



Ruthanne Fuller
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Barney S. Heath
Director

MEMORANDUM

DATE: March 22, 2019

TO: Councilor Susan Albright, Chair, Zoning and Planning Committee
Members of the Zoning and Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
James Freas, Deputy Director of Planning
Rachel Nadkarni, Long Range Planner

RE: **#518-18 Discussion and review relative to the draft Zoning Ordinance**
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.
Update, Project Schedule

MEETING: March 25, 2019

CC: Planning and Development Board
John Lojek, Commissioner of Inspectional Services
Marie Lawlor and Jonah Temple, Law Department
Jonathan Yeo, Chief Operating Officer

Since October 2018 the Planning Department has been busy introducing the 1st draft zoning ordinance to the community. With public meetings conducted in each of the wards, numerous individual meetings with residents and property owners, and conversations with City Councilors and other city officials, we have received a fantastic amount of feedback and ideas. In addition, through the build-out analysis we have learned a great deal more about the potential implications of the rules proposed. Overall, staff feels that we have had a very successful start to the Zoning Redesign conversation, and we look forward to the continuation of that conversation.

The remainder of 2019 will be a very busy year for the Planning Department with numerous large projects. In order to ensure there is sufficient time for Zoning Redesign and the range of other projects in the works, the timeline for the Zoning Redesign project has been extended. Overall, the release of a 2nd Draft is anticipated for January 2020 with completion of the project anticipated before the end of that year. The attached Zoning and Planning Committee schedule reflects all of the projects known to be coming before the committee at this time through the end of 2019. This schedule is no more than an estimate as changes will likely be made over time, but it gives a general idea of the Committee's workload and the timeframe in which topics will be taken up.

Also attached are the outstanding summary memos from zoning redesign discussions of the Zoning and Planning Committee and a summary memo of the commentary heard at the Ward-by-Ward meetings.

Draft ZAP Schedule

Draft ZAP Schedule - 2019 - March Edition

		2019									
Item	11-Mar	19-Mar	25-Mar	THURS: 4/4/2019	8-Apr	22-Apr	5th MON: 4/29/2018	THURS: 5/9/2019	13-May	TUES: 5/28/2018	
Joint Meetings		Committee of Whole									
			Plan Board		Plan Board	Plan Board			Plan Board		
Zoning Redesign	Zoning Redesign	Development Review Process	Wrap Up and Outline Next Steps								
Washington Street Plan	Wash St Vision Plan & Zoning		Fiscal Impact / Build-out Presentation	Discussion Draft 2	Discussion Draft 2	Discussion Draft 2	Refined Draft Vision and Zoning* (Draft #3)		Discussion on Vision Plan	PH - Vision Plan	Discussion
Climate Planning	Climate Action Plan					Discussion*	PH		Discussion		
	Climate Related Zoning										
Other ZAP Items	Short Term Rentals										Discussion
	Inclusionary Zoning	Public Hearing (cont)				Discussion				Discussion*	
	One Time Items			Annual Clean-Up Public Hearing					Budget		
					CDBG Action Plan						

* Assign Public Hearing
PH = Public Hearing

Draft ZAP Schedule

		2019										
	Item	10-Jun	24-Jun	8-Jul	22-Jul	8/12 or 8/26	9-Sep	23-Sep	TUES: 10/1/19	14-Oct	TUES: 11/12/2019	9-Dec
	Joint Meetings											
		Plan Board						Plan Board	Plan Board			
Zoning Redesign	Zoning Redesign			Environmental Standards						Transportation	Arts & Signs	Draft 2 Look Ahead
Washington Street Plan	Wash St Vision Plan & Zoning	Zoning Discussion	Zoning - detailed review	Zoning - detailed review	Zoning - detailed review	Zoning - detailed review	PH	PH	Discussion			
Climate Planning	Climate Action Plan											
	Climate Related Zoning			Discussion		Discussion				Discussion	PH	Discussion
Other ZAP Items	Short Term Rentals	PH	Discussion									
	Inclusionary Zoning	PH	Discussion									
	One Time Items											

* Assign Public Hearing
PH = Public Hearing