

Microfulfillment Centers

Last Mile Delivery - Proposed Regulation Requirements

Docket #127-22

ZAP March 14, 2022

Agenda

- Background Info
- Regulation (why, what, where, how)
- Alternatives
- Next Steps



A Getir employee on an electric delivery bike passed the Getir store on 44 Winter St. in Boston.
DAVID L. RYAN/GLOBE STAFF

Advisory Group

Members

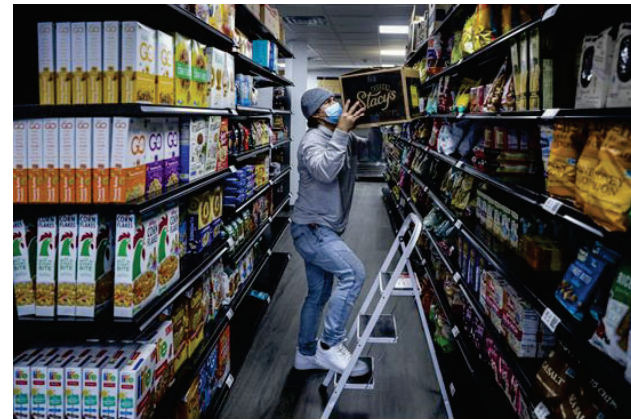
- Jodie Zussman - Charles River Regional Chamber
- Peter Doeringer - Planning & Development Board (Chair)
- Chuck Tanowitz - Economic Development Commission (Commissioner)

Meetings

- 6 Advisory Group meetings between Feb. 3 - Mar. 9
- Presented at the Real Estate/Restaurant Chamber Sub-committee, Planning Board, and EDC
- Staff input from Law, ISD, and Economic Development Director
- Engaged other municipalities (Boston, Cambridge, Brookline, and Watertown)
- Data gathered from Gopuff, operator in Newton

Background Information

- Storefronts, not open to the public, stocked with groceries and home goods that are marketed as deliverable within 15- to 30-minutes.
- Also known as dark stores or mini-warehouses.



Top: Gilbert Ruiz, head of store operations for Fridge No More, stocks the Cambridge location. Fueled by billions in investment, a wave of 15-minute delivery startups are moving into vacant downtown storefronts in Boston and other cities. ERIN CLARK/GLOBE STAFF

Bottom: Stickers advertising grocery items cover the windows at 45 Franklin St., where JOKR plans to open a mini-distribution center. JONATHAN WIGGS/GLOBE STAFF

Why Regulate

- Warehouse and distribution not currently allowed in business zones
- E-commerce is here to stay
- Viable business option for difficult to lease commercial spaces
- Traffic reduction (a possibility)

