



Municipal Symposium for Urban Agriculture

March 20, 2015



Push For Urban Ag in Boston 2010



City Growers (mixed greens)



Bloombrick (microgreens)



Cornerstalk

freight
container
hydroponic
growing

Pilot farms 2011

City disposed these two parcels through a public disposition process

- 23-29 Tucker Street (18,000 sf) – ReVision Urban Farm
- 131 Glenway Street (11,500 sf) – City Growers

1402640000	
Assessing	Zoning
District : Greater Mattapan	
Sub District : 3F-5000	
Overlays : urban agriculture overlay district	
Map No. : 8D-8F	
Article : 60	

Source: BRA Zoning Viewer

- Resulted in local zoning amendments which led to Article 89

Article 89 Launch 2012

ARTICLE 89

URBAN AGRICULTURE (Article inserted on December 20, 2013)

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54 pages

Quick Facts about Article 89 Urban Agriculture Rezoning Initiative



What is it?

Article 89 would set new standards for a variety of urban agriculture activities in Boston. It will apply city-wide. You can find a copy of Article 89 at the Boston Redevelopment Authority (BRA) website.

Why Do We Need Article 89?

Most agricultural activities are not allowed under the current Zoning Code. By addressing a wide range of urban agriculture activities, Article 89 will increase access to healthy food, promote community building, create business opportunities and help beautify neighborhoods.

How was it developed?

In 2010 a local business owner wanted to start a lettuce farm, but couldn't because zoning did not allow it. Wanting to help, Mayor Menino gathered nearly two dozen farming advocates, urban agriculture experts and neighborhood representatives to assist in developing new urban agriculture zoning. Article 89 is the result of that collaboration after 17 open public meetings since January 2012.

Zoning Terms

Allowed - No public hearing required. *May require special permits.*
Conditional - Public hearing required. Abutters notified.
Primary Use - The main use or activity on a property, occupying the majority of the lot.
Accessory Use - A secondary use of a property,

Types of Urban Farms



Ground-level Farms

- Up to 1 acre allowed[®] everywhere.
- Over 1 acre allowed in industrial areas and conditional[®] everywhere else.



Roof-level Farms

- Up to 5,000 sf allowed everywhere.
- All sizes allowed in the city's industrial, institutional, and large-scale commercial zoning districts.
- Roof-level farms of more than 5,000 sf are conditional in all other zoning districts



Roof-level Greenhouse

- Allowed in institutional, industrial, and large scale commercial zoning districts, and conditional everywhere else.

For more details see Section 89-4 and Section 89-5
[®]See Zoning Terms

Comprehensive Farm Review

Comprehensive Farm Review (CFR) is a staff level review conducted by the BRA to make sure farms are designed to be good neighbors.

CFR will be required for:

- Ground-level farms larger than 10,000 sf.
- Roof-level farms larger than 5,000 sf, with some exceptions for farms in industrial and institutional districts.

CFR will take up to 45 days; abutters will be notified for comment.

For more details see Section 89-6

2 pages



Article 89 Made Easy:
 Urban Agriculture Zoning For The City of Boston

Planning for Urban Agriculture

Kickoff & Visioning Meeting - January 2012

URBAN AGRICULTURE

CITY OF BOSTON | THOMAS M. MENINO, MAYOR



KICKOFF & VISIONING MEETING

REZONING FOR URBAN AGRICULTURE

COME ENVISION THE FUTURE OF URBAN AGRICULTURE IN BOSTON WITH US!

Learn about Urban Agriculture ● See demonstrations during Open House at 6PM ● Taste food samples
Find out how zoning can support farming ● Brainstorm the future of agriculture in Boston!



Keynote Speaker: Will Allen, Founder and CEO of Growing Power Inc., former pro athlete, and 2008 McArthur Foundation "Genius Grant" recipient for his work on urban farming and sustainable food production.

