CITY OF BOSTON

ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201
617-722-4300 Extension 4308

AGENDA

March 9, 2011

PUBLIC HEARING

9:00 AM Amended and Restated Development Plan for Planned Development Area No. 73, Parcel 24
Chinatown

9:15 AM Text Amendment Application No. 415
Map Amendment Application No. 591
Downtown IPOD Extension of Time

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 March 9, 2011 at 9:00 AM, in Room 900, Boston City Hall, in connection with a petition for the approval of the Amended and Restated Development Plan for Planned Development Area No. 73, Parcel 24, filed by the Boston Redevelopment Authority on behalf of Parcel 24 LLC (the "Proponent").

The Proponent proposes the new construction of a mixed-use development that consists of approximately three hundred forty-five (345) residential units, 5,500± square feet of commercial/retail space, 6,000± square feet of community space, approximately one hundred twenty-five (125) parking spaces in a below-grade parking garage, and related site improvements (the "Proposed Project"). Within the Proposed Project's three hundred forty-five (345) residential units, approximately two hundred (200) will be created as market-rate rental units, approximately ninety-five (95) will be affordable rental units, and approximately fifty (50) will be affordable condominiums.

A copy of the petition, the Amended and Restated Development Plan, and a map of the area may be viewed at the Office of the Zoning Commission, Room 953C, Boston City Hall, between 9AM 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 March 9, 2011, at 9:15 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Text Amendment Application No. 415 and Map Amendment Application No. 591, filed by the Boston Redevelopment Authority.

Said applications would extend the period of time that the Downtown Interim Planning Overlay District (IPOD), and Article 27D governing said district, remain in effect to March 24, 2012, or, for any given area of said district, to the date of first notice of hearing by the Zoning Commission on the final zoning for that area, whichever date is earlier. This extension would be applicable within the area of the IPOD as established by Text Amendment No. 98 and Map Amendment No. 211, excluding the subsequently established Midtown Cultural District, North and South Station Economic Development Areas, Huntington Avenue/Prudential Center District, Chinatown District, Leather District, Government Center/Markets District, Bulfinch Triangle District, Cambridge Street North District, and Bay Village Neighborhood District which were deleted from the Downtown IPOD when their final zoning was adopted.

Copies of the petitions and a map of the area involved may be obtained 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