

PLANNING BOARD REPORT TO CITY COUNCIL PORTLAND, MAINE



1 Bean Pot Circle
ZN-001934-2022

Applicants: The Roux Institute at Northeastern University (Roux Institute) and the Initiative for Digital Engineering and Life Sciences (IDEALS)

| | | | |
|------------------------------|--|--------------|-------------------------|
| Submitted to: | Mayor Snyder & the City Council | From: | Portland Planning Board |
| Council Hearing Date: | Jan. 18, 2023 (first read), Feb. 6, 2023 (public hearing) | Date: | January 6, 2023 |

I. INTRODUCTION

Below is a summary of proposed zoning map and text amendments for 1 Bean Pot Circle (the site of the former B&M cannery), the review process, and the Planning Board’s recommendations for adoption for each component of the proposed changes. The attached staff report to the Planning Board (Attachment A)



Figure 1: Artist rendering of Campus. View from I-295 NB.

contains additional detail and analysis of the application that informed the Planning Board’s review. The amendments were initiated in an application by the Initiative for Digital Engineering and Life Sciences (IDEALS) on behalf of The Roux Institute at Northeastern University, to amend Article 8 of the Land Use Code, adopt a new IOZ for the property, and change the underlying zoning of the site from I-M and R-3 to B-5. The requested actions would facilitate the future development of a mixed-use campus for The Roux Institute, including academic buildings, office, lab, and incubator space, retail, hotel, and housing as well as publicly accessible open space.

Following an in-depth review that began in June of last year and included four workshops, the Planning Board voted on November 22 to favorably recommend to the City Council adoption of the following:

- Amending the text of Article 8 of the Land Use Code to add The Roux Institute at Northeastern University to the list of eligible institutions **(Vote: 6-o, Barker absent)**
- Amending the zoning map to add the Roux Institute at Northeastern University Institutional Overlay Zone (IOZ) to an area encompassed by 1 Bean Pot Circle **(Vote: 6-o, Barker absent)**
- Amending the text of Article 8 of the Land Use Code to establish a Regulatory Framework that identifies zoning requirements that apply to future development by the Roux Institute at Northeastern University within the IOZ boundaries **(Vote: 5-1, Silk opposed, Barker absent)**
- Amending the zoning map to rezone the parcels identified in Attachment B from I-M Industrial Moderate Impact and R-3 Residential to B-5 Urban Commercial **(Vote: 6-o, Barker absent)**

The applicant also prepared the required Institutional Development Plan, which was unanimously approved (**Vote: 6-o, Barker absent**) by the Planning Board at the hearing on November 22, 2022 (Attachment C), which does not require Council approval, but is an informative piece of the regulatory framework for the project.

PLANNING BOARD DELIBERATION

The Planning Board held four workshops and one public hearing to review the proposed application. In its review of the application, the Planning Board found the proposed zoning map and text amendments to be consistent with the City's Comprehensive Plan, [Portland's Plan 2030](#), and to recommend to the City Council adoption of the zoning map and text amendments. Over the course of the review, the Board deliberated on a number of topics, eventually concluding that utilizing the IOZ for the Roux Institute's long term development plans was an appropriate, proactive tool to ensure a consistent, predictable, and clear growth management process for the Roux Institute at 1 Bean Pot Circle that would require on-going community engagement, outreach and participation to ensure a clear and transparent planning process for the years to come. The Board acknowledged that without the IOZ, future development would occur in a piecemeal manner without the benefit of a comprehensive well-considered, long-range plan that encourages a resilient, mixed-use campus, ongoing community engagement, and identifying potential impacts and mitigation measures to be considered under future proposals.

Traffic and transportation was one of the most discussed aspects of the amendments, and the Board generally welcomed the thoroughness of the IDP and Regulatory Framework, including the Roux Institute's responsiveness to community and Board concerns. However, Board Member Silk expressed that the traffic analysis and mitigation measures outlined were not entirely adequate and did not provide enough details to assess potential traffic impacts. Ultimately, Board Member Silk expressed support for the IOZ and the proposed amendments but voted not to recommend the Regulatory Framework due to his remaining traffic concerns. The five other present members of the Board expressed support for the Regulatory Framework. The Board broadly considered that the Regulatory Framework presented a balanced and well planned approach on key issues, taken together with the commitments and potential mitigation measures outlined in the Institutional Development Plan and the requirement for future Transportation Demand Management Plan (TDM) and Traffic Movement Permits (TMP) requirements at the time of future site plan application reviews.

