

Hanover Street and Foundry Place Area Zoning Amendments

Planning Board Public Hearing

January 23, 2020

Neighborhood Context



Foundry Place, Hill Street & Hanover Street

Neighborhood Context



Existing Buildings on Foundry Place

Neighborhood Context



Approved Building on Foundry Place (Lots 3 and 6)

Neighborhood Context



Existing Buildings on Hill Street

Neighborhood Context



Approved Building Design for 89-99 Foundry Place (Lot 6) on Hill Street side

Neighborhood Context



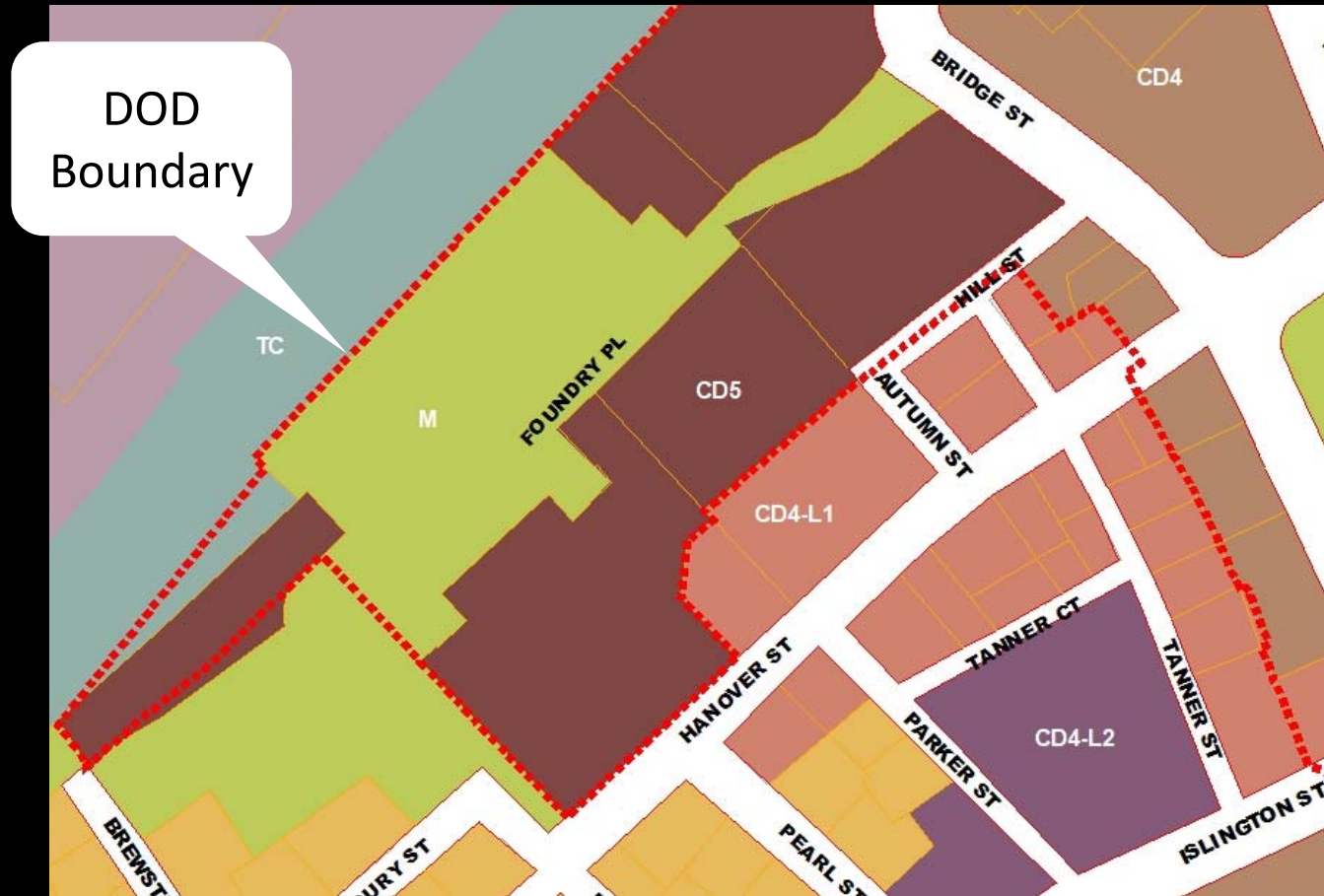
Existing Buildings on Hanover Street

North End Vision Plan (2014) (basis for Character Based Zoning in this area)



