PROPOSED AMENDMENTS: ARTICLE 68 AND MAP 4F - SOUTH BOSTON NEIGHBORHOOD DISTRICT

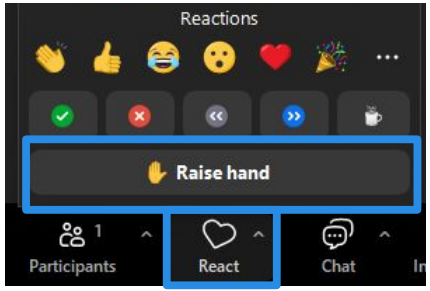
Public Meeting - September 22, 2026

Planning Department

CITY of BOSTON

ZOOM MEETING INFO AND TIPS

- **This meeting will be recorded** and posted on the project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial *9 followed by *6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



Raise Hand

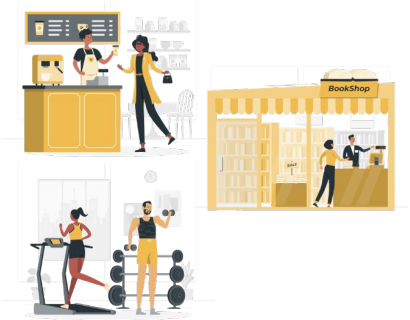
Mute/Unmute **Turn Video On/Off**

WELCOME & OVERVIEW

1. WELCOME AND INTRODUCTIONS
2. UNDERSTANDING ZONING AND PLANNED DEVELOPMENT AREAS (PDAs)
3. PROPOSED ZONING CHANGES
4. WHAT THIS AMENDMENT MEANS
5. NEXT STEPS
6. Q+A AND DISCUSSION

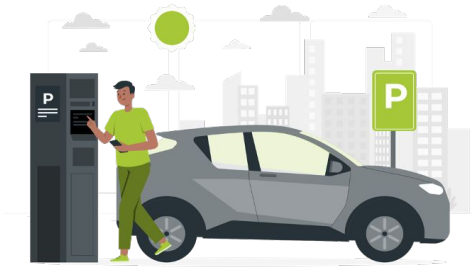
WHAT IS ZONING?

Zoning is a set of laws that are used to guide development by dictating the **allowed land use, shape, and density of a building or structure** in a given area. Some of what zoning regulates includes:



Land Uses
The types of activities allowed within a given area

Building Dimensions
How much space a building takes up, its height, and the open space around it



Other Regulations
Parking and loading, signage requirements, roof deck allowances, and many more

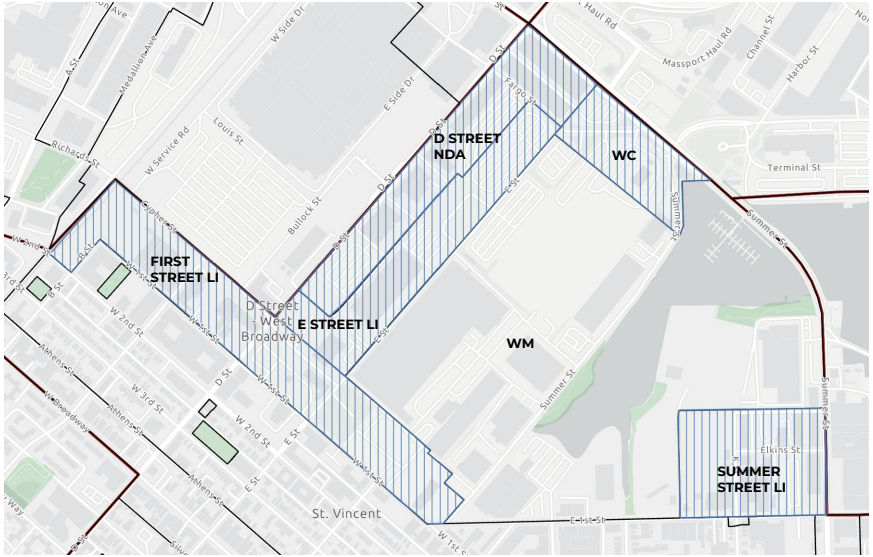
Zoning doesn't build or demolish anything; it acts as guides and limits to what people *can* build.

