

CITY OF BOSTON



ZONING COMMISSION

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2019 DEC 30 A 10: 21

BOSTON, MA

AGENDA

January 8, 2020

PUBLIC HEARINGS

**9:00 AM Text Amendment Application No. 491
Executive Suites
Citywide**

Amend Articles 2 (Definitions), 8 (Regulation of Uses), 51 (Allston-Brighton Neighborhood District), 53 (East Boston Neighborhood District), 54 (North End Neighborhood District), 55 (Jamaica Plain Neighborhood District), 56 (West Roxbury Neighborhood District), 58 (City Square Neighborhood District), 59 (Mission Hill Neighborhood District), 64 (South End Neighborhood District), 66 (Fenway Neighborhood District), 67 (Roslindale Neighborhood District), and 68 (South Boston Neighborhood District), with respect to the definition and use designation of Executive Suites.

9:15 AM Second Amendment to Development Plan for Planned Development Area No. 60, The Kensington/41 LaGrange Street

Said Second Amendment would allow for the construction of a new 19-story residential building containing approximately 126 mixed-income rental units to be located at 41 LaGrange Street, Boston.

9:30 AM Second Amendment to Development Plan for Planned Development Area No. 59, Harrison Commons and Harrison Court

Said Second Amendment would allow for the renovation and conversion of the existing Church and Link Buildings into a residential development with twelve (12) condominium ownership units, fifty-one (51) rental units, including six (6) deed restricted rental units, forty-five (45) off-street vehicle parking spaces in the adjacent James Court Garage and at least sixty-three (63) on site bicycle storage spaces.

9:45 AM **First Amendment to the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Business Park**

Development Plan for 6 Stack Street within Planned Development Area No. 51

Said First Amendment would allow for changes in the proposed phasing of construction as well as proposed building program. Said Development Plan would allow for the construction of an approximately twenty (20) foot high, one (1) story building containing up to 3,912 square feet of gross floor area to be used primarily for bicycle storage, retail, and service uses and will also include a rooftop garden and plaza, and associated landscaping and open space.

10:00 AM **Map Amendment Application No. 723**
Master Plan for Planned Development Area No. 127, Allston Yards
Development Plans for Buildings A, B, C, and D within Planned Development Area No. 127

Said map amendment would add the designation "D," indicating a Planned Development overlay area to approximately 10.6 acres of land bounded generally by the Massachusetts Turnpike and the Boston Landing commuter rail station to the north; the Everett Street bridge and Everett Street to the east; Arthur Street and the Boston Landing project to the west; and the Boston Volvo Village dealership and a mix of other uses that front on North Beacon Street to the south. Said Master Plan would allow for the development of four (4) buildings: Building A, Building B, Building C and Building D and will include up to 868 rental and homeownership units; approximately 352,000 square feet of office and research uses; approximately 67,000 square feet of grocery use; approximately 50,000 square feet of retail/entertainment/restaurant/service uses and will include approximately 10,000 square feet of community space. Building A will include up to 176 residential units; 87,200 square feet of gross floor area for a new Stop & Shop and other retail, entertainment, restaurant or service space; will contain approximately 250,000 square feet of gross floor area and will have a maximum building height of 85 feet and will contain up to 300 off street parking spaces. Building B will contain approximately 373,500 square feet of gross floor area including but not limited to office and research uses with retail, entertainment, restaurant and/or service uses; will also include approximately 10,000 square feet of community and/or arts space and up to 550 off street parking spaces and will have a maximum building height of 188 feet. Building C will contain approximately 342,000 square feet of gross floor area including but not limited to residential units, retail, entertainment, restaurant and/or service uses; will also include up to 200 off street parking spaces and will have a maximum building height of up to 232 feet. Building D will contain approximately 266,000 square feet of gross floor area including but not limited to residential units, retail, entertainment, restaurant and/or service uses; will also include up to 150 off street parking spaces and will have a maximum building height of up to 167 feet.

