

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

AGENDA

December 11, 2013

PUBLIC HEARINGS

- 9:00 AM Map Amendment Application No. 643
Boston Children's Hospital 2013 Institutional Master Plan
Map 1M, Audubon Circle Neighborhood District
- 9:15 AM Map Amendment Application No. 646
Beth Israel Deaconess Medical Center Institutional Master Plan
Amendment
Map 5C, Dorchester Neighborhood District
- 9:30 AM Map Amendment Application No. 647
Boston University Medical Center Institutional Master Plan
Map 1P, South End Neighborhood District
- 9:45 AM Map Amendment Application No. 645
Planned Development Area No. 96, One Congress Street
Map 1H, Government Center/Markets District

BUSINESS MEETING (Open to the public)

Discussion of Public Hearings

RECEIVED
CITY CLERK'S OFFICE
2013 DEC - 2 P 12: 51
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 December 11, 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 approval of the Institutional Master Plan Amendment to Boston Children's Hospital 2013 Institutional Master Plan ("2013 IMP Amendment") filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 1M, Audubon Circle Neighborhood District, by adding the designation "IMP", indicating an Institutional Master Plan overlay district to approximately 70,245 square feet of land located at 819 Beacon Street. The 2013 IMP Amendment calls for the inclusion of three Proposed Institutional Projects: a) an on-campus Project that includes an approximately 445,000 square foot Boston Children's Clinical Building ("BCCB"); b) an approximately 29,370 square foot Patient and Family Parking Garage Addition that includes 86 parking spaces; and c) an off-campus building at 819 Beacon Street that includes approximately 245,840 square feet of office and retail space and approximately 432 structured parking spaces in an eight story structure ("819 Beacon Street Project").

A copy of the petition, map of the area involved and the 2013 IMP Amendment 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 December 11, 2013, at 9:15 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 646 and a petition for approval of the Institutional Master Plan Notification Form for the Amendment to the Beth Israel Deaconess Medical Center Institutional Master Plan ("IMP Amendment") filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 5C, Dorchester Neighborhood District, by adding the designation "IMP", indicating an Institutional Master Plan overlay district to the land owned or occupied by Beth Israel Deaconess Medical Center located at 230 Bowdoin Street, 3-5 Bowdoin Park, and 133-137 Hamilton Street, Dorchester. The IMP Amendment calls for the Bowdoin Street Health Center Addition Project ("Proposed Project") to be located at 230 Bowdoin Street and two existing ancillary parking lots located at 3-5 Bowdoin Park and 133-137 Hamilton Street. The Proposed Project calls for interior renovations and an approximately 4,100 square foot addition for expanded outpatient clinical space including a Wellness Center to the Proponent's existing Bowdoin Street Health Center.

A copy of the petition, map of the area involved and the IMP Amendment 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 December 11, 2013, at 9:30 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 647 and a petition for approval of the Institutional Master Plan Amendment to the Boston University Medical Center Institutional Master Plan ("2013 IMP Amendment") filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 1P, South End Neighborhood District, by adding the designation "IMP", indicating an Institutional Master Plan overlay district to the parcel of land identified as 100 East Canton Street, 123 East Dedham Street, and 575 Albany Street, Boston (collectively known as 112 East Canton Street). The 2013 IMP Amendment calls for the following six projects: (a) the inclusion of a proposed addition to the existing Moakley Cancer Center; (b) the New Inpatient Building Phase 1; (c) relocation of the Energy Facility proposed in 2010; (d) replacement of the existing yellow utility tube across Albany Street with a new bridge for patient transport and materials handling; (e) the New Inpatient Building Phase 2; and (f) the Administration Clinical Building.

A copy of the petition, map of the area involved and the 2013 IMP Amendment 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 December 11, 2013, at 9:45 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 645 and a petition for approval of the Development Plan for Planned Development Area No. 96, Redevelopment of the Government Center Garage, Boston, ("Development Plan") filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 1H, Government Center/Markets District, by adding the designation "D", indicating a Planned Development Area overlay district to the existing Government Center Garage, approximately 250,888 square feet of land (approximately 5.76 acres) located between Sudbury Street, New Chardon Street, Bowker Street and John F. Fitzgerald Surface Road, Boston. The Development Plan includes the construction of six new components, three on the portion of the site west of Congress Street (the "West Parcel") and three on the portion of the site east of Congress Street (the "East Parcel"), which will introduce 812 new housing units, 196 new hotel rooms, approximately 1.15 million square feet of office space, 82,500 square feet of retail space, 1,159 parking spaces and a reconfigured MBTA Haymarket bus facility.

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