WHEN: Monday, January 30, 2012 6-8:30PM

WHERE: Suffolk University, Downtown Boston, 73 Tremont Street, 9th Floor*
*Maximum capacity: 150 persons. Must bring some form of I.D. (Drivers license, credit card) to clear building security; OR, send your full name by January 27 to: john.read.BRA@cityofboston.gov

STATION: Park Street Station (Red Line); Government Center Station (Green Line)

Mayor Thomas M. Menino, the Boston Redevelopment Authority (BRA), and the Mayor's Office of Food Initiatives are launching a new project to update the Boston Zoning Code to support Urban Agriculture (UA) city wide. UA is small scale farming that makes healthy, fresh food more accessible and empowers Bostonians by creating economic opportunity. Examples of urban farming include rooftop greenhouse agriculture, aquaponics (fish farming), community farms, farm stands, composting, and other fresh food-producing endeavors.

For translation and interpretation services, call no later than Jan. 23: (617) 918-4220.

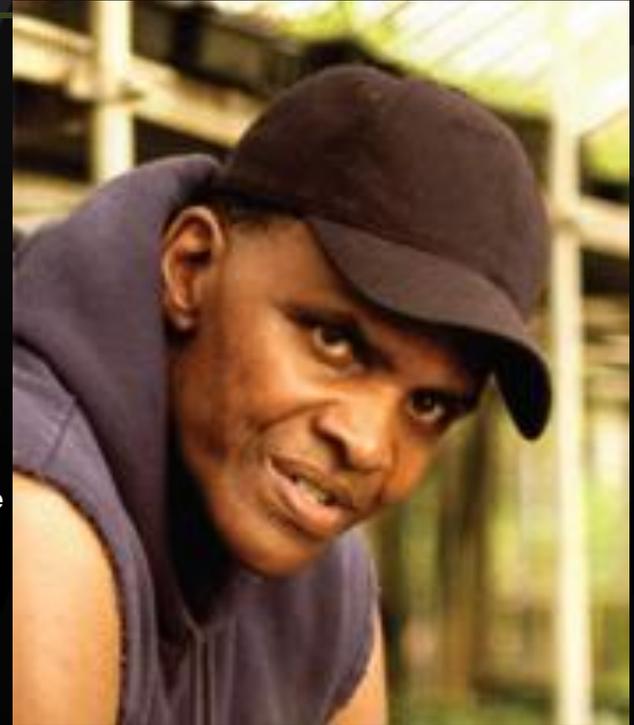
To learn more about the BRA's Rezoning for Urban Agriculture Initiative, go to:
[HTTP://TINYURL.COM/BRAREZONEURBANAGRICULTURE](http://tinyurl.com/brarezoneurbanagriculture)

For further information about this upcoming meeting, please contact:

John (Tad) Read, Senior Planner
john.read.BRA@cityofboston.gov
617.918.4264



**Will Allen,
Growing
Power
Milwaukee**



How Was It Developed?

Mayor's Urban Agriculture Working Group



18 Working Group meetings



Let's talk about Urban Agriculture and Access to Healthy Food!

COME JOIN YOUR NEIGHBORS *The City of Boston is developing a new section of the Zoning Code to address the growing interest in urban agriculture*

TO CREATE CLEAR GUIDANCE, WE WILL BE DISCUSSING THESE KEY ELEMENTS:

- Commercial Ground Level and Rooftop Farms
- Farmers Markets and Farm Stands
- Aquaculture, Hydroponics & Aquaponics
- Farm Composting
- Farm Soil Safety
- Conditions for Backyard Keeping of Hens and Bees

YOU ARE WELCOME TO JOIN THE CONVERSATION AT ANY OF THESE MEETINGS:

