

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_March202024. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

RECEIVED

By City Clerk at 8:58 am, Mar 12, 2024

AGENDA

March 20, 2024

9:00 AM **Map Amendment Application No. 776**
Development Plan for Planned Development Area No. 151
1400 Boylston Street
Map 1Q, Fenway Neighborhood District

Said map amendment would add the designation "D," indicating a Planned Development Area overlay to approximately +/- 104,440 square feet (2.4 acres) of land bounded generally by Boylston Street to the north, Kilmarnock Street to the east, Private Alley #932 and Peterborough Street to the south, and Park Drive to the west. Said development plan would allow for approximately 553,000 square feet of development. The building fronting on Boylston Street will include 531,000 sf of office and R&D space, loading and other building service uses, and approximately 17,000 sf of engaging ground floor retail and/or restaurant space. An approximately 5,000 sf civic building is proposed, which will be programmed in response to community needs and could serve as a Boston Public Library neighborhood branch. The project will also include below grade parking to support approximately 246 net new spaces. Additionally, approximately one-half acre of new publicly accessible open space along Park Drive will be created.

9:15 AM **Informational 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 March 20, 2024, at 9:00 A.M., in connection with Map Amendment Application No. 776 and a petition for approval of the Development Plan for Planned Development Area No. 151, 1400 Boylston Street, Boston (Fenway), 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 +/- 104,440 square feet (2.4 acres) of land bounded generally by Boylston Street to the north, Kilmarnock Street to the east, Private Alley #932 and Peterborough Street to the south, and Park Drive to the west. Said development plan would allow for approximately 553,000 square feet of development. The building fronting on Boylston Street will include 531,000 sf of office and R&D space, loading and other building service uses, and approximately 17,000 sf of engaging ground floor retail and/or restaurant space. An approximately 5,000 sf civic building is proposed, which will be programmed in response to community needs and could serve as a Boston Public Library neighborhood branch. The project will also include below grade parking to support approximately 246 net new spaces. Additionally, approximately one-half acre of new publicly accessible open space along Park Drive will be created.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_March202024. Copies of the petition, the Development 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 March 20, 2024. Please request interpreting services **no later than March 15, 2024**.

For the Commission
Jeffrey M. Hampton
Executive Secretary