

# Edison Power Plant Planning

Preserve. Enhance. Grow.

## Why Are We Here?



## Study Objectives

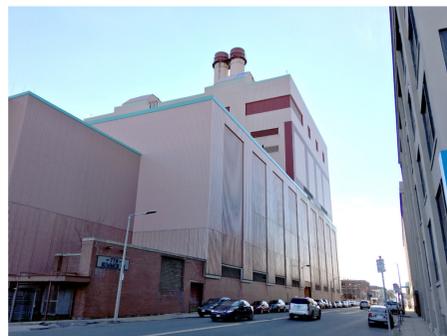
- Review Existing Conditions.
- Work with Community to Define Issues and Aspirations.
- Inform Development Plan and Future Zoning.



Historical Aerial



Study Area



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## Why Plan?

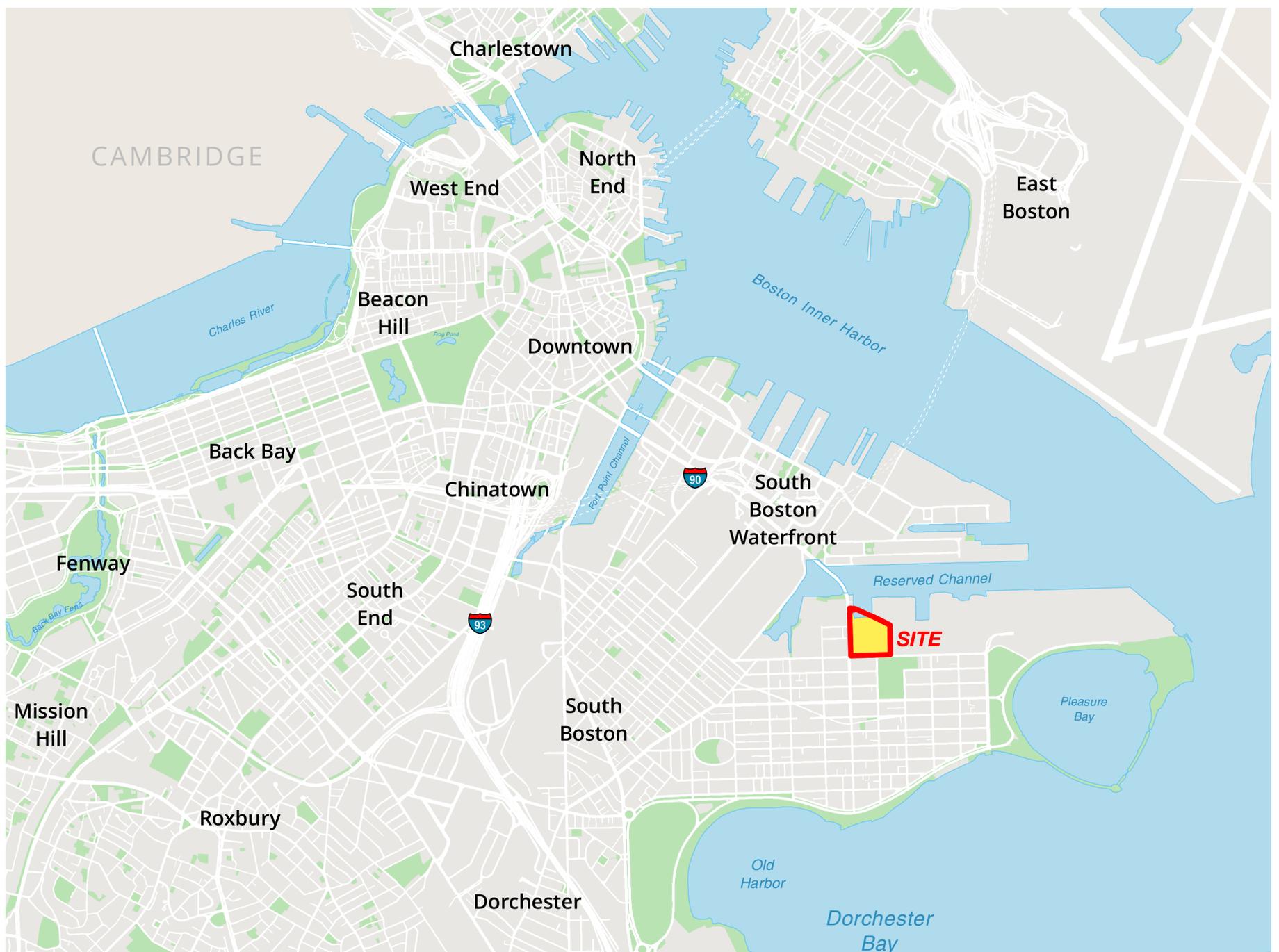


## Planning Topics

- Mobility & Getting Around