Building and site design, including dimensional standards, was another central topic of deliberation. Based on feedback over the course of the review, the applicant included dimensional requirements informed by the long term program envisioned for the site, but also by a number of other goals and site considerations. These include transition zones to ensure that site layout, building form and scale are mindful of the project's surrounding context. The height overlay map focuses taller buildings toward the interior of the site while providing buffers along the waterfront and the I-295 corridor.

In response to concerns raised over the course of the review, the applicant, in coordination with Planning staff, modified their final Regulatory Framework to include specific provisions to sculpt the massing of future buildings by including minimum and maximum street wall heights; setback requirements; length requirements to require buildings with a length of greater than 250 feet to include a continuous publicly accessible corridor; maximum floorplate requirements for portions of buildings above 75 feet; and building separation provisions for portions of buildings above 50 feet. The Regulatory Framework also includes reference to a series of design standards. The dimensional standards and design standards would apply to all buildings associated with the Roux Institute within the IOZ. With the added provisions around building

dimensional standards and design standards, coupled with the applicant's commitment to provide a publicly accessible open space on the site, the Board welcomed the detailed approach while acknowledging that the height and design of each building will require further consideration at the site plan review stage when building designs are more detailed.

In regard to uses, there were concerns raised between the neighborhood and IDEALS regarding the use and scale of a potential hotel. In response, the applicant included a restriction within the Regulatory Framework that would restrict hotel development to no more than one hotel, with no more than 130 rooms, and no taller than eight stories within the IOZ boundary.

The Planning Board noted that opportunities for new job-generating mix of uses, housing development, and open space will greatly benefit from updated zoning regulations that implement appropriate use, bulk and height limits for new buildings within this area. Redevelopment of the site under the updated zoning regulations will spur environmental and ecological improvements, the creation of significant amounts of waterfront open space, and establish connections to the existing Back Cove trail, providing a critical link to the city's multi-modal network. Moreover, rezoning the site from I-M and R-3 to B-5 will create opportunities for substantial new residential development, where residential is not currently permitted, which further supports goals identified in *Portland's Plan 2030* (and further discussed in Section V below), including the principle of complete neighborhoods, where all residents regardless of age, ability, or income have access to the basic necessities of daily life - housing, jobs, open space, other amenities and services within a walkable, bikeable distance. The site is also identified in *Portland's Plan 2030*, as a priority area to be evaluated for future change and growth in the Future Land Use chapter.

II. INSTITUTIONAL OVERLAY ZONE BACKGROUND

Recommended by the Planning Board and adopted by the City Council (Order 221-16/17) in 2017, the Institutional Overlay Zone (IOZ) is a mechanism available to larger medical and educational institutions to develop zoning regulations that "facilitate a consistent, predictable, and clear growth management process."

The IOZ review process includes the development of an IOZ boundary, an Institutional Development Plan (Institutional Master Plan) and a Regulatory Framework (Supplemental Zoning Regulations). The Institutional Development Plan (IDP) and Regulatory Framework cover a wide range of topics in the short-, medium-, and long-term, including:

- Institutional Context
- Anticipated Growth
- Transportation and Access
- Environment
- Infrastructure
- Design
- Neighborhood Engagement.

In addition to the IOZ requiring considerable preliminary analysis of impacts and potential mitigation and outlining use and dimensional standards, it requires forums for public feedback beyond that required for standard zone changes and site plan applications. Increased public engagement is essential for this planning process, given that it encompasses 10+ years of potential development. Both the Institutional Development

Plan and the Regulatory Framework are required to include a summary of public comments received throughout the process and identify how those comments have shaped the development of these documents (further discussed in Section VI of this report).

At the time the IOZ mechanism was adopted, four institutions were identified as eligible for submitting an IOZ (Maine Medical Center, Mercy Hospital, The University of Southern Maine, and The University of New England), with Maine Medical Center being the first and sole IOZ adopted by the City Council on November 10, 2017 (Orders 112-115-17/18).



