

CITY OF BOSTON

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ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

ATTENTION: THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THIS MEETING BY GOING TO <https://bit.ly/3G54QVO>. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

AGENDA

November 17, 2021

PUBLIC HEARINGS

9:00 AM

**Map Amendment Application No. 737
Planned Development Area No. 130
NEXUS at Allston Innovation Corridor**

Said map amendment would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District" and "Map 7B/7D Allston-Brighton Neighborhood District," by adding the designation "D," indicating a Planned Development overlay district to approximately 3.24 acres of land located at 250-280 and approximately 1.05 acres of land located at 305 Western Avenue, Allston. Said Development Plan will enable the Proposed Project to be constructed on the Project Site, consisting of: (i) at the 250 Western Avenue portion of the Project Site, a new, approximately six-story building including approximately 259,000 square feet of non-parking/loading Gross Floor Area for research laboratory and office uses, including ground floor retail, restaurant, entertainment, service and fitness uses, and subsurface vehicle parking; (ii) at the 280 Western Avenue portion of the Project Site, a new, approximately five- to six-story building including approximately 52,000 square feet of non-parking/loading Gross Floor Area for multifamily use, including approximately 35 residential units, ground floor retail, restaurant, entertainment, service, fitness and community/civic uses (which may include art space uses), and subsurface and above grade vehicle parking, together with open space uses including an approximately 12,000 square foot plaza (Artists' Way) and a privately-owned, approximately 5,000

square foot landscaped area open to public use (Westford Green) ; and (iii) at the 305 Western Avenue portion of the Project Site, a new, approximately five to eight-story building including approximately 265,000 square feet of non-parking/loading Gross Floor Area for research laboratory and office uses, including ground floor retail, restaurant, entertainment, service and fitness uses, and subsurface vehicle parking.

9:30 AM

**Map Amendment Application No. 738
Amended and Restated Development Plan for Planned
Development Area No. 36, Landmark Center
401 Park Drive/201 Brookline Avenue, Fenway**

Said map amendment would amend "Map 1Q, Fenway Neighborhood District," by adding the designation "D," indicating a Planned Development overlay district to the Landmark Center site located at the intersection of Park Drive and Brookline Avenue more particularly described in the Amended Plan. Said Amended Plan will allow Phase Three of the Landmark Center project to move forward including the demolition of a portion of the existing Landmark Center garage, the renovation of portions of, as well as an addition to, the existing Landmark Center building to create retail space anticipated to be devoted to a supermarket, and the construction of a new building with up to 13 stories along the Fullerton Street side of the Project, with space anticipated to be devoted to office uses, research and development, and/or laboratory uses, which may be geared toward occupants in high-tech, medical and academic fields.

10:00 AM

**Map Amendment Application No. 739
2021 Massachusetts General Hospital Institutional Master Plan**

Said map amendment would amend "Map 1B, North Station Economic Development Area," "Map 1K, Cambridge Street North District," and "Map 2B/2C, Harborpark District: Charlestown Waterfront," by adding the designation "IMP," indicating an Institutional Master Plan overlay district to the proposed 2021 MGH IMP area including the existing MGH IMP Area, and other properties owned by MGH or The General Hospital Corporation, including properties located at 99 and 100 Nashua Street, 239 Cambridge Street (located at the southeasterly corner of the MGH Main Campus) and the properties long-term ground leased by MGH or The General Hospital Corporation located at 62, 75, 149

and 199 13th Street and 114 16th Street in Charlestown (collectively, the "MGH IMP Area"). Said IMP describes MGH's existing facilities, forecasts its future space requirements over the next ten years, identifies projects that may be developed during the term of the IMP (2021-2031), including the Clinical Building Project, a new building at the corner of Blossom and North Cambridge Street of approximately 14 above-grade stories, approximately 482 beds and 864 parking spaces, analyzes potential impacts, establishes a long-range urban design framework for the campus, and identifies projects that may occur beyond the term of the 2021 MGH IMP.