- Land Uses
- Public Realm & Open Space
- Urban Design & Development

## Schedule

- Open House / Introduction  
*January 18, Wednesday*
- Walking Tours -  
*January 21 and January 28, Saturdays*
- Workshop 1  
*February 8, Wednesday*
- Workshop 2  
*February 11, Saturday*
- Article 80 Large Project Review  
*Spring 2017*



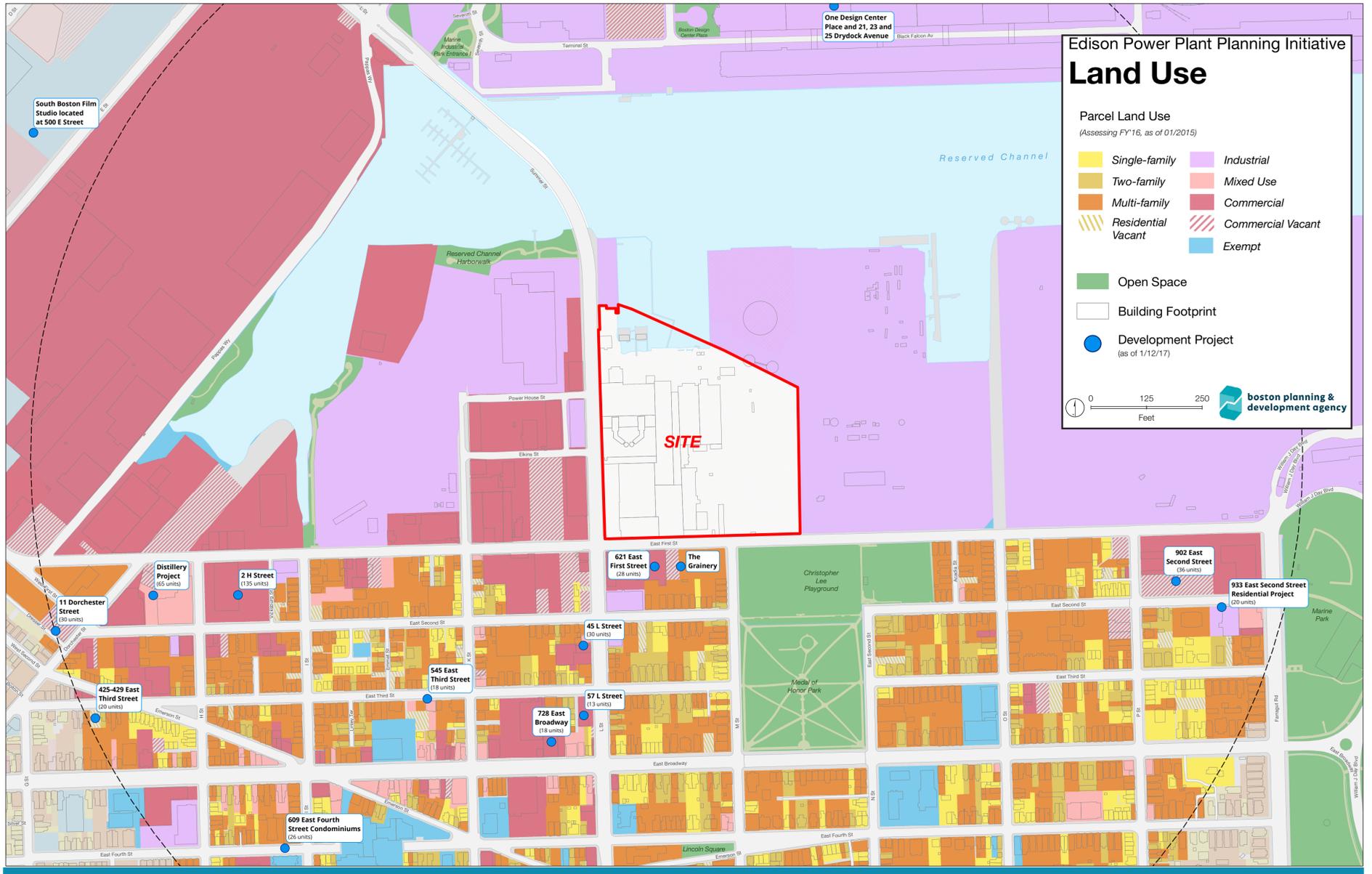
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## What is Here Now?



