

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

AGENDA

April 12, 2017

- 9:00 AM Map Amendment Application No. 694
Technical Correction
Map 1P, South End Neighborhood District
Map 1S, Stuart Street District
- 9:15 AM Map Amendment Application No. 695
Planned Development Area No. 110
Harrison Albany Block Development
Map 1P, South End Neighborhood District
- 9:30 AM Map Amendment Application No. 696
Planned Development Area No. 111
370-380 Harrison Avenue Development
Map 1P, South End Neighborhood District
- 9:45 AM Fourth Amendment to the Boston College Institutional Master Plan
- 10:00 AM Third Amendment to the Development Plan
Planned Development Area No. 67
Olmsted Green
Mattapan
- 10:15 AM Map Amendment Application No. 697
Planned Development Area No. 112
Tremont Crossing Development
Map 6A/6B/6C, Roxbury Neighborhood District

BUSINESS MEETING

Discussion of public hearings

RECEIVED
CITY PLANNING OFFICE
2017 APR - 5 A 11: 01
BOSTON, MA

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 April 12, 2017, at 9:00 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 694, filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said map amendment would amend "Map 1P, South End Neighborhood District," and "Map 1S, Stuart Street District" by rezoning approximately 320 square feet of land located along Clarendon Street from "CC," indicating a Community Commercial Subdistrict within the South End Neighborhood District to "Area 4," within the Stuart Street District.

A copy of the petition and a map of the area involved may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
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 April 12, 2017, at 9:15 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 695 and a petition for the approval of the Development Plan for Planned Development Area No. 110, Harrison Albany Block Development, South End ("Development Plan"), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said map amendment would amend "Map 1P, South End Neighborhood District," by adding the designation "D," indicating a Planned Development Area ("PDA") overlay district to approximately 135,160 square feet of land (approximately 3.1 acres) generally bounded by East Dedham Street, Harrison Avenue, East Canton Street and Albany Street. Said Development Plan would allow for the demolition of three existing vacant buildings that currently occupy the site (75 East Canton, 100 East Canton and 123 East Dedham Streets), the demolition of an addition attaching 575 Albany Street and 123 East Dedham Street, the renovation and expansion of the two remaining buildings that currently occupy the site (Gambro Building and 575 Albany Street), the construction of two mixed-use buildings and the construction of a below grade parking garage.

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 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
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 April 12, 2017, at 9:45 AM, in Room 900, Boston City Hall, in connection with a petition for the approval of the Boston College Field House Institutional Master Plan Amendment/Draft Impact Project Report (“Amendment”), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said Amendment would add the approximately 115,700 square foot Field House project to the list of approved projects in the Boston College Institutional Master Plan.

A copy of the petition and the Fourth Amendment may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
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 April 12, 2017, at 9:30 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 696 and a petition for the approval of the Development Plan for Planned Development Area No. 111, 370-380 Harrison Avenue Development, South End ("Development Plan"), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said map amendment would amend "Map 1P, South End Neighborhood District," by adding the designation "D," indicating a Planned Development Area ("PDA") overlay district to approximately 44,570 square feet of land located at 370-380 Harrison Avenue, South End. Said Development Plan would allow for the demolition of the two existing structures on the site and the construction of an up to 356,500 square foot mixed-use building consisting of up to 324 residential units, up to 8,500 square feet of ground floor retail, restaurant, and existing or start-up business or not-for-profit affordable cultural space and up to approximately 180 parking spaces.

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 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
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 April 12, 2017, at 10:00 AM, in Room 900, Boston City Hall, in connection with a petition for the approval of the Third Amendment to the Development Plan for Planned Development Area No. 67, Olmsted Green ("Third Amendment"), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

Said Third Amendment would allow for Brooke Charter Schools to construct a new school building and appurtenant facilities at 198-260 American Legion Highway, Mattapan, also known as Parcels E-2 and E-3 of the Olmsted Green Planned Development Area.

A copy of the petition and the Third Amendment may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
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 April 12, 2017, at 10:15 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 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
Executive Secretary