

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

AGENDA

December 13, 2017

- 9:00 AM Map Amendment Application No. 702
Planned Development Area No. 113
St. Gabriel's
Maps 7A/7B/7C/7D and 7A/7C
- 9:15 AM Map Amendment Application No. 703
Amended and Restated Development for Planned Development Area No. 78
Seaport Square
Map 4A/4B
- 9:30 AM Text Amendment Application No. 475
Map Amendment Application No. 704
Planned Development Area Eligibility
Article 50, Roxbury Neighborhood District
Map 6A/6B/6C
- 9:45 AM Text Amendment Application No. 476
Urban Renewal Overlay
Article 3, Establishment of Zoning Districts

RECEIVED
CITY CLERK'S OFFICE
2017 DEC - 1 A 9:21
BOSTON, MA

DEFERRED TO 12/20

BUSINESS MEETING

Discussion of public hearings

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 public hearing will be held on December 13, 2017, at 9:00 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 702 and a petition for the approval of the Development Plan for Planned Development Area No. 113, 159-201 Washington Street, Brighton ("Development Plan"), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said map amendment would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District" and "Map 7A/7C, Allston-Brighton Neighborhood District," by adding the designation "D," indicating a Planned Development Area ("PDA") overlay district to approximately 506,531 square feet (approximately 11.6 acres) of land located at 159-201 Washington Street in Brighton. Said Development Plan would allow for the development of four new buildings and the renovation of the St. Gabriel's Church and Monastery buildings and will contain approximately 660 residential units and approximately 510 parking spaces.

A copy of the petition, a map of the area involved and the Development Plan may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

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 public hearing will be held on December 13, 2017, at 9:15 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 703 and a petition for approval of the Amended and Restated Development Plan ("PDA Plan") for Planned Development Area ("PDA") No. 78, Seaport Square Project, filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said map amendment would amend Map 4A/4B, Harborpark District: Fort Point Waterfront and Dorchester Bay/Neponset River Waterfront, by increasing the PDA area from approximately 1,444,765 square feet to approximately 1,460,572 square feet. The PDA Plan would allow an increase in the total Gross Floor Area of the Overall Project from 6,335,200 square feet to 7,723,110 square feet, which would include approximately 3.2 million square feet of residential uses, 2.8 million square feet of office/research/innovation uses, 1.1 million square feet of retail/entertainment/performing arts uses, 480,000 square feet of hotel uses, 19,700 square feet of civic uses, as well as cultural/community uses. Approximately 5,500 underground parking spaces, reduced from approximately 6,375 spaces in the Original Project, and approximately 200 on-street parking spaces are proposed. Approximately 39% of the Project Site will be dedicated to open space including streets, including three signature public spaces; not counting the vehicular portions of streets, approximately 34% of the Project Site will be pedestrian-only open space.

A copy of the petitions and a map of the area involved may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

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 public hearing will be held on December 13, 2017, at 9:45 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 476, filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said application would amend Article 3 ("Establishment of Zoning Districts") to include "Neighborhood Districts" with respect to Urban Renewal overlay districts and to clear ambiguity created by previous amendments to this Section of the Code.

A copy of the petition may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton
Executive Secretary