## Area Profile

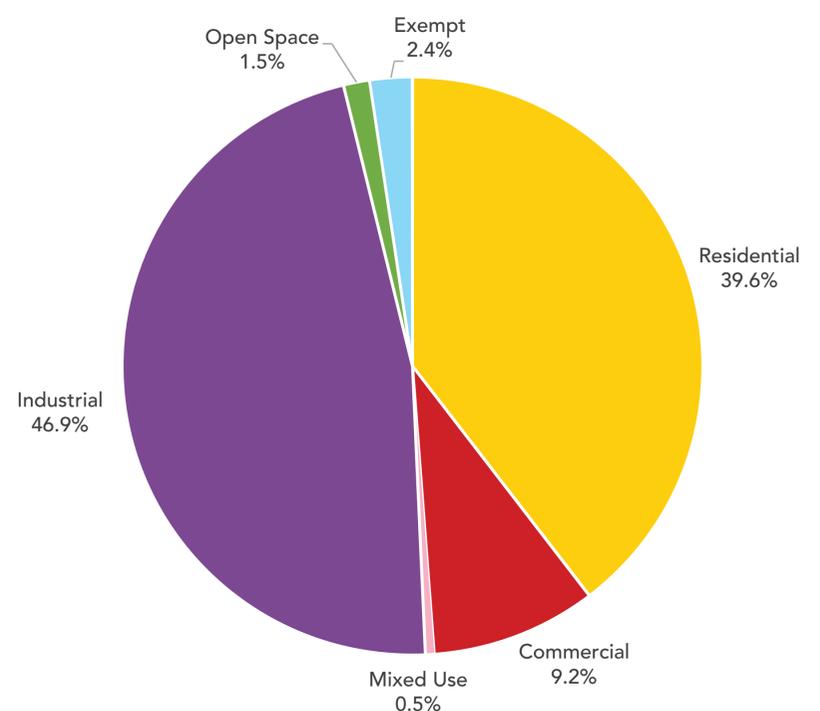


Land Use Map of Edison Power Plant context area

### Ongoing Developments

- South Boston Film Studio at 500 E Street
- 11 Dorchester Street (30 units)
- Distillery Project (65 units)
- 2 H Street (135 Units)
- 425-429 E Third Street (20 Units)
- 609 East Fourth Street Condominiums (26 Units)
- 545 East Third Street (18 Units)
- 728 East Broadway (18 Units)
- 45 L Street (30 units)
- 57 L Street (13 units)
- 621 East First Street (28 units)
- 902 East Second Street (13 units)
- 933 East Second Street Residential Project (20 units)

### Land Use Breakdown



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## Who Lives Here Now?