BEACON HILL/CHINATOWN/ DOWNTOWN/NORTH END/ WEST END/CHARLESTOWN 6:00 PM - 8:00 PM Monday, June 3, 2013 Suffolk University Law School Function Room, 1st Floor 120 Tremont St., Boston	ALLSTON/BRIGHTON 6:00 PM - 7:45 PM Wednesday, June 26, 2013 Honan Branch Library 300 N. Harvard St., Allston	ROSLINDALE/WEST ROXBURY 6:30 PM - 8:30 PM Wednesday, July 10, 2013 Roche Community Center 1716 Centre St., West Roxbury
ROXBURY/MISSION HILL 6:30 PM - 8:30 PM Wednesday, June 12, 2013 Roxbury Community College Student Center Cafeteria, 2nd Fl. 1234 Columbus Ave., Roxbury	DORCHESTER 6:30 PM - 8:30 PM Monday, July 1, 2013 Dorchester House 1353 Dorchester Ave., Dorchester	HYDE PARK/MATTAPAN 6:30 PM - 8:30 PM Wednesday, July 17, 2013 Municipal Building Auditorium 1179 River St., Hyde Park
JAMAICA PLAIN 6:00 PM - 8:00 PM Tuesday, June 18, 2013 English High School Auditorium 144 McBride St., Jamaica Plain	DORCHESTER 6:30 PM - 8:30 PM Monday, July 15, 2013 The Great Hall 6 Norfolk St., Dorchester	BACK BAY/SOUTH END/ BAY VILLAGE/AUDUBON CIRCLE/FENWAY/KENMORE/ LONGWOOD 6:00 PM - 8:00 PM Wednesday, July 24, 2013 Copley Branch BPL (Roab Hall) 700 Boylston St., Boston Back Bay
TWITTER CHAT #UrbanAgBOS 12:00 pm - 1:00 pm Wednesday, June 19, 2013	EAST BOSTON 6:00 PM - 7:45 PM Monday, July 8, 2013 Maverick Landing Community Rm. 31 Liverpool St., East Boston	SOUTH BOSTON 6:30 PM - 8:30 PM Wednesday, July 31, 2013 Condon Elem. School Cafeteria 200 D St., South Boston

SEND QUESTIONS AND WRITTEN COMMENTS TO:
John (Tad) Reed, Senior Planner, john_reed.BRAG@cityofboston.gov, (617) 918-4264
Marie Mercurio, Senior Planner, marie_mercurio.BRAG@cityofboston.gov, (617) 918-4352
1 City Hall Square, 9th Floor
Boston, MA 02211
Attn: Urban Agriculture

For Translation & Interpretation Services, call (617) 918-4352 at least one week before the meeting

[#UrbanAgBOS](https://twitter.com/UrbanAgBOS)

11 neighborhood meetings w/ fresh produce!

Multiple Conversations with Experts, Practitioners and/or other Stakeholders to educate the City on topics like soil safety, hens, bees, composting, etc

What Does Article 89 Include?



Ground Level Farming



Backyard Hens



Farmer's Markets



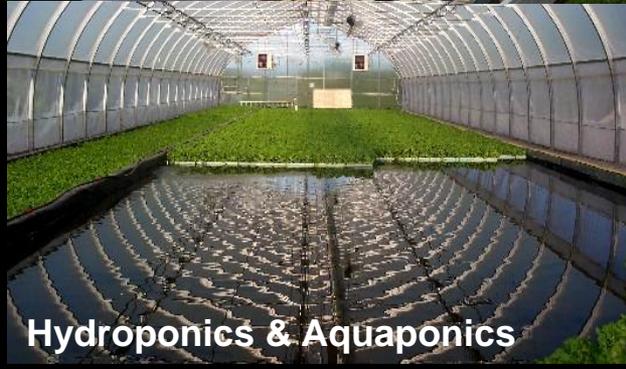
Beekeeping



Roof Level Farming



Composting



Hydroponics & Aquaponics



Soil Safety



Aquaculture

What constitutes "Urban Agriculture"?

“ DEFINED:

Backyard Hens

Urban Agriculture,” means the use of a Lot for the cultivation of food and/or horticultural crops, Composting, Aquaponics, Aquaculture and/or Hydroponics. Such use may include the Accessory Keeping of Animals or Bees where Allowed by Underlying Zoning.

Assumes there will be transactional exchanges

What Does Article 89 N0T Include?



Backyard Gardening

Community Gardens



- Programming (training, education)
- Land acquisition
- Pesticide / fertilizer use
- Types of seeds or crops

