

# CITY OF BOSTON



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## ZONING COMMISSION

2018 OCT 26 P 2:08

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617-722-4300 Extension 4308

BOSTON, MA

### AGENDA

November 7, 2018

#### PUBLIC HEARINGS

9:00 AM Seventh Amendment to Master Plan for Planned Development Area No. 87 and the Second Amendment to the Amended and Restated Development Plan for The Office Buildings/Sports Project  
PDA #87, Boston Landing

The First Amendment to the First Amended and Restated Development Plan for 319 A Street Rear within Planned Development Area No. 69, South Boston/The 100 Acres

Text Amendment Application No. 484  
Map Amendment Application No. 713  
East Boston Interim Planning Overlay District ("IPOD")

Map Amendment Application No. 714  
139-149 Washington Street, Brighton  
Map 7A/7B/7C/7D

9:15 AM Text Amendment Application No. 485  
Planned Development Area Dimensional Regulations  
Article 62, Charlestown Neighborhood District

9:30 AM Beth Israel Deaconess Medical Center Institutional Master Plan Amendment

9:45 AM Map Amendment Application No. 697  
Planned Development Area No. 112  
Tremont Crossing Development, Roxbury

## ZONING HEARING

The Zoning Commission of the City of Boston ("Zoning Commission") hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on November 7, 2018, at 9:00 AM, in Room 900, Boston City Hall, in connection with a petition for approval of the Seventh Amendment to the Master Plan for Planned Development Area No. 87, Boston Landing ("Seventh Master Plan Amendment"), and the Second Amendment to the Amended and Restated Development Plan for The Office Buildings/Sports Project within Planned Development Area No. 87 ("Second Amendment"), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

The Seventh Master Plan Amendment and Second Amendment both seek to add a wide variety of uses at the retail street level of the portion of the Office Buildings/Sports Project located at 40 Guest Street.

Copies of the petitions, the Seventh Master Plan Amendment, the Second Amendment, and a map of the area involved may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,  
Jeffrey M. Hampton  
Executive Secretary

## ZONING HEARING

The Zoning Commission of the City of Boston ("Zoning Commission") hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on November 7, 2018, at 9:00 AM, in Room 900, Boston City Hall, in connection with a petition for approval of the First Amendment to the First Amended and Restated Development Plan for 319 A Street "Rear" within Planned Development Area No. 69, South Boston/The 100 Acres ("First Amendment"), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

The First Amendment seeks to allow office and/or retail use for approximately 1,000 square feet on the ground floor.

A copy of the petition, the First Amendment, and a map of the area involved may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,  
Jeffrey M. Hampton  
Executive Secretary

## ZONING HEARING

The Zoning Commission of the City of Boston ("Zoning Commission") hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on November 7, 2018, at 9:00 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 484 and Map Amendment Application No. 713, filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said text amendment would insert a new article, Article 27T, East Boston Interim Planning Overlay District ("IPOD"), to the Boston Zoning Code. Said map amendment would amend "Map 3A/3B, East Boston Neighborhood District," and "Map 3C, East Boston Neighborhood District," by mapping the boundaries of the IPOD.

A copy of the petitions and a map of the area involved may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9:00 AM and 5:00 PM any day except Saturdays, Sundays, and legal holidays.

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 public hearing will be held on November 7, 2018, at 9:00 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 714, filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said map amendment would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District," by rezoning approximately 1.237 acres of land located at 139-149 Washington Street, Brighton, from "IS," indicating an Institutional Subdistrict," to "CPS," indicating a Conservation Protection Subdistrict and PDA Permitted.

A copy of the petition and a map of the area involved may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,  
Jeffrey M. Hampton  
Executive Secretary

## ZONING HEARING

The Zoning Commission of the City of Boston ("Zoning Commission") hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on November 7, 2018, at 9:15 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 485 filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said application would amend Article 62, Charlestown Neighborhood District, specifically with respect to the maximum building height allowed within a Planned Development Area.

A copy of the application may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

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 public hearing will be held on November 7, 2018, at 9:30 AM, in Room 900, Boston City Hall, in connection with a petition for the approval of the Beth Israel Deaconess Medical Center Institutional Master Plan Amendment ("IMP Amendment"), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said IMP Amendment would allow for a ten-story clinical building which will include up to 325,000 square feet of gross floor area of hospital uses, including one hundred fifty-eight (158) single-bedded inpatient room (up to 128 medical/surgical and 30 intensive care beds) within the proposed new building, and a rooftop helipad to be relocated from an immediately adjacent building.

A copy of the petition, a map of the area involved and the IMP Amendment may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

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 public hearing will be held on November 7, 2018, at 9:45 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 697 and a petition for the approval of the Development Plan for Planned Development Area No. 112, Tremont Crossing Development, Roxbury ("Development Plan"), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said map amendment would amend "Map 6A/6B/6C, Roxbury Neighborhood District," by adding the designation "D," indicating a Planned Development Area ("PDA") overlay district to approximately 353,780 square feet of land generally bounded by Tremont Street to the northwest, Whittier Street to the northeast, Downing Street to the southeast and the Whittier Street Health Center, the Madison Park Technical Vocational High School and the John D. O'Bryant School of Mathematics and Science to the southwest.. Said Development Plan would allow for the construction of up to 2,235,272 square feet of residential, office, retail, museum and garage uses.

A copy of the petition, a map of the area involved and the Development Plan may be viewed at the office of the Zoning Commission, Room 952, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,  
Jeffrey M. Hampton  
Executive Secretary