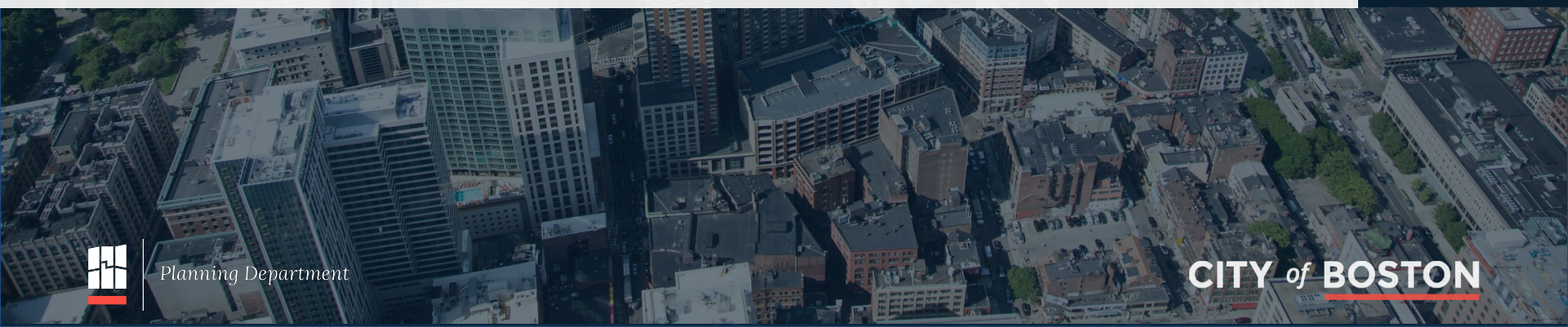




DOWNTOWN ZONING TEXT AMENDMENT & HISTORIC CHARACTER STUDY

Public Meeting | July 10, 2024



Planning Department

CITY of **BOSTON**

ZOOM CONTROLS TO LISTEN TO INTERPRETERS

(EN) Look for the interpretation icon (**globe**) at the bottom of your screen and select the language you want to hear.

(简体中文) 查找屏幕底部的翻译图标(地球仪), 然后选择您想听到的语言。

(繁體中文) 查找屏幕底部的翻譯圖標(地球儀), 然後選擇您想听到的語言。

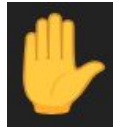


ZOOM MEETING INFO + TIPS

- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial *9 if joining by phone) **and wait to be called upon to unmute** (dial *6 if joining by phone) before asking your question or providing comment.
- Please ask questions in the **chat** along the way! (We will also have a discussion period at the end)



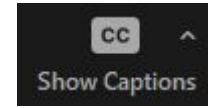
Mute/unmute



Raise hand to get in line to ask a question or provide comment



Turn video on/off



Turn on captions

Meeting Recording

This event will be recorded and posted on the PLAN: Downtown project webpage at <https://bit.ly/PLAN-Downtown> for those who are unable to attend the zoom event live.

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.

If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

Virtual Meeting Etiquette

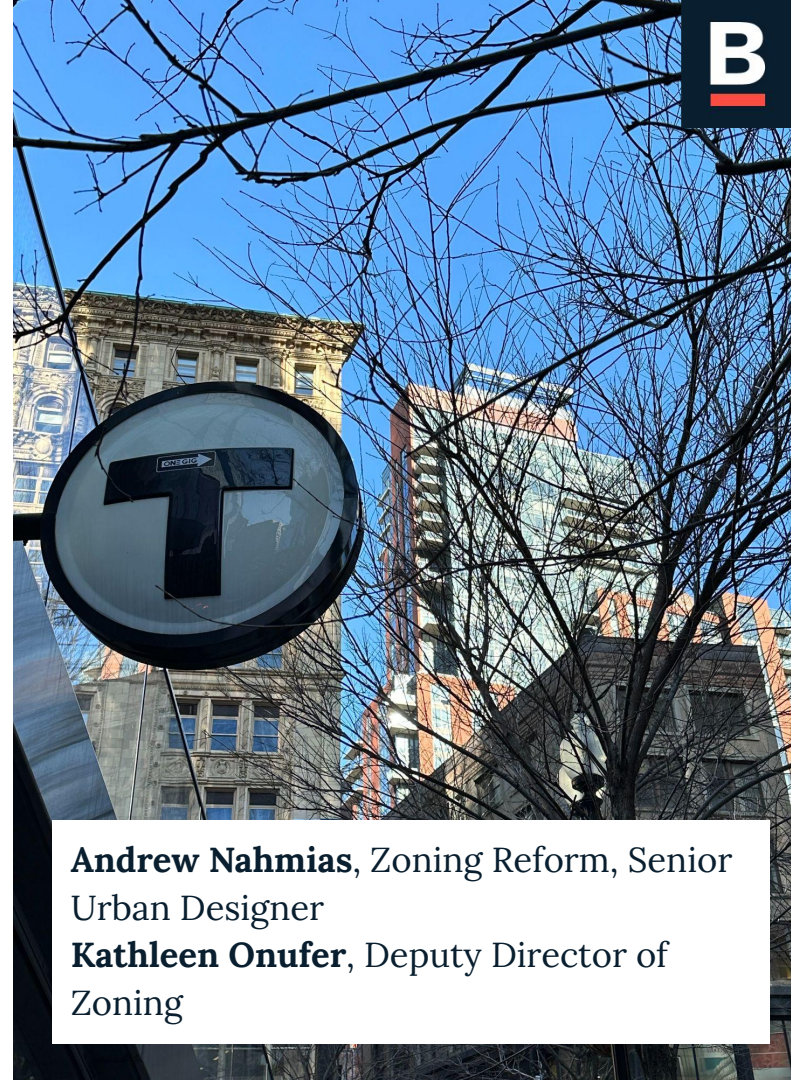
We want to make sure that what we cover is accessible to everyone so you can all share your informed feedback.

We want to ensure that this conversation is a pleasant experience for all, and that all community members/ stakeholders are comfortable sharing their comments, questions, and feedback.

Please be respectful and mindful of each other's time when asking questions/providing comments, so that all attendees can participate in the meeting.

AGENDA

1. Draft Downtown Zoning Amendment
2. Responding to what we heard:
 - a. Downtown Historic Context Guidelines and PLAN: Downtown Amendment
< Pause for Questions (10 min) >
 - b. Conditional Uses
 - c. Encouraging Adaptive Reuse
 - d. Clarifying Height Limits
 - e. Updating Greenway Overlay District
 - f. Next Steps & Updating District Boundaries
< Questions and Comments (20 min) >

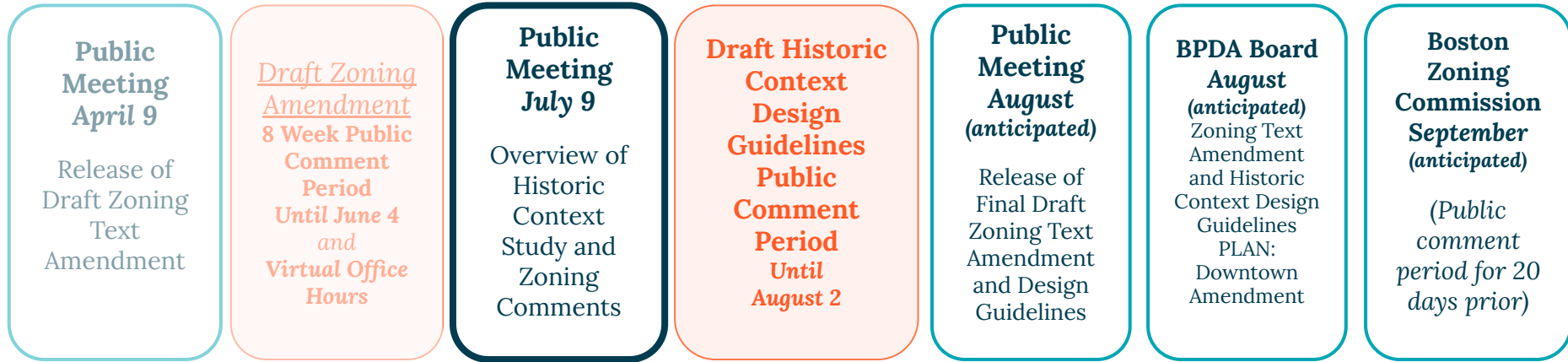


Andrew Nahmias, Zoning Reform, Senior Urban Designer

Kathleen Onufer, Deputy Director of Zoning

TIMELINE

WE ARE HERE



Downtown Historic Character Study

A NEW *SKYLINE DISTRICTS* FOR DOWNTOWN

SKYLINE DISTRICTS enable job growth, new housing, entertainment and cultural destinations, and a vibrant mix of uses while encouraging the preservation of historic areas.

The Skyline District contains 2 sub-districts:

- ➔ **Sky-District**
- ➔ **Sky-Low District**



SKY-DISTRICT is characterized by the city's most significant job, housing, and entertainment density and accommodates future growth near major transportation assets.



SKY-LOW DISTRICT are areas of cohesive historic buildings dating to prior eras of downtown. **Historic Overlays** within this district set smaller height and form regulations specific to the scale of the historic area.

Advancing through zoning reform:

- Modernization of uses through new Article 8 use table
- Form-based zoning approach, focusing on ground floor uses, responding to the existing context, and creating additional public realm
- Protections on theater structures (moving into Article 85)
- Preserving key mitigation policies (Development Impact Project Extractions/ Linkage) for large scale-projects
- Elimination of PDA eligible areas

Maintaining existing:

- Functions of Article 80 - Development Review and Approval
- Environmental impact analysis and performance standards for wind as evaluated through Article 80
- Green buildings regulations (Article 37)
- Demolition review (Article 85)
- Inclusionary zoning (Article 79)
- Groundwater Conservation Overlay District and Coastal Flood Resilience Overlay District

COMMENTS ON THE APRIL 10TH DRAFT

6 virtual office hours and
47 survey responses,
emails and letters

B

“Please do not do construction in downtown.” - Lily, *Downtown resident*

“Cities are safer, wealthier, more dynamic, and all around better off when there are more people. Zoning for and encouraging more housing in downtown Boston will be an unmitigated positive for current and future residents.” - James, *Downtown area resident*

“Strongly support the increased height and density provided for by this amendment. After seeing many other city centers become dangerous, undesirable places to visit after the pandemic, I want to ensure Boston has an opportunity to be a vibrant and bustling downtown.” - Jordan, *visits Downtown*

“I like the idea of thinking outside the box to bring more life to downtown crossing.” - Karan, *works Downtown*

I like the designation of Sky-Low to protect neighborhoods that contain historically significant buildings and which have heavy tourist traffic. - Brett, *Downtown Resident*

“I like the plan to create zones for taller buildings and higher density sections of the city. The downtown area could be a lot more vibrant with more restaurants, nightlife, and activity if we had a higher concentration of people living there to support it.” -Eric, *works Downtown*

“I am concerned with the spot zoning allowing height on the Bromfield/Washington street corner and Pi Alley garage sites up to FAA and Shadow Law limits” ~ 13 *Downtown residents*

“This Plan should ensure that preservation is the standard and expected course of action across all of downtown.” - Boston *Preservation Alliance*

“Increasing density will help downtown become a vibrant neighborhood to attract new residents and visitors outside of traditional working hours, allowing new commercial opportunities to open and be profitable. Proximity to public transit, outdoor spaces, offices, and necessary staples like grocery stores make further developing downtown an obvious solution.” - Matt, *visits Downtown*

DOWNTOWN HISTORIC CONTEXT STUDY: ENSURE DEVELOPMENT ENHANCES AND RESPECTS DOWNTOWN'S HISTORIC FABRIC



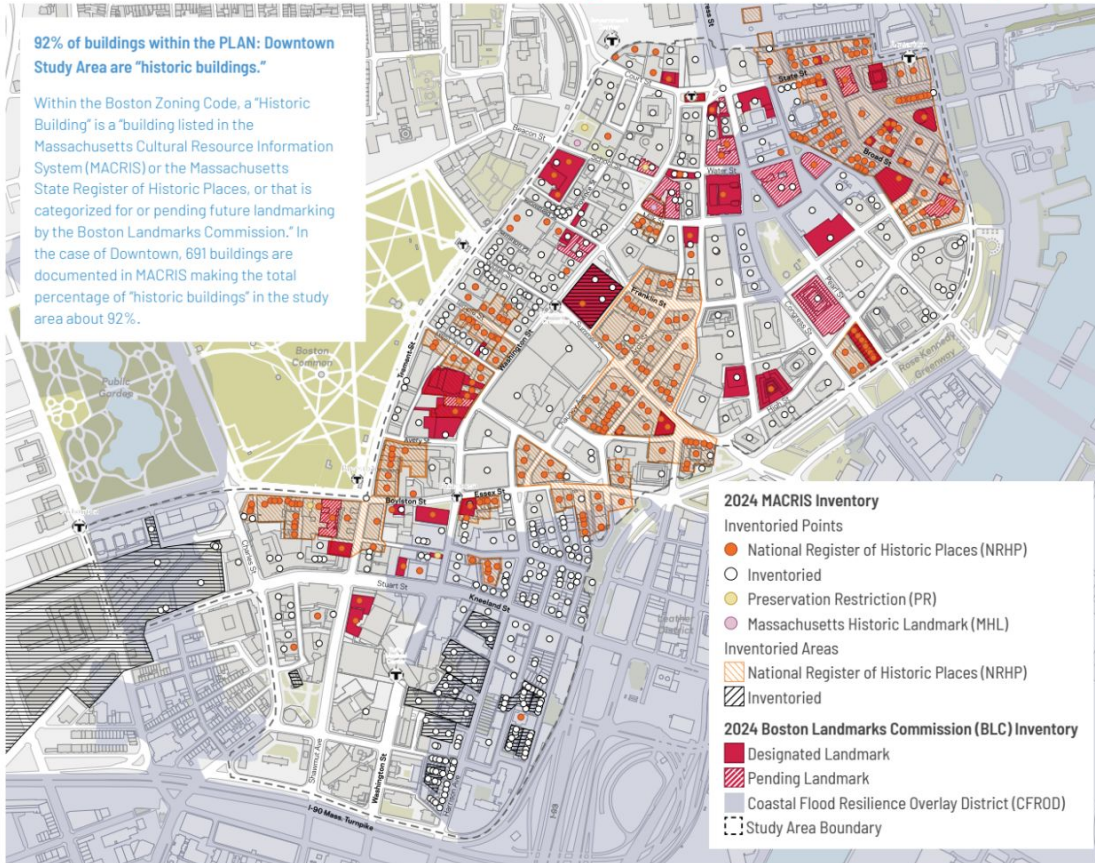
The Downtown Historic Context Study Expands on PLAN: Downtown's initial **historic analysis**.

