

# CITY OF BOSTON

**RECEIVED**

By City Clerk at 9:12 am, Jun 05, 2024



## 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\\_June122024](https://bit.ly/BZC_June122024). YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [ZONINGCOMMISSION@BOSTON.GOV](mailto:ZONINGCOMMISSION@BOSTON.GOV)

### AGENDA

June 12, 2024

9:00 AM      Development Plan for Phase 1B, 65 Ellery Street, 75 Ellery Street, and 505 Dorchester Avenue, within Planned Development Area No. 144, On The Dot, South Boston

Said Development Plan consists of the construction of three (3) new, mixed-use commercial office, research and development, and lab buildings, with ground floor retail at 505 Dorchester Avenue, 65 Ellery Street, and 75 Ellery Street. Below grade parking serving all of the buildings will be located at 65 Ellery Street and 75 Ellery Street. 505 Dorchester Avenue will be a new 12 story mixed-use commercial office, research and development, and lab building with ground floor retail and bicycle parking; 65 Ellery Street will be a new 13 story commercial office, research and development, and lab building with ground floor retail, bicycle parking, and underground parking; and 75 Ellery Street will be a new 13 story commercial office, research and development, and lab building with ground floor retail, bicycle parking and underground parking.

**9:15 AM**      **Text Amendment Application No. 526**  
**Map Amendment Application No. 782**  
**Article 25 - Flood Hazard Districts**

Said text and map amendments would adopt FEMA's new Flood Insurance Rate Maps (FIRMs), which will be effective as of July 3rd, 2024, which is necessary in order for Boston to maintain its designation as a National Flood Insurance Program (NFIP) community. Said text amendment brings Article 25 into compliance with federal flood regulations for development in the floodplain while the adoption of the new FIRMs will codify where these regulations will apply.

**9:30 AM**      **Map Amendment Application No. 783**  
**Planned Development Area No. 154, 180 Western Avenue**  
**Map 7B/7D, Allston-Brighton Neighborhood District**

Said map amendment would amend "Map 7B/7D, Allston Brighton Neighborhood District", by adding the designation "D", indicating a Planned Development Area overlay to approximately 1.2 acres (+/- 50,227 square feet) of land generally bounded by Western Avenue to the north, Bertram Street to the south, North Harvard Street to the west, and Travis Street to the east. Said Development Plan would allow for the demolition of the existing buildings on the Project Site, and to construct a pedestrian-oriented, mixed-use building including residential uses, ground-floor retail, restaurant, and service uses, parking and loading uses and other uses. The Proposed Project comprises an approximately seven-story building, containing approximately 200,000 square feet of Gross Floor Area, including residential space (approximately 274 units), ground-floor retail, restaurant, service uses, and accessory spaces, shared indoor and outdoor amenity spaces for residents, served by parking located within the building.

**9:45 AM**      **7<sup>th</sup> Amendment to the Master Plan for Planned Development Area No. 69, The 100 Acres**  
**Development Plan for 232 A Street within Planned Development Area No. 69, The 100 Acres**

Said 7<sup>th</sup> amendment would update the existing exhibits of the Master Plan for Planned Development Area No. 69, The 100 Acres, South Boston. Said

Development Plan consists of the redevelopment of the site, currently a surface parking lot and related improvements, to include one new building comprising approximately 324,315 square feet of gross floor area ("GFA") containing research laboratory and office space, ground floor space with intended retail, restaurant, civic, and/or cultural uses, and below-grade parking for up to 125 vehicles. The Proposed Project will contribute approximately 1.5 acres of publicly accessible open space and public realm areas along the Fort Point Channel waterfront and will include site improvements including new public sidewalks and bike lanes, improvements to the Harborwalk and South Bay Harbor Trail, and a site-wide grading plan for improved resiliency.



## 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 June 12, 2024, at 9:00 A.M., in connection with a petition for approval of the Development Plan for Phase 1B, 65 Ellery Street, 75 Ellery Street, and 505 Dorchester Avenue, within Planned Development Area No. 144, On The Dot, South Boston, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said Development Plan consists of the construction of three (3) new, mixed-use commercial office, research and development, and lab buildings, with ground floor retail at 505 Dorchester Avenue, 65 Ellery Street, and 75 Ellery Street. Below grade parking serving all of the buildings will be located at 65 Ellery Street and 75 Ellery Street. 505 Dorchester Avenue will be a new 12 story mixed-use commercial office, research and development, and lab building with ground floor retail and bicycle parking; 65 Ellery Street will be a new 13 story commercial office, research and development, and lab building with ground floor retail, bicycle parking, and underground parking; and 75 Ellery Street will be a new 13 story commercial office, research and development, and lab building with ground floor retail, bicycle parking and underground parking.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to [https://bit.ly/BZC\\_June122024](https://bit.ly/BZC_June122024). Copies of the petition, the Development 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](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 June 12, 2024. Please request interpreting services **no later than June 7, 2024**.

For the Commission  
Jeffrey M. Hampton  
Executive Secretary

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Said text and map amendments would adopt FEMA's new Flood Insurance Rate Maps (FIRMs), which will be effective as of July 3rd, 2024, which is necessary in order for Boston to maintain its designation as a National Flood Insurance Program (NFIP) community. Said text amendment brings Article 25 into compliance with federal flood regulations for development in the floodplain while the adoption of the new FIRMs will codify where these regulations will apply.

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Said map amendment would amend "Map 7B/7D, Allston Brighton Neighborhood District", by adding the designation "D", indicating a Planned Development Area overlay to approximately 1.2 acres (+/- 50,227 square feet) of land generally bounded by Western Avenue to the north, Bertram Street to the south, North Harvard Street to the west, and Travis Street to the east. Said Development Plan would allow for the demolition of the existing buildings on the Project Site, and to construct a pedestrian-oriented, mixed-use building including residential uses, ground-floor retail, restaurant, and service uses, parking and loading uses and other uses. The Proposed Project comprises an approximately seven-story building, containing approximately 200,000 square feet of Gross Floor Area, including residential space (approximately 274 units), ground-floor retail, restaurant, service uses, and accessory spaces, shared indoor and outdoor amenity spaces for residents, served by parking located within the building.

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Said 7<sup>th</sup> amendment would update the existing exhibits of the Master Plan for Planned Development Area No. 69, The 100 Acres, South Boston. Said Development Plan consists of the redevelopment of the site, currently a surface parking lot and related improvements, to include one new building comprising approximately 324,315 square feet of gross floor area ("GFA") containing research laboratory and office space, ground floor space with intended retail, restaurant, civic, and/or cultural uses, and below-grade parking for up to 125 vehicles. The Proposed Project will contribute approximately 1.5 acres of publicly accessible open space and public realm areas along the Fort Point Channel waterfront and will include site improvements including new public sidewalks and bike lanes, improvements to the Harborwalk and South Bay Harbor Trail, and a site-wide grading plan for improved resiliency.

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