

Text Amendment Application No.
Boston Redevelopment Authority, d/b/a/ Boston
Planning and Development Agency
Article 51 Allston-Brighton Neighborhood District

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston Redevelopment Authority, d/b/a/ Boston Planning and Development Agency hereby petitions the City of Boston Zoning Commission to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, as follows:

1. **In Section 51-1 Statement of Purpose, Goals, and Objectives, delete the existing text and insert the following text:**

The purpose of this Article is to establish the zoning regulations for a neighborhood plan for the Allston-Brighton Neighborhood District as required by the provisions of the Allston-Brighton Interim Planning Overlay District, Article 27F of this Code. The goals and objectives of this Article, and the Allston-Brighton Neighborhood Plan, and the Western Avenue Corridor Study and Rezoning Report are to provide adequate density controls that protect established residential areas and direct growth to areas where it can be accommodated; to promote mixed-income residential development; to provide for affordable and market rate housing for individuals and families; to promote a viable neighborhood economy; to encourage economic growth, including manufacturing, commercial and research and development, and encourage the diversification of Boston's and Allston-Brighton's economy, with special emphasis on creating and retaining job opportunities; to provide for the well-planned development of institutions to enhance their public service and economic development role in the neighborhood; to preserve, enhance and create open space; to protect the environment and improve the quality of life; to promote the most desirable use of land in accordance with the Allston-Brighton Neighborhood Plan and the Western Avenue Corridor Study and Rezoning Report; and to promote the public safety, health, and welfare of the people of Boston.

2. **In Section 51-2, Recognition of the Allston-Brighton Neighborhood Plan, insert the following additional text in the section title:**

“and the Western Avenue Corridor Study and Rezoning Report.”

And insert additional text:

“The Zoning Commission shall recognize the Western Avenue Corridor Study and Rezoning Report, when adopted by the Boston Redevelopment Authority, as the general plan for the Western Avenue Corridor Study Area. The Western Avenue Corridor Study Area is defined as the area contained in Everett/Telford Community Commercial

Subdistrict, the Barry's Corner Community Commercial Subdistrict, and the Boston Landing Community Commercial Subdistrict shown in Zoning Map 7."

3. In Section 51-5, Prohibition of Planned Development Areas, delete the text:

"except as expressly provided for in Section 51-37"

and insert the text:

"except as expressly provided for in Section 51-44."

4. In Section 51-15, Section 51- Establishment of Neighborhood Business Subdistricts delete the text:

"This Section 51-15 establishes twenty (20) Neighborhood Business Subdistricts"

and insert

"This Section 51-15 establishes twenty-three (23) Neighborhood Business Subdistricts"

And insert the text:

"21. Everett/Telford Community Commercial Subdistrict
22. Barry's Corner Community Commercial Subdistrict
23. Boston Landing Community Commercial Subdistrict"

5. In Section 51-44, Establishment of Areas Within Which Planned Development Areas May be Permitted, delete the text

Planned Development Area ("PDAs"), as described in Section 3-1A.a, are permitted within the Conservation Protection Subdistricts, the Western Avenue/Soldiers Field Road Community Commercial Subdistrict, the Cleveland Circle Community Commercial Subdistrict, the Allston Landing North Economic Development Area, the Allston Landing South Economic Development Area, and the Guest Street Local Industrial Subdistrict. PDAs are not permitted elsewhere in the Allston-Brighton Neighborhood District.

The purposes of establishing the areas specified above as ones within which a PDA may be permitted are to provide for a more flexible zoning law; to provide public benefits to the Allston-Brighton community, including the creation of new job opportunities and affordable housing; to allow for the diversification and expansion of Boston's economy through manufacturing, commercial, and scientific research and development uses; to protect the significant open space and significant natural features of areas in a Conservation Protection Subdistrict; to encourage economic development in the Allston Landing North and Allston Landing South Economic Development Areas, the Western Avenue/Soldiers Field Road Community Commercial Subdistrict, the Cleveland Circle Community Commercial Subdistrict, and the Guest Street Local Industrial Subdistrict while ensuring public benefits and quality urban design by providing planning and design controls; to encourage economic development, and commercial, manufacturing, and industrial expansion; to allow for the creation of affordable housing.