WHAT IS A PLANNED DEVELOPMENT AREA (PDA)?

A **Planned Development Area (PDA) is a zoning tool** that can leverage public benefits for large or complex projects, such as multi-building projects.

Where PDAs can be proposed:

- Land that is 1 acre or more
- Located within the
  - D Street Neighborhood Development Area (NDA)
  - Local Industrial (LI) Subdistricts
  - Waterfront Commercial (WC) Subdistricts



Boston Zoning Viewer: Where PDAs are currently allowed near the Reserved Channel.

New PDAs, changes to a PDA, and all Development Plans will still need to undergo the Article 80 community review process.

WHY ARE PDAS USEFUL AS A ZONING TOOL?

- PDAs establish a **framework** for large or complex projects
- PDAs provide **flexible zoning** to help leverage developments for public benefits.
- Public benefits include:
  - Increase in housing supply
  - New open spaces
  - Public realm improvements
- Without PDAs, there are less predictable outcomes and less community oversight

PDA 50 - 371-401 D Street

PDA 109 - 660 Summer / Marine Wharf

PDA 128 - 776 Summer

PROPOSED TEXT AMENDMENT

Section 68-24. - Establishment of Areas Within Which Planned Development Areas May be Permitted.

CURRENT TEXT:

Planned Development Areas ("PDAs"), as described in Section 3-1A.a, are permitted within the D Street Neighborhood Development Area, Local Industrial Subdistricts, and Waterfront Commercial Subdistricts. The purposes for establishing the areas specified above...

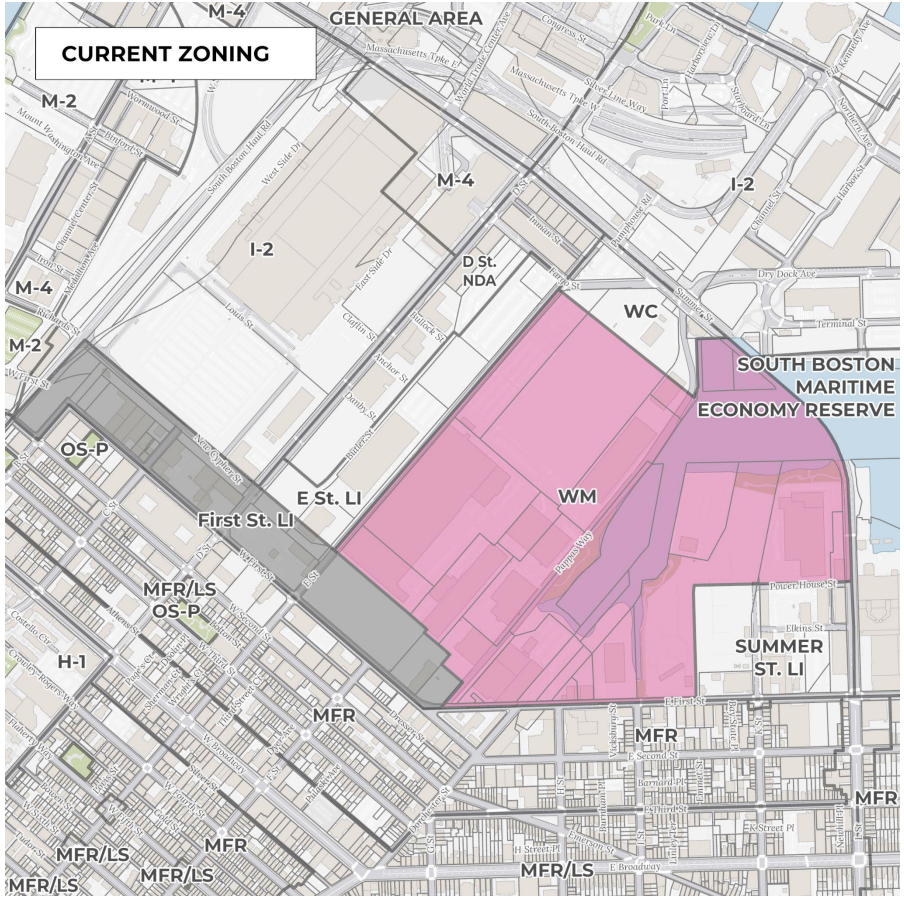
PROPOSED AMENDMENT:

