

CITY OF BOSTON



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By City Clerk at 10:15 am, Dec 01, 2025

ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

ATTENTION: YOU MAY ALSO PARTICIPATE IN THIS MEETING BY GOING TO [https:// bosplans.org/BZCDec1025](https://bosplans.org/BZCDec1025). YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

AGENDA

December 10, 2025

PUBLIC HEARINGS

9:00 AM Text Amendment Application No. 544
PLAN: Charlestown - PDA Height
Article 62, Charlestown Neighborhood District

Said text amendment would add language to Article 62 (Charlestown Neighborhood District), specifically Section 62-20, specifying the applicability of PLAN: Charlestown's proposed height scheme to the area of PDA I immediately south of Austin Street, distinguishing this from the area of PDA I north of Austin Street.

9:05 AM Text Amendment Application No. 543
Squares and Streets Zoning Update
Articles 3, 8, 11, 26 and 89

Said text amendment adds two new Squares + Streets districts to the set of options for Squares + Streets zoning and makes minor changes to four of the six existing Squares + Streets districts. One of the new zoning options is the Shopping and Commercial Nodes district (SC). The second new option is a six-story, Active Main Streets district (S3-6). The amendment also makes it easier to create and maintain banks, shelter facilities, large retail stores, and ground-floor commercial uses in some of the existing Squares + Streets districts. Lastly, the amendment makes some small formatting fixes to improve the legibility of the zoning.

**9:10 AM Special Order No. 16
Linkage**

Said Special Order would allow the Zoning Commission to adopt a zero percent increase to the Linkage Policy for a period of one year beginning January 1, 2026.

9:15 AM 2025-2035 Northeastern University Institutional Master Plan ("IMP")

Northeastern University's 2025 IMP provides a planning and zoning framework for shaping a built environment for the Boston campus that will strengthen and celebrate Northeastern's mission. The Northeastern IMP contains eight Proposed Institutional Projects ("PIPs"), which will largely be driven by Northeastern's academic mission as a global research university powered by experience. Simultaneous with the Article 80D review of the IMP, Northeastern University proposes an Article 80B project to redevelop the 262 St. Botolph Street site, which currently houses Matthews Arena and a surface parking lot, and build a new, approximately 310,000 square foot (sf) Multipurpose facility. The proposed 262 St. Botolph Street Multipurpose Facility Project will address both the short- and long-term needs of the university's athletics program and enhance the student-athlete experience by providing critical athlete support and recruiting.

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 December 10, 2025, at 9:00 A.M., in connection with Text Amendment Application No. 544, filed by the City of Boston Planning Department.

Said text amendment would add language to Article 62 (Charlestown Neighborhood District), specifically Section 62-20, specifying the applicability of PLAN: Charlestown's proposed height scheme to the area of PDA I immediately south of Austin Street, distinguishing this from the area of PDA I north of Austin Street.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bosplans.org/BZCDec1025>. A copy of the amendment 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 December 10, 2025. Please request interpreting services **no later than December 5, 2025**.

For the Commission
Jeffrey M. Hampton
Executive Secretary

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Said Special Order would allow the Zoning Commission to adopt a zero percent increase to the Linkage Policy for a period of one year beginning January 1, 2026.

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Northeastern University's 2025 IMP provides a planning and zoning framework for shaping a built environment for the Boston campus that will strengthen and celebrate Northeastern's mission. The Northeastern IMP contains eight Proposed Institutional Projects ("PIPs"), which will largely be driven by Northeastern's academic mission as a global research university powered by experience. Simultaneous with the Article 80D review of the IMP, Northeastern University proposes an Article 80B project to redevelop the 262 St. Botolph Street site, which currently houses Matthews Arena and a surface parking lot, and build a new, approximately 310,000 square foot (sf) Multipurpose facility. The proposed 262 St. Botolph Street Multipurpose Facility Project will address both the short- and long-term needs of the university's athletics program and enhance the student-athlete experience by providing critical athlete support and recruiting.

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