Zoning and Making Good Neighbors

Types of Urban Farms



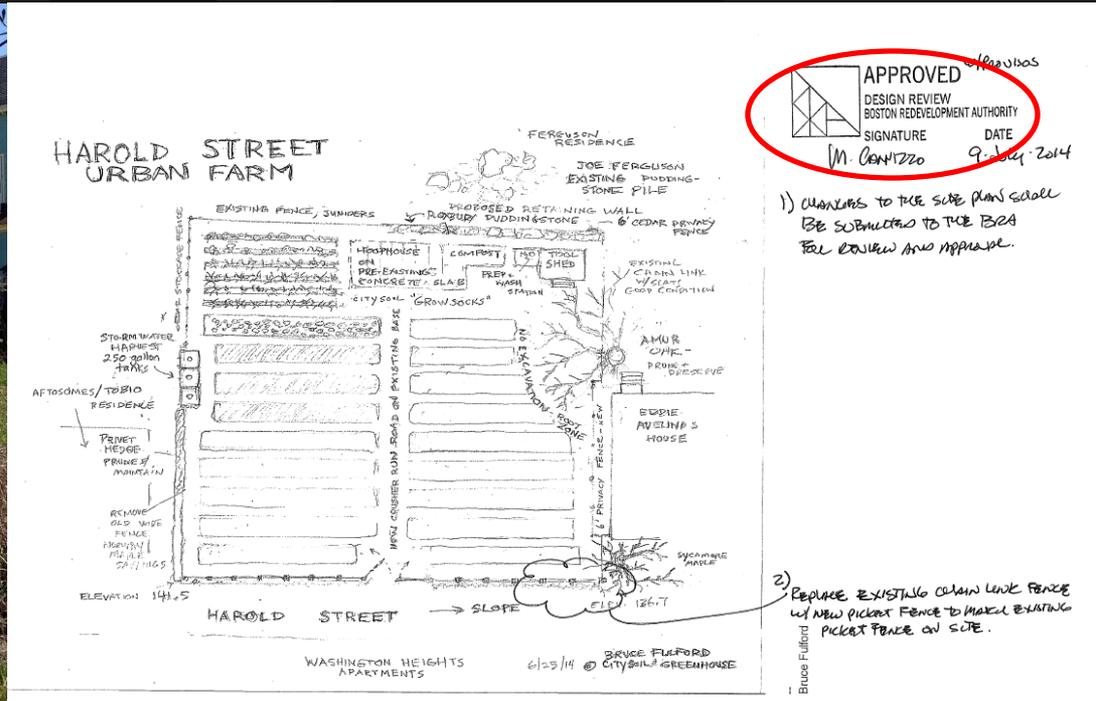
Rooftop Greenhouse

Roof Level Open Air Urban Farm



Ground Level Urban Farm

Comprehensive Farm Review ("CFR") Showcase Study 1



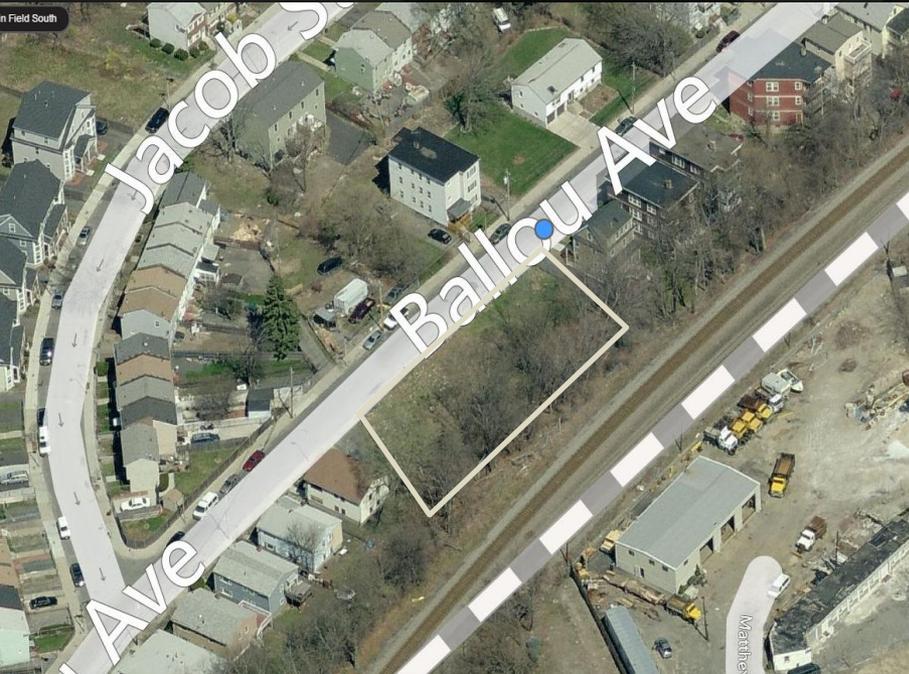
Garrison-Trotter Farm (12,700 sf)
225-227 Harold St, Roxbury

