

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

AGENDA

November 20, 2013

PUBLIC HEARINGS

- 9:00 AM Map Amendment Application No. 643
PDA Nos. 46 and 97
Map 7A/7B/7C/7D

Second Amendment to the Master Plan for Planned Development
Area No. 87, Boston Landing

Fourth Amendment to Development Plan for Planned
Development Area No. 46, Brighton Landing
- 9:15 AM Map Amendment Application No. 641
Harvard Allston Campus IMP
Map 7A/7B/7C/7D and 7B/7D
Allston-Brighton Neighborhood District
- 9:30 AM Map Amendment Application No. 638
Master Plan for Planned Development Area ("PDA") No. 94,
Bartlett Place
Phase I Development Plan within PDA No. 94
Map 6A/6B/6C, Roxbury Neighborhood District
- 9:45 AM Text Amendment Application No. 444
Map Amendment Application No. 635
Article 45; Map 1H, Government Center/Markets District

BUSINESS MEETING (Open to the public)

Discussion of Public Hearings

RECEIVED
CITY CLERK'S OFFICE
2013 NOV 14 A 10:30
BOSTON, MA

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 20, 2013, at 9:00 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 643, and a petition for the Second Amendment to the Master Plan for Planned Development Area No. 87, Boston Landing, Brighton ("Second Amendment"), and a petition for the Fourth Amendment to Development Plan No. 46, Brighton Landing, Brighton ("Fourth Amendment"), filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District, by removing two parcels of land totaling approximately 12,596 square feet (the "Removed Land") on the southerly side of Guest Street from PDA No. 87, and adding additional land totaling approximately 1,500 square feet (the "Additional Land") on the southerly side of Guest Street to Planned Development Area No. 87, as a result of the acquisition of land from B.L.M. Realty Trust; by adding an additional parcel of adjacent land which is approximately 5,096 square feet in size (the "Additional Land") as a part of Planned Development Area No. 46. The Fourth Amendment also seeks to construct a new garage lobby and two new elevators. The Second Amendment is intended to modify the Master Plan in the following manner: (i) by changing the designation of the area encompassed by PDA No. 87 from New Brighton Landing to Boston Landing and changing the name of the Proponent from "New Brighton Landing LLC" to "Boston Landing LLC"; (ii) by removing two parcels of land totaling approximately 12,596 square feet (the "Removed Land") on the southerly side of Guest Street from PDA No. 87, as a result of an Order adopted by the City of Boston Public Improvement Commission widening and relocating Life Street and thereby including the Removed Land in the reconfigured Life Street, and as a result of a conveyance of land to B.L.M. Realty Trust; (iii) by adding additional land totaling approximately 1,500 square feet (the "Additional Land") on the southerly side of Guest Street to Planned Development Area No. 87, as a result of the acquisition of land from B.L.M. Realty Trust; (iv) by amending and restating the fourth paragraph of Section 1 of the Master Plan, as amended by the First Amendment, so that there are now five Proposed Projects and the additional uses of biotechnology and laboratory use (provided, however, that no laboratory classified by the U.S. Centers for Disease Control as a Biosafety Level 3 or 4 ("BSL-3" or "BSL-4") shall be permitted), studio production, a Multifamily Dwelling or Dwellings.

Copies of the petitions, , the Master Plan, 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 20, 2013, at 9:30 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 638 and a petition for approval of the Master Plan for Planned Development Area No. 94, Bartlett Place, Roxbury, ("Master Plan") and the Phase I Development Plan within Planned Development Area No. 94, Bartlett Place ("Phase I Development Plan") filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 6A/6B/6C, Roxbury Neighborhood District, by adding the designation "D", indicating a Planned Development Area overlay district to approximately 8.59 acres located at 2565 Washington Street in Roxbury. The Master Plan for Bartlett Place envisions a phased development with four Proposed Projects taking place over a period commencing in 2014 and continuing through 2018 and comprising approximately 323 residential units, and approximately 54,000 square feet of commercial and retail space in the First Phase Project described in the Phase I Development Plan. The Phase I Development Plan proposes two phases to the Phase I Project. Phase 1A of the First Phase Project will reach a maximum building height of 55 feet and will include up to 125,000 square feet of Gross Floor Area, consisting of approximately 39,000 square feet of commercial and retail space and between 39 and 45 apartment units. Phase 1B of the First Phase Project will have a maximum building height of 65 feet and up to 110,000 square feet of Gross Floor Area, including approximately 15,000 square feet of commercial and retail space and between 57 and 63 apartment units, as well as a new public plaza.

A copy of the petition, map of the area involved, the Master Plan, and the Phase I 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 20, 2013, at 9:15 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 641 and a petition for approval of the Harvard University's Campus in Allston Institutional Master Plan ("IMP") filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 7A/7B/7C/7D and Map 7B/7D, Allston-Brighton Neighborhood District, by adding the designation "IMP", indicating an Institutional Master Plan overlay district to Harvard's properties in Allston. Said IMP describes the Proposed Institutional Projects that Harvard aims to complete over the next decade to realize strategic goals in both academic and community development. The IMP includes nine Proposed Institutional Projects (seven new buildings and two renovation projects) totaling approximately 1.4 million square feet of new building space and 500,000 square feet of renovation.

A copy of the petition, map of the area involved, and the IMP 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 20, 2013, at 9:45 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 444 and Map Amendment Application No. 635 filed by the Boston Redevelopment Authority.

The proposed text amendment to Article 45 establishes the "Wharf Street Restricted Growth Area" as Area 11A and sets forth in said Area that the maximum building height will be one hundred (100) feet and a maximum Floor Area Ratio ("FAR") of eight (8) will be allowed; provided that any Proposed Project shall be allowed a maximum building height of one hundred and twenty (120) feet and a maximum FAR of twelve (12) if such Proposed Project is subject to or has elected to comply with Large Project Review and receives a Certification of Consistency pursuant to Section 80B-6 of the Boston Zoning Code. The proposed map amendment to Map 1H identifies the Wharf Street sites as Area 11A and the Map Key will show the "Wharf Street Restricted Growth Area" as Area 11A and set forth the above referenced maximum heights and FARs.

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