

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_Jan102024. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

RECEIVED

By City Clerk at 9:02 am, Jan 02, 2024

AGENDA

January 10, 2024

9:00 AM Text Amendment Application No. 519
Map Amendment Application No. 768
Articles 2, 10 and 60 and Map 8A, Map 8B, and Map 8C
Greater Mattapan Neighborhood District

Said text and map amendments consolidate, simplify, and modernize the code and creates two (2) new residential subdistricts to implement zoning recommendations from PLAN: Mattapan.

9:15 AM Text Amendment Application No. 517
Map Amendment Application No. 767
Articles 2 and 90 and Maps 6A/6B/6C and Map 6E

Said text and map amendments consolidate and simplify the code and creates three (3) new industrial subdistricts and redraw district boundaries in Map 6A/B/C, Roxbury Neighborhood District and Map 6E, Newmarket Industrial Commercial Neighborhood District and establish the Newmarket 21st Century Industrial District by moving currently industrial areas on Map 6A/B/C to Map 6E, in order to implement zoning recommendations from PLAN: Newmarket, The 21st Century Economy Initiative.

9:30 AM **Text Amendment Application No. 518
Waiver of Affordable Housing
Article 80**

Said text amendment would amend Section 80B-2.5, Waiver of Large Project Review Requirements for Certain Projects to Preserve or Create Affordable Housing, of the Boston Zoning Code, in connection with the Mayor's Executive Order to streamline approval of Affordable Housing.

9:45 AM **First Amendment to Development Plan for Planned Development Area No. 100, Parcel 25/Parcel 25B, Mission Hill**

The First Amendment will redevelop the under-utilized Parcel 25H site with construction of a new six (6) story, approximately 120,000 GSF building with up to ninety-four (94) affordable rental units and 33 above ground parking spaces, including eight (8) for the sole use of the Proposed Project residents and the remaining 25 spaces as ancillary parking for the adjacent Phase 1A Project, including residential, office and retail spaces.

10:00 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 January 10, 2024, at 9:00 A.M., in connection with Text Amendment Application No. 519 and Map Amendment Application No. 768, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said text and map amendments consolidate, simplify, and modernize the code and creates two (2) new residential subdistricts to implement zoning recommendations from PLAN: Mattapan.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Jan102024. 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 January 10, 2024. Please request interpreting services **no later than January 5, 2024**.

For the Commission
Jeffrey M. Hampton
Executive Secretary

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Said text and map amendments consolidate and simplify the code and creates three (3) new industrial subdistricts and redraw district boundaries in Map 6A/B/C, Roxbury Neighborhood District and Map 6E, Newmarket Industrial Commercial Neighborhood District and establish the Newmarket 21st Century Industrial District by moving currently industrial areas on Map 6A/B/C to Map 6E, in order to implement zoning recommendations from PLAN: Newmarket, The 21st Century Economy Initiative.

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The First Amendment will redevelop the under-utilized Parcel 25H site with construction of a new six (6) story, approximately 120,000 GSF building with up to ninety-four (94) affordable rental units and 33 above ground parking spaces, including eight (8) for the sole use of the Proposed Project residents and the remaining 25 spaces as ancillary parking for the adjacent Phase 1A Project, including residential, office and retail spaces.

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