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on January 8, 2020, at 10:00 A.M., in Room 900, Boston City Hall, in connection with Map Amendment Application No. 723 and a petition for approval of the Master Plan for Planned Development Area No. 127, Allston Yards ("Master Plan"), and the Development Plans for Buildings A, B, C, and D within Planned Development Area No. 127, ("Development Plans"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would add the designation "D," indicating a Planned Development overlay area to approximately 10.6 acres of land bounded generally by the Massachusetts Turnpike and the Boston Landing commuter rail station to the north; the Everett Street bridge and Everett Street to the east; Arthur Street and the Boston Landing project to the west; and the Boston Volvo Village dealership and a mix of other uses that front on North Beacon Street to the south. Said Master Plan would allow for the development of four (4) buildings: Building A, Building B, Building C and Building D and will include up to 868 rental and homeownership units; approximately 352,000 square feet of office and research uses; approximately 67,000 square feet of grocery use; approximately 50,000 square feet of retail/entertainment/restaurant/service uses and will include approximately 10,000 square feet of community space. Building A will include up to 176 residential units; 87,200 square feet of gross floor area for a new Stop & Shop and other retail, entertainment, restaurant or service space; will contain approximately 250,000 square feet of gross floor area and will have a maximum building height of 85 feet and will contain up to 300 off street parking spaces. Building B will contain approximately 373,500 square feet of gross floor area including but not limited to office and research uses with retail, entertainment, restaurant and/or service uses; will also include approximately 10,000 square feet of community and/or arts space and up to 550 off street parking spaces and will have a maximum building height of 188 feet. Building C will contain approximately 342,000 square feet of gross floor area including but not limited to residential units, retail, entertainment, restaurant and/or service uses; will also include up to 200 off street parking spaces and will have a maximum building height of up to 232 feet. Building D will contain approximately 266,000 square feet of gross floor area including but not limited to residential units, retail, entertainment, restaurant and/or service uses; will also include up to 150 off street parking spaces and will have a maximum building height of up to 167 feet.

A copy of the petition, Master Plan, all Development Plans and a map of the area involved may be viewed at the office of the Zoning Commission, Room 952, Boston, City Hall, between 9:00 A.M. and 5:00 P.M. any day except Saturdays, Sundays, and legal holidays.

For the Commission
Jeffrey M. Hampton
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on January 8, 2020, at 9:00 A.M., in Room 900, Boston City Hall, in connection with Text Amendment Application No. 491 filed by the City of Boston.

Said text amendment would amend Articles 2 (Definitions), 8 (Regulation of Uses), 51 (Allston-Brighton Neighborhood District), 53 (East Boston Neighborhood District), 54 (North End Neighborhood District), 55 (Jamaica Plain Neighborhood District), 56 (West Roxbury Neighborhood District), 58 (City Square Neighborhood District), 59 (Mission Hill Neighborhood District), 64 (South End Neighborhood District), 66 (Fenway Neighborhood District), 67 (Roslindale Neighborhood District), and 68 (South Boston Neighborhood District), with respect to the definition and use designation of Executive Suites.

A copy of the amendment may be viewed at the office of the Zoning Commission, Room 952, Boston, City Hall, between 9:00 A.M. and 5:00 P.M. any day except Saturdays, Sundays, and legal holidays.

For the Commission
Jeffrey M. Hampton
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on January 8, 2020, at 9:30 A.M., in Room 900, Boston City Hall, in connection with the Second Amendment to Development Plan for Harrison Commons and Harrison Court within Planned Development Area No. 59, ("Second Amendment"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said Second Amendment would allow for the renovation and conversion of the existing Church and Link Buildings into a residential development with twelve (12) condominium ownership units, fifty-one (51) rental units, including six (6) deed restricted rental units, forty-five (45) off-street vehicle parking spaces in the adjacent James Court Garage and at least sixty-three (63) on site bicycle storage spaces.

A copy of the Second Amendment may be viewed at the office of the Zoning Commission, Room 952, Boston, City Hall, between 9:00 A.M. and 5:00 P.M. any day except Saturdays, Sundays, and legal holidays.

For the Commission
Jeffrey M. Hampton
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on January 8, 2020, at 9:45 A.M., in Room 900, Boston City Hall, in connection with the First Amendment to the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Business Park ("First Amendment"), and the Development Plan for 6 Stack Street within Planned Development Area No. 51, Hood Business Park ("Development Plan"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said First Amendment would allow for changes in the proposed phasing of construction as well as proposed building program. Said Development Plan would allow for the construction of an approximately twenty (20) foot high, one (1) story building containing up to 3,912 square feet of gross floor area to be used primarily for bicycle storage, retail, and service uses and will also include a rooftop garden and plaza, and associated landscaping and open space.

A copy of the First Amendment and Development Plan may be viewed at the office of the Zoning Commission, Room 952, Boston, City Hall, between 9:00 A.M. and 5:00 P.M. any day except Saturdays, Sundays, and legal holidays.

For the Commission
Jeffrey M. Hampton
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on January 8, 2020, at 9:15 A.M., in Room 900, Boston City Hall, in connection with the Second Amendment to Development Plan for Planned Development Area No. 60, The Kensington/41 LaGrange Street ("Second Amendment"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said Second Amendment would allow for the construction of a new 19-story residential building containing approximately 126 mixed-income rental units to be located at 41 LaGrange Street, Boston.

A copy of the Second Amendment may be viewed at the office of the Zoning Commission, Room 952, Boston, City Hall, between 9:00 A.M. and 5:00 P.M. any day except Saturdays, Sundays, and legal holidays.

For the Commission
Jeffrey M. Hampton
Executive Secretary