Figure 2: Photo of the Cannery Building from the Institutional Development Plan.

III. EXISTING CONDITIONS AND SURROUNDING AREA

The site was previously the location of the Burnham & Morrill factory that produced the iconic B&M baked beans and is improved by a number of interconnected structures, surface parking, and a pier. Parallel to the IOZ review process, the five-story 1912 Cannery Building was designated as a local landmark by the City Council on October 17, 2022 under Order 86-22/23. The Cannery Building has been incorporated into the site design of the proposed IOZ and any future exterior alterations to the building or within the boundaries shown in Figure 3 will need to be reviewed by the Historic Preservation Board. All other existing buildings on the site are proposed to be demolished.

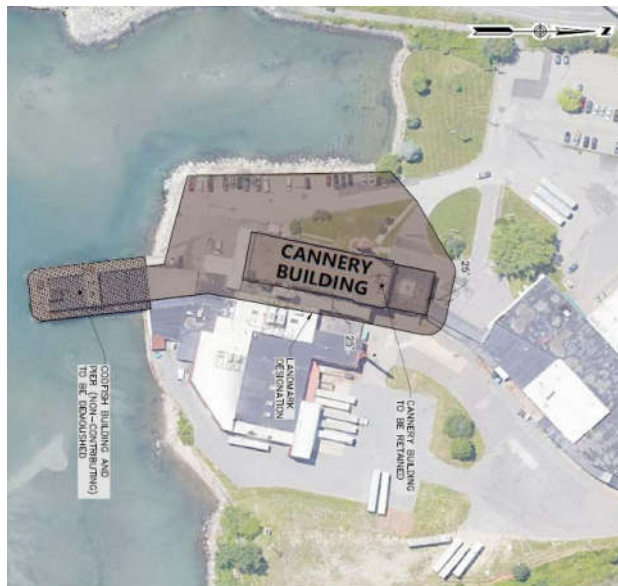


Figure 3: Designation boundaries for the Cannery Building and area immediately surrounding the Building.

The property is bounded to the west and north by Maine DOT right-of-ways and to the south and east by Casco Bay and is primarily located in an I-M (Moderate Impact Industrial) zoning district, with a small portion zoned R-3 (Residential) (Figure 6). The two current zoning designations are reflective of adjacent industrial, waterfront, and residential uses in the East Deering Neighborhood.

Automobile, bicycle, and pedestrian access to the site is provided by Sherwood Street via Veranda Street. Two METRO routes, Routes 9A/B and Route 7, have existing stops within the vicinity of the project, and an additional ten local and express routes are accessible via one transfer. The site is also close to shared use facilities on the Back Cove Trail and the western portion of Tukey’s Bridge, which provides connections to the Eastern Promenade and Bayside Trails.

IV. PROPOSED AMENDMENTS

Text Amendment – IOZ Eligibility

The first proposed text amendment to Sections 8.5.1 and 8.5.2 of the Land Use Code would add The Roux Institute at Northeastern University as an eligible institution and update the referred number of institutions eligible from four to five. The amendments (Attachment D) read as follows:

8.5.1 Purpose

“The Institutional Overlay Zone (IOZ) designation provides a regulatory mechanism available to the city’s ~~four~~ five major medical and higher education campuses...”

And;

8.5.2 Location and Applicability

The city’s ~~four~~ five primary major medical and higher education institutions are eligible to apply for designation as Institutional Overlay Zones. The eligible institutions are the two major hospital institutions of Maine Medical Center and Mercy Hospital and the ~~two~~ three major academic institutions of University of Southern Maine, ~~and~~ University of New England, and The Roux Institute at Northeastern University, their successors and assigns. Designation as an IOZ is the preferred mechanism where the eligible institution’s proposed development is inconsistent with the existing zoning.

Map Amendment – IOZ Rezoning

The first proposed map amendment would establish an Institutional Overlay Zone (IOZ) that is coterminous with the boundaries of 1 Bean Pot Circle. Figure 4 shows the proposed boundaries for the IOZ (shown in purple with white dashed line).



Figure 4: Proposed IOZ boundary coterminous with 1 Bean Pot Circle.

