

2. RATES

Every building in the City of Boston should include bike accommodations at the rates detailed in Table 1. These rates are required in all projects subject to BTDA's TAPAs and Site Plan Review as well as BPDA's Article 80 Small and Large Project Review. Each rate is tied to a direct and calculable indicator of cycling demand. Calculate rates proportional to the mix of uses. Always round up.

TABLE 1: REQUIRED RATES FOR DIFFERENT LAND USES

	BUILDING USE	VISITOR PARKING SPACES* (short-term)	EMPLOYEE/RESIDENT PARKING SPACES† (long-term)	SHOWERS‡	LOCKERS‡	BIKESHARE STATIONS§	BIKESHARE CONTRIBUTION
RESIDENTIAL	1 to 3-Unit	N/A	1 per unit	N/A	N/A	N/A	N/A
	Multi-Unit (4 or more units)	1 per 5 units (4 minimum)	1 per unit (0.5 per unit for senior housing)	N/A	N/A	Space for a 15-dock or 19-dock station	\$275 per unit (\$75K or \$49K minimum)
	Institutional Housing (College, university, and other)	1 per 20 beds (4 minimum)	1 per 2 beds	N/A	N/A	Space for a 15-dock or 19-dock station	\$137.50 per bed (\$75K or \$49K minimum)
NON-RESIDENTIAL	Office/Admin	1 per 20,000 sf (6 minimum)	1 per 2,500 sf	1 per 60,000 sf (1 minimum)	1 per 6,000 sf (1 minimum)	Space for a 15-dock or 19-dock station	\$0.28 per sf (\$75K or \$49K minimum)
	Industrial	1 per 40,000 sf (6 minimum)	1 per 12,000 sf (6 minimum)	1 per 480,000 sf (1 minimum)	1 per 48,000 sf (1 minimum)	Space for a 15-dock or 19-dock station	\$0.10 per sf (\$75K or \$49K minimum)
	Retail	1 per 5,000 sf	1 per 3,000 sf	1 per 60,000 sf (1 minimum)	1 per 6,000 sf (1 minimum)	Space for a 15-dock or 19-dock station	\$0.37 per sf (\$75K or \$49K minimum)
	Institutional¶	1 per 2,500 sf	1 per 2,500 sf	1 per 20,000 sf (1 minimum)	1 per 2,000 sf (1 minimum)	Space for a 15-dock or 19-dock station	\$0.42 per sf (\$75K or \$49K minimum)
	Lodging (Hotels, motels, inns, hostels)	1 per 20,000 sf (6 minimum)	1 per 5,000 sf	1 per 20,000 sf (1 minimum)	1 per 2,000 sf (1 minimum)	Space for a 15-dock or 19-dock station	\$75K or \$49K minimum

* Each post-and-ring or U-rack provides 2 bike parking spaces.

† At least 20% of required spaces must be on-ground and secured with post-and-ring or inverted U racks. At least 5% of required spaces (no less than two) must be both on-ground and extra-wide. Each post-and-ring or inverted U rack provides 2 bike parking spaces. All other spaces may be secured via two-tier racks, which provide a variable number of spaces. For senior housing, all required spaces must be on-ground and secured with post-and-ring or inverted U racks, with at least 10% of required spaces must be extra-wide.

‡ May be substituted with free access to showers and lockers at an on-site health club or gym that can be accessed without going outside.

§ The 19-dock requirement applies to projects located in the Downtown, West End, North End, Beacon Hill, Leather District, Chinatown, Bay Village, South End, Back Bay, Fenway, Longwood Medical Area, and South Boston Waterfront neighborhoods. The 19-dock requirement also applies to projects for which the calculated bikeshare contribution exceeds \$75K. The 15-dock requirement applies to all other developments.

| The \$75K and \$49K minimum contributions apply to projects subject to BPDA's Article 80 Large Project Review. The \$75K minimum contribution applies to projects in the same neighborhoods and neighborhood expansion areas identified above.

¶ Includes academic, medical, and civic buildings. Rates for these institutional uses and all others uses not listed should be determined in consultation with BTDA.