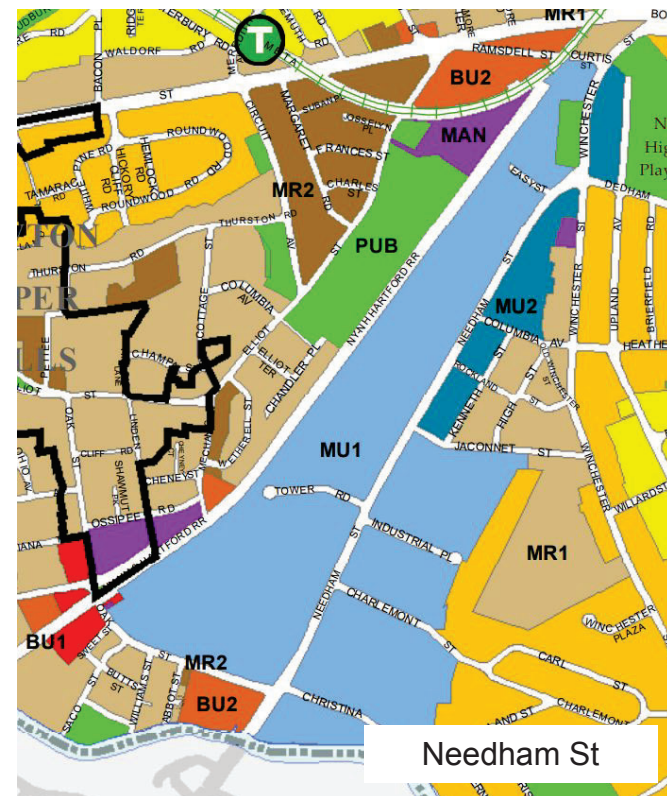
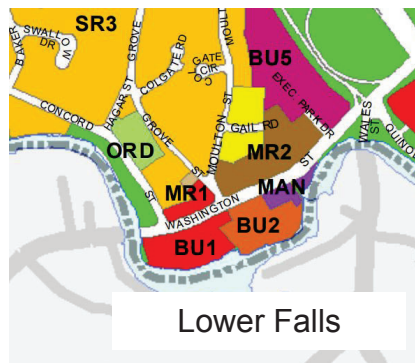
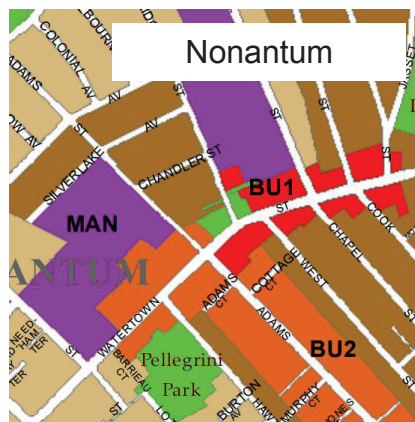
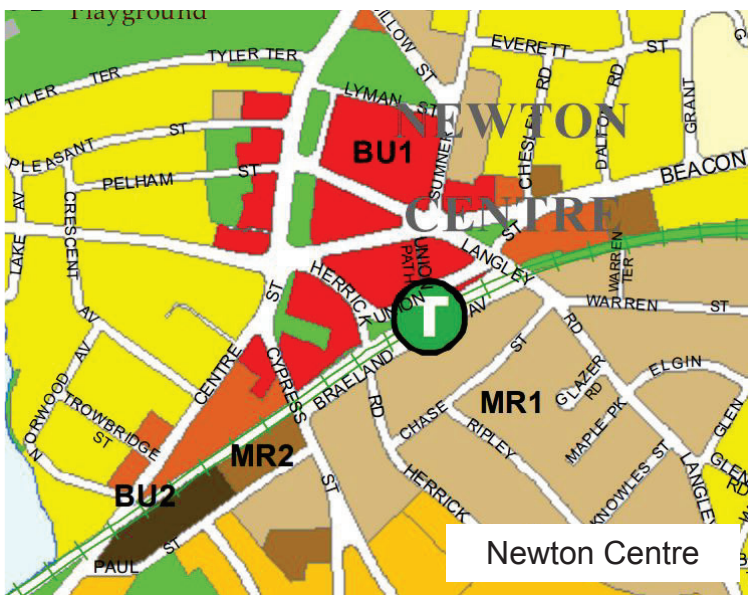
What to Regulate

- A facility whose primary use is for the receipt, transfer, short-term storage, dispatching, coordination, preparation, routing of package delivery, and parking of vehicles, associated with the delivery of goods directly to consumers.
- NOT businesses that supplement with delivery



Where to Regulate

- Village centers and commercial corridors



How to Regulate - zoning districts

Use Table (Sec. 4.4.1) -

Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	MU1	MU2	MU3	MU4	M	LM	Definition / Listed Standards
Microfulfillment Center	L	L	-	-	L	L	-	-	L	L	6.4.XX

L = allowed subject to listed standards

- = not allowed

How to Regulate - parking and loading

Number of Parking Stalls (Sec. 5.1.4) -

Use	Parking Stalls Required	Allowed by Special Permit
Microfulfillment Center	1 per 750 sf plus and 1 per 4 employees	

Off-Street Loading Requirements (Sec. 5.1.12)

Table of Off-street Loading Requirements		
Number of bays required for new or expanded uses by gross floor area of structure of land use (in sf)		
Uses	Under 5,000 sf	5,000 - 50,999 sf*
Microfulfillment Center	0	1

* Note - Microfulfillment Centers have a maximum size of 10,000 sf

How to Regulate - parking for delivery vehicles

2. Parking. In addition to complying with the parking requirements of Sec. 5.1, the operator of a Microfulfillment Center shall provide onsite parking spaces dedicated for deliveries in accordance with the following:

- a. Microfulfillment Centers shall provide a minimum of two off-street parking stalls for the first 2,500 square feet of gross floor area and an additional one off-street parking stall for every additional 2,500 square feet of gross floor area. Fractions ending in 0.5 or higher shall round up to the nearest whole number.
- b. Sections 5.1.3.B and 5.1.3.D shall not be applicable to parking spaces required under this section 6.4.XX.B.2.