Existing Zoning

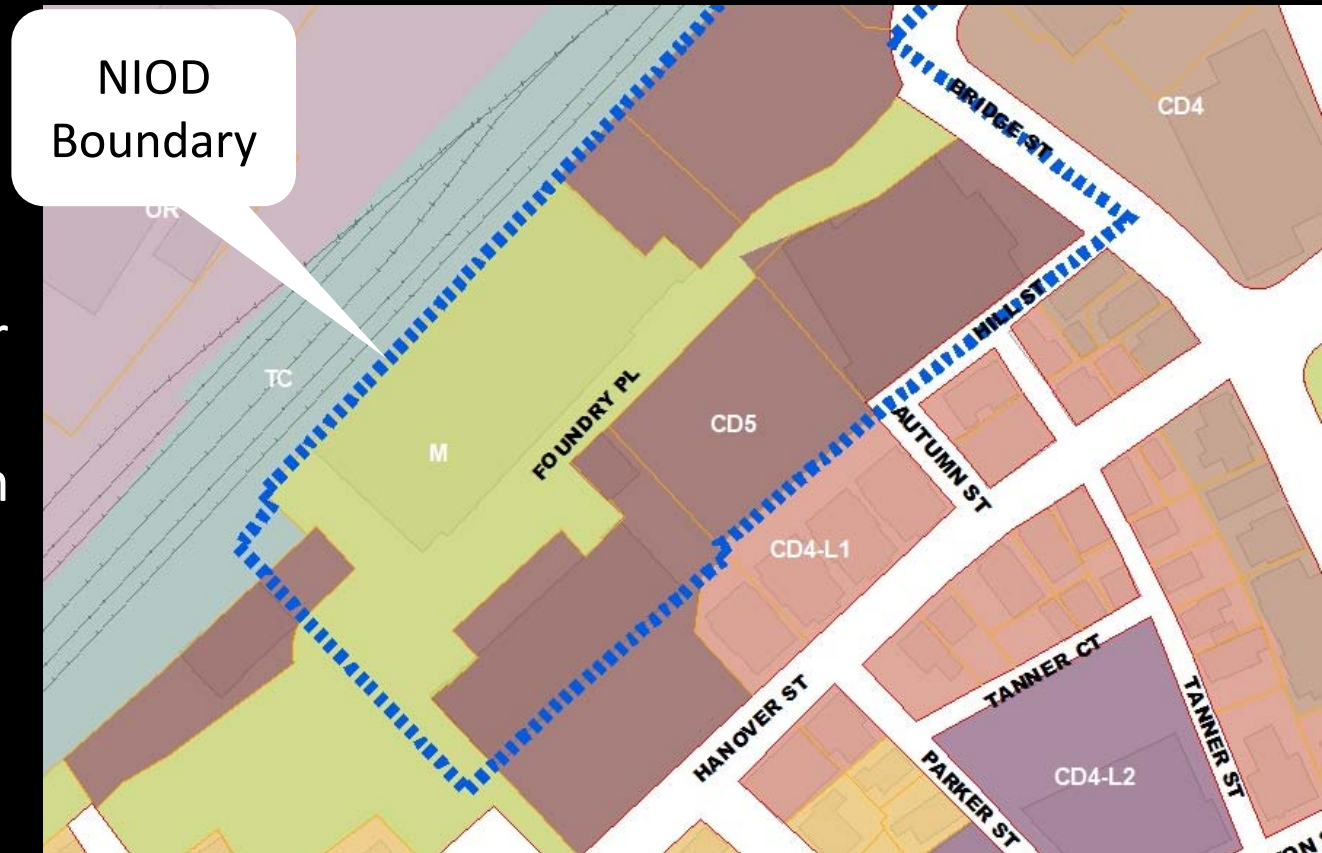
- CD-5
- Downtown Overlay District (DOD)



Existing Zoning

North End Incentive Overlay District (NIOD)

