

CITY OF BOSTON



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ZONING COMMISSION 2012 OCT -2 P 12: 56

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617-722-4300 Extension 4308

BOSTON, MA

AGENDA

October 10, 2012

PUBLIC HEARINGS

- 9:00 AM Text Amendment Application No. 429
Article 11
Signs
- 9:15 AM Second Amended and Restated Development Plan for Planned
Development Area No. 72, The Millennium Tower and Burnham
Building
- 9:30 AM Text Amendment Application No. 430
First Amendment to Planned Development Area No. 81,
1282 Boylston Street, Fenway
- 9:45 AM Map Amendment Application No. 619
Planned Development Area No. 89
275 Albany Street
Map 1P, South End Neighborhood District
- 10:00 AM First Amendment to the Master Plan for Planned Development
Area No. 87, New Brighton Landing
- Development Plans for the World Headquarters Project, the Sports
Facility Project, the Hotel Project, and the Office Buildings Project
all within Planned Development Area No. 87, New Brighton
Landing

BUSINESS MEETING (Open to the public)

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 October 10, 2012, at 9:00 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Text Amendment Application No. 429, filed by the Boston Redevelopment Authority.

Said application would amend Article 11 (Signs), specifically Section 11-6 (Signs Subject to Other Regulations), with respect to billboards, signboards and other outdoor advertising.

A copy of the petition 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, 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 October 10, 2012, at 9:15 AM, in Room 900, Boston City Hall, in connection with a petition to approve the Second Amended and Restated Development Plan for The Millennium Tower and Burnham Building Redevelopment (f/k/a the One Franklin/Filene's Redevelopment) Planned Development Area No. 72, 426 Washington Street (the "Second Amended and Restated Development Plan"), filed by the Boston Redevelopment Authority on behalf of MP Franklin, LLC.

Said Second Amended and Restated Development Plan would allow for an approximately 1,185,000 square foot mixed-use project containing approximately 784,000 to 800,000 square feet of residential space, approximately 122,000 to 231,000 square feet of retail space, approximately 125,000 to 218,000 square feet of office space, approximately 35,000 square feet of health club/spa space, approximately 10,000 square feet of restaurant space and a below-grade parking garage with parking for up to 550 vehicles.

A copy of the petition, the Second 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, 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 October 10, 2012, at 9:30 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 430 and a petition to approve the Amended and Restated Development Plan for 1282 Boylston Street, Boston within Planned Development Area No. 81 (the "Amended and Restated Development Plan"), filed by the Boston Redevelopment Authority on behalf of The Abbey Group.

Said Text Amendment would amend Article 66, Fenway Neighborhood District, with respect to Planned Development Areas maximum building height, FAR, street wall height, and setback above street wall height. Said Amended and Restated Development Plan replaces the Original Development Plan for Planned Development Area No. 1282 Boylston Street and replaces office space with residential units. The current proposal will allow for the construction of an up to 348,235 square foot mixed-use project containing approximately 322 residential units, approximately 15,000 square feet of ground floor retail space fronting on Boylston Street, and a 3-story below grade garage providing parking for approximately 295 vehicles.

A copy of the petition, the Amended and Restated Development Plan, Text Amendment 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, 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 October 10, 2012, at 9:45 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 619 and a petition to approve the Development Plan for Planned Development Area No. 89, 275 Albany Street, South End, Boston (the "Development Plan"), filed by the Boston Redevelopment Authority on behalf of BH Normandy 275 Albany Street, LLC.

Said Map Amendment would amend "Map 1P, South End Neighborhood District," by adding the designation "D", indicating a Planned Development Area overlay district to approximately 1.27 acres of land. The Development Plan would allow for an up to 330,000 square foot project with two building elements containing up to 325 hotel rooms in the East Berkeley Structure and up to 220 residential units in the Traveler Structure, retail/restaurant uses, and 65,000 square feet of parking for up to 165 cars.

A copy of the petition, the Development Plan, Map Amendment 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, 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 October 10, 2012, at 10:00 AM, in Room 900, Boston City Hall, in connection with a petition to approve the First Amendment to the Master Plan for Planned Development Area No. 87 ("PDA No. 87"), and the three Development Plans for the Sports Facility Project, the New Balance World Headquarters Project, and the Office Buildings Project ("Proposed Projects"), all within Planned Development Area No. 87, New Brighton Landing, Boston, filed by the Boston Redevelopment Authority on behalf of New Brighton Landing LLC (the "Proponent").

Said petitions would allow for a mixed-use development encompassing 13.98 acres of land adjacent to the existing New Balance World Headquarters Building at 20 Guest Street, along the Massachusetts Turnpike in Brighton. The contents of the Proposed Projects are set forth in each of the three Development Plans within PDA No. 87.

A copy of the petitions, the First Amendment to the Master Plan for PDA No. 87 and all three Development Plans within PDA No. 87 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, Executive Secretary