- Creates a **new chapter to PLAN: Downtown's Design Guidelines** as a **guide to navigating existing conditions**.
- Serves as a **tool in creating more predictable guidance for development to navigate and enhance Downtown's historic fabric** where the significance of historic sites often goes unnoticed until they are at risk from new development.

DOWNTOWN HISTORIC CONTEXT STUDY

92% of buildings within the PLAN: Downtown Study Area are "historic buildings."

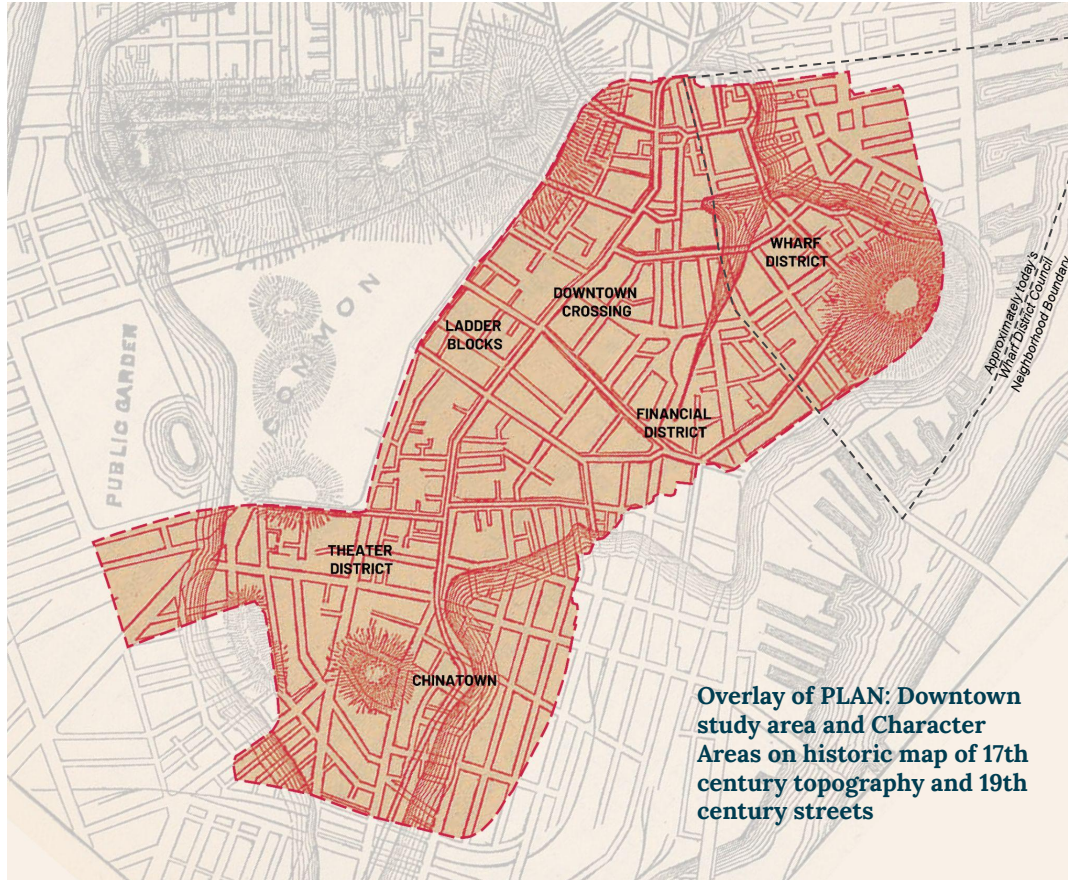
Within the Boston Zoning Code, a "Historic Building" is a "building listed in the Massachusetts Cultural Resource Information System (MACRIS) or the Massachusetts State Register of Historic Places, or that is categorized for or pending future landmarking by the Boston Landmarks Commission." In the case of Downtown, 691 buildings are documented in MACRIS making the total percentage of "historic buildings" in the study area about 92%.



KEY TAKEAWAYS:

- 92% of buildings within the PLAN: Downtown Study Area are "historic buildings"
- Nearly every style of American architecture and every decade since the 1700s is represented in Downtown's architecture.
- Each neighborhood displays characteristics that make it distinct: block structure, street types, parcel size, building heights, architectural styles, historical eras, or building materials.
- Historic context is a springboard to thoughtful development. **Downtown is not a museum, but an opportunity to add layers to its long history of growth.**

PROVIDE HISTORIC CONTEXT FOR EACH CHARACTER AREA IN PLAN: DOWNTOWN'S DESIGN GUIDELINES



Adds historic context and additional location specific design principles for each character area of PLAN: Downtown

- Downtown Crossing
- Ladder Blocks
- Theater District
- Wharf District
- Financial District

These more place specific guidelines overlap significantly with the general PLAN: Downtown design guidelines that apply across Downtown, and they should be used together in shaping and evaluating projects.

Additional guidelines for Chinatown will be developed as part of the Chinatown zoning process

GIVE A CLEAR OUTLINE OF DESIGN REVIEW PROCESS AND SUBMISSION STANDARDS

The design guidelines should be utilized for all types of projects, but will be the basis of design review for projects undergoing design review through the Planning Department.

Projects should conduct a context analysis to help implement the design guidelines.

Context Analysis:

Demonstrating an understanding of a project's context is key to successfully implementing these design guidelines. Projects should:

- a. Analyze the surrounding built context and public realm, highlighting key historic and cultural assets that the project will impact and enhance.
- b. Examine and refer to existing historic surveys and resources for the site and surrounding buildings, including:
 - Boston Landmarks Commission (BLC) data and resources
 - Massachusetts Cultural Resource Information System (MACRIS) data
 - National Register of Historic Places (NRHP) resources
- c. Create relevant elevations, site and context plans, massing studies, and street views that illustrate the project's relationship to the surrounding context.

Different forms of design related development review include but are not limited to:

- Appeal for zoning relief from the Zoning Board of Appeal (ZBA)
- Planning Department design review as a component of Article 80 review
- Boston Landmarks Commission (BLC) review and approval for changes to a Boston-landmarked building
- Article 85 Demolition Delay application (reviewed by BLC) for a proposed demolition of an existing non-Boston-landmarked structure
- Coastal Floor Resilience Overlay District (CFROD) resilience review
- Groundwater Conservation Overlay District (GCOD) conditional use permit

PROVIDE HISTORIC CONTEXT FOR EACH CHARACTER AREA IN PLAN: DOWNTOWN'S DESIGN GUIDELINES



DRAFT Amendment to PLAN: Downtown Design Guidelines - Historic Context Chapter

Design Guidelines
5. Historic Context | Downtown Crossing

Downtown Crossing

Projects should enhance Downtown Crossing's distinctive identity as a vibrant hub where diverse architectural styles, heights, and scales converge, reflecting the area's dynamic mix of people and historic character.

Historically a residential neighborhood that became a hub of retail activity mixed with residential uses in the mid-nineteenth century, Downtown Crossing straddles east of the Boston Common, with the historic Washington Street spine running through the area from north to south.

PLAN: Downtown Planning Study Report

DRAFT Amendment to PLAN: Downtown Design Guidelines - Historic Context Chapter

Maintain and enhance Downtown Crossing's street pattern and network of smaller alleys that create dynamic views of historic sites and building facades.

The archaic street layout enhances the visibility of building facades. Its historic street pattern developed along the original topography and character of the Downtown Precincts. Downtown Crossing and its natural continuation in the Financial District form a fan-shaped street layout, resulting in several trapezoidal and almost triangular blocks of varying sizes that make building facades more prominently displayed and visible compared to a straight block configuration or standard street grid.

In addition to the major streets, Downtown Crossing features several historic city blocks (e.g., H Alley, Whitings Lane, Light Lane, etc.) which help break up large city blocks and create through block connections. Projects should respect existing alleys and look for opportunities for more mid-block connections.

Introduce additional density alongside lower historic buildings using massing changes and setbacks to transition between lower and higher buildings in the area.

Throughout Downtown, the blend of historical and contemporary architecture and range of building heights and scales offer Downtown its dynamic and visually engaging character for projects to navigate. This is especially true in Downtown Crossing that boasts, as a central hub of transit and commerce for Downtown and the City, recent examples and future opportunities for increased density and the environment and reuse of other structures. One other example is the juxtaposition of the modern glass facade and tall massing of the Millennium Tower alongside the restored historic facade of the adjacent Finner's Building. Massing changes and setbacks should be used to both highlight existing historic elements of surrounding buildings and transition between new and existing building heights as demonstrated by the 20th addition to the Historic National Downtown Bank Building (20th, 20th, Boston Landmark) at 23 Congress St.

PLAN: Downtown Planning Study Report

Historic context and design guideline

Summary of design principles and Boston Landmarks in each district

Map of surveyed sites in Massachusetts Cultural Resource Information System (MACRIS), Boston Landmarks, and National Register of Historic Places

DRAFT Amendment to PLAN: Downtown Design Guidelines - Historic Context Chapter

Design Guidelines
5. Historic Context | Downtown Crossing

Downtown Crossing Design Priorities

- Maintain and enhance Downtown Crossing's street pattern and network of smaller alleys that create dynamic views of historic sites and building facades.
- Introduce additional density alongside lower historic buildings using massing changes and setbacks to transition between lower and higher buildings in the area.
- Complement Downtown Crossing's mix of architectural styles and landmark buildings.
- Frame and enhance key view corridors and urban spaces. Engage the public to review and provide input on view corridors and urban spaces as much as possible. Key view corridors and urban spaces include:
 - The iconic pedestrian-scale view along Washington St to Old South Meeting House
 - The active shopping, commuting, and event hub that is Washington and Summer St intersection
 - Reader's Park, lined with historic assets
 - The urban gateway and gathering space of Shopper's Plaza
 - The historic, Turner Place facade and modern plaza space.
- Find opportunities for adaptive reuse and avoid demolition, especially in cohesive areas of smaller historic building fabric like the former Commercial Palace Historic District and Textile Districts.

Other noteworthy spaces in the area include Shopper's Plaza and Textile Crescent. Shopper's Plaza contains a recently designed triangular viewing platform along Washington Street that is flanked by two contemporary buildings and the historic Bankers Building (David Burthorn, 1912, originally known as Finner's), a designated Boston Landmark. Textile Crescent, Charles Matthews (1912) response to the curvilinear buildings of Bath, demolished by the city in 1958 and replaced by five-story stone commercial structures destroyed by fire in 1972, is now a four-hundred-foot curved building wall that forms the elegant backdrop to a contemporary public space.

These spaces embody Downtown Crossing's vibrant mix of historic and new buildings, framing views to significant landmarks while creating vital and vibrant social gathering areas in the middle of Downtown.

PLAN: Downtown Planning Study Report

DRAFT Amendment to PLAN: Downtown Design Guidelines - Historic Context Chapter

List of Boston Landmarks Designated

- Ames Building
- Church Green Building
- Finner's Complex (or Burnham Interim)
- International Trust Company Building
- Old South Building
- Old State House
- Proctor Building
- Whitthrop-Carter Building

Pending

- Jewett's Building
- Old South Meeting House
- Old Corner Bookstore (or Thomas Crane House)

PLAN: Downtown Planning Study Report

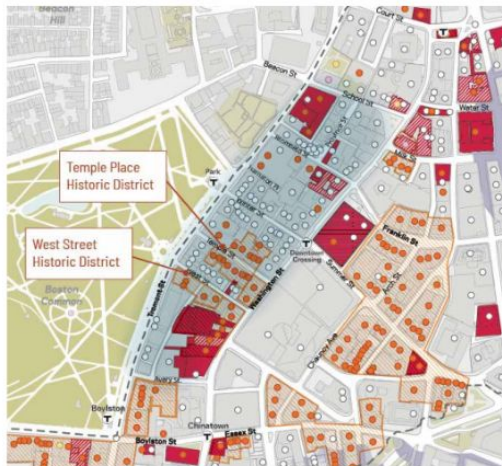
DOWNTOWN HISTORIC CONTEXT DESIGN GUIDELINES: LADDER BLOCKS

DRAFT Amendment to PLAN: Downtown Design Guidelines - Historic Context Chapter

Design Guidelines

5. Historic Context | Ladder Blocks

Ladder Blocks



2024 MACRIS Inventory		2024 BLC Inventory	
● NRHP	■ NRHP	■ Designated	■ CFROD
○ Inventoried	■ Inventoried	■ Landmark	■ Study Area
○ PR	■ Pending		
○ MHL	■ Landmark		

Projects should enhance and respect the Ladder Block's cohesive pattern and scale of smaller parcels, storefronts, and historic facades.

