Agenda

1. Introduction
2. Review of June 25th
   “Tools for Zoning Fluency”
3. FAR / Height Exercise
4. Options Discussion
5. Time for conversations
   with City Hall staff
Charlestown Zoning Workshops

1. June 25\textsuperscript{th} \textit{Tools for Zoning Fluency}

2. Tonight: \textit{Local Industrial District Zoning}

3. September 26\textsuperscript{th} (6:00-8:00 PM): \textit{Pulling It All Together}
   Cambridge College, Room 1403
   500 Rutherford Avenue
   Charlestown, MA 02129
01

Review: Tools for Zoning Fluency
Zoning Article 62
Zoning Article 62

Contemporary
Zoning Article 62

1867
Dimension

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
Dimension

Floor Area Ratio
FAR = 2.0
Dimension

Floor Area Ratio
FAR = 2.0

FAR = building square footage = # of people = transportation (number of cars...)

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

Lot area 1600sf
Living area 3,160sf

Typical Residential 3-family
FAR 2.0
02
Zoning for Local Industrial Area
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.
Planned Development Area

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Where
A PDA is allowed if: - at least one acre of land - in a Local Industrial zoning district
Planned Development Area

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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.
Local Industrial Zoning
Planned Development Area (PDA) Review Process

Legend
- Large Project Review Process
- Planned Development Area Process
- Community Input
- Meeting or Action
- Approval Milestone

1. **BPDA**
   - Project/PDA Plan Filed
2. **BPDA**
   - Project Review Begins
3. **BPDA Board**
   - Project Presentation + Public Hearing
4. **Board Approval**
5. **Design Review Approval**
6. **ISD Building Permit**

- **Community Review**
  - Impact Advisory Group (IAC)
  - Community Meetings
  - 45-Day Public Comment Period

- **Article 80 Documents**
  - Cooperation Agreement
  - Affordable Housing Agreement
  - Boston Residents Job Policy Development Impact Project Agreement (Linkage Payments)

- Memorialize Community Benefits
- Project must follow new zoning written into the PDA plan
PDA’s in Charlestown
Current PDA’s in Charlestown

PDA 108
32 Cambridge Street

PDA 51
Hood Business Park
Exercise
**Dimension**

**Floor Area Ratio**
FAR = 2.0

**FAR** = building square footage = # of people = transportation (number of cars...)

**Building Height** = land for open space, plazas, streets, on-street parking
04
Options Discussion
Options to Study

- Study: Floor Area Ratio Limit Only
- Study: Floor Area Ratio Limit and Height Limit
Planned Development Area (PDA) Review Process

Legend:
- **Black**: Large Project Review Process
- **Orange Dot**: Community Input
- **Gray Square**: Meeting or Action
- **Black Circle**: Approval Milestone

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**Boston Zoning Commission**
- Public Hearing

**PDA Development Plan Approval**
- Memorialize Community Benefits
- Project must follow new zoning written into the PDA plan
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