### Demographic Profile

- Population

Total: 9,921 persons

49% of population between ages of 18 and 34 years old

11% of population younger than 18 years old

- Housing Units

4,508 total occupied housing units

54% of units are renter-occupied

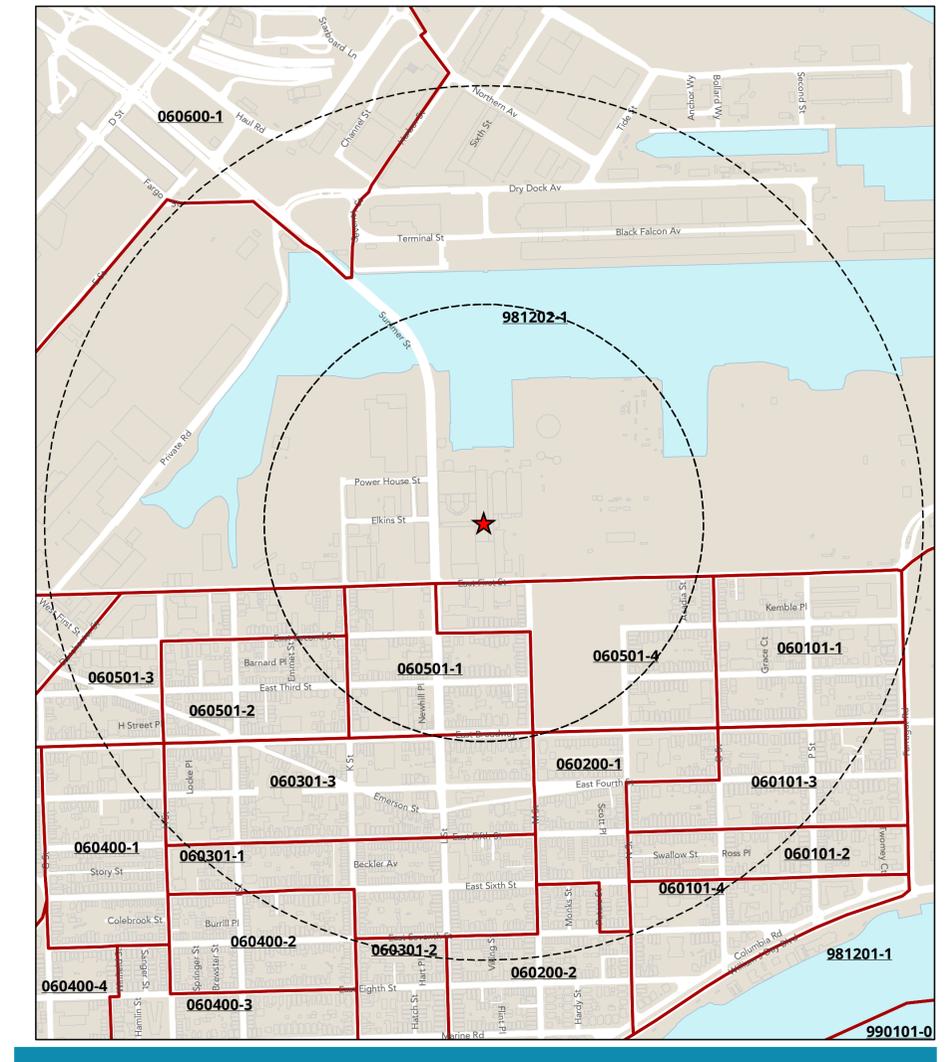
- Households

4,508 total households

37% of households are family households

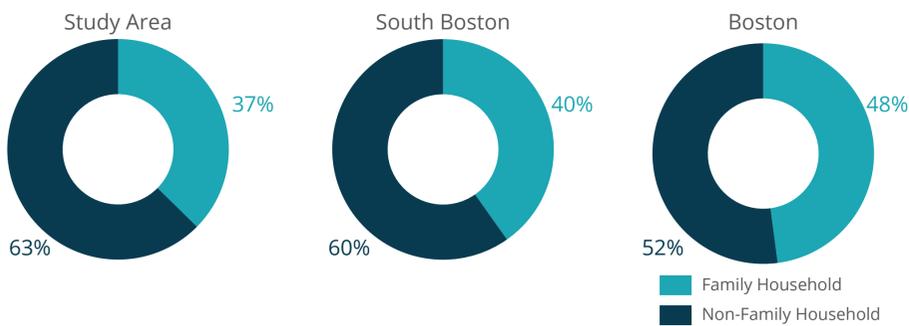
- Median Household Income

\$97,508

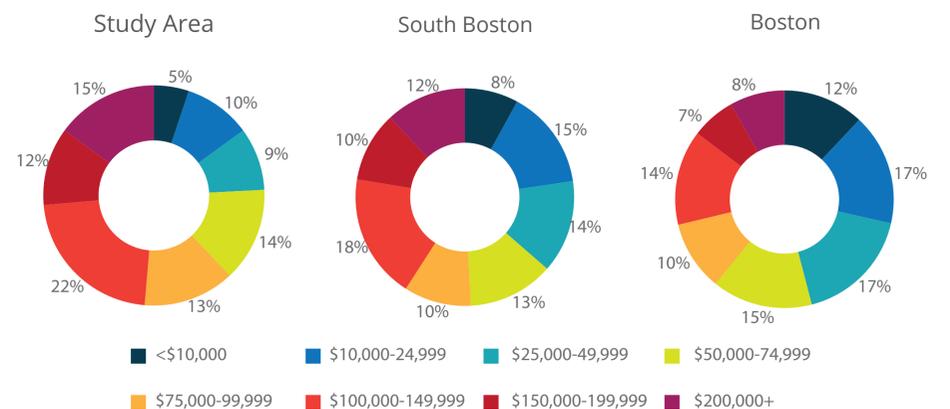


Census tracts around context area

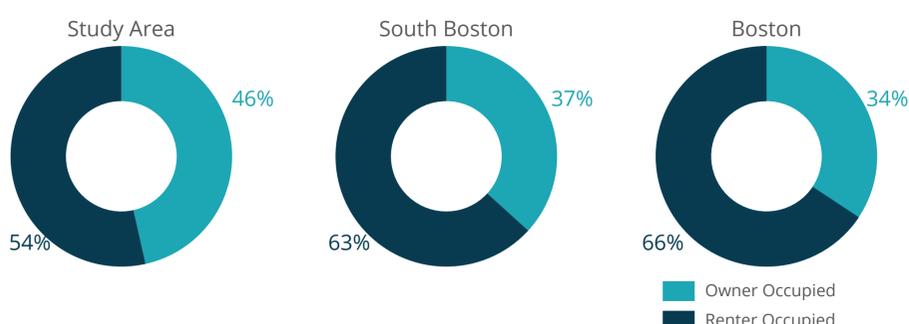
