

# CITY OF BOSTON



## ZONING COMMISSION

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### AGENDA

**September 12, 2018**

#### PUBLIC HEARINGS

- 9:00 AM Map Amendment Application No. 711  
Planned Development Area No. 119  
Exchange South End Redevelopment
- 9:15 AM Sixth Amendment to the Master Plan for Planned Development Area No. 87  
First Amendment to the Residential Project Development Plan within PDA #87  
Boston Landing
- 9:30 AM Map Amendment Application No. 712  
Sixth Amendment to the Emerson College Institutional Master Plan  
171-172 Tremont Street, Boston
- 9:45 AM Map Amendment Application No. 710  
Planned Development Area No. 114  
Shawmut Avenue/Washington Street, South End

## 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 September 12, 2018, at 9:00 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 711 and a petition for approval of the Development Plan for Planned Development Area No. 119, Exchange South End Redevelopment ("PDA 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 letter "D," indicating a Planned Development Area overlay district to approximately 5.65 acres of land located at the site of the former Boston Flower Exchange generally bounded by Albany Street to the northwest, Interstate-93 Southbound Frontage Road to the east, and BioSquare Drive to the southeast. Said PDA Plan will allow for the phased construction of four buildings with approximately 1,599,425 square feet of mixed-use office, commercial and/or life science research space, including approximately 22,430 square feet of ground floor retail space and 30,000 square feet of civic space situated around a new 1+ acre central publicly accessible open space as well as approximately 1,145 below-grade parking spaces.

A copy of the petition, the PDA Plan 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 September 12, 2018, at 9:15 AM, in Room 900, Boston City Hall, in connection with a petition for approval of the Sixth Amendment to the Master Plan for Planned Development Area No. 87, Boston Landing ("Sixth Master Plan Amendment"), and the First Amendment to the Residential Project Development Plan within Planned Development Area No. 87 ("First Amendment"), filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

The Sixth Amendment seeks to add six (6) additional Uses (the "Additional Uses") to the Amended Master Plan and the Development Plan for the Residential Project at 125 Guest Street within Planned Development Area No. 87 Boston Landing approved by the BRA on March 17, 2016, adopted by the BZC on April 13, 2016 ("Development Plan"), which are (i) Cultural Uses, (ii) Banking Uses, (iii) Barber / Beauty Shop Uses, (iv) Spa Uses, and (v) Take-out Restaurant Uses, specifically designated for the Proposed Project.

Copies of the petitions, the Sixth Master Plan Amendment, 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 September 12, 2018, at 9:30 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 712 and a petition for approval of the Sixth Amendment to the Emerson College Institutional Master Plan ("Sixth Amendment"), filed by the Boston Redevelopment Authority d/b/a 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 171-172 Tremont Street, Boston. Said Sixth Amendment would allow for the interior renovations to an existing four-story building for support services to include a cultural center, health services center, spiritual life, meeting space, and a counseling center. The Sixth Amendment also includes a three year term extension.

A copy of the petition, the Sixth 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 September 12, 2018, at 9:45 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 710 and a petition for approval of the Development Plan for Planned Development Area No. 114, Shawmut Avenue/Washington Street, South End ("PDA 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 letter "D," indicating a Planned Development Area overlay district to approximately 1.895 acres (approximately 82,557 square feet) of land generally bounded by Washington Street to the east, privately-owned property to the south, Shawmut Avenue to the west, and Herald Street to the north. Said PDA Plan will include three (3) new buildings with a combined total maximum of 660,456 square feet of Gross Floor Area.

A copy of the petition, the PDA Plan 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