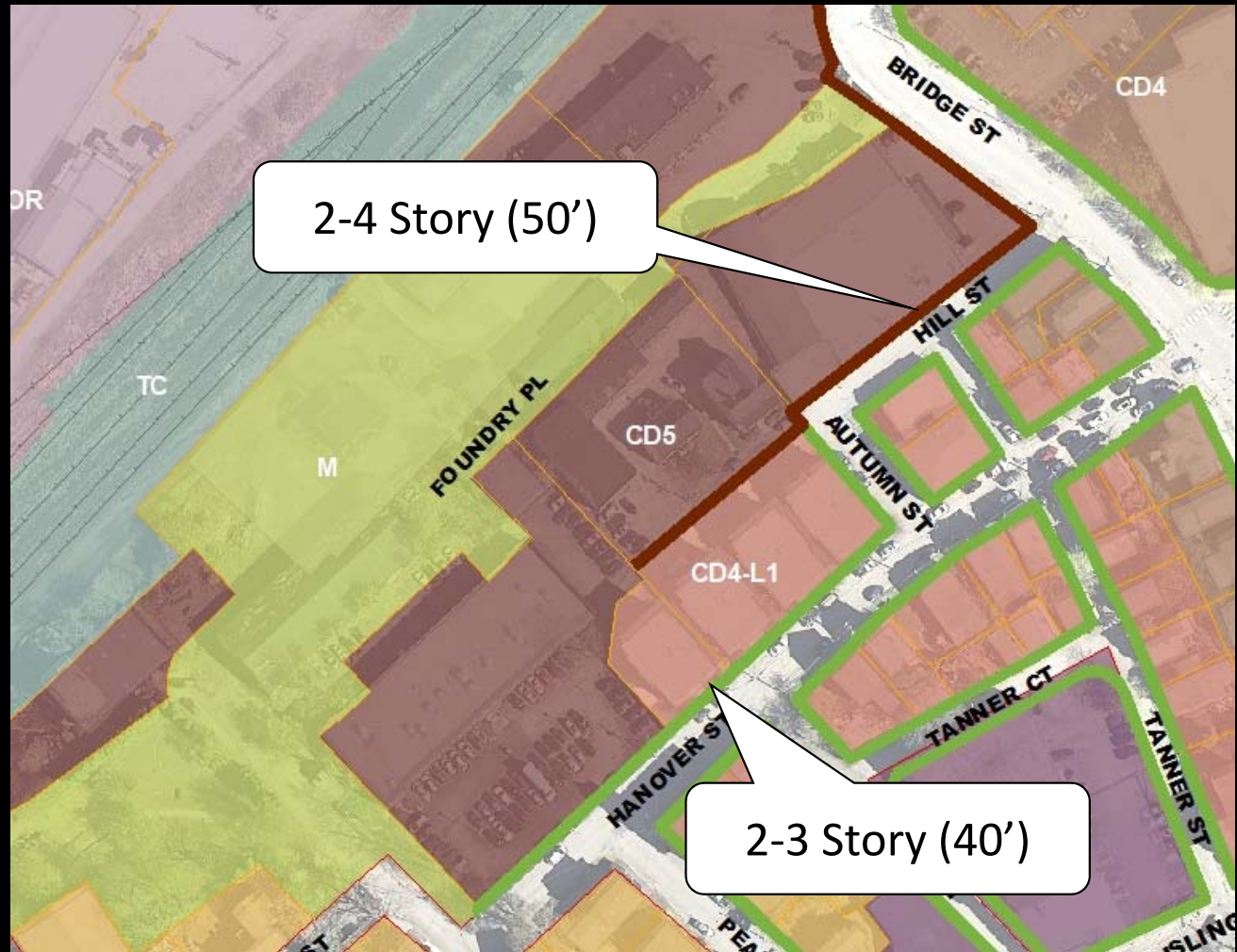
- Building height can increase by 1-story or 10'
- Building footprint can increase to 30,000 sf