### Household Type



### Household Income



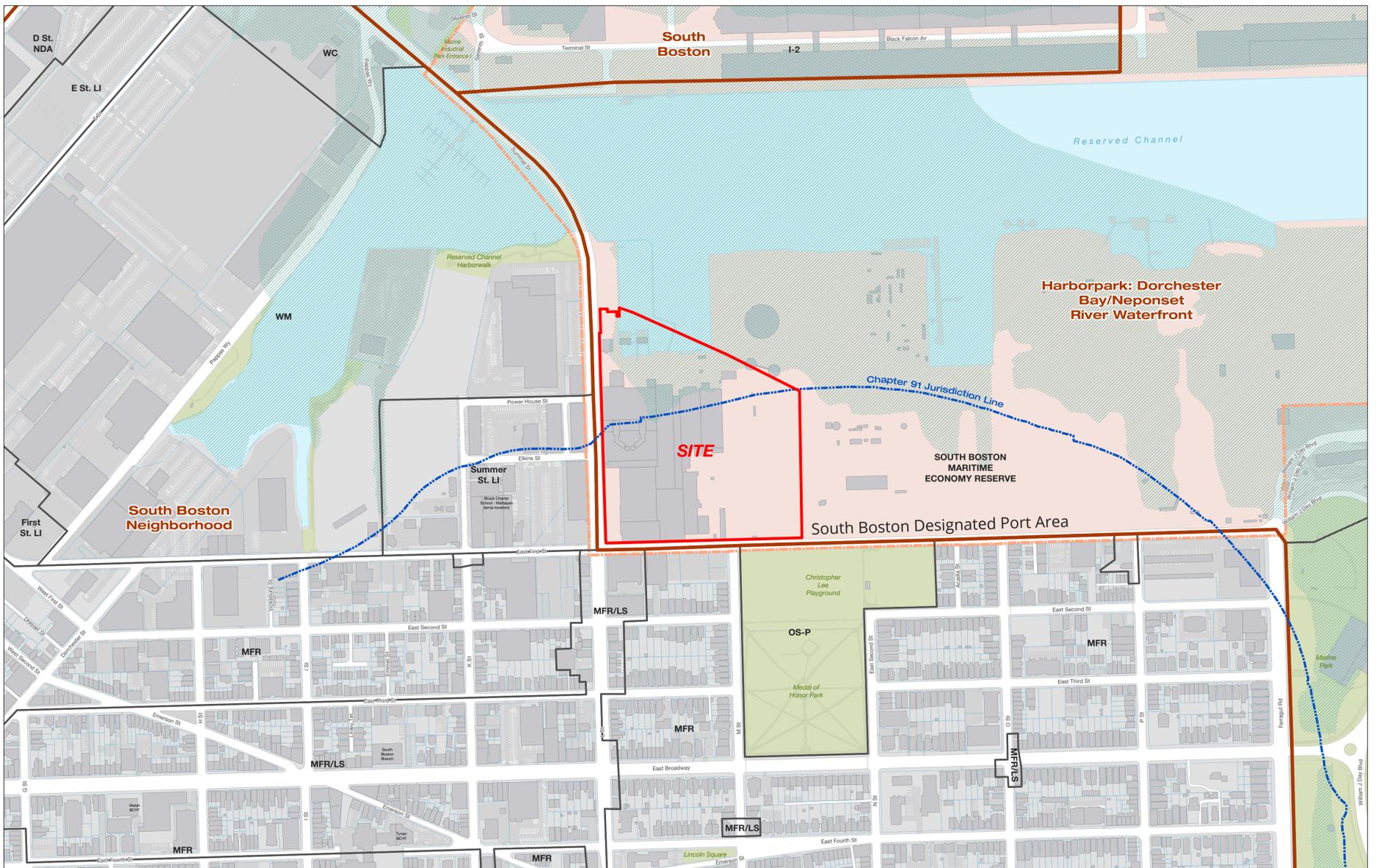
### Household Tenure



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## Zoning and Regulation



### Edison Power Plant Planning Initiative Zoning/Regulatory Boundaries

- Zoning District Boundary
- Zoning Subdistrict Boundary
- Chapter 91 Jurisdiction Line
- Designated Port Area (CZM)
- FEMA National Flood Hazard Area (100-yr. floodplain, 2016)
- Open Space
- Building Footprint
- Assessing Parcel



Last updated: 1/13/2017

- **Harborpark District - Article 42A**

Purpose to promote balanced growth along Boston's shoreline; to allow the waterfront to be used as a public resource and thereby to extend its use and benefit to the greatest number of people; to preserve and protect public open space and beach area within the harbor area; to promote public access to the waterfront; to promote residential and mixed-use commercial activities economic growth and development of water-dependent and water-related commercial activity; to protect the working waterfront and preserve areas for water-dependent uses.