As part of the IOZ process, institutions identify all parcels to be included within the IOZ. In the submitted Institutional Development Plan (Attachment C), the Applicant has stated that all operations of The Roux Institute will transition from 100 Fore Street (where the Institute is currently based) to 1 Bean Pot Circle. If adopted, the IOZ would supersede the underlying zoning for property within the IOZ to which the Roux Institute holds right, title, and interest. For properties not subject to Roux Institute’s right, title, and interest, the underlying zoning would continue to control.

Together with the proposed B-5 zone and IOZ Height Overlay, the Roux Institute would be able to concentrate institutional development along with supporting uses on the 1 Bean Pot Circle property. The proposed height and density would allow Roux to expand vertically on the site as opposed to horizontally into the surrounding neighborhoods.

Text Amendment – IOZ Regulatory Framework

The second proposed text amendment creates Section 8.5.7 of the Land Use Code and would serve as the location for the Regulatory Framework (Attachment E) for the Roux Institute IOZ. The Regulatory Framework

is a zoning document incorporated into the Land Use Code that implements the vision and goals of the eligible institution's Institutional Development Plan through use and dimensional requirements, identifying points for future review, when amendments to the IDP and Regulatory Framework will be required, design guidelines, and campus/transportation demand management (TDM) plan monitoring. The Regulatory Framework will constitute a key element in review of future site plan or related development applications for the site. The use and dimensional standards of the base zone apply to the entire site except where the Regulatory Framework indicates otherwise.

Contents of the Regulatory Framework include:

- Three additional use allowances (*Laboratory and Research Facilities, Low-impact Industrial (>10,000 SF), and High-tech Manufacturing*)
- A Height Map (Figure 5) that assigns differing maximum permitted heights to principal structures based on the location of the site
- Limitation on height (8 stories of hotel rooms in a structure that could be up to 10 stories) and number of rooms (130) for the proposed hotel
- Design guidelines that break up larger horizontal massing in buildings, makes buildings more pedestrian friendly through maximum street wall heights, requires building setbacks to promote more architecturally interesting building tops, and restricts building floor plate sizes for portions of buildings above 75 feet
- Requirements to ensure smooth building and site design transitions between certain uses/areas of the site
- A framework for a Sustainability and Resiliency Charter that will be finalized prior to the first site plan submission that will include goals and requirements for more sustainable and resilient development practices for the eligible institution
- Review requirements related to the TDM plan, Traffic Movement Permits (TMPs), Parking, Mitigation, site plans, and Historic Preservation
- Strategies for neighborhood engagement including the establishment of a Community Advisory Group, identifying a designated community contact, continuation of neighborhood forums and maintenance of the Roux Institute Campus website
- Review thresholds for major and minor amendments to the IDP and Regulatory Framework, and which land use entities will review each type of amendment

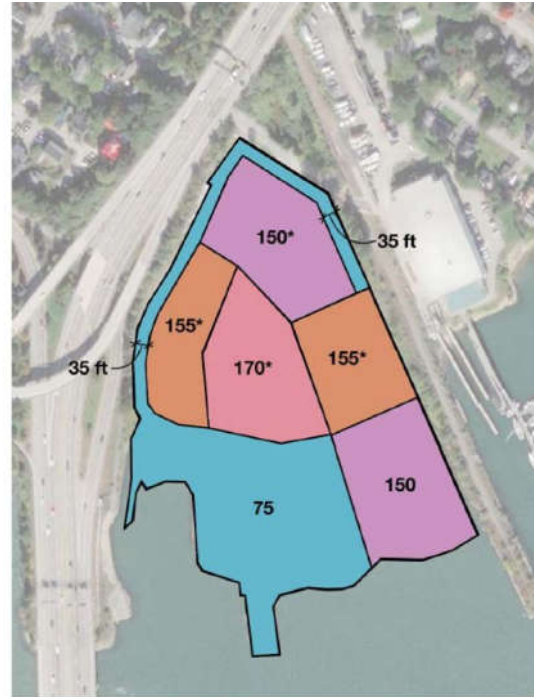


Figure 5: Height Overlay Map from the Regulatory Framework.