The Ladder Blocks area comprises the series of blocks between the eastern edge of the Boston Common and Washington Street. A series of parallel through-streets connect Tremont and Washington Streets, forming a ladder pattern, while shorter tertiary lanes and alleys break up the scale of blocks.



1934 view up Bromfield St from Washington St

2024 view up Bromfield St from Washington St

Ladder Blocks Design Priorities

- Maintain the small-grained scale of building frontages, parcels, public alleys, and streets.
- Create ground floors that respond to the scale and pattern of existing historic ground floor frontages.
- Find opportunities for the restoration of historic facades and the adaptive reuse of buildings to avoid demolition in the area. Key areas include the NRHP Temple Place Historic District, West Street Historic District, and Washington Street Theatre District.
- Complement historic architectural styles and facade articulation while finding alternatives to directly mimicking historic ornamentation.
- Frame and enhance key view corridors that connect Washington Street and the Boston Common and alleys that contribute to the area's smaller scale.



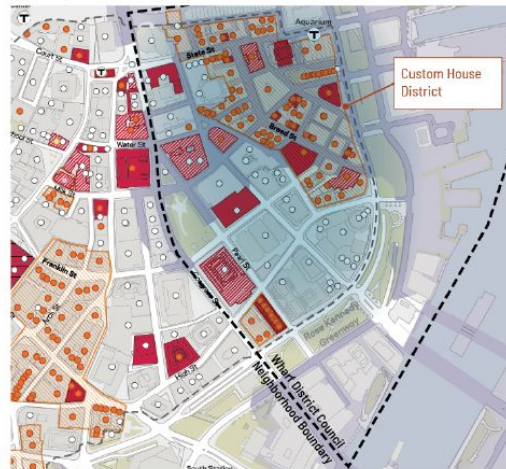
DOWNTOWN HISTORIC CONTEXT DESIGN GUIDELINES: WHARF DISTRICT

DRAFT Amendment to PLAN: Downtown Design Guidelines - Historic Context Chapter

Design Guidelines

5. Historic Context | Wharf District

Wharf District (within the PLAN: Downtown study area)



2024 MACRIS Inventory		2024 BLC Inventory		
● NRHP	■ NRHP	■ Designated	■ CFROD	
○ Invenoried	■ Invenoried	■ Landmark	■ Study Area	
● PR	■ Pending	■ Landmark		
● MHL				

Projects should enhance and maintain the Wharf District's smaller-scale parcels and historic fabric, shaped by warehouses and other maritime commerce structures that helped give the district its name.

The portion of the Wharf District neighborhood that is within the PLAN: Downtown study area developed incrementally through a series of expansions of the Shawmut peninsula to construct wharves, warehouses, and other structures for maritime commerce along the Boston harbor. The area of the Wharf District east of Battery March Street features a series of small historic blocks that are a result of this process.



Cohesive scale of warehouse buildings along Broad Street

Wharf District Design Priorities

- a. Maintain the Wharf District's fine grained street pattern connecting Downtown to the Rose Kennedy Greenway and waterfront.
- b. Transition and stepdown project massings between taller and lower areas and maintain clusters of smaller parcels, especially within the Custom House District.
- c. Complement the building eras and architectural styles and their overall facade articulation that help define the street walls of the Wharf District.
- d. Enhance and frame key open spaces and their connections, as well as view corridors leading to and from the waterfront and Rose Kennedy Greenway, including:
 - Direct view corridors towards the Rose-Kennedy Greenway, such as along State St.
 - McKinley Square in front of the Custom House
 - Jenney Plaza in front of the Central Wharf block
 - India and Milk St plaza
- e. Adhere to the Greenway District Design Guidelines for projects along the Rose Kennedy Greenway.
- f. Sites within the Coastal Flood Resilience Zoning Overlay District must follow the City's climate resilience policies, requirements, and Coastal Flood Resilience Design Guidelines.

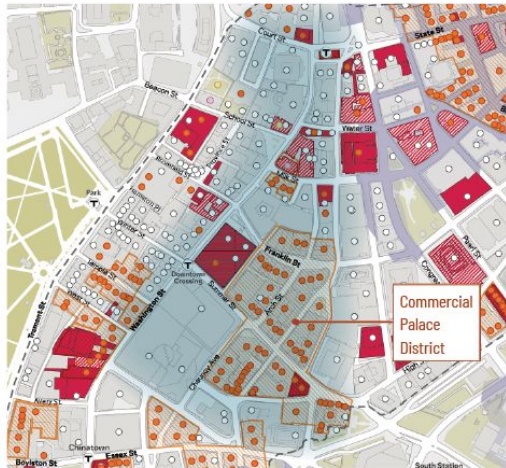
DOWNTOWN HISTORIC CONTEXT DESIGN GUIDELINES: THEATER DISTRICT

DRAFT Amendment to PLAN: Downtown Design Guidelines - Historic Context Chapter

Design Guidelines

5. Historic Context | Downtown Crossing

Downtown Crossing



2024 MACRIS Inventory

- NRHP
- Inventoried
- PR
- MHL

2024 BLC Inventory

- NRHP
- Inventoried
- Designated
- Landmark
- Pending
- Landmark

- CFROD
- Study Area

Projects should enhance Downtown Crossing's distinctive identity as a vibrant hub where diverse architectural styles, heights, and scales converge, reflecting the area's dynamic mix of people and historic character.

Historically a residential neighborhood that became a hub of retail activity mixed with institutional uses in the mid nineteenth century, Downtown Crossing stretches east of the Boston Common, with the historic Washington Street spine running through the area from north to south.



Washington Street, the area's spine, plays an important role as a retail and view corridor framing Reader's Plaza, the Old South Meeting House and layers of old and new buildings Downtown.

Theater District Design Priorities

- a. Ensure the project massings and footprints respond to the Theater District's various street patterns and block scales.
- b. Compliment and maintain the visual prominence of historic theaters and facades and iconic street walls in the Theater District.
- c. Enhance and frame key urban spaces and the connections between them:
 - The view south along Tremont St to Stuart St showcasing theater marquees.
 - The iconic theaters and facades in the NRHP Washington Street Theatre District
 - The vibrant entertainment, dining, and student hub at the intersection of Tremont St and Boylston St.
- d. Find opportunities for adaptive reuse to avoid demolition. Key areas include the NRHP Washington Street Theatre District and Piano Row Historic District.
- e. Sites within the Coastal Flood Resilience Zoning Overlay District must follow the City's climate resilience policies, requirements, and Coastal Flood Resilience Design Guidelines.

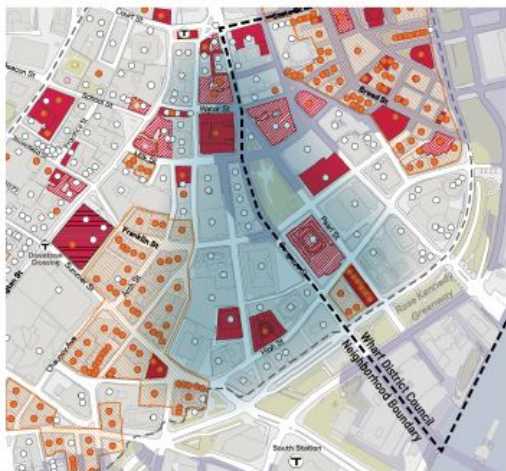
DOWNTOWN HISTORIC CONTEXT DESIGN GUIDELINES: FINANCIAL DISTRICT

DRAFT Amendment to PLAN: Downtown Design Guidelines - Historic Context Chapter

Design Guidelines

5. Historic Context | Financial District

Financial District



2024 MACRIS Inventory

- NRHP
- Inventoried
- PR
- MHL

2024 BLC Inventory

- Designated Landmark
- ▨ Inventoried Landmark
- ▨ Pending Landmark
- CFROD
- ▭ Study Area

Projects should enhance and break down the large commercial blocks of the Financial District, highlighting its blend of historically significant structures from different eras and its key public spaces.

The Financial District became the core of Downtown Boston's financial activity during the second half of the 20th century. This area is often viewed as overlapping with the Wharf District Council Neighborhood boundary and is roughly defined as the large commercial blocks between Devonshire St and Oliver St.



Large-scale commercial buildings in the Financial District

Financial District Design Priorities

- a. Enhance the pedestrian experience by breaking up large blocks by expanding the public realm and introducing mid-block connections whenever possible and breaking up long facades with active uses, lobbies, windows, and artwork to create a more engaging streetscape.
- b. Maintain the small-grained scale and enhance the public realm of smaller parcel clusters in the district.
- c. Frame and enhance key open spaces, large and small, that showcase the Financial District's range of buildings and eras.
- d. Find opportunities for density that build on the range of styles within the Financial District and respond to the neighboring context through setbacks and massing changes.
- e. Adhere to the Greenway District Design Guidelines for projects along the Rose Kennedy Greenway.
- f. Sites within the Coastal Flood Resilience Zoning Overlay District must follow the City's climate resilience policies, requirements, and Coastal Flood Resilience Design Guidelines.

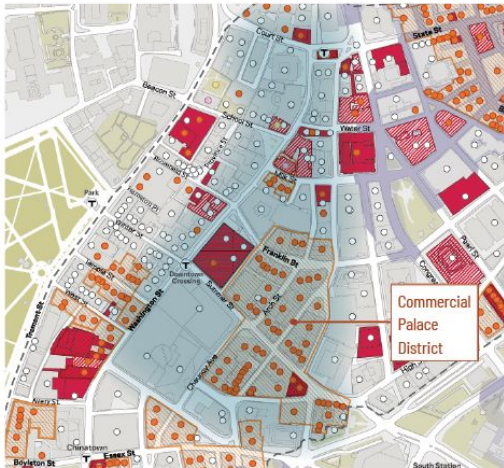
DOWNTOWN HISTORIC CONTEXT DESIGN GUIDELINES: DOWNTOWN CROSSING

DRAFT Amendment to PLAN: Downtown Design Guidelines - Historic Context Chapter

Design Guidelines

5. Historic Context | Downtown Crossing

Downtown Crossing



- | | | | |
|------------------------------|---------------------------|--------------|--------------|
| 2024 MACRIS Inventory | 2024 BLC Inventory | | |
| ● NRHP | ■ NRHP | ■ Designated | ■ CFROD |
| ○ Inventoried | ▨ Inventoried | ■ Landmark | ▭ Study Area |
| ○ PR | ▨ Pending | ■ Landmark | |
| ○ MHL | | | |

Projects should enhance Downtown Crossing's distinctive identity as a vibrant hub where diverse architectural styles, heights, and scales converge, reflecting the area's dynamic mix of people and historic character.

Historically a residential neighborhood that became a hub of retail activity mixed with institutional uses in the mid nineteenth century, Downtown Crossing stretches east of the Boston Common, with the historic Washington Street spine running through the area from north to south.



Washington Street, the area's spine, plays an important role as a retail and view corridor framing Reader's Plaza, the Old South Meeting House and layers of old and new buildings Downtown.

Downtown Crossing Design Priorities

- a. Maintain and enhance Downtown Crossing's street pattern and network of smaller alleys that create dynamic views of historic sites and building facades.
- b. Introduce additional density alongside lower historic buildings using massing changes and setbacks to transition between lower and higher buildings in the area.
- c. Complement Downtown Crossing's mix of architectural styles and landmarked buildings.
- d. Frame and enhance key view corridors and urban spaces. Expand the public realm and locate active uses and setbacks along these areas as much as possible. Key view corridors and urban spaces include:
 - The iconic pedestrian-zone view along Washington St to Old South Meeting House
 - The active shopping, commuting, and event hub that is Washington and Summer St intersection
 - Reader's Park, lined with historic assets
 - The urban gateway and gathering space of Shopper's Plaza
 - The historic Tontine Plaza facades and modern plaza space.
- e. Find opportunities for adaptive reuse and avoid demolition, especially in cohesive areas of smaller historic building fabric like the NRHP Commercial Palace Historic District and Textile District.

DOWNTOWN HISTORIC CONTEXT DESIGN GUIDELINES: OUTLINE KEY DOWNTOWN CASE STUDY PROJECTS

Case studies showcase elements of different Downtown projects that effectively respond to their historical context.

Case Studies

The following case studies showcase project designs that effectively respond to their historical context.

These projects range from restoring historic facades and landmarks, adaptively reusing or adding to historic buildings, or undertaking new construction that continues the area's long history of growth and density in the heart of Downtown. Each case study highlights key design considerations made during the process. While these projects may not exemplify all the design guidelines outlined in this document, they demonstrate various ways in which projects can enhance and celebrate Downtown's rich architectural and cultural history.

Godfrey Hotel

Adaptive Reuse, Historic Facade Preservation | Ladder Blocks

The 2018 Godfrey Hotel project renovated and restored two historic buildings, the Blake Building and the Amory Building into a 243 room hotel along Washington St.

