

CITY OF BOSTON



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_May2023. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

RECEIVED

By City Clerk at 9:14 am, May 02, 2023

AGENDA

May 10, 2023

9:00 AM **Text Amendment Application No. 510**
Map Amendment Application No. 757
Planned Development Areas
Article 66; Map 1Q, Fenway Neighborhood District

Said map amendment would amend Map 1Q (Fenway Neighborhood District) by proposing modifications to the boundaries of the Fenway Triangle NDA and North Boylston NS-3 Subdistricts. A portion of the southern boundary of the Fenway Triangle NDA subdistrict would be extended across Boylston Street to include a portion of the South Boylston NS-1 subdistrict, including all parcels bounded by Park Drive, Kilmarnock Street and Private Alley 932. A portion of the northeastern boundary would be extended to incorporate a parcel in the North Boylston NS-3 subdistrict bounded by Van Ness Street, Kilmarnock Street, and Brookline Avenue. The North Boylston NS-3 subdistrict would be expanded eastward to include the parcels bounded by Boylston Street, Van Ness Street, Kilmarnock Street, and Jersey Street. Said text amendment would amend Article 66 (Fenway Neighborhood District) by proposing to increase the allowed height for Planned Development Area ("PDA") projects in the Brookline Avenue Community Commercial and the Fenway Triangle Neighborhood Development Area subdistricts. The allowed height for PDAs in the Brookline Avenue Community Commercial subdistrict would increase from 150 feet to 300 feet and the allowed height for PDAs in the Fenway Triangle Neighborhood Development Area subdistrict would increase from 150 feet to 250 feet.

9:15 AM

Map Amendment Application No. 756

First Amendment to Master Plan for Planned Development Area No. 127, Allston Yards

First Amendment to Building A Development Plan within Planned Development Area No. 127, Allston Yards

First Amendment to Building B Development Plan within Planned Development Area No. 127, Allston Yards

First Amendment to Building C Development Plan within Planned Development Area No. 127, Allston Yards

First Amendment to Building D Development Plan within Planned Development Area No. 127, Allston Yards

Development Plan for Building E Development Plan within Planned Development Area No. 127, Allston Yards

Said map amendment would add the designation "D," indicating a Planned Development Area overlay district to approximately 20,586 square feet (approximately 0.473 acres) of land located at 52 Everett Street in Allston. Said Amendments would incorporate the land and vacant building located at 52 Everett Street into the Master Plan and Planned Development Area No. 127 site, make corresponding changes to the other Allston Yards Development Plans to account for the construction and addition of the building proposed at 52 Everett Street, Allston, and update the Allston Yards project commitment to advance construction of homeownership units. Said Development Plan proposes to construct an approximately 150-unit residential homeownership building with an approximately 1,950 square foot retail space to activate the ground floor along Guest Street.

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 May 10, 2023, at 9:00 A.M., in connection with Text Amendment Application No. 510 and Map Amendment Application No. 757, 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 proposing modifications to the boundaries of the Fenway Triangle NDA and North Boylston NS-3 Subdistricts. A portion of the southern boundary of the Fenway Triangle NDA subdistrict would be extended across Boylston Street to include a portion of the South Boylston NS-1 subdistrict, including all parcels bounded by Park Drive, Kilmarnock Street and Private Alley 932. A portion of the northeastern boundary would be extended to incorporate a parcel in the North Boylston NS-3 subdistrict bounded by Van Ness Street, Kilmarnock Street, and Brookline Avenue. The North Boylston NS-3 subdistrict would be expanded eastward to include the parcels bounded by Boylston Street, Van Ness Street, Kilmarnock Street, and Jersey Street.

Said text amendment would amend Article 66 (Fenway Neighborhood District) by proposing to increase the allowed height for Planned Development Area ("PDA") projects in the Brookline Avenue Community Commercial and the Fenway Triangle Neighborhood Development Area subdistricts. The allowed height for PDAs in the Brookline Avenue Community Commercial subdistrict would increase from 150 feet to 300 feet and the allowed height for PDAs in the Fenway Triangle Neighborhood Development Area subdistrict would increase from 150 feet to 250 feet.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_May2023. 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 May 10, 2023. Please request interpreting services **no later than May 5, 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 May 10, 2023, at 9:15 A.M., in connection with Map Amendment Application No. 756 and petitions for approval of the First Amendment to Master Plan for Planned Development Area No. 127, Allston Yards (the "Master Plan"), the First Amendment to Building A Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building B Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building C Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building D Development Plan for Planned Development Area No. 127, Allston Yards (collectively "the Amendments"), and the Building E Development Plan for Planned Development Area No. 127, Allston Yards, Allston (the "Development 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 20,586 square feet (approximately 0.473 acres) of land located at 52 Everett Street in Allston. Said Amendments would incorporate the land and vacant building located at 52 Everett Street into the Master Plan and Planned Development Area No. 127 site, make corresponding changes to the other Allston Yards Development Plans to account for the construction and addition of the building proposed at 52 Everett Street, Allston, and update the Allston Yards project commitment to advance construction of homeownership units. Said Development Plan proposes to construct an approximately 150-unit residential homeownership building with an approximately 1,950 square foot retail space to activate the ground floor along Guest Street.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_May2023. Copies of the petition, the Master Plan, Amendments, 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 May 10, 2023. Please request interpreting services **no later than May 5, 2023**.

For the Commission
Jeffrey M. Hampton
Executive Secretary