Map Amendment – I-M and R-3 to B-5

The second proposed map amendment would amend the zoning from I-M Industrial Moderate Impact and R-3 Residential to B-5 Urban Commercial in the areas shown in Figure 6. The purpose of this rezoning is to better align the base zoning for the site with the proposed uses, bulk, and massing of the proposed IOZ and operate as the intended function of a zoning supplement.

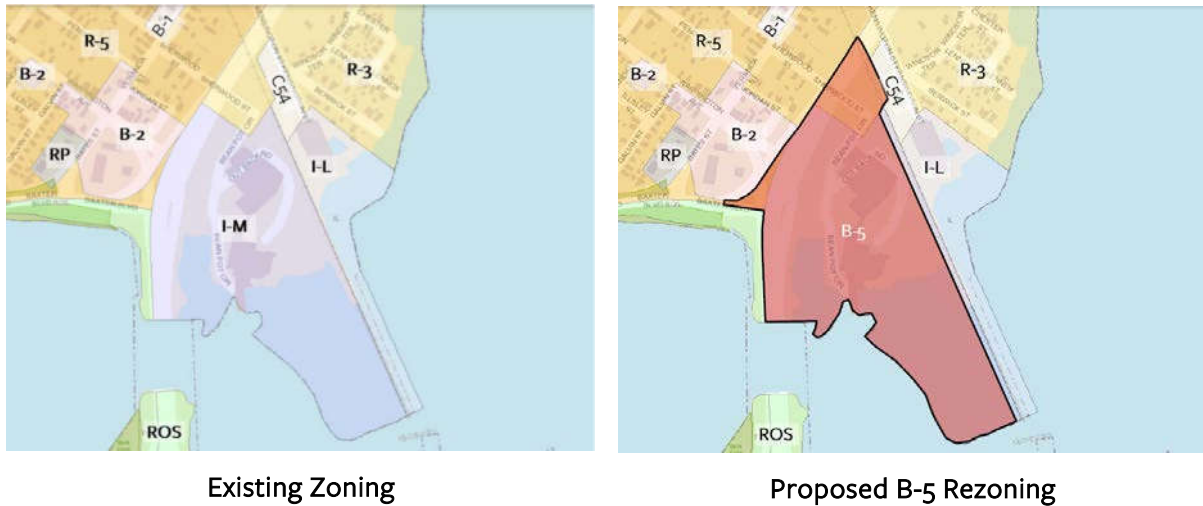


Figure 6: Maps of existing and the area of the proposed B-5 rezoning.

The purpose of the B-5 zone is:

“To provide for areas of the peninsula near the downtown where a mixture of uses, including marine, industrial, commercial, and residential uses are encouraged. The B-5 and B-5b is typically characterized by larger underdeveloped lots with potential for denser, clustered, urban mixed-use development and more efficient use of existing land and building. It is anticipated that the dense, mixed-uses of the B-5 will rely on a shared infrastructure system, including service alleys, parking lots, public transportation facilities, stormwater management, and driveways”

The Roux Campus as proposed is consistent with this purpose statement by:

- The B-5 zone being applied to various peninsula and near-peninsula areas of the city with industrial pasts that are transitioning to mixed-use.
- Being proximate to Downtown Portland, located a little over a mile from the B-3 zone
- Proposing a mixture of marine, industrial, commercial, and residential uses
- Being a larger underutilized former industrial lot that is proposed to be redeveloped for denser clustered, urban mixed-use development, and
- Reconfiguring the site to provide shared parking facilities & utilities, proposing to increase the building square footage, and diversifying the number of uses on-site from the previous operator

When comparing the B-5 with the I-M zone, the most notable distinctions include use provisions and dimensional standards. The I-M zone is geared toward traditional low to moderate impact industrial uses, which frequently rely upon convenient automobile & truck access to regional transportation infrastructure, benefit from regulations which account for the need to store materials and equipment outdoors dealt with through appropriate performance measures, and necessitate buffers between residential and/or other sensitive uses.

Conversely, the B-5 zone is among the more permissive mixed-use zones, anticipating scenarios such as that of the proposed development, in which large, underutilized properties are redeveloped to support both job generating uses and residential uses. As might be expected, this zone broadly permits residential, office, retail, restaurant, low-impact industrial uses <10,000 square feet, and other service-based uses. In addition, the zone permits a range of institutional uses, as well as some light industrial and transportation related uses, reflective of the types of redevelopment envisioned and alluded to within the zone’s purpose statement.