- **Historic Preservation:** Utilizing federal and state Historic Rehabilitation Tax Credits, restored the Blake and Amory Buildings, which date back to the early 20th century, preserving original architectural details, including terracotta facades, decorative cornices, and historic window designs.
- **Adaptive Reuse:** Vacant office buildings were re-purposed to a hotel and ground floor retail spaces, that alongside a restored historic lobby, helped activate the surrounding area.
- **Modern Addition:** Modern ground-level storefronts provide some contrast to the historic context and the building's original historic features above.



Finegold Alexander Architects

Congress Square

Adaptive Reuse, New Addition, Historic Facade Preservation | Downtown Crossing

This 2019 project involved the renovation of five historic buildings and the addition of a new modern mixed-use tower. It included approximately 600,000 square feet of office space, 20,000 square feet of retail space, and a 200-room hotel.

- **Historic preservation:** Carefully restored five existing historic buildings, which date back to the early 20th century, including windows and ornamental details of their facades.
- **Adaptive reuse and sustainability:** Combined and adapted five existing office historic structures into hotel, retail, and office spaces. Advanced City sustainability goals and policies through both the reuse of the existing buildings and sustainability and energy efficiency upgrades to building systems.
- **Maintained urban fabric:** Maintained mid-block alleys, streets, and facade elements such as entries, fenestration, historic bluestone paving slabs and architectural ornamentation that help break up the large block.



Artemus



Artemus

- **Contrast between old and new:** Created a dynamic contrast between the masonry and intricate details of the existing historic buildings and the new 350,000 square feet modern glass addition constructed above.
- **Coordination with BLC:** BLC reviewed massing, materiality, and coloration of the project, especially for the addition to the National Shawmut Bank Building (a pending landmark).

80 Broad St - Folio

New construction, Preservation | Wharf District

The 2008 80 Broad St. project infilled a block in the Wharf District with a residential building and ground floor retail, replacing a former parking lot while preserving and incorporating a 1807 historic structure on the site.

- **Historic preservation:** Preserves and incorporates a 4,000-square-foot structure designed in 1807 by architect Charles Bulfinch.
- **Ground floor transparency and activation:** Retail spaces with large windows and granite details wrap around three sides, providing maximum street exposure and defining the property's edge.
- **Massing breakdown and setbacks:** Building massing is divided into two distinct masses that step down and setback to create terraced and reduce its overall scale in keeping with its surroundings and the lower four-story Bulfinch building at its base.



CBT

Modern Theatre

New Addition, Facade Preservation | Theater District

The 2011 Modern Theatre Cultural and Residential Project restored the historic facade of the Modern Theatre and created a 187-unit student residence hall, studio theater, and art gallery.

- **Historic Preservation:** Utilizing federal and state Historic Rehabilitation Tax Credits, restored the early 20th century Blake and Amory Buildings preserving original architectural details, including terracotta facades, decorative cornices, and historic window designs.
- **Adaptive Reuse:** Vacant office buildings were re-purposed to a hotel and ground floor retail spaces, that alongside a restored historic lobby, helped activate the surrounding area.



CBT



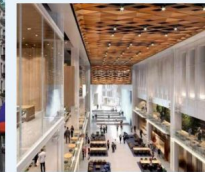
CBT

Winthrop Center

New Construction | Financial District

The 2024 Winthrop Center is the tallest tower Downtown and largest Passive House office project in the world, with a program that includes office, residential project, and a through-block public space.

- **Mid-block connection:** Introduced an inter through-block connection, breaking up an otherwise long block and creating a connection to the public space of Winthrop Square.
- **Contextual setback:** Upper-story setbacks align with neighboring buildings.



Rebelle Architects



Rebelle Architects

PAUSE FOR COMMENTS AND QUESTIONS

THROUGHOUT THE CITY, CONDITIONAL USES REQUIRE A CONDITIONAL USE PERMIT FROM THE ZBA

Criteria for approval: Outlined in **Section 6.3 - Conditional Uses**

I would appreciate if you could provide me with text in the zoning amendment (if exists) where the criteria and requirements for obtaining a variance for conditional use are specified.
- Kim, Downtown resident

Section 6-3. - Conditions Required for Approval.

modified

The Board of Appeal shall grant any such appeal only if it finds that all of the following conditions are met:

- (a) the specific site is an appropriate location for such use or, in the case of a substitute nonconforming use under [Section 9-2](#), such substitute nonconforming use will not be more objectionable nor more detrimental to the neighborhood than the nonconforming use for which it is being substituted;
- (b) the use will not adversely affect the neighborhood;
- (c) there will be no serious hazard to vehicles or pedestrians from the use;
- (d) no nuisance will be created by the use;
- (e) adequate and appropriate facilities will be provided for the proper operation of the use;
- (f) if such appeal relates to a Development Impact Project, as defined in [Section 80B-7](#), the applicant shall have complied with the Development Impact Project Exaction requirements set forth in Section 80B-7.3; and
- (g) if such appeal relates to a Proposed Project in an area designated a Greenbelt Protection Overlay District as defined in [Section 29-2](#), the Applicant shall have complied with the requirements set forth in [Section 29-3](#) and [Section 29-5](#) and the standards set forth in [Section 29-6](#).
- (h) if such appeal relates to a Proposed Project in an area designated a flood hazard district as defined in [Article 25](#), the Applicant shall have complied with provisions set forth in [Article 25](#).
- (i) if such appeal relates to a Proposed Project in an area designated a Coastal Flood Resilience Overlay District (CFROD), as defined in [Article 25A](#), the Applicant shall have complied with provisions set forth in [Article 25A](#).
- (j) if such appeal relates to any Proposed Project which is subject to or shall elect to comply with Section 80B of this Code, Large Project Review, the Applicant shall have complied with the provisions set forth in Article 37.

THE PROCESS FOR CONDITIONAL USES IS ESTABLISHED IN ARTICLE 6

Approval process:


1. A project seeking a conditional use permit or a variance must file an appeal with the ZBA
2. Planning Department staff create non-binding recommendations on ZBA applications that consider zoning and planning context (including PLAN: Downtown). These recommendations are then provided to the ZBA for their consideration.
3. ZBA approves, approves with any conditions necessary as protection under Section 6-4, (such as a proviso for Planning Department design review, or denies an appeal.

Section 6-4. - Other Conditions Necessary as Protection.



In approving a conditional use, the Board of Appeal may attach such conditions and safeguards as it deems necessary to assure harmony with the general purposes and intent of this code, such as, but not limited to, the following:

- (a) requirement of front, side, and rear yards greater than the minimum required by this code;
- (b) requirement of screening of parking areas and other parts of the lot from adjoining lots or from the street, by walls, fences, planting, or other devices;
- (c) modification of the exterior features or appearance of the structure;
- (d) limitation of size, number of occupants, method and time of operation, and extent of facilities;
- (e) regulation of number, design, and location of access drives and other traffic features; and
- (f) requirement of off-street parking and other special features beyond the minimum required by this or other applicable codes or regulations.



The ZBA can attach conditions and safeguards to ensure harmony with the general purpose and intent of the zoning code

EVALUATING IF USES ARE APPROPRIATE THROUGH CONDITIONAL USE PERMITS

Conditional use permits determine if the use is appropriate at a specific site, and allows for specific conditions to be put on the use to avoid adverse impacts.

Downtown’s draft use table supports a more flexible range of allowed uses to support employment and new businesses, but some uses can have scale, capacity, and loading requirements that are not appropriate in SKY-LOW areas or should be evaluated on a site by site basis in SKY include:

- **Light Manufacturing of Trade Establishment Uses**
- **Entertainment/Events (Large/Extra Large)**
- **Research Laboratory**

ACTIVE USES		
Entertainment/Events - Extra Small	A	A
Entertainment/Events - Small	A	A
Entertainment/Events - Medium	A	A
Entertainment/Events - Large	C	A
Entertainment/Events - Extra Large	F	C
COMMERCIAL USES		
Research Laboratory	F	C
INDUSTRIAL AND STORAGE USES		
Light Manufacturing or Trade Establishment	F	C*

We note that the Light Manufacturing/Trade Establishment use is Forbidden in Sky-Low-D and only Conditional in Sky. Such restrictions would hamper our district’s potential to host the emerging climate tech industry (to cite just one example) and mute its overall economic vibrancy and diversification. - *Downtown BID*

April 10th Draft Downtown Zoning Amendment - Article 8 Use Table

CREATE PATHWAYS TO EXTEND EXISTING CONDITIONAL USES THAT DO NOT TRIGGER ADDITIONAL DEVELOPMENT IMPACTS

1. New development impact uses (commercial/office, research lab, hotel, active uses like retail/services, health care, higher education) are conditional uses above 50,000 gsf.
2. Existing development impact uses can be extended or be converted between uses without triggering an extension of a Non-Conforming Use (Article 9) provided that it does not trigger a new development impact project (add or substantially rehabilitate more than 50,000 gsf net development impact use).

Help continue to support the retenanting and repositioning of existing buildings downtown, and ensure full analysis and mitigation of the impacts of new development impact uses.

The proposed zoning “would require that life sciences “both new development and full or partial building conversions like One Winthrop Square – secure zoning relief from the Board of Appeal before seeking building permits. While the current research uses in One Winthrop Square would be allowed to continue under the transition rules for zoning amendments, any expansion of the research space within the building – to accommodate Scorpion or another tenant –would require zoning relief.

Securing variances or conditional use permits from the Board of Appeal generally takes a minimum of six months. The process is costly for developers and building owners, both in terms of internal resources and outside legal and consultant support. - Nan Fung Life Sciences Real Estate



ENSURING DEVELOPMENT IMPACT PROJECTS MITIGATE THEIR IMPACTS (LINKAGE) WITH CONDITIONAL USE PERMITS

Conditional use permits are a means of ensuring the legal foundation of Boston's Development Impact Project Exactions (Linkage) that ensures that large-scale commercial development brings direct benefits to Boston's residents by contributing to funds for affordable housing and workforce training.

Required for any commercial development that:

- requires zoning relief
- proposes to erect, enlarge or extend or substantially rehabilitate a structure by over 50,000 square feet

Downtown draft zoning enforces linkage for the following development impact uses by making them conditional:

- **Office - Large (>50,000 sf)**
- **Hotel - Large (>50 rooms or >50,000sf)**
- **Retail Store - Extra Large (>50,000sf)**

	SKY-LOW	SKY
ACTIVE USES		
Retail Store - Small	A	A
Retail Store - Medium	A	A
Retail Store - Large	A	A
Retail Store - Extra Large	C	C
COMMERCIAL USES		
Hotel - Small	A	A
Hotel - Large	C	C
Office - Small	A	A
Office - Medium	A	A
Office - Large	C	C

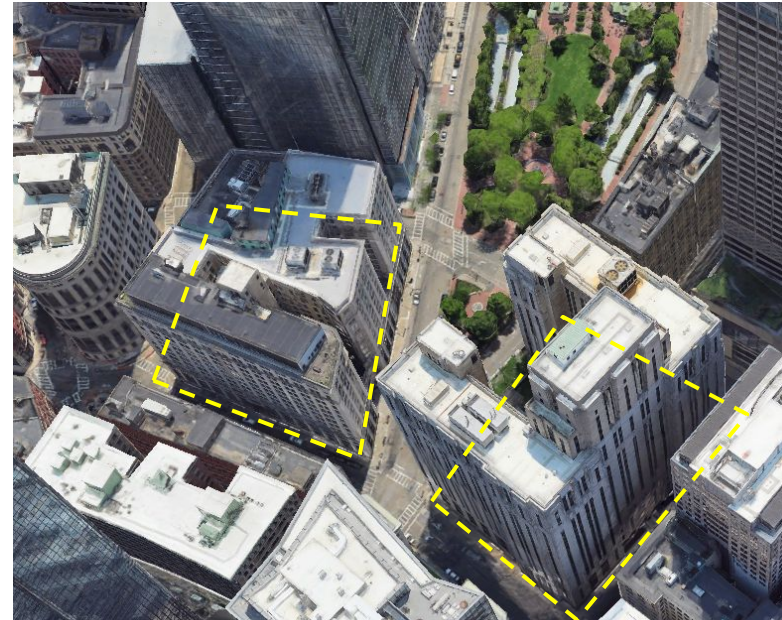
April 10th Draft Downtown Zoning Amendment - Article 8 Use Table

We urge the BPDA to revise the Draft Zoning Amendment so that Research Laboratory, along with all office, retail, and hotel uses, remain allowed uses in the new Downtown Skyline district, as they are today. - Nan Fung Life Sciences Real Estate

ENCOURAGE ADAPTIVE REUSES AND ADDITIONS THAT RETAIN EXISTING BUILDINGS

Introduce provisions to the draft zoning amendment that ensure that **Existing structures that do not conform to the proposed dimensional requirements can be enlarged or altered as long as the dimensional non-conformity (such as building lot coverage) is not increased.**

Continued use/adaptive reuse of our existing buildings is the most impactful climate action we can take, and that upgrading an existing building is more affordable than new construction. - *Boston Preservation Alliance*

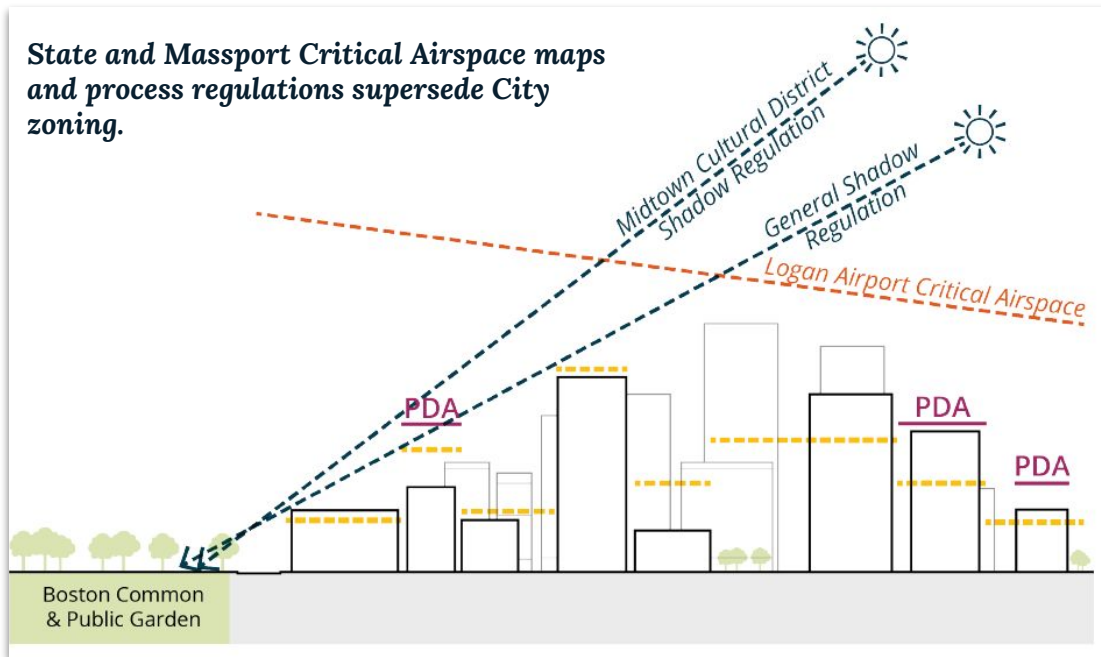


Some existing blocks are close to 100% lot coverage, but could be potential adaptive reuses sites. Proposed zoning limits lot coverage to 95% for large parcels; new additions would be limited to 95% lot coverage and have to comply with other zoning limits.

