

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_Dec2023. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

RECEIVED

By City Clerk at 8:48 am, Dec 05, 2023

AGENDA

December 13, 2023

9:00 AM **Map Amendment Application No. 764**
Master Plan for Planned Development Area No. 144
CORE on the Dot
Map 4, South Boston

Said map amendment would amend "Map 4, South Boston," by adding the designation "D," indicating a Planned Development Area overlay district to approximately 927,908 square feet (21.30 acres) of land bounded generally by the commuter and freight rail lines to the west, Dorchester Avenue to the east, 363-365 Dorchester Avenue parcel to the north, and Southampton Street to the south. Said Master Plan would allow for the development of new buildings with significant open space and public realm components as a vibrant mixed-use extension of the neighborhood including ground floor retail, civic and cultural uses, residential units with associated amenities, commercial development including office, lab, and R&D areas with associated mechanical, accessory and ancillary support spaces. The development will include new public and private streets, sidewalks, bike paths, and accessible public realm spaces and will also include café areas, open spaces, civic and public service spaces, and recreation areas for public use and enjoyment, distributed throughout the Master Plan area.

9:15 AM **Map Amendment Application No. 765**
1400 Boylston Street, Fenway
Map 1Q, Fenway Neighborhood District

The proposed amendment would remove a single parcel from a Multifamily Residential (MFR) Subdistrict and include it in the recently modified boundary of the Fenway Triangle Neighborhood Development Area (Fenway Triangle NDA) Subdistrict to include the parcel bounded by Park Drive, Peterborough Street, and Private Alley 931.

9:30 AM **Map Amendment Application No. 766**
6th Amendment to Harvard University IMP
1120 and 1230 Soldiers Field Road, Allston
Map 7A/7B/7C/7D and 7B/7D, Allston-Brighton Neighborhood District

Said Sixth IMP Amendment proposes a mixed-use institutional project for a project site with an address of 175 North Harvard Street in Allston. The Proposed Project includes changes to the building and use program from the project described for that site in the 2013 Harvard IMP. The Sixth IMP Amendment also includes amending Map 7A/7B/7C/7D and 7B/7D, Allston-Brighton Neighborhood District by adding 1120 Soldiers Field Road, a one-story building of approximately 8,800 square feet, to the IMP Area, to permit use of a portion of the building for College and University Uses, including athletic program uses, and removing the building at 1230 Soldiers Field Road, a one-story office building of approximately 16,000 square feet, from the IMP Area.

9:45 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 December 13, 2023, at 9:00 A.M., in connection with a petition for approval of the Map Amendment Application No. 764, and a petition for approval of the Master Plan for Planned Development Area No. 144, CORE on the Dot, 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 Area overlay district to approximately 927,908 square feet (21.30 acres) of land bounded generally by the commuter and freight rail lines to the west, Dorchester Avenue to the east, 363- 365 Dorchester Avenue parcel to the north, and Southampton Street to the south. Said Master Plan would allow for the development of new buildings with significant open space and public realm components as a vibrant mixed-use extension of the neighborhood including ground floor retail, civic and cultural uses, residential units with associated amenities, commercial development including office, lab, and R&D areas with associated mechanical, accessory and ancillary support spaces. The development will include new public and private streets, sidewalks, bike paths, and accessible public realm spaces and will also include café areas, open spaces, civic and public service spaces, and recreation areas for public use and enjoyment, distributed throughout the Master Plan area.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Dec2023. 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.

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 December 13, 2023. Please request interpreting services **no later than December 8, 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 December 13, 2023, at 9:15 A.M., in connection with a petition for approval of the Map Amendment Application No. 765, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

The proposed amendment would remove a single parcel from a Multifamily Residential (MFR) Subdistrict and include it in the recently modified boundary of the Fenway Triangle Neighborhood Development Area (Fenway Triangle NDA) Subdistrict to include the parcel bounded by Park Drive, Peterborough Street, and Private Alley 931.

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Said 6th Amendment proposes a mixed-use institutional project for a project site with an address of 175 North Harvard Street in Allston. The Proposed Project includes changes to the building and use program from the project described for that site in the 2013 Harvard IMP. The Sixth IMP Amendment also includes amending Map 7A/7B/7C/7D and 7B/7D, Allston-Brighton Neighborhood District by adding 1120 Soldiers Field Road, a one-story building of approximately 8,800 square feet, to the IMP Area, to permit use of a portion of the building for College and University Uses, including athletic program uses, and removing the building at 1230 Soldiers Field Road, a one-story office building of approximately 16,000 square feet, from the IMP Area.

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