How to Regulate - overall size

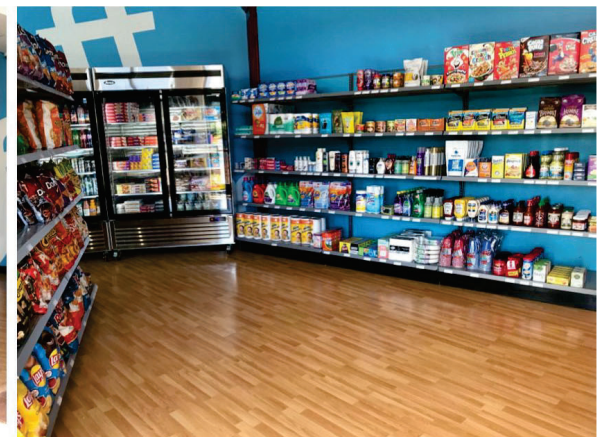
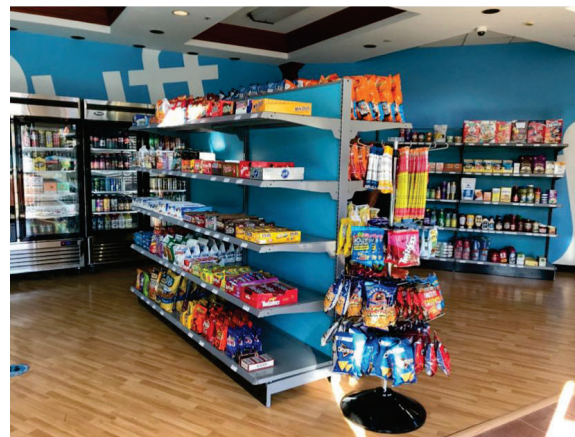
- **Size.** The following size requirements shall be required for Microfulfillment Centers in accordance with the following table.

Zoning District	Maximum Gross Floor Area
Business 1 and 2	5,000 square feet
Mixed Use 1 and 2, Manufacturing and Limited Manufacturing	10,000 square feet

How to Regulate - design requirements

In-Store Retail Component

Zoning District	Minimum Gross Floor Area Retail Component
Business 1 and 2	20%
Mixed Use 1 and 2	15%



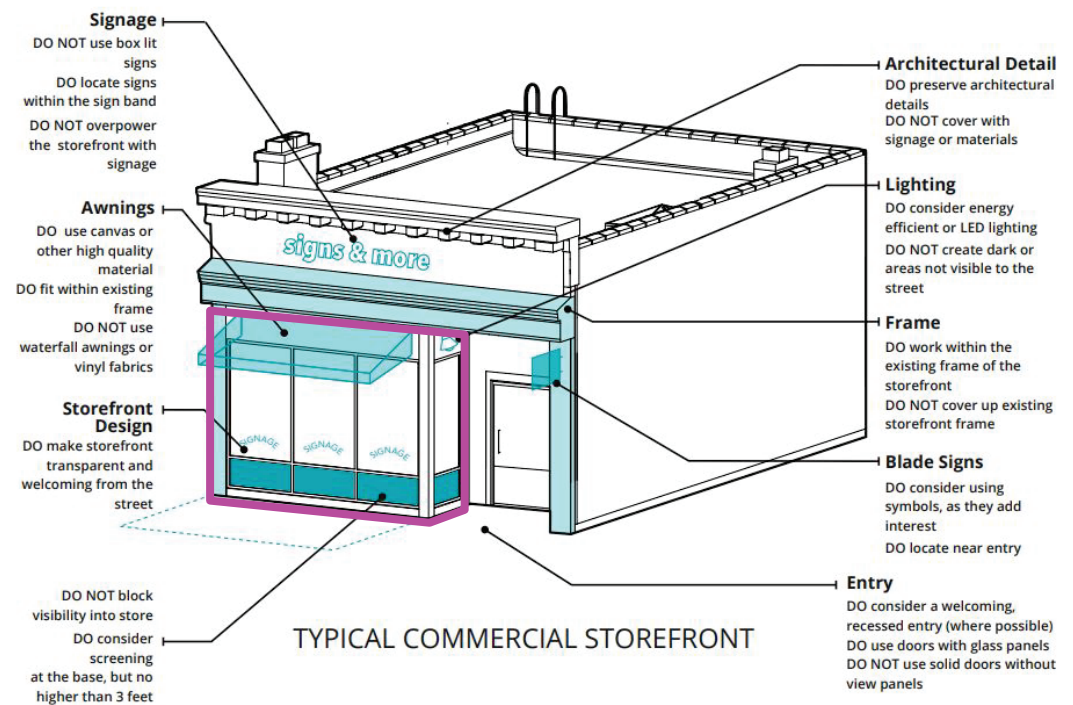
Left: Gopuff cafe concept
Center and Right: Gopuff retail concept store

