

CITY OF BOSTON



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By City Clerk at 10:06 am, Jan 04, 2023

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/BZC_January2023. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

AGENDA

January 11, 2023

9:00 AM **Text Amendment Application No. 508**
Map Amendment Application No. 750
Article 87A; Maps 8A and 8B
Olmsted Green Smart Growth Overlay District

The proposed map amendment would expand the boundary of the Olmsted Green SGOD to include the Olmsted Village development project (“Olmsted Village”) to fall within the district and thus allow the Chapter 40R benefits to apply to the project. The proposed text amendment also includes additional uses within the Olmsted Village portion of the Olmsted Green SGOD, to accommodate the senior housing program.

9:15 AM **Fifth Amendment to Development Plan for Planned Development Area No. 67,**
Olmsted Green

Said Fifth Amendment would amend the Development Plan only with respect to the allotted square footage for the Brook Charter School Project Component (already constructed) on the Lena 3 Park Parcel (the “Proposed Project”), and the total Gross Floor Area for the Olmsted Green Project. This Fifth PDA Amendment amends the provision that the school use on the Lena Park Parcel may be up to approximately 73,600 square feet from approximately 61,000 square feet (for a total increase in square footage of approximately 12,600 square feet). This Fifth PDA Amendment also revises the total Gross Floor Area for the

Olmsted Green Project to approximately 853,600 square feet from approximately 841,049.

9:30 AM First Amendment to Amended and Restated Development Plan for Planned Development Area No. 78, Seaport Square Project, South Boston

Said First Amendment proposes revised development programs for the final development sites of the Project – Blocks L-3, L-6 and G – and proposes key changes to Block F, the site of Seaport Common, in order to advance the priorities of providing additional public open space, affordable housing, and job creation opportunities and reducing carbon emissions through reductions in the number of parking spaces currently approved for the Project.

**9:45 AM Map Amendment Application No. 751
Planned Development Area No. 137, 41 Berkeley Street Project Development, South End
Map 1P, South End Neighborhood District**

Said map amendment would add the designation “D,” indicating a Planned Development Area overlay district to approximately 53,425 square feet (1.226 acres) of land bounded generally by Berkeley, Tremont and Appleton Streets in the South End. The Proposed Project contemplates three distinct developments on three separate parcels. The Senior Care Component to be developed on the Senior Care Parcel with frontage along Tremont Street containing approximately 190,300 SF for Senior Care use, a health care use providing a care environment for seniors including assisted living and memory care, licensed by the Commonwealth of Massachusetts Executive Office of Elder Affairs, with approximately 5,300 SF of ground floor restaurant/retail use. The Franklin Union Parcel will include the renovation and expansion of the existing Franklin Union Building into approximately 50,900 SF of residential home ownership use with approximately 2,800 SF of ground floor retail. The Appleton Parcel with frontage along Appleton will include the renovation and expansion of the existing building at 4 Appleton Street into approximately 13,900 sf of income-restricted and age-restricted residential rental use and an approximately 3,450 SF community room occupying the ground floor.

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 January 11, 2023, at 9:00 A.M., in connection with the Text Amendment Application No. 508 and Map Amendment Application No. 750 filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend "Map 8A and Map 8B, Greater Mattapan Neighborhood District," by expanding the boundary of the Olmsted Green Smart Growth Overlay District ("SGOD") to include the Olmsted Village development project ("Olmsted Village") to fall within the district and thus allow the Chapter 40R benefits to apply to the project. The proposed text amendment would amend Article 87A, Olmsted Green Smart Growth Overlay District, by including additional uses within the Olmsted Village portion of the Olmsted Green SGOD, to accommodate the senior housing program.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_January2023. Copies of the petitions 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 January 11, 2023. Please request interpreting services **no later than January 6, 2023**.

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 virtual public hearing will be held on January 11, 2023, at 9:15 A.M., in connection with a petition for approval of the Fifth Amendment to Development Plan for Planned Development Area No. 67, Olmsted Green ("Fifth Amendment"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said Fifth Amendment would amend the Development Plan only with respect to the allotted square footage for the Brook Charter School Project Component (already constructed) on the Lena 3 Park Parcel (the "Proposed Project"), and the total Gross Floor Area for the Olmsted Green Project. This Fifth PDA Amendment amends the provision that the school use on the Lena Park Parcel may be up to approximately 73,600 square feet from approximately 61,000 square feet (for a total increase in square footage of approximately 12,600 square feet). This Fifth PDA Amendment also revises the total Gross Floor Area for the Olmsted Green Project to approximately 853,600 square feet from approximately 841,049.

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Said First Amendment proposes revised development programs for the final development sites of the Project – Blocks L-3, L-6 and G – and proposes key changes to Block F, the site of Seaport Common, in order to advance the priorities of providing additional public open space, affordable housing, and job creation opportunities and reducing carbon emissions through reductions in the number of parking spaces currently approved for the Project.

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Said map amendment would add the designation "D," indicating a Planned Development Area overlay district to approximately 53,425 square feet (1.226 acres) of land bounded generally by Berkeley, Tremont and Appleton Streets in the South End. The Plan contemplates three distinct developments on three separate parcels. The Senior Care Component to be developed on the Senior Care Parcel with frontage along Tremont Street containing approximately 190,300 SF for Senior Care use, a health care use providing a care environment for seniors including assisted living and memory care, licensed by the Commonwealth of Massachusetts Executive Office of Elder Affairs, with approximately 5,300 SF of ground floor restaurant/retail use. The Franklin Union Parcel will include the renovation and expansion of the existing Franklin Union Building into approximately 50,900 SF of residential home ownership use with approximately 2,800 SF of ground floor retail. The Appleton Parcel with frontage along Appleton will include the renovation and expansion of the existing building at 4 Appleton Street into approximately 13,900 sf of income-restricted and age-restricted residential rental use and an approximately 3,450 SF community room occupying the ground floor.

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