

# CITY OF BOSTON

**RECEIVED**

By City Clerk at 1:18 pm, May 14, 2024



## 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\\_May222024](https://bit.ly/BZC_May222024). YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [ZONINGCOMMISSION@BOSTON.GOV](mailto:ZONINGCOMMISSION@BOSTON.GOV)

### AGENDA

May 22, 2024

**9:00 AM** Text Amendment Application No. 521  
Map Amendment Application No. 781  
Article 60; Maps 8A, 8B and 8C  
Greater Mattapan Neighborhood District

Said map amendment establishes new Squares + Streets zoning districts that are regulated by the new Article 26 and associated "Base Code" articles within Mattapan. Said text amendment will clarify the applicability of Article 80 Small and Large Project Review in Squares + Streets Districts; remove the Community Commercial Subdistricts, Gateway Development Area Overlay Districts, and Residential Development Incentives to reflect where Squares + Streets zoning will replace existing Article 60 subdistricts.

**9:15 AM** Text Amendment Application No. 520  
Map Amendment Application No. 772  
Article 33 - Open Space Subdistricts  
Map 8A, Greater Mattapan Neighborhood District  
Map 3A/3B, East Boston Neighborhood District  
Open Space-Stadium Zoning

Said text amendment would add one (1) new Open Space subdistrict to Article 33. The Stadium Open Space (OS-S) subdistrict would create a new stadium and public amphitheater zoning district, in order to enable greater investment and enable more amenities in appropriate areas of the city's current and future open spaces. It would also make minor changes

that add reference to the Stadium Open Space subdistrict in Article 3, Establishment of Zoning Districts; Article 33-1: Preamble; Article 33-2, Statement of Purpose; Article 33-5, Establishment of Open Space Subdistrict Categories; Article 33-6 Land Eligible for Open Space Designation. Out-of-date language referring to organizations that have reformed or been renamed, such as the Boston Natural Area Fund and Metropolitan District Commission, has also been updated. Said map amendment would amend Map 8A, Greater Mattapan Neighborhood District by mapping the newly created OS-S subdistrict at White Stadium and also amend Map 3A/3B, East Boston Neighborhood District by mapping the newly created OS-S subdistrict at East Boston Stadium.

**9:30 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 May 22, 2024, at 9:00 A.M., in connection with Text Amendment Application No. 525 and Map Amendment Application No. 781, filed by the Boston Planning and Development Agency.

Said map amendment establishes new Squares + Streets zoning districts that are regulated by the new Article 26 and associated "Base Code" articles within Mattapan. Said text amendment clarifies the applicability of Article 80 Small and Large Project Review in Squares + Streets Districts; remove the community commercial subdistricts, Gateway Development Area Overlay Districts, and Residential Development Incentives to reflect where Squares + Streets zoning will replace existing Article 60 subdistricts.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to [https://bit.ly/BZC\\_May222024](https://bit.ly/BZC_May222024). 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](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 May 22, 2024. Please request interpreting services **no later than May 15, 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 May 22 2024, at 9:15 A.M., in connection with Text Amendment Application No. 520 and Map Amendment Application No. 772, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said text amendment would add one (1) new Open Space subdistrict to Article 33. The Stadium Open Space (OS-S) subdistrict would create a new stadium and public amphitheater zoning district, in order to enable greater investment and enable more amenities in appropriate areas of the city's current and future open spaces. It would also make minor changes that add reference to the Stadium Open Space subdistrict in Article 3, Establishment of Zoning Districts; Article 33-1: Preamble; Article 33-2, Statement of Purpose; Article 33-5, Establishment of Open Space Subdistrict Categories; Article 33-6 Land Eligible for Open Space Designation. Out-of-date language referring to organizations that have reformed or been renamed, such as the Boston Natural Area Fund and Metropolitan District Commission, have also been updated. Said map amendment would map the newly created OS-S subdistrict in East Boston (East Boston Memorial Stadium) and Mattapan (White Stadium) neighborhoods.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to [https://bit.ly/BZC\\_May222024](https://bit.ly/BZC_May222024). 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 May 22, 2024. Please request interpreting services **no later than May 17, 2024**.

For the Commission  
Jeffrey M. Hampton  
Executive Secretary