How to Regulate - design requirements

Transparency Requirement

A minimum of 50 percent of the street-facing building facade at ground level shall consist of clear windows that allow views of the indoor space used for the on-site personal services and display of goods.

Boston BPDA design review commercial facade considerations



How to Regulate - design requirements **YES**

- At street-level within 30 ft of the street



How to Regulate - design requirements **YES***

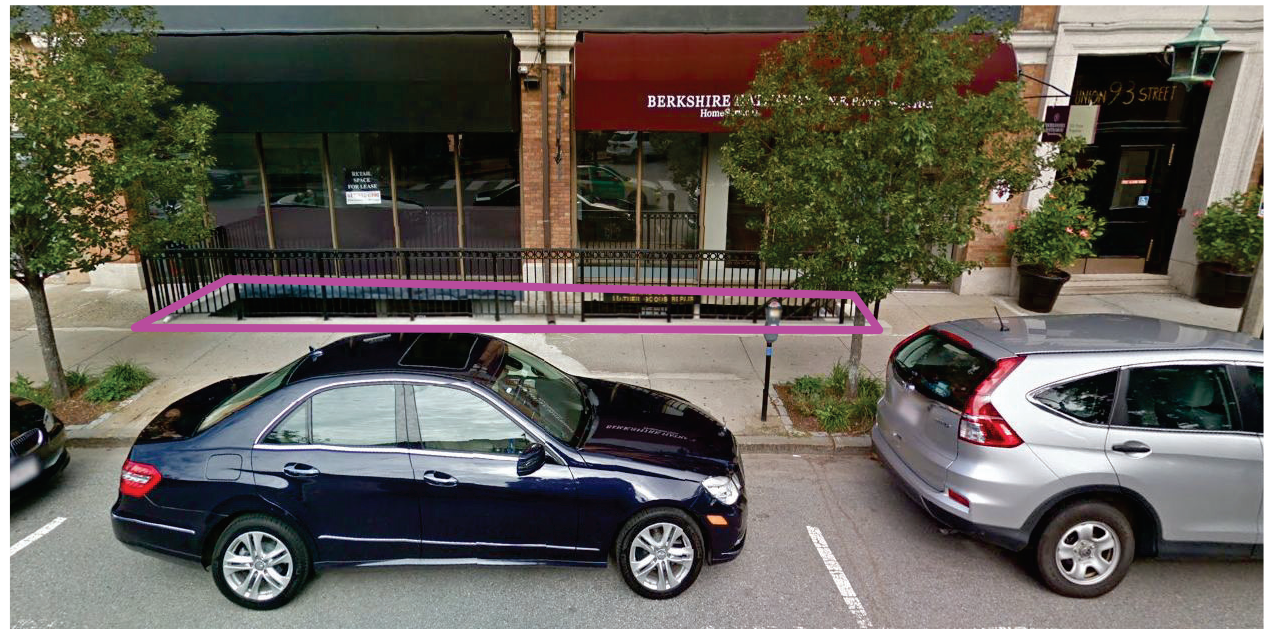
- At street-level within 30 ft of the street



* If the use is located behind the outlined area, which is greater than 16 ft from the street then no design requirements are needed

