

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/BZC_Oct2023. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

RECEIVED

By City Clerk at 9:02 am, Oct 03, 2023

AGENDA

October 11, 2023

9:00 AM **Second Amendment to the Development Plan for Planned Development Area No. 106, 1000 Washington Street/321 Harrison Avenue**

Said Second Amendment consists of the conversion of the existing 1000 Washington office building to accommodate new life science uses. The property at 1000 Washington currently comprises approximately 234,809 sf of the currently existing 540,192 sf Gross Floor Area ("GFA") on the Site. The proposed changes will primarily be interior to the building; however, some exterior changes are proposed, including new thermally efficient windows, substantial changes to the exterior envelope at the eleventh floor and expanded mechanical penthouse and rooftop mechanicals; increased energy efficiency measures; and minor changes to the loading dock. The Second PDA Amendment is required for the Revised Project in order to (i) clarify the measurement of building height and (ii) clarify the process for approval under applicable provisions of the Groundwater Conservation Overlay District in the existing PDA.

9:15 AM **Map Amendment Application No. 760
Master Plan for Planned Development Area No. 141, Dorchester Bay City
Map 4C/4D; Harborpark District: Dorchester Bay/Neponset River Waterfront
and Map 5A/5B; Dorchester Neighborhood District**

Said map amendment would amend Map 4C/4D ; Harborpark District: Dorchester Bay/Neponset River Waterfront and Map 5A/5B; Dorchester Neighborhood District by adding the designation "D," indicating a Planned Development Area overlay to approximately 1,579,486 square feet (approximately 36.26 acres) of land area including an approximately 868,703 square foot (approximately 19.943 acres) parcel of land owned by the University

of Massachusetts Building Authority on which the former Bayside Exposition Center was previously situated; an approximately 592,918 square foot (approximately 13.611 acres) parcel of land with a building in multiple components and related parking areas located thereon owned by Morrissey Property Owner LLC and currently known as 2 Morrissey Boulevard; and an approximately 117,720 square foot (approximately 2.70 acres) of land currently known as 180 Mt. Vernon Street and owned by the B.T.U.H.W.F. Building Corporation, an affiliate of the Boston Teachers Union (BTU), on which the BTU headquarters building is located. Said Master Plan would allow for the construction of 21 buildings to contain approximately 6,131,200 square feet of Gross Floor Area, comprising a mix of office, laboratory/research and development, residential, retail, restaurant, commercial, community, cultural and other uses, as well as accessory and ancillary parking, the creation of an extensive new street system to accommodate pedestrians, bicycles and motor vehicles, approximately 11.4 acres of public realm improvements, and the creation of approximately 8.3 acres of new open space areas. The twenty-one new buildings will range in height from approximately 50 feet (for Building A, which will be a publicly accessible pavilion) to approximately 325 feet, and range in size from approximately 6,300 square feet (Building A) to approximately 543,000 square feet. The buildings east of Mt. Vernon Street will be stepped back in height from the adjacent Dorchester Shores Reservation. The Proposed Project will include the creation of approximately 1,957 new residential apartments in seven (7) residential buildings (two (2) residential buildings on the 2 Morrissey Site, one (1) residential building on the DBC BTU Site, and four (4) residential buildings on the Bayside Site). Twenty percent (20%) of the residential units at the Project will be affordable units, exceeding the percentage of units required (13%) by the City's Inclusionary Development Policy ("IDP").

9:30 AM

Director's Update

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 11, 2023, at 9:00 A.M., in connection with the Second Amendment to the Development Plan for Planned Development Area No. 106, 1000 Washington Street/321 Harrison Avenue, Boston, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said Second Amendment consists of the conversion of the existing 1000 Washington office building to accommodate new life science uses. The property at 1000 Washington currently comprises approximately 234,809 sf of the currently existing 540,192 sf Gross Floor Area ("GFA") on the Site. The proposed changes will primarily be interior to the building; however, some exterior changes are proposed, including new thermally efficient windows, substantial changes to the exterior envelope at the eleventh floor and expanded mechanical penthouse and rooftop mechanicals; increased energy efficiency measures; and minor changes to the loading dock. The Second PDA Amendment is required for the Revised Project in order to (i) clarify the measurement of building height and (ii) clarify the process for approval under applicable provisions of the Groundwater Conservation Overlay District in the existing PDA.

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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 October 11, 2023. Please request interpreting services **no later than October 6, 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 October 11, 2023, at 9:15 A.M., in connection with Map Amendment Application No. 760 and a petition for approval of the Master Plan for Planned Development Area No. 141, Dorchester Bay City Project, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said amendment would amend "Map 4C/4D; Harborpark District: Dorchester Bay/Neponset River Waterfront" and "Map 5A/5B; Dorchester Neighborhood District," by adding the designation "D," indicating a Planned Development Area overlay to approximately 1,579,486 square feet (approximately 36.26 acres) of land area including an approximately 868,703 square foot (approximately 19.943 acres) parcel of land owned by the University of Massachusetts Building Authority on which the former Bayside Exposition Center was previously situated; an approximately 592,918 square foot (approximately 13.611 acres) parcel of land with a building in multiple components and related parking areas located thereon owned by Morrissey Property Owner LLC and currently known as 2 Morrissey Boulevard; and an approximately 117,720 square foot (approximately 2.70 acres) of land currently known as 180 Mt. Vernon Street and owned by the B.T.U.H.W.F. Building Corporation, an affiliate of the Boston Teachers Union (BTU), on which the BTU headquarters building is located.

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