Partnerships: Trust for Public Land, City of Boston, City Growers, Urban Farming Institute, & Dudley Neighbors Inc



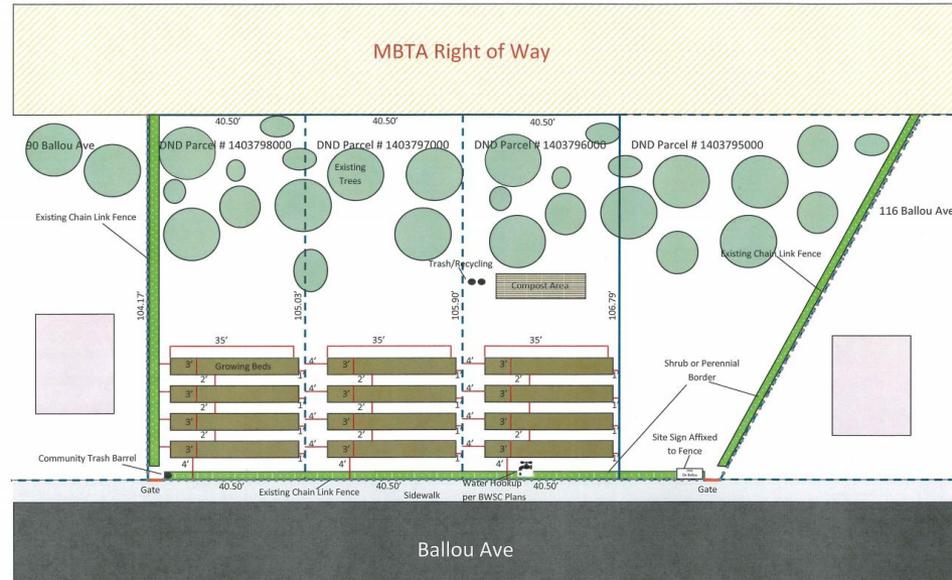
Urban Farms Make Good Neighbors

Showcase Study 2



Opportunity - Affirmation - Sustainability - Inspiration - Success

Urban Agriculture Site
First Year Design Plan



Oasis on Ballou (20,000 sf)
100 Ballou Avenue, Dorchester

Partnerships: Friends of Ballou, BU (Sustainability Lab), Health Resources In Action, Urban Farming Institute, BC, Codman Square Health Center



