

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_Apr242024. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

RECEIVED

By City Clerk at 10:42 am, Apr 17, 2024

AGENDA

April 24, 2024

9:00 AM **Text Amendment Application No. 521**
Map Amendment Application No. 773
Articles 2 (Definitions) and 53 (East Boston Neighborhood District)

Said text and map amendments would amend Article 53, East Boston Neighborhood District, and corresponding zoning Map 3A/3B and Map 3C, East Boston Neighborhood District, by amending existing neighborhood subdistrict boundaries and create ten new subdistricts, update use and dimensional tables, and consolidate and modernize Article 53 as well as adding new definitions to Article 2 of the Boston Zoning Code, in order to implement the zoning recommendations of PLAN: East Boston.

9:15 AM **Map Amendment Application No. 779**
Development Plan for Planned Development Area No. 150
1033-1055 Washington Street
Map 1P, South End Neighborhood District

Said map amendment would amend Map 1P, South End Neighborhood District, by adding the designation "D," indicating a Planned Development Area overlay to the existing zoning of approximately 90,573 square feet (2.08 acres) of land (1033-1055 Washington Street) bounded by Washington Street to the east, private property and a parcel owned by the Massachusetts Bay Transportation Authority to the south, Shawmut Avenue to the west, and private property and a parcel owned by the Boston Planning and Development Agency to the north. Said development plan would allow for the construction of two mixed-use buildings (with an above-grade connection between the buildings on no more than three contiguous floors and positioned above the third-floor level) up to 150 feet in

height containing an aggregate of up to 588,000 square feet of Gross Floor Area, with a two-level, underground parking garage containing up to 353 accessory vehicle parking spaces, and public realm improvements. The Development Plan includes parking based on a parking ratio of 0.6 vehicle parking spaces per 1,000 sf of Office/Lab or retail use, which equals the same 353 accessory parking spaces. The Proposed Project is expected to include a total of approximately 266 bicycle parking spaces for building tenants, visitors and guests.

9:30 AM

Map Amendment Application No. 780
3rd Amendment to Northeastern University Institutional Master Plan
840 Columbus Avenue
Map 6A/6B/6C, Roxbury Neighborhood District

Said map amendment would amend Map 6A/6B/6C, Roxbury Neighborhood District, by: 1) By deleting the "PDA Designation", indicating a Planned Development Area overlay district for Master Plan and Development Impact Project Plan for Planned Development Area No. 34, Ruggles Center (PDA Master Plan No. 34), from the existing 840 Columbus Avenue parcel and adjacent parcel; and 2) By adding the "Institutional Master Plan Area" overlay designation to 840 Columbus Avenue and the remaining portion of the adjacent parcel (the other portion of which is currently shown on the Zoning Map as being within the Northeastern Institutional Master Plan Area). Said Third Amendment proposes to include an approximately 445,200 square foot, 23-story mixed-use building containing an active community focused ground floor with student housing located above, anticipated to accommodate up to approximately 1,370 beds, as well as a student amenity space on the second floor. The Third Amendment will also provide public realm improvements including upgrades to sidewalk materials and furnishings, dedicated bicycle facilities, street trees, and enhanced street-level lighting. In addition, the proposed Third Amendment to Northeastern IMP includes (i) a lease of the building formerly known as the South Tower of the Sheraton Boston Hotel located at 39 Dalton Street whereby the University will lease approximately 250,000 square feet within the building, and (ii) the Renaissance Park Renovation Project consisting of interior renovations of Floors 5-8 of the Renaissance Park building by converting approximately 75,000 SF of formerly leased office space back to University uses.

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 24, 2024, at 9:00 A.M., in connection with Text Amendment Application No. 521 and Map Amendment Application No. 773, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said text and map amendments would amend Article 53, East Boston Neighborhood District, and corresponding zoning Map 3A/3B and Map 3C, East Boston Neighborhood District, by amending existing neighborhood subdistrict boundaries and create ten new subdistricts, update use and dimensional tables, and consolidate and modernize Article 53 as well as adding new definitions to Article 2 of the Boston Zoning Code, in order to implement the zoning recommendations of PLAN: East Boston.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Apr242024. 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 April 24, 2024. Please request interpreting services **no later than April 19, 2024**.

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 April 24, 2024, at 9:15 A.M., in connection with Map Amendment Application No. 779 and a petition for approval of the Development Plan for Planned Development Area No. 150, 1033-1055 Washington Street, South End, Boston, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend Map 1P, South End Neighborhood District, by adding the designation "D," indicating a Planned Development Area overlay to the existing zoning of approximately 90,573 square feet (2.08 acres) of land (1033-1055 Washington Street) bounded by Washington Street to the east, private property and a parcel owned by the Massachusetts Bay Transportation Authority to the south, Shawmut Avenue to the west, and private property and a parcel owned by the Boston Planning and Development Agency to the north. Said development plan would allow for the construction of two mixed-use buildings (with an above-grade connection between the buildings on no more than three contiguous floors and positioned above the third-floor level) up to 150 feet in height containing an aggregate of up to 588,000 square feet of Gross Floor Area, with a two-level, underground parking garage containing up to 353 accessory vehicle parking spaces, and public realm improvements. The Development Plan includes parking based on a parking ratio of 0.6 vehicle parking spaces per 1,000 sf of Office/Lab or retail use, which equals the same 353 accessory parking spaces. The Proposed Project is expected to include a total of approximately 266 bicycle parking spaces for building tenants, visitors and guests.

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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 24, 2024, at 9:30 A.M., in connection with Map Amendment Application No. 780 and a petition for approval of the 3rd Amendment to the Northeastern University 2013-2023 Institutional Master Plan (“Third Amendment”), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend Map 6A/6B/6C, Roxbury Neighborhood District, by: 1) By deleting the “PDA Designation”, indicating a Planned Development Area overlay district for Master Plan and Development Impact Project Plan for Planned Development Area No. 34, Ruggles Center (PDA Master Plan No. 34), from the existing 840 Columbus Avenue parcel and adjacent parcel: and 2) By adding the “Institutional Master Plan Area” overlay designation to 840 Columbus Avenue and the remaining portion of the adjacent parcel (the other portion of which is currently shown on the Zoning Map as being within the Northeastern Institutional Master Plan Area).

Said Third Amendment proposes to include an approximately 445,200 square foot, 23-story mixed-use building containing an active community focused ground floor with student housing located above, anticipated to accommodate up to approximately 1,370 beds, as well as a student amenity space on the second floor. The Third Amendment will also provide public realm improvements including upgrades to sidewalk materials and furnishings, dedicated bicycle facilities, street trees, and enhanced street-level lighting. In addition, the proposed Third Amendment to Northeastern IMP includes (i) a lease of the building formerly known as the South Tower of the Sheraton Boston Hotel located at 39 Dalton Street whereby the University will lease approximately 250,000 square feet within the building, and (ii) the Renaissance Park Renovation Project consisting of interior renovations of Floors 5-8 of the Renaissance Park building by converting approximately 75,000 SF of formerly leased office space back to University uses.

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