Existing Zoning

Building Height Limits

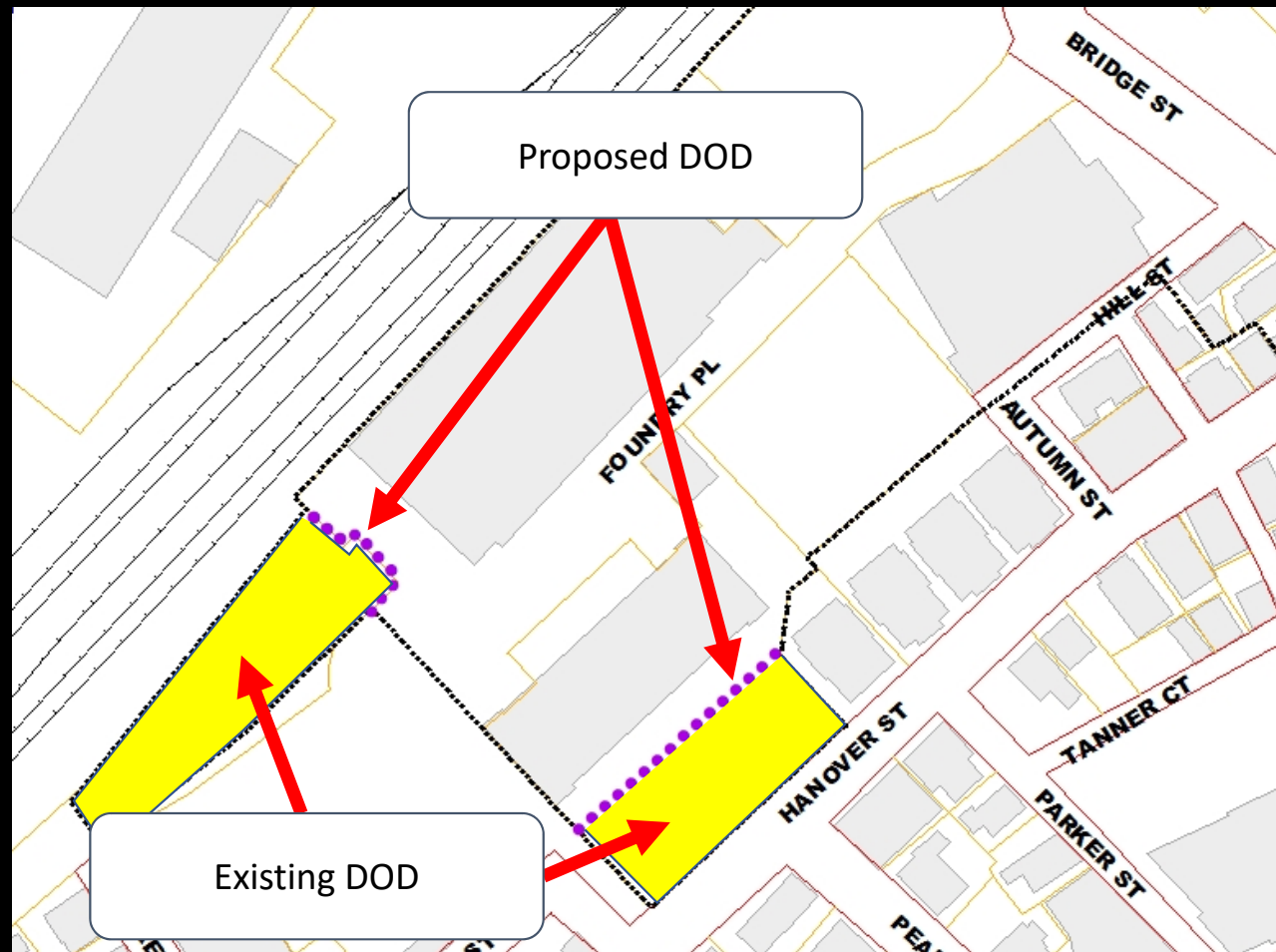
- Hanover Street
 - 2-3 story (40')
- Hill Street (north side)
 - 2-4 story (50')
- Bridge Street (west side)
 - 2-4 story (50')
- Foundry Place
 - no requirement (new street)