Similar to use standards, both zones differ in their regulation of dimensional requirements, as seen below in Table 1:

| Table 1: Dimensional Standards by Zone | | |
|---|--|------------|
| Dimensional Standard | I-M | B-5 |
| Street Frontage | 60 Ft. | |
| Front Setback | 1 Ft. for each Ft. of building height | |
| Rear Setback | 1 ft. for each ft. of building height up to 25 ft., except 35 ft. when abutting residential zone | |
| Side Setback | 1 ft. for each ft. of building height up to 25 ft., except 35 ft. when abutting residential zone | |
| Structure Height | 75 Ft | 65 Ft |
| Impervious Surface Ratio | 75% | |
| Pavement Setback | 10 Ft. | |

Both zones are fairly permissive in terms of dimensional standards, however the I-M zone exhibits restrictions intended to buffer industrial uses from abutters, while also requiring minimum frontage, and limiting the amount of impervious surface. The B-5 anticipates a dense urban form, and aside from limits on building heights, does not generally restrict uses or development dimensionally. In this instance, the I-M does permit taller buildings, up to 75 feet, while the base B-5 permits max building heights up to 65 feet, and up to 90 feet with affordable housing density bonuses. Through the IOZ Regulatory Framework, the eligible institution would be permitted taller heights for this property as shown on the height overlay map (Figure 5).

Upon review of this proposed B-5 zoning map amendment application, additional areas were identified by the Planning Board to also be rezoned to B-5. The properties or portions of properties are owned either by the City of Portland (Part of Sherwood Street) or by the State of Maine for automobile and rail right-of-ways. Inclusion of these additional areas allows for a cleanup of the zoning map and removes use restrictions for the area around the existing rail right-of-way to have future use as a multi-modal transportation facility with ancillary uses, such as retail or restaurants.

The site’s zoning has remained unchanged since Portland’s industrial businesses relied on rail service and shipping. In 2015, rail service was stopped and in 2021 B&G Foods seized operations in Portland and shifted production to the Midwest. The I-M zoning currently only allows industrial and some commercial and institutional uses. Given the restriction on uses, opportunities for new development are hampered and so there is little incentive to reduce impervious areas, provide public access to the waterfront, and create coherent, well connected open spaces and trail networks; the change to the base zone, in conjunction with the IOZ, are intended to help facilitate the next incarnation of the site.

V. COMPREHENSIVE PLAN CONSISTENCY

Amendments to zoning require a determination of consistency with its current comprehensive plan, [Portland's Plan 2030](#). In the case of this application, there are many elements of the proposed zone changes that align with goals of *Portland's Plan*. Highlights of applicable sections that the Planning Board considered when making their decision are included below. As part of their application, the applicant also highlighted a variety of elements from *Portland's Plan 2030*, in the Institutional Development Plan (Attachment C) on how the proposed zoning amendments will facilitate achievement of *Portland's Plan* through future development.

A number of objectives outlined in *Portland's Plan 2030* support the requested amendments. Those sections include the Plan's stated desire to expand access to the waterfront, developing opportunities to retain and prepare residents to compete in a knowledge-based economy, supporting smart growth of institutions in the community, supporting a reduction in impervious surfaces, and expanding the use of Transportation Demand Management (TDM) strategies to improve usage and access to public transit and non-motorized transportation modes (e.g., walking, biking).



Figure 7: Portland's Plan 2030 Vision Statement

The area for the proposed zoning amendments is located near an identified Priority Node (Washington Avenue & Veranda Street) to evaluate for future growth and higher densities, as well as the priority corridor of Washington Avenue & Tukey's Bridge for future evaluation of strengthening connections between northern portions of the City with the peninsula and providing a sufficient multi-modal capacity to meet the needs of commuters. This node also anticipated that this is an area where it was anticipated that the site may not have been in long-term industrial use due to its geographic context.

