

CITY OF BOSTON



ZONING COMMISSION

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

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CITY CLERK'S OFFICE

2016 OCT 27 A 11:50

BOSTON, MA

AGENDA

November 9, 2016

- 11:00 AM Map Amendment Application No. 689
Planned Development Area No. 108
32 Cambridge Street
Map 2E, Charlestown
- 11:15 AM Map Amendment Application No. 690
Planned Development Area No. 106
321 Harrison Avenue/1000 Washington Street
Map 1P, South End
- 11:30 AM Text Amendment Application No. 468
PDA Regulations
Article 64, South End Neighborhood District
- 11:45 AM Text Amendment Application No. 469
PDA Regulations
Article 50, Roxbury Neighborhood District

BUSINESS MEETING

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 9, 2016, at 11:00 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 689 and a petition for the approval of the Development Plan for Planned Development Area No. 108, 32 Cambridge Street and 572 Rutherford Avenue, Charlestown ("Development Plan"), filed by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency.

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Said map amendment would amend "Map 2E, Charlestown Neighborhood District," by adding the designation "D," indicating a Planned Development Area ("PDA") overlay district to approximately 70,569 square feet (approximately 1.62 acres) of land generally bounded by Cambridge Street to the north, Rutherford Avenue and property addressed as 24 Cambridge Street to the east, a paved right-of-way known as D Street to the south, and existing buildings fronting on Spice Street to the west. Said Development Plan would allow for the construction of a new four-story building containing approximately 103,000 square feet of Gross Floor Area, including approximately 125 dwelling units and parking for approximately 97 vehicles; the renovation of the Graphic Arts Finishers Building to include approximately 38,000 square feet of Gross Floor Area, including approximately 46 dwelling units, approximately 2,500 square feet of ground-floor commercial space and parking for approximately 16 vehicles.

A copy of the petition, a map of the area involved and the Development Plan may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
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 9, 2016, at 11:15 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 690 and a petition for the approval of the Development Plan for Planned Development Area No. 106, 1000 Washington Street and 321 Harrison Avenue, South End ("Development Plan"), filed by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency.

Said map amendment would amend "Map 1P, South End Neighborhood District," by adding the designation "D," indicating a Planned Development Area ("PDA") overlay district to approximately 83,470 square feet (approximately 1.92 acres) of land generally bounded by Herald Street to the north, Harrison Avenue to the east, William E. Mullins Way to the south, and Washington Street to the west. Said Development Plan will include the construction of a new, eight-story office building of a maximum of 230,000 gross square feet to be built over the existing three-story parking garage.

A copy of the petition, a map of the area involved and the Development Plan may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
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 9, 2016, at 11:30 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 468, filed by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency ("BRA"). Said petition will be heard only if approved at the BRA Board of Director's Meeting scheduled for October 20, 2016.

Said text amendment would amend Article 64, South End Neighborhood District, with respect to the maximum floor area ratio ("FAR") in Planned Development Areas ("PDAs") within the Economic Development Area North Subdistrict

A copy of the petition may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
Executive Secretary

ZONING HEARING

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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 9, 2016, at 11:45 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 469, filed by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency ("BRA"). Said petition will be heard only if approved at the BRA Board of Director's Meeting scheduled for October 20, 2016.

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Said text amendment would amend Article 50, Roxbury Neighborhood District, with respect to the maximum floor area ratio ("FAR") and allowed maximum building height in Planned Development Areas ("PDAs"), specifically for a portion of Parcel P-3 and Parcel P-3h in the Campus High Urban Renewal Area, Project No. Mass. R-129, within the Roxbury Neighborhood District.

A copy of the petition may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
Executive Secretary

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October 27, 2016

Maureen Feeney, City Clerk
Office of the City Clerk
Boston City Hall - Room 601
Boston, MA 02201
ATTN: Public Hearing Notices

Dear Madam Clerk:

This letter is to inform you that the Zoning Commission of the City of Boston will hold four (4) Public Hearings and a Business Meeting on Wednesday, November 9, 2016, beginning at 11:00 AM, in Room 900, Ninth Floor, City Hall, Boston.

Please find attached copies of the public notices for the public hearings as well as the agenda for the meeting on the 9th. If you have any questions, please feel free to contact me at the above number or via email at kathleen.pedersen@boston.gov.

Sincerely,

Kathleen R. Pedersen
Executive Secretary