Proposed Amendments

Downtown Overlay District

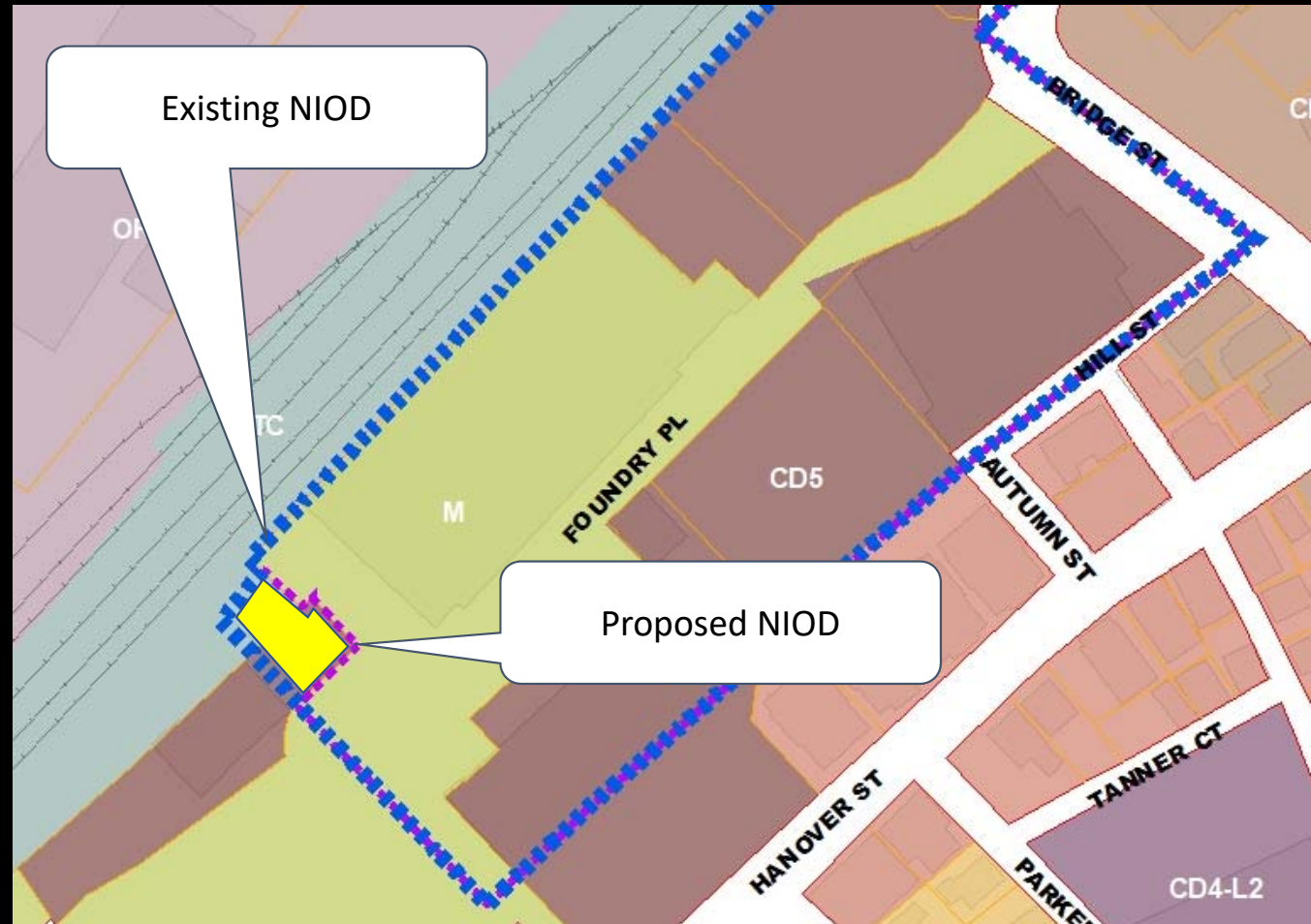
- 361 Hanover St -- remove the portion of the property fronting on Hanover Street to align with North End Incentive District Overlay District boundary
- 66 Rock St – remove entire property from DOD



Proposed Amendments

North End Incentive Overlay District

- 66 Rock St – remove property from NIOD, align boundary with property line
- Require a Conditional Use Permit for any additional building height or increase in building footprint

