

# CITY OF BOSTON



## ZONING COMMISSION

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

RECEIVED  
CITY CLERK'S OFFICE  
2013 NOV -6 A 11: 33  
BOSTON, MA

### AGENDA

November 13, 2013

#### PUBLIC HEARINGS

- 9:00 AM Map Amendment Application No. 642  
Planned Development Area No. 95, 80 East Berkeley Street  
Map 1P, South End Neighborhood District
- 9:15 AM Text Amendment Application No. 447  
Map Amendment Application No. 640  
Article 50; Map 6A/6B/6C, Roxbury Neighborhood District
- 9:30 AM Text Amendment Application No. 448  
Housing and Jobs Contribution Grant  
Article 80
- 9:45 AM Amended and Restated Development Plan for Planned  
Development Area No. 84  
Copley Place Residential Addition and Retail Expansion

#### 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 November 13, 2013, at 9:00 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 642 and a petition for approval of the Development Plan for Planned Development Area No. 95, 80 East Berkeley Street, South End, ("Development Plan") filed by the Boston Redevelopment Authority.

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 47,360 square feet of land (approximately 1.09 acres). The Development Plan includes a mixed-use building containing a maximum of 308,000 square feet of Gross Floor Area, with a two-level, underground parking garage containing approximately 200 public and accessory parking spaces, and public realm improvements.

A copy of the petition, map of the area involved and the Development Plan 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 November 13, 2013, at 9:15 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 447 and Map Amendment Application No. 640 filed by the Boston Redevelopment Authority.

The proposed text and map amendments will amend Article 50 and Map 6A/6B/6C, Roxbury Neighborhood District, by including the Albany Street Medical Area Community Facilities subdistrict in the areas where Planned Development Areas ("PDAs") are allowed, and establishing dimensional regulations and public benefits criteria for PDAs.

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  
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 November 13, 2013, at 9:30 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Text Amendment Application No. 448, filed by the Boston Redevelopment Authority.

Said text amendment would amend Article 80, specifically Section 80B-7 (Development Impact Project Exactions), by increasing the required payment to the Housing Contribution Grant from seven dollars and eighty-seven cents (\$7.87) to eight dollars and thirty-four cents (\$8.34) and by increasing the required payment to the Jobs Contribution Grant from one dollar and fifty-seven cents (\$1.57) to one dollar and sixty-seven cents (\$1.67).

A copy 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 November 13, 2013, at 9:45 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with a petition for approval of the Amended and Restated Development Plan for Planned Development Area No. 84, Copley Place and Copley Place Residential Addition and Retail Expansion, Boston, ("Amended and Restated Development Plan") filed by the Boston Redevelopment Authority.

The Amended and Restated Development Plan will provide approximately 680,000 square feet of new, additional residential space, including a sky lobby with residential amenities and associated support areas for approximately 542 residential units as well as approximately 75,000 square feet of new, additional retail, restaurant and interior, four-season atrium uses with associated support areas.

A copy of the petition, map of the area involved and the Amended and Restated Development Plan 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