CLARIFYING FAA AND MASSPORT CRITICAL AIRSPACE HEIGHT LIMITATIONS

Building heights must comply with FAA and Massport Critical Airspace maps and process to determine height.

State and Massport Critical Airspace maps and process regulations supersede City zoning.



Since zoning is one of the first resources developers review when assessing potential development sites, it would be helpful to include in the Zoning Amendment and Draft Zoning Map Guide language similar to that in the PLAN Downtown report: The Federal Aviation Administration (FAA) and Massport have critical airspace maps and a process for building heights. – Massport

CLARIFYING STATE SHADOW LAW HEIGHT LIMITATIONS



Maximum height of structures cannot exceed the height that would cast “new shadows according to the State shadow law for the Public Garden and Boston Common.

Draft Downtown Zoning Amendment - Max. Height for SKY-LOW-D

HISTORIC OVERLAY	Height in feet (max)	Building Floor Plate (max sf)
Downtown ¹	155', or such height that complies with the provisions of the Boston Common Shadow Law (Ch. 362, 1990), and Public Garden Shadow Law (Ch. 384, 1993), whichever is lesser. ¹	20,000

Footnotes to Table C

1. Structures built within the boundaries of the Midtown Shadow Overlay, as shown on map 1A, shall abide by the restrictions of Chapter 362. AN ACT PROTECTING CERTAIN PUBLIC COMMONS (1990) Section 2C and Chapter 384. AN ACT PROTECTING THE BOSTON PUBLIC GARDEN (1993) Section 2B.

Definition of new shadow in State shadow law and summary of Ch. 362, 1990 shadow regulations:

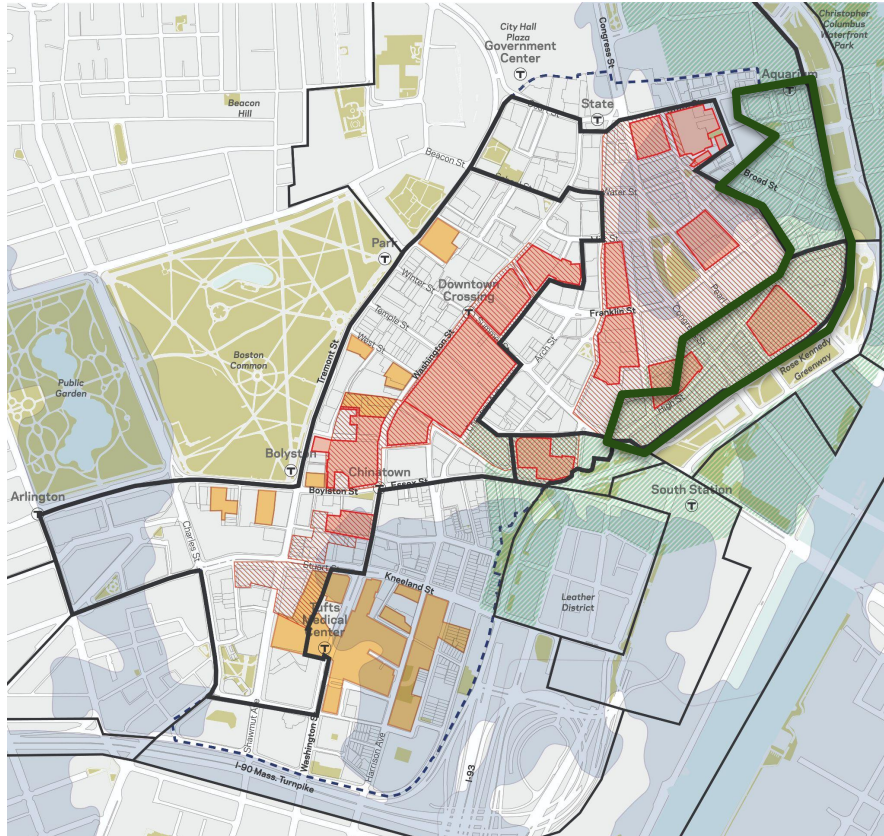
“New shadow,” the casting of a shadow at any time on an area which is not cast in shadow at such time by a structure which exists or for which a building permit or local zoning entitlements through the Zoning Board of Appeal or Boston Zoning Commission have been granted on the date upon which application is made to the permit-granting authority for a proposed structure and **which would not be cast in shadow by a structure conforming to as-of-right height limits allowed by the Boston Zoning Code as in force on March thirty-first, two thousand and seventeen.** New shadow shall not include a de minimis shadow cast by an antenna, fence, flagpole, sign or other similar structure.

Projects can cast “new shadows” on the Boston Common:

- Only during the first hour after sunrise or before seven o'clock in the morning, whichever is later, or the last hour before sunset.
- In the Midtown Cultural District, no new shadow for more than two hours from eight o'clock in the morning through two-thirty in the afternoon on any day from March twenty-first to October twenty-first, inclusive, in any calendar year.

“Additional building volume allowed at 155'...penetrates the sunshine envelop [and] will add additional shadows to the park”
- *Friends of the Public Garden*

MODERNIZING USES AND MAINTAINING DESIGN GUIDELINES IN THE GREENWAY DISTRICT



Article 49A Greenway Overlay District has ground floor use requirements that are overly restrictive and do not align with the modernized use table of the Skyline District that allow for uses like take-out restaurants.

- Removing the Overlay from the Skyline District would ensure the area has consistent and updated uses.
- The PLAN: Downtown amendment adds the Greenway Overlay District design guidelines to the PLAN: Downtown design guidelines

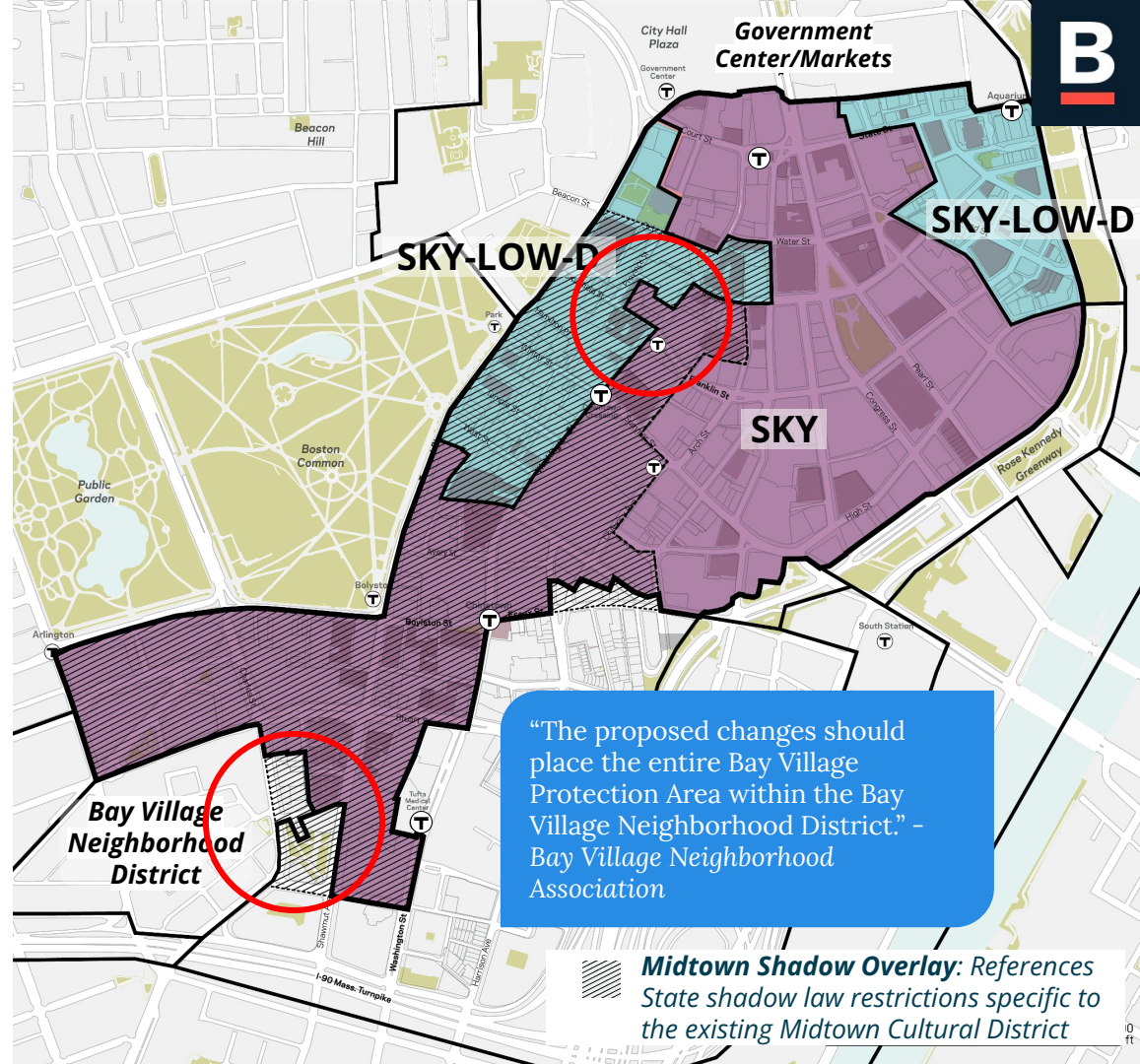
 Greenway Overlay District in the Study Area

COMMENTS ON ZONING DISTRICT BOUNDARIES

Other comments on the April 10 Draft Amendment focused on finding the appropriate boundary between districts that supports existing historic context and growth.

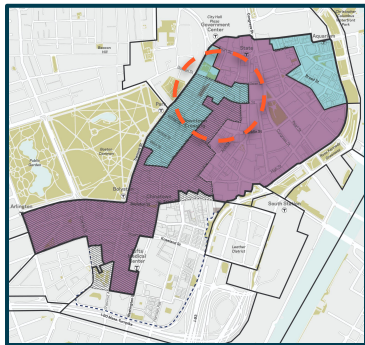
These areas include the boundaries between:

1. Skyline Districts and the **Bay Village Neighborhood District**
2. SKY and SKY-LOW-D around the **Bromfield St. and Washington St. intersection**



COMMENTS ON BROMFIELD ST AND WASHINGTON ST INTERSECTION SKY AND SKY-LOW DRAFT BOUNDARIES

April 10th Draft
Downtown Zoning
Amendment



COMMENTS ON BROMFIELD ST AND WASHINGTON ST INTERSECTION

Downtown today does not need another high-rise office or apartment building or even a lab.... More new modern apartments will only compete with these efforts to renovate and continue the older buildings to be used. For ecological reasons alone, this building should not be built.. - Nancy

“This [potential] tower in the middle of the Ladder Blocks destroys the integrity of the character of this area, imperils the historic assets, works against tourism (which is currently providing the greatest source of activation to this portion of Downtown) and destroys the uniformity of the shopping corridor.” - Kim, Downtown resident

Only a handful of locations, including the 11 Bromfield Street cluster... have the potential to host truly dynamic redevelopments for our district and Boston overall—projects that could deliver hundreds of desperately-needed housing units along with tens of millions of dollars annually in new property taxes and millions of dollars in community benefits. - Downtown BID

“I also am encouraged that you are allowing for denser developments on both that big above ground parking garage near State and those mostly abandoned buildings on Bromfield. I think those two sites have long been eyesores in the area and hopefully more generous zoning can encourage thoughtful and dense developments there. - Patrick, Downtown area resident



The opportunity for new tall buildings presents a chance for architecturally interesting elements to be incorporated in a prominent part of the city. - Eric, works Downtown