Composting

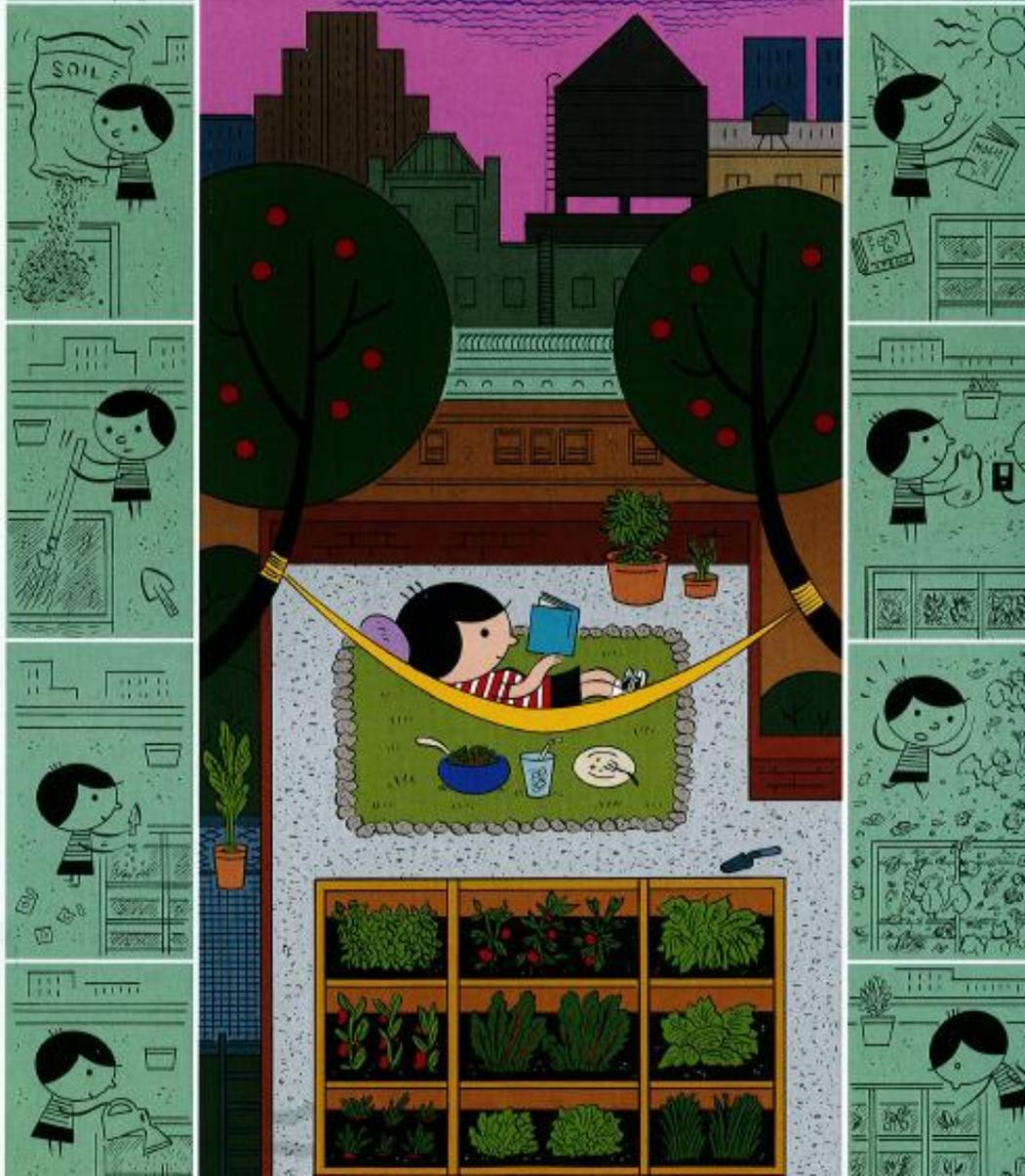
- Intended to support *on site* farming only
- Allowed *by right* on farms
- Cannot occupy more than 7 ½ percent of farm or roof
- Roof: Must be contained within an enclosed bin



PRICE \$6.99

JULY 1, 2013

THE NEW YORKER



Soil Safety

*Mainstream
Practice:*

**Raised Bed
Method**

BPHC Commercial Urban Farming Soil Safety Compliance Certificate Program



Vacant lot



Clear weeds and debris



Install geotextile barrier



Construct raised beds



Add imported soil

Farmer's Markets / Farm Stands



Farmers *markets* **allowed** where retail is currently allowed

Farm *stands* **allowed** on all urban farms and where retail is currently allowed



Keeping of Animals (Hens and Bees)



Article 89: Aquaculture, Aquaponics & Hydroponics

Most restrictive = Includes fish and is a primary use

Least restrictive = No fish and is not a primary use



Intensive hydroponic growing



Aquaponics closed loop system



Hydroponics – Corner Stalk, East Boston



Aquaculture – Australis (Turner Falls, MA)

Mayor's Office of Food Initiatives

1. Assistance with Permits and Regulations
2. Farmer Support and Legal Help
 - Funding
 - Land Acquisition
 - Training & business planning
 - Technical support
3. Community Projects & Initiatives
 - Urban Farms (Harrison-Trotter Farm, Corner Stalk Farm, Higher Ground Farms, etc...)
 - Residential Compost Pilot
 - School Gardens
 - Community Gardens
 - Urban Orchards
 - Public Access Fishing

Extra Help

1. Fatham Information Design App Creation for Urban Ag
- <http://urb.ag/>
2. Harvard Food Law and Policy Clinic
- Permitting Guides “Permits and Approvals Needed to Start Your Farm”
3. Conservation Law Foundation (CLF) – Critical and constructive eye to draft zoning language