and insert the text

Planned Development Area ("PDAs"), as described in Section 3-1A.a, are permitted within the Conservation Protection Subdistricts, the Western Avenue/Soldiers Field Road Community Commercial Subdistrict, the Everett/Telford Community Commercial Subdistrict, the Barry's Corner Community Commercial Subdistrict, the Boston Landing Community Commercial Subdistrict, the Cleveland Circle Community Commercial Subdistrict, the Allston Landing North Economic Development Area, the Allston Landing South Economic Development Area, and the Guest Street Local Industrial Subdistrict. PDAs are not permitted elsewhere in the Allston-Brighton Neighborhood District.

The purposes of establishing the areas specified above as ones within which a PDA may be permitted are to provide for a more flexible zoning law; to provide public benefits to the Allston-Brighton community, including the creation of new job opportunities and affordable housing; to allow for the diversification and expansion of Boston's economy through manufacturing, commercial, and scientific research and development uses; to protect the significant open space and significant natural features of areas in a Conservation Protection Subdistrict; to encourage economic development in the Allston Landing North and Allston Landing South Economic Development Areas, the Western Avenue/Soldiers Field Road Community Commercial Subdistrict, the Cleveland Circle Community Commercial Subdistrict, and the Guest Street Local Industrial Subdistrict while ensuring public benefits and quality urban design by providing planning and design controls; to encourage economic development, and commercial, manufacturing, and industrial expansion; to allow for the creation of affordable housing; and implement the recommendations of the Western Avenue Corridor Study and Rezoning Report.

6. In Section 51-45. Planned Development Areas: Use and Dimensional Regulations in Subsection 1 Use Regulations, after the words "approved Development Plan." insert the text:

"In the Everett/Telford Community Commercial Subdistrict, Barry's Corner Node Community Commercial Subdistrict, and Boston Landing TOD Community Commercial Subdistrict, the approved Development Plan should be consistent with Table 1: Use and Dimensional Standards of the Western Avenue Corridor Study and Rezoning Report."

in Subsection 2 Dimensional Regulations, after the words "set forth in Table 2." insert the text:

"In the Everett/Telford Community Commercial Subdistrict, Barry's Corner Node Community Commercial Subdistrict, and Boston Landing TOD Community Commercial Subdistrict, the approved Development Plan should be consistent with Table 1: Use and Dimensional Standards of the Western Avenue Corridor Study and Rezoning Report."

In Table 2 Allston Brighton Neighborhood District Planned Development Areas Maximum Floor Area Ratios after the words “Western Avenue/Soldiers Field Road Community Commercial Subdistrict (CC-2) 4.0” insert into the table the following text:

Everett/Telford Community Commercial Subdistrict 2.5

For residential affordability incentive: 3.5

Barry’s Corner Community Commercial Subdistrict

For non-residential uses: 3.5

For residential affordability incentive: 4.25

Boston Landing Community Commercial Subdistrict

For non-residential uses: 3.5

For residential affordability incentive: 4.25

7. **In Section 51-49 Planned Development Areas: Public Benefits** after the last sentence insert the text:

“(e) creation of new street connections, pedestrian and bicyclist facilities, and new transit facilities”

8. **In Section 51-51. Design Review and Design Guidelines** after the last item (p), insert text:

3. Design Guidelines for Western Avenue Corridor Study Area

The Western Avenue Corridor Study and Rezoning Report establishes design guidelines for the Everett/Telford Community Commercial Subdistrict, Barry’s Corner Community Commercial Subdistrict, and Boston Landing Community Commercial Subdistrict.

9. **In Article 51 Table B Allston Brighton Neighborhood District - Neighborhood Business Subdistrict and Local Industrial Subdistricts - Use Regulations**, in the table for Residential Uses, multi-family dwelling use in second story and above strike the current “C for conditional use and replace with and “A” for allowed use.

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Petitioner:
Boston Redevelopment Authority d/b/a/
Boston Planning and Development Agency

By:

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Date:

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as
authorized by the BPDA Board at its meeting of