

Microfulfillment Centers

Last Mile Delivery - Proposed Regulation Requirements

Docket #127-22

ZAP March 28, 2022

1

Agenda

- Recap of 3/14 ZAP meeting
- Overall Updates
- Alternative Proposals
- 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

2

Advisory Group

Members

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

Meetings

- 7 Advisory Group meetings between Feb. 3 - Mar. 23
- 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

3

Recap of 3/14 ZAP Meeting

- Businesses need to be regulated
- Ok in Mixed-Use and Manufacturing Zones
- Issues outside of zoning, and not specific to this use, remain (i.e. curbside management)
- Determination needed on allowance in village centers



4

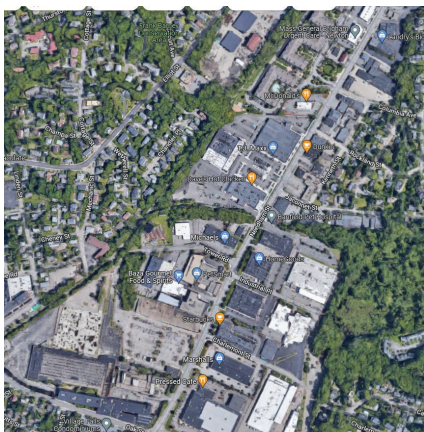
Overall Updates - Recommend to include BU4

Use Table (Sec. 4.4.1) -

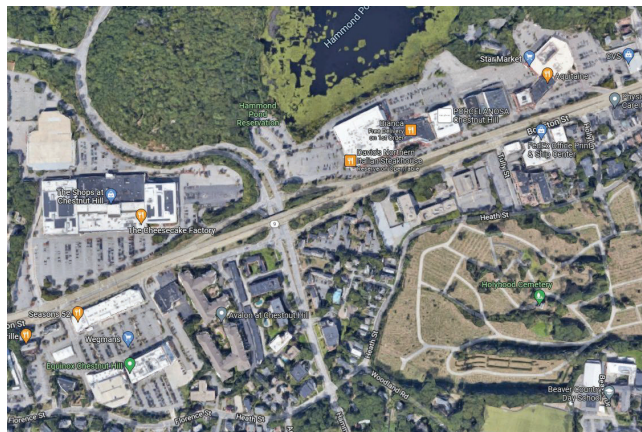
Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	MU1	MU2	MU3	MU4	M	LM	Definition / Listed Standards
Microfulfillment Center	L	L	-	L	L	L	-	-	L	L	6.4.XX

L = allowed subject to listed standards - = not allowed

Overall Updates - Recommend to include BU4



Needham Street (MU1 and MU2)



Chestnut Hill (BU4 and BU1)

Overall Updates - Revised parking requirements

Number of Parking Stalls (Sec. 5.1.4) -

Use	Parking Stalls Required	Allowed by Special Permit
Microfulfillment Center	1 per 1,000 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

Overall Updates - Revised parking requirements

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.

Overall Updates - Remove design requirements

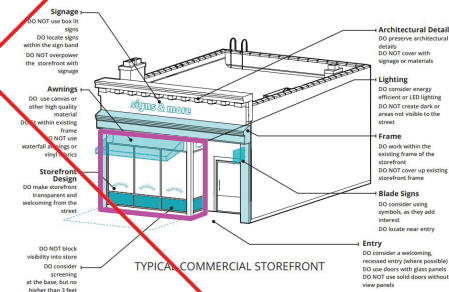
In-Store Retail Component

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



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.



Alternatives - Allow in village centers?

	3/14 Proposal	Alternative 1	Alternative 2
Allowed (village centers)	Yes, with standards	Yes, with standards	No
Location (on the street)	Yes, with an in-person retail space and minimum transparency	No, but still allowed if located pushed back from the street.	No
Rationale	In-store component and transparency prevent an actual "dark store"	Removing the use from the street prevents direct impact to the public realm. Allowing off the street means the use could fill difficult to lease space and could lead to the demising of existing larger/deeper spaces.	The use is not appropriate for village centers

3/14 Proposal - **YES**

Alternative 1 - **NO**

Alternative 2 - **NO**

- At street-level within 30 ft of the street
- BU1 Zone

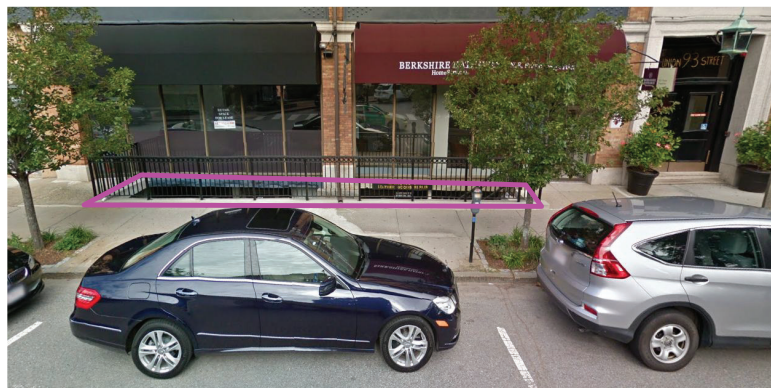


3/14 Proposal - **YES**

Alternative 1 - **NO**

Alternative 2 - **NO**

- Below-grade, or above street-level space, needs to meet the same setback requirements
- BU1 Zone



3/14 Proposal - **YES*** Alternative 1 - **YES**** Alternative 2 - **NO**

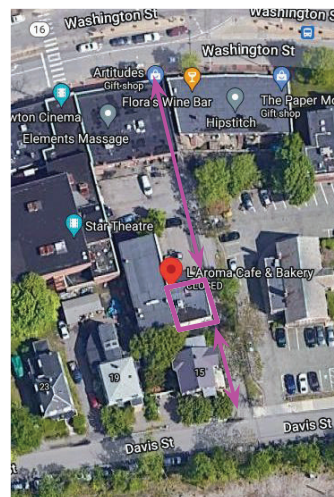
- Must be at least 16 ft back for another retail space on the street
- BU1 Zone



* Could be at the front with design requirements
** Cannot be at the front

3/14 Proposal - **YES** Alternative 1 - **YES** Alternative 2 - **NO**

- No portion of the building is within 30 feet of a street
- BU1 Zone



3/14 Proposal - **YES** Alternative 1 - **YES** Alternative 2 - **NO**

- No portion of the building is within 30 feet of a street
- MU2 Zone



*This is the Gopuff current location

Thank You and Next Steps

- ZAP agreement on an alternative?
- April 25 - Public Hearing and possible vote
- Built-in ability to reassess given the Zoning Redesign - Village Center work going on right now