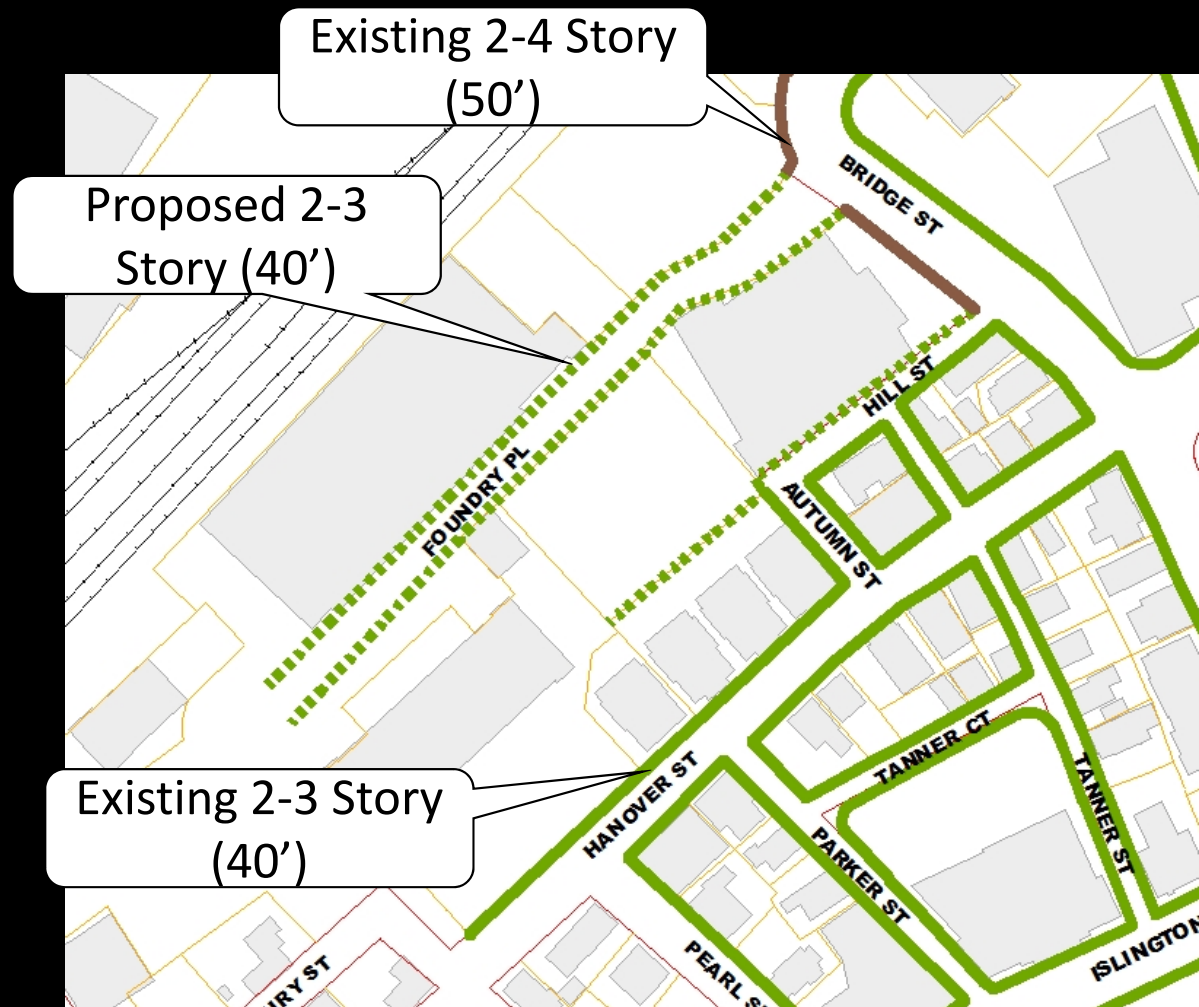


Proposed Amendments

Building Height

- Add new building height along Foundry Place (2-3 stories, 40')
- Reduce building height along Hill Street

NOTE: A building height could increase to 4 stories, 50' if it meets the requirements of North End Incentive Overlay District



Proposed Amendments

Zoning Map Changes

- Downzone properties at 126 Bridge St, 89-99 Foundry Pl, and portion of 361 Hanover St from CD5 to CD4
- Downzone portion of 361 Hanover St from CD5 to CD4-L1



Proposed Amendments

North End Incentive Overlay District

- Require that Planning Board must grant a conditional use permit in order for incentives (increased height and footprint) to be applied
 - Currently the incentives are allowed *by-right* if minimum standards are met (i.e. provision of community space)
 - CUP would require findings by Planning Board for granting the CUP
 - Would allow Board discretion to modify incentives and standards in granting the CUP (e.g. reduce maximum building footprint or maximum height)

Comparison of Dimensional Requirements

	CD5	CD4	CD4-L1
Yards	5'	5'-15'	5'-15'
Front Lot Line Buildout (min.)	80%	50%	60%-80%
Building Coverage	95%	90%	60%
Building Footprint	20,000 s.f.	15,000 s.f.	2,500 s.f.
Building Block Length	225'	200'	80'
Open Space (min.)	5%	10%	25%
Lot area per dwelling unit	NR	NR	3,000 s.f.

Comparison of Land Uses

	CD5/CD4	CD4-L1
Residential (up to 8 units)	P	P
Residential (8+ units)	P	N
Assisted Living Center	P	N
Performance Facility	P/S	N
Cinema or other indoor amusement use	P	N
Health club or related use	P/S	S/N

Comparison of Land Uses

	CD5/CD4	CD4-L1
Office	P	P
Retail bank	P	N
Outpatient clinic	P	S
Personal/consumer services	P	N
Laundry / dry cleaning	P/S	N
Retail	P	N
Eating/drinking places	P/S	N
Lodging	P	S/N