

CITY OF BOSTON



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/BZC_Apr2023. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

RECEIVED

By City Clerk at 10:34 am, Apr 03, 2023

AGENDA

April 12, 2023

9:00 AM **Map Amendment Application No. 754**
Planned Development Area No. 138
1234 and 1240 Soldiers Field Road, Brighton

The Proposed Project calls for the construction of four new buildings on the Project Site containing in the aggregate, up to 582,000 square feet of gross floor area. The 1240 Site will contain two residential buildings: (i) the Telford Residential Building will be constructed on an approximately 19,330 square foot parcel of land to be contributed by the 1240 Owner and located at the corner of Telford Street and Western Avenue, and this building will contain approximately 72 new affordable units (a mix of rental and for-sale condominium units) as well as approximately 4,000 s.f. of ground floor retail space; and (ii) the approximately 301,000 square foot, 18-story Soldiers Field Road Residential Rental Building (“SFR Residential Rental Building”), which will contain approximately 395 rental apartments, residential amenity spaces, one or more bicycle storage rooms that comply with the City’s current Bicycle Parking Guidelines, and approximately 4,500 s.f. of non-residential space that may house an approximately 200-seat music hall venue with accessory office and rehearsal space, or in the alternative, retail, restaurant and/or other commercial uses that are appropriate for this location. The Telford Residential Building and the SFR Residential Rental Building will share a second floor outdoor terrace as well as an at-grade and underground parking garage with total capacity of approximately 216 vehicles, of which approximately 39 spaces will be reserved to residents of the Telford Residential Building, approximately 157 parking spaces will be reserved for residents of this building, and an additional 20 spaces will be available for use to support the commercial space in both this building and the Telford Residential Building. Both buildings will contain ground floor commercial space and amenities such as bicycle rooms and other residential amenity spaces.

The 1234 Site will contain: (i) an approximately 125,500 square foot, 11-story Western Avenue Hotel, a 195+ key hotel with approximately 3,500 s.f. of ground floor commercial space fronting on Western Avenue, as well as related hotel amenity spaces, including a bicycle storage room that complies with the City's Bicycle Parking Guidelines, and an amenity terrace for hotel guests. The hotel lobby will face onto a new site drive bisecting the Project Site ("Site Drive"), which will contain a pick-up/drop-off area for hotel guests, and (ii) the SFR Residential Condominium Building, an approximately 77,000 square foot, 10-story residential condominium building containing approximately 76 for-sale residential units as well as related amenity spaces, including a bicycle storage room and a tenth-floor outdoor terrace for residents. These two buildings will share an underground parking garage with a total capacity of approximately 179 vehicles.

9:15 AM

Map Amendment Application No. 756

First Amendment to Master Plan for Planned Development Area No. 127, Allston Yards

First Amendment to Building A Development Plan within Planned Development Area No. 127, Allston Yards

First Amendment to Building B Development Plan within Planned Development Area No. 127, Allston Yards

First Amendment to Building C Development Plan within Planned Development Area No. 127, Allston Yards

First Amendment to Building D Development Plan within Planned Development Area No. 127, Allston Yards

Development Plan for Building E Development Plan within Planned Development Area No. 127, Allston Yards

Said map amendment would add the designation "D," indicating a Planned Development Area overlay district to approximately 20,586 square feet (approximately 0.473 acres) of land located at 52 Everett Street in Allston. Said Amendments would incorporate the land and vacant building located at 52 Everett Street into the Master Plan and Planned Development Area No. 127 site, make corresponding changes to the other Allston Yards Development Plans to account for the construction and addition of the building proposed at 52 Everett Street, Allston, and update the Allston Yards project commitment to advance construction of homeownership units. Said Development Plan proposes to construct an approximately 150-unit residential homeownership building with an approximately 1,950 square foot retail space to activate the ground floor along Guest Street.

9:30 AM

Text Amendment Application No. 509

Housing and Jobs Exaction (Linkage)

Article 2, 2A Definitions

Article 80, Development Review and Approval

Said text amendment would : (1) implement an increase, over two years beginning January 1, 2024 in the Housing Exaction and Jobs Contribution Exaction for research lab uses to Twenty Six Dollars and Zero Cents (\$26.00) per square foot and Four Dollars and Seventy-Eight Cents (\$4.78) per square foot, respectively, for a total of Thirty Dollars and Seventy-Eight Cents (\$30.78) per square foot; (2) increase in the Housing Exaction and Jobs Contribution Exaction for other Development Impact Uses to Nineteen Dollars and Thirty-Three Cents (\$19.33) per square foot and Three Dollars and Seventy-Six Cents (\$3.76) per square foot, respectively, for a total of Twenty-Three Dollars and Nine Cents (\$23.09) per square foot; (3) lower the gross floor area trigger and exemption from 100,000 square feet to 50,000 square feet; (4) change the number of payments to two, made at Building Permit and Certificate of Occupancy; and (5) amend Articles 2 and 2A-Definitions, updating Research Laboratory and related Uses to reflect the proposed changes to Article 80B-7.

