

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201
617-722-4300 Extension 4308

RECEIVED

By City Clerk at 9:41 am, Dec 03, 2020

ATTENTION: THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THIS MEETING BY GOING TO <https://bit.ly/36KgjcX>.

YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO JEFFREY.HAMPTON@BOSTON.GOV

AGENDA

DECEMBER 9, 2020

PUBLIC HEARINGS

9:00 AM Amended and Restated Master Plan for Planned Development Area No. 87, Boston Landing

First Amendment to the Development Plan for the New Balance World Headquarters within Planned Development Area No. 87.

First Amendment to the Development Plan for the Hotel Project within Planned Development Area No. 87.

Second Amendment to the Amended and Restated Development Plan for the Sports Facility Project within Planned Development Area No. 87.

Third Amendment to the Amended and Restated Development Plan for the Office Building/Sports Project within Planned Development Area No. 87.

Boston Landing consists of five (5) proposed projects (each a "Proposed Project" and, collectively, the "Boston Landing Project") to be located on the Project Site, each as more fully described in the Amended and Restated Master Plan. The five Proposed Projects are: (i) the New Balance World Headquarters Project, approximately 250,000 square feet of Floor Area, Gross of office space, up to an additional 26,000 square feet of Floor Area Gross of uses identified in Exhibit D to the A&R Master Plan ("Exhibit D Uses), parking and loading, and will not exceed a Building Height of 130 feet; (ii) the Office Buildings/Sports Project, approximately 720,000 square feet of Floor Area, Gross, up to an additional

30,500 square feet of Floor Area, Gross of Exhibit D Uses, parking and loading, and will not exceed a Building Height of 165 feet; (iii) the Hotel Project, approximately 140,000 square feet of Floor Area, Gross, up to an additional 8,500 square feet of Floor Area, Gross of Retail, Restaurant and Service Uses, parking and loading, will contain a maximum of 175 hotel rooms and suites, and will not exceed a Building Height of 205 feet; (iv) the Sports Facility Project, approximately 275,000 square feet of Floor Area, Gross, up to an additional 28,500 square feet of Floor Area, Gross of Exhibit D Uses, parking and loading, and will not exceed a Building Height of 95 feet and (v) the Residential Project, approximately 295,000 square feet of Floor Area, Gross, up to an additional 16,000 square feet of Floor Area, Gross of Retail, Restaurant and Service Uses, parking and loading, and will not exceed a Building Height of 198 feet. In addition to the development of the Proposed Projects, approximately 1.4 acres of open space will be created. The Boston Landing Project will include approximately 1,900 parking spaces.

The submission contains certain proposed modifications to be approved in the Amended and Restated Master Plan. The Master Plan previously has been amended seven times and, at the request of BPDA Staff, the Developer has prepared the Amended and Restated Master Plan to incorporate previously approved amendments and to include additional changes

9:15 AM Simmons University Institutional Master Plan ("IMP")

The Proposed IMP outlines the development of the University's campus over the next ten years. It includes the Proposed Projects, which together will enable the University to consolidate its residential and academic campuses over the term of the IMP.

9:30 AM The Second Amended and Restated Master Plan for Planned Development Area No. 94, Bartlett Place

The Second Amended and Restated Phase 1 Development Plan within Planned Development Area No. 94, Bartlett Place

Phase 4 Development Plan within Planned Development Area No. 94, Bartlett Place

The proposed amendment to the Master Plan PDA is required to allow Phase 1 and Phase 4 to move forward.

Phase 1 amendment changes Phase 1A by reducing commercial/retail from approximately 33,000 square feet to 12,000 square feet and increases rental units from approximately 42 to units to 60 units.

The Phase 4 amendment proposes a new six-story, up to 52-unit residential building to be situated on approximately 31,000 square foot "Lot D." The new building will include a parking garage at grade with approximately 17 covered parking spaces.

9:45 AM **Map Amendment Application No. 729**
Jan Karski Way 3F-500 to CC
Map 5A/5B, Dorchester Neighborhood District

The proposed map amendment would change the zoning of three (3) parcels of land located at in an area generally bounded by Jan Karski Way, Enterprise Street, Boston Street and West Bellflower Street in Dorchester from 3F-5000 to CC.

