

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

AGENDA

October 13, 2010

PUBLIC HEARING

- 9:00 AM Map Amendment Application No. 589
First Amendment to Development Plan for Planned Development
Area No. 75, Charlesview Apartments
Allston-Brighton Neighborhood District
- 9:15 AM Map Amendment Application No. 590
First Amendment to Boston University Institutional Master Plan
Boston Proper
- 9:30 AM Text Amendment Application No. 413
Map Amendment Application No. 588
Planned Development Area No. 78, Seaport Square
South Boston

BUSINESS MEETING (Open to the public)

Discussion of Public Hearing

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 October 13, 2010, at 9:15 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 590 and an application for approval of the First Amendment to the Boston University Charles River Campus Master Plan 2003-2010 ("IMP") and a two year renewal of the IMP as amended, filed by the Boston Redevelopment Authority on behalf of Boston University.

Said map application would amend Map 1, Boston Proper, Map 1M, Audubon Circle Neighborhood District and Map 7B/7D, Allston-Brighton Neighborhood District, by adding an IMP the designation, indicating an IMP overlay district, to University properties. The First Amendment to the IMP outlines the goals and objectives of Boston University, including the East Campus Student Service Center ("Proposed Project") located at 20-22 Deerfield Street and 108 Bay State Road (the "Project Site") in Boston on 26,550 square foot site contains an open parking lot and the existing structure at Bay State Road, both of which are owned by the University. The Proposed Project suggests the construction of student dining facility located at the basement, first floor, and second floor levels, and a University academic and career advising center on the third through sixth floor levels. In addition to the East Campus Student Services Center Proposed Project, the IMP also includes the following as Proposed Projects: renovations for academic and administrative space at 233 Bay State Road; renovations and two additions to the Boston University School of Law; and an athletic field with structured parking below at 278-284 Babcock Street.

Copies of the IMP Amendment, the petition and a map of the area involved may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, 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 October 13, 2010, at 9:00 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 589 and an application for approval of the First Amendment to the Development Plan for Planned Development Area ("PDA") No. 75, Charlesview Apartments, filed by the Boston Redevelopment Authority on behalf of Harvard University.

Said map application would amend Map 7A/7B/7C/7D and Map 7B/7D, Allston-Brighton Neighborhood District by adding the designation "D", indicating a Planned Development Area overlay district to approximately 34,744 square feet (0.8 acres) of land comprised of land fronting on Western Avenue and generally bound by the Charlesview Project's Brighton Mills site on the west, the Shaw's parking lot to the south, the Petco parking lot to the east and Western Avenue to the north. This Proposed First PDA Amendment will provide for the relocation by McDonald's Corporation ("McDonald's") of an existing McDonald's drive-in restaurant located at 360 Western Avenue which directly abuts PDA No. 75 to a location slightly to the east of its existing footprint, thereby accommodating the construction of the Telford Street Extension by Charlesview, Inc. that is a part of the approved Charlesview Redevelopment Project.

Copies of the First Amendment to the PDA Development Plan, the petition and a map of the area involved may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, 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 October 13, 2010, at 9:30 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 413, Map Amendment Application No. 588 and an application for approval of the Development Plan for Planned Development Area ("PDA") No. 78, Seaport Square Project (the "Project"), filed by the Boston Redevelopment Authority on behalf of MS Boston Seaport, L.L.C.

Said text application would amend Article 27P, South Boston Waterfront Interim Planning Overlay District and Article 42E, Harborpark District: Fort Point Waterfront, with respect to where PDAs are allowed and dimensional and open space regulations applicable to PDAs. Said map application would amend Map 4, South Boston and Map 4A/4B, Harborpark District: Fort Point Waterfront and Dorchester Bay/Neponset River Waterfront, by adding the designation "D", indicating a Planned Development Area overlay district to approximately 1,444,765 square feet (approximately 33 acres) of land located in the South Boston Seaport district of Boston, bounded generally by Old Sleeper Street, Sleeper Street, Stillings Street, and Boston Wharf Road to the west; Northern Avenue and Seaport Boulevard to the north, East Service Road and B Street to the east, and Summer Street and property of various owners to the South (the "PDA Site"). The Project would locate approximately 6,335,200 gross square feet of residential, retail, office, innovation, hotel, open space, civic and cultural uses, as well as public and accessory parking (and/or the other uses permitted by the PDA Development Plan) within approximately 22 new buildings, including below-ground parking garages which will contain approximately 6,375 parking spaces. The Project includes approximately 8.6 acres of public open space, including new streets and sidewalks, and a new MBTA Silver Line Courthouse Station headhouse, as well as the demolition and relocation of the Chapel of Our Lady of Good Voyage within the Project Site.

Copies of the PDA Development Plan, the petitions and a map of the area involved may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Secretary