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 April 12, 2023, at 9:00 A.M., in connection with Map Amendment Application No. 754 and a petition for approval of the Development Plan for Planned Development Area No. 138, 1234 and 1240 Soldiers Field Road (“the Plan”), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would add the designation “D,” indicating a Planned Development Area overlay district to approximately 136,927 square feet (approximately 3.14 acres) of land located at 1234 and 1240 Soldiers Field Road, bounded generally by Western Avenue to the south, Telford Street to the west, Soldiers Field Road to the north and land owned by the City of Boston and Harvard University to the east. The Plan will allow for the development on the two parcels of land – 1234 and 1240 Soldiers Field Road. The 1240 Site will contain two residential buildings: (i) the Telford Residential Building will be constructed on an approximately 19,330 square foot parcel of land located at the corner of Telford Street and Western Avenue, and this building will contain approximately 72 new affordable units (a mix of rental and for-sale units), and (ii) the approximately 301,000 square foot, 18-story SFR Rental Building which will contain approximately 380 rental apartments. The Telford Residential Building and the SFR Rental Building will share a second-floor outdoor terrace as well as an at-grade and underground parking garage with total capacity of approximately 211 vehicles, and both buildings will contain ground floor commercial space and amenities such as bicycle rooms and other residential amenity spaces. The 1234 Site will contain: (i) the approximately 125,500 square foot, 11-story Western Ave Hotel, a 195+ key hotel with ground floor commercial space, and (ii) the SFR Condominium Building, an approximately 77,000 square foot, 10-story residential condominium building containing approximately 76 for-sale residential units. These two buildings will share an underground parking garage with total capacity of approximately 174 vehicles.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Apr2023. Copies of the petition, the 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.

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: zoningcommission@boston.gov or 617-918-4308. The meeting is scheduled for April 12, 2023. Please request interpreting services **no later than April 7, 2023**.

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 April 12, 2023, at 9:15 A.M., in connection with Map Amendment Application No. 756 and petitions for approval of the First Amendment to Master Plan for Planned Development Area No. 127, Allston Yards (the "Master Plan"), the First Amendment to Building A Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building B Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building C Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building D Development Plan for Planned Development Area No. 127, Allston Yards (collectively "the Amendments"), and the Building E Development Plan for Planned Development Area No. 127, Allston Yards, Allston (the "Development Plan"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would add the designation "D," indicating a Planned Development Area overlay district to approximately 20,586 square feet (approximately 0.473 acres) of land located at 52 Everett Street in Allston. Said Amendments would incorporate the land and vacant building located at 52 Everett Street into the Master Plan and Planned Development Area No. 127 site, make corresponding changes to the other Allston Yards Development Plans to account for the construction and addition of the building proposed at 52 Everett Street, Allston, and update the Allston Yards project commitment to advance construction of homeownership units. Said Development Plan proposes to construct an approximately 150-unit residential homeownership building with an approximately 1,950 square foot retail space to activate the ground floor along Guest Street.

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Said text amendment would : (1) implement an increase, over two years beginning January 1, 2024 in the Housing Exaction and Jobs Contribution Exaction for research lab uses to Twenty Six Dollars and Zero Cents (\$26.00) per square foot and Four Dollars and Seventy-Eight Cents (\$4.78) per square foot, respectively, for a total of Thirty Dollars and Seventy-Eight Cents (\$30.78) per square foot; (2) increase in the Housing Exaction and Jobs Contribution Exaction for other Development Impact Uses to Nineteen Dollars and Thirty-Three Cents (\$19.33) per square foot and Three Dollars and Seventy-Six Cents (\$3.76) per square foot, respectively, for a total of Twenty-Three Dollars and Nine Cents (\$23.09) per square foot; (3) lower the gross floor area trigger and exemption from 100,000 square feet to 50,000 square feet; (4) change the number of payments to two, made at Building Permit and Certificate of Occupancy; and (5) amend Articles 2 and 2A-Definitions, updating Research Laboratory and related Uses to reflect the proposed changes to Article 80B-7.

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