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 November 17, 2021, at 9:00 A.M., in connection with Map Amendment Application No. 737 and a petition for approval of the Development Plan for Planned Development Area No. 130, NEXUS at the Allston Innovation Corridor, 250-280 & 305 Western Avenue, Allston, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District" and "Map 7B/7D Allston-Brighton Neighborhood District," by adding the designation "D," indicating a Planned Development overlay district to approximately 3.24 acres of land located at 250-280 and approximately 1.05 acres of land located at 305 Western Avenue, Allston. Said Development Plan will enable the Proposed Project to be constructed on the Project Site, consisting of: (i) at the 250 Western Avenue portion of the Project Site, a new, approximately six-story building including approximately 259,000 square feet of non-parking/loading Gross Floor Area for research laboratory and office uses, including ground floor retail, restaurant, entertainment, service and fitness uses, and subsurface vehicle parking; (ii) at the 280 Western Avenue portion of the Project Site, a new, approximately five- to six-story building including approximately 52,000 square feet of non-parking/loading Gross Floor Area for multifamily use, including approximately 35 residential units, ground floor retail, restaurant, entertainment, service, fitness and community/civic uses (which may include art space uses), and subsurface and above grade vehicle parking, together with open space uses including an approximately 12,000 square foot plaza (Artists' Way) and a privately-owned, approximately 5,000 square foot landscaped area open to public use (Westford Green) ; and (iii) at the 305 Western Avenue portion of the Project Site, a new, approximately five to eight-story building including approximately 265,000 square feet of non-parking/loading Gross Floor Area for research laboratory and office uses, including ground floor retail, restaurant, entertainment, service and fitness uses, and subsurface vehicle parking.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/3G54QVO>. A copy of the petition, the Development Plan and a map of the area involved may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to zoningcommission@boston.gov.

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: zoningcommission@boston.gov or 617-918-4308. The meeting is scheduled for November 17, 2021. Please request interpreting services **no later than November 12, 2021.**

For the Commission
Jeffrey M. Hampton
Executive Secretary

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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 November 17, 2021, at 9:30 A.M., in connection with Map Amendment Application No. 738 and a petition for approval of the Amended and Restated Development Plan for Planned Development Area No. 36, Landmark Center, 401 Park Drive/201 Brookline Avenue, Fenway, ("Amended Plan"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend "Map 1Q, Fenway Neighborhood District," by adding the designation "D," indicating a Planned Development overlay district to the Landmark Center site located at the intersection of Park Drive and Brookline Avenue more particularly described in the Amended Plan. Said Amended Plan will allow Phase Three of the Landmark Center project to move forward including the demolition of a portion of the existing Landmark Center garage, the renovation of portions of, as well as an addition to, the existing Landmark Center building to create retail space anticipated to be devoted to a supermarket, and the construction of a new building with up to 13 stories along the Fullerton Street side of the Project, with space anticipated to be devoted to office uses, research and development, and/or laboratory uses, which may be geared toward occupants in high-tech, medical and academic fields.

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Said map amendment would amend "Map 1B, North Station Economic Development Area," "Map 1K, Cambridge Street North District," and "Map 2B/2C, Harborpark District: Charlestown Waterfront," by adding the designation "IMP," indicating an Institutional Master Plan overlay district to the proposed 2021 MGH IMP area including the existing MGH IMP Area, and other properties owned by MGH or The General Hospital Corporation, including properties located at 99 and 100 Nashua Street, 239 Cambridge Street (located at the southeasterly corner of the MGH Main Campus) and the properties long-term ground leased by MGH or The General Hospital Corporation located at 62, 75, 149 and 199 13th Street and 114 16th Street in Charlestown (collectively, the "MGH IMP Area"). Said IMP describes MGH's existing facilities, forecasts its future space requirements over the next ten years, identifies projects that may be developed during the term of the IMP (2021-2031), including the Clinical Building Project, a new building at the corner of Blossom and North Cambridge Street of approximately 14 above-grade stories, approximately 482 beds and 864 parking spaces, analyzes potential impacts, establishes a long-range urban design framework for the campus, and identifies projects that may occur beyond the term of the 2021 MGH IMP.

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