The proposed amendments would facilitate the development of the site as a pedestrian-centric campus with neighborhood services, housing, and supports the development of STEM-based skills for graduate students and professional learners is consistent with the goals and intent of City's Vision Statement and Portland's Plan 2030. A selection of comprehensive plan goals relevant to the zoning amendments are identified below, with the long term buildout of the site, and the preservation of portions of the site holding the potential to meet even more of the objectives of the plan:

Environment

“Encourage commercial entities to reduce fossil fuel use through expanded benchmarking, incentives.”

“Coordinate future land use policy changes with long-range regional transportation planning, including planning for transit, pedestrian, and bicycle improvements, to reduce local regional vehicle miles traveled.”

“Continue to develop land use policies which support complete neighborhoods.”

“Encourage landowners and developers to incorporate sustainable design, materials, and practices in rehabilitation of historic resources and new construction.”

Waterfront

“Expand waterfront access for the public where possible and appropriate.”

Economy

“Prepare our current and future residents to compete in an increasingly knowledge-based economy.”

“Invest in educational institutions and training as a means of attracting, developing, and retaining an educated workforce.”

“Evaluate zoning and the condition of existing infrastructure in priority areas – downtown, in identified neighborhood nodes and along transit corridors – to ensure that employment and housing growth can be supported.”

“Promote the orderly expansion of institutional uses, such as educational, cultural, and hospital campuses, which are central to workforce development, employment, and the health of the local and regional economies.”

“Ensure that the growth of Portland’s educational, medical, and cultural institutions is integrated into Portland’s urban fabric through the use of high-quality design, management of impacts, community partnerships, and innovative planning.”

“Sustain and strengthen relationships between local organizations and our anchor institutions to capitalize on their unique value to the well-being and future success of Portland and the region.”

Housing

“Evaluate whether current zoning allows for new development consistent with historic patterns of form, density, and/or use, as well as whether it allows for priority growth areas.”



Figure 8: Long-Term Development Plan detailing proposed site layout, internal circulation patterns, and potential transportation improvements.

“Encourage energy efficiency in new construction and rehabilitation of our housing stock.”

“Encourage housing that is resilient in the face of climate change, severe weather events, and storm surges, especially in vulnerable low-lying areas.”

“Pursue new opportunities for increased energy efficiency, increased densities, mixed incomes, and greater connectivity to surrounding neighborhoods.”

Recreation & Open Space

“Encourage physical and visual access to Portland’s waterfront – Casco Bay, Back Cove, and the Stroudwater, Presumpscot, and Fore Rivers – as a “blueway” network and an extension of public space for local and regional recreation and transportation needs.”

“Prioritize open space acquisition and programming toward creating linkages where there are gaps in the network, particularly between Stroudwater and the Fore River, Evergreen Cemetery and the Presumpscot River, Portland Transportation Center and Bayside, Martin’s Point and the Back Cove, and the Western Waterfront and the Fore River.”



Figure 9: Artist interpretation of the waterfront depicting a shared-use pathway and connections between The Roux Institute building and waterfront activities.

Transportation

“Expand Transportation Demand Management (TDM) initiatives for large development sites and institutions, building upon the recent implementation of TDM plans for individual employers and sites.”

“Enhance regional trail connections.”

VI. NEIGHBORHOOD MEETINGS & PUBLIC INPUT

Two neighborhood meetings are required for IOZ applications, with the first meeting taking place prior to application submission on November 18, 2021, and the second meeting taking place after application submission on April 6, 2022. Summaries of these meetings can be found in Attachment F.

The Applicant also held an additional four meetings, known as Roux Roundtable meetings, to conduct additional community outreach in the development of the IOZ. Summaries of these meetings can be found in Attachment G.

A total of 96 written public comments were submitted to the Planning Board between June and November of 2022. 63 pieces of public testimony were provided at the June 14, August 9, October 11, and October 25 Planning Board workshops, and November 22 Hearing. Copies of these public comments can be found in PC1-PC5.

The majority of comments expressed support for the work of the Roux Institute and the location of the Institute at 1 Bean Pot Circle. Support was also shown for the preservation of the Cannery Building and opportunities for additional open space opportunities and transportation connections that connected the site to the rest of the City and completed segments of existing and proposed networks. Concerns were raised related to the scale of the proposed development, whether the inclusion of some non-institutional uses truly served an ancillary function to the Institute, and the significance of potential transportation impacts even with mitigation measures.