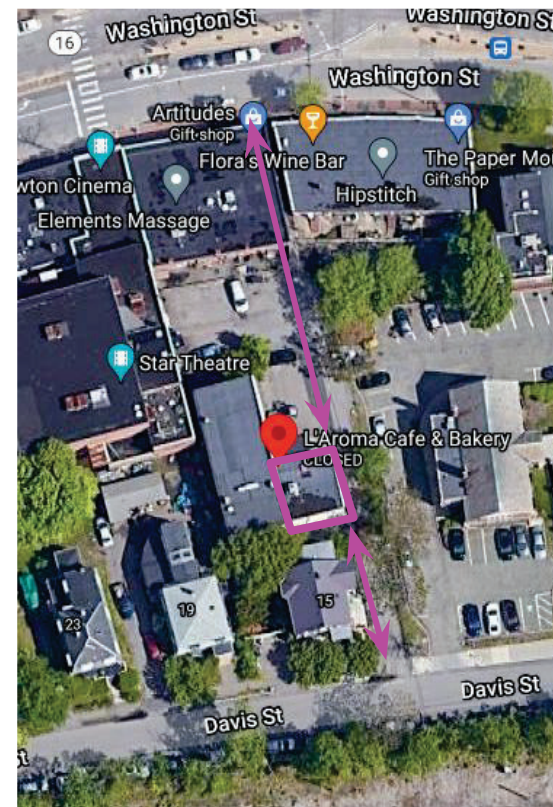
How to Regulate - design requirements **NO**

- Below-grade,
not at
street-level

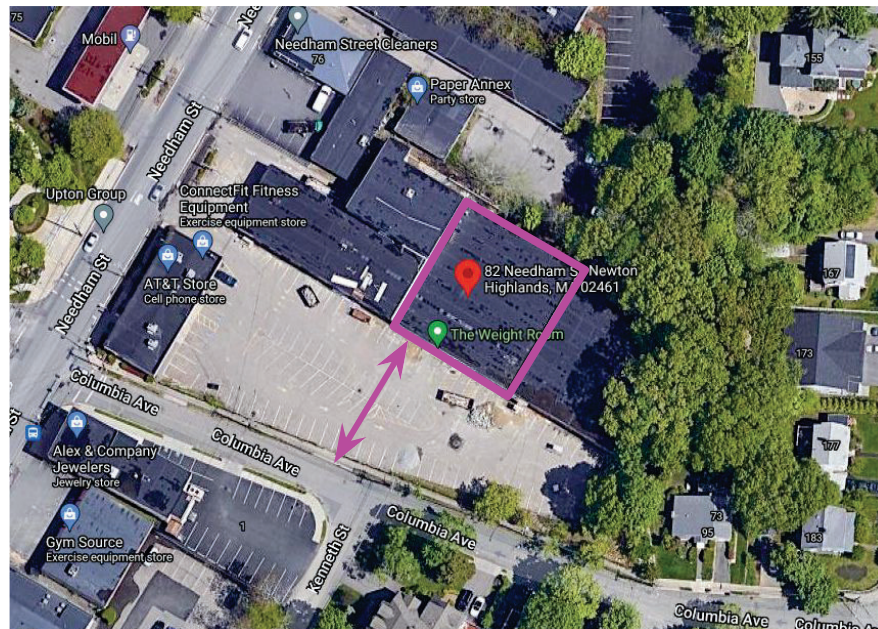


How to Regulate - design requirements **NO**

- No portion of the building is within 30 feet of a street



How to Regulate - design requirements **NO**



*This is the Gopuff current location

Alternatives - village centers (BU1 and BU2)

	Proposed	Alternative 1	Alternative 2
Allowed	Yes, with standards	No	Yes, with standards
Location	Allowed at the street if there is an in-person retail space and transparency	Not allowed	Not allowed at the street, either pushed to the back of the building/lot or not on ground floor.
Rationale	In-store component and transparency prevent an actual “dark store”	May be difficult to enforce design requirements. Traffic and delivery issues may outweigh the benefits.	Not allowing on the street prevents them from directly impacting the pedestrian experience.

Thank You and Next Steps

- Revise draft zoning based on ZAP comments
- Staff to meet with
 - Advisory group
 - Law and ISD
- April 25 - Set a Public Hearing and possible vote