

CITY OF BOSTON



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By City Clerk at 2:09 pm, Feb 04, 2025

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/BZCFebruary1225>. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

AGENDA

February 12, 2025

9:00 AM **Map Amendment Application No. 792**
Suffolk University Institutional Master Plan Amendment
Map 1A, Midtown Cultural District

Said map amendment would amend "Map 1A, Midtown Cultural District", by adding the designation "IMP," indicating an Institutional Master Plan overlay district to the property located at 101 Tremont Street, Boston. The Proposed IMP Amendment includes the 101 Tremont Street Residence Hall Project, a conversion of the existing approximately 88,265 square foot office building into approximately 67,170 square feet of student housing with second-floor amenities space for various student activities and student lounge. The ground-floor level consists of approximately 8,938 square feet of publicly accessible retail/restaurant space which will remain.

9:15 AM **Map Amendment Application No. 791**
Western Avenue Corridor Study and Rezoning Correction
Map 7A/7B/7C/7D and 7B/7D, Allston-Brighton Neighborhood District

Said map amendment will clearly define the border between the Barry's Corner CC-1 and Everett/Telford CC-1 subdistricts, as reviewed and approved by the Boston Zoning Commission on November 9, 2022, as part of Map Amendment Application No. 748. The boundary between the two

subdistricts runs north/south along Telford Street and then east/west to extend to Raymond Street.

**9:30 AM Map Amendment Application No. 793
Development Plan for Planned Development Area No. 155, 250 Everett
Street, Boston (Brighton)
Map 7A/7B/7C/7D and 7B/7D, Allston-Brighton Neighborhood District**

Said map amendment would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District" and "Map 7B/7D, Allston-Brighton Neighborhood District" by adding the designation "D," indicating a Planned Development Area overly district to approximately 1.8 acres (79,114 square feet) of land bounded generally by Everett Street to the east, an existing senior housing building to the south, an existing surface parking lot to the west, and an existing retail building and an access driveway to the north. Said Development Plan would allow for the demolition of the existing building on site and construct a building including multi-family residential use and accessory uses. The proposed project consists of an approximately six-story building, containing approximately 256,250 square feet of gross floor area, including approximately 240 residential units, accessory private indoor and outdoor amenity spaces, and accessory parking and loading in a below-grade parking garage with up to 120 vehicle spaces and ingress and egress from Everett Street. The proposed project will also include an enclosed secure bicycle storage area with approximately 240 bicycle parking spaces for residents and employees of the proposed project.

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 12, 2025, at 9:00 A.M., in connection with Map Amendment Application No. 792 and a petition for approval of the Suffolk University Institutional Master Plan Amendment ("IMP Amendment"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend "Map 1A, Midtown Cultural District", by adding the designation "IMP," indicating an Institutional Master Plan overlay district to the property located at 101 Tremont Street, Boston. The Proposed IMP Amendment includes the 101 Tremont Street Residence Hall Project, a conversion of the existing approximately 88,265 square foot office building into approximately 67,170 square feet of student housing with second-floor amenities space for various student activities and student lounge. The ground-floor level consists of approximately 8,938 square feet of publicly accessible retail/restaurant space which will remain.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/BZCFebruary1225>. A copy of the map amendment and the IMP Amendment 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 12, 2025. Please request interpreting services **no later than February 7, 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 February 12, 2025, at 9:15 A.M., in connection with Map Amendment Application No. 791, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District" and "Map 7B/7D, Allston-Brighton Neighborhood District" by clearly defining the border between the Barry's Corner CC-1 and Everett/Telford CC-1 subdistricts, as reviewed and approved by the Boston Zoning Commission on November 9, 2022, as part of Map Amendment Application No. 748. The boundary between the two subdistricts runs north/south along Telford Street and then east/west to extend to Raymond Street.

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Said map amendment would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District" and "Map 7B/7D, Allston-Brighton Neighborhood District" by adding the designation "D," indicating a Planned Development Area overlying district to approximately 1.8 acres (79,114 square feet) of land bounded generally by Everett Street to the east, an existing senior housing building to the south, an existing surface parking lot to the west, and an existing retail building and an access driveway to the north. Said Development Plan would allow for the demolition of the existing building on site and construct a building including multi-family residential use and accessory uses. The proposed project consists of an approximately six-story building, containing approximately 256,250 square feet of gross floor area, including approximately 240 residential units, accessory private indoor and outdoor amenity spaces, and accessory parking and loading in a below-grade parking garage with up to 120 vehicle spaces and ingress and egress from Everett Street. The proposed project will also include an enclosed secure bicycle storage area with approximately 240 bicycle parking spaces for residents and employees of the proposed project.

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