“I am concerned with the spot zoning allowing height on the Bromfield/ Washington street corner and Pi Alley garage sites up to FAA and Shadow Law limits. Height on these sites in the historically sensitive Ladder Blocks should be limited to the Sky-Low maximum of 155 feet for the benefit of the neighborhood character and tourism at large.” ~ 13 Downtown residents

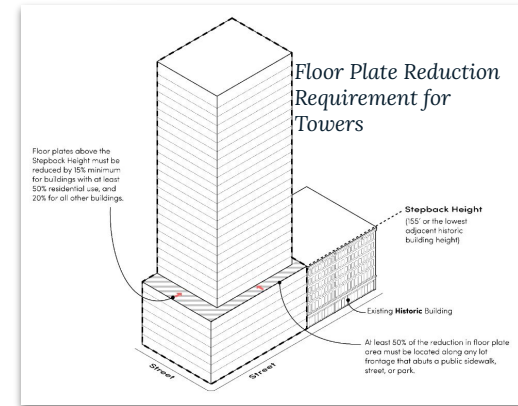
There is no way that the proposed height for that parcel is consistent with the abutting context of historic buildings. - Beatrice, frequently visits Downtown

“Do not allow thinly veiled concerns about high-rise residential views hold sway on an important policy question.” - James, Downtown area resident

USING THE DOWNTOWN HISTORIC CONTEXT GUIDELINES TO HELP SHAPE THE BOUNDARIES BETWEEN SKY AND SKY-LOW

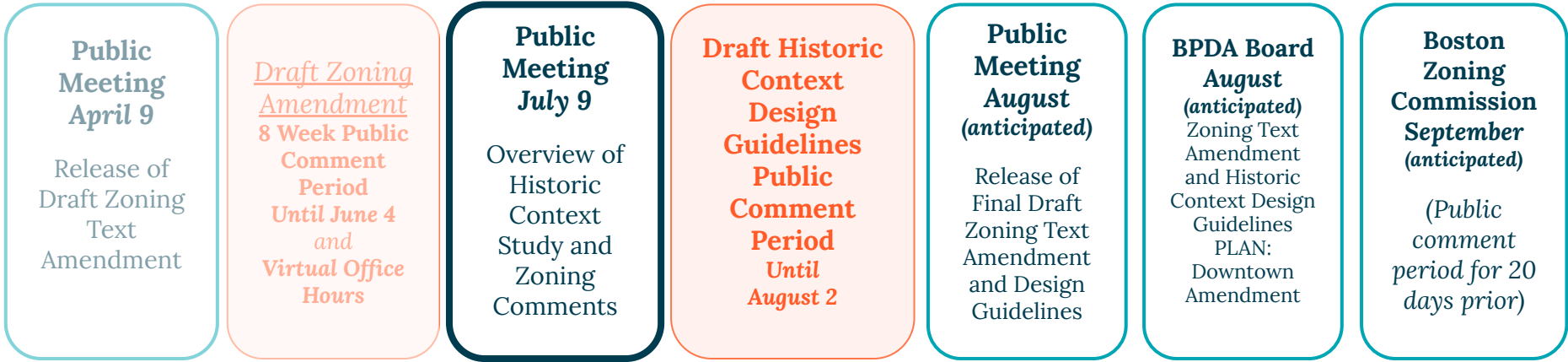
The Draft Historic Context Design Guidelines set a framework for how new project designs will be evaluated, can showcase, enhance, and respect historic context, and use it as a springboard for new growth.

Height is not the only factor shaping building design and ensuring projects respect the surrounding context.



NEXT STEPS

WE ARE HERE



Downtown Historic Character Study

THANK YOU!

PLAN: DOWNTOWN WEBSITE:

- [Public Comments on April 10th Draft Zoning Amendment](#)
- [Draft PLAN: Downtown Historic Context Design Guidelines](#)

**SUBMIT COMMENTS AND QUESTIONS ON THE DRAFT
HISTORIC CONTEXT DESIGN GUIDELINES TO:**

PLANdowntown@boston.gov



April 10th Draft Downtown Zoning Boundaries

Existing Zoning

Zoning Districts:

- Midtown Cultural District (Article 38)
- South Station Economic Development Area (Article 40) (*Parcel-to-Parcel Linkage Development Area Subdistrict*)
- Government Center/Markets (Article 45)
- Bay Village Neighborhood (Article 63)
- Chinatown (Article 43) (*boundary changes to be determined with ongoing Chinatown Rezoning Process*)

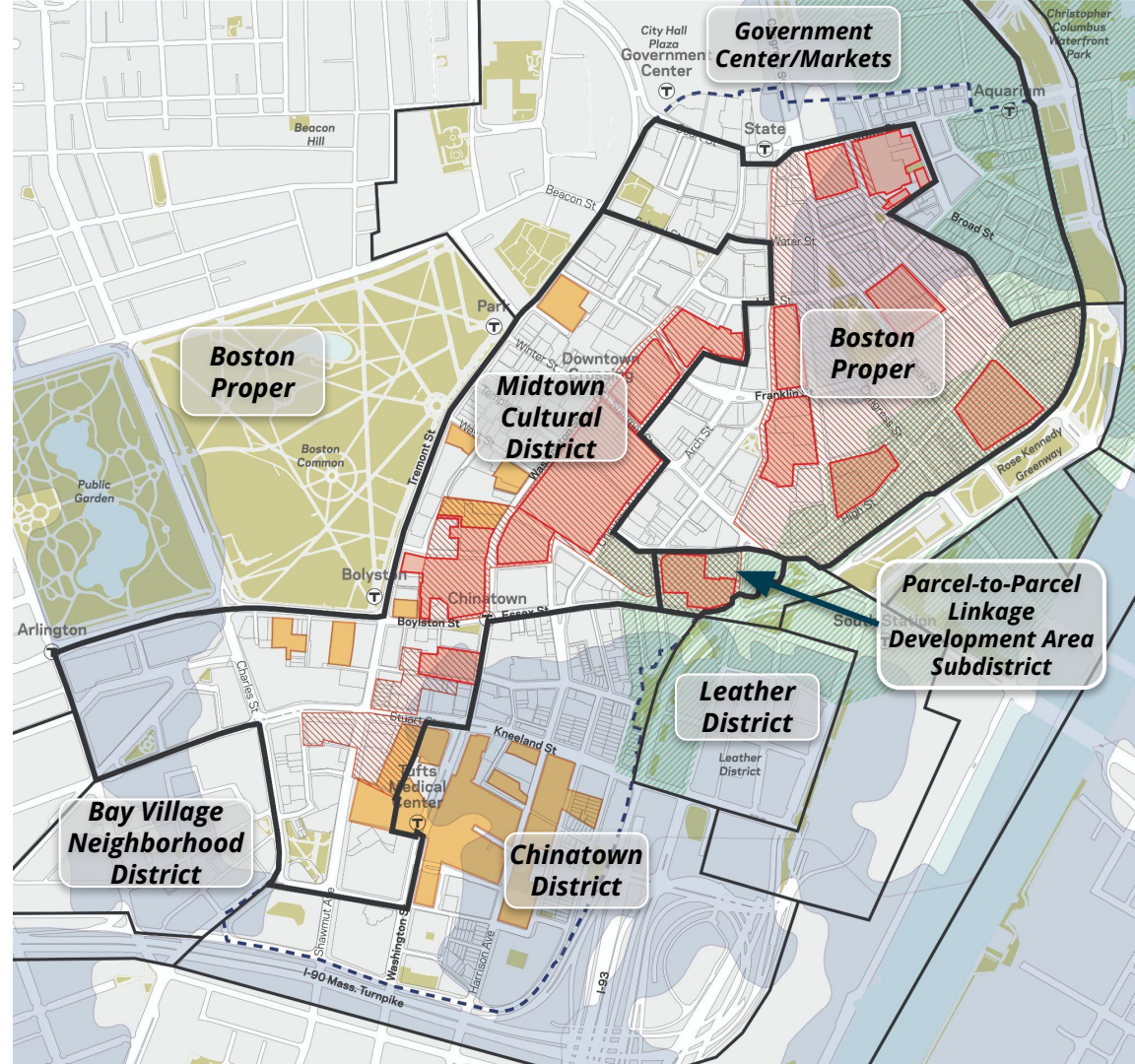
Overlays and existing plans staying in place:

-  14 existing PDAs
-  Institutional Master Plans

 Coastal Flood Resilience Overlay District (CFROD)

Removing:

-  Existing Planned Development Area (PDA) eligible areas



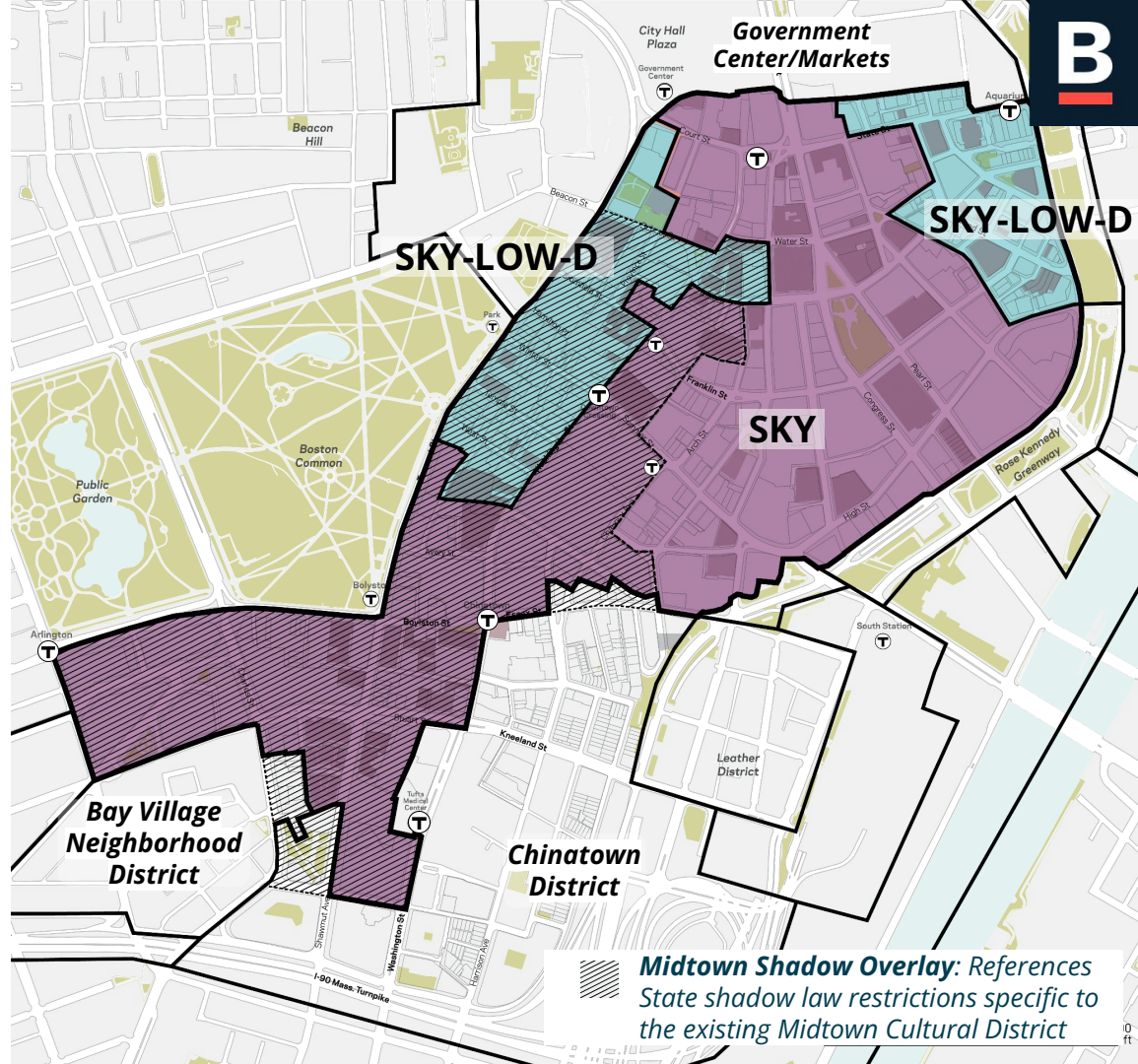
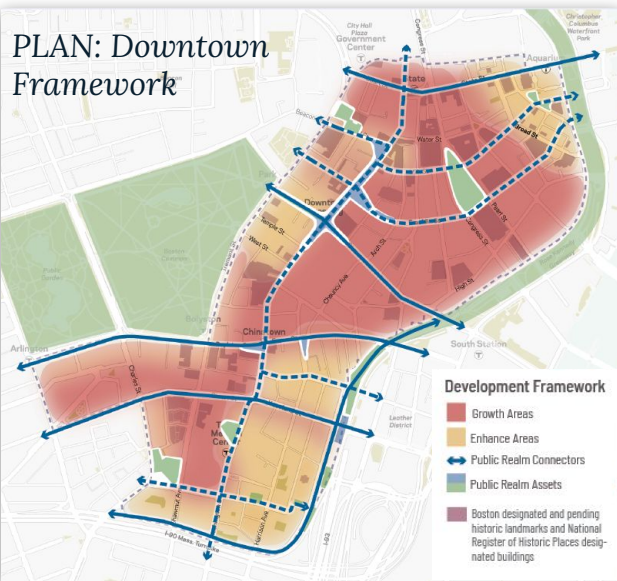
Skyline Districts

