

RECEIVED

By City Clerk at 9:30 am, Feb 20, 2024

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_Feb282024. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

AGENDA

February 28, 2024

9:00 AM **Map Amendment Application No. 774**
Development Plan for Planned Development Area No. 148
287 Western Avenue, Allston
Map 7A/7B/7C/7D and 7B/7D

Said map amendment would add the designation “D,” indicating a Planned Development Area overlay to approximately 55,952 square feet (1.28 acres) of land bounded generally by McDonald Avenue to the north, Western Avenue to the south, Speedway Avenue and a mixed-use residential commercial building to the east (277-281 Western Avenue), and the project commonly known as Allston Labworks to the west (305 Western Avenue). Said Development Plan (“the Plan”) proposes to redevelop and revitalize the site by demolishing the existing buildings and constructing a new, three-story building containing approximately 92,300 sf of gross floor area, comprised of office/R&D space, replacement uses made suitable for the Boston EMS, shared amenity space, and approximately 3,000 sf of ground floor public co-working and meeting space designed as a resource for the community to work remotely outside of their homes. The Plan will also include approximately thirty-six (36) vehicle parking spaces, approximately thirty-six (36) indoor bicycle parking spaces, approximately two loading bays and approximately two replacement ambulance bay spaces made suitable for use by the Boston EMS.

9:15 AM 6th Amendment to Planned Development Area No. 37, Prudential Center Redevelopment

The proposed 6th Amendment will convert the South Tower of the Sheraton Boston Hotel to student housing. This tower will be separated from the rest of the Sheraton Hotel to serve only students. Hotel guests will not have access to the South Tower. The first floor will become the dedicated entry point and lobby for students. The third floor will be converted to laundry, fitness, study/lounge areas, and resident life services for the students.

**9:30 AM Map Amendment Application No. 775
Development Plan for Planned Development Area No. 149
103 North Beacon Street, Brighton
Map 7A/7B/7C/7D**

Said map amendment would add the designation “D,” indicating a Planned Development Area overlay to approximately 67,586 square feet (1.55 acres) and is located within the block bounded by North Beacon Street, Arthur Street, Herrick Street, and Hichborn Street. Said Development Plan calls for the development of a mixed-use/life science project with ground level retail amenity space. The contemplated building program for the Proposed Project consists of approximately 241,000 square feet of gross floor area (“GFA”) of Core Shell lab-ready space, approximately 4,000 GFA of retail space on the ground floor, approximately 5,000 square feet of secure bicycle room(s), two (2) levels of underground parking for approximately 196 vehicles and so-called “back of house” space to support these uses.

9:45 AM Development Plan for Phase 1A, 495 Dorchester Avenue, South Boston, within Planned Development Area No. 144, On The Dot

The Proposed Project calls for the construction of a new 237-unit market rate, 16-story residential building and a new 7-story, 94-unit income-restricted midrise building for seniors joined by a shared podium. The Proposed Project will contain approximately 326,000 square feet of gross floor area, including approximately 11,710 square feet of ground floor retail / commercial space and 88 below grade parking 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 February 28, 2024, at 9:00 A.M., in connection with a petition for approval of Map Amendment Application No. 774 and a petition for approval of the Development Plan for Planned Development Area No. 148, 287 Western Avenue, Allston, 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 to approximately 55,952 square feet (1.28 acres) of land bounded generally by McDonald Avenue to the north, Western Avenue to the south, Speedway Avenue and a mixed-use residential commercial building to the east (277-281 Western Avenue), and the project commonly known as Allston Labworks to the west (305 Western Avenue). Said Development Plan ("the Plan") proposes to redevelop and revitalize the site by demolishing the existing buildings and constructing a new, three-story building containing approximately 92,300 sf of gross floor area, comprised of office/R&D space, replacement uses made suitable for the Boston EMS, shared amenity space, and approximately 3,000 sf of ground floor public co-working and meeting space designed as a resource for the community to work remotely outside of their homes. The Plan will also include approximately thirty-six (36) vehicle parking spaces, approximately thirty-six (36) indoor bicycle parking spaces, approximately two loading bays and approximately two replacement ambulance bay spaces made suitable for use by the Boston EMS.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Feb282024. 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 February 28, 2024. Please request interpreting services **no later than February 23, 2024**.

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 28, 2024, at 9:15 A.M., in connection with a petition for the approval of the 6th Amendment to Planned Development Area No. 37, Prudential Center Redevelopment, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

The proposed 6th Amendment will convert the South Tower of the Sheraton Boston Hotel to student housing. This tower will be separated from the rest of the Sheraton Hotel to serve only students. Hotel guests will not have access to the South Tower. The first floor will become the dedicated entry point and lobby for students. The third floor will be converted to laundry, fitness, study/lounge areas, and resident life services for the students.

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Said map amendment would add the designation "D," indicating a Planned Development Area overlay to approximately 67,586 square feet (1.55 acres) and is located within the block bounded by North Beacon Street, Arthur Street, Herrick Street, and Hichborn Street. Said Development Plan calls for the development of a mixed-use/life science project with ground level retail amenity space. The contemplated building program for the Proposed Project consists of approximately 241,000 square feet of gross floor area ("GFA") of Core Shell lab-ready space, approximately 4,000 GFA of retail space on the ground floor, approximately 5,000 square feet of secure bicycle room(s), two (2) levels of underground parking for approximately 196 vehicles and so-called "back of house" space to support these uses.

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The Proposed Project calls for the construction of a new 237-unit market rate, 16-story residential building and a new 7-story, 94-unit income-restricted midrise building for seniors joined by a shared podium. The Proposed Project will contain approximately 326,000 square feet of gross floor area, including approximately 11,710 square feet of ground floor retail / commercial space and 88 below grade parking spaces.

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