

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

AGENDA

May 4, 2011

PUBLIC HEARING

- 9:30 AM Amended and Restated Development Plan for 49/51/63 Melcher Street within Planned Development Area No. 69, South Boston/The 100 Acres South Boston
- 10:00 AM Map Amendment Application No. 593 Fifth Amendment to Northeastern University Institutional Master Plan Map 1Q, Fenway Neighborhood district 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 May 4, 2011, at 9:30 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with a petition for approval of the Amended and Restated Development Plan for 49, 51 and 63 Melcher Street within Planned Development Area No. 69, The 100 Acres, Boston, filed by the Boston Redevelopment Authority on behalf of W2005 BWH II Realty LLC.

The Amended and Restated Development Plan would authorize a phased approach and the inclusion of residential use to the 49/51/63 Melcher Street Project (the "Revised Project"). Phase I would include rehabilitating the existing building at 63 Melcher Street into an approximately 34,700 square-foot residential building with approximately 38 residential units, 5 of which would be affordable artist live/work units, approximately 27 would be smaller unit types ranging in size from approximately 340 to 500 square feet (including 4 affordable units), and approximately 6 would be loft-style units. Phase I would also include a rooftop garden for the use of building residents and the conversion of 5,275 square feet of basement floor area into an amenity level. Phase II would rehabilitate the existing buildings at 49 and 51 Melcher Street into an approximately 185,250 square-foot, integrated commercial building. Approximately 166,370 square feet would be office space and approximately 18,880 square feet would be retail space. Phase II would also include the conversion of up to 7,000 square feet of basement floor area into retail/services space, the construction of up to 32,240 square feet of infill extensions, and an approximately 12,275 square-foot rooftop addition atop 51 Melcher Street.

A copy of the petition, the Amended and Restated Development Plan 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 May 4, 2011, at 10:00 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 593 and a petition for the Fifth Amendment to the Institutional Master Plan for Northeastern University, filed by the Boston Redevelopment Authority on behalf of Northeastern University.

Said map amendment would amend Map 1Q, Fenway Neighborhood District, by adding the designation "IMP," indicating an Institutional Master Plan overly district to approximately 21,958 square feet of land currently owned by the YMCA of Greater Boston Inc., located on St. Botolph Street behind 316 Huntington Avenue. Said Fifth Amendment would allow for the GrandMarc at Northeastern University Residence Hall to be constructed on the above-mentioned site.

A copy of the petition, Fifth Amendment to the Institutional Master Plan, 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