

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_Apr172024. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

RECEIVED

By City Clerk at 9:16 am, Apr 10, 2024

AGENDA

April 17, 2024

9:00 AM **Text Amendment Application Nos. 522 and 523
Squares and Streets Zoning and Miscellaneous Amendments
Articles 2-4, 6, 8, 11, 13, 18-19, 22-24, 26, 80, and 89**

Said text amendments would (1) adopt new zoning for Article 2, Article 8, Article 23, and a new Article 26 of the Zoning Code with respect to the Squares and Streets zoning; and (2) adopt text changes throughout the Code to ensure Article 26 and updates to Article 8 are reflected consistently.

9:15 AM **Map Amendment Application No. 778
Development Plan for Planned Development Area No. 152
66 Cambridge Street, Charlestown
Map 2E, Charlestown Neighborhood District**

Said map amendment would amend Map 2E, Charlestown Neighborhood District, by adding the designation "D," indicating a Planned Development Area overlay to approximately +/- 175,966 square feet (4.04 acres) of land bounded generally by Interstate 93 (I-93) Exit 20 Northbound Off-ramp to the west, a surface parking lot to the east, Cambridge Street to the north, and Massachusetts Port Authority (Massport) property, known as D Street to the south. Said development

plan would allow for the construction of two buildings referred to as Building A and Building B collectively containing approximately up to 812,000 square feet of Gross Floor Area (“GFA”), including up to approximately 10,000 square feet of space that is designed for commercial uses including but not limited to retail/restaurant/other commercial uses and of the balance of the buildings designed for office and research laboratory space and other uses , together with open spaces that will collectively comprise approximately 41,000 square feet as further detailed in the Development Plan. As currently designed, Building A will have a building height of approximately 222 feet and Building B will have a building height of approximately 252 feet, subject to further design review and the terms of the Development Plan, with up to 812,000 square feet of GFA in the aggregate. The Project also includes a subsurface parking structure containing up to the lesser of 487 vehicle parking spaces or 0.6 spaces/1,000 sf of approved Gross Floor Area (with no spaces allocated to the Project’s up to 10,000 square feet of retail/restaurant/other commercial space on the ground floor) and will also provide 325 long-term secure bike parking spaces and 41 visitor publicly accessible bike parking spaces.

**9:30 AM Map Amendment Application No. 777
Development Plan for Planned Development Area No. 153
425 Medford Street, Charlestown
Map 2B/2C, Harborpark District: Charlestown Waterfront**

Said map amendment would amend Map 2B/2C, Harborpark District: Charlestown Waterfront, by adding the designation “D,” indicating a Planned Development Area overlay to approximately 24.6-acre site consisting of: (i) 425 Medford Street; (ii) portions of 465 Medford Street; and (iii) portions of 529 Main Street. The Master PDA Area is generally bounded to the north by the Mystic River, to the east by active industrial-port property owned by Massport, to the south by Medford Street, and to the west by additional land owned by the Applicant. Said Master Plan would allow for the construction of six new buildings consisting of approximately 1.79 million gross square feet of residential, office/research lab, retail, restaurant, hotel, and community uses, and up to 1,026 new accessory parking spaces located in below-ground structured parking. The proposed Project will also feature significant public realm improvements including a minimum of 350,000 square feet of open space and a new street network.

9:45 AM

Informational Update:

- 6th Amendment to PDA No. 37, Prudential Center Redevelopment Briefing

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 April 17, 2024, at 9:00 A.M., in connection with Text Amendment Application Nos. 522 and 523, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said text amendments would (1) adopt new zoning for Article 2, Article 8, Article 23, and a new Article 26 of the Zoning Code with respect to the Squares and Streets zoning; and (2) adopt text changes throughout the Code to ensure Article 26 and updates to Article 8 are reflected consistently.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Apr172024. A copy of the petition 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 April 17, 2024. Please request interpreting services **no later than April 12, 2024**.

For the Commission
Jeffrey M. Hampton
Executive Secretary

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Said map amendment would amend Map 2E, Charlestown Neighborhood District, by adding the designation "D," indicating a Planned Development Area overlay to approximately +/- 175,966 square feet (4.04 acres) of land bounded generally by Interstate 93 (I-93) Exit 20 Northbound Off-ramp to the west, a surface parking lot to the east, Cambridge Street to the north, and Massachusetts Port Authority (Massport) property, known as D Street to the south. Said development plan would allow for the construction of two buildings referred to as Building A and Building B collectively containing approximately up to 812,000 square feet of Gross Floor Area ("GFA"), including up to approximately 10,000 square feet of space that is designed for commercial uses including but not limited to retail/restaurant/other commercial uses and of the balance of the buildings designed for office and research laboratory space and other uses, together with open spaces that will collectively comprise approximately 41,000 square feet as further detailed in the Development Plan. As currently designed, Building A will have a building height of approximately 222 feet and Building B will have a building height of approximately 252 feet, subject to further design review and the terms of the Development Plan, with up to 812,000 square feet of GFA in the aggregate. The Project also includes a subsurface parking structure containing up to the lesser of 487 vehicle parking spaces or 0.6 spaces/1,000 sf of approved Gross Floor Area (with no spaces allocated to the Project's up to 10,000 square feet of retail/restaurant/other commercial space on the ground floor) and will also provide 325 long-term secure bike parking spaces and 41 visitor publicly accessible bike parking spaces.

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