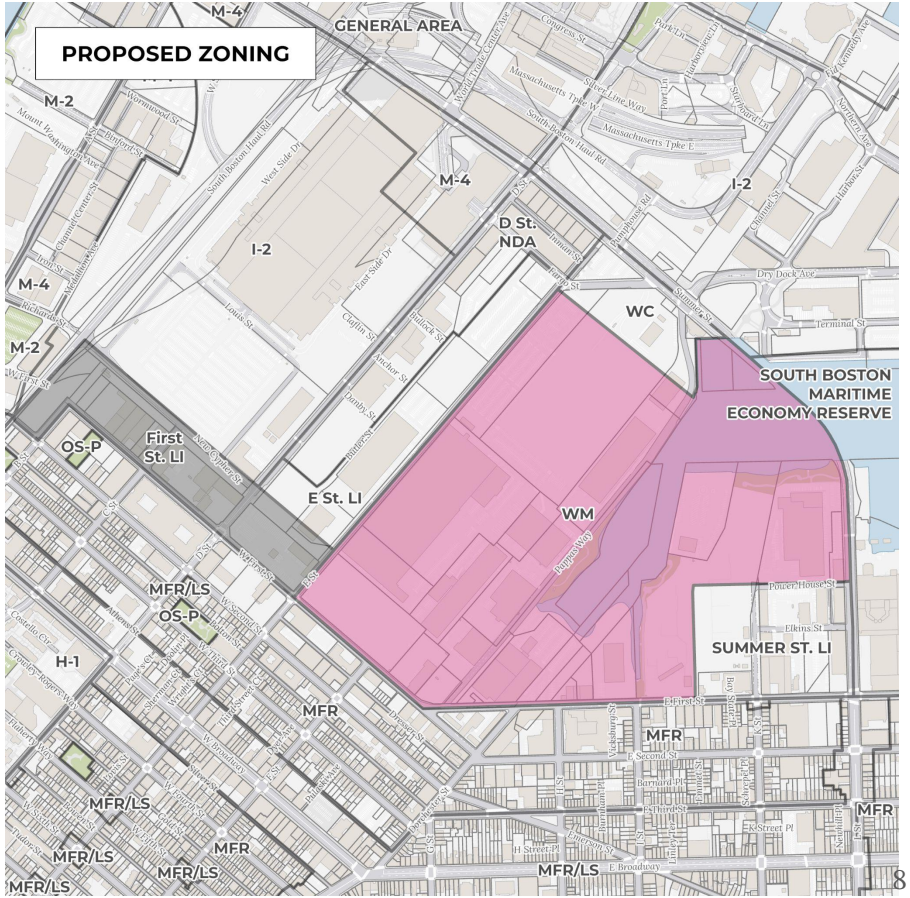
Planned Development Areas ("PDAs"), as described in Section 3-1A.a, are permitted within the D Street Neighborhood Development Area, Local Industrial Subdistricts, ~~and~~ Waterfront Commercial Subdistricts**, and Waterfront Manufacturing Subdistricts**. The purposes for establishing the areas specified above...

