

CITY OF BOSTON



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By City Clerk at 9:42 am, Feb 28, 2023

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_Mar2023_2. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

AGENDA

March 8, 2023

9:00 AM **Map Amendment Application No. 754**
Planned Development Area No. 138
1234 and 1240 Soldiers Field Road, Brighton

THIS HEARING HAS BEEN POSTPONED TO A LATER DATE

9:15 AM **Map Amendment Application No. 755**
Planned Development Area No. 140
176 Lincoln Street, Brighton

Said map amendment would add the designation "D," indicating a Planned Development Area overlay district to approximately 229,982 square feet (approximately 5.28 acres) of land generally bounded by Lincoln Street to the south, Everett Street to the east, and privately-owned property to the north and west. Said Plan proposes to demolish the existing building on the Project Site, and to construct a mixed-use project with uses that may include research laboratory uses, office uses, new residential development, retail/restaurant uses, and cultural uses, including art gallery and other art uses, among other uses. The Proposed Project is comprised of (i) two buildings collectively containing approximately 538,000 square feet of research laboratory and office space and approximately 13,500 square feet of space for uses including retail/restaurant uses and art uses on the southern portion of the Project

Site, and (ii) a third building containing approximately 252 residential units (approx. 234,000 square feet) and approximately 4,500 square feet of space for uses including retail/restaurant uses and art gallery/art uses on the northern portion of the Project Site, including the creation of new affordable housing units. The Plan also includes a two-story, below-grade parking structure spanning the entirety of the Project Site and containing up to 710 parking spaces.

9:30 AM

**Text Amendment Application No. 509
Housing and Jobs Exaction (Linkage)
Article 2, 2A Definitions
Article 80, Development Review and Approval**

Said text amendment would : (1) implement an increase, over two years beginning January 1, 2024 in the Housing Exaction and Jobs Contribution Exaction for research lab uses to Twenty Six Dollars and Zero Cents (\$26.00) per square foot and Four Dollars and Seventy-Eight Cents (\$4.78) per square foot, respectively, for a total of Thirty Dollars and Seventy-Eight Cents (\$30.78) per square foot; (2) increase in the Housing Exaction and Jobs Contribution Exaction for other Development Impact Uses to Nineteen Dollars and Thirty-Three Cents (\$19.33) per square foot and Three Dollars and Seventy-Six Cents (\$3.76) per square foot, respectively, for a total of Twenty-Three Dollars and Nine Cents (\$23.09) per square foot; (3) lower the gross floor area trigger and exemption from 100,000 square feet to 50,000 square feet; (4) change the number of payments to two, made at Building Permit and Certificate of Occupancy; and (5) amend Articles 2 and 2A-Definitions, updating Research Laboratory and related Uses to reflect the proposed changes to Article 80B-7.

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 March 8, 2023, at 9:15 A.M., in connection with Map Amendment Application No. 755 and a petition for approval of the Development Plan for Planned Development Area No. 140, 176 Lincoln Street, Brighton ("the Plan"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would add the designation "D," indicating a Planned Development Area overlay district to approximately 229,982 square feet (approximately 5.28 acres) of land generally bounded by Lincoln Street to the south, Everett Street to the east, and privately-owned property to the north and west. Said Plan proposes to demolish the existing building on the Project Site, and to construct a mixed-use project with uses that may include research laboratory uses, office uses, new residential development, retail/restaurant uses, and cultural uses, including art gallery and other art uses, among other uses. The Proposed Project is comprised of (i) two buildings collectively containing approximately 538,000 square feet of research laboratory and office space and approximately 13,500 square feet of space for uses including retail/restaurant uses and art uses on the southern portion of the Project Site, and (ii) a third building containing approximately 252 residential units (approx. 234,000 square feet) and approximately 4,500 square feet of space for uses including retail/restaurant uses and art gallery/art uses on the northern portion of the Project Site, including the creation of new affordable housing units. The Plan also includes a two-story, below-grade parking structure spanning the entirety of the Project Site and containing up to 710 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/BZC_Mar2023_2. Copies of the petition, the 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.

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 March 8, 2023. Please request interpreting services **no later than March 3, 2023**.

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 March 8, 2023, at 9:30 A.M., in connection with Text Amendment Application No. 509, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said text amendment would : (1) implement an increase, over two years beginning January 1, 2024 in the Housing Exaction and Jobs Contribution Exaction for research lab uses to Twenty Six Dollars and Zero Cents (\$26.00) per square foot and Four Dollars and Seventy-Eight Cents (\$4.78) per square foot, respectively, for a total of Thirty Dollars and Seventy-Eight Cents (\$30.78) per square foot; (2) increase in the Housing Exaction and Jobs Contribution Exaction for other Development Impact Uses to Nineteen Dollars and Thirty-Three Cents (\$19.33) per square foot and Three Dollars and Seventy-Six Cents (\$3.76) per square foot, respectively, for a total of Twenty-Three Dollars and Nine Cents (\$23.09) per square foot; (3) lower the gross floor area trigger and exemption from 100,000 square feet to 50,000 square feet; (4) change the number of payments to two, made at Building Permit and Certificate of Occupancy; and (5) amend Articles 2 and 2A-Definitions, updating Research Laboratory and related Uses to reflect the proposed changes to Article 80B-7.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Mar2023_2. A copy of the proposed 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 March 8, 2023. Please request interpreting services **no later than March 3, 2023**.

For the Commission
Jeffrey M. Hampton
Executive Secretary