10:00 AM **Text Amendment Application No. 494**
Article 28
Boston Civic Design Commission ("BCDC")

The proposed amendment would amend Article 28 with respect to the number of Commissioners on the BCDC and related matters.

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 December 9, 2020, at 9:00 A.M., in connection with the Amended and Restated Master Plan for Planned Development Area No. 87, Boston Landing (“A&R Master Plan”), the First Amendment to the Development Plan for the New Balance World Headquarters within Planned Development Area No. 87 (“New Balance World Headquarters Project”), the First Amendment to the Development Plan for the Hotel Project within Planned Development Area No. 87 (“Hotel Project”), Second Amendment to the Amended and Restated Development Plan for the Sports Facility Project within Planned Development Area No. 87 (“Sports Facility Project”), and the Third Amendment to the Amended and Restated Development Plan for the Office Building/Sports Project within Planned Development Area No. 87 (“Office Building/Sports Project”), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Boston Landing consists of five (5) proposed projects (each a “Proposed Project” and, collectively, the “Boston Landing Project”) to be located on the Project Site, each as more fully described in the Amended and Restated Master Plan. The five Proposed Projects are: (i) the New Balance World Headquarters Project, approximately 250,000 square feet of Floor Area, Gross of office space, up to an additional 26,000 square feet of Floor Area Gross of uses identified in Exhibit D to the A&R Master Plan (“Exhibit D Uses), parking and loading, and will not exceed a Building Height of 130 feet; (ii) the Office Buildings/Sports Project, approximately 720,000 square feet of Floor Area, Gross, up to an additional 30,500 square feet of Floor Area, Gross of Exhibit D Uses, parking and loading, and will not exceed a Building Height of 165 feet; (iii) the Hotel Project, approximately 140,000 square feet of Floor Area, Gross, up to an additional 8,500 square feet of Floor Area, Gross of Retail, Restaurant and Service Uses, parking and loading, will contain a maximum of 175 hotel rooms and suites, and will not exceed a Building Height of 205 feet; (iv) the Sports Facility Project, approximately 275,000 square feet of Floor Area, Gross, up to an additional 28,500 square feet of Floor Area, Gross of Exhibit D Uses, parking and loading, and will not exceed a Building Height of 95 feet and (v) the Residential Project, approximately 295,000 square feet of Floor Area, Gross, up to an additional 16,000 square feet of Floor Area, Gross of Retail, Restaurant and Service Uses, parking and loading, and will not exceed a Building Height of 198 feet. In addition to the development of the Proposed Projects, approximately 1.4 acres of open space will be created. The Boston Landing Project will include approximately 1,900 parking spaces.

The submission contains certain proposed modifications to be approved in the Amended and Restated Master Plan. The Master Plan previously has been amended seven times and, at the request of BPDA Staff, the Developer has prepared the Amended and Restated

Master Plan to incorporate previously approved amendments and to include additional changes

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/36KgjcX>. A copy of the petition, the IMP 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

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The Proposed IMP outlines the development of the University's campus over the next ten years. It includes Projects which will enable the University to consolidate its residential and academic campuses over the term of the IMP.

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The proposed amendment to the Master Plan PDA is required to allow Phase 1 and Phase 4 to move forward. Phase 1 amendment changes Phase 1A by reducing commercial/retail from approximately 33,000 square feet to 12,000 square feet and increases rental units from approximately 42 to units to 60 units. The Phase 4 amendment proposes a new six-story, up to 52-unit residential building to be situated on approximately 31,000 square foot "Lot D." The new building will include a parking garage at grade with approximately 17 covered parking spaces.

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The proposed map amendment would amend "Map 5A/5B, Dorchester Neighborhood District," by changing the zoning of three (3) parcels of land located at in an area generally bounded by Jan Karski Way, Enterprise Street, Boston Street and West Bellflower Street in Dorchester from "3F-5000," indicating a three-family residential subdistrict to "CC," indicating a Community Commercial Subdistrict.

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The proposed amendment would amend Article 28, Boston Civic Design Commission ("BCDC"), with respect to the number of Commissioners on the BCDC and related matters, specifically Section 28-6, Composition, Section 28-8, Terms of Service, and 28-14, Recommendations.

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