SUMMARY

- Adds Waterfront Manufacturing (WM) to the list of subdistricts where PDAs are allowed
- No other text amendments

PROPOSED MAP AMENDMENT





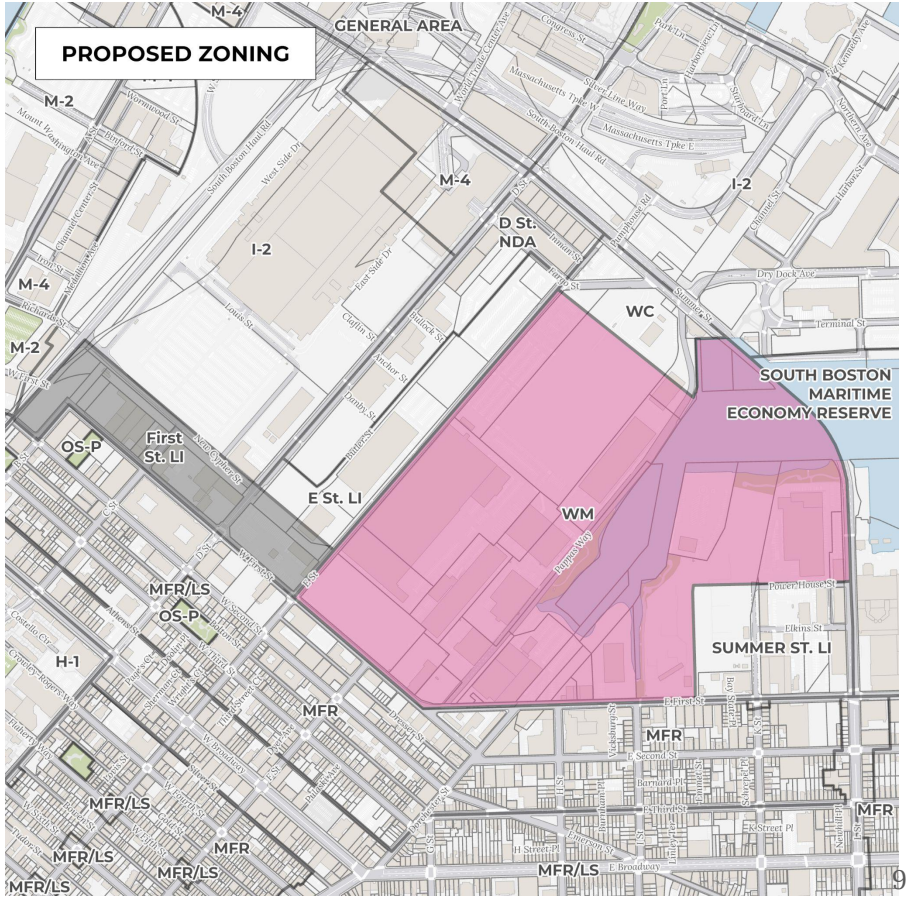
WHAT THE PROPOSED AMENDMENT MEANS

What the proposed amendment **does do:**

- Changes the subdistrict boundary between the First Street Local Industrial (LI) and Waterfront Manufacturing (WM)
- Allows for PDAs to be proposed within the WM Subdistrict

What the proposed amendment **does <u>not</u> do:**

- Does not create and approve PDAs
- Does not approve the proposal that is undergoing the Article 80-C process
    - This will still undergo the community review process



WHAT'S NEXT

Please be sure to email any comments to Michelle.Yee@boston.gov by October 7, 2026.

SEPTEMBER 8
Draft text and map amendments release. Start of 30 day public comment period

WE ARE HERE

SEPTEMBER 22
Public Meeting

SEPTEMBER/ OCTOBER 2026
Office Hours Sessions

OCTOBER 7
Comment Period Ends

OCTOBER 15
BPDA Board Meeting

NOVEMBER 2026
Zoning Commission

THANK YOU

HAVE QUESTIONS?

MICHELLE YEE Michelle.Yee@boston.gov

UPCOMING EVENTS

- September 28, 2026 - Office Hours #1 (Virtual)
- October 1, 2026 - Office Hours #2 (Virtual)

SUBMIT COMMENTS TO MICHELLE.YEE@BOSTON.GOV BY OCTOBER 7, 2026

OR VISIT:

http://bosplans.org/Art68Map4FUpdates