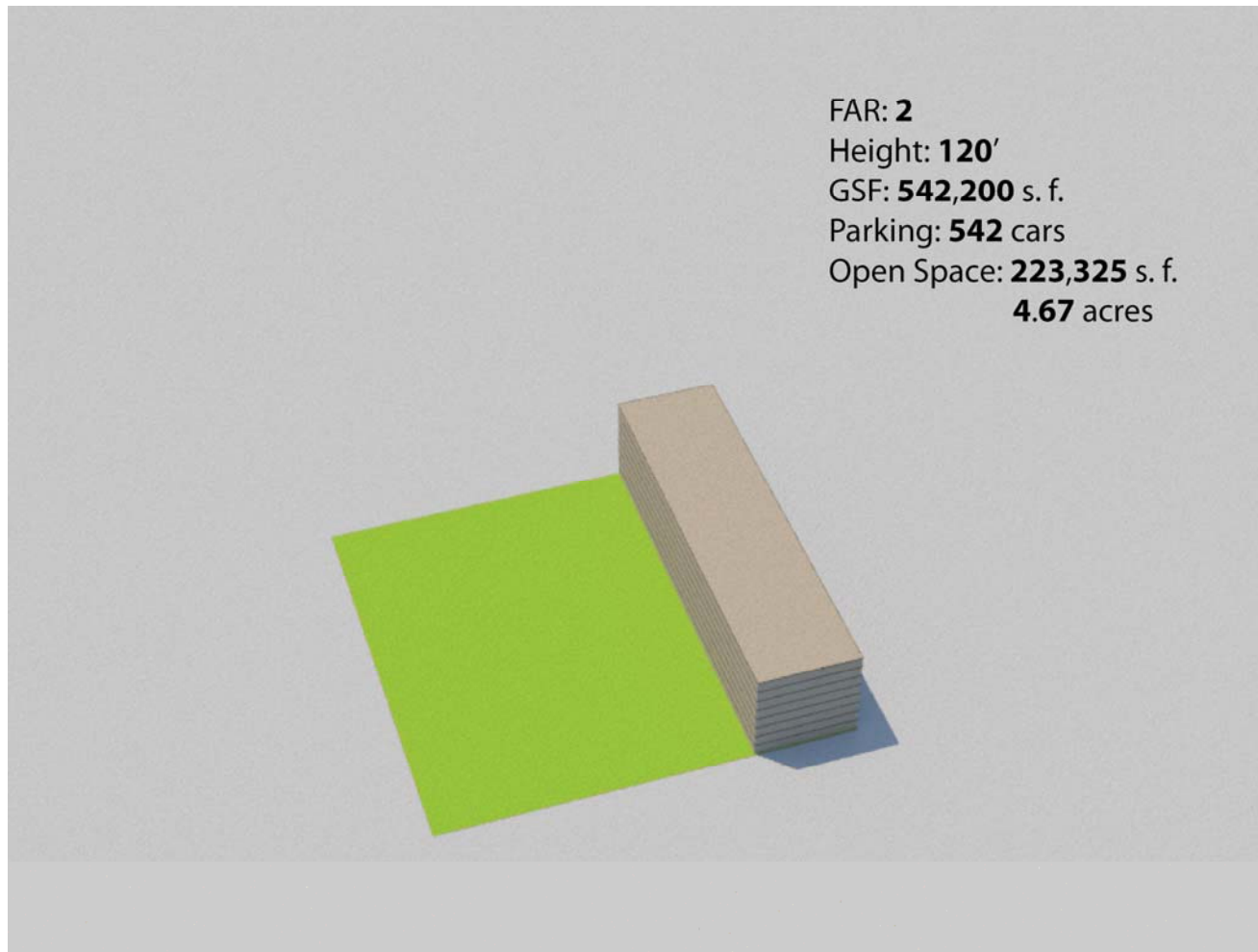
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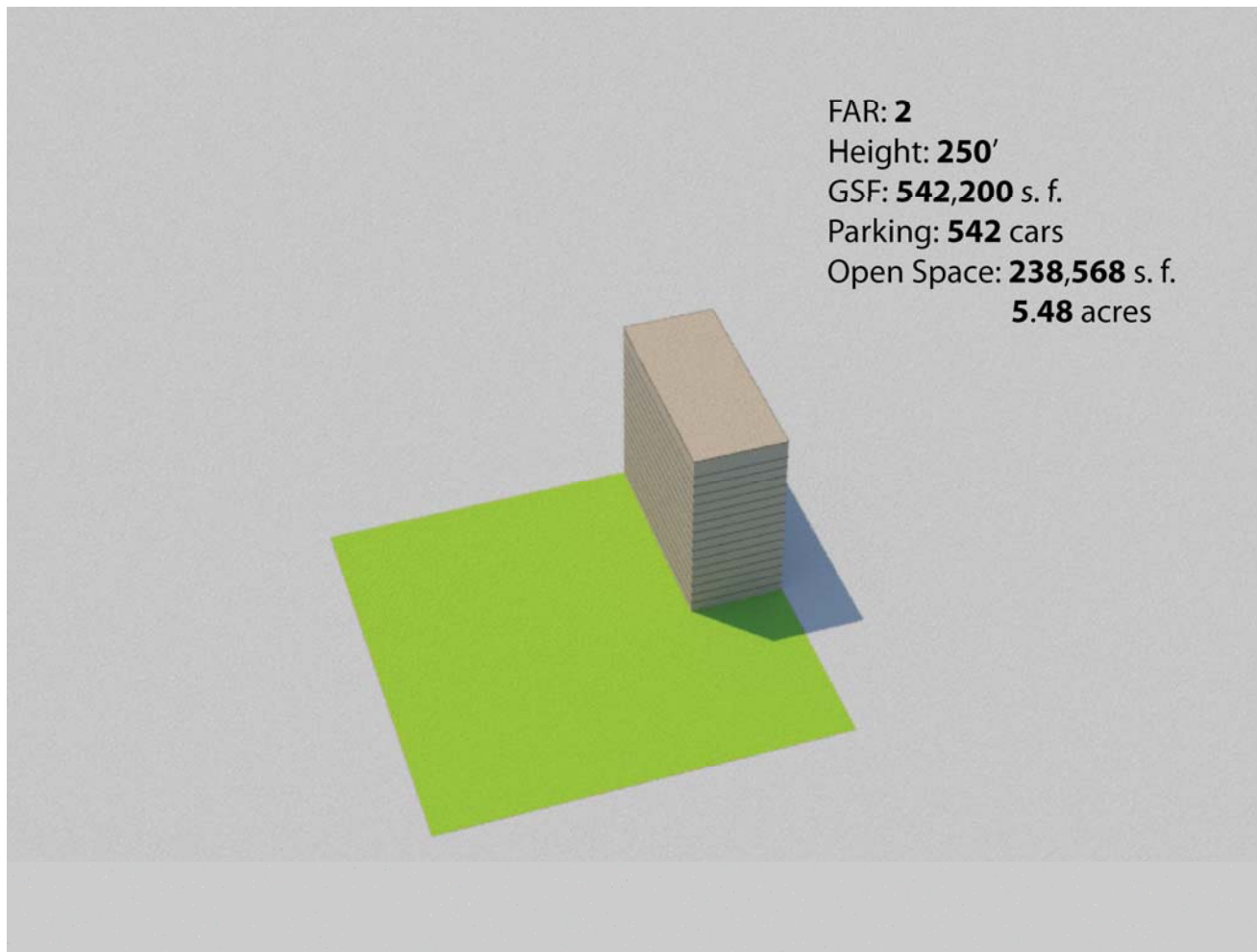
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The Conversation

Holding Constant:

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