

CITY OF BOSTON



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By City Clerk at 9:18 am, Feb 22, 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_Mar2023_1. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

AGENDA

March 1, 2023

9:00 AM **Map Amendment Application No. 752**
Planned Development Area No. 134, Longwood Place
Map 1 Boston Proper

Said map amendment would add the designation "D," indicating a Planned Development Area overlay district to approximately 256,455 square feet (5.89 acres) of land located at 259, 275, 291, 305, 321 Brookline Avenue and 38, 46, 62 Pilgrim Road in the Fenway/Longwood Medical Area. The Plan will include approximately 2.6 acres of publicly accessible open space and up to 1.7 million square feet of gross floor area (GFA), as that term is defined in the Boston Zoning Code, of mixed-use development spread over five buildings including residential, community space, retail, laboratory uses, office uses, commercial uses, and accessory and ancillary parking in the PDA (the "Proposed Project" and "Project").

9:15 AM **Map Amendment Application No. 753**
Planned Development Area No. 139, 1170-1190 Soldiers Field Road, Brighton
Map 7A/7B/7C/7D and 7B/7D, Allston-Brighton Neighborhood District

Said map amendment would add the designation "D," indicating a Planned Development Area overlay district to approximately 273,446 square feet (6.28 acres) of land generally bounded by Soldiers Field Road

to the northwest, by land of SGT Holding Corp. to the north, by Smith Playground (a City of Boston public park) to the east, by land of Harvard University to the south, and by land of VIACOMBS, Inc. to the southwest. The Plan would allow for three new buildings totaling approximately 700,000 Gross Square Feet (“GSF”) designed for office and life science research uses. In addition, the ground floor of each building continues to include space for ancillary uses such as supportive retail, café, or services. Approximately 700 below grade parking spaces will be constructed for office and life science uses. The Proposed Project also includes a 6-story, 95,000 square foot, 85-unit apartment building. The residential use is located on the south end of the Project Site. The residential building will be up to 75 feet in height and will include approximately 42 parking spaces within the building footprint.

9:30 AM First Amendment to Amended and Restated Development Plan for Planned Development Area No. 53, Channel Center Project, South Boston

Said First Amendment would amend the PDA No. 53 solely as to Project Component No. 8 to prohibit any laboratory classified by the U.S. Centers for Disease Control as Biosafety Level 3 (“BSL-3”), Biosafety Level 4 (“BSL-4”), Animal Biosafety Level 3 (“ABSL-3”), or Animal Biosafety Level 4 (“ABSL-4”).

9:45 AM Development Plan for Phase 1 within Planned Development Area No. 128, L Street Station Redevelopment, 776 L Street, South Boston

The Plan will allow for The Proposed Project proposes the rehabilitation of the Edison Turbine Halls and the construction of two new buildings on Block D and Block F, each of which new buildings are expected to include office, research and development, and retail uses. The Edison Turbine Halls and the new buildings on Block D and Block F are collectively expected to include approximately 754,500 square feet of Gross Floor Area, including approximately 669,800 square feet of office, research, and development space and 84,700 square of retail, civic, cultural, and other such uses, all as more particularly set forth in the Phase 1 Development Plan. The Proposed Project will include up to 650 parking spaces and the delivery of significant public open space along the waterfront, improved pedestrian connectivity to and through the Phase 1 Project Site, and substantial landscape improvements around the Phase 1 Project Site, including the creation of the M Street Plaza.

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 March 1, 2023, at 9:00 A.M., in connection with Map Amendment Application No. 752 and a petition for approval of the Development Plan for Planned Development Area No. 134, Longwood Place ("the Plan"), 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 Area overlay district to approximately 256,455 square feet (5.89 acres) of land located at 259, 275, 291, 305, 321 Brookline Avenue and 38, 46, 62 Pilgrim Road in the Fenway/Longwood Medical Area. The Plan will include approximately 2.6 acres of publicly accessible open space and up to 1.7 million square feet of gross floor area (GFA), as that term is defined in the Boston Zoning Code, of mixed-use development spread over five buildings including residential, community space, retail, laboratory uses, office uses, commercial uses, and accessory and ancillary parking in the PDA (the "Proposed Project" and "Project").

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Mar2023_1. Copies of the petition, the 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 March 1, 2023. Please request interpreting services **no later than February 23, 2023**.

For the Commission
Jeffrey M. Hampton
Executive Secretary

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Said map amendment would add the designation "D," indicating a Planned Development Area overlay district to approximately 273,446 square feet (6.28 acres) of land generally bounded by Soldiers Field Road to the northwest, by land of SGT Holding Corp. to the north, by Smith Playground (a City of Boston public park) to the east, by land of Harvard University to the south, and by land of VIACOMBS, Inc. to the southwest. The Plan would allow for three new buildings totaling approximately 700,000 Gross Square Feet ("GSF") designed for office and life science research uses. In addition, the ground floor of each building continues to include space for ancillary uses such as supportive retail, café, or services. Approximately 700 below grade parking spaces will be constructed for office and life science uses. The Proposed Project also includes a 6-story, 95,000 square foot, 85-unit apartment building. The residential use is located on the south end of the Project Site. The residential building will be up to 75 feet in height and will include approximately 42 parking spaces within the building footprint.

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Said First Amendment would amend the PDA No. 53 solely as to Project Component No. 8 to prohibit any laboratory classified by the U.S. Centers for Disease Control as Biosafety Level 3 ("BSL-3"), Biosafety Level 4 ("BSL-4"), Animal Biosafety Level 3 ("ABSL-3"), or Animal Biosafety Level 4 ("ABSL-4").

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The Plan will allow for The Proposed Project proposes the rehabilitation of the Edison Turbine Halls and the construction of two new buildings on Block D and Block F, each of which new buildings are expected to include office, research and development, and retail uses. The Edison Turbine Halls and the new buildings on Block D and Block F are collectively expected to include approximately 754,500 square feet of Gross Floor Area, including approximately 669,800 square feet of office, research, and development space and 84,700 square of retail, civic, cultural, and other such uses, all as more particularly set forth in the Phase 1 Development Plan. The Proposed Project will include up to 650 parking spaces and the delivery of significant public open space along the waterfront, improved pedestrian connectivity to and through the Phase 1 Project Site, and substantial landscape improvements around the Phase 1 Project Site, including the creation of the M Street Plaza.

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