

# CITY OF BOSTON



**RECEIVED**

By City Clerk at 9:12 am, Feb 03, 2022

## ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

**ATTENTION:** THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THIS MEETING BY GOING TO <https://bit.ly/3laZgSl>. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [ZONINGCOMMISSION@BOSTON.GOV](mailto:ZONINGCOMMISSION@BOSTON.GOV)

### AGENDA

February 9, 2022

#### PUBLIC HEARINGS

**9:00 AM**      **Map Amendment Application No. 743  
Planned Development Area No. 131, 323-365 Dorchester Avenue  
Redevelopment  
Map 4, South Boston**

Said map amendment would amend Map 4, South Boston," by adding the designation "D," indicating a Planned Development overlay to approximately 235,426 square feet (approximately 5.4 acres) of land near the intersection of Dorchester Avenue and Old Colony Avenue in South Boston. Said Development Plan would allow for the development of four new mixed-use buildings totaling up to 1,073,000 square feet of office; life science, which is inclusive of both Research and Development Uses, Scientific Laboratory Uses ("Life Science"); residential; and ground level retail/restaurant uses as well as off street parking.

**9:15 AM**      **Boston University Medical Campus 2021-2031 Institutional Master Plan  
("IMP")**

Said IMP provides an update on recent campus development and operations, existing property and uses, future campus projections, and community benefits.

**9:30 AM**      **Map Amendment Application No. 744**  
**Planned Development Area No. 132, 109 Brookline Avenue Project**  
**Map 1Q, Fenway Neighborhood District**

**9:45 AM**      **Map Amendment Application No. 745**  
**First Amendment to the Development Plan for Planned Development**  
**Area No. 96, Government Center Garage**  
**Map 1H (and 1J?), Government Center/Markets District**

## 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 virtual public hearing will be held on February 9, 2022, at 9:00 A.M., in connection with Map Amendment Application No. 743 and a petition for approval of the Development Plan for Planned Development Area No. 131, 323-365 Dorchester Avenue Redevelopment, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend Map 4, South Boston," by adding the designation "D," indicating a Planned Development overlay to approximately 235,426 square feet (approximately 5.4 acres) of land near the intersection of Dorchester Avenue and Old Colony Avenue in South Boston. Said Development Plan would allow for the development of four new mixed-use buildings totaling up to 1,073,000 square feet of office; life science, which is inclusive of both Research and Development Uses, Scientific Laboratory Uses ("Life Science"); residential; and ground level retail/restaurant uses as well as off street parking.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/3laZgSl>. A copy of the amendment, the Development Plan and a map of the area involved may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to [zoningcommission@boston.gov](mailto:zoningcommission@boston.gov).

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: [zoningcommission@boston.gov](mailto:zoningcommission@boston.gov) or 617-918-4308. The meeting is scheduled for February 9, 2022. Please request interpreting services **no later than February 4, 2022**.

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 virtual public hearing will be held on February 9, 2022, at 9:15 A.M., in connection with a petition for approval of the Boston University Medical Campus 2021-2031 Institutional Master Plan (“IMP”), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said IMP provides an update on recent campus development and operations, existing property and uses, future campus projections, and community benefits.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/3laZgSl>. A copy of the petition may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to [zoningcommission@boston.gov](mailto:zoningcommission@boston.gov).

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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 virtual public hearing will be held on February 9, 2022, at 9:30 A.M., in connection with Map Amendment Application No. 744 and a petition for approval of the Development Plan for Planned Development Area No. 132, 109 Brookline Avenue Project, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend "Map 1Q, Fenway Neighborhood District," by adding the designation "D," indicating a Planned Development overlay to approximately 85,613 square feet of land located at 109 Brookline Avenue, 20-26 Overland Street and 21-27 Burlington Avenue in the Fenway neighborhood of Boston (collectively the "Project Site"). The Project Site consists of two parcels bounded by Overland Street to the northeast, Brookline Avenue to the southeast, Burlington Avenue to the south and southwest, and a parcel owned by the Massachusetts Department of Transportation that will become the Fenway Multiuse Path to the north and northwest. Said Development Plan would allow for the demolition of the existing vacant three-story building at 109 Brookline Avenue and the construction of one building containing up to 250,000 square feet of gross floor area, including approximately 236,000 square feet of gross floor area of office, laboratory, and research & development uses, approximately 3,000 square feet of gross floor area of retail uses, approximately 2,600 square feet of gross floor area of community uses, and approximately 216 structured below-grade parking spaces.

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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 virtual public hearing will be held on February 9, 2022, at 9:45 A.M., in connection with Map Amendment Application No. 745 and a petition for approval of the First Amendment to the Development Plan for Planned Development Area No. 96, Government Center Garage ("First Amendment"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend "Map 1H, Government Center/Markets District," "Map 1J, Bulfinch Triangle District," "Map 1L, North End Neighborhood District," and "Map 1Xa/1Xb, Central Artery Special District," by revising the boundaries of said Districts to align with the current local street layout adjacent to Planned Development Area No. 96 ("PDA No. 96"), and locate the entire PDA No. 96 site within the Government Center/Markets District. Said First Amendment would change the Original East Parcel Project to replace the original three building program of office, residential, hotel, and retail uses with a single component consisting of (i) one primary building containing approximately 410,000 square feet of office, research laboratory and retail uses, (ii) a small retail kiosk that may be constructed within the East Parcel plaza area, and (iii) other modifications to the East Parcel public realm improvements (together, the "East Parcel Project").

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