

# CITY OF BOSTON



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By City Clerk at 9:24 am, Dec 31, 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/BZCJan82025>. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [ZONINGCOMMISSION@BOSTON.GOV](mailto:ZONINGCOMMISSION@BOSTON.GOV)

### AGENDA

**January 8, 2025**

**9:00 AM**      **8<sup>th</sup> Amendment to Master Plan for Planned Development Area No. 69, The 100 Acres**  
**Development Plan for Parcel A1 within Planned Development Area No. 69, The 100 Acres**  
**259-267 Summer Street, South Boston**

The Eighth Amendment designates Parcel A1 as a “Residential/Commercial Mixed-Use” building where residential units are allowed by, and in compliance with the terms of the Plan, shown in Exhibit E to the Plan. Exhibit F to the Plan consists of a “Use Item Table” which includes a “Use Category of “Residential and Residential-Related” uses including “Multi-Family Dwelling” as an “Allowed Use Item” for Parcel A1. The Development Plan for 259-267 Summer Street seeks to complete a primarily interior renovation of the existing building to create a 64,115 square foot mixed-use building to contain approximately 8,420 square feet of retail/commercial space and create approximately 55,695 new square feet of residential space to contain seventy-seven (77) residential rental units, including sixty-two (62) market-rate and fifteen (15) income-restricted units (“The Proposed Project”). The residential rental units include thirty-six (36) studio units, thirty-four (34) one-bedroom units, and seven (7) two-bedroom units. The Proposed Project will also include a subsurface bike storage room for forty (40) resident bike parking spaces.

**9:15 AM      Text Amendment Application No. 529  
Squares and Streets Zoning Update  
Articles 2, 8, 24, 26, 53 and 80**

This update includes reformatting text and tables in Article 2, Article 8, and Article 26 to make it easier to read the existing zoning rules and understand when they apply. Particularly, these updates clarify which land uses meet the Ground Floor Active Use Requirement in Squares + Streets Districts by moving the list of Active Uses from the use table to a definition. This amendment makes all the formatting changes needed to keep the zoning consistent, as well as other small clarifications to make the Zoning Code more readable. This also includes changes to minor formatting in Article 24, Article 53, and Article 80. This is because these articles currently refer to the use categories from the Article 8 use table, and because this amendment makes formatting changes to these categories (by removing Active Uses as a section on the table) this change in formatting must be carried out through these Articles as well.

## 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 8, 2025, at 9:00 A.M., in connection with the 8<sup>th</sup> Amendment to the Master Plan for Planned Development Area No. 69, The 100 Acres and the Development Plan for Parcel A1, 259-267 Summer Street, South Boston, filed by the City of Boston Planning Department.

The Eighth Amendment designates Parcel A1 as a “Residential/Commercial Mixed-Use” building where residential units are allowed by, and in compliance with the terms of the Plan, shown in Exhibit E to the Plan. Exhibit F to the Plan consists of a “Use Item Table” which includes a “Use Category of “Residential and Residential-Related” uses including “Multi-Family Dwelling” as an “Allowed Use Item” for Parcel A1. The Development Plan for 259-267 Summer Street seeks to complete a primarily interior renovation of the existing building to create a 64,115 square foot mixed-use building to contain approximately 8,420 square feet of retail/commercial space and create approximately 55,695 new square feet of residential space to contain seventy-seven (77) residential rental units, including sixty-two (62) market-rate and fifteen (15) income-restricted units (“The Proposed Project”). The residential rental units include thirty-six (36) studio units, thirty-four (34) one-bedroom units, and seven (7) two-bedroom units. The Proposed Project will also include a subsurface bike storage room for forty (40) resident bike parking spaces.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/BZCJan82025>. 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 January 8, 2025. Please request interpreting services **no later than January 3, 2025**.

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 January 8, 2025, at 9:15 A.M., in connection with Text Amendment Application No. 529, filed by the City of Boston Planning Department.

Said amendment includes reformatting text and tables in Article 2, Article 8, and Article 26 to make it easier to read the existing zoning rules and understand when they apply. Particularly, these updates clarify which land uses meet the Ground Floor Active Use Requirement in Squares + Streets Districts by moving the list of Active Uses from the use table to a definition. This amendment makes all the formatting changes needed to keep the zoning consistent, as well as other small clarifications to make the Zoning Code more readable. This also includes changes to minor formatting in Article 24, Article 53, and Article 80. This is because these articles currently refer to the use categories from the Article 8 use table, and because this amendment makes formatting changes to these categories (by removing Active Uses as a section on the table) this change in formatting must be carried out through these Articles as well.

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For the Commission  
Jeffrey M. Hampton  
Executive Secretary