

# 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\\_July2023](https://bit.ly/BZC_July2023). YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [ZONINGCOMMISSION@BOSTON.GOV](mailto:ZONINGCOMMISSION@BOSTON.GOV)

**RECEIVED**

**By City Clerk at 9:48 am, Jul 03, 2023**

### AGENDA

July 12, 2023

**9:00 AM**      **Text Amendment Application No. 512**  
**Boston Civic Design Commission**  
**Article 28**

Said amendment would amend Article 28, Boston Civic Design Commission by, among other changes, allowing for expanding the groups of experts who can serve on the BCDC, the addition of the Deputy Chief of Urban Design and Director of planning as non-voting members of the BCDC, and simplifying the voting procedures for the advisory commission.

**9:15 AM**      **Map Amendment Application No. 758**  
**Planned Development Area No.**  
**155 North Beacon Street, Brighton**  
**Map 7/4/7B/7C/7D**

Said amendment would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District," by adding the designation "D," indicating a Planned Development Area overlay district to the existing zoning designation of approximately 135,716 square feet (approximately 3.11 acres) of land commonly referred to 155 North Beacon Street in Brighton. Said Development Plan would allow for the development of three new life science buildings on the Project Site containing, in the aggregate, approximately 400,526 square feet ("SF") of gross floor area, as that term is defined in the Zoning Code ("Floor Area, Gross" or "GFA"). Building one will include the construction of up to a six-story building including

177,598 GFA of laboratory use and up to 4,370 GFA of active retail use totaling 181,968 GFA. Building two will include the construction of up to a six-story building including 163,987 GFA of office and laboratory use. Building three will include the construction of up to a three-story building including 51,801 GFA of office and laboratory use and 2,770 of active retail use totaling 54,571 GFA. The ground floor of the campus will include lab and office space as well as a publicly accessible uses such as retail and a winter garden. The ground floor will also include a bicycle parking facility including 229 bicycle spaces. The bicycle parking facility will include a 24/7 bicycle parking facility to the public as well as two publicly accessible restrooms. The project will include no more than 324 vehicular parking spaces.

## 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 July 12, 2023, at 9:00 A.M., in connection with Text Amendment Application No. 512 filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said amendment would amend Article 28, Boston Civic Design Commission by, among other changes, allowing for expanding the groups of experts who can serve on the BCDC, the addition of the Deputy Chief of Urban Design and Director of planning as non-voting members of the BCDC, and simplifying the voting procedures for the advisory commission.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to [https://bit.ly/BZC\\_July2023](https://bit.ly/BZC_July2023). 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](mailto: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](mailto:zoningcommission@boston.gov) or 617-918-4308. The meeting is scheduled for July 12, 2023. Please request interpreting services **no later than July 7, 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 July 12, 2023, at 9:15 A.M., in connection with Map Amendment Application No. 758 and a petition for approval of the Development Plan for Planned Development Area No. 142, 155 North Beacon Street, Boston, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said amendment would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District," by adding the designation "D," indicating a Planned Development Area overlay district to the existing zoning designation of approximately 135,716 square feet (approximately 3.11 acres) of land commonly referred to 155 North Beacon Street in Brighton. Said Development Plan would allow for the development of three new life science buildings on the Project Site containing, in the aggregate, approximately 400,526 square feet ("SF") of gross floor area, as that term is defined in the Zoning Code ("Floor Area, Gross" or "GFA"). Building one will include the construction of up to a six-story building including 177,598 GFA of laboratory use and up to 4,370 GFA of active retail use totaling 181,968 GFA. Building two will include the construction of up to a six-story building including 163,987 GFA of office and laboratory use. Building three will include the construction of up to a three-story building including 51,801 GFA of office and laboratory use and 2,770 of active retail use totaling 54,571 GFA. The ground floor of the campus will include lab and office space as well as a publicly accessible uses such as retail and a winter garden. The ground floor will also include a bicycle parking facility including 229 bicycle spaces. The bicycle parking facility will include a 24/7 bicycle parking facility to the public as well as two publicly accessible restrooms. The project will include no more than 324 vehicular parking spaces.

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For the Commission  
Jeffrey M. Hampton  
Executive Secretary