

OFFERED BY COUNCILORS SHARON DURKAN, GABRIELA COLETTA ZAPATA,
PEPÉN, SANTANA, WEBER



CITY OF BOSTON IN CITY COUNCIL

A TEXT AMENDMENT TO THE BOSTON ZONING CODE REGARDING THE BULFINCH TRIANGLE DISTRICT USE REGULATIONS

WHEREAS, The Bulfinch Triangle District, located in Boston's West End, is designated under the National Register of Historic Places, originating in the early 19th century when renowned architect Charles Bulfinch designed its street layout on land reclaimed from the old Mill Pond, also known as North Cove the last remaining portion of the original West End neighborhood; *and*

WHEREAS, The elevated JFK expressway formerly occupied one-third of the district, but the completion of the Big Dig project revitalized the Bulfinch Triangle with the introduction of the Rose Kennedy Greenway and new residential and commercial developments; *and*

WHEREAS, The Bulfinch Triangle's location within the West End neighborhood, with its proximity to public transit, employment centers, and amenities, makes it an ideal candidate to support increased residential development while preserving its historic character; *and*

WHEREAS, The City of Boston faces a critical housing shortage, necessitating measures to increase housing supply and affordability for all residents; *and*

WHEREAS, The current zoning code designates 'Residential Uses' as a conditional use in the Bulfinch Triangle, thereby imposing additional regulatory hurdles that hamper potential housing production thereby creating preference for developers that have the ability to withstand the risk associated with obtaining a variance; *and*

WHEREAS, Streamlining zoning regulations pertaining to the Bulfinch Triangle to make 'Residential Uses' an allowed use helps facilitate the creation of additional housing units and aligns with the City and State's broader planning goals of promoting mixed-use neighborhoods; *and*

WHEREAS, The proposed zoning amendment reduces reliance on conditional approvals that delay development timelines, thereby contributing to the City's goals of addressing housing scarcity; **NOW THEREFORE BE IT**

ORDERED, That the Boston City Council, by and through Councilor Sharon Durkan, submits a petition to amend the text of the Boston Zoning Code.

Filed on: January 3, 2025

Filed on: TBD

Text Amendment Application No. ____

Boston City Council

TO THE BOSTON PLANNING DEPARTMENT AND ZONING COMMISSION OF THE CITY OF BOSTON:

Boston City Council through and by Boston City Councilor Sharon Durkan petition to amend the text of the Boston Zoning Code as follows:

1. In Article 46, Section 9-3. - Bulfinch Triangle District Use Regulations, Conditional Uses
 - a. Strike part (d), “Residential Uses. Multifamily dwelling; artist's live/work space; apartment house; group residence, limited; lodging or boarding house; temporary dwelling structure; group care residence, general; and any dwelling converted for more families, provided that any nonconformity of such structure as to floor area ratio is no greater after conversion than prior to conversion. Residential uses include any affordable dwelling units, including but not limited to rental units, condominiums, and limited equity share cooperatives.”
2. In Article 46, Section 9-2. - Bulfinch Triangle District Use Regulations, Allowed Uses
 - a. Insert part (t), “Residential Uses. Multifamily dwelling; artist's live/work space; apartment house; group residence, limited; lodging or boarding house; temporary dwelling structure; group care residence, general; and any dwelling converted for more families, provided that any nonconformity of such structure as to floor area ratio is no greater after conversion than prior to conversion. Residential uses include any affordable dwelling units, including but not limited to rental units, condominiums, and limited equity share cooperatives.”

Petitioner: Boston City Council

By: Councilor Sharon Durkan

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