April 10 Draft Boundaries

Skyline sub-districts:

-  **SKY**
-  **SKY-LOW-D** (SKY-LOW with Downtown Historic Overlay)

PLAN: Downtown Framework

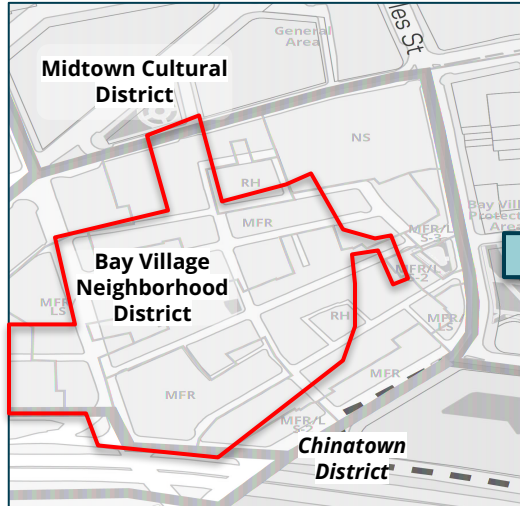


Bay Village Neighborhood District

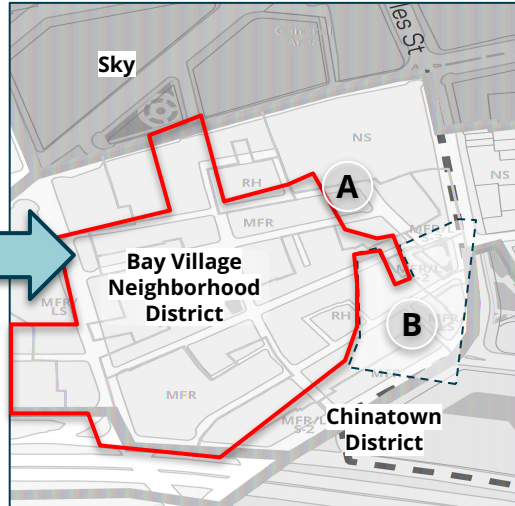


Move portions of the Bay Village Protections District structurally into the Bay Village Neighborhood Article NS Subdistrict.

Existing

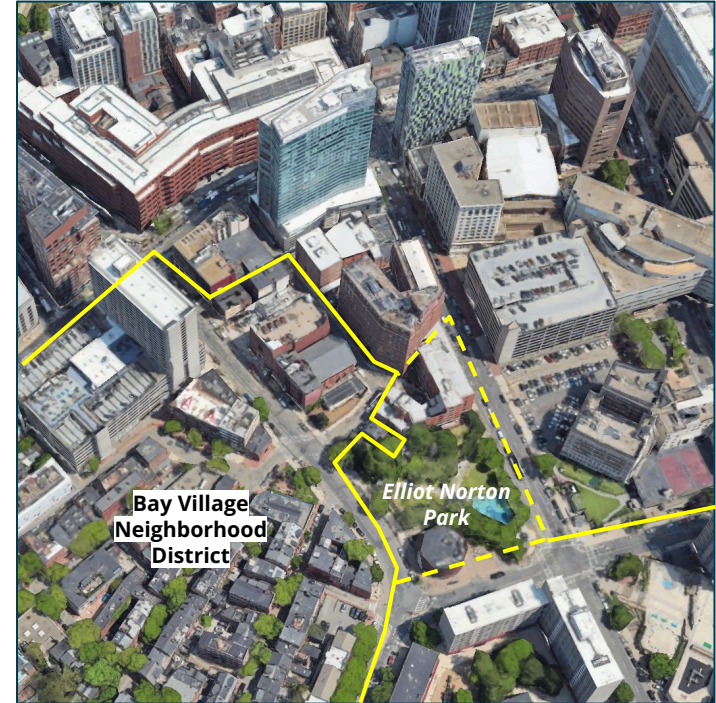


Proposed



— Bay Village Historic District

- A. Moved into Bay Village Neighborhood NS
- B. Boundaries to be determined along side Chinatown Zoning Process



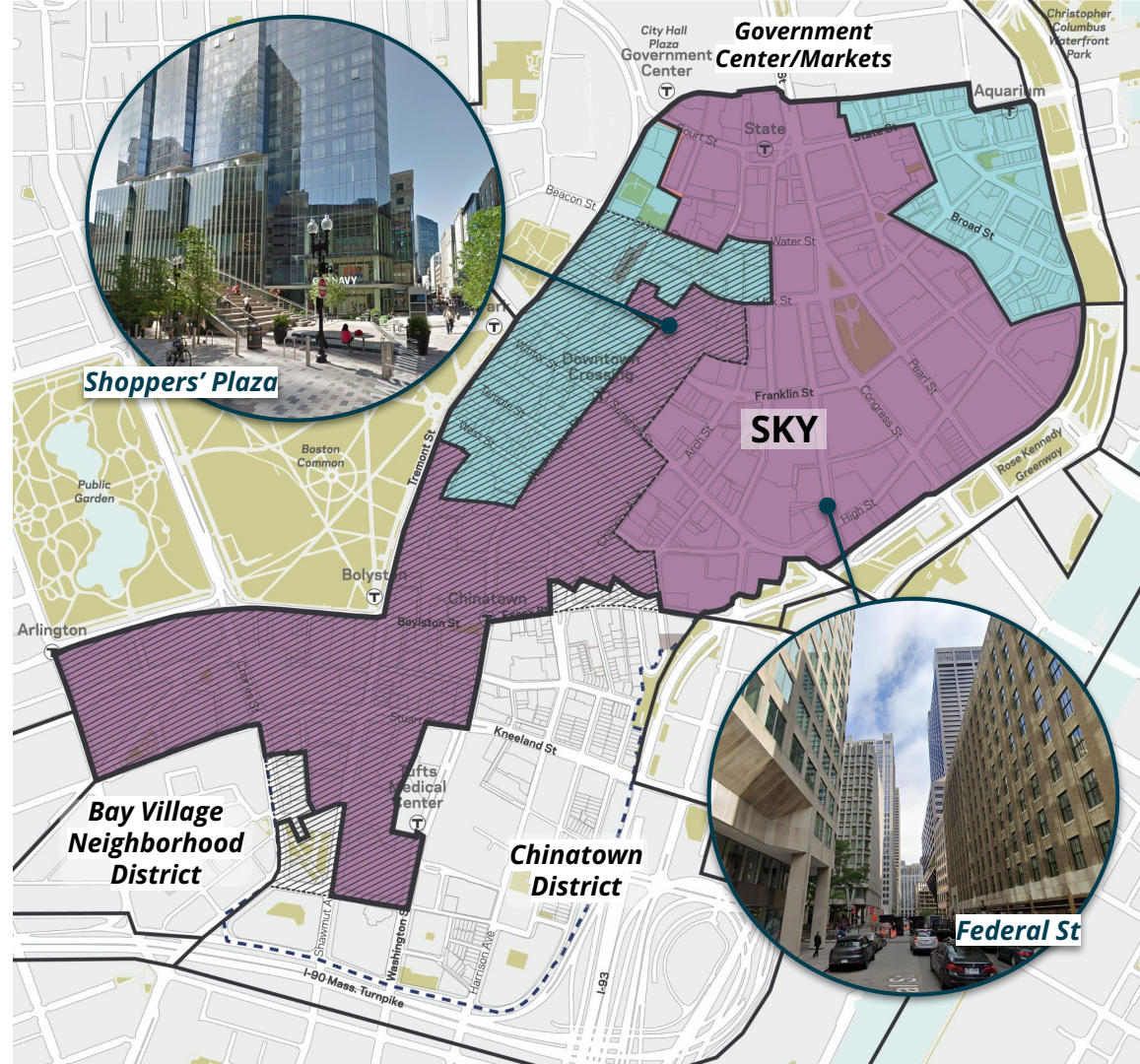
SKY District

Characterized by the city's most significant job, housing, and entertainment density and accommodates future growth near major transportation assets.

- **Allows larger retail or entertainment/event uses**
- **Larger active use and dimensional requirements** for large sites
- **Height** allowed to limits of State Shadow Law and Critical Airspace, whichever is lower
- **Research laboratories are a conditional use** with floor plate restrictions

PLAN: Downtown Public Comment:

"There are very few places in the Boston region that have the kind of transportation infrastructure to support very high density residential and commercial developments. We should be doing everything in our power to encourage maximum density here." —Boston resident



SKY-LOW

Areas of cohesive historic buildings dating to prior eras of downtown. Smaller use and form regulations help maintain the scale of the area.

- **Stricter limit on large entertainment/uses**
- **Smaller allowed building floor plate** set by Historic Overlay: 20,000 sf max
- Height Downtown Historic Overlay: 155'
- **Research laboratories are forbidden**

PLAN: Downtown Public Comment:

"Preserving the integrity of the Ladder Blocks character area is important to the city's historic fabric, its tourism economy, and protection of neighboring historic landmarks."
—Downtown resident




Skyline Districts

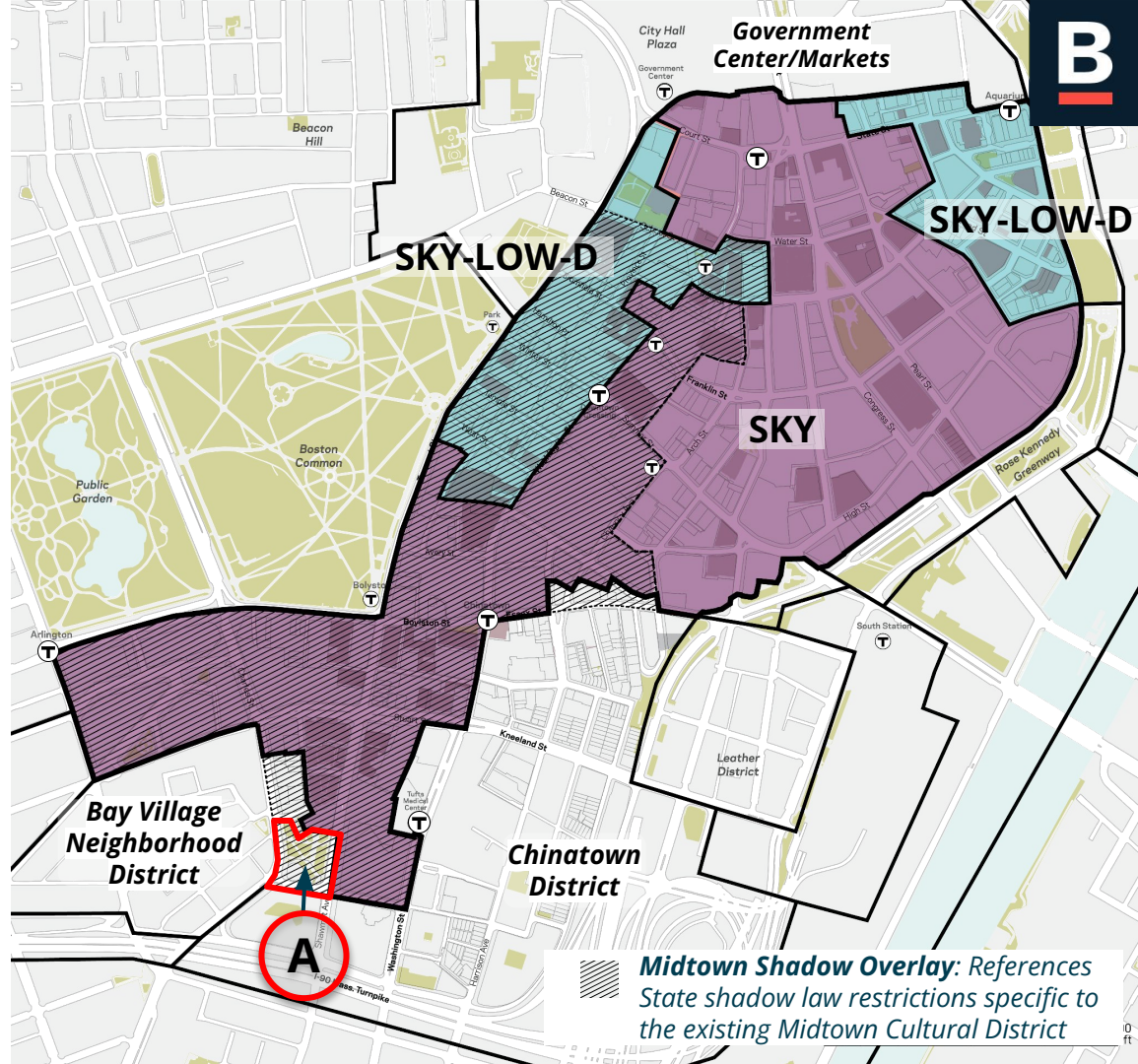
July Draft Boundaries

Skyline sub-districts:

 **SKY**

 **SKY-LOW-D** (SKY-LOW with
Downtown Historic Overlay)

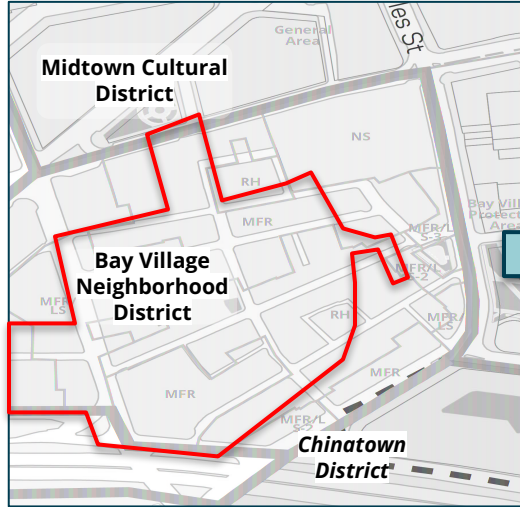
 **A** Moves area into the Bay
Village Neighborhood Article
NS Subdistrict.