- **South Boston Neighborhood District - Article 68**

Objectives of this Article are to reflect and protect established residential areas and provide opportunities for growth where appropriate; to protect and promote both the working port and residential uses and provide an appropriate mix of uses that provide a transition from the established residential areas to the working port and local industrial uses that provide jobs to the City's residents; to retain and develop affordable, moderate income, and market rate housing compatible with adjacent areas, particularly for families; to promote the viable neighborhood economy; to preserve, maintain and create open space; to protect the environment and improve the quality of life.

- Chapter 91 - Massachusetts Public Tidelands Act**

Promote water dependent uses and public access and use of the Commonwealth's tidelands and waterways.

- Designated Port Area**

Promote and protect districts that support water dependent industrial and manufacturing uses in the Commonwealth.

- FEMA Flood Hazard Area**

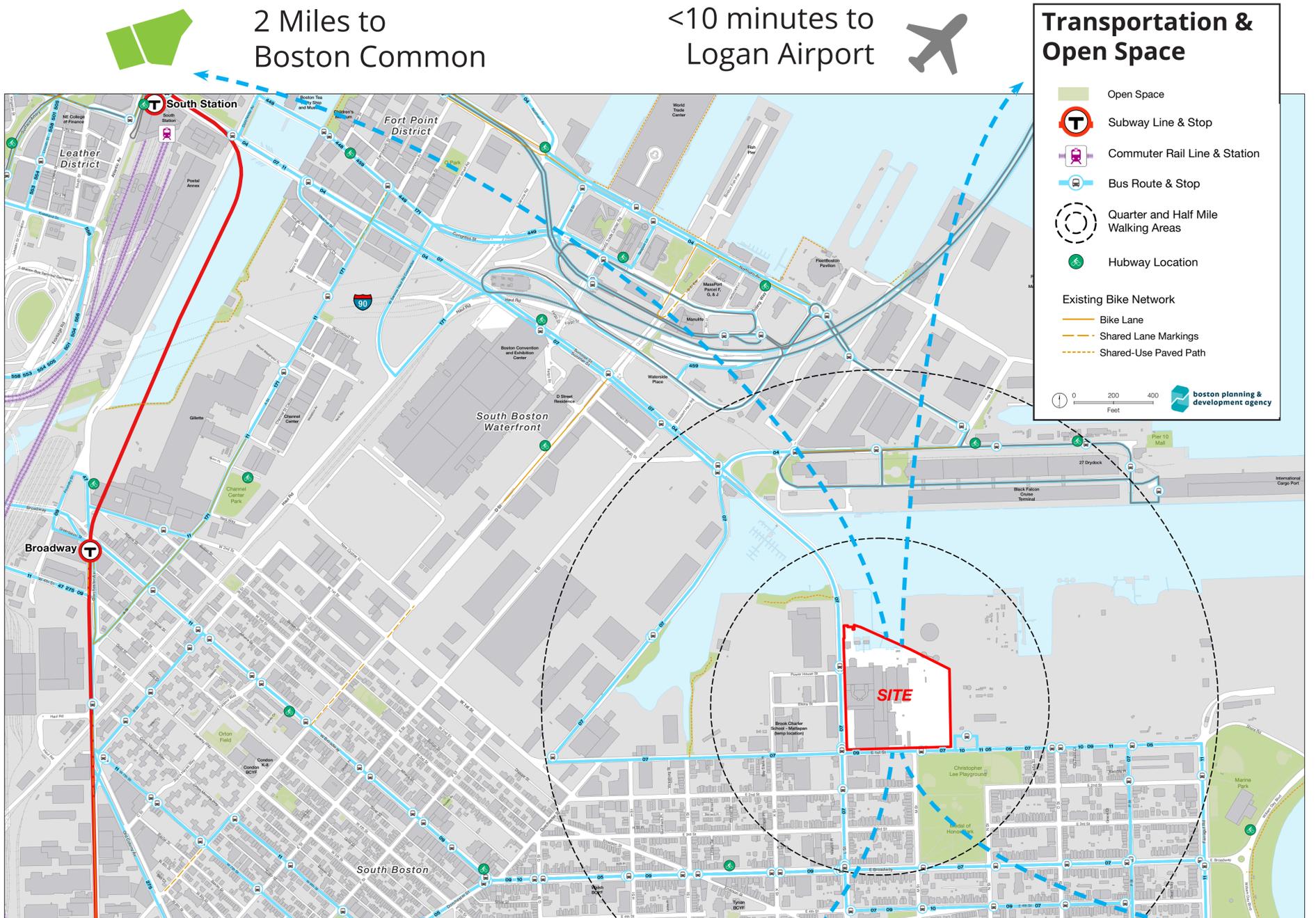
Areas subject to inundation during a 100-year storm event. New construction subject to FEMA flood construction standards. Structures subject to the National Flood Insurance Program.

