

# CITY OF BOSTON



**RECEIVED**

**By City Clerk at 9:14 am, Aug 02, 2023**

## 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\\_Aug2023](https://bit.ly/BZC_Aug2023). YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [ZONINGCOMMISSION@BOSTON.GOV](mailto:ZONINGCOMMISSION@BOSTON.GOV)

### AGENDA

**August 9, 2023**

**9:00 AM**      **Text Amendment Application No. 513**  
**Definitions**  
**Article 2**

Said amendment would amend Article 2, Definitions, by updating certain outdated definitions and to remove instances of duplication for applicable terms appearing in both Article 2 and Non-2 Articles of the Code.

**9:15 AM**      **Map Amendment Application No. 759**  
**Planned Development Area No. 135 and 136**  
**Fenway Corners**  
**Map 1Q**

Said amendment would amend "Map 1Q, Fenway Neighborhood District," by adding the designation "D," indicating a Planned Development Area overlay district to the existing zoning designation of approximately 43,671 square feet, approximately 1.003 acres, of land bounded generally by Lansdowne Street to the south, private property to the west and east, and the Massachusetts Bay Transportation Authority commuter rail right of way to the north ("PDA #135"), and would also add the designation "D," indicating a Planned Development Area overlay district to the existing zoning designation of approximately 188,717 square feet, approximately 4.33 acres, to several parcels of land located at 70 Van Ness Street, 85 Van Ness Street, 19-23 Jersey Street, 25-27 Jersey Street, 31-37 Jersey Street, 78-88 Brookline Avenue, 92 Brookline Avenue, 100-102 Brookline Avenue, 104-106 Brookline Avenue, 110-114 Brookline Avenue, and 73-89 Brookline Avenue ("PDA #136").

Said Development Plans would allow for the construction of eight buildings containing approximately 2.083 million square feet ("s.f.") of Gross Floor Area to contain office, laboratory/research and development, residential, retail, restaurant, commercial, day care and other uses, as well as underground parking to accommodate approximately 1,489 motor vehicles, new open spaces to be made available to the public, and extensive public realm improvements, including the creation of a new connecting roadway between Boylston Street and Brookline Avenue (collectively, the "Proposed Project" or "Project"). One approximately 250,000 s.f. building will be constructed within the Fenway Corners North PDA, and the remaining seven buildings will be constructed within the Fenway Corners West PDA.

**9:30 AM**

**Director's Update**

## 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 August 9, 2023, at 9:00 A.M., in connection with Text Amendment Application No. 513 filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said amendment would amend Article 2, Definitions, by updating certain outdated definitions and to remove instances of duplication for applicable terms appearing in both Article 2 and Non-2 Articles of the Code.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to [https://bit.ly/BZC\\_Aug2023](https://bit.ly/BZC_Aug2023). 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).

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 August 9, 2023. Please request interpreting services **no later than August 4, 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 August 9, 2023, at 9:15 A.M., in connection with Map Amendment Application No. 759 and a petition for approval of the Development Plan for Planned Development Area No. 135, Fenway Corners Project (North), Boston ("PDA #135"), and the Development Plan for Planned Development Area No. 136, Fenway Corners Project (West), Boston ("PDA #136"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said amendment would amend "Map 1Q, Fenway Neighborhood District," by adding the designation "D," indicating a Planned Development Area overlay district to the existing zoning designation of approximately 43,671 square feet, approximately 1.003 acres, of land bounded generally by Lansdowne Street to the south, private property to the west and east, and the Massachusetts Bay Transportation Authority commuter rail right of way to the north ("PDA #135"), and would also add the designation "D," indicating a Planned Development Area overlay district to the existing zoning designation of approximately 188,717 square feet, approximately 4.33 acres, to several parcels of land located at 70 Van Ness Street, 85 Van Ness Street, 19-23 Jersey Street, 25-27 Jersey Street, 31-37 Jersey Street, 78-88 Brookline Avenue, 92 Brookline Avenue, 100-102 Brookline Avenue, 104-106 Brookline Avenue, 110-114 Brookline Avenue, and 73-89 Brookline Avenue ("PDA #136").

Said Development Plans would allow for the construction of eight buildings containing approximately 2.083 million square feet ("s.f.") of Gross Floor Area to contain office, laboratory/research and development, residential, retail, restaurant, commercial, day care and other uses, as well as underground parking to accommodate approximately 1,489 motor vehicles, new open spaces to be made available to the public, and extensive public realm improvements, including the creation of a new connecting roadway between Boylston Street and Brookline Avenue (collectively, the "Proposed Project" or "Project"). One approximately 250,000 s.f. building will be constructed within the Fenway Corners North PDA, and the remaining seven buildings will be constructed within the Fenway Corners West PDA.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to [https://bit.ly/BZC\\_Aug2023](https://bit.ly/BZC_Aug2023). Copies of the petitions 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 August 9, 2023. Please request interpreting services **no later than August 4, 2023**.

For the Commission  
Jeffrey M. Hampton  
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