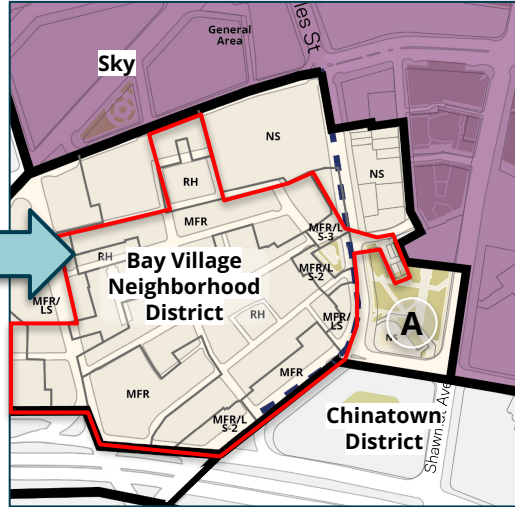
A. MAINTAIN THE CHARACTER AREA OF THE BAY VILLAGE NEIGHBORHOOD *(Update to Skyline district boundary)*



Existing Z

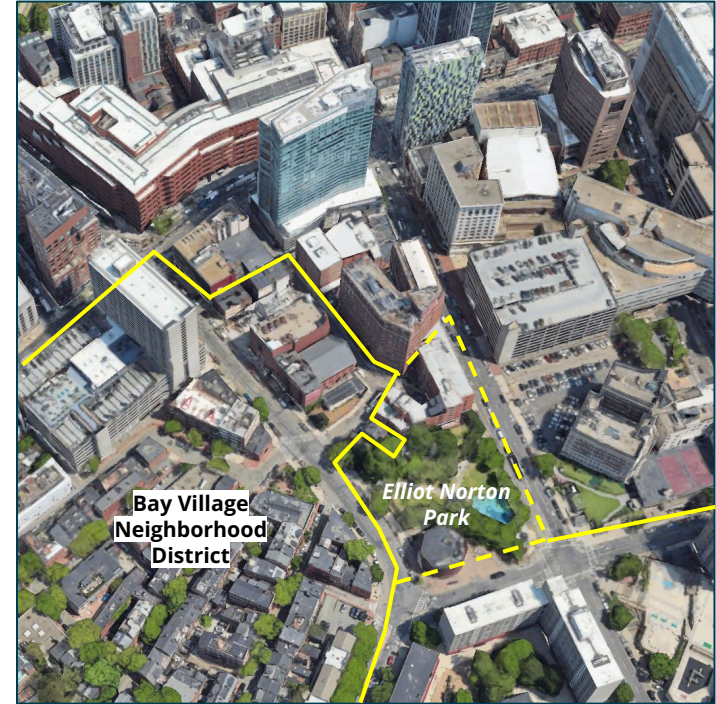


Proposed



A. July Update: Area added to Bay Village Neighborhood NS

— Bay Village Historic District



New Form Based Regulations

Activate ground floors, maintain the scale of key historic areas, and enhance the public realm

Ensuring Active Ground Floors

Performance Requirements for Active Uses

Skyline Districts set the location, width, and depth of Active Uses and when they are required.

Civic Uses, Open Space Uses, Shelter Facilities, and affordable housing developments are not required to have active uses on the ground floor.

TABLE A: ADDITIONAL USE AND PERFORMANCE STANDARDS

USE AND PERFORMANCE STANDARDS	SKY-LOW	SKY
STANDARDS FOR USES THAT ARE NOT ACTIVE USES		
Ground Floor Active Use Requirement (for building widths greater than 100' along primary lot frontage)	Yes ¹	
Percentage of Building Width of Ground Floor Active Use (min)	30% ²	
Depth (min) of Ground Floor Active Use	20'	25'

Footnotes to Table A

1. Active Use(s), as defined in Article 8 Table A, are required to occupy a minimum of the ground floor building width at the minimum depth along primary lot frontage specified in Article 31 Table A, except when the principal use(s) is a Civic Use, Open Space Use, or Shelter Facility Use, as defined in Article 8 Table A; or when a Proposed Project is an affordable housing development project in which at least 60% of units income restricted at 100% or below of AMI and reviewed under Article 80 Small or Large Project Review. Any Proposed Project that is located within the boundaries of the Greenway Overlay District shall also be subject to the requirements of Article 49A.
2. For any project that is subject to or has elected to comply with Large Project Review or Small Project Review under the provisions of Article 80, the required Ground Floor Active Use width and depth may be located along any Building Facade through such review process.

Enhancing the Public Realm

Ground Floor Amenity Space



New definition for an at grade space open to the outdoors for uses such as playing, gathering, and seating that is directly accessed from the ground floor. Includes:

- Publicly Accessible Open Space, as defined in Article 8
- Publicly accessible sidewalk provided on the lot
- Outdoor space for tenants or customers, including restaurant seating or outdoor event and performance areas
- Publicly accessible through-block pedestrian connections of a width not less than ten (10) feet



Dimensional Table: Lot Standards



Lot standards change for lots over 20,000 sf to ensure more public public realm and space between buildings:

- **Lower Building Lot Coverage**
- **Higher Ground Floor Outdoor Amenity Space**

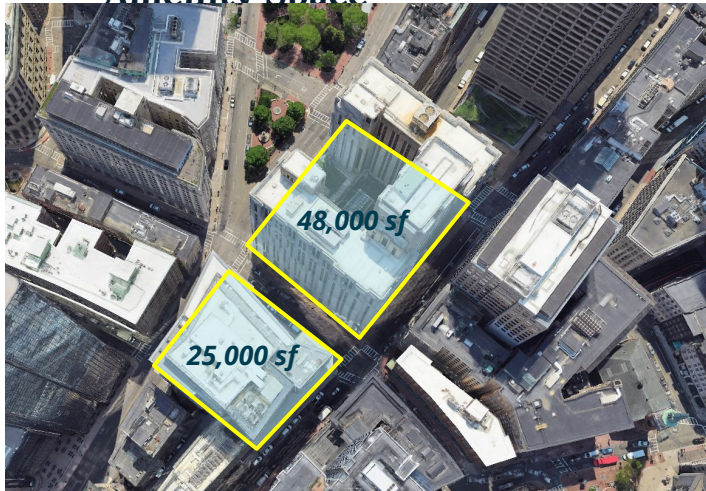


TABLE B: DIMENSIONAL REGULATIONS

BUILDING LOT STANDARDS	SKY-LOW	SKY-1
Building Lot Coverage (max)		
Lots area less than or equal to 20,000 sf	95%	95%
Lot area greater than 20,000 sf	90%	85%
Ground Floor Outdoor Amenity Space (min)		
Located along the Primary Lot Frontage for Lot Area less than 20,000 sf	0%	0%
Located along the Primary Lot Frontage for Lot Area greater than 20,000 sf	5% ¹	10% ¹
Front Yard (min)	0'	
Rear Yard (min)		
With a party wall	0'	
Without a party wall	5'	
Side Yard (min)		
With a party wall	0'	
Without a party wall	5'	

Dimensional Table: Building Form Standards



Building Form Standards set building mass requirements including:

- **Height:**
 - Set by the table or
 - Historic Overlay or
 - State Shadow Law, whichever is lesser
- **Stepack Height** (*new term!*)
- Maximum length of **blank wall**
- **Ground floor height minimum** to ensure space for commercial spaces

BUILDING FORM STANDARDS	SKY-LOW	SKY-1
Height in feet (max)	180', or such height that complies with the provisions of Boston Common Shadow Law (Ch. 362, 1990) and Public Garden Shadow Law (Ch. 384, 1993), whichever is lesser. ²	Such height that complies with the provisions of Boston Common Shadow Law (Ch. 362, 1990) and Public Garden Shadow Law (Ch. 384, 1993) ³
Stepback Height		
Abutting a Lot containing a non-Historic Building ⁴	155'	
Abutting a Lot containing a Historic Building ⁴	Building height of abutting Historic Building or, in the case of multiple abutting Historic Buildings, the lowest Historic Building building height	
Blank Wall of Facade (max) ³	15'	20'
Ground Floor Height (min)	14'	
Multiple Buildings Allowed Per Lot	Yes	

Footnotes to Table A

1. For any project that is subject to or has elected to comply with Large Project Review under the provisions of Article 80, the required Ground Floor Outdoor Amenity Space may be located along any lot frontage through such review process.
2. If in a Skyline Historic Overlay see TABLE C
3. Structures built within the boundaries of the Midtown Shadow Overlay, as shown on map 1A, shall abide by the provisions of Chapter 362, AN ACT PROTECTING CERTAIN BUILDINGS AND STRUCTURES OF HISTORIC INTEREST IN THE CITY OF BOSTON, as amended.
4. For any project subject to Large Project Review established on a lot within the boundaries of the Public Garden Shadow Overlay, as shown on map 1B, shall abide by the provisions of Chapter 384, AN ACT PROTECTING CERTAIN BUILDINGS AND STRUCTURES OF HISTORIC INTEREST IN THE CITY OF BOSTON, as amended.
5. For projects that are subject to Large Project Review under the provisions of Article 80, the required Ground Floor Outdoor Amenity Space may be located along any lot frontage through such review process.

TABLE C: SKYLINE HISTORIC OVERLAYS

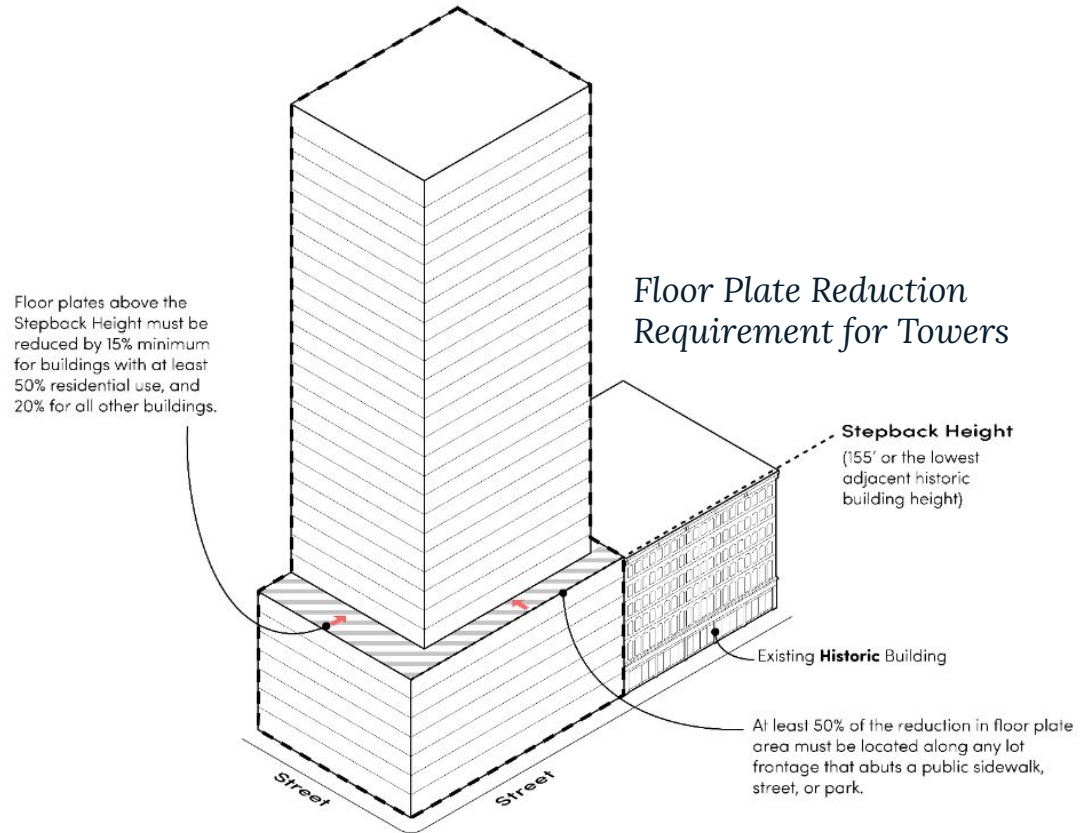
HISTORIC OVERLAY	Height in feet (max)	Building Floor Plate (max sf)
Downtown ¹	155', or such height that complies with the provisions of the Boston Common Shadow Law (Ch. 362, 1990), and Public Garden Shadow Law (Ch. 384, 1993), whichever is lesser. ¹	20,000

Ensuring Towers Enhance and Respect Existing Built Context with Stepbacks

New Definitions:

- **Tower:** A building with a building height greater than 155' and floorplate greater than 10,000 sf.
- **Stepback Height:** The building height at which a building floor plate must be reduced or the height above which all upper stories must be recessed from the facade of the story below.

Downtown a tower must stepback or reduce it's floor plate at 155' or (if there is one) the building height of a Historic Building in an adjacent lot.



Creating Space Between Towers with a Tower Separation Requirement

If a proposed Tower abuts a lot with an existing Tower, all stories above 155' or the height of neighboring Historic Building must stepback from the lot line:

- Buildings with greater than or equal to 50% of gross floor area **residential use: 30' min.**
- **All other buildings: 20' min.**

