

# CITY OF BOSTON



## ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

**RECEIVED**

By City Clerk at 11:44 am, Feb 02, 2021

**ATTENTION:** THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THIS MEETING BY GOING TO [bit.ly/3aAUXIK](https://bit.ly/3aAUXIK). YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [JEFFREY.HAMPTON@BOSTON.GOV](mailto:JEFFREY.HAMPTON@BOSTON.GOV)

### AGENDA

February 10, 2021

#### PUBLIC HEARINGS

9:00 AM      **Map Amendment Application No. 730  
Planned Development Area No. 128  
776 Summer Street, South Boston  
Map 4A/4B and 4B/4C, Harborpark District: Fort Point Waterfront and  
Dorchester Bay/Neponset River Waterfront**

Said map amendment would amend "Map 4A/4B, Harborpark District: Fort Point Waterfront and Dorchester Bay/Neponset River Waterfront," and "Map 4B/4C, Harborpark District: Fort Point Waterfront and Dorchester Bay/Neponset River Waterfront," by adding the designation "D," indicating a Planned Development Area overlay district to the existing zoning of approximately 15.2 acres of developed and formerly industrial land along the Reserved Channel in South Boston located at 776 Summer Street and bounded on the west by Summer Street, on the south by East 1<sup>st</sup> Street, on the east by a land parcel owned by the Massachusetts Bay Transportation Authority ("MBTA"), and on the north by the Reserved Channel and the Thomas J. Butler Dedicated Freight Corridor. The Master Plan proposes the construction of multiple new buildings and the rehabilitation of certain existing buildings that comprise the Proposed Project. Such buildings are collectively expected to include: approximately 860,000 square feet of office/research and development space; approximately 115,000 square feet of hotel space with up to 240 keyed hotel rooms; approximately 80,000 square feet of retail space; approximately 610,000 square feet of residential space in up to 636 dwelling units; approximately 15,000 square feet of civic/cultural space; and a total of approximately 1,214 parking spaces in a combination of below-grade, at-grade, above-grade, and surface spaces. In addition, the Proposed Project will create

new public open spaces, new roadways, and new access driveways. The Master Plan will be divided into (i) six (6) new blocks lettered A through F, (ii) a block comprised of the existing 1898 Turbine Hall, (iii) a block comprised of Turbine Hall 1, Turbine Hall 2, and Turbine Hall 3 (collectively, the "Edison Turbine Halls"), and (iv) a block on which the Admin Building, an existing 5,000 square foot, one story brick structure, is currently located.

**9:15 AM      Map Amendment Application No. 731  
Bunker Hill Housing U\* Designation  
Map 2E, Charlestown Neighborhood District**

Said map amendment would amend "Map 2E, Charlestown Neighborhood District," by adding the designation "U\*," indicating an Urban Renewal overlay district to the existing zoning of approximately 1.15 million square foot (26-acres) area of land, bounded by Medford Street, Decatur Street, Vine Street, Bunker Hill Street, and Polk Street in the Charlestown neighborhood of Boston. The site is currently occupied by the BHA owned Bunker Hill Public Housing development which is comprised of 1,100 federally subsidized residential rental units in forty-one (41) three (3)-story buildings, a management office, grass courtyards, playgrounds, basketball courts, and off-street vehicle parking areas.

## 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 virtual public hearing will be held on February 10, 2021, at 9:15 A.M., in connection with a petition for approval of Map Amendment Application No. 731 filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend "Map 2E, Charlestown Neighborhood District," by adding the designation "U\*," indicating an Urban Renewal overlay district to the existing zoning of approximately 1.15 million square foot (26-acres) area of land, bounded by Medford Street, Decatur Street, Vine Street, Bunker Hill Street, and Polk Street in the Charlestown neighborhood of Boston. The site is currently occupied by the BHA owned Bunker Hill Public Housing development which is comprised of 1,100 federally subsidized residential rental units in forty-one (41) three (3)-story buildings, a management office, grass courtyards, playgrounds, basketball courts, and off-street vehicle parking areas.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <http://bit.ly/3aAUXIK>. A copy of the petition may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to [jeffrey.hampton@boston.gov](mailto:jeffrey.hampton@boston.gov).

For the Commission  
Jeffrey M. Hampton  
Executive Secretary

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Said map amendment would amend "Map 4A/4B, Harborpark District: Fort Point Waterfront and Dorchester Bay/Neponset River Waterfront," and "Map 4B/4C, Harborpark District: Fort Point Waterfront and Dorchester Bay/Neponset River Waterfront," by adding the designation "D," indicating a Planned Development Area overlay district to the existing zoning of approximately 15.2 acres of developed and formerly industrial land along the Reserved Channel in South Boston located at 776 Summer Street and bounded on the west by Summer Street, on the south by East 1<sup>st</sup> Street, on the east by a land parcel owned by the Massachusetts Bay Transportation Authority ("MBTA"), and on the north by the Reserved Channel and the Thomas J. Butler Dedicated Freight Corridor. The Master Plan proposes the construction of multiple new buildings and the rehabilitation of certain existing buildings that comprise the Proposed Project. Such buildings are collectively expected to include: approximately 860,000 square feet of office/research and development space; approximately 115,000 square feet of hotel space with up to 240 keyed hotel rooms; approximately 80,000 square feet of retail space; approximately 610,000 square feet of residential space in up to 636 dwelling units; approximately 15,000 square feet of civic/cultural space; and a total of approximately 1,214 parking spaces in a combination of below-grade, at-grade, above-grade, and surface spaces. In addition, the Proposed Project will create new public open spaces, new roadways, and new access driveways. The Master Plan will be divided into (i) six (6) new blocks lettered A through F, (ii) a block comprised of the existing 1898 Turbine Hall, (iii) a block comprised of Turbine Hall 1, Turbine Hall 2, and Turbine Hall 3 (collectively, the "Edison Turbine Halls"), and (iv) a block on which the Admin Building, an existing 5,000 square foot, one story brick structure, is currently located.

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