

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/3ii1B04> . YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO JEFFREY.HAMPTON@BOSTON.GOV

AGENDA

RECEIVED

By City Clerk at 10:27 am, Oct 13, 2020

October 21, 2020

PUBLIC HEARINGS

9:00 AM **Fifth Amendment to Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres**

Amended and Restated Development Plan for 5 and 15 Necco Street, South Boston within Planned Development Area No. 69, South Boston/The 100 Acres

The proposed Fifth Amendment and Amended and Restated Development Plan for 5 and 15 Necco Street, South Boston, all relate to the New Building and related site/landscaping improvements at the project site.

10:00 AM **Map Amendment Application No. 728
Planned Development Area No. 124
Suffolk Downs Redevelopment
Map 3C, East Boston Neighborhood District**

Said amendment would add the designation "D," indicating a Planned Development overlay district to the approximately 109-acre former horse racing facility spanning the border between Boston and Revere. The Boston portion of the site is bounded by the Boston-Revere border on the north, Washburn Avenue and the MBTA Blue Line right of way to the east, McClellan Highway (Route 1A) and an existing oil tank farm to the west, and Waldemar Avenue to the south (the "Master Project Site").

The project consists of approximately 10.52 million square feet of development, as well as an approximately 27-acre open space network. The project will include approximately 7.31 million square feet of residential development and approximately 3.21 million square feet of office, hotel, retail, and other commercial development. The project will include an extensive network of new streets, sidewalks, bicycle facilities, and pedestrian walkways, all generally consistent with Boston's Complete Streets standards. The project will include approximately 6,760 parking spaces (the "Proposed Master Project"). The Master Plan is divided into five (5) phases, each with its own Development Plan, described below.

PHASE ONE

The approximately 21.8-acre Phase 1 site is adjacent to the Suffolk Downs MBTA Blue Line station in the southwest corner of the Master Project Site. The Phase 1 project includes nine (9) buildings and seven (7) townhome buildings containing a total of approximately 1,338,000 square feet of development adjacent to the Suffolk Downs MBTA Blue Line Station, consisting of the Belle Isle Square public plaza, approximately 745,000 square feet of residential development, and approximately 593,000 square feet of non-residential development including at least 56,000 square feet of commercial and retail corridor ground floor uses, and the construction of additional open space to provide, together with the Belle Isle Square public plaza, a total of approximately 250,000 square feet (about 5.75 acres) of publicly-accessible open space (the "Phase One Project")

PHASE TWO

The approximately 25.9-acre Phase 2 site includes a northern area in the northeastern portion of the Project Site and a southern area along the southern edge of the Project Site along a portion of Waldemar Avenue. The Phase 2 project includes eleven (11) buildings and four (4) townhome buildings containing a total of approximately 1,731,000 square feet of development expanding outward in two directions from the Suffolk Downs MBTA Blue Line Station, consisting of approximately 1,325,000 square feet of residential development, and approximately 406,000 square feet of non-residential development including at least 51,000 square feet of commercial and retail corridor ground floor uses, and the build out of approximately 387,500 square feet (about 8.9 acres) of publicly accessible open space (the "Phase Two Project").

PHASE THREE

The approximately 19.9-acre Phase 3 site is located near the center of the Project Site and extending north to the Boston-Revere municipal border. The Phase 3 project includes eight (8) buildings (including two buildings that are located in both Boston and Revere) containing a total of approximately 2,905,000 square feet of development in the interior of the Project Site, consisting of approximately 1,994,000 square feet of residential development, and approximately 911,000

square feet of non-residential development including at least 53,000 square feet of commercial and retail corridor ground floor uses including several blocks of the Main Street retail district, and the build out of approximately 167,000 square feet (about 3.85 acres) of publicly accessible open space (the “Phase Three Project”).

PHASE FOUR

The approximately 24.6-acre Phase 4 site is located along the portion of the Project Site boundary abutting the adjacent tank farm property to the west and bordered by Waldemar Avenue to the south. The Phase 4 project includes ten (10) buildings (including one building that is located in both Boston and Revere) and seven (7) single-family homes containing a total of approximately 3,183,000 square feet of development bordering on Tomasello Road, consisting of approximately 2,047,000 square feet of residential development, and approximately 1,136,000 square feet of non-residential development and approximately 175,000 square feet (about 4.0 acres) of publicly accessible open space (the “Phase Four Project”).

PHASE FIVE

The approximately 16.9-acre Phase 5 site is located at the southwestern corner of the Project Site, bordered by Waldemar Avenue to the south, Route 1A to the west, and the adjacent tank farm property to the north. Phase 5 of the Proposed Master Project includes ten (10) buildings and four (4) single-family homes containing a total of approximately 1,363,000 square feet of development bordering on Tomasello Road as it approaches Route 1A, consisting of approximately 1,199,000 square feet of residential development and approximately 164,000 square feet of non-residential development and approximately 195,000 square feet (about 4.5 acres) of publicly accessible open space, including enhancements to the adjacent wetland buffer on the northern side of Tomasello Road (the “Phase Five 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 October 21, 2020, at 9:00 A.M., in connection with a petition for approval of the Fifth Amendment to the Master Plan for Planned Development Area No. 69, South Boston/The 100 Acres ("Fifth Amendment") and a petition for the approval of the Amended and Restated Development Plan for 5 and 15 Necco Street within Planned Development Area No. 69 ("Amended and Restated Plan"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

The proposed Fifth Amendment and Amended and Restated Development Plan for 5 and 15 Necco Street, South Boston, all relate to the New Building and related site/landscaping improvements at the project site.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/3ii1B04>. A copy of the petition, the Fifth Amendment and the Amended and Restated 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 jeffrey.hampton@boston.gov.

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 October 21, 2020, at 10:00 AM in connection with Map Amendment Application No. 728, and a petition for approval of the Master Plan for Planned Development Area No. 124, Suffolk Downs Redevelopment, East Boston, as well as approval for the Development Plans for Phases One through Five, within Planned Development Area No. 124, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said amendment would add the designation "D," indicating a Planned Development overlay district to the approximately 109-acre former horse racing facility spanning the border between Boston and Revere. The Boston portion of the site is bounded by the Boston-Revere border on the north, Washburn Avenue and the MBTA Blue Line right of way to the east, McClellan Highway (Route 1A) and an existing oil tank farm to the west, and Waldemar Avenue to the south (the "Master Project Site").

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adjacent tank farm property to the north. Phase 5 of the Proposed Master Project includes ten (10) buildings and four (4) single-family homes containing a total of approximately 1,363,000 square feet of development bordering on Tomasello Road as it approaches Route 1A, consisting of approximately 1,199,000 square feet of residential development and approximately 164,000 square feet of non-residential development and approximately 195,000 square feet (about 4.5 acres) of publicly accessible open space, including enhancements to the adjacent wetland buffer on the northern side of Tomasello Road (the "Phase Five Project").

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For the Commission
Jeffrey M. Hampton
Executive Secretary