Figure 10: Photo from September 6, 2022 Open House on the Roux Campus.

The Applicant incorporated elements of many of these comments through the reduction of the height and scale of the proposed campus, setting limitations for the proposed hotel, submitting a comprehensive transportation memorandum for the purposes of the IOZ that identified potential impacts and mitigation strategies, and included additional opportunities for future multi-modal connections to meet the proposed reductions in single-occupancy vehicle trips to and from the site. Feedback from members of the public was incorporated by:

- Placing limitations on the scale and height of the proposed hotel,
- Identifying when and how meaningful public open space will be provided on-site,
- Setting goals and implementing strategies that will promote a higher percentage of non-motorized trips (i.e., pedestrian, bicycle) to, from, and on the site to reduce negative transportation impacts, and
- Reducing the scale and height of the proposed development and shifting the taller permitted heights towards the center of the site to reduce visual/shadow impacts.

If the IOZ is approved for the site, the Applicant will be required to continue to provide neighborhood engagement through:

- Quarterly neighborhood forums to discuss neighborhood concerns and upcoming development plans
- Quarterly Community Advisory Group meetings with community leaders to guide future development and serve as a mechanism to disseminate information
- A community liaison and social media platforms to address community concerns and provide campus updates.

Through the IOZ process and the proposed strategies for future development, the Applicant has identified a significant number of tools and mechanisms to have community engagement inform the development of this IOZ and integrate community engagement through the expansion of the Roux Institute, which aligns with the purpose of the IOZ and aligns with the goals of the Comprehensive Plan.

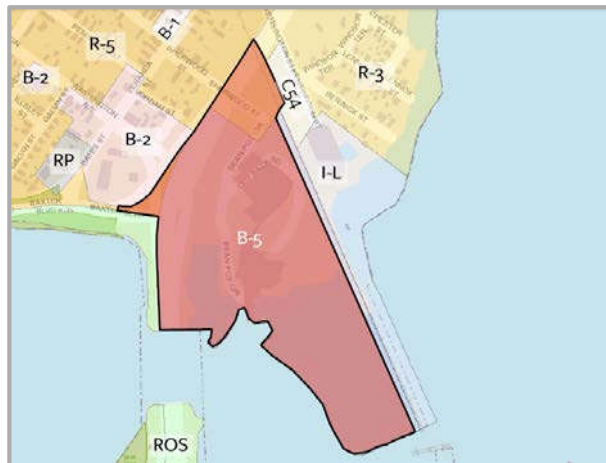
VII. PLANNING BOARD RECOMMENDATION

The Planning Board considered the proposed four zoning amendments at a hearing on November 22, 2022. After deliberation, and on the basis of staff reports, public testimony, and review of applicable policies, the Planning Board voted to find that the following zoning map and text amendments are consistent with the Comprehensive Plan and recommended adoption to the City Council:

1. The proposed zoning text amendment to identify The Roux Institute at Northeastern University as an eligible institution to submit an IOZ application as shown in Attachment D.
2. The proposed zoning text amendment to create a new regulatory framework as included in Attachment E.
3. The proposed zoning map amendment to include the Roux Institute IOZ boundary for the area of land identified as 1 Bean Pot Circle as shown to the right:



4. The proposed B-5 zoning map amendment for the area of land as shown to the right:



VIII. ATTACHMENTS

Attachments

- A. November 22, 2022 Planning Board Staff Report
- B. Proposed IOZ & B-5 Map Amendments
- C. Institutional Development Plan (Approved by Planning Board on November 22, 2022)
- D. Proposed Text Amendment – IOZ Eligibility

- E. Regulatory Framework
- F. Summary of Required Neighborhood Meetings
- G. Summary of Roux Roundtable Meetings

Public Comment

- PC 1 – June 14, 2022 Public Workshop Comments
- PC 2 – August 9, 2022 Public Workshop Comments
- PC 3 – October 11, 2022 Public Workshop Comments
- PC 4 – October 25, 2022 Public Workshop Comments
- PC 5 – November 22, 2022 Public Workshop Comments