<b>MFR</b>	<b>Residential Subdistricts</b>
<b>MFR/LS</b>	Multifamily Residential Subdistrict Multifamily Residential/Local Services Subdistrict
<b>I</b>	<b>Industrial Subdistricts</b>
<b>LI</b>	General Industrial Local Industrial Subdistrict
<b>OS</b>	<b>Open Space Subdistricts</b>
<b>OS-P</b>	Shoreland Open Space Subdistrict Parkland Open Space Subdistrict
<b>NDA</b>	Neighborhood Development Area
<b>MER</b>	<b>Waterfront Subdistricts</b>
<b>WC</b>	Maritime Economy Reserve
<b>WM</b>	Waterfront Commercial Subdistrict Waterfront Manufacturing Subdistrict

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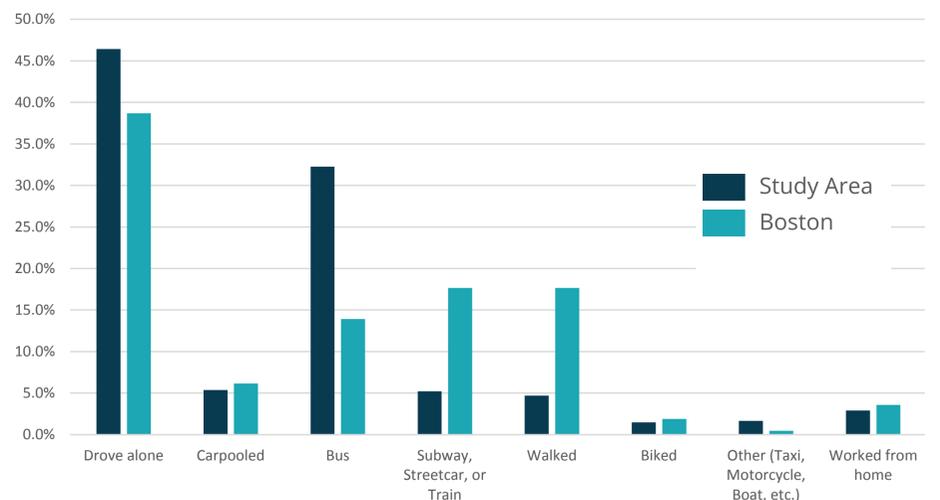
## Transportation & Open Space



Plane icon designed by Icons fest, Noun Project.

- 68% of the population (6,736 persons) are workers older than 16 years of age.
- 46% of workers commute by driving alone.
- 38% of workers take some form of public transit.
- 4.7% of workers walk to work.
- 5 bus lines serve the area: *2 are direct routes to downtown and Back Bay (#7, 9). Other routes are the #5, 10, 11.*
- Silver Line traverses northern edge of catchment area.

### Mode Share



### Car ownership

