

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_Feb142024. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

RECEIVED

By City Clerk at 8:14 am, Feb 06, 2024

AGENDA

February 14, 2024

9:00 AM **RE-HEARING:**

First Amendment to Development Plan for Planned Development Area No. 100, Parcel 25/Parcel 25B, Mission Hill

On Wednesday, January 10, from 10:57-11:00 as the Zoning Commission was in their business session to vote on a proposed amendment, user error with the Zoom hosting erroneously removed some participants from the meeting, who were then unable to rejoin via Zoom to testify or hear the deliberation and decision on Parcel 25/25B. Out of an abundance of caution, and the Zoning Commission's commitment to transparent open meetings, the Commission will re-hear the First Amendment to Development Plan for Planned Development Area No. 100, Parcel 25/Parcel 25B, Mission Hill from the January 10 Zoning Commission meeting.

The First Amendment will redevelop the under-utilized Parcel 25H site with construction of a new six (6) story, approximately 120,000 GSF building with up to ninety-four (94) affordable rental units and 33 above ground parking spaces, including eight (8) for the sole use of the Proposed Project residents and the remaining 25 spaces as ancillary parking for the adjacent Phase 1A Project, including residential, office and retail spaces.

9:15 AM **Text Amendment Application No. 520**
Map Amendment Application No. 772
OS-Stadium Zoning
Articles 3, 8 and 33
Maps 3A/3B and 8A

Said text amendment would add one (1) new Open Space subdistrict to Article 33. The Stadium Open Space (OS-S) subdistrict would create a new stadium and public amphitheater zoning district, in order to enable greater investment and enable more amenities in appropriate areas of the city's current and future open spaces. It would also make minor changes that add reference to the Stadium Open Space subdistrict in Article 3, Establishment of Zoning Districts; Article 33-1: Preamble; Article 33-2, Statement of Purpose; Article 33-5, Establishment of Open Space Subdistrict Categories; Article 33-6 Land Eligible for Open Space Designation. Out-of-date language referring to organizations that have reformed or been renamed, such as the Boston Natural Area Fund and Metropolitan District Commission, have also been updated. Said map amendment would map the newly created OS-S subdistrict in East Boston (East Boston Memorial Stadium) and Mattapan (White Stadium) neighborhoods.

9:30 AM **Business Meeting and Director's Update**

Re-Vote:

Text Amendment Application No. 518, Waiver of Affordable Housing/Article 80

On Wednesday, January 10, from 10:57-11:00 as the Zoning Commission was in their business session to vote on Text Amendment Application No. 518 (and after public testimony on this proposed amendment had concluded at 10:56), Waiver of Affordable Housing/ Article 80, a user error with the Zoom hosting erroneously removed some participants from the meeting, who were then unable to rejoin via Zoom to hear the Zoning Commission's deliberation and decision on this application. Out of an abundance of caution, and the Zoning Commission's commitment to transparent open meetings, the Commission is holding this re-vote on Text Amendment Application No. 518 Waiver of Affordable Housing Article 80.

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 February 14, 2024, at 9:00 A.M., in connection with a petition for approval of the First Amendment to Development Plan for Planned Development Area No. 100, Parcel 25/Parcel 25B ("First Amendment"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

The First Amendment will redevelop the under-utilized Parcel 25H site with construction of a new six (6) story, approximately 120,000 GSF building with up to ninety-four (94) affordable rental units and 33 above ground parking spaces, including eight (8) for the sole use of the Proposed Project residents and the remaining 25 spaces as ancillary parking for the adjacent Phase 1A Project, including residential, office and retail 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_Feb142024. Copies of the petitions 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 February 14, 2024. Please request interpreting services **no later than February 9, 2024**.

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 February 14, 2024, at 9:15 A.M., in connection with Text Amendment Application No. 520 and Map Amendment Application No. 772, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said text amendment would add one (1) new Open Space subdistrict to Article 33. The Stadium Open Space (OS-S) subdistrict would create a new stadium and public amphitheater zoning district, in order to enable greater investment and enable more amenities in appropriate areas of the city's current and future open spaces. It would also make minor changes that add reference to the Stadium Open Space subdistrict in Article 3, Establishment of Zoning Districts; Article 33-1: Preamble; Article 33-2, Statement of Purpose; Article 33-5, Establishment of Open Space Subdistrict Categories; Article 33-6 Land Eligible for Open Space Designation. Out-of-date language referring to organizations that have reformed or been renamed, such as the Boston Natural Area Fund and Metropolitan District Commission, have also been updated. Said map amendment would map the newly created OS-S subdistrict in East Boston (East Boston Memorial Stadium) and Mattapan (White Stadium) neighborhoods.

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For the Commission
Jeffrey M. Hampton
Executive Secretary